



**City of Richmond**  
Planning and Development Department

**Report to  
Development Permit Panel**

---

**To:** Development Permit Panel  
**From:** Brian J. Jackson, MCIP  
Director of Development  
**Date:** December 16, 2008  
**File:** DP 06-335428  
**Re:** **Application by Timothy C.W. Tse for a Development Permit at 5640 & 5660  
Blundell Road**

---

**Staff Recommendation**

That a Development Permit be issued which would:

1. Permit the construction of 16 townhouse units at 5660 & 5640 Blundell 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) Decrease the front yard setback from 6 m (19.685 ft.) to 4.5 m (14.76 ft.); and
  - b) Increase the maximum permitted lot coverage from 40% to 41.2%.

Brian J. Jackson, MCIP  
Director of Development

BJJ:ke  
Att.

## Staff Report

### Origin

Timothy C.W. Tse has applied to the City of Richmond for permission to develop 16 townhouse units at 5660 & 5640 Blundell Road on a site zoned Townhouse District (R2 – 0.7).

The subject properties are being rezoned from Single-Family Housing District, Subdivision Area E (R1/E) to Townhouse District (R2 – 0.7) for this project under Bylaw 8027 and 8345 (5660 Blundell Road – RZ 04-279101; 5640 Blundell Road – RZ 06-348772).

A Servicing Agreement (SA 07-391386) for sanitary sewer upgrades is to be completed prior to issuance of the building permit.

### Development Information

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

### Background

Development surrounding the subject site is as follows:

To the north, single-family dwellings on the north side of Blundell Road zoned R1/E;

To the east, a single-family dwelling zoned R1/E;

To the south, single-family dwellings zoned R1/E fronting Clearwater Drive;

To the west, a single-family dwelling zoned R1/E.

### Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved through the processing of the Development Permit application.

- Identification and review of the requested variances.
- Review and refinement of architectural detailing and building finishes.
- Ensure landscaping complies with identified tree replacement guidelines and provides appropriate planting, surface treatment and fencing for the development.
- Ensure that Crime Prevention Through Environmental Design (CPTED) issues are addressed.
- Implement on-site vehicle-circulation controls, as recommended by the consulting traffic engineer, to facilitate vehicle manoeuvrability in the internal drive-aisle.

Design modifications and responses to these issues are highlighted in the applicable Analysis section of this report.

The Public Hearing for the rezoning of 5660 Blundell Road was held on March 20, 2006. A Public Hearing for 5640 Blundell Road was held on April 21, 2008. The project involves two properties that proceeded separately through the rezoning process as the developer added an additional property after the original application at 5660 Blundell Road proceeded to Public Hearing. These two properties will be consolidated into one development parcel (which has been secured as a rezoning consideration). As such, this development permit will apply to both 5660 and 5640 Blundell Road. There were no concerns identified at the Public Hearing on April 21, 2008 for 5640 Blundell Road. At the Public Hearing for 5660 Blundell Road on March 20,

2006, the following concerns about rezoning the property were expressed (A staff response is contained in ***bold italics***):

- A property owner behind the subject properties noted concerns about construction noise, pre-load activities, privacy/adjacency concerns and traffic safety along Blundell Road.

***Noise associated with construction will be required to adhere to the City's Public Health Protection Bylaw (6989). Staff have also informed the developer of resident concerns over construction activity impacts and have circulated the City's "Good Neighbour Program" brochure to the developer so that efforts to mitigate the impacts of construction on surrounding residents are undertaken. Prior to issuance of the building permit, the developer has also been informed of the requirement to provide a construction parking and management plan to the Transportation Division for review and approval.***

***As it relates to concerns over land use adjacencies and landscaping, a rear yard setback of 4.5 m (minimum) is provided in combination with two-storey building massing along the development sites south property line to ensure an appropriate scale of transition and minimize overlook between the proposed multi-family project and single-family dwellings.***

***Transportation staff have reviewed the location and width of the vehicle access from Blundell Road to ensure the driveway is functional and safe. Cross access agreements to facilitate access for the neighbouring properties to the east have been secured through the rezoning application. Vehicle access for the re-development of the neighbouring property to the west (5620 Blundell Road) will be via the existing lane access established off Clearwater Gate.***

### **Staff Comments**

The proposed scheme attached to this report has satisfactorily addressed the urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the zoning regulations of R2 – 0.7 except for the variances noted below.

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

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

- 1) Decrease the front yard setback from 6 m (19.685 ft.) to 4.5 m (14.76 ft.).

***(Staff supports the proposed variance, as this will enable a rear yard setback of 4.5m for all of the rear units allowing an improved adjacency to the surrounding single-family dwellings. A 2m wide road dedication along Blundell Road has also reduced the front property line setback measured from Blundell Road for a majority of the frontage. Front entry porches and bay window projections, up to the permitted allowances of 1.5 m and 0.6 m respectively in the R2 – 0.7 zone, are also proposed along Blundell Road. These permitted entry porch and bay window projections helps to articulate the Blundell townhouse units streetscape elevations.***

- 2) Increase the maximum permitted lot coverage from 40% to 41.2%.

*(The proposed increase in lot coverage is a result of maintaining 2 storey building massing adjacencies to the surrounding single-family dwellings along the east, west and south property lines of the subject site. Staff supports the requested variance.)*

### **Advisory Design Panel Comments**

The Advisory Design Panel reviewed the Development Permit application on September 17, 2008. A copy of the relevant excerpt from the Advisory Design Panel Minutes from September 17, 2008 is attached for reference (**Attachment 2** - The design response has been included immediately following the specific Design Panel comments and is identified in '**bold italics**').

### **Analysis**

#### ***Conditions of Adjacency***

- The overall townhouse massing and proposed setbacks for the development comply with Official Community Plan guidelines for multi-family development along arterial roads. Two-storey massing adjacent to single-family land uses along the west, east and south property lines in conjunction with a 3 m side yard and 4.5 m rear yard setback ensures compatibility and privacy between multi-family and single-family land uses.
- An existing cedar hedgerow on a neighbouring property and combination of new hedging and replacement trees provide a sufficient landscape buffer within the 4.5 m setback between the rear two-storey units and neighbouring single-family properties.
- Preliminary site grading plans and elevations indicate an increase in overall finished site grade with elevation changes minimized along the perimeter of the subject site to ensure a minimal grade difference between surrounding properties and sidewalk along Blundell Road.

#### ***Urban Design and Site Planning***

- One driveway will provide the permanent vehicle access to the development site from Blundell Road and is offset to the west to minimize conflicts with the intersection at Blundell Road and No. 2 Road. This access and internal driveway will also serve as the access for the three properties on Blundell Road to the east (secured through a cross access easement as a consideration of the rezoning application) should they develop in the future.
- The internal drive-aisle has also been designed to incorporate recommendations made by the traffic consultant to facilitate movement of vehicles (cars and SU-9) in the drive-aisle consisting of a minimum driveway width from Blundell Road of 7.5 m, painted stop lines and a parabolic mirror at the intersection to aid with sight lines and vehicle movements.
- The development is providing 2 off-street parking stalls (32 total) for each dwelling unit and a total of 4 visitor parking stalls, which complies with bylaw requirements.
- Garbage and recycling areas are situated in an enclosure located along the driveway close to Blundell Road. The enclosure is designed to be compatible with the townhouse units with similar use of materials and finishing and situated to allow ease of access for garbage and recycling trucks.
- The Blundell Road streetscape consists of a combination of triplex and duplex building typologies with entrances at grade. Front yard landscaping defined by 4 ft. high pillar and metal wicket fence is proposed along the Blundell Road frontage with direct pathways for each dwelling unit to the sidewalk on Blundell Road.

- One unit (Unit 14) in the proposed development is being designed to enable its future conversion to a universally accessible unit.

#### ***Architectural Form and Character***

- Materials and cladding consists primarily of hardi-plank siding with hardi-shingles accenting roof dormers selected wall panels to break-up townhouse unit massing along the Blundell Road streetscape.
- A variety of cladding treatments and materials (hardi-plank and shingle; cultured stone) are proposed for all buildings in the proposed development.
- Roof forms and massing steps down to two-storeys adjacent to all single-family residential lots to provide an appropriate scale of transition.

#### ***Landscape Design and Open Space Design***

- 12 bylaw size trees have been identified for removal. 3 trees and 1 hedgerow are identified for retention (to be protected by tree protection zones). The 3 retained trees are located at the southwest, northwest and northeast area of the subject site. The hedgerow is situated along the south property line on the west edge of the site.
- A total of 30 replacement trees are being planted on the subject site. The number and sizing of replacement trees complies with the OCP landscaping and tree replacement guidelines.
- An outdoor amenity (containing a play structure and benches) is centrally located and situated to enhance visibility and surveillance from the drive aisle and adjacent dwelling units. The amenity area has been moved further away from the south property line to minimize impacts to surrounding single-family properties.
- The developer is providing a cash-in-lieu contribution for indoor amenity space (secured through the rezoning applications).
- A solid wood fence (6 ft. in height) is located on the east, south and west edges of the subject site. Lower level concrete pillar and metal picket fencing (4 ft. in height) is located along the streetscape to differentiate between the unit front yards and sidewalk.
- Permeable concrete pavers are proposed for the driveway access from Blundell Road and internal drive aisle, visitor parking stalls, road ends, amenity area, patios and walkways. The applicant has incorporated an extensive amount of permeable concrete pavers wherever feasible in the project, which will help minimize storm water run-off and increase sustainability measures for the project.

#### ***Crime Prevention Through Environmental Design***

- The outdoor amenity area is centrally located and situated to enhance surveillance opportunities from the drive-aisle and adjacent dwelling units.
- The mailbox enclosure is located directly adjacent to the outdoor amenity area and contained within an entrance gazebo to the amenity area. The entrance structure is open and located where surveillance opportunities are maximized.
- Dwelling unit access for Blundell Road fronting buildings consist of grade level individual entrances. Dwelling unit access for rear units is from individual grade level entrances directly adjacent to garages along the townhouse drive-aisle.

#### ***Affordable Housing***

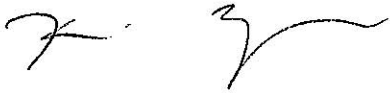
- A voluntary cash contribution is being made based on the provisions of the Interim Affordable Housing Strategy. This item has been secured through the prior rezoning applications.

***Servicing Capacity Analysis***

- A capacity analysis was completed as part of the rezoning application, which identified upgrades to the City's sanitary sewer system. The upgrades will be completed through a Servicing Agreement prior to the issuance of the building permit. A Servicing Agreement application (SA 07-391386) is currently being processed by staff.

