



City of Richmond
Planning and Development Department

Report to Development Permit Panel

To: Development Permit Panel

From: Brian J. Jackson, MCIP
Director of Development

Re: **GERRY BLONSKI has applied to the City of Richmond for permission to develop 11111 and 11131 Cambie Road in order to construct a 12 unit townhouse development.**

To: DPPM 19-MAR-16, 2011

Date: February 18, 2011

File: DP 09-504462

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 12, two and three-storey townhouse units at 11111 and 11131 Cambie Road, zoned "Low Density Townhouses (RTL3)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Reduce the required front yard setback from 6.0 m to 4.50 m;
 - b) Reduce the minimum required lot width requirement from 50.0 m to 45.0 m;
 - c) Reduce west side yard setback from 3.0 meters to 0.0 meters to allow for a self-containing garbage/recycling enclosure and mail area; and
 - d) Permit resident parking to allow a tandem parking configuration for 6 units (12 stalls).

Brian J. Jackson, MCIP
Director of Development

DJ:cas
Att.

Staff Report

Origin

Gerry Blonski has applied to the City of Richmond for permission to develop a 12 unit townhouse project within the East Cambie Area Plan on a site currently zoned "Single-Detached (RS1/E)" for 11111 Cambie Road and "Two-Unit Dwellings (RD1)" for 11131 Cambie Road. The subject site is currently vacant.

The site is being rezoned to "Low Density Townhouses (RTL3)" under Bylaw 8425 (RZ 06-330589).

No frontage improvements are required for this location and no upgrades to existing servicing is needed. Therefore no Servicing Agreement is necessary.

Development Information

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

Background

Development surrounding the subject site is as follows:

To the West: Single Family Dwelling at 11091 Cambie Road zoned "Single Detached (RS1/E)";

To the South: Across Cambie Road, a vehicle storage yard at 11100 Cambie Road zoned "Limited Industrial Retail District (IR1)";

To the East: Single Family Dwelling at 11151 Cambie Road zoned "Single Detached (RS1/E)"; and

To the North: Four (4) Single-Family Dwellings at 11128, 11140, 11148 and 11160 Mellis Drive zoned "Land Use Contract 099".

Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage (staff comments are provided in **bold italics**):

1. Integration of plantings with the trees that are to be retained.

Four street trees fronting Cambie Road were identified as good retention candidates. The trees have been retained and incorporated into the landscaping plan that will provide a good buffer to the site and softens the visual impact along Cambie Road as well as providing screening and additional privacy for the residents along Cambie Road.

2. Garbage and recycling location.

The applicant has located the garbage and recycling enclosure close to the entry of the complex along the western edge of the property. This allows for easy access to the internal drive aisle that provides for good manoeuvrability for pick-up vehicles.

3. Mailbox design and location, keeping in mind the cross access easements with neighbouring properties.

The mailbox has been incorporated with the garbage and recycling enclosure and provides easy access for residents.

4. Design of the play area.

Due to the small scale of the project, the size of the outdoor amenity area does not warrant a child's play area as it would take up too much of the space to install a usable play structure for other opportunities for outdoor enjoyment. The nearest neighbourhood park that contains a play structure is Albert Airy Park which is approximately 200 meters away from the subject site.

5. Overall appropriateness of the landscaping plan.

The proposed landscaping plan provides for sufficient hard and soft landscaping features, allowing residents to enjoy the presence of the central green space. Over time, the proposed landscaping will grow, mature and increase privacy screening with adjacent properties. Further information is contained in the landscaping section of this report.

The Public Hearing for the rezoning application was held on July 20, 2009 and there were two (2) written submissions (**Attachment 2**).

Mr. Ron Trinkel of 11148 Mellis Drive has concerns over:

- The appropriateness of a 12 unit Townhouse complex when there are fairly new Single Detached dwellings along the street.
- Grade difference and should it cause drainage issues onto adjacent properties.
- Closeness of the townhouses to the property line as well as the proposed height of the townhouses and whether they pose a risk of privacy to the rear yards of immediate neighbours.

Ms. Whitney Ten-Pow of 11140 Mellis Drive has concerns over:

- Distance between the proposed building and the shared property line.
- Any grade increases to the subject site would risk drainage flowing and flooding onto adjacent properties.
- Buildings should not be any more than two stories high as it would not be in line with the adjacent neighbourhood.

The applicant and staff have addressed these issues as follows:

- The proposal is in line with the permitted land use designations in the East Cambie Area Plan where the subject property is listed as "Residential". The proposed density allowed in the RTL3 zone is 0.6 FAR which is within the area of the other multi-residential development that have occurred in the area. There is a similar scaled townhouse development further east of the subject site at 11331 Cambie Road (approved at 0.55 FAR) as well as a 39 unit apartment complex at 11240 Mellis Drive (approved at 0.72 FAR), is closer to the subject site and also fronts onto Cambie Road.

- Drainage issues have been taken into consideration as the site is to be raised to meet the City's Flood Management Strategy where the minimum habitable grade elevation is to be at least 2.9 m GSC or at least 0.3 m higher than the highest crown of the adjacent road. All on site drainage is to be maintained on the property.
- The distance between the buildings nearest the northern property line shared by the single family neighbourhood to the north meets the minimum rear yard setback requirement of 3.0 meters in the RTL3 zone.
- The proposed buildings will be 1.1 m lower than the maximum allowable height of 12.0 m in the RTL3 zone. As well, the applicant has lowered the height of the end units for each building cluster to provide a stepping down feature when they address adjacent properties.
- The units toward the rear of the property are arranged to run east-west to expose the side elevations of the end units that provide limited viewing opportunities to the adjacent properties to the north. Landscaping will provide additional screening to protect the viewing privacy of the adjacent neighbours to the north.

