



To: Development Permit Panel
From: Holger Burke
Acting Director of Development
Date: November 22, 2005
File: DP 04-286809
Re: **Application by Richmond Rosedale Gardens Ltd. for a Development Permit at
22311 Westminster Highway**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a 43 dwelling unit development at 22311 Westminster Highway on a site zoned Comprehensive Development District (CD/156) with 35 townhouse units and 8 duplex units; and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) reduce the required front yard setback to Westminster Highway from 6 m to 1.5 m for a recycling enclosure.
 - b) reduce the required front yard setback to Sharpe Avenue from 4.5 m to 0.65 m for project signage and mailboxes.
 - c) permit 16 tandem parking spaces within the 8 duplex units.

Holger Burke
Acting Director of Development

SB:blg
Att.

Staff Report

Origin

Richmond Rosedale Gardens Ltd. has applied to the City of Richmond for permission to develop a 43 dwelling unit development at 22311 Westminster Highway with 35 townhouse units south of Sharpe Avenue and 8 duplex units north of Sharpe Avenue. The site currently contains a single-family house and agricultural buildings.

The site is being rezoned from “Agricultural District (AG1)” and “Roadside Stand (Class C) District (RSC)” to “Comprehensive Development District (CD/156)” for this project under Bylaw 7838 (Rezoning Application RZ 04-271668).

In the area north of Sharpe Avenue, which abuts an existing single-family neighbourhood, eight (8) dwelling units are proposed in four (4) buildings with direct driveway access onto Sharpe Avenue. These four (4) buildings will be duplexes, each duplex containing two (2) units with a shared wall, and each unit located on its own fee simple lot. The remaining 35 units are conventional townhouses on a strata lot, grouped in clusters of two (2) to five (5) units per building along an internal driveway with one (1) access from Sharpe Avenue. The units are all three-storey in height, which includes two (2) residential levels above a ground floor parking level.

Development Information

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

Background

Development surrounding the subject Lower Westminster Sub-Area (Hamilton Area) site is as follows:

- To the north, facing Wilson Avenue, single-family housing, zoned “Single-Family Housing District, Subdivision Area B (R1/B)”;
- To the east, facing Westminster Highway, is single-family housing, zoned “Agricultural District (AG1)” and “Single Family Housing District, Subdivision Area F (R1/F)”. There is a rezoning application for a similar development in circulation on the adjacent lot (22351 Westminster Highway – RZ 05-310045). Further to the east is the future Hamilton fire hall which is under construction;
- To the south, Westminster Highway North, Highway 91 and Westminster Highway; and
- To the west, facing Muir Drive, multi-family townhouse development, zoned “Comprehensive Development District (CD/27)”.

Rezoning and Public Hearing Results

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

- Landscaping was to be required and is provided along the Westminster Highway frontage to form a buffer and noise attenuation will be required in the dwelling units. A restrictive covenant was secured through the rezoning to: (i) ensure that the landscaping buffer is maintained and not removed; and (ii) that noise attenuation is incorporated into dwelling unit

design. An acoustical engineer has been retained and noise attenuation in building design will be addressed at the Building Permit stage;

- The proposed duplexes that abut the single-family residences will be three storey units where the ground floor is a parking level. At the rezoning stage, the applicant proposed that the rear yards of the duplexes be filled to provide more direct ground level access from the main living spaces on the second level of the duplexes. In the staff report on the rezoning, staff noted that there is a sanitary forcemain located within a 3 m easement along the north property line. Based on the results of a required geotechnical assessment undertaken by the developer, added fill is no longer proposed over the forcemain. The developer will not be filling the rear yards of the duplexes or the adjacent single-family lots (**Reference Plan C**). New solid wood privacy fences will be constructed between the duplex unit backyards and between the duplexes and adjacent single-family homes.

The Public Hearing for the rezoning of this site was held on November 15, 2004. At the Public Hearing, representatives of two neighbouring properties (22331 Westminster Highway and 22351 Westminster Highway) expressed concerns about future development opportunities for their properties.

As part of the rezoning, a cross-access agreement was required for the benefit of future development on 22331 Westminster Highway. A cross-access agreement for the benefit of 22351 Westminster Highway was not deemed necessary as part of the rezoning application on the subject property because that property will have access to future extended Sharpe Avenue.

Future Adjacent Redevelopment

There are six properties between the subject development site and the future Hamilton fire hall to the east at 22451 Westminster Highway, two of which have frontage onto the future Sharpe Avenue cul-de-sac (**Attachment 2**). Future redevelopment of the adjacent small property at 22331 Westminster Highway benefits from a cross-access agreement secured through the rezoning of the subject property. Redevelopment of this property will tie into the proposed internal road system with access from Sharpe Avenue.

A cul-de-sac for Sharpe Avenue is required with the redevelopment of 22351 and 22391 Westminster Highway. The developer has not granted cross-access to 22351 Westminster Highway as the property would have the opportunity of access from its frontage onto Sharpe Avenue. The smaller properties at 22371, 22411 and 22431 Westminster Highway which have frontage only onto Westminster Highway will need to be assembled with the cul-de-sac properties or provided with cross-access agreements to secure access from Sharpe Avenue.

A rezoning application to permit a 21 residential unit development at adjacent 22351 Westminster Highway to the east has been submitted by Sandhill Development Ltd. (RZ 05-310045). Given the relatively narrow width of this property, a larger land assembly or cross-access agreements with either 22311 or 22391 Westminster Highway would result in higher quality site planning.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable

sections of the Official Community Plan (OCP) and is generally in compliance with the Hamilton Area Plan except for the zoning variance noted below.

Zoning Compliance/Variations (staff comments in **bold**)

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

1. Reduce the required front yard setback to Westminster Highway from 6 m to 1.5 m for a recycling enclosure.

(Staff supports the proposed variance as the enclosure is located in close proximity of a pullout along Westminster Highway North for ease of collection. The fenced and gated recycling bin enclosure with trellis roof is screened from Westminster Highway North with tree and shrub planting).

2. Reduce the required front yard setback to Sharpe Avenue from 4.5 m to 0.65 m for project signage and mailboxes.

(Staff supports the proposed variance as the mailbox and project signage structures are situated in highly visible locations which provide visual interest to the Sharpe Avenue streetscape. The design of the structures with trellis roofs ties in with the architectural design of the development).

3. Permit 16 tandem parking spaces within eight (8) dwelling units.

(Staff supports the proposed variance as it is limited to the eight (8) duplex units only and permits a more compact and narrow duplex interface with the single-family homes to the north. The provision of tandem parking is consistent with other multi-family development throughout the City and the mix of standard and tandem parking is considered appropriate. Standard side-by-side double car garages are proposed for 33 of the 35 townhouse units. The remaining two (2) townhouse units are adaptable and have garages which are large enough to accommodate one (1) accessible parking space or two (2) standard side-by-side car spaces. The use of tandem parking arrangement also improves the building elevations as it permits more of the building elevation to be dedicated to meaningful pedestrian front entries and less to garage doors. Tandem parking was identified during rezoning and no public concerns were expressed. In addition, a restrictive covenant to prohibit the conversion of tandem parking spaces into habitable space was secured through the Rezoning).

Advisory Design Panel Comments

The Advisory Design Panel was generally supportive of the development proposal and decided that the project should proceed, subject to further design exploration, to try and achieve a larger outdoor amenity space, better surveillance of the playground, incorporation of more street trees along Westminster Highway and the provision of a cross-access agreement to both adjoining sites.

A copy of the relevant excerpt from the Advisory Design Panel Minutes from April 6, 2005 is attached for reference (**Attachment 3**). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '**bold italics**'.

Analysis

Conditions of Adjacency

- The proposed height, siting and orientation of the buildings respects the massing of the existing single-family homes to the north, existing townhouse development to the west, and future multi-family development to the east. The size and location of duplexes north of future Sharpe Avenue provides a transition to neighbouring existing single-family homes; and
- The applicant has addressed privacy for the adjacent single-family homes to the north through: a rear yard setback which exceeds typical single-family development, the planting of trees in the backyards and ground cover and shrubs along the interface in the sanitary sewer right-of-way (R.O.W.). The applicant has committed to retaining the existing wood privacy fencing and repairing it as needed.