**Conclusions**

The proposed 16-unit townhouse development at 5640 and 5660 complies with all applicable Development Permit guidelines and addresses issues related to the previous rezonings on the subject properties. Staff recommend support of the Development Permit application.



Kevin Eng  
Planner 1

KE:cas

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 \$55,000 (based on total floor area of 27,000 sq.ft.).
- Confirmation that existing Tree Protection Zones are in place.

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

- Completion of the Servicing Agreement (SA 07-391386) for the identified sanitary sewer works.
- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>).



**City of Richmond**

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

**Development Application  
 Data Sheet  
 Development Applications Division**

**DP 06-335428** **Attachment 1**

Address: 5640 & 5660 Blundell Road

Applicant: Timothy C.W. Tse

Floor Area Gross: 2,549 m<sup>2</sup> Floor Area Net: 1,948 m<sup>2</sup>

	Existing	Proposed
Site Area:	3,040 m <sup>2</sup>	2,933 m <sup>2</sup> (after road dedication)
Land Uses:	Single-family lots	Multi-Family
OCP Designation:	Neighbourhood Residential Low Density Residential	No change – complies with designation
Zoning:	R1/E	R2 – 0.7
Number of Units:	N/A	16 townhouse units

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.7 F.A.R	0.67	None permitted
Lot Coverage:	Max. 40%	41.2%	Variance requested
Setback – Front Yard:	Min. 6 m	4.5 m	Variance requested
Setback – Side Yard:	Min. 3 m	3 m	None
Setback – Rear Yard:	Min. 3 m	4.5 m	None
Height (m):	Max. 11 m	10.27 m	None
Lot Size:	30 m (minimum width) 35 m (minimum depth)	76 m (width) 40 m (depth)	None
Off-street Parking Spaces – Resident (R) & Visitor (V)	24 (R) and 4 (V)	32 (R) and 4 (V)	None
Amenity Space – Indoor:	N/A	Cash in lieu	N/A
Amenity Space – Outdoor:	Min. 96 m <sup>2</sup>	107 m <sup>2</sup>	None

Excerpt from the Minutes from  
**The Design Panel Meeting**

Wednesday, September 17, 2008 – 4:00 p.m.  
Rm. M.1.003  
Richmond City Hall

**DEVELOPMENT PERMIT 06-335428 - 16 UNIT TOWNHOUSE AT 0.7 FAR**

APPLICANT: Timothy C.W. Tse

PROPERTY LOCATION: 5640 & 5660 Blundell Road

Kevin Eng, Planner, and Timothy C.W. Tse of Matthew Cheng Architect, Inc. provided background information related to the subject site.

**Panel Discussion**

*Comments from the Panel were as follows:*

- density of 0.7 FAR is very low considering the presence of a major commercial center close to the site;
- project is acceptable in terms of scale and development of forms; gables on the end of the blocks work well; scale and relief of the forms are successful; dormers seem to pop out of the roof;
- units need to be differentiated and demarcated; use of the skylights is appreciated; sits well in its immediate context;
- dormers on the roof of the middle building need to be bigger to differentiate it from the others;
- entry roofs are fine but need more detail to look more substantial;
- turrets are a good idea; need to be bigger and slightly taller to make a gateway expression; entrance to unit by the driveway can be relocated to address safety concerns;
- dormer in western most unit looks very tall; spacing between the duplex and triplex units are very narrow; no perceptible benefit other than possible market perception of development as consisting of duplex and triplex;
- liveability of the ground floor of the third unit from the northwest corner is very tight;
- increase species diversity by replacing red maples with other types of shade trees; consider plants that are permanent over those which die out after one season;
- turrets are appreciated; pleased to see Unit 14 as an adaptable unit; modify space to permit temporary accommodation on the ground floor of two-storey units; consider future adaptation of the other two-storey units to make them accessible;



In response to the Panel's comments, the applicant indicated he would undertake more discussion with staff regarding the identity for each unit and modification of turrets and entry roofs.

### **Panel Decision**

It was moved and seconded

*That DP 06-335428 move forward to the Development Permit Panel, taking into consideration the following comments of the Advisory Design Panel:*

1. *consider creating greater variety between the units using elements such as colour and texture to add some differentiation;*  
*Colour and different cladding materials implemented between units has been added.*
2. *consider further design development to the dormers and front entry roofs;*  
*Shingles have been added to the dormers to improve articulation. Front entry roof formers have been increased in size and design has been developed with the addition of a cultured stone base, decorative wooden support brackets and wooden posts.*
3. *consider greater height or other treatment to add more definition to the turrets;*  
*The height, scale and cladding treatment has been enhanced on both turrets.*
4. *consider location of entry to unit by driveway;*  
*The entry to the unit has been shifted away from the driveway.*
5. *consider liveability on the ground floor of Unit 16;*  
*The floor unit layout has been revised to move the kitchen to the second floor.*
6. *consider greater diversity of plant species; and*  
*A greater number and variety of plant species has been implemented.*
7. *consider use of perennials over annuals.*  
*The number and use of perennials has been maximized.*

**CARRIED**



**No. DP 06-335428**

---

To the Holder:                   TIMOTHY C.W. TSE

Property Address:               5640 & 5660 BLUNDELL ROAD

Address:                         5271 MERGANSER DRIVE  
                                      RICHMOND, B.C. V7E 3X8

---

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) Decrease the front yard setback from 6 m (19.685 ft.) to 4.5 m (14.76 ft.); and
  - b) Increase the maximum permitted lot coverage from 40% to 41.2%.
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 #12 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 \$55,000 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 06-335428

To the Holder:                   TIMOTHY C.W. TSE  
Property Address:               5640 & 5660 BLUNDELL ROAD  
Address:                         5271 MERGANSER DRIVE  
                                      RICHMOND, B.C. V7E 3X8

---

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF

ISSUED BY THE COUNCIL THE

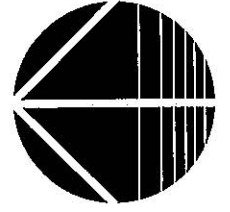
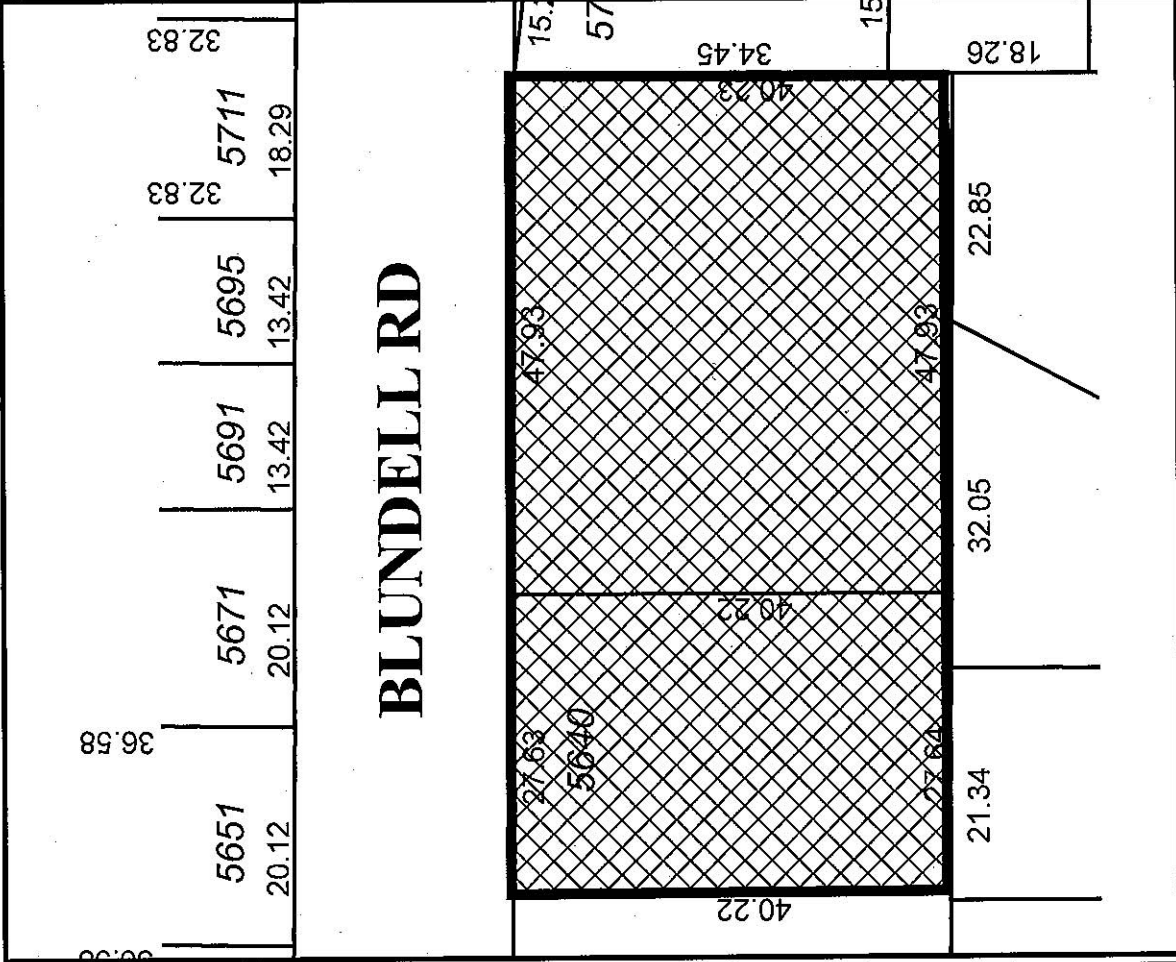
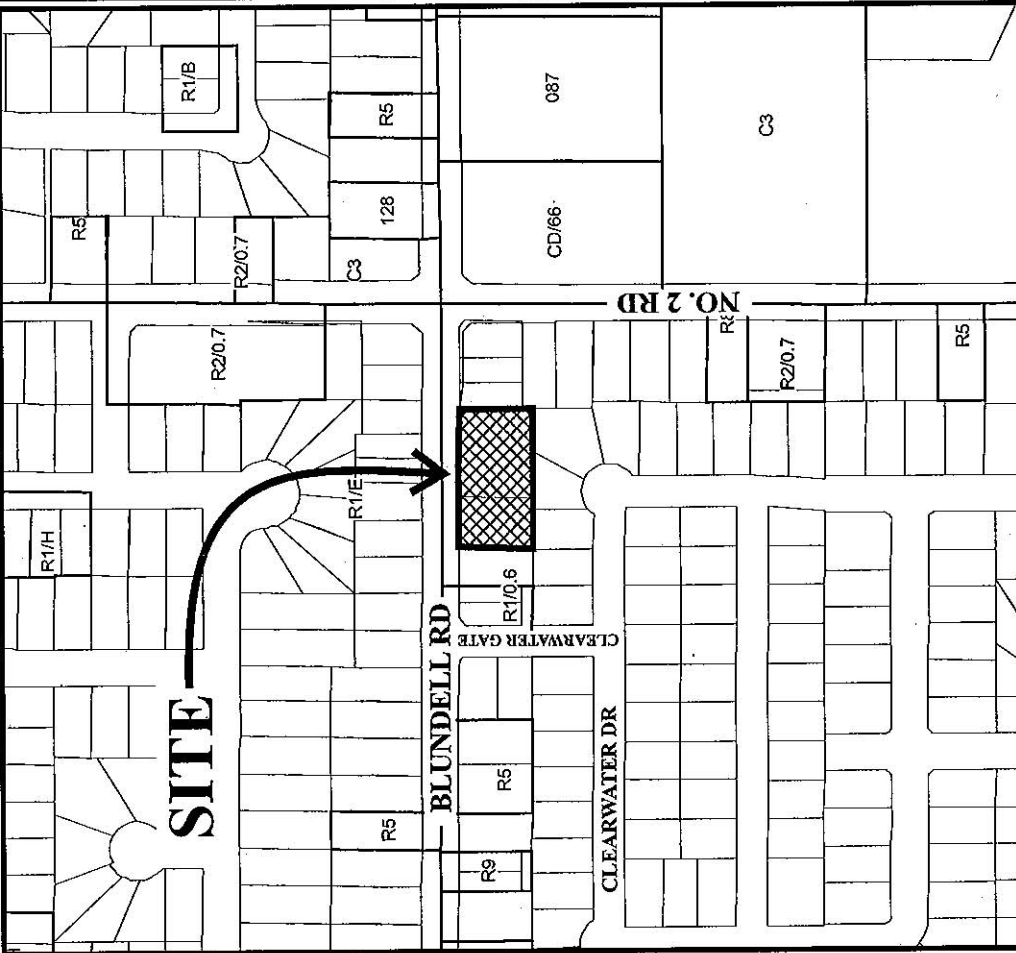
DELIVERED THIS       DAY OF