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 Richmond Zoning Bylaw 8500 except for the zoning variances noted below.

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

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

1. Reduce the required front yard setback from 6.0 m to 4.50 m to allow an encroachment of balcony supports to the front of Building 1.
Staff supports the proposed variance as it will improve the front façade of the units, increase articulation of the building mass and contribute to reinforcing the pedestrian character of the public realm along Cambie Road.
2. Reduce the minimum required lot width requirement from 50.0 m to 45.0 m.
Staff supports the proposed technical variance as it is relatively minor and still allows an attractive townhouse development without impacting adjacent properties.
3. Reduce west side yard setback from 3.0 meters to 0.0 meters to allow for a self-containing garbage/recycling enclosure and mail area.
The variance is required to allow for a mail and garbage/recycling enclosure. Staff supports the proposed variance as it is a logical location to the enclosure from a servicing point of view. Located on the west side of the site provides adequate separation from the townhouse units while maintaining proper separation to the single family house to the west at 11091 Cambie Road.
4. Permit resident parking to allow a tandem parking configuration for 6 units (12 stalls).
Staff supports the proposed variance as tandem parking provides an alternative parking arrangement from the conventional side to side configuration to allow a reduction in the building footprint. It has also been used in similar townhouse developments with no noted

concerns. A covenant will be required to prevent the tandem space being converted to habitable space.

Advisory Design Panel Comments

Due to the small size and scale of this application, it did not warrant taking this project to the Advisory Design Panel and design features and considerations could be managed internally.

Analysis

Conditions of Adjacency

- The subject site is located in the East Cambie area, on the northern side of Cambie Road, and just east of Shell Road. Behind the site to the north are smaller Single Detached Dwellings that are no more than two stories in height.
- To the south of Cambie is a Light Industrial District with lots fronting Vanguard Road. These units contain mostly auto-orientated repair businesses that have little impact on the residential neighbourhood to the north of Cambie Road.
- East Cambie has not seen much in the way of redevelopment projects over the past few years. A nearby 13-unit townhouse complex at 11331 Cambie Road is the most recent example of redevelopment in this area as it was completed approximately 5 years ago. The apartment complex fronting Cambie Road at 11240 Mellis Drive is considerably older.
- Single Detached homes surround the subject site on three sides and are no more than two stories each in height. Many of the houses are older with some better maintained than others.
- The proposed development address the surrounding lots very well as the end units of each building cluster in this predominately three storey complex steps down to two stories to create an attractive looking design.

Urban Design - Site Planning

- Access to the site is along the western side of the site to provide opportunities for a continuous row of townhouse units to line up and front onto Cambie Road. Once into the site the drive aisle provides a view of the landscaped outdoor amenity area before turning right to allow access to each of the units.
- The internal drive aisle presents itself in a "T" configuration and provides easy manoeuvrability and access to the units.
- The units are arranged in three (3) building clusters consisting of two (2) three-unit clusters internal to the site and one (1) six unit cluster that fronts Cambie Road, allowing for a nicely scaled proposal. The six unit cluster has the main pedestrian entry fronting Cambie Road to reinforce the street orientated character and adds interest and activity to the street.
- The outdoor amenity area is located along the western edge of the site, located in front of Building 3 and in direct view as one drives into the site. The proposal includes a Gazebo, open patio and lawn space. Given the required size of the amenity area, a play structure would require substantial space surrounding the structure to provide children with adequate room to use the structure safely. A play structure exists on a public park located approximately 200 meters of the subject site. Many of the townhouse units include large decks and patio space to allow for private enjoyment of outdoor space.

- The garages provide enough room for long-term storage of bicycles. Short-term bicycle parking is provided through bike racks adjacent to the amenity area; the racks will provide enough space for at least three (3) bikes.
- Three (3) visitor parking stalls are distributed throughout the site and conforms to the minimum number of required number of stalls (3) – including one (1) for wheelchair accessibility.
- The garbage/recycling and mail enclosure is located just off the main entry to the site for easy access. The bins are enclosed on three sides and the stone finishing works well with the building façade for the rest of the units while providing proper separation to the property to the west. Large sliding wooden doors to allow access will complement the character of the immediate buildings without impeding internal traffic flow.
- Pedestrian access to the site is provided off Cambie Road and along the internal drive-aisle. The units fronting Cambie Road will enjoy having direct pedestrian access from the street without having to enter into the complex.
- The overall appearance of the proposal conforms to the design guidelines of the Official Community Plan. The proposed craftsman style appearance with its form and scale will fit in well with the existing area. The design contributes to the surrounding neighbourhood by having a mix of two and three story units in each of their building clusters. The two story units are at the end of each building - providing a stepping down feature to respect the neighbouring properties, and enhancing the overall scale and massing of the complex in its relationship with the neighbouring properties.
- The choice of finishing materials range from dark green horizontal siding long the bottom of the building’s facade to grey vertical at the top. Articulation is added through the extensive use of façade patterns and roof form.
- Stone clad columns add to the articulation that provides variety and interest to the buildings.
- The roof is finished with simple black asphalt. This adds to the balance to the tones of the façade.
- Fencing along the street consists of metal fencing with stone clad supports that relate well to the character of the buildings and provide an attractive separation to the street while adding to the longevity through the use of durable materials.

Trees

- An arborist report was submitted at the rezoning application stage and was reviewed by City staff. The report identified four (4) on-site trees which were listed in poor condition and not good candidates for retention. Upon field review, staff concurred with the report and did discover a fifth tree on the property not listed in the report. This tree is also in poor condition and not a good candidate for retention. In accordance with City policy, a 2:1 replacement ratio results in ten (10) new trees to be planted. The submitted landscaping drawings have identified the location of 14 new trees that will be supplied, exceeding the minimum number required by policy.

