



City of Richmond
Urban Development Division

Report to Development Permit Panel

To: Development Permit Panel

Date: April 5, 2004

From: Raul Allueva
Director of Development

File: DP 03-254116

Re: Application by William Rhone for a Development Permit at 8733 Blundell Road

Staff Recommendation

That a Development Permit be issued that would:

1. Permit five (5) three-storey townhouses at 8733 Blundell Road on a site zoned Comprehensive Development District (CD/120); and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to permit the following:
 - Reduce the road setback for the pergola along Garden City Road from 2 m (6.6 ft.) to .3 m (1 ft.); and
 - Increase the maximum permitted projection by the porch and covered balcony above into the road setback along Blundell Road from the maximum permitted 1.5 m (4.9 ft.) to 2.0m (6 ft.).


Raul Allueva
Director of Development

RV:blg
Att.

Staff Report

Origin

William Rhone proposes to develop five (5) three-storey townhouses on the existing vacant site. The project proposes to share an existing vehicular access on the adjacent property to the north at 7831 Garden City Road, which is developed with a multiple-family development.

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

Development Information

Site Area:	1,108 m ² (11,923 ft ²)	
Building Area:	746 m ² (8,030 ft ²)	
Density:	Allowed 62 du per ha (25 du per ac.) Proposed 46 du per ac (19 du per ac.)	
Site Coverage:	45 % Allowed 28 % Proposed	
F.A.R.:	0.70 Allowed 0.68 Proposed	
Setbacks:	North:	minimum required: 1.2 m (4 ft.) minimum provided: 3.8 m (12.5 ft.)
	Blundell Road*: (South)	minimum required: 4.5 m (14.8 ft.) minimum provided: 4.5 m (14.8 ft.)
	Garden City Road**: (East)	minimum required: 6 m (19.8 ft.) minimum provided: 6 m (19.8 ft.)
	West:	minimum required: 1.2 m (3.9 ft.) minimum provided: 1.2 m (3.9 ft.)
	* A variance has been requested to permit the porches to project 2.0 m (6 ft.) into the required (Blundell Road) setback where a maximum 1.5 m (4.9 ft.) projection is permitted	
	** A Variance has been requested to permit a pergola structure to have minimum set back of .3 m (1 ft.) from Garden City Road instead of the minimum required 2 m (6.6 ft.)	
Height:	12 m (39.4 ft.) Permitted 11 m (36.0 ft.) Proposed	
Parking:	9 Spaces Required (8 residents' + 1 visitor's) 11 Spaces Proposed (10 residents' + 1 visitor's)	

Background

The site is located at the northwest corner of Garden City Road and Blundell Road. The applicant proposes a small multiple-family development to complete the existing development pattern of the block. The proposed development consists of two (2) buildings (one containing four (4) townhouses and the other containing a stand-alone unit).

The existing multiple-family residential development to the north (7831 Garden City Road) held an option to purchase this site, which has expired. The shared access agreement with 7831 Garden City Road allows the use of the existing driveway to be used to access the site from Garden City Road. The siting of the buildings on this site is largely predicated by the location of driveway.

Development surrounding the subject site is as follows:

- To the north: 172 unit multiple-residential development (three (3) storey apartment over a parking garage), which provides vehicular access to the subject site off Garden City Road;
- To the east: an existing pub across Garden City Road;
- To the south: existing one-storey retail plaza (Blundell Plaza) across Blundell Road and Garden City Shopping Centre to the south-east; and
- To the west: existing three-storey apartment/townhouse development.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed all the significant urban design concerns and other staff issues as documented in the Staff Comments letter dated February 12, 2004 and presented to the applicant (Appendix I).

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

3. The applicant requests the following variances to the provisions of the Zoning and Development Bylaw No. 5300:
 - a. Reduce the road setback for the pergola along Garden City Road from 2 m (6.6 ft.) to .3 m (1 ft.).

(Staff supports the proposed variance as it improves liveability for the residents of the proposed townhouse development. The proposed development is located at a busy intersection with a pub across Garden City Road to the east and two (2) shopping centres to the south across Blundell Road. Most of the proposed townhomes on this site fronts onto Blundell Road to take advantage of the southern exposure for the open space and less busy traffic. The proposed heavy timber pergola is approximately 22 m (72 ft.) in length, 2.4 m (8 ft.) in height and 2.4 m (8 ft.) in width and will be planted with vine. In conjunction with the existing low masonry fence, the pergola will provide a substantial landscape feature along Garden City Road to present a "residential" interface with the busy arterial road and to visually screen the activities on the outdoor patio of the existing pub across Garden City Road).

- b. Vary the maximum permitted porch projection into the Blundell Road setback from 1.5m (4.9 ft.) to 2 m (6 ft.) for the porch (with enclosed deck above) elements.

(Staff support the proposed variance. The proposed porch elements include a covered balcony off the second floor off the living area. The additional .5 m depth of the porch and covered balcony projection does not create any negative impact or privacy concerns for the adjacent development. The porch and balcony element contributes to the architectural articulation of the building. The porch provides transition from a highly public front yard off a busy road (Blundell Road) and the second floor covered balcony provides much needed outdoor open space.)

Advisory Design Panel Comments

The Advisory Design Panel was supportive of the proposed development. A copy of the Panel Minutes from February 4, 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:

- 2.10A St Albans Sub-Area (at the westerly border of McLennan South Sub-Area)
- 2.4.8 General Development Permit Guidelines
- 9.3 Multiple-Family Residential Development Permit Guidelines (Townhouses)

The proposed form and character of the development fits well with the existing context and completes the development of the residential uses at the Garden City and Blundell intersection.

Conditions of Adjacency:

- The proposed, height, siting and orientation of the buildings respect the massing of the existing residential development to the north and west; and
- The buildings and open spaces are oriented to minimize overlook and to maintain visual privacy of the neighbouring residents.

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 siting of the buildings minimizes overlook and privacy conflict with the existing residential development to the north and west of the proposed development; and
- The use of landscape features provides adequate screening from neighbouring commercial activities and traffic on major roads.

Architectural Form and Character:

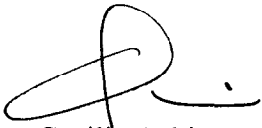
- The building form is simple but well articulated;
- The form and character of the proposed development compliments the existing architecture of the adjacent development; and
- The proposed building materials (vinyl siding, hardiplank, asphalt shingles and wood trim for the building) are consistent with the St. Albans Sub-Area Guidelines.

Landscape Design:

- There are no existing trees on site. The existing street trees will be preserved and incorporated into the landscape design;
- The thoughtful landscape design includes high quality paving materials and substantial planting and trees to provide a highly liveable environment at a busy intersection;
- The recycling is located in a prominent area has been screened with landscaping to minimize visual impact from Garden City Road; and
- The use of pavers instead of asphalt improves permeability and the attractive paving pattern provides visual relief.

Conclusions

Staff support this application. The applicant has presented an infill development that fits well into the existing context.



Cecilia Achiam, MCIP
Urban Design Planner
(604) 276-4122

CA:blg

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

- A Letter of Credit for \$16,000 landscaping will be required.

Prior to issuance of the Building Permit:

- The applicant is responsible for ensuring that protective fences are installed around the existing trees to be retained, and submitting evidence that a qualified professional has been retained to supervise work around the trees during construction, including a post-construction report on the condition of the trees.
- The owner shall enter into the City's standard Servicing Agreement for site servicing.



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): 8722 BLUNDEN ROAD, RICHMOND B.C.

