



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: March 19, 2009
File: DP 08-442688

Re: Application by Timothy Tse for a Development Permit at 7620 Acheson Road

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of two (2) front-to-back duplexes at 7620 Acheson Road on a site zoned "Comprehensive Development District (CD/28)"; and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to permit portions of the second storey of the buildings to project beyond the residential vertical envelope (lot depth) to a maximum of 1.5 m (5.0 ft).

Brian J. Jackson, MCIP
Director of Development

CL:sl/blg
Att.

Staff Report

Origin

Timothy Tse has applied to the City of Richmond for permission to develop two (2) front-to-back duplexes at 7620 Acheson Road on a site zoned Comprehensive Development District (CD/28). The site currently contains one (1) single-family dwelling.

The site is being rezoned from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD/28) for this project under Bylaw 8426 (RZ 06-350380).

A Servicing Agreement is not required for this development. Neighbourhood Improvement Charges will be collected as part of the Subdivision for future road improvements.

Development Information

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

Background

The subject site is located in the Acheson Bennett Sub-Area of the City Centre, which is bounded by Brighthouse Park, Minoru Boulevard, No. 3 Road, and Acheson Road. Development surrounding the subject site is as follows:

- To the north, directly across Acheson Road, are newer dwellings on lots zoned Comprehensive Development District (CD/28) and Single-Family Housing District, Subdivision Area A (R1/A);
- To the east and west, are older dwellings on lots zoned Single-Family Housing District, Subdivision Area E (R1/E); and
- To the south, is a two-storey multi-family townhouse complex with Townhouse & Apartment District (R3) zoning, which is separated from the subject site by a drive aisle that runs east-west.

Rezoning and Public Hearing Results

During the rezoning process, no significant concerns were identified. Minor technical concerns noted by staff were addressed by the applicant and commitments agreed to through the Rezoning Considerations concurrence. Staff worked with the applicant to ensure that:

- the form and character of the proposed development conforms with the design guidelines of the Official Community Plan's (OCP's) City Centre – Acheson Bennett Sub-Area Plan; and
- the requested variance to permit portions of the second storey of the buildings to project beyond the residential vertical envelope (lot depth) was reviewed.

There were no concerns expressed at the Public Hearing for the rezoning of this site, which was held on October 20, 2008.

Staff Comments

The proposed scheme attached to this report satisfactorily addresses the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the Comprehensive Development District (CD/28) except for the zoning variance noted below.

Zoning Compliance/Variations (staff comments in bold)

The applicant requests to vary the provisions of the Zoning and Development Bylaw No. 5300 to permit portions of the second storey of the buildings to project beyond the residential vertical envelope (lot depth), to a maximum of 1.5 m (5.0 ft), to accommodate peaked gable ends on the north elevations.

(Staff recommends support for this variance as it enables a hipped roof with a peaked gable end, which provides an improved streetscape, is consistent with other similar projects in the area, and is in keeping with the desired form and character encouraged by the Official Community Plan's (OCP's) Acheson Bennett Sub-Area Plan. This variance was identified in the rezoning report and no concerns were raised during the Public Hearing.)

Advisory Design Panel Comments

Due to the small scale of the proposed development, the application was not presented to the Advisory Design Panel.

Analysis

Policy

- Broad criteria and policies for the issuance of Development Permits appear in Bylaw 7100, the Official Community Plan (OCP):

Schedule 1:	9.2	General Guidelines
	9.3	Multiple-Family Residential Development Permit Guidelines (Townhouses)
Schedule 2:	2.10	City Centre Area Plan
	2.10B	Acheson Bennett Sub-Area Plan

The proposed form of development conforms with the design guidelines provided in these policies.

Conditions of Adjacency

- The proposed height, siting, and orientation of the buildings respects the character evolving in the surrounding area.

Architectural Form and Character

- The proposed form of development is strong in character and is similar to the newer front-to-back duplexes previously approved in the Acheson Bennett Sub-Area, with peaked roofs, front porches, and grade-level unit entrances that are clearly defined and visible from the street.
- The proposed form and site layout, with its varied building mass, building materials and contrasting colours (i.e. green, cream, and red coloured hardi-plank/board and batten siding, and painted white wood trim), provides for an attractive pedestrian-oriented streetscape fronting Acheson Road, which is consistent with the design guidelines for the Acheson Bennett Sub-Area.

Urban Design and Site Planning

- 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. A cross-access agreement for the shared driveway will be registered on Title of both properties at subdivision stage.
- Off-street parking will be provided at a rate of 1.0 resident parking spaces per dwelling unit, as required by the Comprehensive Development District (CD/28) zoning. No visitor parking is required in Comprehensive Development District (CD/28) if there are less than four (4) dwelling units per lot.
- Neighbourhood Improvement Charges are required at future Subdivision stage to address future frontage improvements along Acheson Road.

Landscape Design and Open Space Design

- A Landscape Plan, Tree Survey, and Certified Arborist's Report have been submitted by the applicant, which address proposed tree retention and removal, tree replacement and landscape design.
- The City's Tree Preservation Coordinator has reviewed the Certified Arborist's Report and concurs with the recommendations to retain bylaw-sized trees on adjacent properties in close proximity to the east and west property lines, and to remove four (4) bylaw-sized trees, one (1) undersized shrubs and hedgerows from the subject property on the basis of poor tree condition, structure and conflict with the proposed development. Authorization from the adjacent property owner at 7600 Acheson Road for removal of the hedgerow straddling the west property line has been obtained and is on file.
- The Landscape Plan includes a Tree Retention Plan that corresponds with the Arborist's Report recommendations and includes the location and dimensions of proposed Tree Protection Fencing for off-site trees. Tree Protection Fencing must be installed on the subject site around the driplines of off-site trees on adjacent properties, to City standards, prior to demolition of the existing dwelling on the subject site, and must remain in place until construction of the future dwellings on the site is complete.
- Prior to this application being forwarded to Council for approval, the applicant will be required to submit a contract with a Certified Arborist to supervise on-site works conducted within the driplines of off-site trees. The contract should include the scope of work to be

undertaken, and should include the preparation of a post-construction impact assessment report and submission of a letter of compliance by the Arborist to the City for review.

- The Landscape Plan illustrates that (in addition to retention) a mix of deciduous and coniferous replacement trees are proposed to be planted in both the front and rear yards of the future lots to meet the Official Community Plan (OCP) 2:1 replacement planting goal [i.e. a total of eight (8) Hemlock, Maple, and Magnolia]. Additional small and medium-sized shrubs will also be planted (i.e. Rhododendron, Boxwood, Azalea and Abelia).
- The Landscape Plan has been designed to create an appealing and pedestrian-oriented streetscape, and includes a variety of soft landscaping as well as permeable paving treatment of the vehicle drive aisle/courtyard to address on-site surface water runoff.
- Low stone post and rod iron fencing is proposed along the street frontage and to define the private outdoor space for the front units, with Cedar fencing proposed along the side and rear property lines, consistent with other sites zoned Comprehensive Development District (CD/28) on the south side of Acheson Road.
- In order to ensure that this landscaping work is undertaken, the applicant will be required to submit a Landscape Security in the form of a Letter of Credit for \$25,476 prior to this application being forwarded to Council for approval.

Flood Management

- Registration of a Flood Indemnity Covenant on Title is required prior to final adoption of the rezoning bylaw.

Affordable Housing

- A voluntary contribution of \$0.60 per buildable square foot towards the City's *Affordable Housing Reserve* has been submitted by the applicant as part of the rezoning application (i.e. \$2,653.20). This rate is proposed as the rezoning application was submitted in October, 2006 before Council approved *Richmond's Affordable Housing Strategy* on May 28, 2007. This rate is consistent with the *Interim Affordable Housing Policy* approved by Council on July 24, 2006.

Accessibility/Aging in Place

- The applicant has proposed units that include substantial living areas on the ground floor.
- Accessible and aging-in-place features will be provided to all units (e.g. inclusion of blocking to bathrooms for grab-bars, and provision of lever door handles).
- In addition, the rear units of both the east and west duplexes will also have a wider stair with blocking/electrical installed for a future stairlift, five foot turning radii at the kitchen counters, washer/dryer and in a second-floor washroom.

