



**City of Richmond**  
Urban Development Division

## Report to Development Permit Panel

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**To:** Development Permit Panel  
**From:** Joe Erceg  
Manager, Development Applications  
**Date:** December 13, 2002  
**File:** DP 02-203975  
**Re:** **Application by Memorial Gardens (BC) Ltd. for a Development Permit at  
8420 Cambie Road**

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### Manager's Recommendation

That a Development Permit be issued for a property at 8420 Cambie Road that would:

1. Allow the re-development of the Richmond Funeral Home on a site zoned Comprehensive Development District (CD/2); and to
2. Vary the provisions of the *Zoning and Development Bylaw* to:
  - a) reduce the number of required parking spaces from 117 to 103; and
  - b) increase the percentage of small car parking spaces from 30% to 40%.

Joe Erceg  
Manager, Development Applications

AJ:blg  
Att.

## Staff Report

### Origin

Memorial Gardens (BC) Ltd. have applied for a Development Permit to redevelop the Richmond Funeral Home on the corner of Cambie Road and Brown Road. The site is zoned Comprehensive Development District (CD/2).

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

### Development Information

Site Area:	8,215.333 m <sup>2</sup> (89,432 ft <sup>2</sup> )
Building Area:	1,892.838 m. sq. (20,375 ft <sup>2</sup> )
Site Coverage:	50% Allowed 23% Proposed
F.A.R.:	0.5 Allowed 0.23 Proposed
Parking:	117 Spaces Required 103 Spaces Proposed

### Findings of Fact

Guidelines for form and character appear in Schedule 2.10 of Bylaw 7100, the *City Centre Area Plan* portion of the *Official Community Plan*.

Development surrounding the subject site is as follows:

- To the north, across Cambie Road, is the Continental Shopping Centre;
- To the east and south, is an older single-family area; and
- To the west is a mini-storage facility.

### Staff Comments

Staff comments are followed by the applicant's response in *bold italics*.

### Urban Development - Design

We have a copy of a tree survey, but the landscape architect should take the information and plot it at the same scale as the landscape plan. It should be possible, then, to preserve a number of trees in the parking lot. In any case, all of the trees should be shown on the plan. Trees larger than 8 in. caliper that are removed should each be replaced with a minimum of two 4" caliper trees (show on the plant list). An arbourist should be retained to evaluate the trees, prepare a tree management plan, and supervise the work around the trees during construction. Tree-protection fences should be erected on the site (show on landscape plan).

***The consultants have complied with the request, and have integrated a number of mature trees into the parking lot design. In particular, an Oak and a Himalayan Cedar, both with trunks over a metre in diameter, have been retained. As a result, the applicant is proposing a slight parking variance to reduce the number of spaces and to add additional small cars.***

When the project is completed, we require a letter of compliance from the landscape architect and the arbourist. Note that prior to submitting this application to Council, a Letter of Credit will be required for landscaping.

### **Urban Development – Utilities**

Prior to issuance of a Development Permit, the following should be in place:

1. Dedication of 3.0 m along entire Cambie Road frontage including a 4 m x 4 m corner cut.  
***The applicant has agreed to the required dedication.***
2. Registration of a restrictive covenant ensuring **NO** direct vehicular access to Cambie Road; sole access to Brown Road at locations to be agreed to with our Transportation Department. No other concerns with Development Permit. Then, prior to the issuance of a Building Permit, the developer is responsible to design and construct comprehensive work along their entire Cambie Road and Brown Road frontages via our standard Servicing Agreement. Work to be done include, but is not limited to:
3. Cambie Road – Remove existing sidewalk and street lighting, creating a 1.5 m grass and treed boulevard, complete with Type 3 Decorative Luminaires and a 2 m wide concrete sidewalk at the new property line. The bus stop to be converted to a new beautification-approved bus shelter.
4. Brown Road – Complete half-road upgrading. Benkleman beam test required to determine the existing strength of Brown Road. From this, road widening is required complete with curb and gutter. A minimum 2 m grass and treed boulevard with Type 3 Decorative Luminaires provided in the boulevard. A covered storm sewer system is also mandatory. A 1.5 m concrete sidewalk behind the boulevard is also required. The existing power pole line should be ideally undergrounded, however, that is not a requirement; design work to ensure the existing pole line does not encroach on the new sidewalk, i.e. some poles may need to be moved. All work is at the developer's sole cost. No credits are applicable.

