



City of
Richmond

Report to Development Permit Panel
Planning and Development Department

To: Development Permit Panel

Date: April 22, 2013

From: Wayne Craig
Director of Development

File: DP 09-506645

Re: **Application by Timothy Tse for a Development Permit at 7840 Bennett Road**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of two (2) back-to-back duplexes at 7840 Bennett Road on a site zoned "Infill Residential (RI2)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to permit a 0.83 m building projection beyond the vertical height envelope.


Wayne Craig
Director of Development

EL:kt

Staff Report

Origin

Timothy Tse has applied to the City of Richmond for permission to develop two (2) back-to-back duplexes at 7840 Bennett Road. The site is being rezoned from Single Detached (RS1/E) to Infill Residential (RI2) for this project under Bylaw 8902 (RZ 09-496145).

The site currently contains a single-family dwelling. A Servicing Agreement for the design and construction of frontage improvements and lane extension is required prior to subdivision approval.

Development Information

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

Background

Development surrounding the subject site is as follows:

- To the North: Across Bennett Road, single-family dwellings on lots zoned Single Detached (RS1/E).
- To the East/West: Back-to-back duplexes with vehicle access from the rear lane on lots zoned Infill Residential (RI1).
- To the South: A mix of compact single-family dwellings and back-to-back duplexes on lots zoned Single Detached (RS1/A) and Infill Residential (RI1), fronting Acheson Road with vehicle access from the rear laneway.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on June 18, 2012. The following concerns were expressed during the Public Hearing. The response to the concern is provided in *italics*.

1. Lack of parking.

A total of six (6) parking stalls will be provided between the two (2) future duplex lots. All residential parking will be located at the back of the site. Each duplex lot will provide two (2) spaces within the proposed side-by-side double car garage and another space on a parking pad adjacent to the garage. Street parking is permitted on both sides of Bennett Road. By removing the existing driveway to the site off Bennett Road, additional on-street parking will be available for visitors to the general neighbourhood.

2. Trees being removed.

A total of eight (8) bylaw-sized trees were identified for removal at the rezoning stage (Four (4) trees located within the permitted building envelopes and four (4) trees located within the required lane dedication area). The developer is proposing to plant eight (8)

new trees on-site (ranging from 8 cm to 11 cm calliper) and provide a voluntary contribution of \$4,000 to the City's Tree Compensation Fund in-lieu of planting the remaining eight (8) replacement trees.

Six (6) of the replacement trees will be planted in the front yards to improve the streetscape of Bennett Road. Another two (2) replacement trees will be planted within the private outdoor areas of the duplexes between the principal buildings and the garages. Staff believe that the proposed landscaping will enhance the built environment of this block.

3. Frontage improvements and request to remove the existing hydro pole in front of 7800 Bennett Road.

Frontage improvements are required for the development of the subject site. Work include but not limited to storm sewer upgrades, and construction of curb & gutter, pavement widening, 1.5 m concrete sidewalk, and grass & treed boulevard.

BC Hydro and Telus are the agencies who determine when and where utility poles can be eliminated. Since underground hydro and telecommunications are required for the new lots and there is another utility pole on the east edge of the site, it is possible that the one utility pole in front of 7800 Bennett Road could be eliminated, provided that such pole serves no other functions, as determined by BC Hydro and Telus. Staff will continue to work with BC Hydro and Telus on this matter.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the Infill Residential (RJ2) zone except for the zoning variances noted below.

Zoning Compliance/Variances (staff comments in bold)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to permit a 0.83 m building projection beyond the vertical height envelope.

(Staff supports the proposed variance as the facade articulation and massing provide an improved streetscape and are consistent with other similar projects in the same zone.)

Advisory Design Panel Comments

Due to the small scale of the proposed development, the application was not presented to the Advisory Design Panel. The proposal is generally in compliance with all the applicable Development Permit Guidelines, and the overall design and site plan adequately addressed staff comments.

Analysis

Conditions of Adjacency

- The form of development is similar to back-to-back duplexes previously approved on Bennett and Acheson Roads.
- The proposed height, siting and orientation of the buildings respect the finer grain of the evolving character in the surrounding residential urban context.

Urban Design and Site Planning

- The proposed site layout provides for an attractive pedestrian oriented elevation fronting Bennett Road, which is consistent with the guidelines for the Acheson Bennett Sub-Area.
- Vehicle access to the duplexes will be through the proposed rear lane extension.
- Parking will be provided at a rate of 0.5 parking spaces per bedroom (Three (3) spaces per lot).
- No visitor parking is required for the proposed duplexes.
- No bicycling parking is required for the proposed duplexes but bicycle storage enclosures and bicycle parking spaces are provided.
- No common or shared Indoor/Outdoor Amenity Space is required for this development, but each unit will have access to private outdoor space. The front units have a street fronting garden with a large porch; walkways to the rear units are screened from the gardens of the front units with shrubs. The rear units have a garden and patio area between the unit and the garage; walkways to the front units are screened from gardens of the rear units with low lattice fence and shrubs.
- The subdivision of the subject site into two (2) lots requires a separate application. The subdivision must be approved prior to issuance of a building permit.

Architectural Form and Character

- The massing and style of the building forms are compatible with existing duplex buildings on the block and contribute to a consistent streetscape image and presence.
- Individual units are well articulated; visual interest has been incorporated with a variety of roof elements, projecting bays, and a range of materials and colour finishes.
- The natural colour palette of the proposed development complements the warm colour palette of the adjacent residential developments.
- The proposed building materials hardi-shingle, hardi-plank siding, painted wood trim and asphalt shingle roofing) are generally consistent with the Official Community Plan (OCP) Guidelines and Sub-Area Plan.
- “Aging-In-Place” features will be provided to all units (e.g., inclusion of blocking to bathrooms for installation of grab-bars, and provision of lever door handles.)
- Two (2) convertible units have been incorporated into the design; the rear unit (Unit B) of each duplex will be a convertible unit type.

Landscape Design

- The applicant is proposing to remove all of the eight (8) bylaw-sized trees on-site identified for removal at the rezoning stage; 16 replacement trees are required.
- The applicant is proposing to plant eight (8) replacement trees on-site. Voluntary contribution of \$4,000 to the City's Tree Compensation Fund in-lieu of planting the remaining eight (8) replacement trees is being provided through the Rezoning process.
- The applicant has committed to the protection of a 15 cm calliper Honey Locust tree located on the adjacent property to the west at 7800/7808 Bennett Road. Tree protection fencing will be required prior to any construction activities, including building demolition, occurring on-site. A contract with a certified arborist to inspect tree protection fencing on-site and oversee construction activities near and within the tree protection zones has been provided for this purpose.
- The landscape design includes the planting of replacement trees and a variety of shrubs and ground covers, which meets the Official Community Plan (OCP) guidelines for tree replacement and landscaping. The proposed lot coverage for landscaping with live plant materials is 33.77%.
- The private open spaces are well defined at the edges with fences or shrubs.
- In order to ensure the landscaping works are undertaken, the applicant is required to provide a landscape security of \$11,442.00 in association with the Development Permit.

Crime Prevention through Environmental Design

- Passive surveillance opportunities are presented through the siting of the building and the relationship between the indoor spaces and the outdoor areas to meet safety and crime prevention objectives.
- Individual unit entrances are visible from the public street.
- Space differentiation (public, semi public, private) is achieved through the use of fences, gates, and landscape features.
- Low planting is proposed along edges of buildings to keep the entry area open and visible.

Sustainability

- One (1) unit of each duplex is readily convertible to cater for elderly.
- The proposed asphalt shingles to be used for roofing is light weight, which would reduce the loading on the building.
- The proposed Hardie Plank siding to be used for wall cladding is light weight and allows breathing below the surface; hence moisture will not be trapped. It also stands up to fires, mildew/moisture, termites and the basic wear and tear.
- Proposed pre-paint Hardie Plank siding is painted in the shop under a controlled environment, which would reduce emission of volatile organic compounds and ensure durability in comparison to field applied paint.

Conclusions

The applicant has satisfactorily addressed design issues that were identified through the rezoning process, as well as staff comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design that arisen during the Development Permit review. The applicant has presented a development that fits well into the existing context. Therefore, Staff recommends support of this Development Permit application.



Edwin Lee
Planning Technician - Design

EL:kt

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 \$11,442.00 (based on total floor area of 5,721 sq. ft.).

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

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- Incorporation of accessibility measures and sustainability features in Building Permit (BP) plans as determined via the rezoning and/or Development Permit processes.



DP 09-506645

Attachment 1

Address: 7840 Bennett Road

Applicant: Timothy Tse

Owner: 0866631 BC Ltd.

