



City of Richmond
Urban Development Division

Report to Development Permit Panel

To: Development Permit Panel
From: Raul Allueva
Director of Development
Date: June 14, 2004
File: DP 03-254824
Re: **Application by Patrick Cotter Architect Inc. for a Development Permit at 4191 Williams Road**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 14 two-storey townhouses at 4191 Williams Road on a site zoned Townhouse District (R2 – 0.6); and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) To reduce the minimum side yard setback from the dedicated lane from 3 m to 2.4 m for the electrical closet; and
 - b) To increase the maximum lot coverage from 40% to 45%.

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 14 townhouse units at 4191 Williams Road in the form of seven (7) two-storey duplexes. The site contained two single-family homes which were demolished for this project.

The site is being rezoned from Single-Family Housing District, Subdivision Area C (R1/C) to Townhouse District (R2 – 0.6) for this project under Bylaw 7582 (rezoning application RZ 03-234963). The only outstanding item preventing the adoption of this Bylaw is the registration of a cross-access agreement on the interior centre drive aisle allowing access to and from the future development site to the east.

Development Information

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

Background

The subject site is located in the Seafair Area on Williams Road between No 1 Road and Railway Avenue. The following development surrounds the site:

- To the north: Existing single-family homes;
- To the east: Two (2) single family homes and townhouse development further to the east. The single-family lots have the potential to be assembled and redeveloped, but no applications have been received to date;
- To the south across Williams Road: Existing church and single-family homes; and
- To the west: Existing single-family homes.

Rezoning and Public Hearing Results

A Public Hearing Meeting for the Rezoning of this site (RZ 03-234963) was held on October 20, 2003. At the Public Hearing, concerns regarding the rezoning for this development included the following:

- Sunlight impact on properties to the north facing Waller Drive;
- 3 m setback along the northern property line;
- Tree and vegetation retention; and
- Provision of adequate landscape buffer at northern property line (3 m sanitary sewer right-of-way along property line).

The applicant addressed the concerns of shadow impact onto and proximity to single-family homes to the north through providing greater rear yard setback than required and pulling back the second storey to create an even greater setback at the second storey level. The proposed rear yard setback is 4.6 m at the ground storey and 5.7 m at the second storey, with ground storey bay window projections of 1 m. This exceeds the required minimum rear yard setback of 3 m by 1.6 m at the ground storey and 2.7 m at the second storey, and will result in the second storey being setback virtually in the same location as would be the case for a single family home (5.7 m vs. 6 m for single family homes). In addition, the proposed 1 m bay window projections are

limited to the ground storey and are substantially less than the permitted 1.8 m bay window projection. A shadow analysis has been submitted and demonstrates that the proposal will result in minor shadow impact to adjacent properties.

During the rezoning process, it was indicated that nine (9) existing trees would be retained based on an aerial photograph survey. These details were to be looked at during the Development Permit process. Subsequently, a registered arborist conducted a survey, documented thirteen (13) existing trees onsite and recommended retention of two (2) of them. Six (6) of the trees which were agreed to be retained are not located on site. The applicant has committed to retain the three (3) existing trees previously agreed to be retained and an additional tree to retain a total of four (4) of the existing trees. These include the two (2) trees which the arborist recommends retaining.

The applicant is proposing an almost 3 m wide strip of landscaping with shrubs of varying height along the northern property line (in the 3 m sanitary sewer right-of-way). This will buffer the back yard activities from the single-family homes to the north. Larger trees cannot be planted along this servicing right-of-way. A wooden fence (1.8 m height) will be provided for privacy.

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/Variations (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).3 (Maximum Lot Coverage) to increase the maximum permitted lot coverage from 40% m to 45%; and

(Staff supports the proposed variance as it is the result of lane dedication and measures taken to reduce the impact of the development on single-family homes to the north. The lane is intended to provide access for other properties in the area. These measures include two-storey duplex massing as the transition to the single-family homes to the north. The two-storey units have a greater site coverage. The 45% lot coverage was included in the plans attached to the rezoning application and were presented at Public Hearing)

- 2) To vary the provision of Section 203(A).4 (Minimum Setbacks From Property Lines) to reduce the minimum required side yard setback to the lane from 3.0 m to 2.4 m for an electrical closet.

(Staff supports the proposed minor variance as the electrical closet is appropriately located in a side yard condition where it is screened from view. In addition, if the projection were for a bay window; it would be permitted)

Analysis

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

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 lot to the east through landscaping along the east property line and orienting the windows of the main living areas to focus on the north and south views. In addition, a 1.8 m fence is proposed; and
- The applicant has mitigated the impact of the proposed development on the five single-family lots to the north, which face Waller Drive through reduced two-storey and duplex massing, increased rear yard setbacks, recessed second storey, intensive landscaping and a 1.8 m fence. The recessed second storey generally mirrors what could be constructed if the site were developed with single family dwellings as permitted in the existing zoning.

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; and
- The visitor parking has been screened with landscaping to minimize its visual impact on Williams Road.

Architectural Form and Character:

- The building forms are well articulated; and
- The proposed building materials (Hardi-board and trim, Hardi-siding, vinyl siding, painted wood trim and asphalt shingle roofing) are generally consistent with the Official Community Plan (OCP) Guidelines.

Landscape Design:

- The landscape design includes 31 trees: planting 27 new trees and retaining 4 existing trees. Three (3) of the existing trees face Williams Road and their retention will contribute a maturity to the streetscape elevation;
- The landscape design also includes children's play equipment, special paving treatment with patterning and colour, as well as substantial planting to provide a highly liveable environment along this arterial road;
- An intensive landscape buffer is located along the north property line which separates the northern unit back yards from the adjacent single-family home back yards. This is also the location of a sanitary sewer right-of-way (R.O.W.) and has therefore been landscaped with shrubs which may be removed and reinstated in the event of sewer work;
- The recycling is located in the lane, setback and screened with a gated enclosure and landscaping to minimize its visual impact on Williams Road; and
- The use of interlocking pavers improves the permeability of the site.

Advisory Design Panel Comments

The Advisory Design Panel was generally supportive of the proposed development and decided that the project should proceed. A copy of the relevant excerpt from the Advisory Design Panel Minutes from February 04, 2004 is attached for reference (**Attachment 2**). The response from the applicant has been included immediately following the specific Design Panel comments and are identified in '*bold italics*'. Unfortunately, this small-scale development does not include accessible units on site, nor were provisions made for future elevator installation.

Conclusions

The applicant has worked cooperatively with staff and has satisfactorily addressed issues that were identified through the rezoning and Public Hearing process, as well as 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

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; and
- Receipt of a Letter of Credit for landscaping in the amount of \$54,014.80 (based on a total floor area of 27,007.4 ft²).



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1

**Development
Application Data Sheet**
Development Applications Department

Attachment 1

Address:	4191 and 4211 Williams Road		
Planning Area:	Seafair Area		
Zoning:	Townhouse District (R2 – 0.6)		
Site Area (sq.m):	Gross: 3,289 m ²	Net: 3,023.3 m ² (after dedications)	
Floor Area (sq.m):	Gross: 2,509 m ²	Net: 1,813.7 m ²	
Number of Units:	Formerly: 2 single-family homes	Proposed: 14 townhouse units	

	Min. or Max.	Proposed
Floor Area Ratio:	Max.0.6	0.6
Lot Coverage – Building*:	Max. 40%	45%
Density (unit/acre)	n/a	19 upa
Setback – Front Yard: (Williams Rd)	Min. 6 m	6 m
Setback – Side Yard: (east)*	Min. 3 m	Min. 2.4 m
Setback – Side Yard: (west)	Min. 3 m	Min. 3 m
Setback – Rear Yard: (north)	Min. 3 m	4.6 m
Height (m):	Max three-storey and 11 m	two-storey and 8.7 m
Lot Size	Min. 30 m width and 35 m depth	65.9 m width and 45.7 m depth
Off-street Parking Spaces – Regular/Visitor	Min. 16 and 3	28 and 3
Off-street Parking Spaces – Accessible:	Min. 1	1
Off-street Parking Spaces – Total:	Min. 19	31
Amenity Space – Indoor:	Min. 70 m ²	cash-in-lieu
Amenity Space – Outdoor (Min. 6 m ² /unit):	Min. 84 m ²	119 m ²

Variance Requested: * Variances have been requested to increase the maximum permitted lot coverage from 40% to 45% and to reduce the minimum required side yard setback to the lane to 2.4 m for the electrical closet (**see attached Plan #1**).

**ANNOTATED EXCERPT FROM
MINUTES FROM THE DESIGN PANEL MEETING**

Wednesday, February 4th, 2004 – 4:00 p.m.

Rm. 1.003

RICHMOND CITY HALL

The response from the Applicant has been included immediately following the specific Design Panel comments and are identified in '***bold italics***'.

Representatives: **DP 03-254824**
 Patrick Cotter, Architect
 Masa Ito, Landscape Architect
 Mel Bains, Owner

3. 2004-04 **Multi-family Residential**

Patrick Cotter, Architect.
 4191, 4211 Williams Road
 (Formal)

DP 03-254824

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

- ❖ there should be accessible units on site, or units should be designed to permit future elevator installation (e.g. stacked closets) – ***not provided;***
- ❖ the retention of existing landscape was appreciated, however, the size of new trees should be increased and blend in with streetscapes. ***Street and drive aisle trees have been increased to 8cm calliper;***
- ❖ rear yards should have a variety plantings to differentiate each unit - ***incorporated;***
- ❖ the size of the trees in the drive aisle should be increased either by increasing its calibre or using larger trees - ***incorporated;***
- ❖ windows could be placed along entrances to provide natural light and to animate elevation - ***incorporated;***
- ❖ the project was simple and reserved, therefore, the columns seemed over articulated. ***The columns provide an appropriate level of detail and identity to the entrances;***
- ❖ units facing Williams Road had no front or rear yards. ***Units have private outdoor terraces in front yards;***
- ❖ along the drive aisle, only garage doors were visible. ***Entries are identified and differentiated through the variation of open space between units and landscape treatment;***
- ❖ the site coverage was over the maximum allowable for this zone – ***variance has been requested;***
- ❖ too much impervious material was being used, however this could be alleviated by the use of pavers – ***incorporated in amenity and visitor parking area;***

Minutes of Design Panel Meeting
Wednesday, February 4th, 2004
Meeting Room 1.003, 1st Floor, Richmond City Hall

ITEM	MINUTE	SUBJECT	FILE
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- ❖ the 6' backyard fences would be a security problem, they should be lowered to 3'. **Fences have been lowered to 3'6" at 8' from unit;**
- ❖ the treatment on the west side was not strong enough, landscape should be separated from street driveway at the side of the building. **Fence and hedge provide the separation;**
- ❖ street trees should be planted in the public space. **The existing 30' Spruce tree will be retained and will provide the larger scale;**
- ❖ the play area should be surrounded by a low fence - **incorporated;**
- ❖ an indoor amenity space should have been provided to promote a sense of community – **cash-in-lieu will be provided;**

In summary, Acting Chair stated that she liked the fact that the units were 2-storeyed, however, she was concerned that the units which fronted the drive aisle were too plain – **revised.**

The decision of the Panel was that the project should move forward.



No. DP 03-254824

To the Holder: PATRICK COTTER ARCHITECT INC.

Property Address: 4191 WILLIAMS ROAD

Address: C/O 1338 - 56TH STREET
 DELTA, BC V4I 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 #1 and #2 attached hereto.
 - b) The siting and design of off-street parking and loading facilities shall be generally in accordance with Plans #2 and #3a attached hereto.
 - c) Landscaping and screening shall be provided around the different uses generally in accordance with the standards shown on Plans #3a to #3c attached hereto.
 - d) Roads and parking areas shall be paved in accordance with the standards shown on Plans #2 and #3a 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 #4 to #6 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 03-254824

To the Holder: PATRICK COTTER ARCHITECT INC.

Property Address: 4191 WILLIAMS ROAD

Address: C/O 1338 - 56TH STREET
DELTA, BC V4I 2A4

There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$54,014.80.

