
DEVELOPMENT PERMIT PANEL
REPORT AND ACCOMPANYING PLANS
TO BE CONSIDERED BY COUNCIL
AT THE COUNCIL MEETING
SCHEDULED FOR
Monday, November 28, 2011

Mayor Malcolm D. Brodie	Councillor Bill McNulty
Councillor Linda Barnes	Councillor Harold Steves
Councillor Derek Dang	Director, City Clerk's Office
Councillor Evelina Halsey-Brandt	Director, Development
Councillor Greg Halsey-Brandt	Council Chambers Binder
Councillor Sue Halsey-Brandt	Front of House Counter Copy
Councillor Ken Johnston	



City of Richmond

Memorandum Planning and Development Department

To: David Weber
Director, City Clerk's Office

Date: November 23, 2011

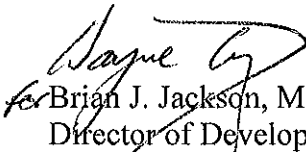
From: Brian J. Jackson, MCIP
Director of Development

File: DP 09-504462

Re: **Application by – Gerry Blonski, Architect for Development Permit at 11111 and 11131 Cambie Road**

The attached Development Permit was given favourable consideration by the Development Permit Panel at their meeting held on March 16, 2011.

It would now be appropriate to include this item on the agenda of the next Council meeting for their consideration.


for Brian J. Jackson, MCIP
Director of Development

DJ:blg
Att.



Development Permit Panel

Wednesday, March 16, 2011

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Dave Semple, General Manager, Parks and Recreation
Jeff Day, General Manager, Project Development & Facilities Services

The meeting was called to order at 3:31 p.m.

1. Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on Wednesday, March 2, 2011, be adopted.

CARRIED

2. Development Permit 09-504462

(File Ref. No.: 09-504462 (REDMS No. 3156726

APPLICANT: Gerry Blonski

PROPERTY LOCATION: 11111 and 11131 Cambie Road

INTENT OF PERMIT:

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).

Applicant's Comments

Applicant Gerry Blonski, Architect, 12468 82nd Avenue, Surrey, made the following remarks regarding the proposed 12 unit townhouse project located within the East Cambie neighbourhood:

- the proposed development includes a mixture of units in three separate building clusters, with one 6-unit cluster fronting Cambie Road, and two 3-unit clusters toward the rear of the property, thus reducing the scale of the project;
- access to the site is from Cambie Road, along the western side of the site;
- the site is raised to be at grade, or higher, than the adjacent road so that all drainage is maintained on the subject site;
- the outdoor amenity area is located at the entry of the site, and includes a gazebo, an open patio, benches, and a lawn play space for children aged two to five years;
- the two buildings toward the rear of the property are designed to provide a stepping down feature to minimize the potential for shadowing of adjacent residences;
- the majority of townhouse units face Cambie Road, thereby providing a street presence;
- building materials include: (i) horizontal vinyl siding along the bottom of the building's face; (ii) grey vertical vinyl siding along the top; (iii) stone clad columns; (iv) a fence in front of the property in the same stone material; (v) traditional gables; and (vi) the roof finished with black asphalt;
- the palette includes a combination of mellow colours to create interest;
- six of the proposed townhouse units have conventional side-by-side parking stalls, and the remainder of the units have tandem parking stalls; and
- stone patio space is a feature of some of the proposed townhouse units.

In response to a query from the Chair, Mr. Blonski advised that the upper storey vertical vinyl cladding is tan coloured, and the gable Hardi-panels are brown, with light sandy coloured trim.

Clark Kavolinas, Landscape Architect, CJK Landscape Architecture, Abbotsford, described the following landscape details:

- hard and soft landscaping features are provided in and around the patio spaces;
- a Cedar hedge is used along the perimeter of the subject site;
- 14 new trees are to be planted on the subject site;
- the play structure in the outdoor amenity space is to be fenced off;
- four street trees facing Cambie Road are to be retained and will provide street presence; and
- a hedge on the outside of the fence around the perimeter provides for a better street appearance.

Panel Discussion

A discussion ensued between the Panel, Mr. Blonski and Mr. Kavolinas, regarding the amenity area, and the following advice was provided:

- the outdoor amenity area includes a gazebo, benches, a grassed area, and a hard surface area; and
- for small children, a play area will be adjacent to the hard surface area and will include a rubber mat surface, a “bouncy” feature, and a small slide.

Mr. Blonski advised that the play structure specification does not appear in the staff report but that he is prepared to work with City staff to make these design arrangements.

In response to a query regarding the trees that face Cambie Road, Mr. Kavolinas advised that four City trees already exist at the Cambie side of the subject site, and that four new trees, plus a Cedar hedge, are to be added onsite at the Cambie side, providing a double row of trees, to enhance the buffer to the subject site.

In response to a further query regarding the provision of features for aging-in-place, Mr. Blonski advised that the design scheme includes one adaptable suite, and that the scheme could easily include the provision of grab bars and lever handles. He stated that he is willing to include these features in each of the proposed townhouse units.

The Chair queried what design changes had occurred as a result of concerns raised by two Mellis Drive residents when the rezoning application for the project went to the June 20, 2009 Public Hearing. In response Mr. Blonski explained that:

- there are now three separate building clusters, and the height of the end units for each building cluster was stepped down, from 3 stories, to 2 stories, to address any overlook concerns from adjacent single-family home residents;
- the larger windows in the proposed townhouse units face toward the internal drive aisle and not toward the adjacent single-family home residences; and
- the garbage and recycling enclosure, located close to the entry of the complex, is lower than the height of the fence that is to run along the perimeter of the subject site.

Staff Comments

Brian J. Jackson, Director of Development, advised that staff supports the application, and noted that all of the requested variances were identified when the Planning Committee considered the rezoning application.

Mr. Jackson stated that during the rezoning application phase, the applicant was asked if he would consider buying the single-family properties to the east and the west of the subject site, and that the current owners of those single-family properties had indicated their disinterest in selling at this time. Mr. Jackson added that there are cross access easements with these neighbouring properties.

Mr. Jackson provided the following additional information:

- since the original application was submitted by the applicant, the configuration of the rear units has changed, and now features two structures at the rear of the subject site;
- the new configuration covers approximately 50% of the site along the rear, leaving approximately 50% open space for the Mellis Street residents along the rear, and the earlier configuration covered between 80 and 90% of the space;
- there is no height variance requested as the buildings are lower than permitted and stepped down to two storey along the rear; the second storey of these units includes only limited overlook from two bedrooms; and
- a Cedar hedge, and other landscaping of the side yards of the two two-storey units along the rear, would create privacy for the single-family home residents; in addition, the private patio space for the two 2-storey units are to the side, not the back, of the subject site.

Mr. Jackson concluded that the applicant has responded to concerns raised by Mellis Drive neighbours by making design changes.

In response to a query from the Chair regarding whether a specific request had been made of the applicant at the July, 2009 Public Hearing to redesign the project, Mr. Jackson advised that no specific request by Council of that nature had been received by the applicant. The applicant had responded to the two written submissions from Mellis Drive residents.

Gallery Comments

Ron Trenkel, 11148 Mellis Drive advised that he had concerns related to: (i) shadows falling across his property as a result of the neighbouring townhouse units; (ii) the difference in grade, and the potential for rain run off from the subject site pooling on his property; and (iii) the types of trees to be planted on the subject site and whether they will become overgrown due to a lack of maintenance. He noted that, since the applicant had redesigned the project, privacy provision for the surrounding residents was better.

With regard to the issue of shadowing and shading, Mr. Blonski advised that: (i) there would be no shadows in summer; and (ii) a maximum of 41 to 45 degrees of shadows would fall at the height of summer, but only within the perimeters of the subject site.

With regard to the drainage issue, the Chair advised that all site drainage would be maintained on the applicant's property, and that City bylaws require a retaining wall, to have perimeter drainage collect all drainage from the site on the site. He advised Mr. Trenkel that the subject site would not shed water onto his Mellis Drive property.

With regard to trees and tree maintenance, Mr. Kavolinas advised that: (i) trees chosen for back yards were Yellow Flowering Magnolia, a smaller tree variety, as well as a small Red Maple that would hold its columnar shape. He added that he would look at the landscape design scheme to determine if the Maple should stay, or if there should be three Magnolias.

The Panel commented that residents usually provide tree maintenance because it is in their best interest to not allow trees to become too large, and it was noted that a regular maintenance program on the subject site's trees would have to be done.

The Chair advised Mr. Trenkel that the applicant had stated willingness to look again at the landscape design, with regard to adjustments.

Correspondence

Mr. Jackson advised that there were three pieces of correspondence received as a result of notification of the Development Permit Panel meeting, as well as two pieces of correspondence received as a result of notification of the July 20, 2009 Public Hearing.

Mr. Jackson itemized the correspondence:

- Anne Lerner, 12633 No. 2 Road (Schedule 1) addressed:
 - (i) adherence of minimum lot width; and (ii) potential for crowding the sidewalk if the reduced front yard setback was granted.

Mr. Jackson advised that all variances, including lot width and set backs, were identified during the rezoning application process. He noted that the applicant had responded in an appropriate fashion to similar concerns raised during the July, 2009 Public Hearing. And he added that the applicant had offered to purchase the properties to the east and to the west of the subject site.

- Letter signed by: Felix Kam Chun Tam, Cecilia Yuen Ching Ngai, Clara Kar Kei Tam, 11120 Mellis Drive (Schedule 2) addressed:
 - (i) the potential for the proposed townhouse units to block one third of the view from the Mellis Road back yards; (ii) the reduction of the front yard set back; and (iii) noise created during the construction phase.

Mr. Jackson advised that the construction phase has not started, but that the subject site has been pre-loaded. The applicant and the contractor will be given copies of the City's Good Neighbour Policy, and advised to be considerate of the neighbours and to adhere to the City's permitted hours of operation.

Mr. Jackson noted that if the applicant and contractor distributed business cards, complete with telephone numbers, to the neighbours, anyone concerned with noise or vibrations during the construction phase, could then call those directly involved with the project to lodge a complaint.

Ken Sodhi, 6885 Rockford Place, Delta, advised the Panel that he was the project's contractor, and that before the pre-load, he had met with, and distributed his business card to, Cambie Road residents adjacent to the subject site, but had not met with Mellis Drive residents.

The Chair advised that the Panel expected that the City's bylaws be adhered to, with respect to such details as hours of construction. He reiterated that the applicant and contractor would be supplied with the Good Neighbour Policy so that residents have access to project personnel, as well as access to City staff.

