



City of Richmond
Urban Development Division

Report to Development Permit Panel

To: Development Permit Panel
From: Joe Erceg
Manager, Development Applications
Date: September 17, 2003
File: DP 03-233258
Re: Application by Nicole Cupic for a Development Permit at 7140 St. Albans Road

Manager's Recommendation

That a Development Permit be issued for a property at 7140 St. Albans Road that would:

1. Permit the development of four (4) townhouse units on a property zoned Comprehensive Development District (CD/120); and
2. Vary the regulations in the *Zoning and Development Bylaw* to:
 - a) reduce the width of the drive aisle from 7.5 m (24.6 ft.) to a minimum of 5.4 m (17.72 ft.); and
 - b) reduce the road setback from 4.5 m (14.76 ft.) to 2.7 m (8.86 ft.) for two (2) unenclosed porches with columns and to 3.6 m (11.82 ft.) for two (2) enclosed entries.

for Joe Erceg
Manager, Development Applications

AJ:blg
Att.

Staff Report

Origin

Nicole Cupic has applied for a Development Permit to allow four (4) three-storey townhouses on a small infill parcel on St. Albans Road. The site is in the process of rezoning to Comprehensive Development District (CD/120).

During the rezoning process, the applicants agreed that vehicle access is to be at the north-east corner of the site via a cross-access agreement. A copy of the Development Application filed with the Urban Development Division is appended to this report.

Development Information

Site Area:	766.4 m ² (8,250 ft ²)
Building Area:	535.2 m ² (5,764 ft ²)
Site Coverage:	45% Allowed 34.2% Proposed
F.A.R.:	0.7 Allowed 0.698 Proposed
Parking:	7 Spaces Required, including one visitor space 9 Spaces Proposed, including one visitor space

Findings of Fact

Guidelines for form and character for Development Permits appear in Schedule Bylaw 7100, the *Official Community Plan*, specifically the Multiple Family Residential Guidelines and the City Centre Guidelines.

Development surrounding the subject site consists of townhouses to the north, east and south, and apartments across the street to the west.

Staff Comments

Urban Development – Design

This small infill project generally follows the pattern of the adjacent developments, with vehicle access coming from the rear via a cross-access agreement. The unique aspect of the site was lost when the applicants prematurely removed two (2) Weeping Willow (*Salix Babylonica*) trees. The guidelines require a minimum of four (4) replacement trees with 15 cm calliper, and these must be shown on the landscape plan.

The decision to put two (2) parking spaces beneath each of the units results in an awkward site plan and a great deal of pavement. Putting all of the parking under the east building would help solve this problem; for example by introducing a “coach house” over a garage. This would then allow for replacement trees in the approximate location of the largest Willow tree that was removed.

The number of parking spaces could be reduced, since the bylaw requires only seven (7) spaces whereas nine (9) are provided. Reducing the parking or changing the site plan has the advantage of adding more green space and some two-storey buildings with living space at grade. Two examples of alternative site plans are shown on the attached sketches.

Note that a Letter of Credit will be required for landscaping prior to forwarding this application to Council.

The applicants have not made the changes to the site plan.

Urban Development - Utilities

Development Application issues are largely being dealt with via the Rezoning stage. The frontage works have been done by the City, with the developer responsible to pay their share via a Latecomer Charge via the Rezoning. Monies to reinstate the curb letdown and the boulevard portion of the existing driveway access are to be taken via Building Permit stage. Access is via cross-access agreement through 8433 Bennett Road, but most construction access will be via St. Albans Road via the existing access.

There is an existing sanitary sewer right-of-way (ROW) on the east property line, and normally no building is permitted there, however you may apply for an encroachment. Please advise if encroachment permission has been granted, or move the proposed building out of the right-of-way (ROW).

A 3 m x 4 m utility right-of-way (ROW) will be required in the north-west corner of the site. As a result, we recommend that the adjacent unit be allocated a yard in a different location (see sketches attached).

The building and patio have been moved out of the right-of-way (ROW).

Zoning

In the Rezoning Staff Report, the following was identified as to be addressed at the Development Permit stage:

- variances should be addressed regarding drive aisle width and the building setback from the street; and
- staff recommend that the visitor parking stall be designed for use by handicapped persons.

A variance will be required for aisle widths and setbacks.

The applicants have not enlarged the parking space to allow for disabled parking. As was mentioned earlier, a great deal of the ground floor is taken up by resident parking and driveways, and there is little room for more paving. In any case, the applicants have declined to make any of the units accessible to disabled persons.

Building Approvals

In the Rezoning Staff Report, the proposed building encroachment into the sanitary sewer easement at the rear of the property was identified as having to be addressed at, or prior to Building Permit. No Building Code concerns.

Fire Prevention, Detection and Protection

No comments received.

City Centre Planner

The following comments were identified in the Rezoning Staff Report as to be addressed through the Development Permit process:

- With regard to the project's design, staff have noted concern with the lack of clear sightlines to the rear unit, but have concluded that the proposed layout makes good use of the site, given the proposed housing type (which is consistent with its neighbours).
- Special attention should be given to enhancing pedestrian access to the rearmost unit, including the development of an attractively landscaped open space/pathway between the two front units (i.e. a large specimen tree, shrubs, seating and/or ornamental gateway, and decorative paving), a special paving treatment on the driveway surface, and tree planting, where possible, within the rear portion of the site.
- The ground floor spaces of the front units are overly large and may need to be reduced to meet the City of Richmond's bylaw requirements and discourage their conversion to non-garage uses.
- The western rear unit should take advantage of the opportunity to orient some of its windows to the west and views out through the site's landscaped entry area, which would in turn, enhance views into the site from the street. Attention should be paid to the detailed design of the open porches and attached enclosed unit entries that encroach into the St. Albans Road setback to ensure that they enhance the streetscape and compliment use of the private front yards.

The applicants have not made the changes to the plans, except that the walkway has been enhanced.

Advisory Design Panel

At their meeting of July 23, 2003, the Panel had the following critique:

- “a good project.
- a good fit.
- the massing is good. The elevations were missing material designation. Windows or lights in the garage door panels would lift the character.
- a shift in patterns of the surfaces at the individual entries was suggested. Additional planting, such as Black Bamboo, or vines was suggested along the north fence. Additional trees that would provide more of a canopy were suggested on the south side of the rear building.
 - The unanimous decision of the Panel was that the item move forward subject to the above noted comments.”

The applicants have revised the plans to show the material designations and to add planting along the north fence.

ANALYSIS OF THE CITY CENTRE GUIDELINES

The following is a checklist of the guidelines, with a indicating areas of compliance and staff comments in **bold type**.

4.3.1 Public Amenity: Contribute to the establishment of a “complete community”.

- Mix of uses, and their distribution, should serve to strengthen neighbourhoods.
- Promote streets for pedestrian activity and make them the focus of public life.
- Social and cultural features should be made plentiful, accessible, and of higher quality.
- Natural, built, and human heritage should be retained, enhanced, and celebrated. **All existing trees were removed. Provide replacement trees. The landscape architect has shown four 15cm calliper replacement trees on the plans.**
- Safety in design should provide for surveillance, territoriality, effective lighting, and increased security around potential crime targets.