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

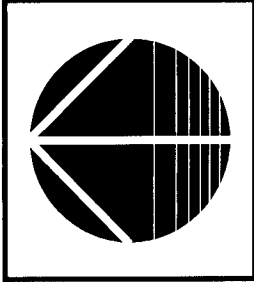
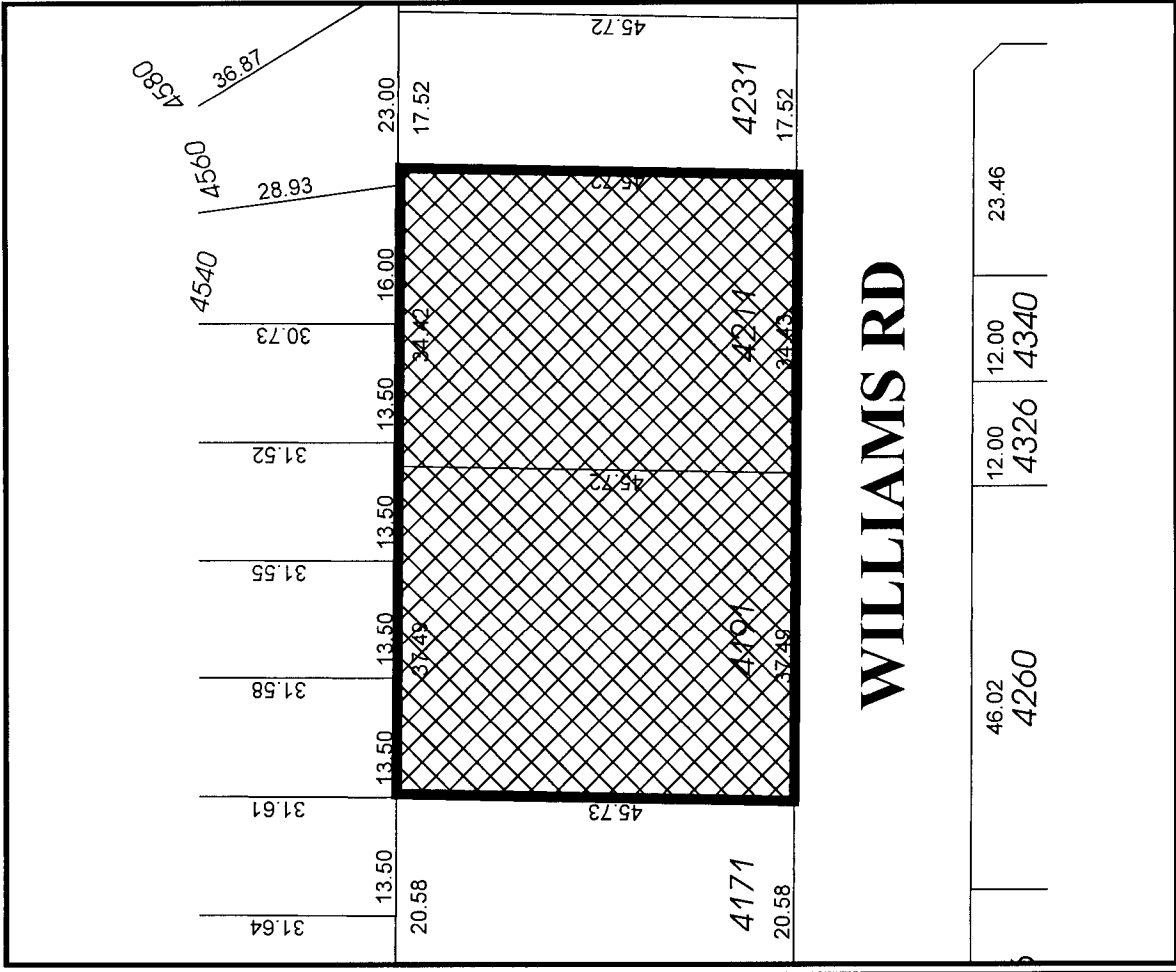
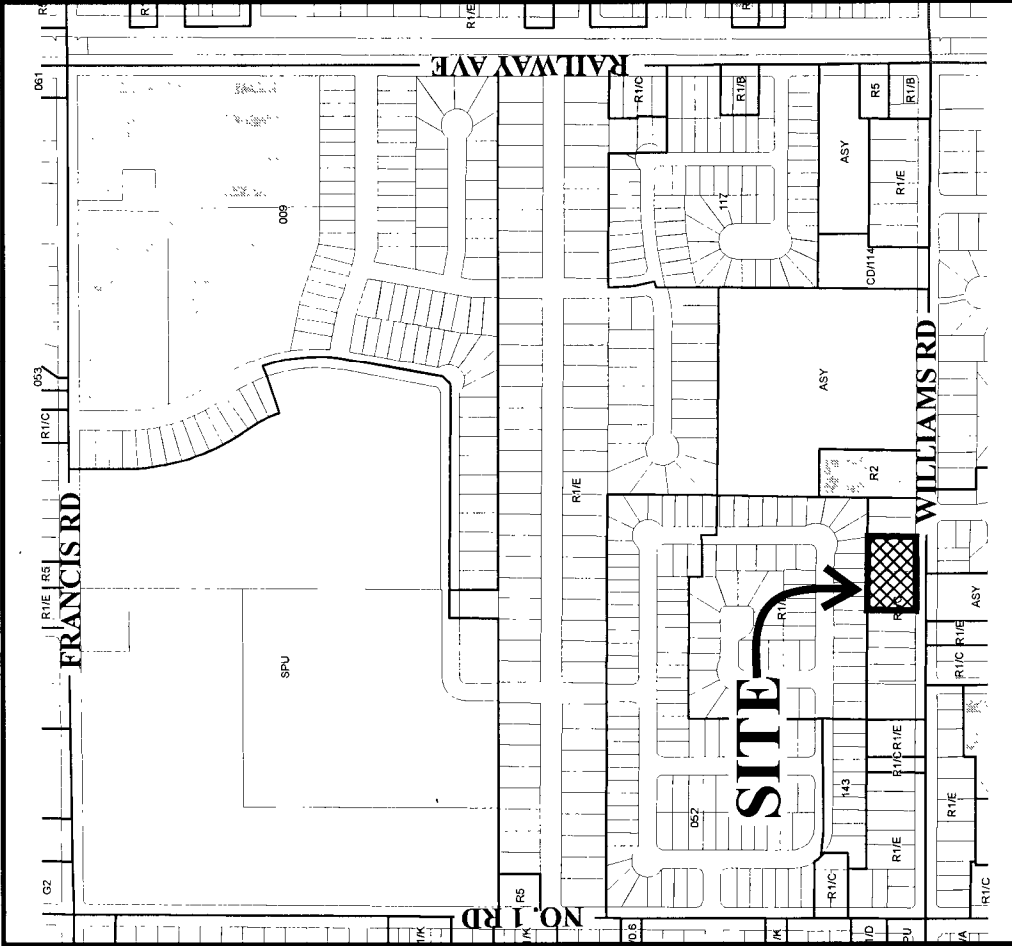
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond



DP 03-254824 SCHEDULE "A"

Original Date: 01/07/04
 Revision Date:
 Note: Dimensions are in METRES

WILLIAMS ROAD TOWNHOUSE DEVELOPMENT

**4191 - 4211 WILLIAMS ROAD
RICHMOND, BRITISH COLUMBIA**

MAY 02/03 ISSUED FOR REZONING APPLICATION
DEC 23/03 ISSUED FOR DEVELOPMENT PERMIT APPLICATION
JAN 26/04 ISSUED FOR ADVISORY DESIGN PANEL
APR 30/04 ISSUED FOR DEVELOPMENT PERMIT PANEL

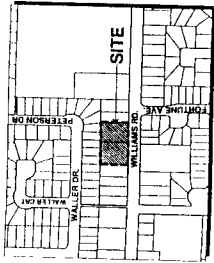
DRAWING LIST:

* COVER SHEET	A-301	UNIT TYPE 'A-B' ELEVATIONS
* SURVEY	A-302	UNIT TYPE 'C-C' ELEVATIONS
A-101 SITE PLAN	A-303	STREETSCAPE ELEVATIONS
A-102 CONTEXT PHOTOS	A-304	STREETSCAPE ELEVATIONS
A-103 SHADING ANALYSIS	A-401	UNIT TYPE 'A-B' & 'C-C' CROSS SECTIONS
A-104 SHADING ANALYSIS	PLAN#3a	LANDSCAPE PLAN
A-105 CONTEXTUAL SITE PLAN	PLAN#3b	LANDSCAPE PLAN - PLANT LIST, DETAILS
A-201 TYPICAL UNIT 'A' PLANS	PLAN#3c	LANDSCAPE DRAINAGE GRADING PLAN
A-202 TYPICAL UNIT 'B' PLANS		
A-203 TYPICAL UNIT 'C' PLANS		

PROJECT DATA:

CIVIC ADDRESS: 4191 - 4211 WILLIAMS ROAD
RICHMOND, BRITISH COLUMBIA
LEGAL ADDRESS: LOT 374 SEC 26 BLKIN RG7W PLAN 59643
LOT 364 SEC 25 BLKIN RG7W PLAN 56491
PARCEL IDENTIFIER: 003-314-435
005-15025
APPLICANT: PATRICK COTTER ARCHITECT INC.
EXISTING: R1.C
ZONING: PROPOSED: RZ-0.6

LOCATION PLAN:



DEVELOPMENT DATA:

UNIT TYPE	UNIT AREA	UNIT STAIR/ENTRY AREA	GARAGE AREA	TOTAL AREA	COVERED AREA	SITE COVERAGE
UNIT 1	528.7	67.0	424.1	1,019.8	68.0	1,087.8
UNIT 2	528.7	67.0	424.1	1,019.8	68.0	1,087.8
UNIT 3	528.7	67.0	424.1	1,019.8	68.0	1,087.8
UNIT 4	528.7	67.0	424.1	1,019.8	68.0	1,087.8
UNIT 5	528.7	67.0	424.1	1,019.8	68.0	1,087.8
UNIT 6	528.7	67.0	424.1	1,019.8	68.0	1,087.8
UNIT 7	466.6	47.0	388.2	901.8	68.2	970.0
UNIT 8	524.4	47.0	408.6	980.0	73.4	1,053.4
UNIT 9	466.6	47.0	388.2	901.8	68.2	970.0
UNIT 10	524.4	47.0	408.6	980.0	73.4	1,053.4
UNIT 11	466.6	47.0	388.2	901.8	68.2	970.0
UNIT 12	524.4	47.0	408.6	980.0	73.4	1,053.4
UNIT 13	466.6	47.0	388.2	901.8	68.2	970.0
UNIT 14	524.4	47.0	408.6	980.0	73.4	1,053.4
Sub-Total	7,136.2	778.0 (2)	5,731.8 (3)	13,646.0	974.4 (4)	14,620.4 (1)

LEVEL 2:

UNIT	UNIT AREA	UNIT STAIR/ENTRY AREA	GARAGE AREA	TOTAL AREA	COVERED AREA	SITE COVERAGE
UNIT 1	935.7			935.7		
UNIT 2	935.7			935.7		
UNIT 3	935.7			935.7		
UNIT 4	935.7			935.7		
UNIT 5	935.7			935.7		
UNIT 6	935.7			935.7		
UNIT 7	835.9			835.9		
UNIT 8	857.3			857.3		
UNIT 9	835.9			835.9		
UNIT 10	835.9			835.9		
UNIT 11	835.9			835.9		
UNIT 12	857.3			857.3		
UNIT 13	835.9			835.9		
UNIT 14	835.9			835.9		
Sub-Total	12,387.0			12,387.0		

SITE AREA:
GROSS: 35,403.7
LANE: 2,860.7
NET: 32,543.0 Sq.Ft.

BUILDING AREA:
LEVEL 1: 14,620.4
LEVEL 2: 12,387.0
TOTAL: 27,007.4 Sq.Ft.

F.A.R.: 0.6 F.A.R.: 19,525.2 Max. Permitted
19,523.2 Proposed

ADDITIONS TO F.A.R.:
Stair/Entry Area: 1,506.9 Max. Permitted (2) 778.0 Proposed
Off Street Parking: 7,534.7 Max. Permitted (3) 5731.8 Proposed
Covered Area: 1,952.5 Max. Permitted (4) 974.4 Proposed

TOTAL F.A.R. and ADDITIONS TO F.A.R.: 27,007.4 Proposed

COVERAGE: 40%: 13,017.2 Max. Permitted
14,620.4 Proposed (45%)

PARKING:
Resident 2.0 per unit x 14 units = 28 Required 28 Proposed
Visitor 0.2 per unit x 14 units = 3 Required 3 Proposed
(Accessible Visitor 2% x 31 spaces = 1 Required 1 Proposed)
Total 31 Required 31 Proposed

VARIANCES:
Variance requested for site coverage from 40% to 45%.
Variance requested for locating recycling within access lane setback.
Variance requested for setback at electrical closets at east property line.