Legal Description(s): LOT 'A', SECTION 16, BLOCK 4 NORTH,
RANGE 6 WEST, NEW WESTMINSTER DISTRICT, PLAN
LMP 12003.

Applicant: WILLIAM RHONE

Correspondence/Calls to be directed to:

Name: WILLIAM R. RHONE

Address: 2178 BARTLETT AVENUE
VICTORIA B.C. V8G 2P9
Postal Code

Te. No.: 250.270.0942 HOME
Business Residence

lwiset@island.net 250.270.0946
E-mail Fax

Property Owner(s) Signature(s): _____

or

Authorized Agent's Signature:
Attach Letter of Authorization

Please print name

WILLIAM R. RHONE 

WILLIAM R. RHONE

Please print name

For Office Use

Date Received: Dec 15/03

Application Fee: \$2,340.00

File No.: 03-254116 DP

Receipt No.: 17-0010914

Only assign if application is complete



No. DP 03-254116

To the Holder: WILLIAM RHONE
Property Address: 8733 BLUNDELL ROAD
Address: C/O 2178 BARTLETT AVENUE
VICTORIA, BC Y8S 2P9

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 Plan #1 attached hereto.
 - b) The siting and design of off-street parking and loading facilities shall be generally in accordance with Plan #1 attached hereto.
 - c) Landscaping and screening shall be provided around the different uses generally in accordance with the standards shown on Plan #3 attached hereto.
 - d) Roads and parking areas shall be paved in accordance with the standards shown on Plan #1 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 #2, 4 to 8 attached hereto.
4. As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that landscaping 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 03-254116

To the Holder: WILLIAM RHONE
Property Address: 8733 BLUNDELL ROAD
Address: C/O 2178 BARTLETT AVENUE
VICTORIA, BC Y8S 2P9

There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$16,000.

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

6911 No.3 Road, Richmond, BC V6Y 2C1
Telephone (604) 276-4000
www.city.richmond.bc.ca

February 12, 2004
File: DP 03-254116
(Pending RZ-03-242688)

Urban Development Division
Fax: (604) 276-4177

William Rhone
2178 Bartlett Avenue
Victoria, BC V8S 2P9

Dear Sir:

**Re: Application for a 5-unit Townhouse Development With Respect to Property
Located at 8733 Blundell Road**

The following is the final list of City of Richmond staff comments regarding your Development Permit application. This list of Development Permit issues is provided to assist your team in the final preparation of the design drawings for the above-noted site in the St. Albans area. It is assumed that your design team will carefully consider this input, revise the design where appropriate and resubmit the design drawings for this Development Permit application, and written response to this letter prior to the preparation of the staff report regarding this Development Permit application. In addition, please find attached a copy of the draft Advisory Design Panel Minutes concerning this application.

Zoning Review Comments

Staff completed a review of Zoning Bylaw compliance of the above-noted development. The following needs to be addressed:

1. Provide calculations for covered areas (i.e. open on one or more sides) to demonstrate that they do not exceed the maximum 0.03 F.A.R. permitted in the CD/120 Bylaw.
2. Variance is required for the east side yard setback (Garden City Road) to accommodate the proposed pergola.
3. Provide additional dimensions on the site plan to show minimum setbacks and dimensions for projections to determine if a variance is required.
4. Provide height dimension to demonstrate compliance with the maximum permitted height.

Urban Development - Design

The design comments noted in the rezoning Application (RZ 03-243983) have been satisfactorily addressed. Additionally, the applicant needs to respond to the following urban design staff comment and Advisory Design Panel to the satisfaction of the Manager of Development Applications prior to this project proceeding to Development Permit Panel.

Urban Design Staff Comment:

1. Provide details of the heavy timber porch/deck construction and material illustrated in the sketch to ensure that the design intent is carried through to the Development Permit plans and Building Permit plans.
2. Design development to improve the garages to minimize the width of the garage door and to incorporate decorative architectural treatments that are complimentary to the architecture such as transom window in response to Section 9.3.5.C. Garages of the Multi-family Residential Development Permit Guidelines.
3. Consideration to relocating the visitor's parking space to the west side of the driveway to coincide with the direction of traffic flow.
4. Provide detail of the proposed garbage and recycling enclosure designed in accordance with Section 9.3.12.2 of the Multi-family Residential Development Permit Guidelines. The material and design should compliment the architecture of the project.
5. Consider alternative material for the proposed trellis along Garden City Road (instead of stucco clad column) that is more suitable for the wet weather, such as continuing the heavy timber motive for the proposed porch/deck.
6. Clarification of the mail kiosk location and garbage and recycling pick-up operations. Design detail and material for the proposed enclosures should be provided.

Note: The projecting balconies over the internal driveway will interfere with garbage truck operations by effectively reducing the height clearance for tall trucks to manoeuvre in the internal driveway.

Advisory Design Panel Comments:

Your application was presented to the Advisory Design Panel as item #2 on Wednesday, February 4, 2004. To obtain a copy of the approved Minutes, please contact Deborah MacLennan (City Clerks Department) at (604) 276-4272 after Wednesday, February 18, 2004. The Panel offered the following comments:

- This was a well presented project;
- The architectural quality of the development had a lot of merit;
- There was good attention to detail;
- Both the proposed trellis and pergola complemented the project;
- Elements such as windows in the garage doors were welcome; and
- The pattern and treatment of hard landscape was appreciated.

The Design Panel Chair noted that the relocation of the open space and single building was a suggestion only, and it was up to the architect and his client to pursue this.

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

Urban Development - Utilities

Following condition was identified in the rezoning (RZ 03-242688) as being required prior to Building Permit, the developer shall enter into the City's standard Servicing Agreement to design and construct, at his sole cost, frontage improvements along Garden City Road and Blundell Road to City Centre standards, including:

- Curb and gutter restoration, as required;
- 1.5 m wide treed/landscaped boulevard at the back of curb;
- 2 m wide concrete sidewalk at the back of the boulevard; and
- Decorative street lighting

Note:

1. The site survey shows the decorative fence along the south edge encroaching into the City right-of-way. Transportation will be widening out this intersection to create left-turn bays sometime in the future, at which time the sidewalk would need to be moved. Further discussions are required to determine if the fence must also be relocated. Moving it now saves the City cost plus clearly identifies to the future owners of this forthcoming complex where the sidewalk will be permanently. All works including sidewalk relocation is at the developer's sole cost.
2. The developer should confirm the cross-access easement with neighbouring strata council.

Please contact Erland Carlson at (604) 276-4084 for further detail.

Building Approvals

Building envelope consultant will be required.

Potential Building Code issues noted based on the preliminary plans submitted for Development Permit:

1. Spatial separation--Less than 1.2 m -- No openings permitted - Unit 4 to property line?
2. Turning radius for emergency vehicles. Is the egress requirement from the third floor complied with?

These issues need to be addressed as part of the Building Permit application. Please contact Ernie Nishi at (604) 276-4278 for further information.

Environment and Land Use

This three-storey townhouse development will be on the City's garbage and blue box collection. Please ensure the area for garbage and recycling is big enough to accommodate all the garbage cans/bags and blue boxes with its bags. Please contact Emy Lai at (604) 276-4268 for more detail.