- Letter signed by: Ron Trenkel, 11148 Mellis Drive, Mr. Tam, 11120 Mellis Drive, G. Ten-Pow, 11140 Mellis Drive, Mrs. Garg, 11128 Mellis Drive, and D. Pooransingh, 11160 Mellis Drive (Schedule 3) addressed:
 - (i) potential for casting shadows onto Mellis Drive properties; (ii) the potential for pooling water on neighbouring sites if the subject site is above their grade; and (iii) requested set backs.

Mr. Jackson advised that the applicant has responded to the issue of building height by lowering the height of the end units for each building cluster. He noted that Mr. Blonski had paid attention to the shading issue and that no shadowing would occur during the summer months.

Mr. Jackson noted that with regard to the issue of water run off, City bylaws require a retaining wall around the perimeter of the subject site to have perimeter drainage to keep all drainage on the subject site, not neighbouring sites.

Mr. Jackson stated that: (i) setbacks are being reduced in the front yard, and there is no setback relief being sought at the back of the property; and (ii) setbacks are being reduced on the west side to allow for the garbage/recycling enclosure, and the mail area, but no setback relief is being sought on the east side of the subject site.

- Ron Trenkel, 11148 Mellis Drive (submitted prior to the July, 2009 Public Hearing) addressed:
 - (i) the appropriateness of a 12 unit townhouse complex when there are fairly new single detached dwellings along the street; (ii) grade difference, and drainage issues onto adjacent properties; and (iii) proximity of townhouses to the property, and the proposed height of the townhouses, and whether they pose a risk of privacy to the rear yards of the immediate neighbours;

Mr. Jackson noted that these concerns had been discussed earlier when Mr. Trenkel addressed the Panel.

- Ms. Whitley Ten-Pow, 11140 Mellis Drive (submitted prior to the July, 2009 Public Hearing) addressed:
 - (i) the distance between the proposed building and the shared property line; (ii) grade increases and the risk of drainage flowing onto adjacent properties; and (iii) buildings should be no more than two stories, as taller ones would be out of line with adjacent dwellings.

Mr. Jackson stated that: (i) there is a minimum distance of ten feet from the property line from the side of the townhouses that back onto the backyards of Mellis Drive neighbours; and (ii) since the July 2009 Public Hearing, the applicant had made design changes to the proposed project.

Panel Discussion

The Chair requested that, before the development application goes forward to a Council meeting, the applicant provide specification for:

- the proposed play equipment;
- the proposed aging-in-place features in each of the townhouse units; and
- the review of landscaping elements in rear yards with adjacent neighbours.

Panel Decision

It was moved and seconded

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).*

CARRIED

3. New Business

It was moved and seconded

That the Development Permit Panel meeting tentatively scheduled for Wednesday, March 30, 2011 be cancelled, and that the next meeting of the Development Permit Panel be tentatively scheduled to take place in the Council Chambers, Richmond City Hall, at 3:30 p.m. on Wednesday, April 13, 2011

CARRIED

4. Date Of Next Meeting: Wednesday, April 13, 2011

Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, March 16, 2011.

CityClerk

From: anne lerner [annel200@yahoo.com]
Sent: March 15, 2011 4:01 PM
To: CityClerk
Subject: Development Permit Panel Meeting March 16
Categories: UCRS CODE / FILE NUMBER: 08-4105-20-DP 2010 504462

To: Development Permit Panel Page 1 of 1
Date: MAR. 16, 2011
Item # 2
Re: DP 09-504462

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	DW	
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	KY	
	DB	

DP 10-504462

Please include my comments at the hearing. My concern is with precedence of the council's relevance and control in Richmond becoming diminished by actions of developers such as this.

It appears that the developer already has drawn up architectural plans that contravene the permitted city guidelines. To ask permission after the fact seems a ploy to pressure council to concede to the request. This is commonplace and erases the reasoning and thoughtfulness given to creating zoning guidelines. It's become a free-for-all for the developers. Where is council's backbone? 'No' must be brought back to your vocabulary.

The developers assume (based on historical evidence) that they need only bring their completed plans to council to be granted whatever variances they wish to maximize their profits at the expense of the city's appearance and function.

In this instance, the council should insist on maintaining the minimum lot width requirement. The loss of 5 meters (15feet) contributes to the (growing Richmond) appearance of a crowded (future) slum.

Council also should deny the reduced front yard setback. (Same reason as above. Buildings crowding the sidewalk, reducing the sky view, and give the appearance of crowded 'tenement' housing.

If tandem parking was deemed unacceptable, why concede this now?

Thank you for accepting this communication from me.

A. Lerner
12633 No. 2 Road
Richmond, V7E 6N5



Schedule 2 to the Minutes of the
Development Permit Panel meeting
held on Wednesday, March 16,
2011.

11120 Mellis Drive
Richmond; BC V6X 1L7
(604) 278-0381

To Development Permit Panel
Date: <u>March 16, 2011</u>
Item # <u>2</u>
Re: <u>DP 09-504462</u>

March 11, 2011

Director
City Clerk's Office
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

Dear Director,

Re: Development Permit DP 10-504462 (DP 09-504462)
(File Ref. No.: DP 10-504462) (REDMS No. 3156726)

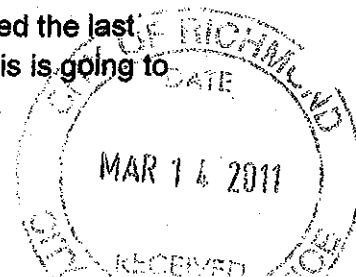
Since we will not be available to attend the Permit Panel meeting on March 16, we are writing this letter to express our concerns. We oppose to the proposed development from Mr. Gerry Blonski to obtain a permit for the construction of the 12 townhouses at 11111 and 11131 Cambie Road, and to vary the provisions of Richmond Zoning Bylaw 8500.

Firstly, as residents of the lot at 11120 Mellis Drive, the new proposed townhouses are going to block one third of the view, the east and south sides, from our back yard, and the sunlight that entering into our home.

Secondly, this is an outrageous request having to move the west side yard setback to 0 meters. When the self-containing garbage enclosures will introduce pest and bad smell, placing them so close to the edge of their lot could negatively affect the cleanliness of our neighbours' and our homes. Also, reducing the measurements of the front yard setback, the lot width and the west side yard setback would make the surroundings looking so cramped. This could result in the whole area to looking so crowded and affect the harmony of the neighbourhood.

Thirdly, the noise that was created during the construction will affect our daily lives as it did last year when they started the construction at the above site. The construction workers started their work before 7am for 6 days a week. During the construction, not only that the noise was very loud, the vibration created also shook our house like having earthquakes. This happened EVERY DAY for 6 days a week when they worked on the site. This seriously disturbed us as this affected our health and added stress to our lives.

Furthermore, having found several cracks appeared in our house after they finished the last construction, we suspect these cracks might be caused by the construction. As this is going to



March 14, 2011

Schedule 3 to the Minutes of the
Development Permit Panel meeting
held on Wednesday, March 16,
2011.

To Development Permit Panel	
Date:	MARCH 16, 2011
Item #:	2
Re:	DP 09-504462

Richmond City Hall,
Planning and Development Dept.,

We the undersigned have some major concerns regarding the proposed construction of the townhouse units at 1111 and 11131 Cambie Road. (Development Permit #10-504462)

1. We are aware of the configuration of the units, but still find having three story units will cast a shadow on our properties, 11120, 11128, 11140, 11148, 11160 Mellis Drive and leave us in the shade for a better part of the day.
2. Grade difference will certainly cause drainage issues onto adjacent properties. We have some issues now with pooling water after some prolonged rain.
3. If there is a grade difference a retaining wall be erected on the north property line to keep sand and gravel contained.
4. Set backs should not be reduced, we feel there should be proper spacing and breathing room between our homes and the townhouse development. We feel the enjoyment and privacy of our properties are being infringed upon by the excessive height and encroachment to the property lines of this development.

R. Trenkel

R. Trenkel, 11148 Mellis Drive

Mr. Tam

Mr. Tam, 11120 Mellis Drive

G. Ten-Pow

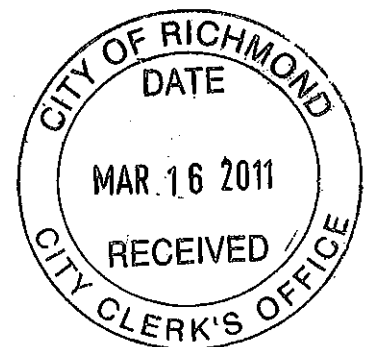
G. Ten-Pow, 11140 Mellis Drive

Mrs. Garg

Mrs. Garg 11128 Mellis Drive

D. Pooransingh 11160 Mellis Drive

D. Pooransingh



be a big construction of 12 townhouses, we are worried that these cracks would be worsened, and will cause severe structural damages to our house.


Last but not least, these townhouses are going to change the view of the neighbourhood landscape, and in addition to the blocking of the view, it is going to cause the depreciation of the value of our home and the overall neighbourhood.

In conclusion, we are strongly against this proposal of granting Mr. Gerry Blonski the permit of the construction, and permitting the modifications of the provisions of Richmond Zoning Bylaw 8500 as the harm that caused by the building of these townhouses outweigh the benefit for the environment, our neighbourhood and our house.

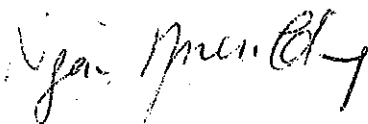
We truly hope you would take our major concerns seriously in making your decision for Mr. Blonski's requests, and we look forward to hearing your feedback.

Thank you very much for your time.

