



To: Development Permit Panel
From: Brian J. Jackson, MCIP
Director of Development
Date: March 1, 2012
File: DP 11-585139
Re: **Application by Western St. Albans Venture Ltd. for a Development Permit at
8399 Jones Road (formerly 7500, 7520, 7540, 7560 St. Albans Road)**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 23 townhouse units at 8399 Jones Road (formerly 7500, 7520, 7540, 7560 St. Albans Road) on a site zoned High Density Townhouses (RTH4); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the road setback from 4.5 m to a minimum of 3.0 m on all floors above the main floor, including all projections.

Brian J. Jackson, MCIP
Director of Development

EL:blg
Att.

Staff Report

Origin

Western St. Albans Venture Ltd. has applied to the City of Richmond for permission to develop 23 townhouse units at 8399 Jones Road (formerly 7500, 7520, 7540, 7560 St. Albans Road). This site is being rezoned from Single Detached (RS1/E) to High Density Townhouses (RTH4) for this project under Bylaw 8759 (RZ 10-519918).

The site is currently vacant. Road and infrastructure improvements were secured through the rezoning and will be constructed through the separate required Servicing Agreement (SA 11-584914). Works include, but are not limited to upgrades to the existing storm system, relocation of the sidewalk to the property line, installation of a grass and treed boulevard between the new sidewalk and existing road curb, upgrade the curb return at Jones and St. Albans Roads to 9 m radius with dual ramp letdowns, and conversion of the existing street lighting.

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: Four-storey condominiums (three-storeys over parking) zoned Medium Density Low Rise Apartments (RAM1);
- To the east: Four-storey condominiums (three-storeys over parking), zoned Medium Density Low Rise Apartments (RAM1) and a single-family home, zoned Single Detached (RS1/E), with development potential for a small townhouse complex;
- To the south: Across Jones Road, a multiple-family development (three-storey townhouses), zoned Medium Density Low Rise Apartments (RAM1); and
- To the west: Across St. Albans Road, a mix of two-storey and three-storey townhouses on lots zoned Medium Density Low Rise Apartments (RAM1) and Townhousing (ZT45), as well as older single-family dwellings on lots zoned Single Detached (RS1/E).

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on June 20, 2011. At the Public Hearing, concerns related to density, traffic, building height, and loss of privacy and sunlight were expressed. The response to the concern is provided in *italics*.

1. Concern associated with the density proposed and the increase in enrolment at local daycare facilities and schools.

The proposed zoning (RTH4 with a maximum density of 0.9 FAR) complies with the site's land use designation in the City Centre Area Plan (Schedule 2.10 of the Official Community Plan (OCP)). The site is within "Sub-Area B.1: Mixed Use – Low-Rise Residential & Limited Commercial" which is intended primarily for grade-oriented housing or equivalent in the form of higher-density townhouses (with common parking structures) or lower-density conventional and stacked townhouses (with individual garages). The preliminary design of the proposal complies with the Sub-Area B.1 Guidelines in terms of land use and density.

Public amenity and school capacity have been considered as part of the City Centre Area Plan. This application was not referred to School District No. 38 (Richmond) as part of the review process because the proposed development complies with the OCP. The referral policy was developed with direct consultation and input from the School District who determined the conditions for formal referral.

2. Concern associated with potential traffic impacts and safety hazards on the neighbourhood roads.

Staff have reviewed the traffic impacts of the proposed development in conjunction with the current capacities of adjacent streets. Staff's findings indicate that the number of trips generated by the development is minimal and can be accommodated within existing adjacent streets. Transportation Division staff will continue to monitor the traffic operation.

3. Concern associated with removal of trees from the development site.

The City's Tree Preservation Coordinator has reviewed the Arborist Report and concurred with the Arborist's recommendations to remove 26 bylaw trees on-site since these trees are either suffering from advanced health decline and/or significant structural defects due to previous topping or natural occurring defects due to age. Twelve (12) trees would remain: eleven (11) trees located along the east property line and one (1) tree located along Jones Road.

In order to ensure that the protected trees will not be damaged during construction, tree protection fencing must be installed to City standards prior to any construction activities occurring on-site. In addition, a contract with a Certified Arborist to monitor all works to be done near or within the tree protection zone must be submitted prior to Development Permit issuance. Furthermore, the applicant is required to submit an \$8,500 Tree Survival Security for the twelve (12) protected trees on site. The City will retain 50% of the security until Final Inspection of the Building Permits; the City will retain the remaining 50% of the security for an additional two (2) years after the Final Inspection of the Building Permits to ensure that the protected trees have survived.

4. Concern associated with the height of the new townhouses and that the proposed development would reduce privacy and amount of sunlight the residents at the adjacent apartment building to the east currently enjoy.

The proposed development will be built on existing grade, which is similar to the existing St. Albans Road elevation. The applicant has confirmed that the proposed first habitable floor is at a lower elevation than the neighbours' first floor (3.88 m vs. 4.30 m). The third storey components of the east facing townhouse units are approximately 13.33 m from the adjacent apartment building. A shadow analysis has been provided and indicates minimal shadow will cast onto the neighbour's property. In addition, the developer has made an effort to save most of the trees on-site along the east property line to maintain a natural screen between the developments.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the High Density Townhouses (RTH4) except for the zoning variances noted below.

Zoning Compliance/Variations (staff comments in **bold**)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to reduce the road setback from 4.5 m to a minimum of 3.0 m on all floors above the main floor, including all projections.

(Staff supports the proposed variance as the proposed building setback with proposed streetscape design (including residential-style entries and windows oriented towards the street and a combination of private outdoor space, trees, shrubs, and decorative fences) is consistent with the Development Permit Guidelines in the City Centre Area Plan for Street-Oriented Dwellings. The design provides a sense of connectivity of the building to the street.)

Advisory Design Panel Comments

The proposal was presented to the Advisory Design Panel (ADP) for review on September 21, 2011. Since quorum was not present, the Panel did not vote on the item; however, the consensus of the Panel was that the item should go forward in the usual manner. A copy of the relevant excerpt from the Advisory Design Panel is attached for reference (**Attachment 2**). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '**bold italics**'.

Analysis

Conditions of Adjacency

- The proposed height, building form, siting and orientation of the buildings respect the massing with surrounding existing residential developments.
- There is no south facing residential unit at the adjacent apartment building to the north; thus there is no issues related to overlooking and loss of privacy.

- A natural screen between the proposed townhouse units and the apartment building to the east is provided by the retention and protection of most existing trees on-site along the east property line.
- No townhouse units are proposed adjacent to the single-family home to the east. Retention of an existing hedgerow and installation of a 1.8 m (6 ft.) high fence along the east property line will mitigate headlight glare to adjacent single family dwelling to the east.

Urban Design and Site Planning

- The proposed site layout includes 23 townhouses in five (5) separate three-storey buildings.
- Pedestrian character has been maintained and enhanced along St. Albans Road and Jones Road with the provision of at-grade living space, street front entries and additional landscaping.
- 14 units have direct access from the street; five (5) units have access from a private walkway along the north property line; and five (5) units have access from the internal drive aisle.
- Vehicular access is from Jones Road. Pedestrian access is provided at St. Albans Road.
- The outdoor amenity space is provided in a central consolidated location and is appropriate in providing open landscape and amenity convenient to all of the units.
- A mailbox kiosk and benches are located in the outdoor amenity area to encourage social activities and is located in the central area of the site for easy access.
- Garbage and recycling enclosures are proposed adjacent to the Building 2. The recycling and garbage enclosures have been incorporated into the design of the building to minimize its visual impact.
- Parking requirements have been met. 15 units have two (2) vehicle parking spaces; eight (8) units have one (1) vehicle parking space. No tandem parking spaces are being proposed.
- A total of five (5) visitor parking spaces are provided – four (4) stalls including one (1) accessible parking space are provided at the entrance of the development, one (1) stall is located between Buildings 2 and 3.
- A total of 36 Class-1 bicycle parking spaces are provided within the garages and five (5) Class-2 bicycle parking spaces are provided at two (2) locations along the internal north-south drive aisle.
- All units have private outdoor spaces consisting of front or rear yard and balconies on the second and third floors. All of the private outdoor spaces can be accessed directly from the main living space except for the back yards of Building 5, which could only be access via the garage.

Architectural Form and Character

- The building forms are well articulated. Visual interest has been incorporated with sloped roofs, projections, recesses, varying material combinations, and a range of colour finishes.
- A pedestrian scale is achieved along St. Albans Road and Jones Road with the inclusion of front porches, balconies, trellises, bay windows, well-defined individual unit entry, and landscape features.

- The impact of blank garage doors along the internal drive aisle has been mitigated with panel patterned doors, transom windows, balconies, wood columns, planting islands, and pedestrian entries.
- The proposed building materials (vinyl siding, hardie shingle panel, hardie siding, wood trim, wood column, and wood fascia) are generally consistent with the Official Community Plan (OCP) Guidelines.
- The colour palette includes a range of earth tone colours, highlighted with contrasting trims.
- Accessibility features that allow for aging in place have been incorporated into this development (i.e., blocking in all bathrooms for grab-bars, level handle for all doors, and lever faucet in all bathrooms and powder rooms).
- One (1) convertible unit has been incorporated into the design. Alternate floor plans demonstrating simple conversion potential to accommodate a person in a wheelchair are provided (see alternative floor plans for Unit D where a vertical lift may be installed).

Landscape Design and Open Space Design

- Tree preservation was reviewed at rezoning stage and 26 bylaw-sized trees on-site are to be removed due to general poor condition. A total of 52 replacement trees are required.
- The applicant is proposing to plant 33 replacement trees on-site and provide cash-in-lieu in the amount of \$9,500 for off-site planting of the balance of the replacement trees (19 trees) prior to issuance of the Development Permit.
- The landscape design includes the planting of a mix of coniferous and deciduous trees as well as a variety of shrubs and ground covers, which meets the Official Community Plan (OCP) guidelines for tree replacement and landscaping.
- The landscape facing public street are consisted of lush vegetation of low growing flowering shrubs and ground cover which provide seasonal changes, colour and substantial greenery to the street along with an open picket fence; this allows visual contact between front yard and public street.
- A large Beech tree is proposed to be retained. The City's Tree Preservation Coordinator has recommended a 3.0 m building setback to the Beech tree. However, it is noted that the proposed setback from the covered porch on the ground floor and the decks on the second and third floor of the B-units fronting Jones Road to the Beech tree is only 2.0 m. In order to protect the Beech tree at the existing location, the project arborist recommended that the second floor deck be supported by small spread footings (and sono tube) off each corner of the deck. This will require only a very minor disturbance to the critical root zone. The project arborist has also recommended a custom designed support system that might involve a wood deck or a suspended slab for the ground level patio under the deck to ensure the site grades between the building and the tree be maintained at the existing elevation. The City's Tree Preservation Coordinator has reviewed and concurred with the project arborist's recommendations. A notation has been included in the landscape plan.
- Feature paving on the drive aisle is proposed to highlight the area between the site entrance and the outdoor amenity area.

- The amenity space is consisted of fenced children play area, which come with play equipment, caters for 2 to 6 years old age group, and open grass for spontaneous physical activities for the age group and their guardians.
- Cash-in-lieu for indoor amenity has been provided as a condition of rezoning approvals.

Crime Prevention Through Environmental Design

- The site plan and individual unit design create opportunity for passive surveillance of both of the street frontages, outdoor amenity space, and internal drive aisle.
- Individual unit entrances are visible from the public street, pedestrian mews, or the internal drive aisle.
- Hierarchy of public to private spaces is reinforced with planting and fences.
- Low planting is proposed along edges of buildings to keep the entry area open and visible.
- Solid-core exterior doors with solid doorframes will be provided.
- Security lights including wall mounted lighting for drive aisles, soffit lighting at entries, bollard lighting along the pathway at the north pedestrian mews will be installed to contribute to pedestrian safety. Actual lighting and fixture location will be confirmed during the Building Permit stage.

Sustainability

- Drought tolerant and native planting materials are incorporated into the landscaping design.
- Permeable pavers are introduced within the internal driveway as accent areas at the entry driveway and internal intersections to enhanced site permeability.
- The developer is seeking to meet the Energuide 80 rating and the following items will be incorporated into the proposed buildings/development:
 - Finger jointed studs (an engineered product which maximizes use of material);
 - Heating, ventilating and air conditioning equipments with no chlorofluorocarbons;
 - Low flow toilets;
 - Energy Star appliances and equipments;
 - A minimum of six (6) CFL light bulbs per unit; and
 - Climate-based automatic irrigation controls.

Conclusions

The applicant has satisfactorily addressed staff's comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design. The applicant has presented a development that fits into the existing context. Therefore, staff recommend support of this Development Permit application



Edwin Lee
Planner 1
(604-276-4121)

EL:blg

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

- Final adoption of the Zoning Amendment Bylaw 8759.
- City acceptance of the developer's offer to voluntarily contribute \$9,500 to the City's Tree Compensation Fund for the planting of 19 replacement trees within the City.
- Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained on site. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
- Submission of a Tree Survival Security to the City in the amount of \$8,500 for the 12 trees to be retained onsite. 50% of the security will be released at Final Inspection of the Building Permits of the affected future lots and the remaining 50% of the security will be released two (2) years after final inspection of the Building Permits in order to ensure that the trees have survived.
- Receipt of a Letter-of-Credit for landscaping in the amount of \$91,202 (based on total floor area of 45,601 square feet).

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 in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.



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 11-585139

Attachment 1

Address: 8399 Jones Road (formerly 7500, 7520, 7540, 7560 St. Albans Road)

Applicant: Western St. Albans Venture Ltd. Owner: Western St. Albans Venture Ltd.

Planning Area(s): City Centre Area Plan (Schedule 2.10) – Sub-Area B.1 / St. Albans Sub Area Plan

Floor Area Gross: 4,236 m² (45,601 ft²) Floor Area Net: 2,909 m² (31,309 ft²)

	Existing	Proposed
Site Area:	3,408.4 m ² (36,688 ft ²)	No Change
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	Multi-Family Low-Rise: three-storey apartments, townhouses, two-family or single-family dwellings	No Change
Zoning:	Single Detached (RS1/E)	High Density Townhouses (RTH4)
Number of Units:	4	23

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.90	0.853	none permitted
Lot Coverage – Building:	Max. 45%	43.3%	none
Lot Coverage – Non-porous Surface	Max. 70%	65%	none
Lot Coverage – Landscaping:	Min. 20%	24.64%	none
Setback – Front Yard – Jones Road (m):	Min. 4.5 m	3.0 m	none
Setback – Exterior Side Yard – St. Albans Road (m):	Min. 4.5 m	3.0 m	none
Setback – East Side Yard (m):	Min. 2.0 m	3.2 m	none
Setback – Rear Yard (North) (m):	Min. 1.2 m	2.9 m	none
Height (m):	12.0 m (3 storeys)	12.0 m (3 storeys)	none
Lot Size (min. dimensions):	1800 m ² (min. 20 m wide x 30 m deep)	3,408m ² (37.5 m wide x 91.0 m deep)	none
Off-street Parking Spaces – Residential (R) / Visitor (V):	1.4 (R) and 0.2 (V) per unit	1.60 (R) and 0.20 (V) per unit	none
Off-street Parking Spaces – Total:	38 spaces	42 spaces	none

Tandem Parking Spaces:	not permitted	0	none
Small Car Parking Spaces:	max. 50% when 31 or more spaces are provided on site	14 spaces (33%)	none
Bicycle Parking Space - Class-1	1.25 spaces per unit = 29 spaces	36 spaces	none
Bicycle Parking Space – Class-2	0.2 spaces per unit = 5 spaces	5 spaces	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	\$27,000 cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 23 units = 138 m ²	138 m ²	none

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, September 21, 2001 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

Comments from the Panel were as follows (applicant's responses in ***bold italics***):

1. Laneway is similar to that of the other smaller townhouses in Richmond; currently appears like a dark and shady place; needs further development from an environmental sustainability point of view; in terms of making the laneway a warmer and friendlier place, suggest enriching the paving of the laneway by the whole internal driveway using decorative pavers to encourage residents using it as a social gathering place and outdoor play area for children;

The decorative paving area has been expanded. A smooth paving surface (asphalt) was left for street hockey or basketball play.

2. Landscape plan provided by the applicant shows the sidewalk up against the curb along St. Alban's Road; consider introducing a boulevard between the curb and the sidewalk where trees could be planted; will make the development look warmer and more friendly;

With sidewalk adjacent to the property line, there will be a boulevard between the sidewalk and the curb.

3. Design of the fencing looks generic; provide better relationship between the architecture and materials of the building with fences, trellises and arbours; will provide more identity to the proposed development;

The fencing responds to the building design. The metal fencing echoes the deck railing including its colour.

4. Concern on the survivability of trees at back of the development; retaining wall and grade changes may affect survivability;

The panel member was reminded that the retaining wall existed. No further issue.

5. Consider using landscaping in making the place warmer and socially friendly and improving the handlings of the street interface;

The open landscape along the street front provides an opportunity for interact with the public. The retention of the large Beech tree maintains historical and social connection with the public.

6. Proposed project looks like a typical development in Richmond;

No Comment.

7. Frame that goes around the buildings provides character; distinguishes the project from other similar developments in Richmond;

We believe that the building 1 frame is attractive but based on the comments have agreed to explore a concept that minimized the frame.

8. Concern on the reduced road setback from 4.5 meters to 3.0 meters on all floors above the main floor including all projections; seems very close to the street;

There is some variety in St. Albans Road setbacks. The 3.0m setback is for the porch posts. Ground floor walls are setback at least 4.5m while upper floors are typically closer to the property line. Setback variations occur both vertically and between buildings (buildings 1 and 4 are generally setback more than buildings 2 and 3).

9. Some parts of the building can be moved farther from the road instead of the whole building imposing itself on the street;

We agreed the modulated facades created for the west wall of the building 1, 2, 3, 4 were developed to step portions of the wall from the street to create a verity of smaller building elements. Likewise we have explored a similar technique for the south facade of building 1 that we proposed to use if Richmond agrees to permit private outdoor space of 29m² for units B2, B3.

10. Buildings look like apartments; townhouses look cold and unfriendly; massing needs to be visually broken down to create a townhouse character and a friendlier streetscape;

Decks and porches are provided to keep up with 37m² private open spaces. We used decks as a major feature of the exterior design. We softened the look of the buildings with light colour trims which highlight slightly darker siding.

11. Agree with comments regarding the massing of the buildings; further development is needed to create a townhouse character, particularly at the St. Alban's Road interface; consider discontinuous balcony for individual units; could provide townhouse character to the frontage; changes in massing to be considered in buildings along the street;

Building 1 south elevation has been revised.

12. Project looks good and lay-out is functional; fits well with the neighbourhood;

No Comment.

13. Consider introducing public art; will benefit the developer and the community;

Thank you for the idea, we will consider introduction of public art on the property in lieu of part or all of the public art fund contribution already agreed to.

14. Agree with most of the comments of the Panel, particularly regarding massing and paving;

No Comment.

15. Reduction of road setback along St. Alban's Road is not a concern; common in dense communities that have townhouse developments; provides a sense of connectivity and tactility of the building to the street;

No Comment.

16. Overall building form and development is interesting; has a Steveston character; needs further resolution to visually break up the massing; use the framework a little bit more but not too drastic; and

No Comment.

17. A fairly handsome project.

No Comment.

The Acting Chair noted that there is general agreement among the Panel members present that DP 11-585139 move forward to the Development Permit Panel subject to the applicant addressing the items discussed by the Panel.

Due to the absence of Quorum, a recommendation could not be considered.



No. DP 11-585139

To the Holder: WESTERN ST. ALBANS VENTURE LTD.

Property Address: 8399 JONES ROAD
(FORMERLY 7500, 7520, 7540 AND 7560 ST. ALBANS ROAD)

Address: C/O WAYNE FOUGERE
WAYNE FOUGERE ARCHITECTURE INC.
201 - 230 W. BROADWAY STREET
VANCOUVER, BC V5Y 1P6

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 reduce the road setback from 4.5 m to a minimum of 3.0 m on all floors above the main floor, including all projections.
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 \$91,202.00 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. As a condition of the issuance of this Permit, the City is holding a Tree Survival Security in the amount of \$8,500 to ensure the protected trees onsite will not be damaged during construction. 50% of the security will be released at Final Inspection of the Building Permits of the affected future lots and the remaining 50% of the security will be released two (2) years after final inspection of the Building Permits in order to ensure that the trees have survived.
8. 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 11-585139

To the Holder: WESTERN ST. ALBANS VENTURE LTD.

Property Address: 8399 JONES ROAD
(FORMERLY 7500, 7520, 7540 AND 7560 ST. ALBANS ROAD)

Address: C/O WAYNE FOUGERE
WAYNE FOUGERE ARCHITECTURE INC.
201 - 230 W. BROADWAY STREET
VANCOUVER, BC V5Y 1P6

9. 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.

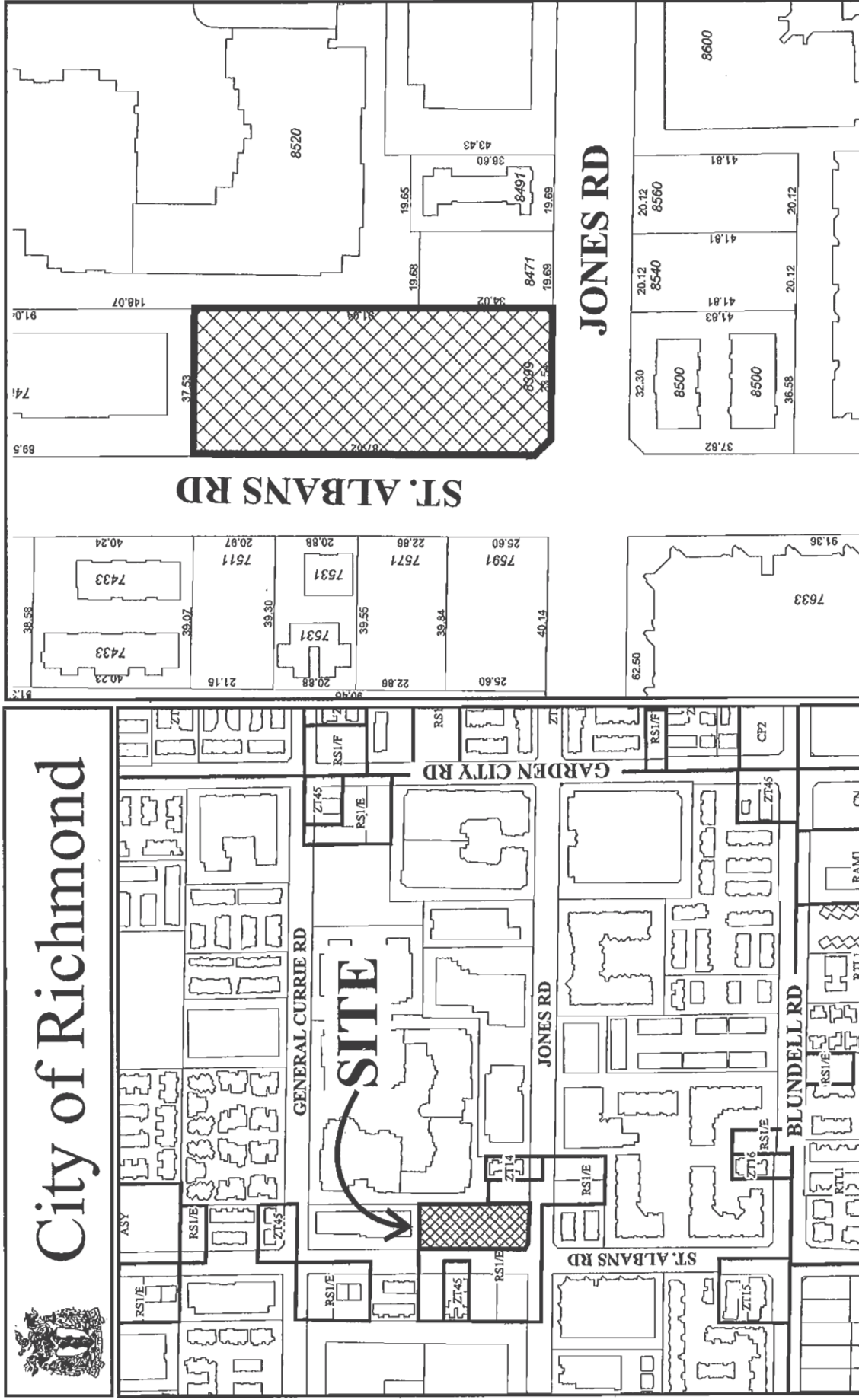
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE
DAY OF , .

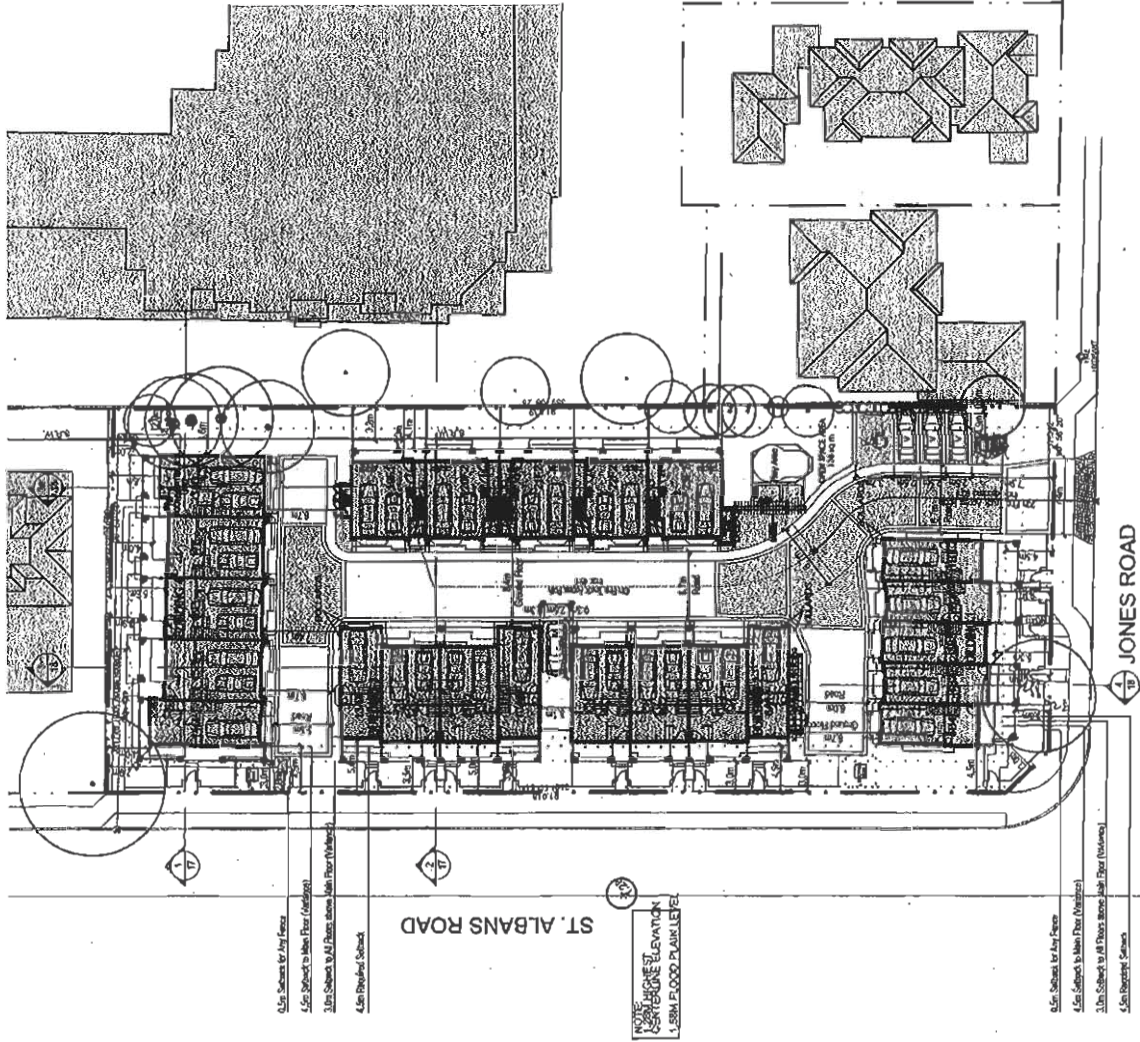
DELIVERED THIS DAY OF , .

MAYOR



Note: Dimensions are in METRES





PROVISION OF ACCESSIBILITY FEATURES:
 "AGING-IN-PLACE" REQUIREMENTS ON ALL UNITS
 TO ALL UNITS:
 - Entry doors minimum 855 mm clear opening (7'-0" swinging door spec.)
 - Hallways minimum 1800 mm width
 - Corridors minimum 1800 mm width
 - Stairs minimum 2'-0" (swinging door spec.)
 - Ramps to balconies for installation of grab-bars (table, toe and handrail)
 - Provision of lever door handles
 - One window that can be opened with a single hand in the living room
 - One window that can be opened with a single hand in one bedroom
 NOTE:
 UNIT 18D IS PROPOSED AS CONVERTIBLE UNIT

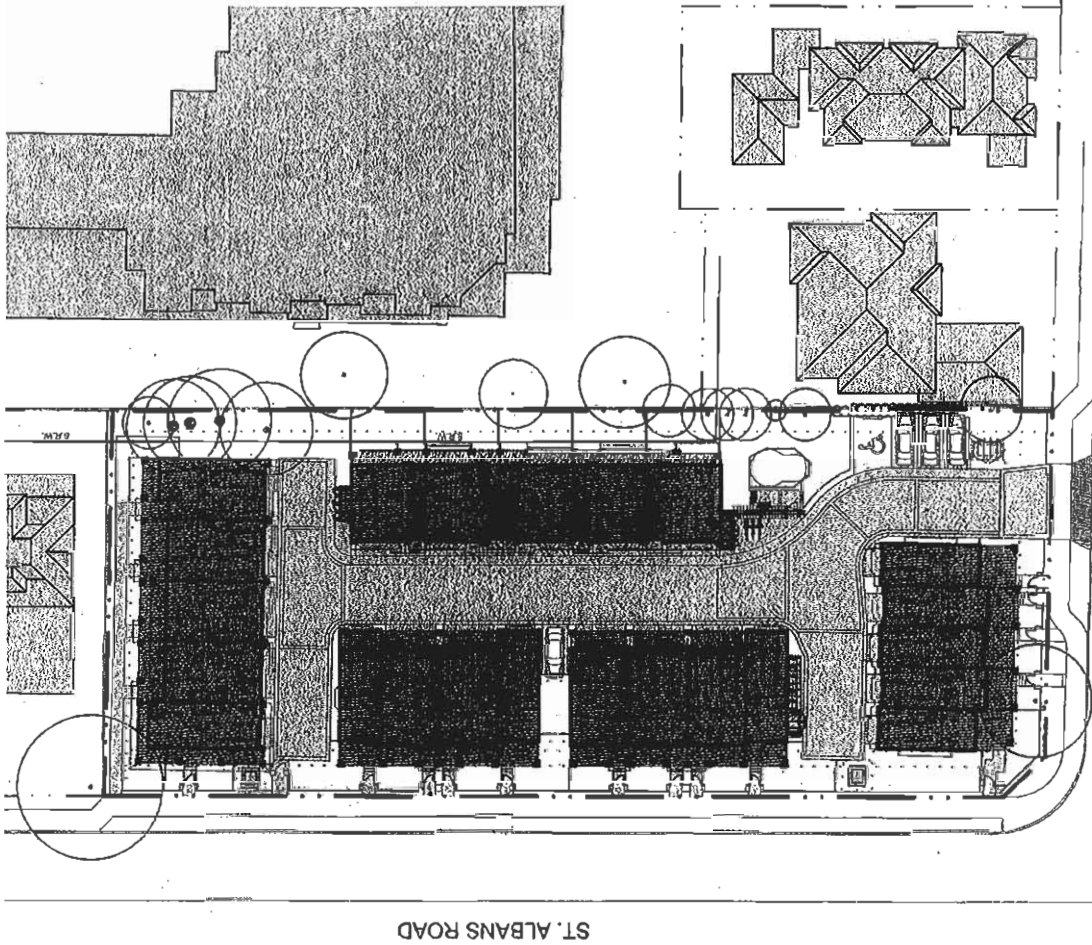


MAR 01 2012 PLAN 1
 DP 11585139
St Albans and Jones Roads
 for
 WESTERN ST. ALBANS VENTURE LTD **Plan#1**

FEBRUARY 26, 2012
FOUGERE
ARCHITECTURE
 INC.
 401-232-1111
 1000-1000
 1000-1000



SITE PLAN
 SCALE 1"=40'-0"



	15,699 # OF LOT COVERAGE AREA 43.1% PROPOSED COVERAGE
	23,047 # OF NONPOROUS SURFACE AREA 65% PROPOSED OF NONPOROUS SURFACE COVERAGE
	26,147 # OF LOT COVERAGE AREA 79% PROPOSED OF LOT COVERAGE



JONES ROAD

ST. ALBANS ROAD



COVERAGE CALCULATION
SCALE 1" = 40'

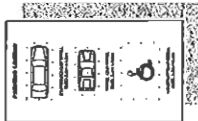
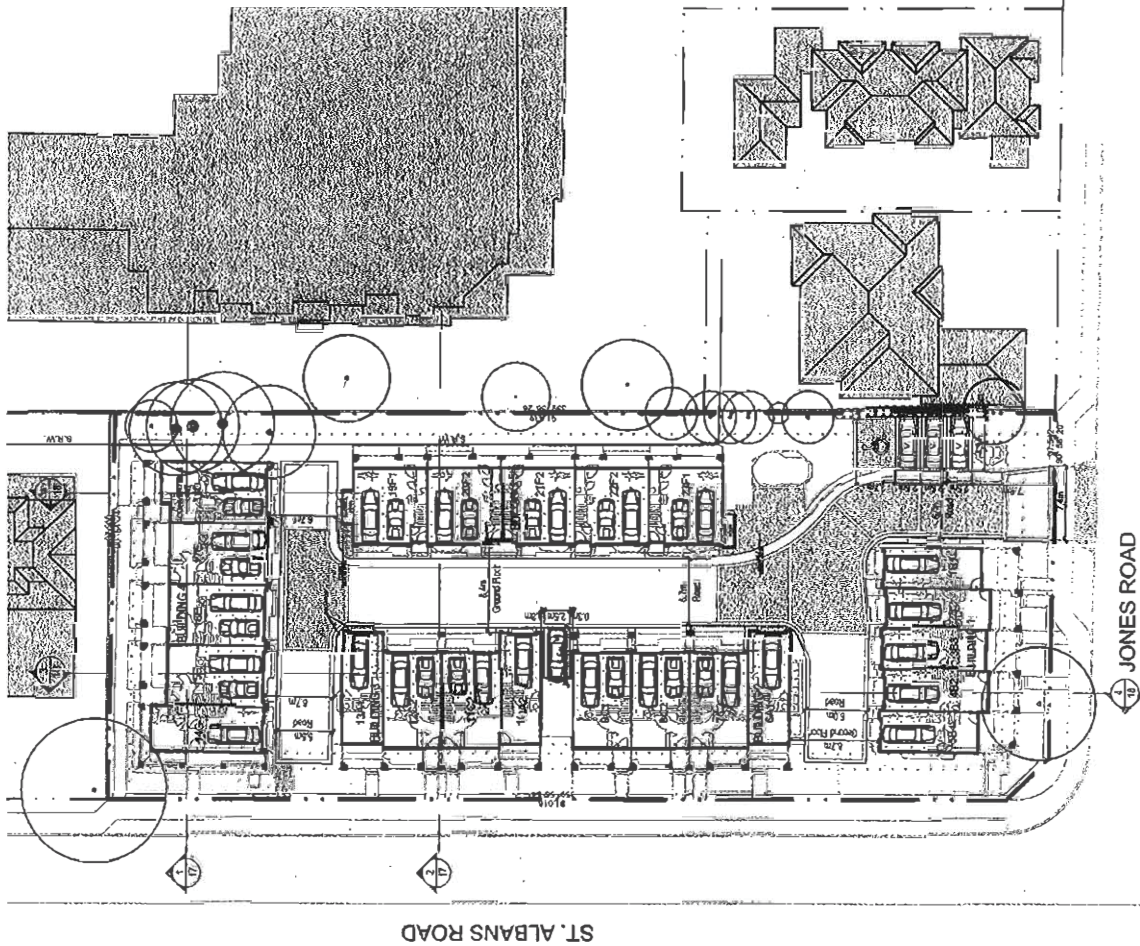
MAR 01 2002 PLAN 1A

DP 11585139

St Albans and Jones Roads

for
WESTERN ST. ALBANS VENTURE LTD

Plan#1a



Parking and Bicycle Requirements	
Ratio 1:4 car/unit (City Corner Parking)	33
Visitor 0.2 car/unit	5
Total Required	38
Handicap 2%	1
Small 2% of total required parking spaces	19
Medium 50% of required parking spaces	19
Parking Provided	33
Handicap 2%	1
Small 2%	14
Medium 50%	18
Visitor Provided	5
Total Provided	42
On-site Bicycle Parking Requirements	
Class 1: 1.25 staff/unit	29
Class 2: 0.25 staff/unit	9
Total Class 1 Staff Required	29
Total Class 1 Staff Provided	29
Total Class 2 Staff Required	5
Total Class 2 Staff Provided	5



MAR 01 2012 PLAN 2

DP 11585139

St Albans and Jones Roads

for
WESTERN ST. ALBANS VENTURE LTD

Plan#2

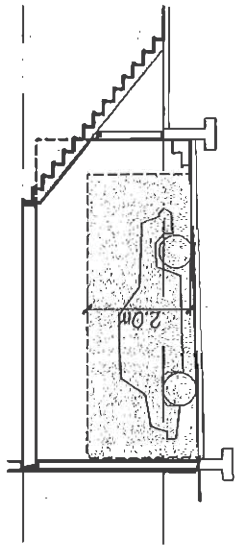


PARKING PLAN
SCALE 1" = 40'-0"

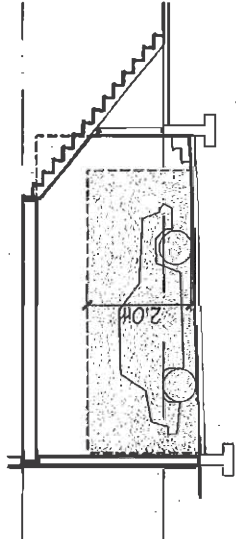
FEBRUARY 28, 2011

FOUGERE
ARCHITECTURE
INC.