Urban Design and Site Planning

- The proposal provides pedestrian-oriented streetscapes to Westminster Highway North and future Sharpe Avenue. Pedestrian connections have been incorporated. There are individual unit and communal pedestrian entries in both streetscapes for the townhouse area and individual duplex unit pedestrian entries facing future Sharpe Avenue;
- The proposal includes an entry monument mailbox kiosk at the townhouse area entry facing future Sharpe Avenue;
- Vehicle access is provided from future Sharpe Avenue through a vehicle entry to the townhouse area and individual driveways to each duplex building. Pedestrian access is provided from both road frontages as discussed above;
- Emergency vehicle access is provided from Westminster Highway. Internal fire hydrant(s) will be required and will be shown on building permit application drawings;
- Resident parking for the townhouse area is located off of the internal manoeuvring aisles and exceeds the onsite parking requirements. Visitor parking meets the onsite parking requirements and spaces are provided throughout the development site. Two (2) accessible parking spaces are required onsite. One (1) accessible visitor parking space is provided in the central amenity area and one (1) accessible resident parking space is provided in one of the adaptable type 'E' units. The garages for the four (4) adaptable type 'E' units can accommodate one (1) accessible or two (2) regular parking spaces;
- Headlight glare to adjacent lots has been mitigated with landscape screening, privacy fencing and trellises;
- Temporary recycling enclosures will be provided in Phase 1 adjacent to units #10 and #38. A permanent recycling enclosure is located adjacent to the emergency vehicle access with collection from a pullout provided on Westminster Highway North. This pull out is being designed and constructed on city boulevard through a Servicing Agreement (SA 05-300816). Until the permanent enclosure is provided, the strata corporation will be responsible for placing the blue carts at the entrance to Sharpe Avenue for recycling collection and returning the empty carts to the enclosure; and
- The views into the townhouse area from Westminster Highway North and future Sharpe Avenue have been improved through decorative paving, the planting of trees along the central manoeuvring aisle which is gently jogged and staggered building footprints.

Architectural Form and Character

- The building forms are articulated;
- The proposed building materials (vinyl siding, Hardi-shingles, Hardi-panel, aluminium railings, wood trim, and asphalt shingle roofing) are generally consistent with the Official Community Plan (OCP) Guidelines;
- Visual interest and variety along future Sharpe Avenue has been incorporated with three (3) different building types. Visual interest and variety in the townhouse area between building blocks has been incorporated with four (4) significantly different building types, a central amenity space, a central pedestrian mews, and trellises; and
- The impact of blank garage doors has been mitigated on future Sharpe Avenue with recessed single-car garage doors with transom windows. The impact has been mitigated on the internal manoeuvring aisles with transom windows; planting islands with trees and shrubs; and in some instances, overhead bay elements.

Landscape Design and Open Space Design

- The landscape design includes the retention of a row of five (5) Cedar trees facing Westminster Highway North and the planting of 110 new trees. A contract with a registered arborist and installation of protective tree fencing are required prior to Development Permit issuance;
- A central outdoor amenity space has been designed with a children's slide play equipment and an informal basketball court is proposed in the emergency access area facing Westminster Highway North;
- The landscape design also includes shrub and ground cover planting, benches for seating, and special paving treatment with patterning and colour;
- The use of permeable pavers improves the permeability of the site; and
- The majority of visitor parking is internally located and does not impact the streetscape. One (1) visitor parking space is setback from future Sharpe Avenue and screened with landscaping and development signage.

General

- No accessible units are proposed, but the two (2) 'E' type units are proposed to be easily adaptable including enclosed accessible parking spaces, future stair glide installation, and a suitable layout for the third floor ensuite washroom. Blocking in the bathroom walls to facilitate future potential installation of grab bars will be provided (**Reference Plan E**).

Phasing

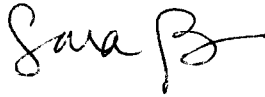
- The development is proposed to be built in two phases as a phased strata. The first phase of 22 dwelling units includes the 8 duplex units north of Sharpe Avenue and 14 townhouse units immediately south of Sharpe Avenue. The second phase of 21 townhouse units is located north of Westminster Highway. Cross-access to 22331 Westminster Highway was secured through the Rezoning. The Cross-access is through both phases of development and the portion through phase 2 will be paved during construction of phase 2 (**Reference Plan B**).

Servicing Analysis

- An engineering servicing capacity analysis was requested during the Development Permit application process and has been submitted to the City by the developer's consultant. No significant capacity concerns nor upgrades have been identified.
- A Servicing Agreement for the design and construction of the extension to Sharpe Avenue and frontage improvements along Westminster Highway was secured through the Rezoning.

Conclusions

The applicant has satisfactorily addressed issues that were identified through the rezoning process, as well as staff and the Advisory Design Panel's comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design. The applicant has presented a development that fits into the existing context and will fit into the future context of Sharpe Avenue. Therefore, staff recommend support of this Development Permit application.



Sara Badyal
Planner 1
(Local 4282)

SB:blg

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

- Amend the emergency access R.O.W. area to move it west of the recycling enclosure at Westminster Highway;
- Proof of a contract with a registered arborist with a minimum of four (4) site visits through the construction period;
- Installation of protective tree fencing for trees to be retained along Westminster Highway frontage; and
- Receipt of a Letter-of-Credit for landscaping in the amount of \$176,534.

The following condition is required prior to Building Permit issuance:

- A construction parking and traffic management plan to be provided to the Transportation Department to include: location for parking for services, deliveries, workers, loading, application for request for any lane closures (including dates, times, and duration), and proper construction traffic controls as per Traffic Control Manual for Works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.



City of Richmond

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

**Development Application
Data Sheet**
Development Applications Department

DP 04-286809

Attachment 1

Address: 22311 Westminster Highway

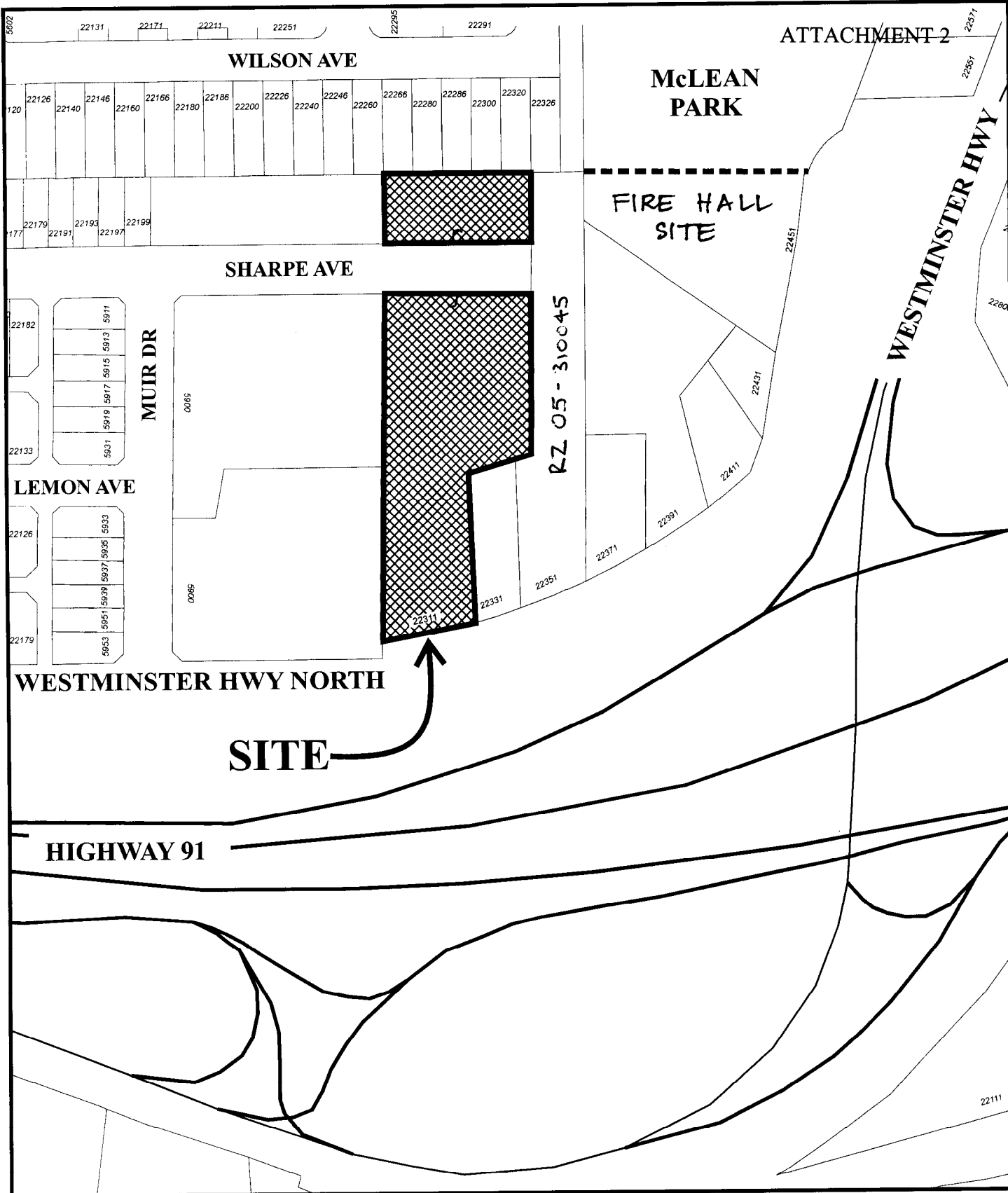
Applicant: Richmond Rosedale Gardens Ltd. Owner: Chun Wei Chan and Ri Lan Huang

