

Staff Report

Origin

Western Dayton Homes Ltd. has applied to the City of Richmond for permission to develop eight (8) townhouse units at 8540 No. 3 Road. This site is being rezoned from Single Detached (RS1/E) to Medium Density Townhouses (RTM2) for this project under Bylaw 8785 (RZ 09-499249). 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 11-589890). Works include, but are not limited to upgrades to the existing storm, sanitary, and water systems, and beautification works along both No. 3 Road and Bowcock Road frontages including provision of a 3 m x 9 m concrete bus pad.

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: Across Bowcock Road, a mix of existing single-family dwellings and duplexes on lots zoned Single Detached (RS1/C) and Single Detached (RS1/E);
- To the East: Existing single-family dwellings on lots zoned Single Detached (RS1/E), fronting Gay Road;
- To the South: An existing townhouse development with 18 two-storey units on a lot zoned Low Density Townhouses (RTL3) at a maximum density of 0.6 FAR; and
- To the West: Across No. 3 Road, existing 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 September 7, 2011. The following concerns were expressed during the Public Hearing. The response to the concern is provided in *italics*.

1. Concern that the proposed visitor parking stall within the south side yard setback is too close to the adjacent townhouse units to the south.

Visitor parking stall within the south side yard setback has been relocated.

2. Concern that the proposed garbage/recycling collection area along the Bowcock Road frontage is unenclosed and unsightly.

A 0.9 m (3.0 ft.) high brick wall combined with landscaping along the Bowcock Road frontage has been added to screen the garbage/recycling area. The recycling carts will be stored in an enclosure with trellis on top, matching the trellis at the mailbox kiosk area on the other side of the entry driveway. Garbage cans will only be brought out to the collection area (concrete pad in front of the recycling area) on collection day.

3. Concern that the roots of the proposed Armstrong Maple trees along the south property line would damage the fence as the trees mature and would block daylight when the trees grow tall.

The proposed Armstrong Maple trees along the south property line have been substituted with Purple Saucer Magnolia. Purple Saucer Magnolia has fibrous roots and there is no knowledge that its root would damage fences. Purple Saucer Magnolia is also a smaller tree than Armstrong Red Maple; it can grow up to 6 m (20ft.). Since the trees will be planted to the north of the neighbouring yards and will not grow taller than the proposed buildings, there is no shadowing concern.

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 Medium Density Townhouses (RTM2) zone except for the zoning variances noted below.

Zoning Compliance/Variances (staff comments in bold)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

- 1) Reduce the minimum lot width from 30 m to 27.6 m.

(Staff supports the proposed variance since the subject site is an orphan lot; constraining further land assembly exists as it is bounded by Bowcock Road to the north and an existing townhouse complex to the south along No. 3 Road.)

- 2) Reduce the minimum exterior (north) side yard setback along Bowcock Road from 6.0 m to 3.0 m for Building 1 and from 6.0 m to 4.6 m for Building 2.

(Staff supports the proposed variance due to the narrow frontage along No. 3 Road. The reduced setback along Bowcock Road will add variety to the streetscape. The setback for the east building (Building 2) is similar to the neighbouring single-family home to the east.)

- 3) Reduce the minimum interior side yard setback from 3.0 m to 2.09 m for the single-storey garages along the south property line;

(Staff supports the proposed variance as this variance would accommodate a side-by-side double car garage in each of the end units ("D" units), and thus increase the percentage of concealed parking stalls on site.)

- 4) To allow tandem parking spaces in four (4) of the townhouse units and four (4) small-car parking stalls in five (5) of the townhouse units.

(Staff supports the proposed tandem parking arrangement on the basis that the tandem parking arrangement is generally accepted in small developments to reduce the site coverage. A restrictive covenant to prohibit the conversion of the garage area into habitable space will be required as a condition of the Development Permit.

Staff support the proposed small-car parking stalls based on the developer's observation that there is a tendency for two-car-families who live in townhouse units to have at least one smaller, more affordable car. Transportation Department accepted the proposal.)

Advisory Design Panel Comments

The subject application was not presented to the Advisory Design Panel on the basis that the project generally met all the applicable Development Permit Guidelines, and the overall design and site plan adequately addressed staff comments.

Analysis

Conditions of Adjacency

- The proposed height, siting and orientation of the buildings respect the massing of the existing developments adjacent to the site.
- The townhouses are designed to a maximum of 2½-storey height with a 6 m setback to both the front and rear property line.
- A four-plex interface with the single-family homes to the east is being proposed as opposed to the preferred duplexes interface between townhouse units and single-family homes.
- To minimize the impact from the four-plex on the adjacent existing single-family home to the east, the developer has adjusted the roof form as much as possible to simulate a duplex character.
- The proposed 2½-storey homes are also designed to have no attic windows overlooking the neighbouring property to the east.
- New trees are to be planted along the east and south property lines to provide natural privacy screens between the proposed development and the existing adjacent residential developments.

Urban Design and Site Planning

- The layout of the townhouse units is organized along one (1) short north-south drive aisle, providing access to the site and access to all unit garages/parking pads from Bowcock Road.
- The proposed drive aisle arrangement does not allow for on-site truck turning. The arrangement is accepted since parking and stopping on Bowcock Road is allowed for collection and delivery purposes.
- All units have two (2) vehicle parking spaces. Tandem parking spaces are proposed in four (4) of the eight (8) units.
- A total of two (2) standard visitor parking spaces are provided. Accessible visitor parking space is not required for this small development.
- Outdoor amenity space is provided in accordance with the OCP and is designed to promote both active and passive use. The outdoor amenity is proposed along the Bowcock Road frontage. The location is appropriate in providing open landscape and amenity convenient to all of the units.
- The garbage collection area and recycling enclosure are located just off the main vehicle entry to the site for easy access. Although staff from both Transportation Department and Environmental Programs recommend the facilities be located east of the entry driveway to provide a greater separation to the No. 3 Road/Bowcock Road intersection, the proposal is acceptable to staff due to other constraints on site planning, i.e. lot dimensions, separation from existing residential units, etc.

Architectural Form and Character

- A pedestrian scale is achieved along the public street and internal drive aisle with the inclusion of sloped roofs, projections, recesses, entry porches, varying material combinations, a range of colour finishes, landscape features, and individual unit gates. All units along No. 3 Road and Bowcock Road have direct access from the street.
- The impact of blank garage doors has been mitigated with panel patterned doors, transom windows, and planting islands.
- The proposed building materials (asphalt shingles, vinyl siding, slop dash stucco, wood trim, brackets and fascia) are generally consistent with the Official Community Plan (OCP) Guidelines and compatible with both the existing single-family character of the neighbourhood and multi-family character being introduced along No. 3 Road.
- A visual contrast is achieved by the use of lighter coloured trims on darker coloured siding.
- One (1) convertible unit with one (1) concealed handicap parking stall and one (1) uncovered standard parking stall has been incorporated into the design ("C" unit). Additional space within the garage to accommodate future ramp from the garage level to the main living level is proposed. A restrictive covenant to prohibit the installation of additional walls/partitions within the concealed garage and the conversion of the garage area into habitable space will be required as a condition of the Development Permit.
- Accessibility features that allow for aging in place have been incorporated into all units in 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).

Landscape Design and Open Space Design

- The developer proposes to retain one (1) bylaw tree on site and to protect one (1) City tree located within the boulevard along No. 3 Road. It is noted that the new sidewalk along No. 3 Road must be designed to meander around the protected City tree. A contract with a Certified Arborist to monitor all works to be done near or within all tree protection zones must be submitted prior to Development Permit issuance.
- Five (5) bylaw-size trees on-site were identified for removal at rezoning stage due to the poor condition, as well as proposed change of site grade and conflicts with the proposed building footprints. Ten (10) replacement trees are required.
- The applicant is proposing to plant 20 replacement trees on-site including six (6) conifer and 14 deciduous trees; hedges, an assortment of shrubs and ground covers, and perennials and grasses have been selected to ensure the landscape treatment remains interesting throughout the year.
- A low metal fence, punctuated by masonry columns at individual gate entrances, will be introduced to demarcate private space and individual grade level unit entrances along the street frontage.
- A pedestrian walkway along the east property line is proposed to provide access to units #5 to #7.
- Fence along the street frontage is 0.45 m setback from the property line to allow for a landscaped area between the fence and the edge of the public sidewalk.
- The outdoor amenity area includes a fenced children's play area, which come with play equipment that caters to 2 to 6 year old age groups, and an open grass area for spontaneous physical activities.

- A mailbox kiosk and benches are also located in the outdoor amenity area to facilitate social interaction.
- Indoor amenity space is not proposed on-site. An \$8,000 cash-in-lieu contribution has been secured as a condition of rezoning approval.

Crime Prevention Through Environmental Design

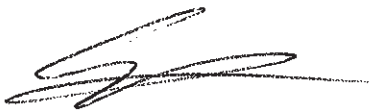
- The site plan and individual unit design create opportunity for passive surveillance of both of the street frontage, outdoor amenity space, and internal drive aisle.
- Individual unit entrances are visible from either the public street or the internal drive aisle.
- Space differentiation (public, semi public, private) is achieved through the use of fences, gates, and landscape features.
- Low planting is proposed along edges of buildings to keep the entry area open and visible.
- Solid-core exterior doors with solid door frames are proposed for added security.

Sustainability

- Drought tolerant and native planting materials are incorporated into the landscaping design.
- Permeable pavers are proposed on the internal driveway to improve the permeability of the site and reduce volume of storm water discharge to the domestic utility services. The lot coverage for permeable area (including landscaping) is 42.4%.
- The choice of construction materials (i.e. Hardie panel siding) offers enhanced durability.
- Building locations and window placements are designed to maximize natural light and ventilation.

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
Planning Technician – Design
(604-276-4121)

EL:blg

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

- Registration of a covenant prohibiting the conversion of parking area into habitable space;
- Registration of a covenant prohibiting the installation of walls/partitions within the concealed garage of the convertible unit (Unit 3C). The space outside of the handicap parking stall within the garage is reserved for future installation of accessible ramp between the garage level and the main living level.
- 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 trees to be retained on site and on city property adjacent to the 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; and
- Receipt of a Letter-of-Credit for landscaping in the amount of \$29,136 (based on total floor area of 14,568 ft²).

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 10-545013

Attachment 1

Address: 8540 No. 3 Road

Applicant: Western Dayton Homes Ltd.

Owner: 0896280 BC Ltd.