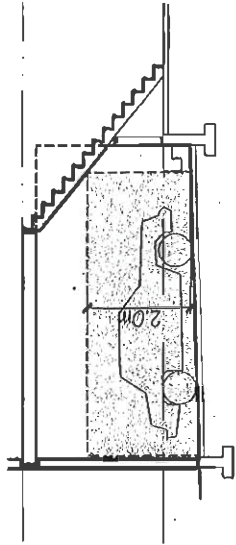
200 - 230 WEST WINDSOR
WINDSOR, ONTARIO N9A 1G7
TEL: 519-253-2322



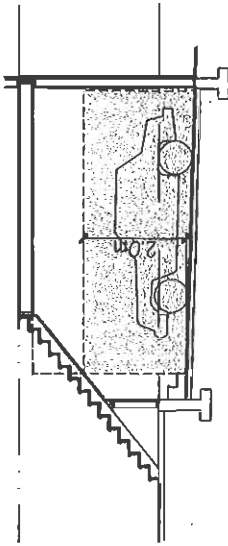
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Unit A1



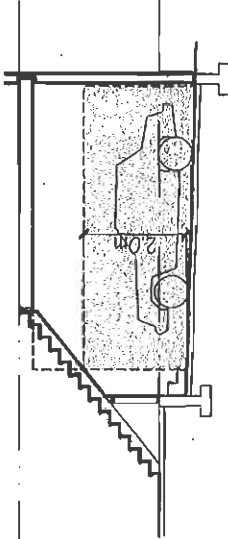
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Unit A2



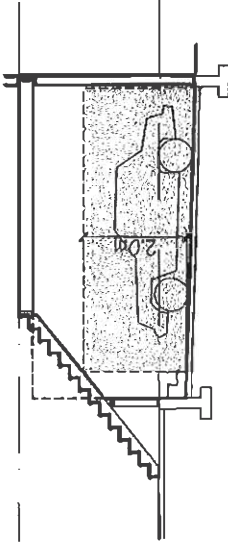
SECTION 3
Unit B1



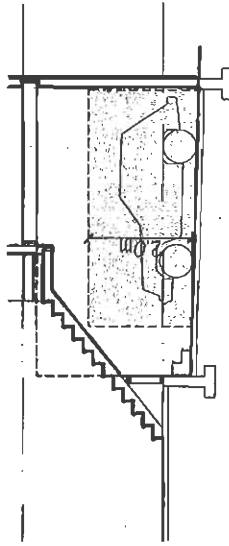
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Unit B2



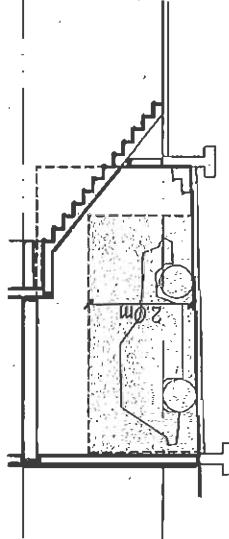
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Unit B3



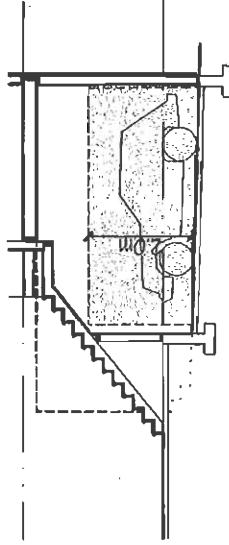
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Unit B4



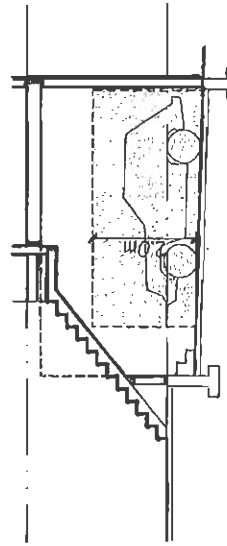
SECTION 7
Unit C1



SECTION 8
Unit C2



SECTION 9
Unit C3



SECTION 10
Unit E



PARKING SECTIONS
SCALE 1/8" = 1'-0"

MAR 01 2012 PLAN 2A

DP 11585139

St Albans and Jones Roads

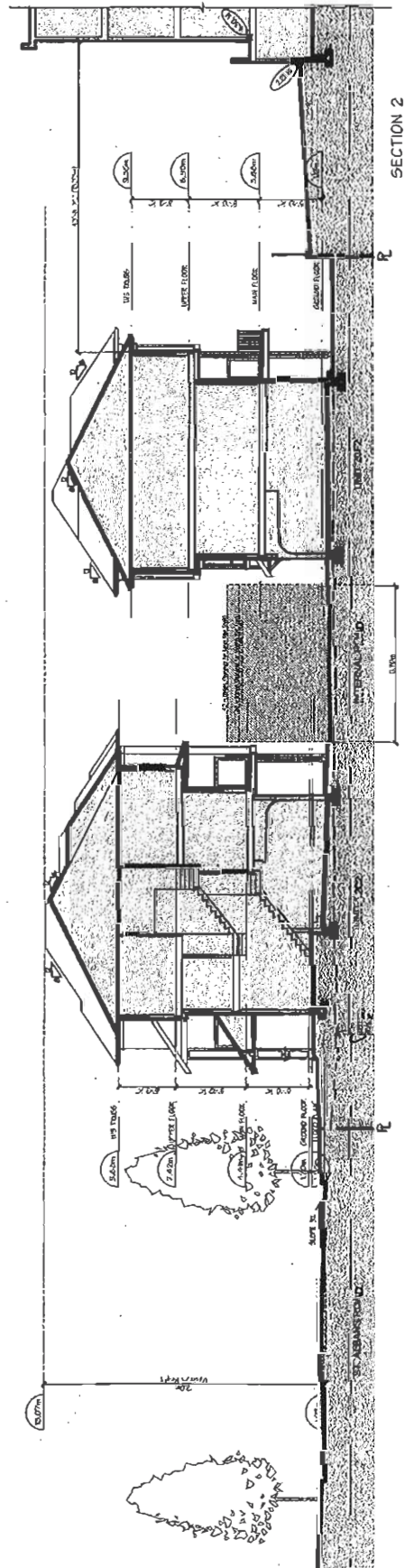
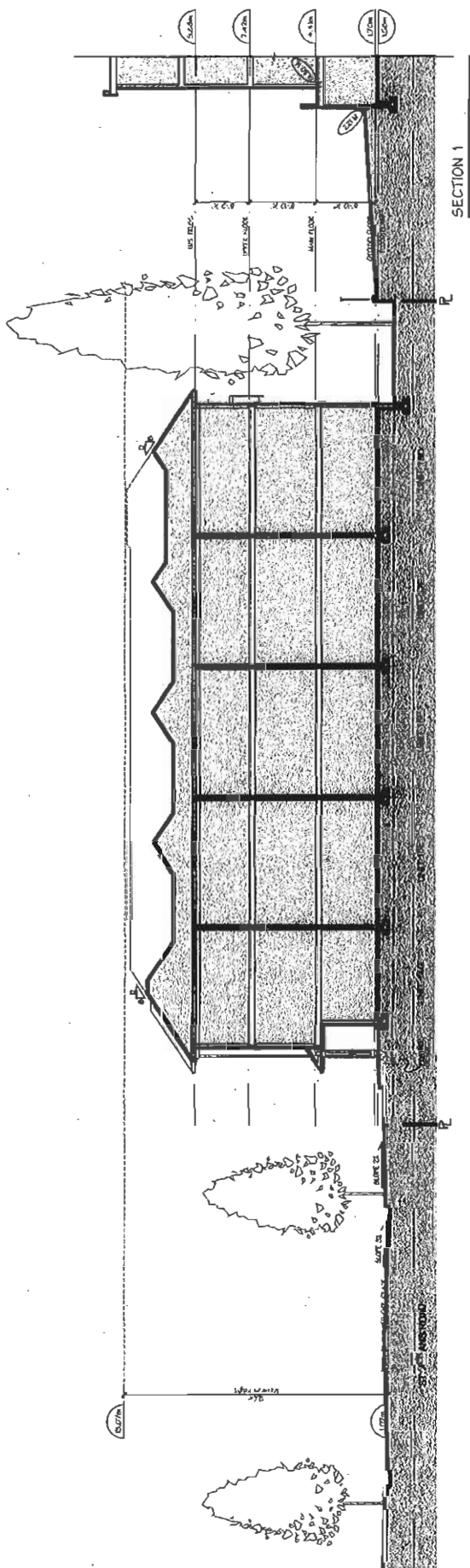
for
WESTERN ST. ALBANS VENTURE LTD

Plan#2a

FEBRUARY 29, 2012

**FOUGERE
ARCHITECTURE
INC.**

201 225 WEST HURONWAY
SUITE 100
OTTAWA, ONT. K1N 6P5



MAR 01 2012

St Albans and Jones Roads

for
WESTERN ST. ALBANS VENTURE LTD

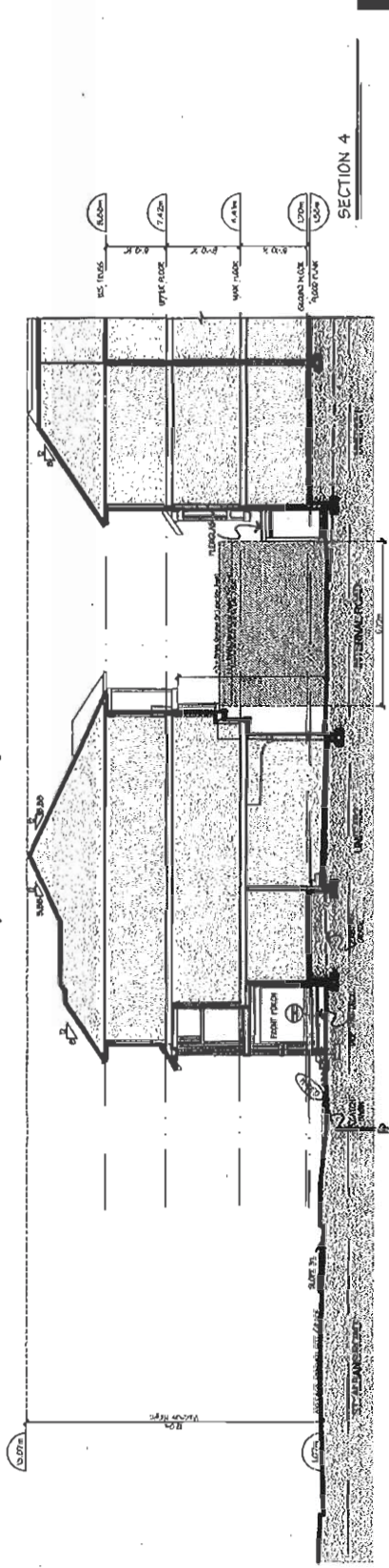
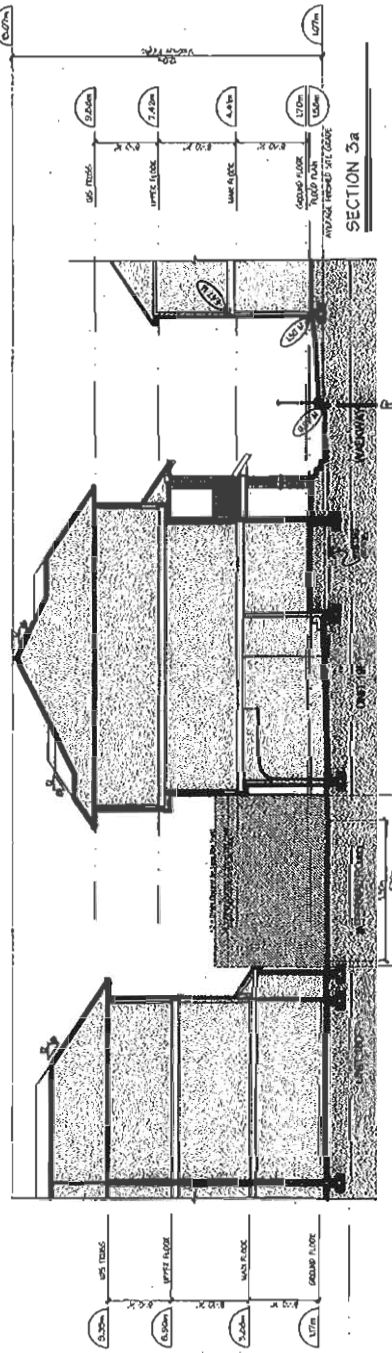
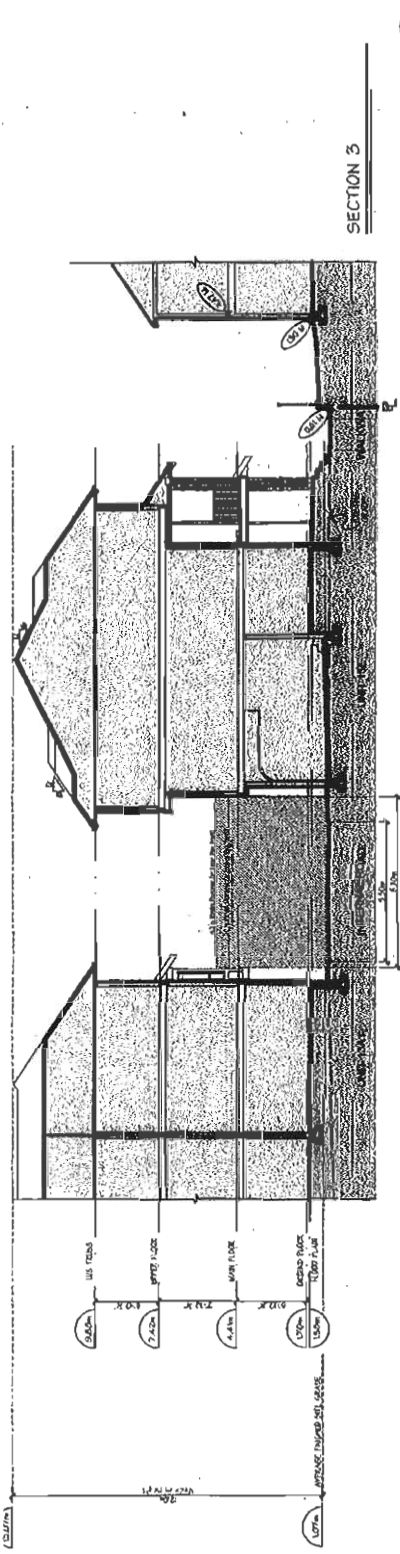
FEBRUARY 28, 2012

**FOUGERE
ARCHITECTURE** INC.

4052-010 10071
WANNING
ALL A-10 AIRCRAFT
WANNING 1-10 020 002



SITE SECTIONS



SITE SECTIONS
SCALE 1/8" = 1'-0"

St Albans and Jones Roads

for
WESTERN ST. ALBANS VENTURE LTD

Plant#18

MAR 01 2012

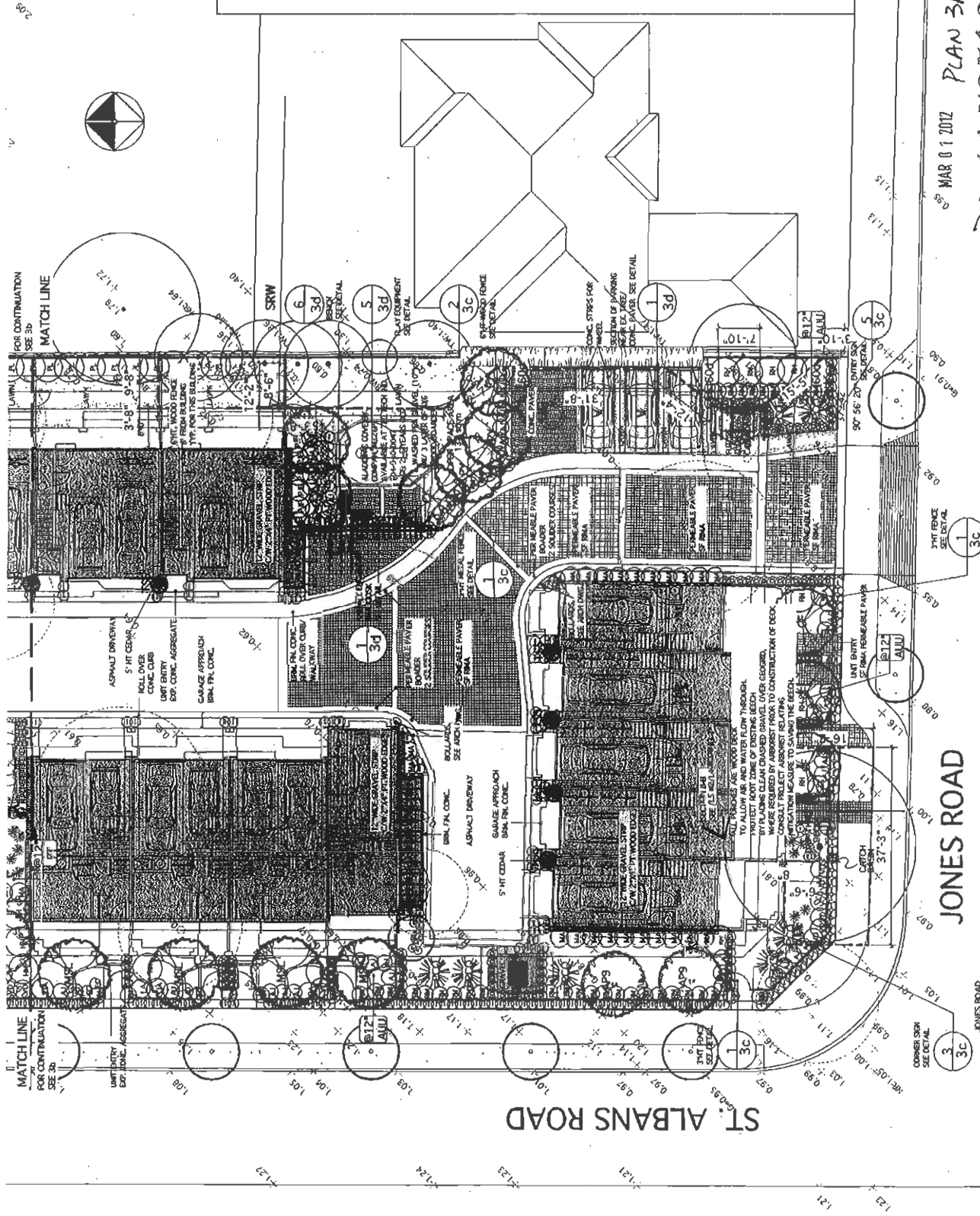
DP 11585120

DIAM

FEBRUARY 29, 2012

**FOUGERE
ARCHITECTURE
INC.**

201 WEST HURONTARIO ST. SUITE 200
MISSISSAUGA, ONTARIO L4V 1P5
TEL: 905.875.1120
WWW.FOUGEREARCHITECTURE.COM



JONES ROAD

PLAN 3A

ॐ

[illegible]

4 ASSOCIATES
Landscape Architects
1942 E 5th Ave.
Vancouver, BC V6N 1M2
T/F: (604) 256-5009
Email: bs@4aassoc.com

Overlaid

PROCESSED 23 UNITS
TOWN HOUSE
ST. ALBANS
/JONES RD.
RICHMOND B.C.

1000

LANDSCAPE PLAN

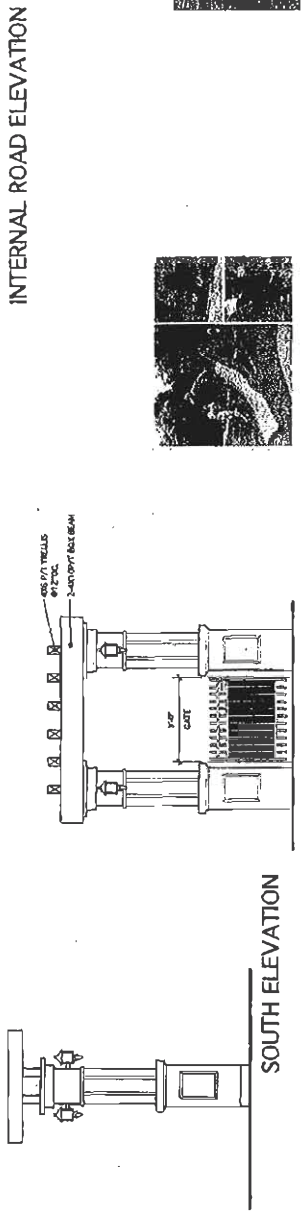
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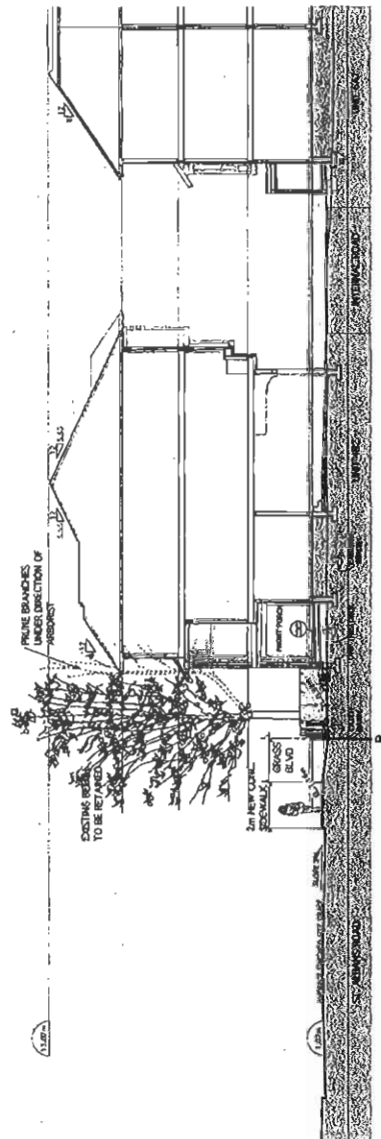
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DRIVER	ML
CHECKING	TI
DAILY	MAR 3, 2011
ACT.	YR04
DATE	

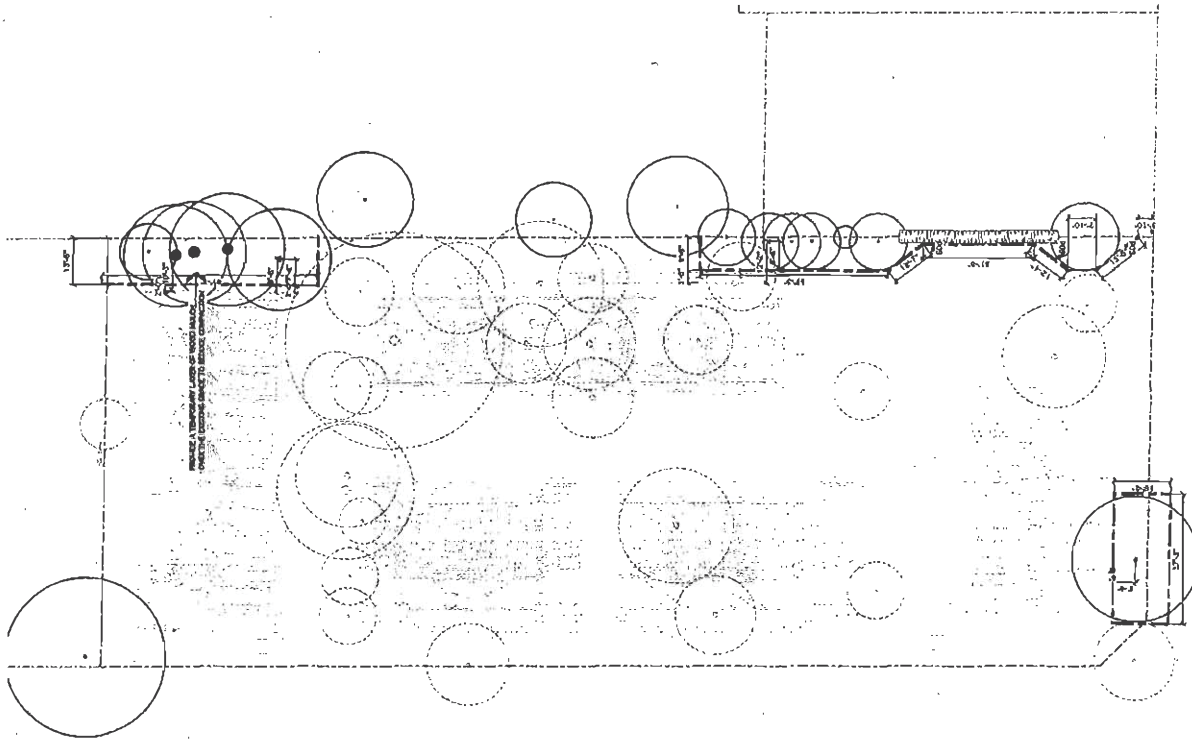
3 AMENITY AREA ARBOUR
SCALE 1/2" = 1'-0"

4 PEDESTRIAN ENTRY
SCALE 1/2" = 1'-0"

5 COMPAN/M326P ALADDIN'S CAVE
3d HTS







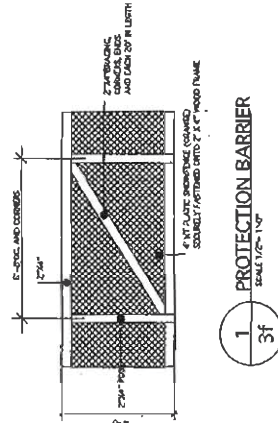
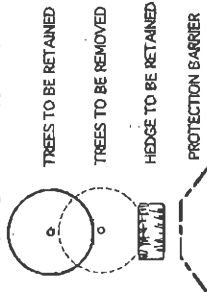
THE CLIENT SHALL OBTAIN NECESSARY PERMITS FROM ALL AFFECTED AGENCIES IN THE LANDSCAPE

REPLACEMENT TREE PLAN

ST ALBANS ZONES TO REMAIN

EXISTING TREE	PROPOSED TREE	REASON FOR REMOVAL	REASON FOR REPLACEMENT	REASON FOR REMOVAL	REASON FOR REPLACEMENT
1. 12" DBH	1. 12" DBH	1. 12" DBH	1. 12" DBH	1. 12" DBH	1. 12" DBH
2. 12" DBH	2. 12" DBH	2. 12" DBH	2. 12" DBH	2. 12" DBH	2. 12" DBH
3. 12" DBH	3. 12" DBH	3. 12" DBH	3. 12" DBH	3. 12" DBH	3. 12" DBH
4. 12" DBH	4. 12" DBH	4. 12" DBH	4. 12" DBH	4. 12" DBH	4. 12" DBH
5. 12" DBH	5. 12" DBH	5. 12" DBH	5. 12" DBH	5. 12" DBH	5. 12" DBH
6. 12" DBH	6. 12" DBH	6. 12" DBH	6. 12" DBH	6. 12" DBH	6. 12" DBH
7. 12" DBH	7. 12" DBH	7. 12" DBH	7. 12" DBH	7. 12" DBH	7. 12" DBH
8. 12" DBH	8. 12" DBH	8. 12" DBH	8. 12" DBH	8. 12" DBH	8. 12" DBH
9. 12" DBH	9. 12" DBH	9. 12" DBH	9. 12" DBH	9. 12" DBH	9. 12" DBH
10. 12" DBH	10. 12" DBH	10. 12" DBH	10. 12" DBH	10. 12" DBH	10. 12" DBH

