



To: Development Permit Panel
From: Brian J. Jackson, MCIP
Director of Development
Date: February 5, 2008
File: DP 05-296823
Re: **Application by Gerry Blonski Architect for a Development Permit at 9000
Granville Avenue and 7040 Garden City Road**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of twelve (12) townhouses at 9000 Granville Avenue and 7040 Garden City Road on a site zoned Comprehensive Development District (CD/128); and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) Reduce the Public Road Setback on Garden City Road from 6 m to 4.50 m for Building 'A' and to 3.9 m for Building 'B';
 - b) Increase the permitted maximum balcony and porch projection into the setback on Granville Avenue from 1 m to 1.83 m for Building 'A'. and
 - c) Permit landscape trellis structures within 2 m of the property line at Garden City Road and at the corner of Garden City Road and Granville Avenue.

Brian J. Jackson, MCIP
Director of Development

BJJ:ef
Att. 3

Staff Report

Origin

Gerry Blonski Architect has applied to the City of Richmond for permission to develop twelve (12) townhouses at 9000 Granville Avenue and 7040 Garden City Road. The site currently contains two single-family dwellings, with recently issued demolition permits.

The site is being rezoned from "Single-Family Residential District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/128)" for this project under Bylaw No. 8052 (RZ 04-271196).

A Servicing Agreement for frontage works along Garden City Road and Granville Avenue is required prior to issuance of a Building Permit.

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 north, across Granville Avenue, is the south western corner of Garden City Park, (the dead end portion of Garden City Road is to be closed and incorporated into the park in the future);
- To the east, are a two-family zoned lot (Two-Family Housing District, (R5)), single-family zoned lots (Single-Family Housing District, Subdivision Area F (R1/F)), and, at the corner of Heather Street and Granville Avenue, is the Alliance Church, fronting onto Granville Avenue;
- To the south, fronting Garden City Road, the previously developed townhouse project, Polygon Leighton Green (DP 01-198839), zoned Comprehensive Development District CD/128); and
- To the west, across Garden City Road, older City Centre townhouse developments zoned Townhouse and Apartment District (R3).

Rezoning and Public Hearing Results

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

- Provide a tree survey identifying the existing trees and hedges on the subject site and immediate vicinity that will be retained, relocated or removed. Ensure that existing trees and hedges are retained wherever possible, especially along Granville Avenue and the Garden City Road "greenway". ***A tree survey and Arborist report have been provided, with proposals for tree retention and protection. A detailed tree risk assessment has been prepared and recommends removal of the trees located within or in the vicinity of the new sidewalk on the Garden City greenway, due to existing tree defects and conflicts with the proposed greenway and sidewalk alignment. Five trees along the south side of the site are recommended for retention. Replacement for trees removed***

and cash-in-lieu for three trees will achieve the ratio of 2:1 in accordance with OCP policy.

- Review design and configuration of stairs and decks to ensure that setback for the stairs along the south property line and Granville Avenue is in compliance with proposed zoning district, CD/128. Consider raising of grade to reduce length of stair. ***The stairs to the second storey decks have been deleted at both the south property line at the rear yard and at Granville Avenue to reduce overlook to the rear and improve open space at the street, respectively; and the building has been shifted to the north to achieve a similar rear yard setback from the south property line to the building face and deck as maintained by the existing neighbouring townhouse buildings at 9133 Sills Avenue.***
- Review location of driveway, cross-access easement, and visitor parking spaces to ensure that visitor parking requirement will be met if access to adjacent property at 9020 Granville Avenue is required for re-development. ***The driveway and visitor parking spaces have been realigned to ensure that access to 9020 Granville Avenue can be provided, if required, through a cross access agreement without a reduction in visitor parking spaces.***
- Design Development to ensure proposed Privately-Owned, Publicly-Accessible Open Space (POPAS) at corner of Garden City Road and Granville Avenue is integrated with the Garden City greenway. ***The design of the POPAS has been satisfactorily integrated with the design for the Garden City Road greenway, and includes a bench, trellis structure, metal fence with masonry end posts, and landscape buffer.***
- Design development to review proposed emergency access to Garden City Road, and to eliminate if equivalency for fire department access can be provided. ***The applicant has confirmed that fire department access can be provided without requiring an emergency access crossing to Garden City Road, and the proposed boulevard crossing has been deleted.***

The Public Hearing for the rezoning of this site was held on May 15, 2006. At the Public Hearing, the following concerns about rezoning the property were expressed:

- Staff received a letter of concern signed by eighteen of the residents of 9133 Sills Avenue (Leighton Green). The major concerns identified are the impact on adjacent back yard; loss of open space and landscaping; and removal of perimeter hedge.

Staff worked with the applicant to address these issues in the following ways:

- The stairs from the rear decks have been deleted in order to reduce the impact on the adjacent back yard;
- The applicant has set back the principle façade of the building at the rear property line adjacent to Leighton Green to 5.23 m (17.1 ft), exceeding the Leighton Green setback of 4.7 m (15.5 ft), to provide additional building separation and improved privacy;
- The applicant has set back the rear balconies to the minimum rear yard setback of 3 m (9.8 ft) consistent with the Leighton Green balcony setback of 3 m (9.8 ft); and
- Retention of five trees along the south edge of the site, and the planting of a new hedge are proposed in order to maintain privacy for the neighbouring development to the south.

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 and is generally in compliance with the “Comprehensive Development District (CD/128)” except for the zoning variances noted below.

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

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

- 1) Reduce the Public Road Setback on Garden City Road from 6 m to 4.50 m for Building ‘A’ and to 3.9 m for Building ‘B’;

(Staff supports the proposed variance as the proposal meets the intent of the McLennan South Sub-Area Plan for the establishment of a public realm as the focus of community life for residents in a highly liveable, urban neighbourhood in a park-like setting. The provision of a land dedication along Garden City Road provides for the establishment of an extended Greenway, to be constructed through this application, and for the provision of a small POPAS, with a landscaped seating area, at the corner of Garden City Road and Granville Avenue. The side units fronting Garden City Road step back progressively along this frontage, in line with the setback established by the neighbouring townhouse development to the south.)

- 2) Increase the permitted maximum balcony and porch projection into the setback on Granville Avenue from 1 m to 1.83 m for Building ‘A’;

(Staff supports the proposed variance as the proposal meets the intent of the McLennan South Sub-Area Plan for the establishment of a public realm as the focus of community life for residents in a highly liveable, urban neighbourhood in a park-like setting. The provision of a front balcony located at the second storey and of an at grade covered entry porch contributes to a highly liveable, pedestrian oriented streetscape)

- 3) Permit landscape trellis structures within 2 m of the property line at Garden City Road and at the corner of Garden City Road and Granville Avenue.;

(Staff supports the proposed variance as the proposal meets the intent of the McLennan South Sub-Area Plan for the establishment of a public realm as the focus of community life for residents in a highly liveable, urban neighbourhood in a park-like setting. The provision of trellis structures adjacent to the Garden City Road greenway and the corner POPAS improves the project landscape design, provides screening of the visitor parking stall, and contributes to a highly liveable, pedestrian oriented streetscape.)

Advisory Design Panel Comments

The Advisory Design Panel was unanimous in support of the proposed development. The panel supported the proposed variances to setbacks and sought improvements to the unit entries, garbage area location, design of the entry stairs, signage, the emergency access, and the amenity. A copy of the relevant excerpt from the Advisory Design Panel Minutes from June 8, 2005 is attached for reference (**Attachment 2**). 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 three-storey height, siting and orientation of the buildings respect the massing of the surrounding existing residential development and generally complies with Official Community Plan (OCP) guidelines for the McLennan South Sub-Area of City Centre;
- The transition to the existing two-family home to the east, which may ultimately redevelop as a similar multi-family development, as indicated by the McLennan South Sub-Area Plan, is supported. An increased setback is provided where a side yard interfaces with an existing two-family dwelling;
- The increased rear yard setback to the building face, tree retention and the proposed landscape buffer address privacy to neighbours in the townhouse development to the south and provides appropriate outdoor open space;
- The exterior stairs to the rear yards for Building B, proposed at rezoning, have been deleted, to minimize overlook to adjacent properties to the south;
- The rear decks have been reduced in depth in order to comply with the rear yard setback;
- The units fronting onto Granville Avenue present an appropriate pedestrian front yard interface with a landscaped walkway and street edge, low metal picket fence with masonry posts, and gates opening onto Granville Avenue, and at-grade front doors;
- Relationship to the townhouse development to the south is complementary; and
- The applicant is proposing to raise the low site to meet elevation of the crown of the road. The adjacent older two-family and single-family lots will also likely raise their sites through redevelopment anticipated in the area plan. Perimeter drainage will be installed as part of the building permit to ensure the proposed grade change does not adversely impact the surrounding sites.

Urban Design and Site Planning

- The Granville Avenue streetscape is provided with pedestrian-oriented entry gates, a landscaped street edge, low metal picket fence with masonry posts, and gates opening onto Granville Avenue, and front doors of individual townhouse units at street level (**Plans #1 and #3a**);
- Contributions have been provided through the rezoning of both land and construction costs to construct the completion of Garden City Road along the west property line to accommodate transportation improvements, including a 3.25-metre northbound right-turn lane; and an extension to the Garden City Road Greenway, including a 1.5 m bike lane on Garden City Road, 2.5 m boulevard and 3 m sidewalk (consisting of a 2.0 m pedestrian path and an additional 1.0 m bike path);
- Land dedication of 2-metre along the entire Granville Avenue frontage, including a corner cut at the northwest corner of the subject site, has been provided for street improvements;
- A Privately-Owned Publicly-Accessible Open Space (POPAS) has been provided at the corner of Garden City Road and Granville Avenue, including a bench and landscaping, as a public amenity (**Plan #3b**);
- An alternate floor plan has been provided for Unit #10 (**Reference Plan #10**); demonstrating potential for adaptability for accessibility through conversion, including provision of an

- elevator pit and framing for a future handicap lift, wider framing for the ensuite bathroom door. Blocking in bathroom walls for future installation of grab rails, and pre-ducting for electric locks and videocom is provided in all units;
- Fire department and emergency access is provided solely to Granville Street, eliminating the need for a crossing at Garden City Road, as proposed at Rezoning;
 - As the provision of the driveway on Granville Avenue impacts the existing crosswalk, the applicant is responsible for the design and construction of relocating the crosswalk to the east by approximately 9 metres, through the Standard Service Agreement, through the Rezoning;
 - The applicant is to upgrade (i.e., design and construct) the bus stop pad for the existing bus stop on the north side of the property on Granville Avenue, in consultation and agreement with Coast Mountain Bus Company, as a requirement of Rezoning;
 - Vehicle access is provided from Granville Avenue with moving truck loading onsite in the drive aisle. Cross access was secured through the rezoning for the benefit of future development site to the east at 9020/9022 Granville Avenue;
 - With the provision of a two-car garage in each townhouse unit, resident parking exceeds the Bylaw requirement. The provision of visitor parking meets the Bylaw requirement with three (3) spaces provided, including one (1) accessible parking space. Registration of a restrictive Covenant to prevent conversion of tandem parking spaces to habitable space is required prior to Development Permit issuance;
 - Headlight glare into the adjacent two-family lot to the east is mitigated by hedge planting and a 1.8 m height privacy fencing (**Plan #3a**); and to the Greenway to the west by a 1.0m height privacy lattice at the driveway end (**Plans #3a and #3b**);
 - The site has been designed to accommodate fire-fighting requirements and moving truck turning movement onsite. Mailbox and recycling cart enclosures and the concrete pad for garbage containers have been centrally provided adjacent to the interior entrance driveway (**Plan #1**);
 - Pedestrian access to the townhouse complex (other than street oriented front doors) is from the main entrance off Granville Avenue, or from Garden City Road, through the central courtyard; and
 - Site layout maximizes landscaped opportunities within the front, side and rear setbacks.

