



**City of Richmond**  
Urban Development Division

**Report to  
Development Permit Panel**

**To:** Development Permit Panel

**Date:** December 17, 2004

**From:** Raul Allueva  
Director of Development

**File:** DP 04-274332

**Re:** Application by Syeda Huma Shah for a Development Permit at 7660 No. 2 Road

**Staff Recommendation**

1. That a Development Permit be issued that would permit development of four (4) townhouse units at 7660 No. 2 Road on a site zoned Townhouse District (R2 – 0.7); and
2. Vary provisions of the Zoning and Development Bylaw No. 5300 to permit the following:
  - a. Reduce the minimum lot size in Townhouse District (R2 – 0.7) from 30 m (98.425 ft.) to 21.34 m (70 ft.); and
  - b. Reduce the side yard setback along the south property line from 3.0 m (9.843 ft.) to 2.0 m (6.56 ft.) to accommodate projections for both townhouse buildings, bay windows, enclosed and unenclosed fireplaces and chimneys.

Raul Allueva  
Director of Development

KE:blg  
Att.

## Staff Report

### Origin

Syeda Huma Shah has applied to the City of Richmond for permission to develop four (4) townhouse units (2 three-storey units and 2 two-storey units) at 7660 No. 2 Road on a site zoned Townhouse District (R2 – 0.7).

A location map is shown in “Schedule A” attached to this permit. Information related to the project is contained in the Development Application Data Sheet (**Attachment 1**).

### Background

This is the first townhouse development to be brought forward on the east side of No. 2 Road to the north of the Blundell Neighbourhood Shopping Centre. Through the processing of the rezoning for the subject site, there were preliminary discussions with property owners to the north about the possibilities of a joint townhouse development involving three (3) total properties. However, no such agreement for a joint townhouse proposal could be arranged and a townhouse proposal for the subject site only was approved through the rezoning process.

Development surrounding the subject site is as follows:

- To the north, older character single-family dwellings. The Every House (heritage character house) is located two (2) properties to the north;
- To the south, a Coast Capital Savings branch and parking lot;
- To the west, a vacant large parcel currently undergoing redevelopment to permit 24 townhouse units on the opposite side of No. 2 Road on a similarly zoned site (reference file RZ 03-241131 and DP 04-264641); and
- To the east, two (2) older character single-family dwellings abutting the rear property line.

### Rezoning and Public Hearing Results

A Public Hearing for the rezoning of the subject property was held on June 21, 2004. No comments were made that require further follow up or specific action through the Development Permit.

### Staff Comments

The small four-unit townhouse proposal is consistent with Development Permit Guidelines for multi-family projects in Schedule 1 of the Official Community Plan (9.2 – General Guidelines; 9.3 Multiple-Family Guidelines). The applicant has addressed all relevant design and related issues and provided revised drawings that adequately respond to comments made by staff. Requirements attached to the Development Permit and future Building Permit requirements are outlined in the attached Conditional Development Permit Requirements (**Attachment 2**).

Issues pertaining to vehicle access and width of the existing property for consideration in a townhouse proposal were dealt with at the rezoning stage. A total of 15 privately planted trees (12 Western Red Cedar; 2 Douglas Firs and 1 European Ash Tree) are located on City property (along the No. 2 Road right-of-way). Based on the recommendations of the applicant's arborist report, a request was made to remove these trees due to the current condition of the row of trees from past pruning practices, which had grown together and become entangled. After consulting with the Parks Department, staff are willing to agree with the recommendations of the arborist report and permit removal of these trees so long as the following conditions are met:

- Payment of monies for the monetary compensation of the trees to be removed; and
- Parks Department staff indicated that the one (1) European Ash tree was significant and should be retained. The applicant is willing to retain this tree and take all necessary measures to protect the European Ash tree from damage during demolition and construction.

The applicant has contributed the necessary funds required as compensation for removing trees on City property, which will be utilized to replant trees in front of the subject site or in nearby surrounding parks. Staff will monitor demolition and construction activity on the subject site to ensure protection and viability of the European Ash tree to be retained.

### Design Panel Comments

This proposal was presented to the Advisory Design Panel on November 17, 2004. A copy of the approved Minutes from the meeting is in **Attachment 3**. The Advisory Design Panel was generally supportive of the proposed development and decided that the project should proceed once consideration was given to comments made by Panel members. Specific issues that have been addressed are as follows:

- Window size and placement along the north and south building elevations has been adjusted to better coordinate the treatment of glazing throughout the project;
- Bay windows have been added to improve the building façade's articulation; and
- Minor changes have been made to exterior cladding in order to consistently implement similar building materials on all elevations.

