



City of Richmond
Urban Development Division

Report to Development Permit Panel

To: Development Permit Panel
From: Joe Erceg
Manager, Development Applications
Date: September 18, 2003
File: DP 03-238390
Re: **Application by Jema Properties Consulting Ltd. and Centro Properties Group
for a Development Permit at 12511 No. 2 Road**

Manager's Recommendation

That a Development Permit be issued for 12511 No. 2 Road that would:

1. Permit construction of sixty-three (63) three-storey townhouse units at 12511 No. 2 Road with 139 off street parking spaces (including 13 visitor parking spaces) on a site to be zoned Comprehensive Development District (CD/126); and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to reduce the side setback along the west property line from 3.0 m (9.843 ft.) to 2.91 m (9.547 ft.) for a portion of the porch on one unit.

for Joe Erceg
Manager, Development Applications

BG:blg
Att.

Staff Report

Origin

Jema Properties Consulting Ltd. and Centro Properties Group have applied to the City of Richmond for permission to develop 63 three-storey townhouses at 12511 No. 2 Road on a site proposed to be rezoned Comprehensive Development District (CD/126) zoning designation. A copy of the development application filed with the Urban Development Division is appended to this report.

Development Information

Site Area:	11,935.513 m ² (128,477 ft ²)
Building Area:	7,982.247 m ² (85,923 ft ²)
Density:	53 du per ha 21 du per ac.
Site Coverage:	46% Allowed 41.3% Proposed
F.A.R.:	0.69 Allowed plus 0.10 for covered areas of the principal building; and an additional 50 m ² per unit dwelling unit for parking. 0.669 Proposed plus 0.08 for covered areas of the principal building; and an average of 49.31 m ² per unit dwelling unit for parking.
Parking:	108 Spaces Required (including 95 unit stalls and 13 visitor stalls) 139 Spaces Provided (including 126 unit stalls and 13 visitor stalls)

Findings of Fact

Criteria and policies for the issuance of Development Permits appear in Schedule 2 of Bylaw 7100, the Official Community Plan, Sub-Section 2.4.8. Steveston Area Plan - General Development Permit Guidelines. In general, this application complies with the relevant Development Permit Guidelines.

Development surrounding the subject site is as follows:

- To the north, is an existing industrial development with Light Industrial District (I2) zoning;
- To the east, across No. 2 Road is agricultural land with Agricultural District (AG1) zoning contained within the Agricultural Land Reserve (ALR);
- To the south, across Andrews Road are two (2) 'Southcove' apartment buildings (i.e. four-storeys over parking) with Comprehensive Development District (CD/16, CD/17) zoning; and
- To the west, is a vacant site with Single-Family Housing District (R1/K) and Comprehensive Development District (CD/61) zoning.

Staff Comments

The applicant's response to each City of Richmond staff comment is indicated in '***bold italics***'.

Development Coordinator Comments

1. The applicant is required to fulfil the following conditions prior to the final Council adoption of the rezoning for the subject site (Richmond file RZ 02-209424 document # 782158):
Legal requirements, specifically:
 - a. Dedication of 0.5 m (1.64 ft.) along entire frontage of property on Andrews Road.
 - b. Registration of a restrictive covenant for noise attenuation and visual impact mitigation in buildings and to notify dwelling unit purchasers of nearby industrial activities.
 - c. Registration of a restrictive covenant to prevent the removal of the landscape buffer along No. 2 Road and to notify dwelling unit purchasers of nearby agricultural activities.
 - d. Registration of public rights-of-passage over the common outdoor amenity space to Andrews Road.
 - e. Adoption of Official Community Plan (OCP) Amendment Bylaw No. 7408.

The applicant has agreed that all requirements of the rezoning will be completed prior to final Council approval of this Development Permit application.
2. At the April 22, 2003 Public Hearing, concern was expressed regarding the height of the project and the impact of views to the North Shore mountains from the developments on the south side of Andrews Road. The applicant/architect is requested to provide supplemental information to clarify the impact of the proposed development on these views. A street section has been added to drawing A-12. ***The applicant has complied.***

Building and Zoning Comments

1. Variances are discouraged, however, indicate on the drawings with dimensions, all building elements (i.e. stairs, balconies, bay windows, covered porches, etc.) that project into the minimum setbacks for the zoning on this site and provide a summary list of requested variances in the site statistical summary for this project on the cover sheet of drawings. ***The applicant requests one variance to reduce the side setback along the west property line from 3.0 m (9.843 ft.) to 2.91 m (9.547 ft.) for a portion of the porch on Unit 53A.***
2. The applicant is requested to include a height restriction of 1.2 m in the crawl space from the underside of the floor joist to the top of the concrete skim coat, when the floodplain covenant is registered. ***Given that the policy regarding crawl space is currently under discussion by the City of Richmond, it has been suggested by City of Richmond Zoning staff that for the purposes of this Development Permit application, crawl space will constitute any internal building space with a height of less than 2.134 m (7 ft.) and designated as "crawl space" on the drawings.***

Urban Design Comments

1. The applicant/architect is requested to consider more design development of the architectural façades along the Andrews Road streetscape, to consider more screening along the north property line to buffer this proposed residential site with the adjacent industrial development and to consider a more appropriate landscape treatment of the 5 m wide buffer strip for the agricultural lands across No. 2 Road. ***The applicant has complied to the satisfaction of Richmond Planning staff.***

Transportation & Traffic Department Comments

1. The applicant is requested to construct the curb extensions on both sides of Andrews Road at the intersection of No. 2 Road. *The curb extensions have been shown on the architectural site plan. The civil engineer will supply detailed drawings at Building Permit stage.*

Advisory Design Panel Comments

The general comments of the Advisory Design Panel regarding this project are taken from the minutes of Wednesday, July 16, 2003 and refer to agenda item #3.

Item 3.

DP 03-238390

Townhouses designed by Fougere Architecture Inc. for Jema Properties Consulting Ltd. and Centro Properties Group

Site Address: 12511 No. 2 Road

(Formal Presentation)

The relevant or outstanding comments of the Panel were as follows:

- Buffering of the existing industrial building along the north property line;
- Crime prevention through minor design changes;
- More architectural detailing;
- More variety in plant materials; and
- Less repetitive building elevations.

The decision of the Panel, by a vote of 5:3, was that the project move forward subject to the above comments. The applicant has worked cooperatively to resolve these concerns to the satisfaction of Richmond Planning staff

Analysis

Development Permit Guidelines: This application generally complies with the Development Permit Guidelines.

Conditions of Adjacency: This proposed development is oriented away from the existing industrial site to the north with appropriate fencing, screening and buffering but will permit vehicle and pedestrian linkages if this site redevelops in the future. On the east side of the site, the applicant proposes a wider, rural boulevard with informal tree and groundcover planting as a response to the agricultural land across No. 2 Road. The applicant proposes a fence and hedging in combination with a walkway along the west property line adjacent to a vacant site with Single Family Housing District (R1/K) zoning. There are four-storey apartment buildings across Andrews Road to the south. The current proposal will affect the views from apartments on the 1st and 2nd floors but views from the 3rd and 4th floor apartments will be unaffected.

Urban Design and Site Planning: The major street frontage for this project occurs along Andrews Road and the applicant has modulated the building massing into 2, 3, 4 and 6 unit townhouse clusters to introduce more variety into streetscape treatments. The applicant proposes a simple but flexible internal roadway circulation system that could be expanded to the north if future residential redevelopment occurs. The site organization also permits the creation of a central, open green space with a detached amenity building flanked by two (2) north-south oriented pedestrian spines that connect with Andrews Road.

Architectural Form & Character: The applicant has worked responsively with Richmond staff to modulate the building form along Andrews Road. City staff support the proposed architectural design. The internal road system is lower than the surrounding roads, which minimizes the grade change between the finished floor elevation of the main floor level of the units along Andrews Road and the public boulevard.

Landscape Design and Detailing: The applicant has organized the site to separate vehicular and pedestrian circulation. There is a central open space aligned with the main entry that contains a detached indoor amenity building and an outdoor amenity space consisting of children's play area, seating and a landscape feature element along the lane. In addition, there are two (2) north-south pedestrian walkways or 'mews' with appropriate landscape separation between the semi-public and private outdoor spaces. The No. 2 Road Boulevard is wider with the buildings setback further in response to the agricultural lands across the street. The Andrews Road streetscape consists of terraced front yards with decks/porches slightly elevated above the street, which helps to active pedestrian realm along the street.

Requested Variances: The applicant requests one variance to reduce the side setback along the west property line from 3.0 m (9.843 ft.) to 2.91 m (9.547 ft.) for a portion of the porch on Unit 53A. This is a minor variance which Richmond Planning staff supports.

Conclusions

City of Richmond staff support this Development Permit application and recommend approval.



Brian Guzzi, CIP, CSLA
Planner/Landscape Architect
(Local 4393)
BG:blg



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): 12511 No. 2 Road, Richmond, BC

Legal Description(s): STRATA LOTS 1 to 40, Section 12, Block 3
North, Range 7 West, New Westminster, District Strata
Plan NW1818

Applicant: JEMA PROPERTIES CONSULTING LTD. & CENTRO PROPERTIES GROUP

Correspondence/Calls to be directed to:

Name: OLGA ILICH or KUSH PANATCH

Address: # 206-5831 No. 3 Road, Richmond, B.C.