---

MAYOR



# City of Richmond



## DP 06-335428

### SCHEDULE "A"

Original Date: 05/24/06

Revision Date: 12/09/08

Note: Dimensions are in METRES

Lot Coverage 41.2%

BLUNDELL ROAD

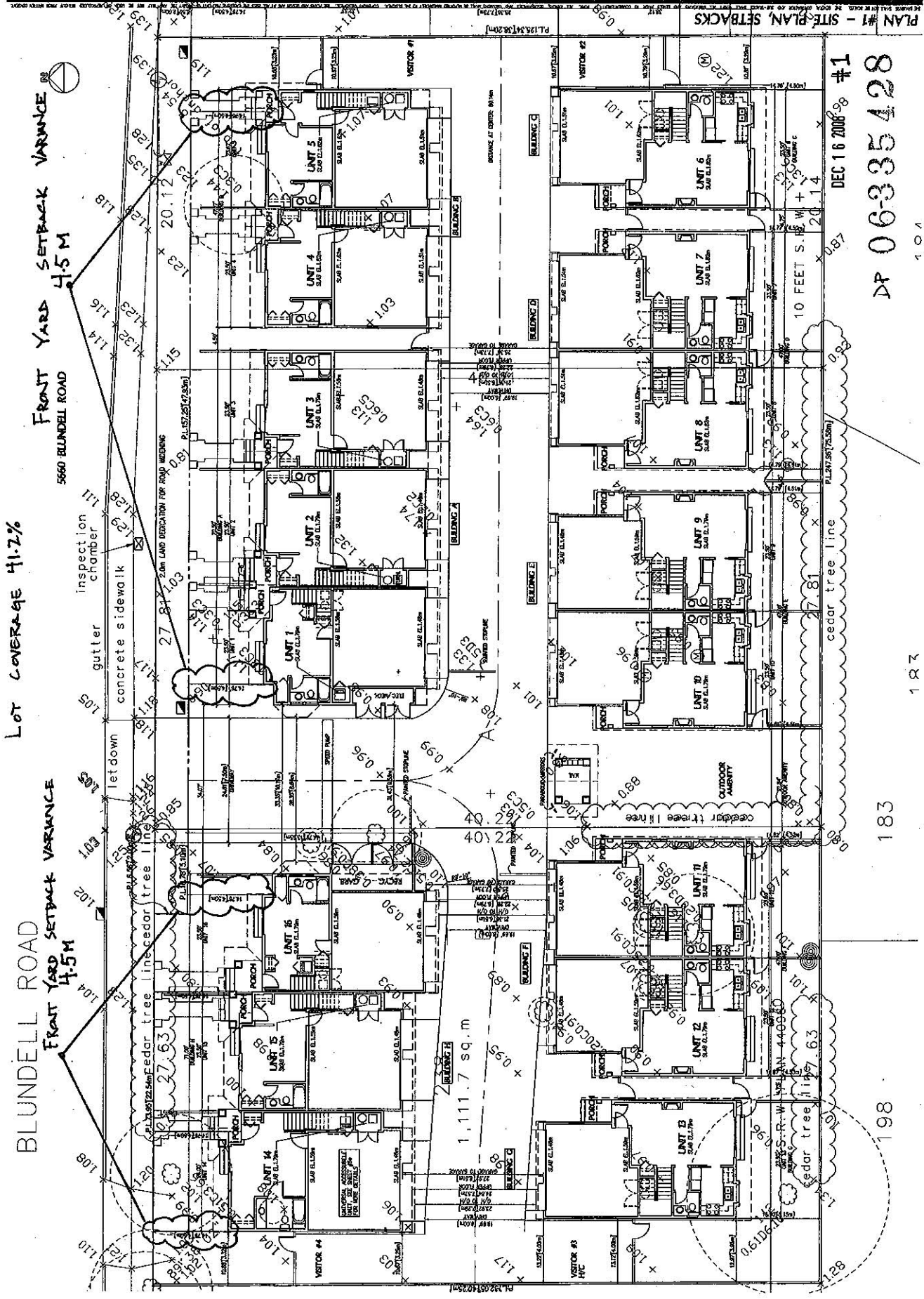
FRONT YARD SETBACK VARIANCE 4.5M

FRONT YARD SETBACK VARIANCE 4.5M

5660 BLUNDELL ROAD

CADLAB

MATTHEW CHENG INC. ARCHITECT



DATE: 12/16/08  
PROJECT: 5660 & 5740 BLUNDELL ROAD  
SHEET NO. 1

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

REVISIONS:  
1. 12/16/08: INITIAL DESIGN  
2. 12/16/08: REVISED PER CITY COMMENTS

PLAN #1 - SITE PLAN, SETBACKS

DEC 16 2008 #1

DP 06335428

183

187

104

198

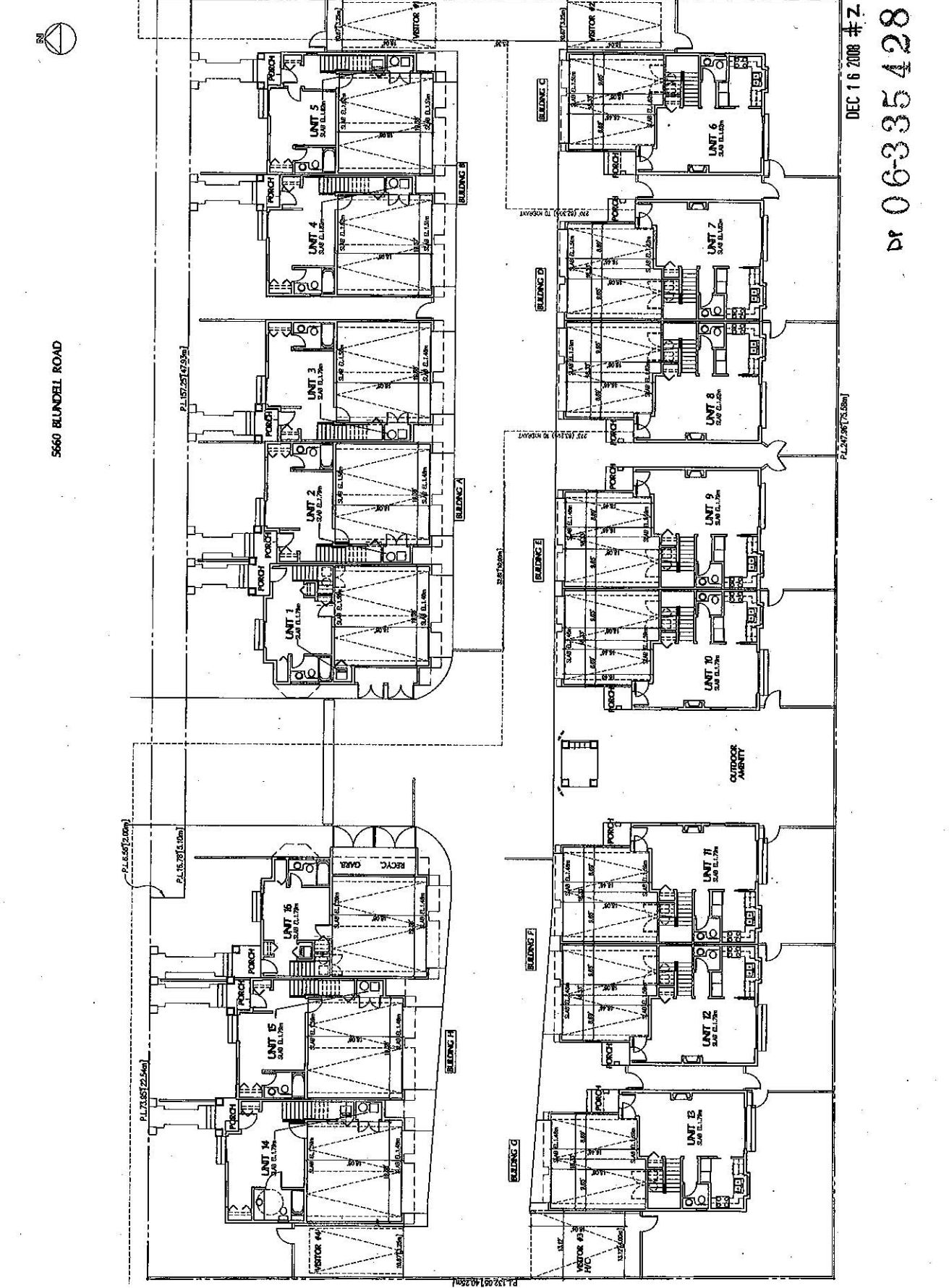
#1



DATE	DESCRIPTION
12/16/2008	ISSUED FOR PERMITS
12/16/2008	ISSUED FOR PERMITS
12/16/2008	ISSUED FOR PERMITS
12/16/2008	ISSUED FOR PERMITS
12/16/2008	ISSUED FOR PERMITS
12/16/2008	ISSUED FOR PERMITS
12/16/2008	ISSUED FOR PERMITS
12/16/2008	ISSUED FOR PERMITS
12/16/2008	ISSUED FOR PERMITS
12/16/2008	ISSUED FOR PERMITS