- Notes:**
- (1) As referenced above includes the floor area, garage, covered areas.
 - (2) Each unit is permitted 10m2 of area to be used for the purposes of providing an entry and stair which exceeds 5m in height in addition to allowable FAR.
 - (3) The development is permitted an additional 50m2 of area per unit to be used for the purposes of providing space for off site parking in addition to allowable FAR.
 - (4) An exception of 10% of the permitted floor area which is exclusively open covered areas is permitted in addition to allowable FAR.

PATRICK COTTER ARCHITECT INC.

1338 - 56th STREET, DELTA, BRITISH COLUMBIA, V4L 2A4
TEL (604) 943-1151
FAX (604) 943-1152
CEL (604) 372-9432
E-MAIL parrch@telus.net

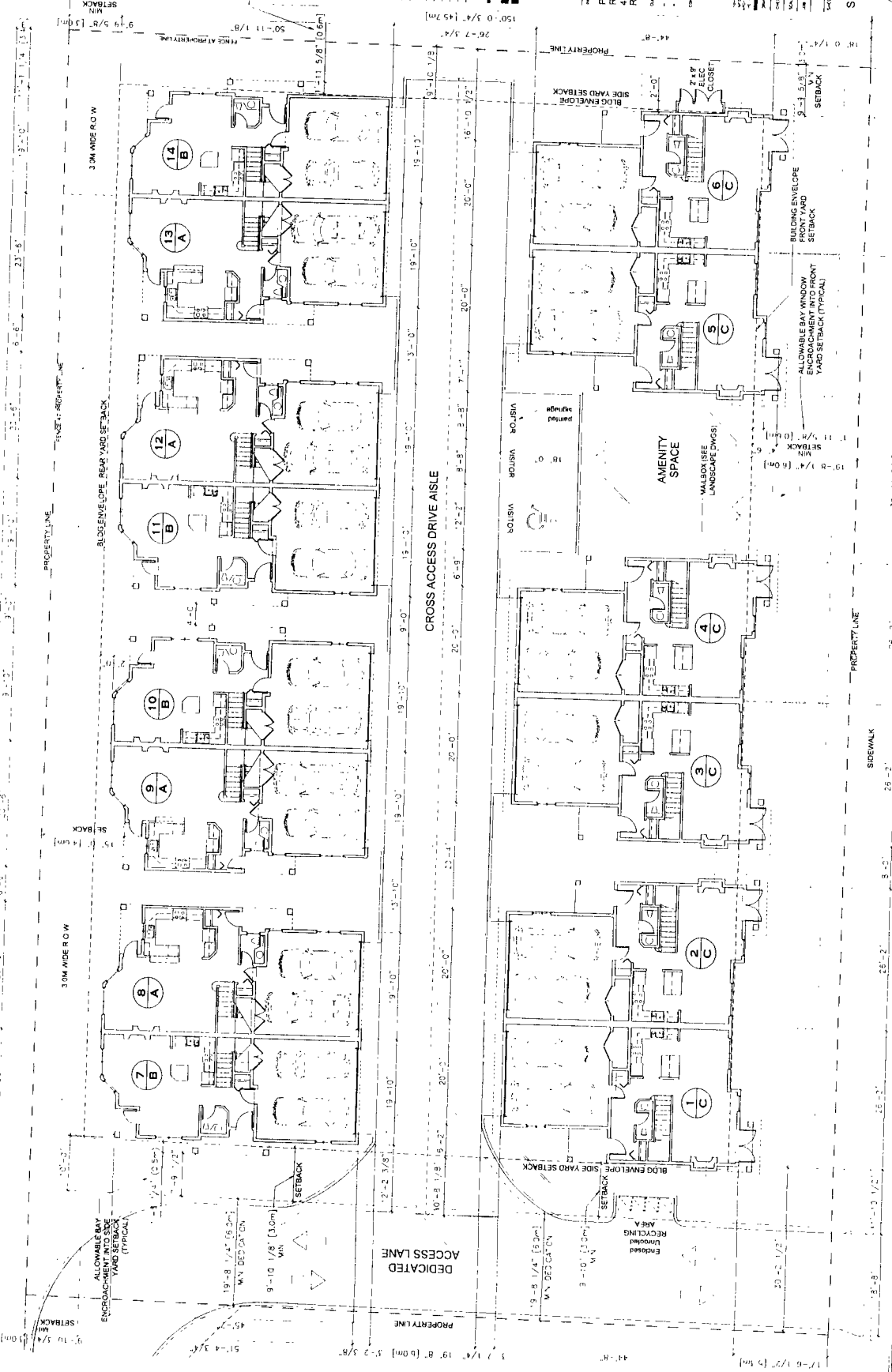
DP 03254824
 JUL 14 2004

NOTES

1 UNIT NUMBER
 A UNIT TYPE

FOR INDIVIDUAL UNIT PLANS SEE DRAWINGS A-200
 THIS PLAN IS SUBJECT TO THE SITE PLAN AND IS NOT A LEGAL SURVEY. LOT DIMENSIONS AND AREAS ARE TO BE VERIFIED AND SUBJECT TO CONFORMANCE WITH THE SURVEY. FOR LANDSCAPING AND EXTERIOR FINISHES SEE THE LANDSCAPE DRAWINGS

ALLOWABLE UPPER FLOOR BAY WINDOW ENCROACHMENT INTO SIDE YARD SETBACK (TYPICAL)



NO.	DESCRIPTION	DATE
1	ISSUE FOR PERMITTING	07/14/04
2	REVISION FOR PERMITTING	07/14/04
3	REVISION FOR PERMITTING	07/14/04
4	REVISION FOR PERMITTING	07/14/04
5	REVISION FOR PERMITTING	07/14/04

PATRICK COTTER ARCHITECT INC.
 1204 WEST STREET, SUITE 100, VANCOUVER, BC V6E 2E6
 TEL: (604) 681-1111
 FAX: (604) 681-1112
 E-MAIL: PATRICK@PCARCHIT.COM

PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT
 419-4211 Williams Road
 Richmond, British Columbia

NO.	DESCRIPTION	DATE
1	ISSUE FOR PERMITTING	07/14/04
2	REVISION FOR PERMITTING	07/14/04
3	REVISION FOR PERMITTING	07/14/04
4	REVISION FOR PERMITTING	07/14/04
5	REVISION FOR PERMITTING	07/14/04

SITE PLAN



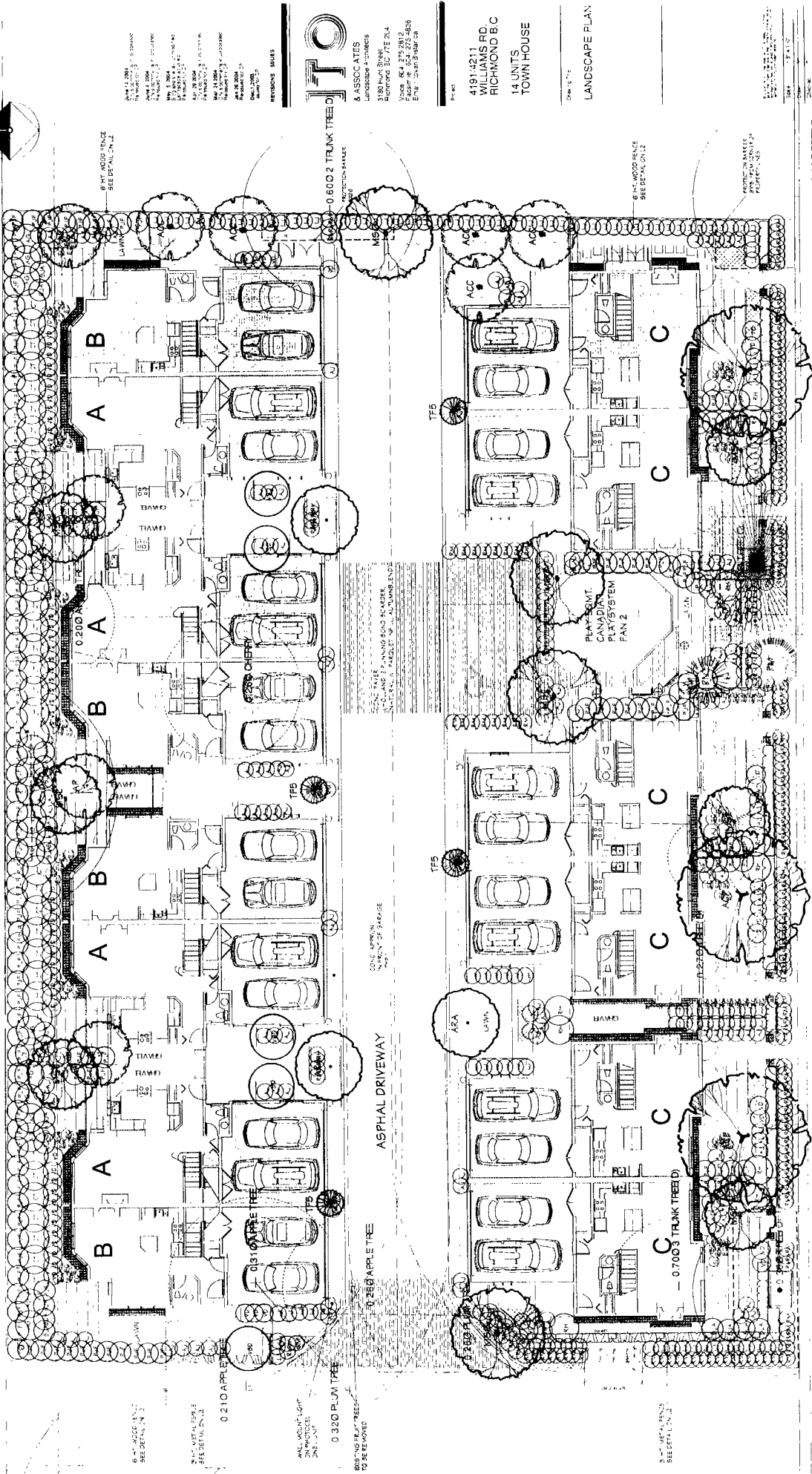
WILLIAMS ROAD
 PLAN # 2 A-101 D

DP 03254824

JUL 14 2004

5.14.03 TRUNK PLANT TREE
 SEE DETAIL IN 2
 SEE DETAIL IN 2
 SEE DETAIL IN 2

0.950 CEDAR
 SEE DETAIL IN 2



REVISED STATES
 01/18/04
 02/18/04
 03/18/04
 04/18/04
 05/18/04
 06/18/04
 07/18/04
 08/18/04
 09/18/04
 10/18/04
 11/18/04
 12/18/04

JTO
 & ASSOCIATES
 LANDSCAPE ARCHITECTS
 3350 HUNT STREET
 RICHMOND BC V7E 2A4
 TEL: 604-275-2812
 FAX: 604-275-2813
 WWW.JTO.COM

4191-4211
 WILLIAMS RD.
 RICHMOND B.C.
 14 UNITS
 TOWN HOUSE

LANDSCAPE PLAN

PLAN # 30

PLAN # 30A

WILLIAMS ROAD

PLAN # 30

PLAN # 30

DP 03254824
 JUL 14 2004



DATE: 07/14/04
 DRAWN BY: J. W. BROWN
 CHECKED BY: J. W. BROWN
 PROJECT: 03254824
 SHEET: 03254824-1
 SCALE: AS SHOWN
 PROJECT: 03254824
 SHEET: 03254824-1
 SCALE: AS SHOWN