Architectural Form and Character

- Architectural character and materials are appropriate to the neighbourhood context;
- The building forms are articulated with a combination of a mix of finish building materials, projecting bays, and gable roof dormers (**Plans #4 and #5**);
- The proposed exterior finish materials (Horizontal narrow exposure (4 1/2 inch) horizontal vinyl siding, vinyl shingles, wood trim, mullioned vinyl windows, panel garage doors, and shake appearance asphalt roof shingles) are generally consistent with the OCP Guidelines;
- Visual interest and variety has been incorporated on the end unit with articulated bays, dormers, roof skirts, and additional windows; and

- The impact of blank garage doors has been mitigated with panel patterned doors with transom windows, planting islands, and pedestrian entries complete with bracketed roof overhangs.

Landscape Design and Open Space Design

- Site permeability has been increased throughout the site through the incorporation of special permeable paving and landscaped islands within the central driveway (**Plan #3a**);
- A variety of materials, textures, colours and grades is provided to differentiate between street access, driveway, curbs, garage aprons, visitor parking, patios and pedestrian paths, and to reduce the apparent width of the central drive aisle;
- A wood post arbour with lattice screen has been provided at the end of the drive aisle to screen the driveway and visitor parking space from view from the Garden City Greenway (**Plan #3b**);
- An Arborist Report and Tree Survey have been provided (**Attachment 3**), identifying the existing trees on the subject site and in the immediate vicinity that will be retained, relocated or removed. The following table summarizes the on-site tree removal, retention and compensation requirements:

	Number of Trees	Compensation Rate		Comments
Total Bylaw Sized Trees (On and Off-site)	17			Includes trees in future Street Right of Way
Sub-Total On-Site Bylaw Sized Trees	11			
On-Site Bylaw Sized Trees to be Removed	6	2:1	12 replacement trees	Removal based on condition of trees and conflict with building envelope
On-Site Trees to be Retained	5	N/A	N/A	Tree protection fencing is to be implemented around all trees identified for retention.
Sub-Total Off-Site Bylaw Sized Trees	6			
Off-Site Trees to be Retained	0	N/A	N/A	
Off-Site Trees to be Removed	6	2:1	N/A	Removal based on condition of trees and conflict with sidewalk development and intersection site lines.
Total Bylaw Sized Trees to be Removed	12	2:1	24 replacement trees	

- Based on a 2:1 replacement ratio and the number of trees identified for removal of 6 on-site trees and the 6 off-site trees, removed for boulevard and sidewalk development in street right of way, a total of 24 replacement trees are required. The applicant has proposed that 21 replacement trees can be planted on the developed site, which is less than the minimum replacement requirement, therefore a cash contribution to the City's Tree Compensation Fund is required for the three replacement trees not provided on site in the amount of \$1,500 (e.g., \$500 per tree);

- As an agreed condition of the Development Permit, the applicant is to provide evidence of a contract to retain a qualified professional to monitor the existing trees during construction, including at least four (4) site inspections and a Letter of Compliance after construction is completed;
- Children's play opportunities on-site include private yards and two fenced outdoor amenity areas, adjacent to the Garden City Greenway. As this small development contains fewer than 20 units (12 units total), and given the proximity to Garden City Park, provision of children's play equipment is not required. The total outdoor amenity area size (83.6 m²) exceeds the minimum requirement (72 m²) and also includes trees, under-storey planting, lawn and pavers;
- The project contains fewer than 20 residential units, and is therefore not subject to the Public Art Program Policy. The applicant will not be contributing to the City's Public Art Fund;
- Fencing will include low and open metal picket fencing with masonry posts along Granville Avenue and Garden City Road, and 1.8 m height wood privacy fencing along the recycling enclosure and the south and east property lines (reduced to maximum 0.9 m height in the front yard setback); and
- The indoor amenity space requirement will be provided for by a cash-in-lieu payment of \$12,000, through the Rezoning.

Affordable Housing

- No affordable housing units are proposed in this proposed 12-unit development. A voluntary contribution towards the City's Affordable Housing Fund was secured through the rezoning in the amount of \$0.60 per square foot of maximum buildable floor area (e.g. \$10,200).

Accessibility

- One convertible accessible unit has been provided in this 12-unit development. An alternate floor plan demonstrating conversion potential to accommodate a person in a wheelchair is provided for the one (1) three-storey unit (Unit #10), with the installation of an elevator within the garage to the second and third floors (**Reference Plans #8 and #10**); and
- With the Building Permit for all units, drawings are to ensure incorporation of accessibility measures for aging in place, including lever handles for doors and faucets and blocking in all washroom walls to facilitate future potential installation of grab bars/handrails.

Crime Prevention Through Environmental Design

- As part of the building permit submission, a lighting plan for pedestrian entrances, access walkways and parking access aisles will be provided to ensure uniform levels of coverage and security. All lighting fixtures will be hooded and downcast to prevent ambient light pollution and located to minimise conflict with neighbouring dwelling units;
- Natural surveillance opportunities are provided for the central drive aisle, mailboxes, and visitor parking spaces;
- Natural surveillance opportunities are provided for the front entries which face the drive aisle or Granville Avenue; and
- Space differentiation has been established between public and semi public outdoor spaces with fences and landscape buffers.

Servicing and Utilities

- The developer has submitted storm and sanitary sewer capacity analyses as requested by the City's Engineering Department. There are no identified sanitary sewer upgrades required to facilitate the proposed development. The City has accepted the consultant's recommendations for storm sewer upgrades along the frontage of the development. The Developer has agreed to pay \$34,379.22 for their portion of Garden City upgrades from Westminster to Lansdowne, through the rezoning.
- Design and construction of frontage works are through a Service Agreement required prior to Building Permit issuance.

Flood Indemnity Covenant

- The registration of a Flood Indemnity Covenant on title is an agreed condition of the Development Permit.

Conclusions

The applicant has provided a development proposal that provides new multi-family ground oriented housing in the McLennan South Sub-Area of the City Centre with an appropriate interface with existing townhouse development and adjacent two-family home and tree retention. 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. Staff recommend support of this Development Permit application.



Eric Fiss, MAIBC, MCIP
Policy Planner
EF:cas

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

- Registration of a Flood Indemnity Covenant on title;
- Registration of a restrictive Covenant required to prevent conversion of tandem parking spaces to habitable space;
- Contribution to the City's Tree Compensation Fund is required for the three replacement trees not provided on site in the amount of \$1,500 (e.g., \$500 per tree);
- Installation of protective tree fencing during construction to the satisfaction of the City's Tree Preservation official for the protection of onsite and neighbouring trees;
- Proof of a contract with a registered Arborist (with a minimum of four (4) site visits through construction) to ensure proper protection of existing onsite and neighbouring trees; and
- Receipt of a Letter-of-Credit for landscaping in the amount of \$48,094 (based on total gross floor area of 24,047 sq. ft.).

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

- Receipt of a construction parking and traffic management plan to the satisfaction of the Transportation Division (<http://www.richmond.ca/services/tp/special.htm>);
- A lighting plan for pedestrian entrances, access walkways and parking access aisles to be provided to ensure uniform levels of coverage and security. All lighting fixtures will be hooded and downcast to prevent ambient light pollution and located to minimise conflict with neighbouring single family dwellings;

- Incorporation of accessibility measures for aging in place in Building Permit drawings in all units, including lever handles for doors and faucets and blocking in all washroom walls to facilitate future potential installation of grab bars/handrails, and, additionally, provision for future elevator for Unit #10, only; and
- Enter into the City's standard Servicing Agreement* to design and construct:
 1. Beautification and right turn improvements across the entire Garden City frontage. Works include, but are not limited to:
 - a. Relocating the existing curb and gutter and constructing a right turn lane.
 - b. Then, behind the curb and gutter, creating a 2.5m grass and treed boulevard, complete with decorative lighting and street furniture; and
 - c. Behind which is a 3m decorative sidewalk at the new property line.
 2. Beautification works along Granville. Works include, but not limited to:
 - a. Removing the existing sidewalk,
 - b. Creating a minimum 2m grass and treed boulevard complete with decorative lighting; and
 - c. A new 2m concrete sidewalk behind the boulevard, which should be approximately at the new property lines.

* Note: This requires a separate application.

List of Attachments

- Attachment 1 Development Application Data Sheet
- Attachment 2 Advisory Design Panel Minutes
- Attachment 3 Arborist Report



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 05-296823 **Attachment 1**

Address: 9000 Granville Avenue and 7040 Garden City Road

Applicant: Gerry Blonski Architect Owner: Devinder S Mangat

Planning Area(s): City Centre Area Plan - McLennan South Sub-Area Plan

Floor Area Gross: 2,234 m² (24,047 ft²) Floor Area Net: 1,576 m² (16,965 ft²)

	Existing	Proposed
Site Area:	2104 m ² (22,647 ft ²)	1969 m ² (21,195 ft ²) Reduced by 135 m ² (1,452 ft ²) for road dedication
Land Uses:	Single-Family Residential	Multi-Family Residential
OCP Designation:	Residential	No change
Area Plan Designation	Residential, Townhouse up to three-storeys over one parking level, Triplex, Duplex, Single Family	No change
Zoning:	R1/F to Comprehensive Development District (CD/128) <i>Subject to adoption of Bylaw No. 8052</i>	Comprehensive Development District (CD/128)
Number of Units:	2	12

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.80 plus 0.03 for covered areas	0.80 max. plus 0.03 for covered areas	none permitted
Lot Coverage:	Max. 40%	40 %	none
Setback – Public Road: Garden City Road	Min. 6 m	Building 'A': 4.5 m Building 'B': 3.9 m	<i>variance required and supported</i>
Setback – Public Road: Granville Avenue	Min. 6 m 1 m maximum porch projection into setback	Building 'A': 6 m 1.83 m maximum porch projection into setback	<i>variance required and supported</i>
Setback – Side Yard (East):	Min. 3.0 m	3.0 m	none
Setback – Rear Yard (South):	Min. 3.0 m	3.0 m	none
Height (m):	Max. 12 m, but no more than 3 storeys	Approx. 11.9 m and 3 storeys	none
Lot Size:	0.16 ha (0.40 ac) <i>Subject to adoption of proposed Amendment Bylaw 7948 to reduce minimum lot size</i>	0.19 ha (0.49 ac)	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	(R): 1.5 spaces/unit x 12 units = 18 spaces (V): 0.2 spaces/unit x 12 units = 3 spaces	(R): 2.0 spaces/unit x 12 units = 24 spaces (V): 0.2 spaces/unit x 12 units = 3 spaces	none

Off-street Parking Spaces – Accessible:	1	1	none
Total off-street Spaces:	21 spaces	27 spaces	none
Tandem Parking Spaces	Permitted where two spaces provided per single dwelling unit	24 spaces for 12 units	none
Amenity Space – Indoor:	Min 70 m ²	cash-in-lieu	none
Amenity Space – Outdoor:	Min 6 m ² /unit = 72 m ² (775 ft ²)	83.6 m ² (900 ft ²)	none

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, June 8, 2005 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

2. Townhouses

Gerry Blonski

DP 05-296823

9000 Granville Avenue/7420 Garden City Road
(Formal)

Mr. Eric Fiss, Planner, reviewed the staff comments provided for the project, a copy of which are attached as Schedule 1 and form a part of these minutes.

Mr. Westermark and Mr. Fry joined the meeting during Mr. Fiss' review, at 4:12 and 4:13 pm respectively.

With the aid of a model and an artist's renderings, Mr. Gerry Blonski, the architect, described the project.

Mr. Clark Kavolinas, landscape architect, reviewed the details of the landscape plan.