LEGEND FOR EXISTING TREES



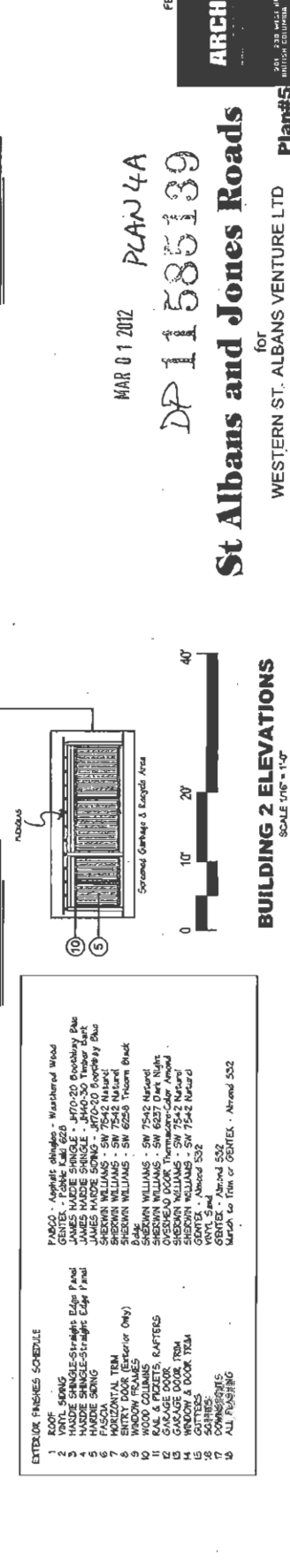
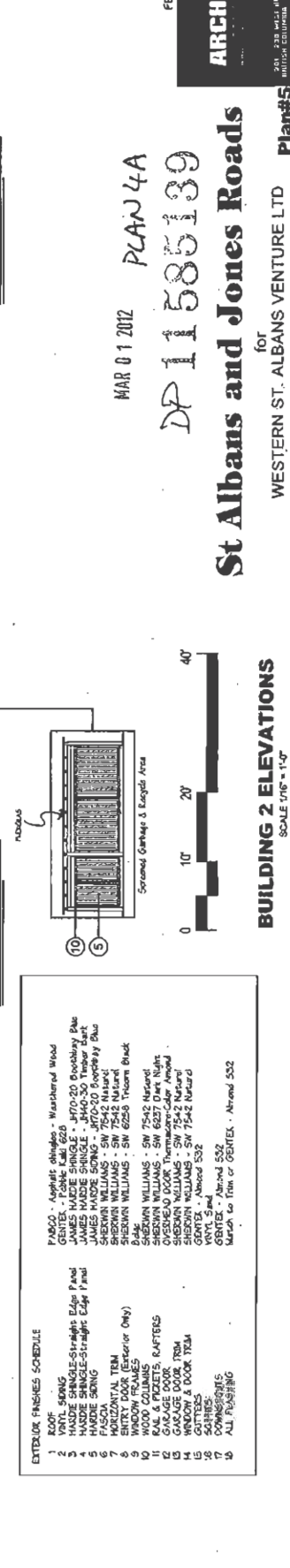
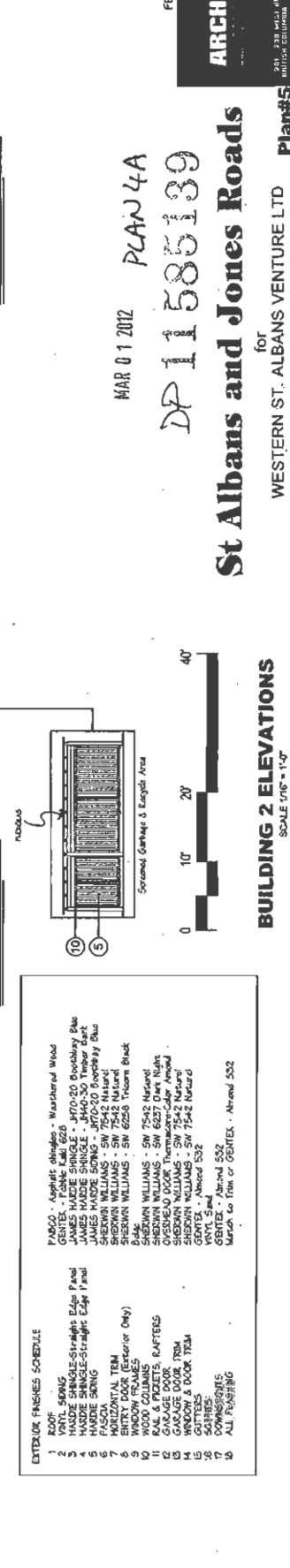
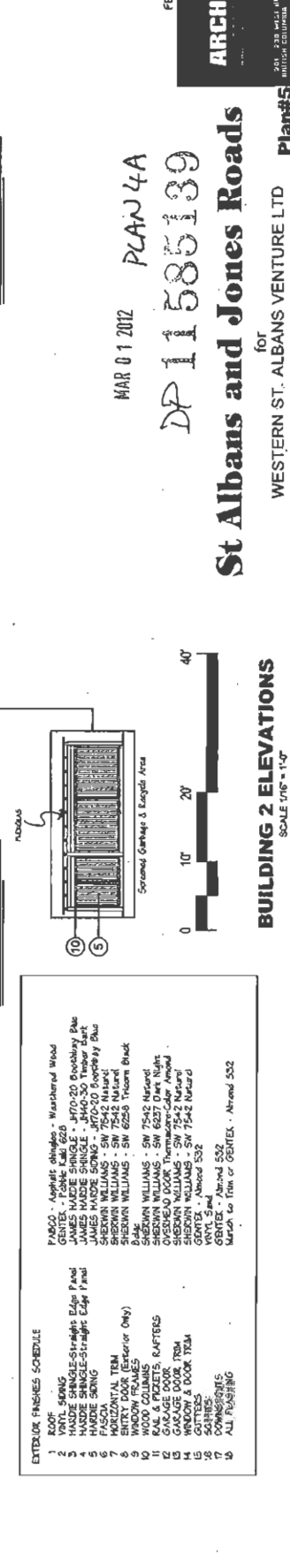
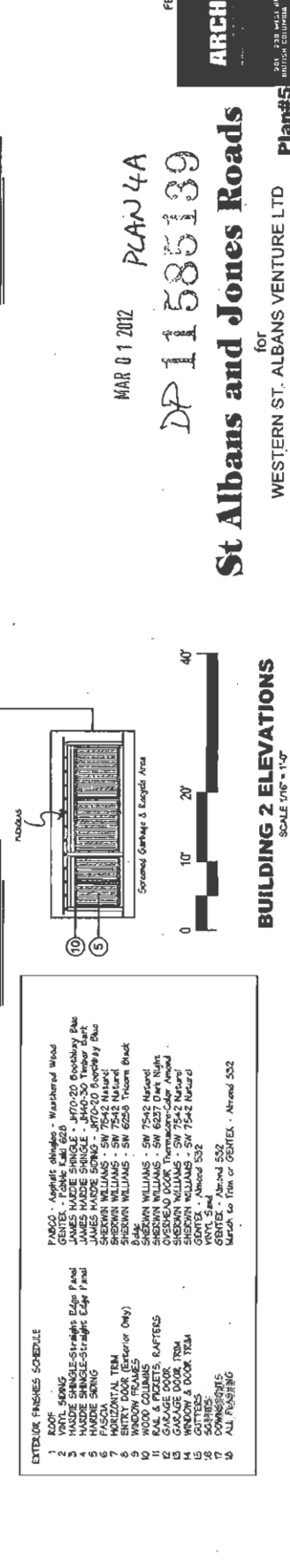
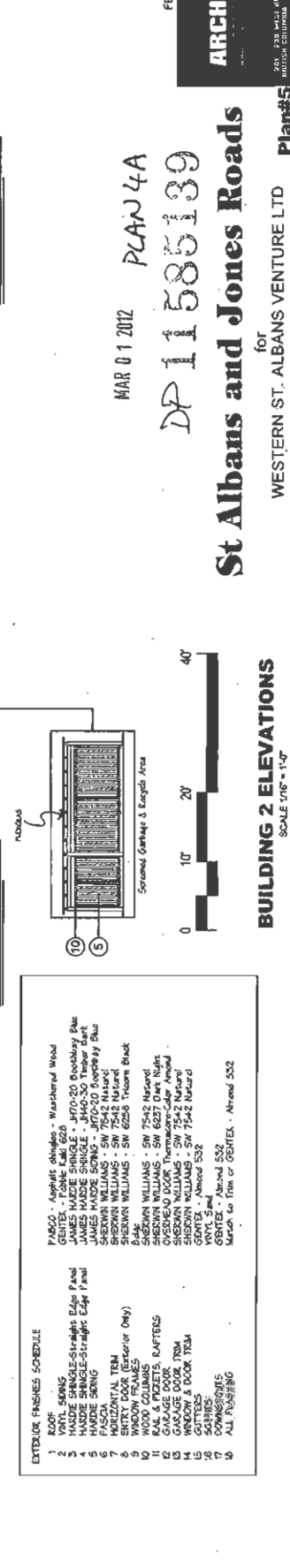
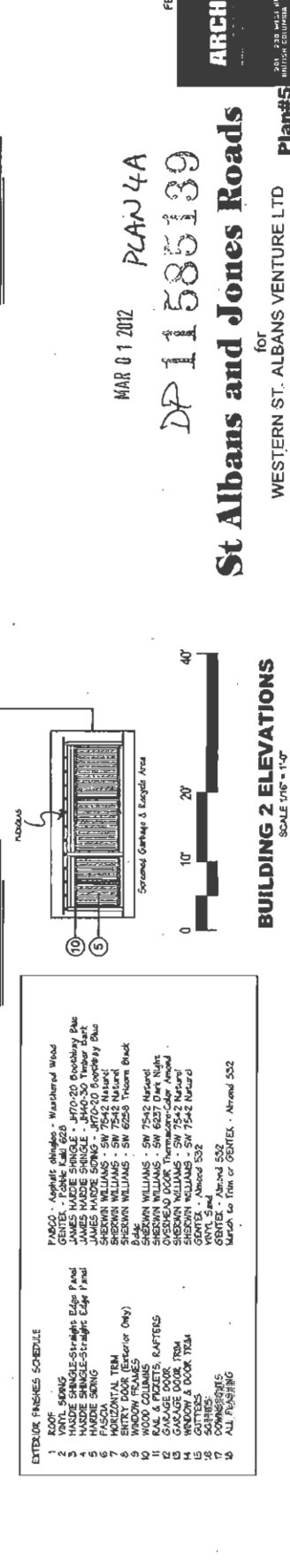
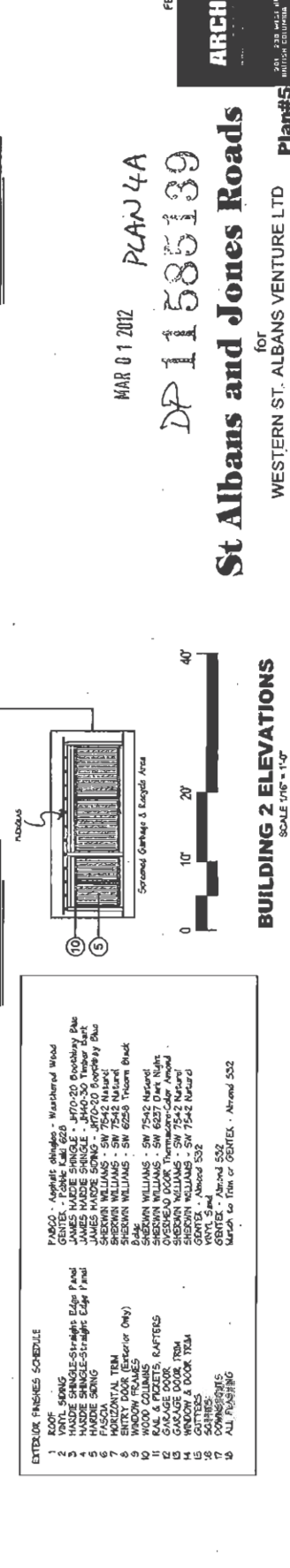
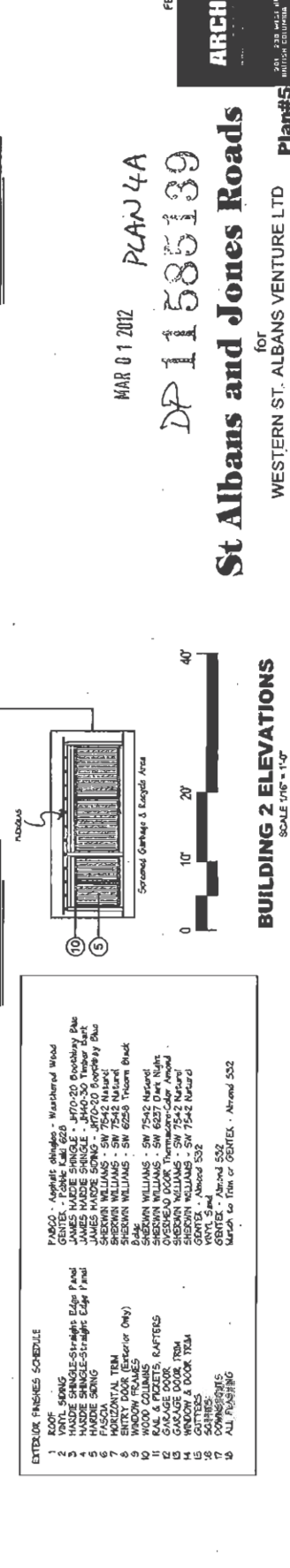
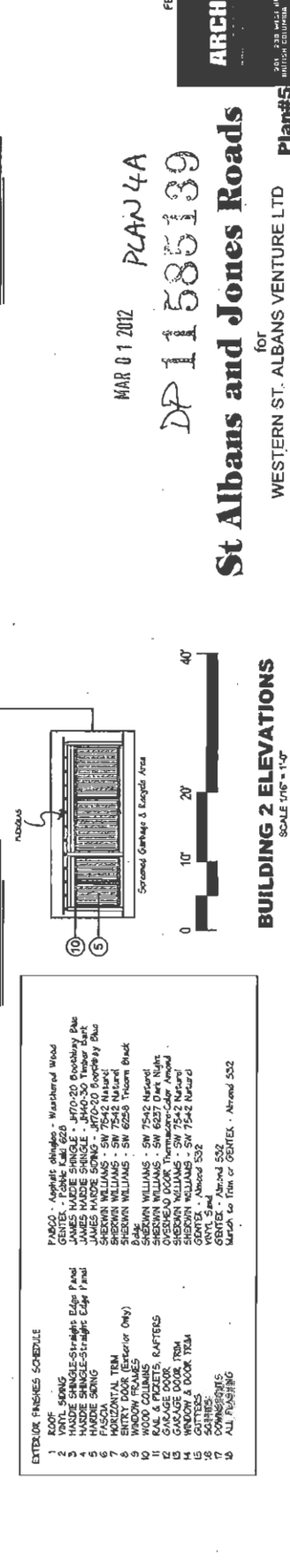
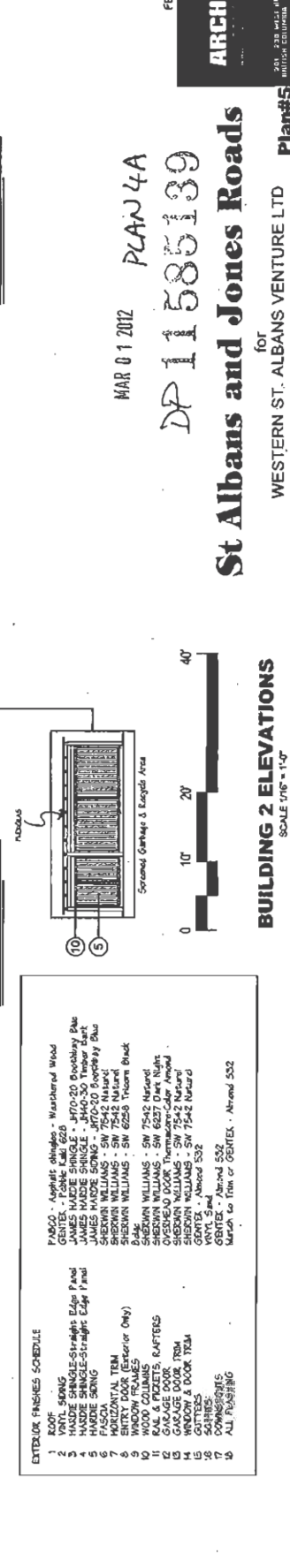
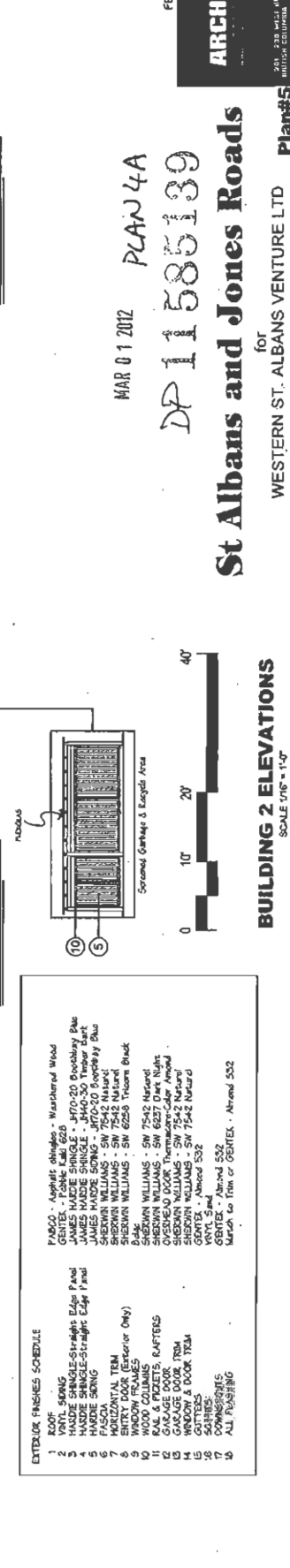
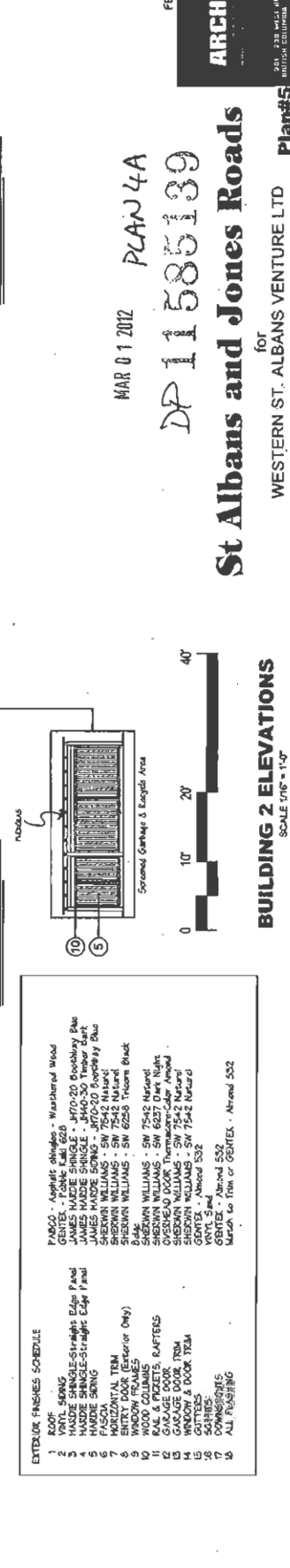
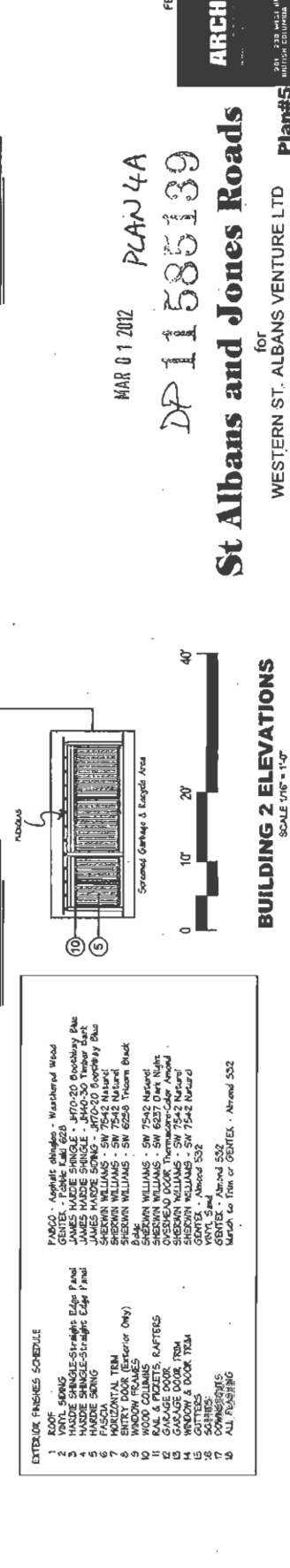
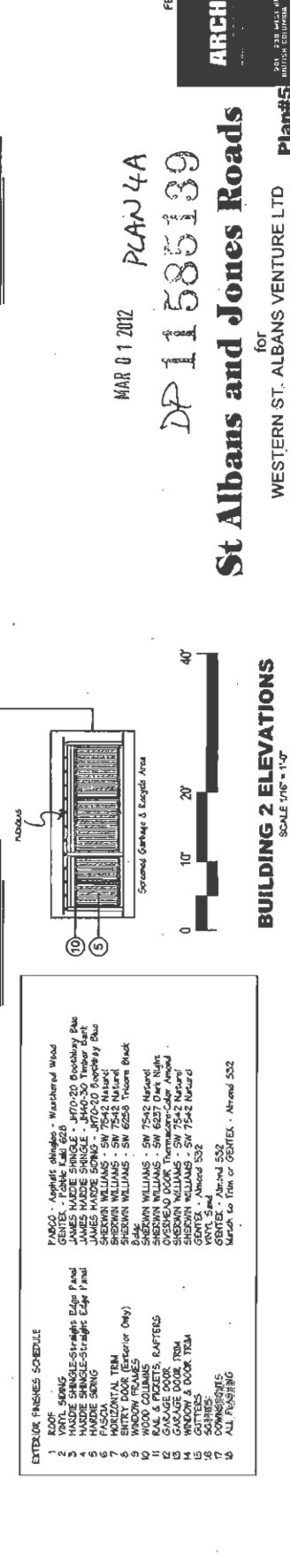
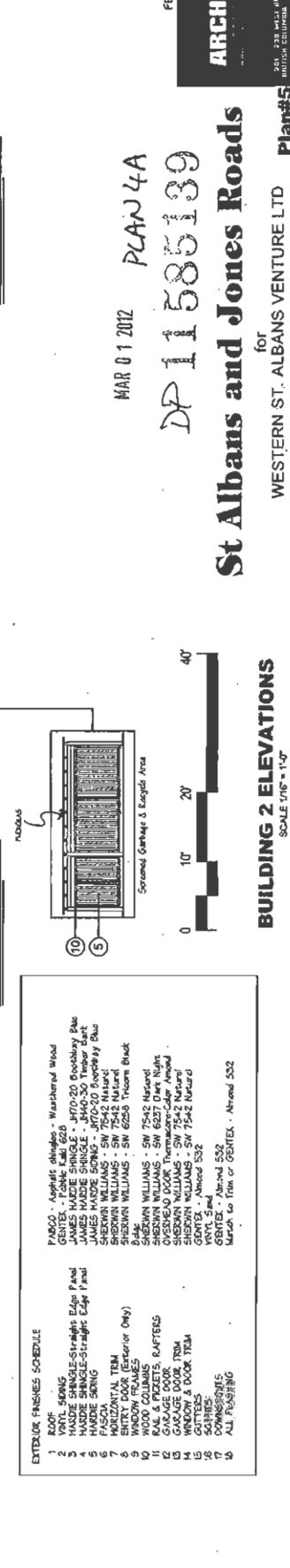
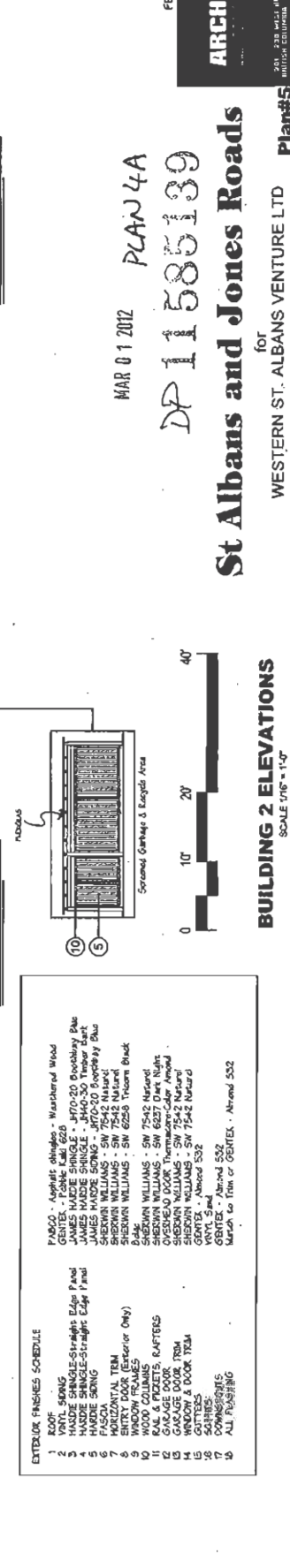
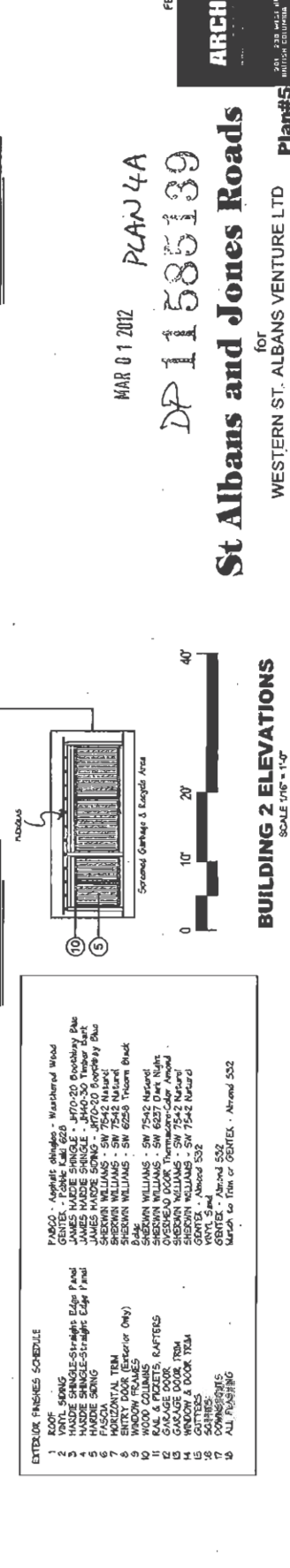
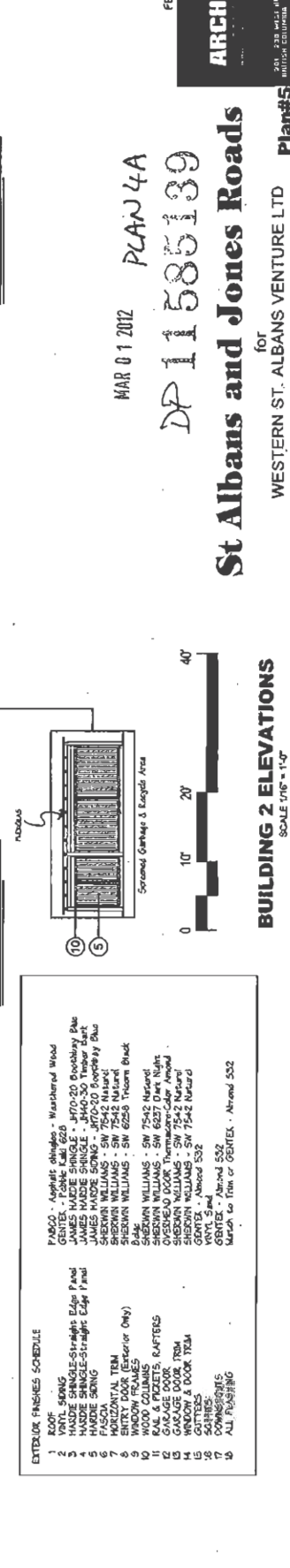
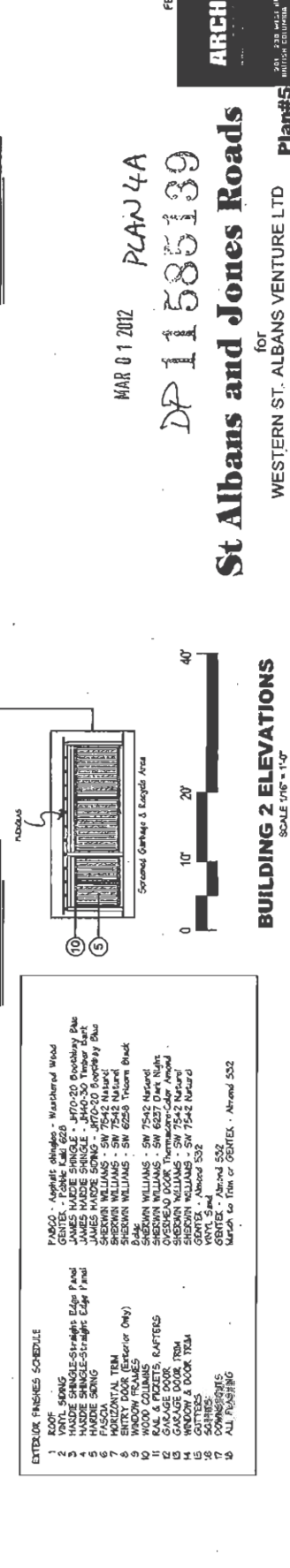
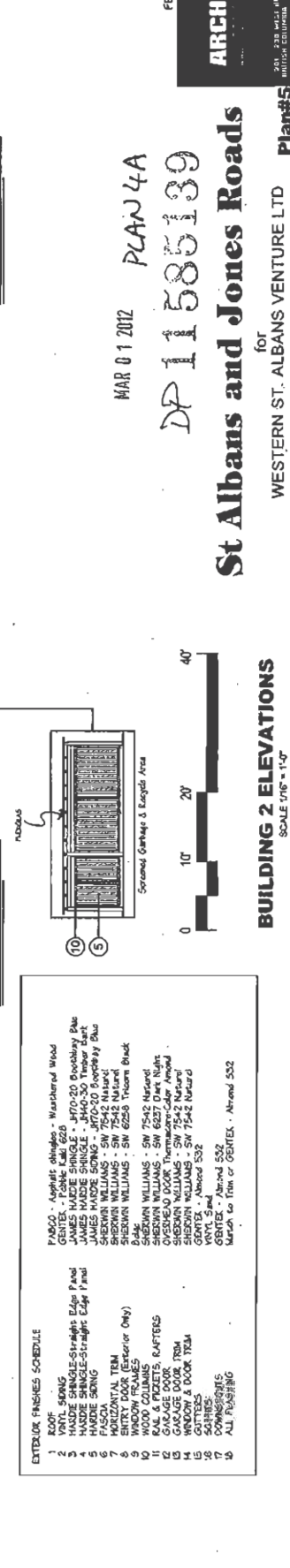
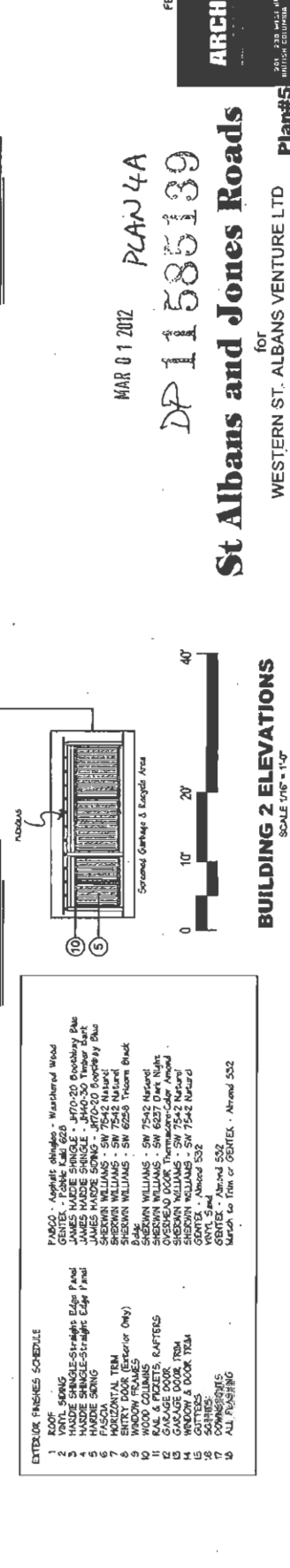
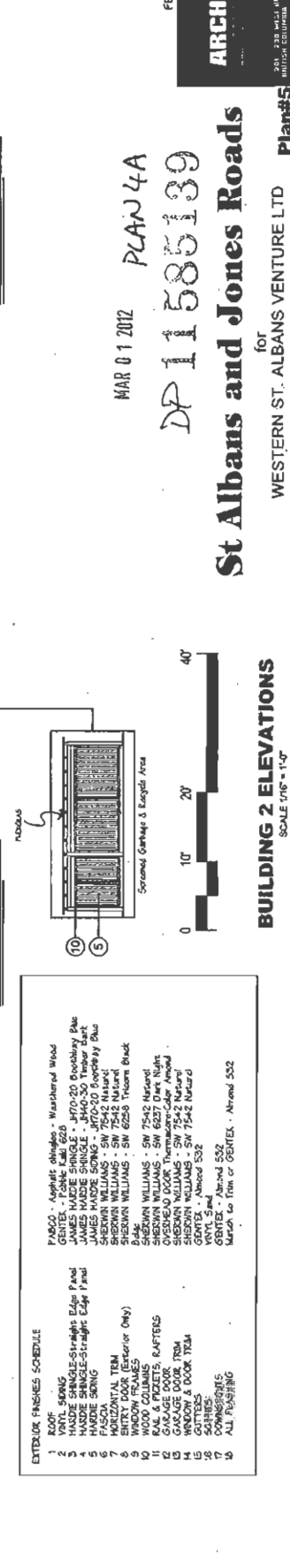
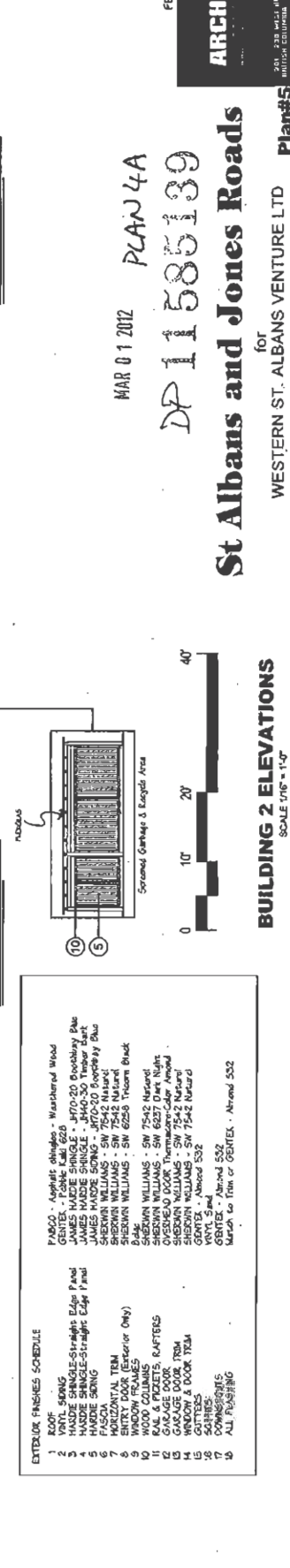
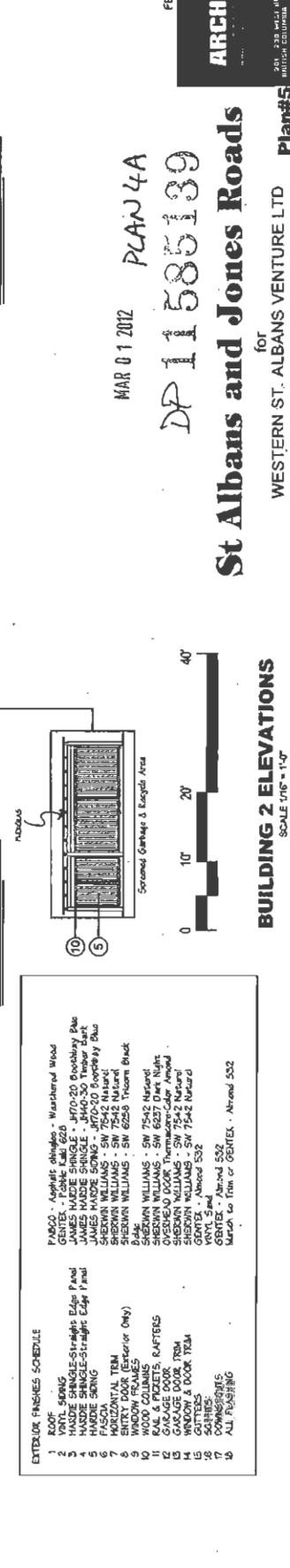
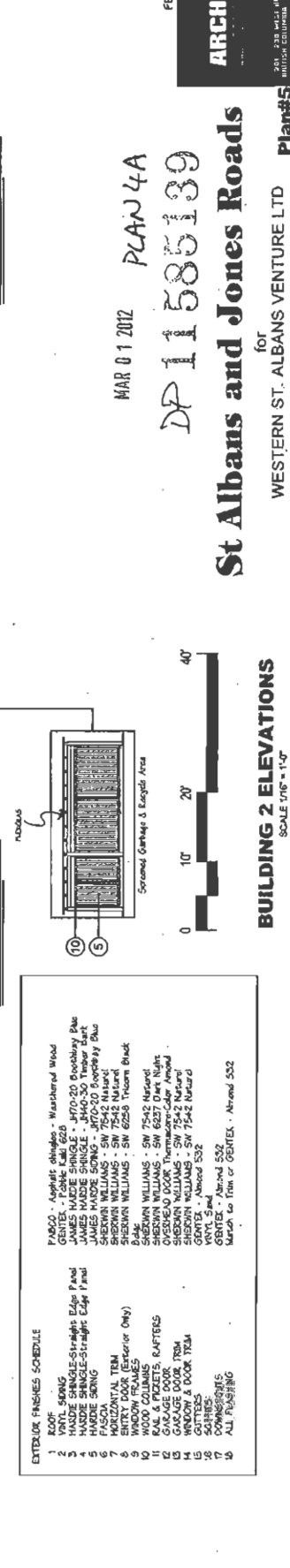
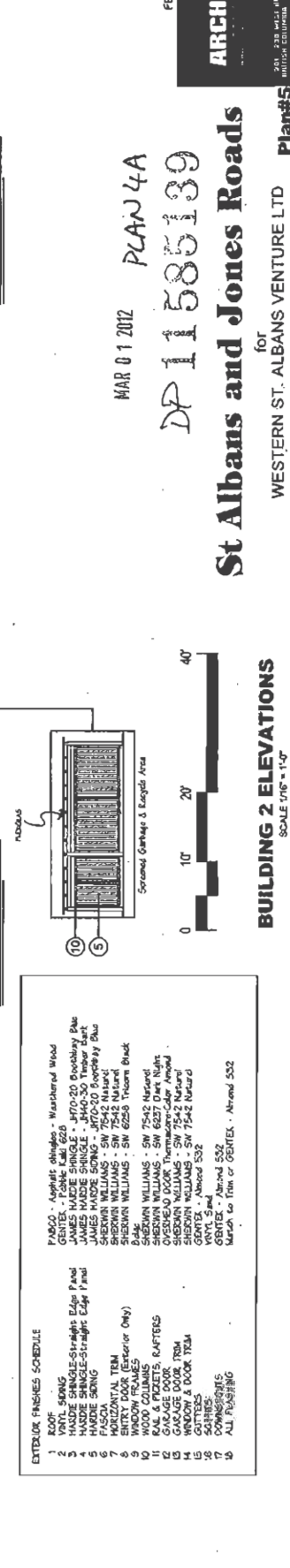