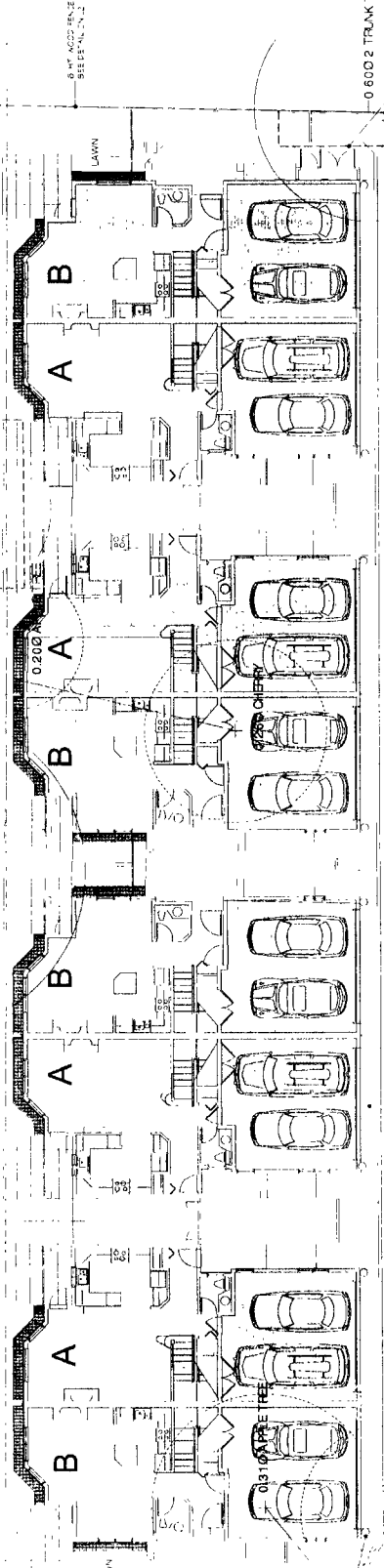
JTO
 & ASSOCIATES
 4700 W. 10TH AVENUE
 SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1100
 FAX: 303.733.1101
 WWW.JTO.COM

47914211
 WILLIAMS RD.
 RICHMOND B C
 4 UNITS
 TOWNHOUSE

LANDSCAPE
 GRADING/DRAINAGE
 PLAN

0.4-0.3 TRUNK PLUM TREE
 TO BE REMOVED
 SEE DETAIL ON 2

0.500 CROWN PLUM TREE
 TO BE REMOVED
 SEE DETAIL ON 2



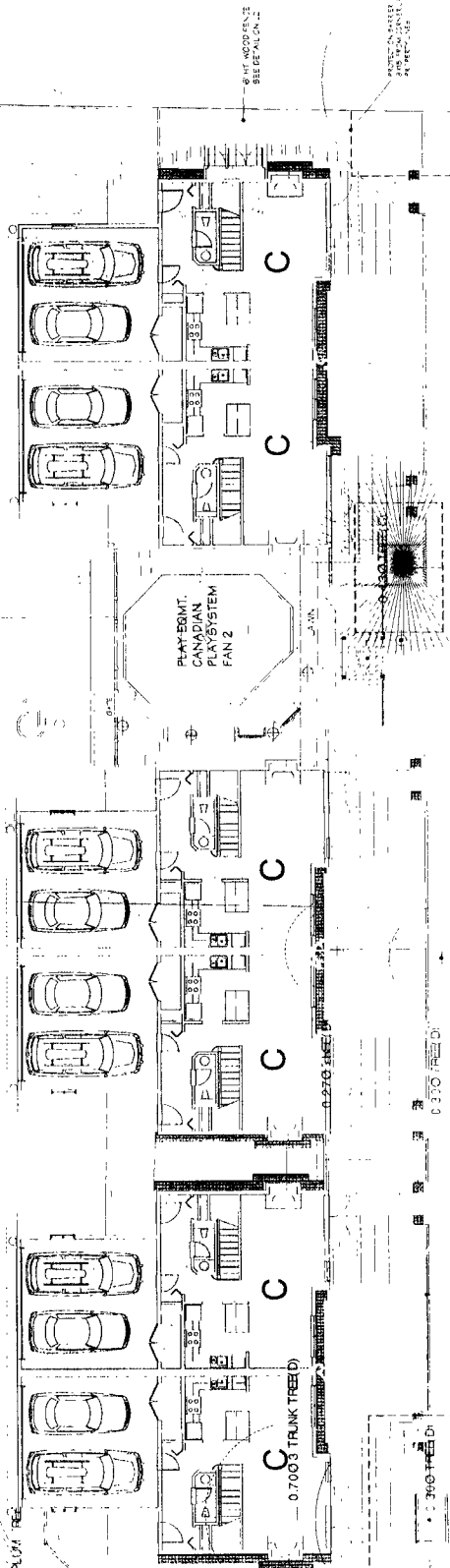
0.600 2 TRUNK TREE
 PROTECTION MARKER
 6\"/>

CONC. PAVEMENT
 12\"/>

ASPHAL DRIVEWAY

0.250 APPLE TREE

0.320 PLUM TREE



0.280 PLUM TREE

0.700 3 TRUNK TREE (D)

0.600 TREE D

0.270 2 TREE D

0.370 TREE D

0.370 TREE D

CONCRETE DRIVEWAY
 12\"/>

WILLIAMS ROAD

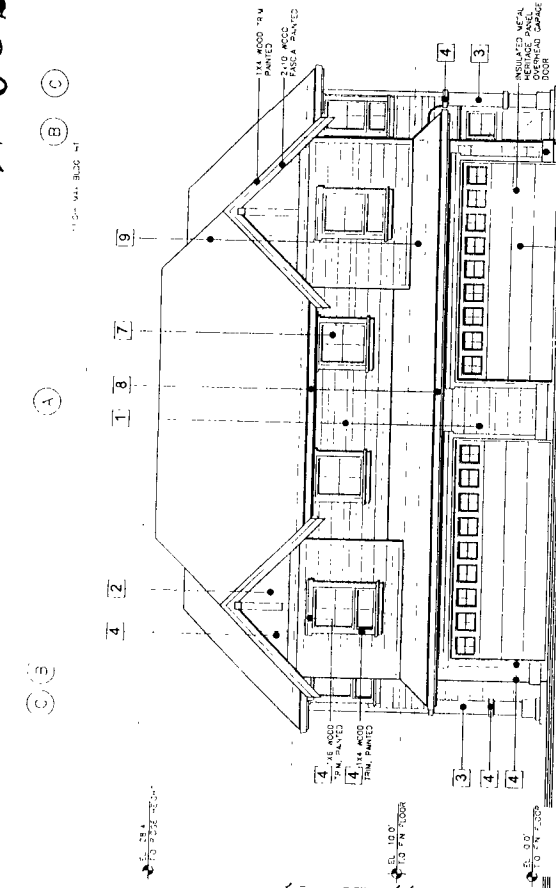
PLAN # 3 C

PLAN # 3 C

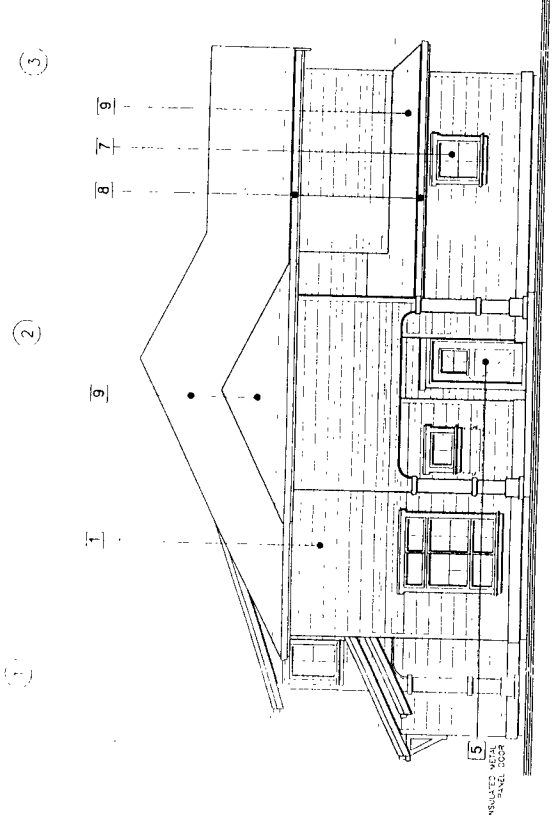
PLAN # 3 C

DP 03254824
 JUL 14 2004

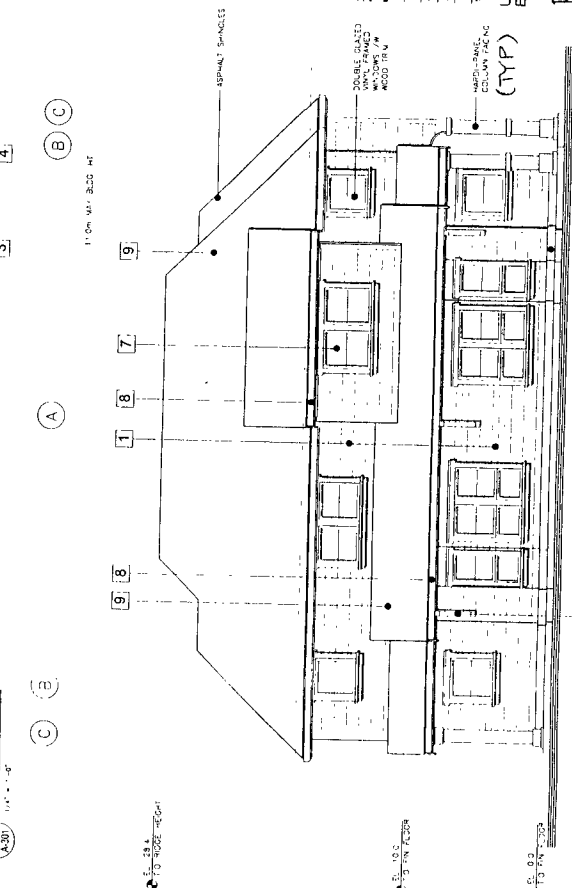
- NOTES
- 1 VINYL SIDING
 COLOUR: VPEC NAVY/JACKET
 DESERT SAND
 - 2 HARD-BRAND
 COLOUR: BENJAMIN MOORE
 #PC-45, SHAKER BEIGE
 - 3 PAINT TRIM
 COLOUR: BENJAMIN MOORE
 #PC-45, SHAKER BEIGE
 - 4 PAINT TRIM
 COLOUR: BENJAMIN MOORE
 #PC-45, SHAKER BEIGE
 - 5 PAINT TRIM
 COLOUR: BENJAMIN MOORE
 #PC-45, SHAKER BEIGE
 - 6 HARD-BRAND
 COLOUR: BENJAMIN MOORE
 #PC-84, TOWNSEND BARBOUR
 - 7 HARD-BRAND
 COLOUR: BENJAMIN MOORE
 #PC-84, TOWNSEND BARBOUR
 - 8 HARD-BRAND
 COLOUR: BENJAMIN MOORE
 #PC-84, TOWNSEND BARBOUR
 - 9 HARD-BRAND
 COLOUR: BENJAMIN MOORE
 #PC-84, TOWNSEND BARBOUR



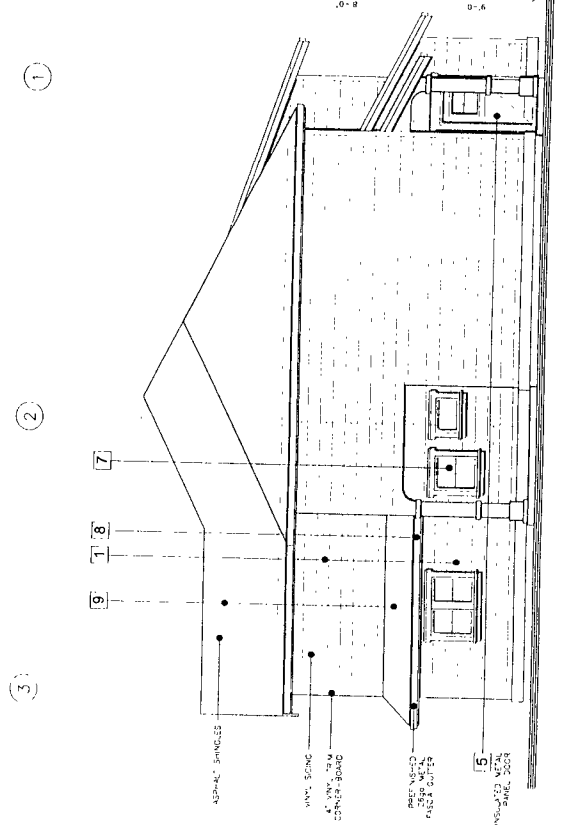
UNIT TYPE B
 SIDE ELEVATION
 1/4" = 1'-0"



UNIT TYPE A
 SIDE ELEVATION
 1/4" = 1'-0"



UNIT TYPE A-B
 STREET ELEVATION
 1/4" = 1'-0"



UNIT TYPE A-B
 REAR ELEVATION
 1/4" = 1'-0"