General questions put forth by the Panel included:

- whether a grade change was involved. *The site would be raised minimally.*
- the roof colour. *Black.*

The comments of the Panel were as follows:

- the separation between the amenity area and the adjacent unit was non-existent. A separation should exist and an appropriate transition provided. The curved canopies at the unit entries appeared odd (not arts and craft) – where is the continuity. The variances and other issues were supported.
- the setbacks were supported in aid of maximizing the distance between the buildings. The canopy entries should be more conforming to the rest of the building. The garbage area should be stand alone and not against the building.
- the central driveway width was important so the setback variances were not of concern. The bulges at the front door were appreciated. The amenity space adjacent to the one unit was harsh. It was agreed that the canopies were out of context and appeared to be tight to the bay windows above.

- the stairs impact the yard space – it was suggested that the grade be lowered and the building pushed into the ground with the site surrounding the building built up. The stairs coming out onto Granville Avenue could then go straight to a gate leaving a more usable yard.
- no signage was noted.
- can the emergency access be removed, which would aid the amenity area. Incorporate a wider trellis at the end of drive aisles so that the area becomes a more interactive space. The bench at the corner would be better located at the end of the driveway, creating both public and private sides. Decorative paving at the main entrance and at the visitor parking would be cost effective design solutions that provide permeability.
- at the amenity/emergency access point it may be a good place to do a connection such as a pedestrian gate through from the sidewalk outside of which the bench could be located. A small play area should be included.

Discussion then ensued that resulted in the following motion:

It was moved and seconded

That DP 05-296823 moved forward, with support for the requested variances, subject to the following:

- design development of the treatment over the unit entries; **Revised.**
- review and relocate the garbage area; **Revised**
- work with the existing grade to reduce the stairs; **Deleted.**
- clearly identify the signage; **Provided at entrance driveway.**
- eliminate the emergency access if possible. Relocate the amenity area to this location; **Emergency access eliminated, with screening to improve appearance of public greenway. Fence shifted within site to allow greater open space at Greenway. Amenity areas to remain adjacent to buildings.**
- incorporate play equipment into the amenity area; **Not proposed, based on size of project and proximity to Garden City Park.**
- locate a public bench outside of the amenity area, and a gated access to the site; **Provided.**
- add pavers to the driveway entrance; **Provided.** and
- proposed variances to setbacks are supported.

**CARRIED
Unanimous**

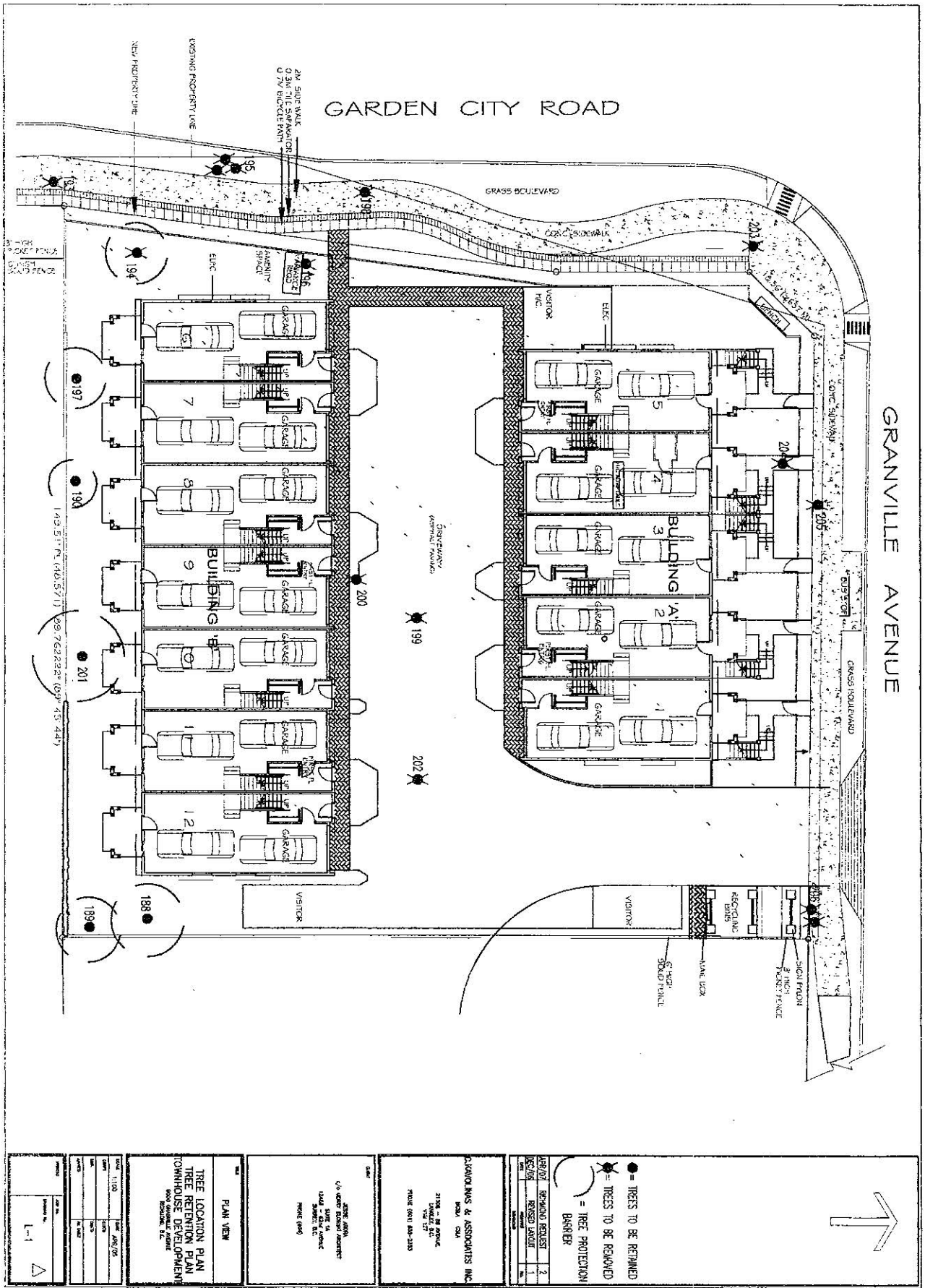
Tree Risk Assessment Field Form

Date:	May 23, 2007	Assessor Name:	Randy Greenizan
Project:	9000 Granville Avenue, Richmond, BC		
Other:			
Picture #'s:	E-Filed:		

Overall Risk Ratings
 3 points = Low Risk
 4-6 Points = Moderate Risk
 7-9 Points = High Risk
 10 - 12 Points = Extreme Risk

Location	Tag	Species	DBH	Defect(s)	Probability of Failure	Size of Defective Part	Probability of target damage	Other Risk Factors	"Other" factor description	Overall Risk Rating	Recommended Treatment
Northeast corner of site.	206	Mountain Ash (2)	25	Included Bark Root system will be It is in the proposed sidewalk. Internal damage and Rot	3	2	3	2	These trees are in the proposed sidewalk.	10	Remove
North side of site	205	Pine	40	Multiple stems with included bark Tree is in the sidewalk	4	3	3	2	It is in the sidewalk	12	Remove
West side of site	198	Cedar	30	In the sidewalk	4	3	3	2	It is in the sidewalk	12	Remove
West side of site	195	Hemlock (3)	33	Root damage when sidewalk is installed	4	3	3	2	It will not survive construction of sidewalk	12	Remove

West side of site	194	Douglas Fir	32	15	Roots will be compromised by the construction of the sidewalk and the building	3	3	3	2	Root damage due to construction of the sidewalk	11	Remove
West side of site	196	Cypress	20	15	Root damage due to construction	3	3	3	2	Will not survive construction of the sidewalk	11	Remove
South side of site	197	Cedar	30	17	None visible	1	1	3	0		5	Retain
South side of site	201	Birch	40	20	None visible	1	1	3	0		5	Retain
Southeast corner	188	Birch	30	15	None Visible	1	1	3	0		5	Retain
Southeast corner	189	Maple	25	12	None Visible	1	1	3	0		5	Retain
South side	190	Cherry	35	12	None Visible	1	1	3	0		5	Retain
Southwest corner	193	Hawthorne	70	20	It is in the sidewalk	4	3	3	2	It is in the sidewalk	12	Remove
North Side of site	204	Apple	40	5	Tree is in building envelope	4	3	3	2	It is in the building envelope	12	Remove
Middle of site	199	Cedar	35	10	In the roadway	4	3	3	2	In the roadway	12	Remove
Middle of site	200	Cedar	30	10	In the roadway	4	3	3	2	In the roadway	12	Remove
Middle of site	202	Cedar	32	10	In the roadway	4	3	3	2	In the roadway	12	Remove
North side of site	205	Pine	40	15	In the sidewalk	4	3	3	2	In the sidewalk	12	Remove



NO.	DATE	DESCRIPTION	BY	APP'D.
1	11/10	REV. 1		
2	11/10	REV. 2		
3	11/10	REV. 3		
4	11/10	REV. 4		
5	11/10	REV. 5		

TREE LOCATION PLAN
TREE RETENTION PLAN
TOWNHOUSE DEVELOPMENT
 4000 GRANVILLE AVENUE
 COLUMBUS, OH 43201

PLAN VIEW

DATE: 11/10
 DRAWN BY: J. J. [unreadable]
 CHECKED BY: [unreadable]
 PROJECT NO.: [unreadable]

LANDSCAPE ARCHITECTURE
 2100 - 88 AVENUE
 COLUMBUS, OH 43201
 PHONE: (614) 866-2300

LANDSCAPE ARCHITECTURE
 2100 - 88 AVENUE
 COLUMBUS, OH 43201
 PHONE: (614) 866-2300

● = TREES TO BE RETAINED
 ○ = TREES TO BE REMOVED
 — = TREE PROTECTION BARRIER

PERIOD: [unreadable]
 REVISION: [unreadable]

DATE: [unreadable]

SCALE: 1" = 10'

PROJECT NO.: [unreadable]



No. DP 05-296823

To the Holder: GERRY BLONSKI ARCHITECT
Property Address: 9000 GRANVILLE AVENUE AND 7420 GARDEN CITY ROAD
Address: SUITE 1A – 12468 82ND AVENUE
SURREY, BC V3W 3E9

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 Public Road Setback on Garden City Road from 6 m to 4.50 m for Building 'A' and to 3.9 m for Building 'B';
 - b) Increase the permitted maximum balcony and porch projection into the setback on Granville Avenue from 1 m to 1.83 m for Building 'A'; and
 - c) Permit landscape trellis structures within 2 m of the property line at Garden City Road and at the corner of Garden City Road and Granville Avenue.
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 #6 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 \$48,094.00 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.