***The applicant has generally agreed to the requirements.***

### **Urban Development - Transportation**

1. Consolidate the two northernmost driveways on Brown Road into one -- must not exceed maximum throat width (i.e. 7.5 m for two-way). ***Note: Staff have agreed to allow three (3) access points, in exchange for dedication of the road widening land on Cambie Road.***

2. Staff parking area – move landscape block to easternmost stall (currently at about fourth stall) to provide turnaround capability for the easternmost stall. Otherwise, provide hammerhead or move landscaping to provide turnaround capability. *The consultants have completely revised the parking lot.*
3. Address how parking will be accommodated and provided during construction. *The owner has arranged with churches in the neighbourhood to use their parking lots.*
4. Southernmost driveway must not exceed maximum throat width requirements (i.e. 7.5 m for two-way). *The consultants have completely revised the parking lot.*

### **City Centre Planner**

The building looks good. Provide more trees in the parking lot. The width of the south driveway crossing should be greatly reduced so that the area in front of the building may be landscaped. Frontage work should be completed along Brown Road to City Centre standard. (This is consistent with the requirement that 4460 Brown Road does its frontage as a condition of Building Permit, and with what will be the standard for frontage work throughout the area). Similarly, it would be preferable to install a boulevard along Cambie Road and move the sidewalk back. This would require that a r.o.w. be secured and the existing hedge be removed. The hedge is nice but the streetscape would look better and be more safe and comfortable for pedestrians if the hedge was removed and a new hedge was planted near the head of the parking stalls. The sidewalk does not need to go in a straight line; it can meander to accommodate the existing trees and other landscape features.

Note that the commercial neighbourhood is not supportive of this type of use in their midst and the residential neighbours may have concern regarding parking. In both instances, it should be emphasized that the use is not at issue on this site at this time; only the form and character are in question. If adequate parking cannot be provided on site during the construction phase and a temporary parking permit is required on an adjacent site; this could cause a problem. If the applicant wants to use an adjacent lot for temporary parking or wants a parking variance during construction, the applicant should be requested to hold a Public Information Meeting.

*The applicant has responded with appropriate changes to the plans.*

### **Building Approvals**

The following are the department's comments on the code analysis submitted by Gage-Babcock & Associates.

Generally well done, but the following requires clarification/review:

Section: 2.0 – Ensure the building area includes all exterior covered areas supported by posts.

Section: 4.0 – Agree the corridors are not “public corridors”, but are they not corridors used by the public?

Section: 5.0 – Occupant Load – The maximum seats in a row must comply with 3.3.2.3.

Section: 7.0 – Exit Requirements – Do not consider exit doors in other rooms as an exit from an area, i.e. chapel has five (5) 3 ft. doors?

Section: 12.0 – Fire Fighting Requirements – Due to the equipment, the Richmond Fire Department utilizes, a minimum 7.3 m clearance is required if a private yard is being considered a street for classification purposes.

***The applicants can address these issues at the building permit stage.***

### **Advisory Design Panel**

At their meeting of June 5, 2002, the Panel had the following comments:

#### Critique/Decision

- the reduced landscape plan was difficult to read;
- the driveway from Brown Road could be smaller; more normal;
- the parking lot would benefit from more trees;
- new hedging should be closely spaced;
- stone works at the corners might be better conglomerated around certain areas, i.e. the entry and central main gables, rather than spread out;
- door 27 in the south-east corner too vulnerable to break in, as are door 10 and window 5;
- real stone would be a larger success;
- the garage door on the front of the building should be chosen to better blend with the design of the building;
- parking area could be broken up with more green in the middle;
- considerations of accessibility should be given to viewing positions in the Chapel;
- unisex washrooms would be desirable;

Constable Julie Powroznik provided written comments.