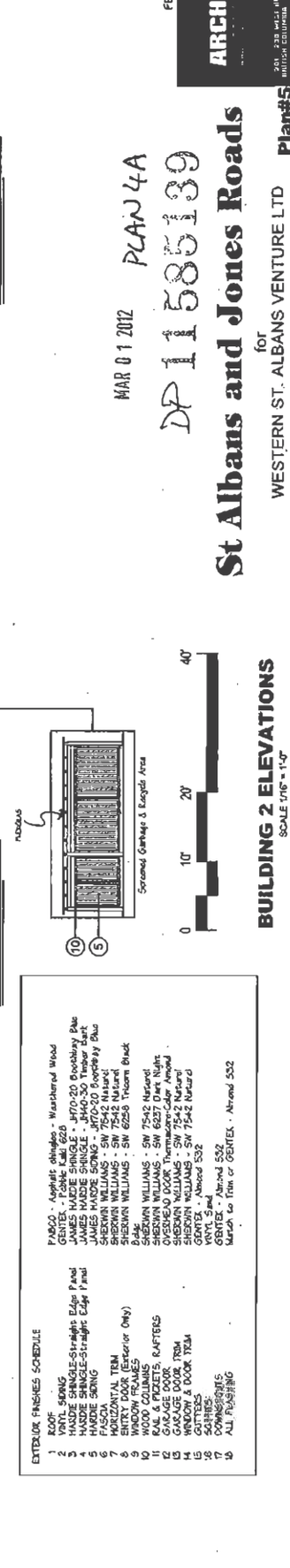
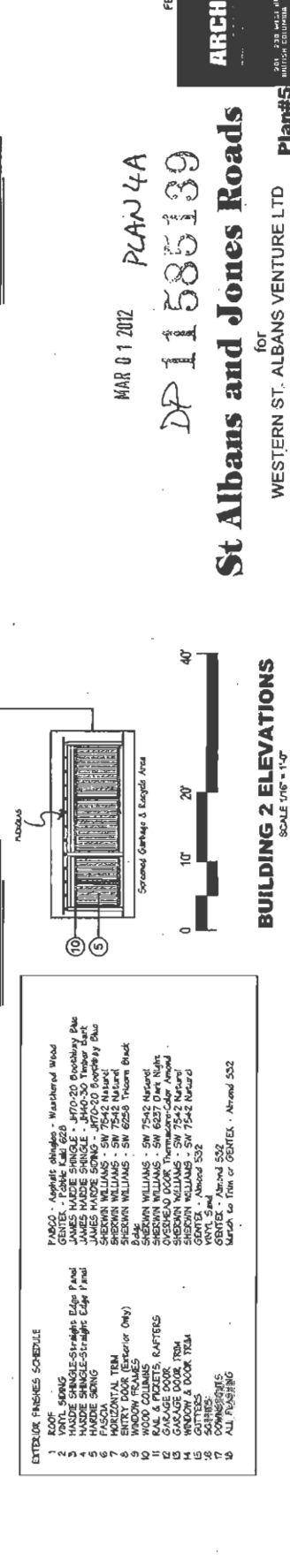
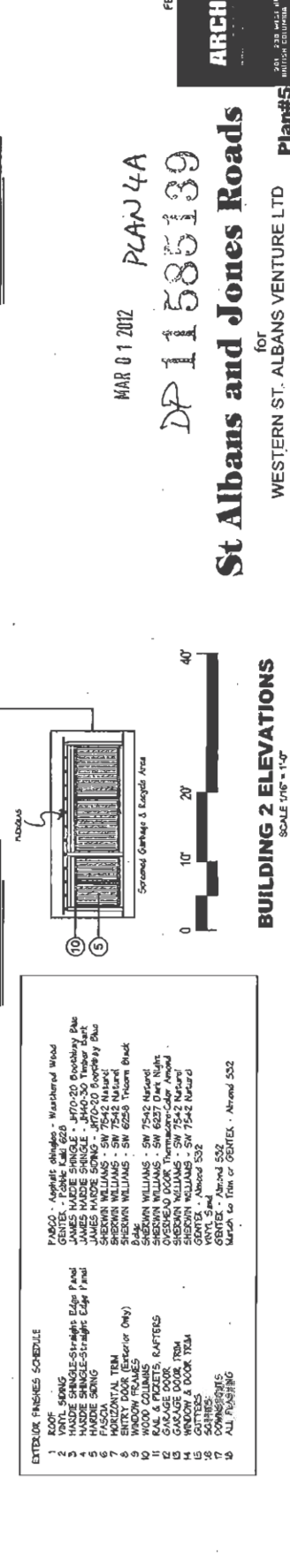
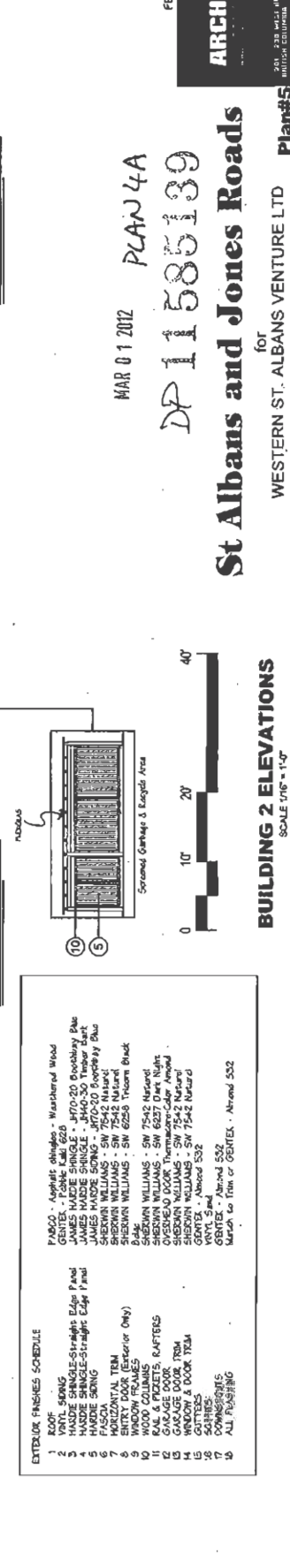
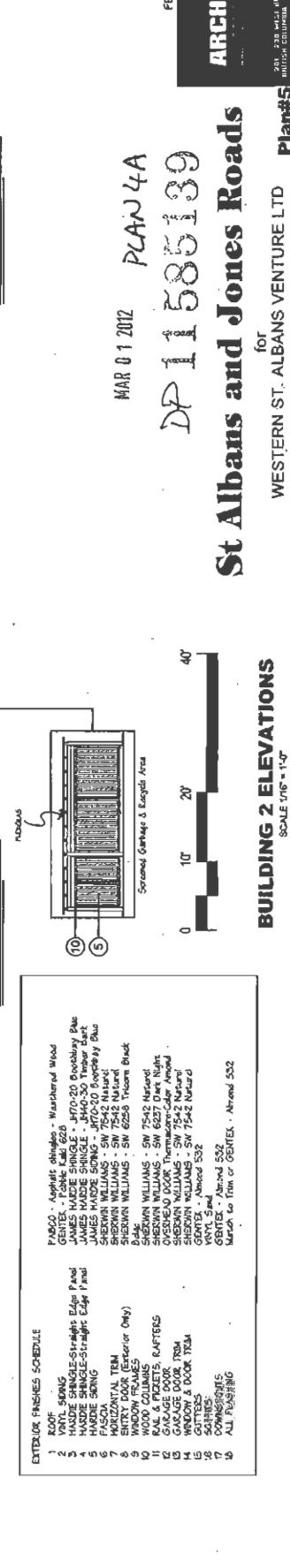
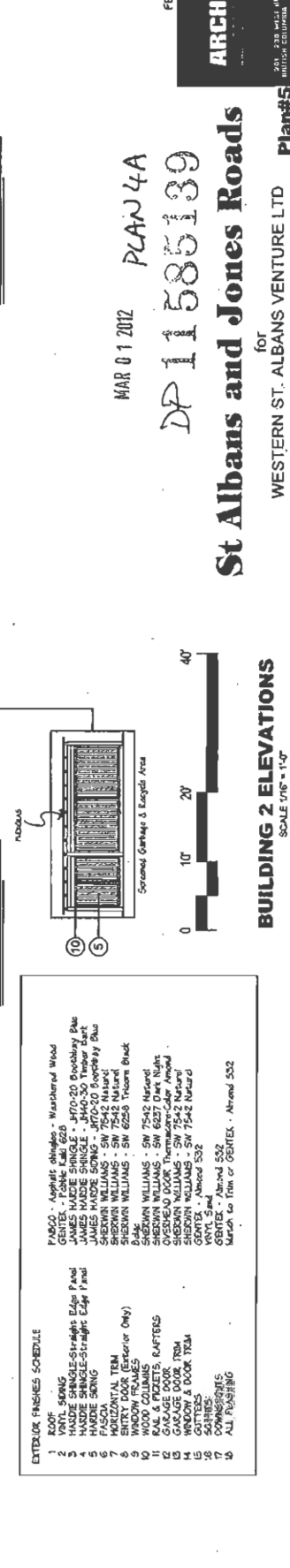
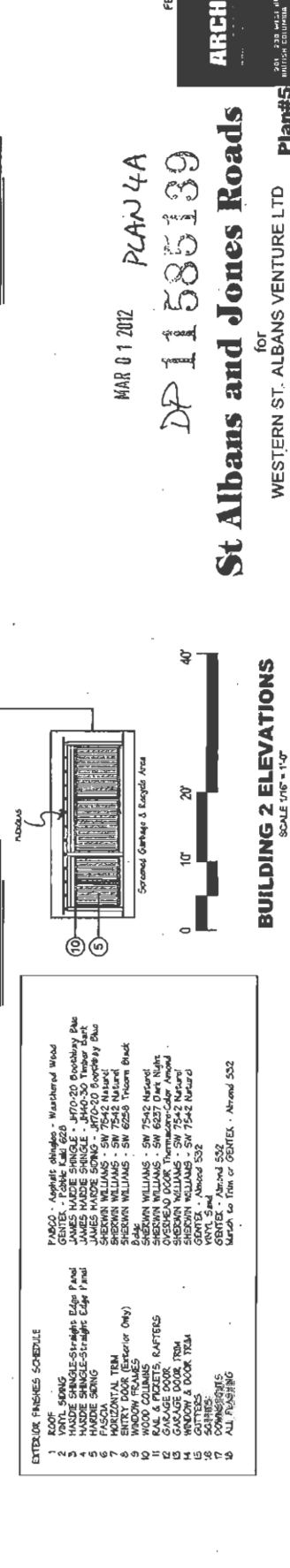
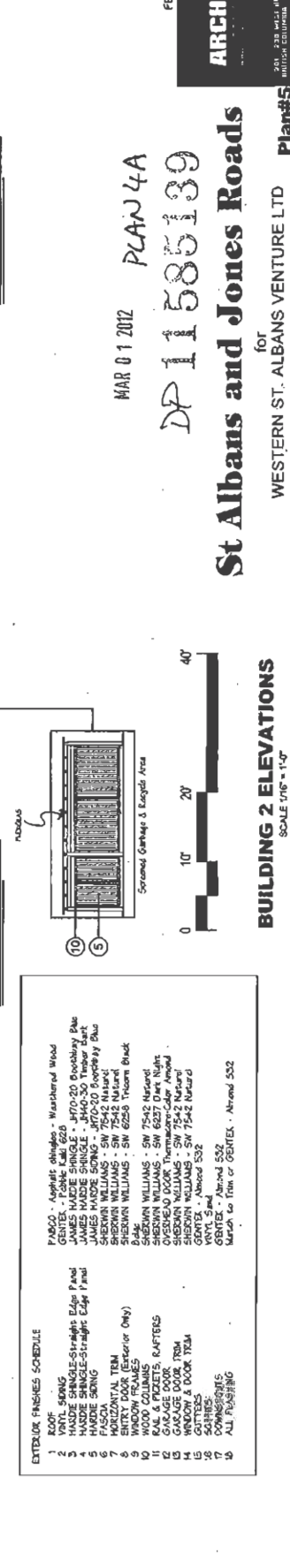
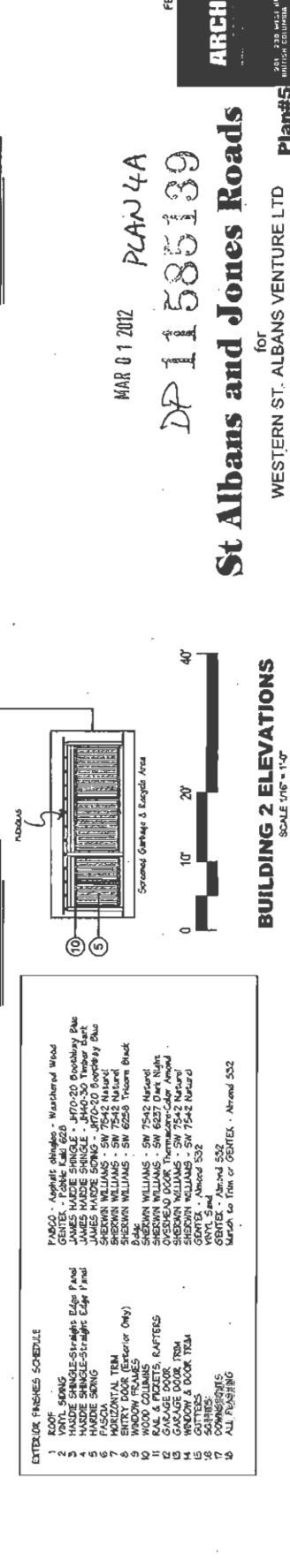
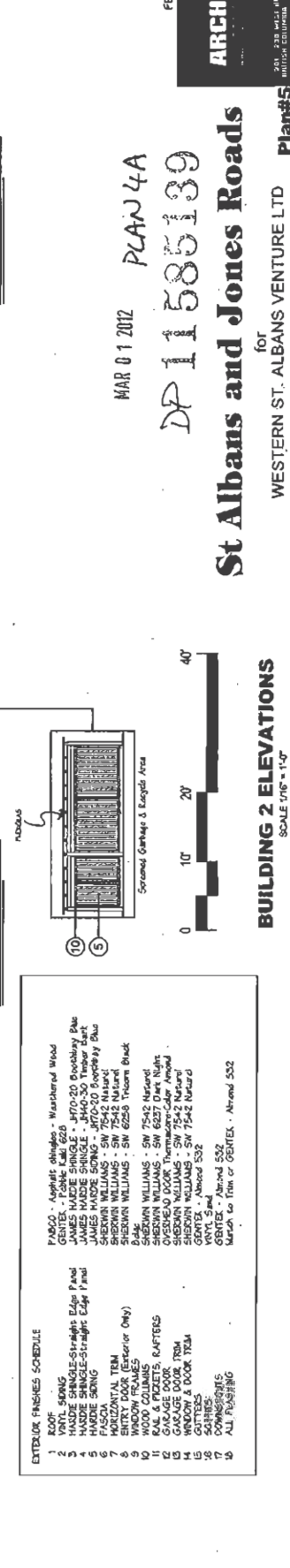
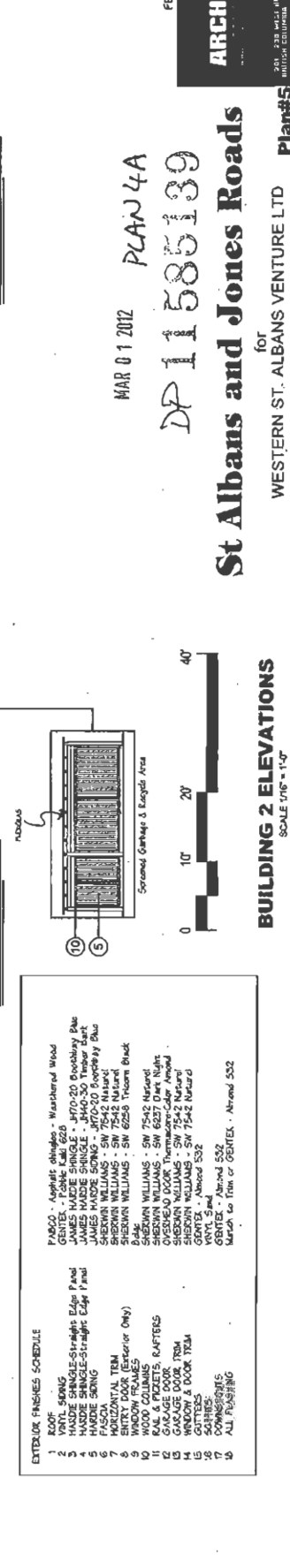
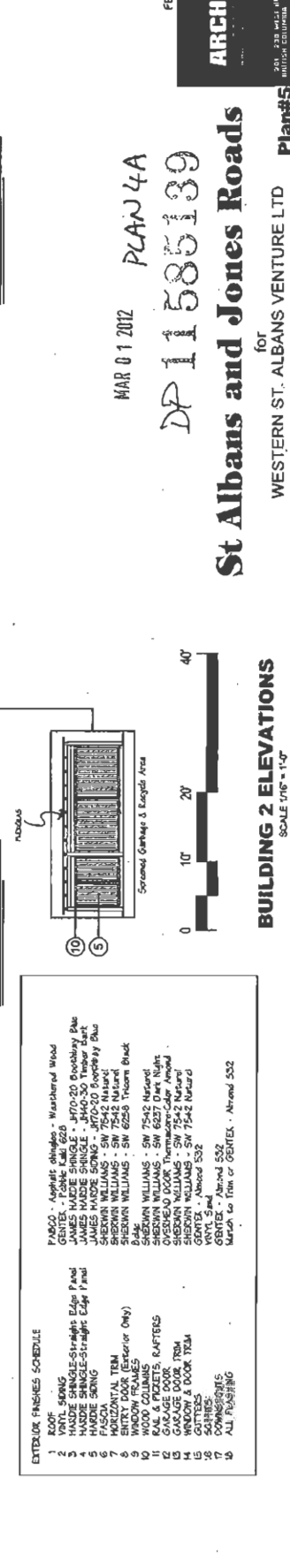
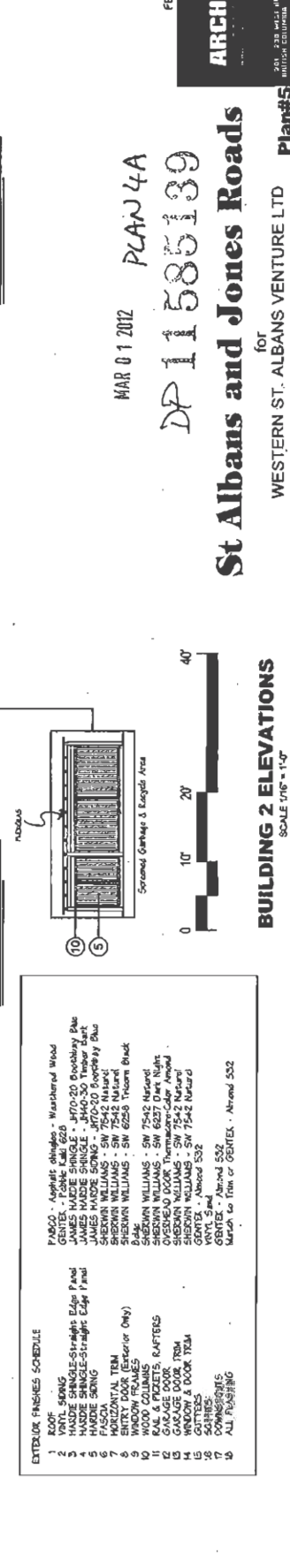
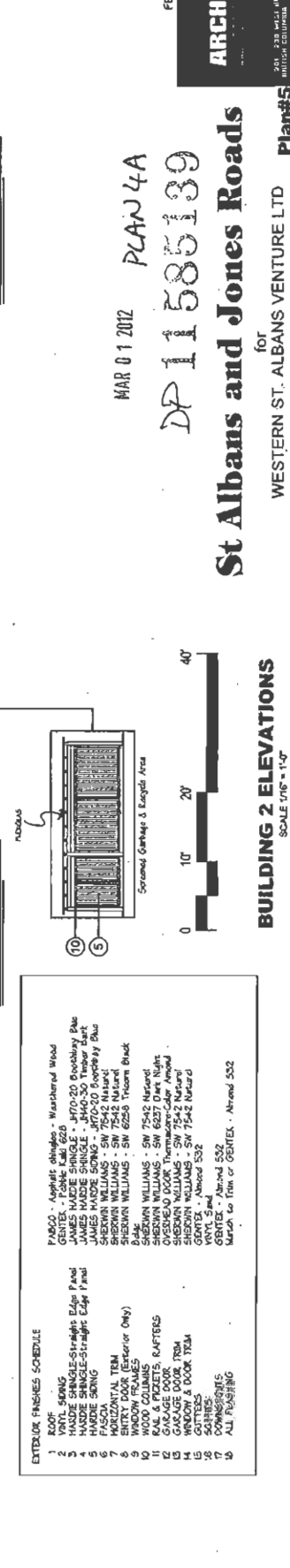
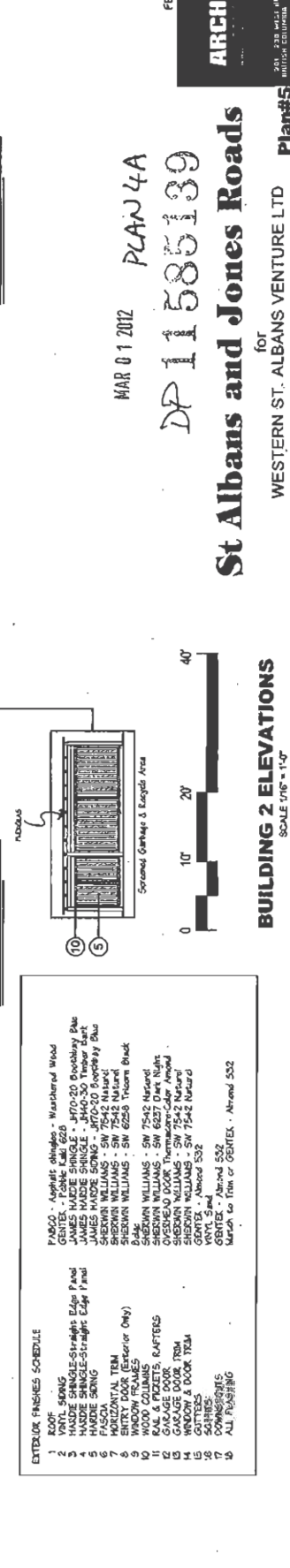
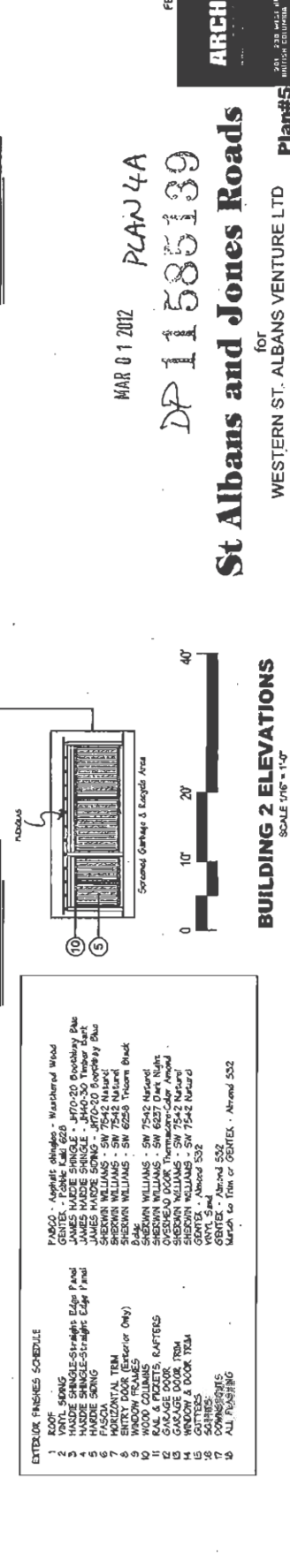
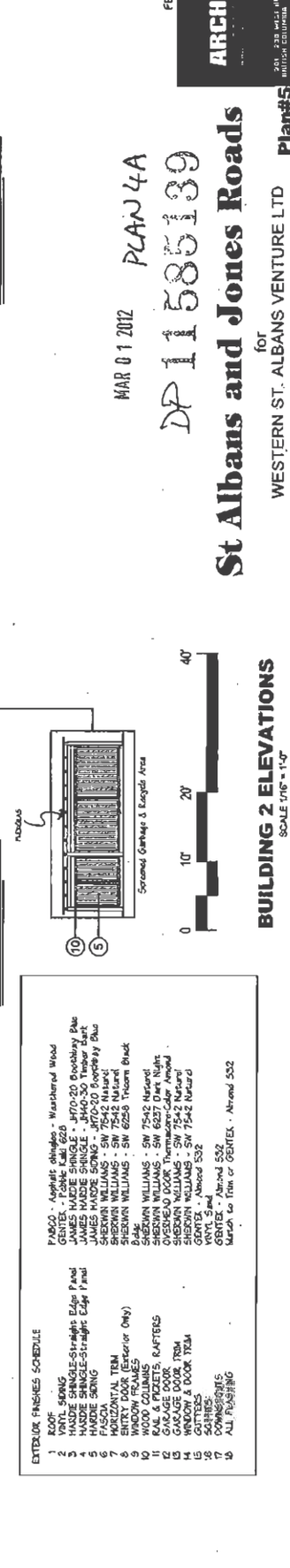
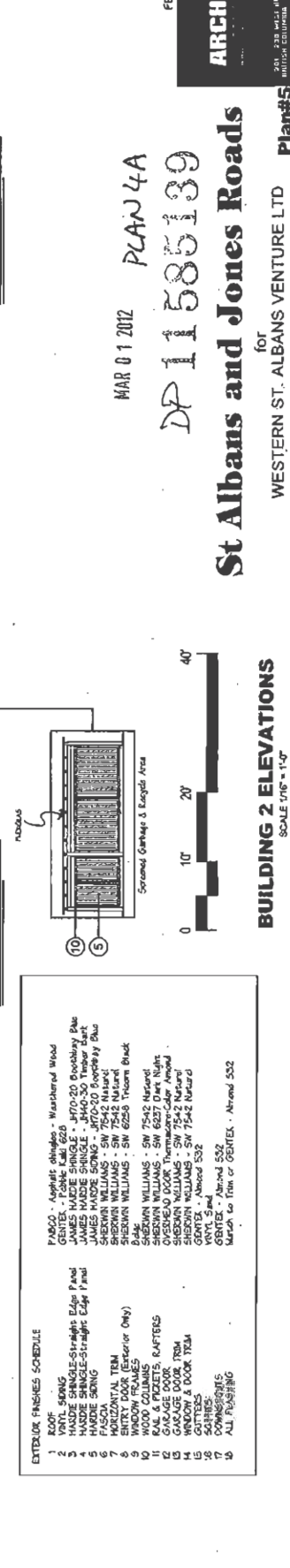
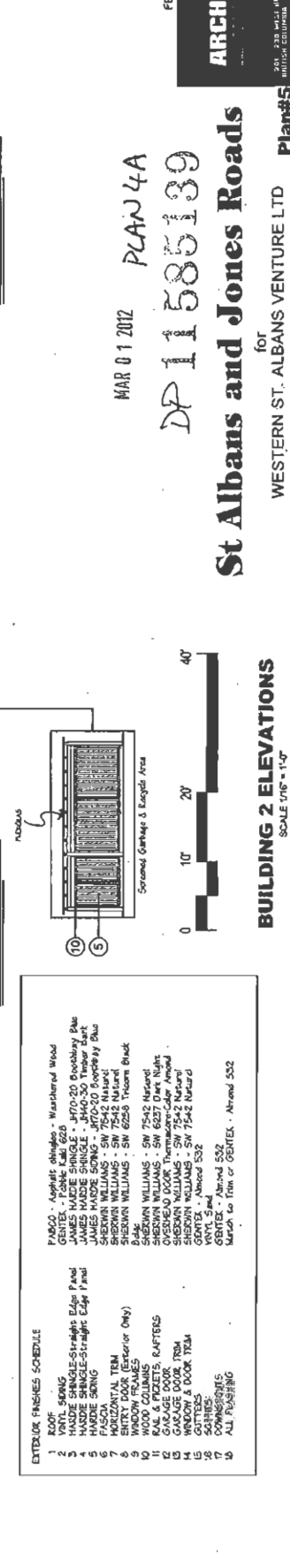
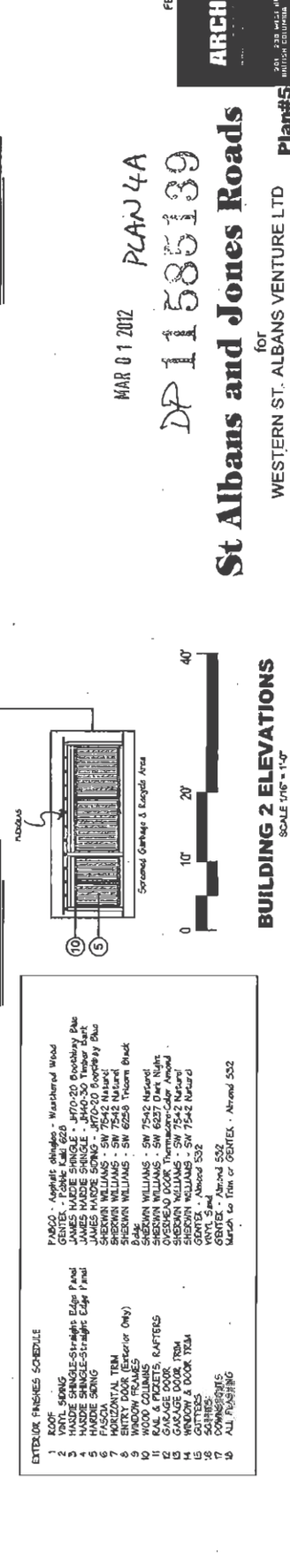
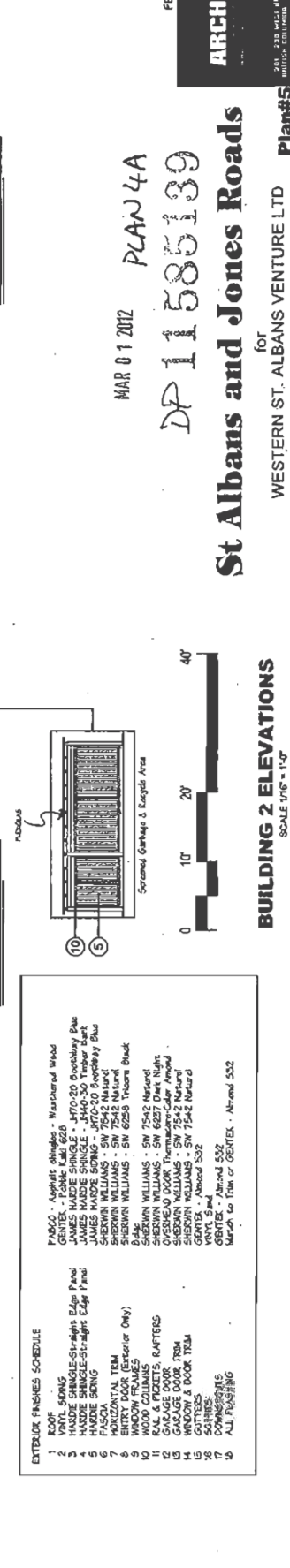
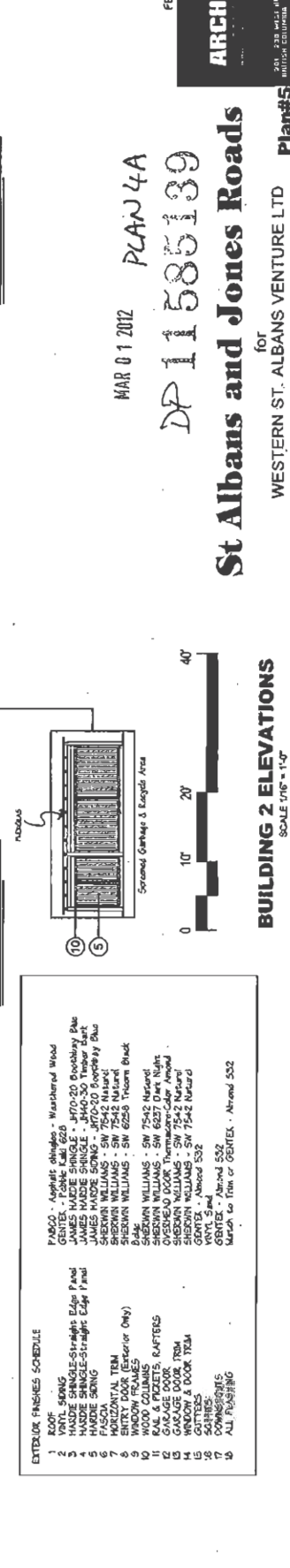
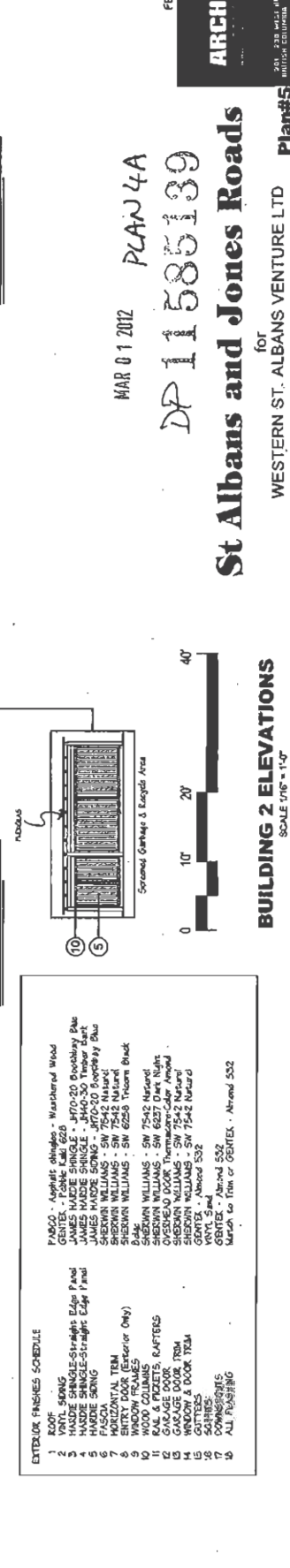
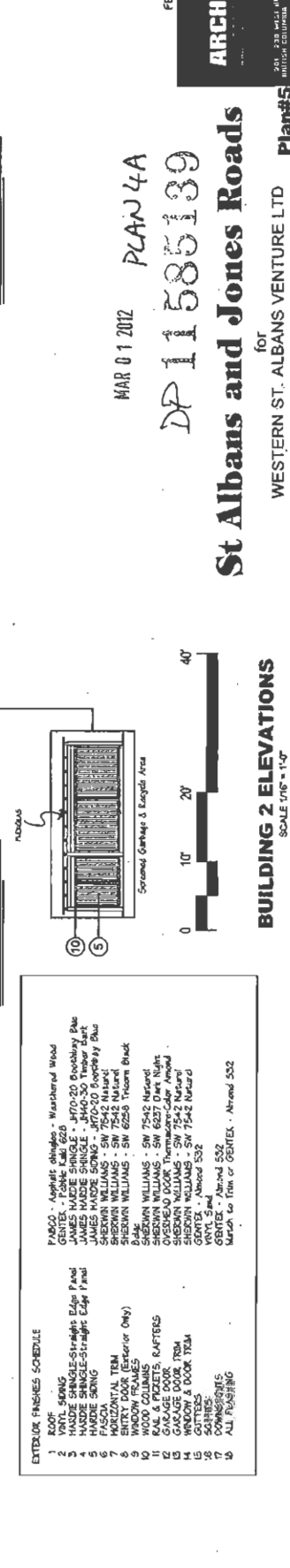
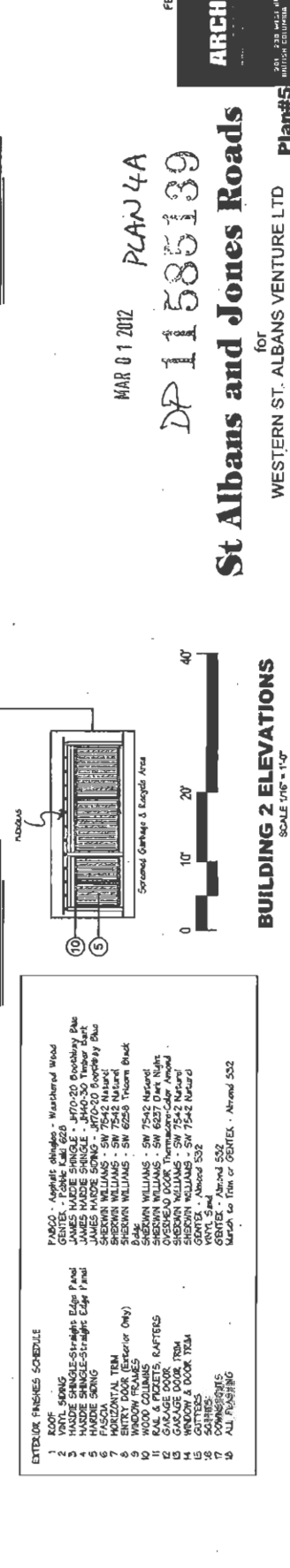
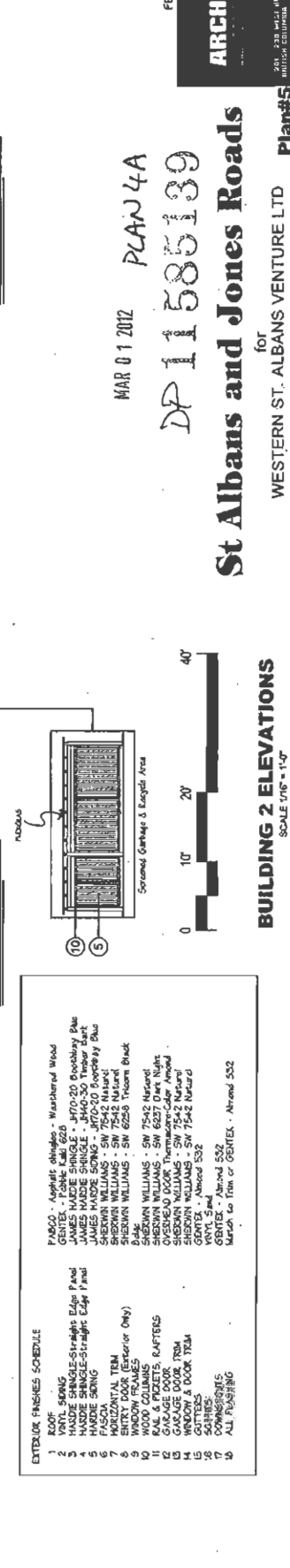
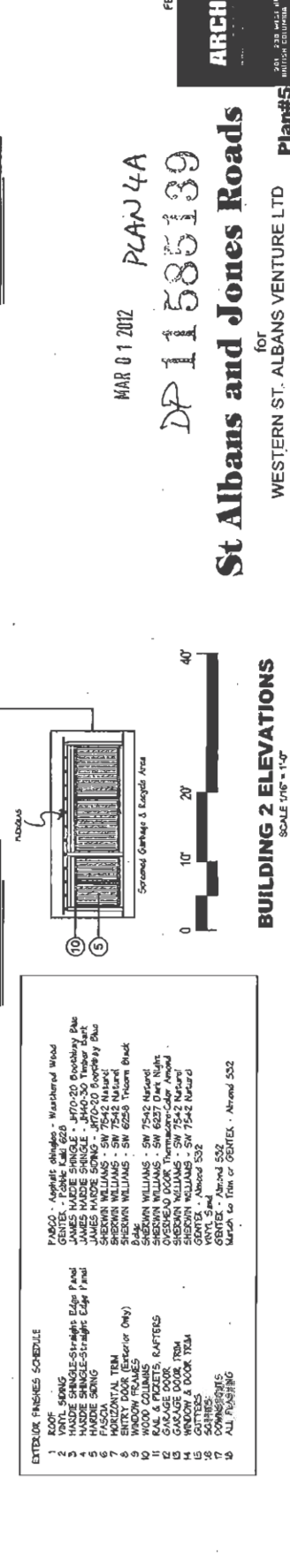
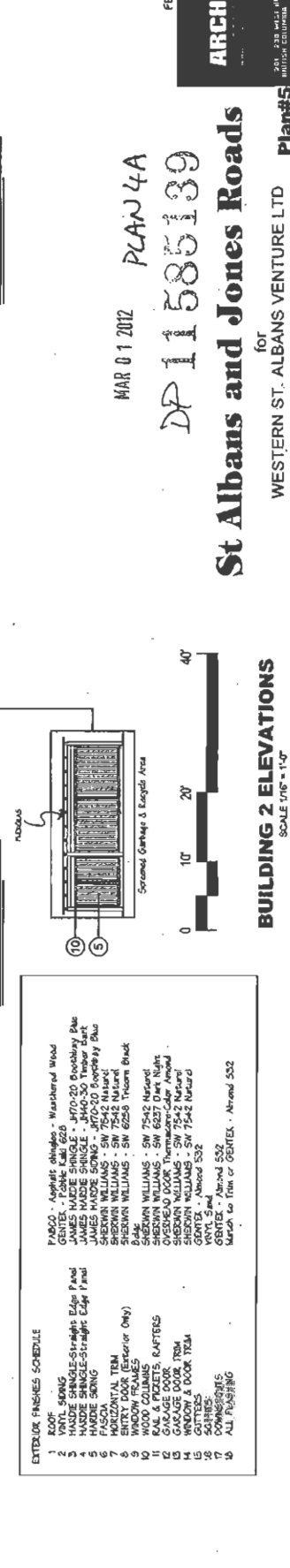