Number of trees to be removed	Required number of trees to be replaced	Proposed number of trees to be planted	Surplus/Deficit
5	10	14	4 (surplus)

- The submitted report also identified four (4) street trees fronting Cambie Road that are to be retained. The proposed landscape plan incorporates these trees in to the plan.
- The applicant is to provide security for landscaping in the amount of \$25,883.00 to ensure the quantity and quality of the planting material on the proposed landscaping plan survive well beyond completion of the development.

Open Space Design

- The submitted landscape plan identifies a mixture of soft and hard landscaping to help identify edge treatments throughout the site. Hard surfaced landscaping is also proposed through a mixture of asphalt and a paving system to help soften the appearance of the internal drive-aisle and identifies the location of the amenity area and visitor parking.
- The applicant has chosen to make a voluntary cash-in-lieu payment of \$12,000 instead of providing an indoor amenity space. Payment is secured through rezoning.
- The applicant has provided a lighting plan to illustrate how the site is to be illuminated during evening hours. The fixtures themselves will provide downward casting illumination to avoid spilling on to adjacent properties.

Affordable Housing

- The applicant is making a voluntary contribution of \$8,570.40 to affordable housing in accordance to the Affordable Housing Strategy. It is being secured through the rezoning application and is payable prior to its formal adoption.

Universal Access

- To provide for design flexibility and to allow for better movement to those with limited mobility, a conversion plan is provided for unit number 9, the northern unit within Building 2. Items that contribute to the convertibility of this unit are as follows:
 - Wider doors for easier access to the unit (dimensions are to be shown on the Building Permit drawings).
 - Adequate space to install a lift to allow access for occupants to different floors of the unit. Dimensions to the future openings are shown on the submitted drawings.
 - Design the layout of the kitchen and bathrooms for wheelchair mobility (dimensions are shown to indicate mobility).
 - Additional blocking behind the finished walls for future installation of grab bars (notations to be provided on the Building Permit drawings).
 - Depressed slab area on grade to allow for the vertical lift and a floor joist design to ensure an easy opening to the upper floor to support the installation and operation of the same lift.

Sustainability Indicators

- The proposed plan is reusing an existing single family site to provide for a gradual increase in density in the neighbourhood, utilizing existing and proposed infrastructure more efficiently.
- The applicant is proposing a pedestrian-scale streetscape along all street frontages to reinforce a pedestrian character of the neighbourhood.


- The retention of the four existing trees in combination with the extensive landscaping that will improve the public realm over time.
- The proposed lighting plan will focus on illuminating the subject site and not add unnecessary illumination to adjacent properties, therefore reducing light pollution.
- The residential units will include energy efficient appliances and water saving faucets.
- The site is close to a major transit corridor and close to bus stops for convenient use, thereby encouraging public transit use.
- A permeable paving system covering approximately 50% of the hard surfaces are proposed.

Crime Prevention Through Environmental Design

- The proposed plan provides good edge features along the site to separate public and private space, giving the site a good sense of territoriality to residents and visitors.
- The submitted lighting plan should provide good evening illumination contributing to the sense of safety for the residents.
- Building orientation and landscaping features provide good sight lines and view angles throughout the site.
- The units adjacent to the outdoor amenity area have windows at the ground and upper levels to provide good casual surveillance to the area.

Conclusion

The proposed development has gone through some design modifications which respond well to the design guidelines for the area and its specific context. Staff recommend that this Development Permit application be approved, as the proposed design will fit well within the existing streetscape and the rest of the neighbourhood.



David Johnson
Planner 2

DJ:cas

Attachments:

1. Development Application Data Sheet
2. Public Hearing submissions for Bylaw 8425 for RZ 06-330589.

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$25,883.00; and
- Registration of a covenant to prevent tandem parking areas to be converted to habitable space.

Prior to future Building Permit issuance, the developer is required to complete the following:

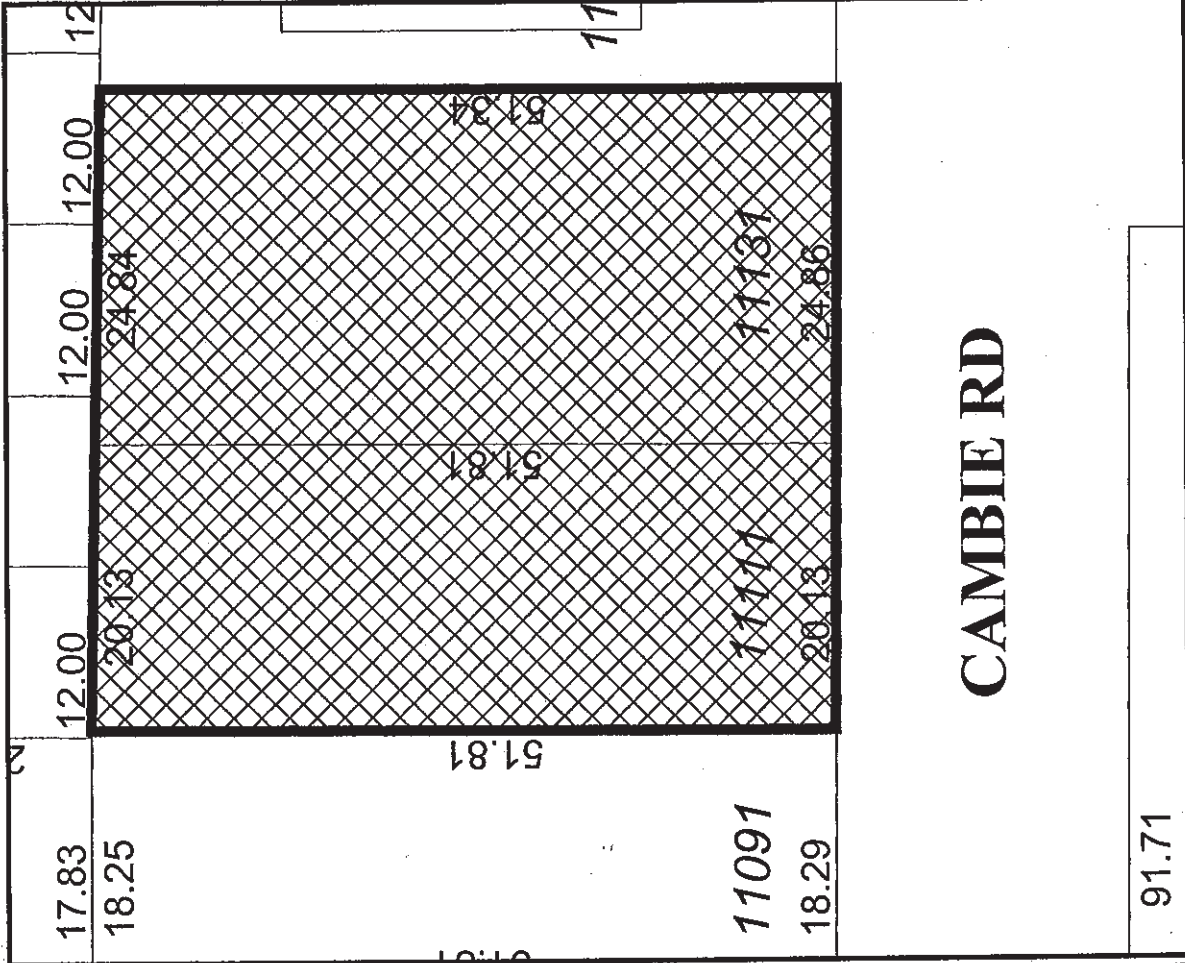
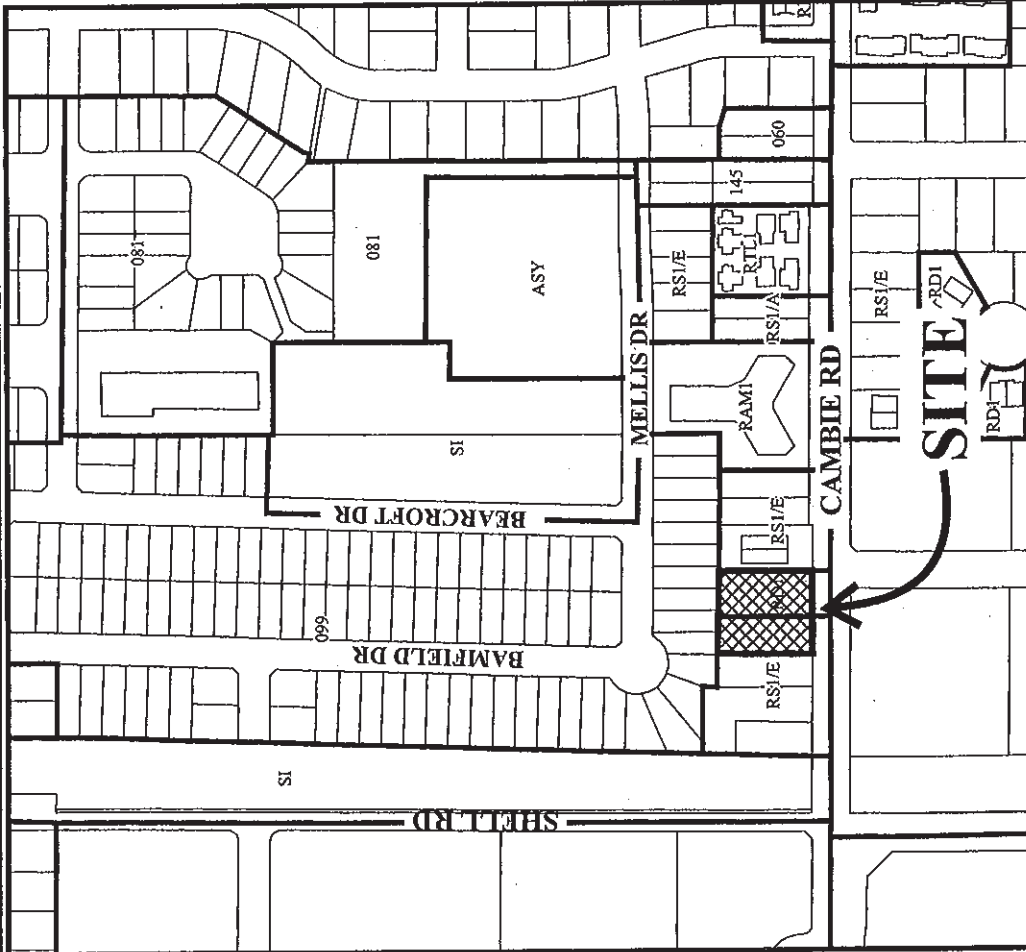
- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be

required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.*

- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>).



City of Richmond



DP 09-504462 SCHEDULE "A"

91.71

Original Date: 01/04/10

Revision Date:

Note: Dimensions are in METRES



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca
604-276-4000

Development Application Data Sheet

Development Applications Division

DP 10-517750

Address: 11111 and 11131 Cambie Road

Applicant: Gerry Blonski

Owner: Eastrich Properties Inc..