V6X 2C7
Postal Code

Te. No.: 604-271-5556
Business

Residence

ilich@telus.net
E-mail

604-271-5557
Fax

Property Owner(s) Signature(s): _____

OLGA ILICH KUSH PANATCH
Please print name

or

Authorized Agent's Signature: _____
Attach Letter of Authorization

[Signature] [Signature]

OLGA ILICH KUSH PANATCH
Please print name

For Office Use	
Date Received: <u>June 13/03</u>	Application Fee: <u>10,740.⁰⁰</u>
File No.: <u>03-238390</u>	Receipt No.: <u>14-0004859</u>
Only assign if application is complete	

35414
24023



No. DP 03-238390

To the Holder: JEMA PROPERTIES CONSULTING LTD. AND
CENTRO PROPERTIES GROUP

Property Address: 12511 NO. 2 ROAD

Address: OLGA ILICH OR KUSH PANATCH
#206 – 5631 NO. 3 ROAD
RICHMOND, BC V6X 2C7

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 Plans #1 and #2 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 Plans #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 #1 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 03-238390

To the Holder: JEMA PROPERTIES CONSULTING LTD. AND
CENTRO PROPERTIES GROUP

Property Address: 12511 NO. 2 ROAD

Address: OLGA ILICH OR KUSH PANATCH
#206 – 5631 NO. 3 ROAD
RICHMOND, BC V6X 2C7

There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$171,846.00.

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 _____, _____.

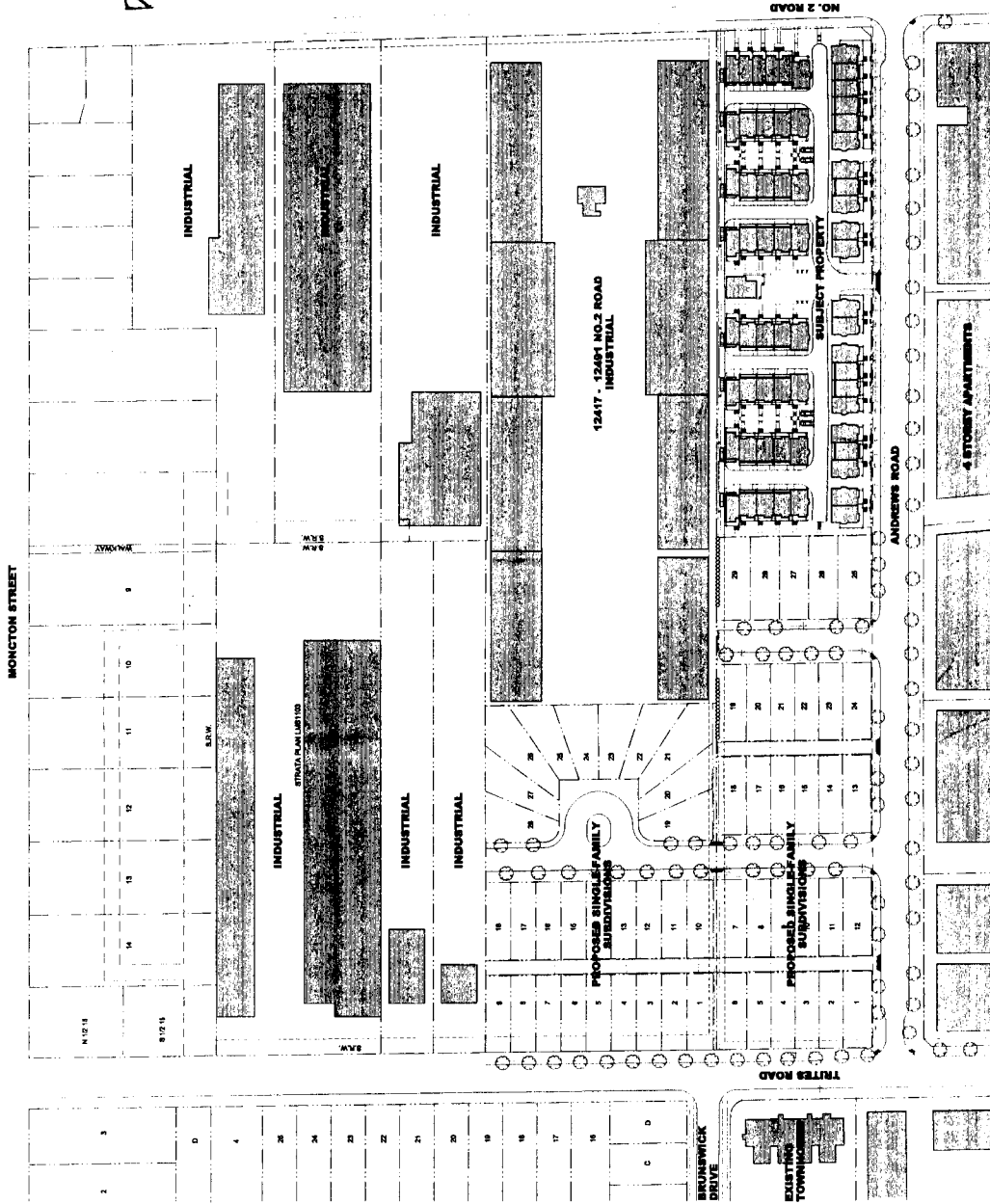
ISSUED BY THE COUNCIL THE

DELIVERED THIS _____ DAY OF _____, _____.

MAYOR

SEP 22 2003

DP 03-238390



**ANDREWS ROAD
TOWNHOMES**
for CENTRO DEVELOPMENT LTD. &
JEMA PROPERTIES CONSULTING LTD

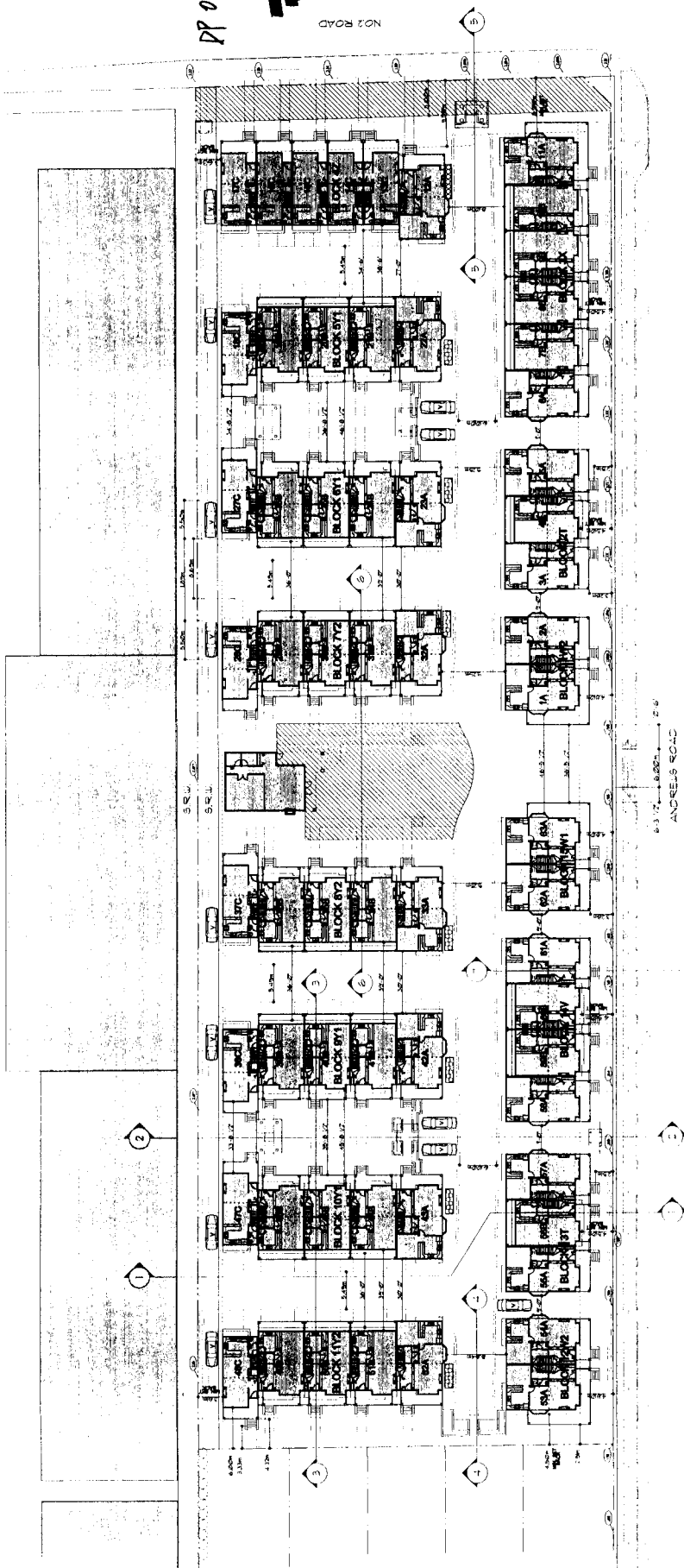
LOCATION PLAN
SCALE: 1:1000

SEP 23 2003

PP 03-238390

#1.0

N02 ROAD



ANDREWS ROAD TOWNHOMES
 for CENTRO DEVELOPMENT LTD. &
 JEMA PROPERTIES CONSULTING LTD

SITE PLAN (63 UNITS)
 SCALE: 1/8" = 1'-0"