PATRICK COTTER ARCHITECT INC.
 1200 WEST STREET, SUITE 100, RICHMOND, BRITISH COLUMBIA
 TEL: (604) 273-1111
 FAX: (604) 273-1112
 WWW.PATRICKCOTTERARCHITECT.COM

PROPOSED MULTI-FAMILY
 RESIDENTIAL DEVELOPMENT
 4191-4211 Williams Road
 Richmond, British Columbia

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT APPLICATION	07/14/04
2	ISSUED FOR PERMIT APPLICATION	07/14/04
3	ISSUED FOR PERMIT APPLICATION	07/14/04
4	ISSUED FOR PERMIT APPLICATION	07/14/04
5	ISSUED FOR PERMIT APPLICATION	07/14/04
6	ISSUED FOR PERMIT APPLICATION	07/14/04
7	ISSUED FOR PERMIT APPLICATION	07/14/04
8	ISSUED FOR PERMIT APPLICATION	07/14/04
9	ISSUED FOR PERMIT APPLICATION	07/14/04

UNIT TYPES 'A-B'
 ELEVATIONS
 PLAN # 4
 A-301 A

PP 03254824
 JUL 14 2004

NOTES

- 1 VINYL SIDING
 COLOUR VIKES MAYNORCT
 DESERT SAND
- 2 HARD-BOARD
 COLOUR BENJAMIN MOORE
 #PC-45, SHAKER BEIGE
- 3 PAINT TRIM COLOUR
 #PC-45, SHAKER BEIGE
- 4 PAINT TRIM COLOUR
 COLOUR BENJAMIN MOORE
 #PC-63, WHIFAL BROWN
- 5 PAINT ACCENT COLOUR
 COLOUR BENJAMIN MOORE
- 6 WOODS TONER/STAIN
 COLOUR MATCH TO #1
- 7 DOUBLE-GLAZED
 VINYL FRAMED WINDOWS
 COLOUR TAN
- 8 PRE-FINISHED METAL GUTTERS
 COLOUR #PC-8072 CHARCON
- 9 ROUND SHINGLES
 SHADOW PROFILE
- 10 HARD-PLANK HORIZ SIDING
 COLOUR BENJAMIN MOORE
 #PC-45, SHAKER BEIGE

NO.	DATE	DESCRIPTION
1	14/07/04	ISSUED FOR PERMIT
2	14/07/04	ISSUED FOR PERMIT
3	14/07/04	ISSUED FOR PERMIT
4	14/07/04	ISSUED FOR PERMIT
5	14/07/04	ISSUED FOR PERMIT
6	14/07/04	ISSUED FOR PERMIT
7	14/07/04	ISSUED FOR PERMIT
8	14/07/04	ISSUED FOR PERMIT
9	14/07/04	ISSUED FOR PERMIT
10	14/07/04	ISSUED FOR PERMIT

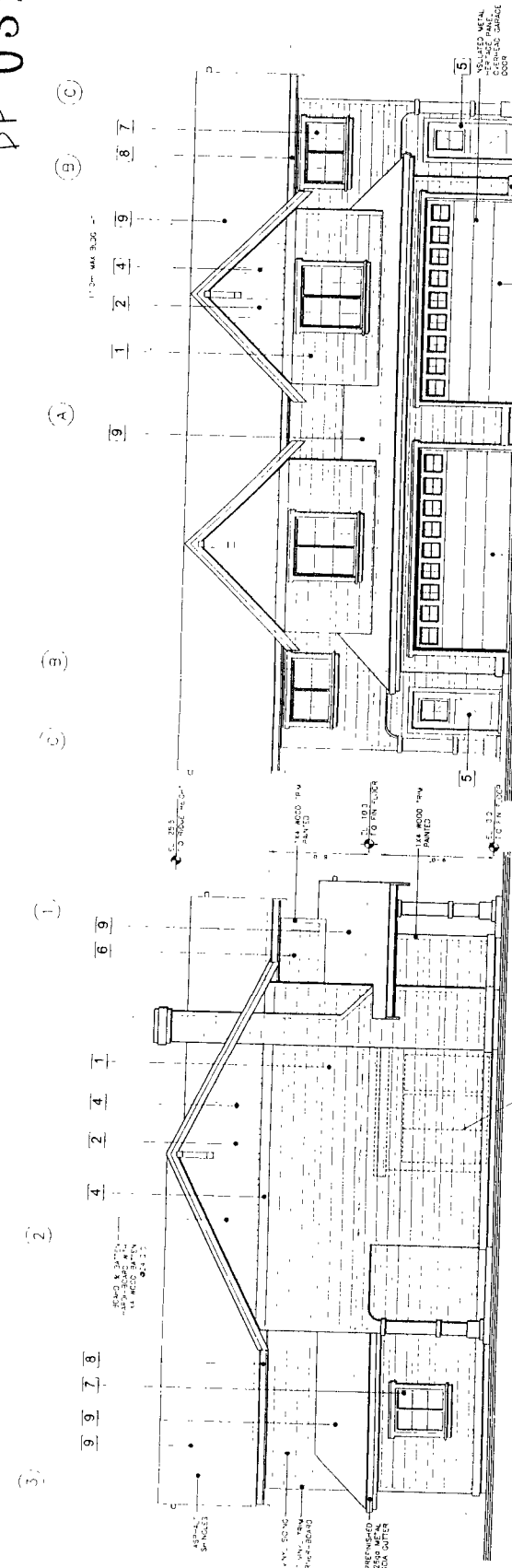
**PATRICK COTTER
 ARCHITECT INC.**

1250 WEST BEAUFORT AVE. SUITE 100
 RICHMOND, BRISTOL COLUMBIA
 TEL: (905) 764-1111
 FAX: (905) 764-1112
 CELL: (905) 777-8332
 EMAIL: pc@patrickcarter.com

PROPOSED MULTI-FAMILY
 RESIDENTIAL DEVELOPMENT
 4191-4211 WILLIAMS ROAD
 RICHMOND, BRISTOL COLUMBIA

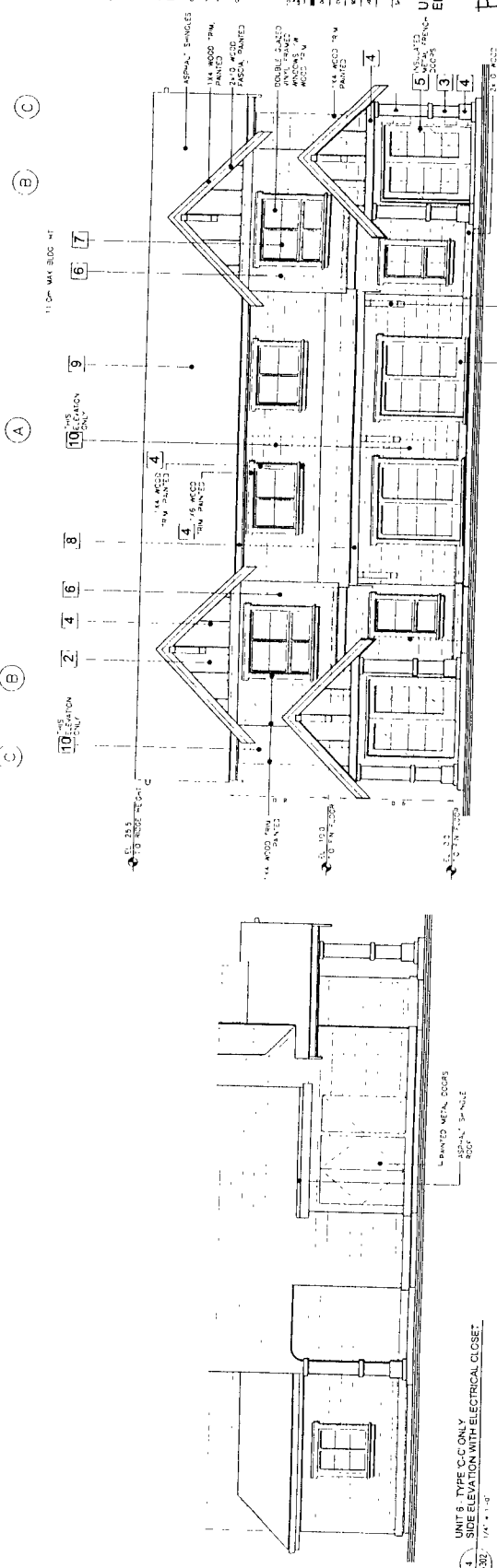
UNIT TYPE 'C-C'
 ELEVATIONS

PLAN # 5
 A-302



3 UNIT TYPE C-C
 SIDE ELEVATION
 1/4\"/>

1 UNIT TYPE C-C
 STREET ELEVATION
 1/4\"/>



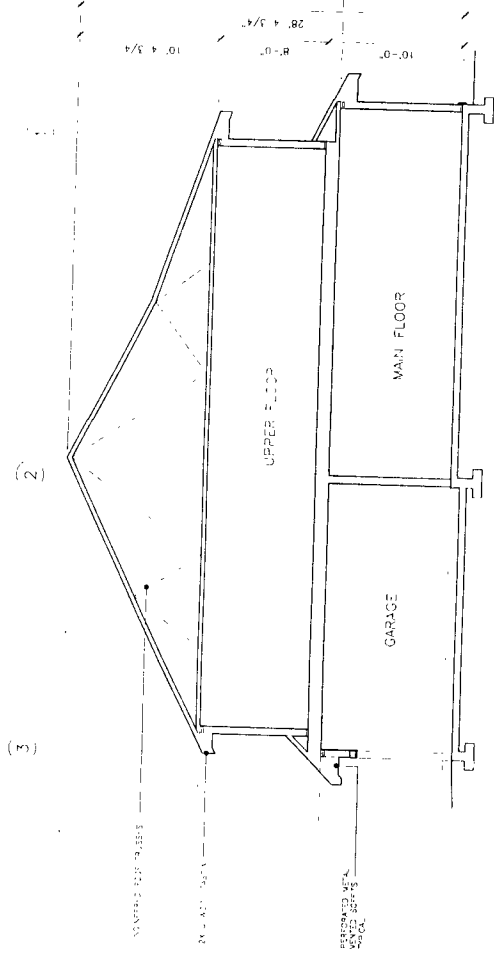
4 UNIT TYPE C-C ONLY
 SIDE ELEVATION WITH ELECTRICAL CLOSE
 1/4\"/>

2 UNIT TYPE C-C
 WILLIAMS ROAD ELEVATION
 1/4\"/>

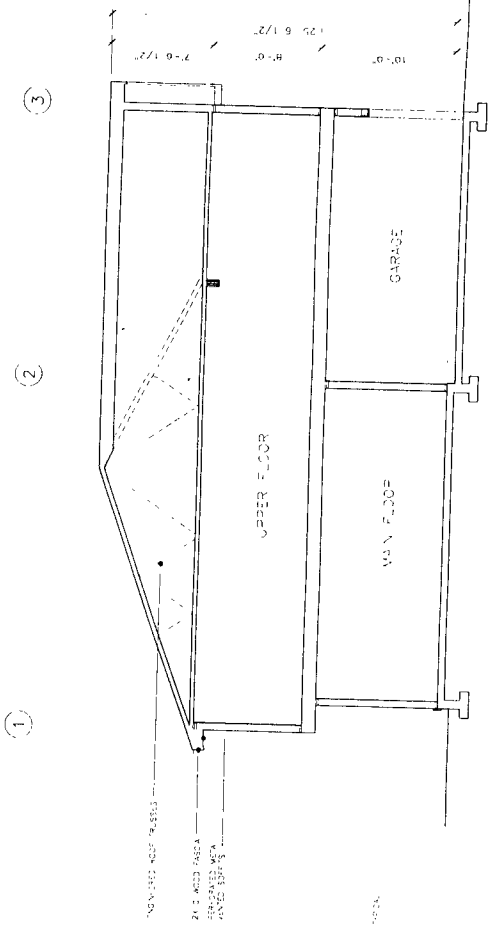
DP 03254824

JUL 14 2004

NOTES



1 UNIT TYPE A-B
CROSS SECTION
1/4" = 1'-0"



2 UNIT TYPE C-C
SECTION
1/4" = 1'-0"

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	7/14/04
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	

PATRICK COTTER ARCHITECT INC.

