



City of Richmond
Urban Development Division


**Report to
Development Permit Panel**

To: Development Permit Panel
From: Holger Burke
Acting Director of Development
Date: August 23, 2005
File: DP 05-293519
Re: **Application by Patrick Cotter Architect Inc. for a Development Permit at
9600 No. 3 Road**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of sixteen (16) townhouses at 9600 No. 3 Road on a site zoned "Townhouse District (R2 - 0.7)"; and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) Increase the maximum lot coverage from 40% to 41.6%;
 - b) Reduce the front yard setback from 6 m to 5 m for the buildings and 4.2 m for porch/balcony projections; and
 - c) Permit 24 tandem parking spaces.

 Holger Burke
Acting Director of Development

SB:blg
Att.

Staff Report

Origin

Patrick Cotter Architect Inc. has applied to the City of Richmond for permission to develop 16 townhouses at 9600 No. 3 Road (formerly 9540, 9560 and 9600 No. 3 Road). The site formerly contained three (3) single-family homes.

The site is being rezoned from Single-Family Housing District, Subdivision Area E (R1/E) to Townhouse District (R2 – 0.7) for this project under Bylaw 7832 (RZ 04-271652).

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

The subject consolidated Broadmoor Area site is located on No. 3 Road between Saunders and William Roads and near a designated Neighbourhood Service Centre. Surrounding development includes:

- To the north, a dentist office at the corner and single-family homes fronting onto Saunders Road, zoned “Land Use Contract 133 (LUC 133)”, and “Single-Family Housing District, Subdivision Area E (R1/E)”;
- To the east, single-family homes fronting onto Pigott Road, zoned “Land Use Contract 110 (LUC 110)”, and “Single-Family Housing District, Subdivision Area E (R1/E)”;
- To the south, an older duplex and single-family homes beyond zoned “Two-Family Housing District (R5)” and “Single-Family Housing District, Subdivision Area E (R1/E)”;
- To the west, across No. 3 Road, single-family homes, duplexes to the northwest and townhouse development to the southwest zoned “Single-Family Housing District, Subdivision Area E (R1/E)”, “Two-Family Housing District (R5)” and “Townhouse Development District (R2)”.

Rezoning and Public Hearing Results

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

- That the achieved density does not exceed 0.67 Floor Area Ratio (F.A.R.), the achieved building height does not exceed 2 ½-storeys and that the proposed development fits well into the surrounding context; and
- Tree retention and replacement strategy.

This was completed (see below) to the satisfaction of staff.

The Public Hearing for the rezoning of this site was held on November 15, 2004. At the Public Hearing, the following concerns about rezoning the property were expressed:

- Retention and maintenance of hedge along the south property line;
- Impact on surface drainage to the south;
- Large Maple tree in southeast corner of lot be pruned or replaced with a smaller tree. The south neighbour is concerned about tree debris clogging garage roof gutters;
- Building height interface with surrounding homes;
- Adequate rear yard setback; and

- Adequate parking provision.

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

Tree and Hedge Retention

- As requested, the existing hedge along the south property line will be retained; and
- As requested, the Maple tree is proposed for removal and replacement with a smaller Katsura tree.

Surface Drainage

- Perimeter drainage will be installed along the north, east and south property lines to contain surface runoff onsite.

Building Height

- The proposed height, siting and orientation of the building respects the massing of the surrounding existing single-family, commercial and duplex development with a two-storey interface.

Rear Yard Setback

- The rear yard setback has been increased from the bylaw requirement of 3 m (9.8 ft.) to a range of 5.2 m to 5.5 m (17 ft. to 18 ft.).

Off-Street Parking

- The development proposal has changed substantially from what was proposed during the rezoning application. The unit count has dropped from 18 down to 16 units. Expected demand for street parking is alleviated with the decrease in the number of units proposed and the provision of 32 resident parking spaces onsite. This exceeds the bylaw requirement of 24. In addition, four (4) visitor parking spaces are proposed, including one (1) accessible parking space.

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 Townhouse District (R2 - 0.7) except for the zoning variances 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) Increase the maximum lot coverage from 40% to 41.6%.

(Staff supports the proposed variance, which was identified in the rezoning staff report on the basis of a proposed site plan with 2 ½-storey massing along No. 3 Road and two-storey massing at the north, east and south interface to surrounding single-family lots facing Saunders and Pigott Roads and both commercial and duplex lots facing No. 3 Road).

2a) Reduce the front yard setback from 6 m to 5 m for the buildings.

(Staff supports the proposed variance, which was identified in the rezoning staff report as it is a direct result of the increased rear yard setback, involves only portions of buildings, and has no perceived negative impacts on the streetscape. The varying setbacks of the units improve the visual interest along No. 3 Road through texture and animation. The relaxation enables an increased setback along the east residential interface of the site adjacent to single-family homes).

2b) Reduce the front yard setback from 6 m to 4.2 m for porch/balcony projections.

(Staff supports the proposed variance as streetscape animation and pedestrian orientation is improved with the addition of the open covered porch/balcony elements and the increased depth of the covered porches and balconies increases their usability. The “Townhouse District (R2 – 0.7)” permits open porch and balcony projections of maximum 1.5 m, which results in a 4.5 m front yard setback).

3) Permit 24 tandem parking spaces.

(Staff supports the proposed variance as it is consistent with other townhouse 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 four (4) of the 16 units. The use of tandem parking arrangement 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. The tandem arrangement is for an outdoor single parking space located in front of a single-car garage (which is not the standard practice) for all of the townhouses along the rear property line. This helps to reduce the amount of lot coverage, provides an alternative housing form, and reduces the possibility of tandem parking spaces being converted into living space. It also results in more compact building footprints for the two (2) two-storey rear buildings).

Advisory Design Panel Comments

The Advisory Design Panel was supportive of the project. A copy of the relevant excerpt from the Advisory Design Panel Minutes from June 08, 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 height, siting and orientation of the building respects the massing of the surrounding existing single-family, commercial and duplex development with a two-storey interface;
- The applicant has addressed privacy for the adjacent single-family homes to the east facing Pigott Road through: hedge and shrub planting; small tree planting in the unit back yards; and a continuous 1.8 m solid wood privacy fence; and
- The applicant has addressed privacy for the adjacent commercial and duplex developments facing No. 3 Road and single-family homes facing Saunders Road through: hedge retention; hedge and vine planting; and a continuous 1.8 m solid wood privacy fence (1.2 m in front yard setback).

Urban Design and Site Planning

- The development offers an animated pedestrian-oriented streetscape on No. 3 Road;
- Vehicle access to the development will be through a permanent access to No. 3 Road with cross-access provided to the lot to the south to address future development potential;
- The site has been laid out to provide a view of the central landscaped outdoor amenity space from No. 3 Road through the development;
- Resident parking is located off of the internal manoeuvring aisle and exceeds the onsite parking requirements. Thirty-two (32) resident and four (4) visitor parking spaces are proposed including one (1) accessible parking space;
- The site has been designed to accommodate fire-fighting requirements and accommodate private individual unit garbage collection while common recycling containers are located within a screened enclosure adjacent to the internal drive aisle; and
- Cash-in-lieu of indoor amenity space has been provided through the rezoning process.