Planning Area(s): East Cambie Area Plan (Schedule 2.11B)

	Existing	Proposed
Site Area:	2,308.2 m ²	2,213.0 m ²
Land Uses:	Single Detached (11111 Cambie Rd.) Duplex (11131 Cambie Rd.)	Townhouses
OCP Land Use Designation:	Residential	No change
Zoning:	Single Detached (R1S/E) 11111 Cambie Road Two Unit Dwellings (RD1) 11131 Cambie Road	Medium Density Townhousing (RTL3) (pending final)
Number of Units:	Currently Vacant	12 unit townhouses

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.6 FAR	0.6 FAR	none permitted
Lot Coverage:	40% max. (all buildings)	38%	none
Setback – Front Yard (minimum) (Cambie Road):	6.0 m	4.50 m	variance required
Setback – Side Yard (minimum) (west setback):	3.0 m	0.0 m	variance required
Setback – Side Yard (minimum) (east setback):	3.0 m	3.0 m	none
Setback – Rear Yard: (minimum) (rear yard)	3.0 m	3.0 m	none
Height: (maximum)	12.0 m	10.9 m	none
Lot Size:	50 m wide 35 m deep	45m wide 51.65 m deep	variance required
Off-street Parking Spaces – Resident/Visitor (minimum):	18 resident 3 visitor	24 resident 3 visitor	none
Off-street Parking Spaces – Accessible (minimum):	1	1 (included in visitor parking)	none
Total off-street Parking Spaces (minimum):	21 stalls	27 stalls	none
Tandem parking stalls	None for townhouses	6 tandem (12 total parking stalls)	variance required
Amenity Space – Indoor: (minimum)	0	cash-in-lieu provision	none
Amenity Space – Outdoor: (minimum)	72.0 m ²	72.0 m ²	none

MayorandCouncillors

Schedule 1 to the Minutes of the Regular meeting of Council held for Public Hearings on Monday, July 20, 2009.

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: July 19, 2009 8:05 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #466)
Categories: UCRS Code / File Number: Bylaw 8425 (RZ 06 330589)

<p>To Public Hearing Date: <u>July 20, 2009</u> Item #: <u>1</u> Re: <u>Bylaw 8425</u></p>

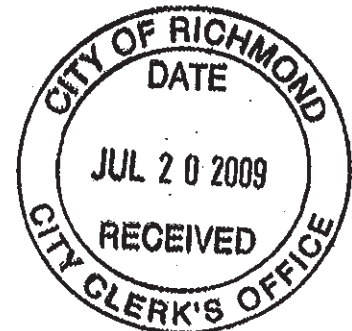
Send a Submission Online (response #466)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/Page1793.aspx
Submission Time/Date:	2009-07-19 8:04:10 PM

Survey Response

Your Name:	Rob Trenkel
Your Address:	11148 Mellis Drive
Subject Property Address OR Bylaw Number:	RZ 06 330589, 11111 and 11131 Cambie Road
Comments:	1. Most of the block has fairly new single family homes so a townhouse complex would seem out of place. 2. Concerned about the height of the property, that if it is raised higher than it is now it may cause water to runoff onto our properties and cause flooding. 3. Closeness of the townhouses to our properties which will have noise and privacy issues. 4. The height of the townhouses which would create a privacy issue.



Schedule 2 to the Minutes of the Regular meeting of Council held for Public Hearings on Monday, July 20, 2009.

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: July 20, 2009 10:56 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #468)
Categories: UCRS Code / File Number: 12-8060-20-8425 (RZ 06 330589)

To Public Hearing	
Date:	July 20 2009
Item #:	1
Re:	Bylaw 8425

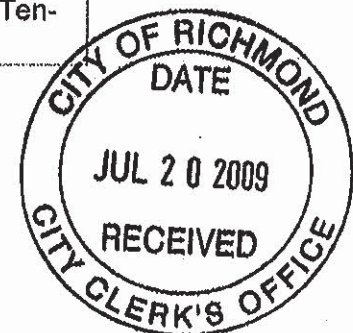
Send a Submission Online (response #468)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/Page1793.aspx
Submission Time/Date:	2009-07-20 10:55:28 AM

Survey Response

Your Name:	Whitney Ten-Pow
Your Address:	11140, Mellis Drive, Richmond , V6x 1L7
Subject Property Address OR Bylaw Number:	8425 RZ 06 330589
Comments:	<p>There are three concerns that I have with respect to the proposed development at 11111 and 11131 Cambie Street. (1) We have enjoyed the privacy of our back yards for the past 22 years, and with the proposed building of 12 Townhouses, I would like to know what would be the distance between those buildings and our property line. (2) The building up of the land in question to the level of Cambie Street without proper drainage, would definitely result in flooding to the lots of houses facing Mellis Drive. (3) These buildings, if allowed should not be more than two levels, otherwise they would not be in line with the residential homes in the area. I trust careful consideration be taken to my concerns. Thank you, Whitney & Grace Ten-Pow</p>





No. DP 09-504462

To the Holder: GERRY BLONSKI ARCHITECT
Property Address: 11111 AND 11131 CAMBIE ROAD
Address: UNIT 1A – 12468 82ND AVENUE
 SURREY, BC V3W 3EP

- 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 Bylaw 8500" is hereby varied to:
 - a) Reduce the required front yard setback from 6.0 m to 4.50 m;
 - b) Reduce the minimum required lot width requirement from 50.0 m to 45.0 m;
 - c) Permit resident parking to allow a tandem parking configuration for 6 units (12 stalls); and;
 - d) Reduce west side yard setback from 3.0 meters to 0.0 meters to allow for a self-containing garbage/recycling enclosure and mail area.
- 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 #9 attached hereto.
- 5) Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
- 6) As a condition of the issuance of this Permit, the City is holding the security in the amount of \$25,883.00 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.

