



**City of Richmond**  
Urban Development Division

**Report to  
Development Permit Panel**

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**To:** Development Permit Panel                    **Date:** May 11, 2004  
**From:** Raul Allueva                                **File:** DP 03-251106  
**Re:** Application by Patrick Cotter Architect Inc. for a Development Permit at  
10200, 10220 and 10222 No. 1 Road

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**Staff Recommendation**

That a Development Permit be issued that would:

1. Permit the construction of eight (8) two-storey townhouse units along the rear property line and eight (8) three-storey townhouse units along No.1 Road on a site zoned Townhouse District (R2 - 0.6); and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to reduce the minimum required setback to the lane from 3.0 m to:
  - a) 2.3 m for the southeast unit, and 1.7 m for the electrical closet; and
  - b) 1.5 m for the southwest unit, 0.6 m for the recycling enclosure, and 0.9 m for the electrical closet respectively.

  
Raul Allueva  
Director of Development

SB:blg  
Att.

## Staff Report

### Origin

Patrick Cotter Architect Inc. has applied to the City of Richmond for permission to develop sixteen (16) townhouse units at 10200, 10220 and 10222 No. 1 Road in the form of eight (8) two-storey townhouse units along the rear property line and eight (8) three-storey townhouse units along No. 1 Road. The site contained three (3) existing single-family homes, which were demolished for this project.

The site was consolidated and rezoned from Single-Family Housing District, Subdivision Area E (R1/E) to Townhouse District (R2 – 0.6) for this project under Bylaw 7579 (rezoning application RZ 02-221885).

A copy of the development application filed with the Urban Development Division is appended to this report.

### Development Information

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

### Background

The subject site is located on No.1 Road between Williams Road and Steveston Highway. The applicant proposes a small multiple-family development in the Steveston Area. The proposed development consists of twelve (12) buildings; four (4) three-storey duplexes facing No.1 Road and eight (8) two-storey stand alone units along the east (rear) property line.

Development surrounding the subject site is as follows:

- To the north, existing single-family residences on deep large development parcels which, when developed will complete Cavendish Drive;
- To the east, existing single-family residences backing onto the site and facing Cavendish Drive;
- To the south, existing single-family residences; and
- To the west, across No.1 Road, existing single-family residences and townhouse development further south.

### Rezoning and Public Hearing Results

Public Hearings for the Rezoning of this site (RZ 02-221885) were held on May 20, 2003 and October 20, 2003. Several issues of concern were raised by area residents, however, many of the neighbours concerns were addressed through the rezoning and Public Hearing processes. A back lane was replaced with a central cross-access lane, a paved side lane and a right-of-way for a future side lane. This reduces the impact on the neighbours to the east and enables the requested retention of existing mature trees and hedge along the east property line. The massing of the east units was reduced by reducing the height from three (3) storeys down to two (2) storeys and splitting duplex units into stand-alone units to emulate the character of single-family homes.

## Staff Comments

The proposed revised scheme attached to this report has satisfactorily addressed all 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 Townhouse District (R2 – 0.6) Schedule except for the zoning variances noted below.

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

The applicant requests the following variances to the R2 – 0.6 District Schedule of the Zoning and Development Bylaw No. 5300:

- 1) To vary the provision of Section 203(A).4 (Minimum Setbacks From Property Lines) to reduce the minimum required side yard setback from the lane dedication from 3 m to: 2.3 m for the southeast unit, 1.7 m for the electrical closet; 1.5 m for the southwest unit, 0.6 m for the recycling enclosure, and 0.9 m for the electrical closet respectively.

*(Staff supports the proposed variances, as they are considered minor, and are the cumulative result of the substantial road access requirements on the site, resulting in the applicant granting both a public right-of-way for public passage and a lane dedication. The variances also reflect a site layout which attempts to mitigate the impact of this development on the single-family homes to the east by creating individual units that resemble single family lots, thus requiring separation of units and affecting the side yard setbacks)*

## Advisory Design Panel Comments

The Advisory Design Panel was supportive of the proposed development. A copy of the relevant section from the Advisory Design Panel Minutes from February 18, 2004 is attached for reference (**Appendix II**).

## Analysis

Criteria and policies for the issuance of Development Permits appear in Schedule 1 and 2 of Bylaw 7100, the Official Community Plan:

- 2.4 Steveston Area
- 9.2 General Development Permit Guidelines
- 9.3 Multiple-Family Residential Development Permit Guidelines (Townhouses)

### Conditions of Adjacency:

- The proposed, height, siting and orientation of the buildings respect the massing of the surrounding existing residential development;
- The applicant has addressed privacy for the adjacent single-family homes through retention of existing hedge and trees along the east property line. In addition, a solid cedar fence (1.8 m height) is proposed along the north and east property lines where there is no existing hedge.
- The applicant has made arrangements with the owners of 10240 No.1 Road and 4111 Cavendish Drive to construct and locate privacy fences on their properties adjacent to the lane dedication to mitigate the impact of the new lane on the neighbouring homes; and

- The applicant has mitigated the impact of the proposed development on the single-family homes to the east, which face Cavendish Drive through reducing the massing of the east units from three (3) storey duplexes to two (2) storey stand alone units which appear as single-family units.

Site Planning and Urban Design:

- The siting of the building and the relationship between the indoor spaces and the outdoor areas allow for adequate surveillance to meet safety and crime prevention objectives;
- The development includes large covered areas at the entries to the garages that are used for off-street parking and thus exempt from the floor area calculation. In order to ensure that these are not enclosed in the future and parking areas are not converted into habitable space, thus resulting in excess density, the applicant has agreed to register a covenant on title to avoid future conversion of garage area into habitable space; and
- The amenity area has not been designed to incorporate children's play equipment due to the substantial access requirements on the site (public right-of-way for public passage and a lane dedication), a site layout which attempts to mitigate the impact of this development on the single-family homes to the east, and an amenity area layout which attempts to bridge the substantial elevation difference between the raised sidewalk and existing site to engage the public realm. Incorporating children's play equipment; the required clearances and adequate supervision and circulation essentially eliminate the opportunity for significant planting. For the same reasons, ramps for accessibility have not been incorporated either.

Architectural Form and Character:

- The building forms are well articulated; and
- The proposed building materials (Hardi-board and batten, stained wood shingles, vinyl siding, painted wood trim and asphalt shingle roofing) are generally consistent with the Steveston Area Guidelines.

Landscape Design:

- At the rezoning stage, the applicant committed to retain several trees along the rear and front property lines and a substantial hedge along the rear property line. A registered arborist, Mr. Greenizan, was retained to provide detailed information in this regard. Unfortunately, the arborist has advised that it is not viable to retain the four (4) tree clusters on No.1 Road in the vicinity of the amenity area due to their proximity to proposed foundations and required site grading works, which includes raising the grade of the amenity area up to the level of the sidewalk. The existing trees may become a safety hazard and would ultimately need to be removed later;
- 27 trees are being removed and replaced at a 2:1 ratio. They are incorporated into the landscape design and include eight (8) Maple trees with 15 cm calliper;
- The landscape design includes retaining the existing hedge and trees along the east property line, special paving treatment with patterning and colour as well as substantial planting and trees to provide a highly liveable environment along this arterial road;
- The recycling is located off of the lane and incorporated into the design of the adjacent unit, which minimizes its visual impact on No.1 Road; and
- The use of river rock between the units and pavers in the pedestrian areas improves permeability of the site.

### **Conclusions**

The applicant has worked cooperatively with staff and has satisfactorily addressed staff and the Advisory Design Panel'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 well into the existing context. Therefore, staff recommend support of this Development Permit application.



Sara Badyal, M.Arch.

Planner 1

(Local 4282)

SB:blg

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

- Payment of cash in-lieu of on-site indoor amenity space;
- Registration of a covenant on title to the effect that the "owner agrees not to convert garage area into habitable space nor enclose open off-street parking area"; and
- A Letter of Credit for landscaping in the amount of \$63,428 is required (based on a total floor area of 21,964.34 ft<sup>2</sup>).



**City of Richmond**  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

**Development Permit  
Application Data Sheet**  
**Development Applications Department**

**APPENDIX I**

Address: 10200, 10220 and 10222 No. 1 Road

Planning Area: Steveston Area

Zoning: Townhouse District (R2 – 0.6)

Site Area (sq.m): Gross: 3,676.8 m<sup>2</sup> Net: 3,401.8 m<sup>2</sup> (after lane dedication)

Floor Area (sq.m): Gross: 2,946.2 m<sup>2</sup> Net: 2,040.5 m<sup>2</sup>

Number of Units: Existing: 3 single family homes Proposed: 16 townhouse units

	<b>Min. or Max.</b>	<b>Proposed</b>
Floor Area Ratio:	Max.0.6	0.6
Lot Coverage – Building:	Max. 40%	40%
Density (unit/acre)	n/a	19
Density (units/hectare)	n/a	47
Setback – Front Yard: (west)	Min. 6 m	6 m
Setback – Side Yard: (north & south*)	Min. 3 m	0.6 m*
Setback – Rear Yard: (east)	Min. 3 m	4.5 m
Height (m):	Max three-storey and 11 m	two-storey and 9 m three-storey and 10.8 m
Lot Size	Min. 30 m width and 35 m depth	80.5 m width and 45.7 m depth
Off-street Parking Spaces – Regular/Visitor	Min. 32 and 4	32 and 4
Off-street Parking Spaces – Handicapped:	Min. 1	1
Off-street Parking Spaces – Total:	Min. 36	36
Amenity Space – Indoor:	Min. 70 m <sup>2</sup>	cash in lieu
Amenity Space – Outdoor (Min. 6 m <sup>2</sup> /unit):	Min. 96 m <sup>2</sup>	119 m <sup>2</sup>

Variance Requested: \* A variance has been requested to permit the southeast unit and electrical closet; southwest unit, recycling enclosure and electrical closet to encroach into the required 3 m setback from the lane dedication. The proposed setbacks are as follows: 2.3 m for the southeast unit, 1.7 m for the electrical closet; 1.5 m for the southwest unit, 0.6 m for the recycling enclosure, and 0.9 m for the electrical closet respectively (see attached Plan #1).