Regards,



Felix Kam Chun Tam



Cecilia Yuen Ching Ngai



Clara Kar Kei Tam

Residents of 11120 Mellis Drive



City of Richmond
Planning and Development Department

**Report to
Development Permit Panel**

To: Development Permit Panel

To: DPP Meeting - MAR. 16, 2011

Date: February 18, 2011

From: Brian J. Jackson, MCIP
Director of Development

File: DP 09-504462

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.**

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/Variations (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:

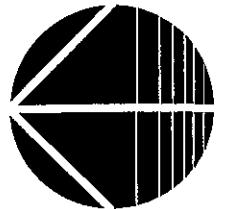
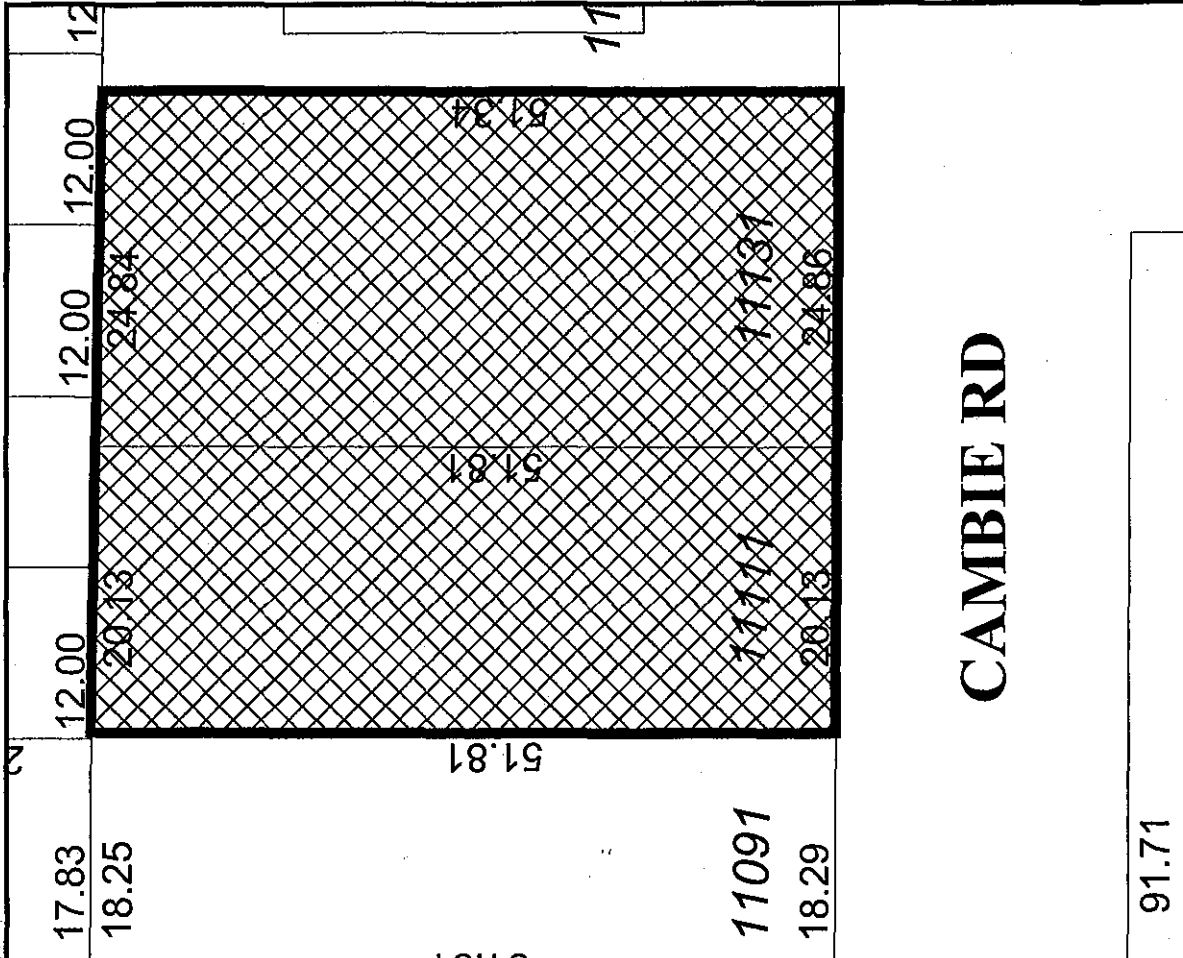
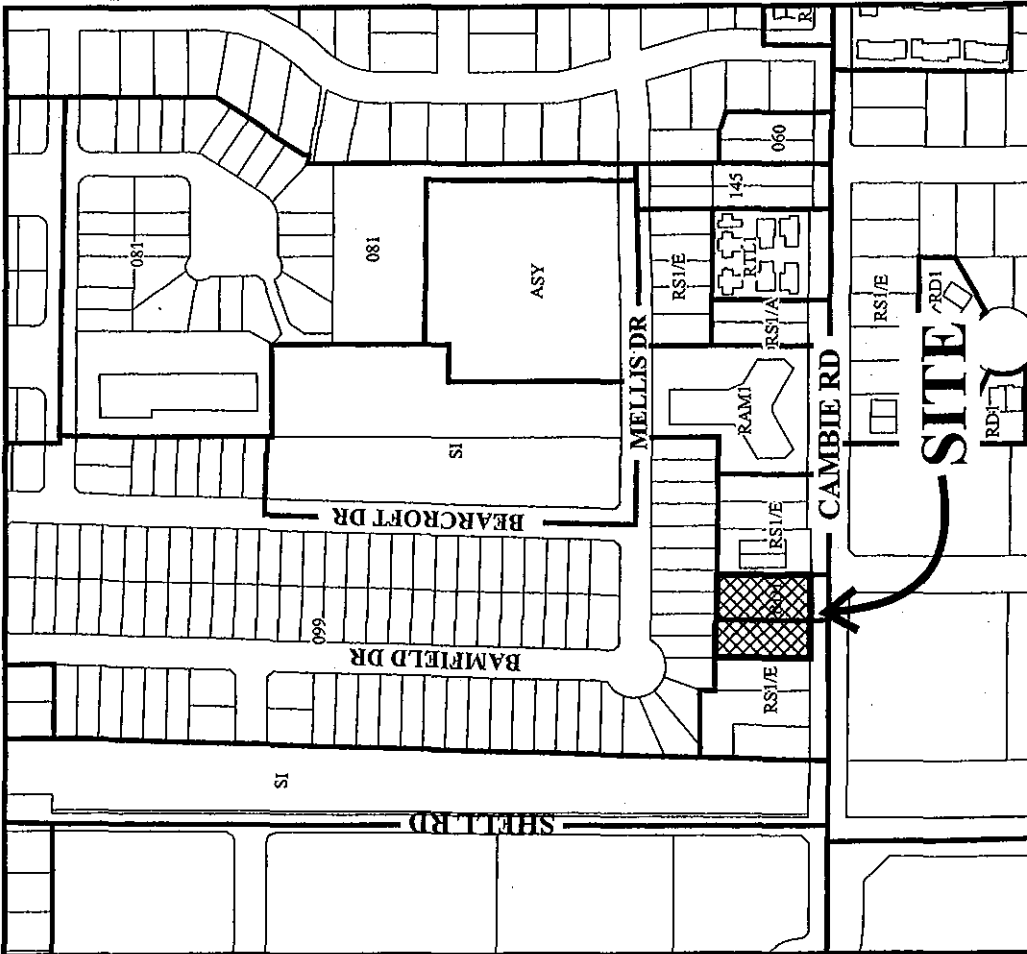
- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals 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/tp/special.htm>).



City of Richmond



DP 09-504462

SCHEDULE "A"

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: July 20, 2009 Item #: 1 Re: Bylaw 8425</p>
--

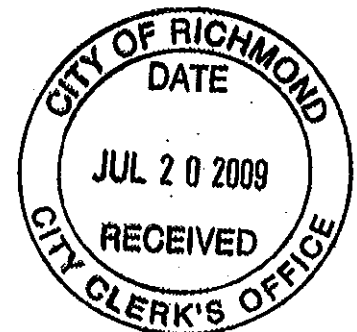
Send a Submission Online (response #466)

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.

Mayor and Councillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: July 20, 2009 10:56 AM
To: Mayor and Councillors
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

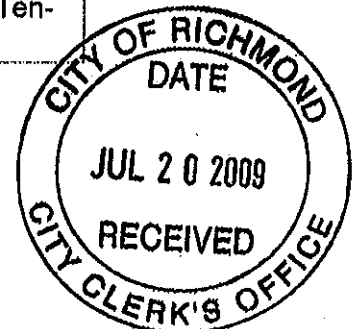
Send a Submission Online (response #468)

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:	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

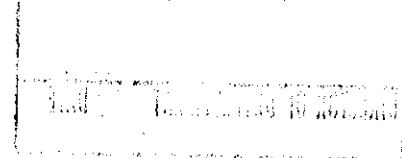




No. DP 09-504462

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 #10 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.



Development Permit

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

- 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.

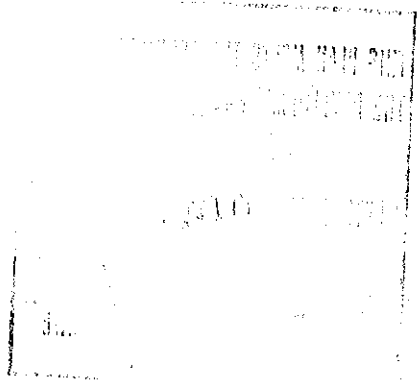
This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

ISSUED BY THE COUNCIL THE

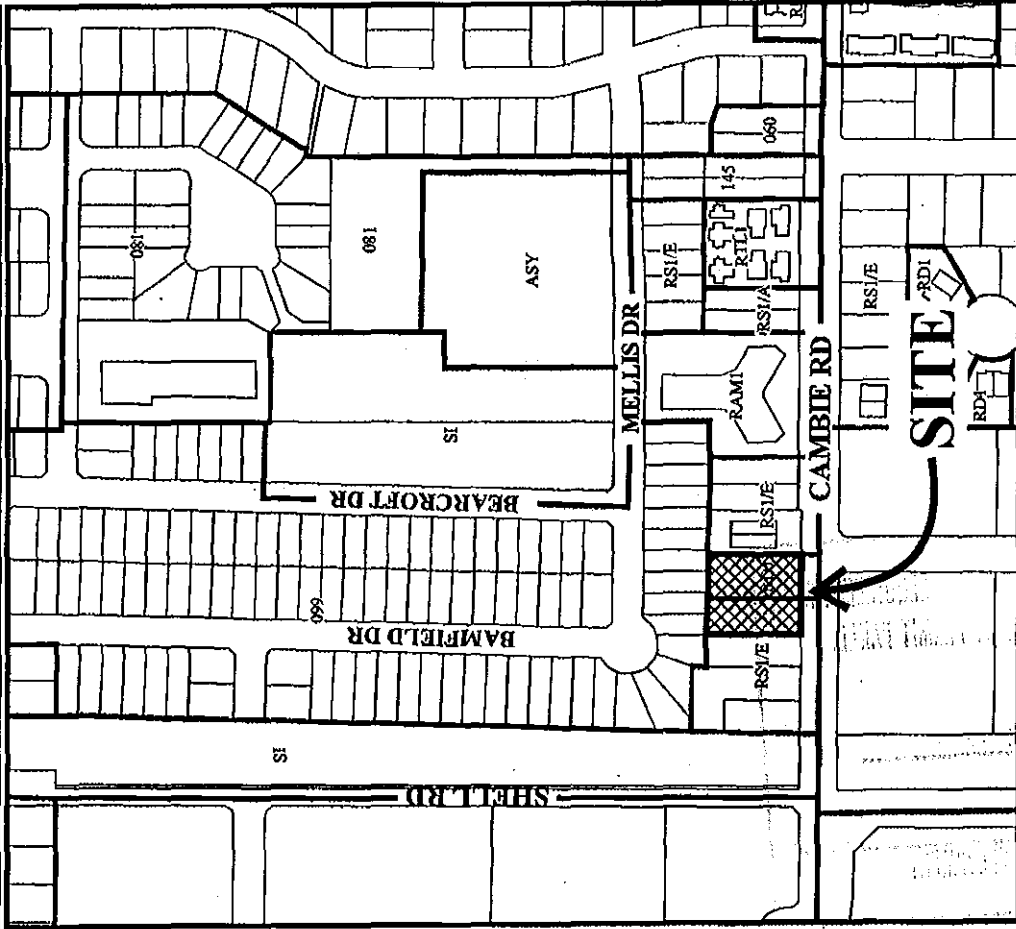
DELIVERED THIS DAY OF

MAYOR





City of Richmond



17.83
18.25

12.00

12.00

12

20.13

24.84

51.81

72.19

11091

11131

18.29

20.13

24.86

CAMBIE RD

91.71



DP 09-504462 SCHEDULE "A"