Planning Area(s): Lower Westminster Sub-Area of Hamilton Area

Floor Area Gross: 8,200 m² Floor Area Net: 5,870 m²

	Existing	Proposed
Site Area:	9,474 m ²	8,284 m ²
Land Uses:	Agricultural	Townhouses and Duplexes
OCP Designation:	Neighbourhood Residential	No change
Zoning:	AG1/RSC	CD/156
Number of Units:	1	43

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.74 for duplexes Max. 0.70 for townhouses	0.74 for duplexes 0.70 for townhouses	None permitted
Lot Coverage:	Max. 45% for duplexes Max. 38% for townhouses	44% for duplexes 37% for townhouses	None
Setback – Public Road: Westminster Highway Sharpe Avenue	Min. 6 m Min. 4.5 m	Min. 6 m 4.5 m	1.5 m for recycling 0.65 m for sign & mailboxes
Setback – Side Yards:	Min. 1.5 m for duplexes Min. 3 m for townhouses	1.59 m for duplexes 3 m for townhouses	None
Setback – Rear Yard:	Min. 8.7 m for duplexes	8.7 m for duplexes	None
Height (m):	Max. 12 m	12 m	None
Lot Size:	400 m ²	408 m ²	None
Off-street Parking Spaces – Resident and Visitor:	53 and 7 for townhouses 16 and 0 for duplexes	69 and 7 for townhouses 16 and 0 for duplexes	None
Off-street Parking Spaces – Accessible:	2	2	None
Total off-street Spaces:	76	92	None
Tandem Parking Spaces	not permitted	16 spaces	16 spaces
Amenity Space – Indoor:	Min. 100 m ²	Cash-in-lieu	None
Amenity Space – Outdoor:	Min. 210 m ²	236 m ²	None



Westminster Highway North Site Context Map

Adopted Date: 11/15/05

Amended Date:

Note: Dimensions are in METRES

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, April 6, 2005 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

4. Townhouses

Fougere Architecture
22311 Westminster Highway

DP 04-286809

The comments of the Panel were as follows:

- a tight scheme. Some concern over the narrow end where two forms collide.
- no strong comments. Nice colours and lots of textures. Lots of spots to explore.
- the tightness of the courtyard was of issue as two interior roads are needed to service two building blocks – if one of the blocks was serviced from Sharpe Avenue, the courtyard space could be larger. The architecture and character was nice – but investigate the access of units 39-42 and the reconfiguring of blocks.
- the accessibility of Unit Type E was reasonable.
- a good scheme. Could the play area structure become a more active area in a more visible location. Could street trees be placed in the boulevard along Westminster Highway.
- consider allowing cross-access agreements at the east end as it opens up development opportunities without hampering sales.
- the play area could be improved. Along Sharpe Avenue, more than street trees and lawn would not be allowed.

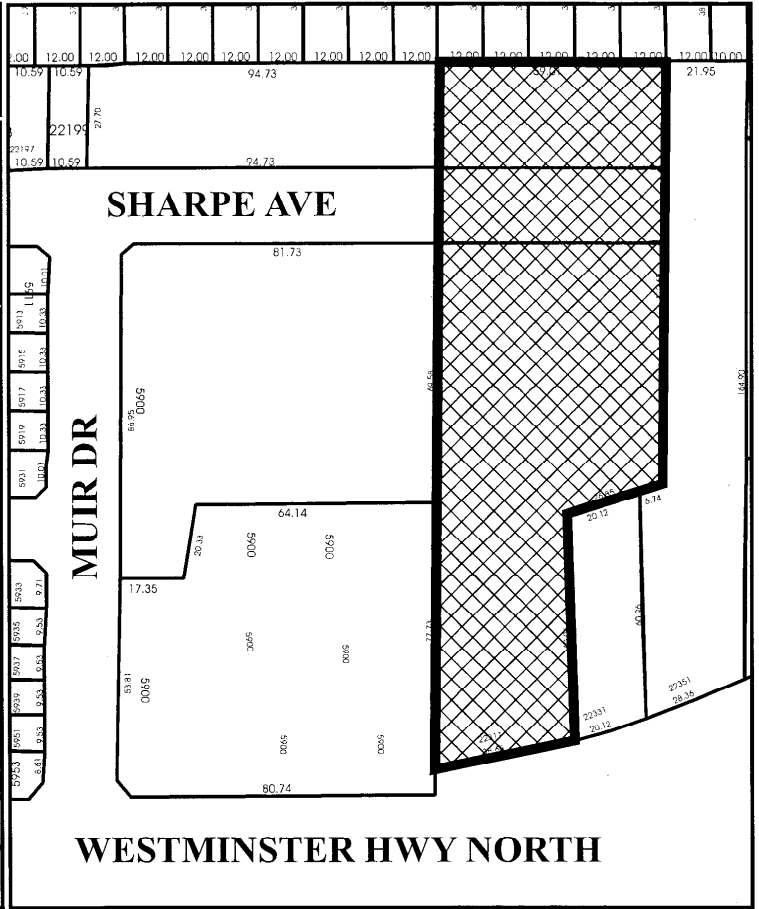
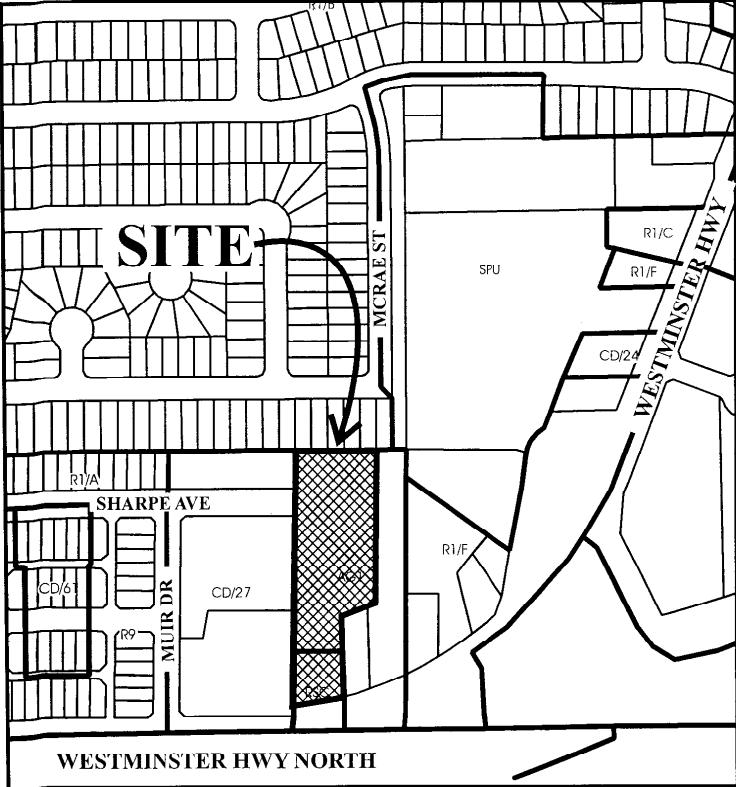
It was moved and seconded that DP 04-292236 move forward subject to the following:

- an exploration of alternate garage and internal road orientations to try and achieve a larger courtyard – ***Townhouse garage entries on Sharpe Avenue not supported by staff;***
- a reconsideration of the play ground area i.e. easier surveillance – ***incorporated;***
- the incorporation of street trees along Westminster Highway – ***existing large cedars will be retained and supplemented with Armstrong Maple trees onsite. Frontage improvements including street trees in city grass boulevard are not sought by staff. Pedestrian oriented works and street trees are required on Sharpe Avenue through separate Servicing Agreement;*** and
- the provision of a cross access agreement to both adjoining sites (22331 and 22351 Westminster Highway) – ***A cross-access arrangement to 22331 Westminster Highway was secured through the Rezoning. 22351 Westminster Highway will provide and have access to an extension to Sharpe Avenue. Therefore the applicant is not proposing a cross-access arrangement with this property.***

CARRIED



City of Richmond



DP 04-286809 SCHEDULE "A"

Original Date: 12/10/04

Revision Date:

Note: Dimensions are in METRES



No. DP 04-286809

To the Holder: RICHMOND ROSEDALE GARDENS LTD.
Property Address: 22311 WESTMINSTER HIGHWAY
Address: C/O MR. WAYNE FOUGERE
 FOUGERE ARCHITECTURE INC.
 #201 – 230 WEST BROADWAY
 VANCOUVER, BC V5Y 1P7

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning and Development Bylaw No. 5300" is hereby varied to:
 - a) reduce the required front yard setback to Westminster Highway from 6 m to 1.5 m for a recycling enclosure.
 - b) reduce the required front yard setback to Sharpe Avenue from 4.5 m to 0.65 m for project signage and mailboxes.
 - c) permit 16 tandem parking spaces within the 8 duplex units.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #8 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required, including necessary off-site improvements.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$176,534. to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit

No. DP 04-286809

To the Holder: RICHMOND ROSEDALE GARDENS LTD.