Planning Area(s): Broadmoor

Floor Area Gross: 1,353.4 m² (14,568 ft²)

Floor Area Net: 1,066.3 m² (11,478 ft²)

	Existing	Proposed
Site Area:	1,650 m ² (17,761 ft ²)	1,643.8 m ² (17,694 ft ²)
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Zoning:	Single Detached (RS1/E)	Medium Density Townhouses (RTM2)
Number of Units:	1 non-conforming duplex (2 units)	8 townhouse units

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65	0.65	none permitted
Lot Coverage – Building:	Max. 40%	40%	none
Lot Coverage – Non-porous Surfaces	Max. 65%	57.6%	none
Lot Coverage – Landscaping:	Min. 25%	25.9%	none
Setback – Front Yard (No. 3 Road) (m):	Min. 6 m	6.0 m	none
Setback – Exterior Side Yard (Bowcock Road) (m):	Min. 6 m	3.0 m (Building 1) 4.6 m (Building 2)	variance requested
Setback – Interior Side Yard (South) (m):	Min. 3 m	2.09 m	variance requested
Setback – Rear Yard (East) (m):	Min. 3 m	6.0 m	none
Height (m):	Max. 12.0 m (3 storeys)	11.55 m	none
Lot Size (min. dimensions):	Min. 30 m wide x 35 m deep	27.58 m wide x 60.05 m deep	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.25 (V) per unit	none
Off-street Parking Spaces – Total:	18	18	none
Tandem Parking Spaces:	not permitted	4	variance requested
Small Car Parking Spaces:	not permitted	5	variance requested
Off-street Visitor Parking Spaces - Accessible	0	0	none

Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.25 (Class 1) and 0.25 (Class 2) per unit	none
Off-street Parking Spaces – Total:	10 (Class 1) and 2 (Class 2)	10 (Class 1) and 2 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	\$8,000 cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 8 units = 48 m ²	61.5 m ²	none



No. DP 10-545013

To the Holder: WESTERN DAYTON HOMES LTD.
Property Address: 8540 NO. 3 ROAD
Address: C/O WAYNE FOUGERE
FOUGERE ARCHITECTURE INC.
#210 – 230 BROADWAY
VANCOUVER, BC V5Y 1P7

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
 - a) Reduce the minimum lot width from 30 m to 27.6 m;
 - b) Reduce the minimum exterior (north) side yard setback along Bowcock Road from 6.0 m to 3.0 m for Building 1 and from 6.0 m to 4.6 m for Building 2;
 - c) Reduce the minimum interior side yard setback from 3.0 m to 2.09 m for the single-storey garages along the south property line;
 - d) To allow tandem parking spaces in four (4) of the townhouse units and five (5) small-car parking stalls in five (5) of the townhouse units.
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 \$29,136.00 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.

Development Permit

No. DP 10-545013

To the Holder: WESTERN DAYTON HOMES LTD.

Property Address: 8540 NO. 3 ROAD

Address: C/O WAYNE FOUGERE
FOUGERE ARCHITECTURE INC.
#210 - 230 BROADWAY
VANCOUVER, BC V5Y 1P7

7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.
8. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

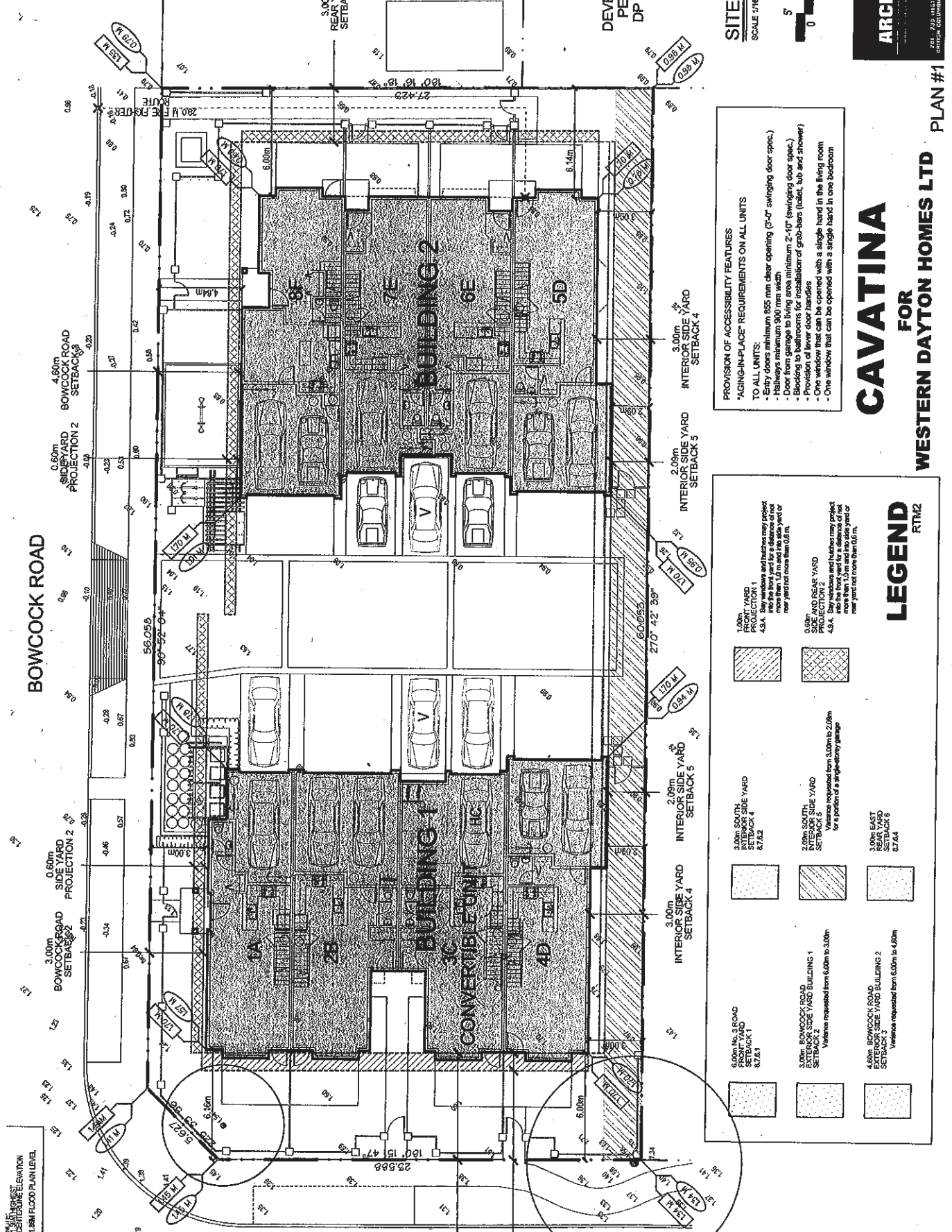
This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



DEVELOPMENT PERMIT NO. DP 10-545013

JAN 03 2012

PLAN #1

1.00m FRONT YARD PROJECTION 1
 3.00m BOWCOCK ROAD SIDE YARD SETBACK 1
 3.00m SOUTH SIDE YARD SETBACK 1
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PROVISION OF ACCESSIBILITY FEATURES
 TO ALL UNITS:
 - Entry doors minimum 885 mm clear opening (3'-0" swinging door space).
 - Pathways minimum 900 mm width.
 - Provision of living area minimum 2-1/2' (swinging door space).
 - Provision of bathroom grab-bars (toilet, tub and shower).
 - 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.

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 RTM2

LEGEND
 RTM2

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 RTM2

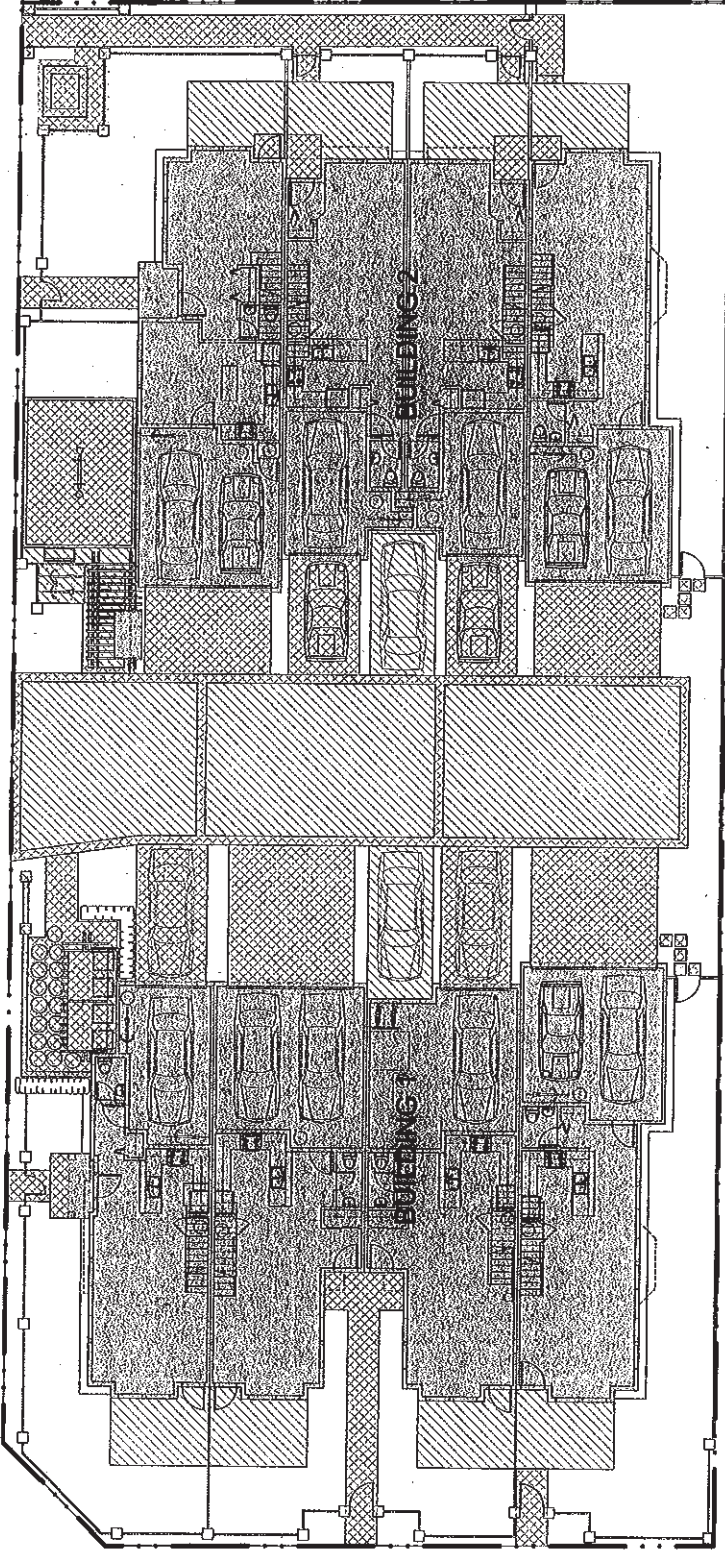
LEGEND
 RTM2

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 RTM2

BOWCOCK ROAD

No. 3 ROAD



7,077 SF OF COVERAGE AREA
40.0% PROPOSED COVERAGE

2,914 SF OF POUROUS GROUND COVER AREA
16.5% PROPOSED POUROUS GROUND COVER COVERAGE

3,113 SF OF NON-POUROUS SURFACE AREA
17.6% PROPOSED OF NON-POUROUS SURFACE COVERAGE

Required:

No more than 65% of the lot may be occupied by buildings, structures and non-porous surfaces

Proposed:

57.6% of Buildings, Structures and Non-porous surfaces



SITE AREA CALCULATION PLAN
SCALE 1/16" = 1'-0"

CAVATINA

FOR

WESTERN DAYTON HOMES LTD PLAN #1A

DP RESUBMISSIC
DECEMBER 22, 20

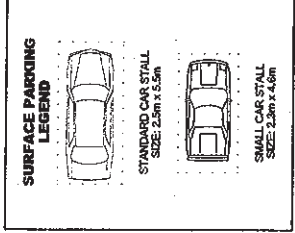
FOUGER
ARCHITECTURE

200 S. 2ND WEST, SUITE 200
ANN ARBOR, MI 48106-1007 (313) 963-9999

DEVELOPMENT
PERMIT NO.
DP 10-545013



JAN 03 2012
DP 10 545013 PLAN #1A



PROVISION OF ACCESSIBILITY FEATURES TO ALL UNITS:

- Entry doors minimum 885 mm clear opening (3'-0" swinging door spec.)
- Hallways minimum 900 mm width
- Door from garage to living area minimum 2'-10" (swinging door spec.)
- Blocking to bathrooms for installation of grab-bars (toilet, tub and shower)
- 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

JAN 03 2012
 10 545013 PLAN #2

DEVELOPMENT PERMIT NO. DP 10-545013



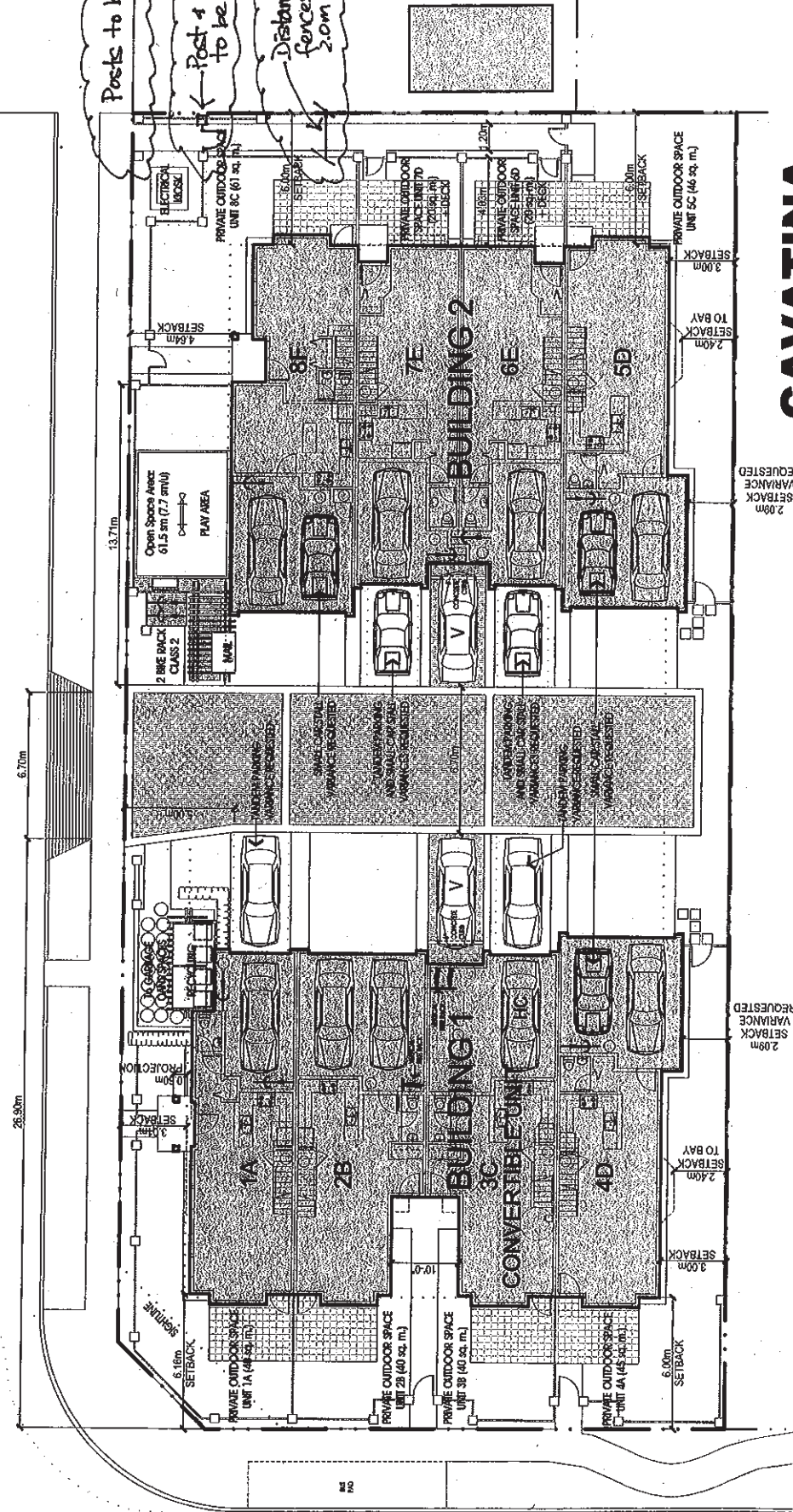
PARKING PLAN
 SCALE 1/16" = 1'-0"



DP RESUBMITTED DECEMBER 22, 20
FOUGER ARCHITECTURE
 307 - 301 WEST THERESA ST. SUITE 200
 BURLINGTON, ONTARIO L7R 4K1 (416) 693-2210

PLAN #2

BOWCOCK ROAD



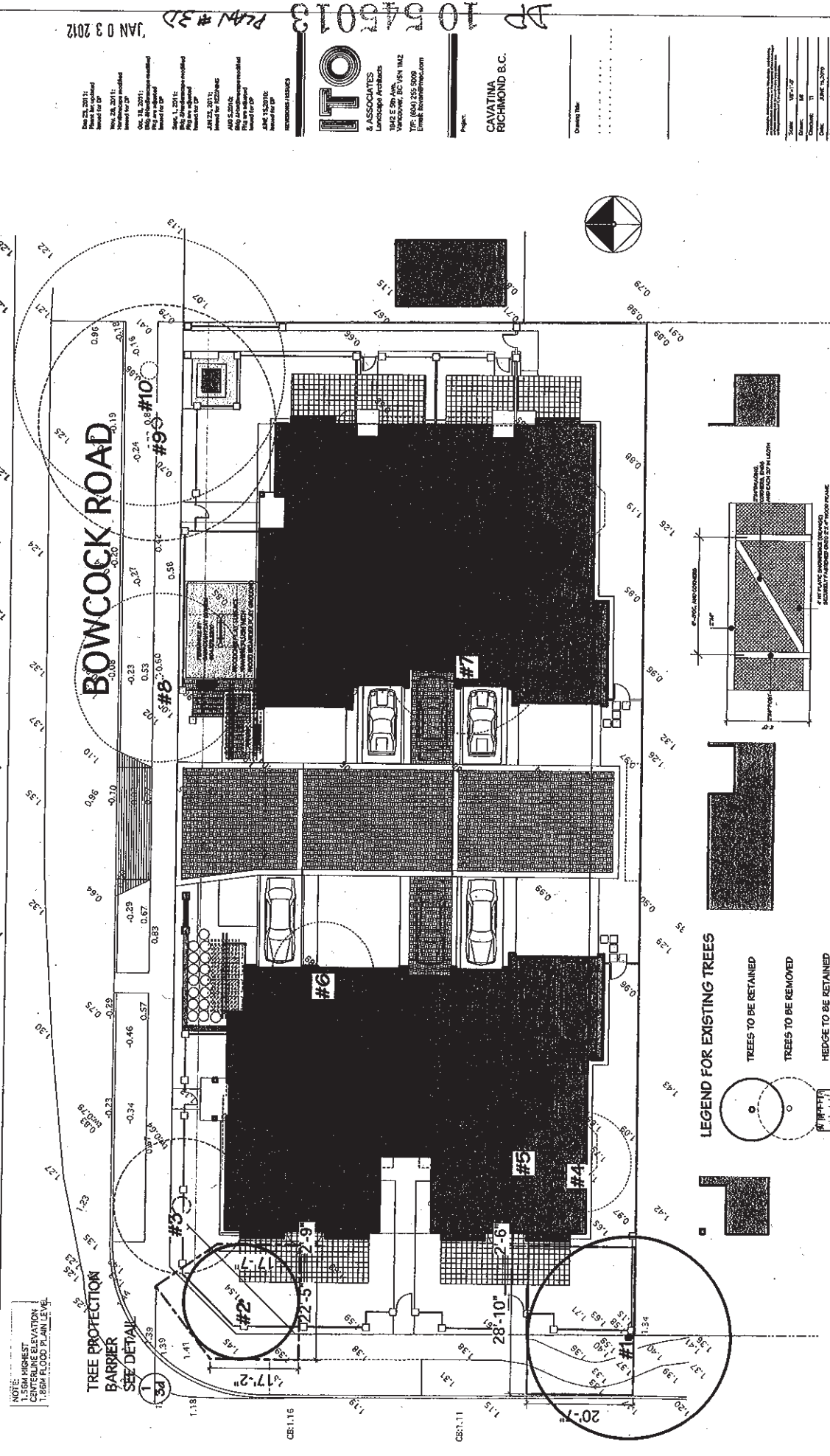
CAVATINA

FOR WESTERN DAYTON HOMES LTD

2.09m SETBACK VARIANCE REQUESTED

2.09m SETBACK VARIANCE REQUESTED

No. 3 ROAD



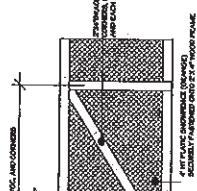
NOTE:
 1. FROM HIGHEST
 2. FROM ELEVATION
 3. FROM TOPOGRAPHIC