Indoor/Outdoor Amenity Space

- Given the size of the project overall, the small number of bedrooms and units, the provision of private outdoor space for each unit, and the proximity to various outdoor community amenities, no common outdoor amenity space is proposed on-site. A common indoor amenity space is not required for this form of development.

Conclusions

The applicant has addressed design issues that were identified through the rezoning process, as well as staff comments regarding site planning and urban design, architectural form and character, and landscape design. The applicant has proposed a development that fits into the existing context, conforms with the design guidelines of the applicable sections of the Official Community Plan (OCP), and is generally in compliance with the requirements of the Comprehensive Development District (CD/28), except for the variance discussed. On this basis, staff recommends support of this Development Permit application.



Cynthia Lussier
Planning Assistant

CL:sl/blg

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

- Submission of a Contract entered into between the developer and a Certified Arborist for supervision of on-site works in proximity to the driplines of trees being retained on adjacent properties along the east and west property lines. The Contract should include the scope of work to be undertaken, including but not limited to:
 - The number of proposed site inspections;
 - Supervision of on-site works conducted in proximity to the driplines of off-site trees; and
 - Preparation of a post-construction impact assessment report and letter of compliance to be submitted to the City for review.
- Receipt of a Letter-of-Credit for landscaping in the amount of \$25,476

Prior to demolition stage, the following item is to be addressed:

- Installation of Tree Protection Fencing as illustrated on the Landscape Plan, to City standards, prior to demolition of the existing dwellings on-site, which must remain in place until construction of the future dwellings on the site is complete.

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
6911 No. 3 Road
Richmond, BC V6Y 2C1

**Development Application
Data Sheet**
Development Applications Department

DP 08-442688

Attachment 1

Address: 7620 Acheson Road

Applicant: Timothy Tse Owner: Yuen Ling Tam & Yan Zhou

Planning Area(s): City Centre Area – Bennett Acheson Sub-Area

Floor Area 204.92 m².per lot

	Existing	Proposed
Site Area	746.94 m ²	2 parcels of 373.48 m ² & 373.46 m ²
Land Uses	Single-Family Dwelling	Duplex on each parcel
OCP Designation	Neighbourhood Residential	No change
Area Plan Designation	Mixed Single-Family & Small-Scale Multi-Family	No change
Zoning:	Subdivision Area E (R1/E).	Comprehensive Development District (CD/28)
Number of Units	1	4 (duplex on each parcel)

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 55%	55%	none permitted
Lot Coverage:	Max. 45 %	43 %	none
Setback – Front Yard:	Min. 4.5 m	4.5 m	none
Setback – Side Yard:	Min. 1.2/0.6 m	1.2 m/0.6 m	none
Setback – Rear Yard:	Min. 6.0 m	6.0 m	none
Height (m):	Max. 9.0 m	8.6 m	none
Lot Size:	Min. 312 m ² / Max. 1,560 m ²	373.48 m ² & 373.46 m ²	none
Off-street Parking Spaces – Resident (R)/Visitor (V)	1 (R) and 0 (V) per unit	1 (R) and 0 (V) per unit	none
Off-street Parking Spaces – Accessible:	N/A	N/A	none
Off-street Parking Spaces – Total:	2	2	none
Tandem Parking Spaces:	N/A	N/A	none
Indoor Amenity Space:	Not Required	N/A	none
Outdoor Amenity Space:	Not Required	Private yards	none



No. DP 08-442688

To the Holder: TIMOTHY TSE
Property Address: 7620 ACHESON ROAD
Address: 10584 KOZIER DRIVE
 RICHMOND, BC V7E 5L7

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) Permit a portion of the second storey of the buildings to project beyond the residential vertical envelope (lot depth) to a maximum of 1.5 m (5.0 ft).
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #6 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$25,476 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 (1) 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 08-442688

To the Holder: TIMOTHY TSE
Property Address: 7620 ACHESON ROAD
Address: 10584 KOZIER DRIVE
 RICHMOND, BC V7E 5L7

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

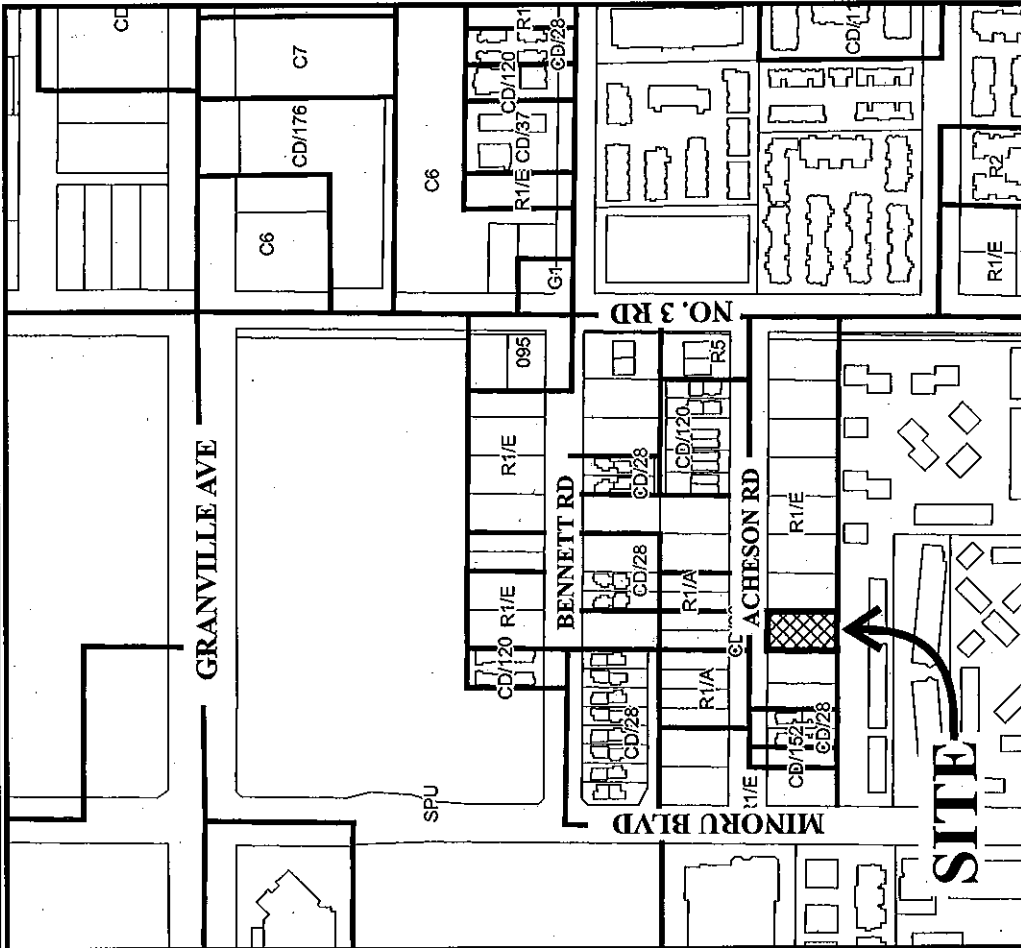
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR

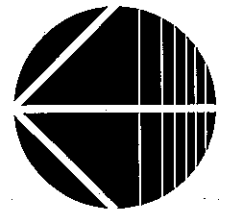


City of Richmond



7593 10.21	7611 10.21	7617 10.21	7631 10.21	7633 10.21	7635 10.21	7655 10.21	7671 20.42	
13.56	17.07	17.07	20.42	20.42	20.42	20.42	20.42	
7580	7600	7620	7640	7660	7680	7700	7720	
36.58	36.58	36.58	36.58	36.58	36.58	36.58	36.58	
13.56	17.07	17.07	20.42	20.42	20.42	20.42	20.42	
							245.96	

ACHESON RD



DP 08-442688

SCHEDULE "A"