The project received the strong support of the Panel.

***The applicant has responded with appropriate changes to the plans.***

### **Analysis**

This is an application for re-building of a long-established business in the community. There are few City guidelines appropriate to evaluating this kind of land use, so the analysis has been mainly focused on landscaping, access, servicing and parking issues.

The applicant has agreed to a road widening dedication on Cambie Road, frontage improvements, and tree preservation. Because of City road requirements and tree preservation, the consultants re-designed the parking lot and lost 12 spaces. In addition, they increased the number of small-car spaces. All staff feel that this is a fair trade-off, and the resulting variances should be supported.

**Conclusions**

The City has received an application for a Development Permit for the Richmond Funeral Home. The applicant has responded favourably to City requirements and guidelines. Staff recommend that this Permit be issued.



Alex Jamieson  
Planner 2 - Urban Design

AJ:blg

There are conditions:

Prior to submitting this application to Council, a Letter of Credit is required for Landscaping; and

Prior to a Building Permit, road dedications/rights-of-way are required, a Servicing Agreement is required, a tree management plan is required, and tree-protection fencing is required around existing trees being retained.



# Development Applications Department

6911 No. 3 Road  
Richmond, BC V6Y 2C1

City of Richmond

Main (604) 276-4000 Fax (604) 276-4177

## DEVELOPMENT APPLICATION

Please submit this completed form to the Zoning, Land Use Planning and Development Applications Centre for each application (ie. rezoning; subdivision; development permit, etc.). All materials submitted to the City for a development application become public property, and therefore, available for public inquiry.

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

Type of Application: DP

Property Address(es): 8420 Cambie Rd., Richmond, BC, V6X 1K1

Legal Description(s): Lot 4 except. part subdivided by Plan 61024, section 33 Block 5 North Range 6 West New Westminster District Plc. 946

Applicant: Memorial Gardens (BC) Ltd.

Correspondence/Calls to be directed to:

Name: Cosimo Casale

Address: 185 Blake Ave, Toronto, Ont., M6M 1B5

Tel. No.: 416-730-0886  
Business

use same  
Residence

Postal Code 416-250-0328  
Fax

Property Owner(s) Signature(s): [Signature]

STEPHEN RILPERT  
Please print name

or

Authorized Agent's Signature: [Signature]

Attach Letter of Authorization  
Cosimo Casale  
Please print name

### FOR OFFICE USE

Date Received: Apr 19/02

Application Fee: 2100 —

File No.: 02-203975  
Only assign if application is complete

Receipt No.: 02-0032727

**ENTERED**



**No. DP 02-203975**

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To the Holder:                   MEMORIAL GARDENS (BC) LTD.  
Property Address:               8420 CAMBIE ROAD  
Address:                         C/O COSIMO CASALE  
                                      185 BLAKE AVENUE  
                                      TORONTO, ONTARIO M6M 1B5

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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 #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, street trees, bus shelters 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 Plan #3 and 4 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. In addition to other remedies, the City may cash the security in the amount equal to the value of any of the existing trees, which die as a result of construction activity.



To the Holder: MEMORIAL GARDENS (BC) LTD.  
Property Address: 8420 CAMBIE ROAD  
Address: C/O COSIMO CASALE  
185 BLAKE AVENUE  
TORONTO, ONTARIO M6M 1B5

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There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$12,225.

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 , .