Planning Area(s): City Centre - Acheson Bennett (Schedule 2.10B)

Floor Area Gross: 531.47 m²

Floor Area Net: 394.63 m²

	Existing	Proposed
Site Area:	825.44 m ²	355.29 m ² to 362.94 m ²
Land Uses:	One (1) single-family residential dwelling	Two (2) duplexes
OCP Designation:	Generalized Land Use Map – Neighbourhood Residential	No change
Area Plan Designation:	Residential (Mixed Single-Family and Small Scale Multi-Family)	No change
Zoning:	Single Detached (RS1/E)	Infill Residential (RI2)
Number of Units:	One (1)	Four (4)

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	0.55	none permitted
Lot Coverage – Building:	Max. 45%	43.3%	none
Lot Coverage – Buildings, structures, and non-porous	Max. 70%	66.3%	none
Lot Coverage – Landscaping	Min. 30%	33.7%	none
Setback – Front Yards (m):	Min. 4.5 m	4.5 m	none
Setback – Side Yards (m) – Principal Building:	Min. 1.2 m	1.2 m	none
Setback – Side Yards (m) – Accessory Building:	Min. 0.6 m	0.84 m	none
Setback – Rear Yards (m) – Accessory Building:	Min. 1.2 m	1.2 m	none
Height (m):	Max. 9.0 m, but not exceed the residential vertical lot width and the residential vertical lot depth envelope	9.0 m with projection beyond residential vertical lot depth envelope	Variance Requested – projection beyond residential vertical lot depth envelope
Lot Size (min./max.):	312 m ² /1,560 m ²	355 m ² to 363 m ²	none
On-Site Parking (Residential):	1 stall per unit or 0.5 stalls per bedroom, whichever is greater	(0.5 stall per bedroom x 3 bedrooms) x 2 units = 3 stalls per lot	none
On-Site Parking (Visitor):	0	0	none



City of Richmond

Development Permit

No. DP 09-506645

TO THE HOLDER: TIMOTHY TSE
PROPERTY ADDRESS: 7840 BENNETT ROAD
ADDRESS: 255 – 8877 ODLIN CRESCENT
 RICHMOND BC V6X 3Z7

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 permit a 0.83 m building projection beyond the vertical height envelope.
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 #4 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 \$11,442.00 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.
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 09-506645

TO THE HOLDER: TIMOTHY TSE
PROPERTY ADDRESS: 7840 BENNETT ROAD
ADDRESS: 255 – 8877 ODLIN CRESCENT
 RICHMOND BC V6X 3Z7

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 , .

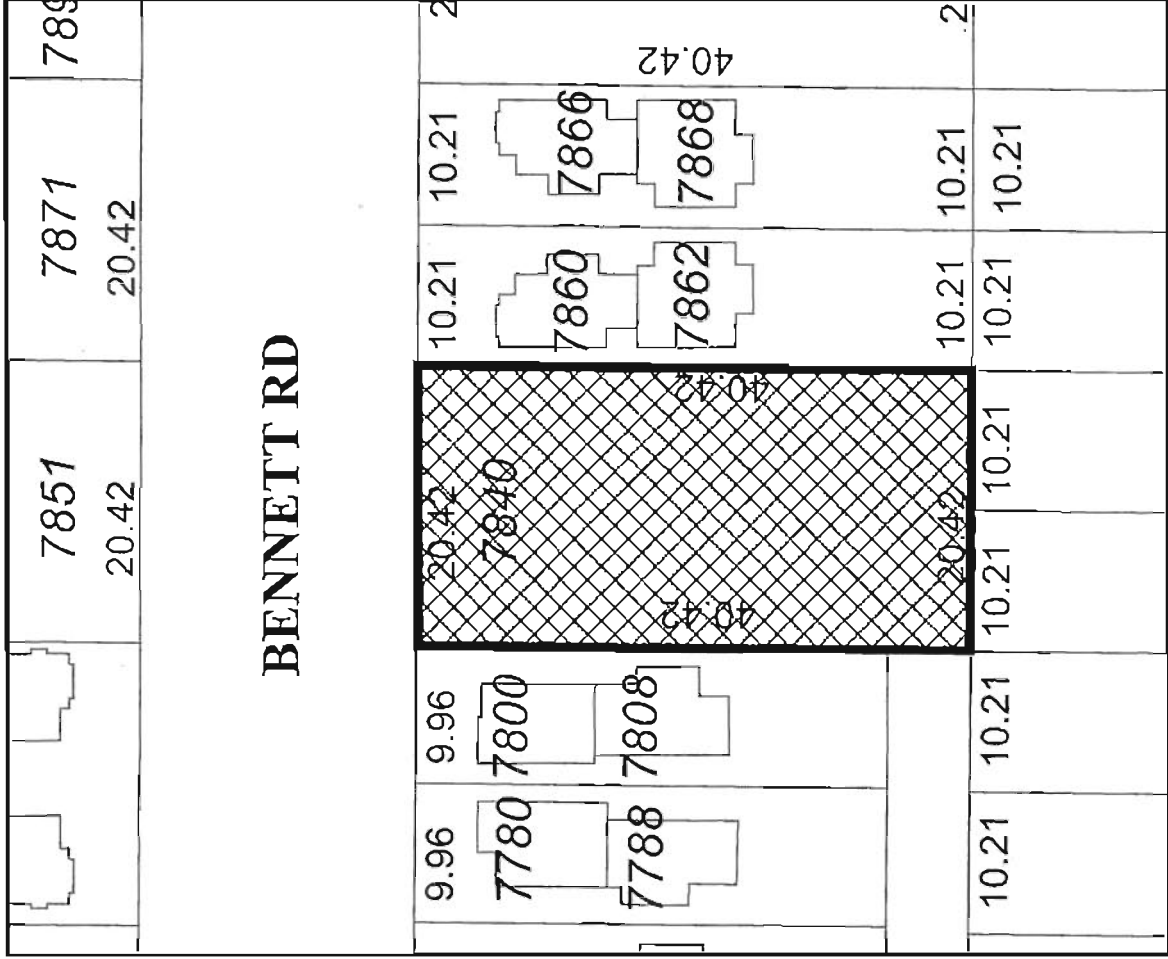
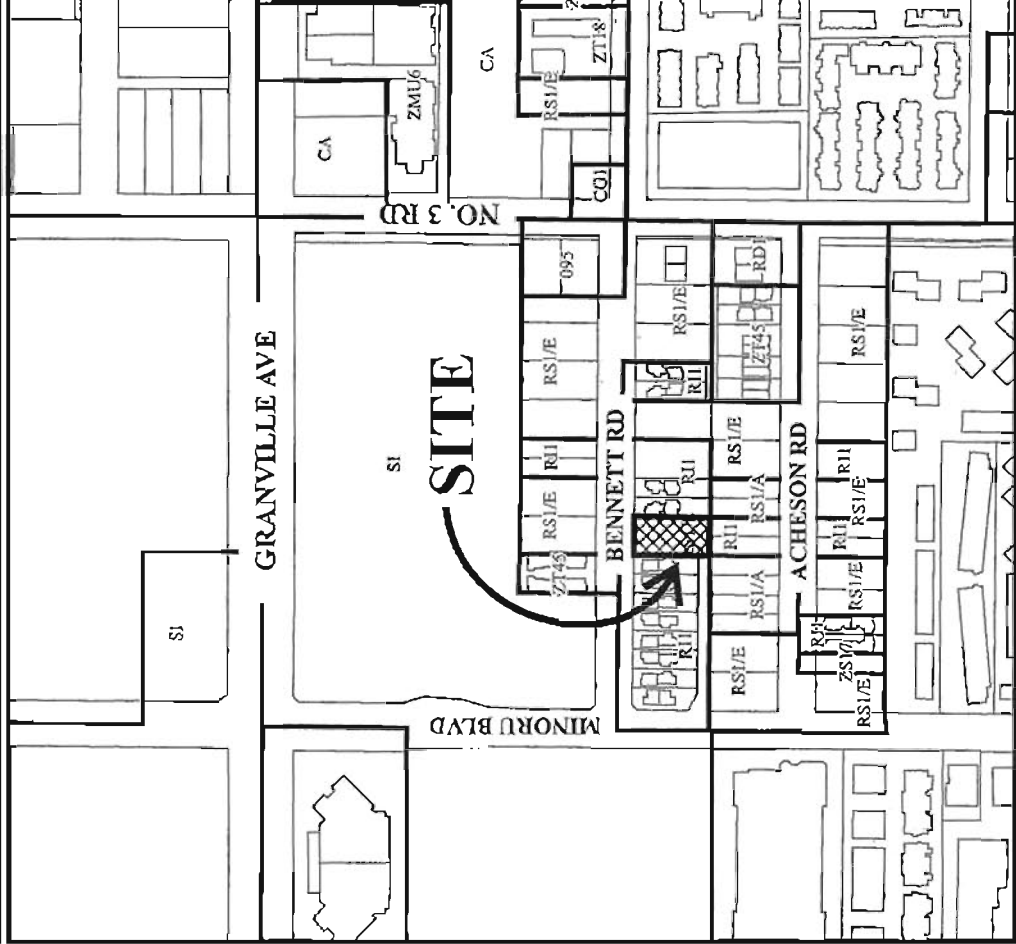
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