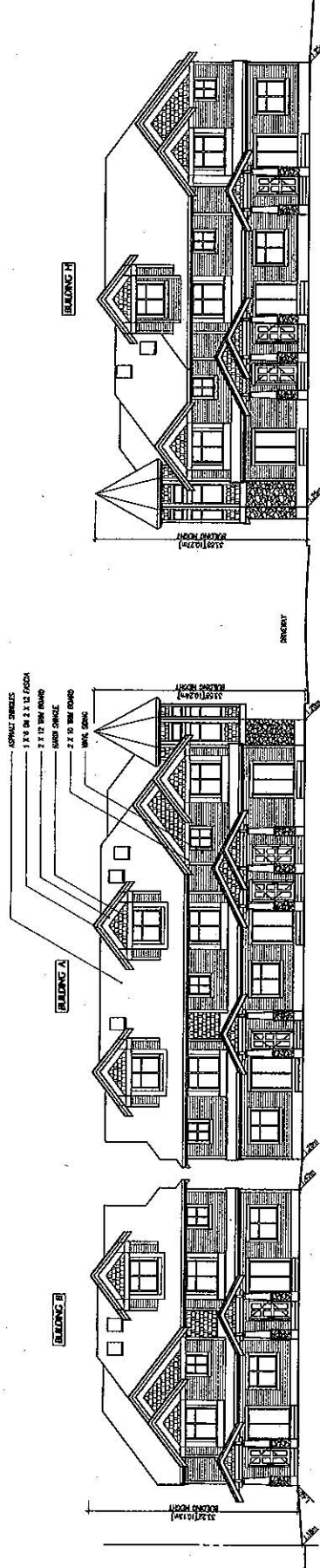
PROJECT: 5660 BLUNDELL ROAD  
 CLIENT: MCM GROUP INC.  
 DESIGNER: MATTHEW CHENG ARCHITECT INC.  
 DATE: 12/16/2008  
 SHEET NO.: #2  
 OF: 2

PLAN #2 - SITE PLAN, PARKING PLAN  
 DEC 16 2008 #2  
 DR 06-335428



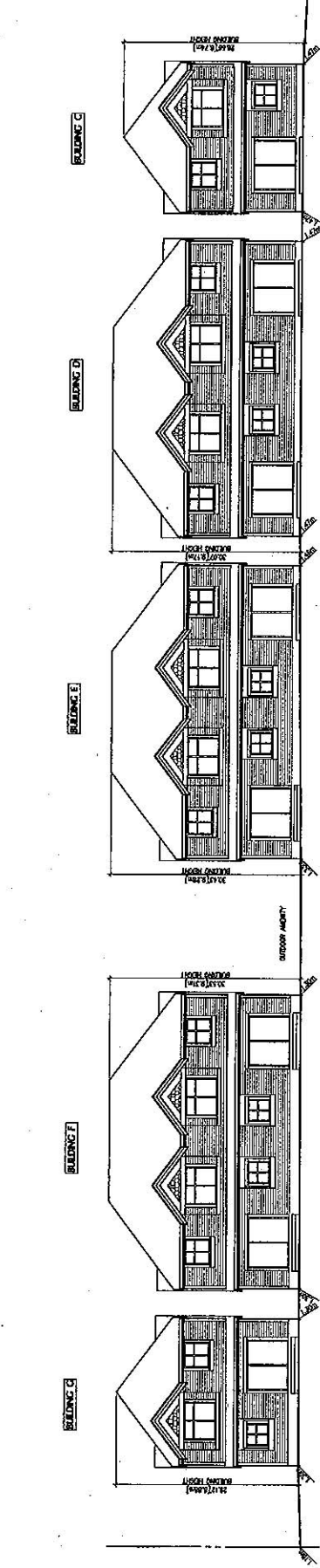


PLAN #4a ARCHITECTURAL BUILDING ELEVATIONS
CLEARWATER GATE
NO. 2 ROAD



NORTH ELEVATION ( BLUNDELL ROAD )

SOUTH ELEVATION ( BACK YARD )



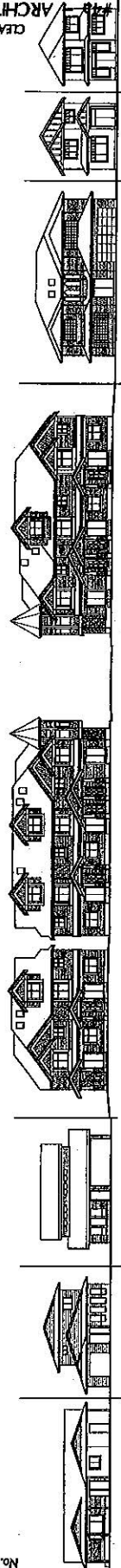
SOUTH ELEVATION ( BACK YARD )

NORTH ELEVATION ( BLUNDELL ROAD )