4.3.2 Environmental Factors: Enhance liveability of the public and private realms.

- Sun and shade, influenced by massing and siting, should ensure the liveability of:
 - a) Public Realm - Around noon, 3-5 hours, minimum, of sunlight to streets subject to sunlight standards (Fig.2), and outdoor spaces in general. (Mar 2 - Sept 21)
 - b) Semi-Private Open Spaces - Maximize direct sunlight between 10am and 2pm for all uses, plus 4pm to early evening for residential uses.
 - c) Private Residential Open Space - Ensure direct sun to at least 75% of dwelling units and their open spaces. (May require shadow study of subject site and neighbours.)
- Weather protection should be designed to enhance pedestrian comfort and activity:

- a) Throughout City Centre - It is promoted adjacent to public uses, transit, building entries, across barriers (i.e. parking lots), and where a “gap” can be filled.
 - b) Special Pedestrian Area - Its provision and continuity are directed as per Fig.3.
 - c) Types - In higher-density and mixed-use areas, canopies (1.8 m deep x 2.74 m high, min.) and arcades (2.5 m deep x 4.2 m high, min.) are preferred over fabric awnings.
- Wind and pedestrian comfort - Protect pedestrian areas, in general, and high-activity pedestrian areas, in particular, from the negative effects of the prevailing easterly wind, local wind conditions, and site-generated wind conditions.
 - Noise - North of Granville Avenue, a registered acoustics professional must verify residential development, subject to rezoning or subdivision, meets CMHC standards. **n/a.**
 - Public views and vistas, including the skyline, should be preserved and enhanced.
- 4.3.3 Streetscapes: Promote a green and pedestrian-oriented environment.
- Pedestrian amenities, including high-quality, coordinated street improvements (i.e. underground utilities and restricted driveways at sidewalks), building design features (i.e. vent fumes away from public areas), and furnishings, should be provided to distinguish the public realm, enhance pedestrian comfort, and strengthen local character.
 - Universal accessibility should be provided to both buildings and sites, and use of ramps and segregation of mobility-impaired and “primary” circulation/uses must be minimized.
 - Publicly-accessible open space treatment. **n/a.**
 - Streetscape treatment should include:
 - a) Building Setbacks from Public Streets:
 - “Recreational” streets, 6 m, trail/promenade and green landscaping.
 - High-density residential streets, 3.5-6 m, “display gardens”, semi-private outdoor spaces, and unit/building entries.
 - Lower-density residential streets, 6 m, landscaped gardens.
 - High-density and pedestrian-oriented retail streets, 3 m, enhanced walkway and/or seating/dining/display area.
 - b) “Display garden” - Provide adjacent to high-density, grade-level residential and “inaccessible” uses (i.e. banks), defined by low walls, 0.15-0.45 m high, and possible fences, totalling no higher than 1 m from grade).
 - c) Street Edge Treatments - Features should complement City treatments, including:
 - Boulevards - Grass in low-density and low pedestrian-volume areas, and pavers in high-density and high pedestrian-volume areas:
 - Street Trees - Columnar in high-density and retail areas, and broader, spreading shapes elsewhere.
 - Street Tree Spacing – 9 m, planted in a single row along the curb except, where indicated in Fig.5, a second parallel row should be planted on private property.
- 4.3.4 Urban Form: Develop a human-scaled, pedestrian- and transit-oriented environment.
- City form should enhance local character and human-scale with smaller blocks, lanes, pedestrian links, infill, and more intense land use near transit and valued amenities.
 - Bulk and height should be liveable, cohesive, and support varied uses/roles, through:
 - a) Low-Rise - Both independent and “podium” buildings should predominate.

- b) Taller Buildings - Selective use, where densification, views, open space, or skyline definition is important and can be better achieved.
- Architectural elements should promote human comfort and urban amenity, through:
 - a) Roofs - Taller buildings and roofs should enhance the skyline, while lower roofs should be visually attractive and, where practical, designed as usable open space.
 - b) Entrances - Building entries should open directly onto and animate the street, distinguish clearly between uses, and be highly visible, accessible, and safe.
 - c) Exterior Walls - Walls, glazing, details, materials, lighting, and related landscaping should contribute to a high-quality, human-scaled image at the street, lane, and interior sidewalls, and should enhance the relationship between the pedestrian realm and upper storeys.

Use better quality materials (not vinyl) on all ground floor walls and projecting bay windows, e.g. Hardi-panel or Cedar. *The projecting bay windows will be trimmed with white-painted panels, and the lower floor is to be hardi-plank.*

4.4 Land Use-Specific Design Considerations

4.4.1 Residential: Reinforce and augment other City liveability criteria and sub-area plans.

- General multiple-family guidelines promote the following:
 - a) Clustering - Maximum 90 apartment units sharing one entrance, 25 townhouses clustered, and 6 townhouses in a row.
 - b) Entries - Promote individual grade-level unit entries.
 - c) Views - Provide near-, middle-, and distant-views to each unit.
 - d) Sun - 75% of units and their open space should receive direct sunlight year-around.
 - e) Private Open Space - Larger spaces are strongly encouraged, but for townhouses, 37 m² (9 m deep) minimum, and for apartments, 6 m² (1.8 m deep) minimum.
 - f) Noise - Maintain maximum indoor ambient sound level of 35 dBA, and buffer traffic noise impacts on private and semi-private open space.
- Universal housing seeks to accommodate the functional needs of all residents, through:
 - a) Common areas - All should accommodate wheelchairs and the visually impaired.
 - b) Elevator - At least one must accommodate a prone stretcher.
 - c) Units - Should accommodate wheelchair access throughout.
 - d) Doorways - Wheelchair accessible throughout common areas and private units.
 - e) Floors - Slip-resistant and non-glare.
 - f) Locks, Handles, and Controls - Easy to read, reach, grasp, and use.
 - g) Counters, Cupboards, Sinks, Tubs, and Showers - Well lit and easy to use.
 - h) Additional electrical features - Encouraged to allow for computers, etc.

Consider making one unit type convertible to universal accessibility. The example sketches would be ideal because some of the units would have the main living space at grade. In addition, consider converting a garage into living space and putting the parking outside on a pad or in a carport or coach house. *The applicants did not make any of the units convertible to universal accessibility.*

- Housing families with children effectively requires special consideration of:
 - a) Sites - Within walking distance of schools/amenities, protected from incompatible uses, and conducive to the provision of family housing needs (i.e. play space).
 - b) Clustering - Group family units to provide children peers to play with, a sense of community, and adequate numbers to support the provision of amenities.
 - c) Common Open Space - Must meet the needs of both adults and children.

- d) Indoor Amenity Space - Size, distribution, and design should accommodate both adults and children.