Property Address: 22311 WESTMINSTER HIGHWAY

Address: C/O MR. WAYNE FOUGERE
FOUGERE ARCHITECTURE INC.
#201 – 230 WEST BROADWAY
VANCOUVER, BC V5Y 1P7

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR

SITE DATA

ADDRESS	
2031 WESTMINSTER HIGHWAY RICHMOND	
LEGAL DESCRIPTION	
SECTION 2, BLOCK 4 NORTH RANGE 4 WEST NEW WESTMINSTER DISTRICT, PLAN 0202	
EXISTING ZONING	AC 1/20
PROPOSED ZONING	CD 1/36
DUPLEX LOTS	
NET NORTH SITE AREA	11,645 sf (0.241 acres)
DWELLING UNIT STATISTICS	
UNIT TYPES	3 BEDROOMS
NUMBER OF STOREY	THREE STOREY
UNIT COUNT	8 UNITS
UNIT DENSITY	0.69 UPA
TYPICAL LOT	
LOT DIMENSIONS	37.69 m x 4.75 m (123'10" x 15'5")
LOT AREA	178.26 sq. m (1,440.00 sf)
FLOOR AREA RATIO	(3,200 sf BUILT AREA / 4,400 SITE AREA) 0.74
LOT COVERAGE	(1970 sf FOOTPRINT / 4,400 SITE AREA) 44.7 %
TOWNHOUSE DEVELOPMENT	
NET SOUTH SITE AREA	7,519 sf (0.164 acres)
DWELLING UNIT STATISTICS	
UNIT TYPES	3 BEDROOMS
NUMBER OF STOREY	THREE STOREY
UNIT COUNT	35 UNITS
UNIT DENSITY	4.66 UPA
FLOOR AREA RATIO	(50,109 sf BUILT AREA / 7,519 SITE AREA) 6.66
LOT COVERAGE	(26,678 sf FOOTPRINT / 7,519 SITE AREA) 35.49 %
BUILDING HEIGHT MAXIMUM PERMITTED	12.00 m
BUILDING HEIGHT MAXIMUM PROVIDED	13.20 m
RESIDENTIAL PARKING REQUIRED (TOWNHOUSES) 1.5/UNIT x 35 UNITS	53 STALLS
RESIDENTIAL PARKING PROVIDED	63 STALLS
RESIDENTIAL PARKING REQUIRED (DUPLEX) 2.0/UNIT x 8 UNITS	16 STALLS
RESIDENTIAL PARKING PROVIDED	16 STALLS
VISITOR PARKING REQUIRED 0.2 / UNIT x 35 UNITS	7 STALLS
VISITOR PARKING PROVIDED	7 STALLS
OPEN AREA REQUIRED 6m ² x 35 UNITS	210 m ²
OPEN AREA PROVIDED	226 m ²
GARBAGE	DOOR TO DOOR

TANDEM PARKING
IN DUPLEXES BY
VARIANCE

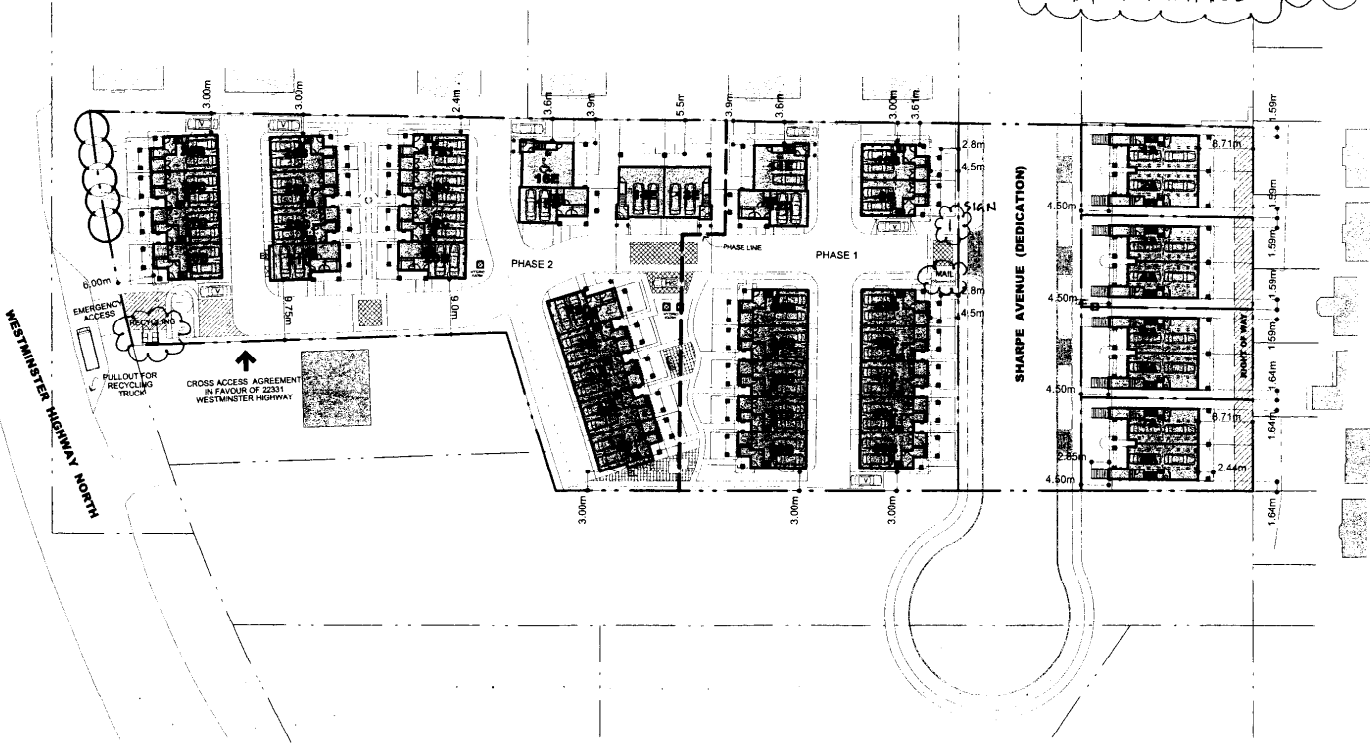
PLAN # 1 NOV 30 2005
DP 04286809

ROSEDALE GARDENS
for
RICHMOND
ROSEDALE

OCTOBER 17, 2005
DP 04-0286809 RESUBMISSION

FOUGERE
ARCHITECTURE
INC.

* DUPLEX TANDEM PARKING BY VARIANCE



SITE PLAN
SCALE: 1" = 50' 0"



43 units (21.0 upa)