NO.	DESCRIPTION	DATE
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SEP 23 2003

DP 05-238390

#2.0

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 CLIENT: JACOBS GROUP
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 PROJECT PHASE: PRELIMINARY

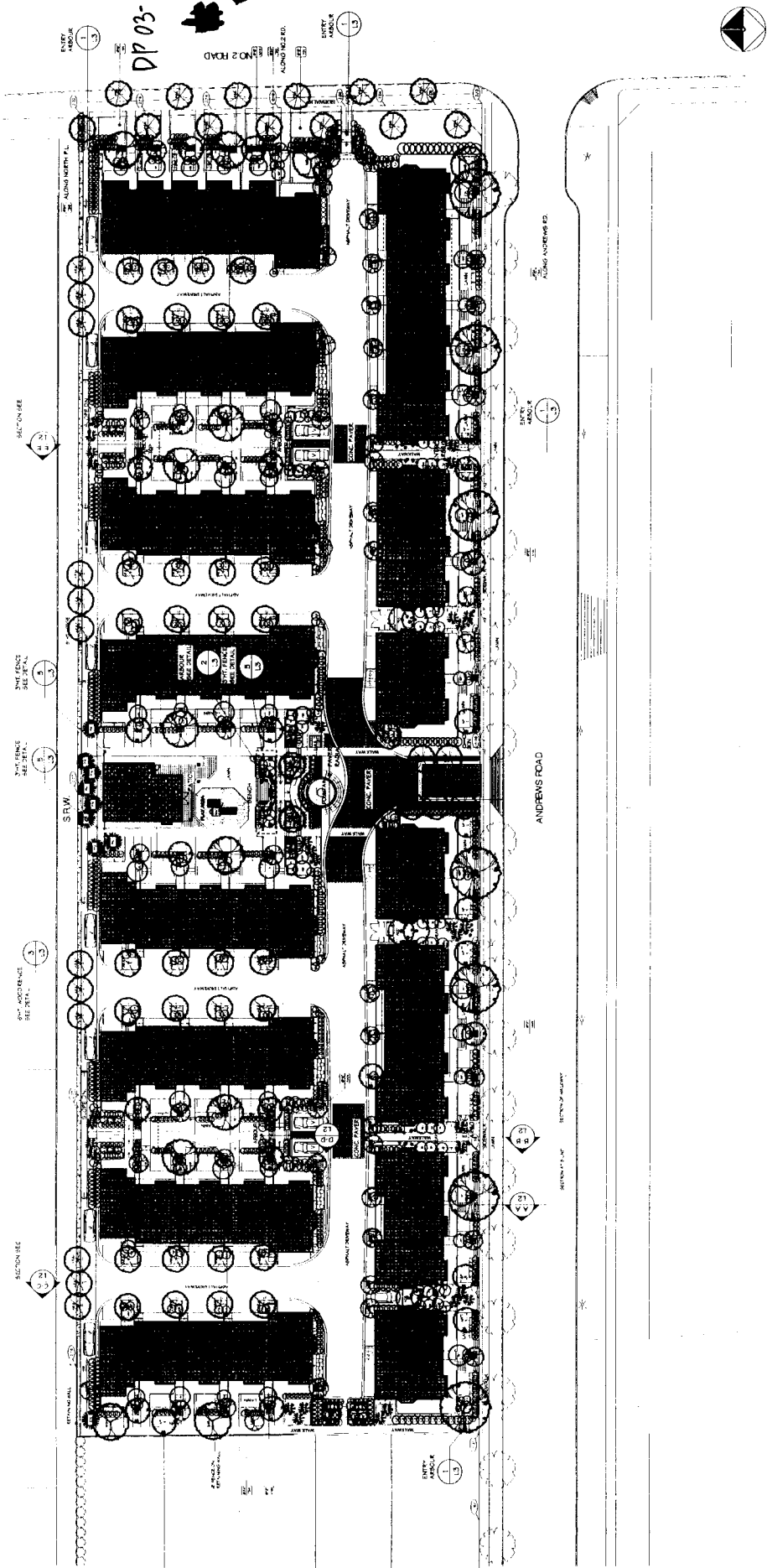


ANDREWS ROAD TOWNHOMES
 ANDREWS ROAD, RICHMOND, VA
 PROJECT NO. 05-238390

Drawing No. LANDSCAPE PLAN

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SEP 23 2003

DP 03-238390

#2.1

ITO
 & ASSOCIATES
 LANDSCAPE ARCHITECTS
 1100 W. 10th St., Suite 204
 Vancouver, B.C. V6H 2Y6
 Phone: (604) 275-2872
 Fax: (604) 275-2873
 Email: info@ito.ca

ITO

ANDREWS ROAD
 TOWNHOMES
 ANDREWS ROAD NO. 2 PCA
 RICHMOND, B.C.

Page:

ANDREWS ROAD TOWNHOMES

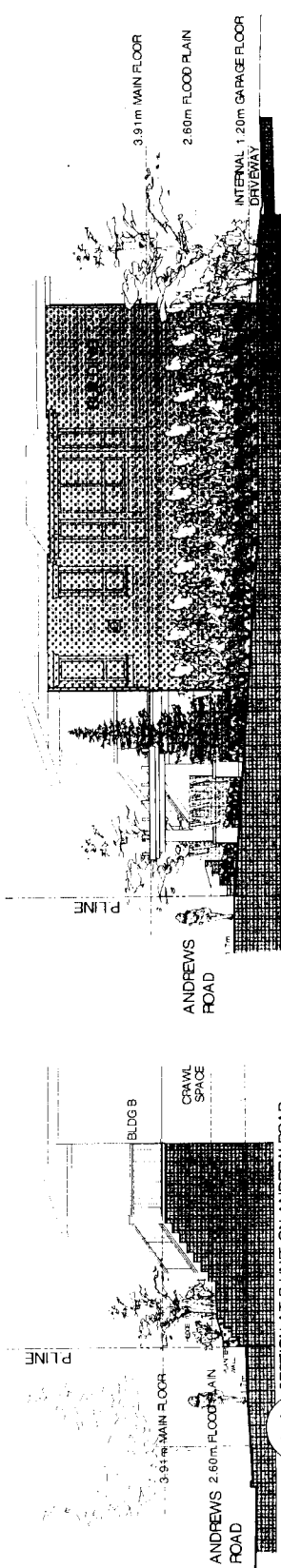
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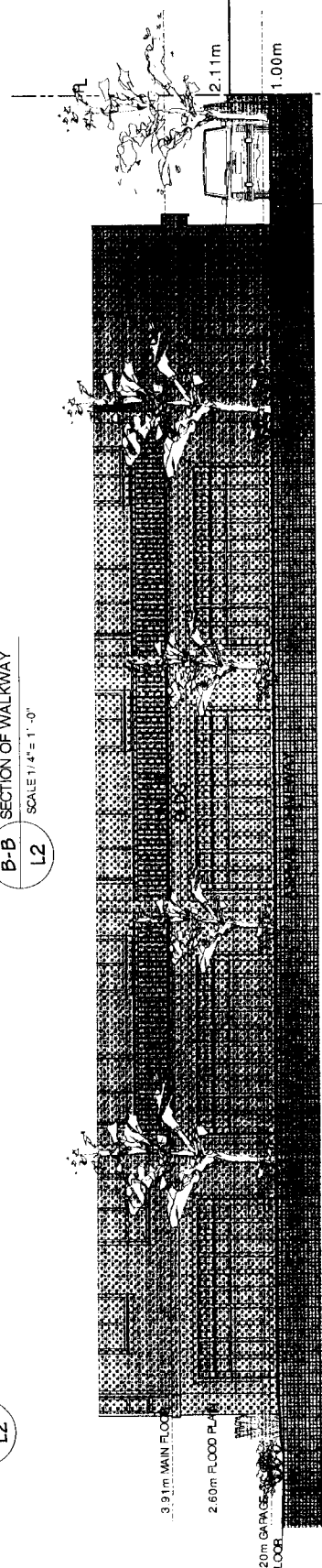
SECTION

DATE	SEP 23 2003
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NO.	2.1
DRAWN BY	[Signature]
CHECKED BY	[Signature]
DATE	SEP 23 2003