4.4.2 Retail: **n/a.**

4.4.3 Amenity Space: Enhance access to high-quality, usable, indoor amenity spaces.

- Public space provided by new development, as defined under Bylaw 5300, should be tailored to one or more uses determined by the City, provide barrier-free public access, be convenient to outdoor space and parking, and ensure that exterior windows extend for a length equal to at least 20% of the perimeter of the facility.
- Semi-Private Space, for the common use of residents or non-residential tenants, should:
 - a) Phasing - Adequately serve each phase of development.
 - b) Design and Operation - Be tailored to site-specific tenant needs.
 - c) Minimum Ratio - For residential, 2 m²/bedroom (plus 4 m²/bedroom of outdoor space), and for other uses, 1 m²/100 m² of gross leasable building area.
 - d) Tenants - Meet the on-site needs of children, youth, adults, and seniors.

Since no indoor amenity space is provided, a contribution of \$1000 per unit would be in order. A \$4000 cheque should be forwarded to the City prior to the Building Permit. It is to be used for park development in the neighbourhood. *The applicants have agreed.*

4.4.4 Parking and Loading: Improve the safety/appearance/effectiveness of these uses.

- Lane system should be retained and expanded to enhance access, emergency service, and back-of-house operations wherever practical. Elsewhere:
 - a) Access - Typically from secondary streets.
 - b) Driveways - Consolidate to minimize pedestrian interruption and duplication of vehicular routes, and to provide a more coherent circulation system.
 - c) Car/Service Entrances - Minimize impact on pedestrians and the streetscape.
- Visual impact of new and existing parking lots/structures should be minimized . **n/a.**
- Parking reduction opportunities should be sought through the sharing of parking facilities and coordination with the off-site opportunities. **We note that this project has two (2) parking spaces in excess of the bylaw. *The applicants declined to reduce the parking.***
- Bicycle parking and end-of-trip facilities must be provided: lockers (as described in the Area Plan's Development Permit Guidelines). **n/a.**
- Loading, garbage, and recycling facilities/operations should not impair lane, road, or sidewalk activities or appearance; and, should either be fully enclosed within a building, or open to a lane and screened with appropriate roofs and walls to minimize noise and visual impact.

Analysis

This is one of four single-family lots in this block which are being redeveloped to townhouses. The site is located between two parcels which have already been redeveloped, with varying degrees of success, with four units on each lot. There is one lot remaining to be redeveloped.

Although the zoning may be the same, it is often the decisions the developer makes regarding form and site planning and the skill of the designers that results in projects meeting the City's guidelines on these small parcels.

The lot in question is required to obtain vehicle access from the rear, and the only other distinguishing feature of the site was two Weeping Willow (*Salix Babylonica*) trees.

The scale and form of development should have lent to the design of an appropriate little four-unit complex which meets all of the City guidelines. The applicants, however, after receiving third reading of the Rezoning, after applying for a Development Permit, and after staff asked them not to cut the Willow trees until after the Permit was issued, removed the trees. Having lost the main feature which lent character to the site, staff requested that the applicants incorporate some significant open space where replacement trees could be planted. For example, one or two parking spaces could be deleted, or the applicant could redesign the site to a variation of one of the examples which staff provided (see attached).

The applicants, however, want three-storey townhouses with two parking spaces under each unit; citing similar forms of the development next door. Staff note that the development to the south did preserve some mature trees on-site, and the development to the north, although it has a great deal of pavement, has two attached units, and therefore has more green space and better visibility for the rear units.

The applicants have declined to make any of the units easily convertible to universal accessibility. One or more of the units will be occupied by family members.

This application requires two variances to reduce the width of the drive-aisle from 7.5 m (24.6 ft.) to 5.4 m (17.72 ft.) and to allow two (2) porches and entries to project into the road setback. The tightness of the driveways is partly because of decisions about the form of development and site planning. Generally, staff have no objections to such variances, provided there is some public benefit including compliance with City guidelines.

In summary, although this small project generally conforms to the zoning (with two variances), it falls short of at least six of the City's guidelines. The outstanding issues are:

- visibility of the front door for the two back units;
- common open space is not in accordance with the guidelines;
- universal accessibility is not in accordance with the guidelines;
- housing families with children is not in accordance with the guidelines;
- parking reduction opportunities are not in accordance with the guidelines; and
- tree preservation/replacement space is not in accordance with the guidelines (there is insufficient space for large trees).

Conclusions

The City has received an application for a Development Permit on an infill site on St. Albans Road. Although the zoning is the same as adjacent lots, this application has a number of deviations from City guidelines, and also requires a couple of variances. If the variances are to be granted, staff feel that more effort should be made to plant large replacement trees in a significant green space, as outlined in this report. There is one more lot in this block remaining to be developed, and staff are concerned that this small-scale development - which is desirable in principle - should follow best practices as outlined in City Guidelines and staff comments/sketches, and set a better example for future projects.



Alex Jamieson
Planner 2 - Urban Design

AJ:blg

Att. (sketches)

There are conditions to be met:

Prior to forwarding the application to Council, a Letter of Credit is required for landscaping; and

Prior to a Building Permit, the applicants are to:

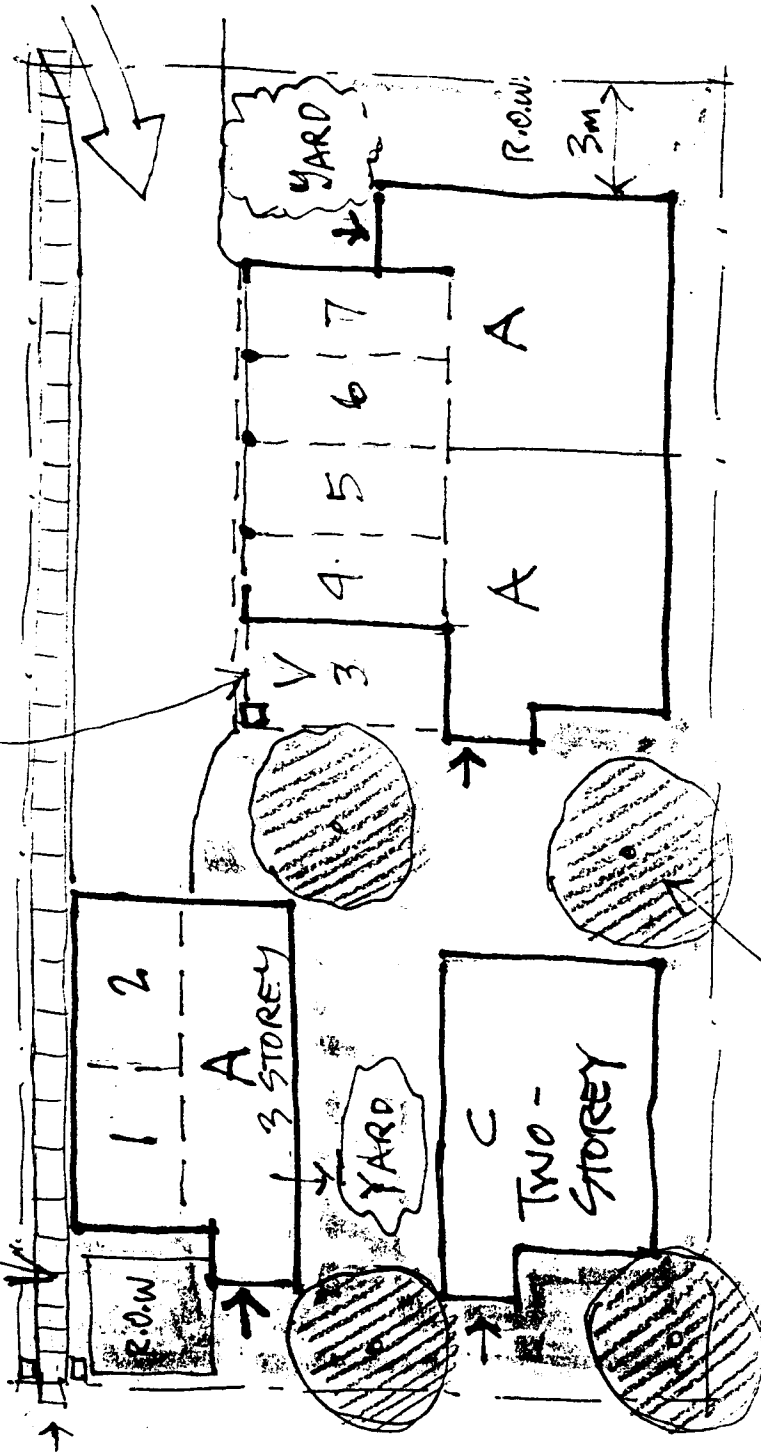
- submit a cheque for \$4,000 for park development;
- provide payment to reinstate the curb letdown and the boulevard portion of the existing driveway access; and
- provide a right-of-way (ROW) for utilities.

COACH HOUSE w/4 CAR GARAGE

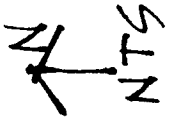
VISITOR PARKING - OPEN CARPORT

PEDESTRIAN ACCESS

ST. ALBANS



REPLACEMENT TREES

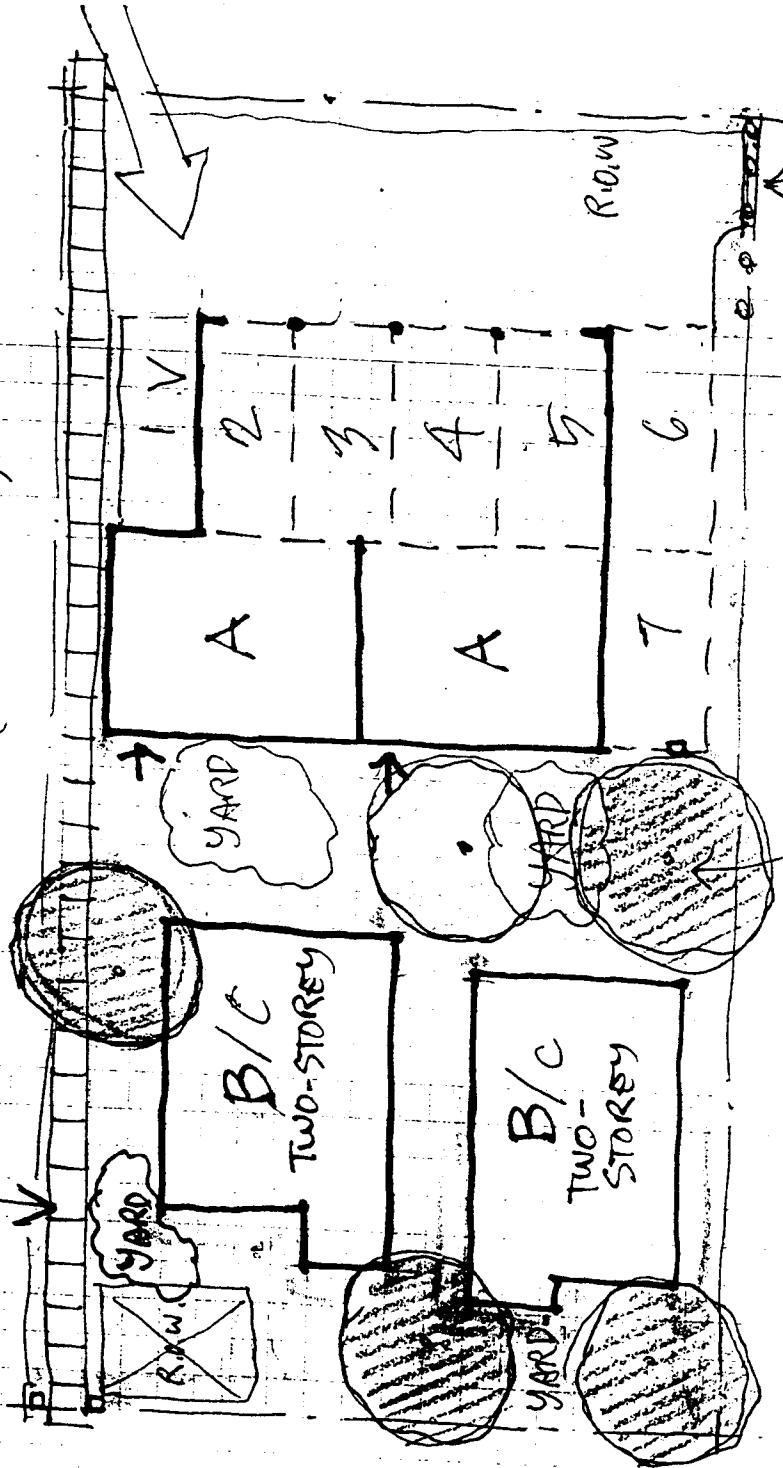


SITE PLAN B DPO3-233258

7.24.03. ACT

COACH HOUSE W/ 4 CAR GARAGE
AND 3 CARPORT PARKING SPACES
(ONE VISITOR)

PEDESTRIAN
ACCESS



REPLACEMENT TREES
TRELLIS

N
↑
NTS

SITE PLAN C
7.24.03 ACJ
DPO3-233298



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): 7140 ST. ALBAN'S ROAD, RICHMOND) V6X 3S5

Legal Description(s): LOT F OF LOT 20, BLOCK B
SECTION 16-4-6, PLAN 20169

Applicant: NICOLE CUPIC

Correspondence/Calls to be directed to:

Name: NICOLE CUPIC

Address: 10131 HALL AVENUE
RICHMOND, BC V6X 3S5

Te. No.: (604) 802-2310 or (604) 244-1653 (604) 273-1531
Business Residence
E-mail: Nicole_Cupic@hotmail.com (604) 273-1531
Fax

Property Owner(s) Signature(s): *Niko Cupic* / *A. Cupic*
NIKO CUPIC / ANA CUPIC
Please print name

or

Authorized Agent's Signature: *[Signature]*
Attach Letter of Authorization
Please print name

AC

For Office Use	
Date Received: <u>Apr 9/03</u>	Application Fee: <u>2130 -</u>
File No.: <u>03-233258</u>	Receipt No.: <u>15-0024020</u>
<small>Only assign if application is complete</small>	

[Handwritten initials]



No. DP 03-233258

To the Holder: NICOLE CUPIC
Property Address: 7140 ST. ALBANS ROAD
Address: C/O 10131 HALL AVENUE
RICHMOND, BC V6X 3S5

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 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, and sidewalks, shall be provided as required.
 - f) Subject to Section 692 of the Local Government Act, R.S.B.C., the building shall be constructed generally in accordance with Plans #3 to #4 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.