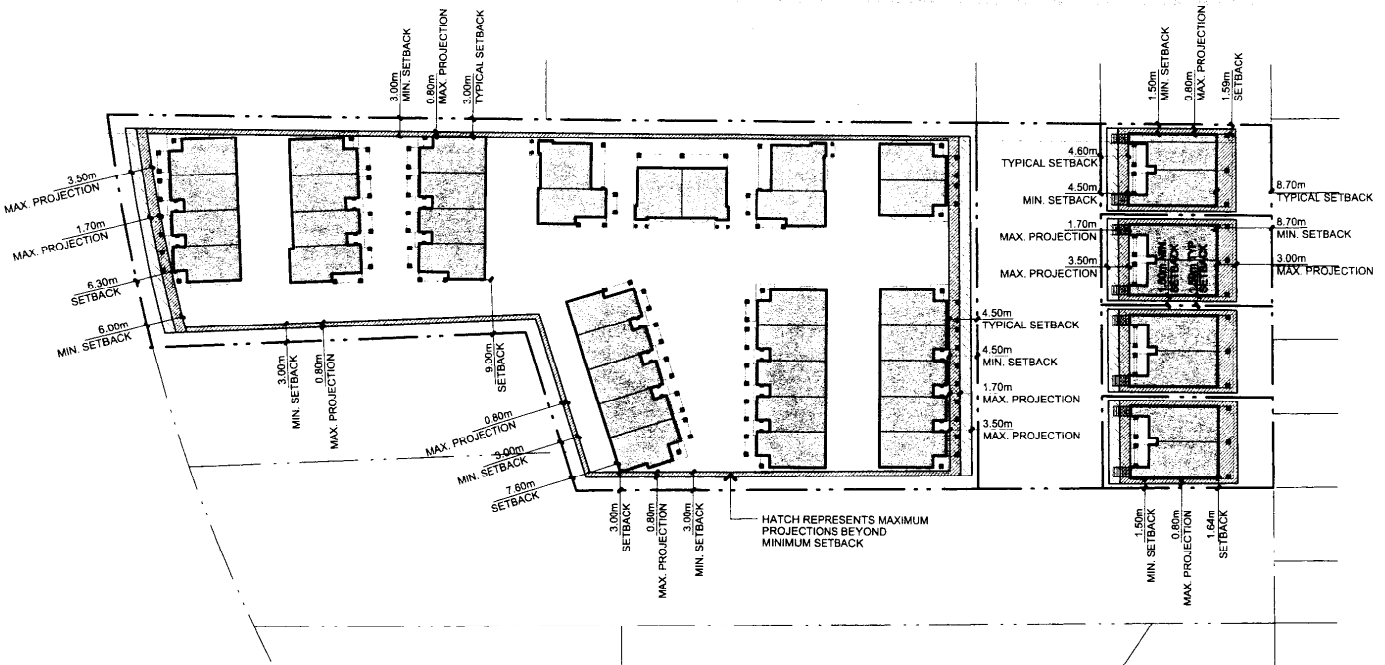
PLAN # 2A
NOV 3 0 2005
DP 04286809

ROSEDALE GARDENS
for
RICHMOND
ROSEDALE



LEGEND

-  PERMITTED PROJECTION TYPE 1 (2.80m MINOR 4.30m)
BALCONIES, BAY WINDOWS AND CANTILEVERED ROOFS
-  PERMITTED PROJECTION TYPE 2 (3.50m)
PORCHES AND ENTRY STAIRS



PROJECTIONS BEYOND SETBACK PLAN

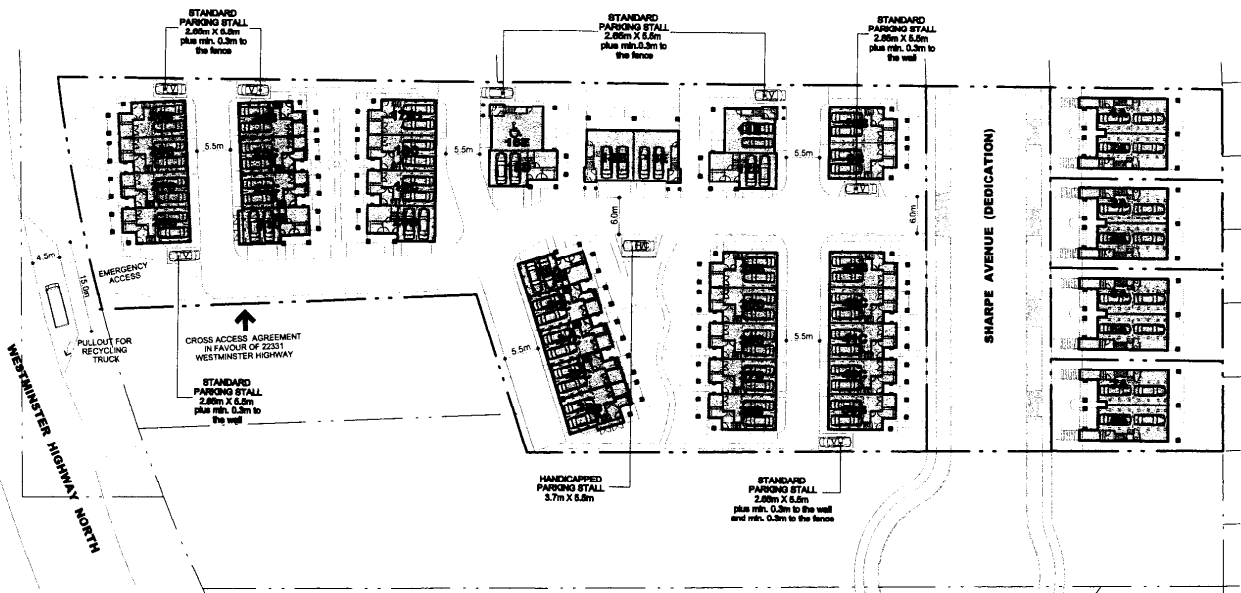
SCALE 1:50 @

PLAN # 2B NOV 30 2005
DP 04286809

**ROSEDALE GARDENS
for
RICHMOND
ROSEDALE**

OCTOBER 17, 2005
DP 04-286809 REGD. ARCHT.





PARKING CALCULATION

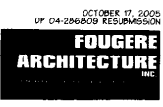
TOWNHOUSE DEVELOPMENT:		
RESIDENTIAL PARKING REQUIRED	15 / UNIT x 35 UNITS	53 STALLS
RESIDENTIAL PARKING PROVIDED		69 STALLS
VISITOR PARKING REQUIRED	0.2 / UNIT x 35 UNITS	7 STALLS
VISITOR PARKING PROVIDED		7 STALLS
ACCESSIBLE PARKING REQUIRED	2% OF 69 STALLS	2 STALLS
* DUPLEX LOTS: TANDEM PARKING BY VARIANCE		
RESIDENTIAL PARKING REQUIRED	2.0 / UNIT x 8 UNITS	16 STALLS
RESIDENTIAL PARKING PROVIDED		16 STALLS
VISITOR PARKING REQUIRED	0	0
VISITOR PARKING PROVIDED	0	0
TOTAL PARKING PROVIDED		97 STALLS