Submission Requirement

When all revisions are complete, please provide two (2) sets of drawings incorporating the required changes to the Urban Development Division; one (1) full-size set and one (1) reduced set (maximum 11 in. x 17 in.). The drawings will become part of the Development Permit document and should minimally include the following information:

1. Site plan clearly marked "Plan #1" including:
 - The proposed and required building envelope setbacks from the property lines indicated as minimums to allow for minor building shifts that can occur on site.
 - Show building envelope with dotted lines to indicate what is within or what projects out of the building envelope. Indicate and dimension maximum projections.
 - Show location(s) and maximum size of electrical and/or telephone rooms/kiosks/cabinets and give a maximum size (show all possible locations, consult with BC Hydro and/or Telus).
 - Show location of garbage/recycling containers and indicate if they are enclosed and roofed or otherwise.
 - Show location of mail boxes, indicate if they are roofed or otherwise. (Consult with Canada Post for possible locations).
2. Parking plan clearly marked "Plan #2" including:
 - Provide technical data indicating required and proposed provisions of the applicable Zoning Bylaw, parking and loading provisions, and clearly identify requested variances.
 - The location of parking and loading facilities.
 - Visitor parking should be clearly indicated on plan and proposed signage noted.
 - (Eliminate items that have been shown on drawing #1 where possible to avoid confusion).
3. Landscape plan clearly marked "Plan #3" including:
 - The complete plant list should indicate quantity and size of planting materials and alternatives to species indicated (where appropriate). Indicate fence heights and fence details. Provide details and elevation drawings for proposed landscape features and structures such as arbours, entry structures and water features.
 - (add more sheets as required numbered in sequence 2.a, 2.b,...).
4. Architectural Building Elevations clearly marked "Plan #4" including:
 - specifications for materials and finishes.
 - (add more sheets as required numbered in sequence 5, 6,...).
5. Summary of construction materials and colour samples proposed for the exterior of the building(s) (8 1/2 in. x 11 in.).

NOTE: All of the particulars requested should be provided in order that delays in processing your application can be avoided. Insufficient or contradictory information may result in possible re-submissions to the Development Permit Panel which may cause further delays.

If you require further clarification or if you have any questions, please contact Cecilia Achiam at (604) 276-4122.

Yours truly,

Cecilia Achiam, *M.C.I.P.*
Urban Design Planner

CA:blg
Enc.

The following conditions must be met:

1. Prior to forwarding this application to Council:
 - A Letter of Credit for \$16,000 landscaping will be required.
2. Prior to issuance of the Building Permit:
 - The applicant is responsible for ensuring that protective fences are installed around the existing trees to be retained, and submitting evidence that a qualified professional has been retained to supervise work around the trees during construction, including a post-construction report on the condition of the trees.
 - The owner shall enter into the City's standard Servicing Agreement for site servicing.

MINUTES FROM THE DESIGN PANEL MEETING

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

Rm. 1.003

RICHMOND CITY HALL

Attendance:

Members: Mr. Sheldon Chandler – Chair
 Mr. Jerry Doll
 Mr. Arlen Johnson
 Mr. David Lee
 Mr. Jim Carter-Huffman
 Constable Annette Martin
 Mr. Al Tanzer
 Ms. Alina Maness
 Ms. Olga Illich

Staff: Ms. Cecilia Achiam
 Ms. Sara Baudyal
 Mr. Kevin Eng

Recording
 Secretary: Desiree Wong

Representatives: **DP 03-254116**
 Bill Rhone, Architect

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

DP 03-252735
 Tom Yamamoto, Architect
 Masa Ito, Landscape Architect

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

It was MOVED and SECONDED
*That the minutes of the Advisory Design Panel meeting held on
 Wednesday, January 21st, 2004 be adopted.*

CARRIED

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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2.	2004-03	<u>Multi-family Residential</u> <i>Bill Rhone, Architect.</i> 8733 Blundell Road (Formal)	DP 03-254116
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Ms. Achiam, Planner, with the aid of City of Richmond GIS Mapping and photo images, briefly reviewed the townhouse project at 8733 Blundell Road (a copy of her review is attached as Schedule 1 and forms a part of these minutes). She stated that she had some concern about the inside streetscape and its impact on the adjacent development and the location of the visitor's parking place in relation to the location of the open space.

With the aid of presentation material and a model, Mr. Rhone advised that access to the project was fixed because of an existing cross access agreement to the adjacent strata development. However, he stated that:

- ❖ he had made an effort to relocate the access with no success;
- ❖ 95% of the existing trees had been retained;
- ❖ a simulated iron fence surrounded the project and continued around the back side as well;
- ❖ simple materials such as hardy planks were used on the upper levels of the buildings; with stucco on the lower levels;
- ❖ because the driveways were a very visual element in the project, a fairly strong paving pattern was used to highlight this area as it could be seen from within the units as well;
- ❖ a pergola with 2' square columns would be constructed along Garden City Road; and
- ❖ the colours used on the development were neutral to blend in with other buildings in the neighbourhood.

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

- ❖ the design of the project was generally very good;
- ❖ the retention of the existing landscape was appreciated;
- ❖ the proposed pavers for the centre aisle was commendable and well worth the cost;
- ❖ the applicant should reconsider "stucco" as a material for the columns of the pergola because of our wet weather;
- ❖ the garage doors were plain and should be enhanced with window fenestrations; and
- ❖ this project did not have universally accessible units.

A suggestion was also made that the single building on the site could be switched with the open space in order to minimize the development's

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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impact on nearby developments, this would centralize the green space and allow a perpendicular rather than a parallel visitor parking space.

In response Mr. Rhone, Architect, advised that to have an accessible unit, residential elevators would have to be installed. He stated that his client was reluctant to have this done. He also advised that window elements would be added to garage doors. He stated that he was reluctant to redesign the site plan to relocate the single building and open space, because of the amount of time both the Urban Development staff as well as the architect had put into the original design.

In summary, Chair stated that:

- ❖ this was a well presented project;
- ❖ the architectural quality of the development had a lot of merit;
- ❖ there was good attention to detail;
- ❖ both the proposed trellis and pergola complemented the project;
- ❖ elements such as windows in the garage doors were welcome; and
- ❖ the pattern and treatment of hard landscape was appreciated.

He noted that the relocation of the open space and single building was a suggestion only, and it was up to the architect and his client to pursue this.

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

Discussion then ensued on whether recommendations by individual panel members should be put to a vote and it was agreed that if a panel member felt strongly about their recommendations, other panel members may wish to add their support by speaking to the issue.

Chair then left the meeting (5:25 pm), and Ms. Olga Illich then presided as Chair for the remainder of the meeting. David Lee (5:25 pm) also left the meeting.