BENNETT RD

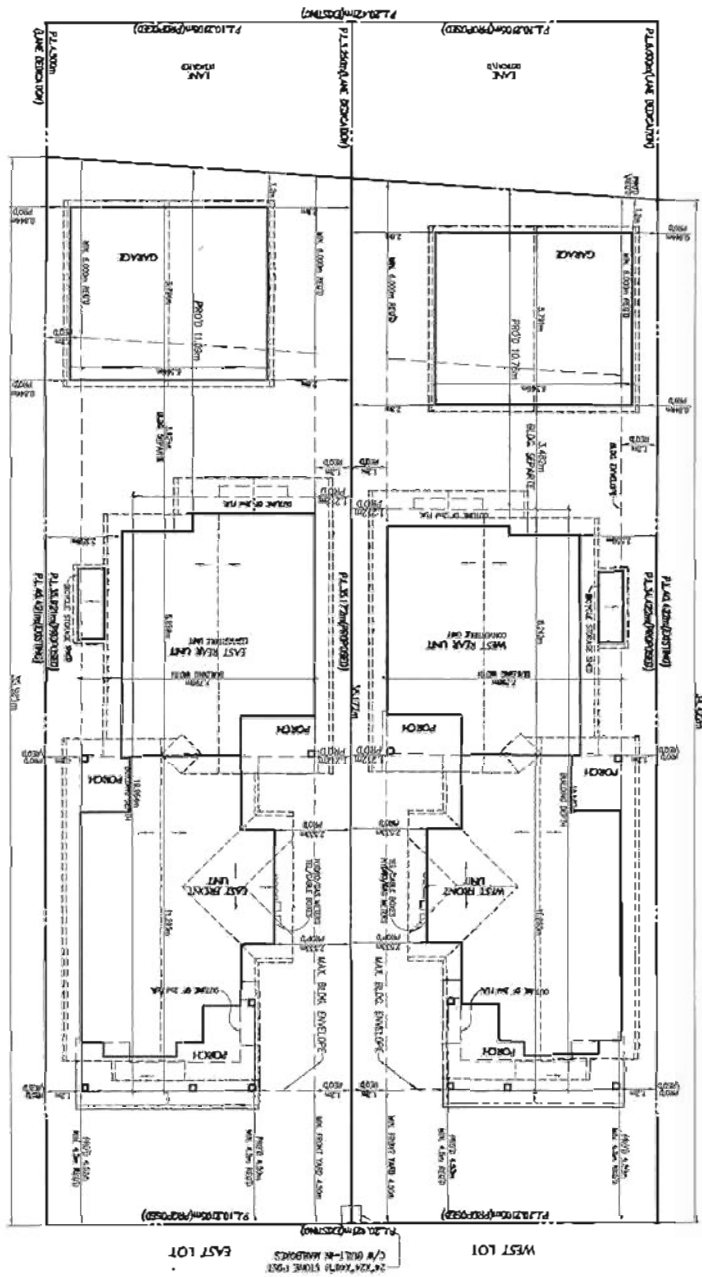


DP 09-506645 SCHEDULE "A"

Original Date: 01/12/10

Revision Date:

Note: Dimensions are in METRES



PROPOSED SUBDIVISION AND DURABLE

PROJECT DATA
 DUBHEIT ADDRESS: 7840 BENNETT ROAD, RICHMOND, B.C.
 LEGAL DESCRIPTION: LOT 29, BLOCK 4 NORTH, SECTION 17,
 RANGE 6 WEST, PLAN 14504
 ZONING: DISTRICT: R17/A
 PROPOSED: R17

LOT AREA
 LOT AREA: 8,004.95 sq ft (231.66 sq m)
 WIDTH: 67.00 ft (20.42 m)
 DEPTH: 119.27 ft (36.37 m)

LOT AREA - WEST LOT
 LOT AREA: 365.29 sq m
 WIDTH: 10.2105 m
 DEPTH: 35.172 m

LOT AREA - EAST LOT
 LOT AREA: 7692.66 sq m
 WIDTH: 56.7895 m
 DEPTH: 135.957 m

PROPOSED - WEST LOT
 ALLOWED GROSS FLOOR AREA: 185.41 sq m
 ALLOWED GROSS STAIR F.A.: 185.41 sq m
 PROPOSED GROSS FLOOR AREA: 103.80 sq m
 FRONT LIMIT: 51.16 m, 28.27 m, 109.43 m, 2.23 m, 103.80 m
 REAR LIMIT: 45.19 m, 20.31 m, 95.10 m, 4.91 m, 91.13 m
 TOTAL: 190.09 sq m

PROPOSED - EAST LOT
 ALLOWED GROSS FLOOR AREA: 19.54 sq m
 ALLOWED GROSS STAIR F.A.: 19.54 sq m
 PROPOSED GROSS FLOOR AREA: 17.97 sq m
 TOTAL: 104.33 sq m

SITE COVERAGE
 ALLOWED: 159.00 sq m
 PROPOSED: 159.00 sq m
 MAIN BUILDINGS: 51.16 m, 45.19 m
 PROPOSED: 14.72 m, 3.20 m
 BICYCLE SHEED: 1.89 sq m
 GARAGE: 38.02 sq m
 TOTAL: 104.33 sq m

COVERED AREA (PORCHES & PATIOS)
 ALLOWED: 19.54 sq m
 PROPOSED: 19.54 sq m
 TOTAL: 104.33 sq m

COVERED AREA (PORCHES & PATIOS)
 ALLOWED: 19.54 sq m
 PROPOSED: 19.54 sq m
 TOTAL: 104.33 sq m

VARIANCE
 RESIDENTIAL NATURAL COVERAGE (LOT DEPTH)
 TO ALLOW GROSS TO PROJECT BEYOND THE ENVELOPE
 PROPOSED: 17.97 sq m
 ALLOWED: 19.54 sq m



PROPOSED DIRECTORS
7640 BENNETT ROAD
ROSEMONT, IL 60018

NON-POROUS PAVING

PROJECT NO. SD 09-496145 / SD 09-496151
DATE 4/2/2013

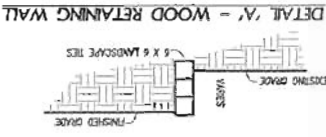
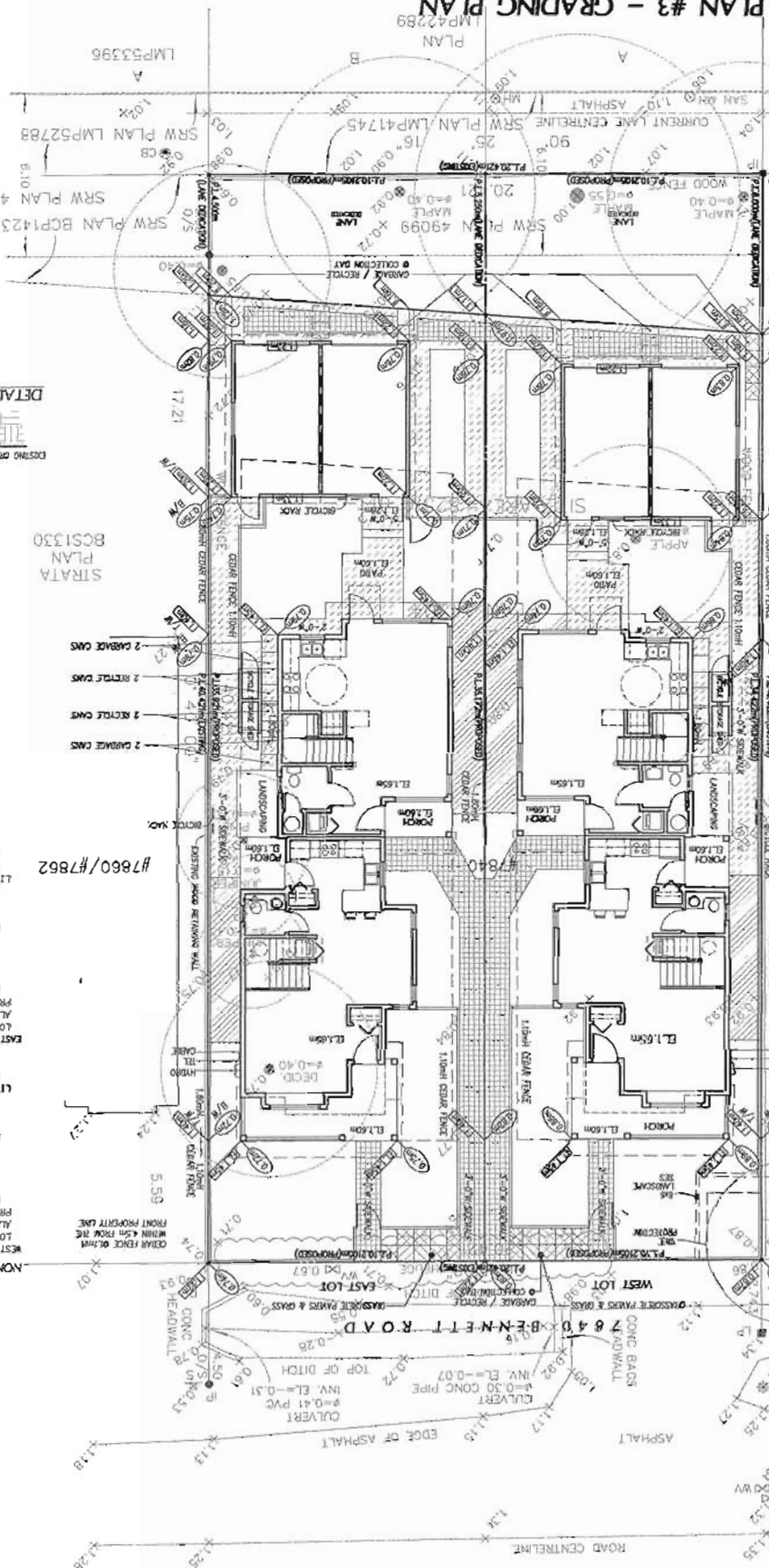
NO. DATE REVISIONS
1 4/2/13
2 4/2/13
3 4/2/13
4 4/2/13
5 4/2/13
6 4/2/13
7 4/2/13