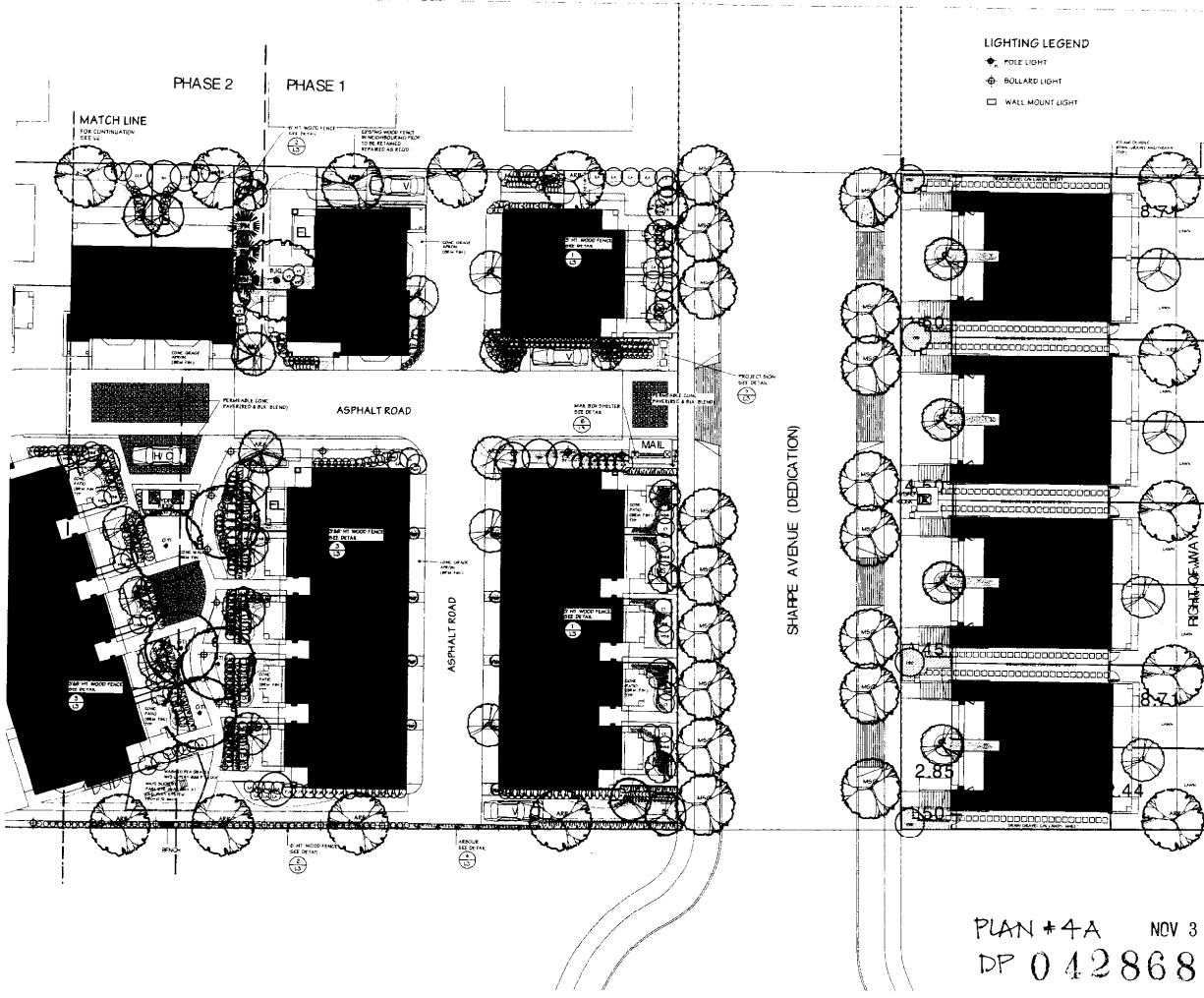


PARKING PLAN
SCALE: 1:500

PLAN # 3 NOV 30 2005
DP 0 4286809

ROSDALE GARDENS
for
RICHMOND ROSDALE





LIGHTING LEGEND
 * POLE LIGHT
 ⊕ BOLLARD LIGHT
 □ WALL MOUNT LIGHT

DATE: 11/3/05
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS
 PROJECT NO.: 04286809
 SHEET NO.: 3a

ITO
 & ASSOCIATES
 LANDSCAPE ARCHITECTS
 3300 HULL ST.
 RICHMOND, VA 23220
 PHONE: (804) 271-5400
 FAX: (804) 271-5401

ROSDALE GARDENS
 22311 Westminister Hwy
 Richmond

LANDSCAPE PLAN

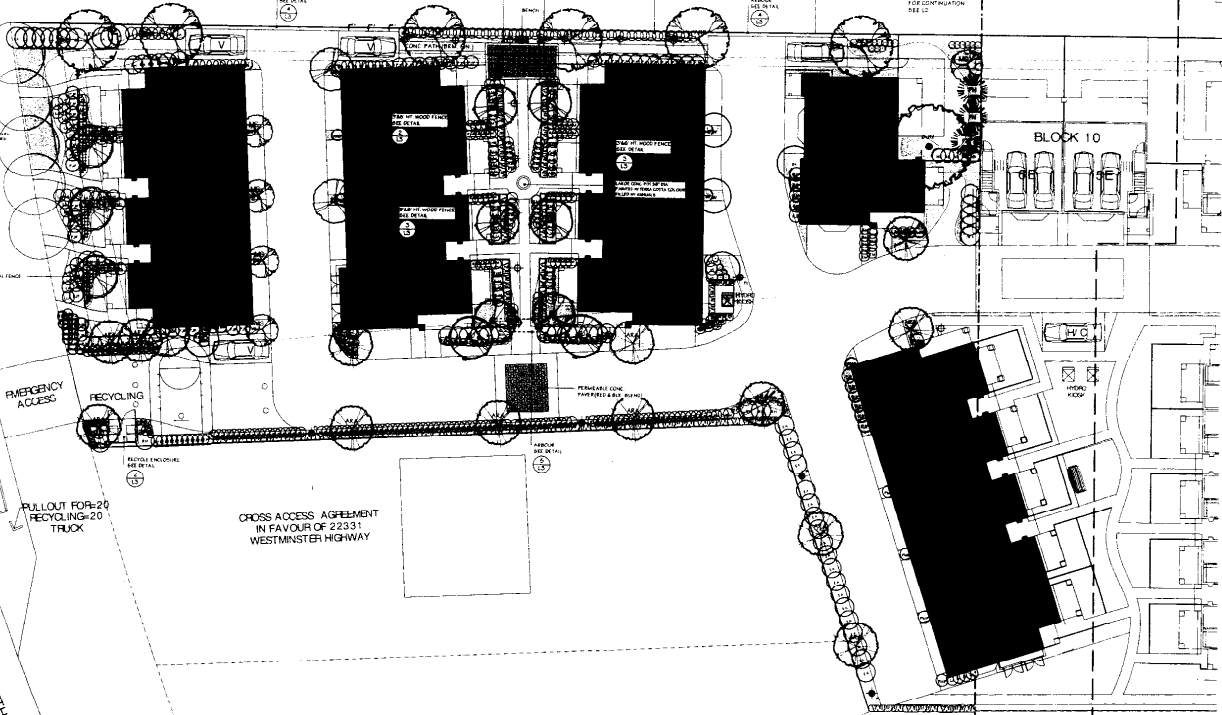
PLAN #4A NOV 3 0 2005
 DP 04286809

3a

PHASE 2 PH/

MATCH LINE
SEE CONTINUATION
PAGE 12

BLOCK 10



WESTMINSTER HIGHWAY NORTH

- LIGHTING LEGEND**
- ◆ POLE LIGHT
 - ⊕ BOLLARD LIGHT
 - WALL MOUNT LIGHT

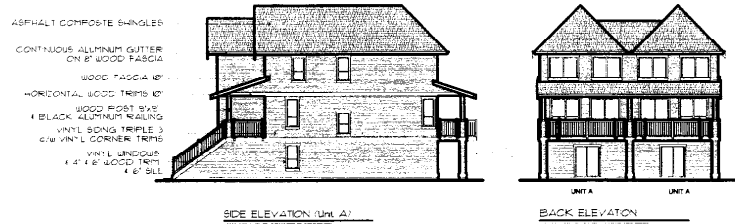
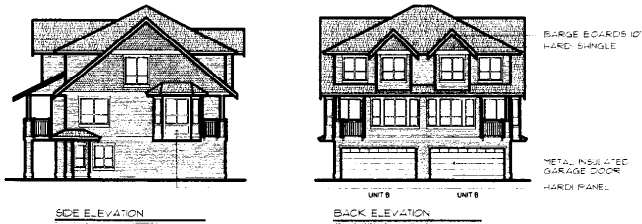
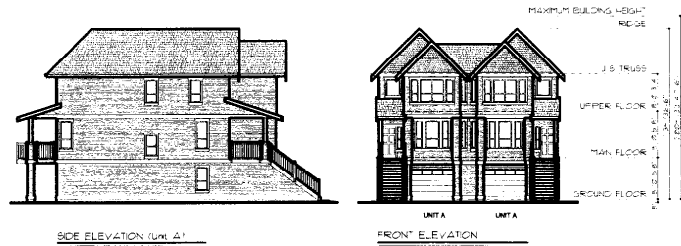
PLAN #4B NOV 3 0 2005
 DP 04286809

ITO
 & ASSOCIATES
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 BC V6V 1S4
 Tel: 604-271-2811
 Fax: 604-271-2812
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ROSEDALE GARDENS
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LANDSCAPE PLAN

3b



- ASPHALT COMPOSITE SHINGLES
- CONTINUOUS ALUMINUM GUTTER ON 8" WOOD FASCIA
- WOOD FASCIA 4"
- HORIZONTAL WOOD TRIMS 4"
- WOOD POST 6"x6"
- 1 BLACK ALUMINUM NAILING
- 1 VINYL BONG TRIPLE 3
- 2 1/2" VINYL CORNER TRIMS
- VINYL WINDOW 4' 4" x 8" WOOD TRIM 4' 6" SILL

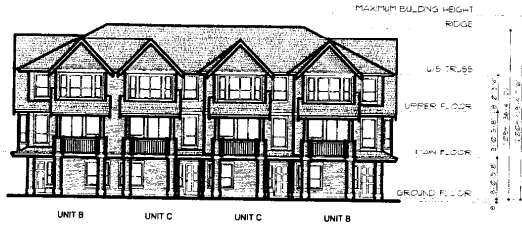
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BLOCK AA
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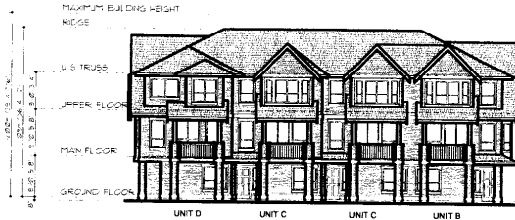
PLAN # 5 NOV 3 0 2005
DP 04286809

ROSEDALE GARDENS
for
RICHMOND ROSEDALE
GARDENS

OCTOBER 17, 2005
DP 04-286809 RESUBMISSION
FOUGERE ARCHITECTURE
INC.