3. 2004-04 **Multi-family Residential**
Patrick Cotter, Architect.
4191, 4211 Williams Road
(Formal)

DP 03-254824

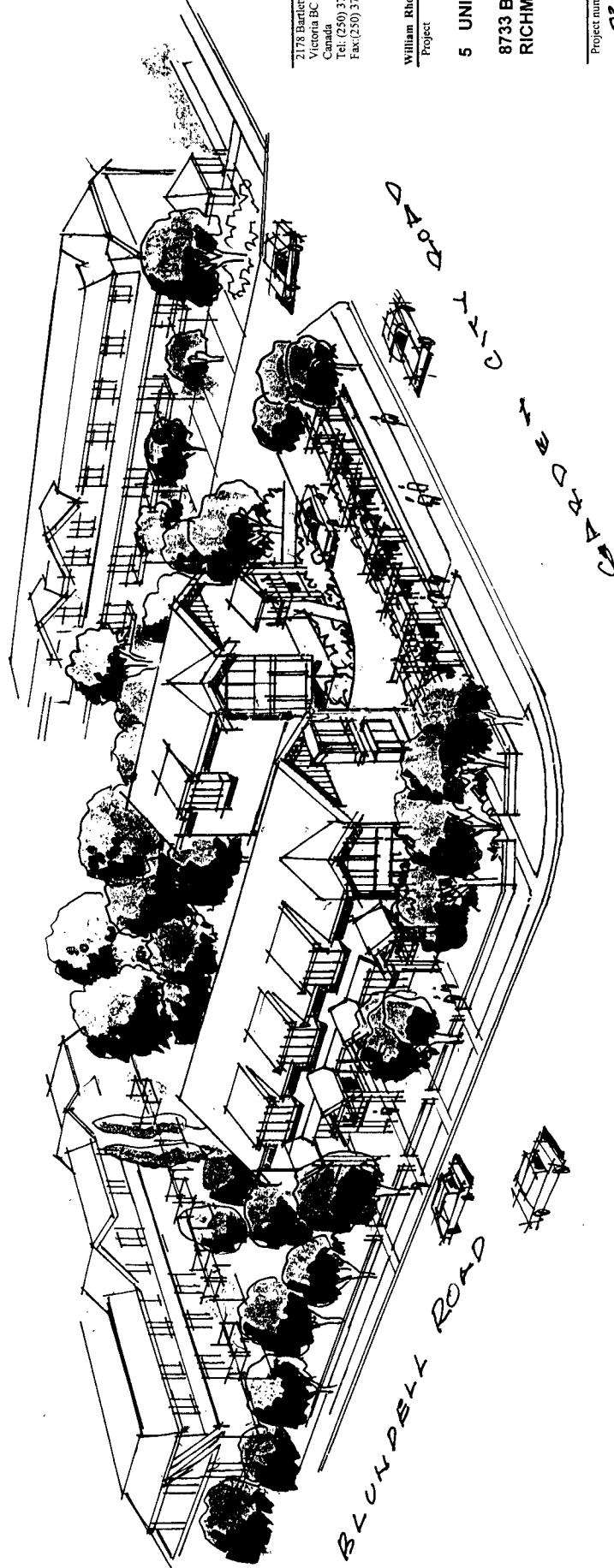
Ms. Badyal, Planner, with the aid of computer images and photos, briefly reviewed the townhouse development at 4191, 4211 Williams Road (a copy of her review is attached as Schedule 2 and forms a part of these minutes). She stated that she had some concern about the connection relationship between front entries, drive aisle and garages.

RECEIVED
MAY 13 2004

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At all times remains the exclusive property of
William Rhone Consultant and cannot be used
without the Consultant's consent.

No. _____ Date _____ Revision _____

BY:



2178 Bartlett Avenue
Victoria BC V8S 2P9
Canada
Tel: (250) 370-0942
Fax: (250) 370-0946

William Rhone Consultant
Project

5 UNIT TOWNHOUSE
PROJECT
8733 BLUNDELL ROAD
RICHMOND, BC

Project number

0306

Scale: N/A

Date: 10/20/03

Drawn: [Signature] Checked: [Signature]

APR 28 2004

Drawing title
CONTEXT SKETCH

Drawing number

D.P. A-1

Perspective from S.E

Reference
page

03254116

RECEIVED
 119 324

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 without the Consultant's consent.

No	Date	Revision
1	26 FEB 04	DIMENSIONS OF PROJECTIONS IN FRONT FENCE. WEST SIDE VAR CHANGED TO 2 M
2		NOTE DE CEDEA HEDGE AROUND RECYCLING ARE
3		NOTE DE EXPRO UNB FENCE #14 @ 90° CORNER OF SITE
4		- PERCELA DIMENS - PROTECTION DIMENSIONS ON UNITS 1, 4, & 5
5	05 APRIL 04	

SITE DATA:

Legal Description
 Lot A Plan LMP 12003

Address:
 8733 Blundell Road
 Richmond, BC

Dimensions
 34.57 x 32.35m

Area
 1108 sq.m
 11,923 sq. ft.

DEVELOPMENT DATA

5 Townhouses @ 1600 sq. ft.
 Total area 8000 sq. ft.
 Proposed F.A.R. .67
 Coverage 3300 sq. ft.
 27.6%

2178 Bartlett Avenue
 Victoria BC V8S 2P9
 Canada
 Tel: (250) 370-0942
 Fax: (250) 370-0946

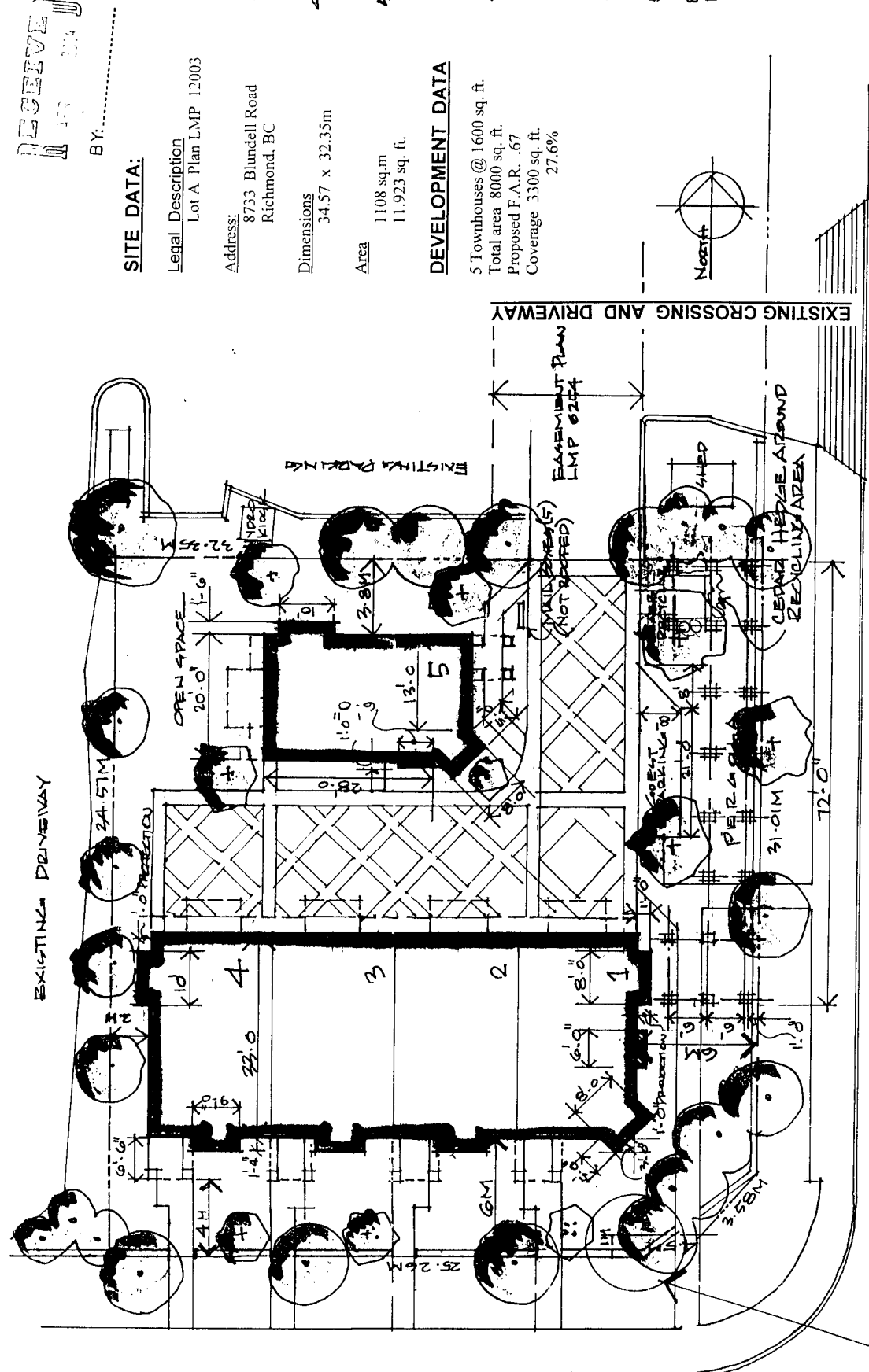
William Rhone Consultant
 Project

5 UNIT TOWNHOUSE
 PROJECT
 8733 BLUNDELL ROAD
 RICHMOND, BC

Project number
 0306
 Scale 1/8" = 1'-0"
 Date 11 FEB 04
 Drawn by W.R.