Original Date: 10/17/08

Revision Date:

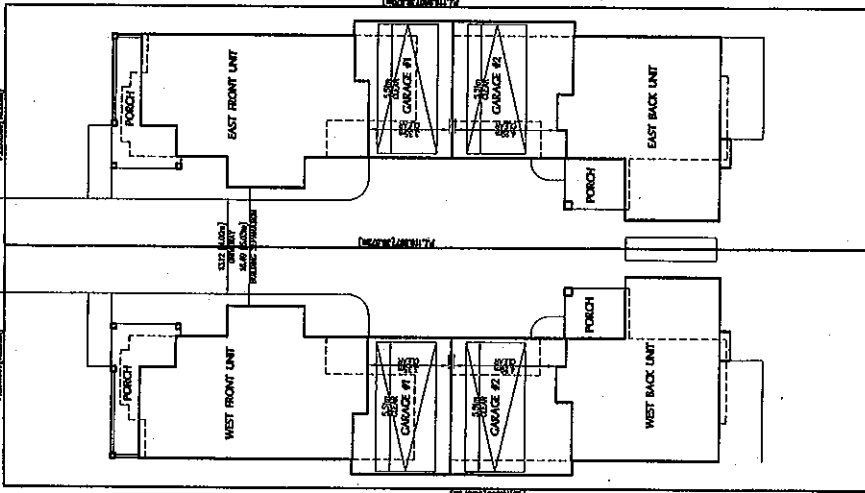
Note: Dimensions are in METRES

7620 ACHESON ROAD

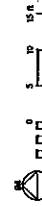
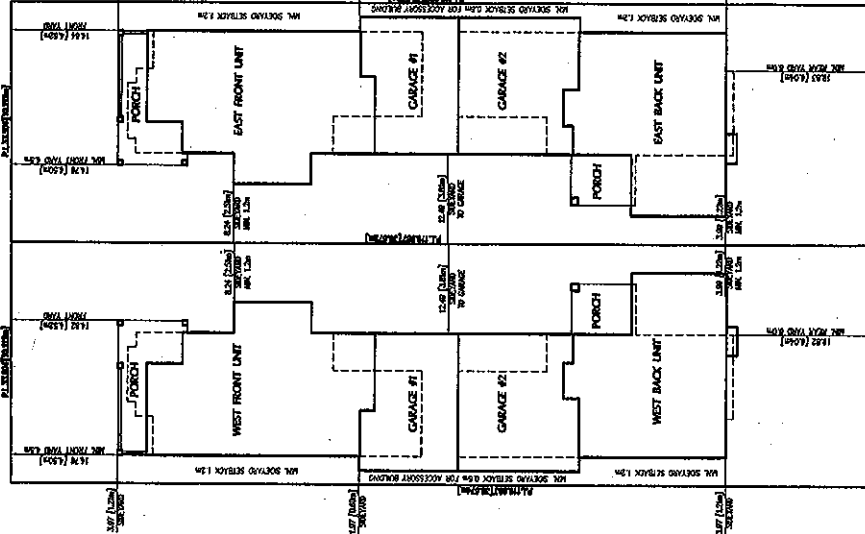
7620 ACHESON ROAD

OFF-STREET PARKING REQUIREMENTS
 PER SUBDIVIDED LOT
 FOR USE OF RESIDENTS:
 THE GREATER OF:
 1 SPACE PER DWELLING UNIT: 2 (= 4 BEDROOMS X 0.5)
 0.5 SPACES PER BEDROOM: 2
 PROVIDED: 2

VISITOR PARKING:
 DWELLING UNITS PER LOT: 2
 VISITOR PARKING NOT REQUIRED ON LOTS LESS THAN 4 DWELLING UNITS
 REQUIRED: 0
 PROVIDED: 0



PLAN #2 - PARKING PLAN



PLAN #1 - SITE PLAN - SETBACKS

PROPOSED SUBDIVISION and DUPLEXES

PROJECT DATA

CURRENT ADDRESS: 7620 ACHESON ROAD, RICHMOND, B.C.
 LEGAL DESCRIPTION: LOT 20, BLOCK 4 NORTH, SECTION 17
 RANGE 6 WEST, PLAIN 10313

ZONING:	EXISTING:	R/E	CI/2B
LOT BEFORE SUBDIVISION	66.88 ft	(20.424 ft)	
DEPTH	131.87 ft	(42.22 ft)	
AREA	8,840.00 sq ft	(746.94 sq ft)	

LOTS AFTER FUTURE SUBDIVISION WEST LOT	EAST LOT
DEPTH (ft)	10.212
DEPTH (ft)	36.576
LOT AREA (sq ft)	373.46
LOT AREA (sq ft)	4019.88

PROPOSAL	WEST LOT	EAST LOT
EACH FUTURE SUBDIVIDED LOT	53%	2311.06
ALLOWED (sq ft)		2310.94

PROPOSED 6RD FLR, 2ND FLR, GROSS STAIR F.A.R.	WEST LOT	EAST LOT
FRONT UNIT: 551.53	654.57	1206.11
REAR UNIT: 473.55	645.95	1177.54
TOTAL:		2305.76

COVERED AREA (PORCHES & PATIOS)	WEST LOT	EAST LOT
ALLOWED (sq ft)	102	402.00
PROVIDED		164.37

VARIANCE
 RESIDENTIAL VERTICAL ENVELOPE (LOT DEPTH)
 TO ALLOW GABLE TO PROJECT BEYOND THE ENVELOPE

RP 06-350380 DP 08-442688

PROJECT NO. 1000 1000 1000 1000
 PROJECT NAME: PROPOSED DUPLEXES
 PROJECT ADDRESS: 7620 ACHESON ROAD, RICHMOND, B.C.
 DATE: 03/19/09
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SHEET NO. A1

MAR 19 2009



LEGEND
 ● = TREES TO BE RETAINED
 ○ = TREES TO BE REMOVED
 ○ = PROTECTION BARRIER

PERMANENT CITY OF BIRMINGHAM RESIST 3
 TEMPORARY CITY OF BIRMINGHAM RESIST 3
 PERMANENT CITY OF BIRMINGHAM RESIST 3
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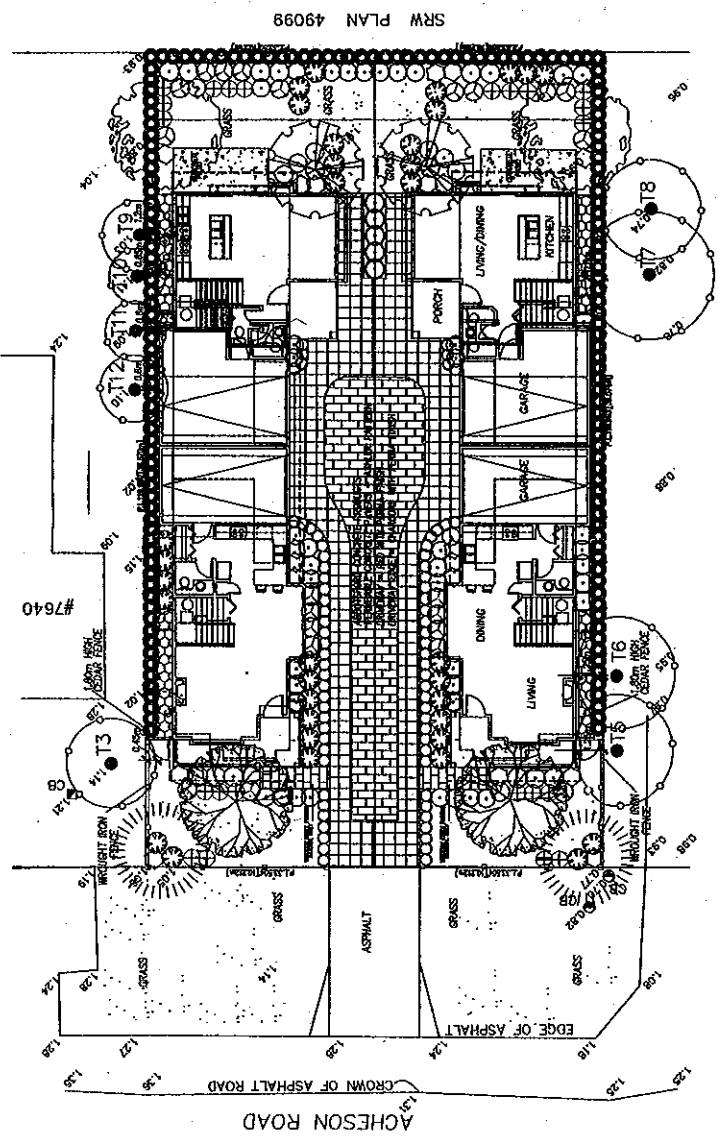
C. KAVOUNAKIS & ASSOCIATES INC.
 BCLNA, CANADA
 1400 10th Street
 Suite 100
 Birmingham, AL 35203
 Phone (205) 337-2278