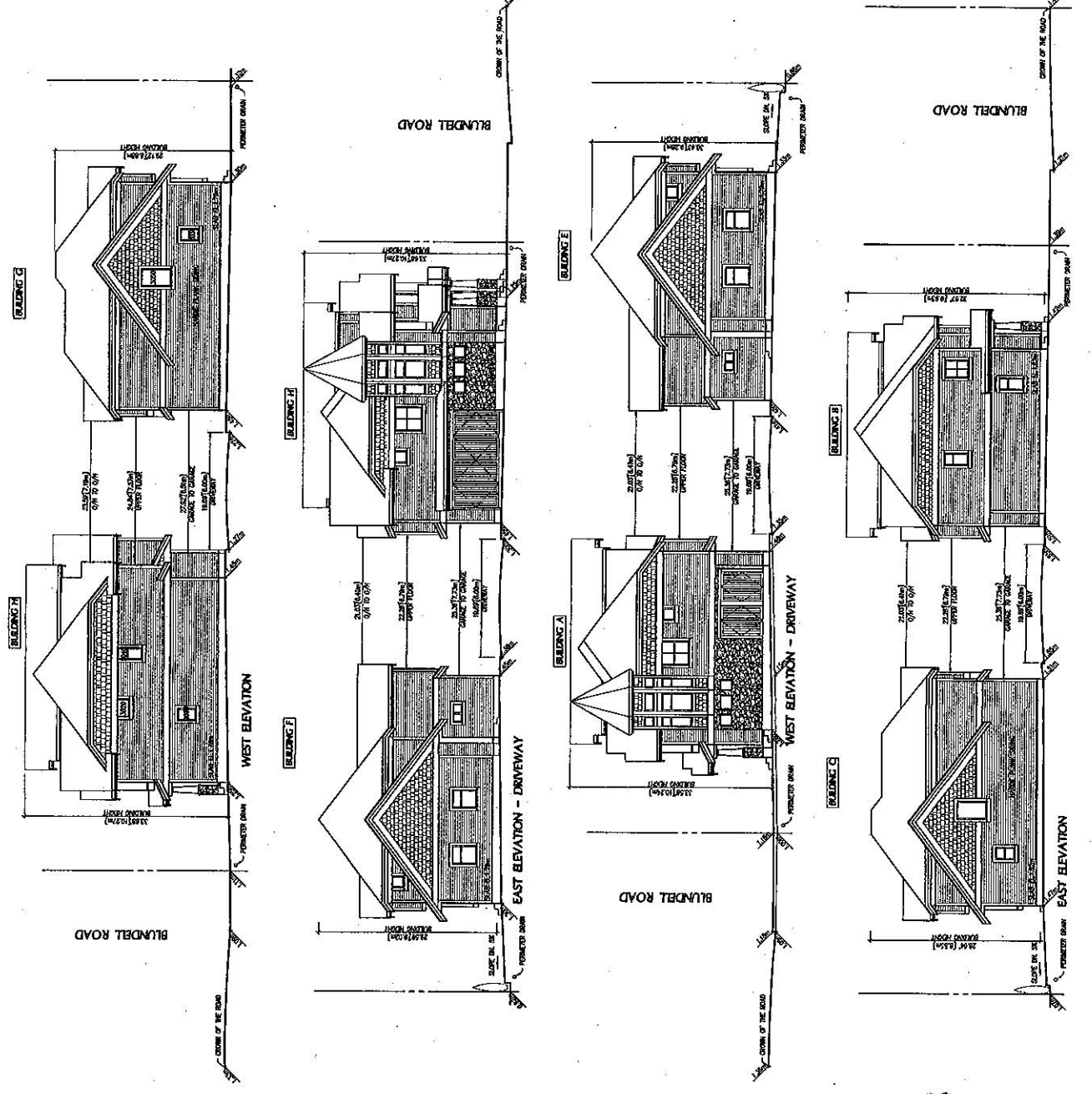
DEC 16 2008 #3
DP 06-335428

No. 2 ROAD

STREETSCAPE - NORTH ELEVATION ( BLUNDELL ROAD ) SCALE=1/200



**PLAN #4b - ARCHITECTURAL BUILDING ELEVATIONS**



PROJECT DATA	
PROJECT NO.	0704
PROJECT NAME	RESIDENCE & TOWNHOUSES DEVELOPMENT
ADDRESS	5000 S. BLUNDEN ROAD, SUITE 200, BOCA RATON, FL 33433
DATE	12/16/08
ARCHITECT	MATTHEW CHENG ARCHITECT INC.
SCALE	1/8" = 1'-0"
DATE	12/16/08
PROJECT NO.	0704
PROJECT NAME	RESIDENCE & TOWNHOUSES DEVELOPMENT
ADDRESS	5000 S. BLUNDEN ROAD, SUITE 200, BOCA RATON, FL 33433
DATE	12/16/08
ARCHITECT	MATTHEW CHENG ARCHITECT INC.
SCALE	1/8" = 1'-0"
DATE	12/16/08
PROJECT NO.	0704
PROJECT NAME	RESIDENCE & TOWNHOUSES DEVELOPMENT
ADDRESS	5000 S. BLUNDEN ROAD, SUITE 200, BOCA RATON, FL 33433
DATE	12/16/08
ARCHITECT	MATTHEW CHENG ARCHITECT INC.
SCALE	1/8" = 1'-0"
DATE	12/16/08
PROJECT NO.	0704
PROJECT NAME	RESIDENCE & TOWNHOUSES DEVELOPMENT
ADDRESS	5000 S. BLUNDEN ROAD, SUITE 200, BOCA RATON, FL 33433
DATE	12/16/08
ARCHITECT	MATTHEW CHENG ARCHITECT INC.
SCALE	1/8" = 1'-0"
DATE	12/16/08
PROJECT NO.	0704
PROJECT NAME	RESIDENCE & TOWNHOUSES DEVELOPMENT
ADDRESS	5000 S. BLUNDEN ROAD, SUITE 200, BOCA RATON, FL 33433
DATE	12/16/08
ARCHITECT	MATTHEW CHENG ARCHITECT INC.
SCALE	1/8" = 1'-0"
DATE	12/16/08
PROJECT NO.	0704
PROJECT NAME	RESIDENCE & TOWNHOUSES DEVELOPMENT
ADDRESS	5000 S. BLUNDEN ROAD, SUITE 200, BOCA RATON, FL 33433
DATE	12/16/08
ARCHITECT	MATTHEW CHENG ARCHITECT INC.
SCALE	1/8" = 1'-0"
DATE	12/16/08
PROJECT NO.	0704
PROJECT NAME	RESIDENCE & TOWNHOUSES DEVELOPMENT
ADDRESS	5000 S. BLUNDEN ROAD, SUITE 200, BOCA RATON, FL 33433
DATE	12/16/08
ARCHITECT	MATTHEW CHENG ARCHITECT INC.
SCALE	1/8" = 1'-0"
DATE	12/16/08
PROJECT NO.	0704
PROJECT NAME	RESIDENCE & TOWNHOUSES DEVELOPMENT
ADDRESS	5000 S. BLUNDEN ROAD, SUITE 200, BOCA RATON, FL 33433
DATE	12/16/08
ARCHITECT	MATTHEW CHENG ARCHITECT INC.
SCALE	1/8" = 1'-0"
DATE	12/16/08

#4  
 DEC 16 2008  
 DP 06335428

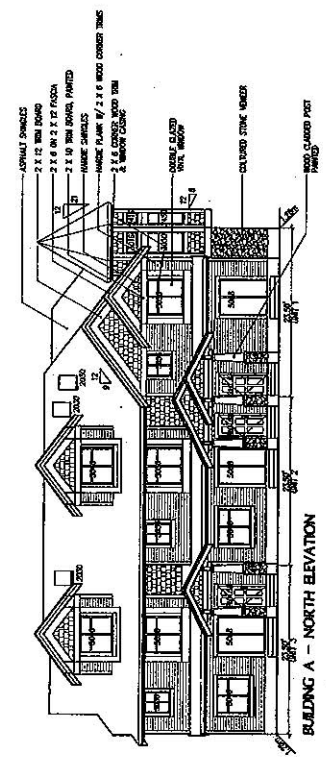




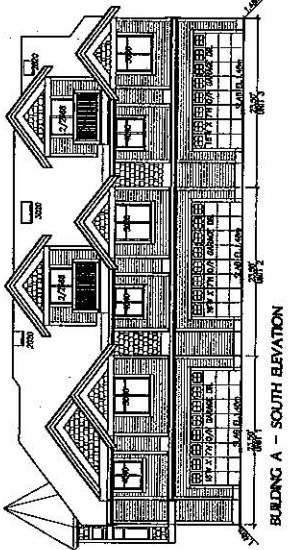
NO. DATE	REVISION
1	ISSUE FOR PERMIT
2	ISSUE FOR PERMIT
3	ISSUE FOR PERMIT
4	ISSUE FOR PERMIT
5	ISSUE FOR PERMIT
6	ISSUE FOR PERMIT
7	ISSUE FOR PERMIT
8	ISSUE FOR PERMIT
9	ISSUE FOR PERMIT
10	ISSUE FOR PERMIT
11	ISSUE FOR PERMIT
12	ISSUE FOR PERMIT
13	ISSUE FOR PERMIT
14	ISSUE FOR PERMIT
15	ISSUE FOR PERMIT
16	ISSUE FOR PERMIT
17	ISSUE FOR PERMIT
18	ISSUE FOR PERMIT
19	ISSUE FOR PERMIT
20	ISSUE FOR PERMIT
21	ISSUE FOR PERMIT
22	ISSUE FOR PERMIT
23	ISSUE FOR PERMIT
24	ISSUE FOR PERMIT
25	ISSUE FOR PERMIT
26	ISSUE FOR PERMIT
27	ISSUE FOR PERMIT
28	ISSUE FOR PERMIT
29	ISSUE FOR PERMIT
30	ISSUE FOR PERMIT
31	ISSUE FOR PERMIT
32	ISSUE FOR PERMIT
33	ISSUE FOR PERMIT
34	ISSUE FOR PERMIT
35	ISSUE FOR PERMIT
36	ISSUE FOR PERMIT
37	ISSUE FOR PERMIT
38	ISSUE FOR PERMIT
39	ISSUE FOR PERMIT
40	ISSUE FOR PERMIT
41	ISSUE FOR PERMIT
42	ISSUE FOR PERMIT
43	ISSUE FOR PERMIT
44	ISSUE FOR PERMIT
45	ISSUE FOR PERMIT
46	ISSUE FOR PERMIT
47	ISSUE FOR PERMIT
48	ISSUE FOR PERMIT
49	ISSUE FOR PERMIT
50	ISSUE FOR PERMIT
51	ISSUE FOR PERMIT
52	ISSUE FOR PERMIT
53	ISSUE FOR PERMIT
54	ISSUE FOR PERMIT
55	ISSUE FOR PERMIT
56	ISSUE FOR PERMIT
57	ISSUE FOR PERMIT
58	ISSUE FOR PERMIT
59	ISSUE FOR PERMIT
60	ISSUE FOR PERMIT
61	ISSUE FOR PERMIT
62	ISSUE FOR PERMIT
63	ISSUE FOR PERMIT
64	ISSUE FOR PERMIT
65	ISSUE FOR PERMIT
66	ISSUE FOR PERMIT
67	ISSUE FOR PERMIT
68	ISSUE FOR PERMIT
69	ISSUE FOR PERMIT
70	ISSUE FOR PERMIT
71	ISSUE FOR PERMIT
72	ISSUE FOR PERMIT
73	ISSUE FOR PERMIT
74	ISSUE FOR PERMIT
75	ISSUE FOR PERMIT
76	ISSUE FOR PERMIT
77	ISSUE FOR PERMIT
78	ISSUE FOR PERMIT
79	ISSUE FOR PERMIT
80	ISSUE FOR PERMIT
81	ISSUE FOR PERMIT
82	ISSUE FOR PERMIT
83	ISSUE FOR PERMIT
84	ISSUE FOR PERMIT
85	ISSUE FOR PERMIT
86	ISSUE FOR PERMIT
87	ISSUE FOR PERMIT
88	ISSUE FOR PERMIT
89	ISSUE FOR PERMIT
90	ISSUE FOR PERMIT
91	ISSUE FOR PERMIT
92	ISSUE FOR PERMIT
93	ISSUE FOR PERMIT
94	ISSUE FOR PERMIT
95	ISSUE FOR PERMIT
96	ISSUE FOR PERMIT
97	ISSUE FOR PERMIT
98	ISSUE FOR PERMIT
99	ISSUE FOR PERMIT
100	ISSUE FOR PERMIT

**PLAN #58 - UNIT PLAN - BUILDING A**

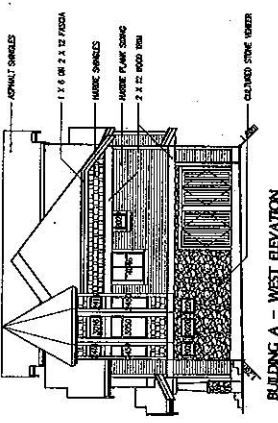
**#5a**



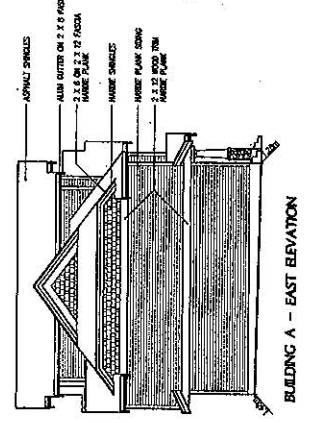
BASE	0'-0"
1ST FLOOR	10'-0"
2ND FLOOR	20'-0"
3RD FLOOR	30'-0"
4TH FLOOR	40'-0"
5TH FLOOR	50'-0"
6TH FLOOR	60'-0"
7TH FLOOR	70'-0"
8TH FLOOR	80'-0"
9TH FLOOR	90'-0"
10TH FLOOR	100'-0"