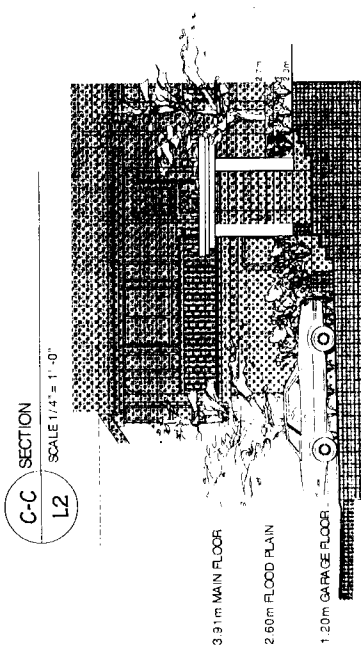
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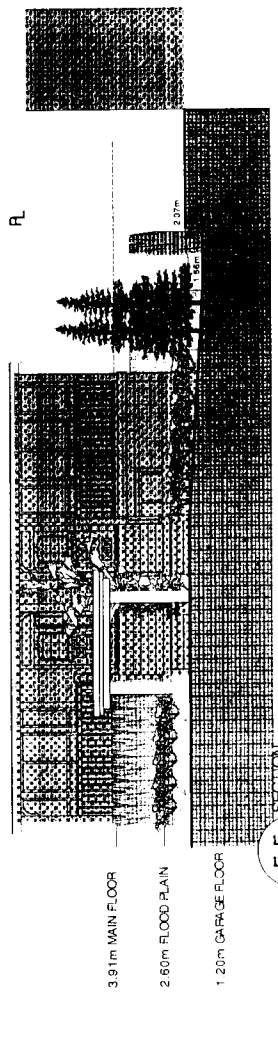
A-A SECTION AT B UNIT ON ANDREW ROAD
 SCALE 1/4" = 1'-0"
L2



B-B SECTION OF WALKWAY
 SCALE 1/4" = 1'-0"
L2



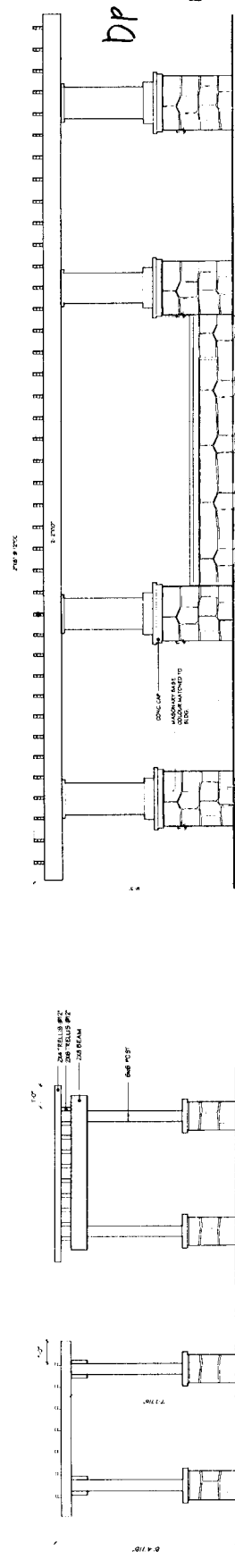
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 SCALE 1/4" = 1'-0"
L2



E-E SECTION
 SCALE 1/4" = 1'-0"
L2

D-D SECTION
 SCALE 1/4" = 1'-0"
L2

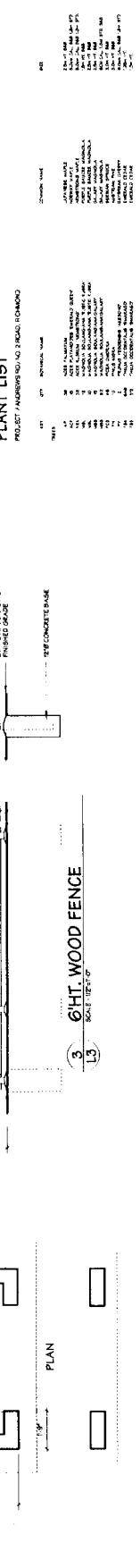
SEP 23 2003
 DP 03-238390
 #2.2



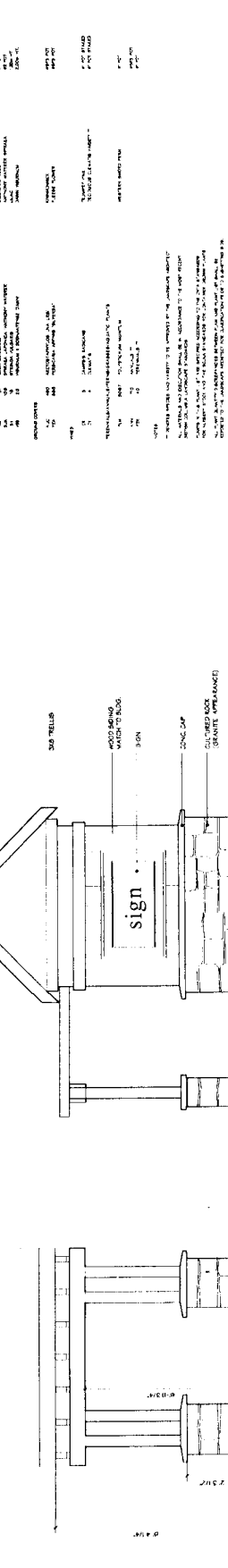
1 ARBOUR TYPE "B"
 SCALE: 1/8" = 1'-0"
 L3



3 6' HT. WOOD FENCE
 SCALE: 1/8" = 1'-0"
 L3



5 8' HT. WOOD FENCE
 SCALE: 1/8" = 1'-0"
 L3



4 MAIL BOX
 SCALE: 1/8" = 1'-0"
 L3

THE CLIENT:
 ANDREWS ROAD TOWNHOMES
 3100 LANE 200, RICHMOND, BC
 ARCHITECT:
 ITO & ASSOCIATES
 3100 LANE 200, RICHMOND, BC
 V6X 3K6
 TEL: (604) 273-1000
 FAX: (604) 273-1001
 WWW.ITO.ASOCIATES.COM



PROJECT: ANDREWS ROAD TOWNHOMES
 DRAWING NO: 2003-03-238390-02

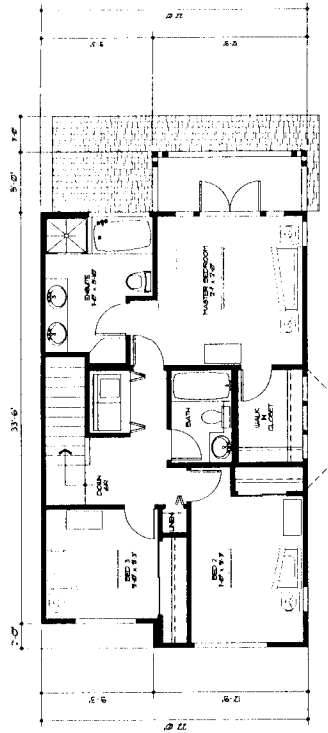
DATE: 09/23/03
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT MANAGER: [Name]

SCALE: 1/8" = 1'-0"

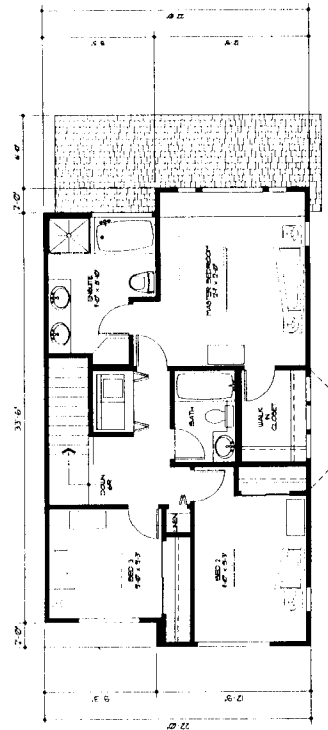
PLANT LIST

NO.	QTY	DESCRIPTION	UNIT
1	1	ARBOUR TYPE "B"	EA
2	1	6' HT. WOOD FENCE	LF
3	1	8' HT. WOOD FENCE	LF
4	1	MAIL BOX	EA

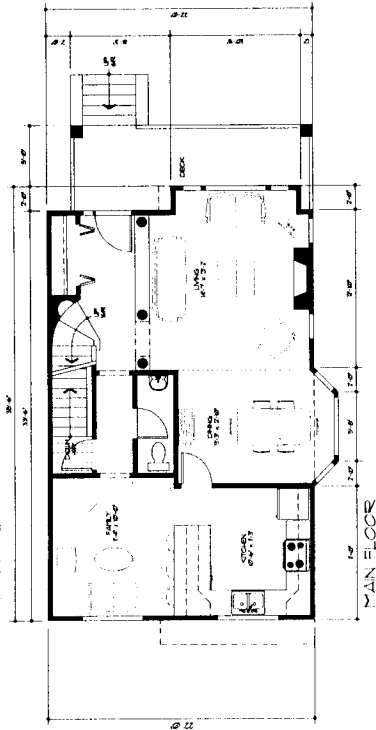
L3



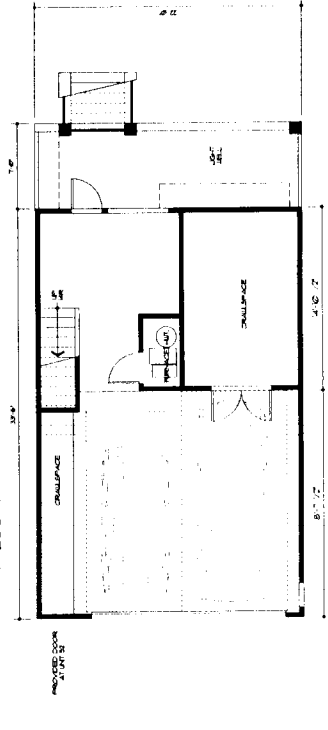
UPPER FLOOR
BEDROOM DECK OPTION



UPPER FLOOR



UPPER FLOOR



LOWER FLOOR

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#3.0

UNIT A2 (W/ALP AROUND DECK)