### Zoning Variances

1. Reduce the minimum lot size in Townhouse District (R2 – 0.7) from 30 m (98.425 ft.) to 21.34 m (70 ft.).

*A variance is required to reduce the minimum lot size width from 30 m (98.425 ft.) to 21.34 m (70 ft.) to accommodate this small townhouse development on a small site. This variance was identified at the rezoning stage, and no concerns were identified at that time. Staff can consider this variance on the previous directive of Planning Committee at the rezoning stage to explore the possibility of townhouses on this site as an alternative to other residential redevelopment options (i.e. single-family.) (Earlier efforts for a joint townhouse proposal involving neighbouring property owners to the north were initially explored, however no such agreement could be made). Staff are generally satisfied with the arrangement of the townhouse development on the subject site in relation to dealing with adjacency and design issues on a small site. Therefore, staff support the proposed variance.*

2. Reduce the side yard setback along the south property line from 3.0 m (9.843 ft.) to 2.0 m (6.56 ft.) to accommodate projections for both townhouse buildings, bay windows, enclosed and unenclosed fireplaces and chimneys.  
*The applicant is also requesting a reduction to the side yard setback from 3 m (9.843 ft.) to 2 m (6.56 ft.) for both buildings, which includes small projections for a bay window element and fireplace for the two-storey townhouse only, along the south property line. Staff can support this variance, as it allows for more landscaping to be implemented along the north edge of the driveway access, which provides additional buffering for the single-family dwelling. There are no concerns in regards to bringing buildings closer to the south property line as the neighbouring property (Coast Capital Savings branch) has their parking lot situated next to the subject site and is further buffered by a tall, mature cedar hedge. The small bay window and fireplace projection also improves overall building articulation and detailing.*

## Analysis

### Conditions of Adjacency

- The site plan and landscaping generally addresses conditions of adjacency, particularly in regards to ensuring adequate setbacks and building massing to single-family dwellings to the north and east.

### Site Plan and Urban Design

- The units are designed to have at grade, front door presence along the No. 2 Road frontage, with units at the rear oriented to the internal drive aisle. The three-storey duplex unit is positioned at the front of the site with the two-storey duplex unit located at the rear to take into account the surrounding single-family dwellings.
- The 4 m (13 ft.) wide temporary access proposed from No. 2 Road will be removed when a permanent access to the north is established and the necessary cross access agreements have been arranged. Staff are satisfied that the 4 m (13 ft.) wide access is sufficient to service the townhouse development on a temporary basis until the ultimate development on adjacent lands is finalized. The reduced temporary access width enables development of townhouses and more effective site planning on the relatively narrow site.
- The development will be providing six (6) resident parking stalls and one (1) visitor parking stall. The two (2) front dwelling units have two (2) stalls each. The rear dwelling units have one (1) stall per dwelling unit. The resulting average of stalls per dwelling unit based on the total number of units in the project is 1.5, which is the minimum required in the Zoning and Development Bylaw.

### Architectural Form and Character

- The architecture for both duplex units has been kept relatively simple. Building facades have been articulated with a combination of bay windows, covered entrance treatments, projecting balconies and gable roof features.
- In order to address the “flatness” of the building façade, cladding materials have been selected to increase the texture of each duplex building. This has resulted in the use of vinyl siding for lower portions of the buildings with hardi-plank siding on upper portions. Cedar shakes are implemented within the roof gable ends to provide further texture.

Landscape Plan

- The landscape plan is well executed and provides a high level of detailing for a relatively small site involving a number adequately sized trees, well placed shrubbery and a variety of decorative pavers in the drive aisle and semi-private open space.
- The amenity space contains a combination of paving stones, low-level fencing and seating area combined with a variety of soft landscaping (i.e. grass, groundcovers, shrubs and a tree).
- The mailbox enclosure has been shifted to the east to improve access and visibility of the structure by residents of the complex.
- Increased space for a landscaping strip along the drive aisle has been provided to achieve improved buffering and adjacency conditions for neighbouring single-family dwellings. Hard landscaping consists of a variety of paving stones within the open spaces and drive aisles as well as a wood fence around the perimeter of the site (2.5 ft. at the front yard; 5 ft. for the rest of the site).
- Soft landscaping consists of a total of 19 trees and a variety of shrubs and groundcovers. There are 13 existing trees currently on the subject site, which are slated to be removed. As the landscape architect has upsized trees where possible and due to the relatively limited area where landscaping can be implemented, the landscape plan adequately compensates for the proposed tree removal.