DP Guidelines Checklist: on file

## APPENDIX II

### MINUTES FROM THE DESIGN PANEL MEETING

Wednesday, February 18<sup>th</sup>, 2004 – 4:00 p.m.

Rm. 1.003

RICHMOND CITY HALL

#### Attendance:

Members: Mr. Sheldon Chandler – Chair (4:15)

Mr. Jerry Doll

Mr. Arlen Johnson

Mr. David Lee

Mr. Jim Carter-Huffman

Mr. Al Tanzer

Ms. Alina Maness

Ms. Olga Illich

Staff: Ms. Cecilia Achiam

Ms. Sara Badyal

Mr. Kevin Eng

Recording

Secretary: Desiree Wong

Representatives: **DP 03-251106**

Patrick Cotter, Architect

**DP 03-252267**

Norm Couttie, Architect

Dale Staples, Integra Architecture Inc.

John Losee, Landscape Architect

The meeting was called to order at 4:10 p.m.

Prior to the meeting, a request was made to have the votes for and against a project recorded in the minutes. Discussion then ensued on this matter and it was agreed that the Advisory Development Panel should meet to discuss meeting procedures.

It was MOVED and SECONDED

*That the minutes of the Advisory Design Panel meeting held on Wednesday, February 4<sup>th</sup>, 2004 be adopted.*

CARRIED

Minutes of Design Panel Meeting  
 Wednesday, February 18<sup>th</sup>, 2004  
 Meeting Room 1.003, 1<sup>st</sup> Floor, Richmond City Hall

ITEM	MINUTE	SUBJECT	FILE
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2. 2004-06      **Multi-family Residential**  
*Patrick Cotter, Architect.*  
 10200, 10220, 10222 No. 1 Road  
 (Formal)

DP 03-254106

Ms. Badyal, Planner, with the aid of City of Richmond GIS Mapping and photo images, briefly reviewed the townhouse project at 10200, 10220 and 10222 No. 1 Road (a copy of her review is attached as Schedule 1 and forms a part of these minutes). She noted her concerns about the connection relationship between garage entries and the central drive aisles, public lanes to drive aisles, and the opportunity to incorporate an existing clump of trees into the amenity area.

With the aid of presentation material and a model, Mr.Cotter advised that:

- ❖ residents were concerned about the impact of a multifamily development on single family homes and the loss of privacy that would ensue;
- ❖ the developer had retained a large hedge and trees along the east property line to screen the site from adjacent single family home back yards;
- ❖ to preserve the ability of sites to the north and south to develop, right of ways would be provided for them on lanes and centre drive aisle; this impacted on the site by reducing the amount of open space;
- ❖ because the site was lower than No.1 Road, front yards would be stepped up, this obscured the ground level from the street, and gave the appearance of two-storey units;
- ❖ entrance into the site, by the amenity area, would be landscaped to provide a formal pedestrian entrance into the project.

The panel then proffered the following comments about the project that:

- ❖ the articulation of the project complimented the single family houses to the rear;
- ❖ they liked the 4' difference in elevation at the front yards, however, a suggestion was made to create more interest with windows on the elevations facing the amenity area;
- ❖ the internal units needed more identity;
- ❖ more character was needed on streetscape elevation drive aisle looking west;
- ❖ the overhang units would be fairly dark and needed to be opened up;
- ❖ could the canopy of trees be saved by changing the grade in the amenity area?
- ❖ the development did not meet the guidelines for universal accessibility, there was no easy modification of 4' drop to units, could a ramp be provided for wheel chairs to access units at the rear?

Minutes of Design Panel Meeting  
 Wednesday, February 18<sup>th</sup>, 2004  
 Meeting Room 1.003, 1<sup>st</sup> Floor, Richmond City Hall

ITEM	MINUTE	SUBJECT	FILE
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- ❖ comments from Constable Martin is appended as Schedule 2 and forms a part of these minutes;
- ❖ the site should be investigated to see if the Linden tree was worth saving, and grades should be adjusted to suit;
- ❖ avoid parking around amenity area and/or buffer cars from views;
- ❖ open up amenity area to create a plaza and introduce more play equipment in amenity space and fence area from street;
- ❖ thuja occidentalis should be thuja plicata;
- ❖ is there enough room for proposed trees along drive aisle?;
- ❖ extend the pavers from the amenity area to cover visitor parking and across the drive aisle – more landscaping was needed to give the amenity area the appearance of a main entrance;
- ❖ loosen up amenity space – too formal, move parking away from the centre and create a pedestrian walkway, it reads like a side yard and should be the focal entrance.

In response, Mr. Cotter advised that he would take note of Panel's comments and respond to them. He would also look into the viability of the Linden tree.

In summary, Chair stated that:

- ❖ he liked the scale of the design and landscaping;
- ❖ there could be improvements to the sense of identity of the units;
- ❖ treatment of the amenity area could be improved, and passive surveillance measures introduced; and
- ❖ accessibility to the site should also be improved.

The decision of the Panel, 7-1, was that the project should move forward.

3. 2004-07

**Multi-family Residential**

Norm Couttie, Architect.  
 9531, 9551, 9571 Granville Avenue  
 (Formal)

DP 03-252267

Ms. Achiam, Planner, with the aid of computer images and photos, briefly reviewed the townhouse development at 9531, 9551 and 9571 Granville Avenue in the McLennan North Sub-Area (a copy of her review is attached as Schedule 3 and forms a part of these minutes).

Mr. Norm Couttie, Architect advised that the site comprised of three properties, and that the back of one site would be transferred to the school board in exchange for some land adjacent to the site. He stated that:

- ❖ most of the townhomes face internal driveways;



**City of Richmond**  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

## Development Permit Application

### Development Applications Department

(604) 276-4000 Fax (604) 276-4052

Please submit this completed form to the Zoning counter located at City Hall. All materials submitted to the City for a *Development Permit Application* become public property, and therefore, available for public inquiry.

Please refer to the attached forms for details on application attachments and non-refundable application fees.

**Property Address(es):** 10200, 10220, 10222 No. 1 Road

**Legal Description(s):** Lot 591, Section 35, Blk 4N, Region 7W, Plan 55257; Lot 168, Section 35, Blk 4N, Region 7W, Plan 49613; Lot 590, Section 35, Blk 4N, Region 7W, Plan 55166

**Applicant:** Patrick Cotter Architect Inc.

Correspondence/Calls to be directed to:

**Name:** Patrick Cotter Architect Inc.

**Address:** 1338 - 56th Street

Delta, B.C.

V4L 2A4

Postal Code

**Te. No.:** (604) 943-1151

Business

Residence

parch@telus.net

E-mail

(604) 943-1152

Fax

**Property Owner(s) Signature(s):** \_\_\_\_\_

Please print name

or

**Authorized Agent's Signature:** \_\_\_\_\_

Attach Letter of Authorization

Patrick Cotter

Please print name

#### For Office Use

Date Received: NOV. 4/03

Application Fee: \$ 4230 -

File No.: 03 251106

Receipt No.: 13-0041507

Only assign if application is complete



**City of Richmond**  
Urban Development Division

**Development Permit**

**No. DP 03-251106**

To the Holder: **PATRICK COTTER ARCHITECT INC.**

Property Address: **10200, 10220 AND 10222 NO.1 ROAD**

Address: **C/O 1338 – 56<sup>TH</sup> STREET  
DELTA, BC V4L 2A4**

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning and Development Bylaw No. 5300" is hereby varied or supplemented as follows:
  - a) The dimension and siting of buildings and structures on the land shall be generally in accordance with Plans #1a and 1b attached hereto.
  - b) The siting and design of off-street parking and loading facilities shall be generally in accordance with Plans #1a and 1b attached hereto.
  - c) Landscaping and screening shall be provided around the different uses generally in accordance with the standards shown on Plans #2a to #2d attached hereto.
  - d) Roads and parking areas shall be paved in accordance with the standards shown on Plans #1a, 1b and 2 attached hereto.
  - e) Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
  - f) Subject to Section 692 of the Local Government Act, R.S.B.C., the building shall be constructed generally in accordance with Plans #3 to #7 attached hereto.
4. As a condition of the issuance of this Permit, Council is holding the security set out below 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, or 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 03-251106**

To the Holder: **PATRICK COTTER ARCHITECT INC.**

Property Address: **10200, 10220 AND 10222 NO.1 ROAD**

Address: **C/O 1338 – 56<sup>TH</sup> STREET  
DELTA, BC V4L 2A4**

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There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$63,428.