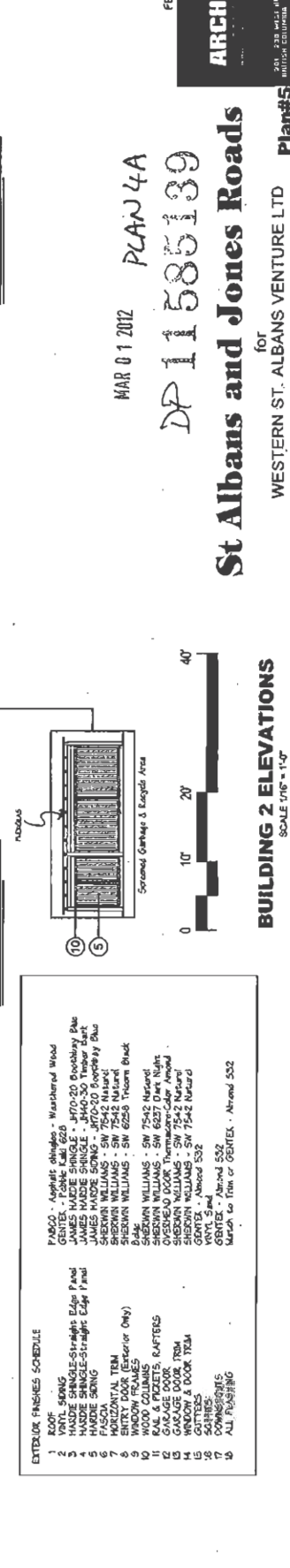
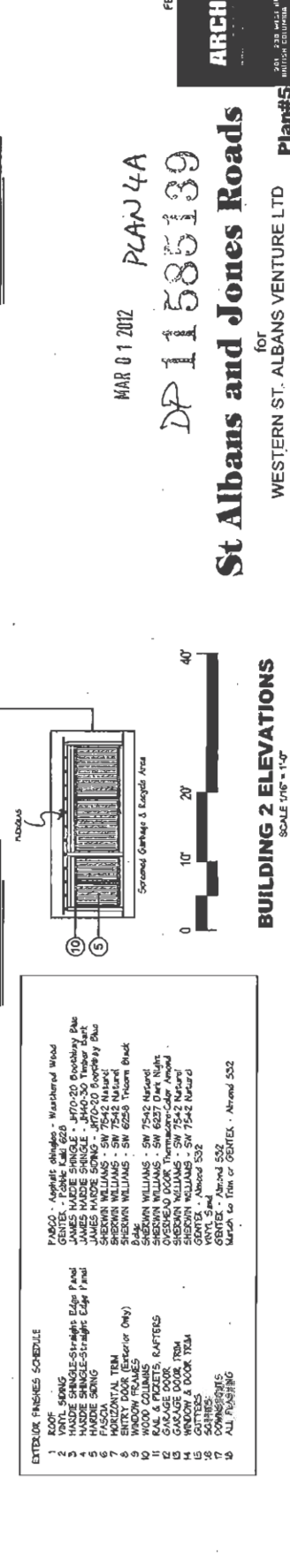
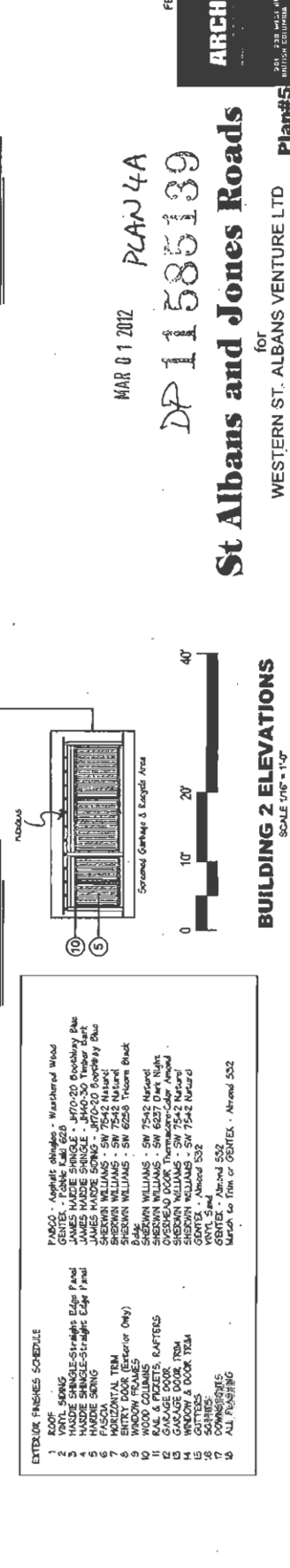
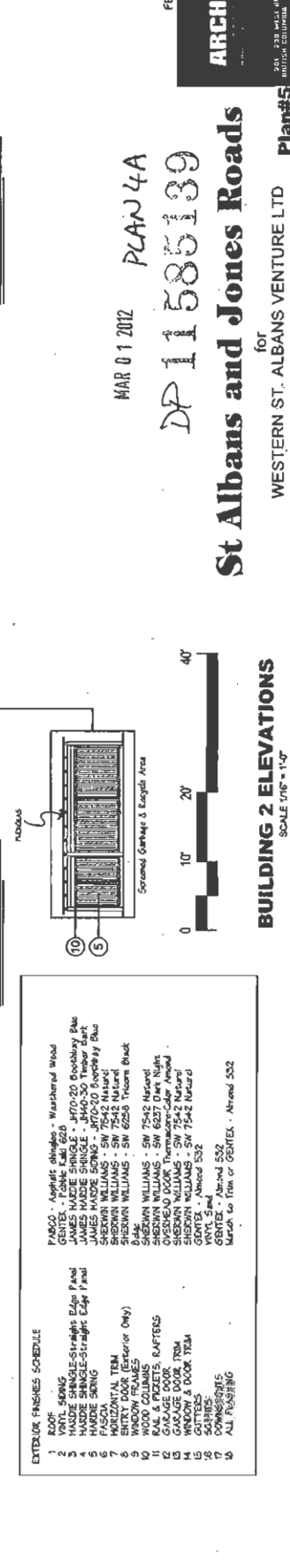
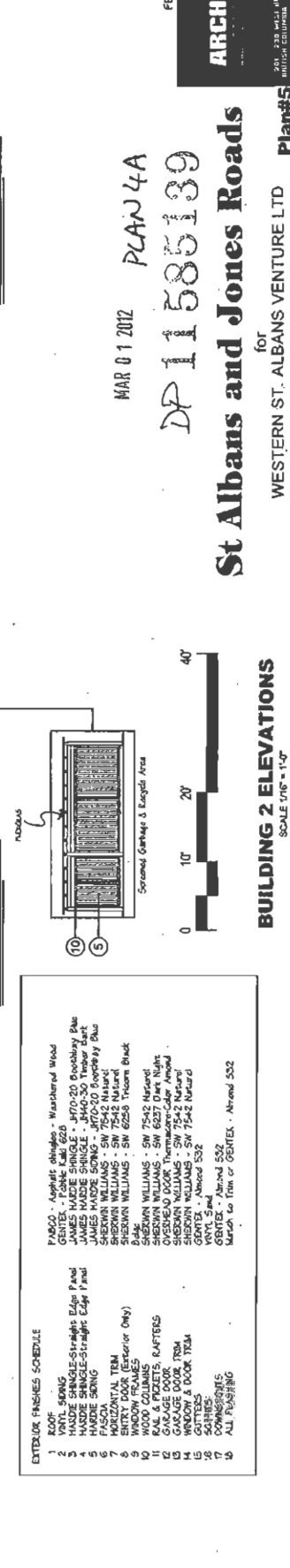
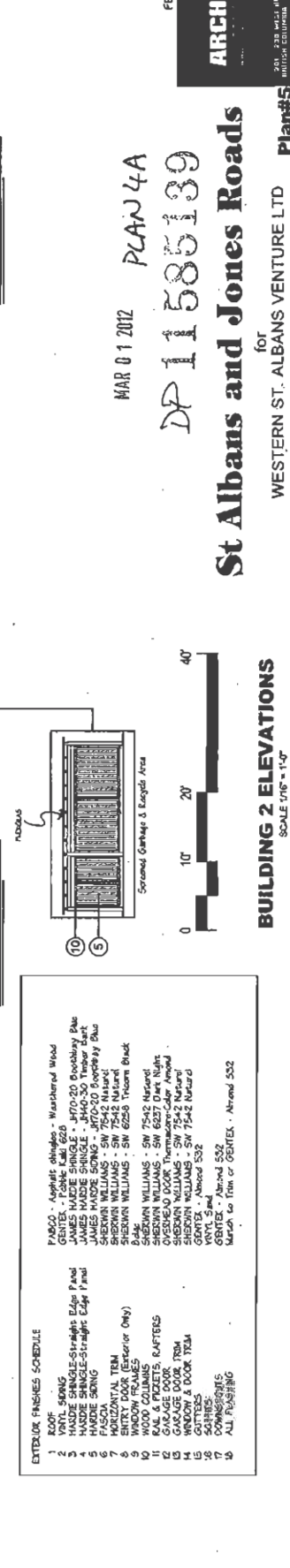
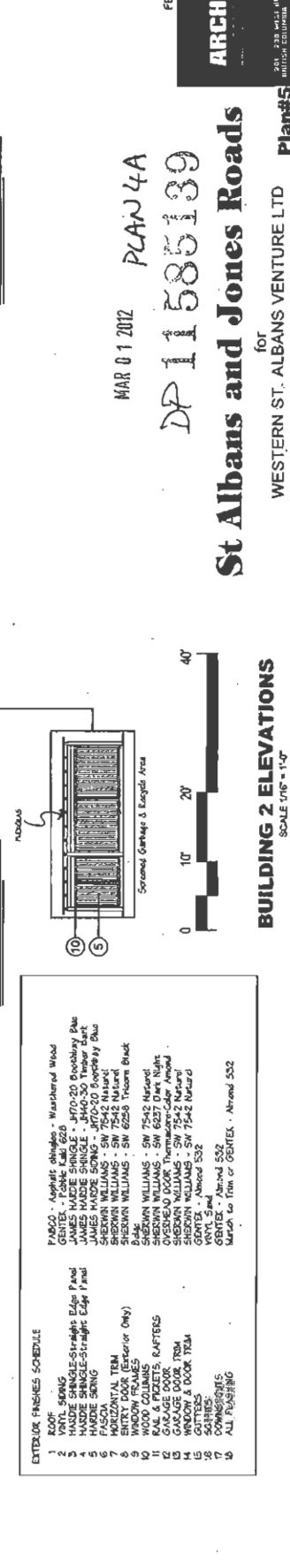
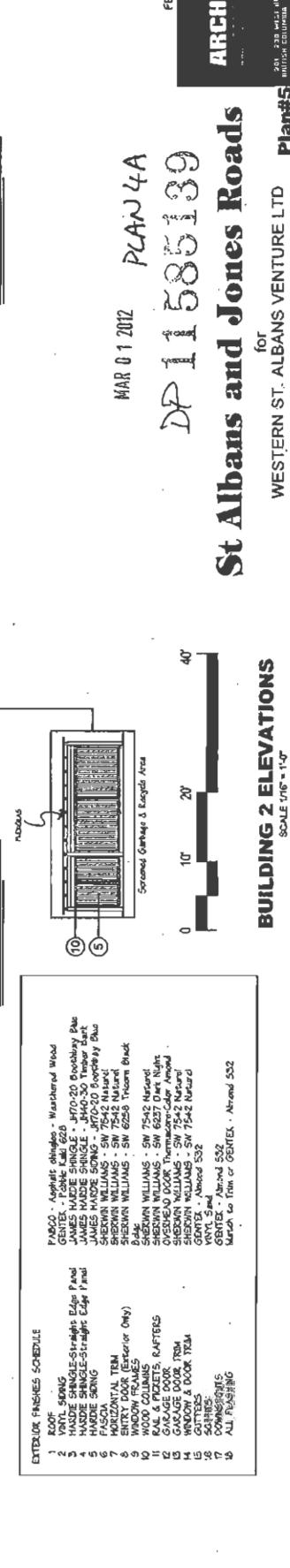
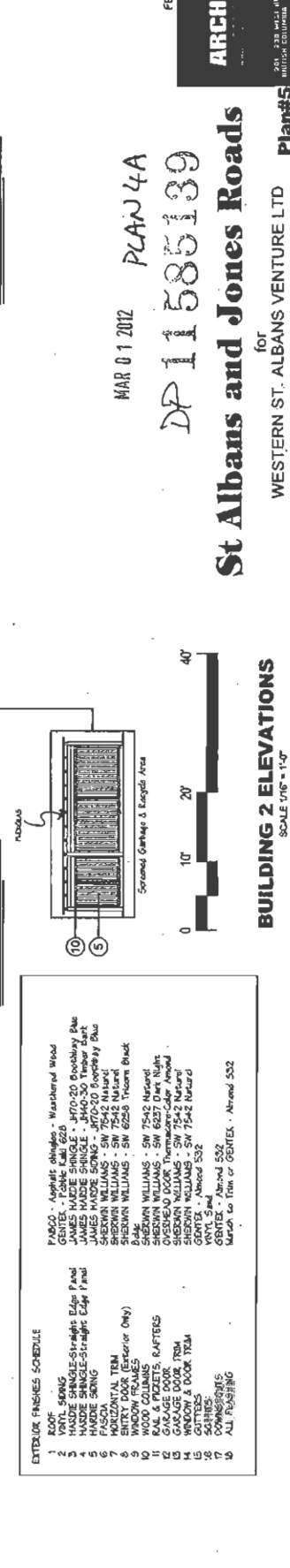
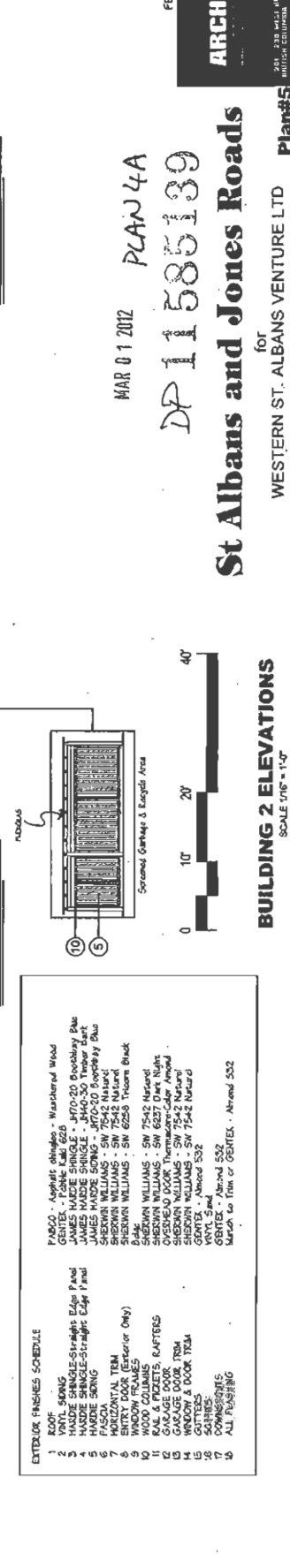
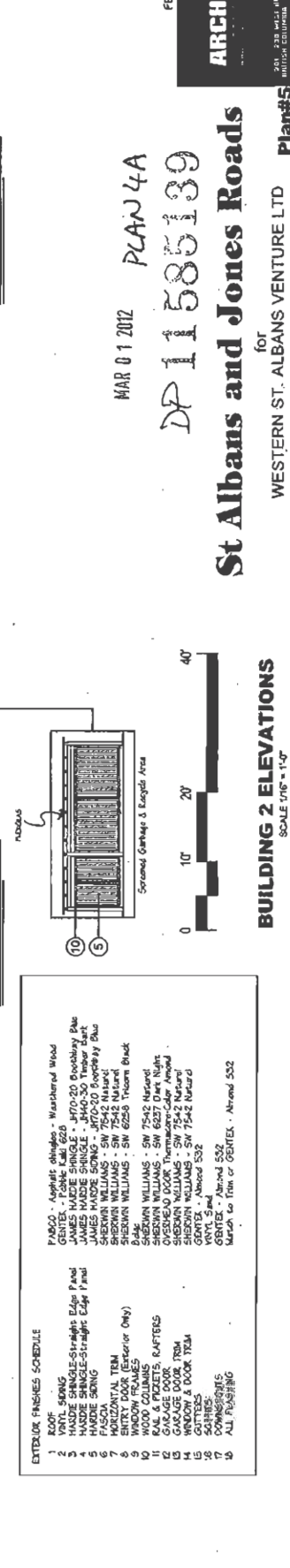
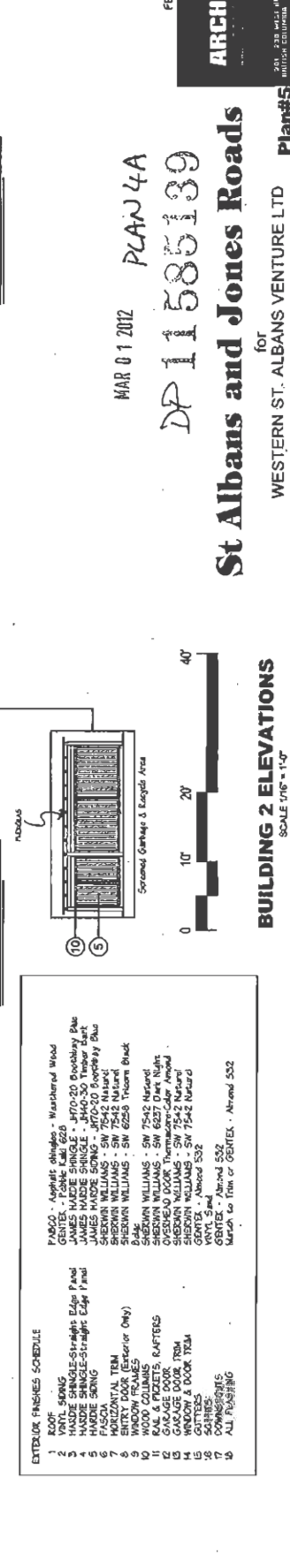
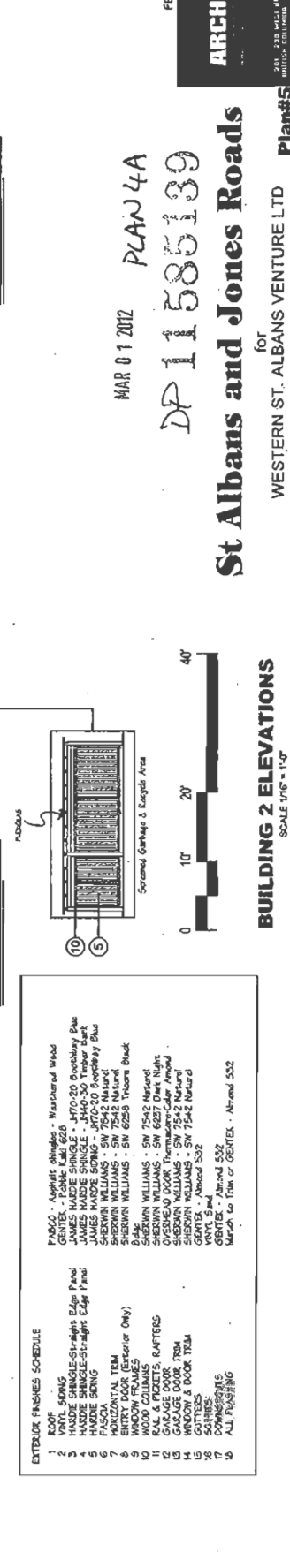
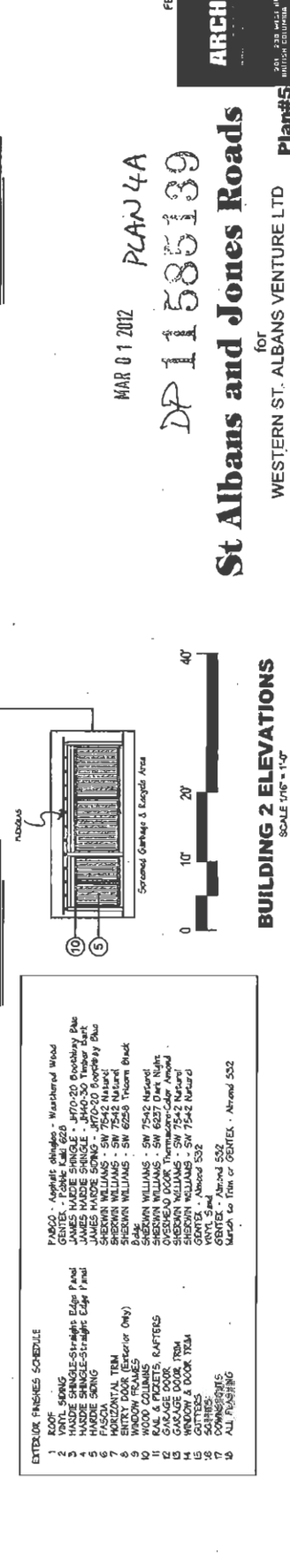
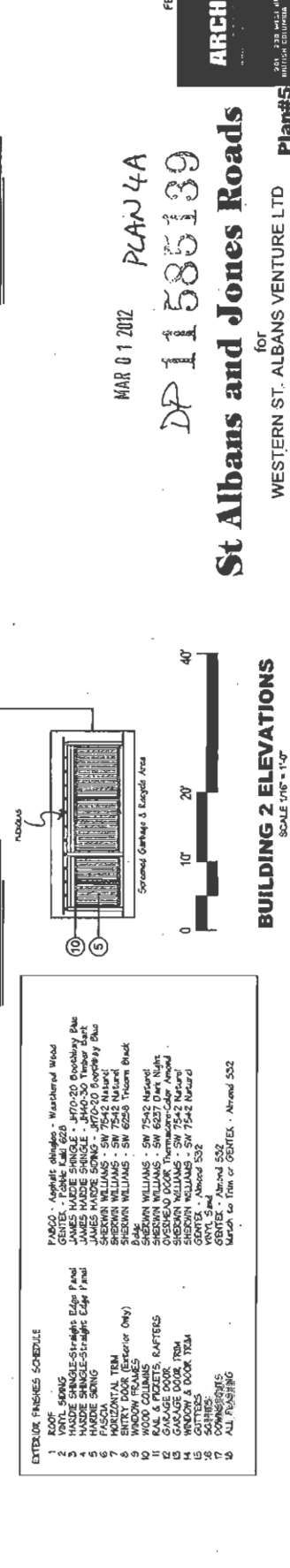
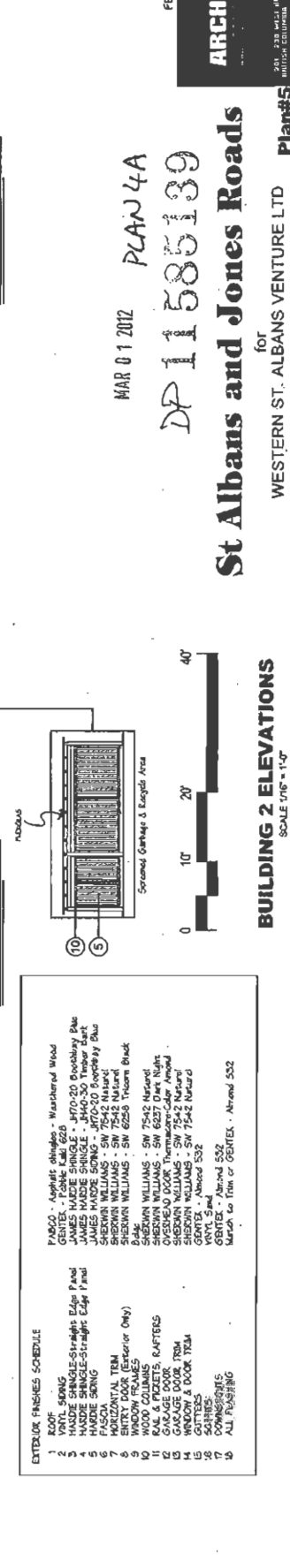
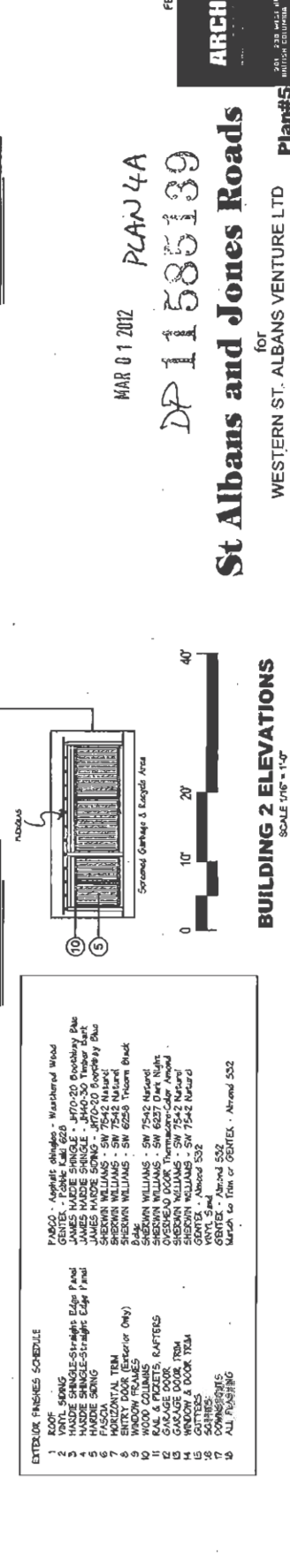
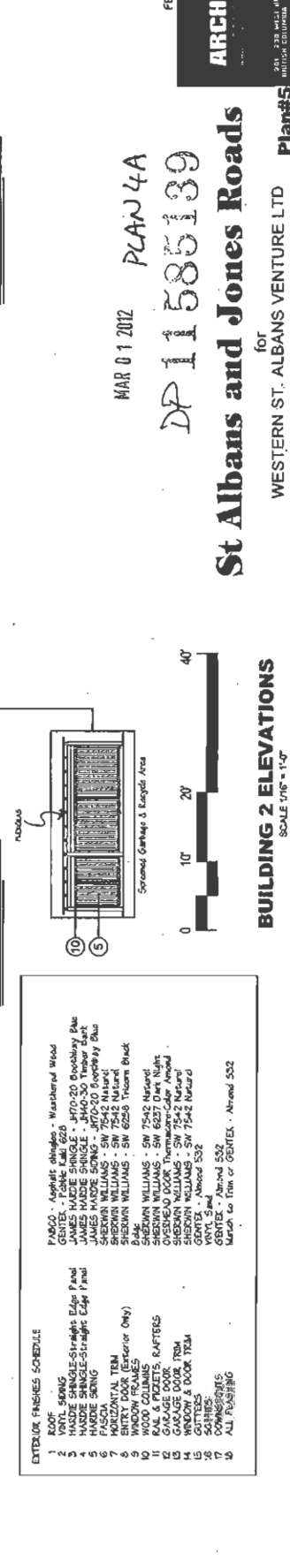
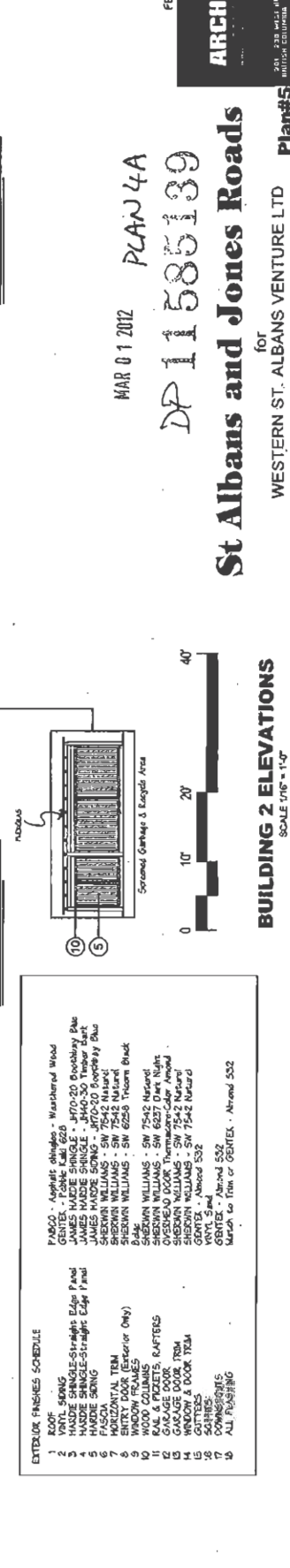
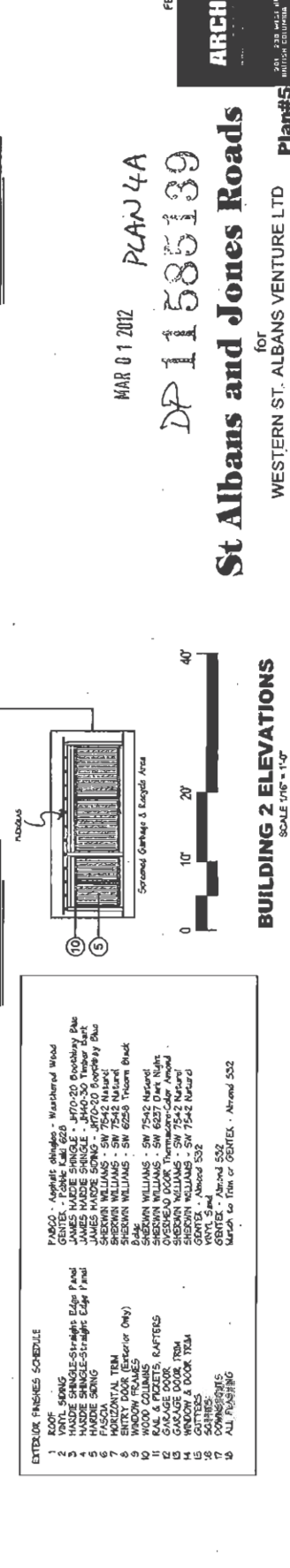
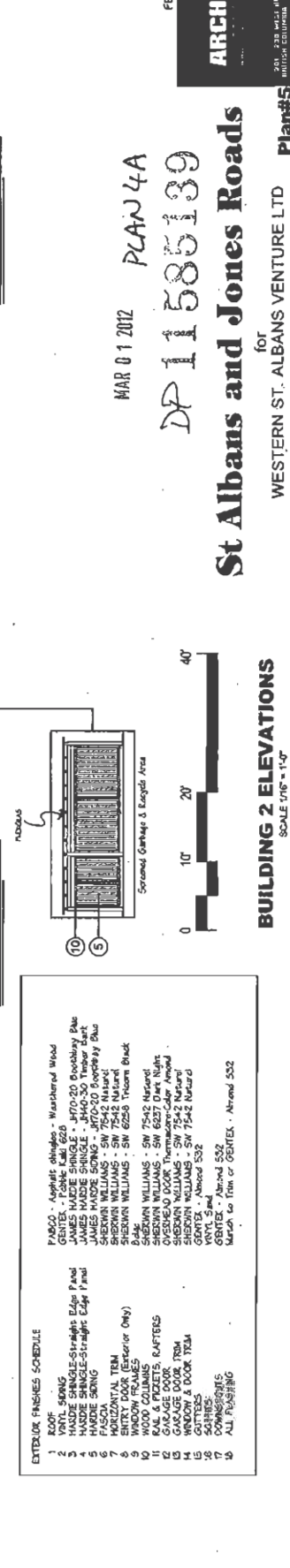
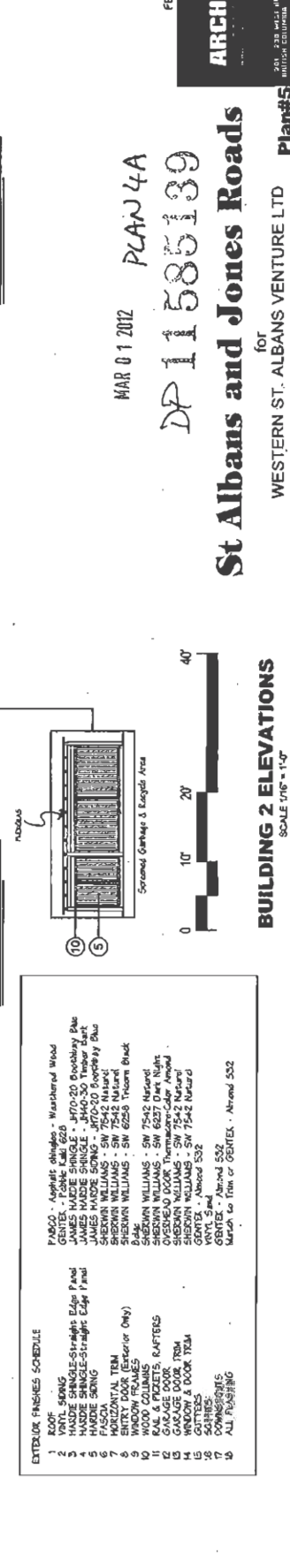
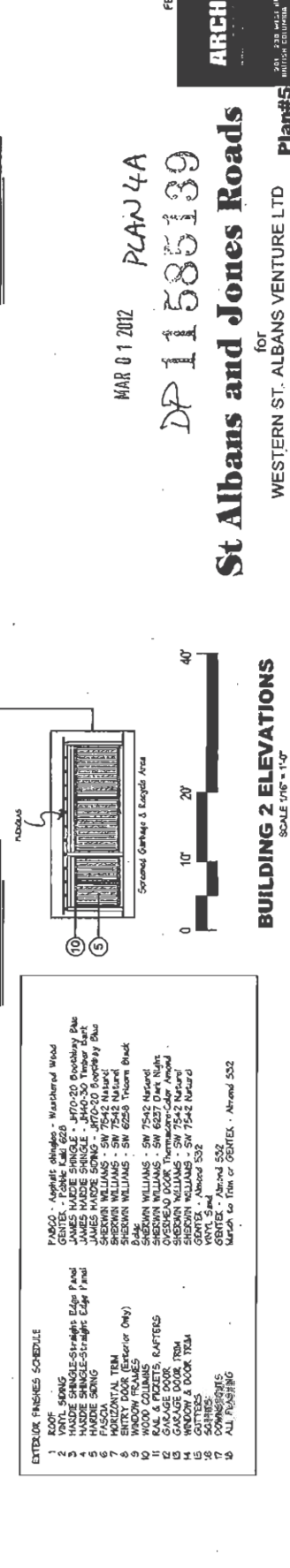
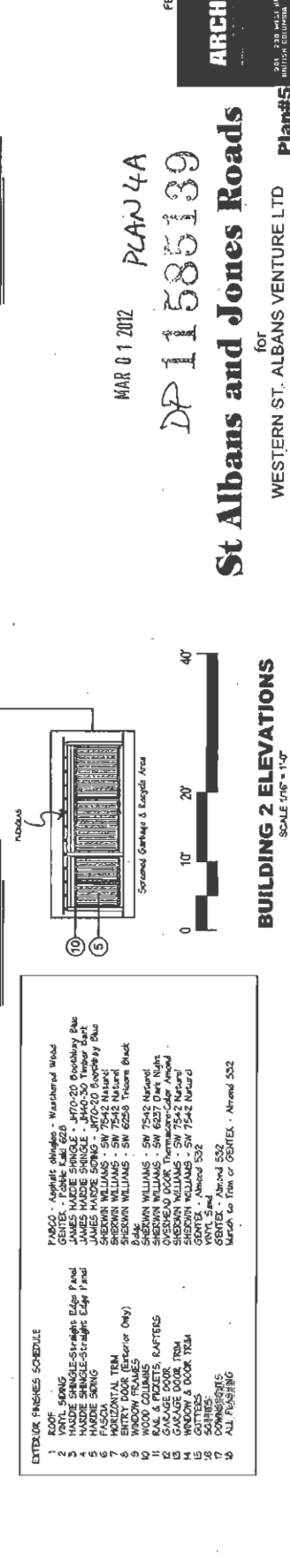
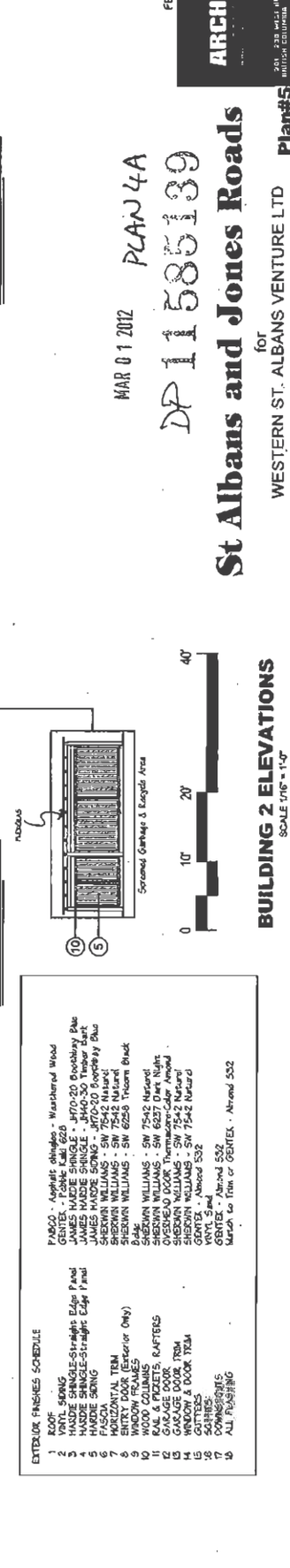
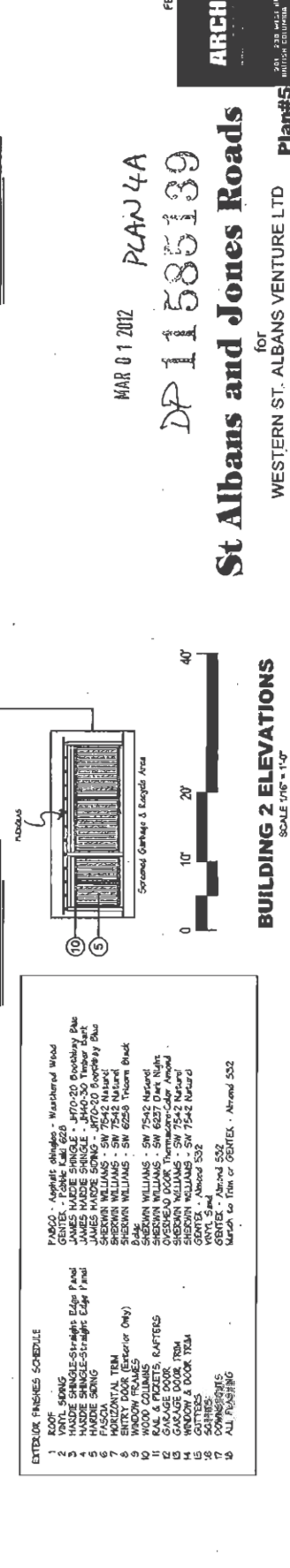
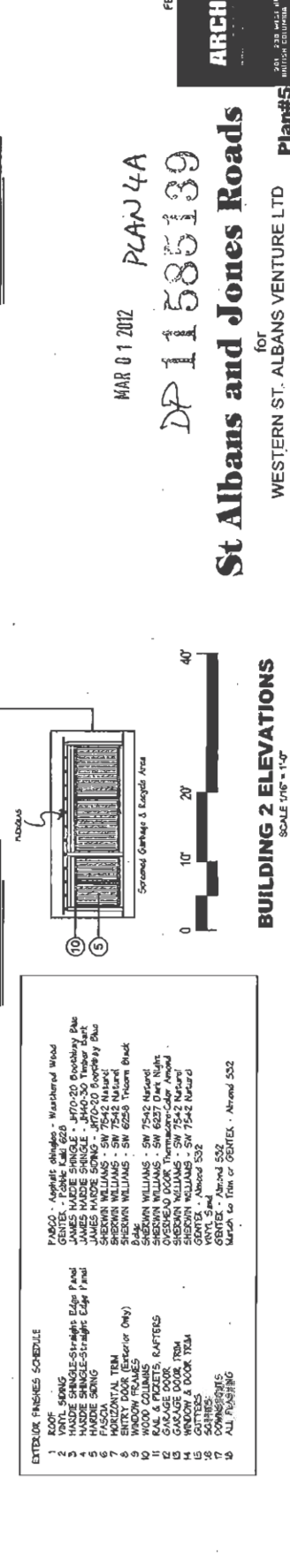
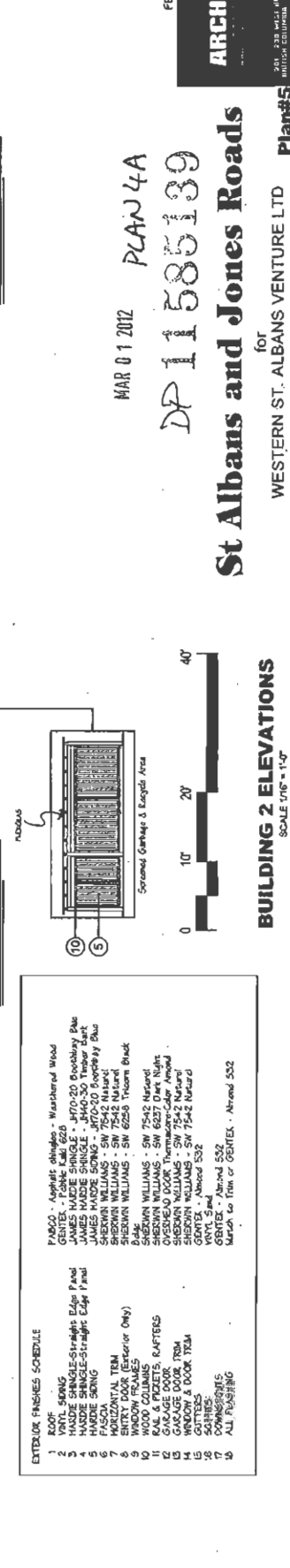