**Conclusions**

The Development Permit application for a four-unit townhouse proposal at 7660 No. 2 Road is consistent with guidelines for multi-family developments contained within the Official Community Plan (OCP). Staff are satisfied with the level of design refinement and landscaping proposed of the site and recommend approval of the Development Permit.



Kevin Eng  
Planning Technician – Design  
(Local 4626)

KE:blg

Prior to forwarding this Development Permit application to Council for approval, the following requirements must be completed:

- 1) Receipt of a Letter of Credit for landscaping in the amount of \$14,818.00.
- 2) Payment of cash in lieu of on-site indoor amenity space in the amount of \$2,000.00.



# City of Richmond

6911 No. 3 Road  
Richmond, BC V6Y 2C1

## Development Application Data Sheet

Development Applications Department

DP 04-274332

Attachment 1

Address: 7660 No. 2 Road

Applicant: Syeda Huma Shah Owner: Syeda Huma Shah

Planning Area(s): N/A

Floor Area Gross: 714 m<sup>2</sup> Net: 546 m<sup>2</sup>

	Existing	Proposed
Site Area	780 m <sup>2</sup>	780 m <sup>2</sup>
Land Uses	Single-Family Dwelling	Multi-family residential – 4 units
OCP Designation	Low Density Residential Neighbourhood Residential	No change
Zoning:	R2 – 0.7	Zoning permits use and density
Number of Units	N/A	4 units

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.7 F.A.R.	0.7 F.A.R.	none permitted
Lot Coverage:	Max. 40%	37%	
Setback – Front Yard:	Min. 6m	6m	
Setback – Side Yard (North):	Min. 3m	3m	
Setback – Side Yard (South):	Min. 3m	2m	Variance to reduce from 3m to 2m
Setback – Rear Yard:	Min. 3m	3m	
Height (m):	Max. 11m	11m	
Lot Size:	Width: 30m Depth: 35m	Width: 21.34m Depth: 36.58m	Variance to reduce minimum Width from 30m to 21.34m
Off-street Parking Spaces – Resident	6 stalls	6 stalls	
Off-street Parking Spaces – Visitor	1 stalls	1 stalls	
Off-street Parking Spaces – Total:	7 stalls	7 stalls	
Tandem Parking Spaces:	not permitted	none proposed	
Indoor Amenity Space:	none provided	cash in lieu	
Outdoor Amenity Space:	Min. 24m <sup>2</sup>	24 m <sup>2</sup>	

**Acknowledgement of Development Conditions for DP 04-274332  
7660 No. 2 Road**

Prior to forwarding this application to Council for Development Permit approval, the developer is required to complete the following requirements:

1. Receipt of a Letter of Credit for landscaping in the amount of **\$14,818**. The amount is based on the total floor area, including areas which may be exempt from floor area ratio (F.A.R.) calculations, such as garages; and
2. Payment of cash-in-lieu of on-site indoor amenity space in the amount of **\$2,000** (\$1,000 per dwelling unit less than 148 m<sup>2</sup>) as per the Official Community Plan (OCP)•

Prior to issuance of the Building Permit, the following must be completed:

1. Prior to issuance of the Building Permit, an approved Servicing Agreement\* (\*separate application - \$1,000 fee) must be in place for the design and construction of frontage upgrades across the 2 m right-of-way along the front property line. These works are to generally extend the sidewalk along the west property line from where it ends at the Coast Capital Savings site. A deposit is also required for the future reinstatement of the temporary driveway crossing out onto No. 2 Road.

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

**Wednesday November 17, 2004 – 4:00 p.m.**

**Rm. M.1.003**

**RICHMOND CITY HALL**

2. Townhouses  
*Gauri Virdi*  
7660 No. 2 Road  
(Formal)

DP 04-274332

Kevin Eng, Planning Technician, distributed and reviewed staff comments relative to the project, a copy of which is attached as Schedule 1 and forms a part of these minutes. Mr. Eng noted that staff would like to see a further refinement of the elevations, and in particular the rear elevations.