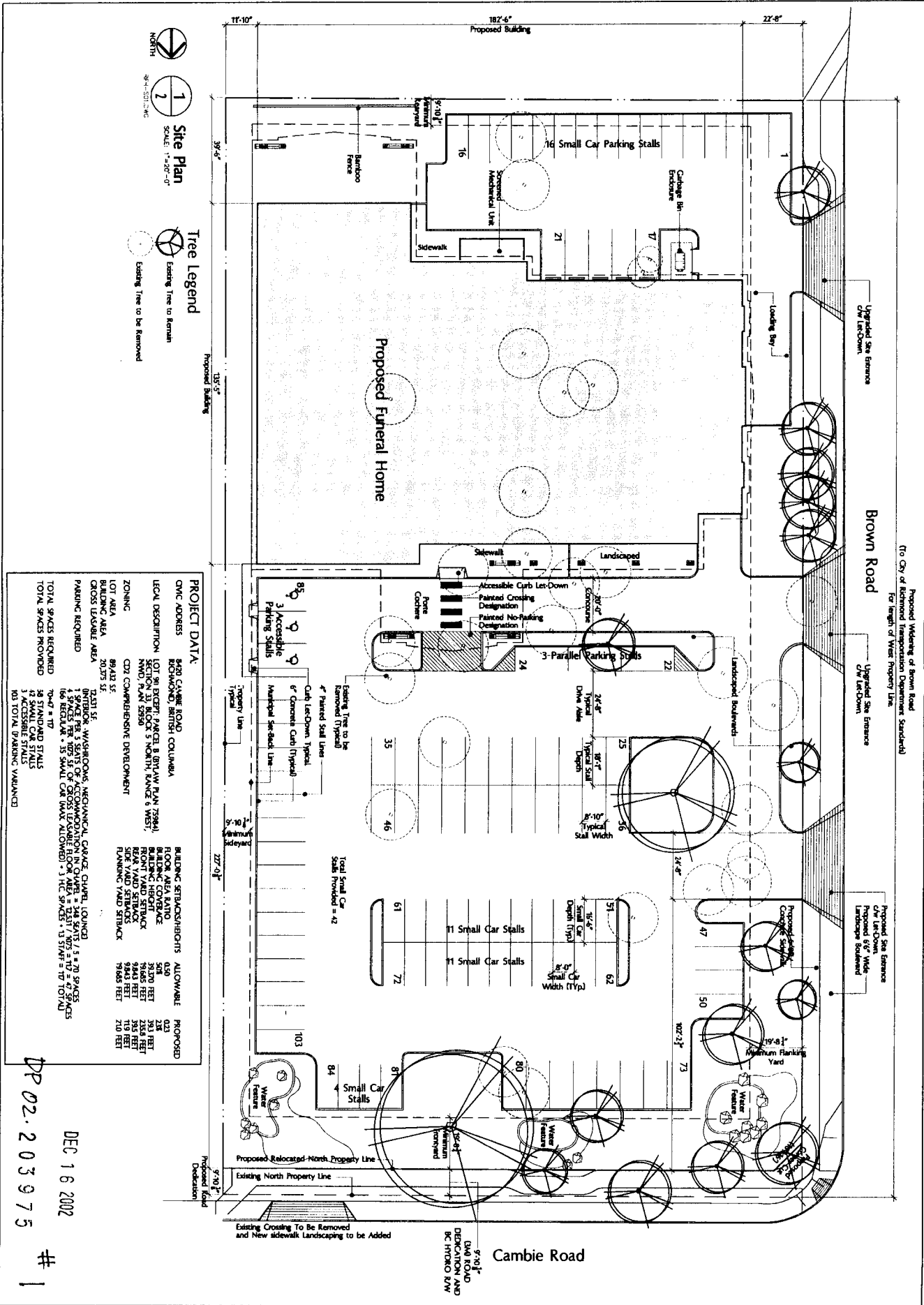
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