FLOOR AREA

FLOOR AREA	0'
BASEMENT FLOOR	174'
MAIN FLOOR	141'
UPPER FLOOR	149'
TOTAL	293'
COVERARGE	293'
ACCESSORY	538'

UNIT A1

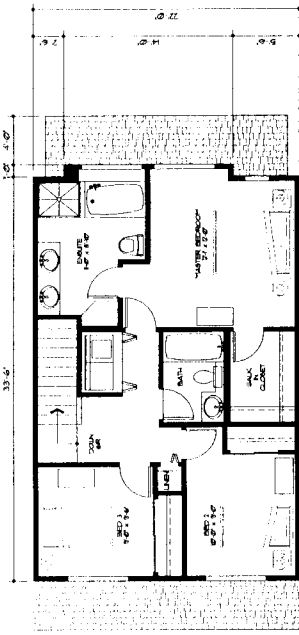
FLOOR AREA

FLOOR AREA	0'
BASEMENT FLOOR	174'
MAIN FLOOR	141'
UPPER FLOOR	149'
TOTAL	293'
COVERARGE	293'
ACCESSORY	538'

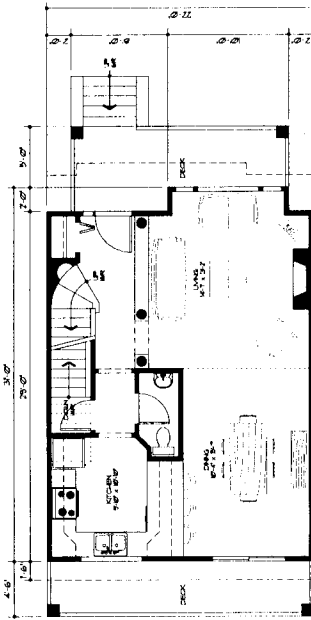
SEP 22 2003

DP 03-238390

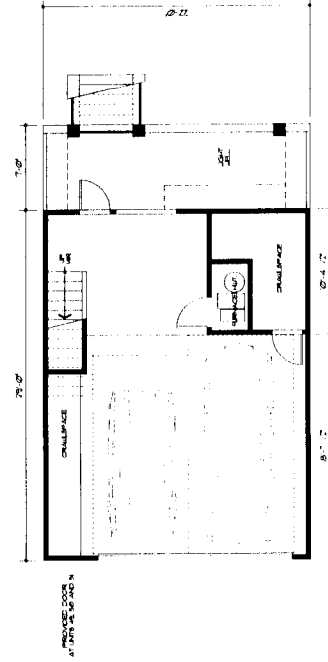
#3.1



UPPER FLOOR



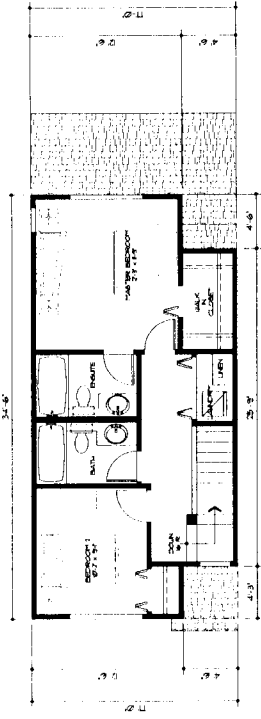
MAIN FLOOR



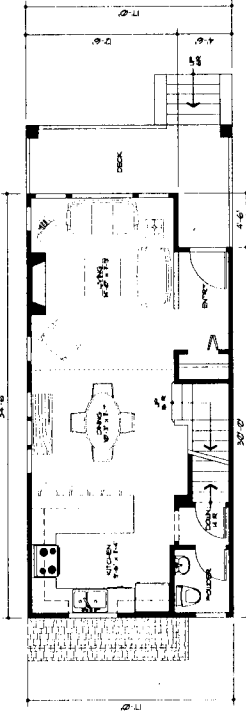
LOWER FLOOR

UNIT B
FLOOR AREA

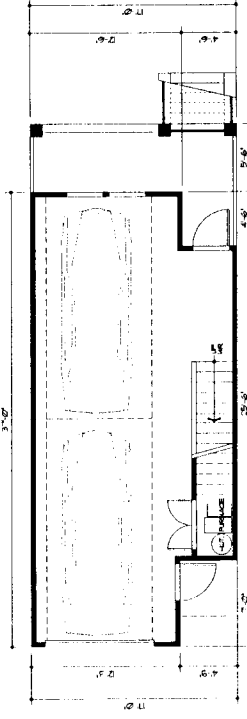
FLOOR AREA	9
BASMENT FLOOR	658
MAIN FLOOR	658
UPPER FLOOR	658
TOTAL	1683
COVERAGE	7.6
ACCESSORY	504



UPPER FLOOR



MAIN FLOOR



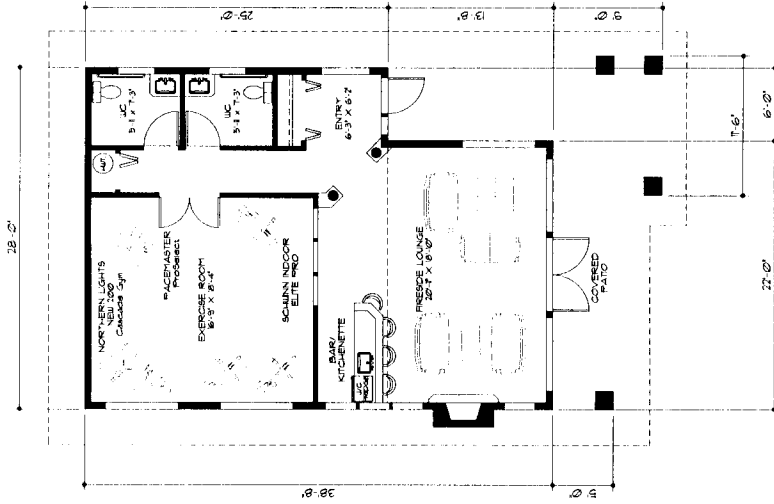
LOWER FLOOR

UNIT C
FLOOR AREA

FLOOR AREA	42
LOWER FLOOR	42
UPPER FLOOR	42
TOTAL	84
COVERAGE	7
ACCESSORY	934

ANDREWS ROAD
TOWNHOMES

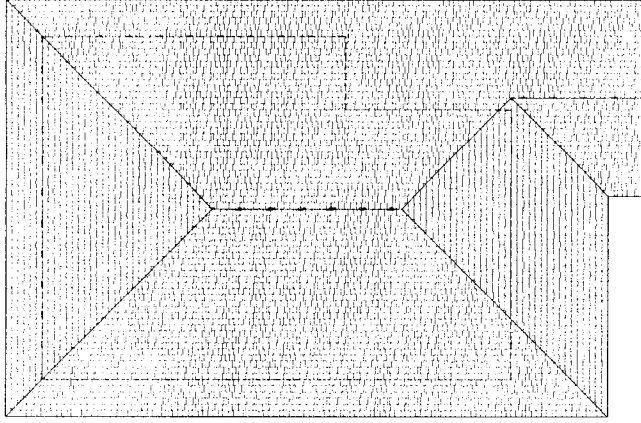
for CENTRO DEVELOPMENT LTD. &
JEMA PROPERTIES CONSULTING LTD



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

AMENITY BUILDING

FLOOR AREA 220' ±



SCAPE PLAN
SCALE 1/4" = 1'-0"