THE BCLNA GROUP
 BIRMINGHAM, AL
 Phone (205) 710-0000

PLAN VIEW
 TREE LOCATION PLAN
 TREE RETENTION PLAN
 DUPLEX DEVELOPMENT
 1400 10th Street
 Birmingham, AL

DATE	NO.	BY	REVISED

DP 08-442682
 PLAN #3
 MAR 19 2009



SRW PLAN 49099

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
○	ACER PALMATUM 'OSAKAZUKI'	GREEN JAPANESE MAPLE	2	4.00 METERS	AS SHOWN	B. & B.
○	MAGNOLIA SOULANGIANA	SAUCER MAGNOLIA	2	6 CM. CAL.	AS SHOWN	B. & B.
○	ACER RUBRUM 'BOINHALL'	BOINHALL RED MAPLE	2	15 CM. CAL.	AS SHOWN	B. & B.
○	TSUGA MERTENSIANA	MOUNTAIN HEMLOCK	2	4.00 METERS	AS SHOWN	B. & B.
○	AZALEA JAPONICA 'LOUISE GABLE'	PINK AZALEA	34	#2 POT	85 CM. O.C.	
○	AZALEA JAPONICA 'HINO CRIMSON'	CRIMSON AZALEA	19	#2 POT	85 CM. O.C.	
○	ABELIA 'EDWARD GOMCHER'	EDWARD GOMCHER ABELIA	21	#3 POT	90 CM. O.C.	
○	RHOODENDRON YAKUSHIMANUM 'CRETE'	YAK. RHOODENDRON	20	#3 POT	90 CM. O.C.	
○	RHOODENDRON FINNISH FELVIRA'	FINNISH RHOODENDRON	25	#3 POT	90 CM. O.C.	
○	BOUX MYCROPHYLLA 'WINTER GEM'	ASHAN BOXWOOD	72	#3 POT	90 CM. O.C.	
○	RHOODENDRON YAKUSHIMANUM 'TEDDY BEAR'	YAK. RHOODENDRON	35	#3 POT	90 CM. O.C.	
○	PRUNUS LAUROCEASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	11	#3 POT	90 CM. O.C.	
○	TRUJA OCCIDENTALIS 'SMARAGO'	EMERALD ARBORVITAE	159	1.80 METERS	65 CM. O.C.	
○	GRASS		140m2			
○	WASHED RIVER RICK					

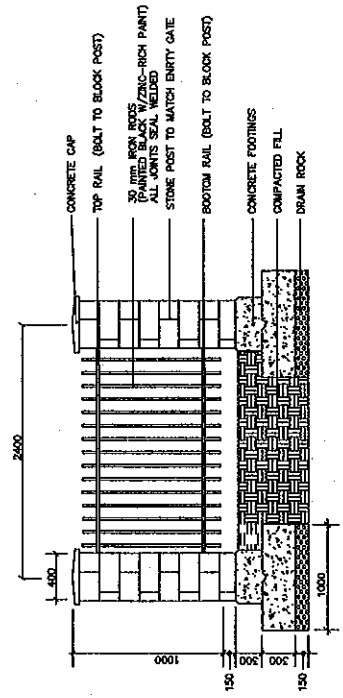
PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA GUIDE SPECIFICATIONS FOR NURSERY STOCK AND THE BCNTA STANDARD FOR CONTAINER GROWN PLANTS.
 ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCLNA/BCSLA "LANDSCAPE STANDARDS"

DP 08-44268
 PLAN # SA

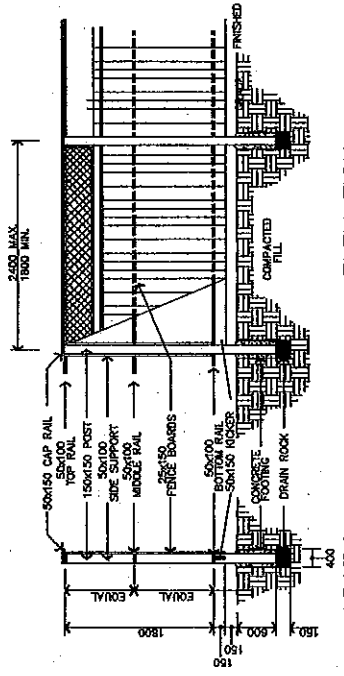
MAR 19 2008

<p>C. KAVOLINS & ASSOCIATES INC. DESIGN CONSULTANTS 2000 W. 10th St. Oklahoma City, OK 73106 PHONE (405) 831-0278</p>	<p>DESIGN INC. 10000 E. 10th St. Oklahoma City, OK 73160 PHONE (405) 774-4422</p>	<p>PLAN VIEW</p> <p>LANDSCAPE DETAILS PROPOSED DUPLEX DEVELOPMENT 7300 W. 10th St. OKLAHOMA CITY, OK</p>	<p>DATE: 3/10/08 TIME: 12:00 PM DRAWN BY: [blank] CHECKED BY: [blank] SCALE: [blank]</p>
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STONE/BLOCK - ROD IRON FENCE
 TYPICAL DETAIL
 (DIMENSIONS IN mm)
 N.T.S.



TYPICAL DETAIL 1.80m HIGH CEDAR FENCE
 (DIMENSIONS IN mm)
 N.T.S.