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MAYOR





**Site Plan**  
 SCALE: 1" = 20'-0"  
 NORTH

**Tree Legend**  
 Existing Tree to Remain  
 Existing Tree to be Removed

**PROJECT DATA**

CIVIC ADDRESS	8420 CAMBIE ROAD	RICHMOND, BRITISH COLUMBIA
LEGAL DESCRIPTION	LOT 90 EXCEPT PARCELS 8 (B.V.M. PLAN 75984) SECTION 23 BLOCK 5 NORTH RANGE 6 WEST N.W. 1/4 PLAN 52950	
ZONING	C22 COMPREHENSIVE DEVELOPMENT	
LOT AREA	89,432 S.F.	72,531 S.F.
BUILDING AREA	20,375 S.F.	17,531 S.F.
CROSS LEASABLE AREA		
PARKING REQUIRED		
TOTAL SPACES REQUIRED	38 STANDARD STALLS	117 SPACES
TOTAL SPACES PROVIDED	3 ACCESSIBLE STALLS	117 SPACES
	103 TOTAL PARKING AVAILABLE	

FLOOR AREA RATIO	ALLOWABLE	PROPOSED
BUILDING COVERAGE	0.50	0.23
BUILDING HEIGHT	30 FT	33 FT
REAR YARD SETBACK	9843 FEET	9843 FEET
SIDE YARD SETBACK	9843 FEET	115 FEET
FRONT YARD SETBACK	9843 FEET	210 FEET

DEC 16 2002  
 DP 02.203975  
 # 1

**Proposed Funeral Home**

182'-6" Proposed Building  
 22'-8"  
 11'-10"  
 39'-6"  
 135'-5"  
 27'-9"  
 9'-0"  
 27'-3"  
 103

16 Small Car Parking Stalls  
 3 Parallel Parking Stalls  
 11 Small Car Stalls  
 11 Small Car Stalls

Proposed Relocated North Property Line  
 Existing North Property Line  
 Existing Crossing To Be Removed and New Sidewalk Landscaping to be Added