Architectural Form and Character

- The building forms are well articulated;
- The proposed building materials (horizontal Hardi-siding, cedar shingles, painted wood trim, brackets and trellis work, and asphalt shingle roofing) are generally consistent with the Official Community Plan (OCP) Guidelines;
- Visual interest and variety between building blocks has been incorporated with two (2) different building types, and a variety of colours and building materials; and
- The impact of garage doors has been mitigated on the internal manoeuvring aisles with a shifting road layout, two (2) garage door sizes and designs, transom windows, front entry porches, and the planting of new trees and shrubs.

Landscape Design and Open Space Design

- The landscape design includes the retention of an existing hedge at the southwest corner of the site and the planting of thirty-four (34) new trees;
- Thirty-four (34) new trees are proposed in compensation for the proposed removal of 23 existing trees, four (4) of which are considered to be major trees and 12 of which are streetscape trees located under the power lines. With the exception of the streetscape trees, the existing trees are proposed for removal due to conflict with building envelopes, internal road layout, conflict with the sanitary sewer right-of-way and the removal of a Maple tree which was requested by the adjacent neighbour to the south;
- Twelve (12) of the existing trees face No. 3 Road along with two (2) City boulevard trees, have been heavily impacted by pruning for overhead power lines, are experiencing over crowding, and conflict with the location of the new sidewalk. These streetscape trees will be replaced with approximately eight (8) new City trees properly spaced in a new grass and treed boulevard between a new sidewalk and No. 3 Road which will be designed and built under a separate Servicing Agreement;
- The landscape design also includes shrub and ground cover planting, benches for seating, and special paving treatment with patterning;
- A turtle sand table is proposed in the outdoor amenity area for children's play equipment. Play opportunities in the area include the Lee Elementary School roughly 210 m (690 ft.) to the north across Saunders Road; and
- Visitor parking is located off of the internal manoeuvring aisle, is setback and screened from No. 3 Road with landscaping.

General

- An adaptable floor plan for the potential future conversion of the four (4) type 'C' is included in the drawing package with blocking proposed for those units.


Servicing Analysis:

- The developer has agreed in writing to complete the required storm and sanitary sewer analysis prior to the issuance of a Building Permit. The developer has also indicated that he will be responsible for the cost of upgrading such services subject to the analysis and agreed with the City. Staff have agreed not to withhold the processing of the Development Permit on this understanding and since the need for the servicing analysis was identified late in the process.

Conclusions

The applicant has satisfactorily addressed 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. Therefore, staff recommend support of this Development Permit application.



 Sara Badyal, M.Arch.
Planner 1

SB:blg

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$61,184.

Prior to Building Permit Issuance the Developer is to enter into the City's standard Servicing Agreement to:

- Design and construct frontage beautification along their entire No. 3 Road frontage. Works include removing the existing sidewalk and lighting strip, creating a 1.37m grass & treed boulevard, pouring a new 1.5m concrete sidewalk along the property line; and
- Complete a servicing capacity analysis for storm and sanitary sewers; and design and construct any necessary upgrades.

All works are at the developers sole cost; no credits.



City of Richmond

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

Development Application Data Sheet Development Applications Department

DP 05-293519

Attachment 1

Address: 9600 No. 3 Road (formerly 9540, 9560 and 9600 No. 3 Road)

Applicant: Patrick Cotter Architect Inc. Owner: Debashin Holdings Ltd and Reiner Siperko Construction Ltd.

Planning Area(s): Broadmoor Area

Floor Area Gross: 2,842 m² Floor Area Net: 2,127 m²

	Existing	Proposed
Site Area:	3,311 m ²	No change
Land Uses:	Formerly Single-Family Residential	Multi-Family Residential
OCP Designation:	Low Density Residential	No change
Zoning:	Formerly R1/E	Existing R2 - 0.7
Number of Units:	3	16

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.7	0.64	None Permitted
Lot Coverage:	Max. 40%	41.6%	1.6% Variance
Setback – Front Yard:	Min. 6 m	5 m Building 4.2 m Porch/Balcony	1 m Variance 0.3 m Variance
Setback – Side Yard:	Min. 3 m	3 m	None
Setback – Rear Yard:	Min. 3 m	5.3 m	None
Height (m):	Max. 11 m	9.6 m & 11 m	None
Lot Size:	Min. 30 m width & Min. 35 m depth	60 m width & 54 m depth	None
Off-street Parking Spaces – Resident and Visitor:	Min. 24 and 4	32 and 4	None
Off-street Parking Spaces – Accessible:	1	1	None
Total off-street Spaces:	28	36	None
Tandem Parking Spaces	not permitted	24 spaces (12 units)	24 spaces
Amenity Space – Indoor:	Min. 70 m ²	Cash-in-lieu	None
Amenity Space – Outdoor:	Min. 96 m ²	142 m ²	None

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, June 08, 2005 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

3. Townhouses
Patrick Cotter Architect
9600 No. 3 Road

DP 05-293519

The comments of the Panel were as follows:

- a great looking project. It will be interesting to see how the internal road developed as street frontage would turn out.
- a nice project. Planned much better than at rezoning. Nice internal street and not too tight.
- a positive impression. The character of the internal street could be improved with varied textures or paving stones etc. The side entrances on end units are always a problem – is there a way to bring the entrance closer to the corner of the building?
- a well crafted scheme that is architecturally well executed. The scheme is a showcase on how to deal with garages, unit identity and circulation.
- the entrance for the end units on the west side have no natural surveillance.
- the treatment of the interior street gives a lot of relief to front and formal entry to east units. A boulevard treatment with street trees was encouraged – as was the removal of the existing trees along No. 3 Road. A mailbox structure should be located in the amenity area – which should also have a seating element.
- if the boulevard is not separate the trees could be planted in the grass area.

It was moved and seconded

That DP 05-293519 move forward subject to the following:

- staff to work with applicant to review replacement alternative in lieu of the proposed tree retention along No. 3 Road – **incorporated. *Street trees and front yard trees proposed;***
- a more formalized street tree treatment along No. 3 Road – incorporated. ***See above;***
- consider relocating the side entrance closer to the interior driveway – ***Front units have additional entries facing No. 3 Road. Rear 'C' units have option of using french doors facing internal road as additional entry;***
- incorporate pedestrian sidewalk from each unit fronting No. 3 Road to No. 3 Road – ***incorporated,*** and,
- integrate the mailbox and seating area to create focal points – ***incorporated.***

CARRIED
Unanimous



City of Richmond
Urban Development Division

Development Permit

No. DP 05-293519

To the Holder: PATRICK COTTER ARCHITECT INC.