A2

FLOOR PLANS: BLDG. 1

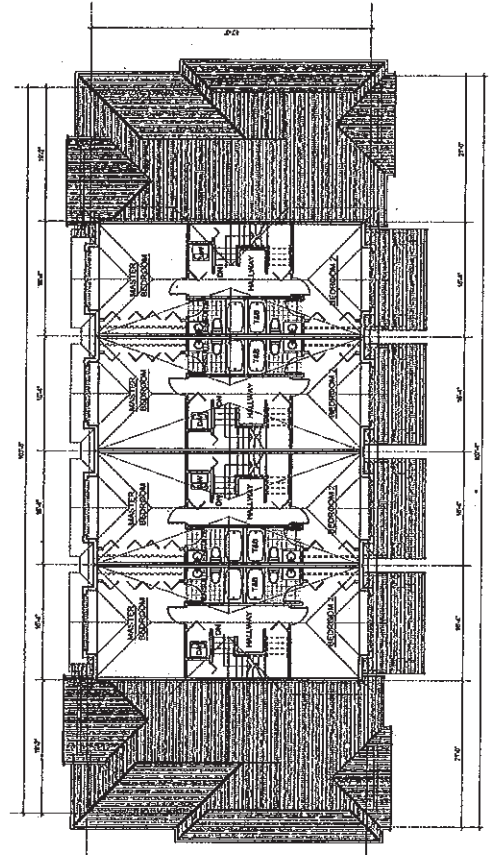
12 Townhouse Development
11111 - 11131 Cambie Road
RICHMOND, B.C.

Cery Blonsh
architect m.a.b.c.

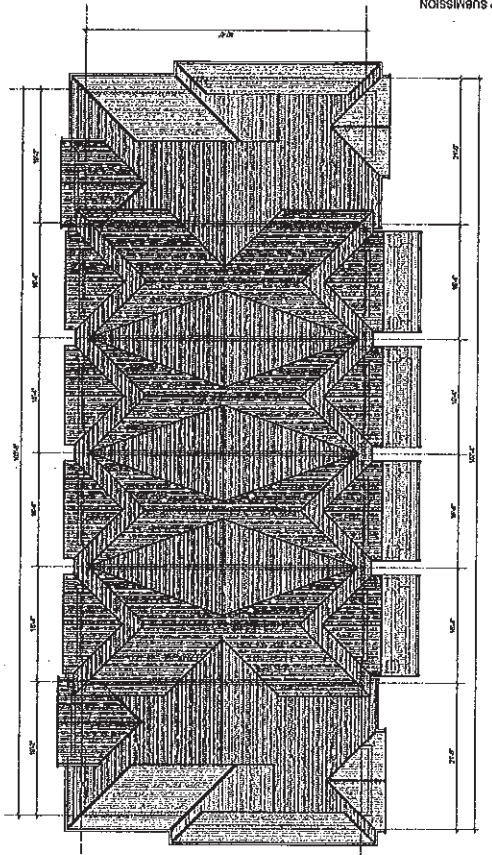
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DEC. 01 '98 : DP SUBMISSION

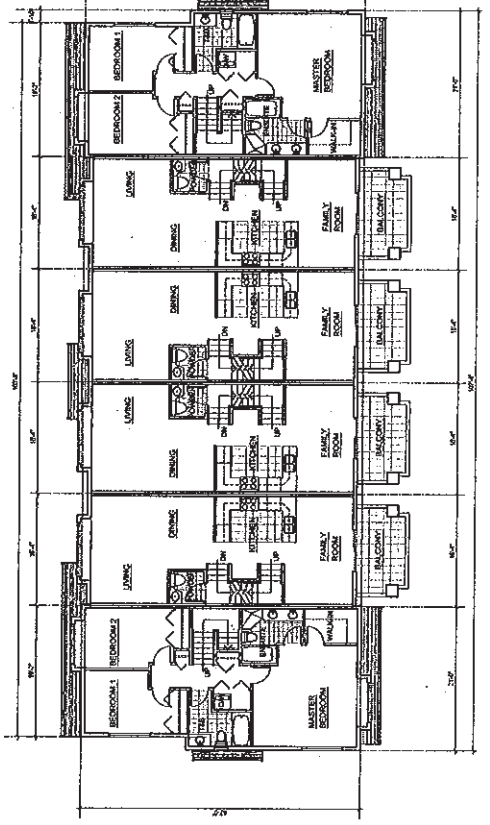
09504462
PP
SCALE: 1/8" = 1'-0"
20. #2



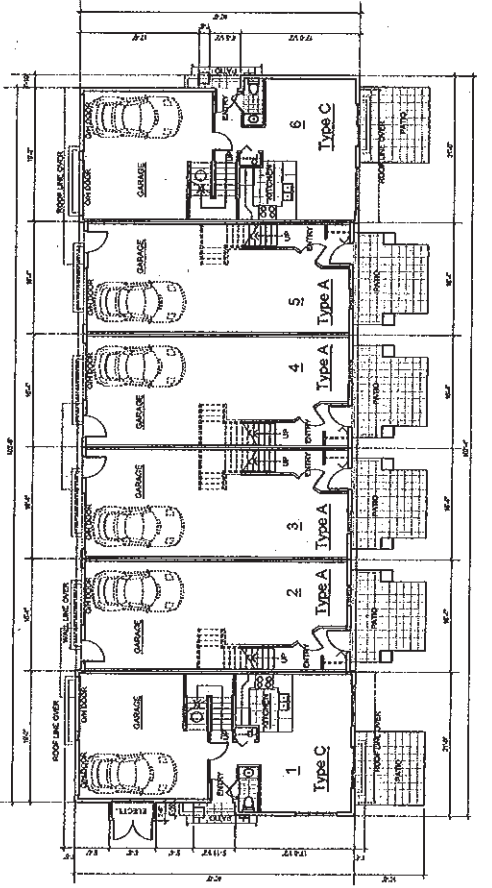
THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