Ms. Gauri Virdi, with the aid of a photo context board, a model, elevations, an artists' rendering, and a context plan provided the site context, including the efforts that had been undertaken to determine whether a consolidation with adjacent lots was possible. Ms. Virdi also described: the siting of the buildings closer to the parking in order to achieve the visitor parking spaces and the amenity area at the rear; the retention of trees along the north property line; the provision of double car garages for the front buildings and single car garages at the rear plus an outside parking space; the outdoor living space provided for each unit; the streetscape; and, the exterior materials.

Mr. Jonathan Losee, landscape architect, spoke about the existing trees and hedges on site, and identified which could be retained. An existing Ash tree along the street edge is to be reassessed once the removal of the conifer trees is complete. Mr. Losee then reviewed the landscape plan, including the 2m right-of-way required along No. 2 Road to accommodate a future sidewalk.

The comments of the Panel were as follows:

- a nice plan overall with lots of good ideas. The Liquidambar Stryraciflua shown in the area of the existing Ash tree should be eliminated. The Liquidambar Stryraciflua should be retained along one side of the driveway, the tops should be kept high. The driveway could be narrowed to provide more landscape. There was no value to the amenity area other than to the adjacent unit. The mailbox might be better brought forward.
- a well-executed project with good nooks and crannies and small spaces. A lot of lawn area on the north side that probably wouldn't make it. Paving should be looked



at in the middle – is it appropriate to connect two entrances? If so, could be more streamlined.

- a tight site – well done. Liked the idea of moving 1 building to the side to get landscaping both sides of the driveway. The building on No. 2 Road has a flat façade – the front doors are in a flat plane with the façade and the upper balconies look tacked on – could have more in/out articulation. Movement of the stairs might allow the doors to be pushed somewhat. The windows don't have enough organization – could connect with trim for more coherence or have a bay window or a bay window with a gable top. Hardiplank doesn't wrap around – needs more texture.
- the site planning, organization and landscaping are well resolved. Due to the simple block of buildings the location and organization of windows is important. The disposition of the windows is strange – manipulate the windows and textures for articulation. The windows could reflect the function inside – be slightly different in each location – or cluster together and have trim.
- the 4m driveway was of concern as it does not provide enough room for 2 vehicles to pass – any opportunity to widen the driveway, especially at the road end, should be looked at.

Discussion then ensued that resulted in the following motion:

It was moved and seconded

*That DP 04-274332 move forward subject to the applicant working with staff to address the comments made by the Panel regarding the width of the access; the need to add more interest to the north and south elevations and the window placement; and, the amenity area, which was not deemed necessary, but should be embellished if retained.*

**CARRIED**



**City of Richmond**  
Urban Development Division

## Development Permit

**No. DP 04-274332**

To the Holder: SYEDA HUMA SHAH  
Property Address: 7660 NO. 2 ROAD  
Address: NOOR OR SHAHBAZ MUNSHEY  
73 – 11020 WILLIAMS ROAD  
RICHMOND, BC V7A 1X8

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 and #2 attached hereto.
  - b) The siting and design of off-street parking and loading facilities shall be generally in accordance with Plan #1 and #2 attached hereto.
  - c) Landscaping and screening shall be provided around the different uses generally in accordance with the standards shown on Plan #2 attached hereto.
  - d) Roads and parking areas shall be paved in accordance with the standards shown on Plan #1 and #2 attached hereto.
  - e) Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
  - f) Subject to Section 692 of the Local Government Act, R.S.B.C., the building shall be constructed generally in accordance with Plans #1 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 04-274332

To the Holder: SYEDA HUMA SHAH  
Property Address: 7660 NO. 2 ROAD  
Address: NOOR OR SHAHBAZ MUNSHEY  
73 – 11020 WILLIAMS ROAD  
RICHMOND, BC V7A 1X8

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There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$14,818.00

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

This Permit is not a Building Permit.

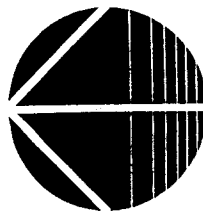
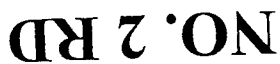
AUTHORIZING RESOLUTION NO.  
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

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MAYOR



DP 04-274332  
SCHEDULE "A"

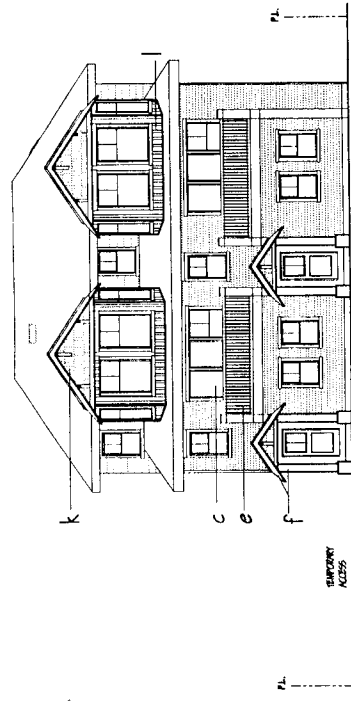
Original Date: 08/04/04

Revision Date:

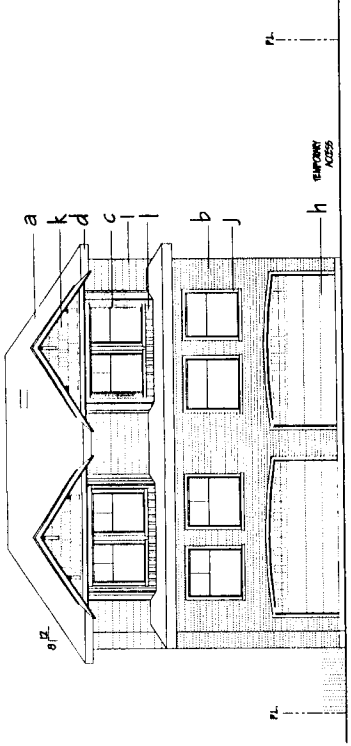
**Note:** Dimensions are in METRES



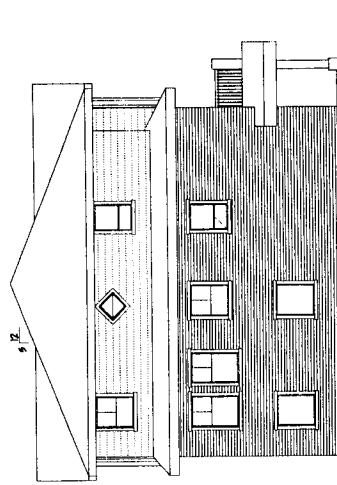




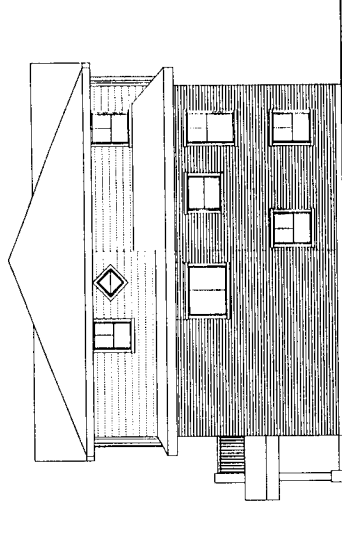
WEST ELEVATION  
(3-STORY UNITS- NO. 2 ROAD)  
SCALE 1/8"=1'-0"



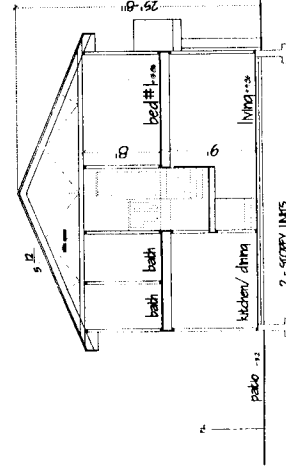
EAST ELEVATION  
(3-STORY UNITS- DREWEY)  
SCALE 1/8"=1'-0"



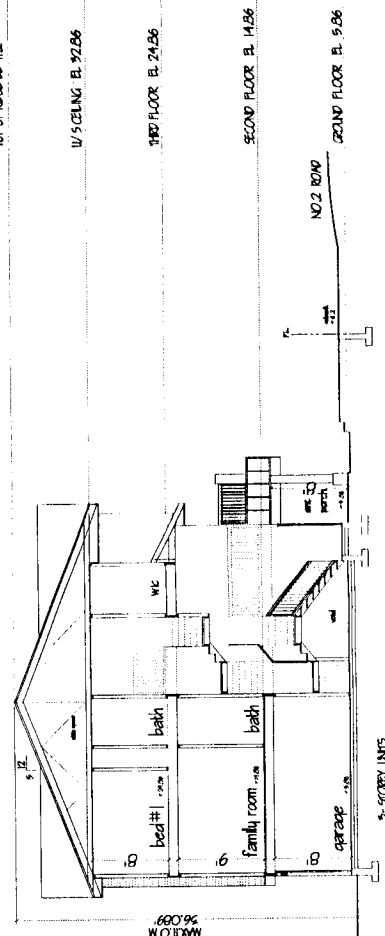
NORTH ELEVATION  
(3-STORY UNITS- TEMPORARY ACCESS)  
SCALE 1/8"=1'-0"



SOUTH ELEVATION  
(3-STORY UNITS)  
SCALE 1/8"=1'-0"



2-STORY UNITS  
SECTION - A-A  
SCALE 1/8"=1'-0"



3-STORY UNITS

TOP OF ROOF EL. 41.2

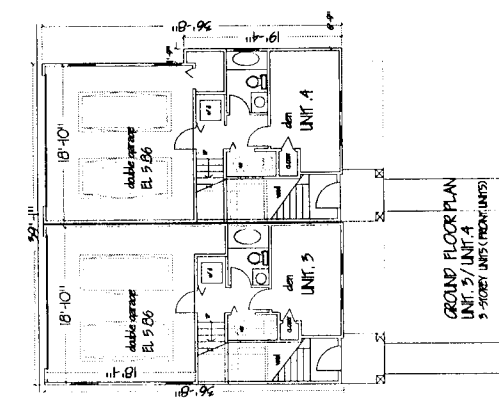
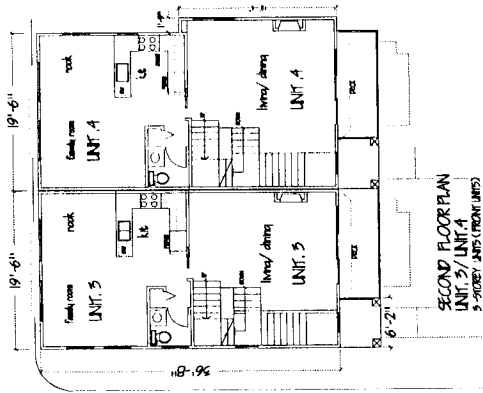
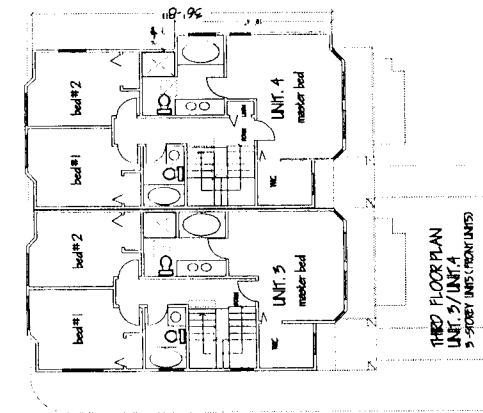
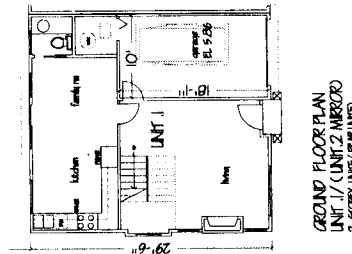
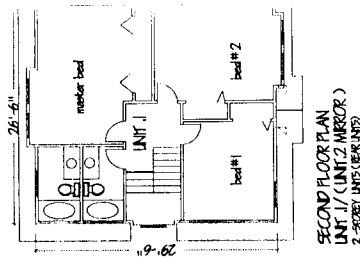
1ST FLOOR EL. 32.86

2ND FLOOR EL. 24.86

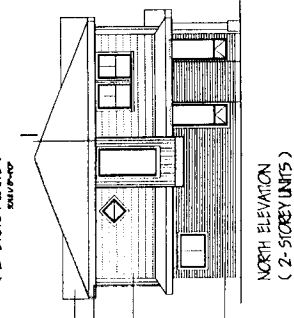
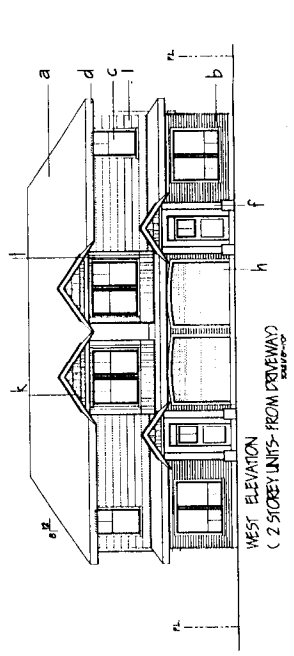
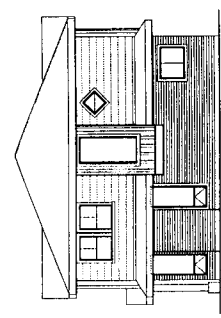
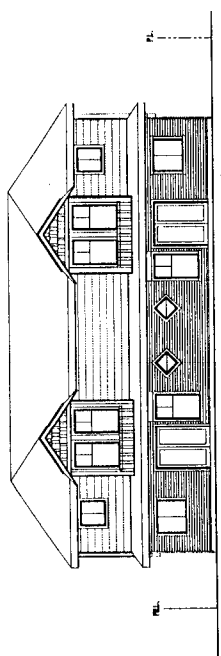
3RD FLOOR EL. 14.86

GROUND FLOOR EL. 5.86

PLAN #3 DEC 17 2004  
04274332  
PLAN #4  
DESIGNER:  
GAURI VIRDI  
#5-6162 WILLOW ST.  
VANCOUVER, BC.  
TEL. 604 261 7603  
DRG. 3/5



- EXTERIOR FINISHES, CONSTRUCTION MATERIALS:
- 1) exterior masonry
  - 2) exterior paint and stained masonry
  - 3) exterior paint and stained masonry
  - 4) exterior paint and stained masonry
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  - 91) exterior paint and stained masonry
  - 92) exterior paint and stained masonry
  - 93) exterior paint and stained masonry
  - 94) exterior paint and stained masonry
  - 95) exterior paint and stained masonry
  - 96) exterior paint and stained masonry
  - 97) exterior paint and stained masonry
  - 98) exterior paint and stained masonry
  - 99) exterior paint and stained masonry
  - 100) exterior paint and stained masonry

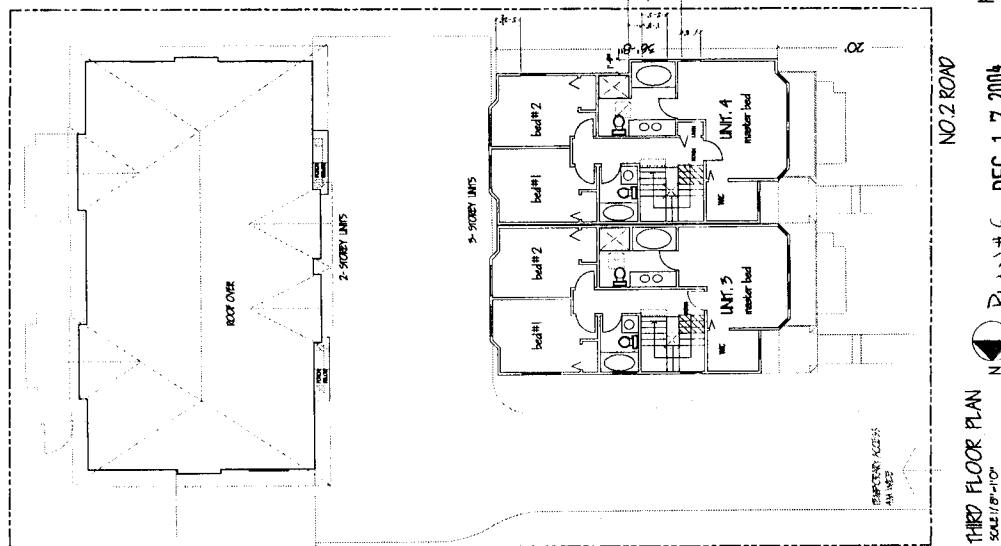
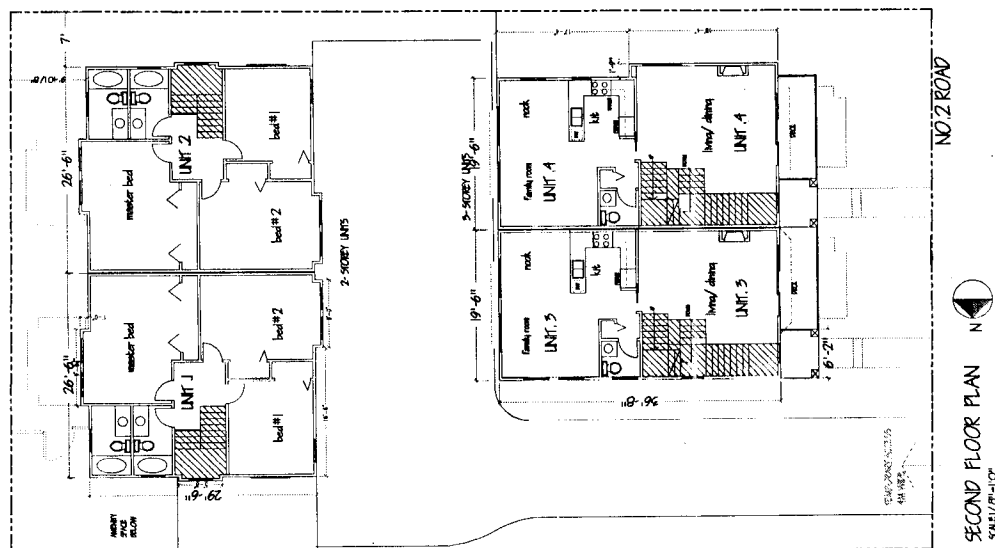
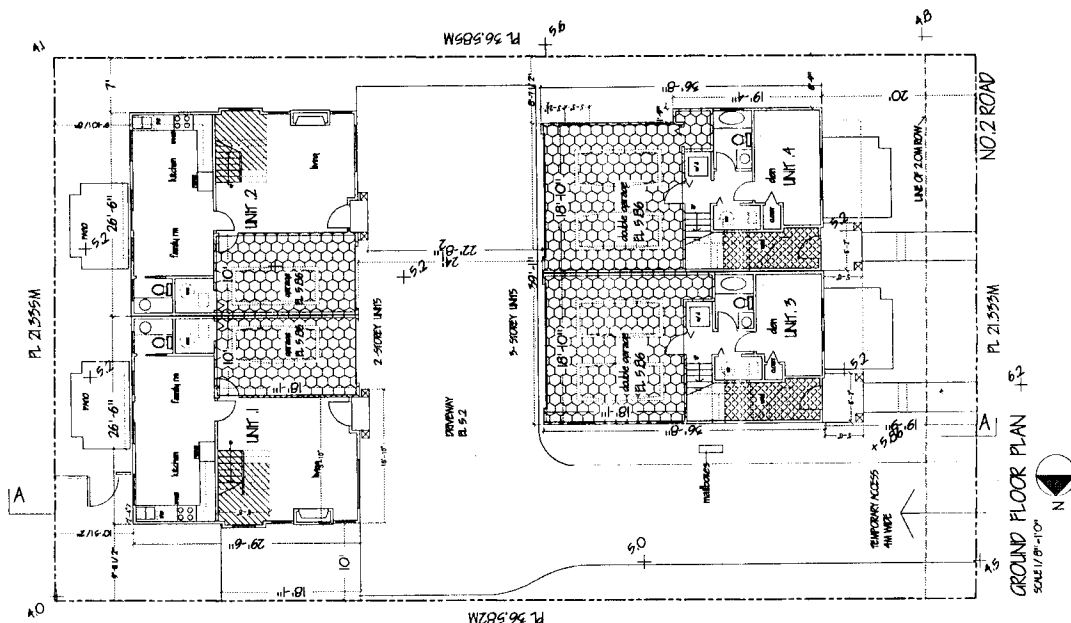


PLAN #4 DEC 17 2004  
04274332

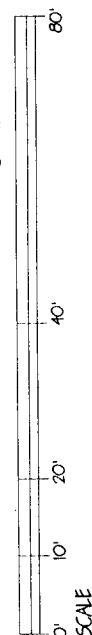
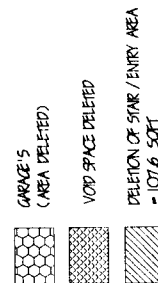
PLAN #5  
DESIGNER:  
GAURI VARDI  
#5-6162 WILLOW STREET  
VANCOUVER, BC.  
TEL. 604 261 7605  
DRG. 4/5







## AREA CALCULATIONS/ HATCHED DELETIONS



PLAN #6  
DESIGNER:  
GAUR VIRDJI  
#5-6162 WILLOW ST.  
VANCOUVER, BC,  
TEL. 604 261 7603  
DRG. 2 / 5

THIRD FLOOR PLAN  
SCALE: 1/8"=1'-0"  
N  
PLAN # 6 DEC 17 2004  
0427433

SECOND FLOOR PLAN



DEC 1 7 2006

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