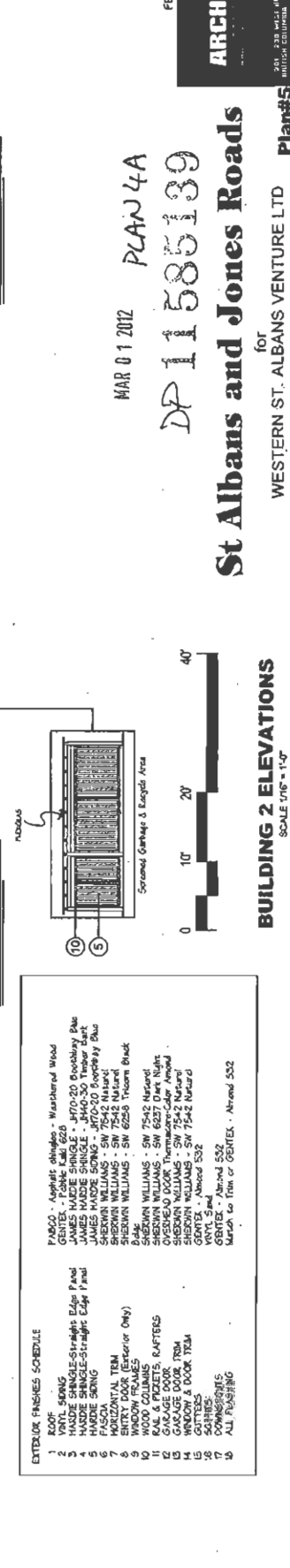
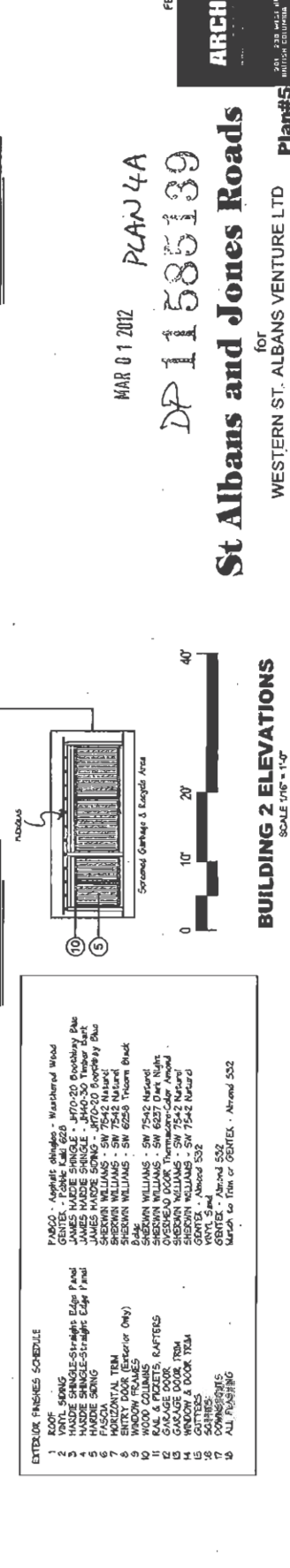
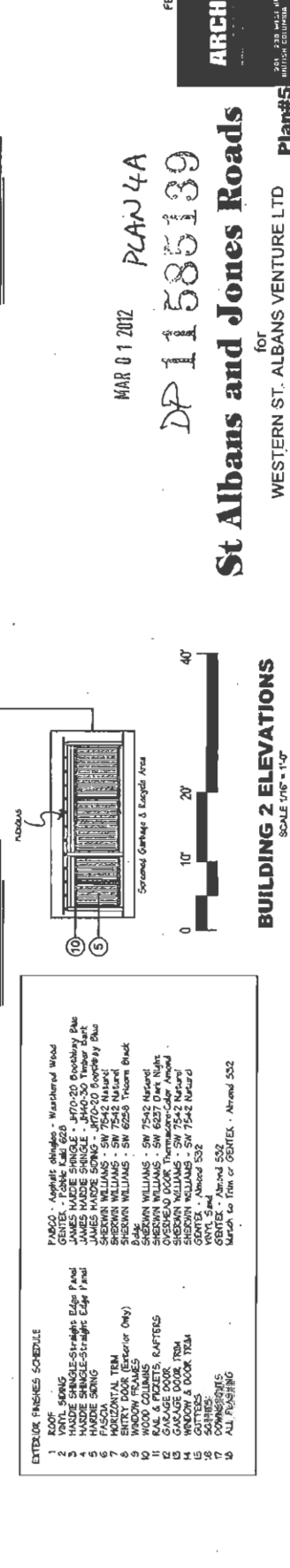
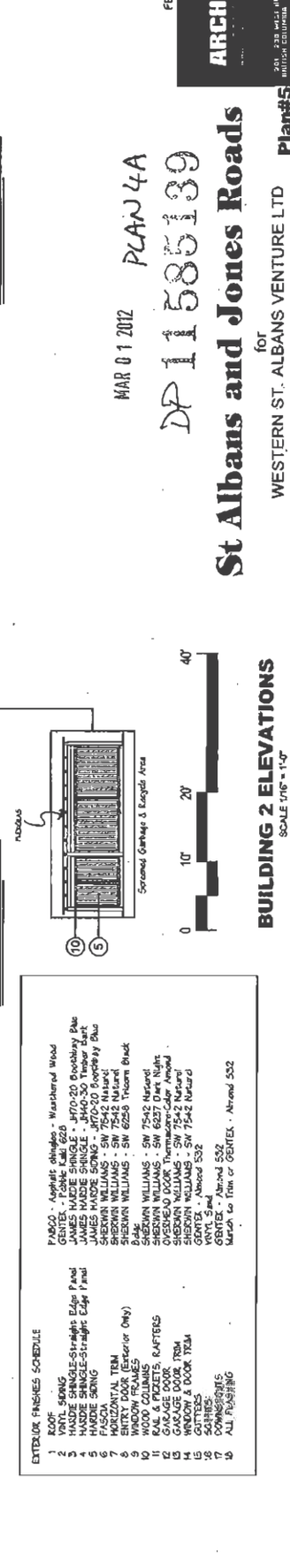
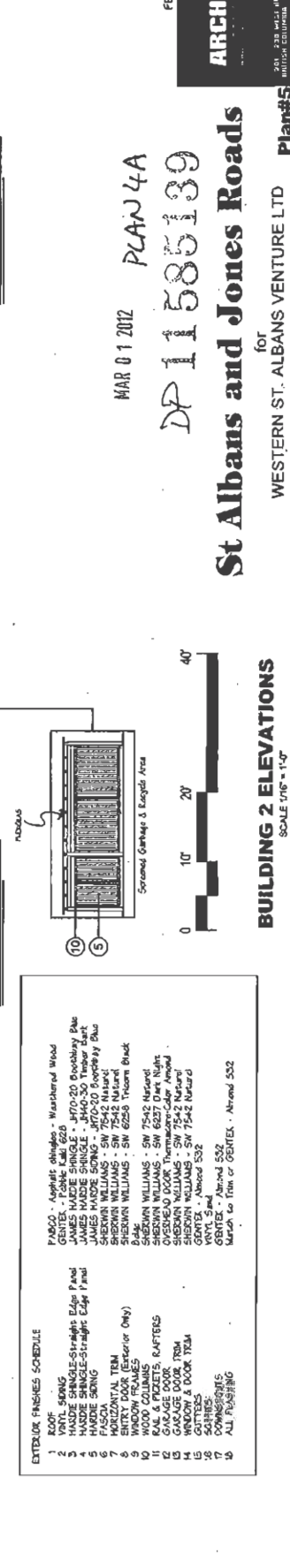
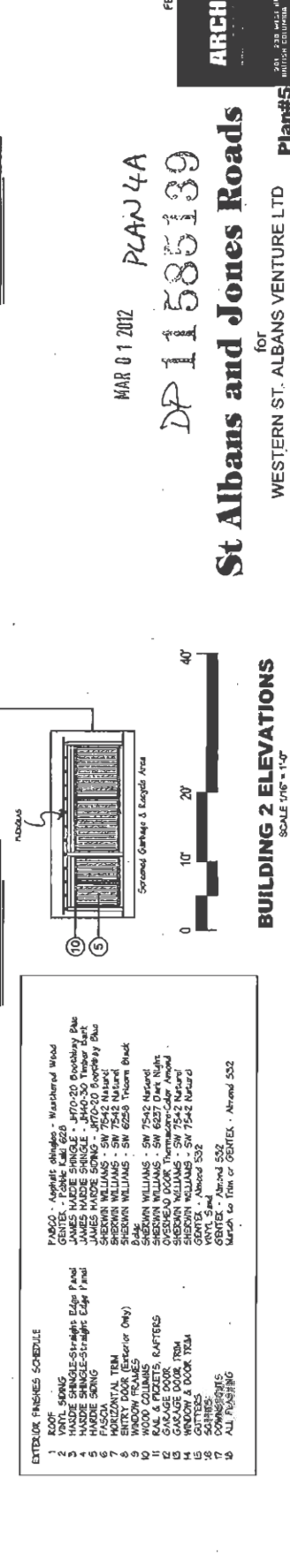
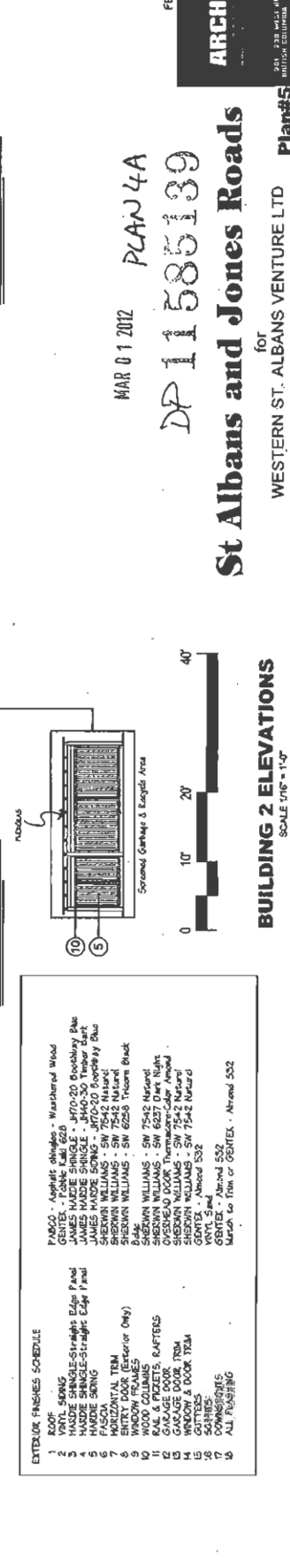
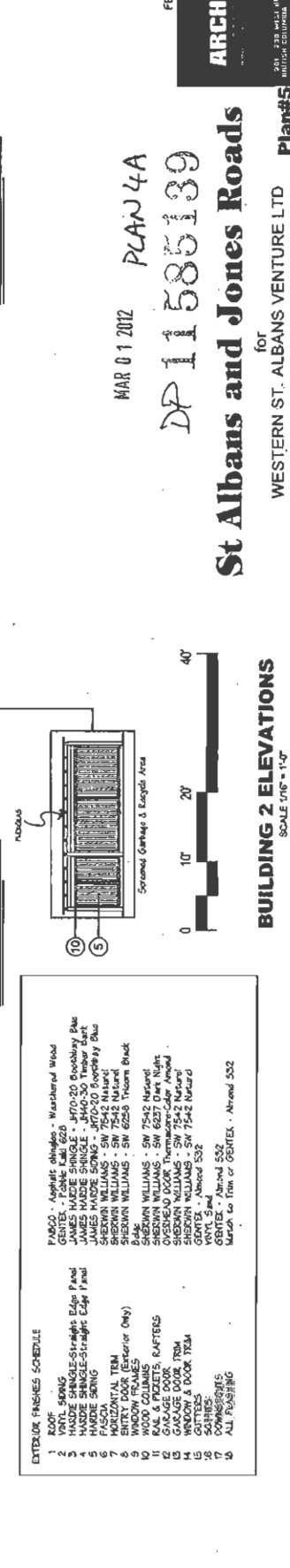
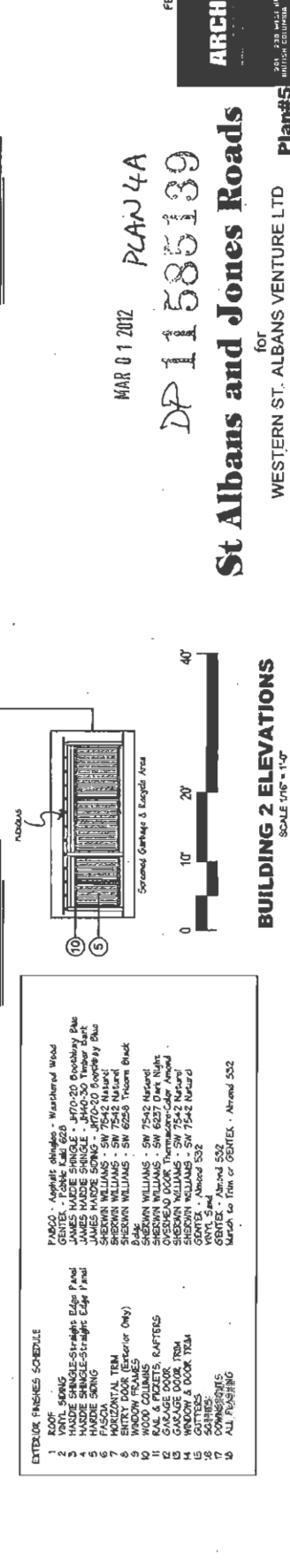
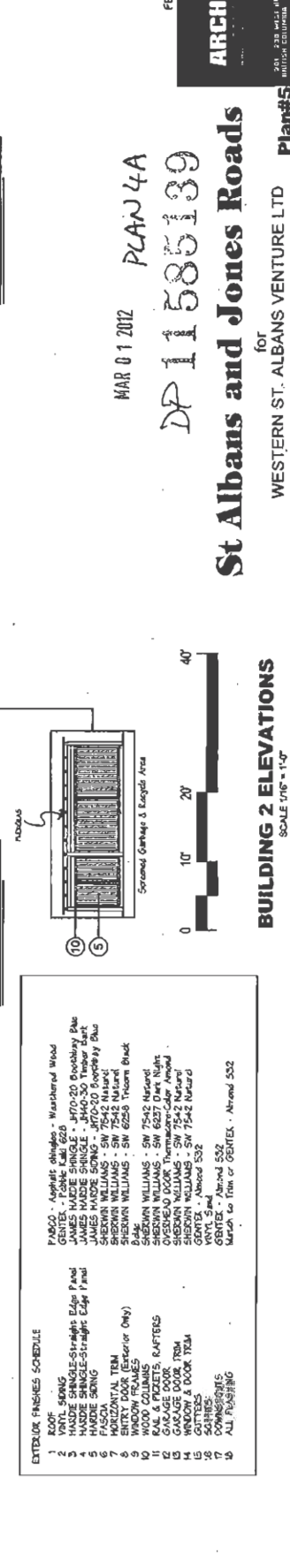
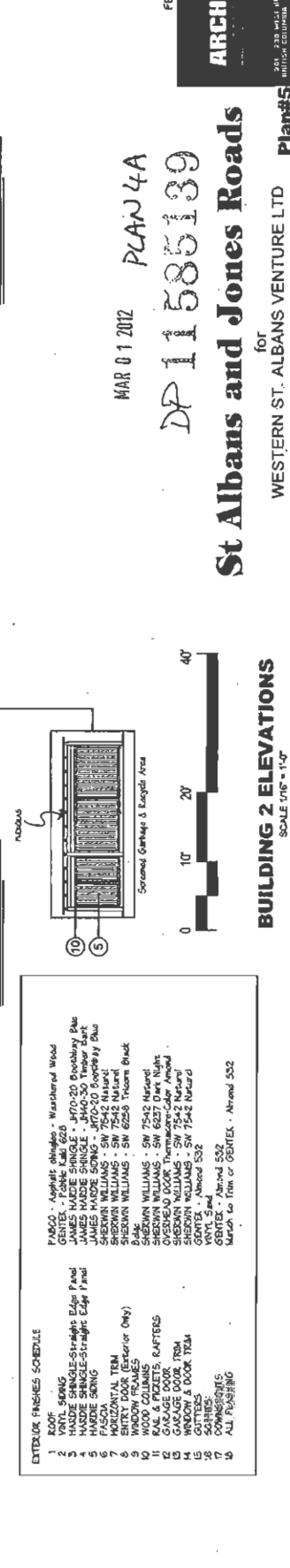
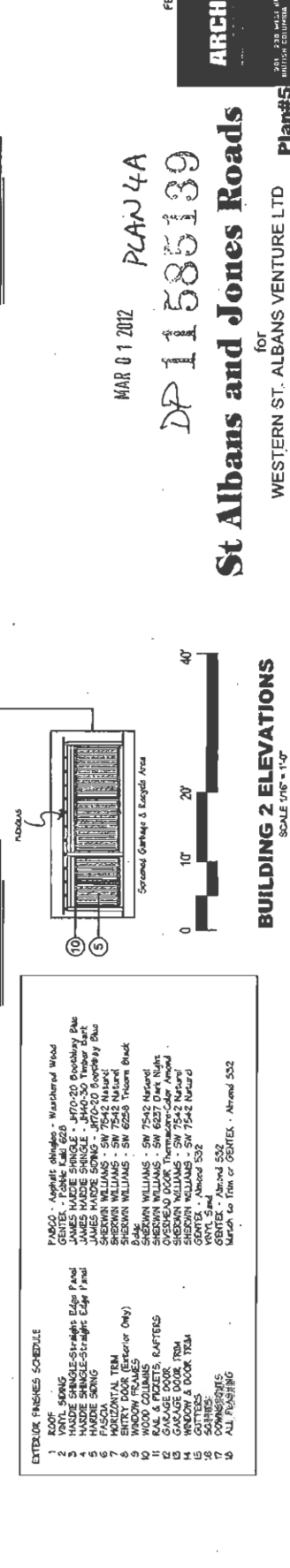
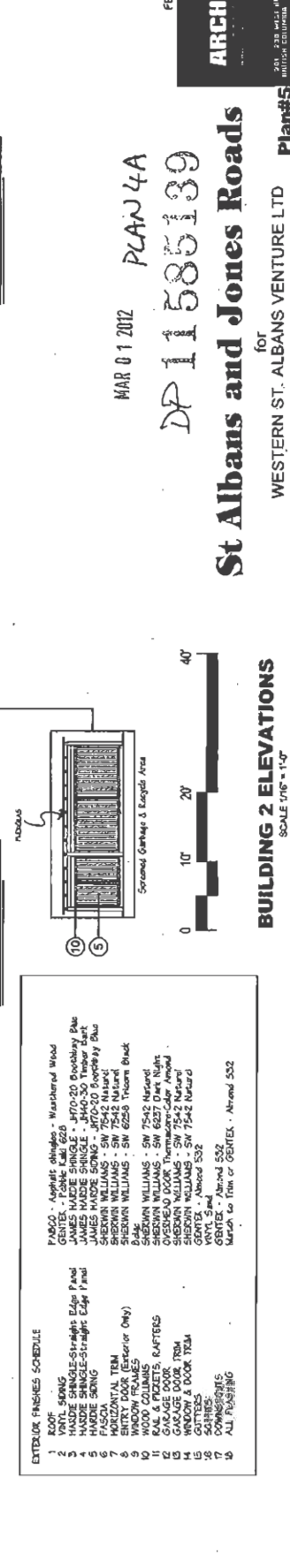
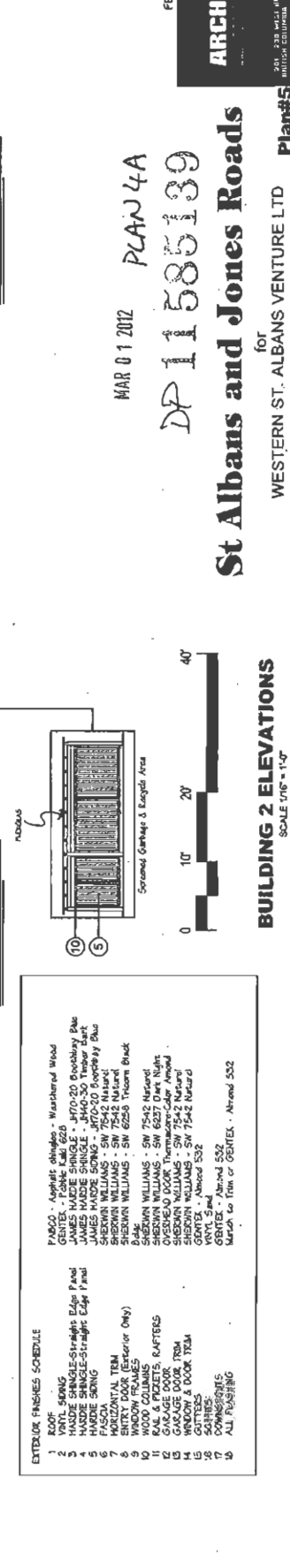
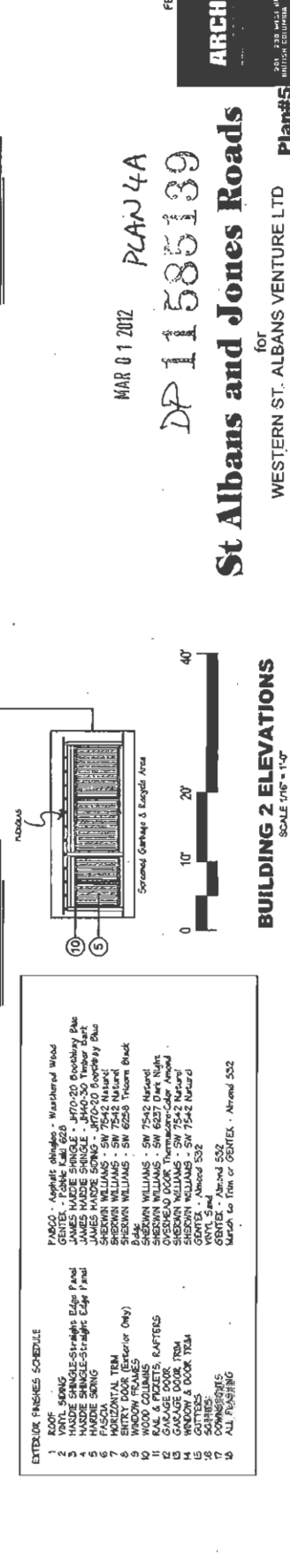
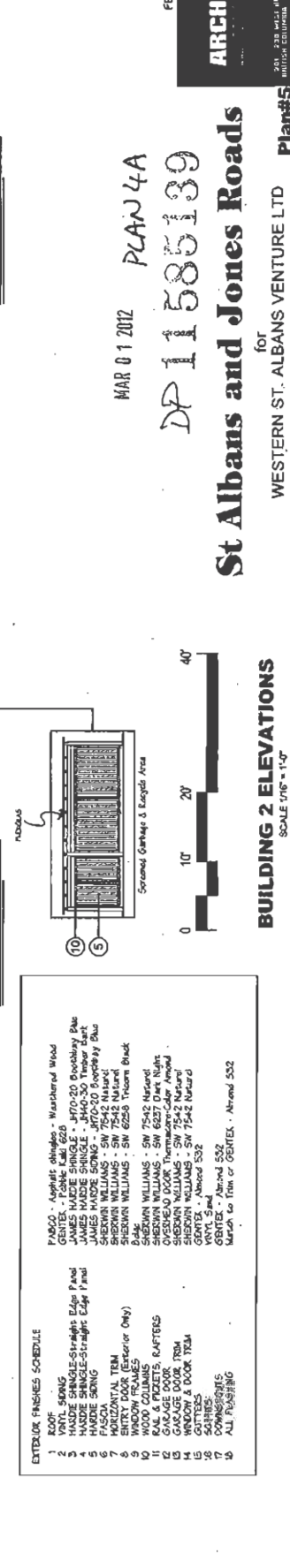
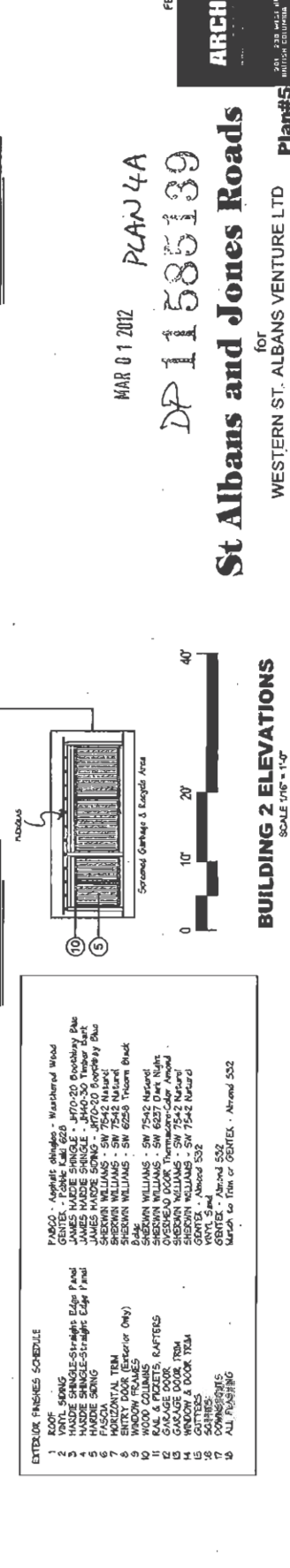
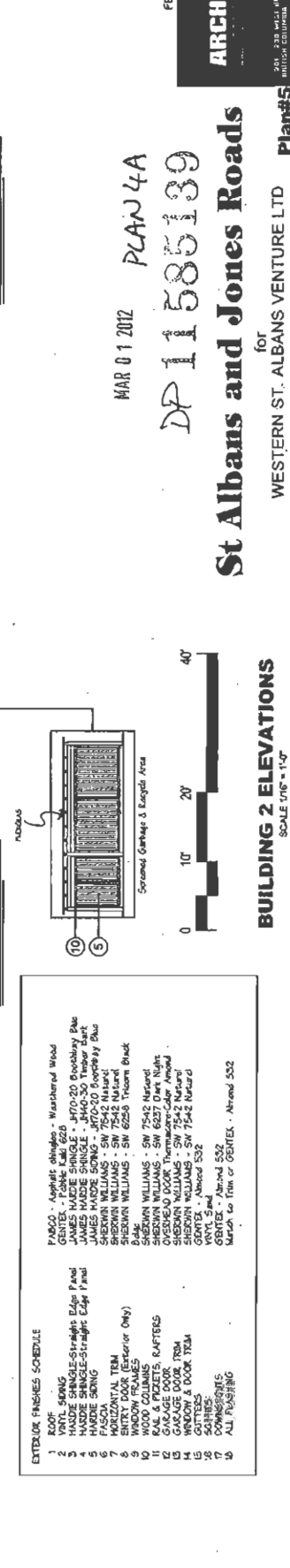
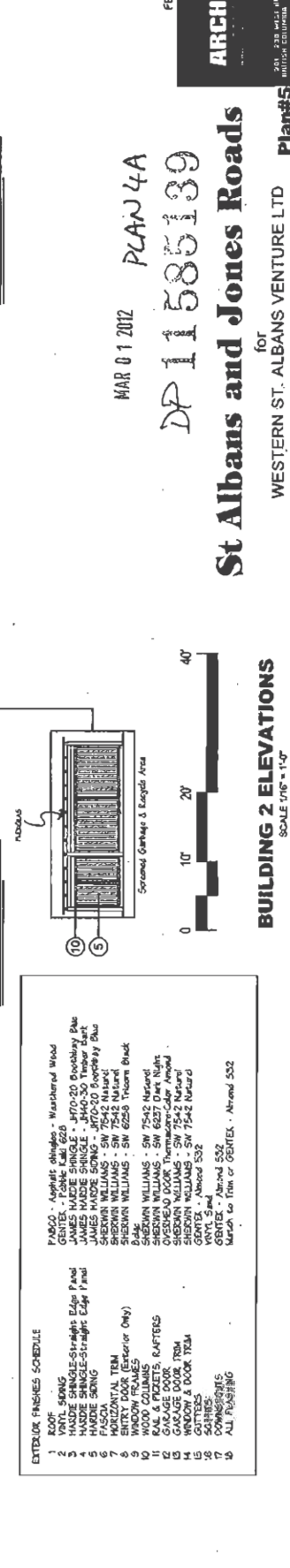
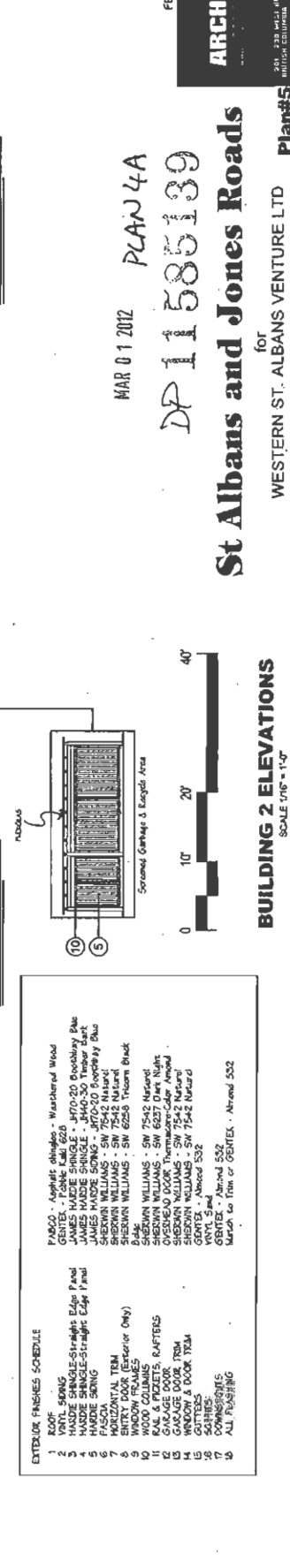
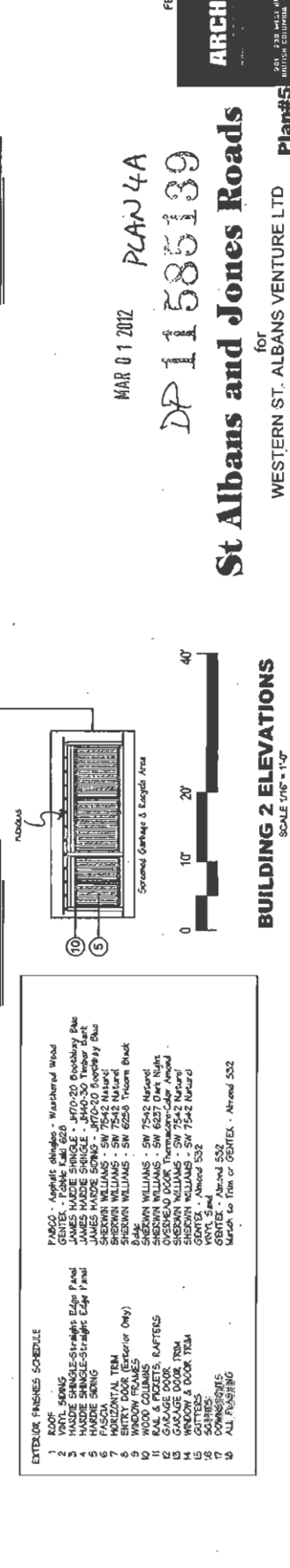
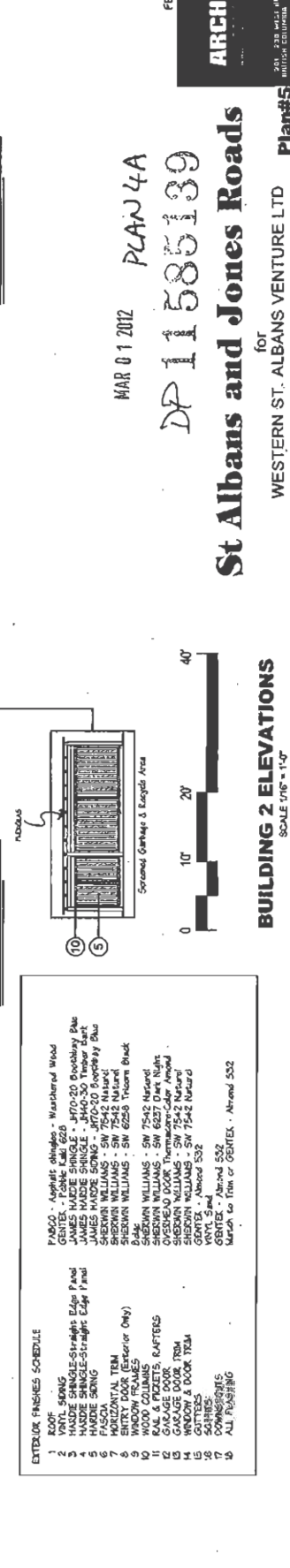
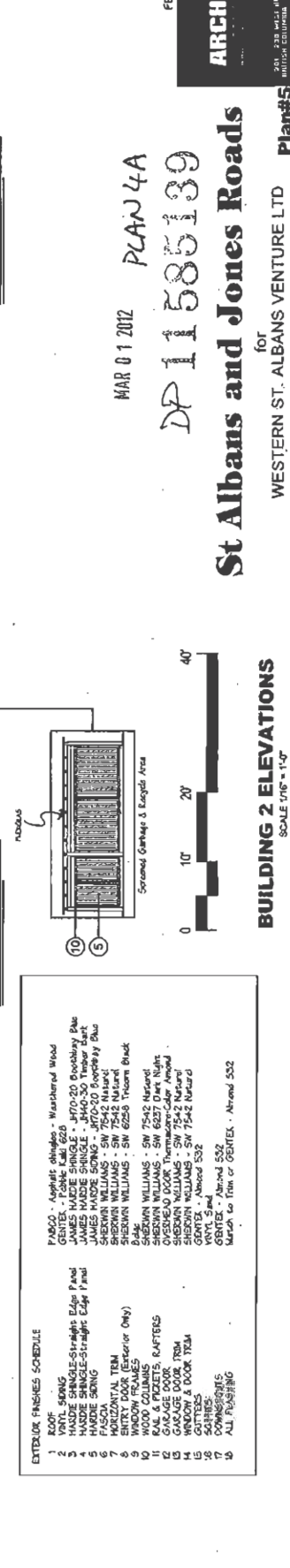
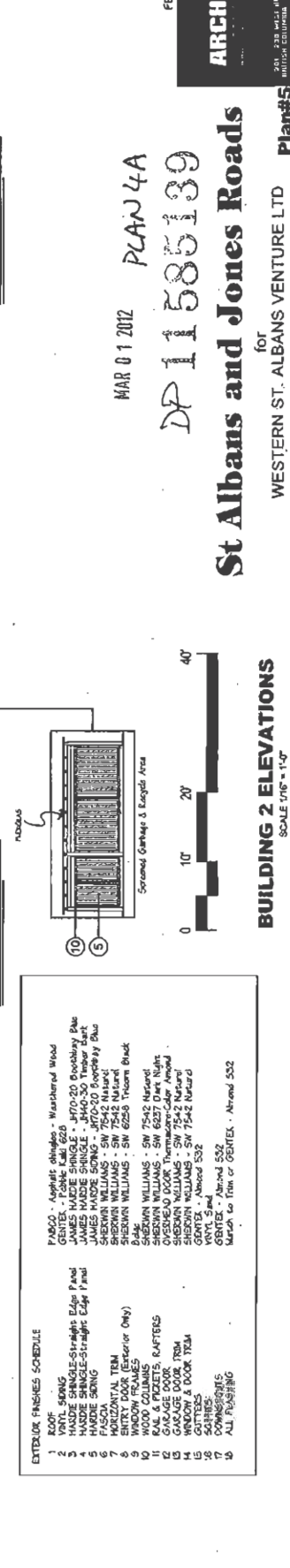
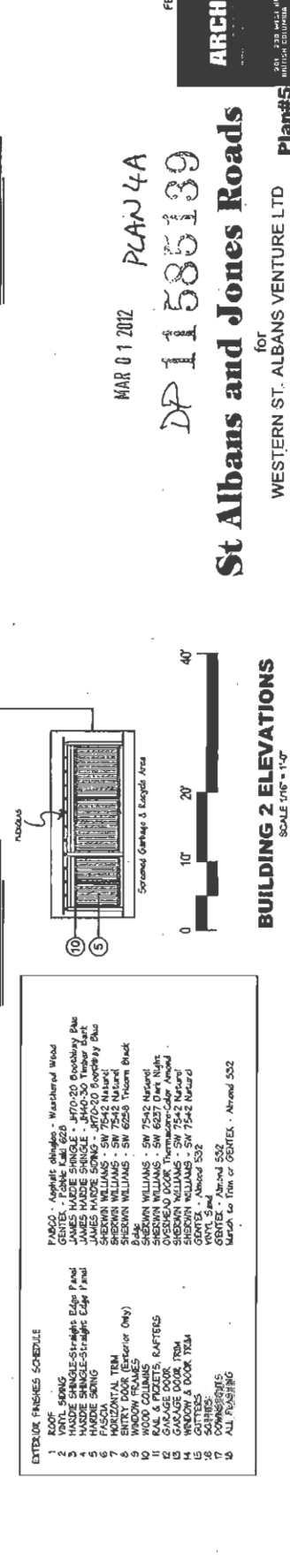
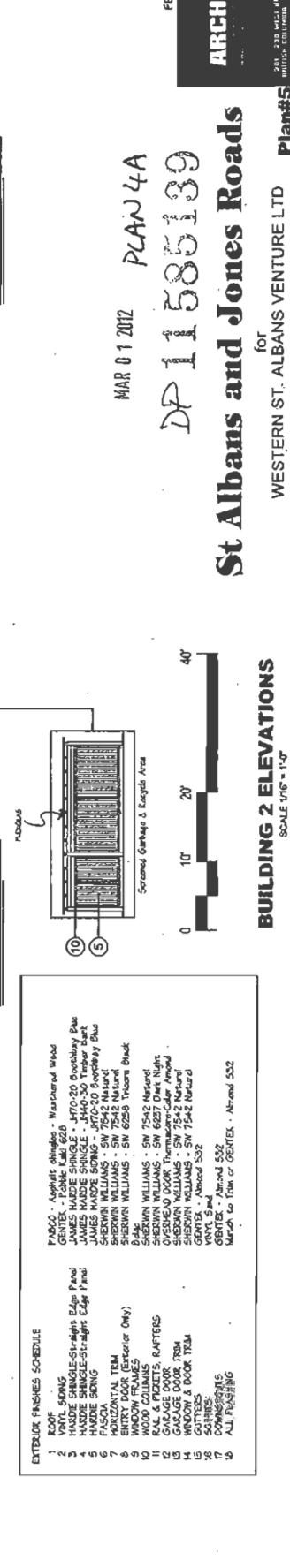
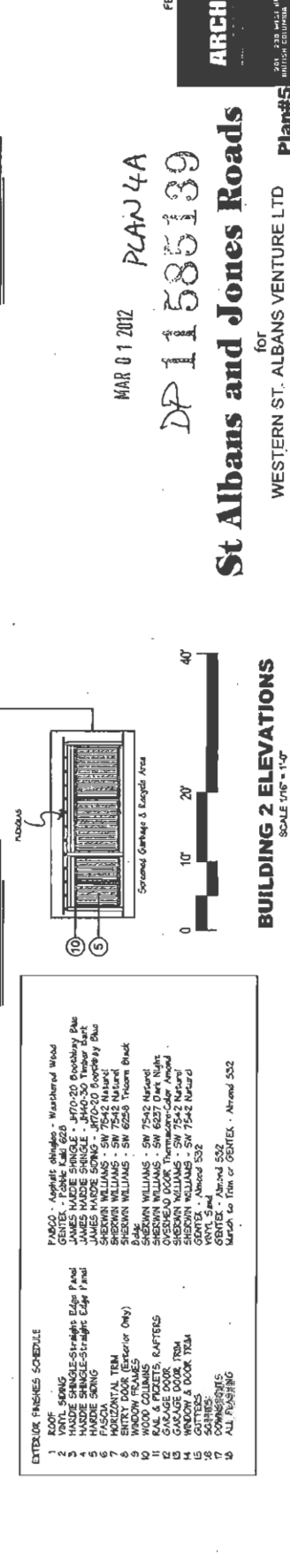
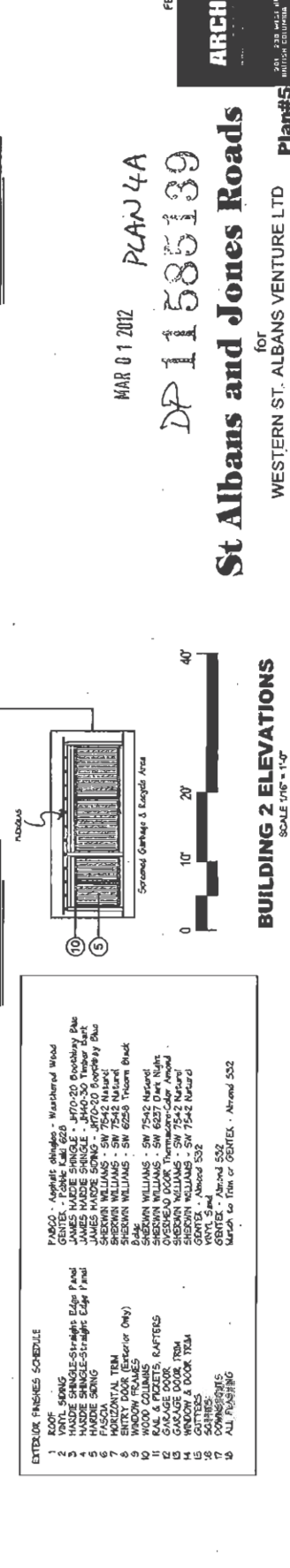