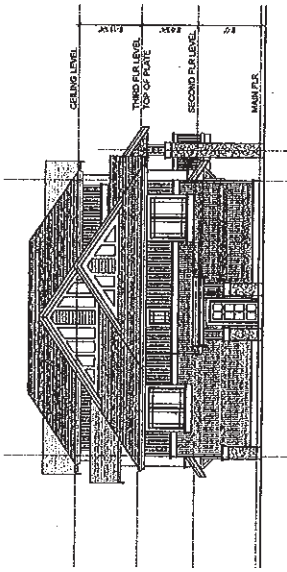


FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

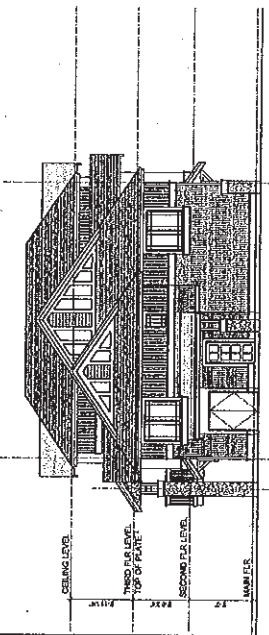


EXTERIOR COLOR SCHEDULE

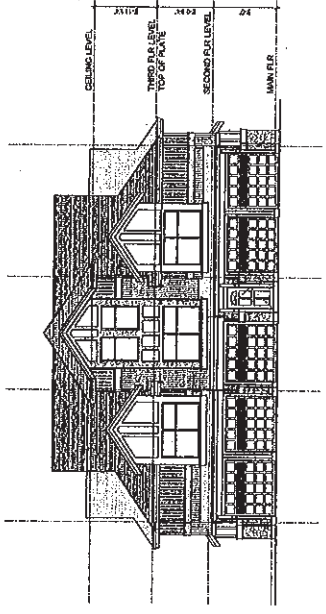
NO.	LOCATION	DESCRIPTION	COLOUR
1	UPPER WALLS	VERTICAL VINYL SIDING	WISCONSIN CLAY
2	LOWER WALLS	HORIZONTAL VINYL SIDING	KAYAK DARK GREEN
3	ROOF	ASPHALT SHINGLES	BLACK
4	TRIM	PAINT	BM MC 44
5	PANELS	HARDBOARD PAINTED	BM OG 60
6	BALCONY RAILINGS	ALUMINUM PAINTED	BM GC 60
7	STONE		
8	PORCH ENTRANCE	SPANDREL GLASS	ABOVEBOARD CONCRETE PRODUCTS RED
9	POSSIBLY CROSSING	PAVING STONES	ABOVEBOARD CONCRETE PRODUCTS BROWN



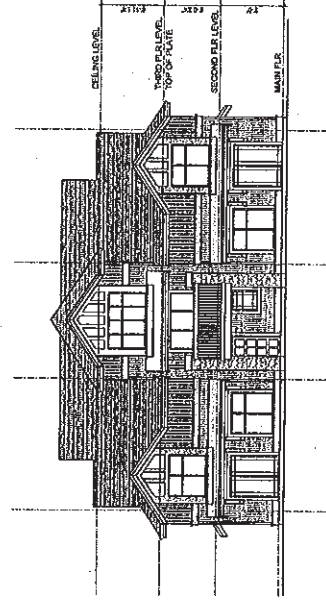
NORTH ELEVATION - BLDG # 3
 SCALE: 1/8" = 1'-0"



SOUTH ELEVATION - BLDG # 3
 SCALE: 1/8" = 1'-0"



EAST ELEVATION - Driveway
 SCALE: 1/8" = 1'-0"



WEST ELEVATION - Rear Patio
 SCALE: 1/8" = 1'-0"

A10

UNIT TYPE B (BLDG 2 & 3)
INTERIOR UNIT

12 Townhouse Development
11111 - 11131 Cambie Road
RICHMOND, BC

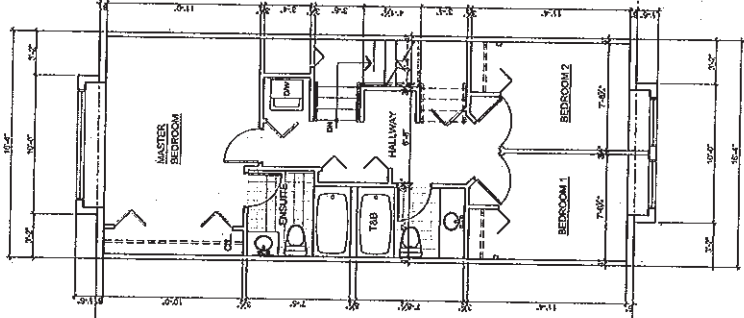
Gerry Blonk
architect m.a.l.b.c.