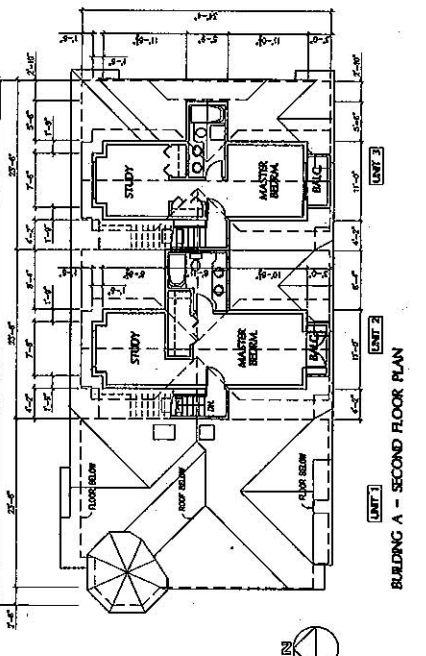
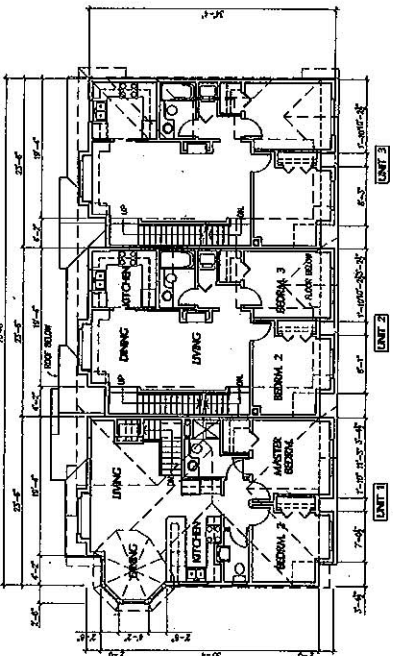
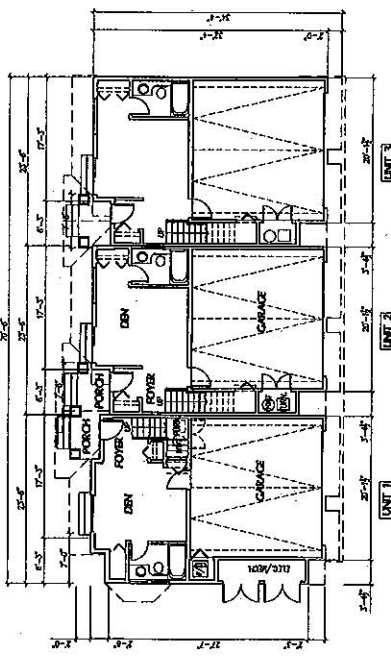
BASE	0'-0"
1ST FLOOR	10'-0"
2ND FLOOR	20'-0"
3RD FLOOR	30'-0"
4TH FLOOR	40'-0"
5TH FLOOR	50'-0"
6TH FLOOR	60'-0"
7TH FLOOR	70'-0"
8TH FLOOR	80'-0"
9TH FLOOR	90'-0"
10TH FLOOR	100'-0"



BASE	0'-0"
1ST FLOOR	10'-0"
2ND FLOOR	20'-0"
3RD FLOOR	30'-0"
4TH FLOOR	40'-0"
5TH FLOOR	50'-0"
6TH FLOOR	60'-0"
7TH FLOOR	70'-0"
8TH FLOOR	80'-0"
9TH FLOOR	90'-0"
10TH FLOOR	100'-0"



BASE	0'-0"
1ST FLOOR	10'-0"
2ND FLOOR	20'-0"
3RD FLOOR	30'-0"
4TH FLOOR	40'-0"
5TH FLOOR	50'-0"
6TH FLOOR	60'-0"
7TH FLOOR	70'-0"
8TH FLOOR	80'-0"
9TH FLOOR	90'-0"
10TH FLOOR	100'-0"



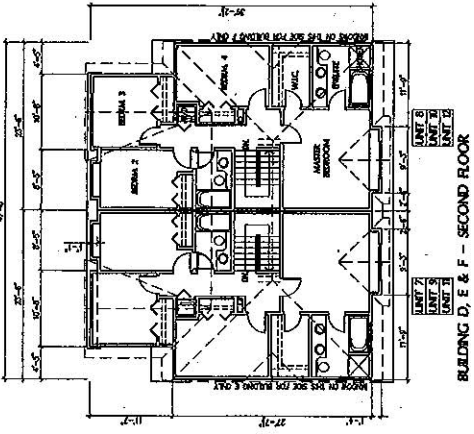
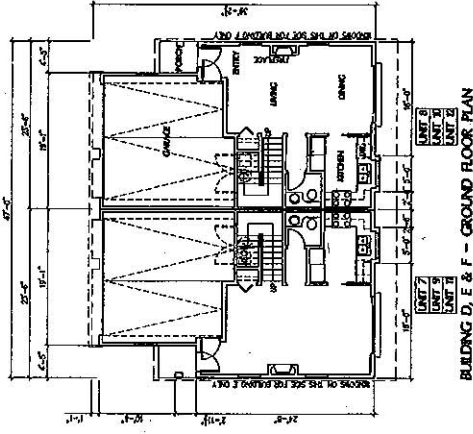
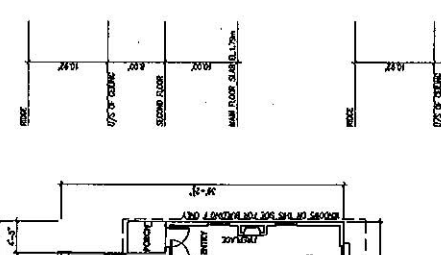
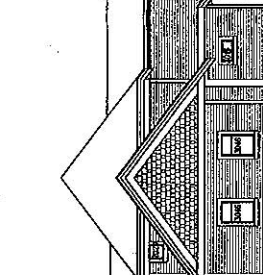
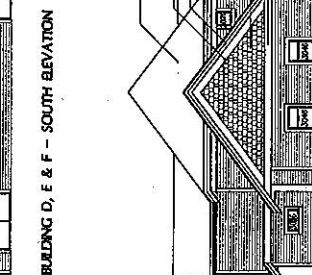
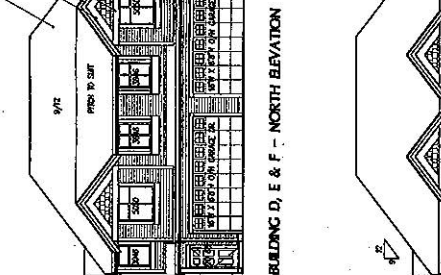
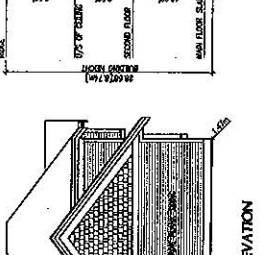
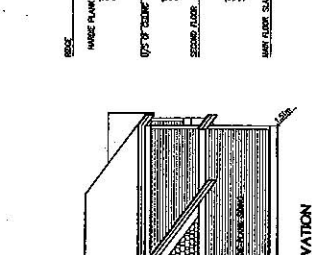
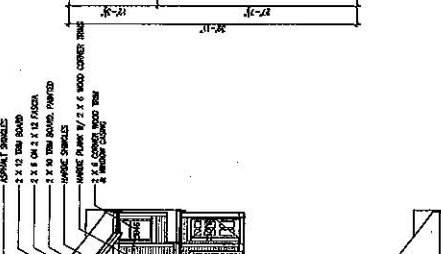
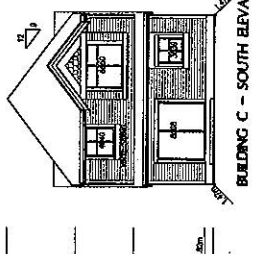
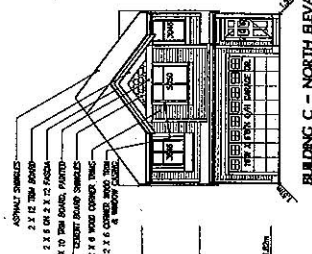
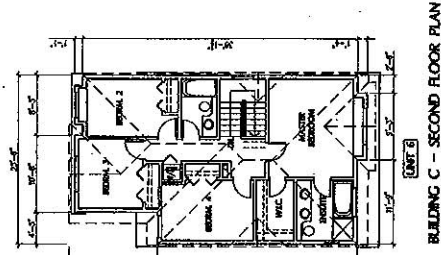
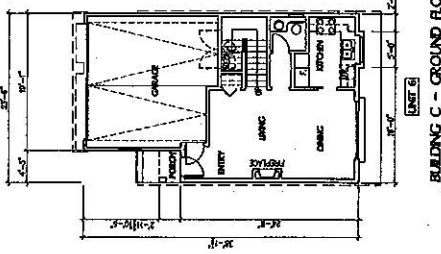
#5  
DEC 16 2008  
#P06335428



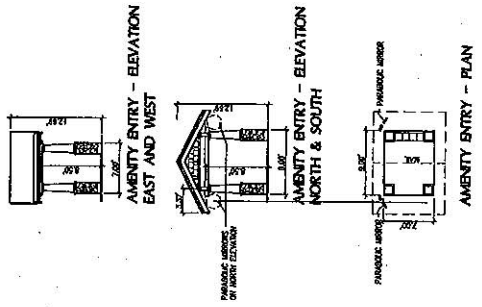
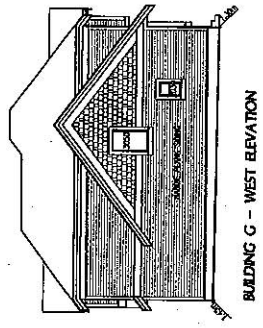
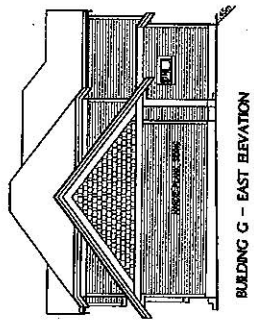
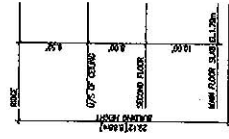
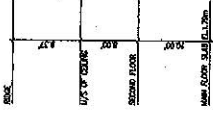
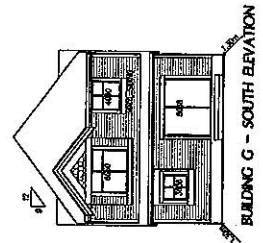
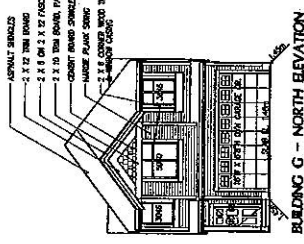
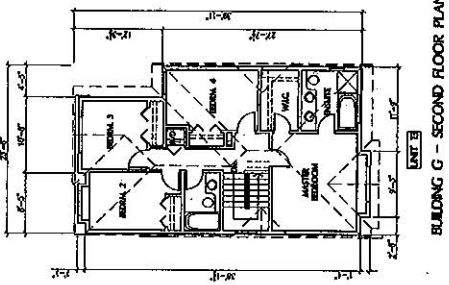
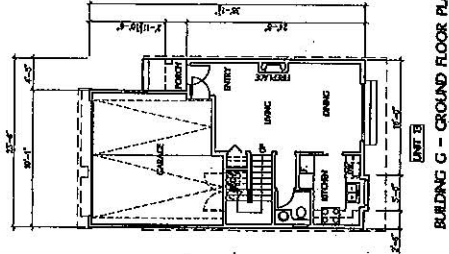


PLAN #5C - UNIT PLAN - BUILDING C, D, E & F  
 2. Check for ALL CONFLICTS AND CORRECTIONS. ALL CONFLICTS AND CORRECTIONS MUST BE MADE TO THE ORIGINAL DRAWING. ALL CONFLICTS AND CORRECTIONS MUST BE MADE TO THE ORIGINAL DRAWING. ALL CONFLICTS AND CORRECTIONS MUST BE MADE TO THE ORIGINAL DRAWING.