ELEVATION

SECTION



LEGEND

- = TREES TO BE RETAINED
- ✂ = TREES TO BE REMOVED
- = PROTECTION BARRIER

LEG./CITY OF RICHMOND REQUEST 2
 APPLICANT CITY OF RICHMOND REQUEST 1

CLAYTON & ASSOCIATES INC.
 1000 N. ...
 PHONE (804) 795-8000

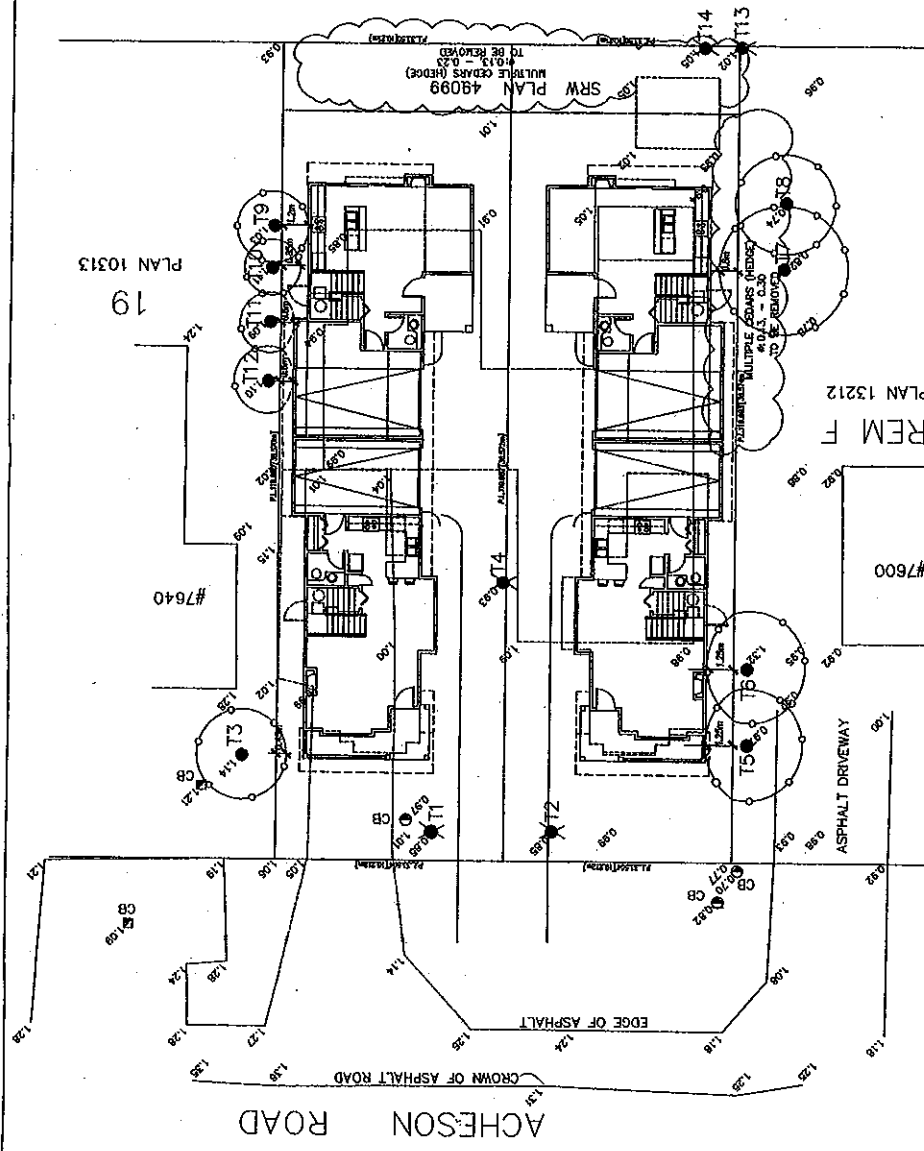
STEVEN INC.
 HANOVER ...
 PHONE (804) 795-8000

PLAN VIEW

TREE LOCATION PLAN
 TREE RETENTION PLAN
 DUPLEX DEVELOPMENT

DATE	01/09
BY	...
CHK	...
APP	...
DATE	...
BY	...
CHK	...
APP	...

Sheet No. L-1



-Prior to the issuance of any permits (demolition, development, building); a fence shall be placed outside of the drip-line of retained trees, which may be affected by the project. The fencing shall conform to the City of Richmond's specifications for tree protection fencing as detailed in Bulletin TREE-3 (REDMES #2086771). The applicant is to call the Tree Bylaw Clerk at 604-276-4158 when fencing has been constructed to arrange for a site inspection.

-Provide tree wells and/or creative grading of the ground away from vegetation to facilitate retention of existing trees and woodlot/hedgerow vegetation. Where tree wells are to be constructed, the wells should be a minimum distance of 1.5 times the distance from the trunk of the tree to the drip line.

-Pruning, root pruning, and all work within 1.5 times the existing trees' drip-line shall be supervised by an Arborist and a corresponding letter from the Arborist shall be provided to the City of Richmond's Tree Bylaw Section.

-No excavation, storage of materials, parking, preloading, or filling shall occur within the drip-line of the trees being preserved.

DP08-412688
 PLAN #38

MAR 19 2008
 FINAL PLAN

NON-POROUS PAVING
PROJECT TITLE: 7620 ACHESON ROAD, RICHMOND, B.C.
PROJECT NO.: 2008-03-0000
SHEET NO.: 6

A2

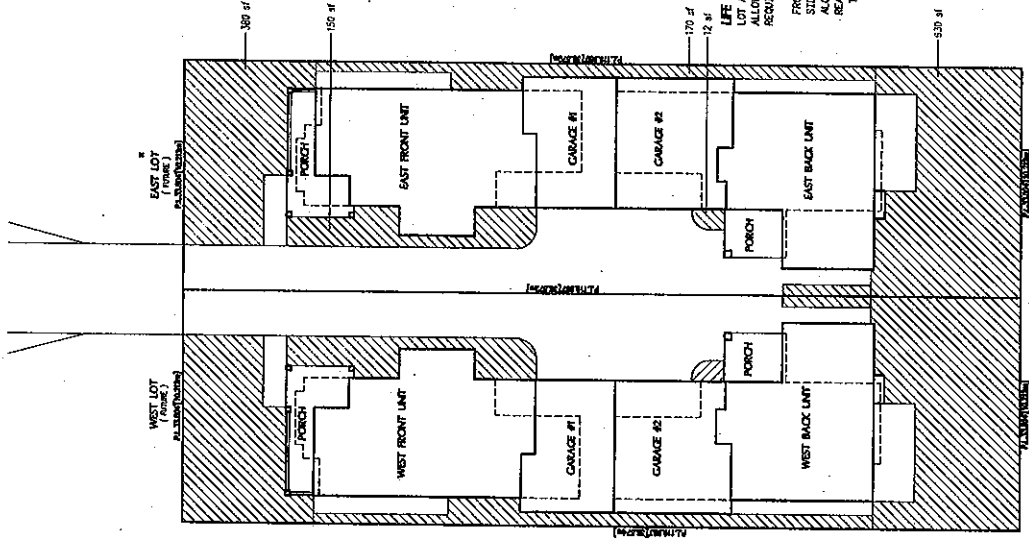
MAR 19 2009

RZ 06-350380 DP 08-442688

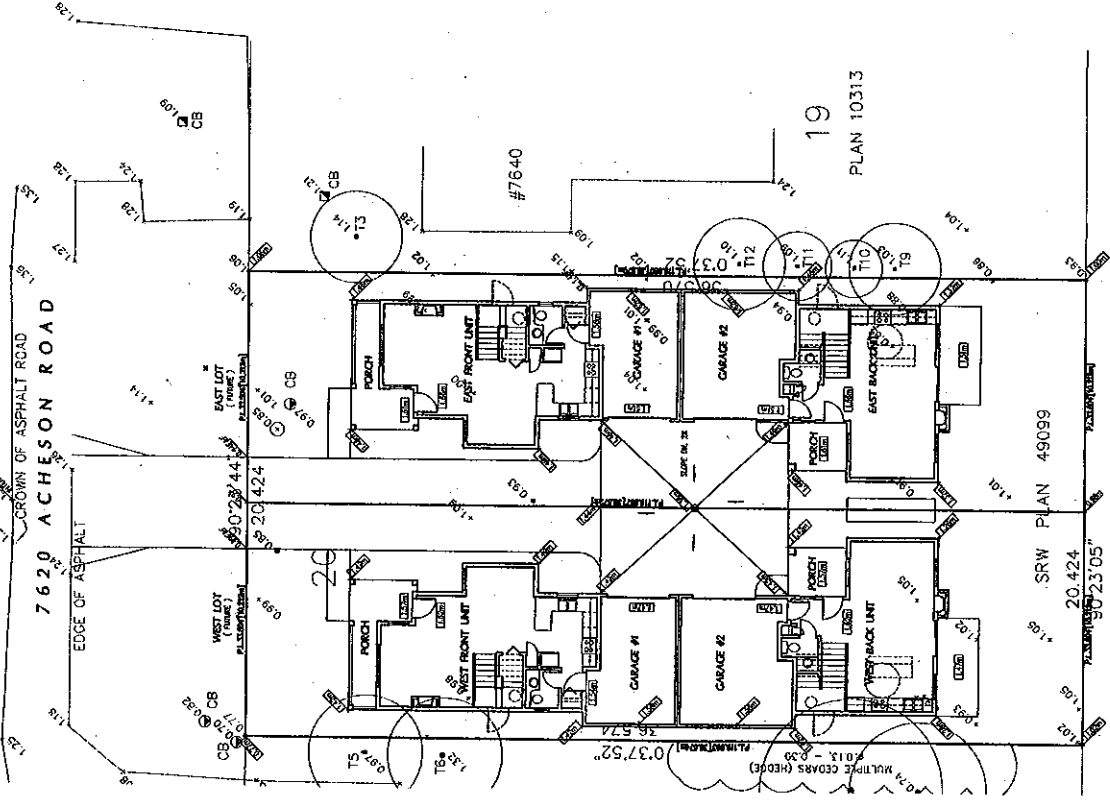
375.46 sq. ft.
281.42 sq. ft.
112.03 sq. ft.
390 sq. ft.
122 sq. ft.
122 sq. ft.
620 sq. ft.
1274.37 sq. ft.