TREE PROTECTION
 BARRIER
 SEE DETAIL

LEGEND FOR EXISTING TREES

- TREES TO BE RETAINED
- TREES TO BE REMOVED
- HEDGE TO BE RETAINED
- PROTECTION BARRIER

1 PROTECTION BARRIER
 SCALE 1/4" = 1'-0"



2012, 2011, 2010, 2009, 2008, 2007, 2006, 2005, 2004, 2003, 2002, 2001, 2000, 1999, 1998, 1997, 1996, 1995, 1994, 1993, 1992, 1991, 1990, 1989, 1988, 1987, 1986, 1985, 1984, 1983, 1982, 1981, 1980, 1979, 1978, 1977, 1976, 1975, 1974, 1973, 1972, 1971, 1970, 1969, 1968, 1967, 1966, 1965, 1964, 1963, 1962, 1961, 1960, 1959, 1958, 1957, 1956, 1955, 1954, 1953, 1952, 1951, 1950, 1949, 1948, 1947, 1946, 1945, 1944, 1943, 1942, 1941, 1940, 1939, 1938, 1937, 1936, 1935, 1934, 1933, 1932, 1931, 1930, 1929, 1928, 1927, 1926, 1925, 1924, 1923, 1922, 1921, 1920, 1919, 1918, 1917, 1916, 1915, 1914, 1913, 1912, 1911, 1910, 1909, 1908, 1907, 1906, 1905, 1904, 1903, 1902, 1901, 1900, 1899, 1898, 1897, 1896, 1895, 1894, 1893, 1892, 1891, 1890, 1889, 1888, 1887, 1886, 1885, 1884, 1883, 1882, 1881, 1880, 1879, 1878, 1877, 1876, 1875, 1874, 1873, 1872, 1871, 1870, 1869, 1868, 1867, 1866, 1865, 1864, 1863, 1862, 1861, 1860, 1859, 1858, 1857, 1856, 1855, 1854, 1853, 1852, 1851, 1850, 1849, 1848, 1847, 1846, 1845, 1844, 1843, 1842, 1841, 1840, 1839, 1838, 1837, 1836, 1835, 1834, 1833, 1832, 1831, 1830, 1829, 1828, 1827, 1826, 1825, 1824, 1823, 1822, 1821, 1820, 1819, 1818, 1817, 1816, 1815, 1814, 1813, 1812, 1811, 1810, 1809, 1808, 1807, 1806, 1805, 1804, 1803, 1802, 1801, 1800, 1799, 1798, 1797, 1796, 1795, 1794, 1793, 1792, 1791, 1790, 1789, 1788, 1787, 1786, 1785, 1784, 1783, 1782, 1781, 1780, 1779, 1778, 1777, 1776, 1775, 1774, 1773, 1772, 1771, 1770, 1769, 1768, 1767, 1766, 1765, 1764, 1763, 1762, 1761, 1760, 1759, 1758, 1757, 1756, 1755, 1754, 1753, 1752, 1751, 1750, 1749, 1748, 1747, 1746, 1745, 1744, 1743, 1742, 1741, 1740, 1739, 1738, 1737, 1736, 1735, 1734, 1733, 1732, 1731, 1730, 1729, 1728, 1727, 1726, 1725, 1724, 1723, 1722, 1721, 1720, 1719, 1718, 1717, 1716, 1715, 1714, 1713, 1712, 1711, 1710, 1709, 1708, 1707, 1706, 1705, 1704, 1703, 1702, 1701, 1700, 1699, 1698, 1697, 1696, 1695, 1694, 1693, 1692, 1691, 1690, 1689, 1688, 1687, 1686, 1685, 1684, 1683, 1682, 1681, 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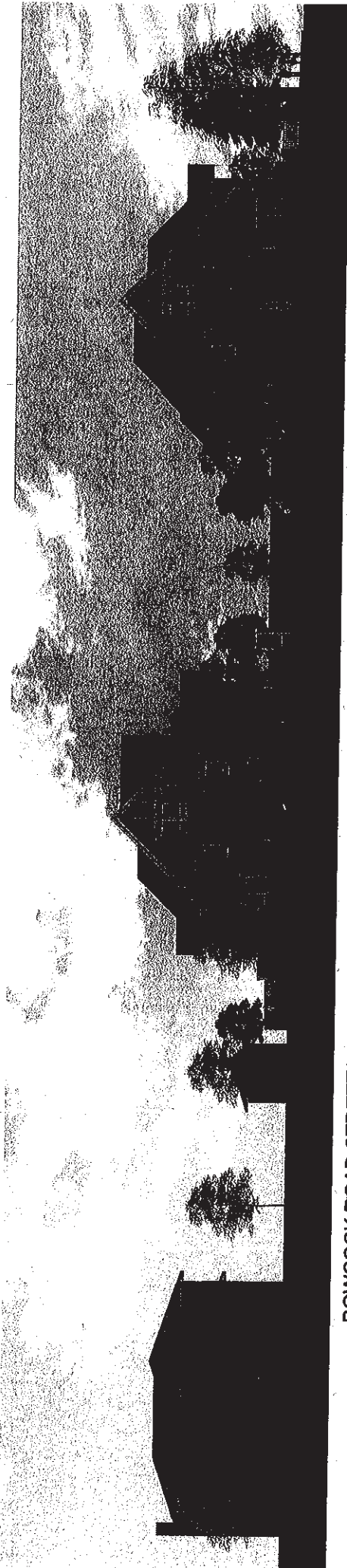


ITO & ASSOCIATES
 Landscape Architects
 1942 E 29th Ave.
 Vancouver, BC V6N 1M2
 TEL: (604) 255-5009
 EMAIL: info@itovancouver.com

Project: CAVATINA RICHMOND B.C.

Drawn Title: _____

Scale:	1/4" = 1'-0"
Client:	MR
Contract:	11-10-10-000
Date:	10-10-10
Sheet:	3D of 5

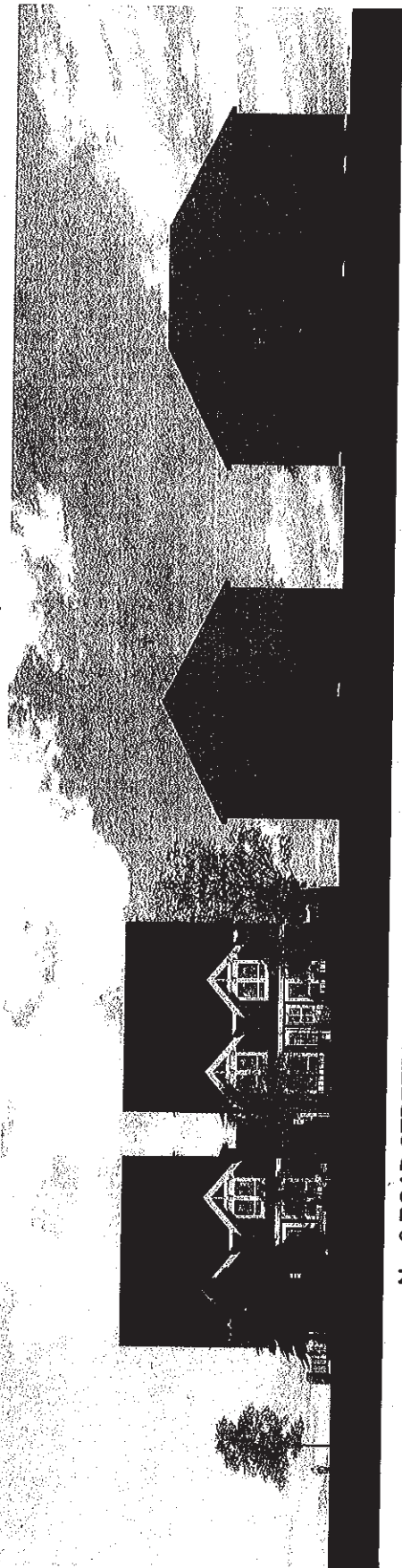


BOWCOCK ROAD STREETSCAPE

SCALE 1" = 20'-0"

DP 10 545013

JAN 03 2012 PLAN #4



No. 3 ROAD STREETSCAPE

SCALE 1" = 20'-0"

DEVELOPMENT
PERMIT NO.
DP 10-545013



STREETSCAPE
SCALE 1" = 20'-0"



DP REVISIONS
DECEMBER 22, 2011

**FOUGERE
ARCHITECTURE
INC.**

201 - 430 WEST HURONWAY
ANN ARBOR, MI 48106
(734) 974-2500

CAVATINA

FOR

WESTERN DAYTON HOMES LTD

PLAN #18



- 1
- 2
- 3
- 4
- 5
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- 7
- 8
- 9
- 10
- 11

EXTERIOR FINISHES SCHEDULE

1	WOOD TRIMS
2	WOOD BRACKETS
3	WOOD FASCIA
4	ASPHALT SHINGLES
5	CEILING
6	VINYL WINDOWS
7	WOOD POST
8	METAL FLASHING
9	ALUMINUM GUTTERS
10	ALUMINUM DOWNSPOUTS
11	SPRAY ON GYPSUM STUCCO
12	SOLID-CORE EXTERIOR DOORS

NOTE:
1.56M HIGHEST ROAD
CENTERLINE ELEVATION
1.86M FLOOD PLAIN LEVEL

DEVELOPMENT
PERMIT NO.
DP 10-545013

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

DP 10 545013
JAN 03 2012
PLAN #4A



DP RESUBMISSION
DECEMBER 22, 2011



CAVATINA
FOR
WESTERN DAYTON HOMES LTD
PLAN #4

SIDE ELEVATION (BOWCOCK ROAD) BUILDING 1
SCALE 1/8" = 1'-0"

12



1/6 TRUSS

UPPER FLOOR

MAIN FLOOR

GROUND FLOOR

9'-10 5/8" 8'-0 3/4" 8'-10 5/8" 8'-10 5/8" 9'-10 5/8" 1500mm

DEVELOPMENT PERMIT NO. DP 10-545013

ELEVATION

SCALE 1/8" = 1'-0"



DP RESUBMISSION
DECEMBER 22, 2011

FOUGERE ARCHITECTURE INC.

225 - 735 WEST 15 STREET
DARTMOUTH QUEBEC H1S 1K7 (514) 853-9167

DP 10 545013

JAN 03 2012 PLAN # 48

CAVATINA
FOR

WESTERN DAYTON HOMES LTD

PLAN #5

SIDE ELEVATION (SOUTH) BUILDING 1

SCALE 1/8" = 1'-0"

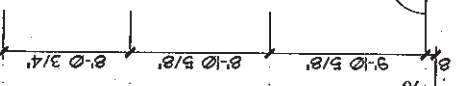


U/S TRUSS

UPPER FLOOR

MAIN FLOOR

GROUND FLOOR



DEVELOPMENT
PERMIT NO
DP 10-545013

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

DP 10 545013
JAN 03 2012 PLAN # 4c



DP RESUBMIT
DECEMBER 22, 20

**FOUGER
ARCHITECTURE**

270 - 720 WEST HINDBURY
MUNICH, MINN. 55115 (612) 825-1111

CAVATINA
FOR
WESTERN DAYTON HOMES LTD PLAN #6

BACK ELEVATION (EAST) BUILDING 1
SCALE 1/8" = 1'-0"



U/S TRUSS

UPPER FLOOR

MAIN FLOOR

GROUND FLOOR

8'-0 3/4" 8'-0 5/8" 8'-10 5/8" 9'-10 5/8" 1.90m

DEVELOPMENT PERMIT NO. DP 10-545013

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



DP 10 545013
 JAN 03 2012 PLAN #42

DP RESUBMISSION
 DECEMBER 22, 2011

FOUGER ARCHITECTURE INC.