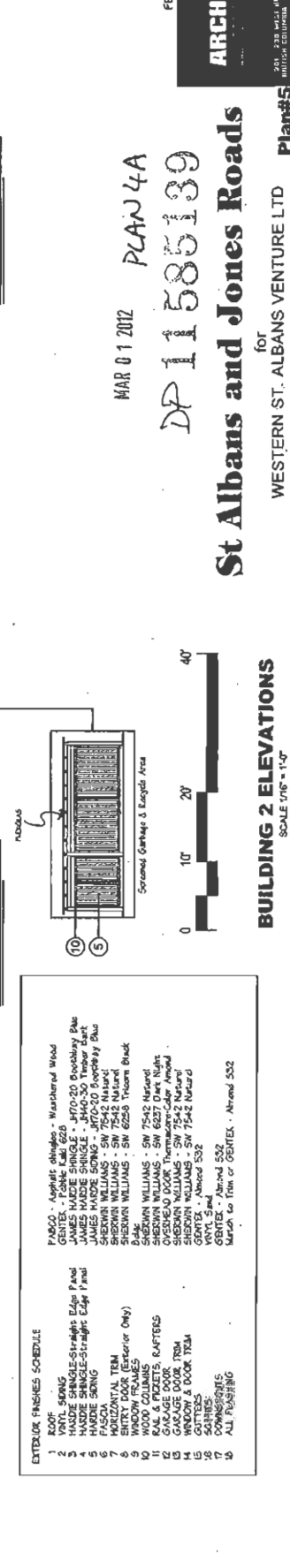
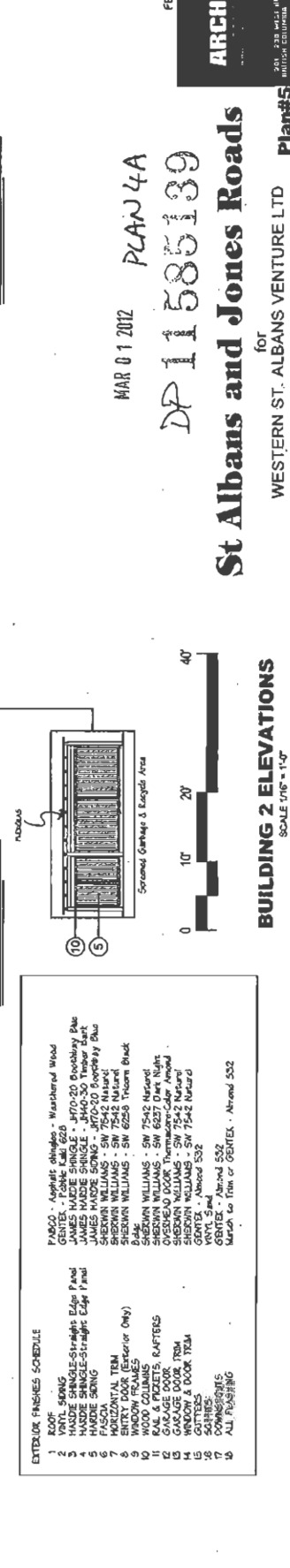
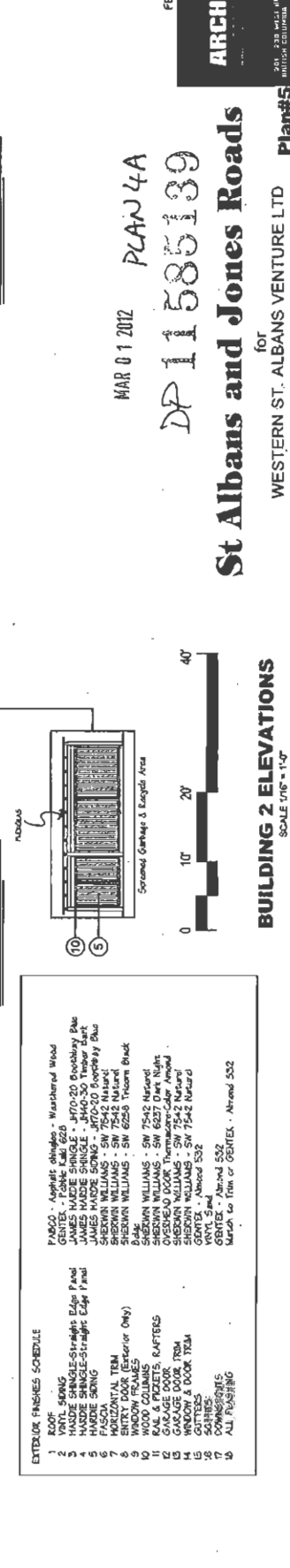
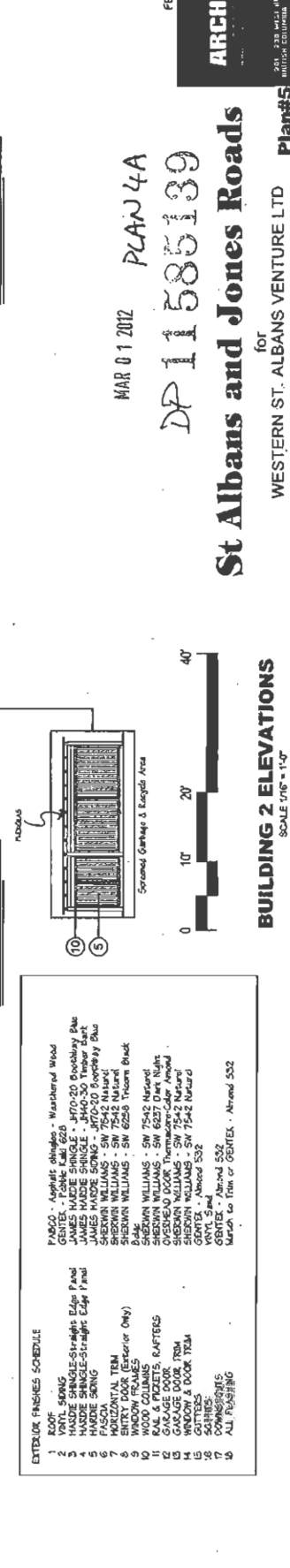
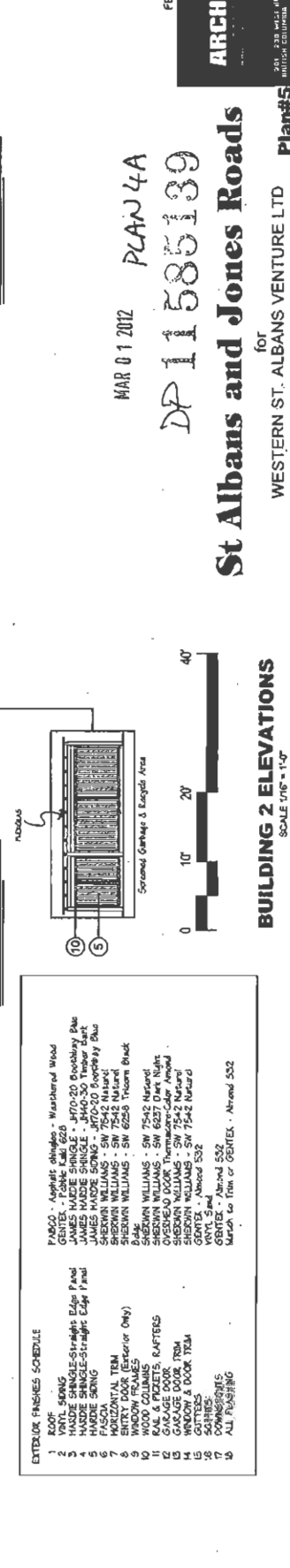
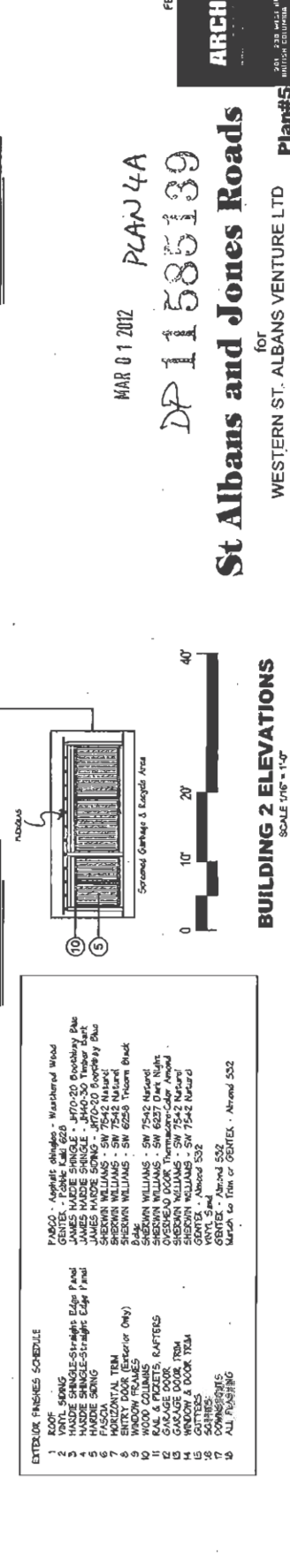
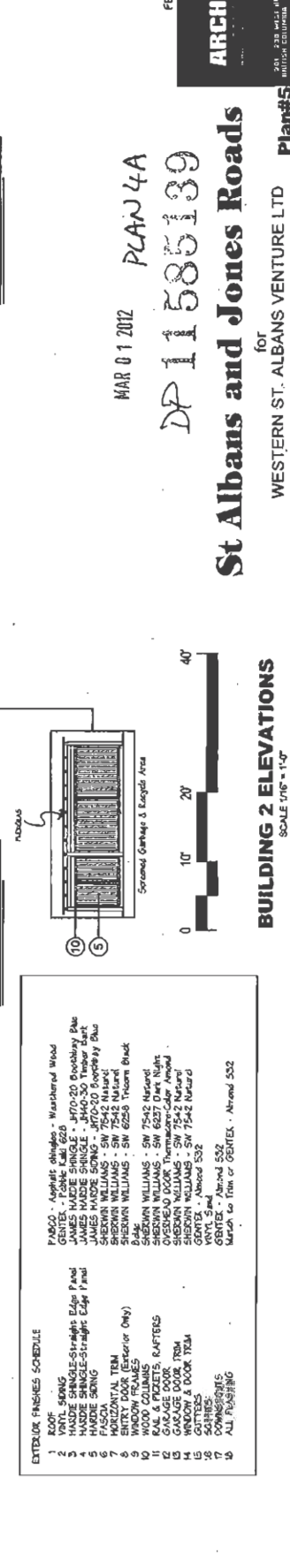
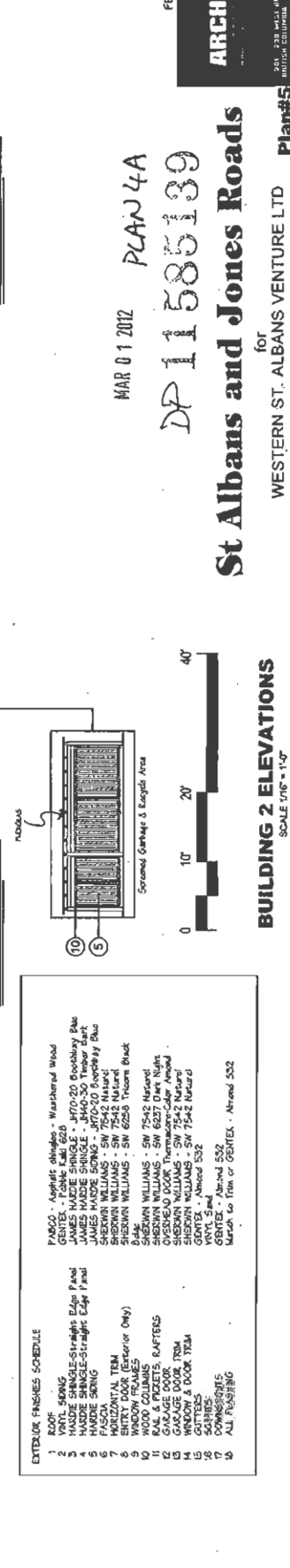
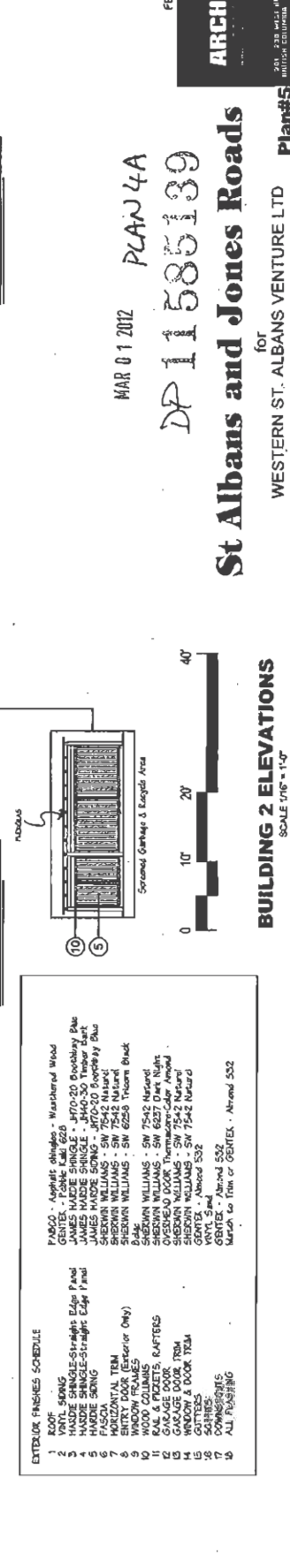
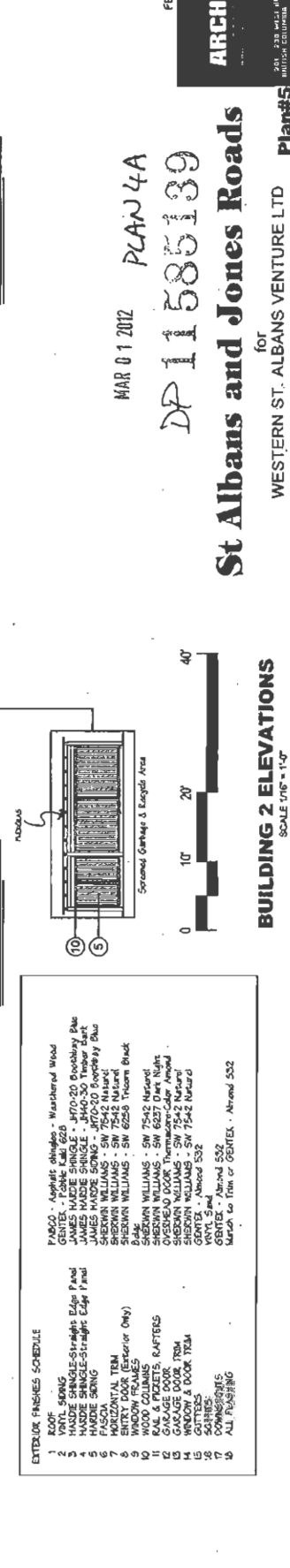
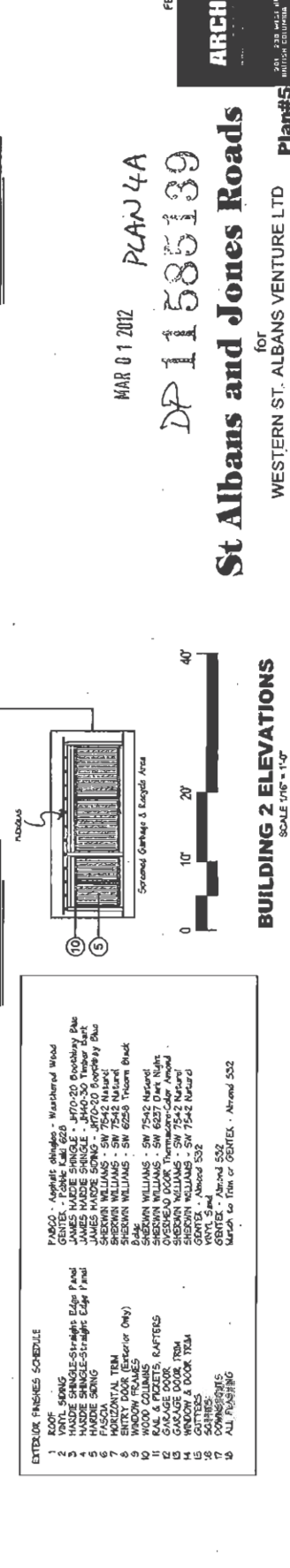
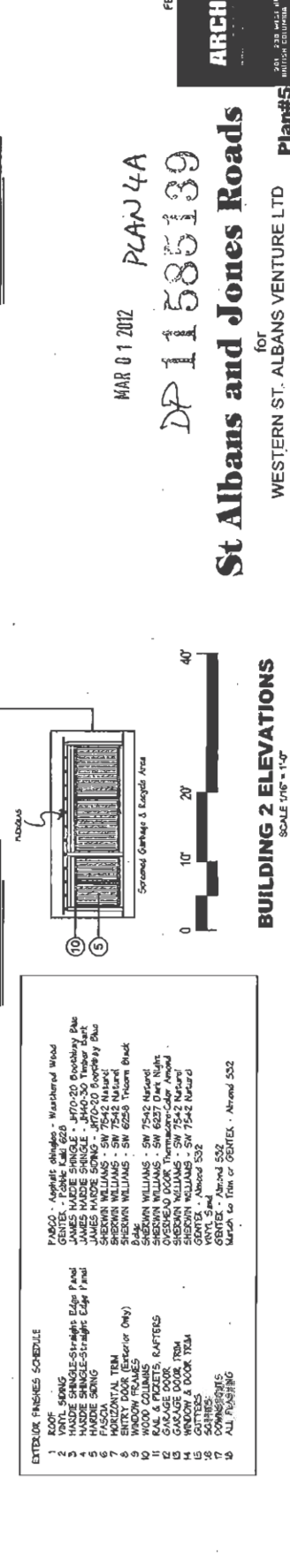
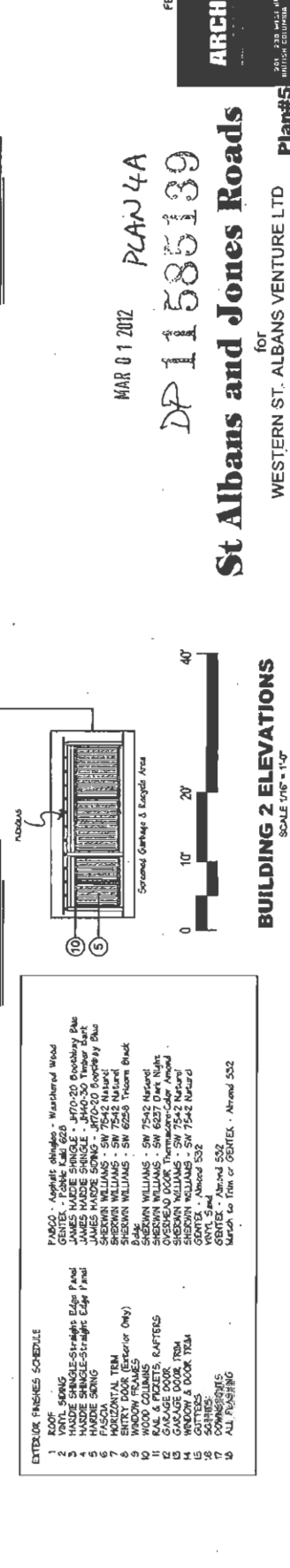
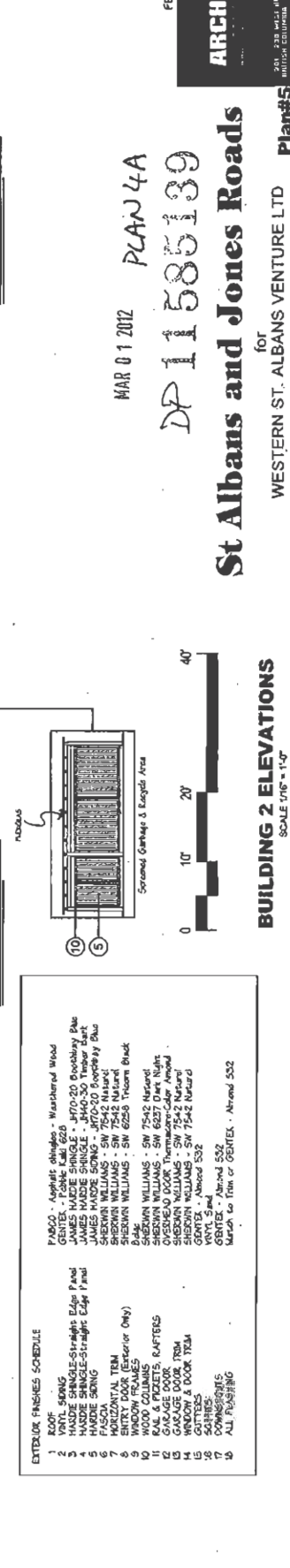
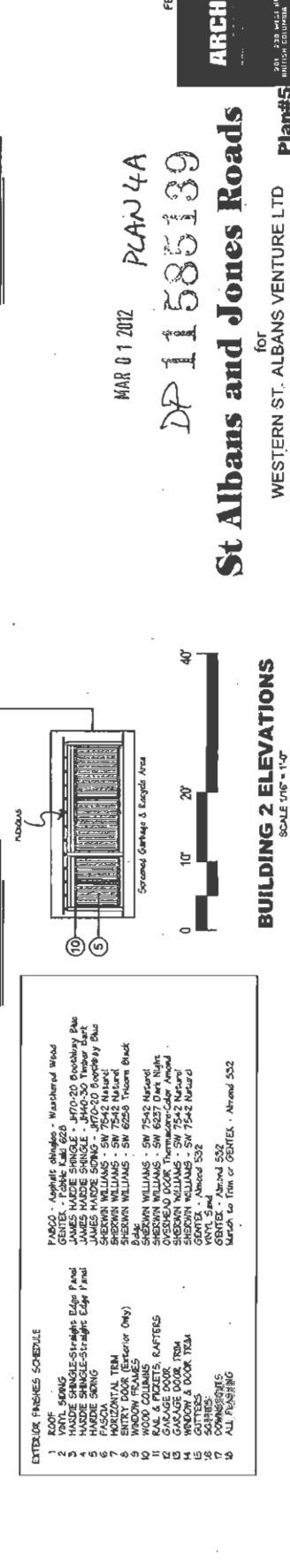
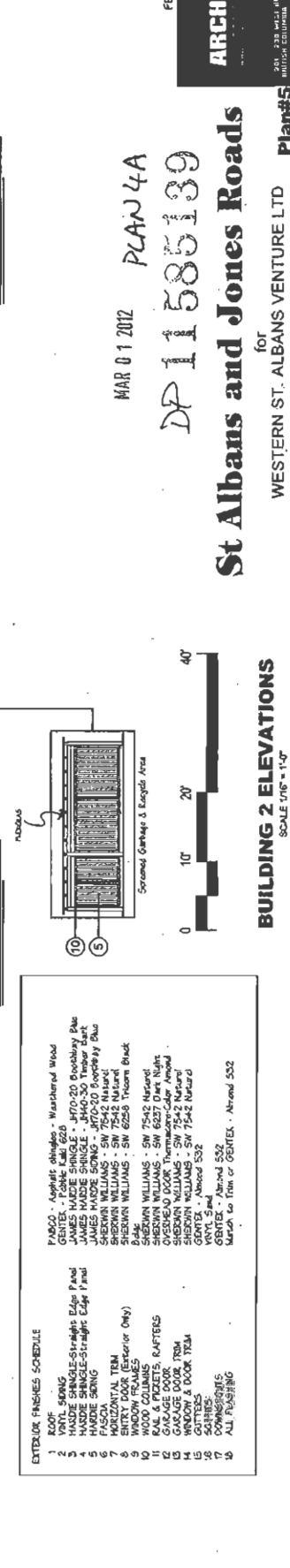
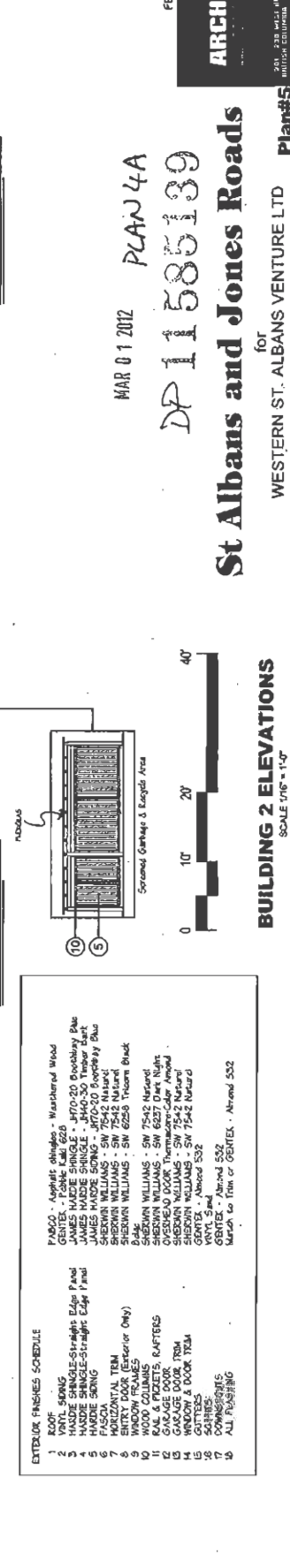
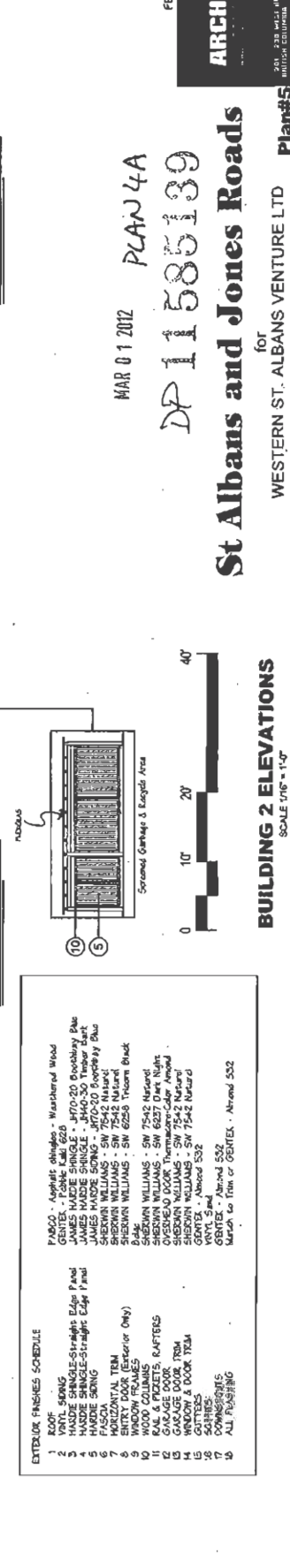
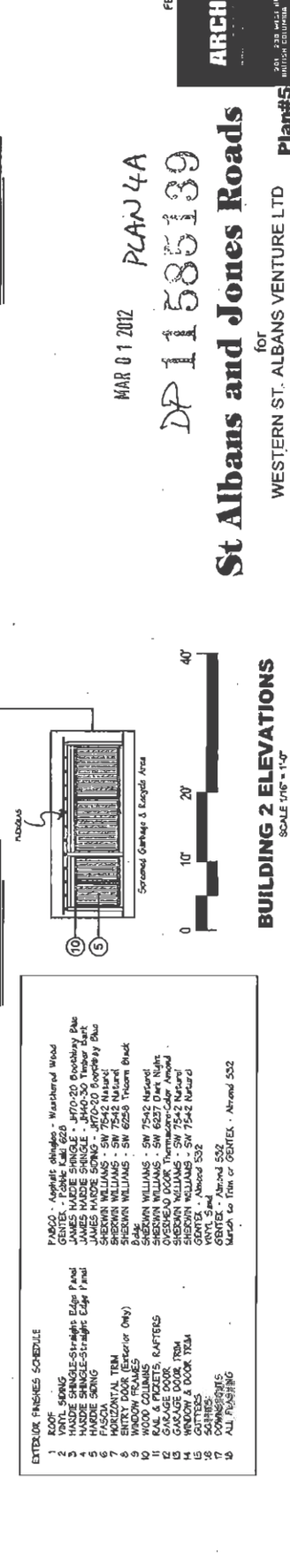
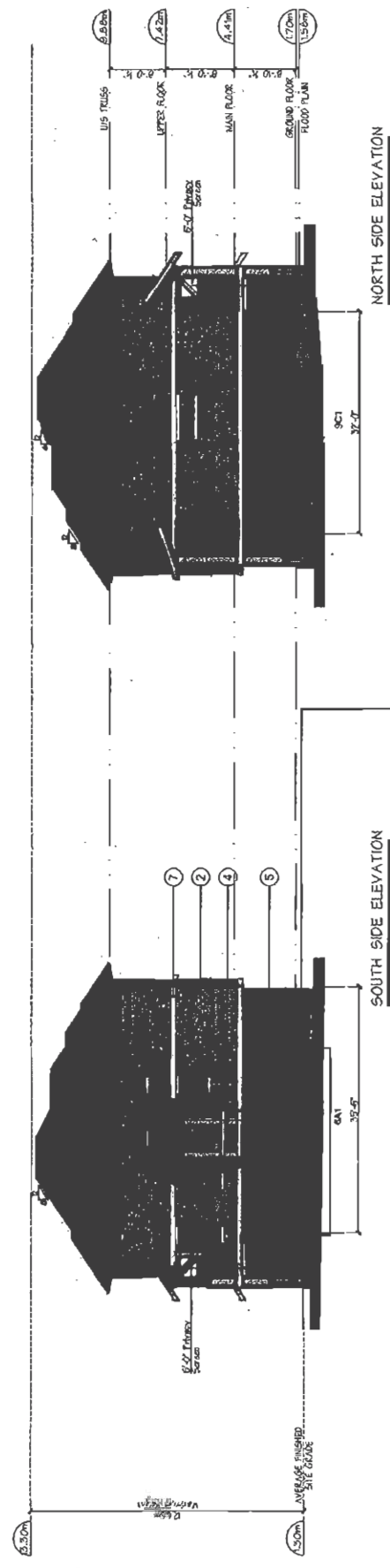
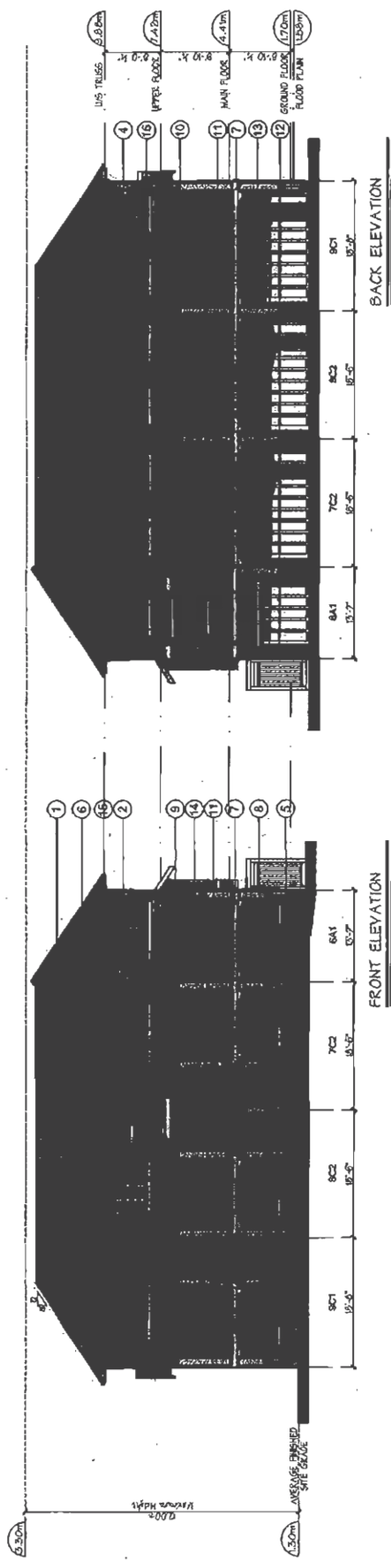
Feb. 22, 2012
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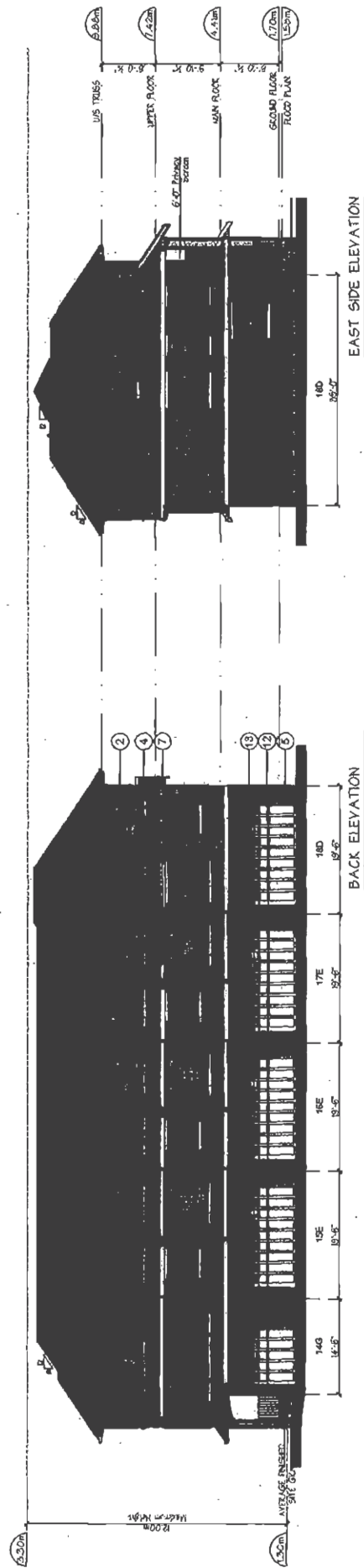
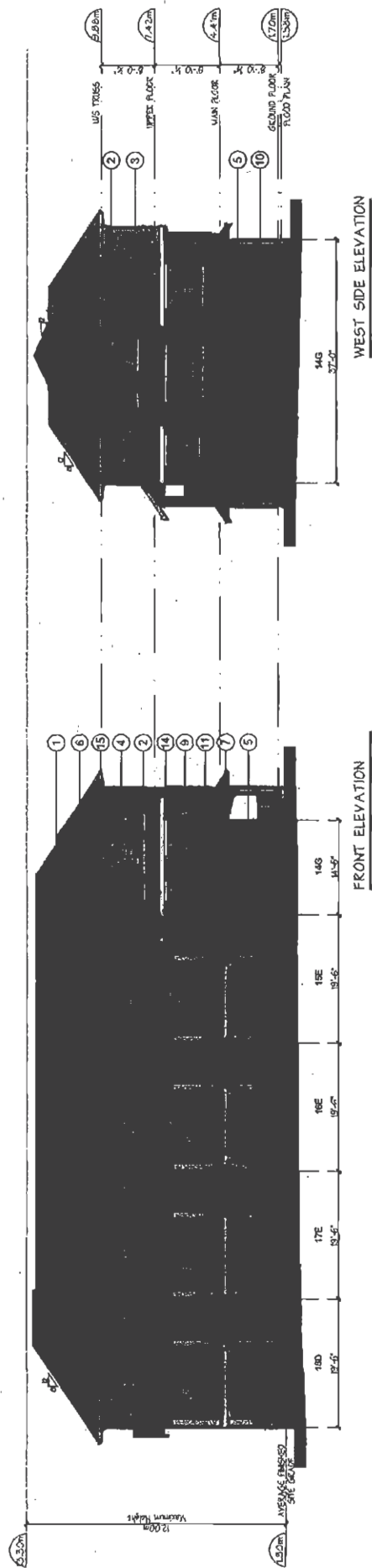
ITO
 8 ASSOCIATES
 LANDSCAPE ARCHITECTS
 1000 E. 10th Ave., Suite 100
 Denver, CO 80202
 Tel: 303.733.1111
 Fax: 303.733.1112
 Email: info@itoassociates.com