Property Address: 9600 NO. 3 ROAD
(FORMERLY 9540, 9560 & 9600 NO. 3 ROAD)

Address: C/O DAVID WOOTTON
#235 – 11300 NO. 5 ROAD
RICHMOND, BC V7A 5J7

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) Increase the maximum lot coverage from 40% to 41.6%;
 - b) Reduce the front yard setback from 6m to 5 m for the buildings and 4.2 m for porch/balcony projections; and
 - c) Permit 24 tandem parking spaces.
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 #7 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 \$61,184. 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 05-293519

To the Holder: PATRICK COTTER ARCHITECT INC.

Property Address: 9600 NO. 3 ROAD
(FORMERLY 9540, 9560 & 9600 NO. 3 ROAD)

Address: C/O DAVID WOOTTON
#235 – 11300 NO. 5 ROAD
RICHMOND, BC V7A 5J7

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

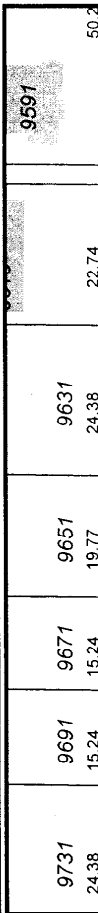
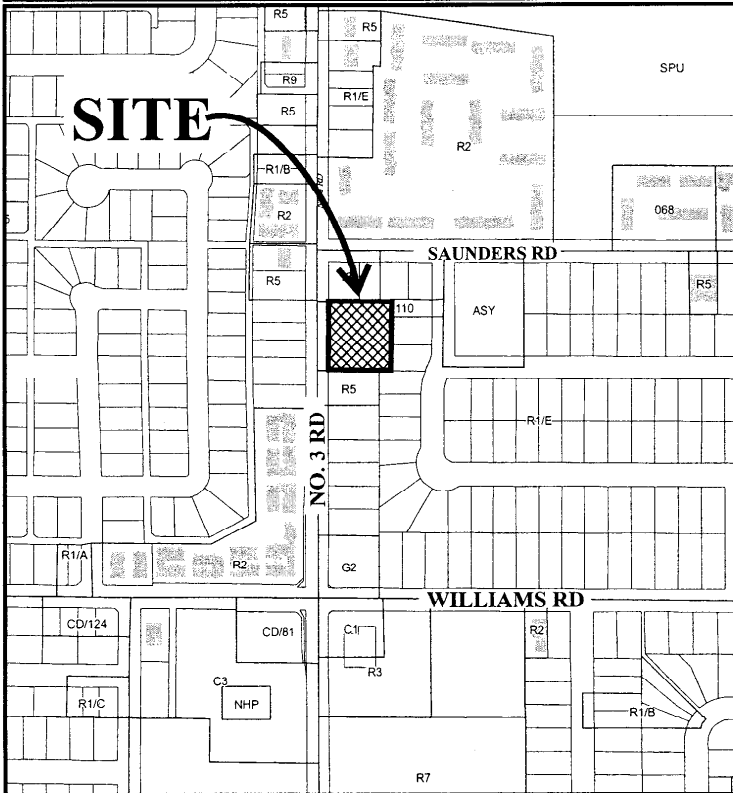
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

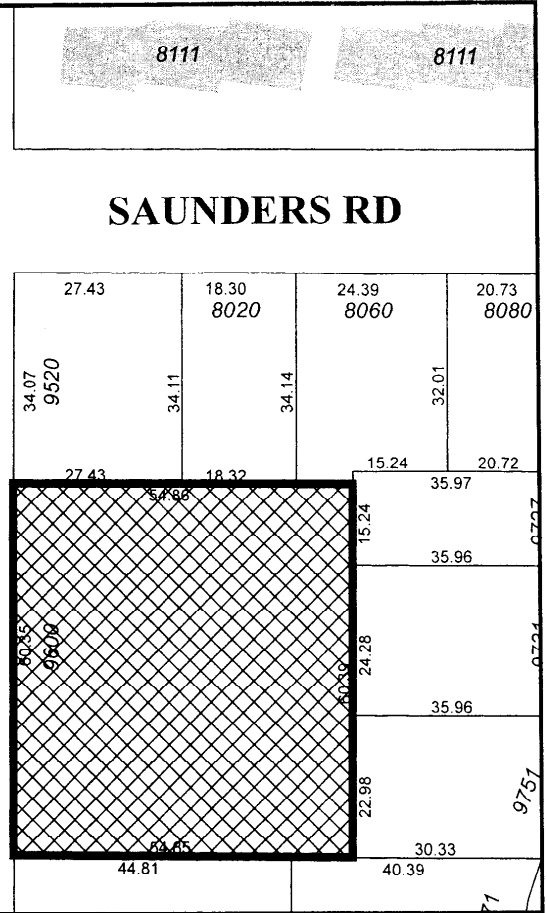
MAYOR



City of Richmond



NO. 3 RD



DP 05-293519
SCHEDULE "A"

Original Date: 03/30/05
Revision Date: 08/02/05
Note: Dimensions are in METRES

PROJECT DATA: 9600 No 3 ROAD

CIVIC ADDRESS: 9540 NO. 3 ROAD, RICHMOND, BRITISH COLUMBIA
 FORMERLY 9560 NO. 3 ROAD, RICHMOND, BRITISH COLUMBIA
 9600 NO. 3 ROAD, RICHMOND, BRITISH COLUMBIA

LEGAL ADDRESS: 84 SEC 28 BLK4N RG6W PL 25912
 FORMERLY 3 SEC 28 BLK4N RG6W PL 10009 EX E50'
 4 SEC 28 BLK4N RG6W PL 10009 EX E50'

APPLICANT: PATRICK COTTER ARCHITECT INC.
 235 - 11300 No.5 ROAD
 RICHMOND, BRITISH COLUMBIA

ZONING: R2.07

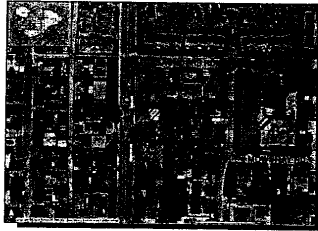
LOT B SEC 28
 B4N R6W
 PLAN BCP 16842

THE FIRS AT BROADMOOR

9600 NO. 3 ROAD
 RICHMOND, BRITISH COLUMBIA

MARCH 2, 2005 ISSUED FOR DEVELOPMENT PERMIT
 MAY 27, 2005 ISSUED FOR DESIGN PANEL
 JULY 12, 2005 ISSUED FOR DEVELOPMENT PERMIT PANEL

LOCATION PLAN:



SITE



DEVELOPMENT DATA:

PROFORMA SUMMARY						
	UNIT A	UNIT B	UNIT C	UNIT D	UNIT D-1	
	2 storey 4 bedroom	3 storey 3 bedroom	2 storey 3 bedroom	2 storey 3 bedroom	2 storey 3 bedroom	Total
LEVEL 1:	LIVING 545.80	83.50	732.30	760.74	760.55	
LEVEL 2:	LIVING 949.80	636.70	860.00	862.40	862.20	
LEVEL 3:	LIVING 0.00	722.90	0.00	0.00	0.00	
STAIR ALLOWANCE	107.64	107.64	107.64	107.64	107.64	
FAR:	1,387.96	1,335.46	1,484.66	1,515.50	1,515.11	
GARAGE	375.20	562.00	236.20	246.40	247.50	
COVERED AREA @ GRADE	37.50	77.20	36.90	40.90	40.90	3%
COVERAGE	958.50	694.70	1,005.40	1,048.04	1,048.95	
QUANTITY:	4	4	4	2	2	16
TOTAL FAR:	5,551.84	5,341.84	5,938.64	3,031.00	3,030.22	22,893.54
TOTAL COVERAGE	3,834.00	2,778.80	4,071.60	2,096.08	2,097.90	14,828.38

DRAWING LIST:

* * A-101 A-102	COVER SURVEY SITE PLAN CONTEXT SITE PLAN	A-301 A-302 A-303 A-304	UNIT "A-B" NORTH/SOU UNIT "A-B" EAST/WEST UNIT "C-D-D1-C" NORTH UNIT "C-D-D1-C" EAST/V
A-201 A-202 A-203 A-204 A-205 A-206	UNIT TYPE 'A' FLOOR PLANS UNIT TYPE 'B' FLOOR PLANS UNIT TYPE 'C' FLOOR PLANS UNIT TYPE 'D' FLOOR PLANS UNIT TYPE 'D-1' FLOOR PLANS AREA OVERLAYS	L-1 L-2	LANDSCAPE PLAN LANDSCAPE DETAILS

SITE AREA:	GROSS: 35,643.48 Sq.Ft. (3,311.40 Sq.m.)	
	ROAD DED.: 0.00 Sq.Ft.	
	NET: 35,643.48 Sq.Ft.	
COVERAGE:	40% 41.6% Max. Permitted 41.6% Proposed	
BY VARIANCE	14,828.38 Max. Permitted 14,828.38 Proposed	
F.A.R.:	24,950.44 (0.70) Max. Permitted 22,893.54 (0.64) Prop.	
	23,881.13 (0.67) Staff Report AT RZ	
ADDITIONS to FAR:	Garage:(2) 8,611.36 Max. Permitted 5975.24 Proposed	
	Entry Area:(1) 1,722.24 Max. Permitted 1,722.24 Proposed	
	Cov. Areas: 2,495.04 (10% of FAR) Max. 770.00 (3%) Prop.	
	Total: 37,779.08 Max. Permitted 31,361.02 Proposed	
PARKING:	Resident 1.5/unit 24 Required 32 Proposed	
	Visitor 0.2/unit 3.2 Required 4 Proposed	
	Accessible 2% 1.0 Required 1.0 Proposed	
	Total 28 Required 36	

REQUESTED VARIANCES:

1. TO REDUCE THE FRONT YARD SETBACK TO 5m FROM 6m
2. TO INCREASE THE LOT COVERAGE FROM 40% TO 41.6%
3. TO INCREASE THE FRONT YARD PROJECTIONS FROM 1.5m TO 1.0m
4. TO PERMIT 24 TANDEM PARKING SPACES

Notes:

- (1) Each unit is permitted to deduct from the allowable FAR an area of up to 10m² (107.64 sqft) to be used entry and staircase purposes
- (2) Each unit is permitted in addition to the allowable FAR an area to a maximum of 50m² (538.21 sqft) for use as off-street parking