Drawing title
 SITE PLAN
 Drawing number
 D.P. A-2

EXISTING TOWNHOUSES
 EXISTING DRIVEWAY



NOTE:
 THIS SECTION OF ENDECHINGIZ
 WALL & FENCE TO BE RELOCATED TO
 PROPERTY LINE. PERIMETER CONSTRUCTION
 AS AGREED & DOCUMENTED IN THE
 SERVICING AGREEMENT

APR 28 2004

1

03254116

Drawing number

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No. Date Revision

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Canada

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Fax: (250) 370-0946

William Rhone Consultant
Project

5 Unit Townhouse
Project
8733 Blundell Rd.
Richmond, BC

Project number

0306

Scale: 1:250

Date: 22 Dec 03

Drawn: [Signature] Checked: [Signature]

Drawing title

CONTEXT PLAN

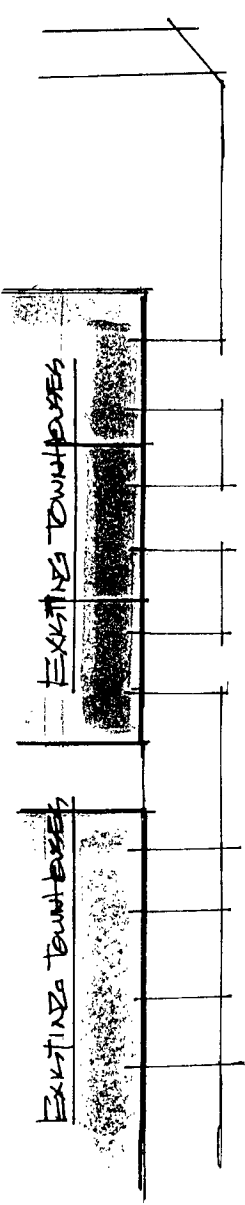
Drawing number

PPA-2a

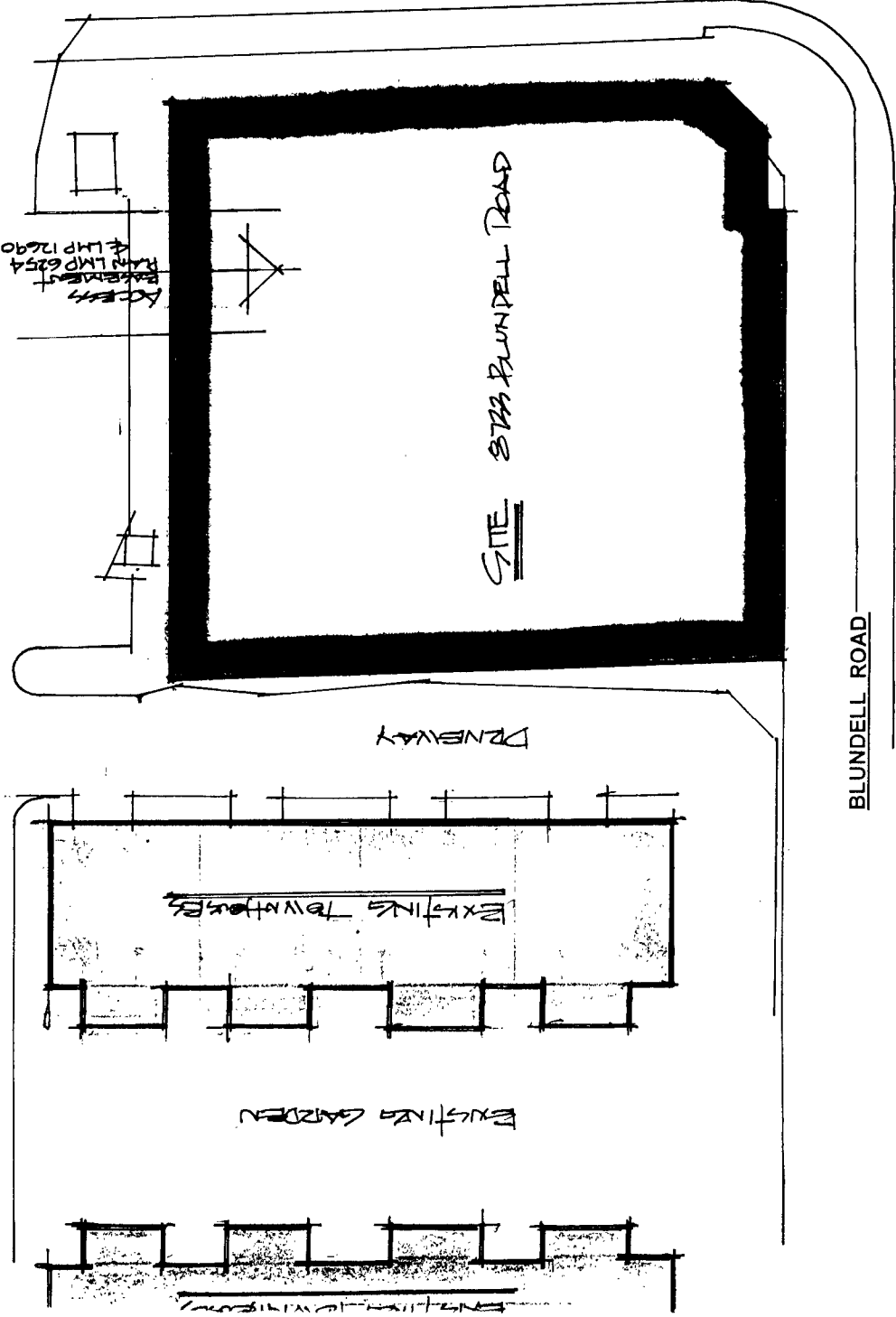
Reference page

APR 28 2004

03254116



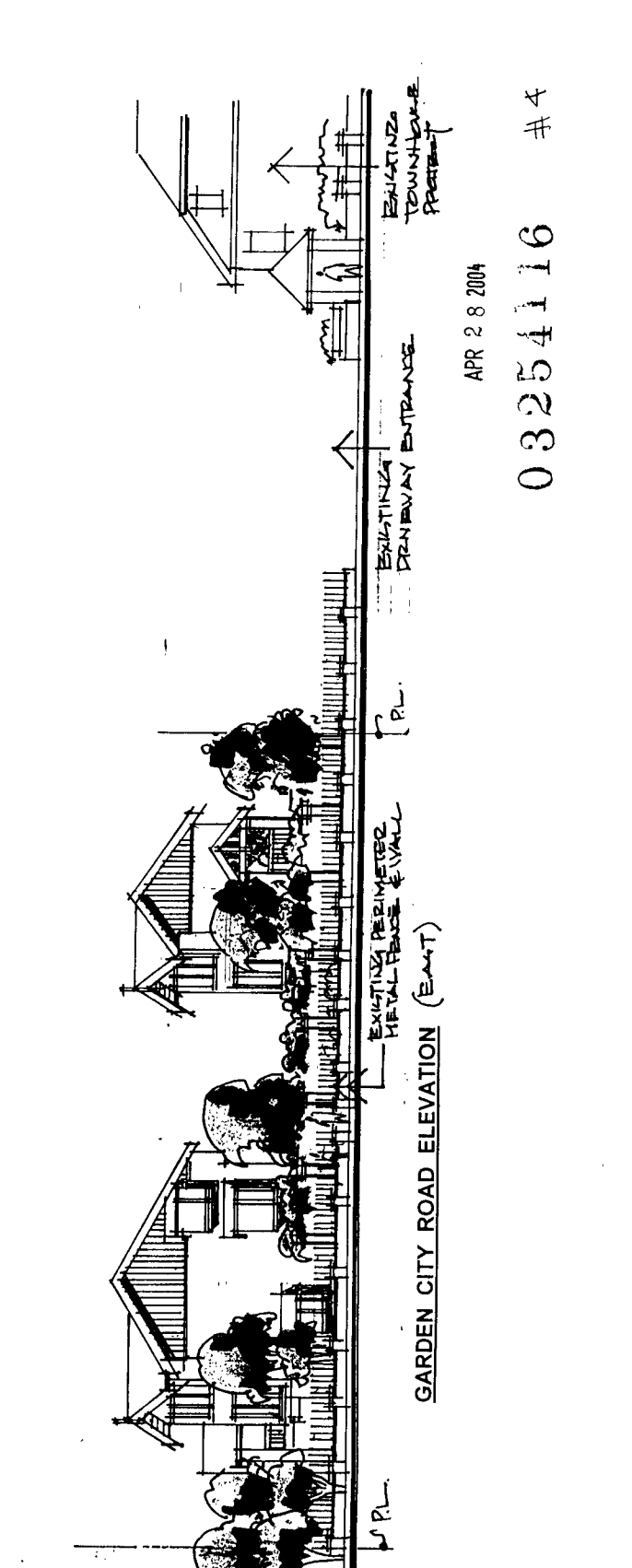
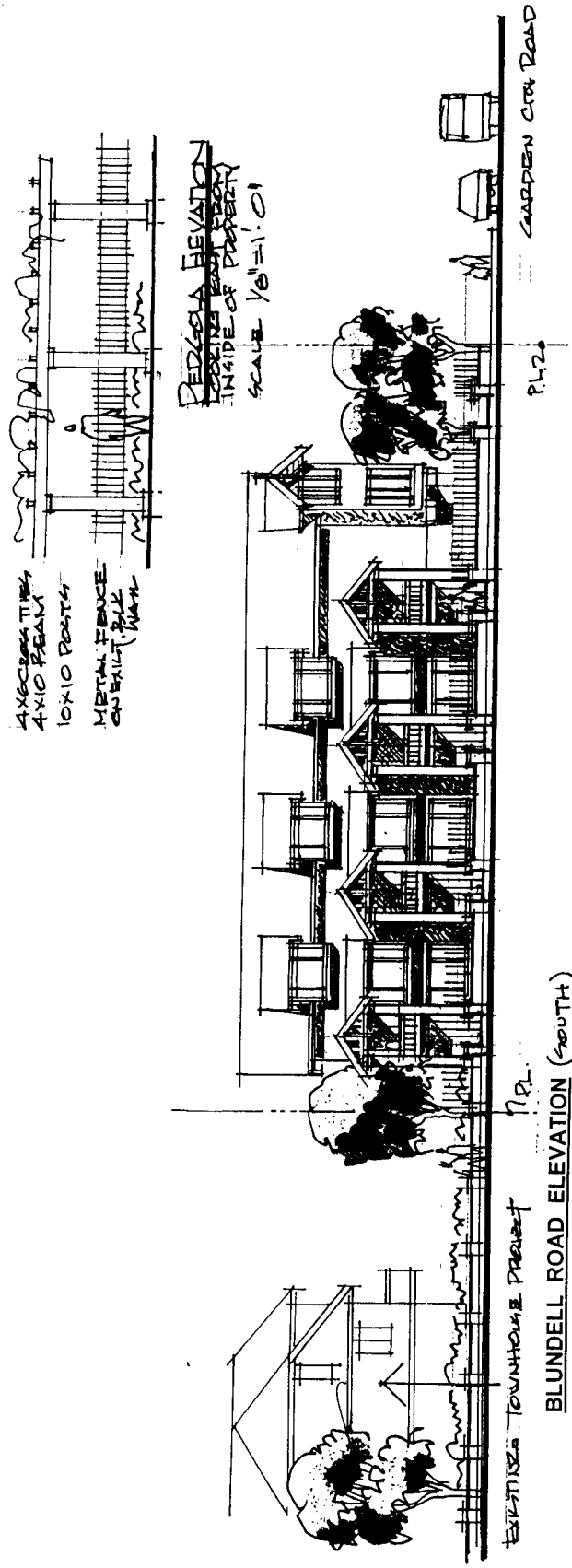
EXISTING CROSSING AND DRIVEWAY



BLUNDELL ROAD

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No	Date	Revision
1	26 FEB 04	PERIODIC ELEVATION NOTES



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5 UNIT TOWNHOUSE
 PROJECT
 8733 BLUNDELL ROAD
 RICHMOND, BC

Project number
 0306

Scale: 1/8\"/>

Drawing title
 STREET ELEVATIONS

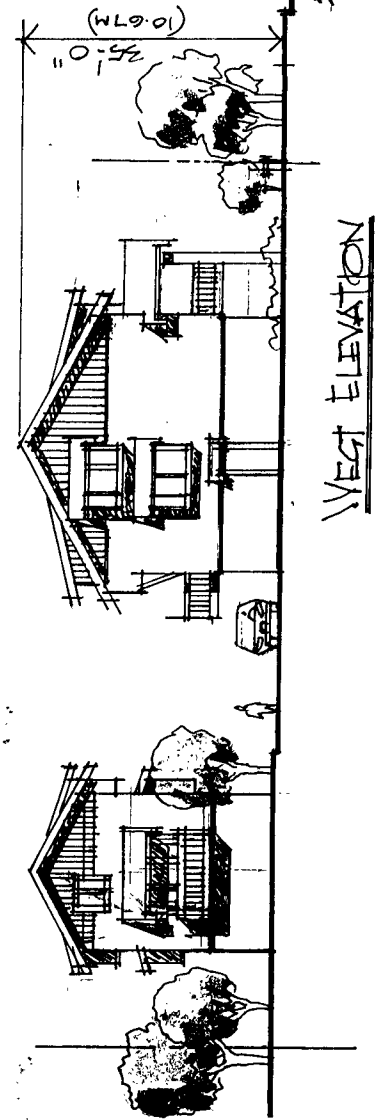
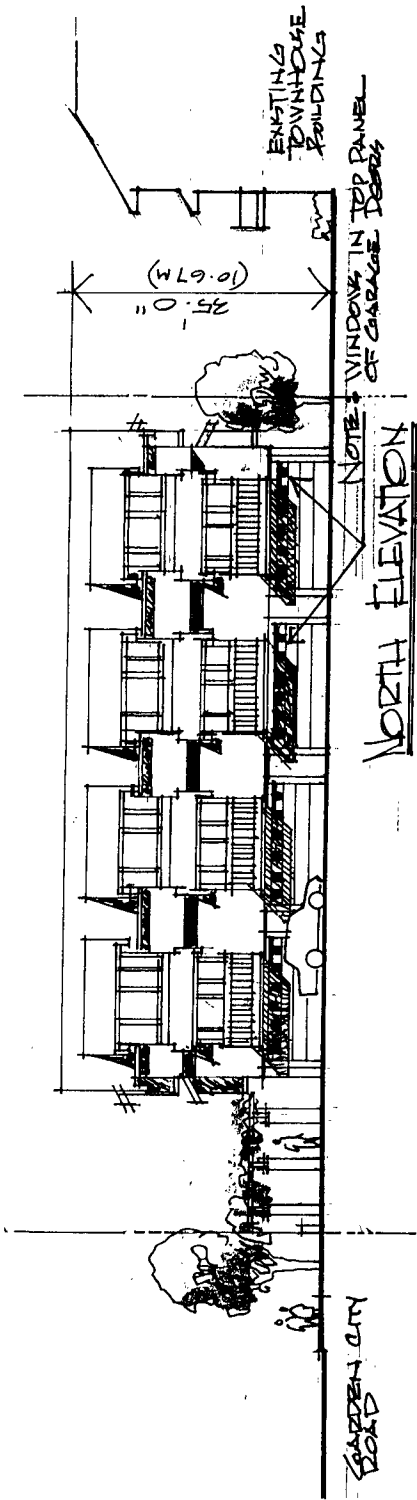
Drawing number
 D.P. A-4