Development Permit

No. DP 05-296823

To the Holder: GERRY BLONSKI ARCHITECT
Property Address: 9000 GRANVILLE AVENUE AND 7420 GARDEN CITY ROAD
Address: SUITE 1A – 12468 82ND AVENUE
SURREY, BC V3W 3E9

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.
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

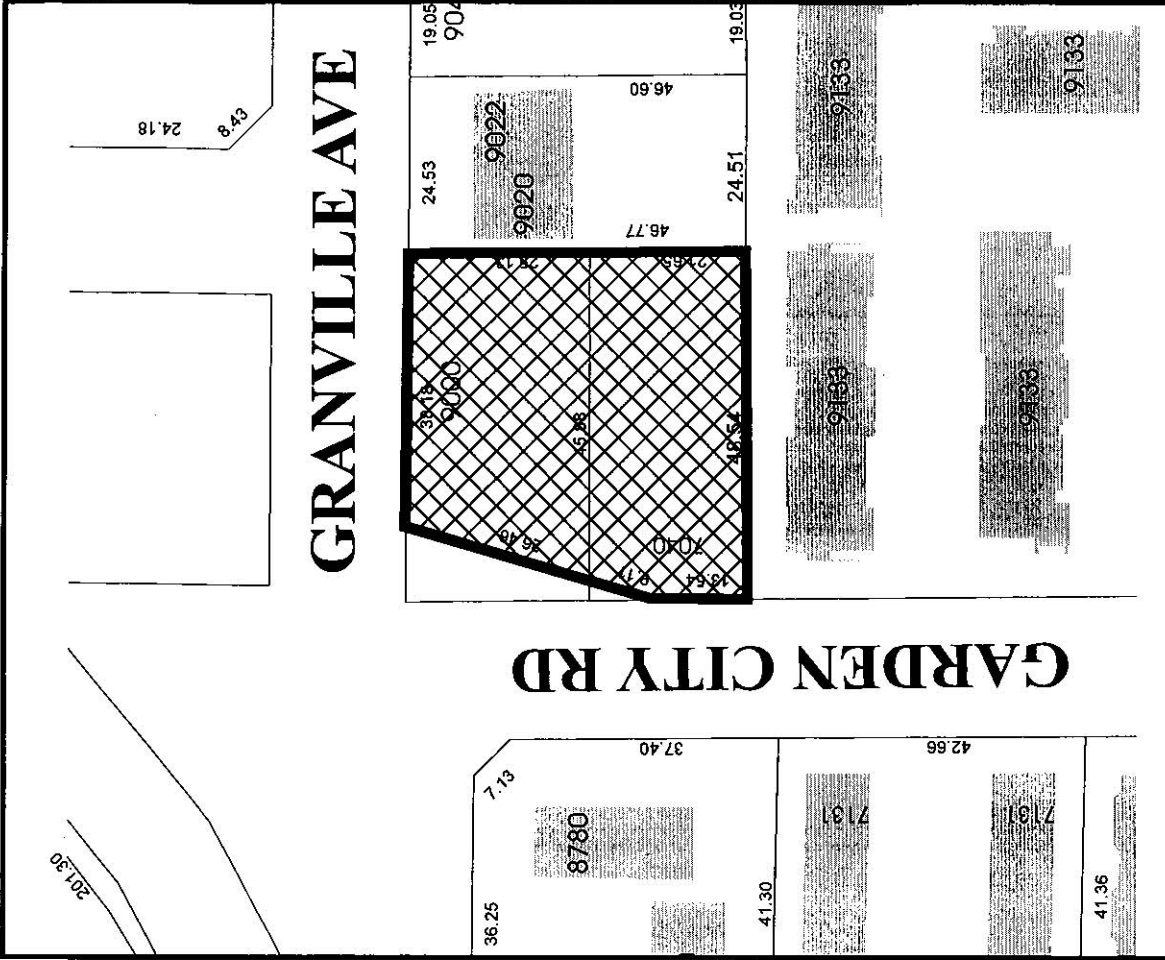
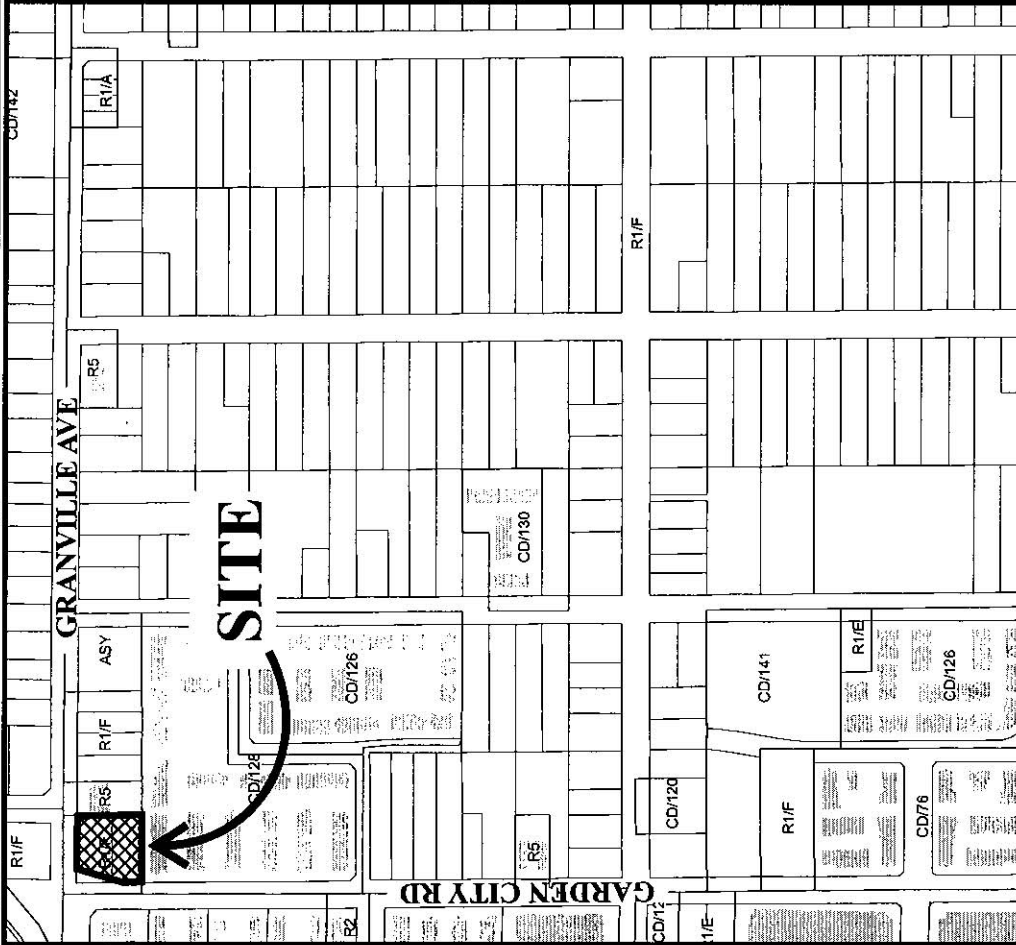
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond

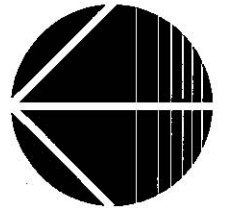


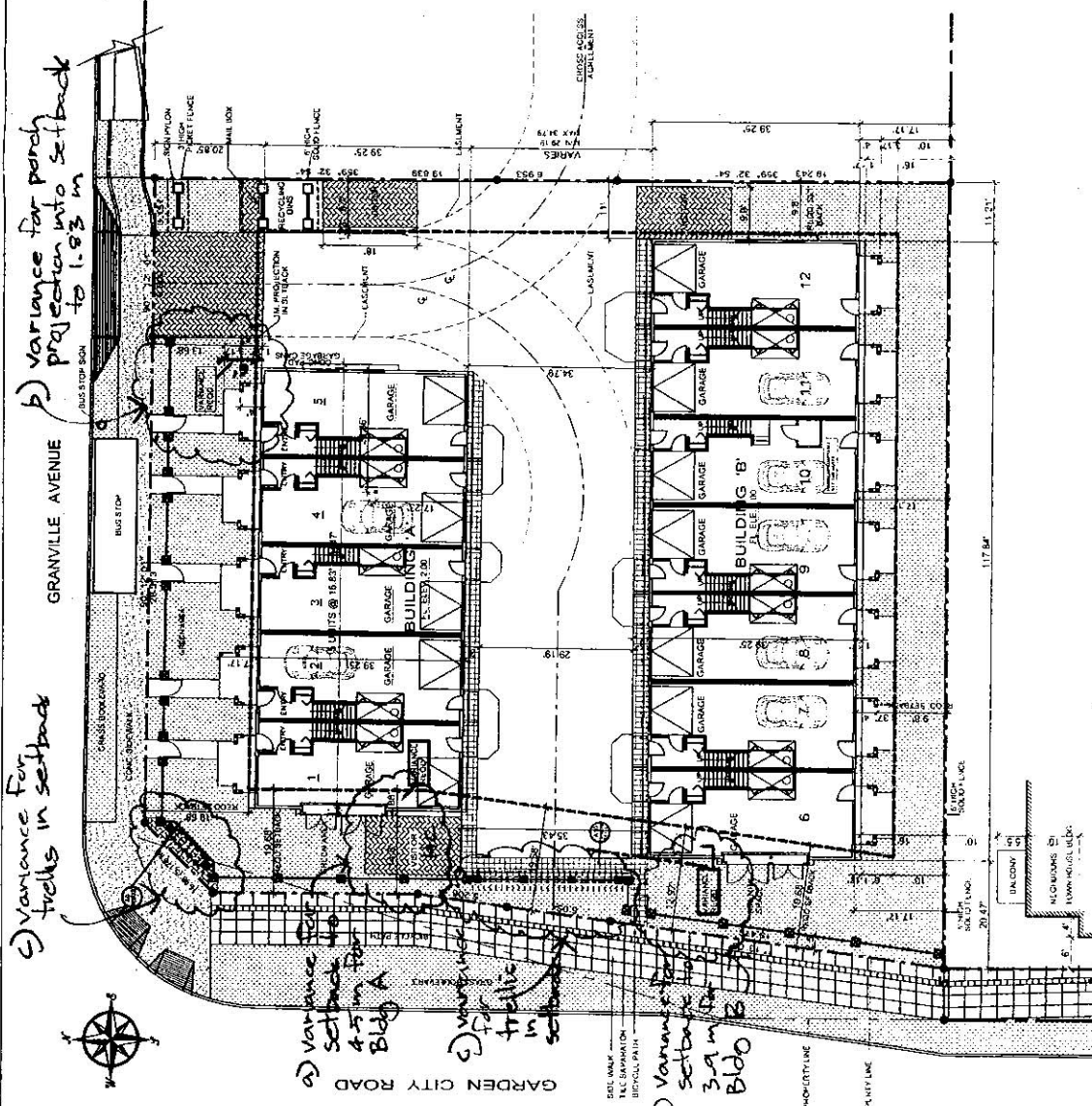
DP 05-296823 SCHEDULE "A"

Original Date: 04/26/05

Revision Date:

Note: Dimensions are in METRES





b) variance for porch projection into setback to 1.83 m

c) variance for trellis in setback

a) variance for setback to 4.5 m for Bldg A

d) variance for trellis in setback

a) variance for setback to 3.9 m for Bldg B

LEGAL DESCRIPTION:
 31.07 'A' EXCEPT PARCEL 'X' REFERENCE PLAN 35353 AND
 31.07 'B' EXCEPT PARCEL 'Y' REFERENCE PLAN 35353
 8070 OF SECTION 15 (BLOCK 9) REFERENCE PLAN 35353
 NEW WESTMINSTER DISTRICT PLAN 7372

OWNER ADDRESS:
 9000 GRANVILLE AVENUE
 RICHMOND, B.C.

ZONING BYLAW:
 EXISTING ZONE: R1
 PROPOSED ZONE: CD12B Townhouses

EXISTING AREA: 72,847 Sq. Ft. (2,104,454 Sq. M.)
 EXISTING AREA: 72,847 Sq. Ft. (2,104,454 Sq. M.)
 SPECIFICATION FOR: 1,449,977 Sq. Ft. (133,972,841 Sq. M.)
 STREET FRONTING: 1,449,977 Sq. Ft. (133,972,841 Sq. M.)

FINAL SITE AREA: 21,206.03 Sq. Ft. (1,970.62 Sq. M.)
 DENSITY PERMITTED: 0.80 X 21,206.03 Sq. Ft. = 45,844.85 Sq. Ft.
 INTERIOR COVERED: 0.03 X 21,206.03 Sq. Ft. = 636.18 Sq. Ft.
 EXTERIOR COVERED: 17,607.06 Sq. Ft. (1,635.78 Sq. M.)