5. 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.
6. 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.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

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MAYOR

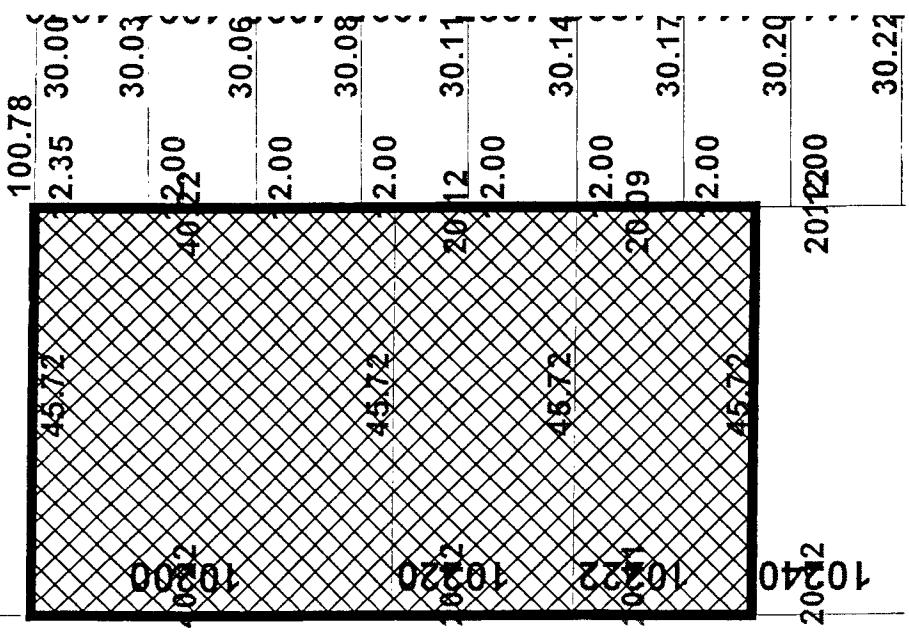
# City of Richmond



12.80

1080  
2041

100.79



## No. 1 RD

10157.17

10251

80.49



Original Date: 11/28/03

Revision Date:

Note: Dimensions are in METRES

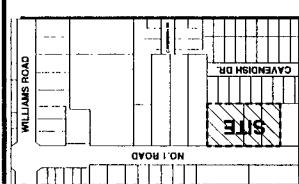
**DP 03-251106  
SCHEDULE "A"**

03251106

## PROJECT DATA:

CIVIC ADDRESS EXISTING: 10200 10222 No. 1 ROAD  
RICHMOND, BRITISH COLUMBIA  
CIVIC ADDRESS PROPOSED: 10200 No. 1 ROAD  
RICHMOND, BRITISH COLUMBIA  
LEGAL DESCRIPTION: 591 SEC 35 BLKAN RGTM PLAN 55257  
591 SEC 35 BLKAN RGTM PLAN 49613  
591 SEC 35 BLKAN RGTM PLAN 55166  
APPLICANT: PATRICK COTTER ARCHITECT INC.  
ZONING: R2 - 0.6

## LOCATION PLAN:



## DEVELOPMENT DATA:

LEVEL 1		SUB-TOTAL		TOTAL	
UNIT TYPE	UNIT AREA	UNIT AREA	CIV. COV. AREA	SITE COV. AREA	GROSS AREA
UNIT 1	B	501.18	24.03	268.36	985.54
UNIT 2	B	501.17	24.03	268.33	985.51
UNIT 3	A	501.17	24.03	268.33	985.51
UNIT 4	A	501.17	24.03	268.33	985.51
UNIT 5	A	501.17	24.03	268.33	985.51
UNIT 6	A	501.17	24.03	268.33	985.51
UNIT 7	A	501.17	24.03	268.33	985.51
UNIT 8	B	601.14	24.03	268.36	985.54
UNIT 9	C	600.00	17.34	215.35	748.75
UNIT 10	C	600.00	17.34	215.35	748.75
UNIT 11	C	600.00	17.34	215.35	748.75
UNIT 12	C	600.00	17.34	215.35	748.75
UNIT 13	C	600.00	17.34	215.35	748.75
UNIT 14	C	600.00	17.34	215.35	748.75
UNIT 15	C	600.00	17.34	215.35	748.75
UNIT 16	C	600.00	17.34	215.35	748.75
<b>Sub-Total</b>		<b>4,763.14</b>	<b>728.06</b>	<b>6,624.56</b>	<b>12,171.54</b>
<b>Sub-Total</b>		<b>11,620.14</b>	<b>2,157.61</b>	<b>11,257.64</b>	<b>11,257.64</b>

LEVEL 2		SUB-TOTAL		TOTAL	
UNIT TYPE	UNIT AREA	UNIT AREA	CIV. COV. AREA	SITE COV. AREA	GROSS AREA
UNIT 1	B	718.64	718.64	718.64	718.64
UNIT 2	A	774.28	774.28	774.28	774.28
UNIT 3	A	774.28	774.28	774.28	774.28
UNIT 4	A	774.28	774.28	774.28	774.28
UNIT 5	A	774.28	774.28	774.28	774.28
UNIT 6	A	774.28	774.28	774.28	774.28
UNIT 7	A	774.28	774.28	774.28	774.28
UNIT 8	B	774.28	774.28	774.28	774.28
UNIT 9	C	697.71	697.71	697.71	697.71
UNIT 10	C	697.71	697.71	697.71	697.71
UNIT 11	C	697.71	697.71	697.71	697.71
UNIT 12	C	697.71	697.71	697.71	697.71
UNIT 13	C	697.71	697.71	697.71	697.71
UNIT 14	C	697.71	697.71	697.71	697.71
UNIT 15	C	697.71	697.71	697.71	697.71
UNIT 16	C	697.71	697.71	697.71	697.71
<b>Sub-Total</b>		<b>11,620.14</b>	<b>4,046.35</b>	<b>4,046.35</b>	<b>4,046.35</b>

DRAWING LIST:		NO. 1 ROAD RESIDENTIAL TOWNHOUSE DEVELOPMENT		10200 - 10222 NO. 1 ROAD RICHMOND, BRITISH COLUMBIA	
*	COVER SHEET	L-0	TREE RETENTION PLAN		
*	SITE SURVEY	L-1	LANDSCAPE PLAN		
A-101	SITE PLAN	L-2	LANDSCAPE DETAILS		
A-102	CONTEXT DRAWING SHEET 1	L-3	LANDSCAPE DETAILS		
A-103	CONTEXT DRAWING SHEET 2	L-4	LANDSCAPE DETAILS		
A-201	UNIT TYPE 'A' FLOOR PLANS				
A-202	UNIT TYPE 'B' FLOOR PLANS				
A-203	UNIT TYPE 'C' FLOOR PLANS				
A-301	UNIT TYPE 'A' ELEVATIONS & BUILDING SECTION				
A-302	UNIT TYPE 'B' ELEVATIONS & BUILDING SECTION				
A-303	UNIT TYPE 'C' ELEVATIONS & BUILDING SECTION				
A-304	STREETSCAPE ELEVATIONS SHEET 1				
A-305	STREETSCAPE ELEVATIONS SHEET 2				

Site Area: Gross: 39,578.00 Lane: 39,578.00

Net: 36,813.00 Sq.Ft. Building Area: LEVEL 1: 14,512.82

LEVEL 2: 11,620.64

LEVEL 3: 5,580.56

TOTAL: 31,714.02 Sq.Ft. (1)

F.A.R.: 0.6 F.A.R.: 21,970.80 Max. permitted: 21,984.34 Proposed: 0.6 F.A.R.

Additions: Staff/Entry Area: 1,712.76 Max. Permitted: (2) Street Parking: 8,611.36 Max. Permitted: (3)

TO.F.A.R.: Covered Area: 2,197.08 Max. Permitted: (4)

TOTAL F.A.R. and ADDITIONS TO F.A.R.: 21,714.02

Coverage: Total: 14,647.20 Max. Permitted: (40%) 14,512.82 Proposed: (40%)

Parking: Resident 2.0 per unit x 16 units = 32 Required

Visitor 0.2 per unit x 16 units = 4 Required

(Accessible Visitor 2% x 36 spaces = 1 Required)

Total 36 Required

Variance requested for setback at dedicated lane at recycling enclosure from 3m to 1.5m.

Variance requested for building setback at dedicated lane at recycling enclosure from 3m to 0.5m.

Note: Prospective owners to agree to a restrictive covenant on title not to convert the garage into habitable space.

Notes: (1) Includes the floor area garage, covered areas.