APR 28 2004

03254116 #4

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No.	Date	Revision
1	25 FEB 04	HEIGHT OF 2 TO TOP OF 12G
2	25 FEB 04	WINDOWS IN PANEL OR GAR DECK



APR 28 2004
 03254116

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 Project
 8733 Blundell Rd.
 Richmond, BC

Project number
 0306
 Scale 1/8" = 1'-0"
 Date 16 DECS
 Drawn by Checked/AD

Drawing title
 ELEVATIONS, NO. 0
 # WEST
 Drawing number
 A-4A

5

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5 UNIT TOWNHOUSE
 PROJECT
 8733 BLUNDELL ROAD
 RICHMOND, BC

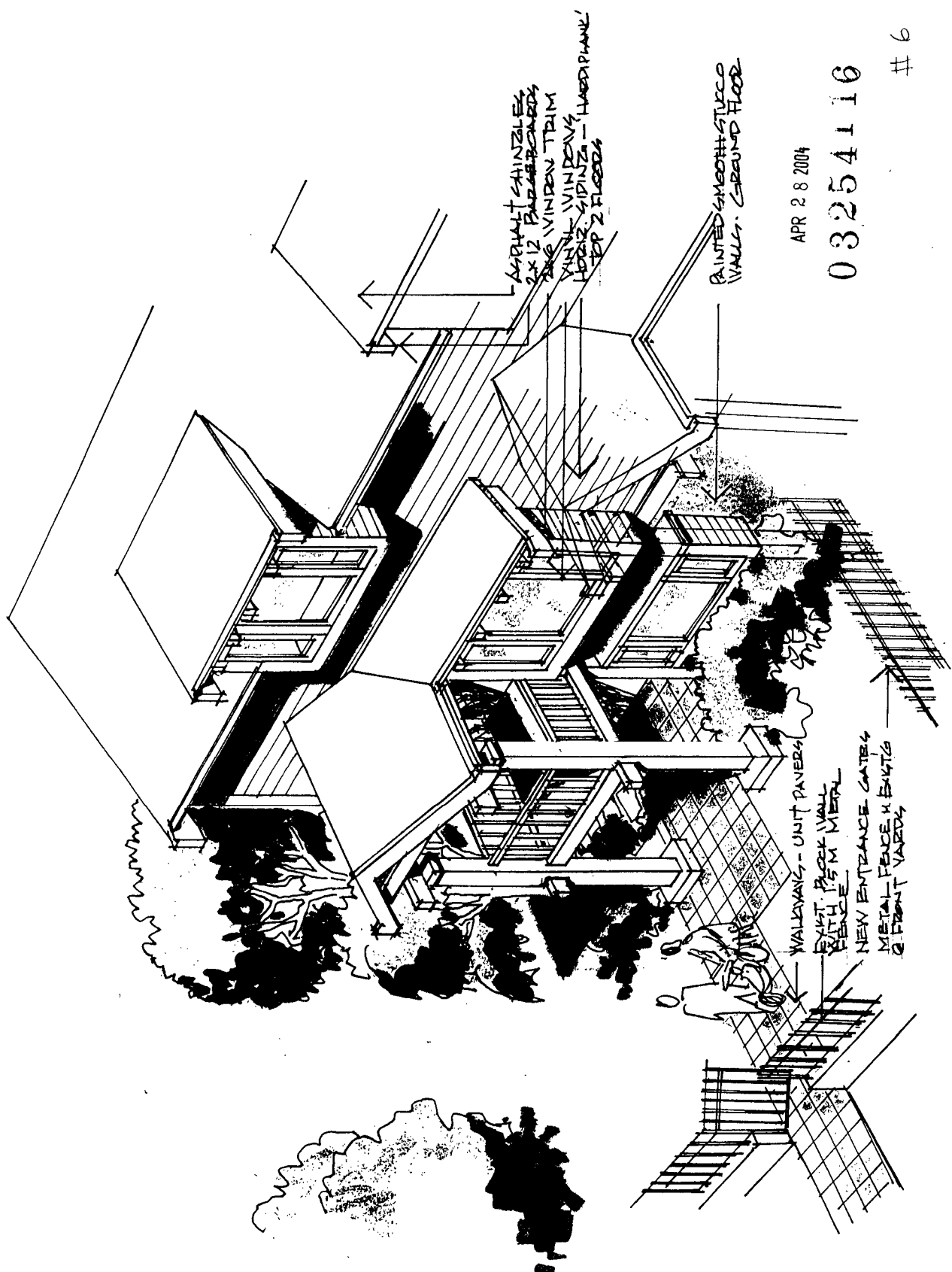
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 0506

Scale: N/A
 Date: 12 DEC 03
 Drawn: [Signature]