DENSITY PROVIDED

UNIT A	INTERIOR	EXTERIOR
FIRST FLOOR	97.56 Sq. Ft.	44.00 Sq. Ft.
SECOND FLOOR	89.75 Sq. Ft.	31.00 Sq. Ft.
TOTAL	1,548.54 Sq. Ft. (142,800 Sq. Ft.)	75.00 Sq. Ft. (6,900 Sq. Ft.)
UNIT B	1,548.54 Sq. Ft. (142,800 Sq. Ft.)	75.00 Sq. Ft. (6,900 Sq. Ft.)
FIRST FLOOR	92.04 Sq. Ft.	44.00 Sq. Ft.
SECOND FLOOR	715.20 Sq. Ft.	31.00 Sq. Ft.
TOTAL	1,523.24 Sq. Ft. (140,544 Sq. Ft.)	75.00 Sq. Ft. (6,900 Sq. Ft.)
TOTAL	17,376.40 Sq. Ft.	150.00 Sq. Ft.

LESS STAIR ALLOWANCE
 197.4 Sq. Ft. x 12 UNITS = 2,368.8 Sq. Ft.
 16,807.60 Sq. Ft. (1,550,877 Sq. M.)
 GROSS TOTAL (INTERIOR+EXTERIOR)
 17,387.40 Sq. Ft. (1,624,917 Sq. M.)
 900 Sq. Ft. (83,247 Sq. M.)

SITE COVERAGE PERMITTED = 40%
 SITE COVERAGE PROVIDED = 0.40 X 21,206.03 Sq. Ft. = 8,482.41 Sq. Ft.
 TYPICAL GROSS FIRST FLOOR = 650.00 x 113.7000 Sq. Ft.
 TYPICAL FIRST FLOOR PATIO = 44.00 x 12' = 528.00 Sq. Ft.
 ELECTRICAL CLOSET = 34.00 Sq. Ft.
 TOTAL = 8,482.41 Sq. Ft.

OUTDOOR AMENITY SPACE REQUIRED
 12 units x 31.50 Sq. Ft. (6,580)
 OUTDOOR AMENITY SPACE PROVIDED = 800 Sq. Ft.

RESIDENT PARKING REQUIRED
 15 units x 15' = 18 CARS
 RESIDENT PARKING PROVIDED
 2 TANDER SPACES UNIT X 12 = 24 CARS

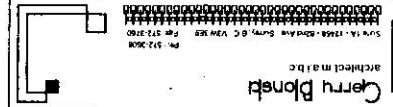
VISITORS PARKING REQUIRED
 12 x 2.5 x 1.4 = 3 CARS
 VISITORS PARKING PROVIDED = 3 CARS
 TOTAL PARKING PROVIDED = 27 CARS

NOTE:
 Elevations shown are based on Richmond City Datum (Published April 2004)
 Bench Mark: Arrow head on hydrant
 located at South end of Granville Avenue
 at east property line #017.0.
 B.M. Elevation: 2.277 meters

GROUNDING LEGEND (IMPERIAL):
 0' existing grade
 0' finished grade

SITE PLAN
 DATE: 05-29-2008

DP 05-29-2008 Feb 5, 2008 PLAN #1



12 Townhouse Development
 9000 Granville Avenue
 RICHMOND, B.C.

SITE PLAN

89-0000 Issued by D.P. & Associates
 0001 1/07 Revised by D.P. & Associates
 0002 1/08 Revised by D.P. & Associates

PARKING REQUIREMENTS:

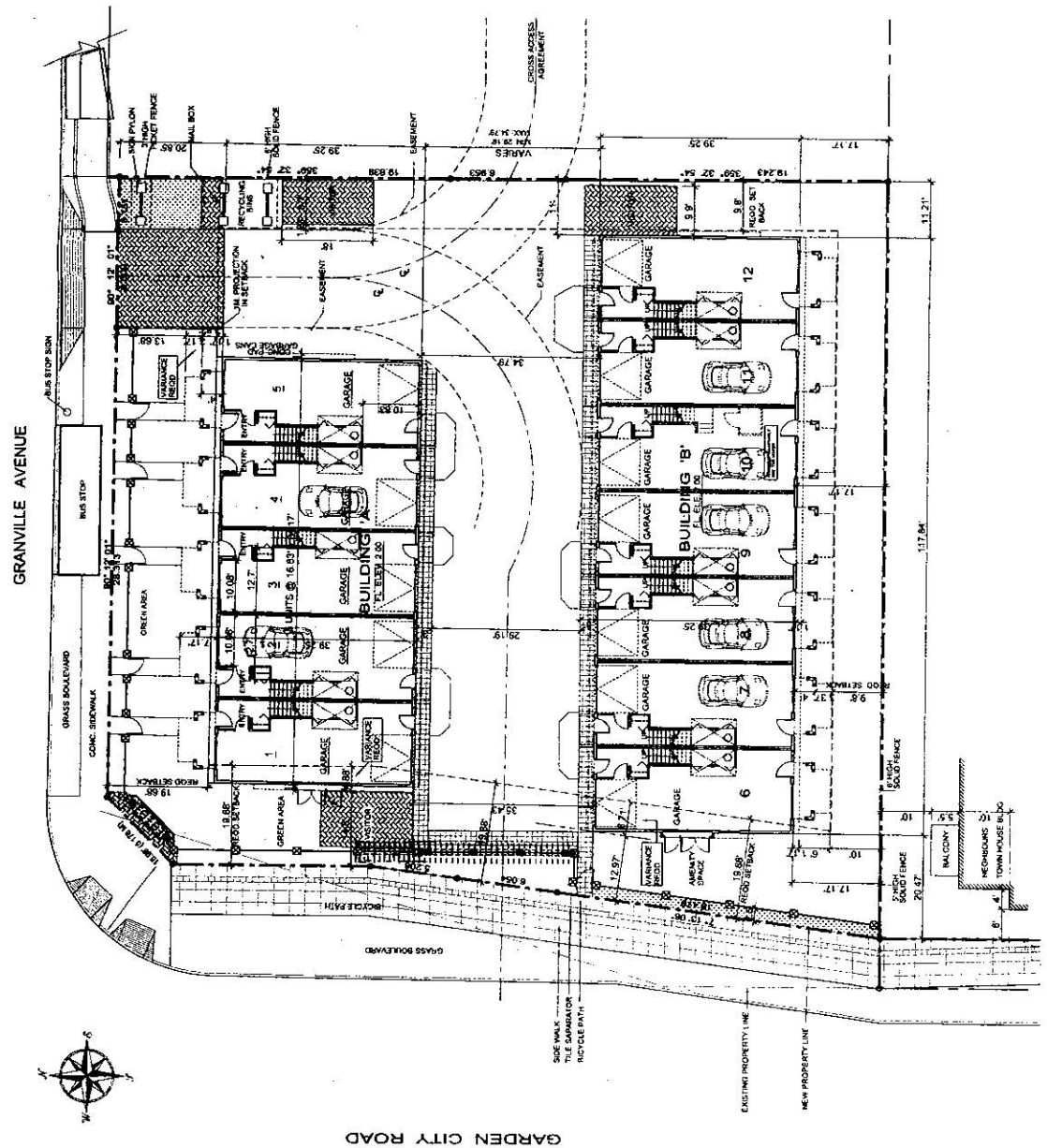
RESIDENT PARKING REQUIRED:
 12 UNITS X 1.5 = 18 CARS

RESIDENT PARKING PROVIDED:
 2 TANDEN SPACES / UNIT X 12 = 24 CARS

VISITORS PARKING REQUIRED:
 12 X 0.2 = 2.4 — 3 CARS

VISITORS PARKING PROVIDED:
 = 3 CARS

TOTAL PARKING PROVIDED = 27 CARS



PARKING PLAN
 DATE 02/11/08

DP 05-296823 February 5, 2008 Plan #2



- TREES TO BE RETAINED
- TREES TO BE REMOVED
- TREE PROTECTION BARRIER

NO.	REVISION	DATE	BY
1	INITIAL DESIGN	12/28/06	LA
2	REVISED LAYOUT	02/13/08	LA
3	REVISED LAYOUT	02/13/08	LA

LANDVIVIS & ASSOCIATES INC.
 2700 - 14th AVE. S.W.
 VANCOUVER, B.C.
 V6M 2L6
 PHONE: (604) 681-2343

2236 4000
 1/4 CENTIN. SQUARE PROJECT
 1140 - 10th AVE. W. #100
 VANCOUVER, B.C.
 PROJECT NO. 2007-042

PLAN VIEW
 LANDSCAPE PLAN
 PROPOSED
 TOWNHOUSE DEVELOPMENT
 1000 GRANVILLE AVENUE
 VANCOUVER, B.C.

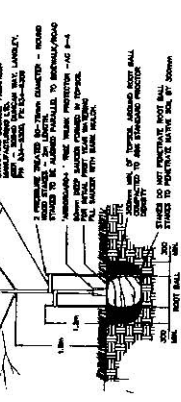
DATE:	11/15/06
SCALE:	1/4" = 1'-0"
DRAWN BY:	LA
CHECKED BY:	LA

L-2	
-----	--

PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA GUIDE SPECIFICATIONS FOR NURSERY STOCK AND THE BCNTA STANDARD FOR CONTAINER GROWN PLANTS.

ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCNTA/BSCLA LANDSCAPE STANDARDS.

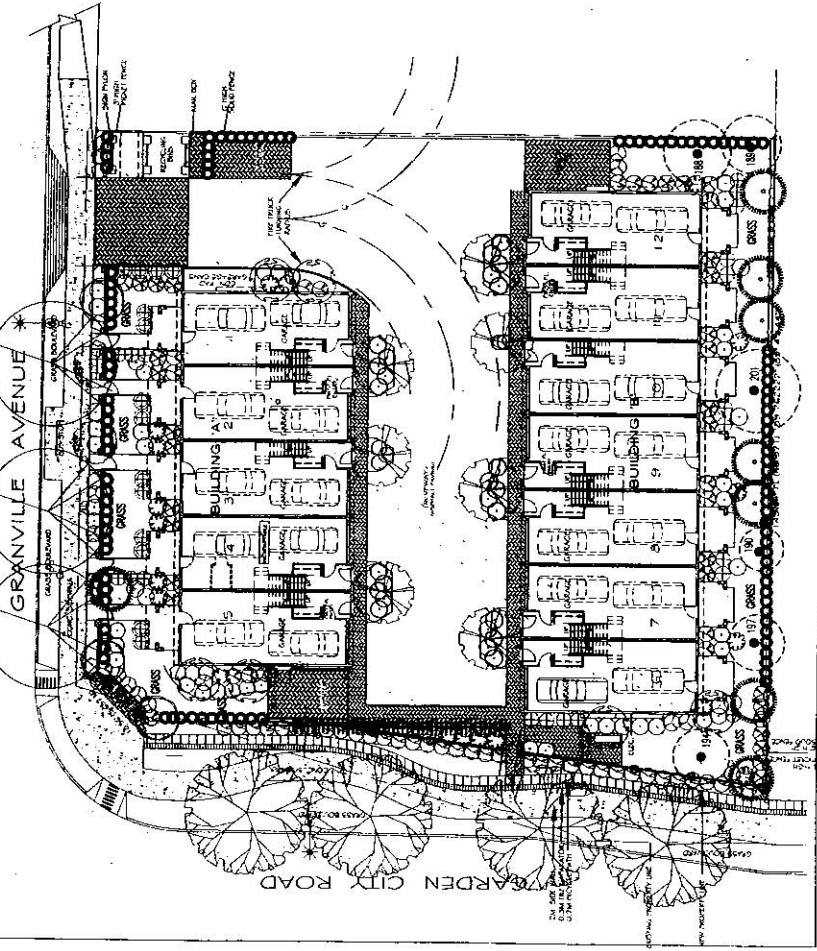
ON TOP OF NEW LAYOUT



- NOTES**
- 1) MULCH/COMPOST TO BE LOANED AND SHIPPED TO THE SITE BY THE CONTRACTOR. THE MULCH SHOULD BE 3" MINIMUM IN LAYER AND ALL MULCH SHOULD BE 100% PINE OR PINE BARK.
 - 2) ALL TREE WELLS SHALL HAVE THE SIZE 1/3 OF THE TREE TRUNK FROM TO PLANTING.
 - 3) ALL TREES SHALL BE TRIMMED AS SHOWN.