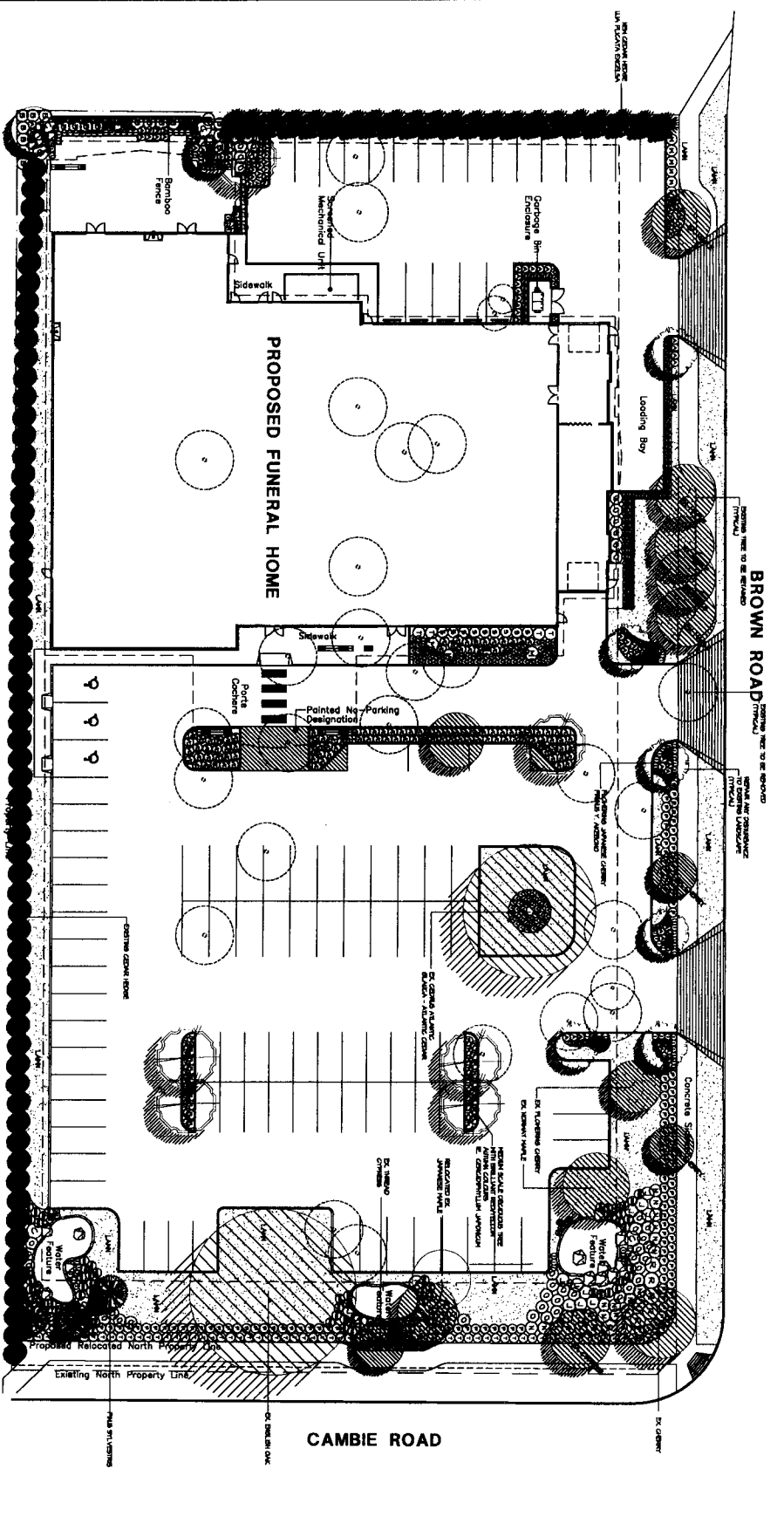
Brown Road  
 Cambie Road

Proposed Widening of Brown Road  
 (To City of Richmond Transportation Department Standards)  
 For Length of West Property Line

**Proposed Funeral Home**  
**Arbor Memorial Service Inc.**  
 8420 Cambie Road, Richmond, British Columbia

**e Atelier**  
 ARCHITECTURE INC.  
 2133 97th Ave. W.  
 Suite 100  
 Richmond, BC V6V 2G9  
 Tel: 604-273-1111  
 Fax: 604-273-1112

No.	Description	Date
1	Prepared For	
2	Revised For	
3	Revised For	

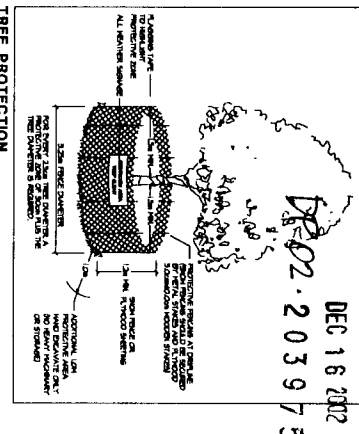


**PLANT SCHEDULE**

NO.	SYM.	COMMON NAME	PLANTING SIZE / MATERIALS
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**DMG**  
landscape architects  
100 - 1000 Street Avenue  
Richmond, B.C. V6X 1S7  
Tel: 604-271-2222  
Fax: 604-271-2223

**RICHMOND FUNERAL HOME**  
CAMBIE ROAD AT  
BROWN ROAD  
RICHMOND, B.C.

**LANDSCAPE PLAN**

DATE: 12/16/12  
SCALE: 1/8" = 1'-0"  
DRAWN BY: [Name]  
CHECKED BY: [Name]