Drawing title
 DETAIL SKETCH
 EXTERIOR MATERIALS

Drawing number

P.P. A-5



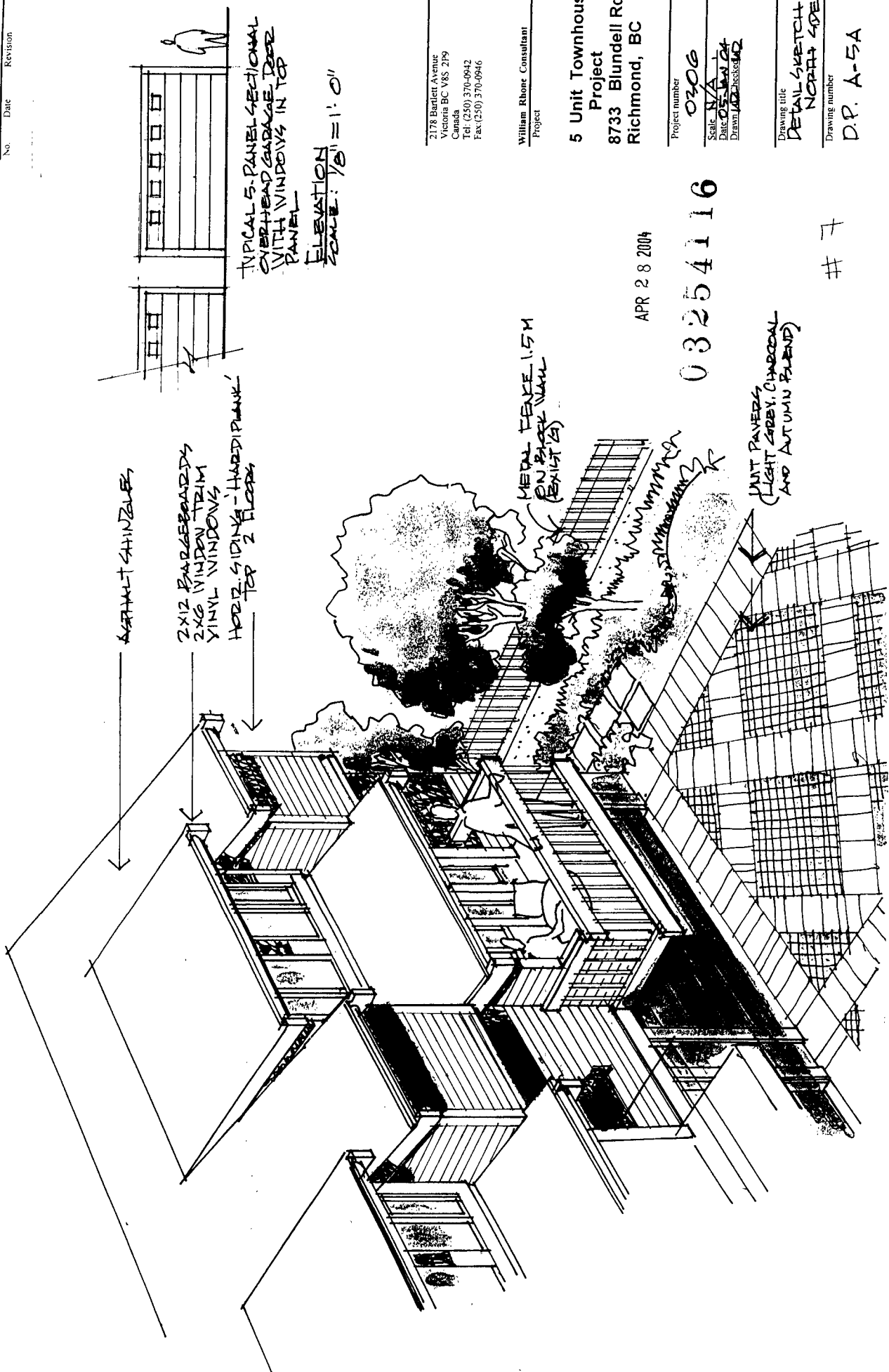
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#6

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Project

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Project
8733 Blundell Rd.
Richmond, BC

Project number
0306
Scale
DATE
DRAWN

Drawing title
DETAIL SKETCH
NORTH ELEV
Drawing number
D.P. A-5A

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7

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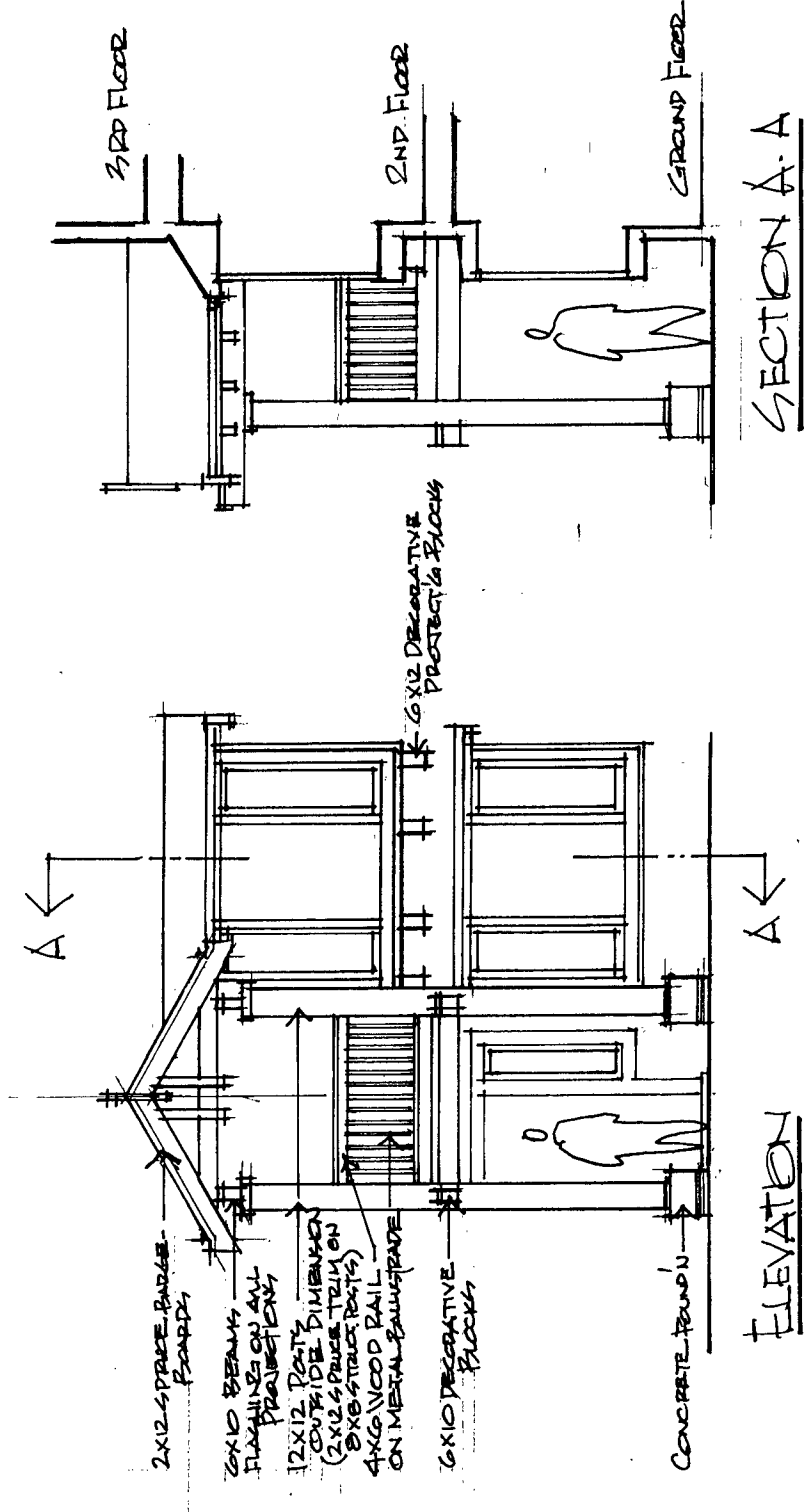
2178 Barclay Avenue
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 Canada
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6 UNIT TOWNHOUSE
 PROJECT
 8733 BLUNDELL ROAD
 RICHMOND, BC

Project number
 0206
 Scale 1/4" = 1'-0"
 Date 12/03/04
 Drawn by [Signature]

Drawing title
 DESIGN DETAIL
 HEAVY TIMBER
 Drawing number
 DR. A. 5b



APR 28 2004

03254116 #8

SECTION A-A

ELEVATION