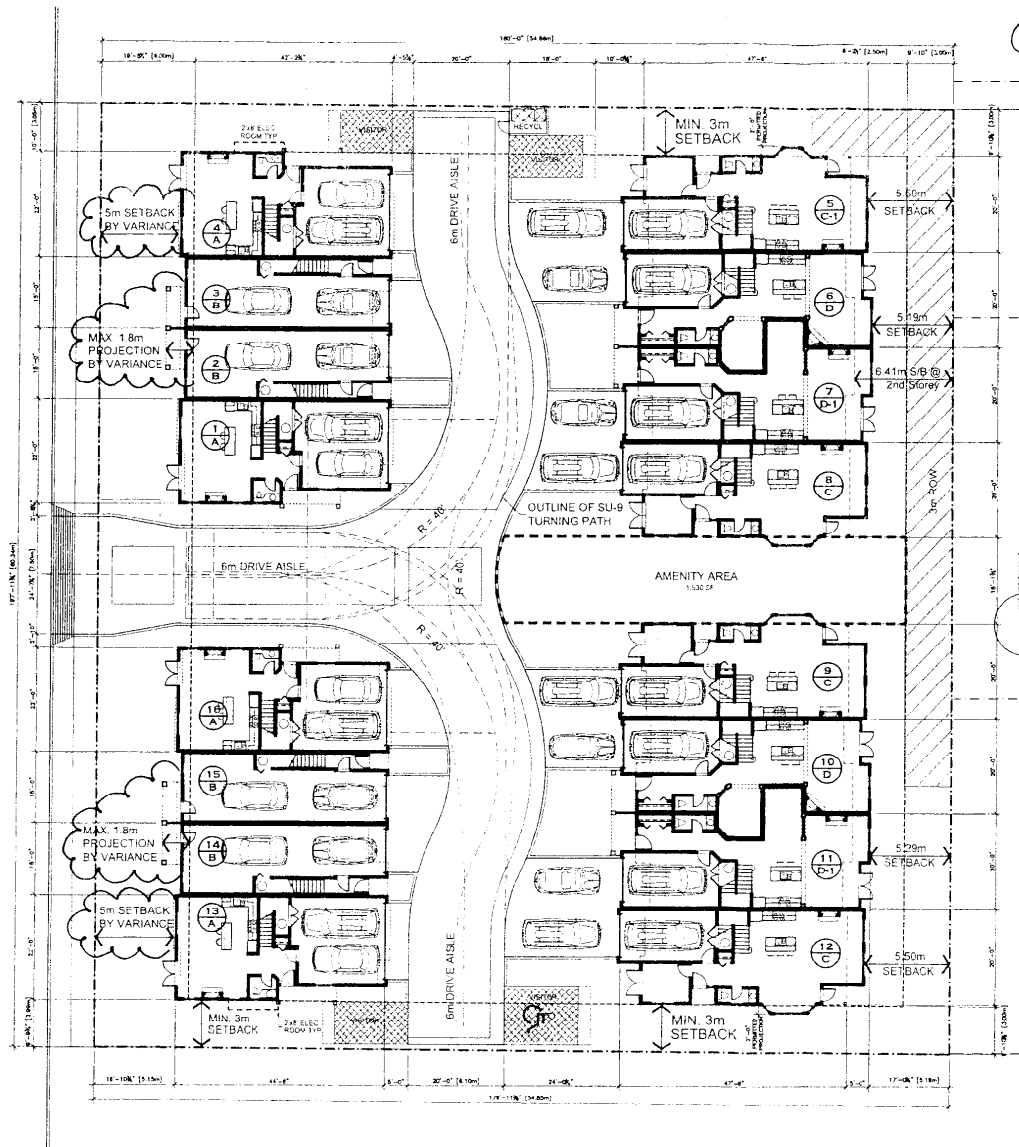


Unit 235, 11300 NO. 5 ROAD
 RICHMOND, BC V7A 5J7
 TEL: (604) 272-1477
 FAX: (604) 272-1471
 CEL: (604) 377-9454
 E-MAIL: info@cotterarchitects.com
 WEB: www.cotterarchitects.com

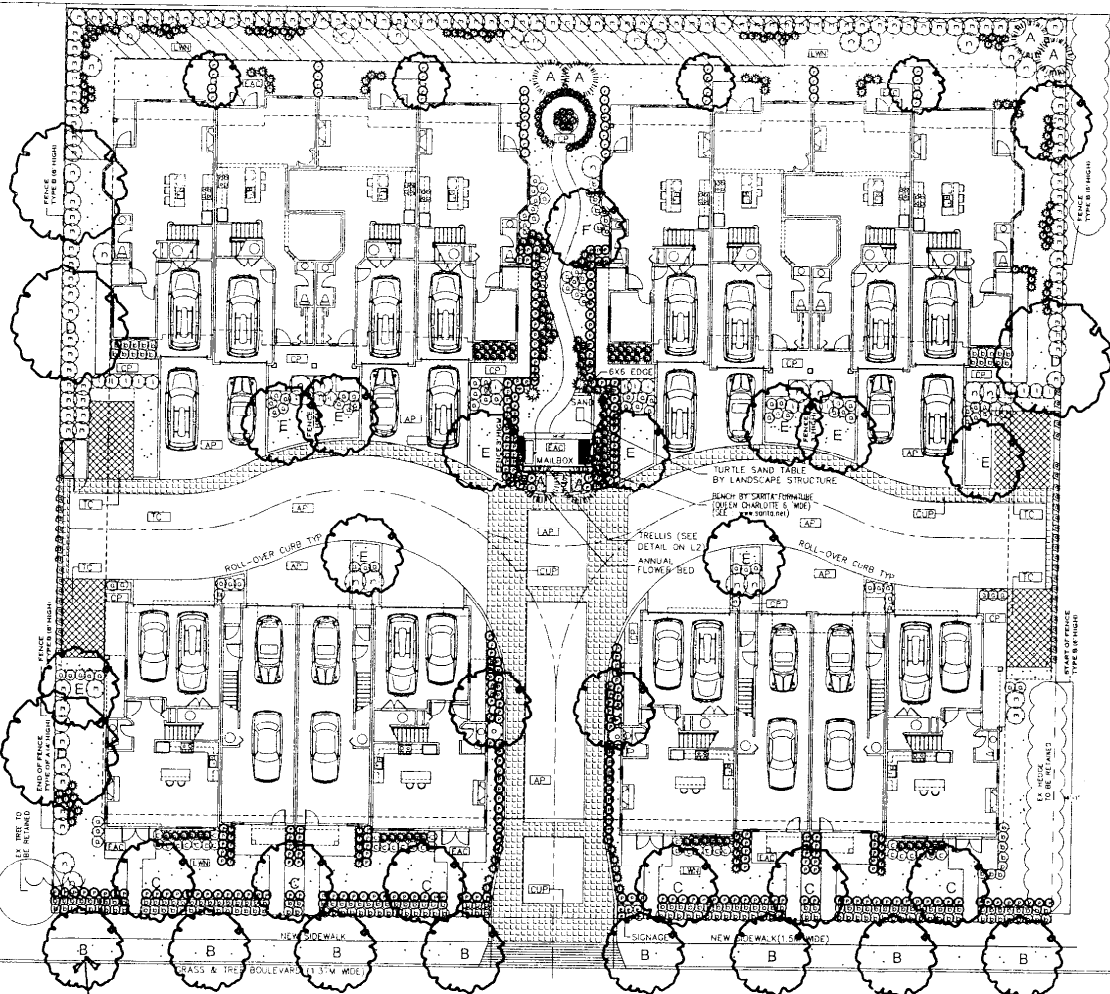
PLAN #
 DP05

* TANDEM PARKING
BY VARIANCE

NO. 3 ROAD

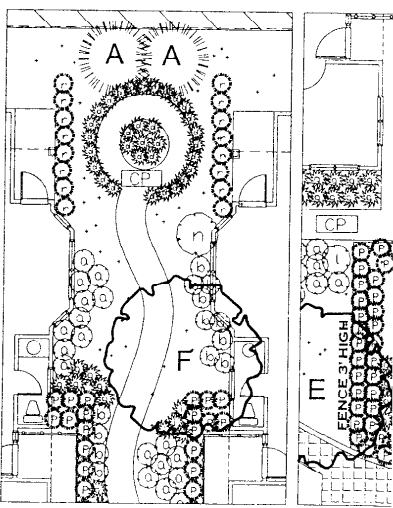


PLAN # 2 SEP 14 2005
DP 05293519



Quantity	Symbol	Botanical Name	Common Name
5	A	Abies grandis	Grand Fir
8	C	Betula jacquemontii	Whitebarked Himalayan
4	U	Ericodaphnophyllum	Asplenium
10	E	Magnolia robusta	Robust Magnolia
2	C	Pinus massoniana	Chinese Umbrella Pine
4	G	Salicodaphnophyllum	Salicodaphnophyllum
Shrubs, Perennials & Grasses			
29	A	Azalea japonica	Japanese Azalea
251	C	Azalea japonica	Japanese Azalea
110	C	Begonia maculata	Spotted Begonia
12	A	Begonia maculata	Spotted Begonia
96	C	Begonia maculata	Spotted Begonia
38	C	Begonia maculata	Spotted Begonia
10	C	Begonia maculata	Spotted Begonia
24	C	Begonia maculata	Spotted Begonia
123	C	Begonia maculata	Spotted Begonia
29	C	Begonia maculata	Spotted Begonia
10	C	Begonia maculata	Spotted Begonia
45	C	Begonia maculata	Spotted Begonia
10	C	Begonia maculata	Spotted Begonia

LEGEND	
[LAW] EXPOSED AGGREGATE CONC. PAVING	[LCU] CONCRETE U.
COLOR: EARTH TONE	COLOR: NA
[LAP] ASPHALT PAVING	PATTERN: SC
[LCP] CONC. PAVING	[LAW] LAWN
	[TC] TURN - CRAFT



BLOW-UP VIEWS OF AMENITY SPACE
SCALE: 3/16" = 1'-0"
PLAN # 3A DP 0

SITE LANDSCAPE PLAN
SCALE: 3/32" = 1'-0"
PAPERBARK MAPLE SUGGESTED BY APPLICANT

FRONTAGE IMPROVEMENTS BY SEPARATE SERVICING AGREEMENT

© Copyright reserved. This drawing and design is and at all times remains the exclusive property of JHL Design Group Inc. and cannot be used without the landscape architect's written consent.