1234 MAIN STREET, SUITE 100, VANCOUVER, BC V6A 2K4
TEL: (604) 681-1112
FAX: (604) 681-1113
E-MAIL: PATRICK@PCARCHIT.COM

PROJECT: PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT
419-4211 Williams Road
Richmond, British Columbia

DATE: 7/14/04
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1/4" = 1'-0"

NO. 1001
NO. 1002
NO. 1003
NO. 1004
NO. 1005
NO. 1006
NO. 1007
NO. 1008
NO. 1009
NO. 1010

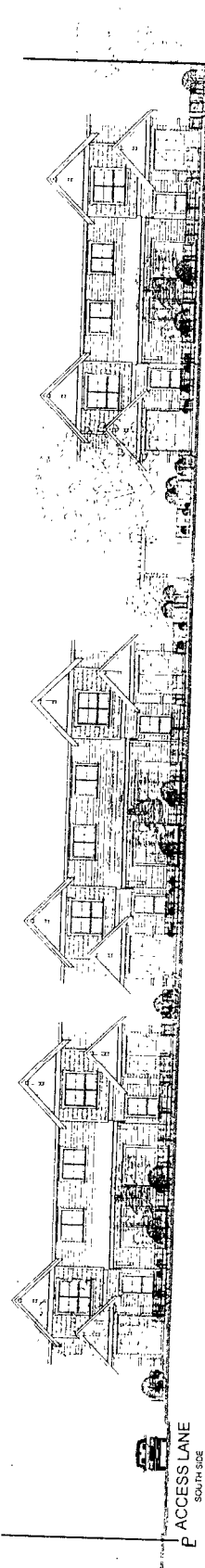
UNIT TYPE A-B
UNIT TYPE C-C
CROSS SECTIONS

PLAN # 6

A-401 A

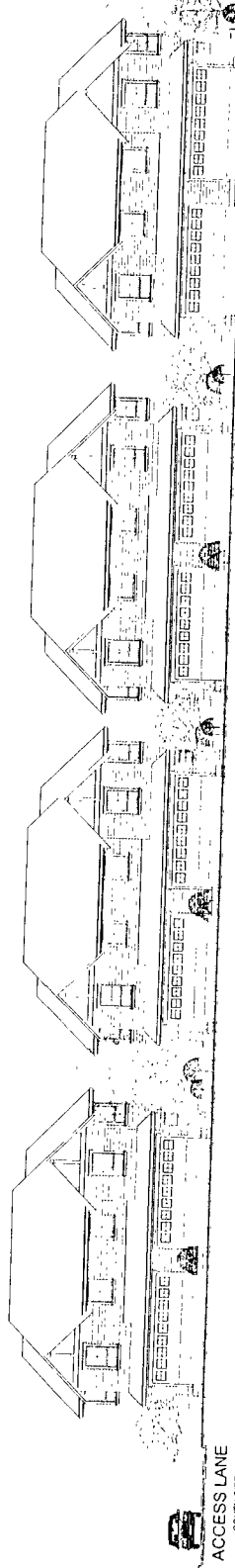
DP 03254824

JUL 14 2004



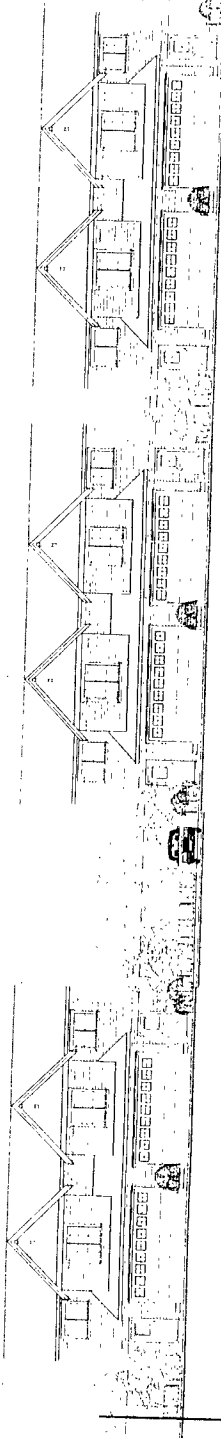
P ACCESS LANE SOUTH SIDE

STREETSCAPE ELEVATION
WILLIAMS ROAD LOOKING NORTH
SCALE: 1/8" = 1'



P ACCESS LANE SOUTH SIDE

STREETSCAPE ELEVATION
DRIVE AISLE LOOKING NORTH
SCALE: 1/8" = 1'



P ACCESS LANE NORTH SIDE

STREETSCAPE ELEVATION
DRIVE AISLE LOOKING SOUTH
SCALE: 1/8" = 1'

■ PATRICK GOTTER
■ ARCHITECT INC.

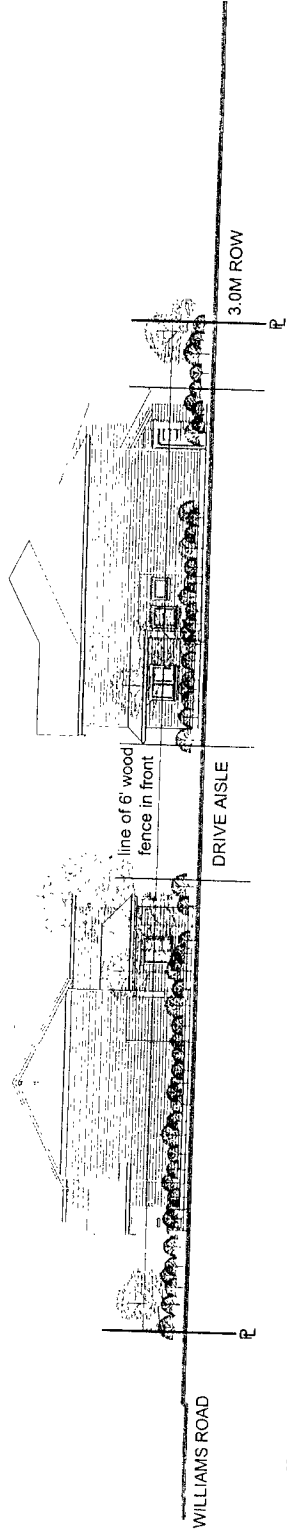
PROPOSED MULTI-FAMILY
RESIDENTIAL DEVELOPMENT
4191-4211 Williams Road
Richmond, British Columbia

STREETSCAPE
ELEVATIONS

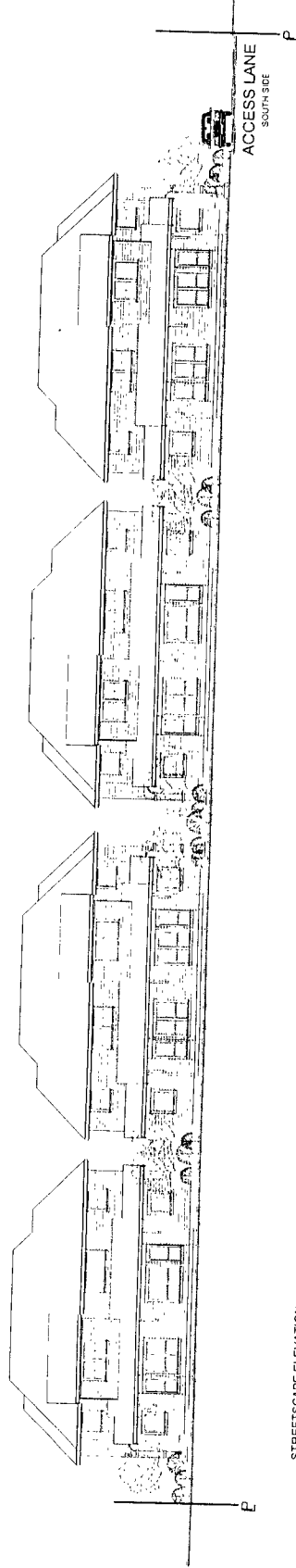
Reference Plan

A-303 A

DP 03254824
 JUL 14 2004



STREETSCAPE ELEVATION
 EAST ELEVATION (WEST ELEVATION SIMILAR)
 SCALE 1/8" = 1'-0"



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

DESIGNED BY: PATRICK COTTER ARCHITECT INC.
 DRAWN BY: [Name]
 DATE: [Date]

**PATRICK COTTER
 ARCHITECT INC.**

TEL: [Phone Number]
 FAX: [Phone Number]
 E-MAIL: [Email Address]

PROJECT:
 PROPOSED MULTI-FAMILY
 RESIDENTIAL DEVELOPMENT
 4131-4211 Williams Road
 Richmond, British Columbia

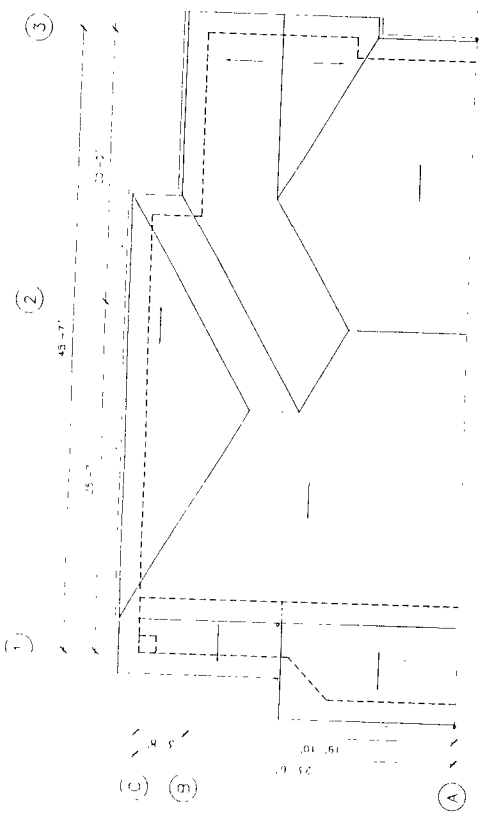
STREETSCAPE ELEVATIONS

Reference Plan

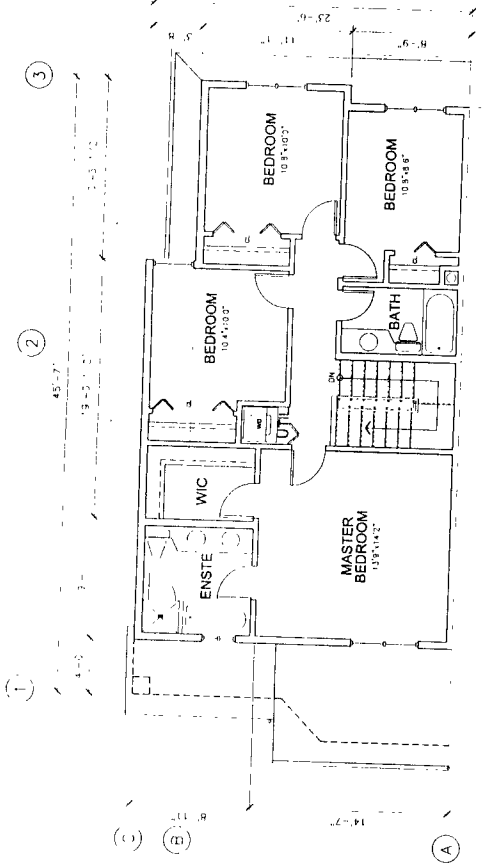
A-304

DP 03254824
 JUL 14 2004

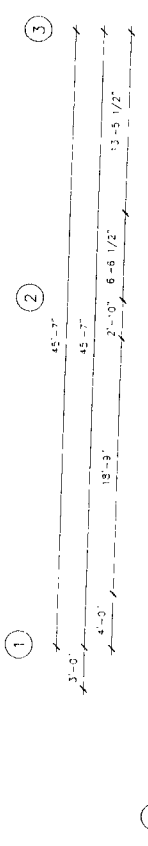
NOTES
 1st FLOOR
 LIVING SPACE: 524.4 sq.ft.
 ENTRY: 47.6 sq.ft.
 GARAGE: 408.8 sq.ft.
 COVERED AREA: 73.4 sq.ft.
 2nd FLOOR
 LIVING SPACE: 857.3 sq.ft.
 TOTAL
 LIVING SPACE: 1,428.7 sq.ft.