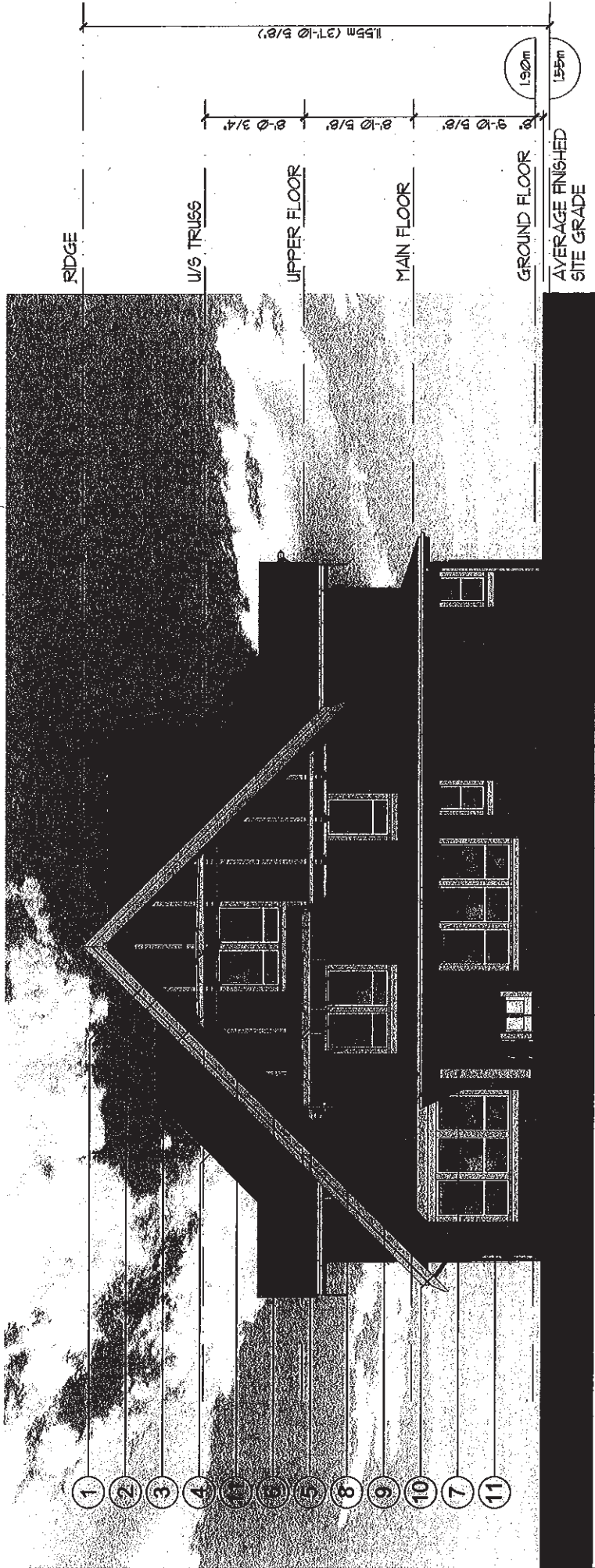
121 S. 2ND STREET, SUITE 100
 BATTLEDEN, MINN. 55009

CAVATINA

FOR
 WESTERN DAYTON HOMES LTD PLAN #7

FRONT ELEVATION (No. 3 ROAD) BUILDING 1

SCALE 1/8" = 1'-0"



NOTE:
 1.56M HIGHEST ROAD
 CENTERLINE ELEVATION
 1.86M FLOOD PLAIN LEVEL

DEVELOPMENT
 PERMIT NO.
 DP 10-545013

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



DP 10 545013
 JAN 03 2012
 PLAN #4E

EXTERIOR FINISHES SCHEDULE

1	WOOD TRIMS
2	WOOD BRACKETS
3	WOOD FASCIA
4	ASPHALT SHINGLES
5	VINYL SIDING
6	VINYL WINDOWS
7	ALUMINUM DOORS
8	METAL FLASHING
9	ALUMINUM GUTTERS
10	ALUMINUM DOWNSPOUTS
11	SLOP DASH STUCCO
12	SOLID-CORE EXTERIOR DOORS

12

DP RESUBMISSION
 DECEMBER 22, 20

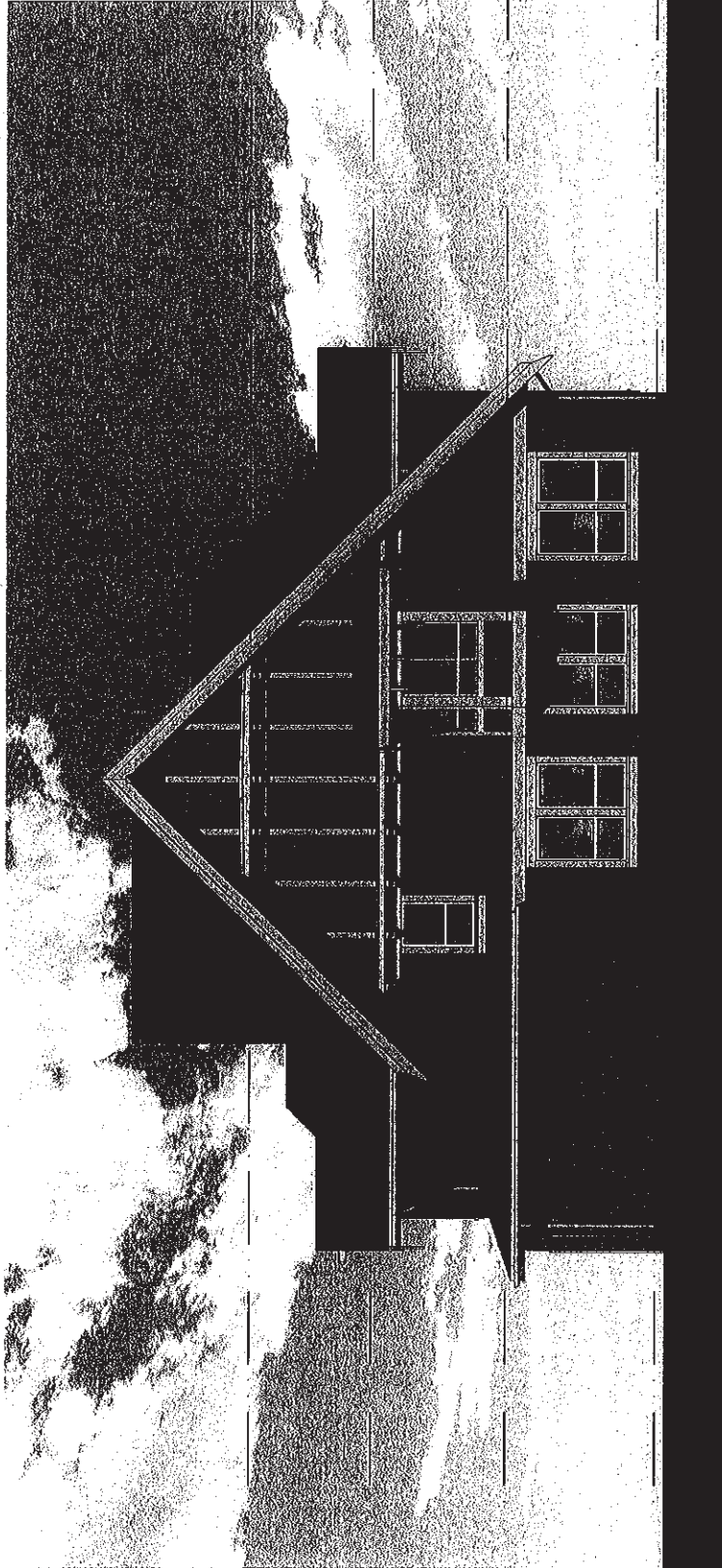
**FOUGER
 ARCHITECTURE**

1001 S. BOWCOCK ROAD, SUITE 100
 DENVER, CO 80202

CAVATINA
 FOR
WESTERN DAYTON HOMES LTD PLAN #8

SIDE ELEVATION (BOWCOCK ROAD) BUILDING 2

SCALE 1/8" = 1'-0"



U/G TRUSS

UPPER FLOOR

MAIN FLOOR

GROUND FLOOR

1.90m

9'-10 5/8" 8'-0 5/8" 8'-0 3/4"