SEP 22 2003

DP 03-238390

#3.2

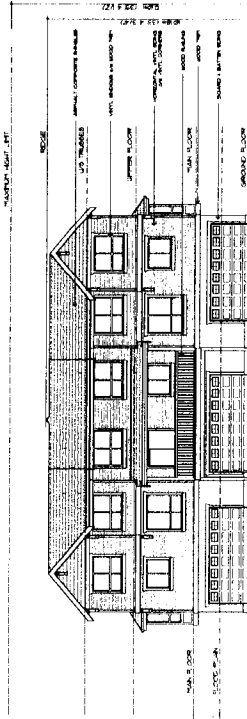
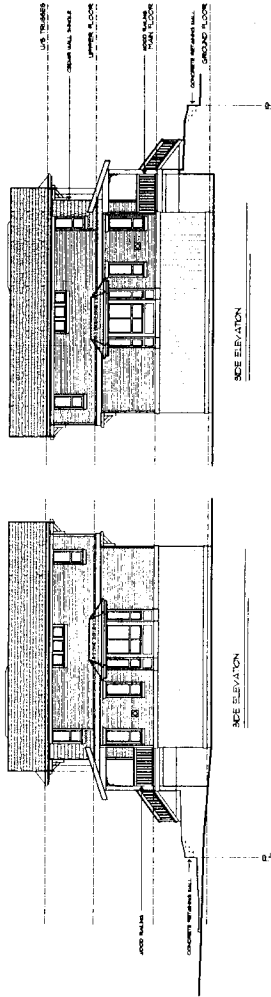
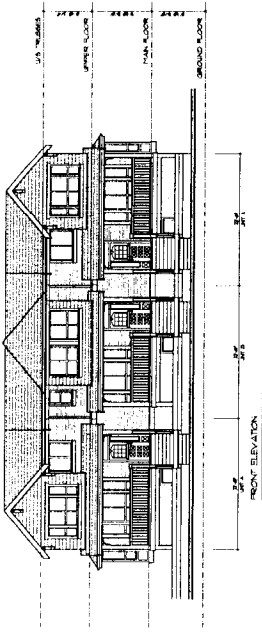


**ANDREWS ROAD
TOWNHOMES**
for CENTRO DEVELOPMENT LTD. &
JEMA PROPERTIES CONSULTING LTD

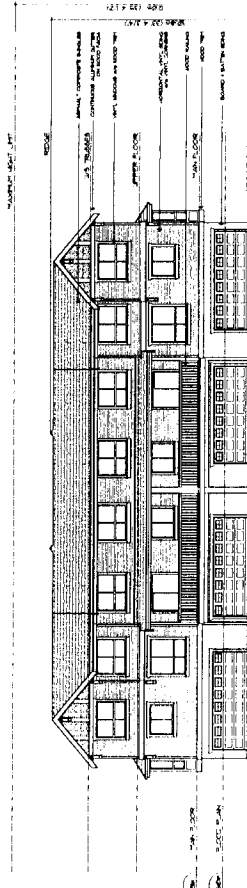
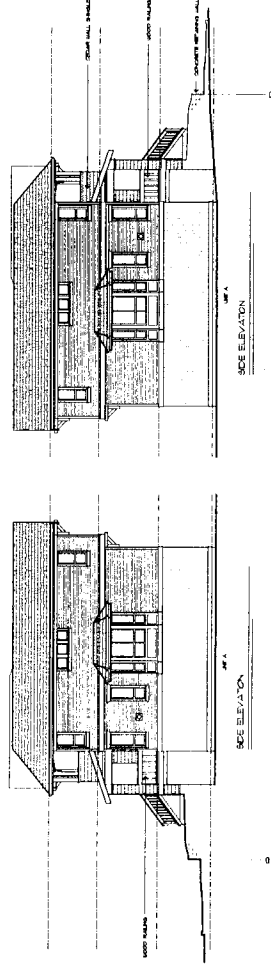
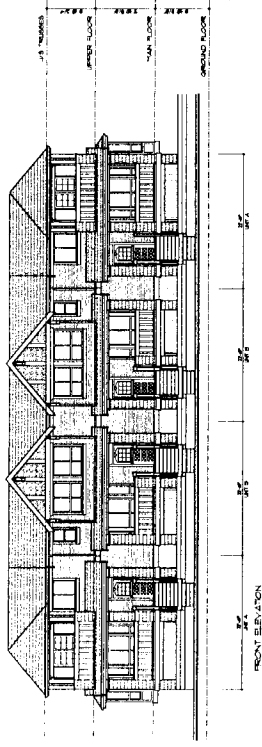
SEP 23 2003

DP 03-238390

#4.0



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

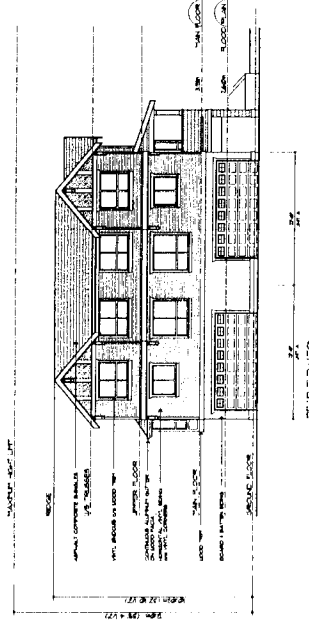
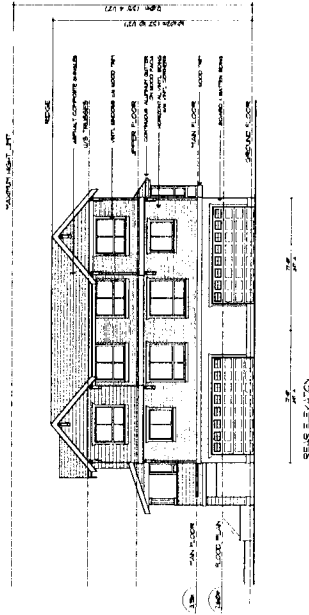
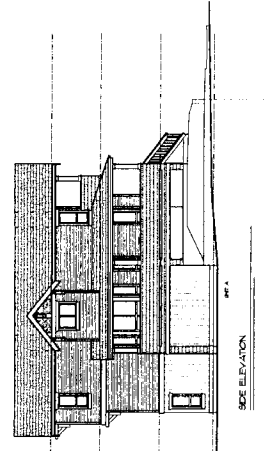
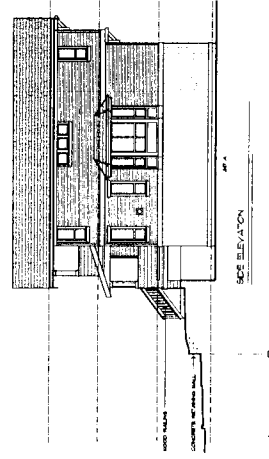
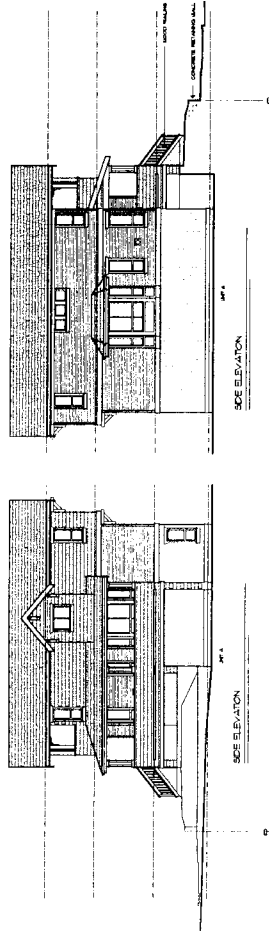
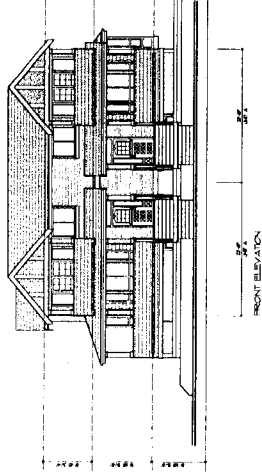
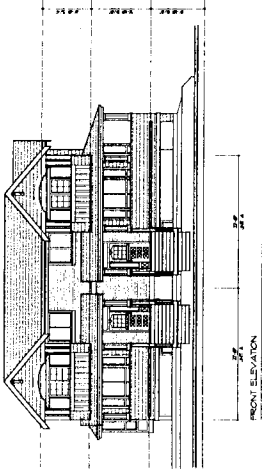


REAR ELEVATION
SCALE: 1/4" = 1'-0"