Original Date: 01/04/10

Revision Date:

Note: Dimensions are in METRES

SITE PLAN
 A-1

LEGAL DESCRIPTION:
 LOT 1, SECTION 25, 65th ROW AND PLAN BCP
 FORMERLY - LOT 220 AND LOT 175 SEC. 25
 B.L.K. 306 R.E.W. P.L. 53878 AND 51465

ZONING SYNOPSIS:
 ZONE: R2
 SITE: 24.845
 EXISTING: 1.825
 LESS ROAD WIDENING: 1.825
 NET: 23,200 S.F. (2,210 S.M.)
 DENSITY PERMITTED: 14.282 S.F.
 DENSITY PROVIDED: 14.282 S.F.

UNIT TYPE A:
 UNIT TYPE A
 FIRST FLOOR: 628.70
 SECOND FLOOR: 628.70
 THIRD FLOOR: 628.70
 1,885.10 S.F. x 4 UNITS = 7,540.40

UNIT TYPE B:
 UNIT TYPE B
 FIRST FLOOR: 628.70
 SECOND FLOOR: 628.70
 THIRD FLOOR: 628.70
 1,885.10 S.F. x 2 UNITS = 3,770.20

UNIT TYPE C/D:
 UNIT TYPE C/D
 FIRST FLOOR: 421
 SECOND FLOOR: 810
 1,231 S.F. x 2 UNITS = 2,462

ELECTRICAL CLOSETS: 3,124 S.F.
 LESS STAIR ALLOWANCE: 1,126.00 S.F.
 12 UNITS x 107.50 = 1,290.00 S.F.
 TOTAL DENSITY: 14,282.00 S.F.

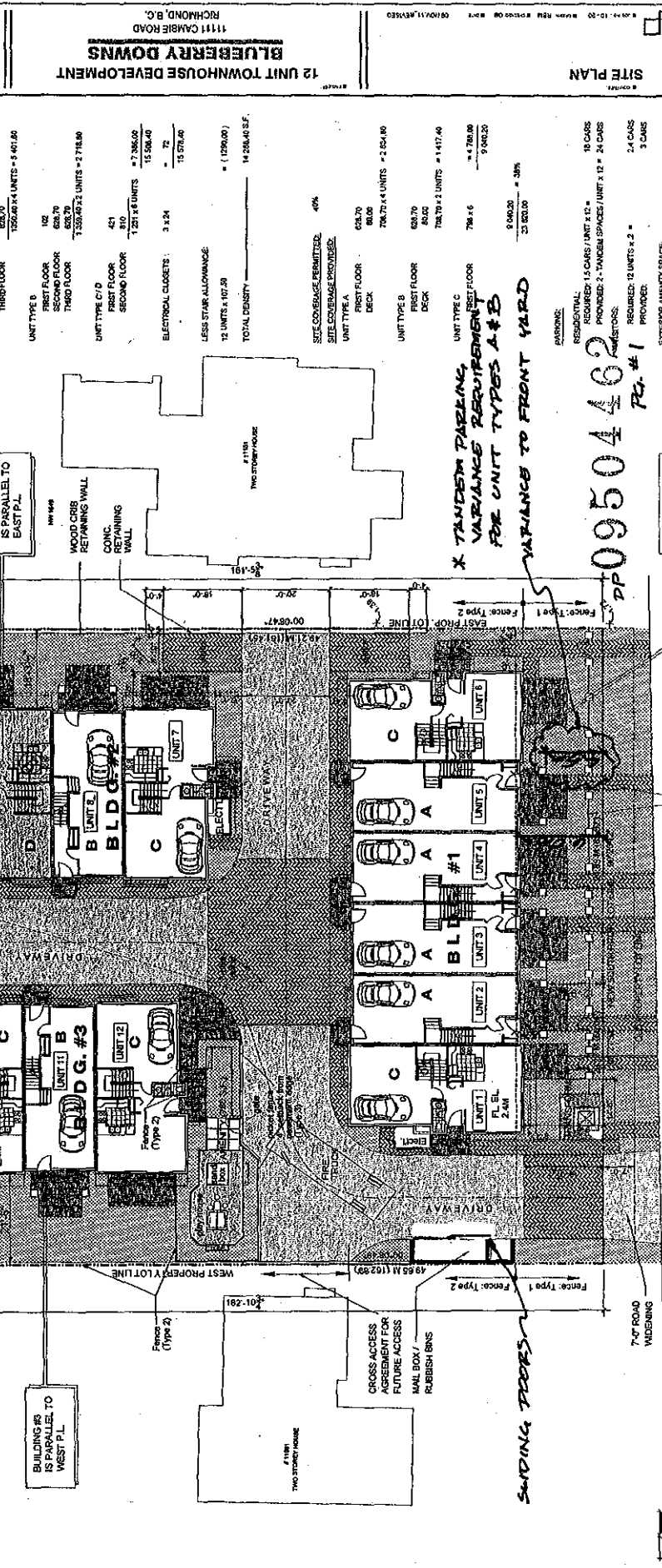
PERMITTED:
 SITE COVERAGE PERMITTED: 40%
 SITE COVERAGE PROVIDED: 40%

UNIT TYPE A:
 UNIT TYPE A
 FIRST FLOOR: 628.70
 SECOND FLOOR: 628.70
 THIRD FLOOR: 628.70
 1,885.10 S.F. x 4 UNITS = 7,540.40

UNIT TYPE B:
 UNIT TYPE B
 FIRST FLOOR: 628.70
 SECOND FLOOR: 628.70
 THIRD FLOOR: 628.70
 1,885.10 S.F. x 2 UNITS = 3,770.20

UNIT TYPE C:
 UNIT TYPE C
 FIRST FLOOR: 421
 SECOND FLOOR: 810
 1,231 S.F. x 2 UNITS = 2,462

75 S.F. 865 S.F.
 PROVIDED: 12 UNITS x 64.6 = 775.2 S.F.
 PROVIDED



AMENITY SPACE 885 S.F.

BUILDING #2 IS PARALLEL TO EAST P.L.

BUILDING #1 IS PARALLEL TO SOUTH P.L.

BUILDING #6 IS PARALLEL TO WEST P.L.

CROSS ACCESS AGREEMENT FOR FUTURE ACCESS MAIL BOX / RUBBISH BINS

SWING TREES

STREET TREES LOCATED ON ATTACHED LANDSCAPING PLAN

SCALE: 3/32" = 1'-0"

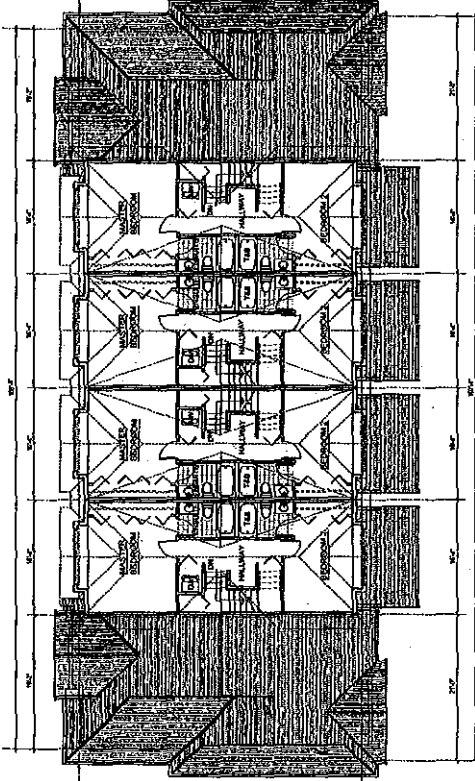
SITE PLAN

A-1

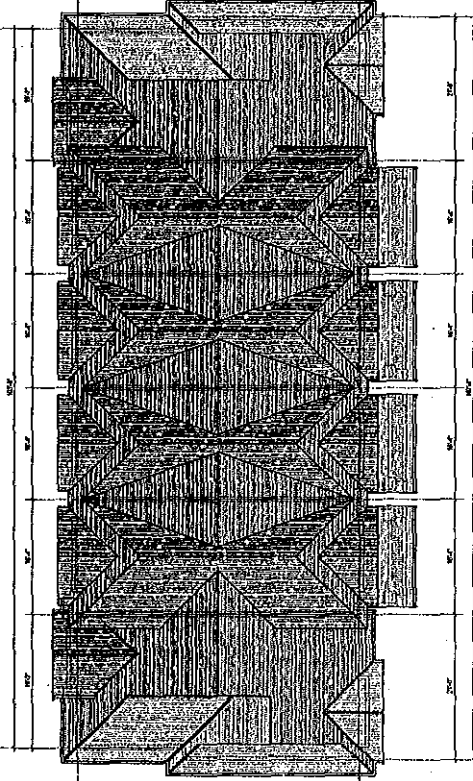
PP09507462 PC.#1

DEC. 01 '98 : DP SUBMISSION

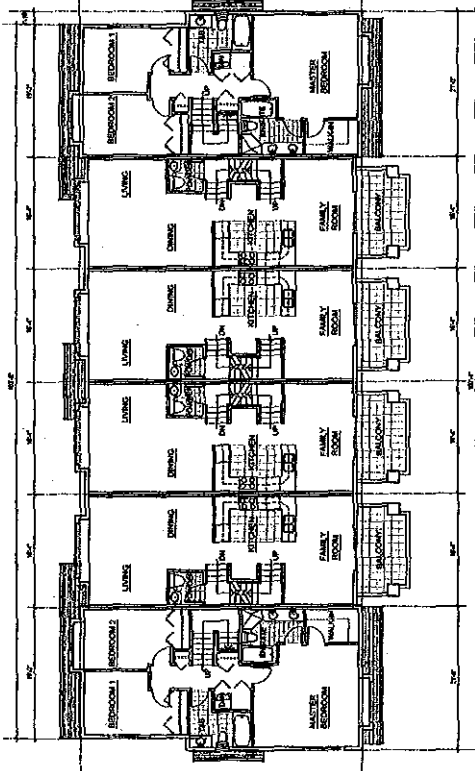
DP 09504622 Pg. 42
BODE PLAN
SCALE: 1/8" = 1'-0"