REVISIONS:
1. REVISE AND REDRAW TO REFLECT LATEST APPROVED PERMITS
2. REVISE AND REDRAW TO REFLECT LATEST APPROVED PERMITS
3. REVISE AND REDRAW TO REFLECT LATEST APPROVED PERMITS
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7. REVISE AND REDRAW TO REFLECT LATEST APPROVED PERMITS

RZ 09-496145 / SD 09-496151

PROJ 506045
PLAN #1A
APR 2 2013

PLAN #3 - GRADING PLAN



AREA	PROPOSED	ALLOWED	REMOVED	TOTAL
WEST LOT	355.29 sq m	246.70 sq m	154.20 sq m	154.20 sq m
WEST LOT AREA	355.29 sq m	246.70 sq m	154.20 sq m	154.20 sq m
ALLOWED		246.70 sq m		246.70 sq m
PROPOSED			154.20 sq m	154.20 sq m
BUILDING COVER:				
MAIN BUILDING:	196.50 sq m	17.57 sq m		214.07 sq m
PORCHES:	17.57 sq m	26.02 sq m		43.59 sq m
CANOPY:	26.02 sq m	1.89 sq m		27.91 sq m
BICYCLE SHED:	1.89 sq m			1.89 sq m
NON-POROUS PAVING:	98.64 sq m			98.64 sq m
(INCLUDING SIDEWALKS, GRAVEL COVERING, ASPHALT PAVING & GRASSCOTE PAVING)				
LIVE PLANT AREA	196.50 sq m			196.50 sq m
REMOVED:			196.50 sq m	196.50 sq m
PROPOSED:	196.50 sq m			196.50 sq m
ALLOWED		196.50 sq m		196.50 sq m
LOT AREA		355.29 sq m		355.29 sq m
PROPOSED	355.29 sq m			355.29 sq m
ALLOWED		246.70 sq m		246.70 sq m
PROPOSED			154.20 sq m	154.20 sq m
BUILDING COVER:				
MAIN BUILDING:	196.50 sq m	17.57 sq m		214.07 sq m
PORCHES:	17.57 sq m	26.02 sq m		43.59 sq m
CANOPY:	26.02 sq m	1.89 sq m		27.91 sq m
BICYCLE SHED:	1.89 sq m			1.89 sq m
NON-POROUS PAVING:	98.64 sq m			98.64 sq m
(INCLUDING SIDEWALKS, GRAVEL COVERING, ASPHALT PAVING & GRASSCOTE PAVING)				
LIVE PLANT AREA	196.50 sq m			196.50 sq m
REMOVED:			196.50 sq m	196.50 sq m
PROPOSED:	196.50 sq m			196.50 sq m
ALLOWED		196.50 sq m		196.50 sq m
LOT AREA		355.29 sq m		355.29 sq m
PROPOSED	355.29 sq m			355.29 sq m
ALLOWED		246.70 sq m		246.70 sq m
PROPOSED			154.20 sq m	154.20 sq m



PROJECT TITLE PROPOSED DWELLING UNITS 7840 BENNETT ROAD ROCKFORD, ILL. SHEET NO. 00000 SHEET TITLE SITE PLAN PAVING PLAN	DATE 2013 APR 22	DRAWN BY 00000	CHECKED BY 00000	APPROVED BY 00000
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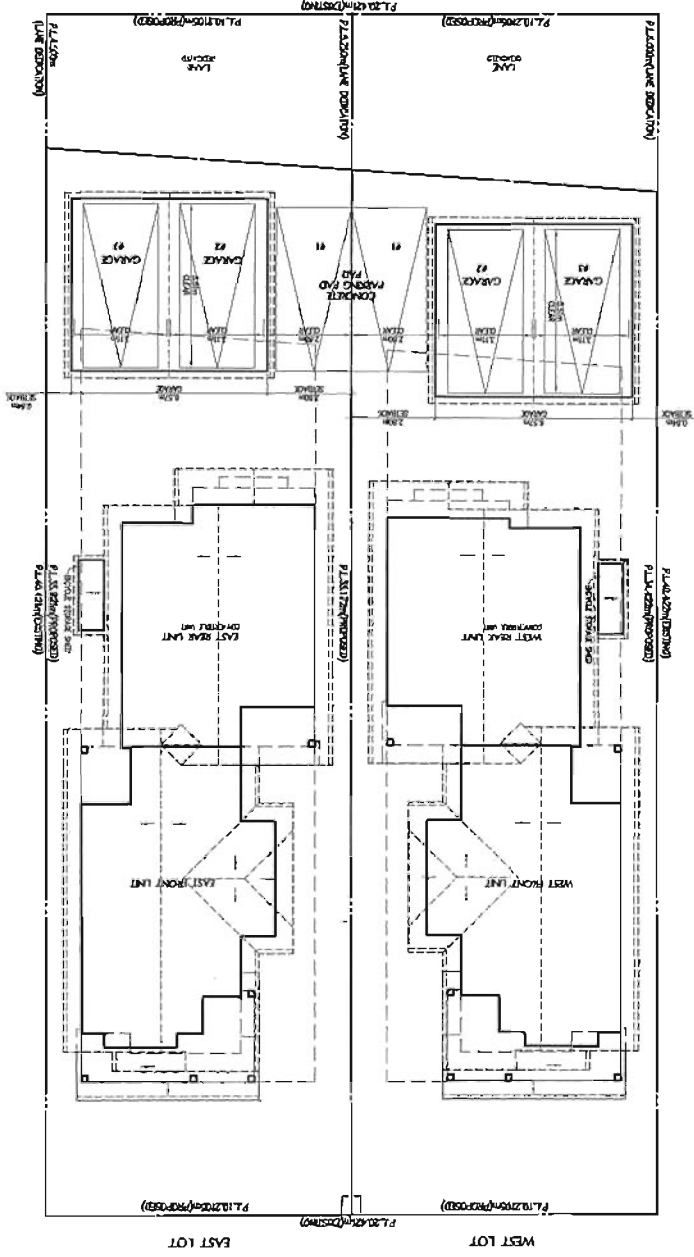
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RZ 09-496145 / SD 09-496151

PLAN #2 - PARKING PLAN

DP 09 506645

PLAN #2 APR 22 2013



OFF-STREET PARKING REQUIREMENTS - EAST & WEST LOT

FOR USE OF RESIDENTS:
 THE GARAGE OR
 1 SPACE PER DWELLING UNIT; 2
 0.5 SPACES PER BEDROOM. (SEE
 SECTIONS 8 & 9)

PROVIDED: 2

REQUIREMENTS:
 DWELLING UNITS: 2
 VISITOR PARKING: 2
 MOTOR VEHICLES NOT REQUIRED ON LOTS LESS THAN 4 DWELLING UNITS

PROVIDED: 0

REQUIREMENTS:
 BICYCLE STORAGE:
 NOT REQUIRED FOR TWO FAMILY DWELLING
 PROPOSED: EACH RESIDENTIAL UNIT
 CLASS 1: ONE STORAGE SHED
 CLASS 2: ONE BICYCLE RACK



Project Information

PROJECT INFORMATION:
K.R. ROSS & ASSOCIATES
 Landscape Architecture
 Urban Design & Planning
 1377 Vancouver Drive
 West Vancouver BC V7V 2Y8
 Tel: (604) 479-9817
 Email: kross@kross.ca

PROPOSED DUPLEXES
 7840 BENNETT ROAD
 RICHMOND, BC

LANDSCAPE PLAN

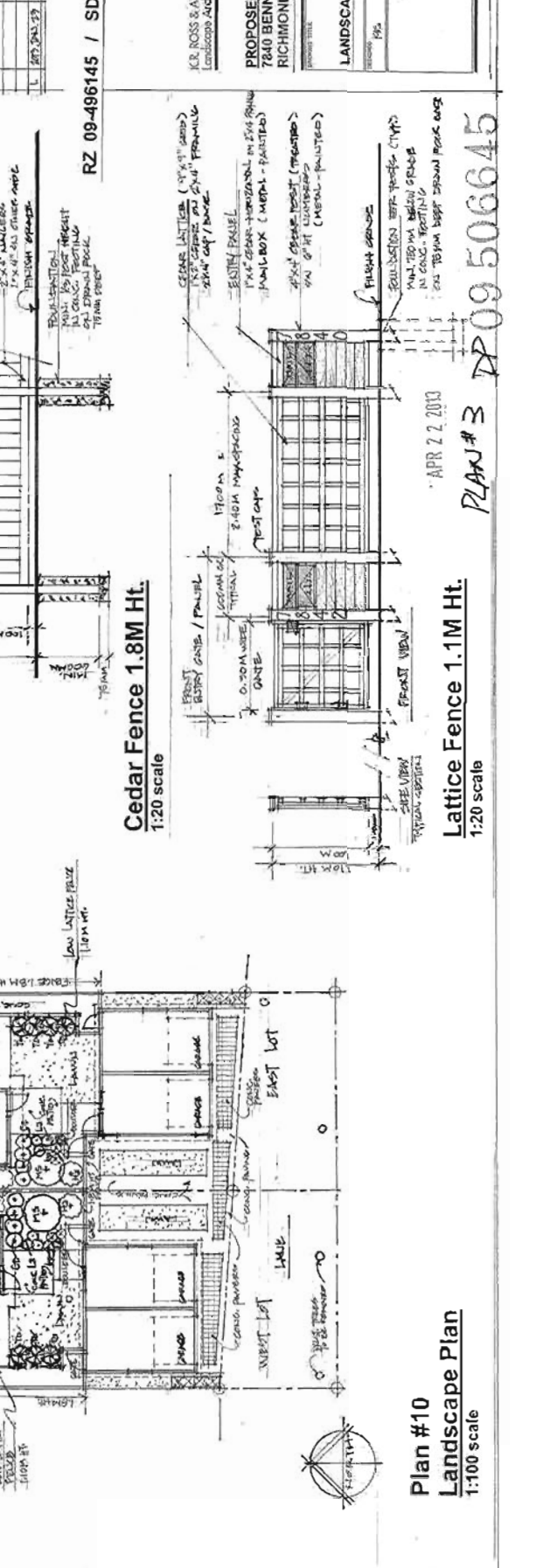
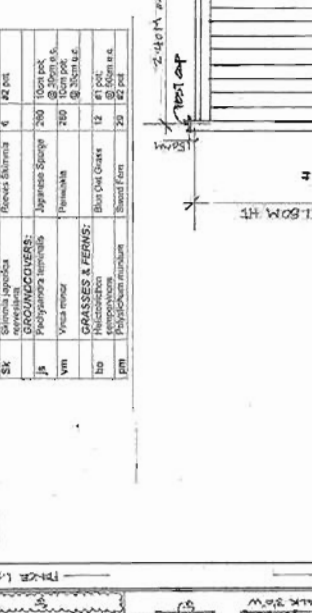
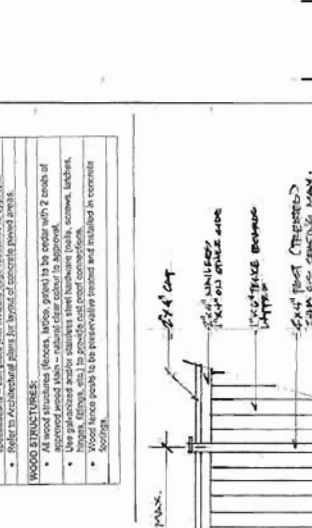
NO.	DATE	DESCRIPTION
1	2010-03-23	CITY SUBMITTALS

RZ 09-496145 / SD 09-496151

PROJECT NOTES
GENERAL:
 • Locate all underground and overhead utilities on this plan to the limit of work.
 • Refer to architectural plans for proposed grades, low walls, and curb.
 • Refer to Civil Engineering plans for proposed servicing and related infrastructure (storm sewer, water, gas, electric, etc.)
 • Final construction of all proposed retaining walls must be approved by the appropriate authority (City of Richmond or British Columbia Ministry of Transportation and Infrastructure) for 100% construction.
PLANTING NOTES:
 • All landscape materials, products, and installation to conform to the latest edition of the "BC Landscape Standard".
 • Confirm to provider prior to installation on all plant materials.
 • Plants to be installed in containers shall be in 100% approved growing medium with a maximum of 10% approved topsoil.
 • All lawn areas to be installed with 100% approved topsoil.
 • Landscaping to be installed in accordance with the planting plan.
CONCRETE/RECYCLE AREAS:
 • Concrete to be installed on compacted subgrade and protected by approved alternate concrete with a maximum of 10% approved topsoil.
 • Rebar to be installed in accordance with the specifications.
WOOD STRUCTURES:
 • All wood structures (floors, balcon, etc.) to be made with 2 coats of approved exterior paint - natural finish to be used on all decks, balconies, etc.
 • All wood structures to be installed on a concrete foundation.
 • Wood fence posts to be preservative treated and installed in concrete footing.
PAVING AREAS:
 • Concrete to be installed on compacted subgrade and protected by approved alternate concrete with a maximum of 10% approved topsoil.
 • Rebar to be installed in accordance with the specifications.
WOOD STRUCTURES:
 • All wood structures (floors, balcon, etc.) to be made with 2 coats of approved exterior paint - natural finish to be used on all decks, balconies, etc.
 • All wood structures to be installed on a concrete foundation.
 • Wood fence posts to be preservative treated and installed in concrete footing.

PLANT LIST

Abb.	Scientific Name	Common Name	Qty	Size / Notes
AC	Aster sp.	Yucca Jade	1	1.5M in med. bloom
BU	Berberis aquifolium	Himalayan Blueberry	2	6 cm dia.
MS	Myrica aspera	Star Juniper	2	1.5M dia.
PO	Podocarpus neriifolius	Giant Spruce	1	2.0M tall
TO	Taxus canadensis	Smoked Cedar	1	1.5M tall
CI	Chamaenerion	Manuka Gorge	3	42 pot.
HA	Hypericum androsaemum	St. John's Wort	3	42 pot.
LA	Lavandula angustifolia	English Lavender	0	96 pot.
PI	Pachyrhizus	Mancha	2	15 pot.
PO	Podocarpus neriifolius	Obs. Larch	0	42 pot.
RHW	Rhododendron	White	0	64 pot.
RHY	Rhododendron	Yellow	0	42 pot.
SH	Shorea	Dwarf Fig	0	92 pot.
SK	Sorbus	Swedish	0	42 pot.
J	Juniperus	Japanese Spurge	200	1.5M pot.
VM	Viola	Viola	200	1.5M pot.
ba	Baccharis	Baccharis	12	61 pot.
pm	Polystichum	Sheep Fern	20	1.2 pot.



Plan #10
 Landscape Plan
 1:100 scale

APR 22 2010
 PLAN # 3

09 506645



PROPOSED DUPLEXES
 7840 BENNETT ROAD
 RICHMOND, BC

LANDSCAPE PLAN

NO.	DATE	DESCRIPTION
1	2010-03-23	CITY SUBMITTALS

RZ 09-496145 / SD 09-496151

PROPOSED DECKERS
7000 BARNETT ROAD
ROSDALE, ONT.
L5M 1H1

DATE
CHECKED BY
DRAWN BY
APPROVED BY

PROJECT NO.
DATE

A3

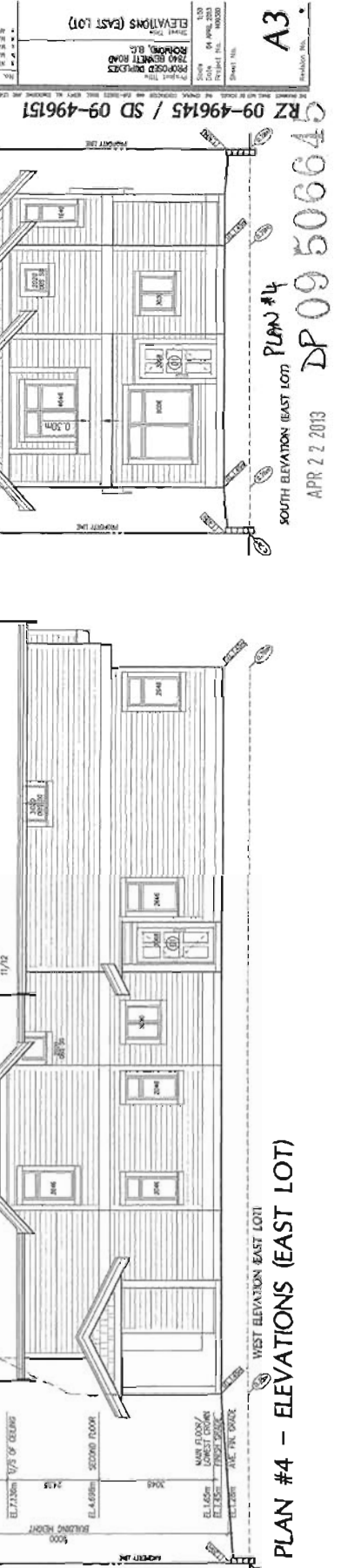
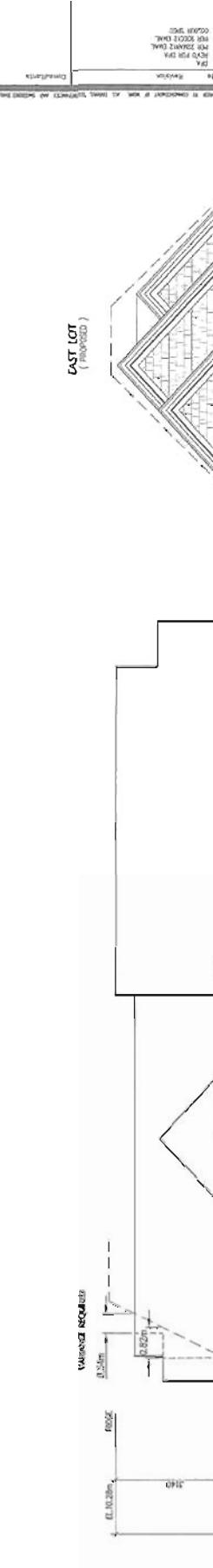
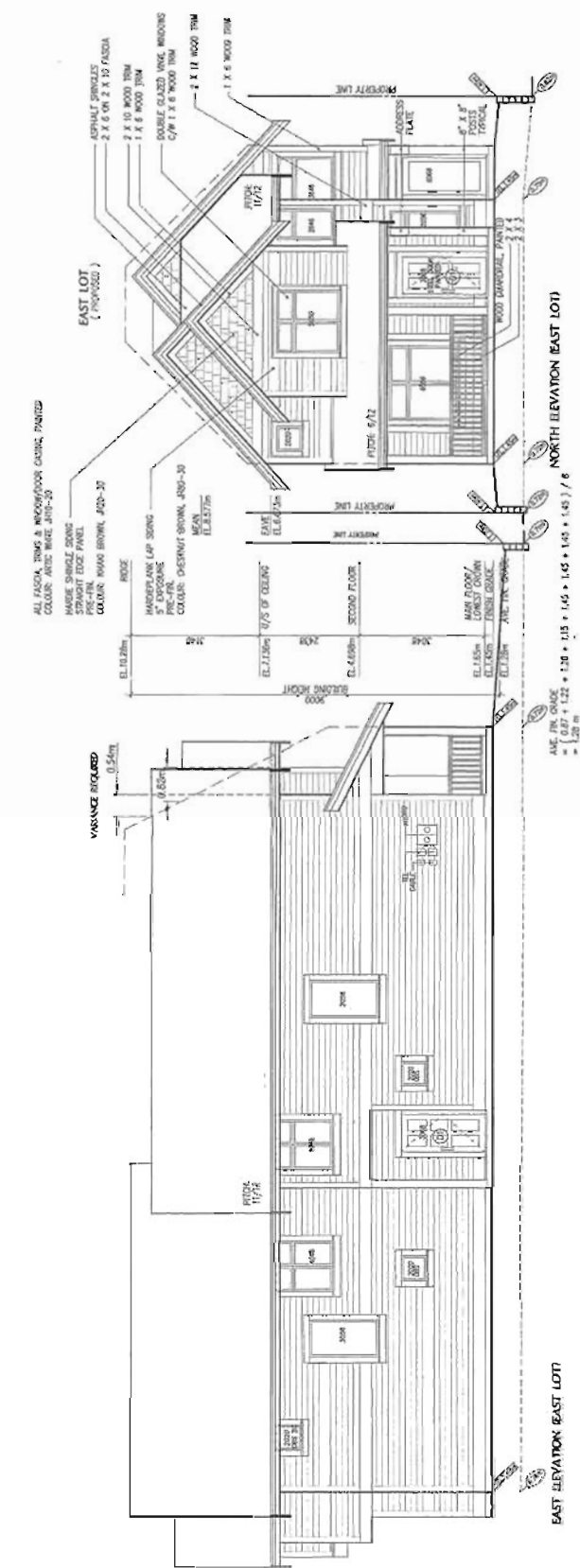
CRZ 09-496145 / SD 09-496151

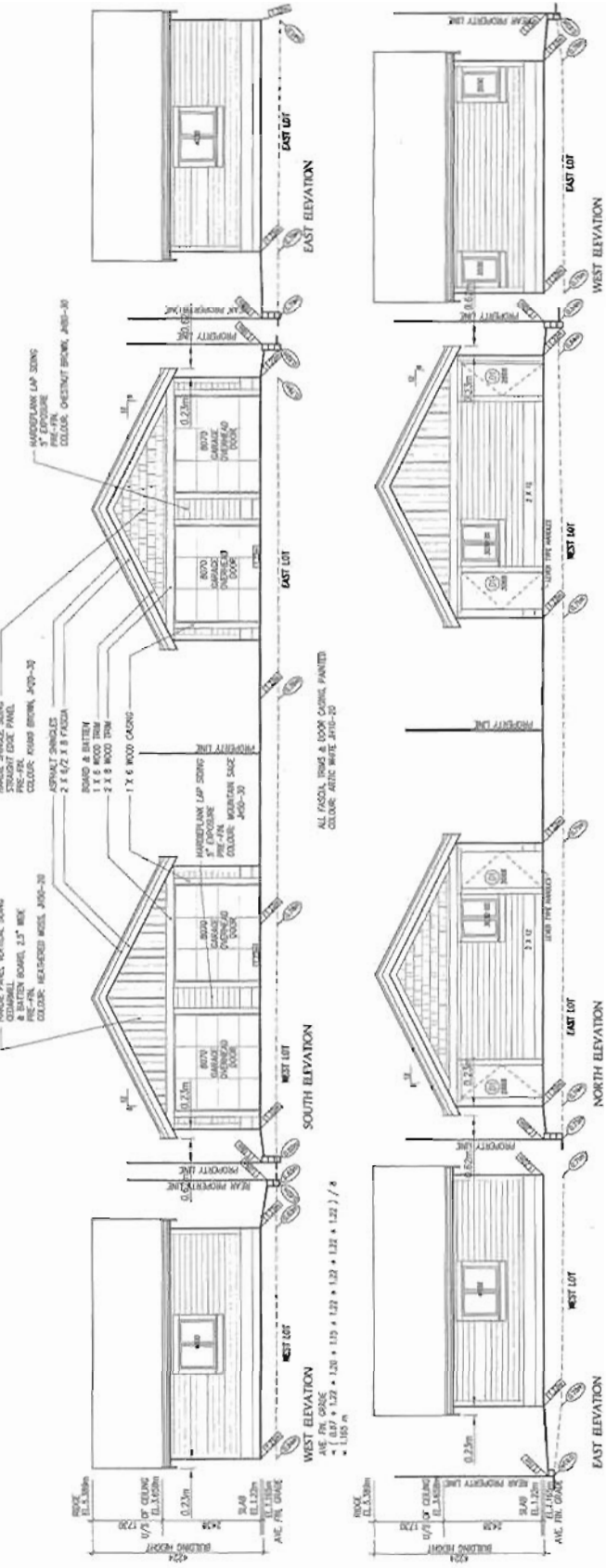
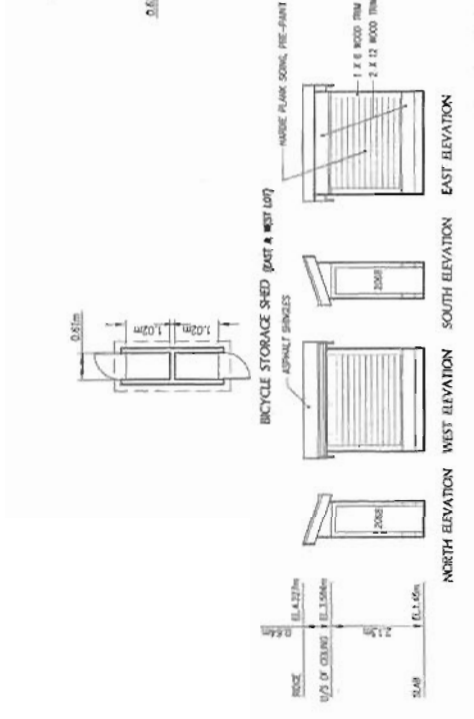
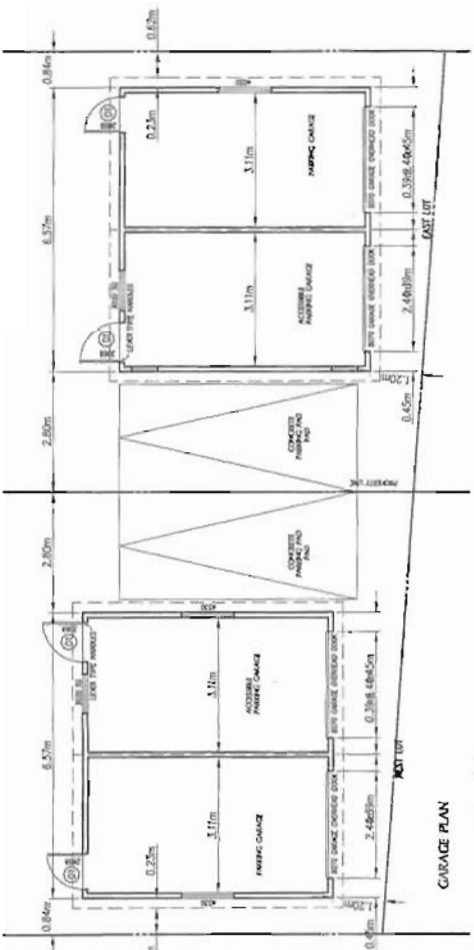
PLAN #4

APR 22 2013

DP 09 50664

CAD LAB

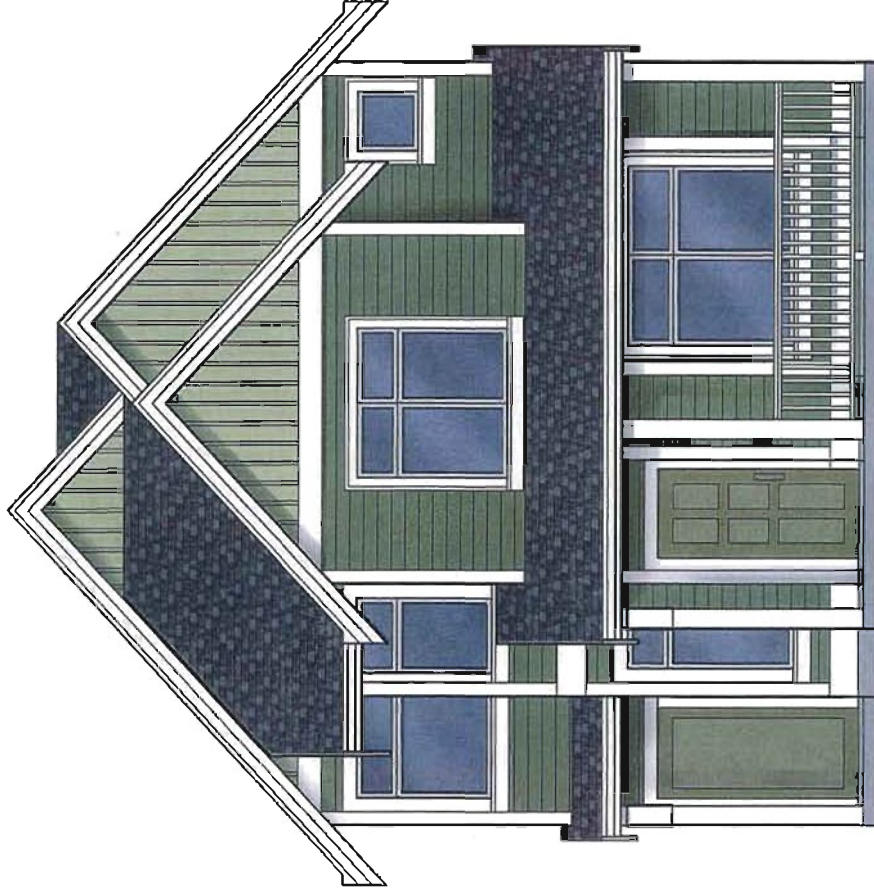




PLAN #6 - GARAGE
 DP 09 506645
 APR 2 2013
 PLAN # 4B



NORTH ELEVATION (EAST LOT)



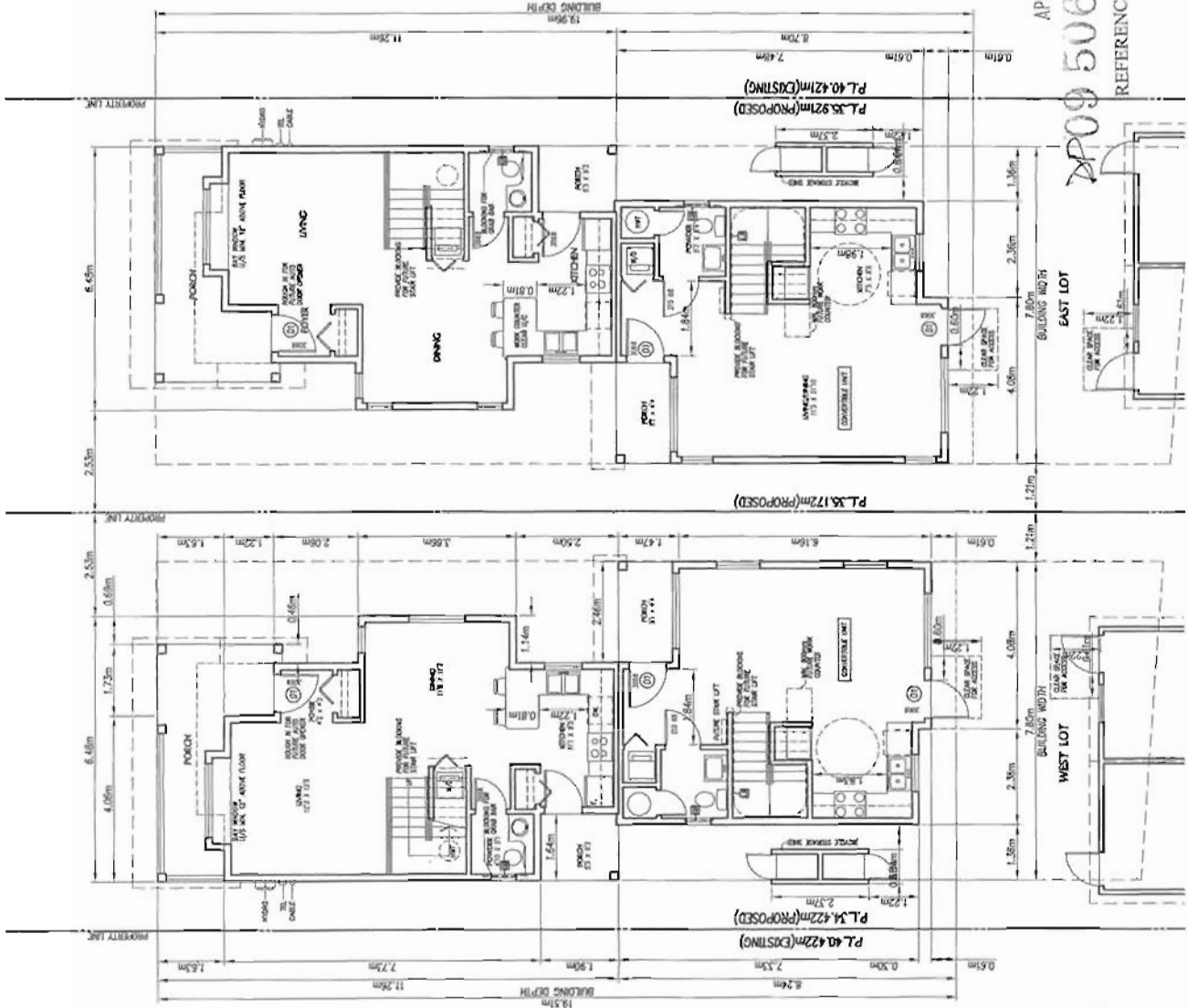
NORTH ELEVATION (WEST LOT)

APR 22 2013

PLAN # 4C

DP09506645

APR 22 2013
 2009 506645
 REFERENCE PLAN



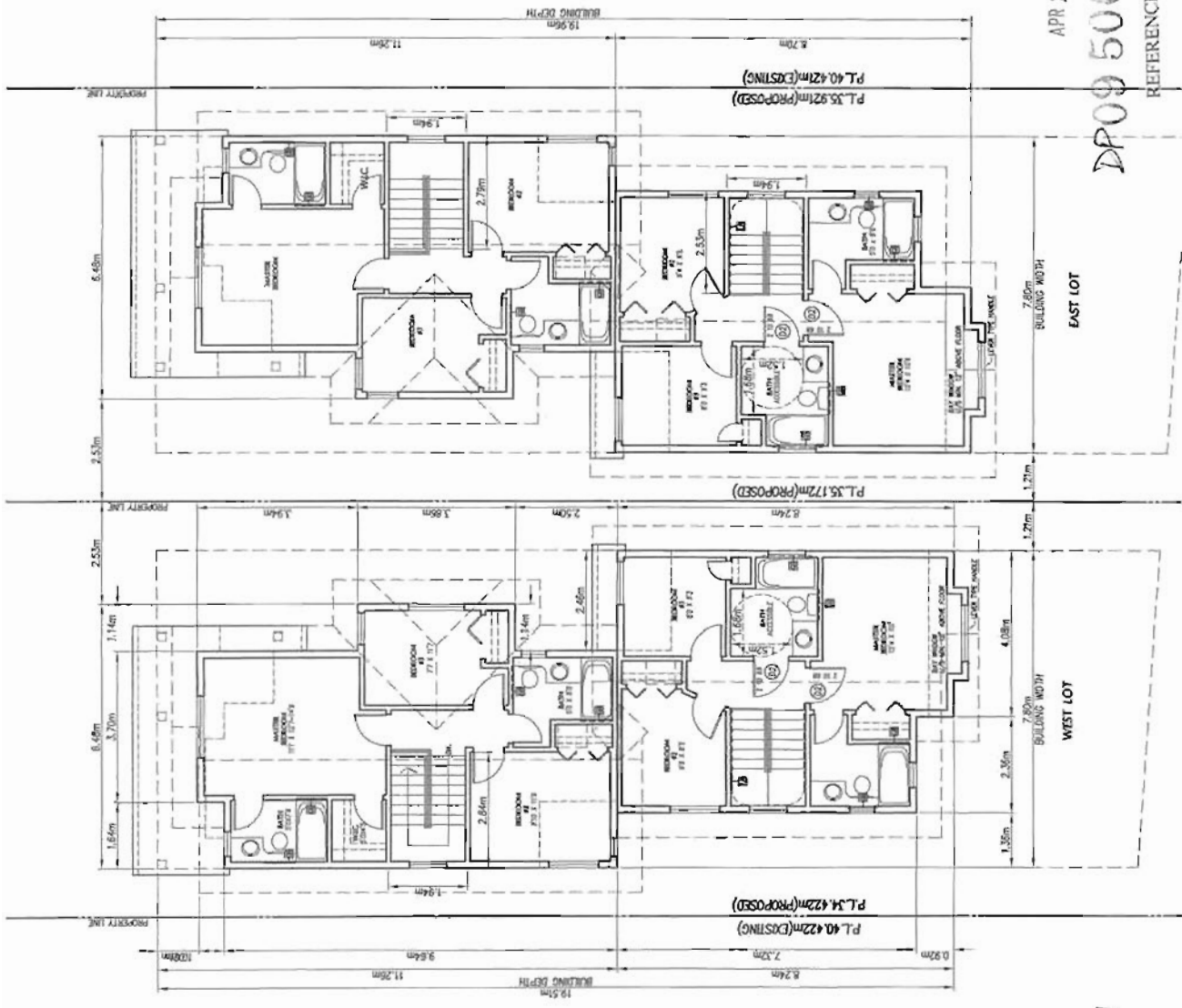
- 1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED
- 2. FINISH FLOOR IS 150mm ABOVE FINISH GRADE UNLESS OTHERWISE NOTED
- 3. FINISH GRADE IS 150mm ABOVE FINISH GRADE UNLESS OTHERWISE NOTED
- 4. FINISH GRADE IS 150mm ABOVE FINISH GRADE UNLESS OTHERWISE NOTED
- 5. FINISH GRADE IS 150mm ABOVE FINISH GRADE UNLESS OTHERWISE NOTED
- 6. FINISH GRADE IS 150mm ABOVE FINISH GRADE UNLESS OTHERWISE NOTED
- 7. FINISH GRADE IS 150mm ABOVE FINISH GRADE UNLESS OTHERWISE NOTED
- 8. FINISH GRADE IS 150mm ABOVE FINISH GRADE UNLESS OTHERWISE NOTED
- 9. FINISH GRADE IS 150mm ABOVE FINISH GRADE UNLESS OTHERWISE NOTED
- 10. FINISH GRADE IS 150mm ABOVE FINISH GRADE UNLESS OTHERWISE NOTED

PLAN #7 - GROUND FLOOR PLAN

APR 2 2 2010

DP09 506645

REFERENCE PLAN



- 1. ROOMS TO BE REMOVED OR MODIFIED
- 2. ROOMS TO BE ADDED
- 3. ROOMS TO BE RELOCATED
- 4. ROOMS TO BE ENLARGED
- 5. ROOMS TO BE REDUCED
- 6. ROOMS TO BE FINISHED
- 7. ROOMS TO BE UNFINISHED
- 8. ROOMS TO BE OPENED UP
- 9. ROOMS TO BE CLOSED OFF
- 10. ROOMS TO BE RECONFIGURED

PLAN #8 - SECOND FLOOR PLAN

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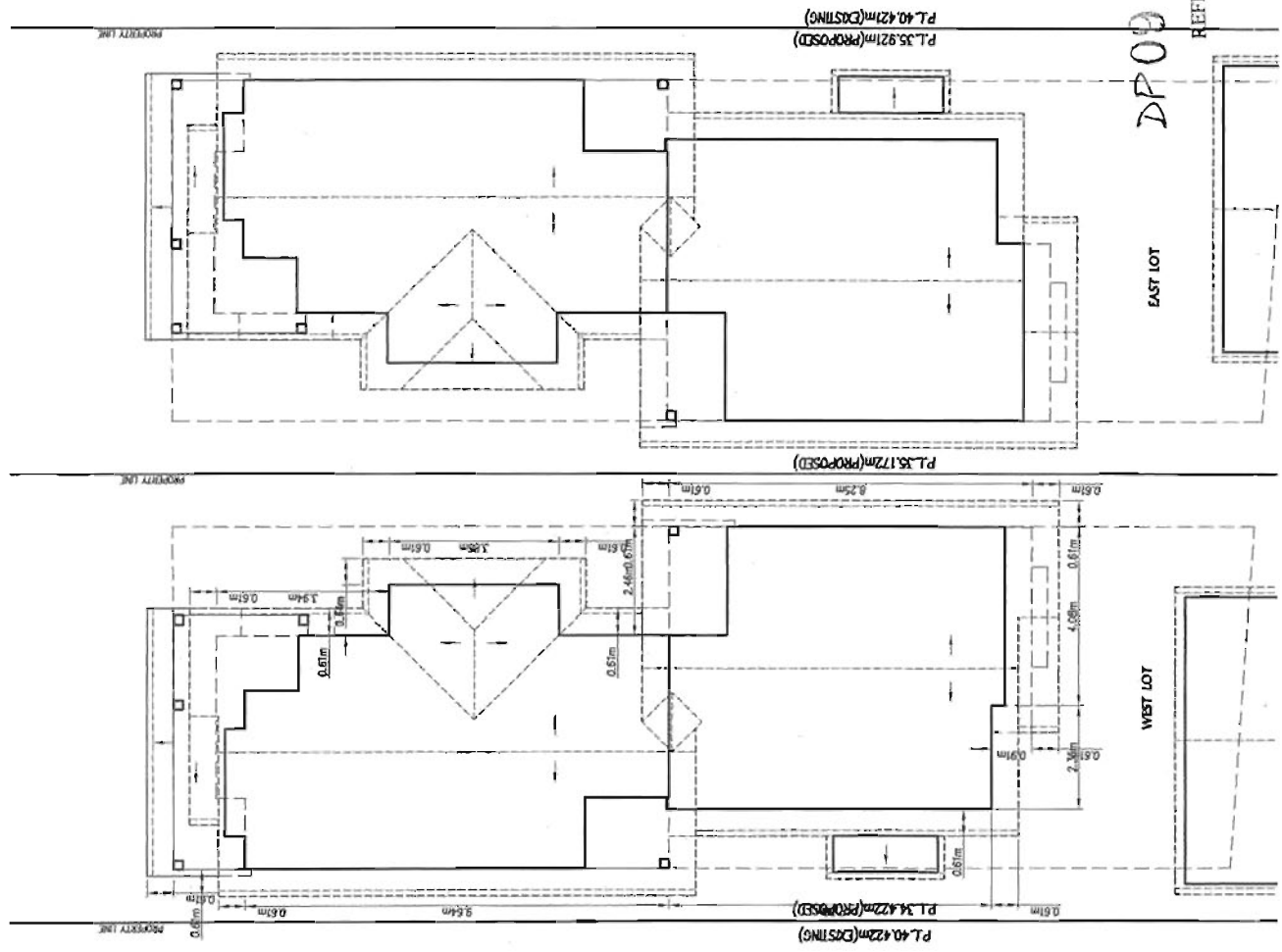
PROJECT TITLE	PROPOSED OUTDOOR ROOF PLAN
DATE	APR 22 2010
PROJECT NO.	DP09506645
DRAWING NO.	A8
SCALE	AS SHOWN
DESIGNED BY	ARCHITECT
CHECKED BY	ARCHITECT
DATE FOR SETTING	DATE FOR SETTING

RZ 09-496145 / SD 09-496151

APR 22 2010

DP09506645

REFERENCE PLAN



PLAN #9 -- ROOF PLAN