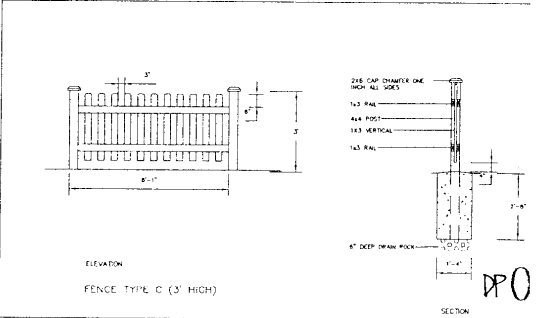
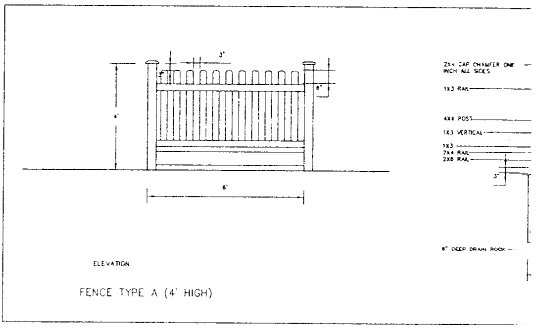
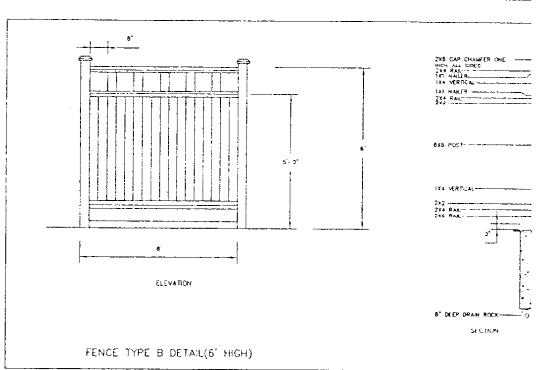
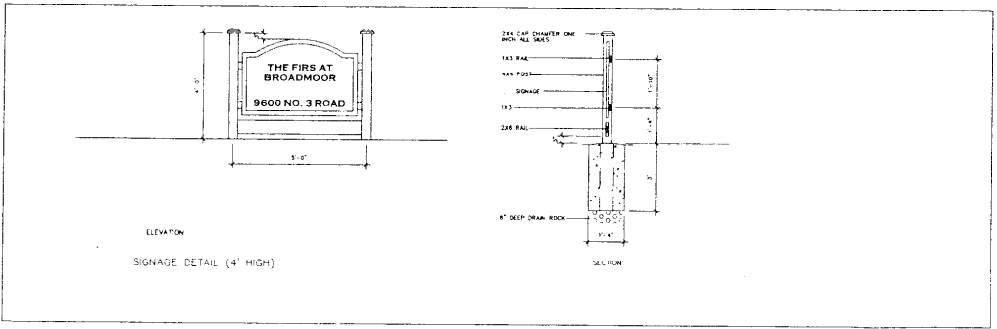
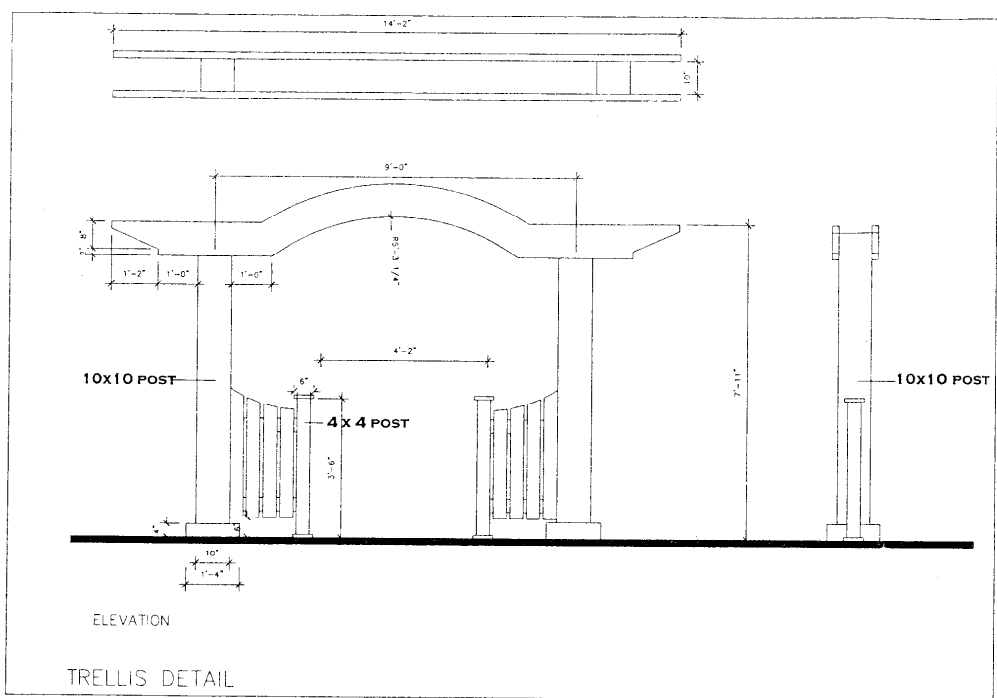
DATE	REVISIONS



JHL Design Group Inc.
Landscape Architecture + Urban Design
4370 Maple Street, Vancouver, BC
Tel: 604-253-8613
Fax: 604-253-8213
Email: jhl@jhl.ca

SCALE: 3/32" = 1'-0"
DATE: July, 05
DRAWN:
APP NO:

PROJECT TITLE: PROPOSED MULTI-FAMILY DEV
9600 No 3 Road, Richmond
DRAWING TITLE: LANDSCAPE CONCEPT/PLANTING DESIGN



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DATE	REVISIONS



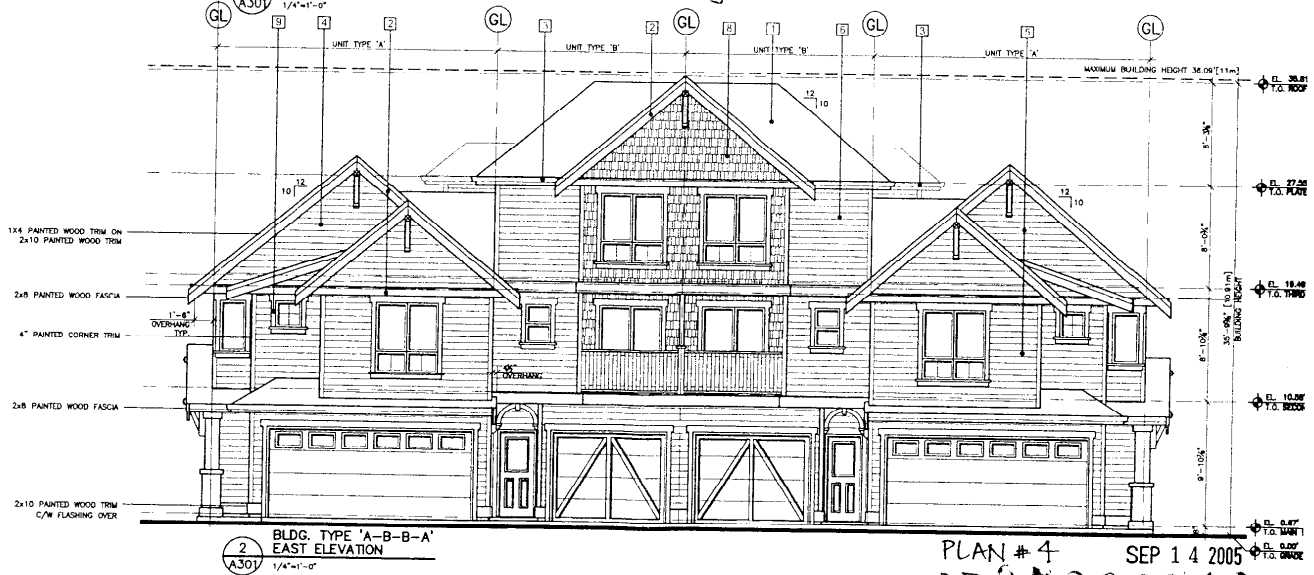
JHL Design Group Inc.
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4370, Marine Crescent, Richmond, BC
Tel: 604-263-8613
Fax: 604-263-8213
Email: jhldesign@shaw.ca

SCALE
DATE
DRAWN
CHECKED
DATE
JOB NO

PROJECT FILE	PROPOSED MULTI-FAMILY DEV
9600 No.3 Road, Richmond	
DRAWING TITLE	DETAILS

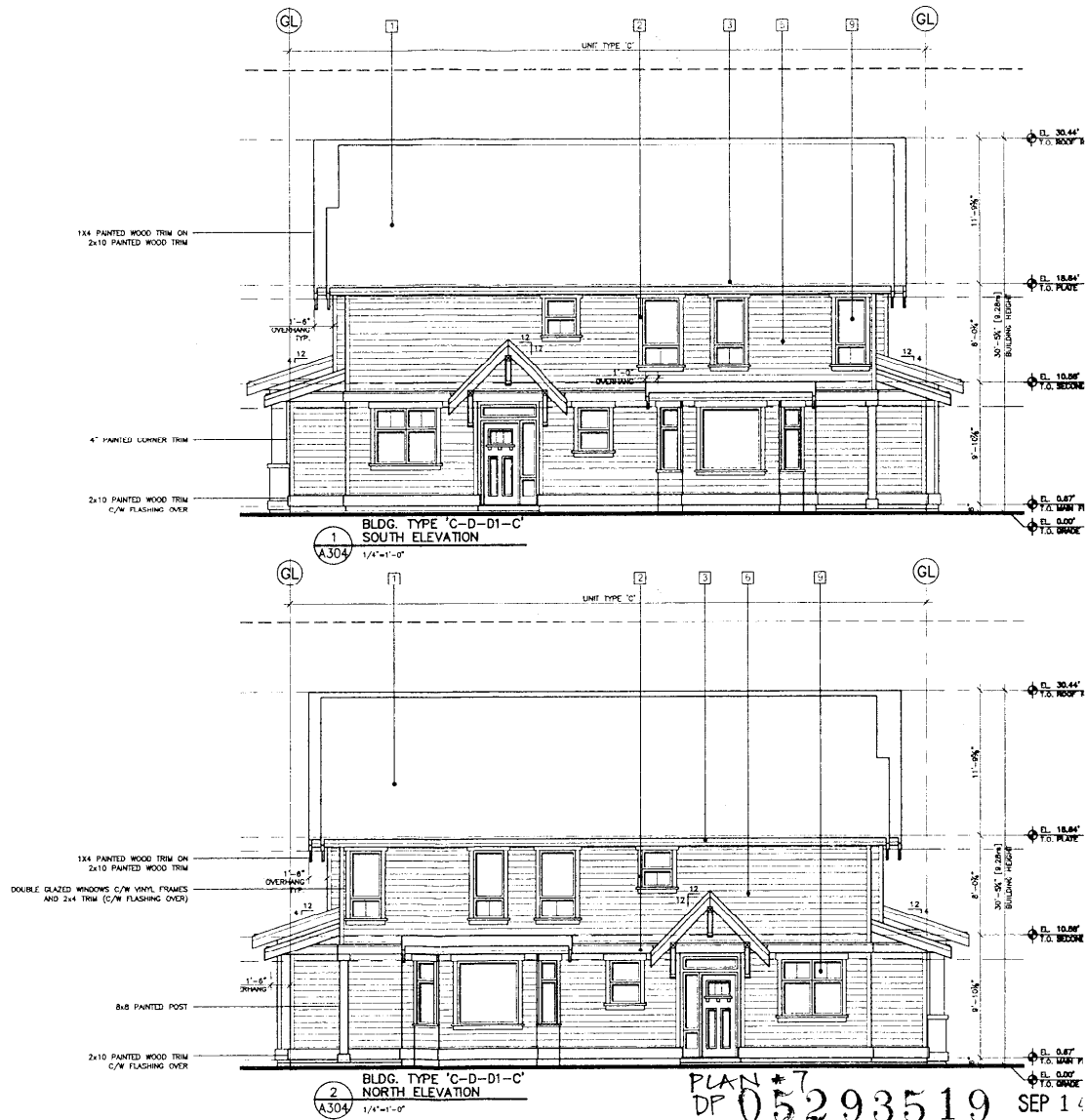
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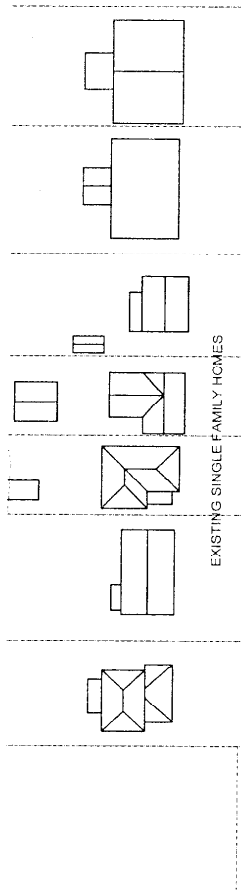


PLAN # 4 SEP 14 2005
DP 05293519

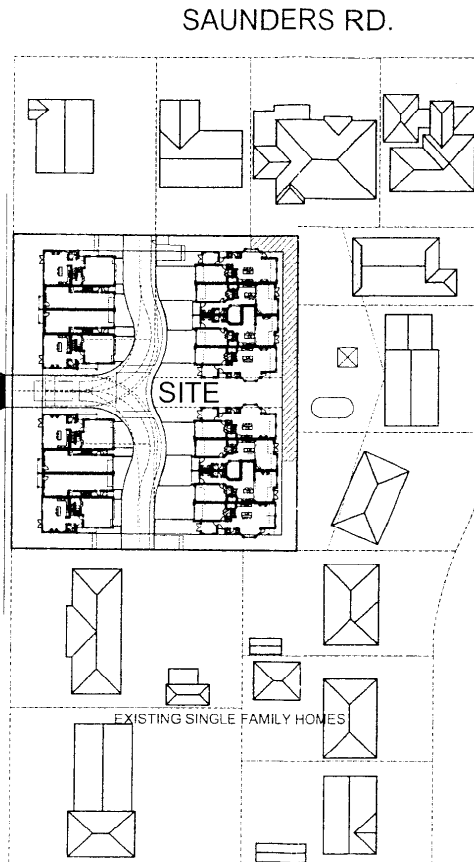


PLAN #6 SEP 14 2005
DP 05293519

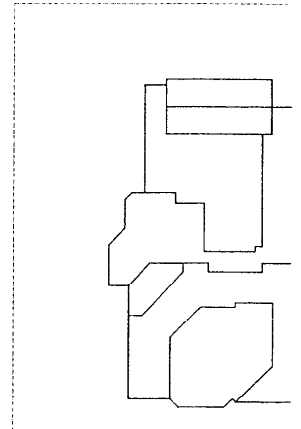




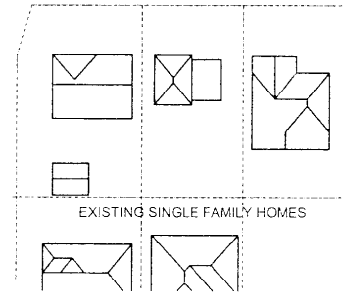
NO. 3 RD.



PIGOTT RD.

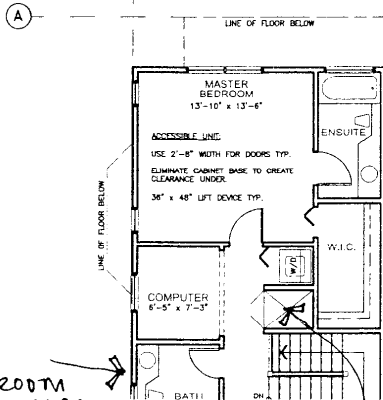
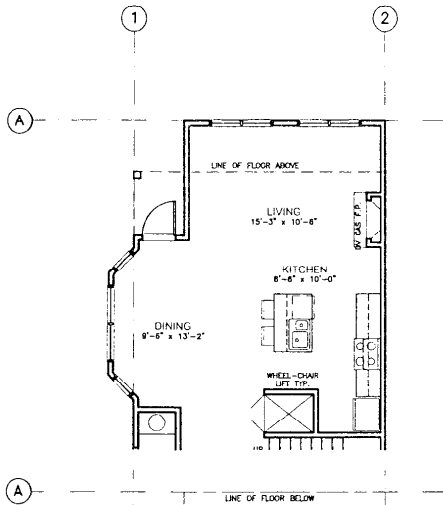


MOWBRAY RD.



1 CONTEXT PLAN
N.T.S.

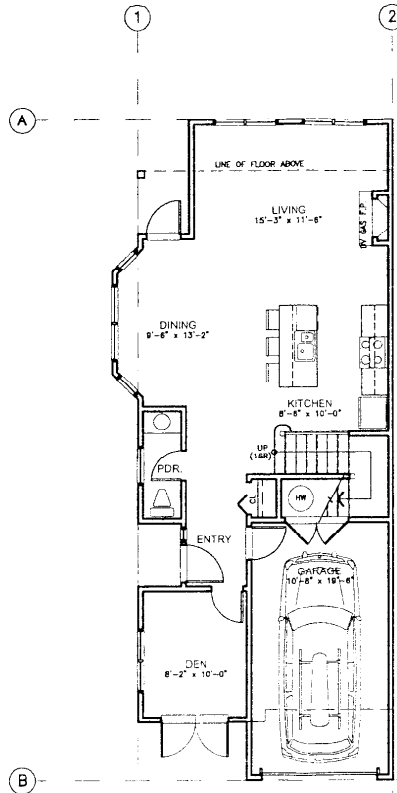
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SEP 14 2005



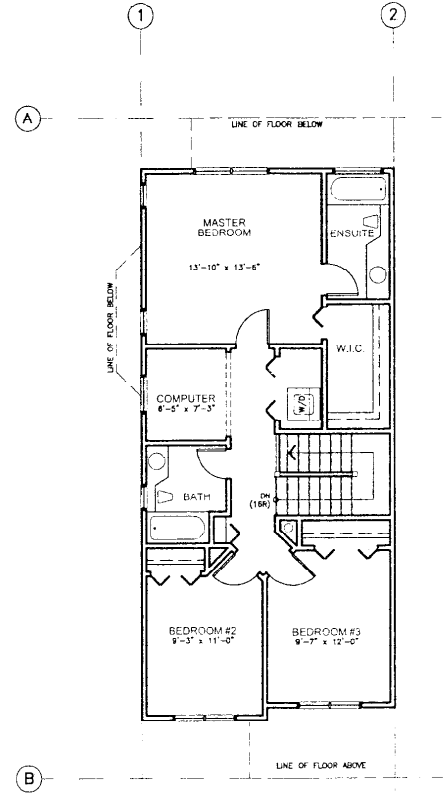
BATHROOM
WOULD ALSO
NEED
SIGNIFICANT
RENOVATION
INCL. PLUMBING
RELOCATION

1
A203
UNIT TYPE 'C'
ACCESSIBLE FLOOR PLAN
1/4\"=1'-0"

ADAPTABLE
WITH ELEVATOR
INSTALLATION



2
A203
UNIT TYPE 'C'
GROUND FLOOR PLAN
1/4\"=1'-0"



3
A203
UNIT TYPE 'C'
UPPER FLOOR PLAN
1/4\"=1'-0"

REFERENCE
PLAN

SEP 14 20

DP 05293519