(2) Each unit is permitted an additional 10% of area to be used for the purposes of providing an entry and stair which exceeds 5m in height in addition to the allowable FAR

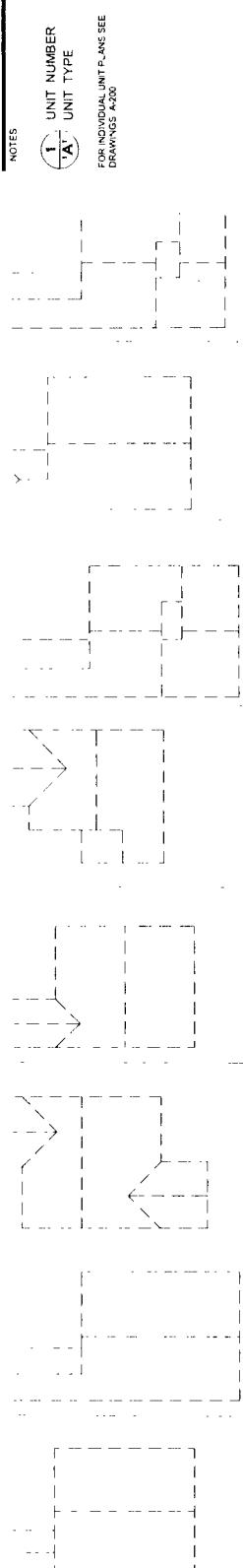
(3) The development is permitted an additional 50m<sup>2</sup> or area per unit to be used for the purposes of providing space for off site parking in addition to the allowable FAR

(4) An exception of 10% of the permitted floor area which is exclusively open covered areas is permitted in addition to the allowable FAR

■ ■ ■ PATRICK COTTER ARCHITECT INC.  
1338 - 56th STREET, DELTA, BRITISH COLUMBIA, V4L 2A4  
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CEL: (604) 377-5454  
E-MAIL: patrich@telus.net

PLAN 1a

MAY 26 2004



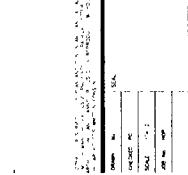
**DP 03251106**  
**MAY 26 2004**

ACCESS LANE

**PATRICK COTTER**  
**ARCHITECT INC.**

128 New Street, Suite B & C, #200  
 VANCOUVER, BC V6B 5C2  
 TEL: 604-541-1123  
 FAX: 604-541-1124  
 E-MAIL: [info@pcarch.com](mailto:info@pcarch.com)

PROPOSED RESIDENTIAL  
 TOWNHOUSE DEVELOPMENT  
 10200 No. 1 Road  
 Richmond, British Columbia



SITE PLAN

ALLOWABLE 2nd FLOOR BAY  
 ENCROACHMENT INTO FRONT YARD  
 SETBACK (TYPICAL)

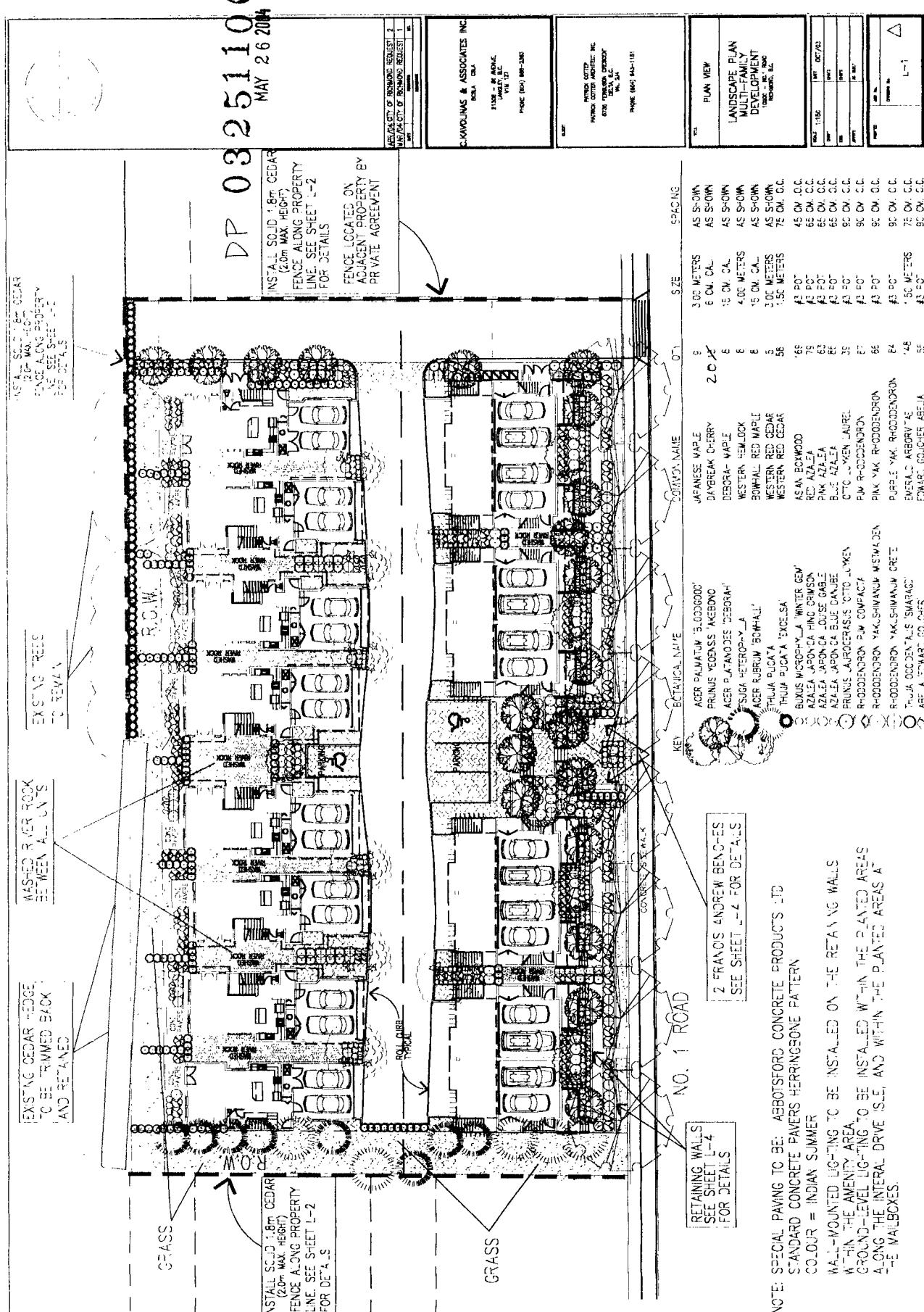
ALLOWABLE OPEN PORCH  
 ENCROACHMENT INTO FRONT YARD  
 SETBACK (TYPICAL)



**A-101** C

**NO. 1 ROAD**

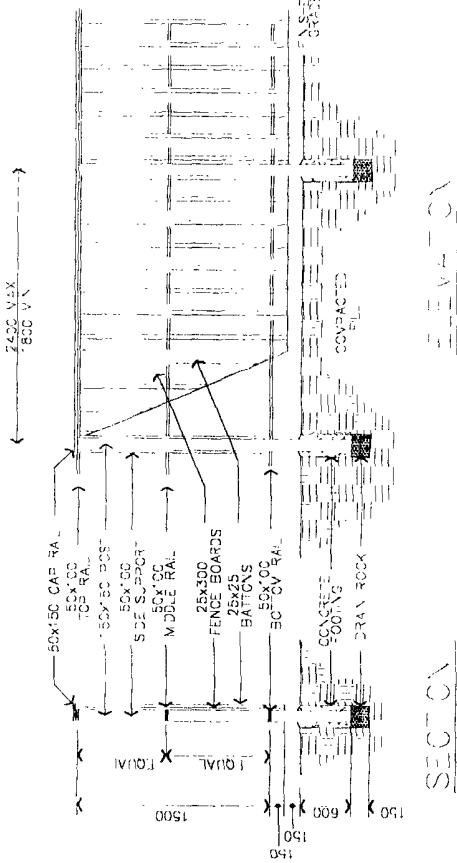
**PLAN 1 b**



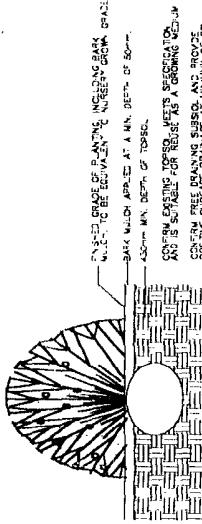
**03251106**  
MAY 26 2004

**DP**

**SECTION A-A**  
CROSS SECTIONS  
(2.0m MAX. HEIGHT)



**SHRUB PLANTING DETAIL**



PLANT GRADE OF PLANTING INCLINED BACK GRADE  
BACK MULCH DEPT. AT A MIN. DEPT. OF 80MM.  
450MM MIN. DEPT. OF TOSS.  
CONTINUOUS PLANTING FOR EFFECTS OF SEPARATION  
CENTRE PLANTING SPACING AND PLACEMENT  
CENTRE SURFACE DRAINAGE AT MINIMUM OF 2%

PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE STANDARDS FOR CANADA  
FOR NURSERY STOCK AND THE BOFTA STANDARD FOR  
GROWN AND GROWN PLANTS.

ALL LANDSCAPE AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION  
OF THE BOFTA/BSLA LANDSCAPE STANDARDS.

**PLANTING SOIL PROPERTIES % OF DRY WEIGHT OF MINERAL FRACTION**

**ORGANIC CONTENT**

FOR TREES, SHRUBS, GROUNDCOVERS 12 TO 20%

FOR TREES, SHRUBS, GROUNDCOVERS 5.0 TO 6.0

**NUTRIENT REQUIREMENTS**

NUTRIENT REQUIREMENTS SHALL MEET THE BSLA/BOFTA LANDSCAPE STANDARD GROWING MEDIUM  
REQUIREMENTS FOR NITROGEN, PHOSPHORUS, POTASSIUM, CALCIUM, MAGNESIUM, BORON, SODIUM,  
CATION EXCHANGE CAPACITY, CARBON AND NITROGEN RATIO,  
SALINITY.  
THE ELECTRICAL CONDUCTIVITY OF THE LIQUID TAKEN FROM THE SOIL PH EVALUATION SHALL NOT  
EXCEED 1.0 MILLIMhos/cm BEFORE ADDITIONS OF FERTILIZERS AND/OR LIMING AGENTS.

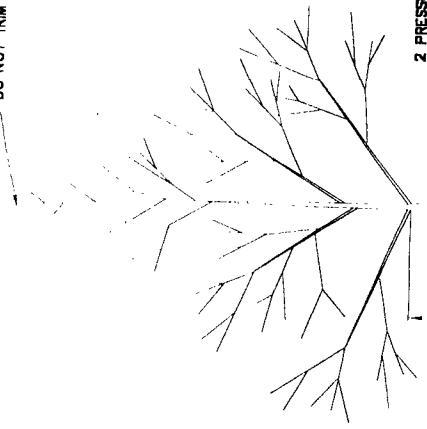
LANDSCAPE DETAILS  
MULTI-FAMILY  
DEVELOPMENT  
BOFTA - INC. BC  
LANDSCAPE INC.

PLAN VIEW

L-2 △

**PLAN 2 b**

DO NOT TRIM LEADER



STANDARD NOTES FOR STREET TREE PLAN

**GENERAL**  
All street trees for public boulevards and medians etc. to be implemented by the Urban Forestry Technician before issuance of contract. The contractor is responsible for contacting the Urban Forestry Technician for approval of best tree species, location, root barrier system, etc. Once the trees are planted, the tree maintenance once the trees are in site. Alternative arrangements can be made with the Urban Forestry Technician to inspect trees prior to delivery but this should be arranged well ahead of delivery to the site.

The Contractor/Contractor etc. be responsible for obtaining a Highways Use Permit through the work C. Contracting, choosing & selecting Street Trees particularly referring to traffic flow on public roads. This permit shall be obtained prior to any commencement of the d-plate work (Typically Street Tree planting) and Boulevard landscape planting.

LOCATION OF PLANTING

Street trees shall be spaced as noted on the drawings unless otherwise specified by the City of Richmond. Street trees shall be spaced on the drawings and no less than 10m in height with minimum clear stem height of 1.8m above ground level. The Contractor shall mark the location of the tree on the drawing, using tree numbers, spacing and locations will vary according to site conditions and characteristics, locations etc. shall be determined by the developer according to the approved plans and verified on site by the City of Richmond staff to determine if the proposed locations are acceptable. The developer must inform the City of Richmond staff for review. Prior to final location, planting, staking, selection, and site work be

noted at the planting, review etc. tree inspection must be requested by the developer/submitter prior to tree planting taking place.

\*\* To be submitted part of permitting without additional written permission of the City of Richmond.

STORY-UP TREE PLANTING CELEBRANCES

Leads being cut the morning of celebration trees 5% - a circle 10".

Leaves	4m
Stems/branches	3m
Stems/branches	2m
Stems/branches	2m
Stems/branches	1.5m
Stems/branches	2m

Where there exists a boulevard planting strip between curb and sidewalk.

Curb Face  
Sidewalk  
Curb Face  
Sidewalk

Where the boulevard planting strip exists between sidewalk and property line.

End of Curb

End of Sidewalk

In line with 8.0 metre sight profile / design  
(from P/L intersection).

CONDITION  
A. Start radius shall be of good depth and vigor w/o visible signs of disease, insect, beasts, damage or other

objectionable disfigurements.

A. Planter material, top soil, planting procedures etc. matching standards and specifications and guidelines in force at the time of installation.

TREE PLANTING DETAIL  
Revised APRIL 2002  
SCBED033 SDT 1

NOTES

1) SACKING/BURLAP TO BE LOOSEND AND DROPPED TO THE BOTTOM OF THE PLANTING HOLE. ALL STRING, TWINE, ETC. TO BE REMOVED.

2) ALL WIRE BASKETS SHALL HAVE THE TOP 1/3 OF THE WIRE REMOVED PRIOR TO PLANTING.

3) ALL TREES SHALL BE SINGLE STEMMED.

4) INSTALL APPROVED ROOT BARRIER SYSTEM - 'DEEPROOT' MODEL US 18-2 OR 'VSPRG' MODEL RS-18, AS PER MANUFACTURERS SPECIFICATIONS

NOTES	1.1.00
NOTES	05/03
NOTES	00/00

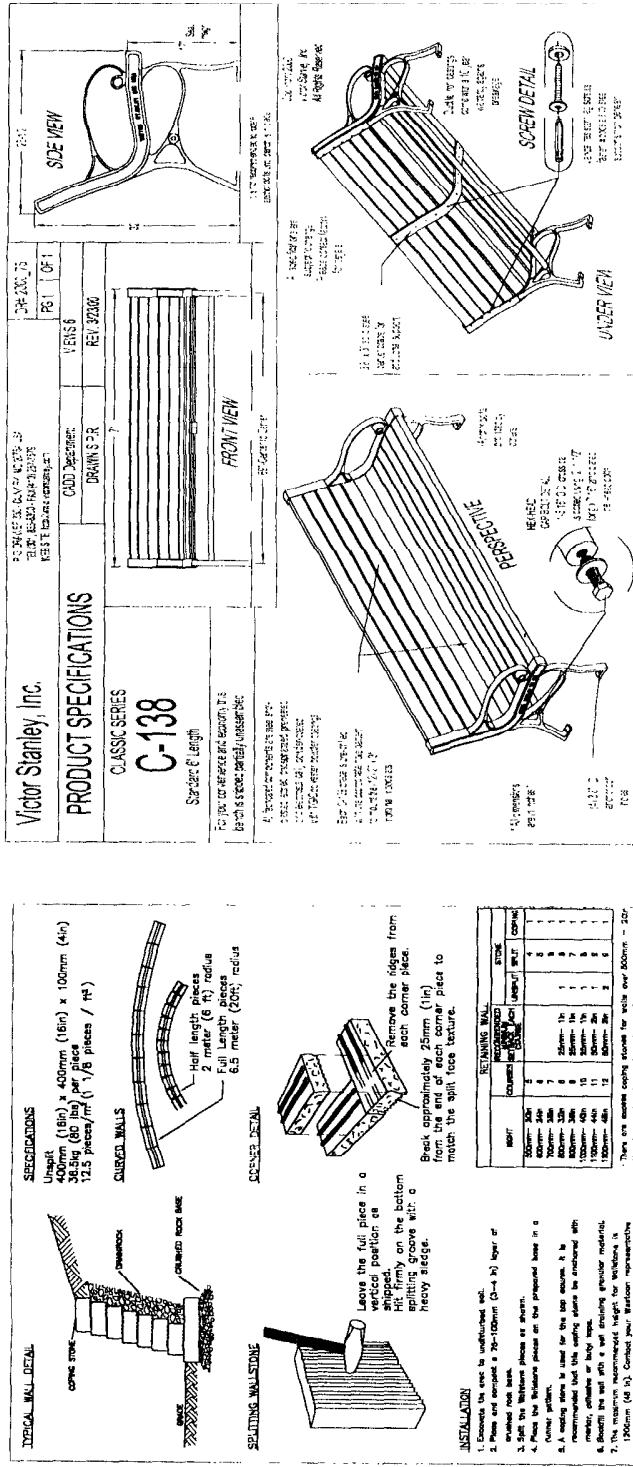
NOTES	L-3
NOTES	△
NOTES	00/00
NOTES	00/00
NOTES	00/00

PLAN 2C

DP 0325110

MAY 26 2004

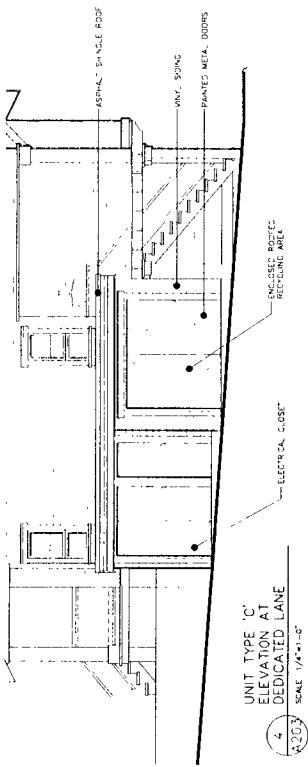
DP03251101  
MAY 26 2004



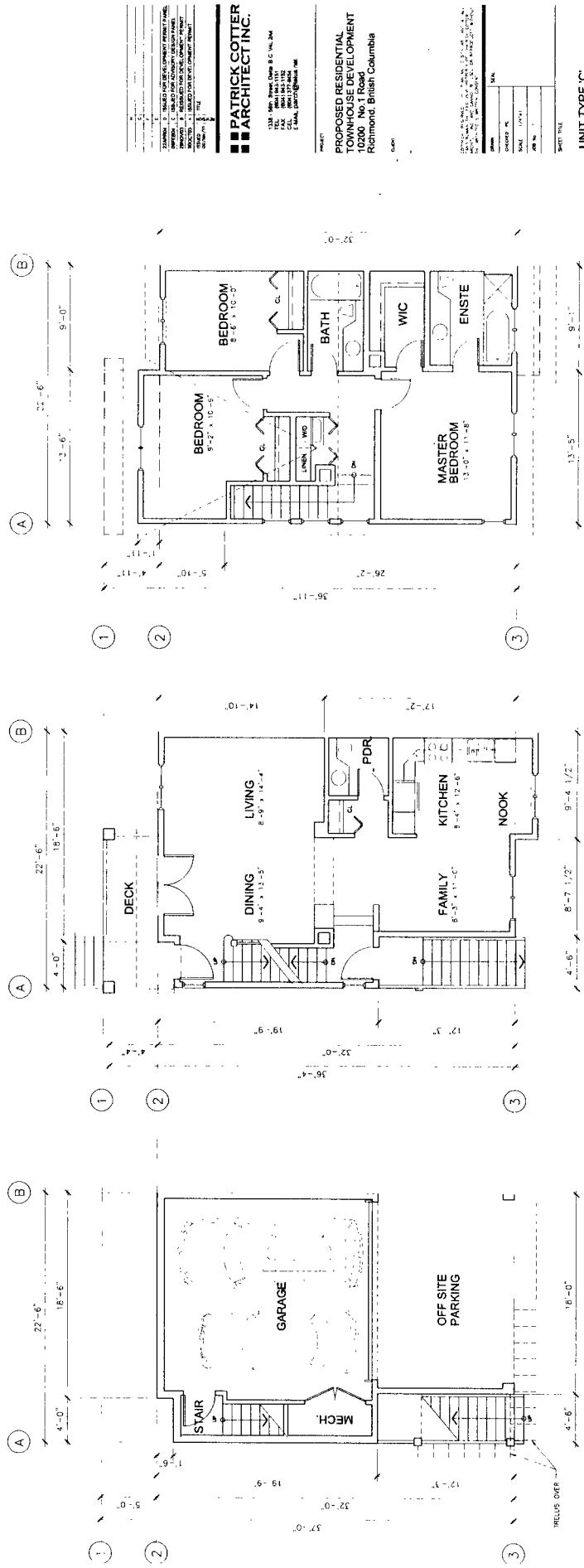
PLAN 2 d

NOTES

## PLAN 3



**DP 03251106**  
MAY 26 2004

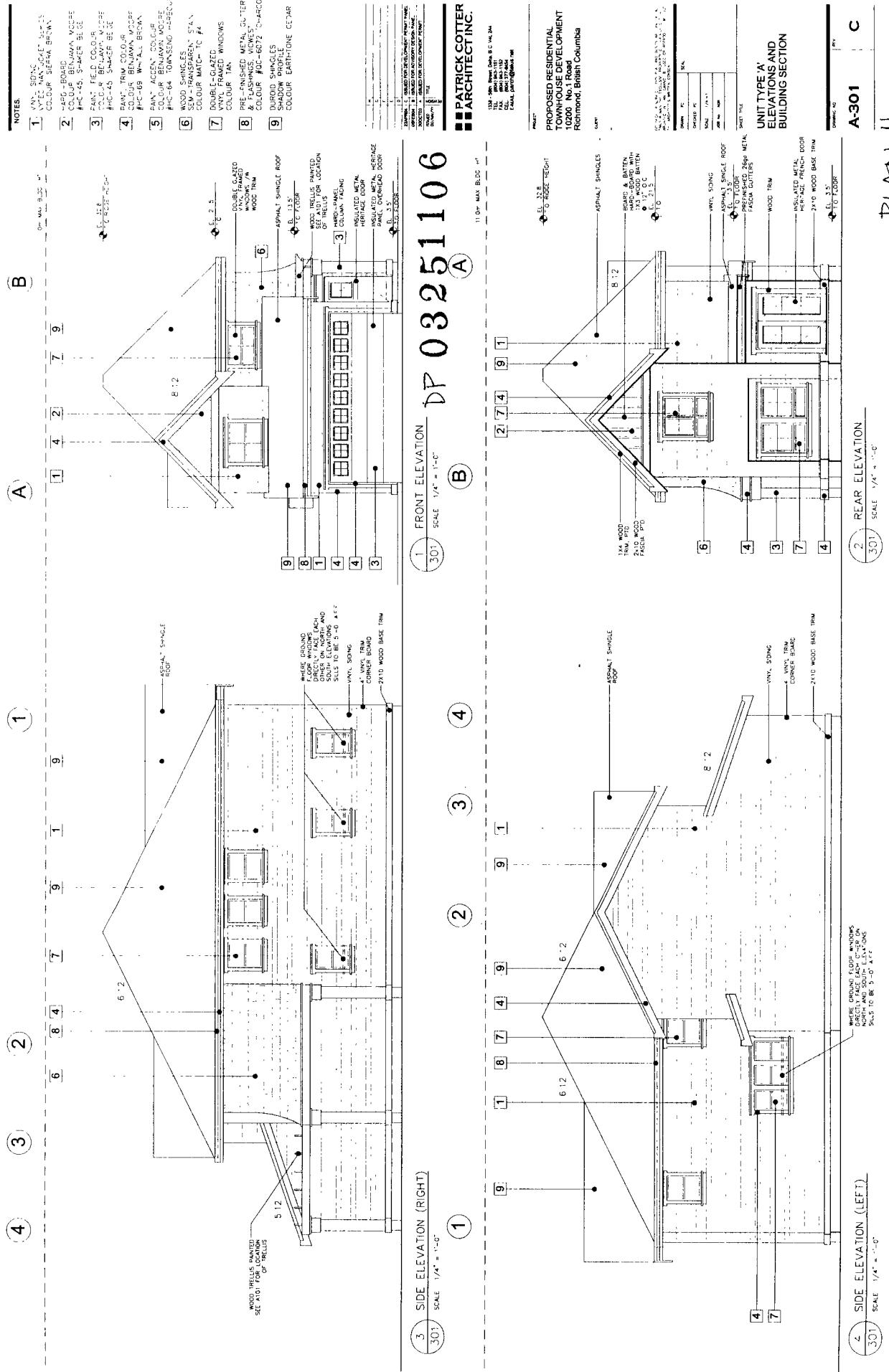


UNIT TYPE C  
FLOOR PLANS  
A-203

UNIT TYPE C  
SECOND FLOOR PLAN  
4203  
SCALE 1/4"=1'-0"

UNIT TYPE C  
GROUND FLOOR PLAN  
4203  
SCALE 1/4"=1'-0"

PLAN 3 / Reference Plan



DP 03251106

(3)

(2)

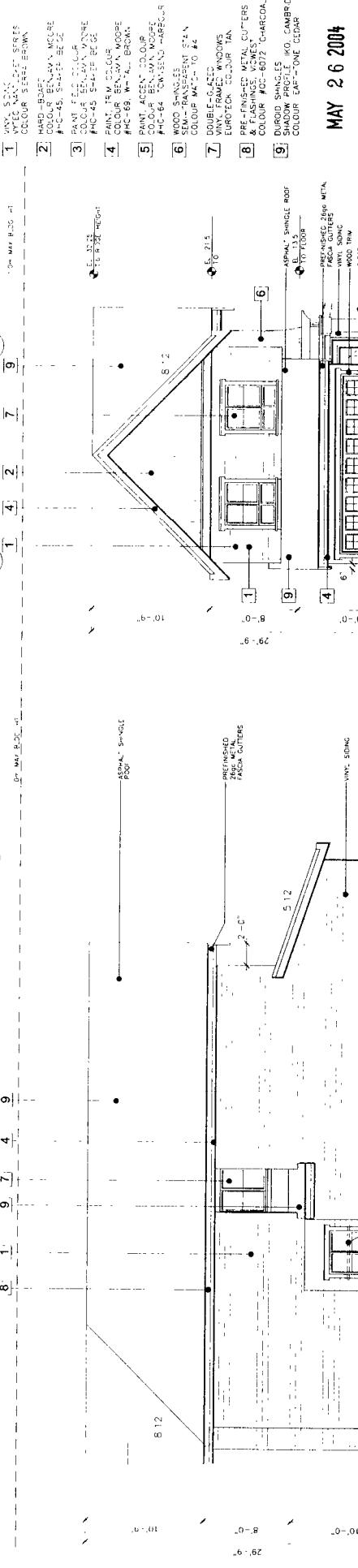
(1)

B

A

A

NOTES:



SIDE ELEVATION (LEFT)  
302 SCALE 1/4" = 1'-0"

(3)

SIDE ELEVATION (RIGHT)  
302 SCALE 1/4" = 1'-0"

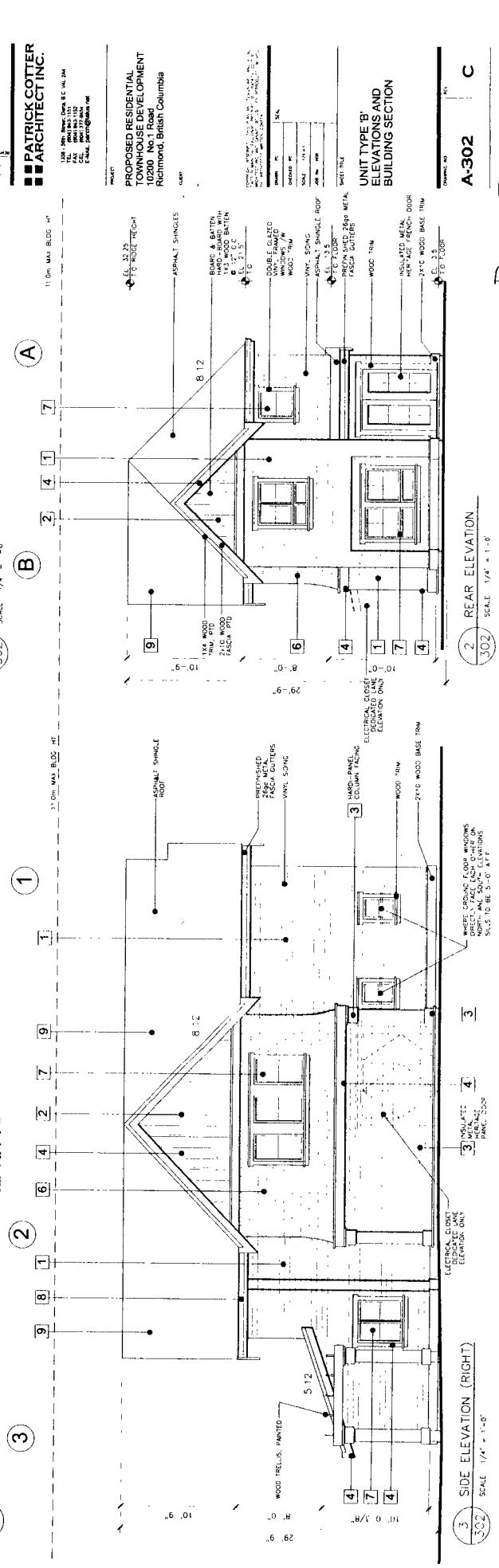
(2)

(1)

MAY 26 2004  
1 FRONT ELEVATION  
302 SCALE 1/4" = 1'-0"

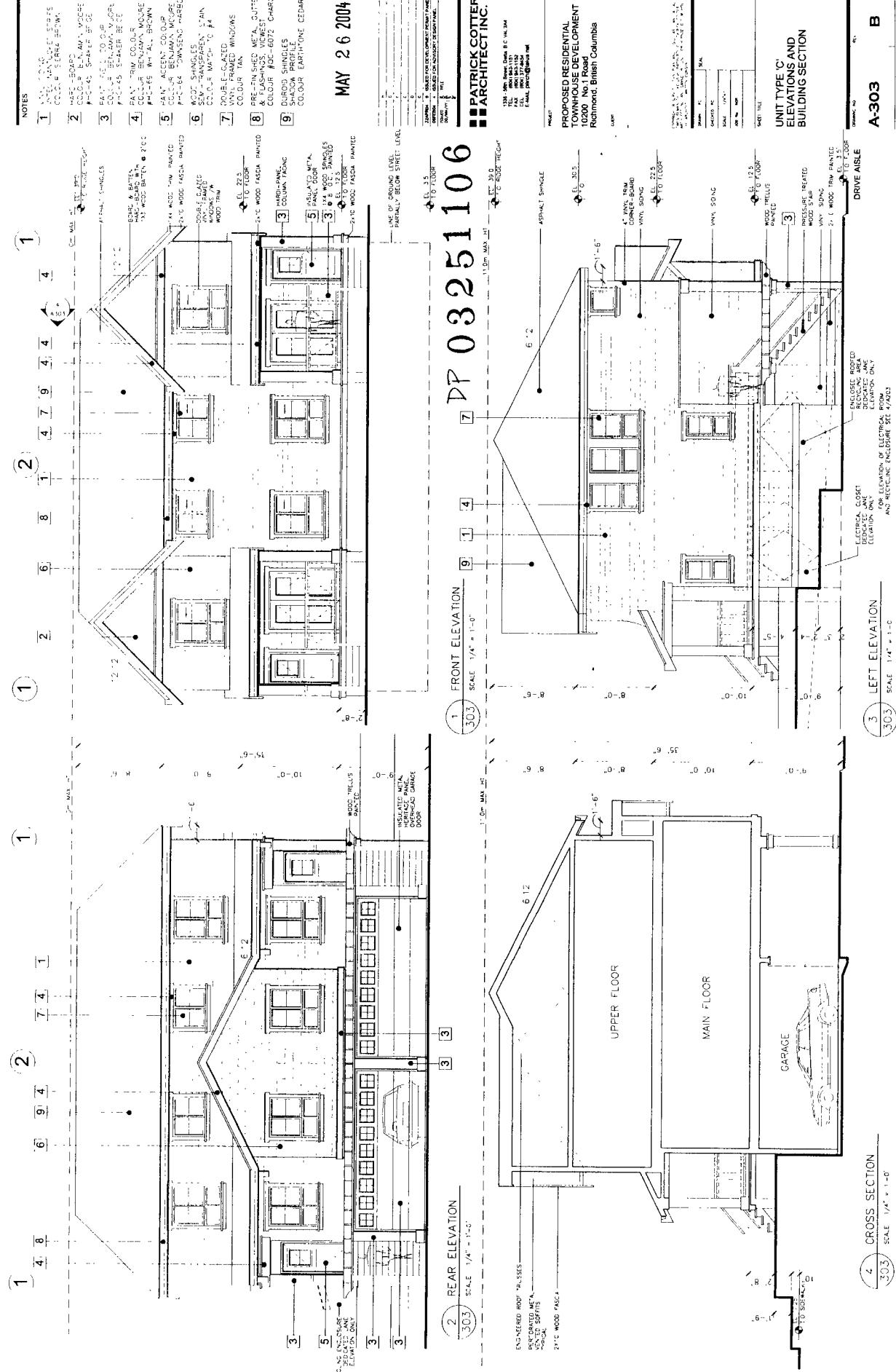
B

NOTES:



A-302 C

PLAN S



**PATRICK COTTER ARCHITECT INC.**

735 56th STREET, DELTA, BRITISH COLUMBIA, V4L 2A4

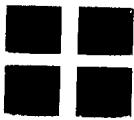
(604) 943-1151  
(604) 943-1152  
(604) 377-9454  
patrick@telus.net

DP

0325110

MAY 26 2004

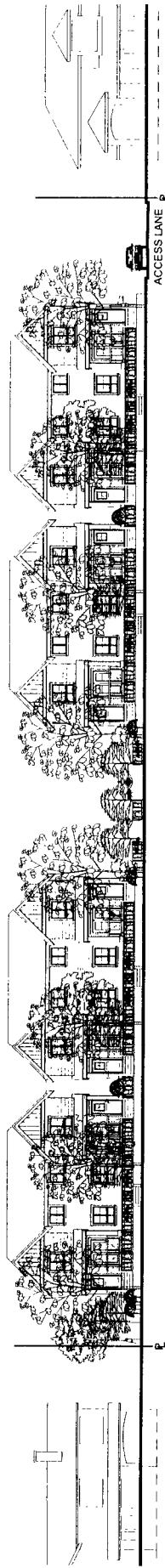
Proposed Residential Development  
3200 No. 1 Road, Richmond, British Columbia



SIERRA BROWN	1	Vinyl Siding Vitec, Nantucket series Colour: Sierra Brown
	2	Hardi-Board Colour: Benjamin Moore #HC-45 Shaker Beige
	3	Paint, Field Colour Colour: Benjamin Moore #HC-45 Shaker Beige
	4	Paint, Trim Colour Colour: Benjamin Moore #HC-69 Whitall Brown
	5	Paint, Accent Colour Colour: Benjamin Moore #HC-64 Townsend Harbour
	6	Wood Shingles Semi-transparent stain Colour: to match #4
	7	Double Glazed Vinyl Framed Windows Colour: Tan
	8	Pre-finished Metal Gutters & Flashing VicWest Colour: #QC-6072 Charcoal
	9	Durod Shingles Shadow Profile Colour: Earthtone Cedar

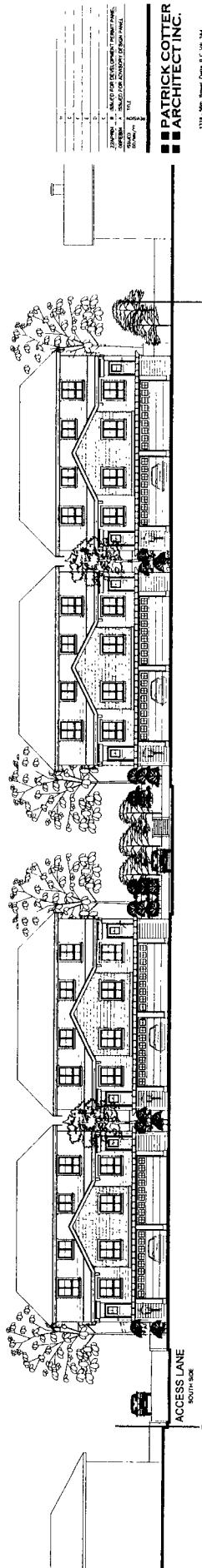
PLAN 7

NOTES



STREETSCAPE WEST ELEVATION  
1 AT NO. 1 ROAD  
304 SCALE 1/12" = 1'-0"

DP 03251106  
MAY 26 2004



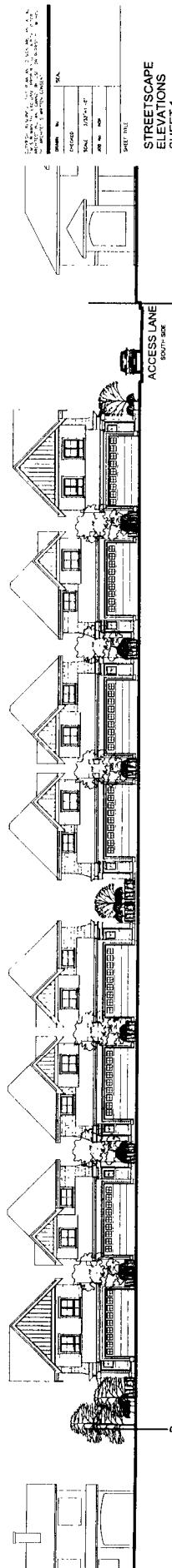
STREETSCAPE EAST ELEVATION  
2 AT DRIVE AISLE  
304 SCALE 1/12" = 1'-0"

PATRICK COTTER  
ARCHITECT INC.

PROPOSED RESIDENTIAL  
TOWNHOUSE DEVELOPMENT  
10200 No. 1 Road  
Richmond, British Columbia

CAD

10200 No. 1 Road, Suite 810, Vanc., BC, V6C 2M4  
TEL: 604-273-1112  
FAX: 604-273-1113  
E-MAIL: PCOTTER@PCOTTER.COM  
WEBSITE: WWW.PCOTTER.COM



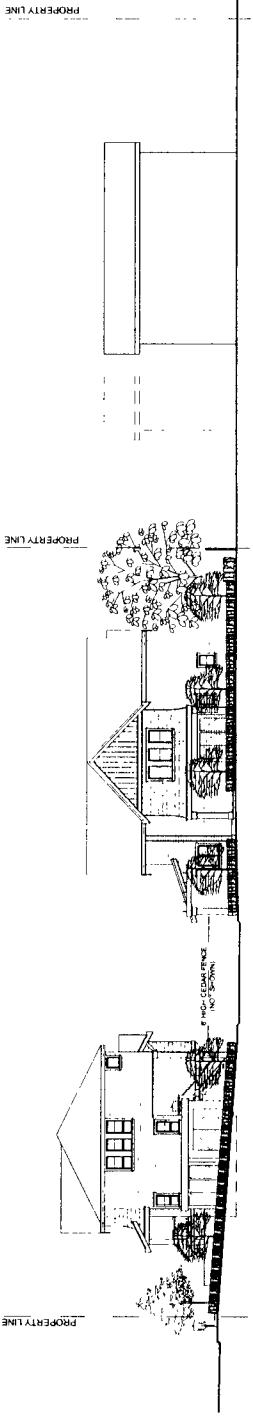
STREETSCAPE WEST ELEVATION  
3 AT DRIVE AISLE  
304 SCALE 1/12" = 1'-0"

STREETSCAPE  
ELEVATIONS  
SHEET 1

Reference Plan

A-304 B

NOTES



**DP 03251106**  
**MAY 26 2004**



**3** STREETSCAPE NORTH ELEVATION

(305) SCALE 3/32" = 1'-0"

**PATRICK COTTER**  
**ARCHITECT INC.**

PROPOSED RESIDENTIAL  
TOWNHOUSE DEVELOPMENT  
10200 No. 1 Road  
Richmond, British Columbia

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TOWNHOUSE DEVELOPMENT  
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Richmond, British Columbia

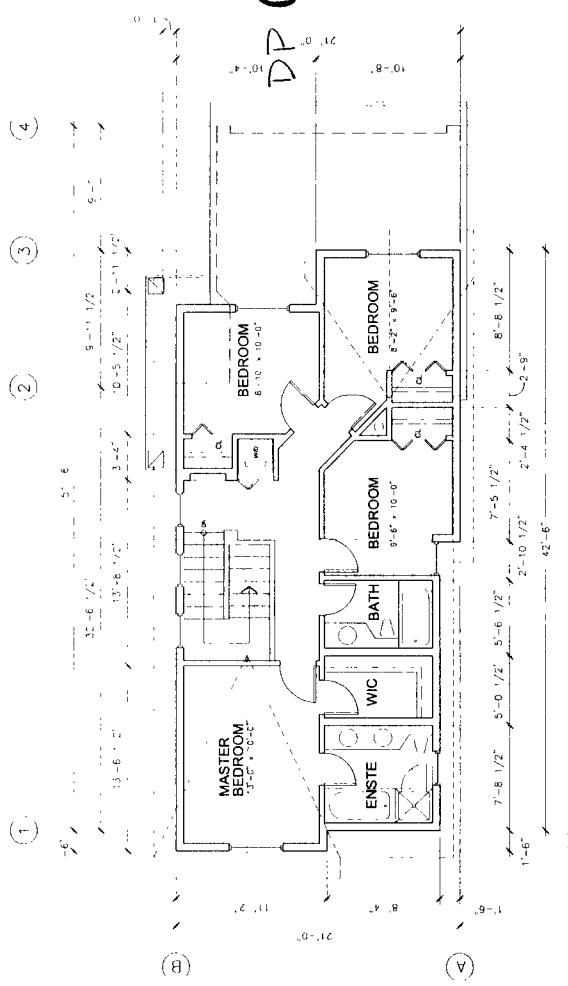
STREETSCAPE  
ELEVATIONS  
SHEET 2

305  
SCALE 3/32" = 1'-0"

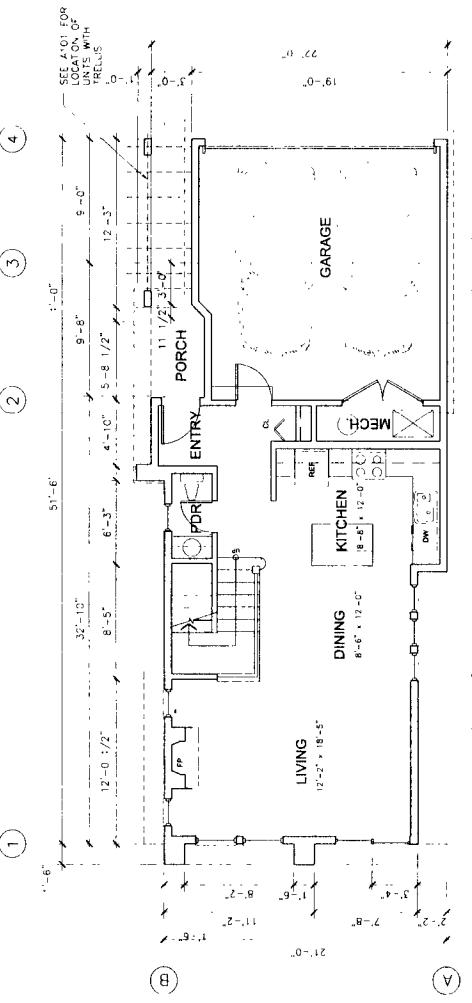
**A-305** **B**

Reference Plain

NOTES



① UPPER FLOOR PLAN  
420)



① UPPER FLOOR PLAN  
420)



Reference Plan

A-201 D

MAY 26 2004

DP 03251106

PATRICK COTTER  
ARCHITECT INC.

PROPOSED RESIDENTIAL  
TOWNHOUSE DEVELOPMENT  
10200 No. 1 Road  
Richmond, British Columbia

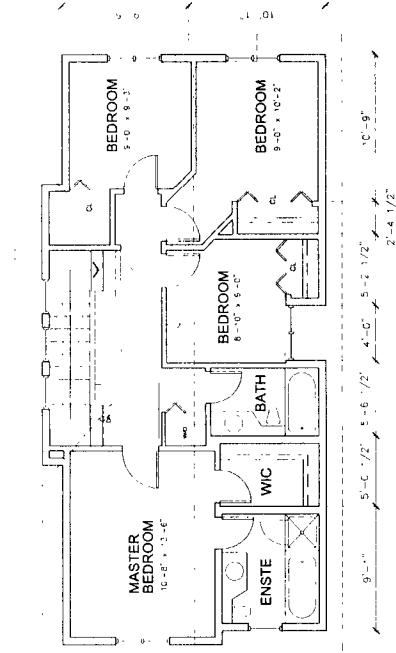
UNIT TYPE A'  
FLOOR PLANS

UNIT TYPE A'  
FLOOR PLANS

NOTES

(2)

12'-0" 12'-0" 12'-0" 12'-0" 12'-0" 12'-0" 12'-0" 12'-0"



UNIT TYPE 'B'  
UPPER FLOOR PLAN  
S.A.F. 1/4"=1'-0"

DP03251106  
MAY 26 2004

PATRICK COTTER  
ARCHITECTURE INC.

TYPE B C.V. 24  
TYP. MHS. SIGHT 10  
FAX 416-490-1111  
E-MAIL: PCOTTER@PCOTTER.COM  
WWW: WWW.PCOTTER.COM  
DRAFTS & DESIGN FOR COMMERCIAL &  
RESIDENTIAL PROJECTS

PROPOSED RESIDENTIAL  
TOWNHOUSE DEVELOPMENT  
No.1 Road  
Richmond, British Columbia

UNIT TYPE 'B'  
FLOOR PLANS

UNIT TYPE 'B'  
GROUND FLOOR PLAN  
S.A.F. 1/4"=1'-0"

A-202 D

Reference Plan