Development Permit

No. DP 03-233258

To the Holder: NICOLE CUPIC
Property Address: 7140 ST. ALBANS ROAD
Address: C/O 10131 HALL AVENUE
RICHMOND, BC V6X 3S5

There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$13,184.

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 _____, _____.

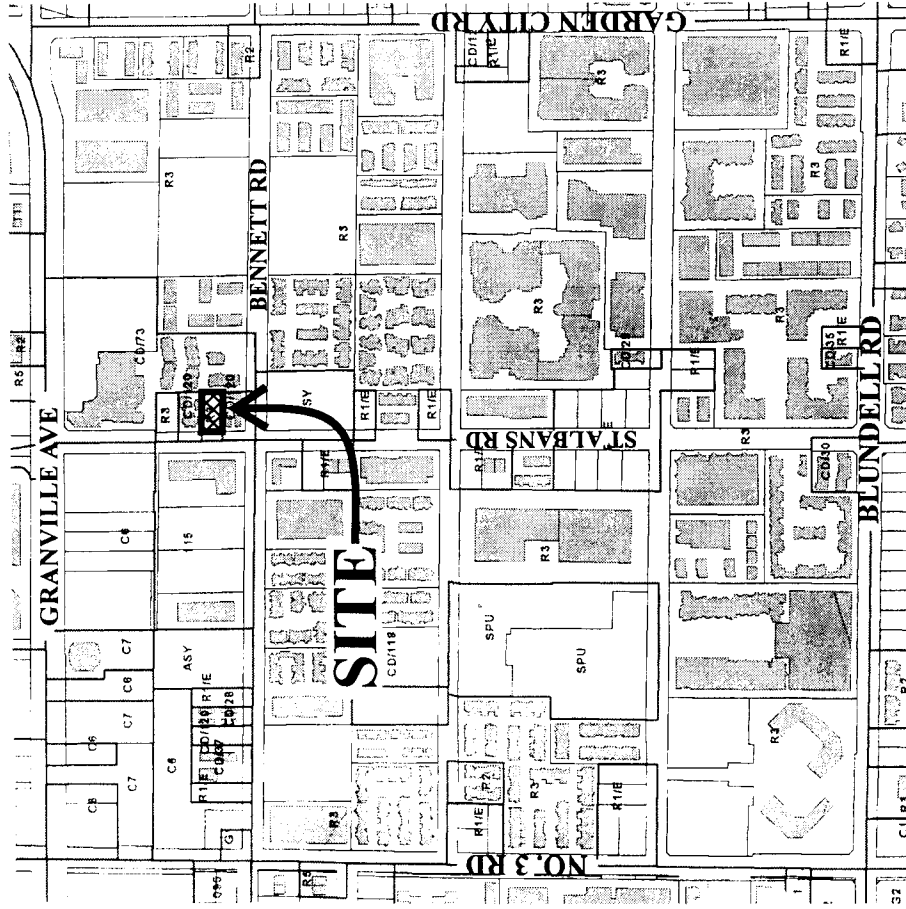
ISSUED BY THE COUNCIL THE

DELIVERED THIS _____ DAY OF _____, _____.

MAYOR



City of Richmond



ST ALBANS RD

38.08

7120

22.50

843

7120

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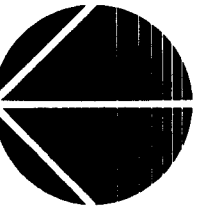
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BENNETT RD

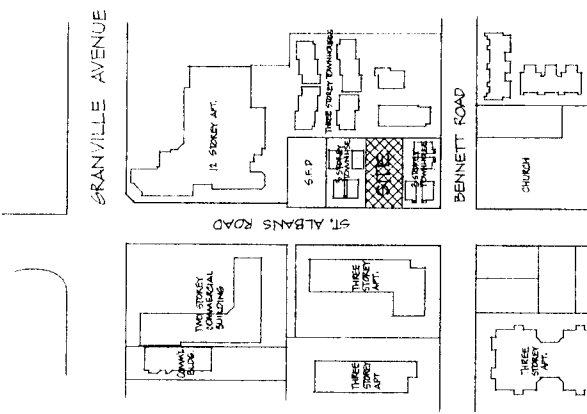
DP 03-233258
 SCHEDULE "A"



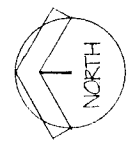
Original Date: 04/29/03

Revision Date:

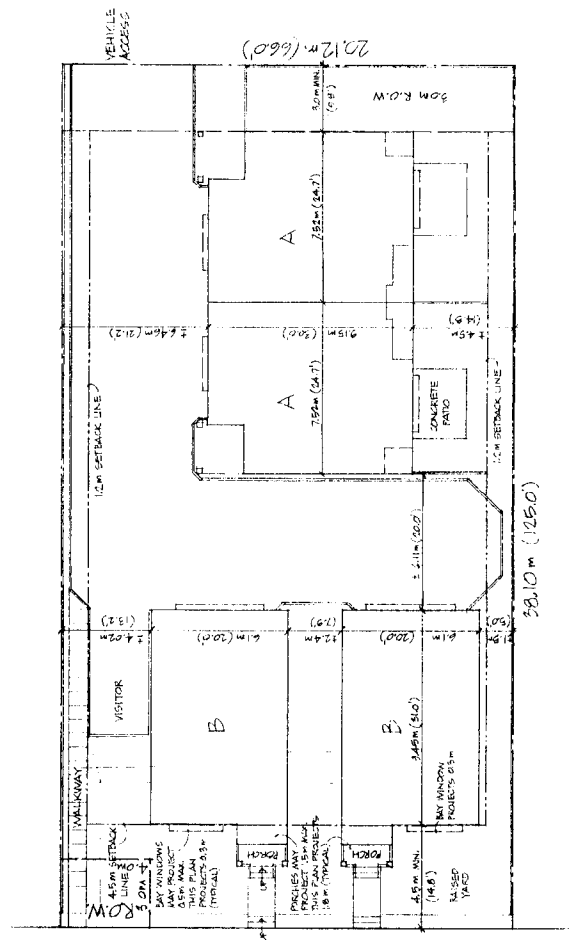
Note: Dimensions are in METRES



CONTEXT PLAN
 SCALE 1"=100'