**3**

L1 OF 1

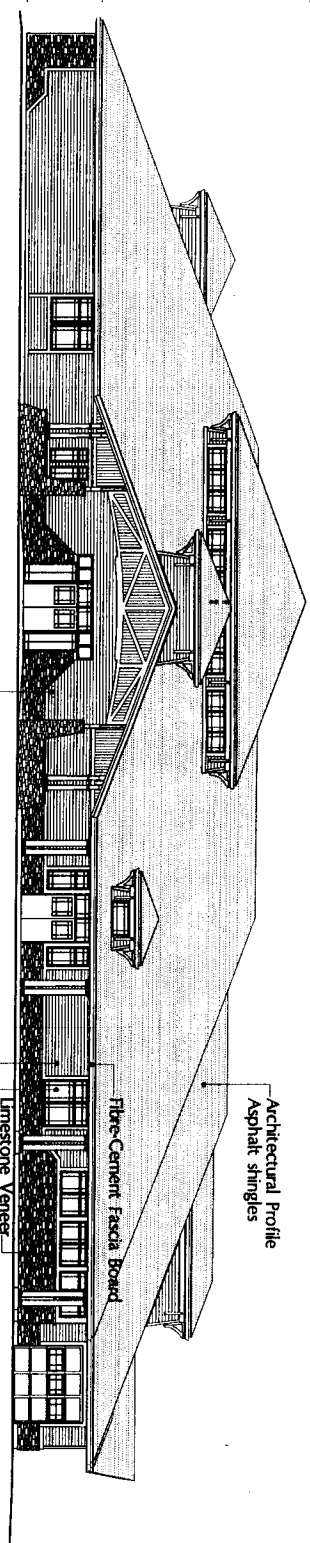
02/28

4230' Geodetic  
T/O Roof Ridge

1530' Geodetic  
T/O Fascia

560' Geodetic  
T/O Main Floor

1 North Elevation  
SCALE: 1/8"=1'-0"  
0/11/02-11-11



Architectural Profile  
Asphalt shingles

Fibre-Cement Fascia Board

Limestone Veneer  
Ashlar Cut  
Prefinished Metal-Clad  
Window units  
Fibre-Cement Horizontal  
Siding

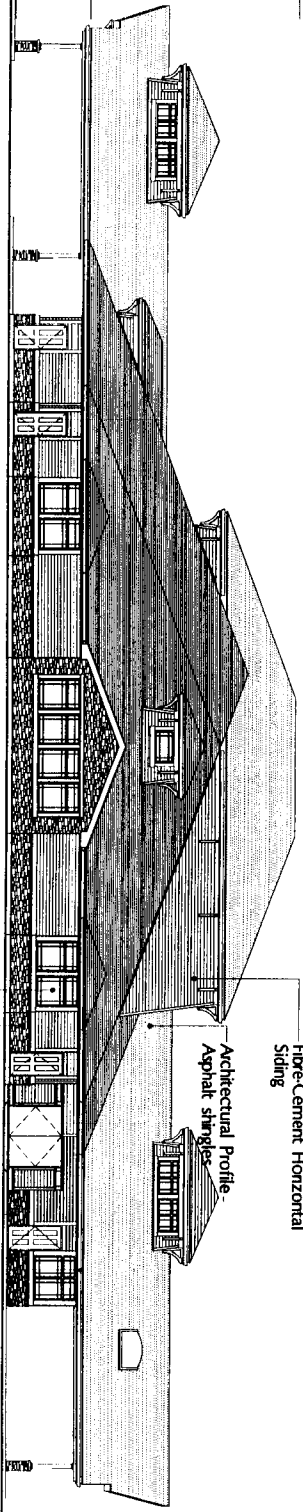
Mail Slot to  
Canada Post Standards

4230' Geodetic  
T/O Roof Ridge

1530' Geodetic  
T/O Fascia

560' Geodetic  
T/O Main Floor

2 West Elevation  
SCALE: 1/8"=1'-0"  
0/11/02-11-11



Fibre-Cement Horizontal  
Siding

Architectural Profile  
Asphalt shingles

Fibre-Cement Fascia Board

Limestone Veneer  
Ashlar Cut  
Prefinished Metal-Clad  
Window units

DP 02 - 203975

DEC 12 2002

#3

**Proposed Funeral Home**  
**Arbor Memorial Service Inc.**  
8420 Cambie Road, