



City of Richmond
Urban Development Division

Report to Development Permit Panel

To: Development Permit Panel
From: Jean Lamontagne
Director of Development

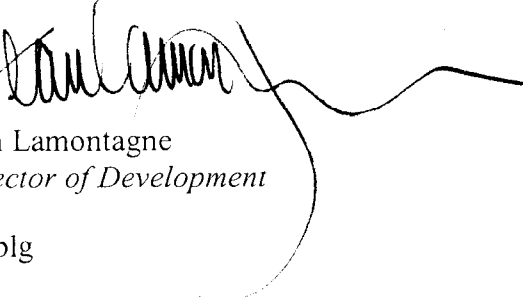
Date: April 18, 2006
File: DP 05-293065

Re: **Application by Parmjit S. Randhawa for a Development Permit at 8431 and 8451 No. 2 Road**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 10 townhouses at 8431 and 8451 No. 2 Road on a site zoned "Townhouse District (R2 - 0.7)"; and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) Reduce the minimum Colville Road side yard setback from 6 m. to 4.5 m;
 - b) Reduce the minimum north side yard setback from 3 m to 1.5 m limited to the northeast unit; and
 - c) Increase the maximum permitted site coverage from 40% to 42%.



Jean Lamontagne
Director of Development

SB:blg
Att.

Staff Report

A staff report on the above mentioned Development Permit application was presented to the Development Permit Panel on April 12, 2006 where the application was referred to the April 26, 2006 Development Permit Panel Meeting and to staff for the applicant to resolve the removal of trees during a public Development Application process by working on meeting the Official Community Plan (OCP) guidelines for the major tree replacement.

In response, the applicant has improved the project proposal to meet the OCP major tree replacement guideline of 2:1 replacement with minimum 15 cm dbh size new trees. The landscape plan has been revised to include 14 larger specimen size trees in replacement for seven (7) trees, which were removed from the site in the Fall of 2005.

Fourteen (14) trees have been increased to specimen size (15 cm dbh) in association with the proposed project. Eleven (11) specimen size trees are proposed in the front yards facing No. 2 Road and Colville Road and three (3) are proposed in the new Colville Road City boulevard. The initial landscape proposal for 22 new trees onsite and four (4) Colville Road boulevard trees ranging from 2 m height to 7 cm calliper size. In total, the revised landscape design includes 21 new trees onsite and three (3) new City boulevard trees ranging in size from 2 m height to 15 cm calliper size.

The addition of a substantial number of specimen size trees in the City boulevard and townhouse unit front yards will provide mature planting to significantly improve the No. 2 Road and Colville Road streetscapes and soften the edges of this corner development. Visual interest is provided through the variety of species proposed.

With this improvement, staff recommend that the Development Permit be issued.



Sara Badyal, M.Arch.
Planner 1
(Local 4282)

SB:blg

The following conditions have been met:

- Proof of a contract with a registered arborist for the protection of neighbouring trees and relocation of the adjacent City boulevard tree (minimum 4 site visits);
- Installation of braced protective tree fencing to the satisfaction of a registered arborist; and
- Receipt of a Letter-of-Credit for landscaping in the amount of \$36,265.

The following are required prior to Building Permit issuance:

- Receipt of a construction parking & traffic management plan to the satisfaction of the Transportation Department (refer to <http://www.richmond.ca/services/tp/special.htm>);
- Execution of a Servicing Agreement for frontage improvements, storm sewer upgrading and Colville Road upgrading at the developer's sole cost without DCC credits. Works include, but are not limited to: storm sewer upgrading across the Colville Road frontage and to the main conveyance across No. 2 Road, road widening, curb and gutter, ditch infill via covered storm sewer, creation of a minimum 2 m grass boulevard with street trees, davit arm street lighting and a 1.5 m concrete sidewalk at or near the property line; and
- Accessibility measures to be incorporated into the Building Permit drawings including blocking in all washroom walls to facilitate future potential grab bar installation.



No. DP 05-293065

To the Holder: PARMJIT S. RANDHAWA
Property Address: 8431 AND 8451 NO. 2 ROAD
Address: C/O 12180 WOODHEAD ROAD
 RICHMOND, BC V6V 1G3

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 to:
 - a) Reduce the minimum Colville Road side yard setback from 5 m to 4.5 m.
 - b) Reduce the minimum north side yard setback from 3 m to 1.5 m limited to the northeast unit.
 - c) Increase the maximum permitted site coverage from 40% to 42%.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #8 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$36,265. to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit

No. DP 05-293065

To the Holder: PARMJIT S. RANDHAWA
Property Address: 8431 AND 8451 NO. 2 ROAD
Address: C/O 12180 WOODHEAD ROAD
RICHMOND, BC V6V 1G3

8. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

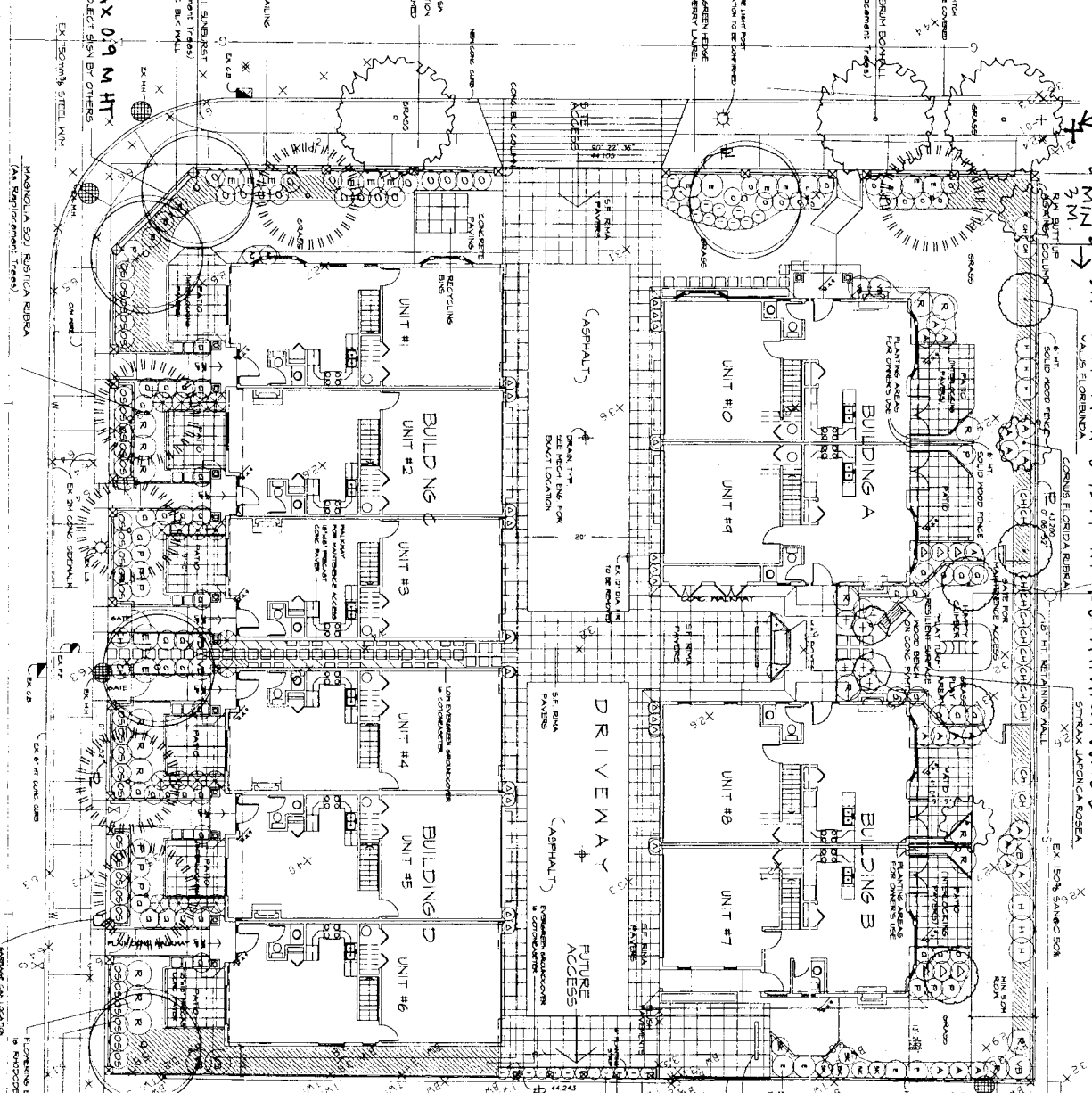
MAYOR

COLVILLE ROAD

EX BIRCH TO BE PROTECTED
MIN 3 M. STREET OF MAX 0.45 M HT. RETAINING WALL

S.R.W. PLAN 39990

MAX 0.9 M HT
PROJECT SIGN BY OTHERS



NO. 2 ROAD

ALL WORKS IN CITY
BLVD VIA SEPARATE
SERVICING AGREEMENT
INCL. MAPLE TREE
RELOCATION TO
BUNDELL PARK

NOTE: EX. BIRCH ABOVE IS NOT INTENDED TO BE RETAINED
IF LOCATED WITHIN PROPERTY LINE

PLANT LIST

NO.	SYMBOL	PLANT NAME	QUANTITY	REMARKS
1	(Symbol)	ACER RUBRA BOWALL	10	10' H. 10' W. 10' D. 10' R.
2	(Symbol)	GLEDITSIA TRI-SINENSIS	10	10' H. 10' W. 10' D. 10' R.
3	(Symbol)	MAGNOLIA SOUL-SISTIA-RUBRA	10	10' H. 10' W. 10' D. 10' R.
4	(Symbol)	EX. BIRCH	1	TO BE PROTECTED
5	(Symbol)	EX. MAPLE	1	TO BE RELOCATED
6	(Symbol)	EX. BIRCH	1	TO BE PROTECTED
7	(Symbol)	EX. BIRCH	1	TO BE PROTECTED
8	(Symbol)	EX. BIRCH	1	TO BE PROTECTED
9	(Symbol)	EX. BIRCH	1	TO BE PROTECTED
10	(Symbol)	EX. BIRCH	1	TO BE PROTECTED

EX. BIRCH WITHIN PROPERTY LINE HERE CUT DOWN
REPLACEMENT: TREE SPECIES
1 ACER RUBRA BOWALL - 10' H. 10' W. 10' D. 10' R.
2 GLEDITSIA TRI-SINENSIS
3 MAGNOLIA SOUL-SISTIA-RUBRA

PLAN #44
APR 3, 2006
DP05283065

REED, J.B. & ASSOCIATES, INC.
2000 Skyway Avenue, Vancouver, BC V6V 2E3
TEL: (604) 371-7541



MATTHEW CHENG
ARCHITECT INC.
1000 WESTERN AVENUE, SUITE 100
VANCOUVER, BC V6V 2E3
TEL: (604) 371-7541

LANDSCAPE SITE /
PLANTING PLAN

DATE: 04-03-06 NO. 2 ROAD
RICHMOND, B.C.

JOB # 060302 VIK
FEB 2005

SCALE: 1" = 10'

DATE: 04-03-06



City of Richmond
Urban Development Division

Report to Development Permit Panel

To: Development Permit Panel

to Development Permit Panel - Apr. 12, 2006
Date: March 14, 2006

From: Jean Lamontagne
Director of Development

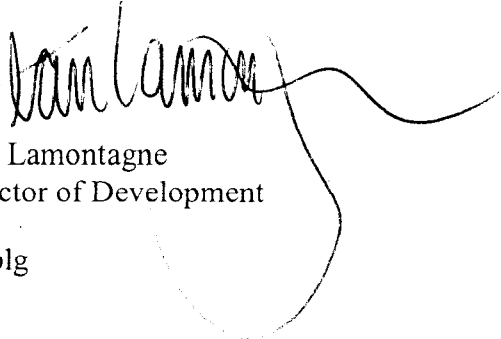
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Jean Lamontagne
Director of Development

SB:blg
Att.

Staff Report

Origin

Parmjit S. Randhawa has applied to the City of Richmond for permission to develop 10 townhouses at 8431 and 8451 No. 2 Road. The site formerly contained two (2) single-family homes.

The site is being rezoned from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Townhouse District (R2 – 0.7)” for this project under Bylaw 7817 (RZ 04-269844).

Development Information

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

Background

The subject consolidated Blundell Area site is located on No. 2 Road between Blundell and Colville Roads and near a designated Neighbourhood Service Centre. Development surrounding the subject site is as follows:

- To the north, are newer strata-titled duplexes, zoned “Two-Family Housing District (R5)” and “Two-Family Housing District (R8)”;
- To the east, across No. 2 Road are two-storey townhouse developments, zoned “Comprehensive Development District (CD/123)” and “Land Use Contract (LUC 010)”;
- To the south, across Colville Road are single-family homes fronting onto Colville Road, zoned “Single-Family Housing District, Subdivision Area E (R1/E)”;
- To the west, are two (2) single-family homes fronting onto Cantley Road, zoned “Single-Family Housing District, Subdivision Area E (R1/E)”.

Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage (staff response in *bold italics*):

- That the achieved density does not exceed 0.67 F.A.R., the achieved building height does not exceed 2 ½-storeys and that the proposed development fits well into the surrounding context (*this has been achieved*); and
- Tree retention and replacement strategy (*see trees section below*).

The Public Hearing for the rezoning of this site was held on October 18, 2004. At the Public Hearing, no concerns about rezoning the property were expressed.

During the Development Permit process, concern was expressed regarding privacy for adjacent Colville Road existing homes, tree retention and increasing as much as possible the number of new trees planted (*see privacy and trees sections below*).

Privacy

The applicant has addressed privacy for the adjacent single-family homes to the west through: a two-storey duplex interface, providing a 5.6 m setback; the planting of four (4) new trees; and the provision of 1.8 m height solid wood privacy fencing. The 5.6 m setback exceeds the zoning district requirement of 3 m.

Trees

- The removal of the existing hedging and seven (7) trees onsite are being replaced with 26 new trees, including four (4) trees and shrub planting to replace the existing laurel hedge. There were existing mature bushes, hedges and trees both onsite and in the city boulevard. The majority were removed in September of 2005 during the process of demolishing the former single-family homes. There were seven (7) trees onsite, three (3) of which would be considered major trees, and five (5) trees in the City boulevard (**Attachment 2 and Plan #4C**).
- One (1) of the onsite trees was removed due to conflict with buildings and roadway, five (5) onsite trees were located in the front yard setback and were removed due to condition and to accommodate raising the front portion of the site to the existing sidewalk elevation. One (1) remaining tree also located in the front yard setback is proposed for removal for the same reasons. There are existing overhead power lines along the No. 2 Road frontage and the trees have been pruned for clearance purposes. The mature topped Evergreen hedging was removed. The existing Laurel hedge has not been maintained through regular pruning; it is approximately 3 m deep on the subject property and twice as deep overall. Retention would significantly impact the liveability of the townhouse unit backyards.
- In recognition of the importance of mature trees to the character of the development and neighbourhood, the developer has committed to work under the guidance of their registered arborist to protect the two (2) remaining City boulevard trees (Maple and Birch). Unfortunately, the location of the Maple tree is in conflict with required frontage improvements as were the removed trees at the corner. The developer has committed to retain a registered arborist for the relocation of the Maple tree to nearby Blundell Park and also for the protection of the existing significant Birch tree in the City boulevard to the southwest. Installation of protective tree fencing is required prior to Development Permit issuance. The extent of grade changes and frontage improvements will be reviewed through the required Servicing Agreement process; and
- The existing site is approximately 0.9 m lower than the adjacent No. 2 Road sidewalk and levels off along Colville Road. The site will be raised to match the No. 2 Road sidewalk elevation to: improve pedestrian safety, improve pedestrian oriented streetscape animation, provide pedestrian front entries on No. 2 Road and to improve storm and sanitary drainage. The grade will be sloped down from No. 2 Road to the west and a low retaining wall (maximum 0.45 m) will be constructed along the west property line. Under the direction of the applicant's registered arborist, the retaining wall may not extend to the south property line to protect to the existing Birch tree.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject

Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the “Townhouse District (R2 – 0.7)” except for the zoning variances noted below.

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

The applicant requests to vary the provisions of the Zoning and Development Bylaw No. 5300 to:

- 1) Reduce the minimum Colville Road side yard setback from 6 m to 4.5 m.

(Staff supports the proposed variance as the proposed project provides pedestrian-oriented animated streetscapes to both No. 2 and Colville Roads. Open porch projections are permitted (maximum 1.5 m) into the 6 m required front yard setback. The introduction of a pedestrian-oriented front entry with a covered open porch animates the Colville streetscape, improves safety through passive surveillance, is encouraged in streetscape elevations and is consistent with townhouse development throughout the City. In addition, this setback variance was identified at Rezoning and no concerns were expressed at Public Hearing).

- 2) Reduce the minimum north side yard setback from 3 m to 1.5 m limited to the northeast unit.

(Staff supports the proposed variance as the reduced setback is a direct result of a development proposal with lower building height and density than permitted. The development provides a to 2 ½-storey triplex interface to No. 2 Road; two-storey duplex interface to the single-family homes facing Cantley Road; and two-storey end unit interface to Colville Road and the adjacent duplex the north. The variance was supported by staff through the rezoning and no comments were received regarding the variance at Public Hearing. In addition, the proposed side yard setback exceeds the minimum required (1.2 m) for standard single-family dwellings).

- 3) Increase the maximum permitted site coverage from 40% to 42%.

(Staff supports the proposed variance as the increased site coverage is a result of the lower overall building height. This variance was identified at Rezoning and no concerns were expressed at Public Hearing).

Advisory Design Panel Comments

The Advisory Design Panel was generally supportive of the proposal subject to design development, which the applicant has incorporated. A copy of the relevant excerpt from the Advisory Design Panel Minutes from May 4, 2005 is attached for reference (**Attachment 3**). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in ‘**bold italics**’.

Analysis

Conditions of Adjacency

- The proposed height, siting and orientation of the buildings respect the massing of the existing duplex to the north and single-family homes to the west and south. The applicant has addressed privacy for the adjacent duplex to the north through: providing 4 m and 1.5 m setbacks; the planting of shrubs; and the provision of 1.8 m height solid wood privacy fencing with a trellis at the end of the drive aisle. The applicant has addressed privacy for the adjacent single-family homes to the west through: providing a 5.6 m setback; the planting of

trees and shrubs; and the provision of 1.8 m height solid wood privacy fencing. Unfortunately, trees could not be planted along the northern half of the west edge of the site due to potential conflict with the existing sanitary sewer.

Urban Design and Site Planning

- Pedestrian-oriented frontage character has been incorporated in the units fronting onto No. 2 Road and Colville Road and views into the development improved with permeable paving and a trellis with shrub planting at the end of the drive aisle. This development proposes a two-storey duplex interface of four (4) units to the adjacent single-family homes fronting onto Cantley Road and 2 ½ storey triplex interface of six (6) units fronting onto No. 2 Road.
- Vehicle access is provided through a driveway to Colville Road at the south edge of the property. A cross-access arrangement for vehicle access to future potential redevelopment of the adjacent duplex lot to the north was secured during the rezoning.
- Parking is located off of the internal manoeuvring aisle. Two (2) resident parking spaces have been provided for each unit which exceeds the onsite parking requirements and visitor parking meets the requirements, including one (1) accessible parking space.
- Mailboxes are provided in the central amenity space. Garbage and blue box recycling collection will be curb side for the six (6) units fronting onto No. 2 Road and from a paved pad adjacent to Colville Road for the four (4) rear units.
- Payment of \$10,000 cash-in-lieu of onsite indoor amenity space was secured through the rezoning.

Architectural Form and Character

- The buildings have simple forms with pitched roofs and articulation provided through bay and entry projections as well as dormer projections for the 2 ½ storey buildings.
- The building forms are articulated and the proposed building materials (horizontal vinyl siding, Hardi-plank siding, vinyl shingles, painted wood trim, mixed colour asphalt shingles) are generally consistent with the Official Community Plan (OCP) Guidelines.

Landscaping Design and Open Space Design

- As discussed above in the rezoning and Public Hearing Results section above, there was existing Evergreen and Laurel hedging, one (1) Holly bush, one (1) dead and seven (7) existing trees onsite, three (3) of which would be considered major trees. There were also four (4) trees, one (1) undersized tree and one (1) Evergreen hedge in the City boulevard. During the process of demolishing the single-family homes which were previously on the consolidated development site, seven (7) trees, Evergreen hedging and a Holly bush onsite and two (2) trees, one (1) hedge and an undersized tree in the City boulevard were removed in September of 2005 prior to the adoption of the Tree Preservation Bylaw in December.
- The landscape design includes the planting of 26 new trees, the planting of shrubs, perennials, ground covers and special paving treatment has been incorporated including permeability, patterning and colour.
- An outdoor amenity space has been provided in a central location with children's climber play equipment and seating for adult supervision.

- Fencing will include low and open metal picket fencing between split face concrete block posts along No. 2 and Colville Roads with a low signage wall at the corner (maximum 0.9 m height), and 1.8 m height solid wood privacy fencing along the west and north property lines (reduced to maximum 1.2 m height in the road setbacks).
- Frontage improvements will be provided along Colville Road through a separate required Servicing Agreement secured through the rezoning. Works include, but are not limited to: road widening, a new sidewalk, grass boulevard and street trees. As discussed above, this will require the relocation of an existing Maple tree and the works will need to address the retention of a significant Birch tree next to the southwest corner of the subject site. To this end, the installation of protective tree fencing onsite and a contract with a registered arborist through the construction phase are required.

Crime Prevention Through Environmental Design

- The line of sight to the recessed front entries to units #8 & #9 has been improved by eliminating the porch columns. Visibility is also provided with the mirroring of the entries and their adjacency with the open amenity area and visitor parking space.
- The location of the outdoor amenity space with mailboxes allows for natural surveillance from the drive aisle and adjacent unit entries.

General

- No accessible units are proposed due to the small scale of development. The applicant has provided an adaptable floor plan to demonstrate how the northwest unit, which is adjacent to the accessible visitor parking space could be renovated to accommodate a person in a wheelchair (**Reference Plan B**). This unit includes a wider staircase which would accommodate the future installation of a chair glide, wider hallways and a larger master bedroom ensuite bathroom which would accommodate a person in a wheelchair.
- Blocking will be provided in the bathroom walls of all units to facilitate future installation of grab bars to improve accessibility.

Servicing and Utilities

The developer has submitted a capacity analysis as requested by the City Engineering Department. Upgrades as required to service the development were secured through the rezoning and are being designed through a separate Servicing Agreement (SA 05- 314869). Upgrading is required to the storm sewer across the Colville Road frontage and to the main conveyance across No. 2 Road.

Conclusions

The applicant has satisfactorily addressed issues that were identified through the rezoning 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 into the existing and future Blundell neighbourhood context in close proximity to the Neighbourhood Service Centre at Blundell and No. 2 Roads. 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:

- Proof of a contract with a registered arborist for the protection of neighbouring trees and relocation of the adjacent City boulevard tree (minimum 4 site visits);
- Installation of braced protective tree fencing to the satisfaction of a registered arborist; and
- Receipt of a Letter-of-Credit for landscaping in the amount of \$36,265.

The following is required prior to Building Permit issuance:

- Receipt of a construction parking & traffic management plan to the satisfaction of the Transportation Department (refer to <http://www.richmond.ca/services/ttp/special.htm>);
- Execution of a Servicing Agreement for frontage improvements, storm sewer upgrading and Colville Road upgrading at the developer's sole cost without DCC credits. Works include, but are not limited to: storm sewer upgrading across the Colville Road frontage and to the main conveyance across No. 2 Road, road widening, curb and gutter, ditch infill via covered storm sewer, creation of a minimum 2 m grass boulevard with street trees, davit arm street lighting and a 1.5 m concrete sidewalk at or near the property line; and
- Accessibility measures to be incorporated into the Building Permit drawings including blocking in all washroom walls to facilitate future potential grab bar installation.



City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1
(604) 276-4000

**Development Application
Data Sheet**
Development Applications Department

DP 05-293065 **Attachment 1**

Address: 8431 and 8451 No. 2 Road

Applicant: Parmjit S. Randhawa Owners: K. Randhawa, R. Kang, J. Sanghera & A. Jhutti

Planning Area(s): Blundell Area

Floor Area Gross: 1,684.5 m² Floor Area Net: 1,243 m²

	Existing	Proposed
Site Area:	1,901 m ²	No change
Land Uses:	Single-Family Residential	Multi-Family Residential
OCP Designation:	Low-Density Residential	No change
Zoning:	Formerly R1/E	R2-0.7
Number of Units:	Formerly 2 homes	10 townhouses

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max 0.7	0.65	None Permitted
Lot Coverage:	Max. 40%	42%	2% Increase
Setback – Front Yard (No. 2 Rd):	Min. 6 m	6 m	None
Setback – Side Yard (Colville):	Min. 6 m	4.5 m & 6 m	1.5 m Decrease for SE unit
Setback Side Yard (North):	Min. 3 m	1.5 m & 4 m	1.5 m Decrease for NE unit
Setback – Rear Yard (West):	Min. 3 m	5.6 m	None
Height (m):	Max. 11 m & 3 storeys	9.8 m 2 storeys & 10.6 m 2 ½ storeys	None
Lot Size:	Min. 30 m width & Min. 35 m depth	43 m width & 44 m depth	None
Off-street Parking Spaces – Resident and Visitor:	15 and 2	20 and 2	None
Off-street Parking Spaces – Accessible:	1	1	None
Total off-street Spaces:	17	22	None
Amenity Space – Indoor:	Min. 70 m ²	Cash-in-lieu	None
Amenity Space – Outdoor:	Min. 60 m ²	61.5 m ²	None

RATHBURN TREE EXPERTS

Max Rathburn
 PO BOX, 26575 BLUNDELL CENTRE RICHMOND B.C. V7C 5M9 Telephone, 323-1840
 rathburntreeexperts.com

3/30/2005
 Parmjit S. Ranhawa
 Attention: Parmjit
 RE: Tree inspection.

Scope of assignment:

To assess and inventory the health and long term viability of the trees (8" D.B.H. or greater) located at #8431 No2 Road and #8451 No 2 Road.

Summary:

All the trees 20 centimeter or greater in diameter at breast height (D.B.H.) have been surveyed and plotted on the landscape plan.

Throughout the property it is obvious the trees have been neglected and abused to the point where any tree restoration would be inappropriate. Thus tree removal would be the only form of hazard abatement recommended.

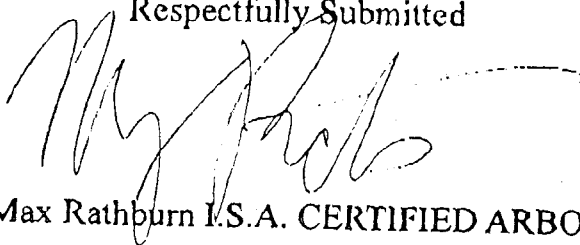
Starting at the South West side of 8451 #2 rd on Coville Road.

<u>Tree #</u>	<u>DBH</u>	<u>Species</u>	<u>Height</u>	<u>Condition Rating and Defects</u>	<u>Recommendations</u>
01	0.4m	Red Alder	5m	Fair: Co-dominant leaders. Poor stem attachments. Compromised root zone.	Remove
02	.3m	Norway Maple	5m	Fair:	None/ No specimen value
03	.25	Norway Maple	5m	Poor: Irregularities in main trunk. Included bark into root zone. Extremely bad structure.	Remove

04	.2	Blue Spruce	4.5m	Good	None/ No specimen value
05	.2	Serbian Spruce	4m	Good	None/ No specimen value
06	.2m	Norway Maple	5m	Poor: Bad structure	Remove
07	.4m	English Holly	4m	Good	None
08	.35m	Cedrus deodara	6m	Fair: Previously topped	None/ No specimen value
09	.3	Spruce	4m	Poor:	Remove

Any questions pertaining to this matter may be addressed to Max. Rathburn at the above address or by telephone (604)-323-1840.

Respectfully Submitted



Max Rathburn I.S.A. CERTIFIED ARBORIST PN-0599

**Annotated Excerpt from the Minutes from
The Design Panel Meeting**

Wednesday, May 04, 2005 – 4:00 p.m.

Rm. M.1.003

Richmond City Hall

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

2. Townhouses

Matthew Cheng Architect

8431/8451 No. 2 Road

DP 05-293065

The comments of the Panel were as follows:

- reflect on how the detailing around the mailboxes would occur – perhaps screen around it. Refine the landscape elements – including the signage element. Look at the side elevations – the front and back work fairly well but the side elevation has windows that don't reflect the uses inside the building – i.e. the garage could have clerestory windows and the bathrooms a smaller window. The articulation of the porch could be stronger and stepped out more.
- the modified entry of the end unit was appreciated – could this also be done to the two unit entries at the playground? The unit of the corner of Colville and No. 2 Road had an opportunity to have more windows added to the side elevation or to have an element wrap around to the front to create a stronger impact. The landscape and open areas were good.
- the treatment around the garbage area should not cause an entrapment area.
- door to door garbage/recycling pick-up was encouraged. The viability of the children's play area was questioned and a suggestion made that the area may be better used as additional backyard area for the rear units.
- due to the public face of No. 2 Road and Colville Rd. it was requested that more cohesiveness between the elements be created – i.e. the signage was inconsistent, if brick in the balusters use it in the signage. If not door to door garbage pickup incorporate those elements into the garbage/mail structure (less cluttered). It was important that a separation be created between the pedestrian sidewalk and the roadway where possible – street trees with the sidewalk adjacent to the property.

It was moved and seconded that DP 05-293065 move forward subject to the following:

- explore the viability of the children's play area – ***Play equipment included;***
- explore the possibility of door to door garbage/recycling pick-up – ***Incorporated for No. 2 Road units;***
- design development to the side elevations, the corner unit expressions, the entry porches, re-location of the entry for Units 8 and 9 – ***Incorporated;***
- increase the cohesiveness of the streetscape and landscape elements including the garbage/recycling/mailbox structure – ***Mailboxes moved to amenity area and screened paved pad provided for collection; and***
- explore the sidewalk separation from curbside – ***Incorporated along Colville Road.***

**CARRIED
Unanimous**



No. DP 05-293065

To the Holder: PARMJIT S. RANDHAWA
Property Address: 8431 AND 8451 NO. 2 ROAD
Address: C/O 12180 WOODHEAD ROAD
 RICHMOND, BC V6V 1G3

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 to:
 - a) Reduce the minimum Colville Road side yard setback from 6 m to 4.5 m.
 - b) Reduce the minimum north side yard setback from 3 m to 1.5 m limited to the northeast unit.
 - c) Increase the maximum permitted site coverage from 40% to 42%.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #8 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$36,265. to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit

No. DP 05-293065

To the Holder: PARMJIT S. RANDHAWA
Property Address: 8431 AND 8451 NO. 2 ROAD
Address: C/O 12180 WOODHEAD ROAD
 RICHMOND, BC V6V 1G3

8. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

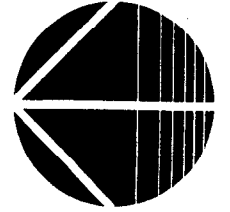
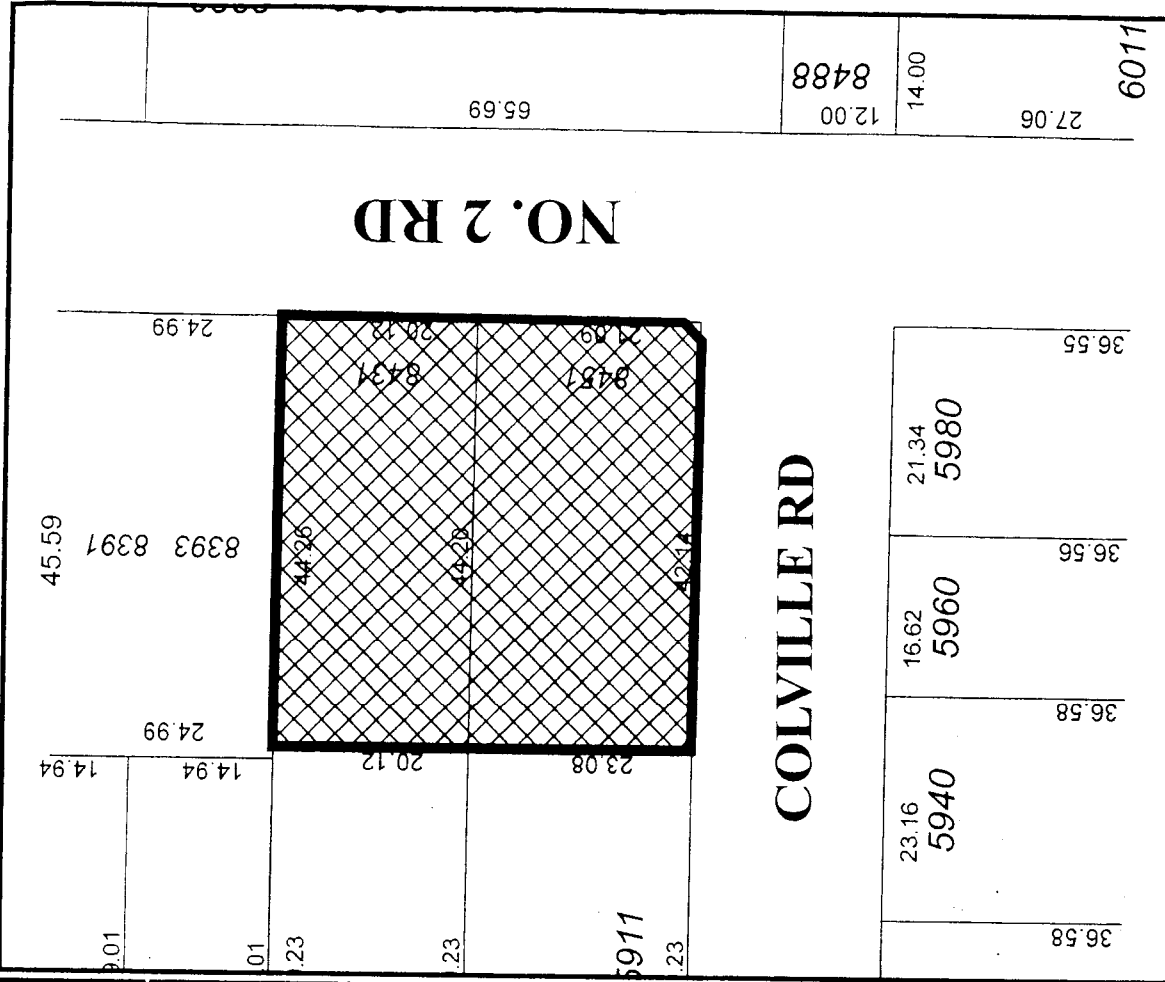
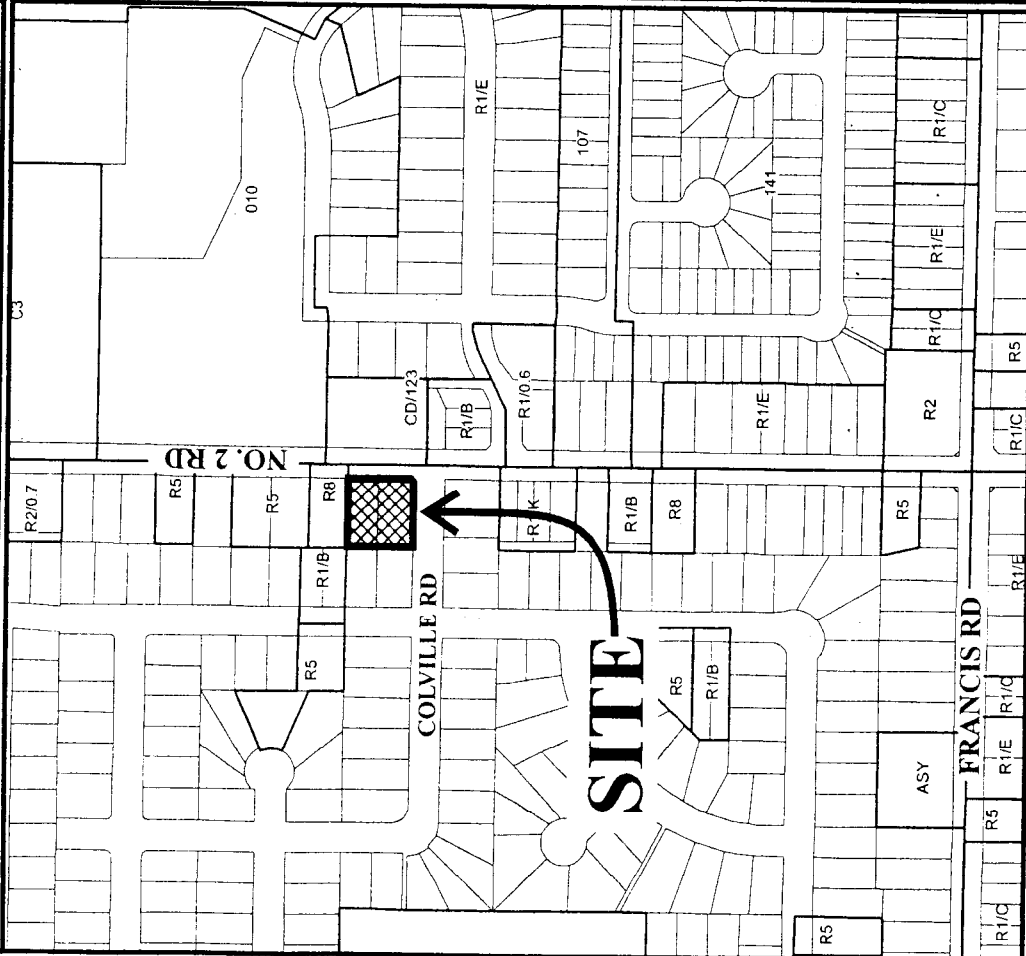
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 05-293065 SCHEDULE "A"

Original Date: 02/17/05
 Revision Date: 03/14/05
 Note: Dimensions are in METRES

STREETSCAPE ALONG NO. 2 RD.



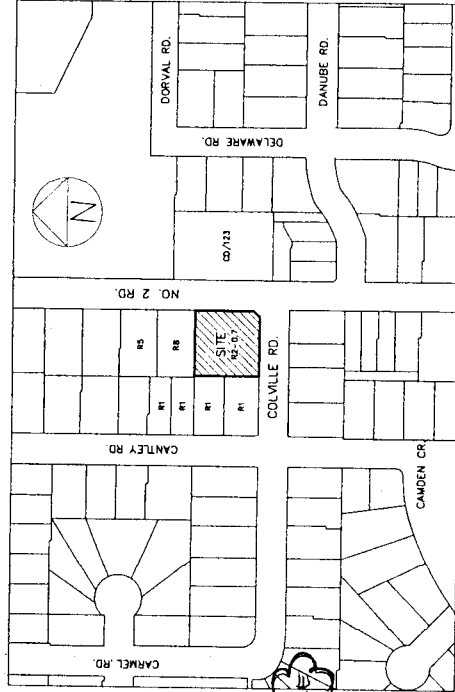
PROJECT DATA

ADDRESS: 8431 - 8451 No. 2 Road
 RICHMOND, B.C.
 LEGAL DESCRIPTION: 6 AND 7 BOTH OF BLOCK 11 SECTION 24
 BLOCK 4 NORTH RANGE 7
 WEST NEW WESTMINSTER DISTRICT, PLAN 18479

SITE AREA:	20452.77SF (1900.17 SM)	PROPOSED:	TOWNHOUSE
LAND USES:			
OCF DESIGNATION:	R2-0.7		
NUMBER OF UNITS:	10		
FLOOR AREA RATIO:	REQUIRED: 0.67	PROPOSED:	0.65
LOT COVERAGE:	MAX. 42% 40%		41.81%
SETBACK-FRONT YARD: (NO. 2 RD.)	MIN. 6m		6M
SETBACK-SIDE YARD: (COLVILLE)	MIN. 4.5m 6M		14.76 (4.50m)
SETBACK-SIDE YARD: (NORTH)	MIN. 1.5m 2M		MIN 1.5 M
SETBACK-REAR YARD: (WEST)	MIN. 3m		5.6 M
HEIGHT: (m)	MAX. 11m & 3 STOREY		27.2 STOREY
OFF-STREET PARKING (1.5 PER UNIT)	15 AND 2		10.6 M MAX
RESIDENTIAL/VISITOR (0.2 PER UNIT)			20 AND 2
OFF-STREET PARKING ACCESSIBLE:	1		
TANDEM PARKING SPACES:	22		
INDOOR AMENITY SPACE:	MIN. 60SM		NONE
OUTDOOR AMENITY SPACE:	MIN. 60SM		662.68SF (61.57SM)

BY VARIANCE
 - 4 1.2M PORCH BY VARIANCE
 - BY VARIANCE

CONTEXT PLAN



LIST OF DWGS:

- A1 CONTEXT PLAN & COVER SHT.
- A2 SITE PLAN
- A3 PARKING PLAN
- A4 STREETSCAPES
- A5 BUILDING A & B FLOOR PLANS
- A6 BUILDING C & D FLOOR PLANS
- A7 BUILDING A ELEVATIONS
- A8 BUILDING B ELEVATIONS
- A9 BUILDING C ELEVATIONS
- A10 BUILDING D ELEVATIONS
- A11 OPTIONAL ADAPTABLE UNIT PLAN
- A12 AREA OVERLAY
- L-1 LANDSCAPE SITE/PLANTING PLAN
- L-2 LANDSCAPE DETAILS & SECTIONS

1/128" = 1'-0"
 1/8" = 1'-0"
 1/8" = 1'-0"
 1/8" = 1'-0"
 1/8" = 1'-0"
 1/8" = 1'-0"
 1/4" = 1'-0"
 1/4" = 1'-0"
 1/4" = 1'-0"
 1/4" = 1'-0"
 1/8" = 1'-0"

AS SHOWN PLAN APR 12 2006
 AS SHOWN DP 05293065

	BUILDING A		BUILDING B		BUILDING C		BUILDING D		TOTAL		
	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8		UNIT 9	UNIT 10
GROUND FLOOR	477.31	477.31	477.31	512.69	463.96	465.13	463.96	463.96	465.13	463.96	4730.72
SECOND FLOOR	822.63	822.63	822.63	822.63	838.88	838.88	838.88	838.88	838.88	838.88	8199.38
THIRD FLOOR						375.07	315.78	315.78	375.07		1381.70
UNIT AREA	1299.94	1299.94	1299.94	1335.32	1302.84	1616.87	1616.87	1616.87	1302.84	14311.80	
LESS STAIR	-84.25	-84.25	-84.25	-84.25	-82.13	-107.64	-107.64	-107.64	-82.13	-931.82	
NET UNIT AREA	1215.69	1215.69	1215.69	1251.07	1220.71	1509.23	1510.98	1510.98	1220.71	13379.98	
GARAGE AREA	410.69	410.69	410.69	340.13	374.71	374.71	374.71	374.71	374.71	3820.46	
COVERAGE AREA	888.00	888.00	888.00	852.82	838.67	838.67	838.67	838.67	838.67	8551.18	

FOR F.A.R.
 FOR COVERAGE

MATTHEW CHENG ARCHITECT INC.
 10-111 WEST 8TH AVE., VANCOUVER, B.C. V6P 1L3
 TEL: (604) 273-3377 FAX: (604) 273-3388
 WWW.MATTHEWCHENGARCHITECT.COM

PROJECT TITLE: 10-UNIT TOWNHOUSE (643-B) - EAST NO. 2 RD. RICHMOND, B.C.

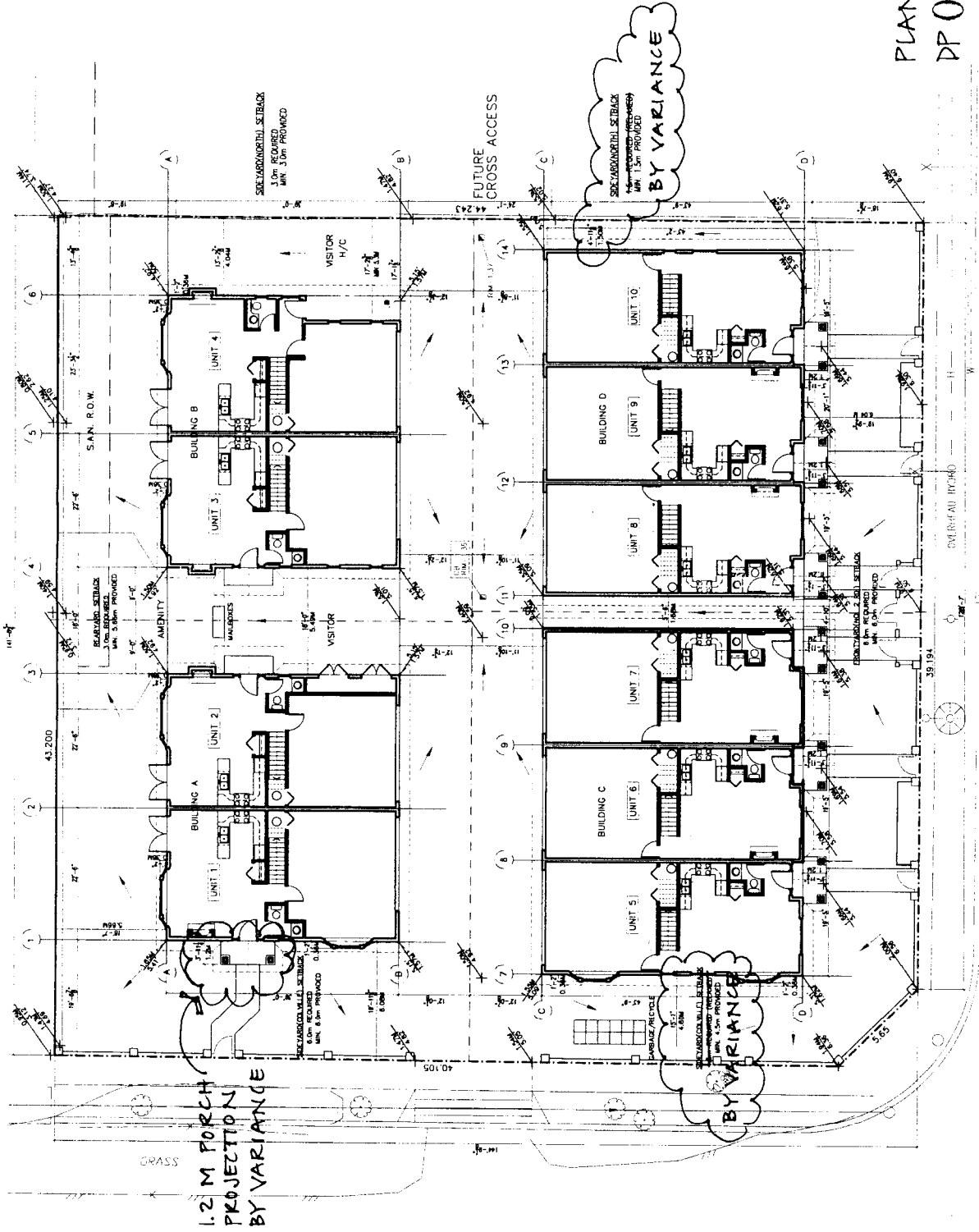
DATE: MAR 14/06

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


PROJECT NUMBER: DP 05293065

PREPARED DATE: APR 12, 2006

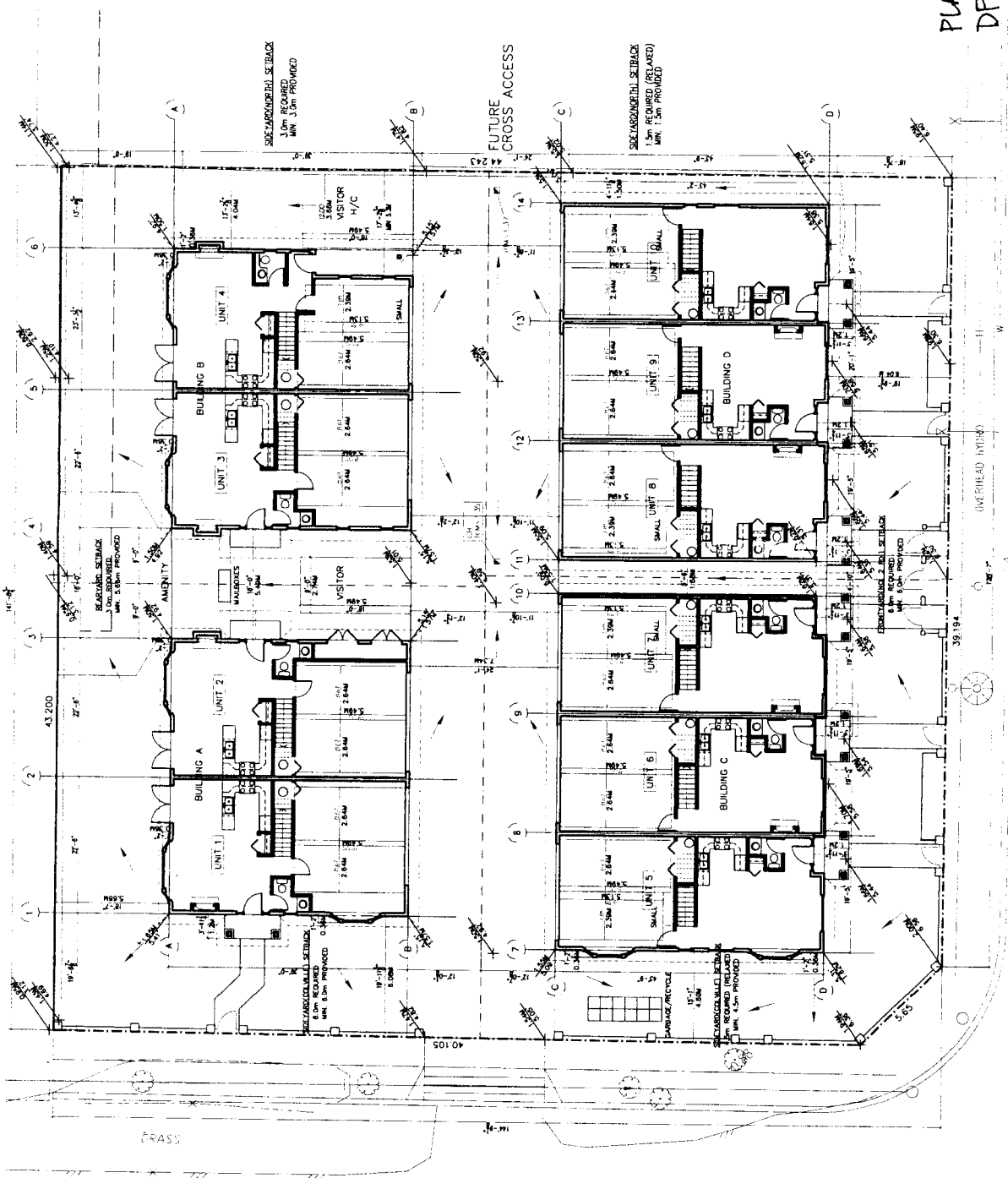
DATE: APR 27, 2006




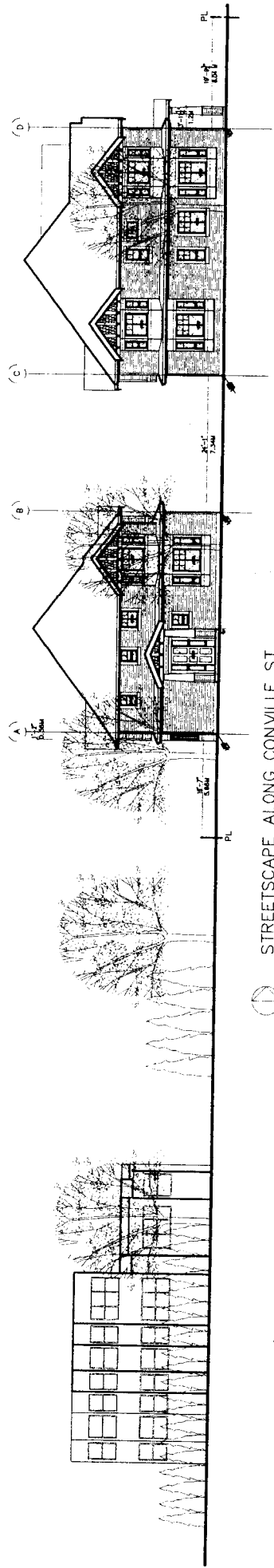
PLAN #2 APR 12 2006
 DP05293065

 <p>MATTHEW CHENG ARCHITECT INC. 401 W. 10th Ave., Vancouver, B.C. V5Y 1Y2 Tel: (604) 681-8888 Fax: (604) 681-8889 Cell: (604) 681-8887 Email: matthew@matthewcheng.com</p>	<p>THIS PLAN HAS BEEN PREPARED BY THE ARCHITECT IN ACCORDANCE WITH THE BRITISH COLUMBIA ACT AND REGULATIONS. ALL DIMENSIONS AND LOCATIONS ARE AS SHOWN ON THIS PLAN. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THIS PLAN IS THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND IS NOT TO BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.</p>	DATE	NO.	DESCRIPTION	REVISIONS	DATE	NO.	DESCRIPTION	
<p>10-UNIT TOWNHOUSE 8431-8451 No.2 RD RICHMOND, B.C.</p>		<p>PROJECT TITLE</p>		<p>SCALE</p>		<p>DATE</p>		<p>NO.</p>	
<p>1/8" = 1'-0" PROJECT NUMBER</p>		<p>DATE</p>		<p>NO.</p>		<p>NO.</p>		<p>NO.</p>	
<p>NUMBER DATE PROJECT NO. APR 27, 2006</p>		<p>DATE</p>		<p>NO.</p>		<p>NO.</p>		<p>NO.</p>	
<p>PROJECT NO. APR 27, 2006</p>		<p>DATE</p>		<p>NO.</p>		<p>NO.</p>		<p>NO.</p>	
<p>PROJECT NO. APR 27, 2006</p>		<p>DATE</p>		<p>NO.</p>		<p>NO.</p>		<p>NO.</p>	

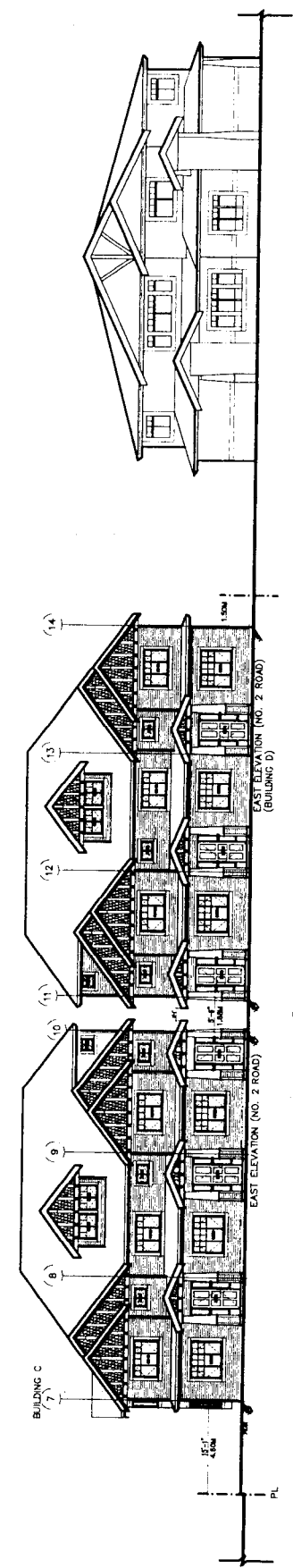
PLAN # 3 APR 12 2006
 DP05293065



 <p>MATTHEW CHENG ARCHITECT INC. 405-445-4000 (405) 445-4000 FAX: (405) 445-4000 1000 N. LINCOLN BLVD., SUITE 100, OKLAHOMA CITY, OK 73106 E-MAIL: MCHENG@MCA-OK.COM WWW.MCA-OK.COM</p>	<p>THIS PLAN IS PREPARED BY THE ARCHITECT AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE ARCHITECT'S WRITTEN CONSENT.</p>	<p>NO. DATE</p>	<p>DESCRIPTION</p>	<p>PROJECT TITLE</p>	<p>DATE</p>	<p>SCALE</p>	<p>PROJECT NUMBER</p>	<p>DATE</p>	<p>PROJECT NO.</p>
	<p>10-UNIT TOWNHOUSE 8431-8451 N.W. 2 RD RICHMOND, B.C.</p>	<p>PARKING PLAN</p>	<p>4/12/06</p>	<p>4/12/06</p>	<p>4/12/06</p>	<p>4/12/06</p>	<p>1/8" = 1'-0"</p>	<p>DP05293065</p>	<p>APR 12 2006</p>




STREETSCAPE ALONG CONVILLE ST.

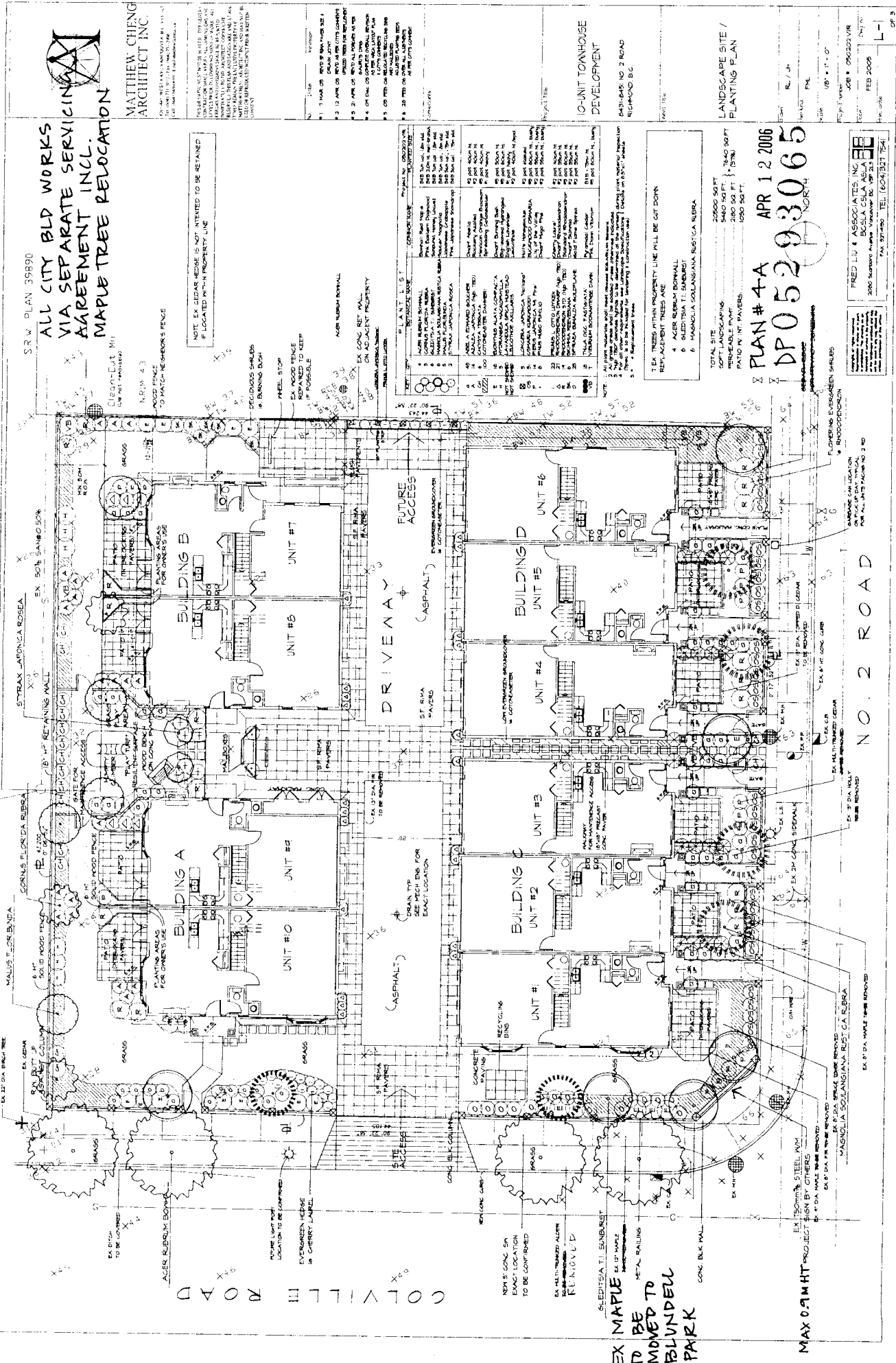


STREETSCAPE ALONG NO. 2 RD.

Reference Plan A APR 12 2006
 DP05293065

 <p>MATTHEW CHENG ARCHITECT INC. 10000 W. 11th Ave., Suite 100 Golden, CO 80401 Tel: 303.440.8888 Fax: 303.440.8889 www.matthewcheng.com</p>	<p>THIS DOCUMENT IS NOT BE LOANED, REPRODUCED, COPIED, PHOTOCOPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY UNAUTHORIZED USE OF THIS DOCUMENT IS PROHIBITED.</p>	<p>PROJECT TITLE 10-UNIT TOWNHOUSE 6431-6461 No.2 RD RICHMOND, B.C.</p>	<p>DATE/TIME STREETSCAPE</p>	<p>SCALE 1/8" = 1'-0"</p>	<p>PROJECT NUMBER DP05293065</p>	<p>DATE APR 12, 2006</p>	<p>SCALE 1/8" = 1'-0"</p>	<p>PROJECT NUMBER DP05293065</p>	<p>DATE APR 12, 2006</p>
	<p>PROJECT TITLE 10-UNIT TOWNHOUSE 6431-6461 No.2 RD RICHMOND, B.C.</p>			<p>DATE/TIME STREETSCAPE</p>	<p>SCALE 1/8" = 1'-0"</p>	<p>PROJECT NUMBER DP05293065</p>	<p>DATE APR 12, 2006</p>	<p>SCALE 1/8" = 1'-0"</p>	<p>PROJECT NUMBER DP05293065</p>

EX BIRCH TO BE PROTECTED



SR W PLAN 39890
 ALL CITY BLD WORKS
 VIA SEPARATE SERVICING
 AGREEMENT INCL.
 MAPLE TREE RELOCATION

MATTHEW CHENG
 ARCHITECT INC.
 2010 WEST 14TH AVENUE, SUITE 101
 DENVER, CO 80202
 TEL: 303.733.1111
 WWW.MATTHEWCHENGARCHITECT.COM

- NOTE: EX CEDAR HERSE IS NOT INTENDED TO BE RETAINED IF LOCATED WITHIN PROPERTY LINE
- 1. 1" X 4" X 8" SCHED 40 STEEL I BEAM
 - 2. 1" X 4" X 8" SCHED 40 STEEL I BEAM
 - 3. 1" X 4" X 8" SCHED 40 STEEL I BEAM
 - 4. 1" X 4" X 8" SCHED 40 STEEL I BEAM
 - 5. 1" X 4" X 8" SCHED 40 STEEL I BEAM
 - 6. 1" X 4" X 8" SCHED 40 STEEL I BEAM
 - 7. 1" X 4" X 8" SCHED 40 STEEL I BEAM
 - 8. 1" X 4" X 8" SCHED 40 STEEL I BEAM
 - 9. 1" X 4" X 8" SCHED 40 STEEL I BEAM
 - 10. 1" X 4" X 8" SCHED 40 STEEL I BEAM

PLANT NUMBER	PLANT NAME	PLANT SIZE	PLANT SPECIES	PLANT NOTES
1	ACER RUBRA	10' DBH	ACER RUBRA	TO BE PROTECTED
2	MAGNOLIA SOZANGIANA	10' DBH	MAGNOLIA SOZANGIANA	TO BE PROTECTED
3	ACER RUBRA	8' DBH	ACER RUBRA	TO BE PROTECTED
4	MAGNOLIA SOZANGIANA	8' DBH	MAGNOLIA SOZANGIANA	TO BE PROTECTED
5	ACER RUBRA	6' DBH	ACER RUBRA	TO BE PROTECTED
6	MAGNOLIA SOZANGIANA	6' DBH	MAGNOLIA SOZANGIANA	TO BE PROTECTED
7	ACER RUBRA	4' DBH	ACER RUBRA	TO BE PROTECTED
8	MAGNOLIA SOZANGIANA	4' DBH	MAGNOLIA SOZANGIANA	TO BE PROTECTED
9	ACER RUBRA	3' DBH	ACER RUBRA	TO BE PROTECTED
10	MAGNOLIA SOZANGIANA	3' DBH	MAGNOLIA SOZANGIANA	TO BE PROTECTED

NOTE: ALL PLANT MATERIAL AND PLANT SPECIES LISTED ARE TO BE PROVIDED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DENVER AND THE COLORADO DEPARTMENT OF AGRICULTURE. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COLORADO DEPARTMENT OF AGRICULTURE. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COLORADO DEPARTMENT OF AGRICULTURE.

TEA TREES WITHIN PROPERTY LINE WILL BE CUT DOWN
 REPLACEMENT TREES ARE:
 1. ACER RUBRA BOWHILL
 2. MAGNOLIA SOZANGIANA
 3. MAGNOLIA SOZANGIANA
 4. MAGNOLIA SOZANGIANA
 5. MAGNOLIA SOZANGIANA
 6. MAGNOLIA SOZANGIANA
 7. MAGNOLIA SOZANGIANA
 8. MAGNOLIA SOZANGIANA
 9. MAGNOLIA SOZANGIANA
 10. MAGNOLIA SOZANGIANA

PLAN # 4A
 APR 12 2006
 DP05293065
 NORTH

FRED LUY & ASSOCIATES INC
 3000 SHERMAN AVENUE
 DENVER, CO 80202
 TEL: 303.733.1111

NO. 2 ROAD

EX MAPLE TO BE MOVED TO BLUNDELL PARK

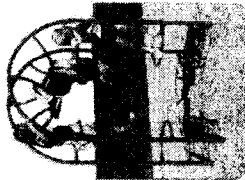
MAX 0.91MHT PROJECT SIGN BY OTHERS



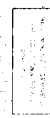
MATTHEW CHE ARCHITECT INC

201 WEST 14th AVENUE, SUITE 100
DENVER, COLORADO 80202
TEL: 303.733.1111 FAX: 303.733.1112
WWW.MATTHEWCHEARCHITECT.COM

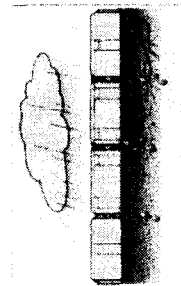
PLAN #4B APR 12 2006
DP 05293065



MAX 0.9M HT



MAX 2.2M HT
MAX 0.9M HT



JE



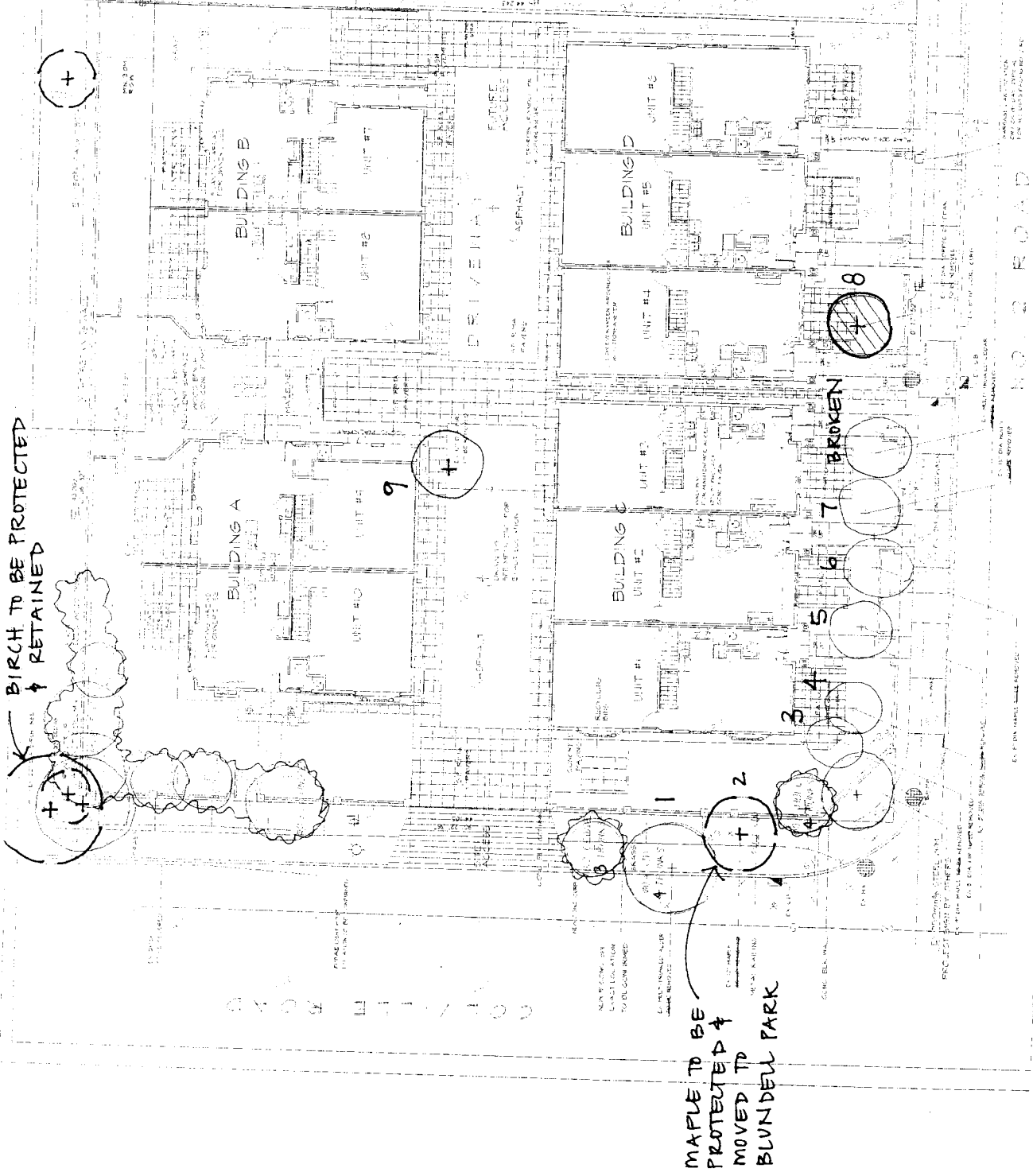
MATTHEW C ARCHITECT
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 TEL: (303) 733-1111 FAX: (303) 733-1112
 WWW.MATTHEWCARCHITECT.COM

REFER TO ARBORIST RPT REGARDING TREES #1-9

LEGEND

- (+) EX TREES REMOVED SEPT 2005
- (+/-) EX TREES TO BE RETAINED / MOVED
- (X) EX TREE TO BE REMOVED
- (*) EX HEDGING / BUSHES REMOVED IN SEPT 05

PLAN #4C APR 12 2006
 DP05293065



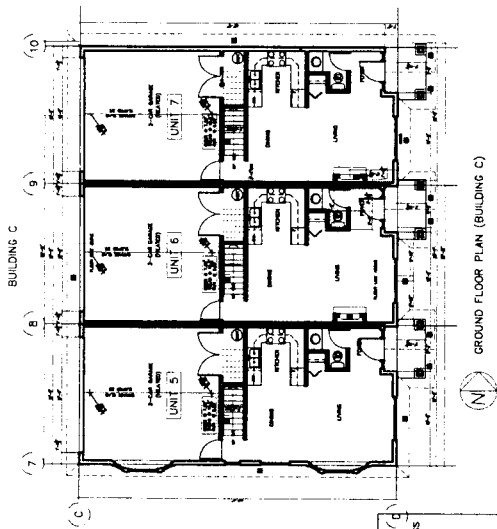
BIRCH TO BE PROTECTED & RETAINED

MAPLE TO BE PROTECTED & MOVED TO BLUNDELL PARK

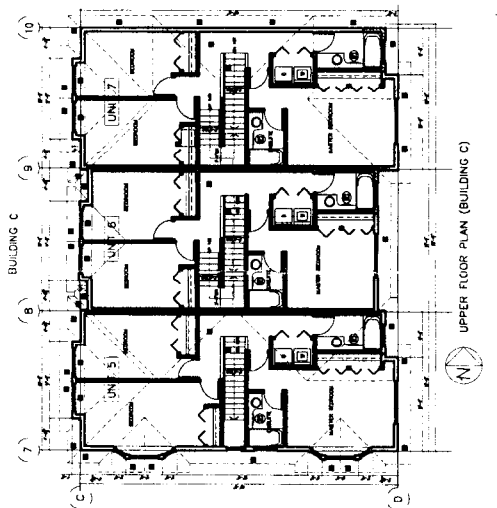
FIELD OF ASSISTANCE, INC.
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 TEL: (303) 733-1111 FAX: (303) 733-1112
 WWW.FIELDOFASSISTANCE.COM

NORTH

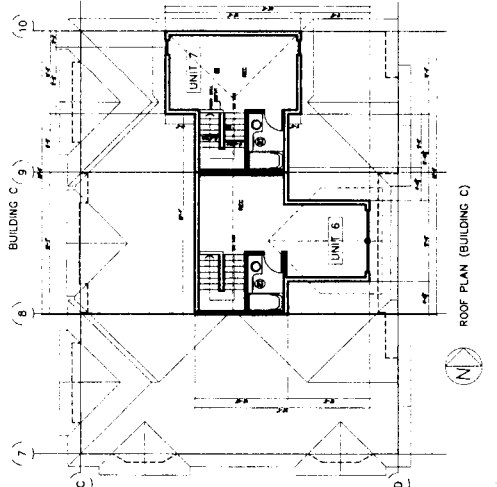
NO. 2 ROAD



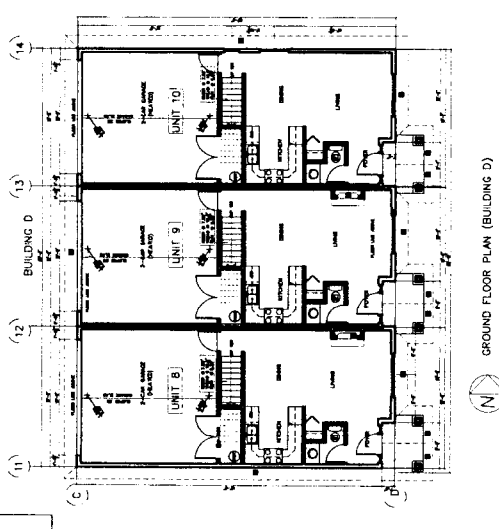
GROUND FLOOR PLAN (BUILDING C)



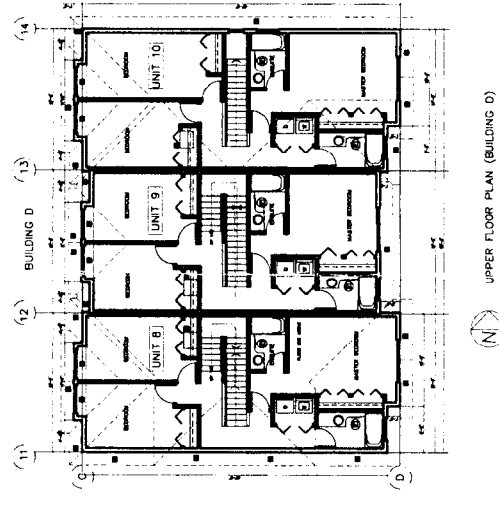
UPPER FLOOR PLAN (BUILDING C)



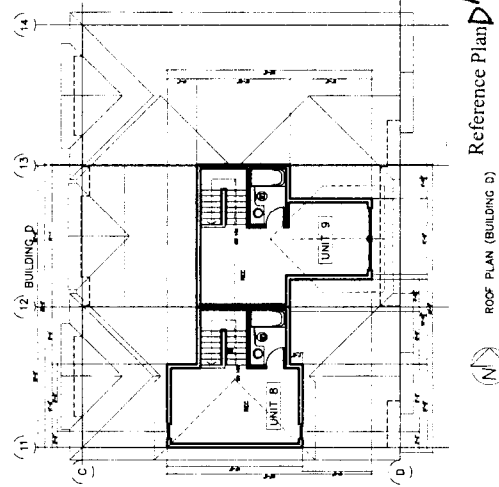
ROOF PLAN (BUILDING C)



GROUND FLOOR PLAN (BUILDING D)



UPPER FLOOR PLAN (BUILDING D)

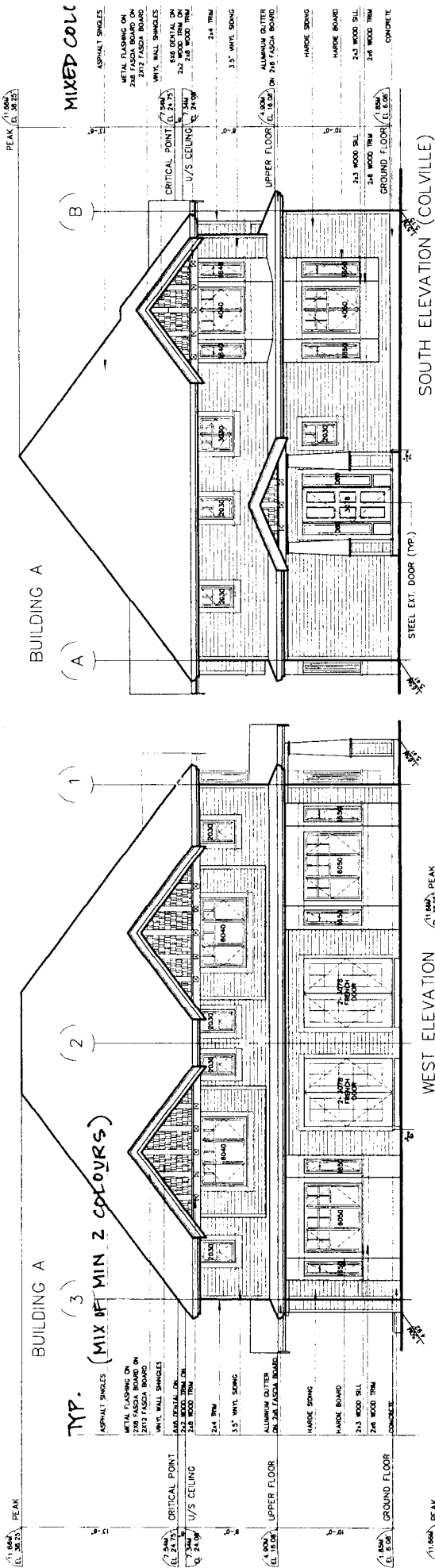


ROOF PLAN (BUILDING D)

- LEGEND**
- 1. 1/2" x 1/2" x 1/2" GLASS ACCESS
 - 2. 1/2" x 1/2" x 1/2" GLASS ACCESS
 - 3. 1/2" x 1/2" x 1/2" GLASS ACCESS
 - 4. 1/2" x 1/2" x 1/2" GLASS ACCESS
 - 5. 1/2" x 1/2" x 1/2" GLASS ACCESS
 - 6. 1/2" x 1/2" x 1/2" GLASS ACCESS
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 - 12. 1/2" x 1/2" x 1/2" GLASS ACCESS
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 - 97. 1/2" x 1/2" x 1/2" GLASS ACCESS
 - 98. 1/2" x 1/2" x 1/2" GLASS ACCESS
 - 99. 1/2" x 1/2" x 1/2" GLASS ACCESS
 - 100. 1/2" x 1/2" x 1/2" GLASS ACCESS

Reference Plan APR 12 2006
 DPV 5293065

<p>MATTHEW CHENG ARCHITECT INC. PROJECT: 10-UNIT TOWNHOUSE EAST-94ST No. 2 RD RICHMOND, B.C. PROJECT NO. 2006-0017 DATE: JAN 26, 2006 SCALE: 1/8" = 1'-0"</p>	<p>DATE: JAN 27, 2006</p>
	<p>PROJECT TITLE: 10-UNIT TOWNHOUSE EAST-94ST No. 2 RD RICHMOND, B.C.</p>
<p>CLIENT: MCH</p>	<p>DATE: JAN 27, 2006</p>
<p>PROJECT NO. 2006-0017</p>	<p>DATE: JAN 27, 2006</p>
<p>SCALE: 1/8" = 1'-0"</p>	<p>DATE: JAN 27, 2006</p>



SOUTH ELEVATION (COLVILLE)
(BUILDING A)

WEST ELEVATION (BUILDING A)

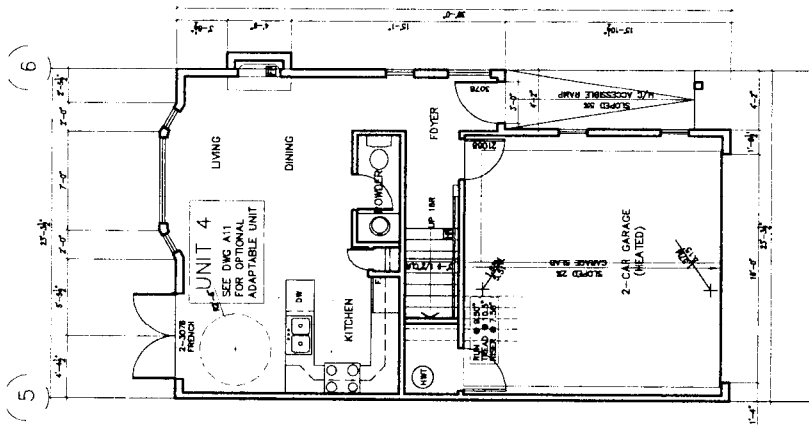
EAST ELEVATION (BUILDING A)

NORTH ELEVATION (BUILDING A)

PLAN # S APR 12 2006
DP 05293065

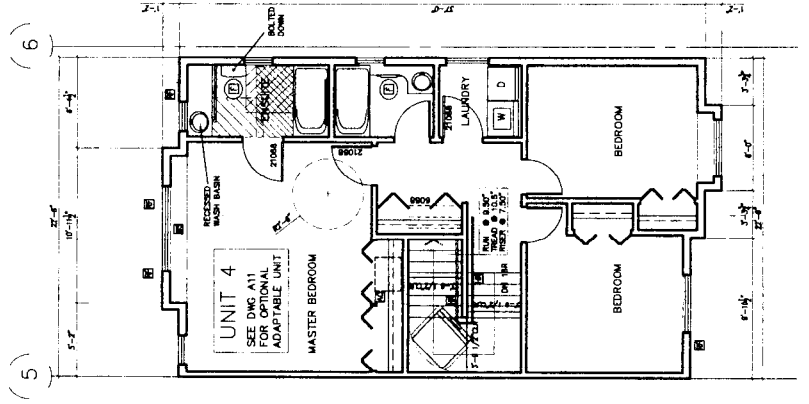
<p>MATTHEW CHENG ARCHITECT INC. REG. ARCHITECT ASSOCIATE #145181 1100 WEST 10TH STREET, SUITE 100 VANCOUVER, BC V6H 2B6</p>	<p>THIS DRAWING AND THE ORIGINAL SET OF DRAWINGS ARE THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. ALL RIGHTS ARE RESERVED. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC.</p>	<p>PROJECT TITLE BUILDING A ELEVATIONS</p>	<p>DATE JAN 27, 2006</p>
		<p>PROJECT NO. 10-UNIT TOWNHOUSE 6437-6451 No.2 RD RICHMOND, B.C.</p>	<p>SCALE 1/4" = 1'-0"</p>
<p>PROJECT NO. 10-UNIT TOWNHOUSE 6437-6451 No.2 RD RICHMOND, B.C.</p>		<p>DATE JAN 27, 2006</p>	<p>SCALE 1/4" = 1'-0"</p>

BUILDING B
OPTIONAL ADAPTABLE UNIT



GROUND FLOOR PLAN (UNIT 4)

BUILDING B
OPTIONAL ADAPTABLE UNIT

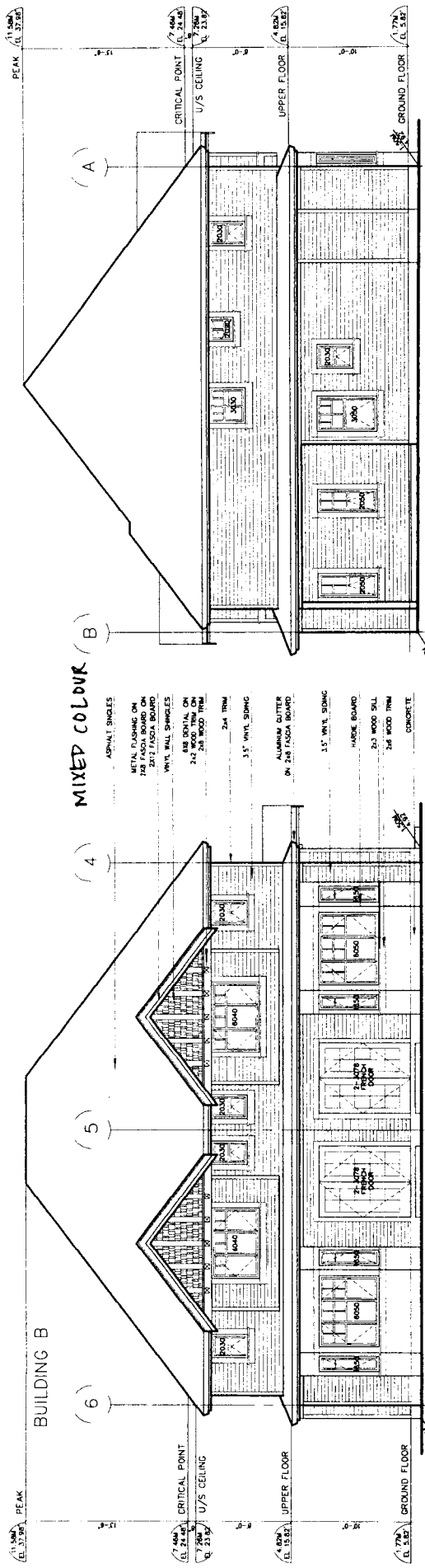


UPPER FLOOR PLAN (UNIT 4)

ALTERNATE
ACCESSIBLE
FLOOR PLAN

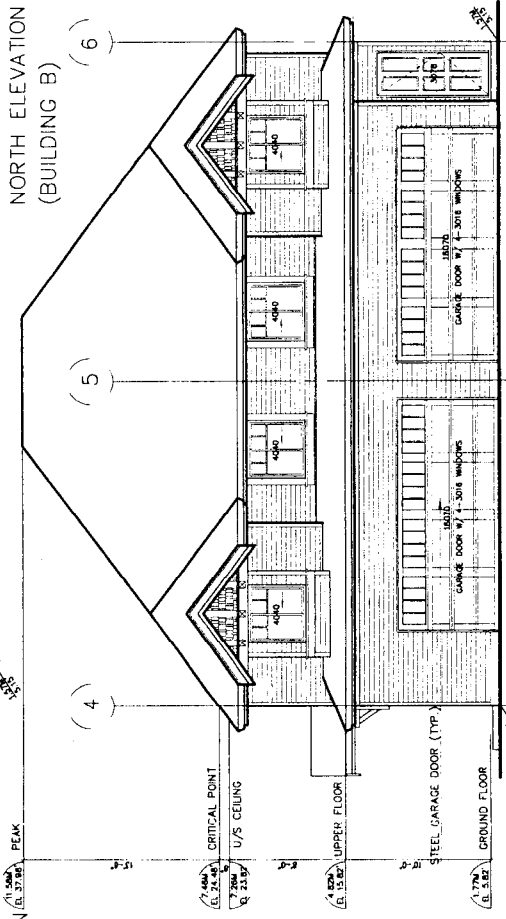
Reference Plan B APR 12 2006
DP 05293065

<p>MATTHEW CHENG ARCHITECT INC. 870-440 WATSON AVENUE, SUITE 101 RICHMOND, B.C. V6X 3E7 TEL: (604) 273-1111 FAX: (604) 273-1112 WWW.MATTHEWCHENGARCHITECT.COM</p>	<p>THIS DRAWING IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ALL RIGHTS ARE RESERVED.</p>	DATE	BY	SCALE
		DATE	BY	SCALE
<p>10-UNIT TOWNHOUSE EAST-BAY IN 2 RD RICHMOND, B.C.</p>		DATE	BY	SCALE
<p>OPTIONAL ADAPTABLE UNIT PLAN</p>		DATE	BY	SCALE
<p>ALL</p>		DATE	BY	SCALE



MIXED COLOUR

- ASPHALT SHINGLES
- METAL FLASHING ON 2x4 FASGA BOARD
- 2x4 FASGA BOARD
- WHT. WALL SHINGLES
- 1/2" WHT. SILL ON 2x4 WOOD TRIM
- 2x4 WOOD TRIM
- 2x4 WHT. SIDING
- ALUMINUM BUTTER ON 2x4 FLOOR BOARD
- 1.5" WHT. SIDING
- HARDIE BOARD
- 2x4 WOOD SILL ON 2x4 WOOD TRIM
- CONCRETE

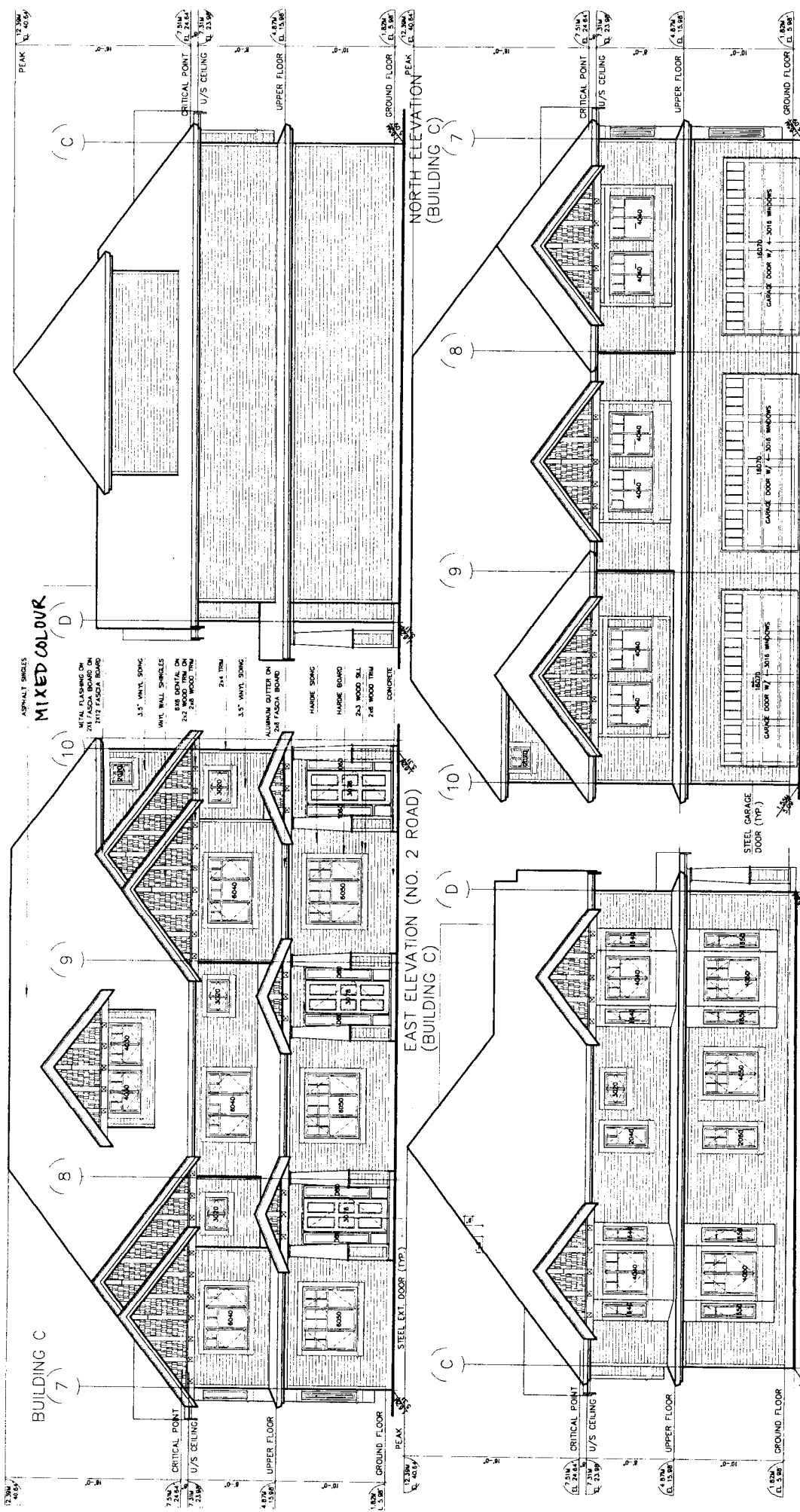


NORTH ELEVATION (BUILDING B)

EAST ELEVATION (BUILDING B)

PLAN #6
APR 12 2006
PP 05293065

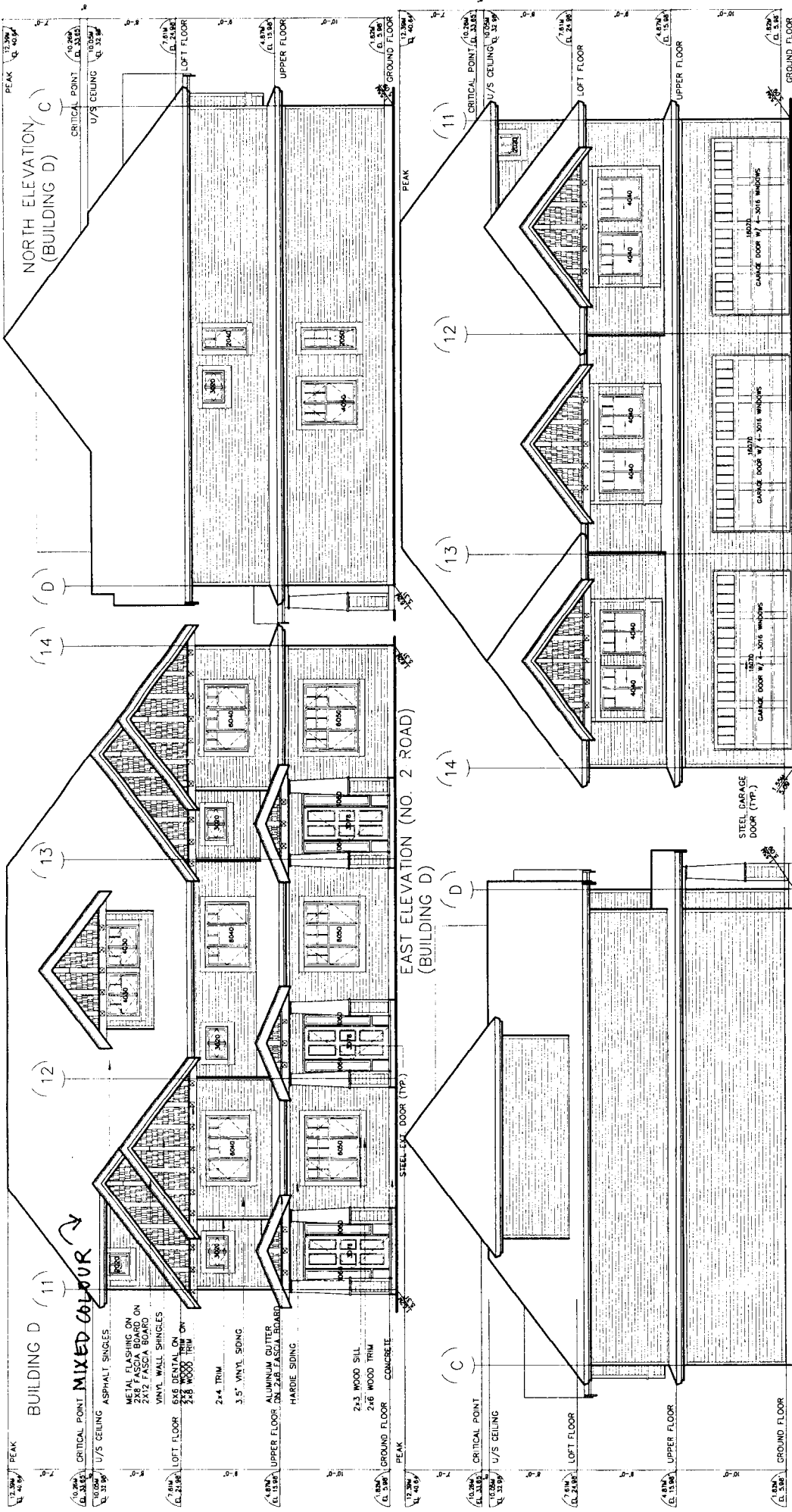
 <p>MATTHEW CHENG ARCHITECT INC. 4251 44th Street, Richmond, BC V6X 2L2 Tel: (604) 273-8877 Fax: (604) 273-8878</p>	<p>WE warrant that the drawings, specifications and contract documents shall be prepared in accordance with the standards of the architectural profession and shall conform to the applicable laws and regulations. We warrant that the drawings, specifications and contract documents shall be prepared in accordance with the standards of the architectural profession and shall conform to the applicable laws and regulations. We warrant that the drawings, specifications and contract documents shall be prepared in accordance with the standards of the architectural profession and shall conform to the applicable laws and regulations.</p>	<p>PROJECT TITLE BUILDING B ELEVATIONS</p>	<p>PROJECT FILE 10-UNIT TOWNHOUSE 6437-6451 No.7 RD RICHMOND, B.C.</p>	<p>DATE</p>	<p>SCALE 1/4" = 1'-0"</p> <p>PROJECT NUMBER</p> <p>REVISION DATE JAN 28 2006</p> <p>DWG. NO. A8</p>
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WEST ELEVATION
(BUILDING C)

PLAN # 7 APR 12 2006
 DP 05293065

	MATTHEW CHENG ARCHITECT INC. 455-465 WEST 22ND AVENUE, SUITE 101 VANCOUVER, B.C. V6V 1W1 TEL: (604) 273-1012 FAX: (604) 273-1008 WWW.MATTHEWCHENGARCHITECT.COM	THE DRAWINGS ARE TO BE USED FOR THE GENERAL INFORMATION ONLY. ALL DIMENSIONS AND MATERIALS SHALL BE AS SHOWN UNLESS OTHERWISE SPECIFIED. THE DRAWING SHALL BE THE RESPONSIBILITY OF THE ARCHITECT AND NOT BE USED FOR CONSTRUCTION WITHOUT THEIR WRITTEN CONSENT.	PROJECT NO. 8431-8451 No. 2 RD RICHMOND, B.C.	PROJECT TITLE BUILDING C ELEVATIONS	SCALE 1/4" = 1'-0" PROJECT NUMBER NUMBER DATE APR 12 2006 DRAWN BY CHECKED BY	SHEET NO. A9
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NORTH ELEVATION (BUILDING D)
 EAST ELEVATION (NO. 2 ROAD) (BUILDING D)
 WEST ELEVATION (BUILDING D)

PLAN # 8
 APR 12 2006
 DP 05293065

	<p>MATTHEW CHENG ARCHITECT INC. 401 W. BELLEVILLE AVENUE, SUITE 201 RICHMOND, B.C. V6V 1K6 TEL: (604) 273-1111 FAX: (604) 273-1112 WWW: MCHARCHITECT.COM</p>	<p>THE DRAWINGS WILL BE BUILT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.</p>	<p>NO. 2015</p>	<p>COMPUTERS</p>	<p>PROJECT TITLE 10-UNIT TOWNHOUSE EAST-EAST No. 2 RD RICHMOND, B.C.</p>	<p>DATE PROJECT NUMBER DRAWN BY CHECKED BY PERMIT DATE JAN 27, 2006</p>	<p>SCALE 1/4" = 1'-0"</p>
<p>DATE: 12 PROJECT NO: 05293065 DRAWN BY: MC CHECKED BY: MC PERMIT DATE: JAN 27, 2006</p>		<p>PROJECT TITLE BUILDING D ELEVATIONS</p>	<p>DATE: 12 PROJECT NO: 05293065 DRAWN BY: MC CHECKED BY: MC PERMIT DATE: JAN 27, 2006</p>	<p>SCALE 1/4" = 1'-0"</p>	<p>DATE: 12 PROJECT NO: 05293065 DRAWN BY: MC CHECKED BY: MC PERMIT DATE: JAN 27, 2006</p>		