70% LIFE PLANT AREA
 LOT AREA ALLOWED: 70%
 REQUIRED LANDSCAPE AREAS: 300
 FRONT: 12.72 sq. ft.
 SIDE: 12.72 sq. ft.
 ALONG DRIVEWAY: 58.53 sq. ft.
 REAR: 620 sq. ft.
 TOTAL: 1274.37 sq. ft.

7620 ACHESON ROAD

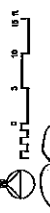


PLAN #3D - LIFE PLANT AREA



LEGEND

- EXISTING ELEVATION PER SURVEY PLAN
- EXISTING & PROPOSED ELEVATION INTERPOLATED
- PROPOSED FINISHED ELEVATION



PLAN #3C - GRADING PLAN

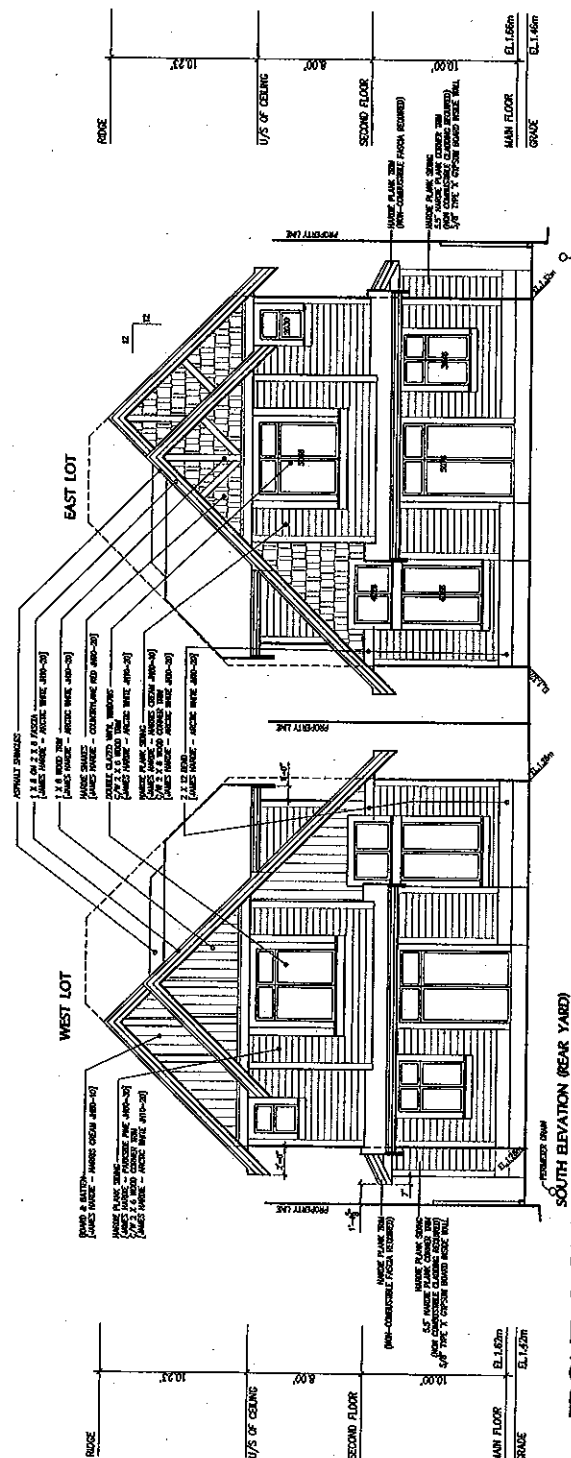
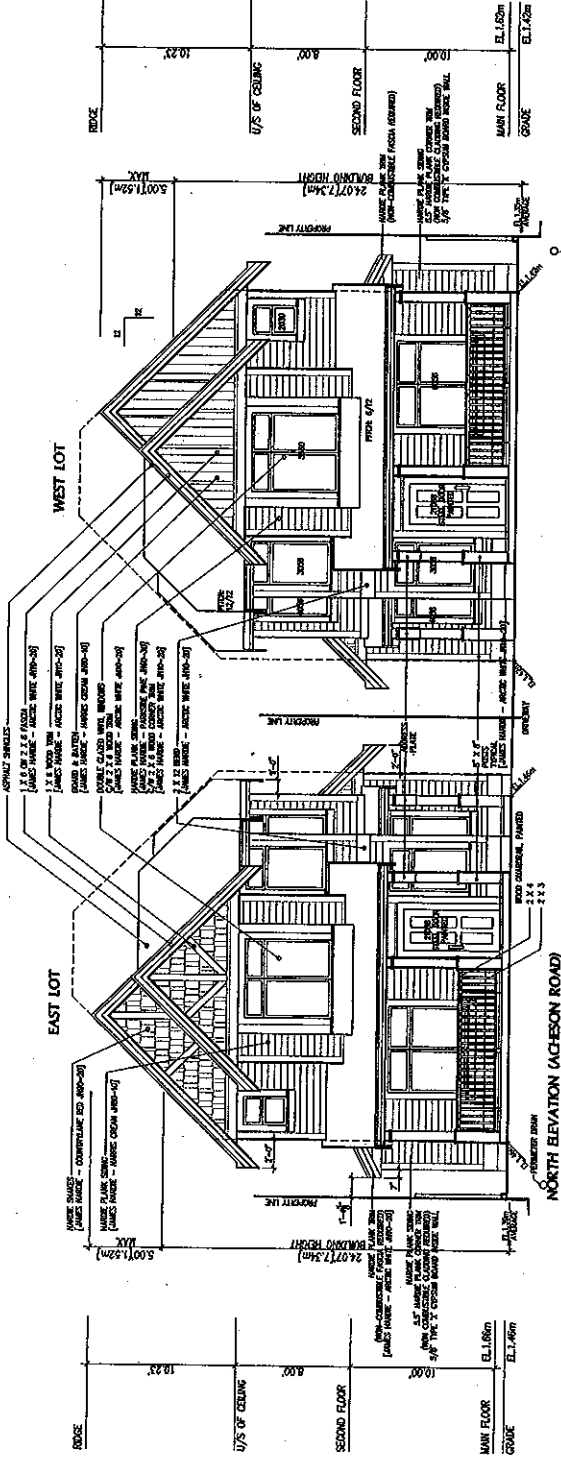
PROJECT TITLE: PROPOSED BURGERS
 7600 KACHESON ROAD
 FARMINGTON, B.C.
 SHEET NO.: 03
 PROJECT NO.: 2008-03