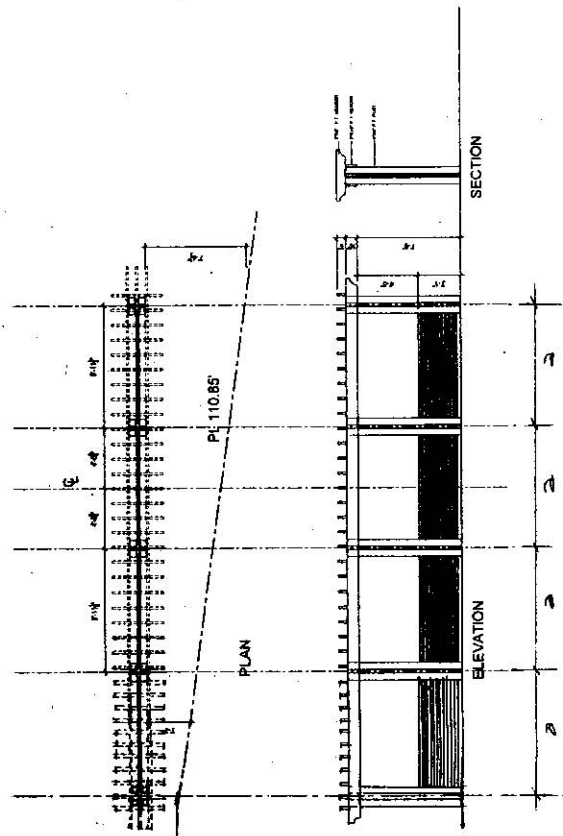
TREE PLANTING DETAIL

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
○	QUERCUS PHellos	WILLOW OAK	3	6 CM CAL.	AS SHOWN	B. & B.
○	ACER PALMIDES 'EMERALD QUEEN'	EMERALD QUEEN NORWAY MAPLE	4	6 CM CAL.	AS SHOWN	B. & B.
○	ACER PALMATUM 'OSAKAZUKI'	GREEN JAPANESE MAPLE	6	2.50 METERS	AS SHOWN	B. & B.
○	ACER RUBRUM 'BONHALL'	BONHALL RED MAPLE	7	5 CM CAL.	AS SHOWN	B. & B.
○	MAGNOLIA SOULANGIANA	SAUCER MAGNOLIA	2	3.00 METERS	AS SHOWN	B. & B.
○	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAP. MAPLE	3	3.00 METERS	AS SHOWN	B. & B.
○	TSUGA HETEROPHYLLA	WESTERN HEMLOCK	6	2.50 METERS	AS SHOWN	B. & B.
○	AZALEA JAPONICA 'LOUISE GABEL'	PINK AZALEA	28	42 POT	85 CM O.C.	
○	AZALEA JAPONICA 'NINO CHIKOSKI'	CRIMSON AZALEA	23	42 POT	85 CM O.C.	
○	ABELIA EDWARD GOUCHER	EDWARD GOUCHER ABELIA	14	43 POT	90 CM O.C.	
○	PRUNUS MUSSO PUMILLO	DWARF MUSSO PINE	24	43 POT	90 CM O.C.	
○	NAKINKA DOMESTICA	HEAVENLY BAMBOO	17	42 POT	90 CM O.C.	
○	YUKK RHODODENDRON	YUKK RHODODENDRON	23	43 POT	90 CM O.C.	
○	RHODODENDRON	RHODODENDRON	14	43 POT	90 CM O.C.	
○	OLD PINE SPRUCE	OLD PINE SPRUCE	0	43 POT	90 CM O.C.	
○	SPYRIDALIA BLUMIANA 'OLD FLAME'	SPYRIDALIA BLUMIANA 'OLD FLAME'	7	43 POT	90 CM O.C.	
○	VIBURNUM DAYTON	VIBURNUM DAYTON	12	43 POT	90 CM O.C.	
○	RHODODENDRON YAKUSHIMANUM 'TEDDY BEAR'	YUKK RHODODENDRON 'TEDDY BEAR'	12	43 POT	90 CM O.C.	
○	PIENIS JAPONICA 'FOREST FLAME'	LI-Y-DE 'THE-VALLEY'	21	43 POT	90 CM O.C.	
○	TRILIA OCCIDENTALIS 'SWAPAGO'	EMERALD ARBORETAE	57	1.00 METERS	40 CM O.C.	
○	JASMINUM INDOLIORUM	WINTER JASMINE	8	7' POT	2/PER COLUMN ON TRELLIS	

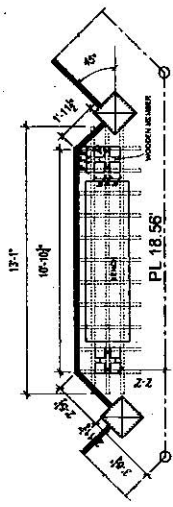


1225 - 04/08 - Screen for D.P. & Accessory
1201 - 14/07 - Screen for D.P. & Accessory
1401 - 14/07 - Screen for D.P. & Accessory
1402 - 14/07 - Screen for D.P. & Accessory

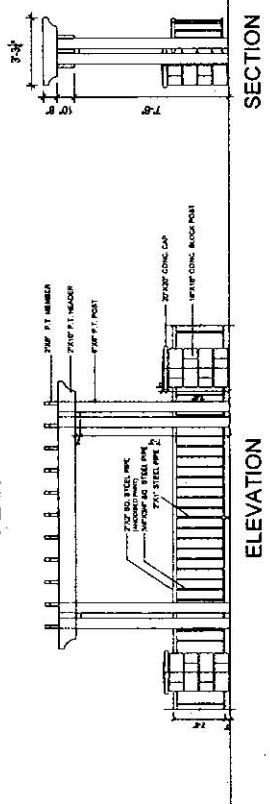
DP 05-296823 February 5, 2008 Plan #3b



SCREEN DETAIL
SCALE: 1/4" = 1'-0"



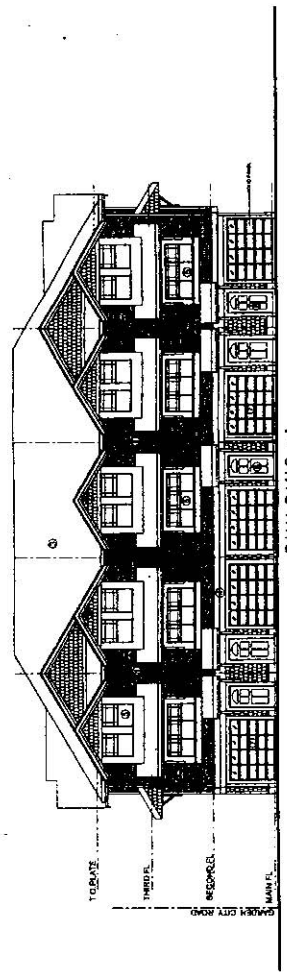
PLAN



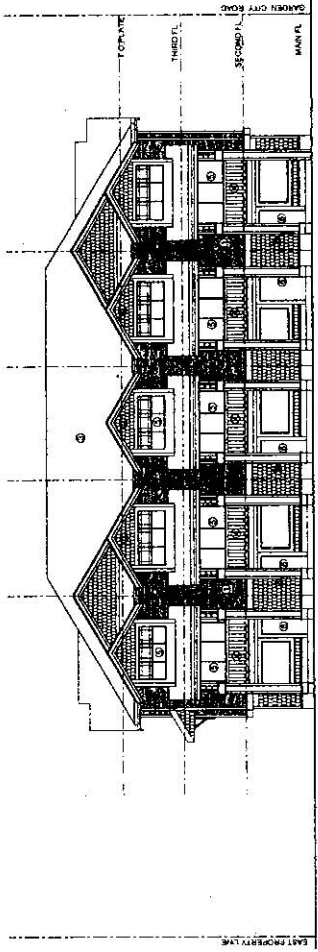
ELEVATION

POPAS DETAIL
SCALE: 3/8" = 1'-0"

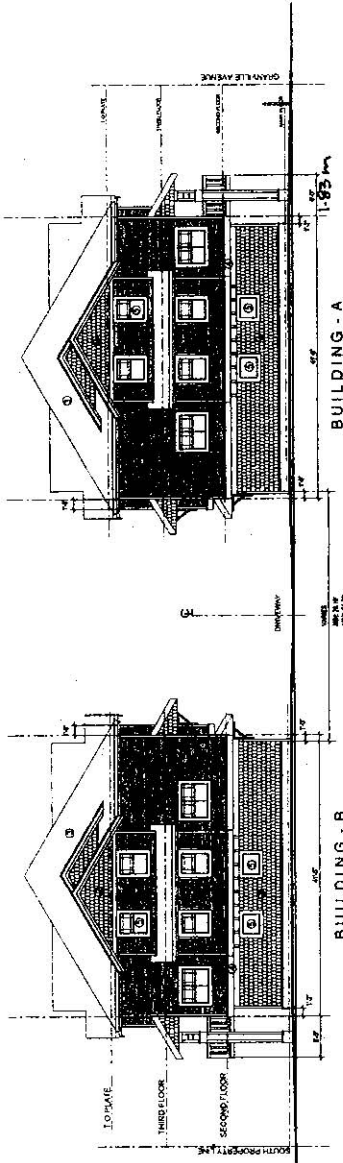
THIS DRAWING IS TO BE USED FOR THE PROPOSED DEVELOPMENT ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



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



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



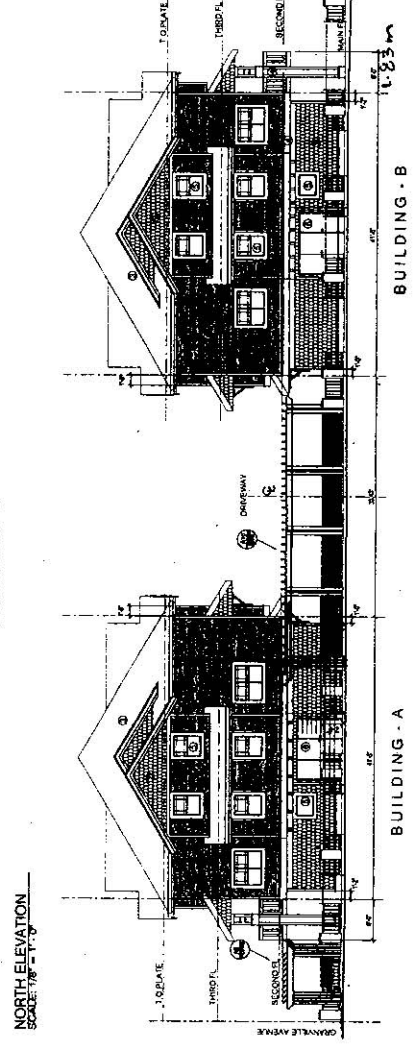
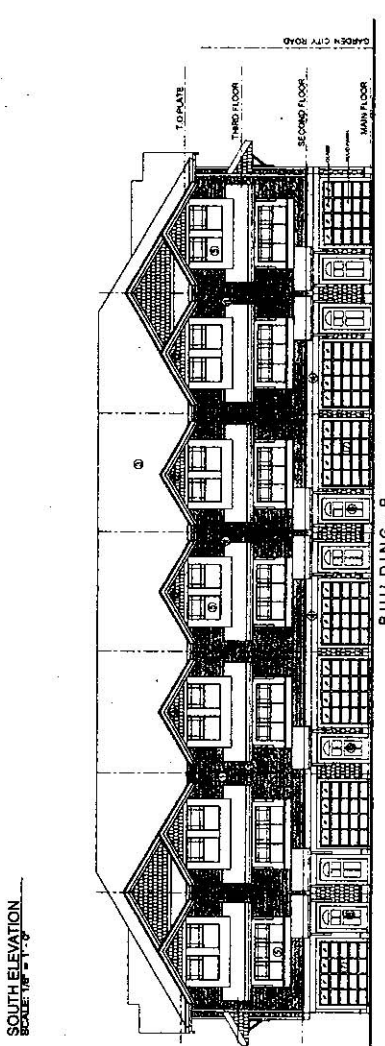
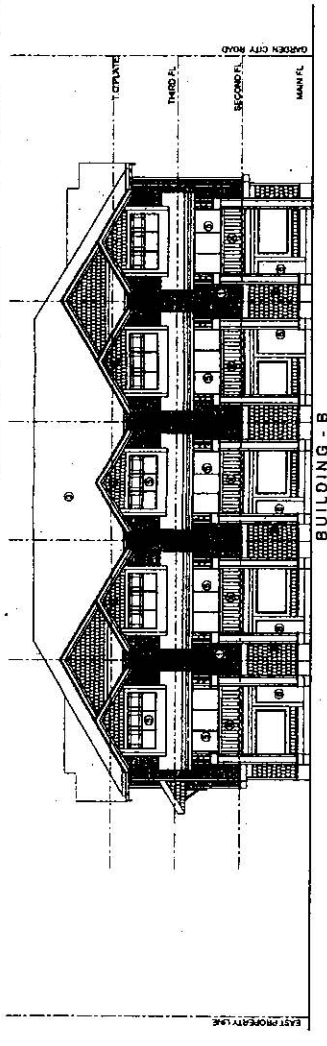
EAST ELEVATION
 SCALE: 1/8" = 1'-0"