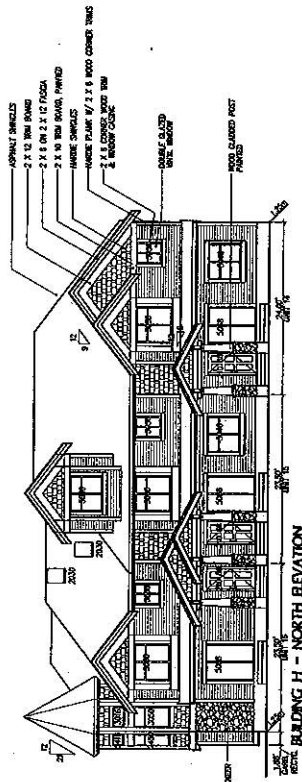
**#5C**  
 PROJECT NO. 06-335428  
 SHEET NO. 5C  
 BUILDING C, D, E & F  
 FLOOR PLANS & ELEVATIONS  
 GARDEN & TOWNHOUSES DEVELOPMENT  
 555 & 5700 BURNBELL ROAD  
 RICHMOND, B.C.  
 DATE: 12/16/2008  
 DRAWN BY: MCH  
 CHECKED BY: MCH  
 SCALE: AS SHOWN  
 PROJECT NO. 06-335428  
 SHEET NO. 5C



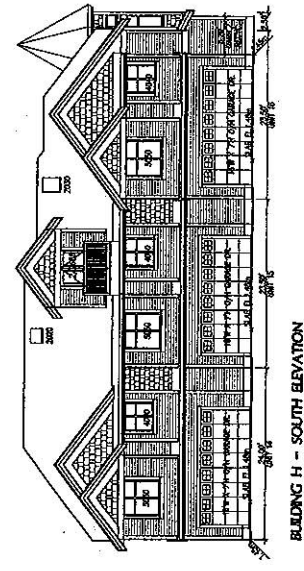
#7  
 DEC 16 2008  
 DP 06-335428



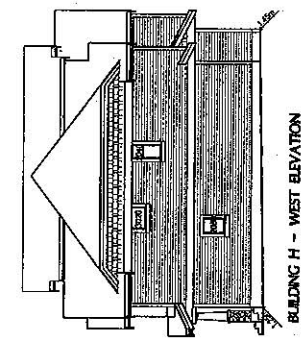
#B  
 DEC 16 2008  
**DP 06335428**



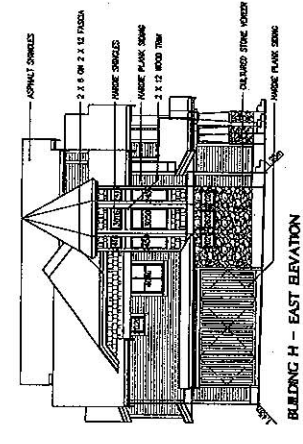
ROOF	WOOD CLAUDED ROOF FINISHES
1ST FLOOR	WOOD CLAUDED ROOF FINISHES
2ND FLOOR	WOOD CLAUDED ROOF FINISHES
3RD FLOOR	WOOD CLAUDED ROOF FINISHES
4TH FLOOR	WOOD CLAUDED ROOF FINISHES
5TH FLOOR	WOOD CLAUDED ROOF FINISHES



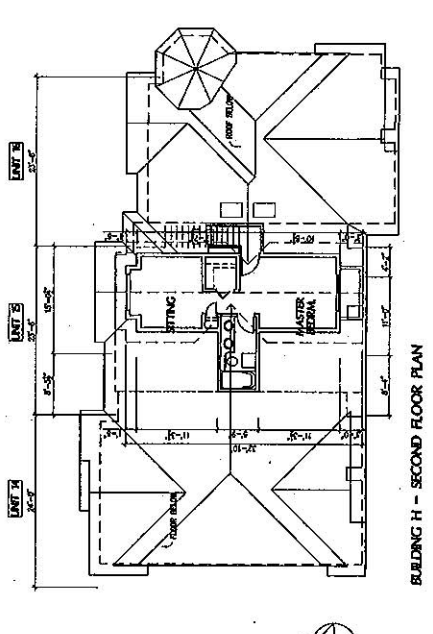
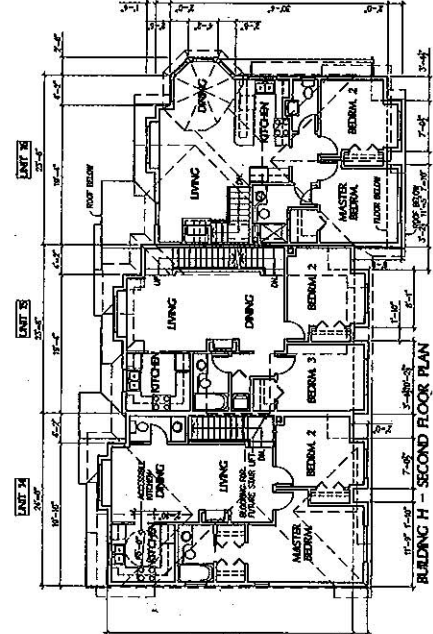
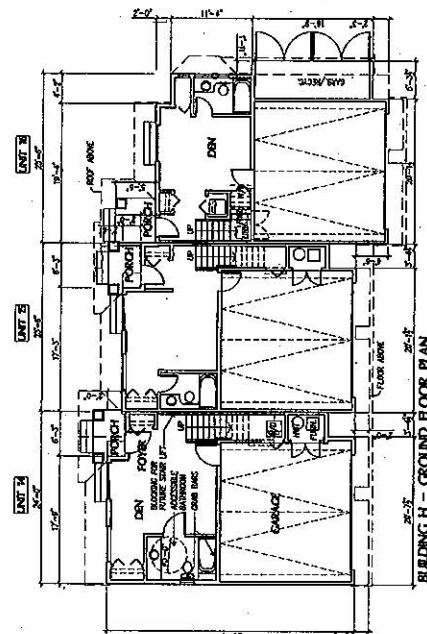
ROOF	WOOD CLAUDED ROOF FINISHES
1ST FLOOR	WOOD CLAUDED ROOF FINISHES
2ND FLOOR	WOOD CLAUDED ROOF FINISHES
3RD FLOOR	WOOD CLAUDED ROOF FINISHES
4TH FLOOR	WOOD CLAUDED ROOF FINISHES
5TH FLOOR	WOOD CLAUDED ROOF FINISHES



ROOF	WOOD CLAUDED ROOF FINISHES
1ST FLOOR	WOOD CLAUDED ROOF FINISHES
2ND FLOOR	WOOD CLAUDED ROOF FINISHES
3RD FLOOR	WOOD CLAUDED ROOF FINISHES
4TH FLOOR	WOOD CLAUDED ROOF FINISHES
5TH FLOOR	WOOD CLAUDED ROOF FINISHES



ROOF	WOOD CLAUDED ROOF FINISHES
1ST FLOOR	WOOD CLAUDED ROOF FINISHES
2ND FLOOR	WOOD CLAUDED ROOF FINISHES
3RD FLOOR	WOOD CLAUDED ROOF FINISHES
4TH FLOOR	WOOD CLAUDED ROOF FINISHES
5TH FLOOR	WOOD CLAUDED ROOF FINISHES