Project:
 PROPOSED 23 UNITS
 TOWN HOUSE
 ST. ALBANS
 JONES RD.
 RICHMOND B.C.

Client:
 TREE RETENTION
 PLAN

MAR 01 2012
 PLAN 3F
 DP 11585139





EXTERIOR FINISHES SCHEDULE

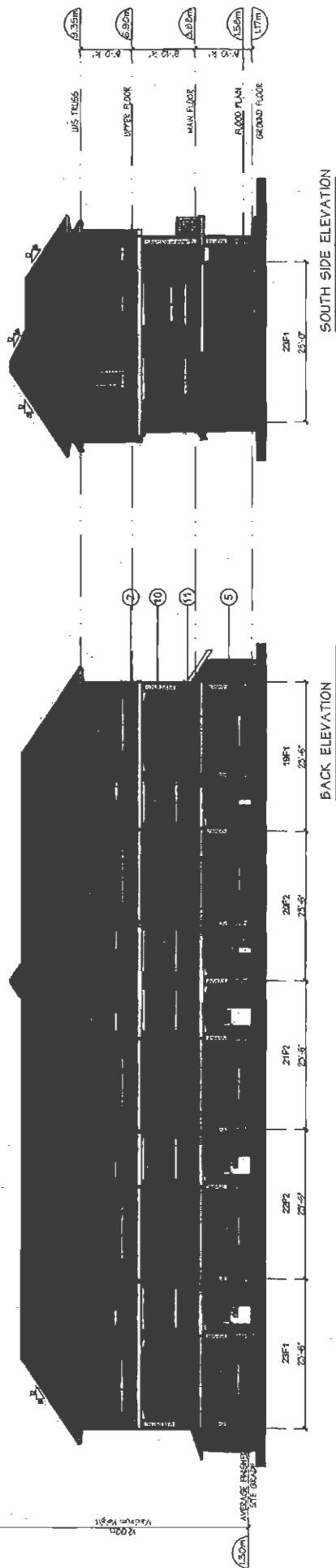
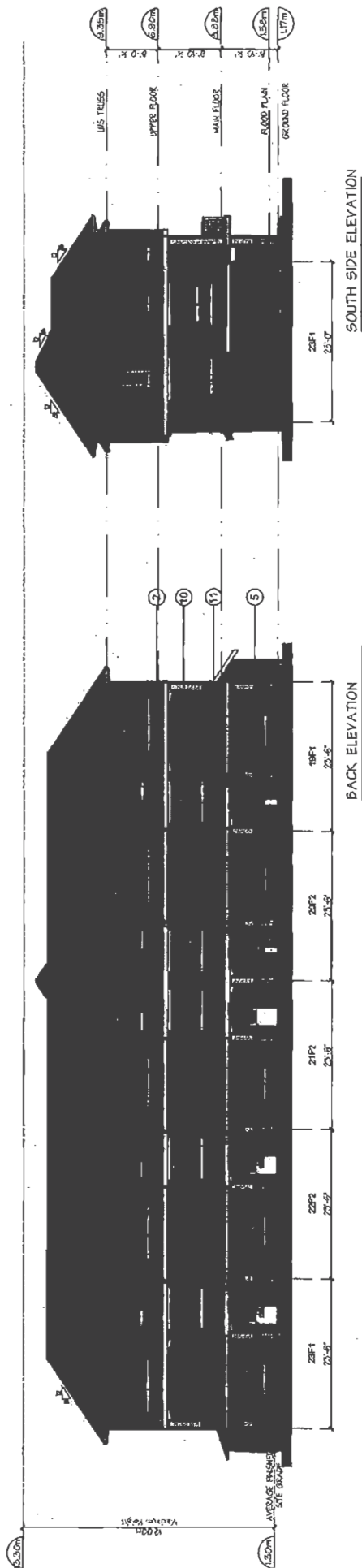
1. ROOF: SHINGLES - Hardwood Wood
2. ROOF: SHINGLES - Hardwood Wood
3. ROOF: SHINGLES - Hardwood Wood
4. ROOF: SHINGLES - Hardwood Wood
5. ROOF: SHINGLES - Hardwood Wood
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16. ROOF: SHINGLES - Hardwood Wood
17. ROOF: SHINGLES - Hardwood Wood
18. ROOF: SHINGLES - Hardwood Wood
19. ROOF: SHINGLES - Hardwood Wood

MAR 01 2012 PLAN 4C
 DP 11585139

St Albans and Jones Roads
 for
 WESTERN ST. ALBANS VENTURE LTD
 Plan#7

BUILDING 4 ELEVATIONS
 SCALE 1/8" = 1'-0"

FEBRUARY 28, 2012
FOUGERE
ARCHITECTURE
 275 - 415 7541 MISSISSAUGA
 416-415-7541
 416-415-7541



1	DOOF	FLASCO - Amphib. shingles - Washburn Wood
2	WALL Siding	GENTEX - Fibre Linc 628
3	HARDE SHINGLE-Straight Edge	JAMES HARDIE SHINGLE - JRTF-20 Bostwold Blue
4	HARDE SHINGLE-Straight Edge	JAMES HARDIE SHINGLE - JRTF-20 Timber Bark
5	HARDE SHINGLE	JAMES HARDIE SHINGLE - JRTF-20 Shady Blue
6	FLASCO	SHERWIN WILLIAMS - SW 754-2 Natural
7	HORIZONTAL TRIM	SHERWIN WILLIAMS - SW 754-2 Natural
8	WOOD TRIM (Exterior Only)	SHERWIN WILLIAMS - SW 6250 Natural Black
9	WOOD TRIM	SHERWIN WILLIAMS - SW 784-5 Natural
10	WOOD DOORS	SHERWIN WILLIAMS - SW 784-5 Natural
11	E-4 PICKETS, RAFTERS	SHERWIN WILLIAMS - SW 6257 Dark Night
12	E-4 PICKETS, RAFTERS	SHERWIN WILLIAMS - SW 6257 Dark Night
13	G-4 DOOR TRIM	SHERWIN WILLIAMS - SW 6257 Dark Night
14	G-4 DOOR TRIM	SHERWIN WILLIAMS - SW 754-2 Natural
15	WINDOWS & DOOR TRIM	SHERWIN WILLIAMS - SW 754-2 Natural
16	GUTTERS	GENTEX - Junco 532
17	DOWNSPOUTS	GENTEX - Junco 532
18	ALL FLASHING	GENTEX - Junco 532
19		Made to Trim or GENTEX - Junco 532

9
 3
 4
 2
 0
 2
 4
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 1
 2

St Albans and Jones Roads

for
WESTERN ST. ALBANS VENTURE LTD

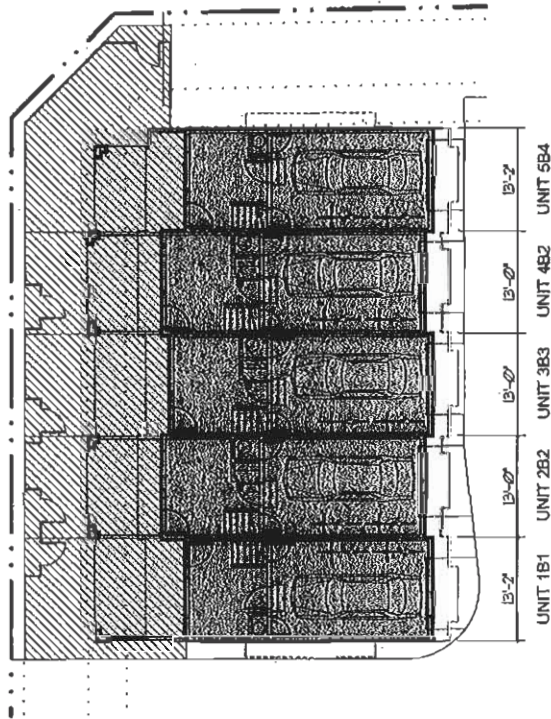
BUILDING 5 ELEVATIONS

SCALE 1/16" = 1'-0"

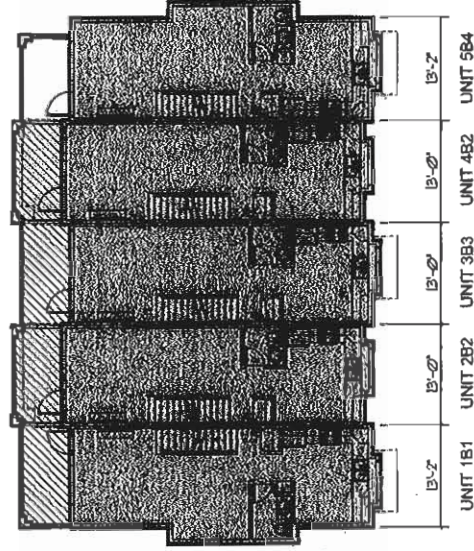
FEBRUARY 28, 2015

**FOUGERE
ARCHITECTURE**

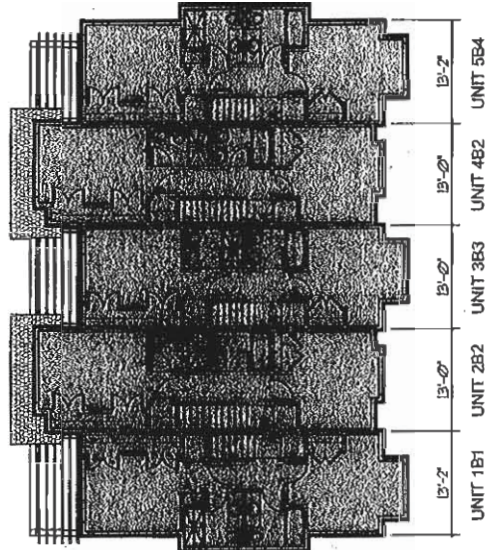
Plan#8



GROUND FLOOR



MAIN FLOOR



UPPER FLOOR

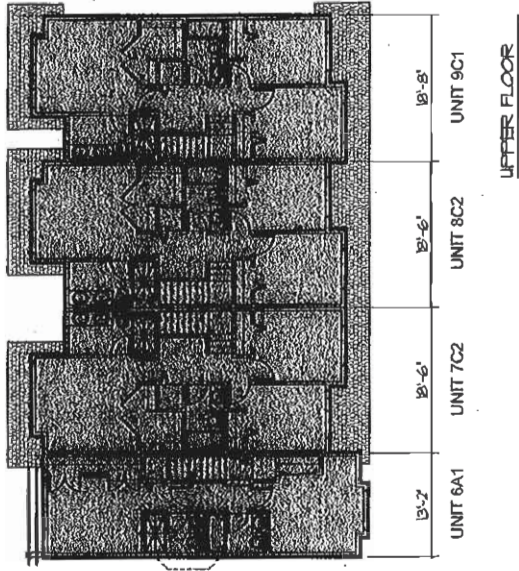
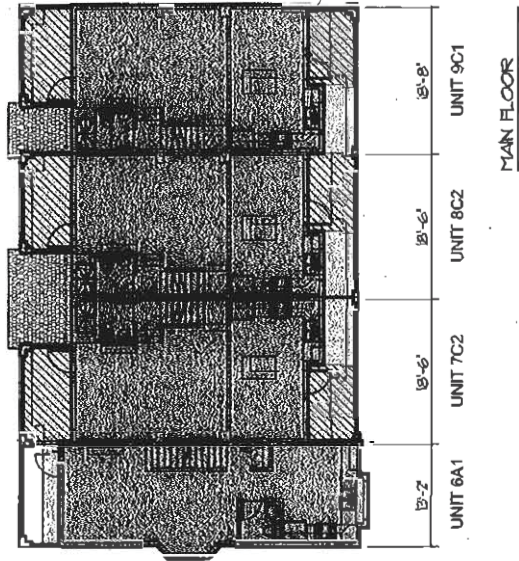
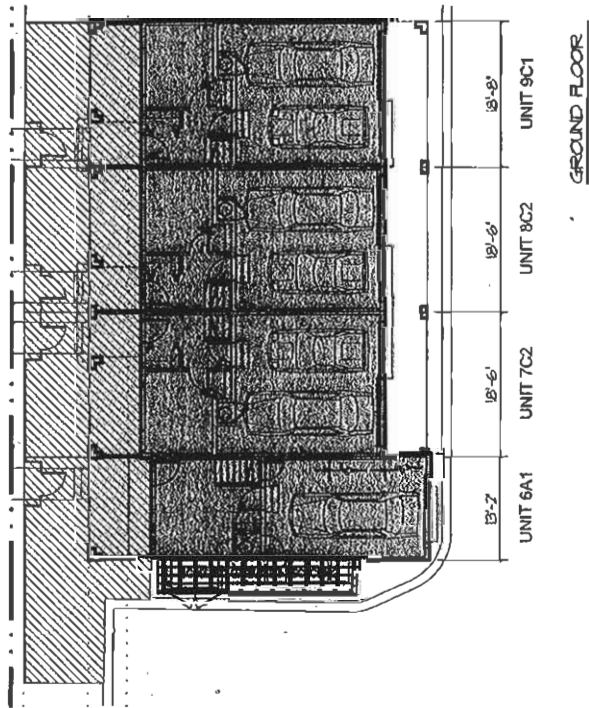
	PRIVATE OUTDOOR SPACE TOTAL	DECK AND PORCH AREA TOTAL
UNIT 1B1	37.6 sm (404 sf)	151 sf
UNIT 2B2	29.2 sm (315 sf)	209 sf
UNIT 3B3	30.4 sm (328 sf)	123 sf
UNIT 4B2	29.2 sm (315 sf)	209 sf
UNIT 5B4	41.3 sm (444 sf)	137 sf

REFERENCE PLAN

MAR 01 2012 **DP 11585139**
St Albans and Jones Roads
 for
 WESTERN ST. ALBANS VENTURE LTD **Plan#12**

BUILDING 1 FLOOR PLATE
 SCALE 1/8" = 1'-0"





	PRIVATE OUTDOOR SPACE TOTAL	DECK AND PORCH AREA TOTAL
UNIT 6A1	37.2 sm (400 sf)	129 sf
UNIT 7C2	39.0 sm (419 sf)	306 sf
UNIT 8C2	39.0 sm (419 sf)	307 sf
UNIT 9C1	39.4 sm (425 sf)	310 sf

REFERENCE PLAN

DP 11585139
MAR 01 2012

FEBRUARY 28, 2012

FOUGERE
ARCHITECTURE
INC.

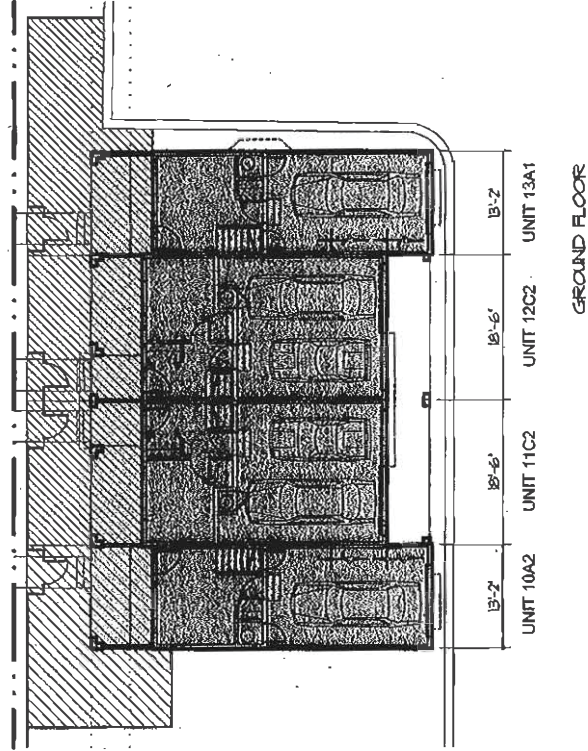
St Albans and Jones Roads

for
WESTERN ST. ALBANS VENTURE LTD

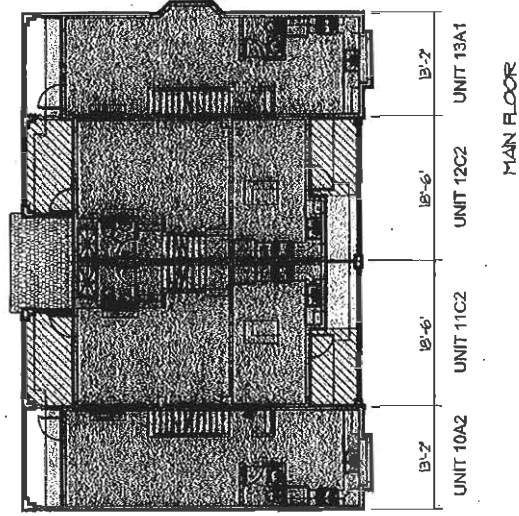
Plan#13

BUILDING 2 FLOOR PLATE
SCALE 1/16" = 1'-0"

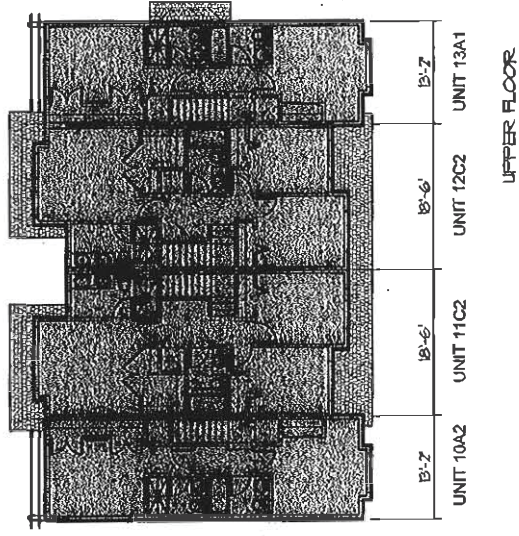




GROUND FLOOR



MAIN FLOOR



UPPER FLOOR

	PRIVATE OUTDOOR SPACE TOTAL	DECK AND PORCH AREA TOTAL
UNIT 10A2	37.2 sm (400 sf)	129 sf
UNIT 11C2	39.0 sm (419 sf)	306 sf
UNIT 12C2	39.0 sm (418 sf)	307 sf
UNIT 13A1	37.0 sm (399 sf)	129 sf

REFERENCE PLAN

MAR 01 2012 DP 11585139

St Albans and Jones Roads

for
WESTERN ST. ALBANS VENTURE LTD

BUILDING 3 FLOOR PLATE
SCALE 1/8" = 1'-0"

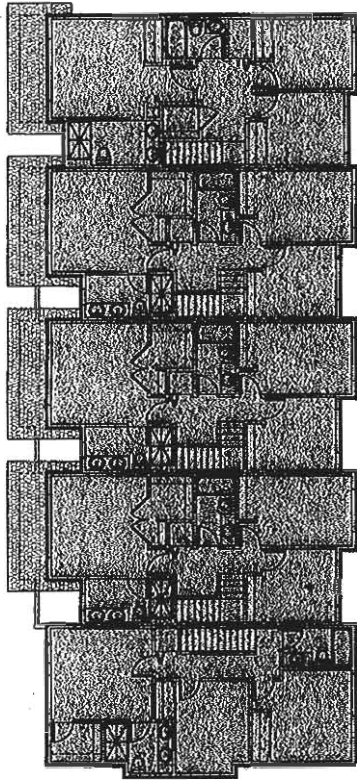


FEBRUARY 28, 2012

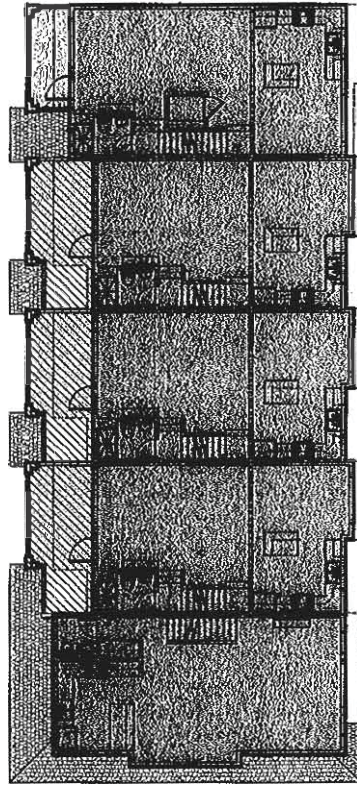
FOUGERE
ARCHITECTURE INC.

Plan#14

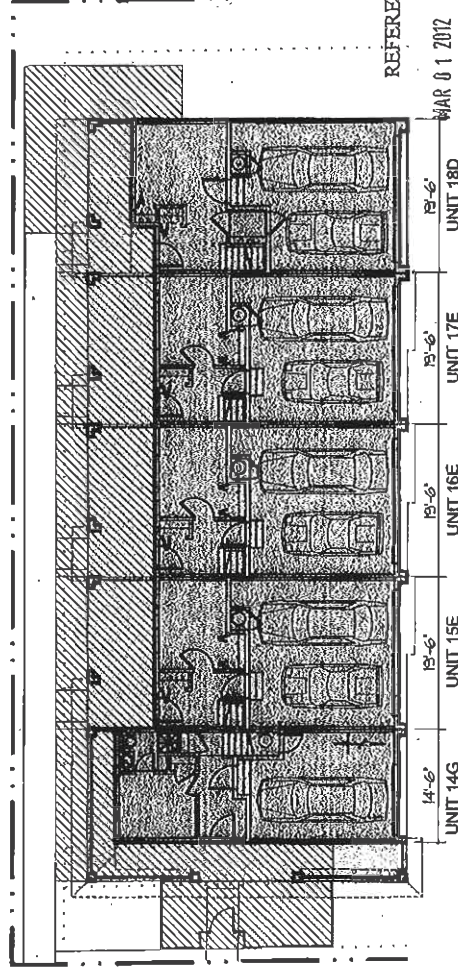
214 - 333 WEST HURON STREET
WILSONVILLE, OR 97150



UPPER FLOOR



MAIN FLOOR



GROUND FLOOR



BUILDING 4 FLOOR PLATE

SCALE 1/8" = 1'-0"

REFERENCE PLAN

DP 11585138
MAR 01 2012

St Albans and Jones Roads

for
WESTERN ST. ALBANS VENTURE LTD

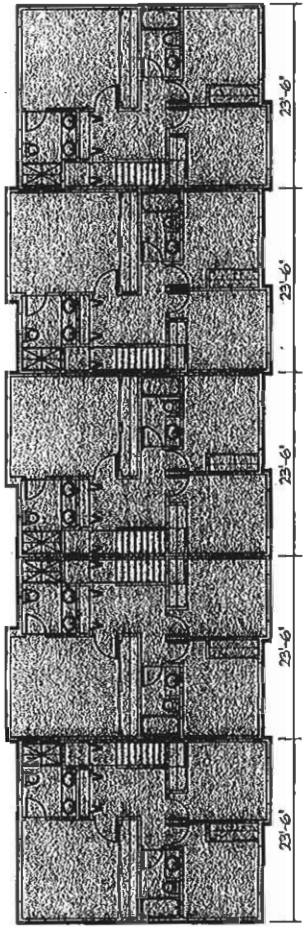
Plan#15

	PRIVATE OUTDOOR SPACE TOTAL	DECK AND PORCH AREA TOTAL
UNIT 14G	44.0 sm (474 sf)	253 sf
UNIT 15E	37.0 sm (398 sf)	285 sf
UNIT 16E	37.0 sm (398 sf)	288 sf
UNIT 17E	37.0 sm (398 sf)	285 sf
UNIT 18D	37.0 sm (398 sf)	200 sf

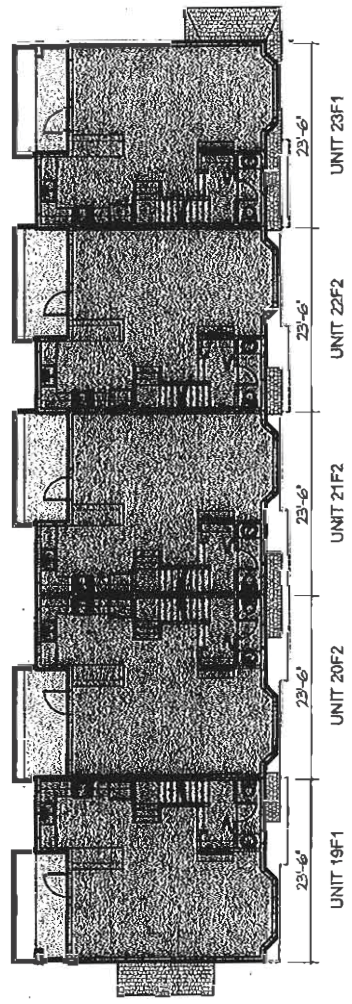
FEBRUARY 28, 2012

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ARCHITECTURE
— INC

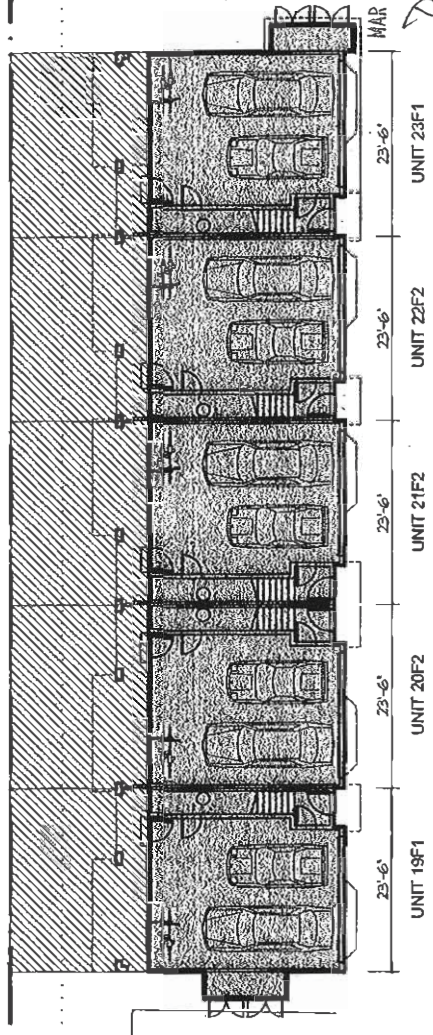
201-238-1111
1000-1000
1000-1000



UPPER FLOOR



MAIN FLOOR



GROUND FLOOR



BUILDING 5 FLOOR PLATE
SCALE 1/8" = 1'-0"

	PRIVATE OUTDOOR SPACE TOTAL	DECK AND PORCH AREA TOTAL
UNIT 19F1	38.0 sm (409 sf)	58 sf
UNIT 20F2	38.0 sm (409 sf)	77 sf
UNIT 21F2	38.0 sm (409 sf)	77 sf
UNIT 22F2	38.0 sm (409 sf)	77 sf
UNIT 23F1	38.0 sm (409 sf)	56 sf

REFERENCE PLAN

MAR 01 2012

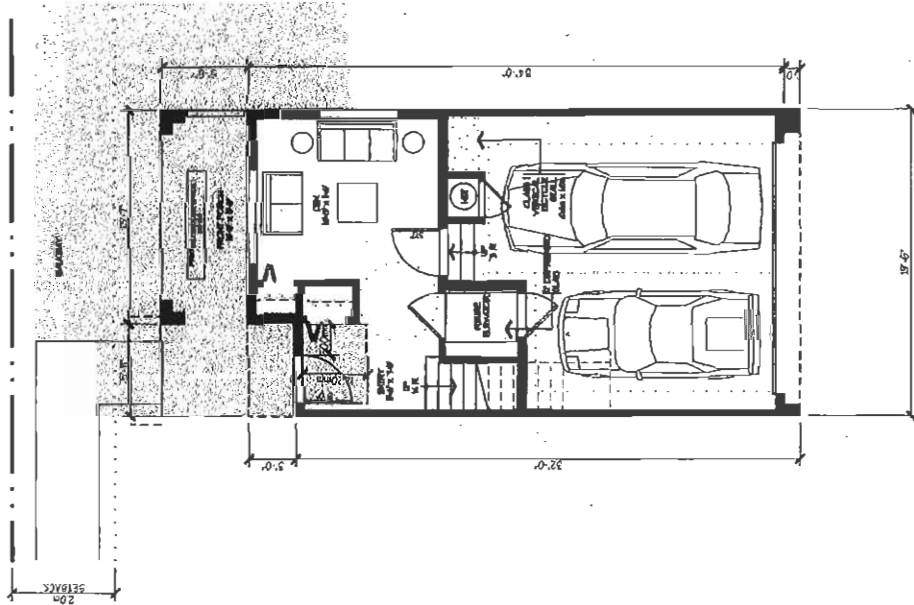
DP11585139

St Albans and Jones Roads

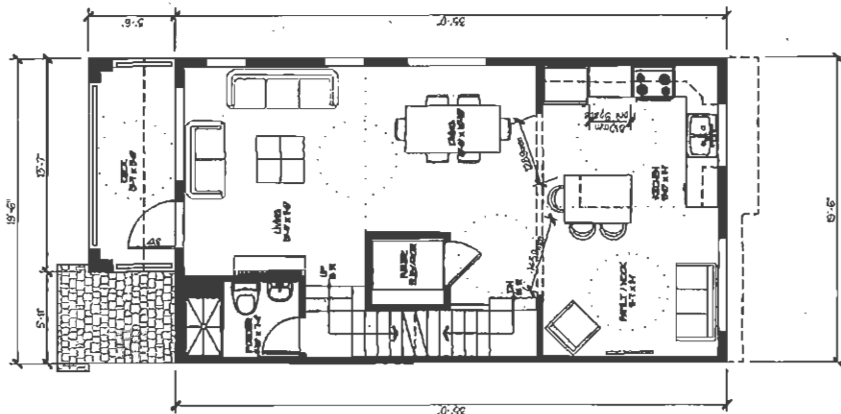
for
WESTERN ST. ALBANS VENTURE LTD Plan#16

FEBRUARY 28, 2012

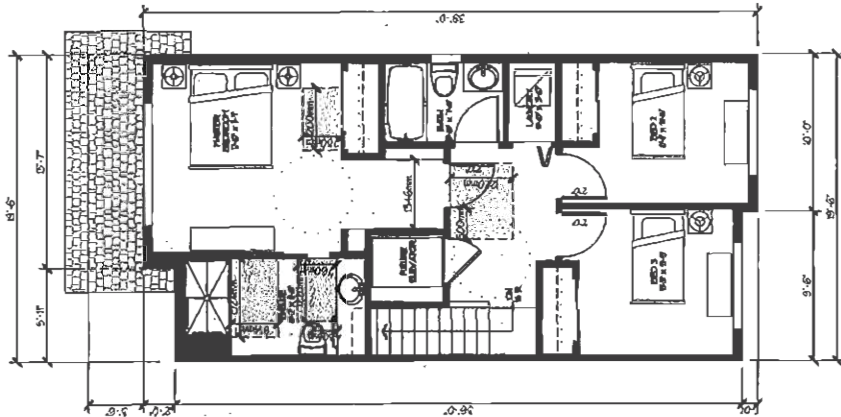
FOUGERE
ARCHITECTURE
INC.
375-375 West 10th Avenue
Edmonton, Alberta T6H 1P7
Canada
Tel: (780) 443-1111
Fax: (780) 443-1112



GROUND FLOOR



MAIN FLOOR



UPPER FLOOR

UNIT D (3 BED+0EN)	
FLOOR AREA	NET
GROUND FLOOR	253 sq
MAIN FLOOR	625 sq
UPPER FLOOR	705 sq
TOTAL	1,583 sq
COVERAGES	780 sq
OFF-STREET PARKING	340 sq
FLOOR AREA	31.8 sq
PRIVATE	289 sq
OUTDOOR SPACE TOTAL	37.1 sq

MAR 01 2012 REFERENCE PLAN

DP 1585139

St Albans and Jones Roads

for WESTERN ST. ALBANS VENTURE LTD Plan#9

FEBRUARY 28, 2012

FOUGERE

ARCHITECTURE

221 - 233 WEST 40th STREET
 VANCOUVER, BC V6P 4C6
 TEL: 604-681-1111 FAX: 604-681-1112

- PROVISION OF ACCESSIBILITY FEATURES
- MINIMUM ACCESS REQUIREMENTS ON ALL UNITS
- Entry doors minimum 855 mm clear opening (2'-4" swinging door open)
 - Hallways minimum 300 mm width
 - Door from garage to living area minimum 2'-10" (swing door spec.)
 - Blocking to bedrooms for installation of grab-bars (bath, tub and shower)
 - Provision of lever door handles
 - One window in each bedroom with a single hand in the living room
 - One window that can be opened with a single hand in one bedroom