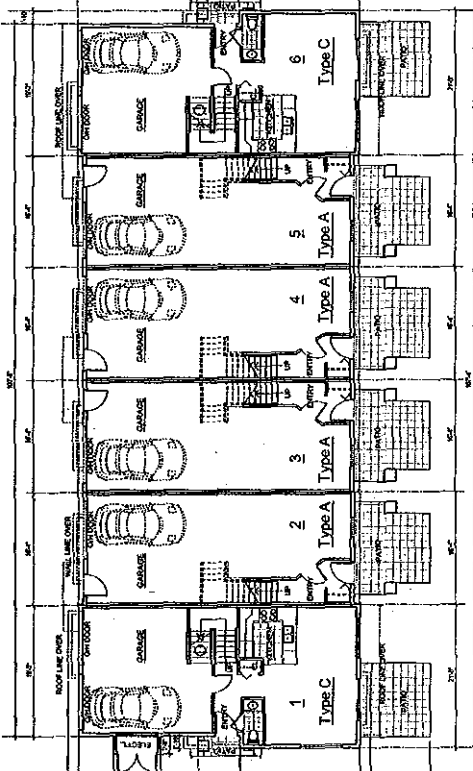
THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



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

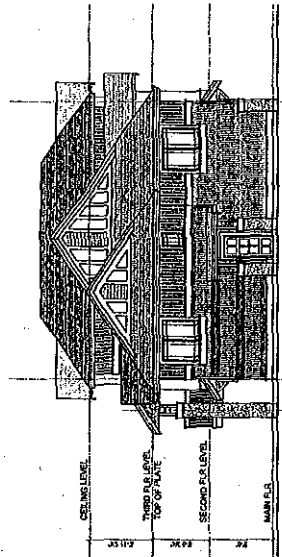


FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

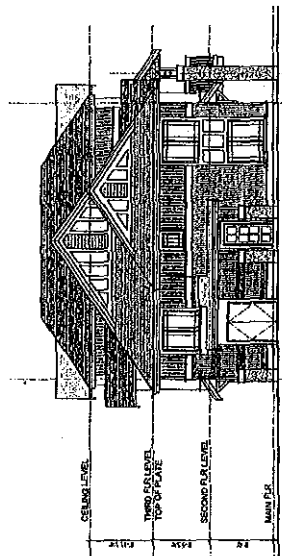


EXTERIOR COLOR SCHEDULE

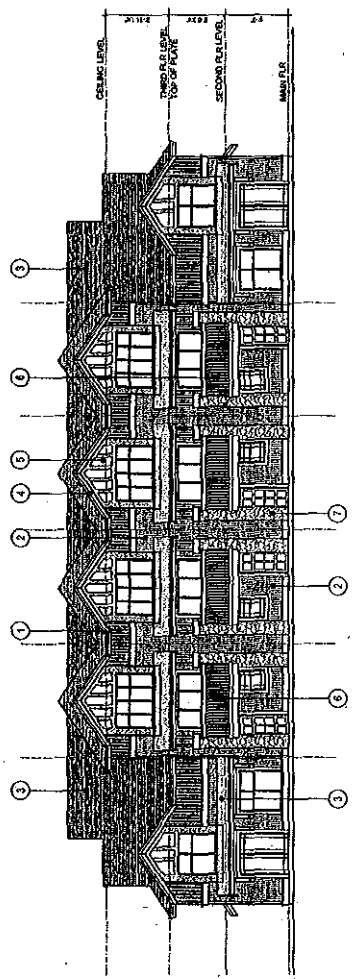
NO.	LOCATION	DESCRIPTION	COLOR
1	UPPER WALLS	VERTICAL VINYL SIDING	KAYCAN CLAY
2	LOWER WALLS	HORIZONTAL VINYL SIDING	KAYCAN DARK GREEN
3	ROOF	ASPHALT SHINGLES	BLACK
4	TRIM	PAINT	BM MC-44
5	PANELS	HARDBOARD PAINTED	BM CC-50
6	BALCONY RAILINGS	ALUMINUM PAINTED	BM CC-50
7	STONE		
8	PATIO ENTRANCE	SPANDREL GLASS	AGGREGATES CONCRETE PRODUCTS RED
9	DRIVEWAY CROSSING	PAVING STONES 12x12	AGGREGATES CONCRETE PRODUCTS BROWN



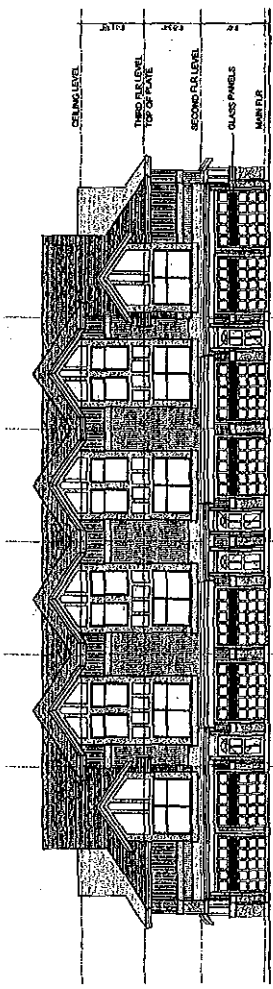
WEST ELEVATION - bldg. # 1
 SCALE: 1/8" = 1'-0"



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



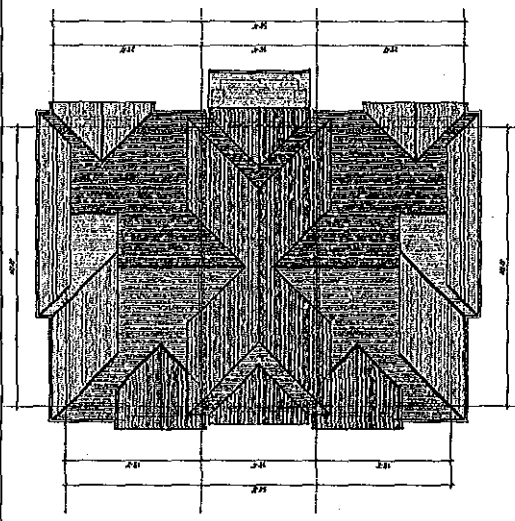
SOUTH ELEVATION - bldg. 1
 SCALE: 1/8" = 1'-0"



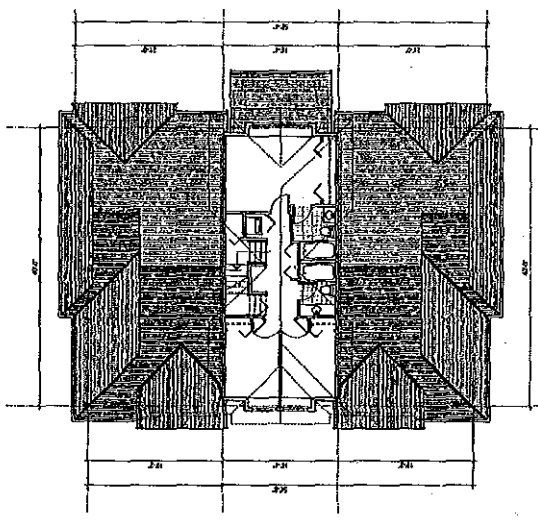
NORTH ELEVATION - bldg. 1
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DEC. 01 '09 : DP SUBMISSION

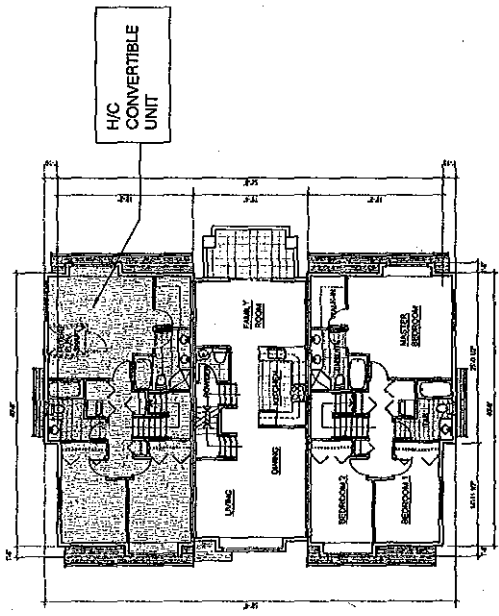
DP 09507462
Pt. #4



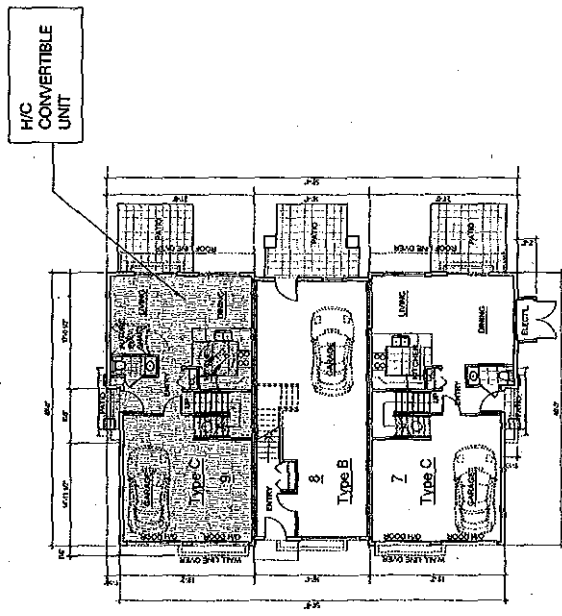
ROOF PLAN - BLDG. 2
SCALE: 1/8" = 1'-0"