DEVELOPMENT
PERMIT NO.
DP 10-545013

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



DP 10-545013
SUBMISSION
DATE: 12/22/2011

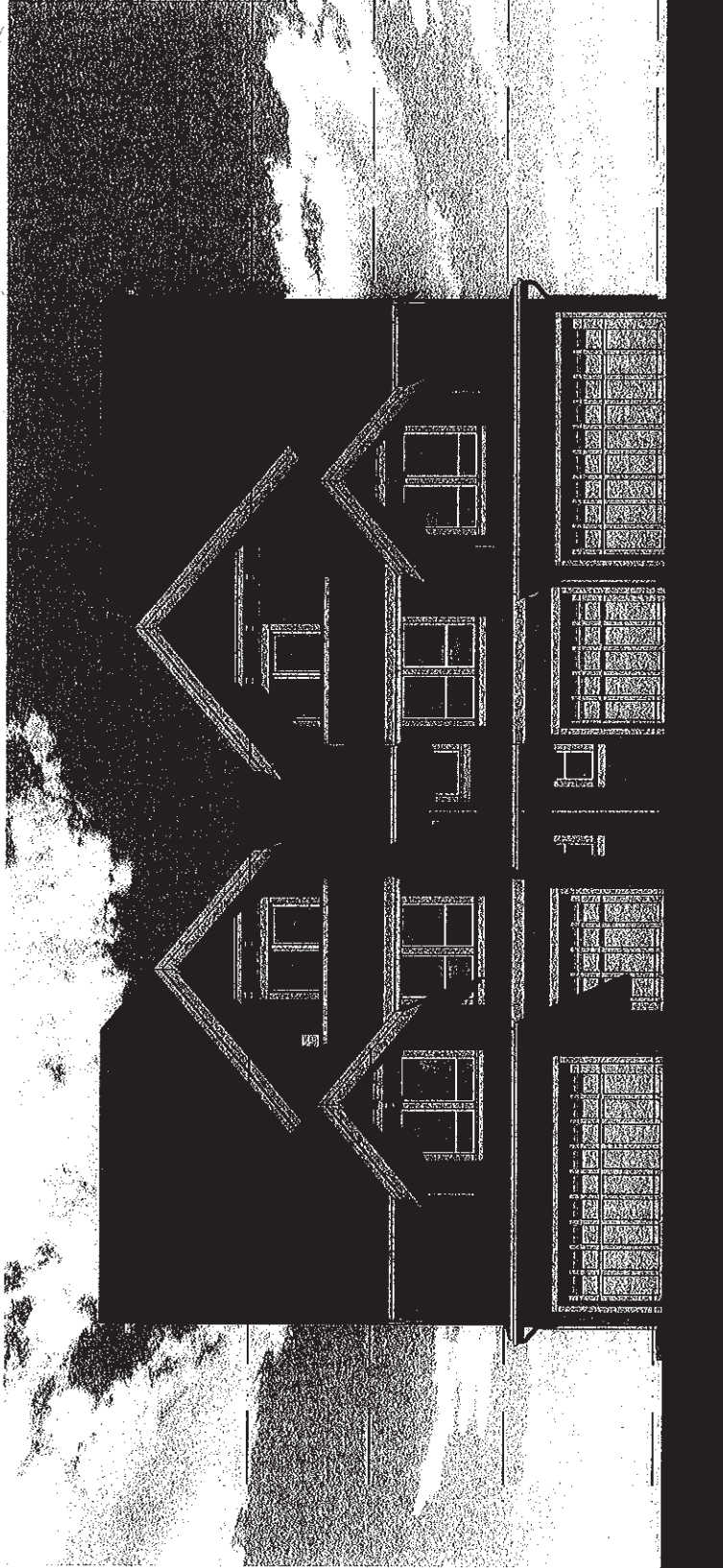
**FOUGERE
ARCHITECTURE**
INC.

PLAN #9

DP 10 545013
JAN 03 2012 PLAN #4F

CAVATINA
FOR
WESTERN DAYTON HOMES LTD

SIDE ELEVATION (SOUTH) BUILDING 2
SCALE 1/8" = 1'-0"



U/S TRUSS

UPPER FLOOR

MAIN FLOOR

GROUND FLOOR

9'-0 3/4" 8'-0 5/8" 8'-0 5/8" 9'-0 5/8" 0'

1.30m

DEVELOPMENT PERMIT NO. DP 10-545013

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



DP 10 545013

JAN 0 3 2012 PLAN #46

DP RESUBMISSION
DECEMBER 22, 2011

FOUGERE ARCHITECTURE

CAVATINA

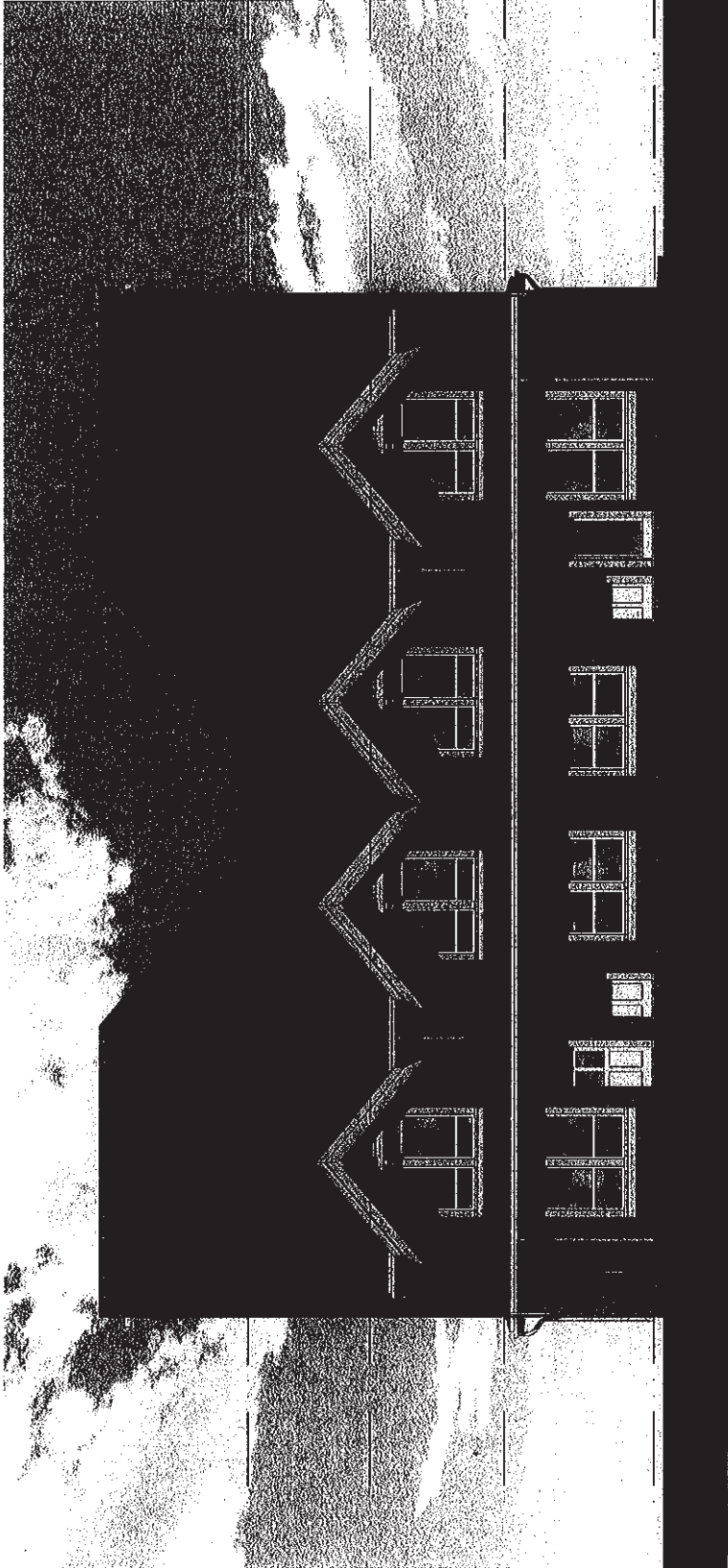
FOR

WESTERN DAYTON HOMES LTD PLAN #10

BACK ELEVATION (WEST) BUILDING 2

SCALE 1/8" = 1'-0"

1101 S. GARDNER AVE. #107 COLUMBUS, OH 43260
614.291.1552 FAX 614.291.1553



1/5 TRUSS

UPPER FLOOR

MAIN FLOOR

GROUND FLOOR

9'-10 5/8" 8'-0 5/8" 8'-0 3/4" 1'-0 0/0"

DEVELOPMENT PERMIT NO. DP 10-545013

ELEVATION

SCALE 1/8" = 1'-0"

0 5'

DP 10 545013

JAN 0 3 2012

PLAN #4H

FRONT ELEVATION (EAST) BUILDING 2

SCALE 1/8" = 1'-0"

CAVATINA

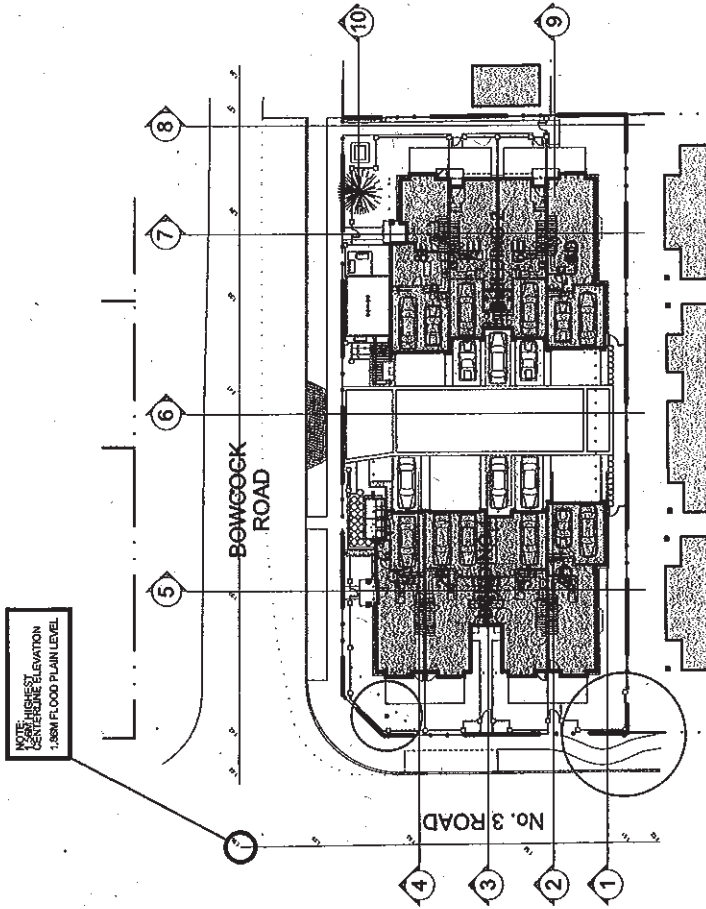
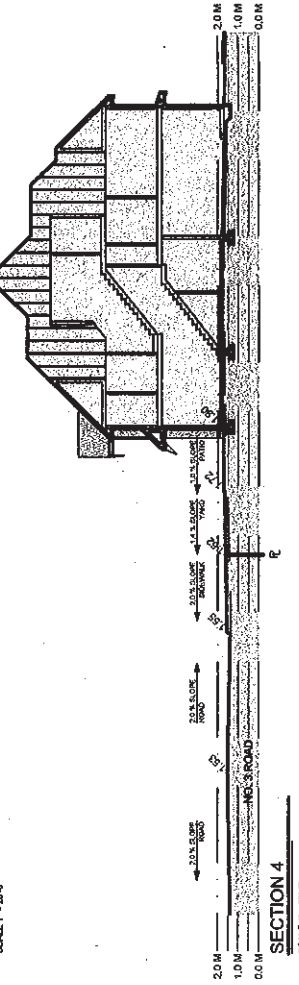
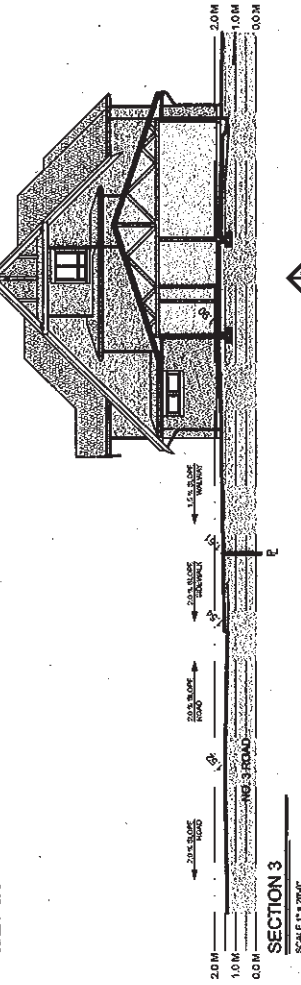
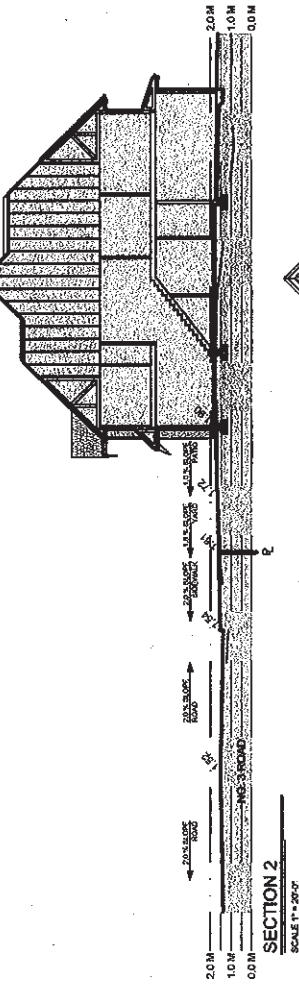
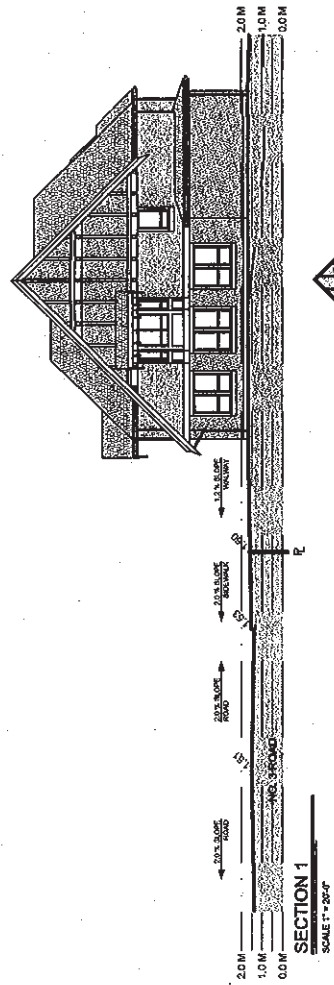
FOR