UNIT TYPE 'A'
 ROOF PLAN
 A-201 1/4" = 1'-0"



UNIT TYPE 'A'
 UPPER FLOOR PLAN
 A-201 1/4" = 1'-0"



UNIT TYPE 'A'
 GROUND FLOOR PLAN
 A-201 1/4" = 1'-0"

NO.	DATE	DESCRIPTION
1	07/14/04	ISSUED FOR PERMIT APPLICATION
2	07/14/04	ISSUED FOR PERMIT APPLICATION
3	07/14/04	ISSUED FOR PERMIT APPLICATION

PATRICK COTTER ARCHITECT INC.
 152 WEST 10TH AVENUE, SUITE 204
 VANCOUVER, BRITISH COLUMBIA
 V6H 1T6
 TEL: 604.271.1111
 FAX: 604.271.1112
 E-MAIL: pc@patrickcarter.com

PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT
 419-14211 White Rock
 Richmond, British Columbia

NO.	DATE	DESCRIPTION
1	07/14/04	ISSUED FOR PERMIT APPLICATION
2	07/14/04	ISSUED FOR PERMIT APPLICATION
3	07/14/04	ISSUED FOR PERMIT APPLICATION

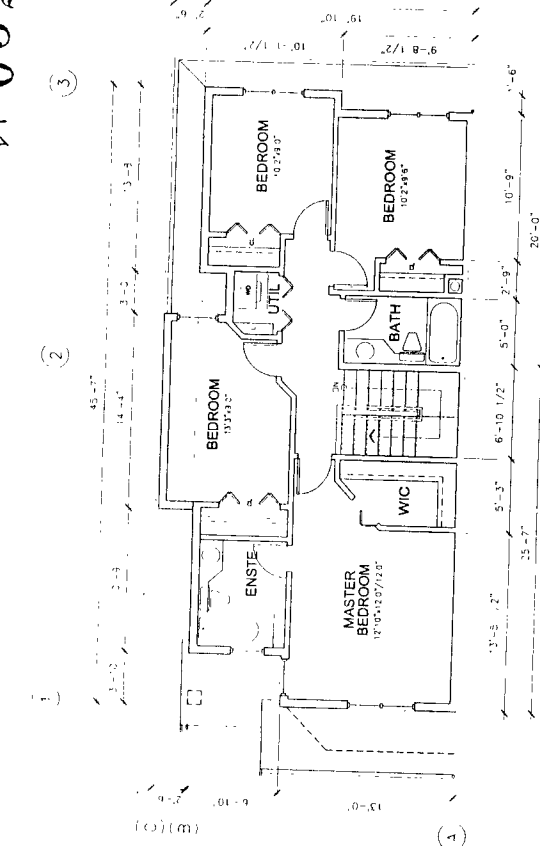
UNIT TYPE 'A'
 FLOOR PLANS

Reference Plan

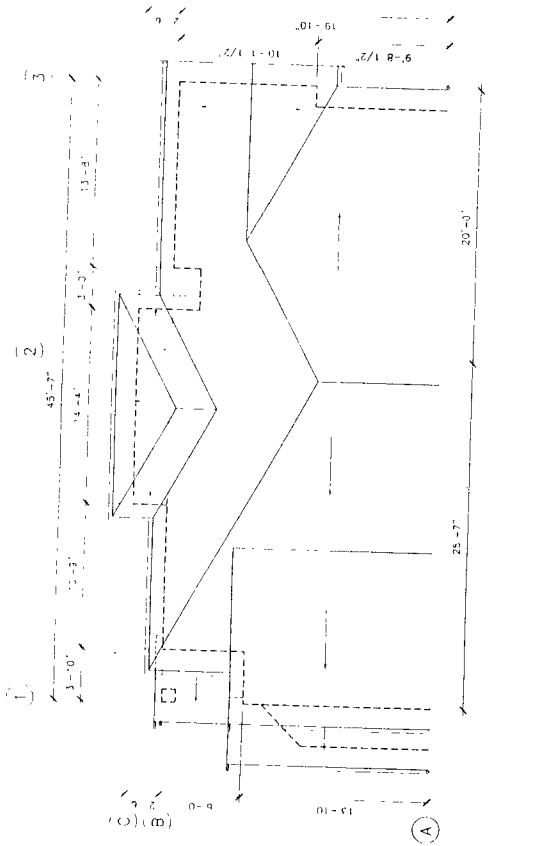
NO.	DATE	DESCRIPTION
A-201		A

DP 03254824
 JUL 14 2004

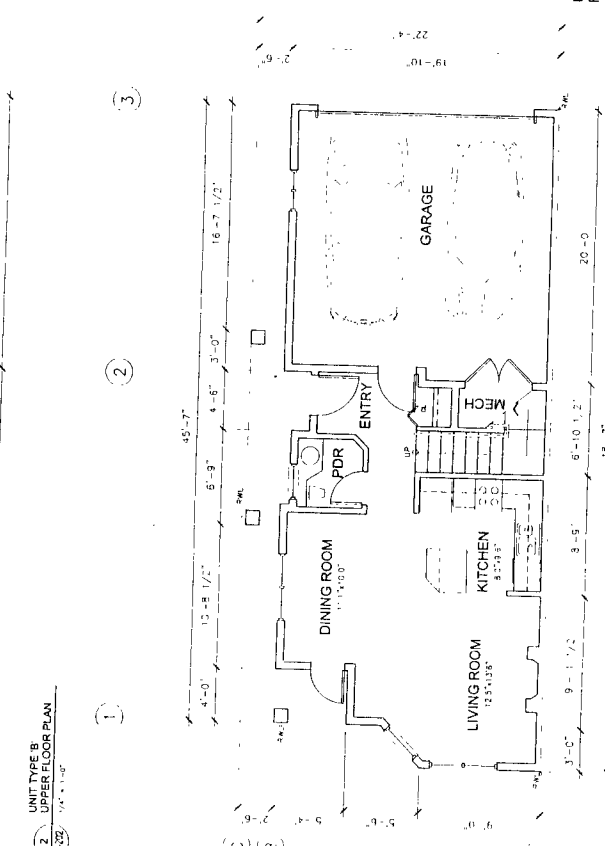
NOTES:
 1st FLOOR
 LIVING SPACE: 466.6 sq ft
 ENTRY: 0 sq ft
 GARAGE: 388.2 sq ft
 COVERED AREA: 68.2 sq ft
 2nd FLOOR
 LIVING SPACE: 835.9 sq ft
 TOTAL
 LIVING SPACE: 1,349.5 sq ft



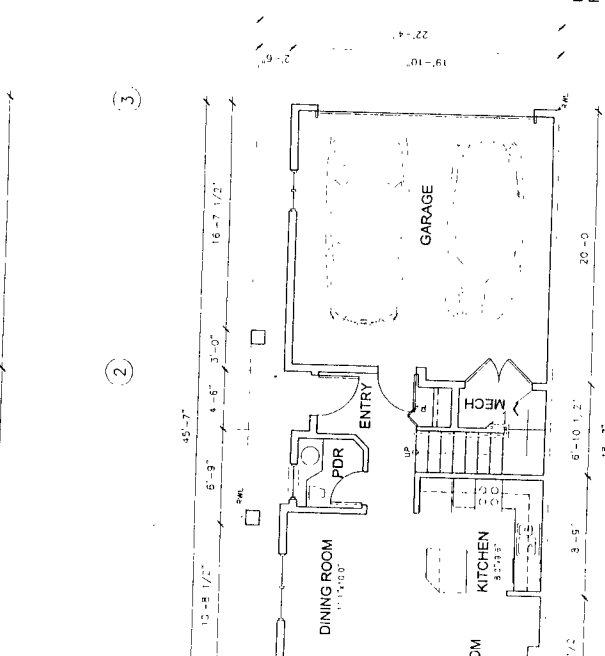
3 UNIT TYPE B
 UPPER FLOOR PLAN
 1/4" = 1'-0"



3 UNIT TYPE B
 ROOF PLAN
 1/4" = 1'-0"



2 UNIT TYPE B
 GROUND FLOOR PLAN
 1/4" = 1'-0"



2 UNIT TYPE B
 UPPER FLOOR PLAN
 1/4" = 1'-0"

PROPOSED MULTI-FAMILY
 RESIDENTIAL DEVELOPMENT
 PHASE 4-211 Williams Road
 Richmond, British Columbia

PATRICK COTTER
 ARCHITECTING

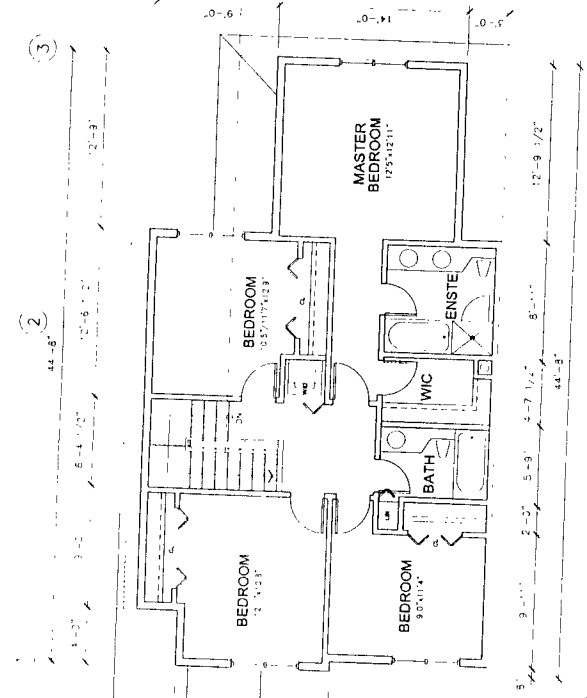
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6	03/10/04	ISSUED FOR PERMIT
7	04/10/04	ISSUED FOR PERMIT
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12	09/10/04	ISSUED FOR PERMIT
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14	11/10/04	ISSUED FOR PERMIT
15	12/10/04	ISSUED FOR PERMIT
16	01/10/05	ISSUED FOR PERMIT
17	02/10/05	ISSUED FOR PERMIT
18	03/10/05	ISSUED FOR PERMIT
19	04/10/05	ISSUED FOR PERMIT
20	05/10/05	ISSUED FOR PERMIT
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22	07/10/05	ISSUED FOR PERMIT
23	08/10/05	ISSUED FOR PERMIT
24	09/10/05	ISSUED FOR PERMIT
25	10/10/05	ISSUED FOR PERMIT
26	11/10/05	ISSUED FOR PERMIT
27	12/10/05	ISSUED FOR PERMIT
28	01/10/06	ISSUED FOR PERMIT
29	02/10/06	ISSUED FOR PERMIT
30	03/10/06	ISSUED FOR PERMIT
31	04/10/06	ISSUED FOR PERMIT
32	05/10/06	ISSUED FOR PERMIT
33	06/10/06	ISSUED FOR PERMIT
34	07/10/06	ISSUED FOR PERMIT
35	08/10/06	ISSUED FOR PERMIT
36	09/10/06	ISSUED FOR PERMIT
37	10/10/06	ISSUED FOR PERMIT
38	11/10/06	ISSUED FOR PERMIT
39	12/10/06	ISSUED FOR PERMIT
40	01/10/07	ISSUED FOR PERMIT
41	02/10/07	ISSUED FOR PERMIT
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43	04/10/07	ISSUED FOR PERMIT
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76	01/10/10	ISSUED FOR PERMIT
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94	07/10/11	ISSUED FOR PERMIT
95	08/10/11	ISSUED FOR PERMIT
96	09/10/11	ISSUED FOR PERMIT
97	10/10/11	ISSUED FOR PERMIT
98	11/10/11	ISSUED FOR PERMIT
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100	01/10/12	ISSUED FOR PERMIT

Reference Plan
 UNIT TYPE B
 FLOOR PLANS
 A-202 A

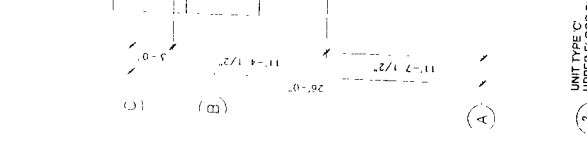
DP 03254824

JUL 14 2004

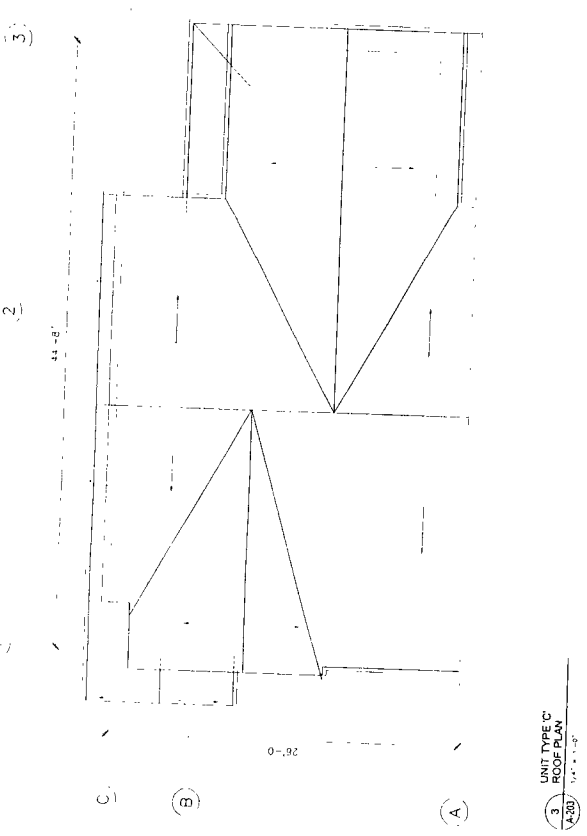
NOTES
1st FLOOR
LIVING SPACE: 528.7 sq ft
ENTRY: 67.0 sq ft
GARAGE: 424.1 sq ft
COVERED AREA: 67.9 sq ft
2nd FLOOR
LIVING SPACE: 935.7 sq ft
TOTAL
LIVING SPACE: 1,531.4 sq ft



3 UNIT TYPE C ROOF PLAN
A203 1/4" = 1'-0"



2 UNIT TYPE C UPPER FLOOR PLAN
A202 1/4" = 1'-0"



1 UNIT TYPE C GROUND FLOOR PLAN
A201 1/4" = 1'-0"

NO.	DATE	DESCRIPTION
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PATRICK COTTER ARCHITECT INC.
1201 36th STREET, SUITE 100, RICHMOND, BC V6V 3M4
TEL: (604) 273-1110
FAX: (604) 273-1111
WWW.PATRICKCOTTERARCHITECT.COM

PROJECT
PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT
4191-4211 Williams Road
Richmond, British Columbia

NO.	DATE	DESCRIPTION
1		
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UNIT TYPE C FLOOR PLANS

Reference Plan

A-203 A

DP 03254824

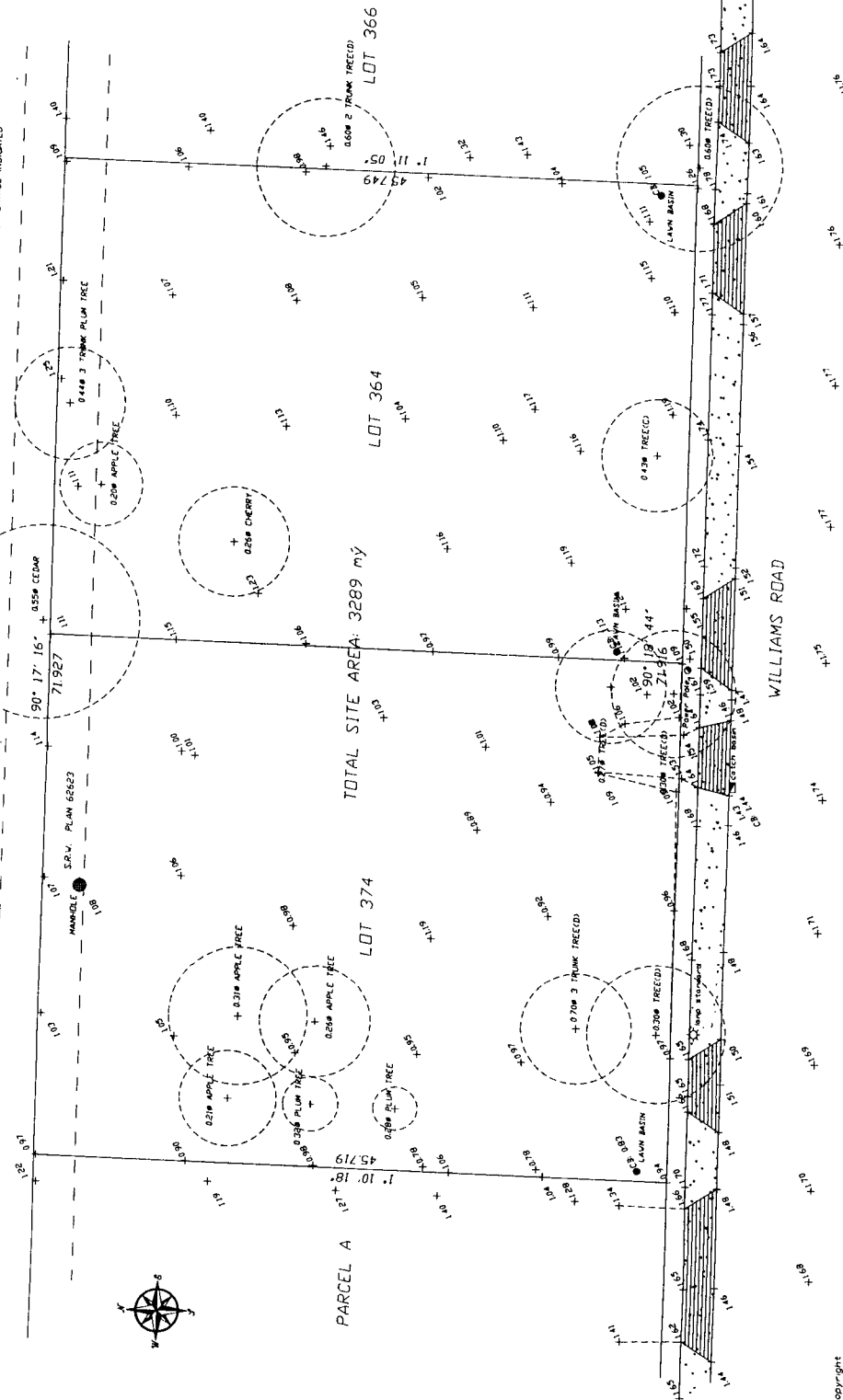
JUL 14 2004

**TOPOGRAPHIC PLAN OF LOT 374, PLAN 59643 AND LOT 364, PLAN 56491
BOTH OF SECTION 26 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT**

#4191 & 4211 WILLIAMS ROAD
RICHMOND, BC

SCALE: 1:200

0 5 10 15
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



TOTAL SITE AREA: 3289 m²

WILLIAMS ROAD

© Copyright
J.C. Han and Associates
Chartered Professional Land Surveyor
115 - 8827 71st Street
Richmond, B.C. V6V 2T7
Telephone: 214-8928
Fax: 214-8929
E-mail: jctom@telus.net
Job No. 2591
FB-26 P30-32, F831 P30-33
Drawn By: JT

NGIC
Elevations shown are based on
Richmond City Datum
Bench Mark: Across Road on hydrant located
on the south side of Williams Road at House #4226
Bench Mark on Blue 118
BM elevation = 2.643 metres.

CERTIFIED CORRECT:

Reference Plan

JOHNSON C. TAN, B.C.L.S.
DECEMBER 9th, 2003

DWG No. TD-0216

DP 03254824

NOTES

UNIT NUMBER
 (A) UNIT TYPE

FOR INDIVIDUAL UNIT PLANS SEE DRAWINGS 4-201
 THIS PLAN IS SCHEMATIC SITE PLAN. IT IS NOT TO BE USED FOR CONSTRUCTION. DIMENSIONS AND AREAS ARE APPROXIMATE AND SUBJECT TO CONFIRMATION BY BC'S SURVEY. FOR LANDSCAPING AND EXTERIOR FEATURES SEE THE LANDSCAPE DRAWINGS

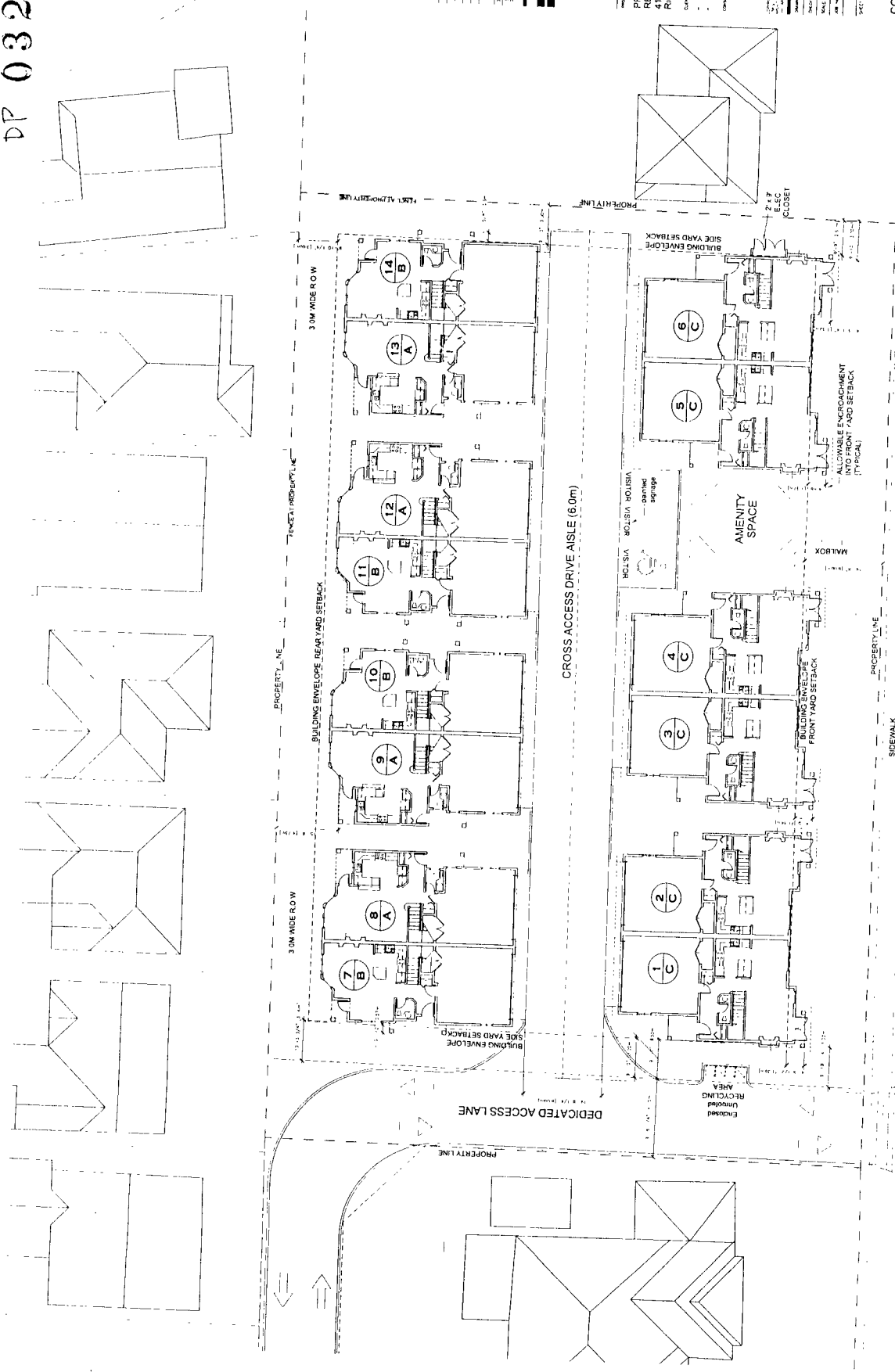
JUL 14 2004

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PROPOSED MULTI-FAMILY RESIDENT DEVELOPMENT
 4191-4211 Williams Road
 Richmond, British Columbia

NO.	DATE	DESCRIPTION
1	2004.07.14	ISSUED FOR PERMIT
2	2004.07.14	ISSUED FOR PERMIT
3	2004.07.14	ISSUED FOR PERMIT
4	2004.07.14	ISSUED FOR PERMIT
5	2004.07.14	ISSUED FOR PERMIT
6	2004.07.14	ISSUED FOR PERMIT
7	2004.07.14	ISSUED FOR PERMIT
8	2004.07.14	ISSUED FOR PERMIT
9	2004.07.14	ISSUED FOR PERMIT
10	2004.07.14	ISSUED FOR PERMIT
11	2004.07.14	ISSUED FOR PERMIT
12	2004.07.14	ISSUED FOR PERMIT
13	2004.07.14	ISSUED FOR PERMIT
14	2004.07.14	ISSUED FOR PERMIT



CONTEXTUAL SITE PLAN

Reference Plan



WILLIAMS ROAD

A-105 A