#7140
 ST. ALBANS ROAD



LEGAL DESCRIPTION:
 LOT F OF LOT 10, BLOCK B
 SECTION 16-4-4
 PLAN 20169

1

AUG 13 2003

DP03-233258

ANALYSIS: (C.D. 120 ZONE)
 LOT AREA: 766.4 m² (2850 ft²)
 MAX. GROUND COVER: 24.5% = 188.9 m² (5712 ft²)
 THIS PLAN: UNIT A: 87.0 m² (2528 ft²) + 19.8 m² (5844 ft²)
 UNIT B: 87.0 m² (2528 ft²) + 19.8 m² (5844 ft²)
 TOTAL: 174.0 m² (5172 ft²) + 39.6 m² (11688 ft²) = 54.8%
 MAX. FLOOR AREA: 2.70 B.A. = 926.2 m² (27775 ft²)
 THIS PLAN: UNIT A: 111.0 m² (3281 ft²) + 24.2 m² (7320 ft²)
 UNIT B: 111.0 m² (3281 ft²) + 24.2 m² (7320 ft²)
 TOTAL: 222.0 m² (6562 ft²) + 48.4 m² (14640 ft²) = 49.8%
 PARKING REQUIRED: 8 SPACES ENCLOSED
 3 SPACES
 1 VISITOR SPACE
 1.0M SETBACK - TO ALLOW ENCLOSED ENTRY TO PROJECT 0.5M INTO FRONT YARD
 2.0M SETBACK - TO ALLOW ENCLOSED PORCH TO PROJECT 1.0M INTO FRONT YARD

CITY OF RICHMOND
 DATE: AUG 13 2003
 RECEIVED: [signature]

PLANT LIST
 7440 ST ALBANS ROAD, RICHMOND

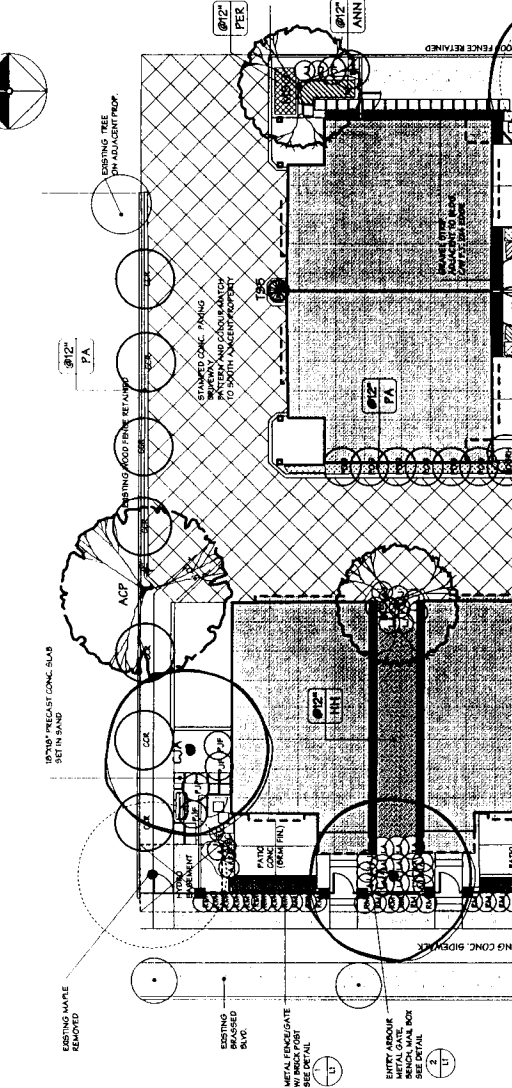
KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE
1	1	QZEE ALANLUM	JAPANESE MAPLE	20" HT. 40" DIA.
2	1	QZEE ALANLUM	JAPANESE MAPLE	20" HT. 40" DIA.
3	1	QZEE ALANLUM	JAPANESE MAPLE	20" HT. 40" DIA.
4	1	QZEE ALANLUM	JAPANESE MAPLE	20" HT. 40" DIA.
5	1	QZEE ALANLUM	JAPANESE MAPLE	20" HT. 40" DIA.
6	1	QZEE ALANLUM	JAPANESE MAPLE	20" HT. 40" DIA.
7	1	QZEE ALANLUM	JAPANESE MAPLE	20" HT. 40" DIA.
8	1	QZEE ALANLUM	JAPANESE MAPLE	20" HT. 40" DIA.
9	1	QZEE ALANLUM	JAPANESE MAPLE	20" HT. 40" DIA.
10	1	QZEE ALANLUM	JAPANESE MAPLE	20" HT. 40" DIA.
11	1	QZEE ALANLUM	JAPANESE MAPLE	20" HT. 40" DIA.
12	1	QZEE ALANLUM	JAPANESE MAPLE	20" HT. 40" DIA.
13	1	QZEE ALANLUM	JAPANESE MAPLE	20" HT. 40" DIA.
14	1	QZEE ALANLUM	JAPANESE MAPLE	20" HT. 40" DIA.
15	1	QZEE ALANLUM	JAPANESE MAPLE	20" HT. 40" DIA.
16	1	QZEE ALANLUM	JAPANESE MAPLE	20" HT. 40" DIA.
17	1	QZEE ALANLUM	JAPANESE MAPLE	20" HT. 40" DIA.
18	1	QZEE ALANLUM	JAPANESE MAPLE	20" HT. 40" DIA.
19	1	QZEE ALANLUM	JAPANESE MAPLE	20" HT. 40" DIA.
20	1	QZEE ALANLUM	JAPANESE MAPLE	20" HT. 40" DIA.

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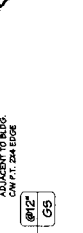
Drawing No: LANDSCAPE PLAN

#2
 AUG 13 2003
 DP03.233258
 L1 of 1

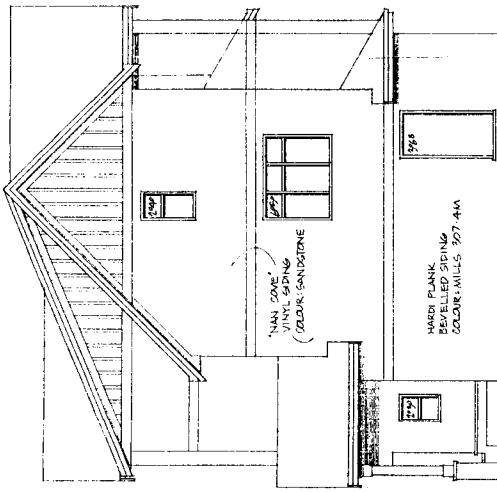


Notes:
 1. EXISTING TREES AND VARIETY TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
 2. ALL MATERIALS AND SPECIFICATIONS SHALL BE IN ACCORDANCE TO THE MOST RECENT BRITISH COLUMBIAN LANDSCAPE STANDARDS.
 3. PLANTING IN THIS PLAN LIST TO BE SCHEDULED ACCORDING TO THE CITY STANDARDS FOR NURSERY STOCK AND THE DESIGN THROUGHOUT THE CONTRACT DRAWING SET.
 4. ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR AFTER THE DATE OF SUBMITTAL. PERFORMANCE, SUBSTITUTION, PERFORMANCE SHALL OCCUR PRIOR TO THE DATE OF SUBMITTAL. SUBSTITUTION AND PERFORMANCE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL UTILITIES AND STRUCTURES TO REMAIN.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL UTILITIES AND STRUCTURES TO REMAIN.