THIRD FLOOR PLAN - BLDG. 2
SCALE: 1/8" = 1'-0"



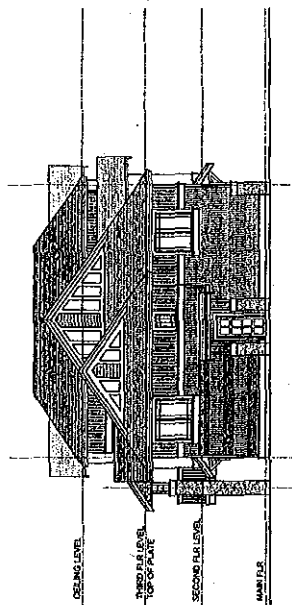
SECOND FLOOR PLAN - BLDG. 2
SCALE: 1/8" = 1'-0"



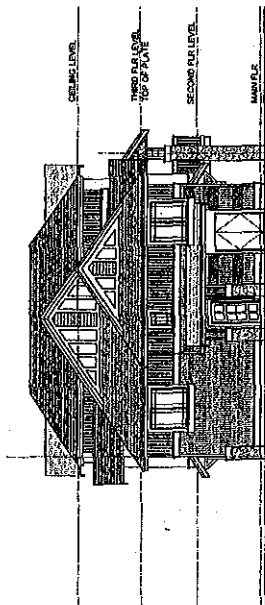
FIRST FLOOR PLAN - BLDG. 2
SCALE: 1/8" = 1'-0"

EXTERIOR COLOR SCHEDULE

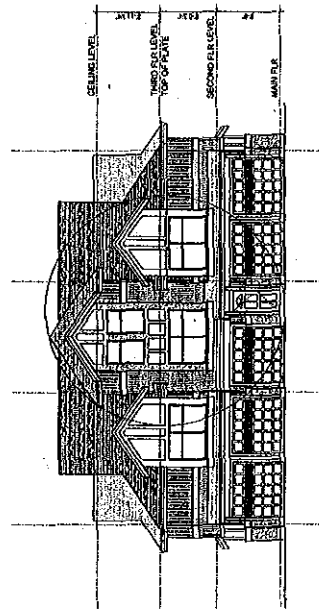
NO.	LOCATION	DESCRIPTION	COLOR
1	UPPER WALLS	VERTICAL WHT. SIDING	WYOMAN CLAY
2	LOWER WALLS	HORIZONTAL WHT. SIDING	WYOMAN CLAY
3	ROOF	ASPHALT SHINGLES	BLACK
4	TRIM	PAINT	BM HC 44
5	PANELS	HARDBOARD PAINTED	BM CC 60
6	BALCONY RAILINGS	ALUMINUM PAINTED	BM CC 60
7	STONE		
8	PATIO ENTRANCE	SPANDREL GLASS	ARTESIAN CONCRETE PRODUCTS RED
9	DRIVEWAY CROSSING	PAVING STONES 4" x 4"	ARTESIAN CONCRETE PRODUCTS BROWN



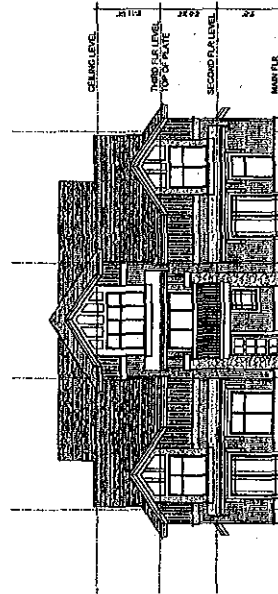
NORTH ELEVATION - BLDG # 2
 SCALE: 1/8" = 1'-0"



SOUTH ELEVATION - BLDG # 2
 SCALE: 1/8" = 1'-0"



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

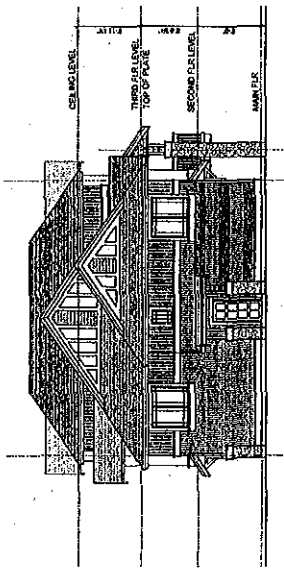


EAST ELEVATION - Rear Patio
 SCALE: 1/8" = 1'-0"

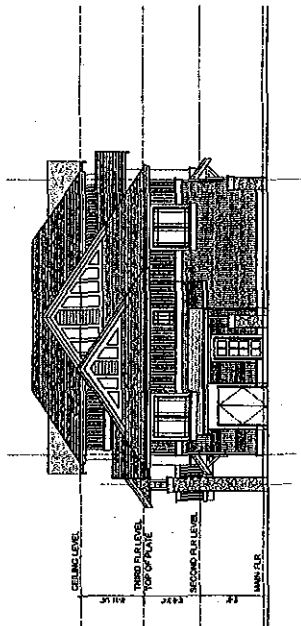
DP 09504462
 Pg. #5

EXTERIOR COLOR SCHEDULE

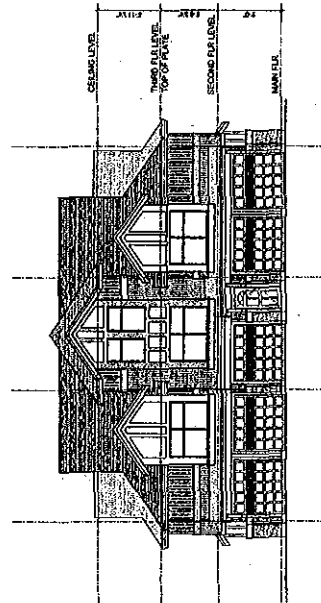
NO.	LOCATION	DESCRIPTION	COLOR
1	UPPER WALLS	VERTICAL VINYL SIDING	KAYAK CUT
2	LOWER WALLS	HORIZONTAL VINYL SIDING	KAYAK DARK SPEN
3	ROOF	ASPHALT SHINGLES	BLACK
4	TRIM	PAINT	BM HC-44
5	PANELS	MIDDLEBOARD PAINTED	BM CC-45
6	BALCONY RAILINGS	ALUMINUM PAINTED	BM CC-45
7	STONE		
8	PATIO ENTRANCE	SPANDREL GLASS	ABROTSPORD RESIN-EPOXY PRODUCTS RED
9	DRIVEWAY CROSSING	PAVING STONES 8"x8"	ABROTSPORD RESIN-EPOXY PRODUCTS BROWN



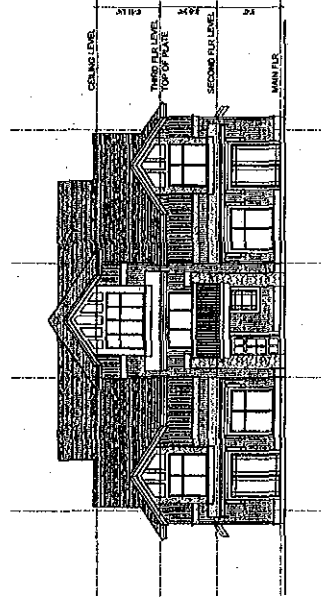
NORTH ELEVATION - BLDG. #3
SCALE: 1/8" = 1'-0"



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

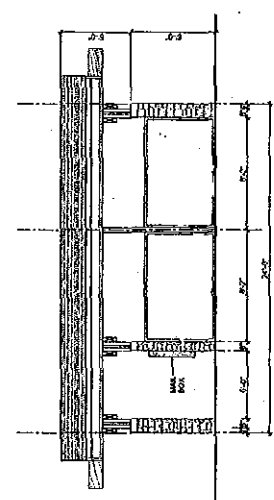
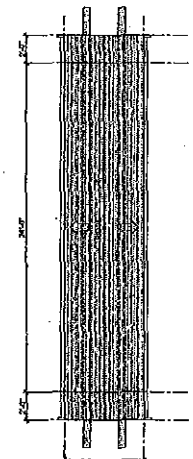
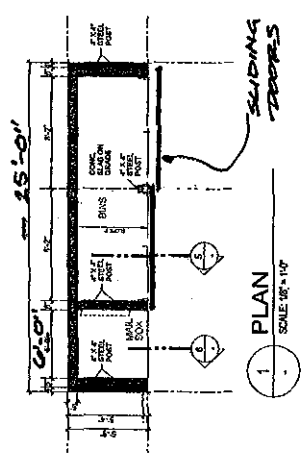
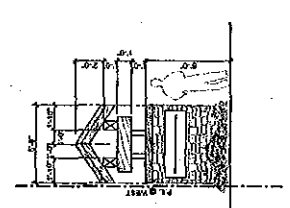
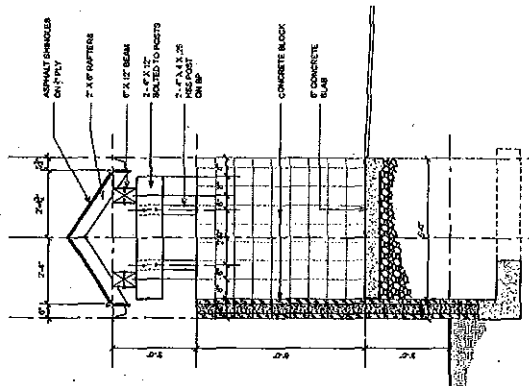
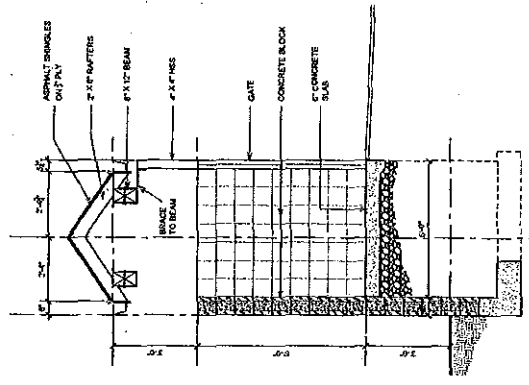
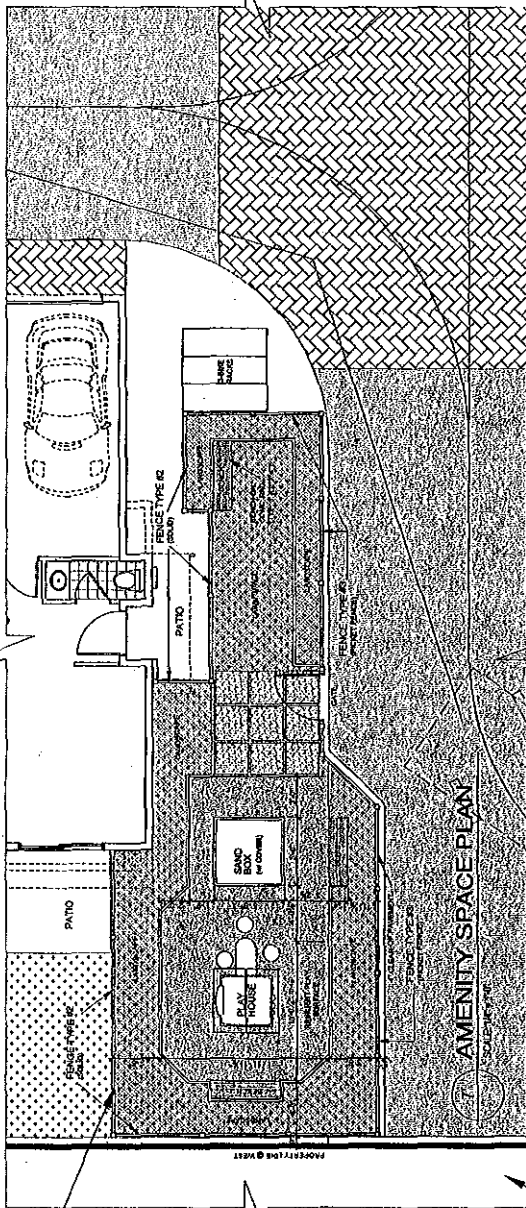


EAST ELEVATION - Driveway
SCALE: 1/8" = 1'-0"



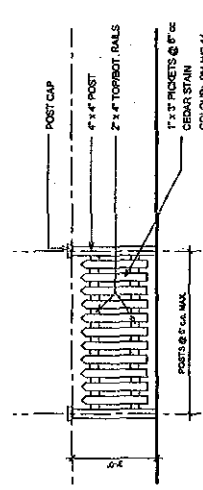
WEST ELEVATION - Bear Patio
SCALE: 1/8" = 1'-0"

DP 09504462
R. 07

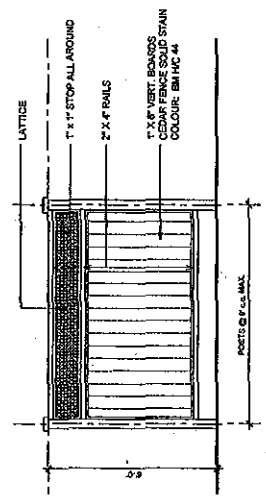


RUBBISH BINS / MAIL BOX

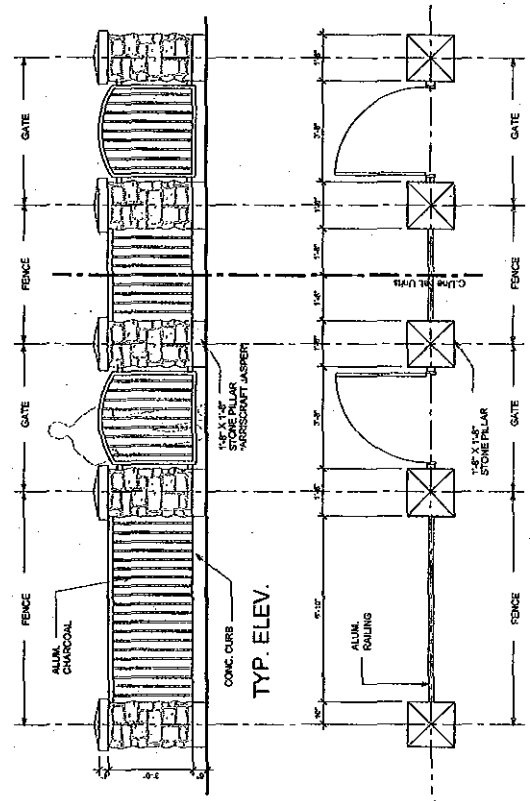
DP 09504462 Pa 2 of 2



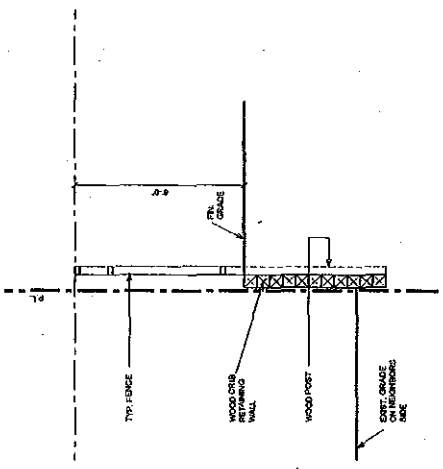
TYP. ELEV.
FENCE - Type 3 : Amenity



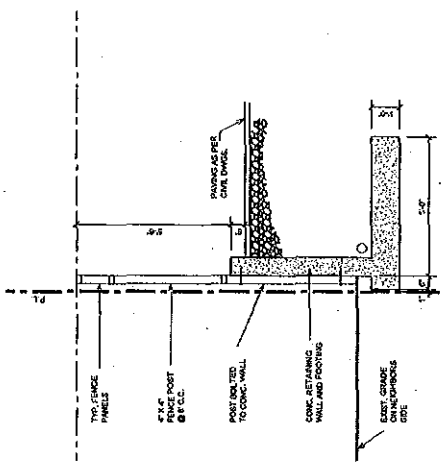
TYP. ELEV.
FENCE - Type 2



TYP. PLAN
GATE / FENCE - Type 1



WOOD CRIB RETAINING WALL
SCALE 1/2\"/>



CONCRETE RETAINING WALL
SCALE 1/2\"/>

PP 09504462
Pg. #9

A10

UNIT TYPE B (BLDG 2 & 3)

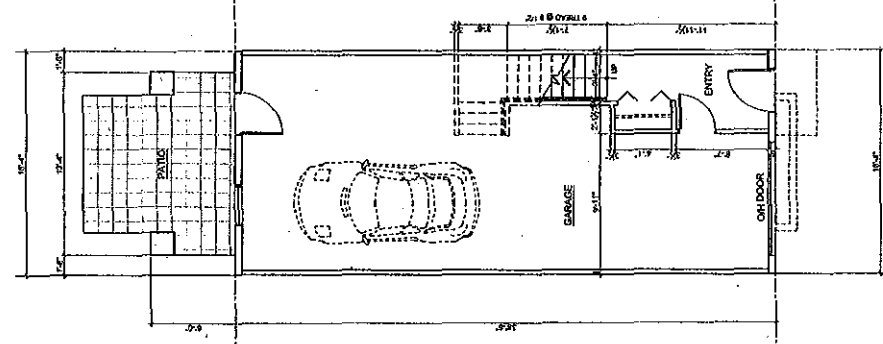
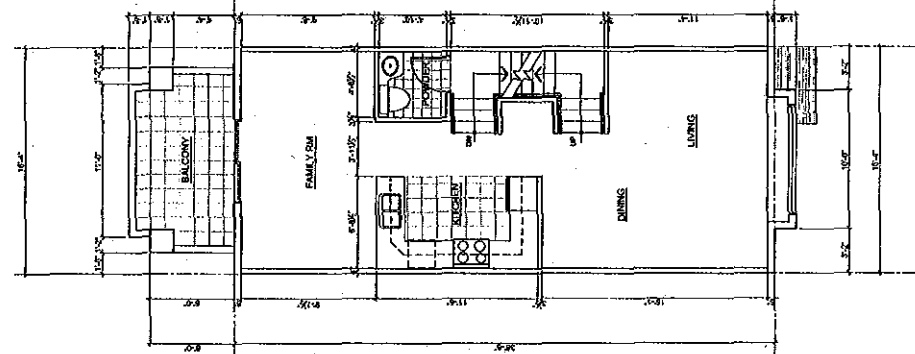
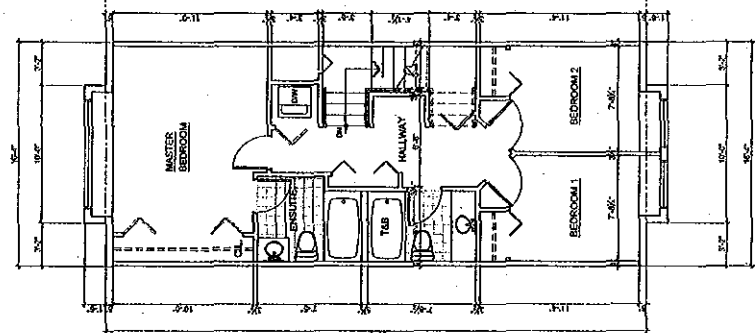
12 Townhouse Development
11111 - 11131 Cambie Road
RICHMOND, B.C.

Gerry Poneki
architect m.d.b.c.

501A-1188-2nd Ave. Surrey, B.C. V4V 1S5
P: 772-2000

DEC. 01 '99 : DP SUBMISSION

THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"
DP 09504462
P5F. PG #2



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

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



UNIT TYPE C (BLDG 1, 2 & 3)
END UNIT

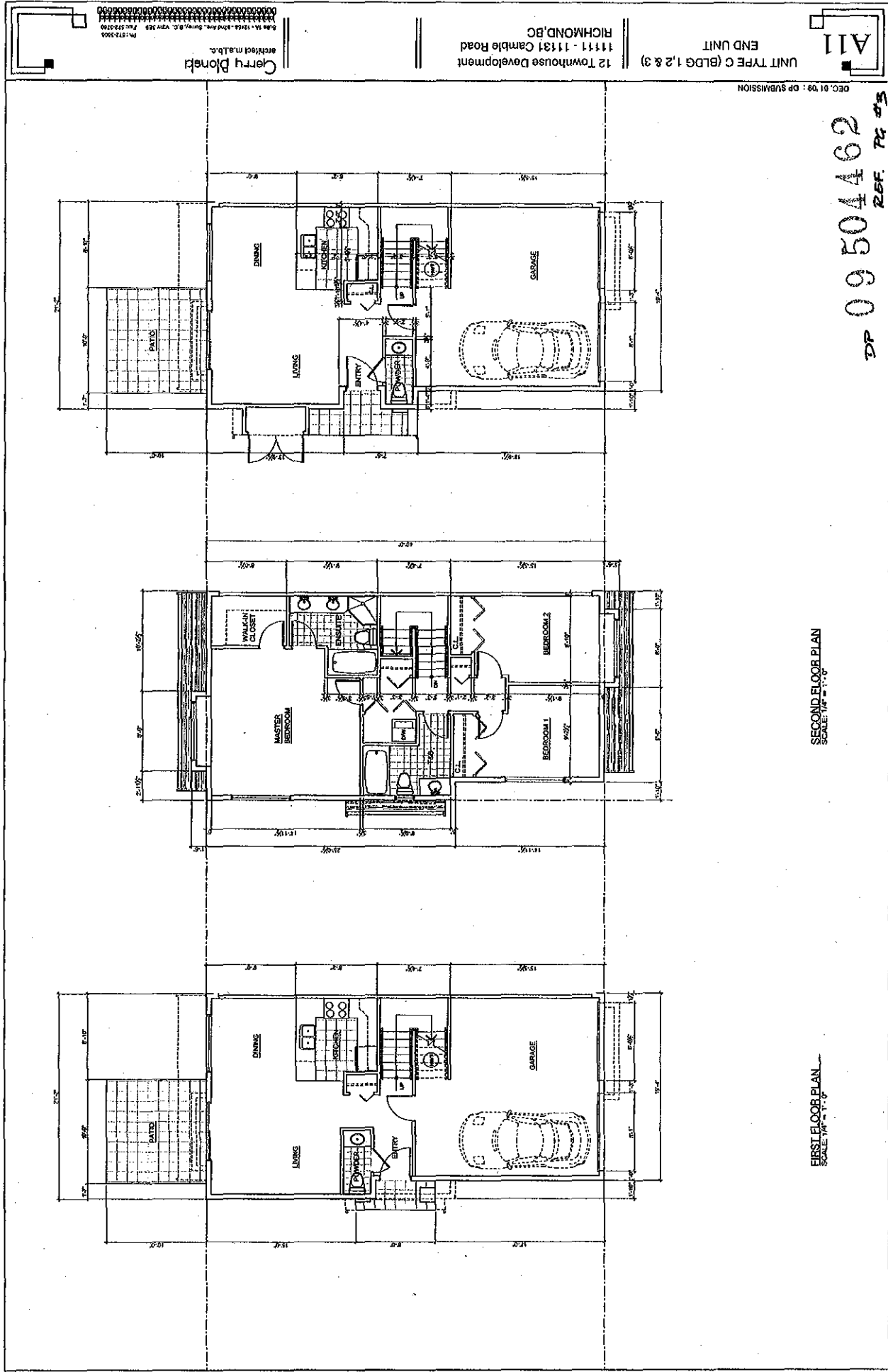
12 Townhouse Development
11111 - 11131 Cambie Road
RICHMOND, BC

Gerry Ploncki
architect m.a.s.c.

904 61-1916, 1000 Ave. King, B.C. V2Y 4K9 Fax: 604-273-2616
P: 171-2008

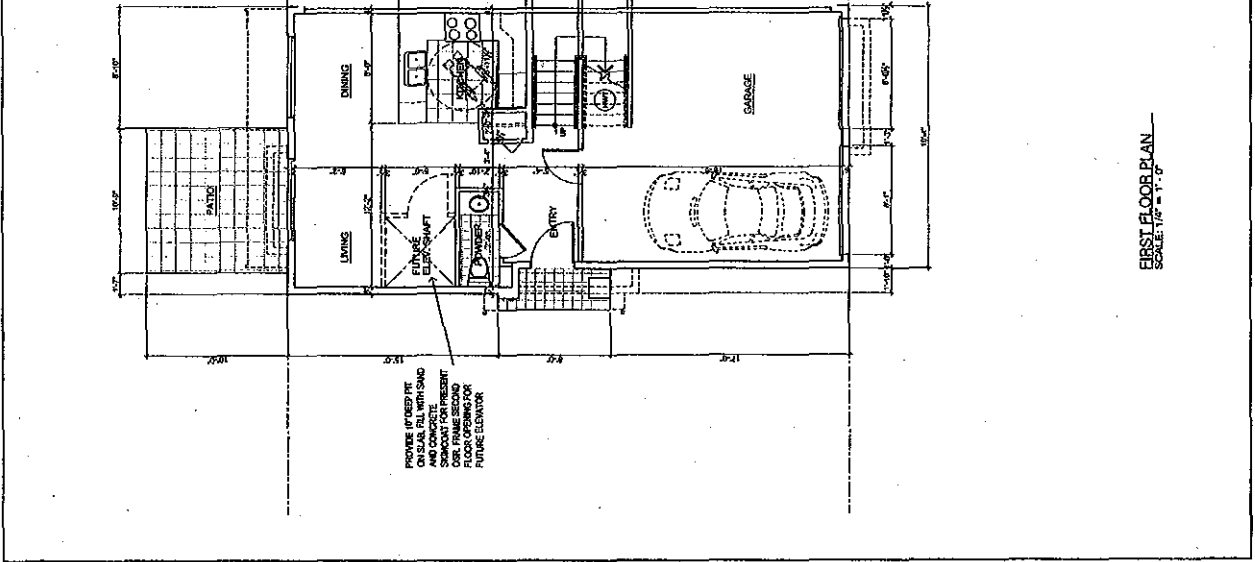
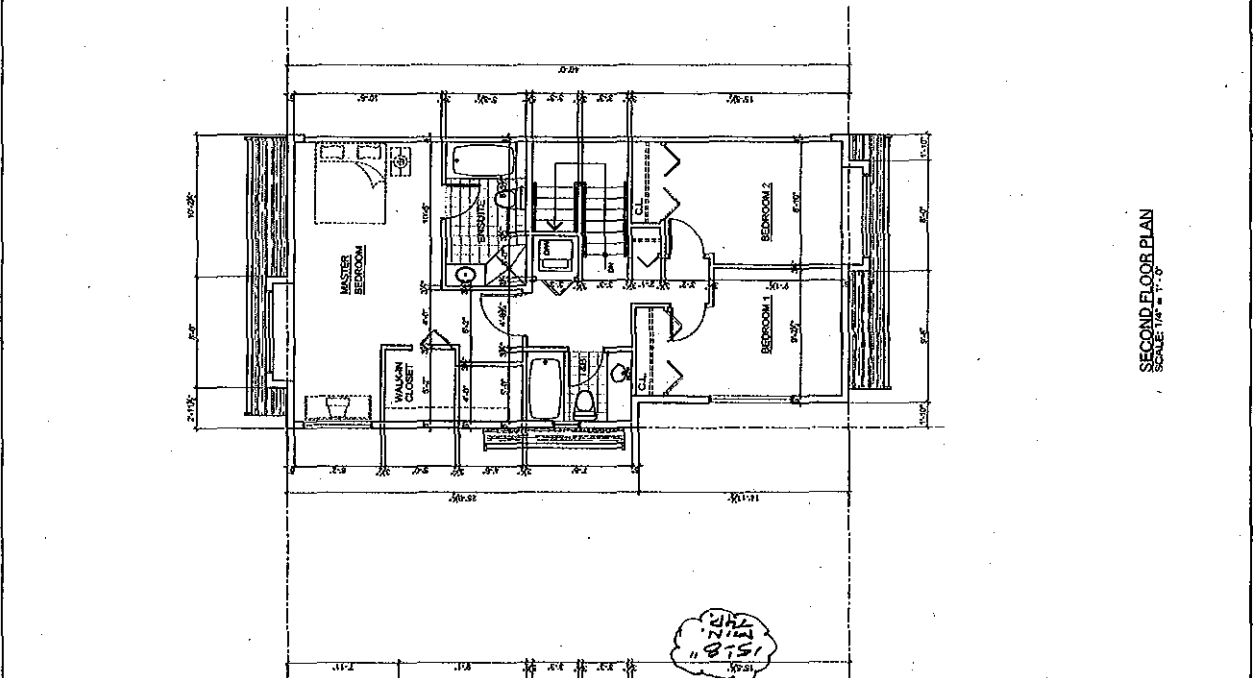
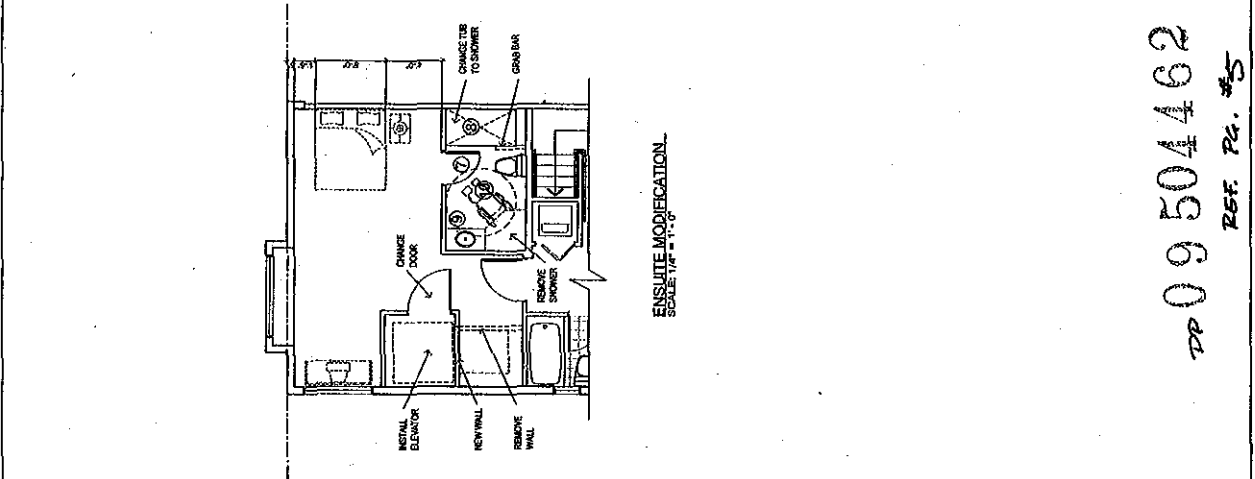
DEC. 01 '99 : DP SUBMISSION

DP 09504462
REF. PG 03



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

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



DP 0950462
 REF. Pg. #5

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

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

PROVIDE 10" DEEP PIT
 ON SLAB FULL WITH SMC
 AND CONCRETE
 FOR FRAME SECOND
 FLOOR OPENING FOR
 FUTURE ELEVATOR

15' 0" x 7' 0"