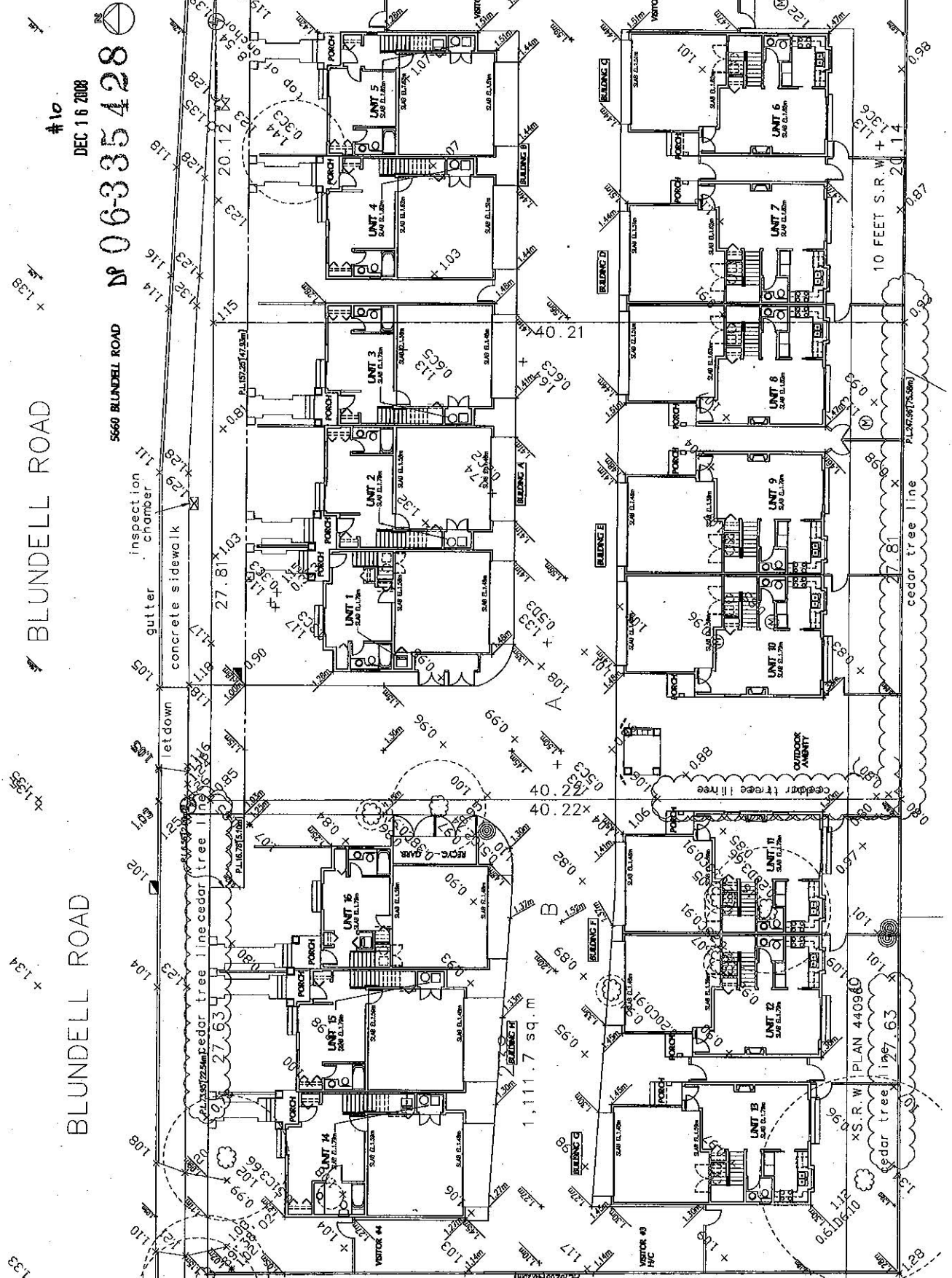


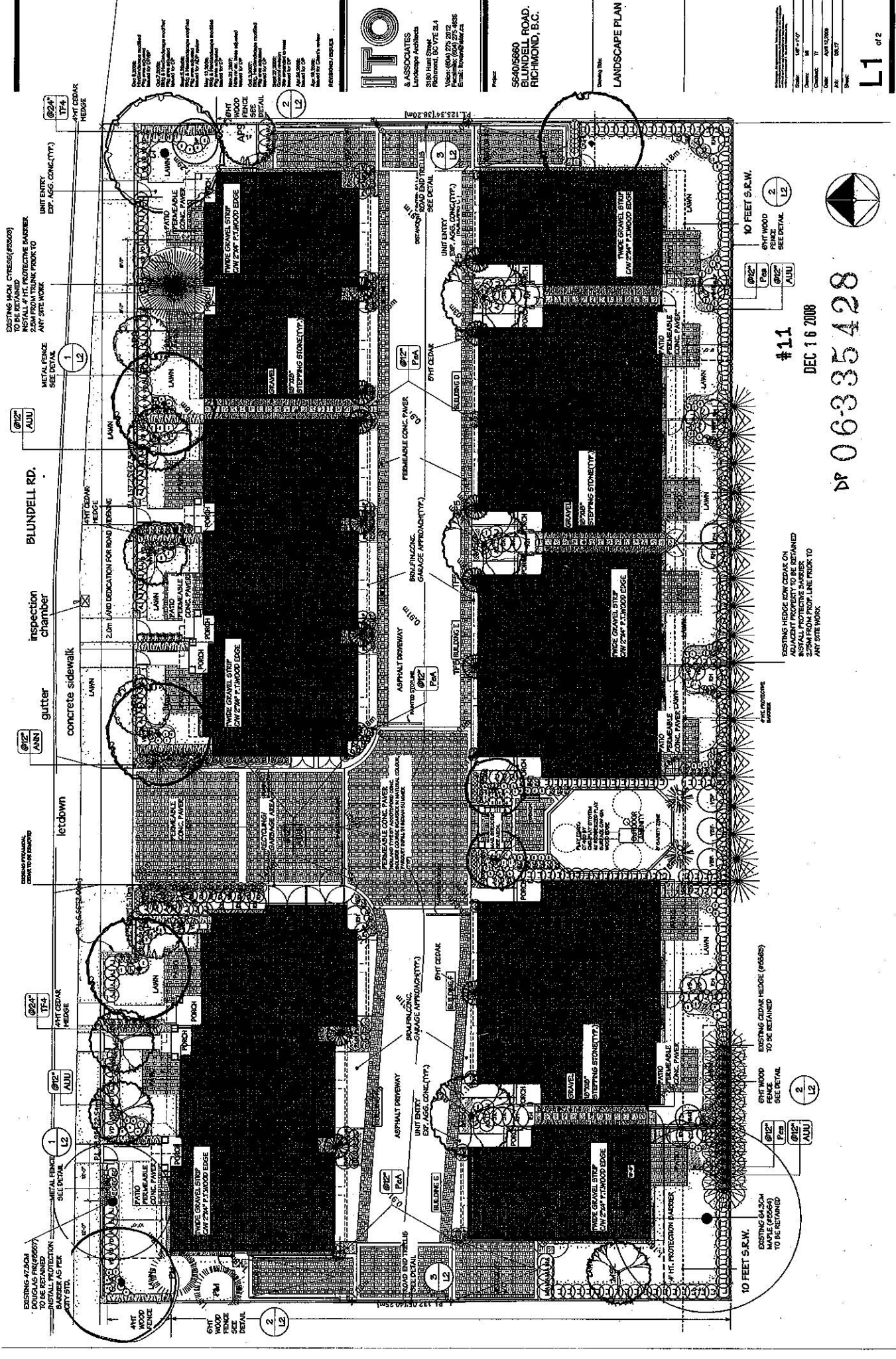
#1  
 DEC 16 2008  
 06335428





PLAN #8 - SITE PLAN, PARKING PLAN





**ITO**  
 & ASSOCIATES  
 Landscape Architects  
 2150 West 27th Ave. #24  
 Vancouver, B.C. V6K 2A4  
 Telephone: (604) 275-5500  
 Fax: (604) 275-4888  
 Email: Ito@ito.ca

Project:  
 5640/5660  
 BLUNDELL ROAD,  
 RICHMOND, B.C.

Drawing Title:  
 LANDSCAPE PLAN

Scale:	1/8" = 1'-0"
Date:	08/11/07
Checked by:	AW/SL/2009
Drawn by:	AW
Scale:	0/0/0

L1 of 2



#11  
 DEC 16 2008  
 DP 06-335428

EXISTING HEDGE ROW CEDARS ON ADJACENT PROPERTY TO BE RETAINED. INSTALL PROTECTIVE BARRIER AS PER LANDSCAPE PLAN. PROF. LINE PRIOR TO ANY SITE WORK.

EXISTING CEDAR HEDGE (#5585) TO BE RETAINED.

EXISTING 64.3CM MAPLE (#5566) TO BE RETAINED.

EXISTING HOLLY TREES (#5503) TO BE RETAINED. INSTALL 4 FT. PROTECTIVE BARRIER AS PER LANDSCAPE PLAN. PROF. LINE PRIOR TO ANY SITE WORK.

EXISTING 47.3CM (20") TO BE RETAINED. INSTALL PROTECTIVE BARRIER AS PER CITY STD.

EXISTING 47.3CM (20") TO BE RETAINED. INSTALL PROTECTIVE BARRIER AS PER CITY STD.

EXISTING 47.3CM (20") TO BE RETAINED. INSTALL PROTECTIVE BARRIER AS PER CITY STD.

EXISTING 47.3CM (20") TO BE RETAINED. INSTALL PROTECTIVE BARRIER AS PER CITY STD.

EXISTING 47.3CM (20") TO BE RETAINED. INSTALL PROTECTIVE BARRIER AS PER CITY STD.

EXISTING 47.3CM (20") TO BE RETAINED. INSTALL PROTECTIVE BARRIER AS PER CITY STD.

EXISTING 47.3CM (20") TO BE RETAINED. INSTALL PROTECTIVE BARRIER AS PER CITY STD.

EXISTING 47.3CM (20") TO BE RETAINED. INSTALL PROTECTIVE BARRIER AS PER CITY STD.

EXISTING 47.3CM (20") TO BE RETAINED. INSTALL PROTECTIVE BARRIER AS PER CITY STD.

EXISTING 47.3CM (20") TO BE RETAINED. INSTALL PROTECTIVE BARRIER AS PER CITY STD.

EXISTING 47.3CM (20") TO BE RETAINED. INSTALL PROTECTIVE BARRIER AS PER CITY STD.

EXISTING 47.3CM (20") TO BE RETAINED. INSTALL PROTECTIVE BARRIER AS PER CITY STD.

EXISTING 47.3CM (20") TO BE RETAINED. INSTALL PROTECTIVE BARRIER AS PER CITY STD.

EXISTING 47.3CM (20") TO BE RETAINED. INSTALL PROTECTIVE BARRIER AS PER CITY STD.

EXISTING 47.3CM (20") TO BE RETAINED. INSTALL PROTECTIVE BARRIER AS PER CITY STD.

EXISTING 47.3CM (20") TO BE RETAINED. INSTALL PROTECTIVE BARRIER AS PER CITY STD.

EXISTING 47.3CM (20") TO BE RETAINED. INSTALL PROTECTIVE BARRIER AS PER CITY STD.

EXISTING 47.3CM (20") TO BE RETAINED. INSTALL PROTECTIVE BARRIER AS PER CITY STD.

EXISTING 47.3CM (20") TO BE RETAINED. INSTALL PROTECTIVE BARRIER AS PER CITY STD.

EXISTING 47.3CM (20") TO BE RETAINED. INSTALL PROTECTIVE BARRIER AS PER CITY STD.

EXISTING 47.3CM (20") TO BE RETAINED. INSTALL PROTECTIVE BARRIER AS PER CITY STD.

EXISTING 47.3CM (20") TO BE RETAINED. INSTALL PROTECTIVE BARRIER AS PER CITY STD.

EXISTING 47.3CM (20") TO BE RETAINED. INSTALL PROTECTIVE BARRIER AS PER CITY STD.

EXISTING 47.3CM (20") TO BE RETAINED. INSTALL PROTECTIVE BARRIER AS PER CITY STD.

EXISTING 47.3CM (20") TO BE RETAINED. INSTALL PROTECTIVE BARRIER AS PER CITY STD.

EXISTING 47.3CM (20") TO BE RETAINED. INSTALL PROTECTIVE BARRIER AS PER CITY STD.

EXISTING 47.3CM (20") TO BE RETAINED. INSTALL PROTECTIVE BARRIER AS PER CITY STD.

EXISTING 47.3CM (20") TO BE RETAINED. INSTALL PROTECTIVE BARRIER AS PER CITY STD.

EXISTING 47.3CM (20") TO BE RETAINED. INSTALL PROTECTIVE BARRIER AS PER CITY STD.

EXISTING 47.3CM (20") TO BE RETAINED. INSTALL PROTECTIVE BARRIER AS PER CITY STD.