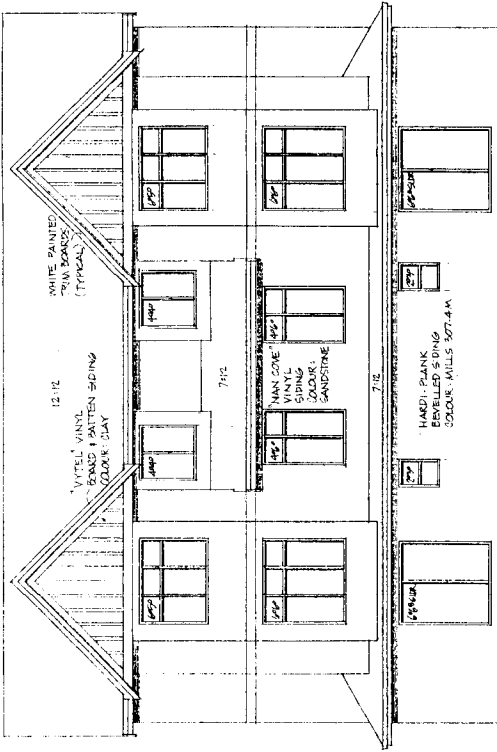
Legend:
 1. EXISTING TREES
 2. EXISTING TREES TO BE REMOVED
 3. & 4. REPLACEMENT TREES



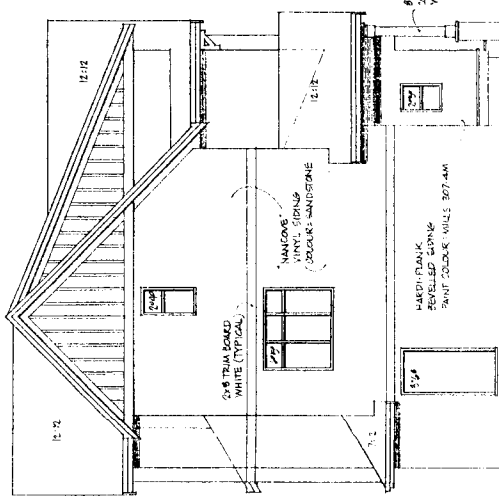
ELEVATION
 METAL FENCE/POST DETAIL
 SCALE: 1:10



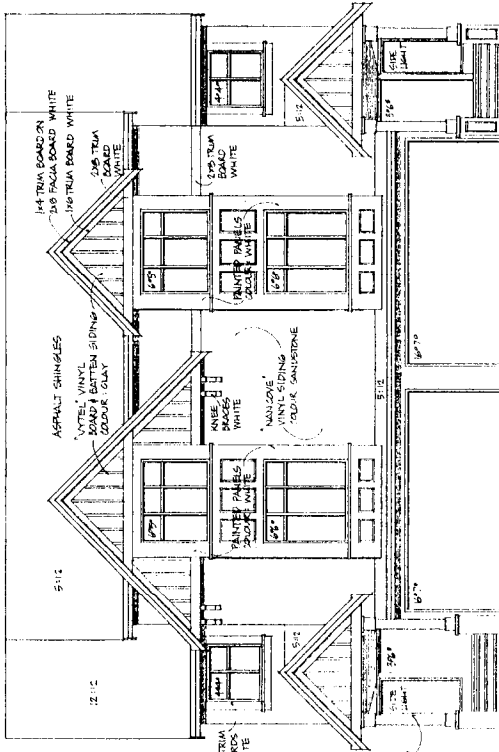
RIGHT SIDE ELEVATION



REAR ELEVATION



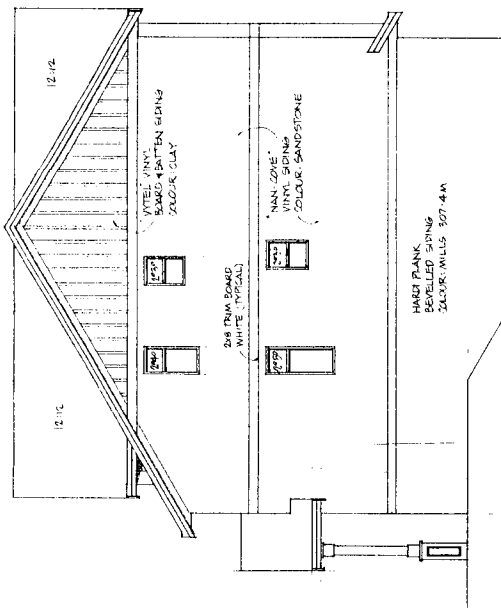
LEFT SIDE ELEVATION



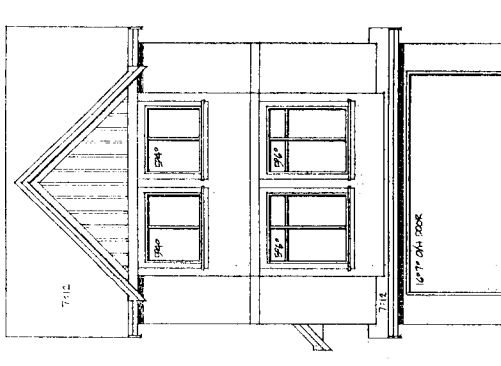
FRONT ELEVATION

1/8" MAX. HEIGHT

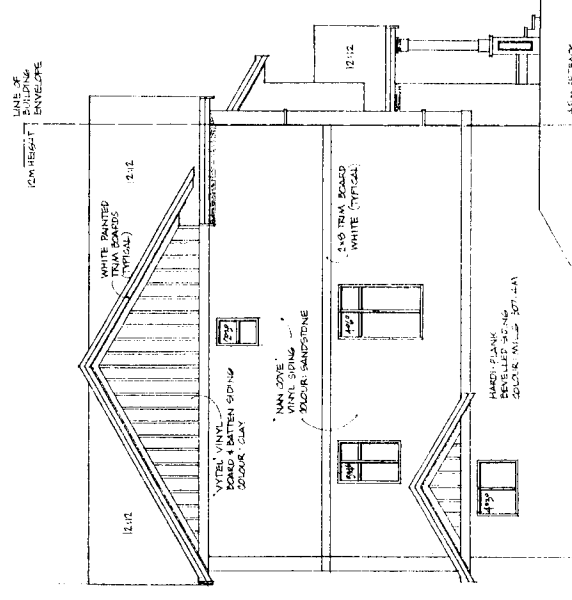
AUG 13 2003 DP 03-233258 #3 UNIT: 1 ELEVATIONS