- EXTERIOR FINISH SCHEDULE :**
- ① HORIZONTAL VINYL SIDING
 - ② ASPHALT/FLY ASH ROOFING
 - ③ COLOR - CALI
 - ④ VINYL SHIMULES
 - ⑤ COLOR - HARVEST CREAM
 - ⑥ ASPHALT SHIMULES
 - ⑦ HERITAGE PAPER - TRIPLE TOP BLACK
 - ⑧ PAINT - GORGEOUS PAINT WHITE
 - ⑨ PAINT - GORGEOUS PAINT WHITE
 - ⑩ VINYL WINDOWS - WHITE
 - ⑪ METAL CLAD WOOD DOOR - WHITE
 - ⑫ QUARTZ AND TANTON PANEL DOOR

DP 05-296823 February 5, 2008 Plan #4

1/2" = 1'-0" (Scale for D.P. & Recording)
 1/8" = 1'-0" (Scale for E.P. & Recording)

- EXTERIOR FINISH SCHEDULE:**
- ① MASONRY: BRICK, COMMON, 4 1/2" PROFILE
 - ② METAL: ALUMINUM, ANODIZED, 1/2" THICK, 4 1/2" PROFILE
 - ③ COLOR: GRAY
 - ④ VINYL: SHINGLES
 - ⑤ COLOR: HARVEST CREAM
 - ⑥ ASPHALT: ASPHALT
 - ⑦ ASPHALT: ASPHALT
 - ⑧ ASPHALT: ASPHALT
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DP 05-296823 February 5, 2008 Plan #5

A8

SITE SECTION
BUILDING - A

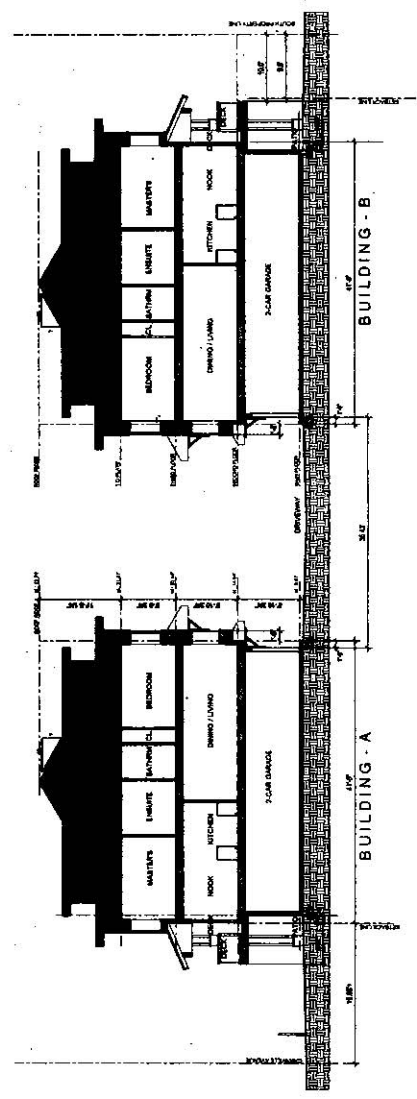
PARK VIEW - 2
12 Townhouse Development
9000 Granville Avenue
RICHMOND, BC

Garry Plonch
architect m.a.l.c.

DATE: 11-20-05
DRAWN BY: G.P. / G.P.
CHECKED BY: G.P. / G.P.
SCALE: 1/8" = 1'-0"

125 0508 issued by G.P. & G.P.
125 1407 issued by G.P. & G.P.
125 1507 issued by G.P. & G.P.
125 1607 issued by G.P. & G.P.

DP 05-296823 February 5, 2008 Plan #6



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

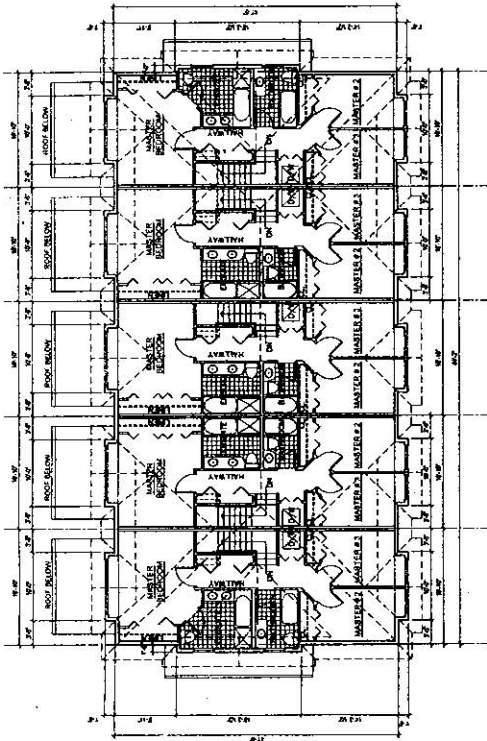
A3

FLOOR PLANS
BUILDING - A

PARK VIEW - 2
12 Townhouse Development
RICHMOND, BC
9000 Granville Avenue

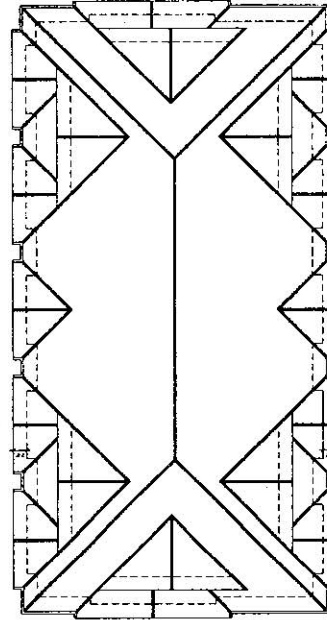
Cerry Plonsek
architect inc. b.c.
Date: 11-08-07
Scale: 1/8" = 1'-0"

1/2" = 0'-0" based on D.P. & RECORDING
0/21/11/07 based on D.P. & RECORDING
1/14/07 based on D.P. & RECORDING



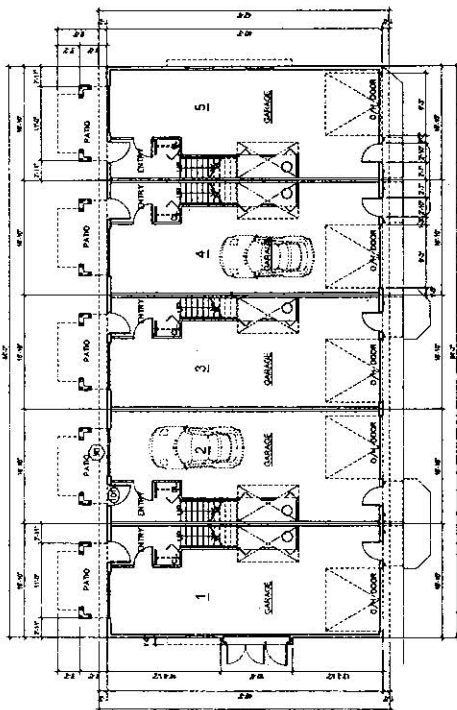
BUILDING - A

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



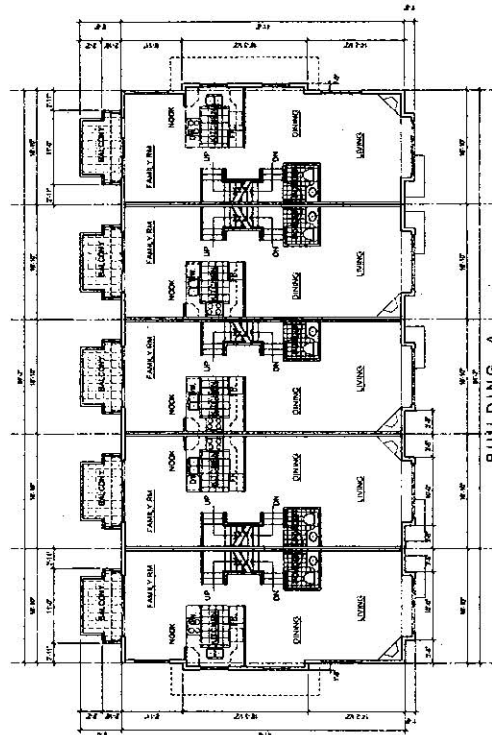
BUILDING - A

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



BUILDING - A

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

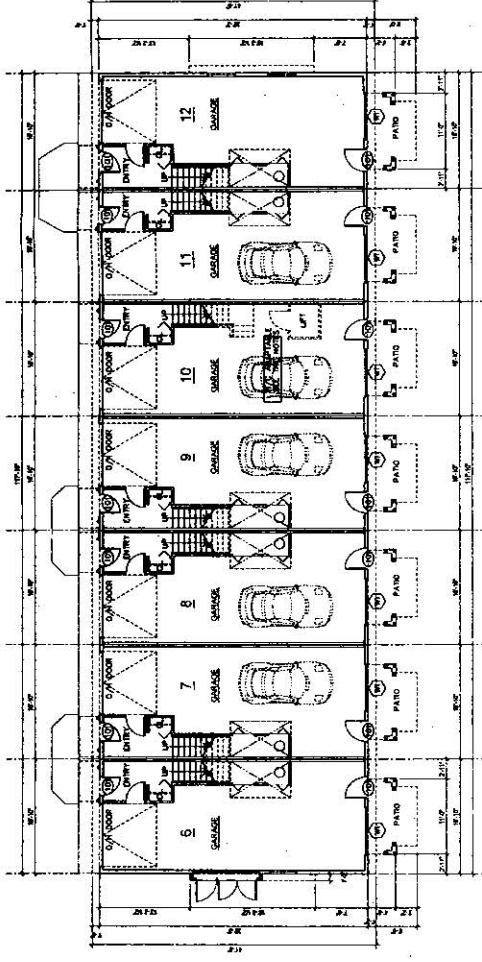


BUILDING - A

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

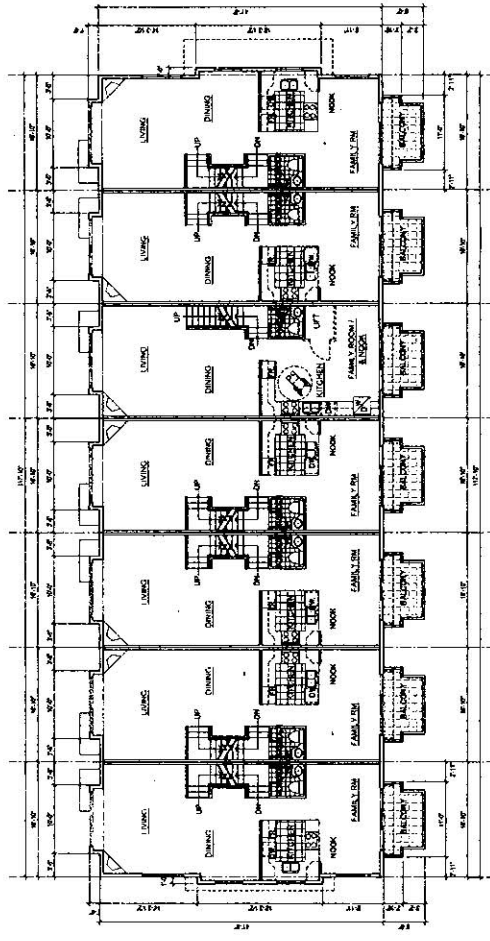
DP 05-296823 February 5, 2008 Reference Plan #7