SEP 23 2003

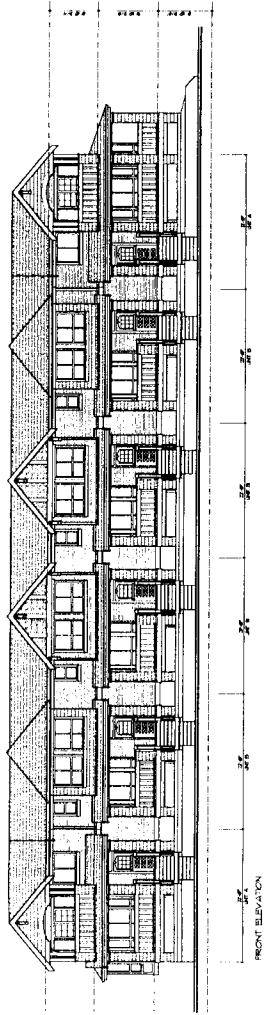
DP 03-238390

4.1



BLOCK TYPE W1

BLOCK TYPE W2

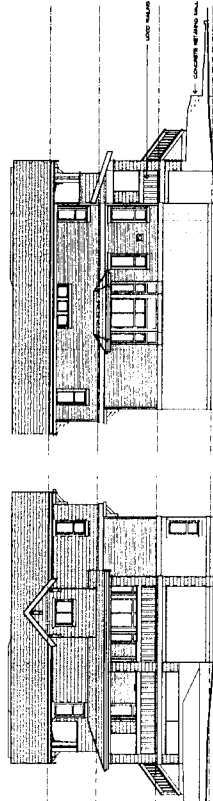


FRONT ELEVATION

SEP 23 2003

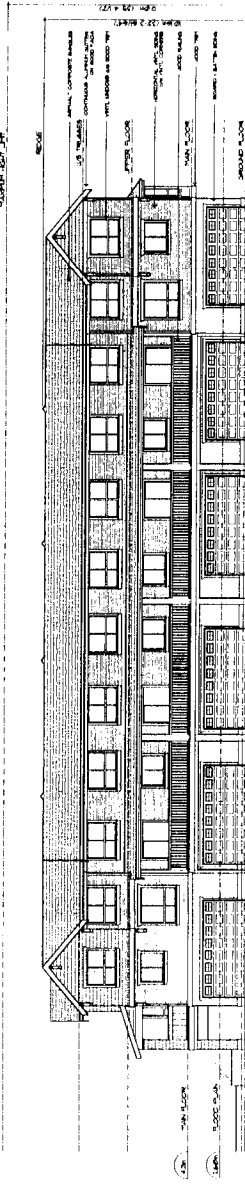
DP 03-238390

#4.2



SIDE ELEVATION

SIDE ELEVATION



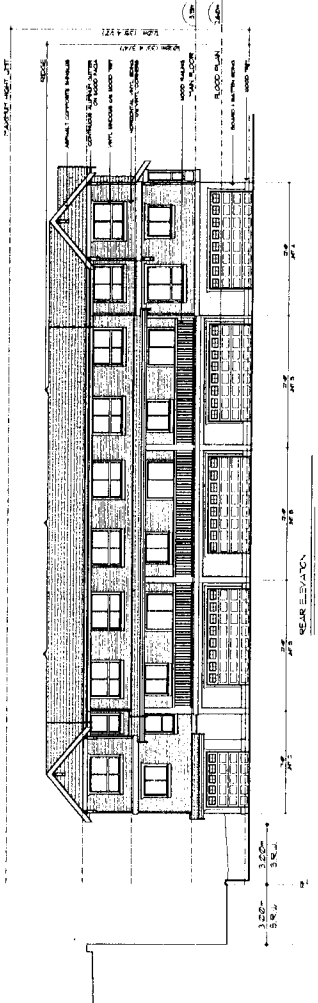
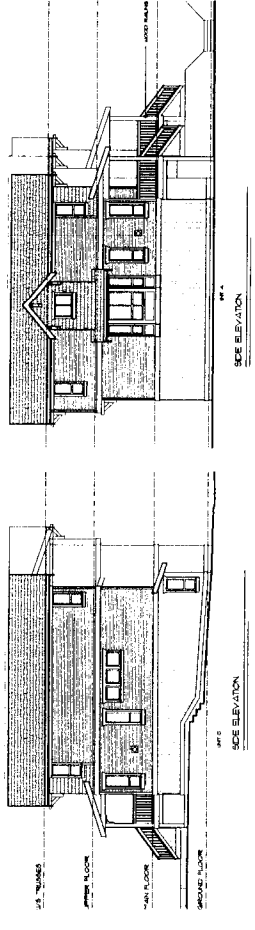
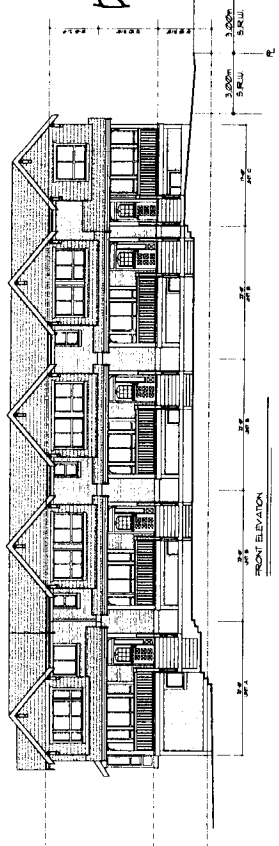
REAR ELEVATION

BLOCK TYPE X
SCALE 3/8" = 1'-0"

SEP 23 2003

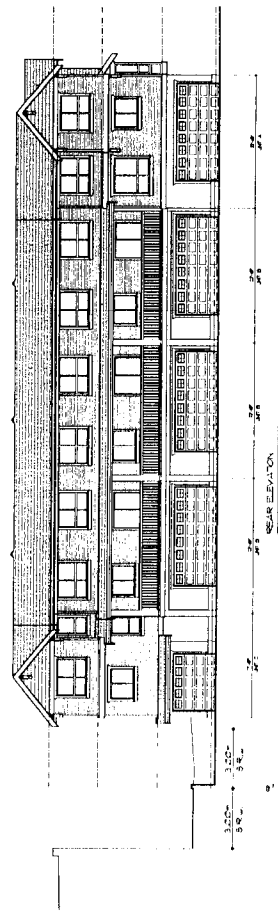
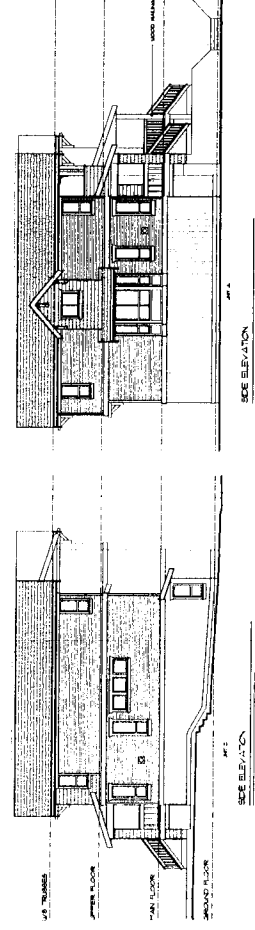
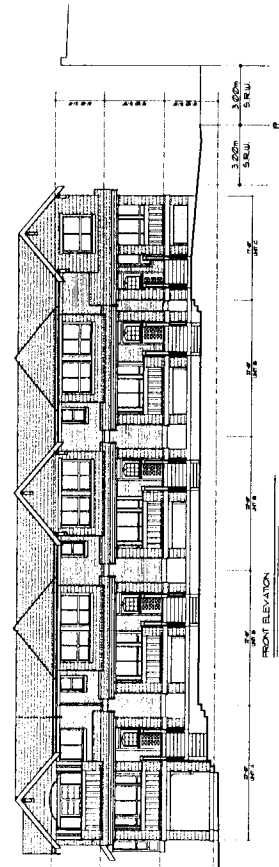
DP 03-238390

#4.3



BLOCK TYPE Y1

SCALE 1/8" = 1'-0"



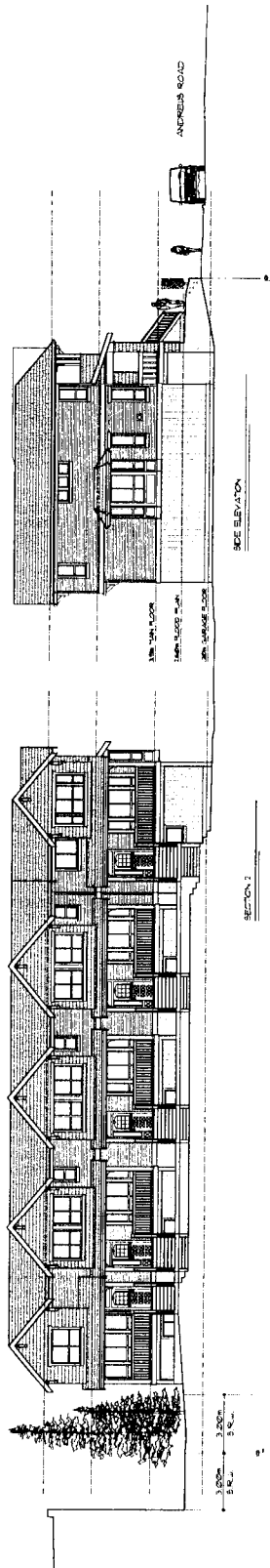
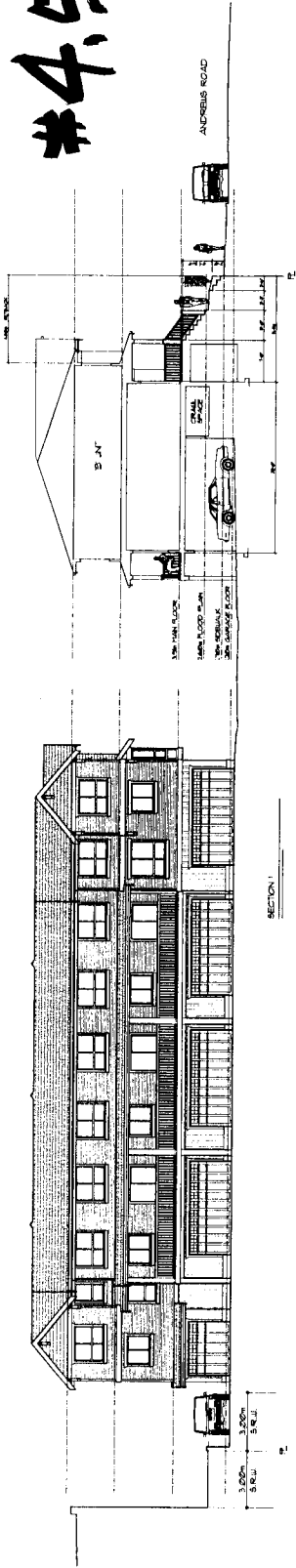
BLOCK TYPE Y2