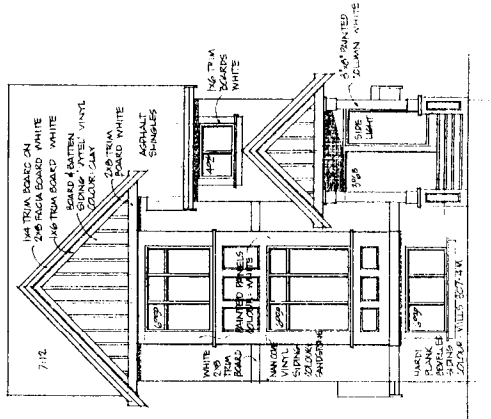
RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

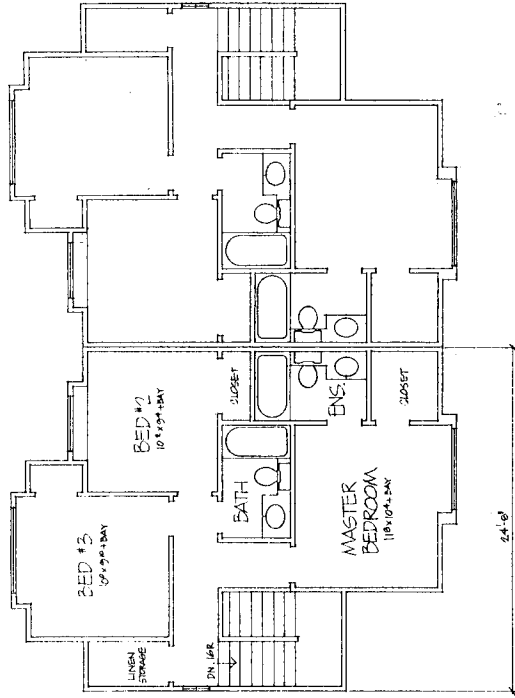


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

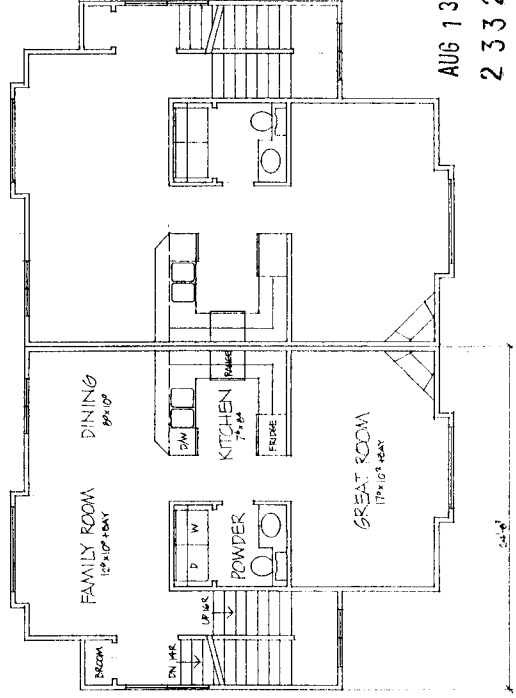
AUG 13 2003 DPC3.2 3 3 2 5 8

#4

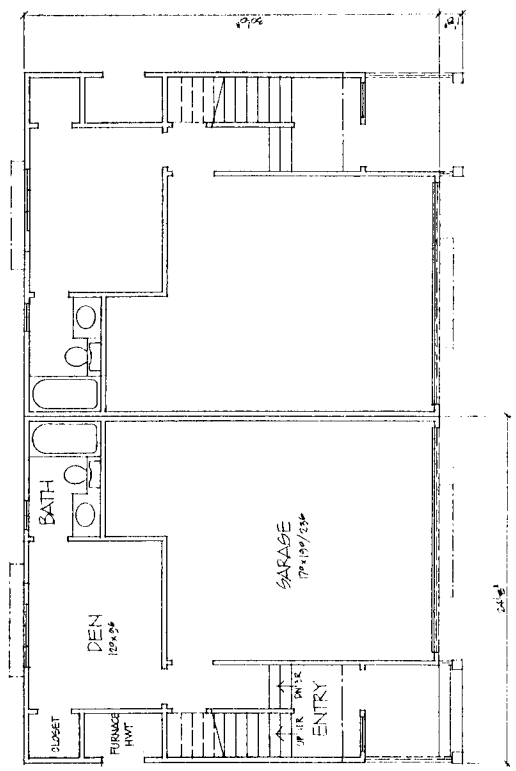
UNIT 3 ELEVATIONS



UPPER FLOOR PLAN FIN. FLOOR AREA: 560'-0"



MAIN FLOOR PLAN FIN. FLOOR AREA: 877'-4"
 SCALE: 1/8" = 1'-0"

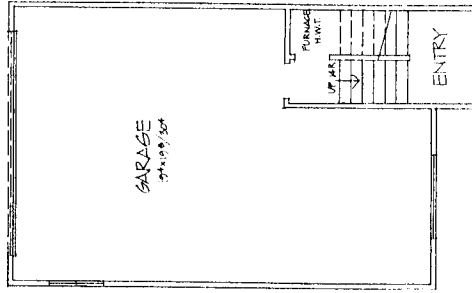


LOWER FLOOR PLAN FIN. FLOOR AREA: 807'-4"
 FIN. GARAGE AREA: 160'-4"

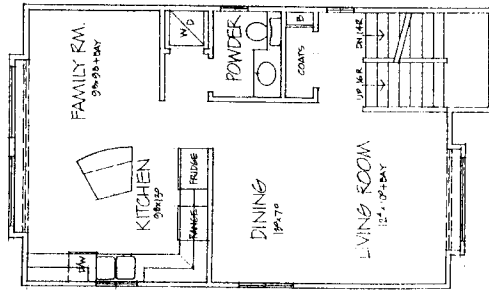
Aug 13 2008

233258

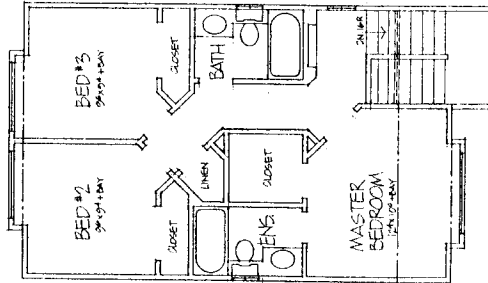
UNIT 2 FLOOR PLANS



LOWER FLOOR PLAN
 SCALE 1/4" = 1'-0"
 FIN FLOOR AREA 284
 INCLUDE AREA 284
 TOTAL 284



MAIN FLOOR PLAN
 FIN FLOOR AREA 464



UPPER FLOOR PLAN
 FIN FLOOR AREA 377