WESTERN DAYTON HOMES LTD PLAN #11

DP RESUBMISSED
DECEMBER 2, 2010

FOUGER
ARCHITECTURE
INC.

200 W. 200 WEST BROADWAY
ANN ARBOR, MICHIGAN 48106
(734) 835-2900



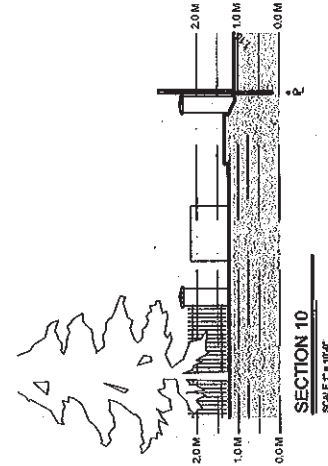
KEY PLAN
SCALE 1/4" = 1'-0"

DP 10 545013
JAN 03 2012
PLAN # 4I

DEVELOPMENT
PERMIT NO.
DP-10-545013



SECTIONS



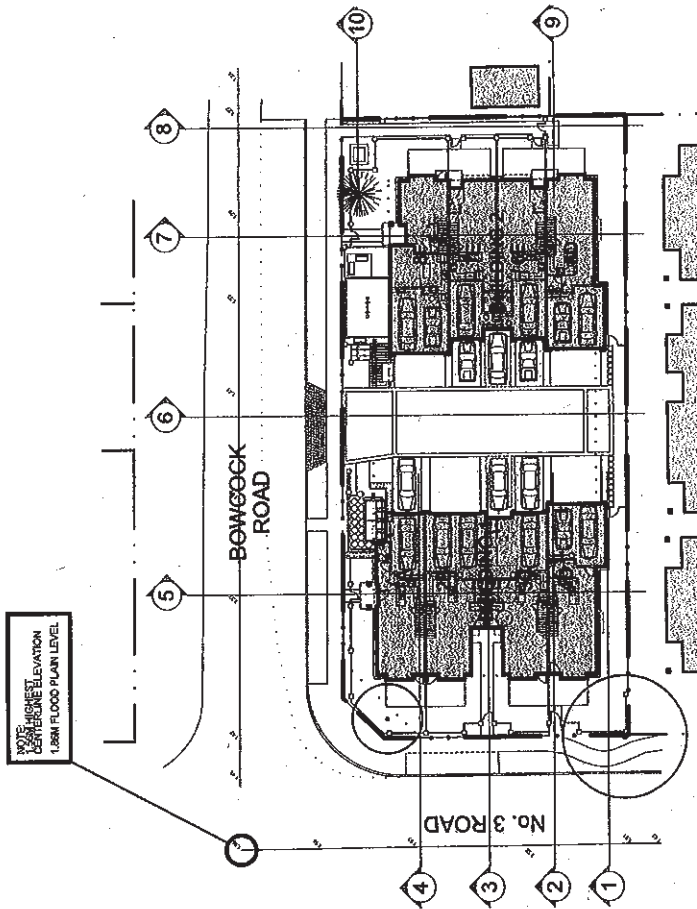
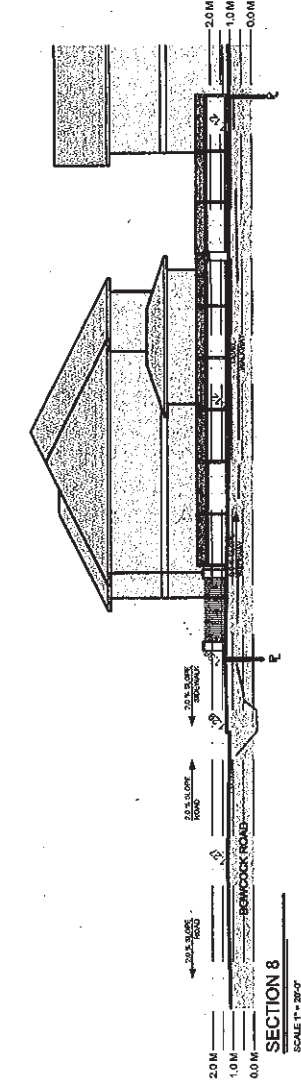
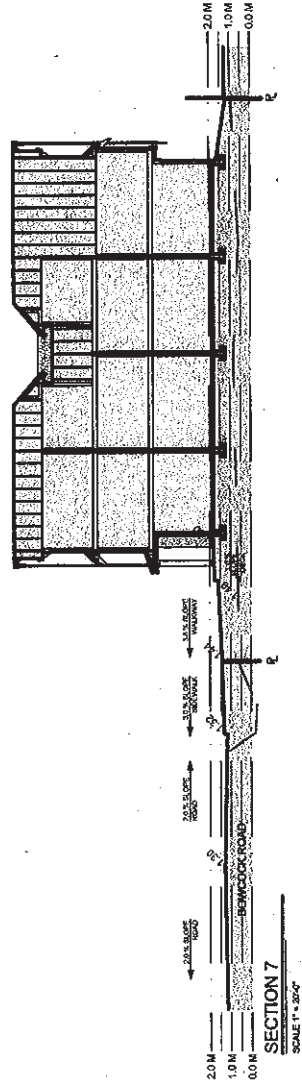
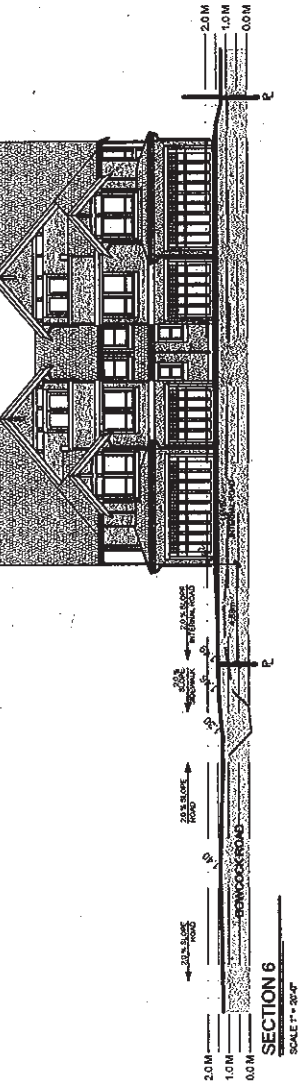
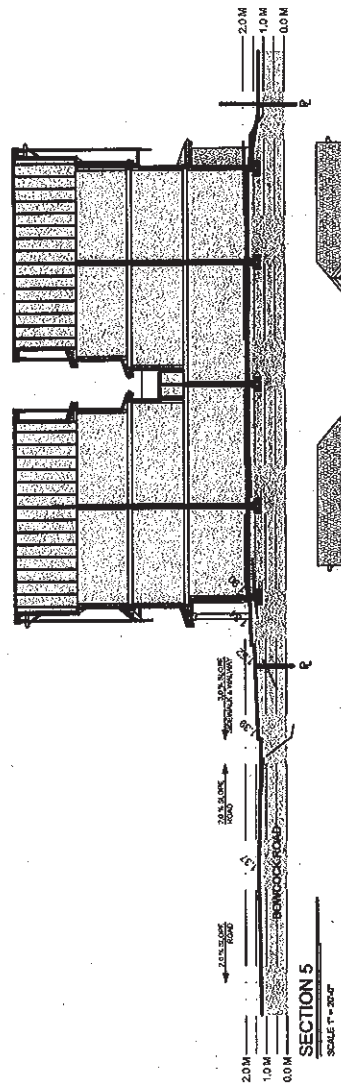
CAVATINA

FOR
WESTERN DAYTON HOMES LTD PLAN #16

DP SUBMISSION
DECEMBER 22, 2011

**FOUGERE
ARCHITECTURE
INC.**

781 - 720 WEST BRIDGEWAY
BRIDGE COLLEGE, BC V5L 1P6
TEL: 604-273-2222

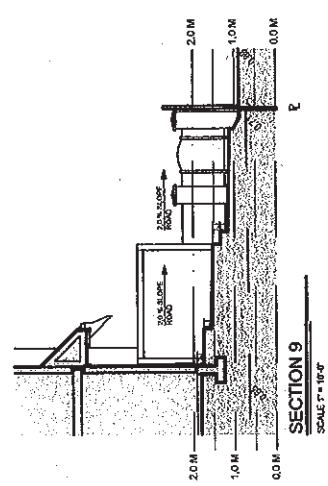


DP 10 545013
JAN 03 2012
PLAN #4J

DEVELOPMENT
PERMIT NO.
DP 10-545013



SECTIONS



OF REGISTERED ARCHITECT
DECEMBER 22, 2011

FOUGERIE ARCHITECTURE INC.