FRONT ELEVATION



FRONT ELEVATION



SIDE ELEVATION (UNIT D)

SIDE ELEVATION (UNIT B)

- HARD SHINGLES
- WOOD FASCIA @ 1"
- ASPHALT COMPOSITE SHINGLES
- CONTINUOUS ALUMINUM GUTTER ON 8" WOOD FASCIA
- VINYL WINDOWS 4 4 AND 6" WOOD TRIM 1 8" SILL
- HORIZONTAL WOOD TRIM @ 1"
- WOOD POST 8" x 8"
- BLACK ALUMINUM RAILING
- VINYL SIDING TRIPLE 3 6" VINYL SUNSCREEN UNITS
- HARDI PANEL
- METAL INSULATED GARAGE DOOR
- METAL INSULATED DOOR



SIDE ELEVATION (UNIT D)

SIDE ELEVATION (UNIT B)



BACK ELEVATION



BACK ELEVATION

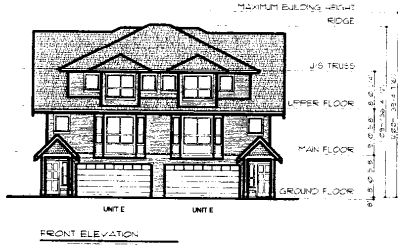
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BLOCK BCCD
Scale : 1" = 20'-0"

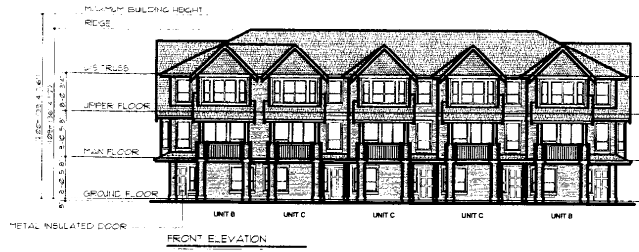
PLAN # 6 NOV 3 0 2005
DP 0 4 2 8 6 8 0 9

ROSEDALE GARDENS
for
RICHMOND ROSEDALE GARDENS LTD.

OCTOBER 17, 2005
DP 04-286809 RESUBMISSION
FOUGERE ARCHITECTURE INC.



FRONT ELEVATION



FRONT ELEVATION



SIDE ELEVATION (UNIT E)

SIDE ELEVATION (UNIT E)

- ASPHALT COMPOSITE SHINGLES
- HARD SHINGLES
- CONTINUOUS ALUMINUM GUTTER
- 2" X 4" WOOD FASCIA
- WOOD FASCIA 1" X 4"
- HORIZONTAL WOOD TRIM 1" X 4"
- VINYL SIDING TRIPLE 2"
- 2" X 4" VINYL CORNER TRIMS
- WOOD POST 2" X 4"
- 4" BLACK ALUMINUM RAILING
- HARD PANEL
- VINYL JUNCTIONS
- 4" WOOD TRIM 1" X 4" & 1" X 2" SILL



SIDE ELEVATION (UNIT B)

SIDE ELEVATION (UNIT B)



BACK ELEVATION



BACK ELEVATION

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

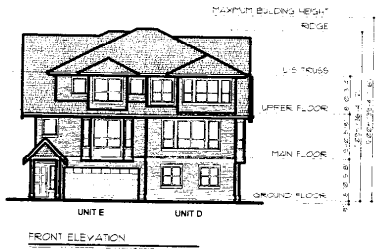
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Scale : 1/8" = 1'-0"

PLAN # 7 NOV 30 2005
DP 0 4286809

ROSEDALE GARDENS
for
RICHMOND ROSEDALE GARDENS LTD.

OCTOBER 17, 2005
DP 04-286809 RESUBMISSION

FOUGERE ARCHITECTURE INC.



FRONT ELEVATION



FRONT ELEVATION



SIDE ELEVATION (Unit E)

SIDE ELEVATION (Unit D)

- WOOD FASCIA 1"
- ASPHALT COMPOSITE SHINGLES
- HARDI PANELS
- CONTINUOUS ALUMINUM GUTTER
- ON 2" WOOD FASCIA
- VINYL WINDOWS
- 4" WOOD TRIM 4" AND 6"
- 4" 6" SILL
- HORIZONTAL WOOD TRIM 1"
- WOOD ROOF 2x6
- ALUMINUM RAILING
- HARDI PANEL
- VINYL SIDING TRIPLE 3
- 2 1/2" VINYL CORNER TRIM
- METAL DOOR



SIDE ELEVATION (Unit B)

SIDE ELEVATION (Unit D)



BACK ELEVATION

METAL INSULATED GARAGE DOOR



BACK ELEVATION

BLOCK DE
Scale : 1" = 20'-0"

BLOCK BCCD
Scale : 1" = 20'-0"


PLAN # 8

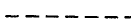
NOV 30 2005

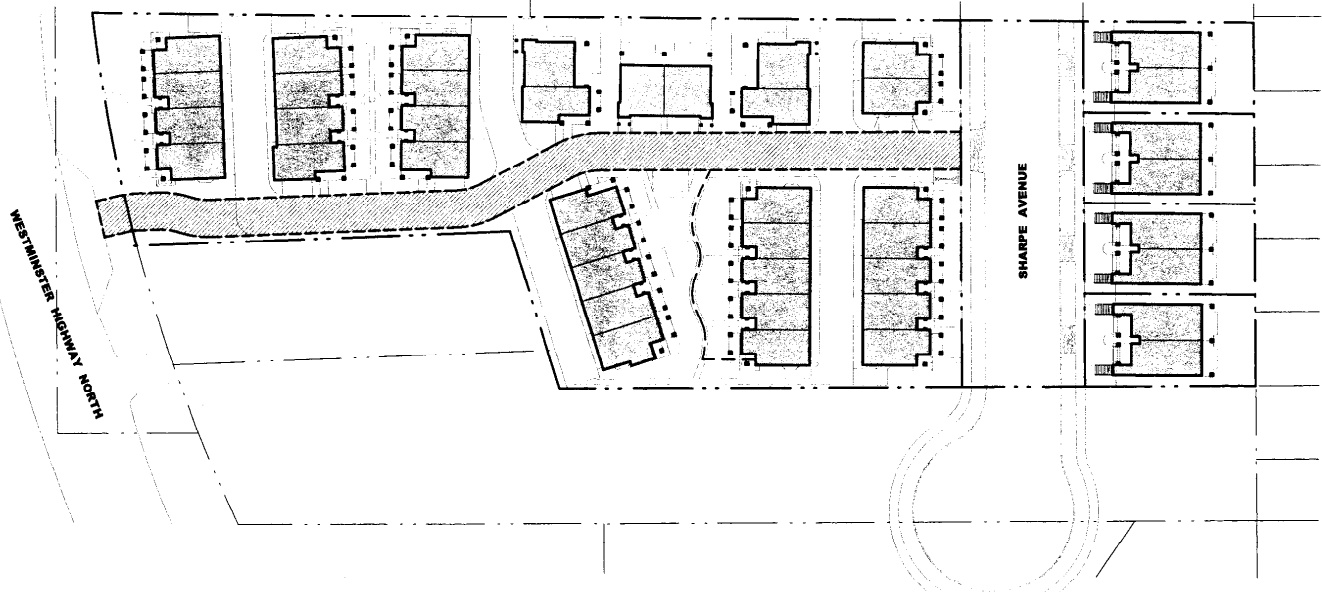
DP 04286809

ROSEDALE GARDENS
for
RICHMOND ROSEDALE GARDENS LTD.

OCTOBER 17, 2005
DP 04-286809 RESUBMISSION
FOUGERE ARCHITECTURE INC.