Ph: 604-273-2000
Fax: 604-273-2000
11111-11131 Cambie Road, B.C. V1V 1S9

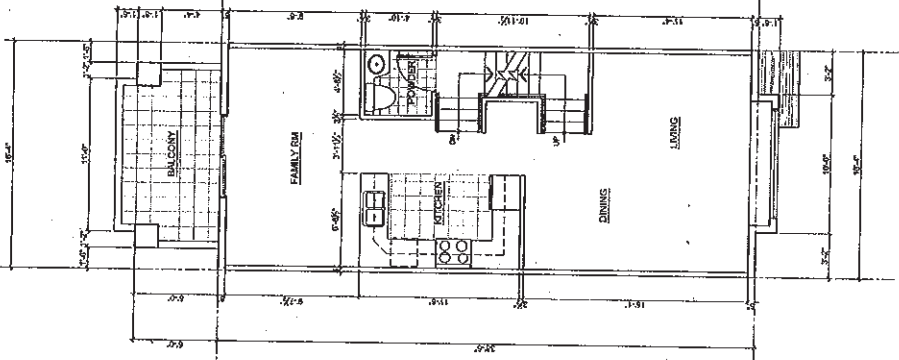
DEC. 01 '99 : DP SUBMISSION

DP 09504462
REF. PG #2

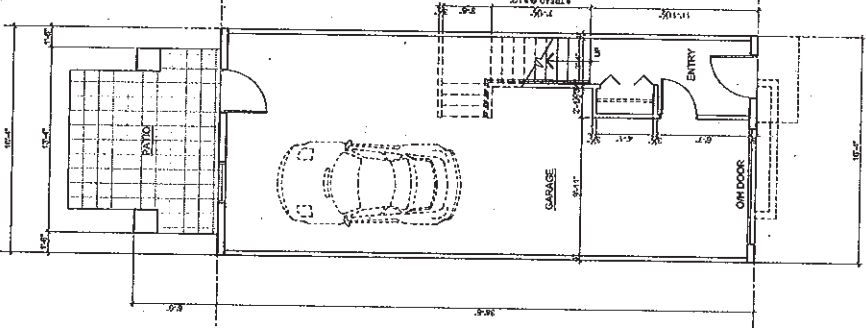
THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



A12

UNIT TYPE D (BLDG 2)
END UNIT

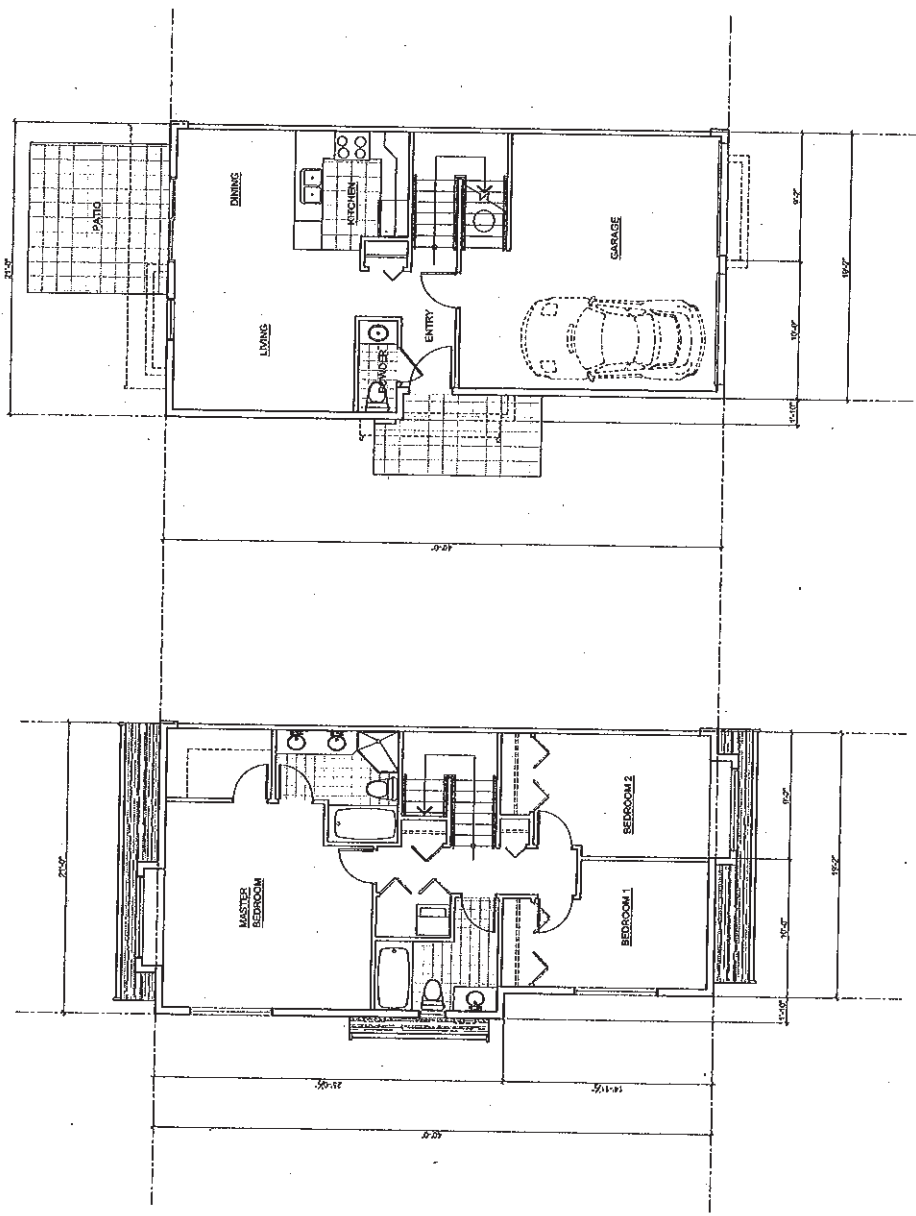
12 Townhouse Development
11111 - 11131 Cambie Road
RICHMOND, BC

Gerry Blonahi
architect m.l.b.c.

PH: 604-273-8888
FAX: 604-273-8888
WWW: WWW.GERRYBLONAHI.COM

DEC. 01 '99 : DP SUBMISSION

DP 09504462
REF. 72 #1



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