SCALE 1/8" = 1'-0"

SEP 22 2003

DP 03 - 238390

#4.5



SECTIONS
SCALE 1/8" = 1'-0"

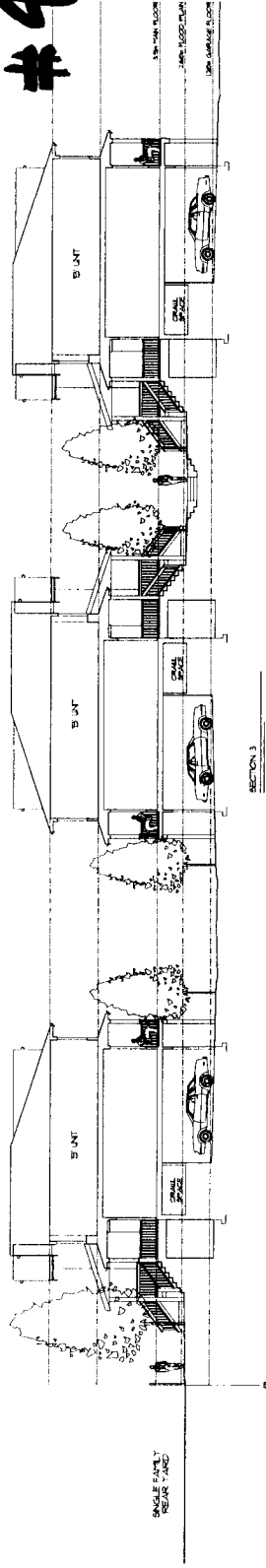
**ANDREWS ROAD
TOWNHOMES**
for CENTRO DEVELOPMENT LTD. &
JEMA PROPERTIES CONSULTING LTD

SEPTEMBER 9, 2003
**FOUGERE
ARCHITECTURE**
1000 BROADVIEW AVENUE, SUITE 100
SCARBOROUGH, ONTARIO M1S 1V7
TEL: (416) 291-1111
WWW.FOUGEREARCHITECTURE.COM

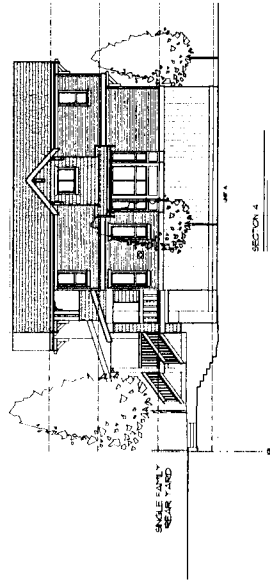
SEP 22 2003

DP 03-238390

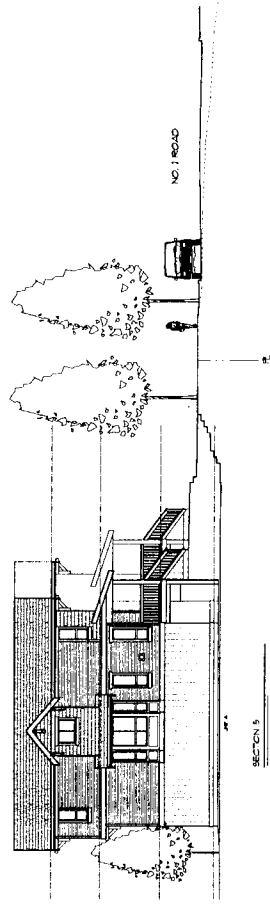
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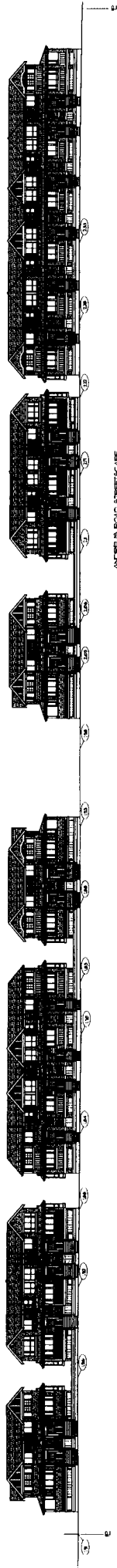
SECTION 3



SECTION 4



SECTION 5



ANDREWS ROAD STREETSCAPE



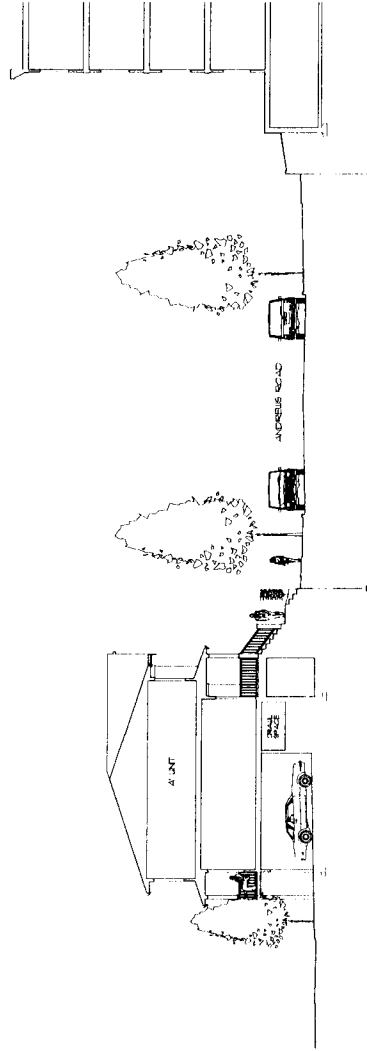
NO. 2 ROAD STREETSCAPE

STREETSCAPES
SCALE 1/8" = 1'-0"

SEP 22 2003

PP 03-238390

#4.7



SECTION
SCALE 1/8" = 1'-0"

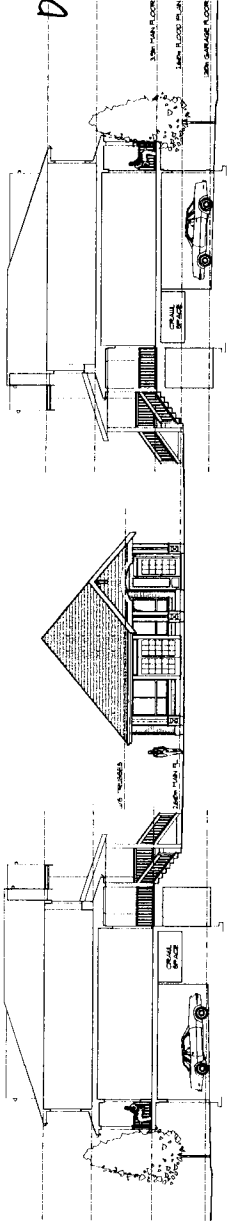
**ANDREWS ROAD
TOWNHOMES**
for CENTRO DEVELOPMENT LTD. &
JEMA PROPERTIES CONSULTING LTD



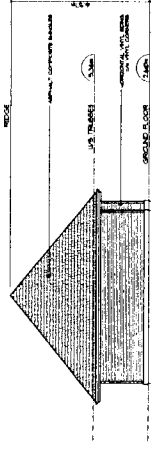
SEP 2 2 2003

DP 03-238390

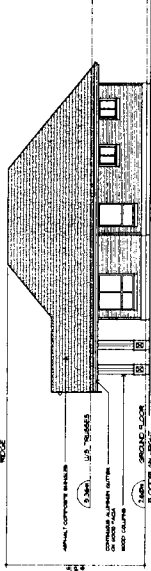
#4.8



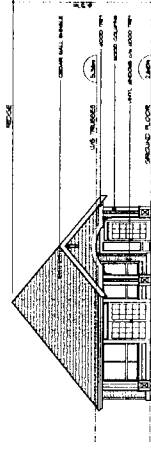
SECTION 6



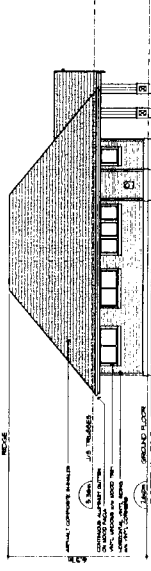
REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION

**AMENITY BUILDING
SECTIONS & ELEVATIONS**
SCALE: 1/8" = 1'-0"

**ANDREWS ROAD
TOWNHOMES**
for CENTRO DEVELOPMENT LTD. &
JEMA PROPERTIES CONSULTING LTD

SEPTEMBER 2, 2003
**FOUGERE
ARCHITECTURE
INC.**
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DORVAL, QUEBEC H9S 1B1