DATE: 08/14/08
 DRAWN BY: J. BROWN
 CHECKED BY: J. BROWN
 APPROVED BY: J. BROWN

FRONT AND REAR ELEVATIONS

A3

MAR 19 2008

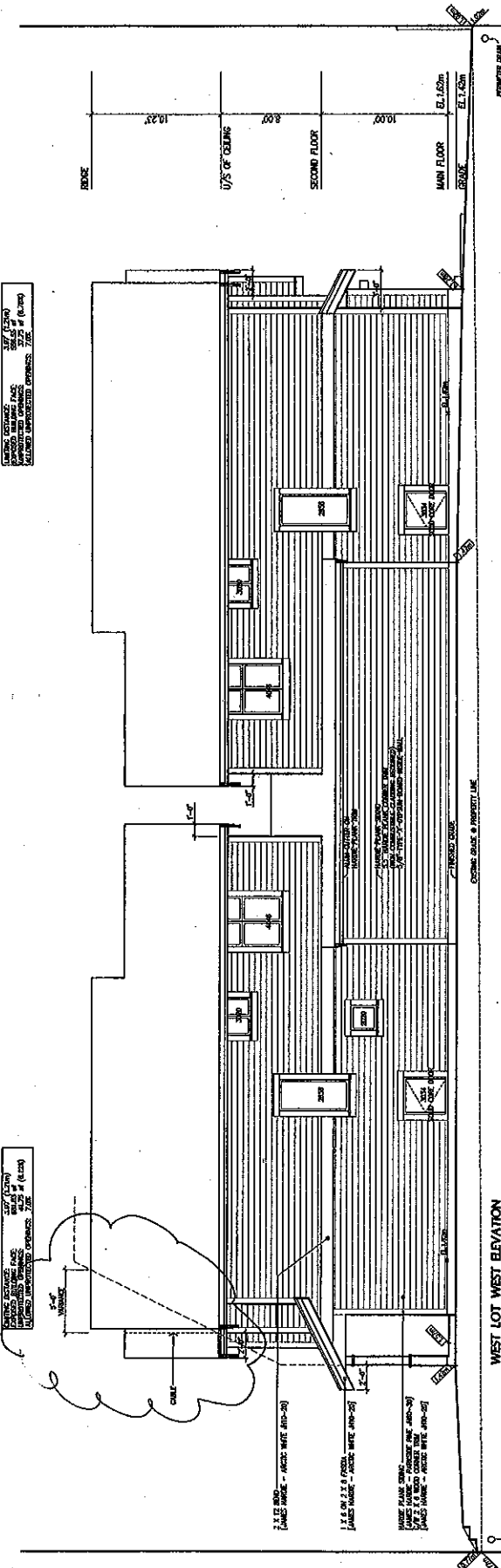


PLAN #4 - FRONT & REAR ELEVATIONS

SOUTH ELEVATION (REAR YARD)

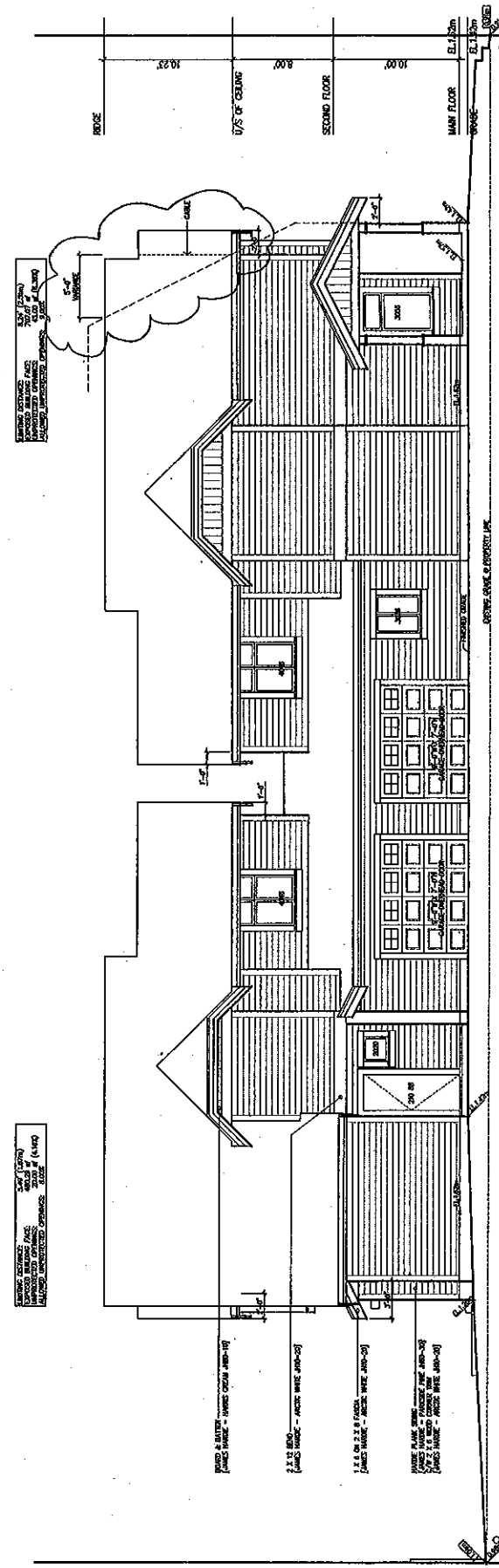
NORTH ELEVATION (KACHESON ROAD)

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SCALE: 1/8" = 1'-0"
 1/4" = 3'-0"
 1/2" = 6'-0"
 1" = 12'-0"
 UNLESS OTHERWISE SPECIFIED, DIMENSIONS ARE IN FEET AND INCHES (FRACTIONS OF AN INCH).

SCALE: 1/8" = 1'-0"
 1/4" = 3'-0"
 1/2" = 6'-0"
 1" = 12'-0"
 UNLESS OTHERWISE SPECIFIED, DIMENSIONS ARE IN FEET AND INCHES (FRACTIONS OF AN INCH).



SCALE: 1/8" = 1'-0"
 1/4" = 3'-0"
 1/2" = 6'-0"
 1" = 12'-0"
 UNLESS OTHERWISE SPECIFIED, DIMENSIONS ARE IN FEET AND INCHES (FRACTIONS OF AN INCH).

SCALE: 1/8" = 1'-0"
 1/4" = 3'-0"
 1/2" = 6'-0"
 1" = 12'-0"
 UNLESS OTHERWISE SPECIFIED, DIMENSIONS ARE IN FEET AND INCHES (FRACTIONS OF AN INCH).

WEST LOT EAST ELEVATION
PLAN #6
 SIDE ELEVATIONS (ON WEST LOT)

MAR 19 2009

RZ 06-350380 DP 08-442688

PROJECT NO. 08-442688
 PROJECT NAME: WEST LOT SIDE ELEVATIONS
 PROJECT LOCATION: 7620 ACHESON ROAD, RICHMOND, B.C.
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: [Date]