- NOTE: UNITS # 6-10 IS ADAPTABLE FOR HC USE AS FOLLOWS.
- FIRST FLOOR
1. FUTURE WC LIFT ROKORR MODEL, HC SMD SHAFT SIZE 4.75' x 3.3' (U.S. DIMENSION) FIRST FLOOR SLAB TO BE POURED WITH 6" DEEP PIT. PIT IS FILLED IN WITH SAND AND CONCRETE TOPPING FOR REMOVAL WHEN WC LIFT IS REQUIRED.
 2. SINGLE CAR BE PARKED TO PROVIDE 12' x 9' SPACE FOR HC USE.
 3. ENTRANCE DOOR TO BE FITTED WITH ELECTRIC LOCK, INTERCOM & VIDEO CAMERA.
- SECOND FLOOR
4. FUTURE WC LIFT.
 5. FLOOR IS PARDED FOR FUTURE SMART OPENING.
 6. HC ACCESS FROM WC LIFT TO NOOK, KITCHEN, LIVING AND DINING IS ADAPTED. KITCHEN CABINETS WILL BE CHANGED FOR HC USE WHEN REQUIRED.
- THIRD FLOOR
7. FUTURE WC LIFT.
 8. PORTION OF MASTER BED ROOM CLOSET TO BE REMOVED.
 9. ENSURE DOOR TO BE FRAMED FOR FUTURE 3'-0" WIDE DOOR.
 10. TUB TO BE REPLACED WITH WC SHOWER.
 11. SHOWER TO BE REPLACED WITH HC VANITY.
 12. VANITY TO BE REMOVED TO PROVIDE SPACE FOR WHEEL CHAIR MOVEMENT.
 13. WC TO BE REPLACED WITH HC TYPE WC AND GRAB BAR.



BUILDING - B

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



BUILDING - B

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

Gerry Blomsh
Architects, Inc.

1050 - 6005 Street NW Dr. A. 1st Floor
1001 - 1407 Street NW Dr. A. 1st Floor
Map 1507 (scaled for 1" = 1'-0")

Richmond, BC
9000 Granville Avenue
12 Townhouse Development
PARK VIEW - 2

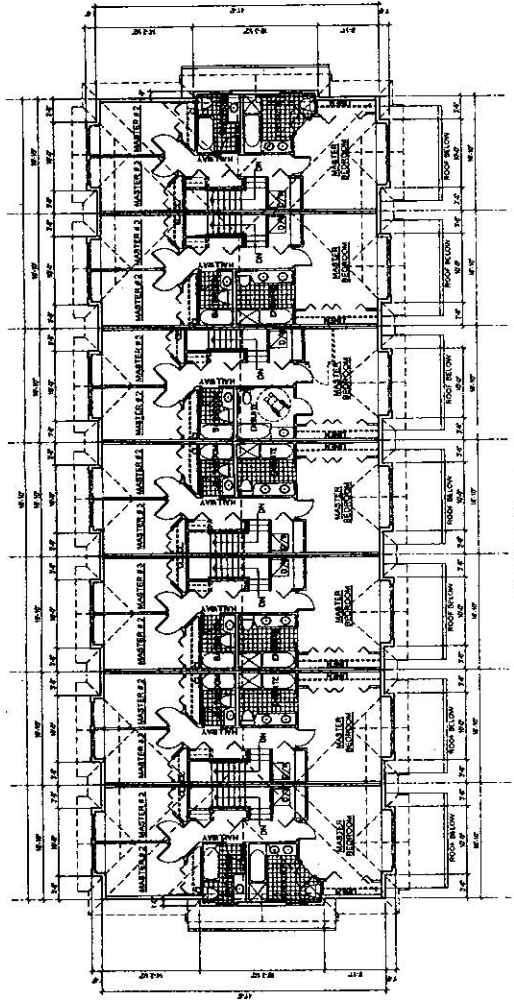
UPPER FLOOR PLANS
BUILDING - B

AS

PARK VIEW - 2
12 Townhouse Development
9000 Granville Avenue
RICHMOND, BC

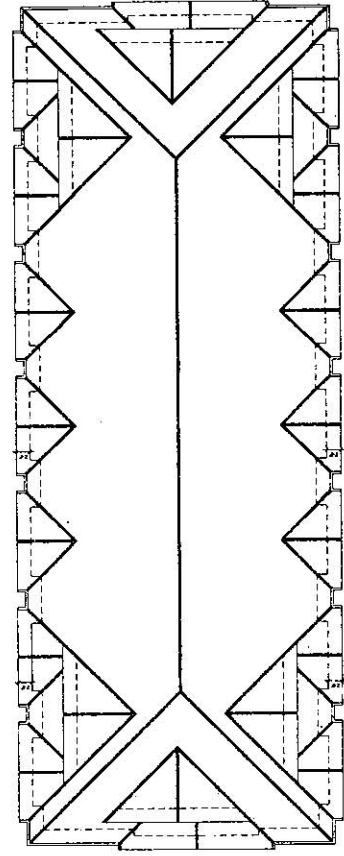
1998 - 2008, Shared by D.P. & Associates
DCC: 1407 Street NW Dr. A. 1st Floor
Map 1507 (scaled for 1" = 1'-0")

DP 05-296823 February 5, 2008 Reference Plan #9



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

BUILDING - B



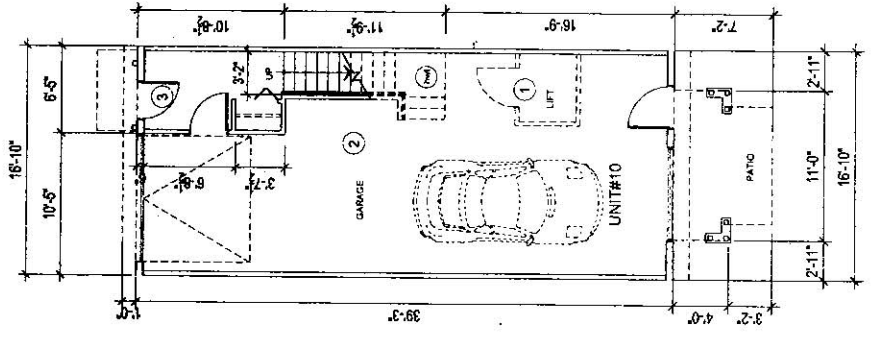
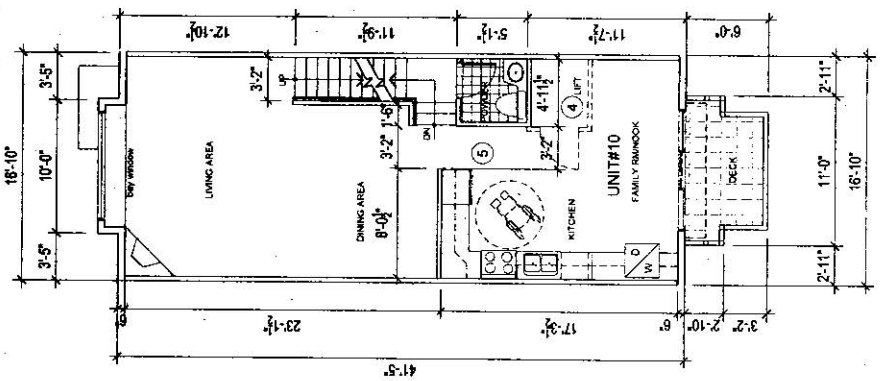
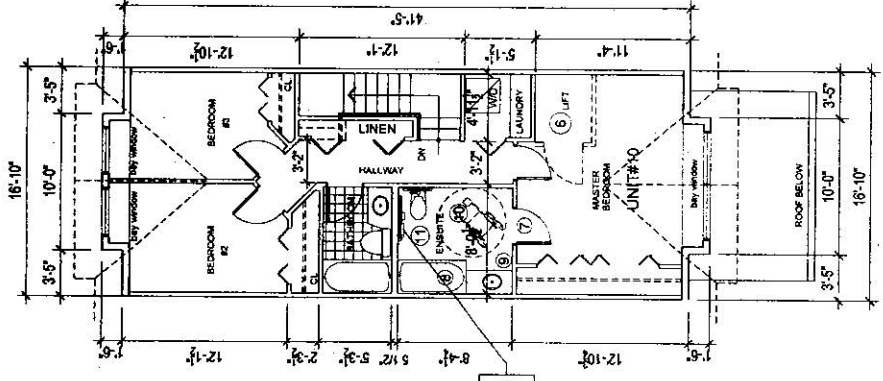
ROOF PLAN
SCALE: 1/8" = 1'-0"

BUILDING - B

031 0308 (Revised for O.P. & Permitting)

 031 0307 (Revised for O.P. & Permitting)

- NOTE:
- UNIT #10 IS ADAPTABLE FOR HC USE AS FOLLOWS:
- FIRST FLOOR
- FUTURE HC LIFT ROKURK MODEL HC SMD SHAFT SIZE 4'2" x 3'2" (U.S. DIMENSION) FUTURE LIFT SHAFT TO BE LOCATED WITH 5'0" DEEP PIT. PIT IS FILLED IN WITH CONCRETE AND TOPPING FOR REMOVAL WHEN HC LIFT IS REQUIRED.
 - SINGLE CAR BE PARKED TO PROVIDE 12'6" SPACE FOR HC USE
 - ENTRANCE DOOR TO BE FITTED WITH ELECTRIC LOCK, INTERCOM & VIDEO CAMERA.
- SECOND FLOOR
- FUTURE HC LIFT.
 - FLOOR IS FARMED FOR FUTURE SHAFT OPENING.
 - HC ACCESS FROM HC LIFT TO HOOK, KITCHEN, LIVING AND DINING IA. ADULTS, KITCHEN CABINETS WILL BE CHANGED FOR HC USE WHEN REQUIRED.
- THIRD FLOOR
- FUTURE HC LIFT.
 - PORTION OF MASTER BED ROOM CLOSET TO BE REMOVED.
 - ENSUITE DOOR TO BE FRAMED FOR FUTURE 3'-0" WIDE DOOR.
 - TUB TO BE REPLACED WITH HC SHOWER.
 - SHOWER TO BE REPLACED WITH HC VANITY.
 - MASTER BED ROOM TO BE PROVIDED PROVED SPACE FOR WALK IN CLOSET.
 - WALK IN CLOSET TO BE REPLACED WITH HC TYPE WC AND GRAB BAR.



DP 05-296823 February 5, 2008 Reference Plan #10