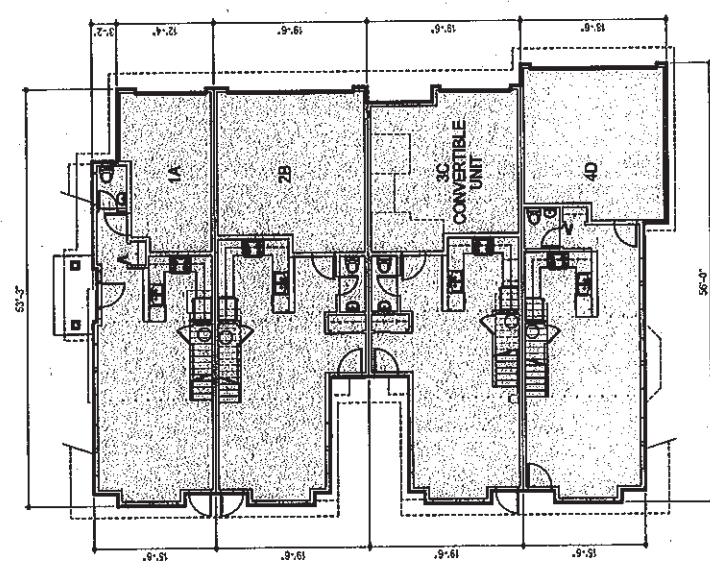
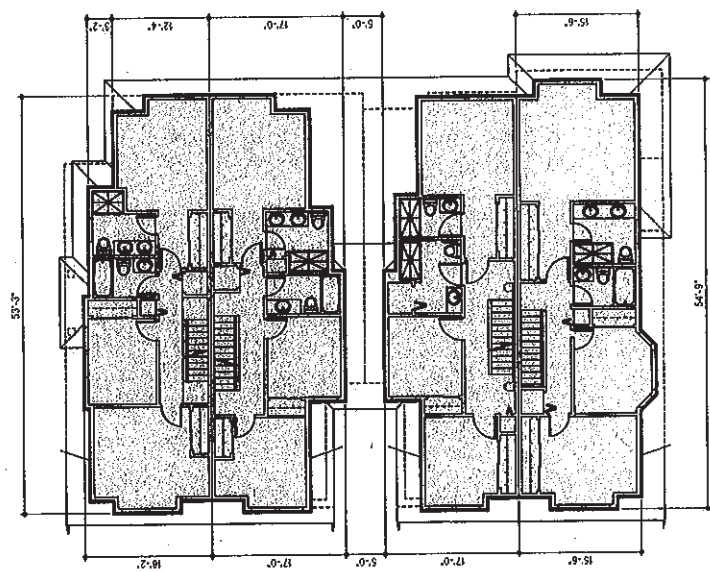
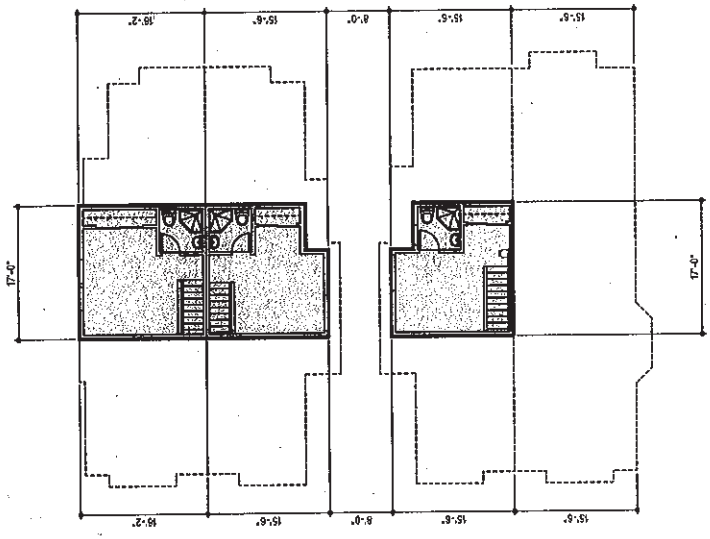
310 - 500 AVENUE WILSON
MONTREAL, QUEBEC H3T 1G7 (514) 352-2337

CAVATINA

FOR
WESTERN DAYTON HOMES LTD PLAN #17

PROVISION OF ACCESSIBILITY FEATURES
***AGING-IN-PLACE* REQUIREMENTS ON ALL UNITS**
TO ALL UNITS:

- Entry doors minimum 865 mm clear opening (3'-0" swinging door spec.)
- Hallways minimum 900 mm width
- Door from garage to living area minimum 2'-10" (swinging door spec.)
- Bonding to bathrooms for installation of grab-bars (toilet, tub and shower)
- 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



DEVELOPMENT
 PERMIT NO.
 DP 10-545013



BLOCK PLAN
 SCALE 1/16" = 1'-0"



ATTIC
DP 10 545013
 JAN 03 2012 REFERENCE PLAN

SECOND FLOOR

MAIN FLOOR (GROUND)

DP RESUBMISSION
 DECEMBER 22, 2011

**FOUGERE
 ARCHITECTURE
 INC.**

700 - 720 WEST UMBAGOY
 DISTRICT COLUMBIA, USA 107 (603) 939-2900

CAVATINA
 FOR

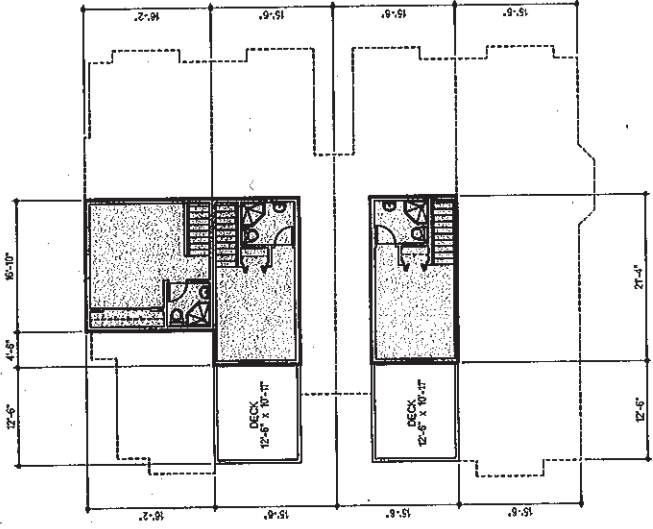
WESTERN DAYTON HOMES LTD PLAN #13

BUILDING 1 BLOCK PLAN
 SCALE 1/16" = 1'-0"

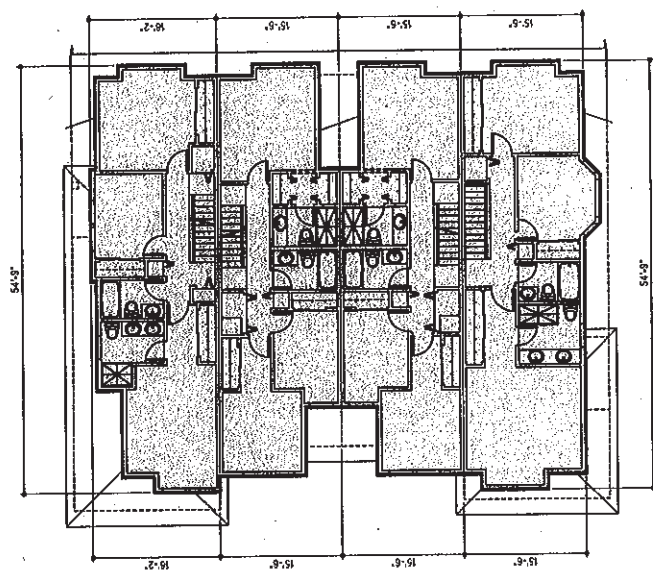


PROVISION OF ACCESSIBILITY FEATURES

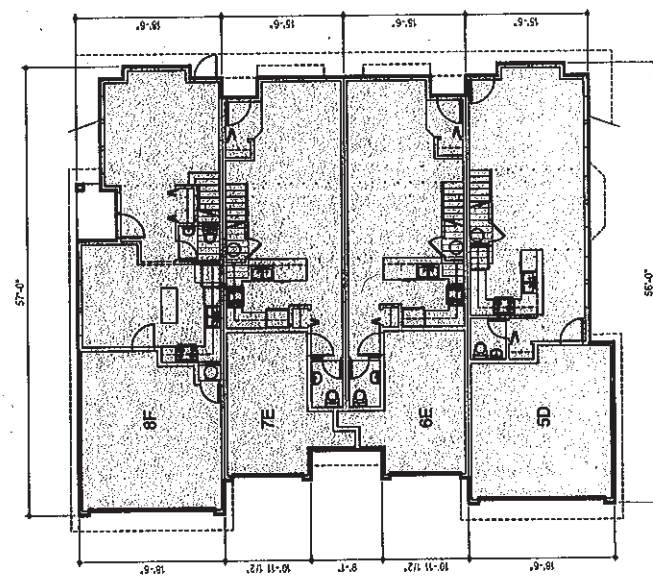
- TO ALL UNITS:**
- Entry doors minimum 855 mm clear opening (3'-0" swinging door spec.)
 - Hallways minimum 900 mm width
 - Door from garage to living area minimum 2'-10" (swinging door spec.)
 - Blocking to bathrooms for installation of grab-bars (bath, tub and shower)
 - Provision of lever door handles
 - One window that can be operated with a single hand in the living room
 - One window that can be opened with a single hand in one bedroom



ATTIC



SECOND FLOOR



MAIN FLOOR (GROUND)

DEVELOPMENT
PERMIT NO.
DP 10-545013



BLOCK PLAN
SCALE 1/8" = 1'-0"



DP 10545013

JAN 03 2012 REFERENCE PLAN

DP RESUBMISSION
DEC 05/06/2012

**FOUGERE
ARCHITECTURE
INC.**

201 - 230 WEST HURONWAY
MONTREAL QUEBEC H3T 1P7 CANADA (514) 932-8100

CAVATINA

FOR
WESTERN DAYTON HOMES LTD PLAN #14

BUILDING 2 BLOCK PLAN

SCALE 1/8" = 1'-0"