A5

CAD LAB

(604) 233-2223 or (604) 233-2222 email: cadd@cadlab.com

REFERENCE PLANS

Comments

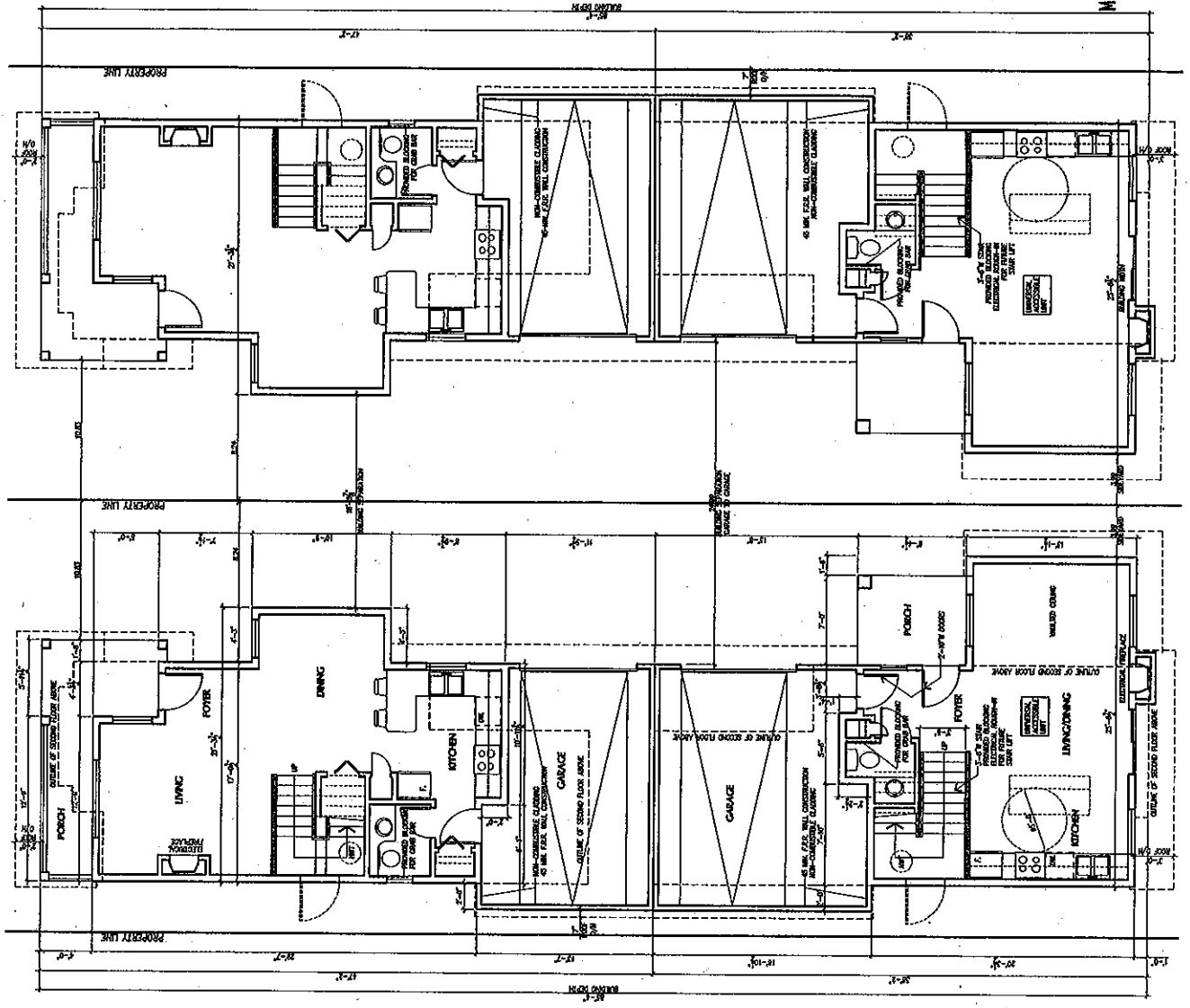
No. Date Revision
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2 02/25/09
3 02/26/09
4 02/27/09
5 02/28/09
6 03/01/09
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8 03/03/09
9 03/04/09
10 03/05/09
11 03/06/09
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32 03/27/09
33 03/28/09
34 03/29/09
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36 03/31/09

Project Title
PROPOSED DUPLEXES
7500 WILSON ROAD
DARTMOUTH, N.S.
Project No. 2008
Sheet No. 0002

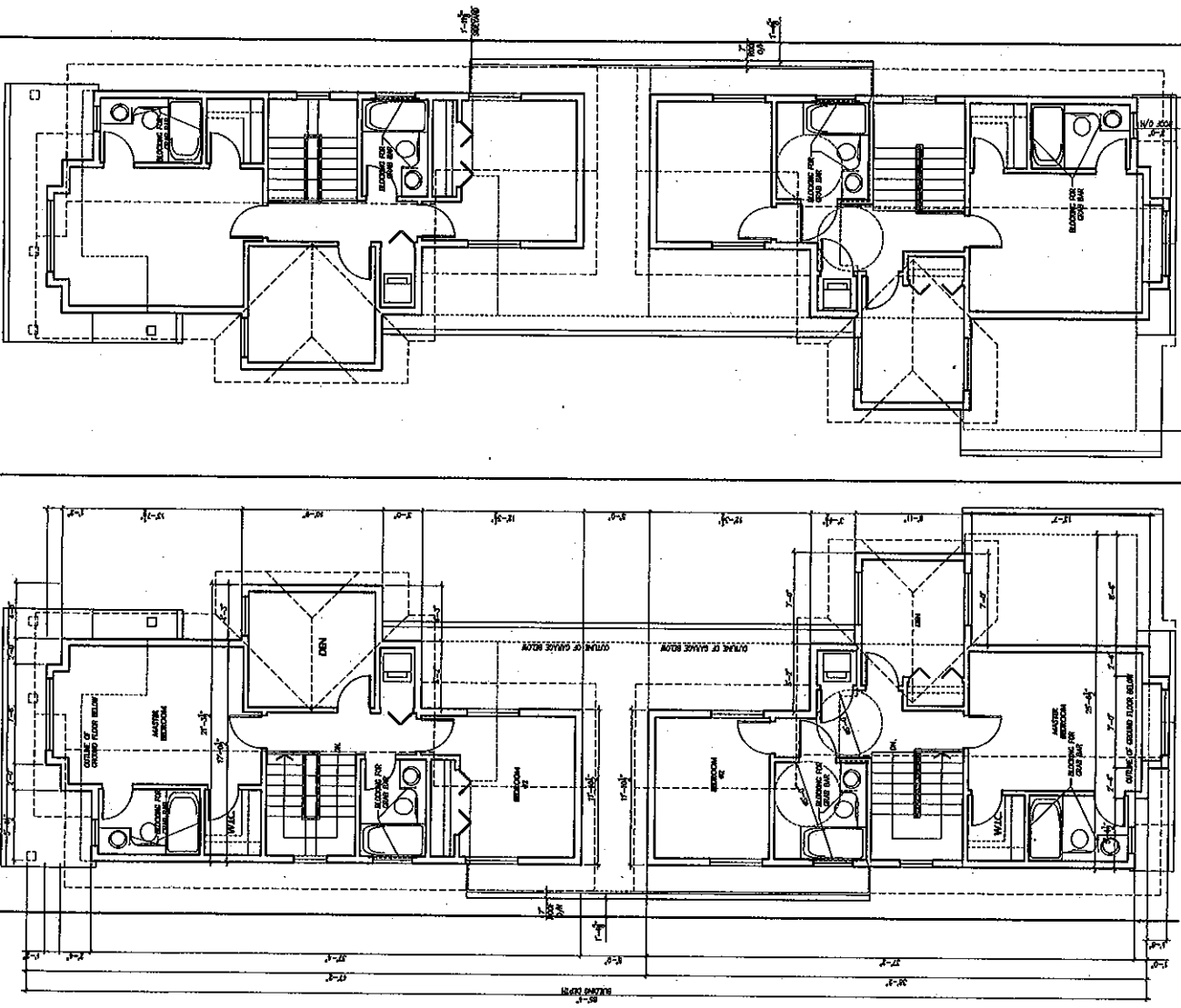
Revision No. 6
A6

RZ 06-350380 DP 08-442688

MAR 19 2009



GROUND FLOOR PLAN



— SECOND FLOOR PLAN

MAR 19 2009

RZ 06-350380 DP 08-442688

CAD LAB
 (408) 519-3223 fax (408) 221-8308 email cadd@cadlab.com

REFERENCE PLANS

Project Title	PROJECT TITLE
Client	CLIENT
Architect	ARCHITECT
Project No.	PROJECT NO.
Sheet No.	SHEET NO.
Revision No.	REVISION NO.
Scale	SCALE
Date	DATE
Author	AUTHOR
Checker	CHECKER
Reviewer	REVIEWER
Plotter	PLOTTER
Plot Date	PLOT DATE
Plot Scale	PLOT SCALE
Plot Size	PLOT SIZE
Plot Orientation	PLOT ORIENTATION
Plot Path	PLOT PATH
Plot Options	PLOT OPTIONS
Plot Settings	PLOT SETTINGS
Plot Results	PLOT RESULTS
Plot Errors	PLOT ERRORS
Plot Warnings	PLOT WARNINGS
Plot Messages	PLOT MESSAGES
Plot Status	PLOT STATUS
Plot Progress	PLOT PROGRESS
Plot Time	PLOT TIME
Plot Memory	PLOT MEMORY
Plot CPU	PLOT CPU
Plot I/O	PLOT I/O
Plot Network	PLOT NETWORK
Plot Security	PLOT SECURITY
Plot Administration	PLOT ADMINISTRATION
Plot Help	PLOT HELP
Plot About	PLOT ABOUT

A7