 FIRE TRUCK ACCESS
 6' WIDE WITH 12' CENTER RADIUS

 FREIGHTER
 MAXIMUM 25' ON
 PROVIDED 35' W



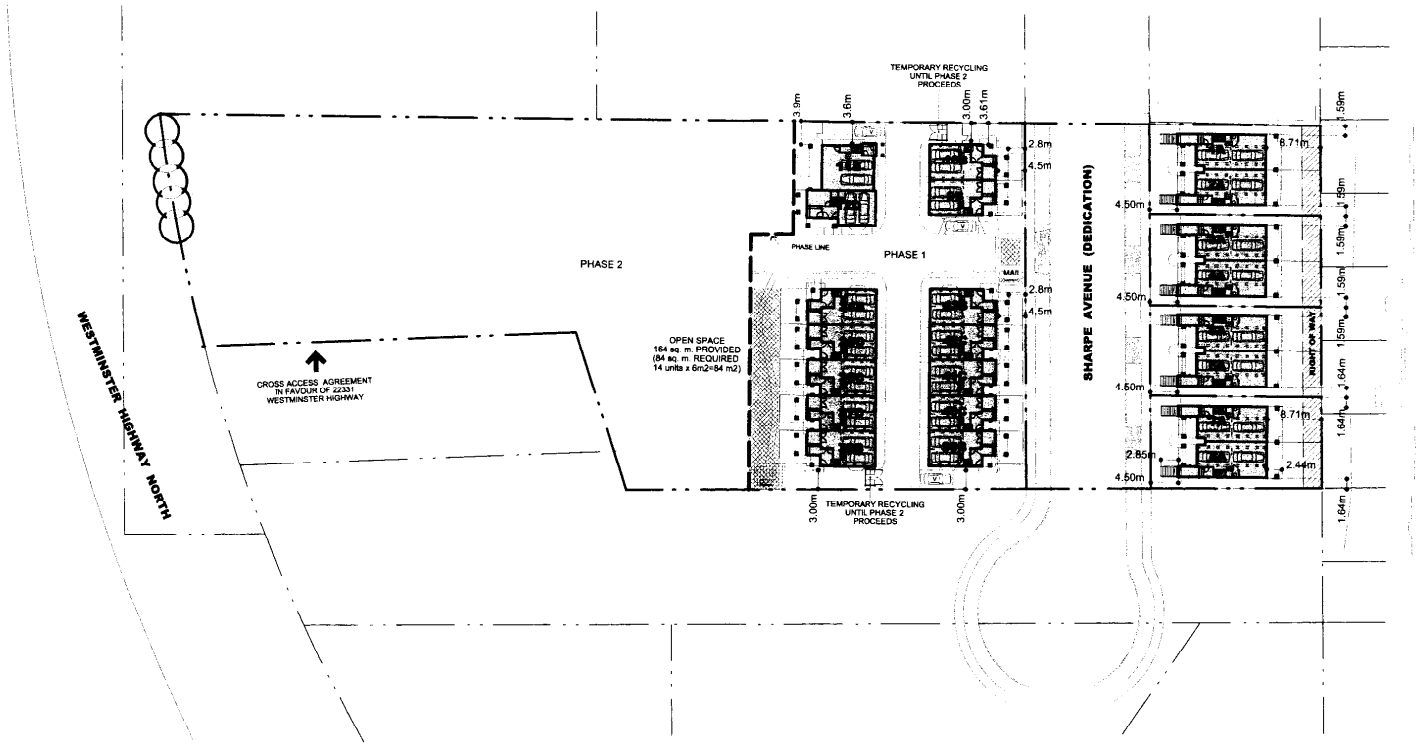
EMERGENCY VEHICULAR ACCESS PLAN
 SCALE 1" = 50' 0"

Reference Plan A NOV 3 0 2005
 04286809

**ROSEDALE GARDENS
 for
 RICHMOND
 ROSEDALE**

OCTOBER 17, 2005
 DP 04-286809 REVISION 4/05

**FOUGERE
 ARCHITECTURE
 INC.**



SITE PLAN - PHASE 1 22units

SCALE 1:500

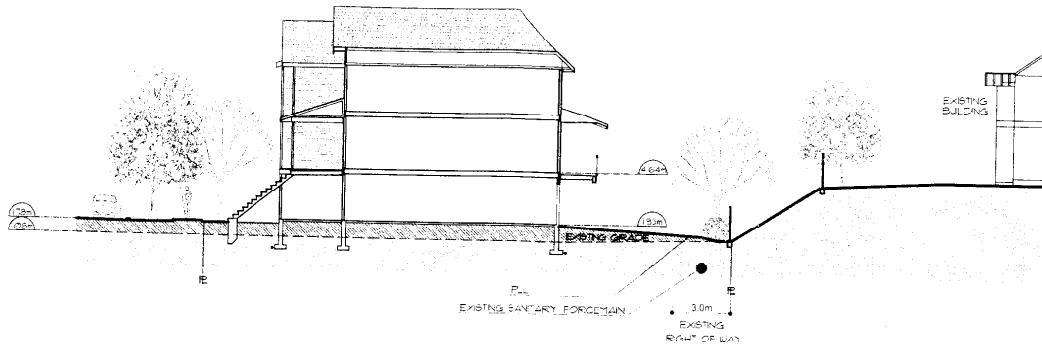
Reference Plan B NOV 30 2005

04286809

ROSEDALE GARDENS
for
RICHMOND
ROSEDALE

OCTOBER 17, 2005
DP 04-286809 RESUBMISSION





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



WILMINGTON HIGHWAY STREETSCAPE
SCALE 1/8" = 1'-0"

Reference Plan C NOV 3 0 2005
DP04286809

ROSEDALE GARDENS
for
RICHMOND ROSEDALE GARDENS LTD.

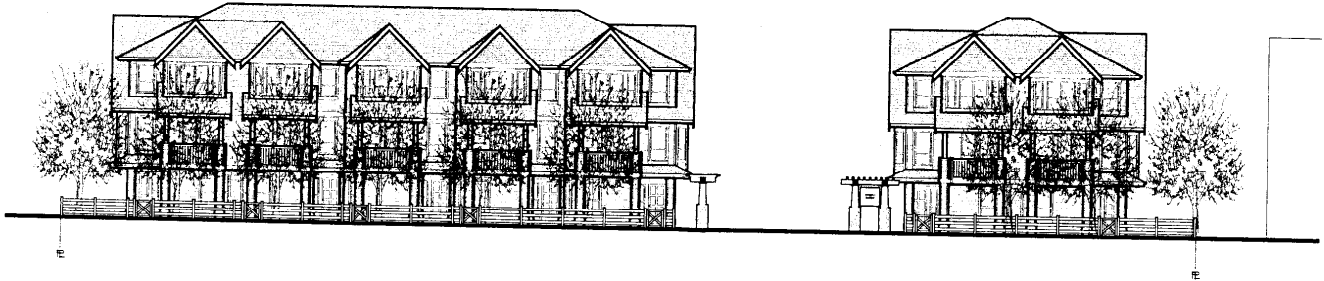
NOVEMBER 17, 2005
07-04-2004-510 PERMITSUBMISSION

FOUGERE ARCHITECTURE INC.

200 - 230 HEEB ROADWAY MISSISSAUGA, ONTARIO L4X 1K1 CANADA



SHARPE AVENUE STREETSCAPE DUPLEXES
SCALE 1/8" = 1'-0"



SHARPE AVENUE STREETSCAPE TOWNHOUSES Reference Plan D NOV 30 2005
SCALE 1/8" = 1'-0"

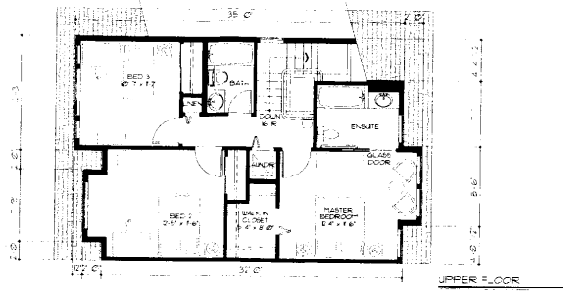
DPO 4286809

ROSEDALE GARDENS
for
RICHMOND ROSEDALE GARDENS LTD.

NOVEMBER 30 2005
OF 04 ORDINARY RESOLUTIONS

FOUGERE ARCHITECTURE INC.

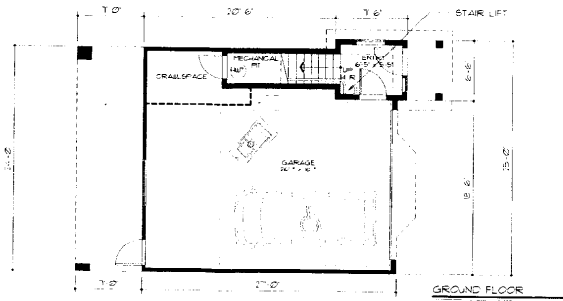
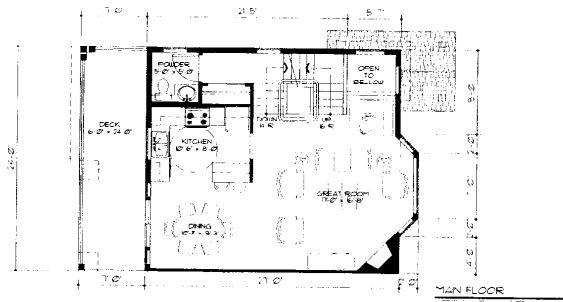
2011, 222 WEST BRIDGEMAN AVENUE, SUITE 100, RICHMOND, BC V6V 1K7



FLOOR AREA

Ground floor	67
Main floor	638
Upper floor	143
TOTAL	1454
Covered Decks	102
Off street parking	502
Coverage	853

* For floor plan circular ground floor @ 4" # (4.5 sq ft) Does not include stairs



UNIT E
Scale: 1" = 10'-0"

Reference Plan E NOV 30 2005

04286809

ROSEDALE GARDENS
for
RICHMOND ROSEDALE

OCTOBER 17, 2005
DP 04-286809 RESUBMISSION

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ARCHITECTURE
INC.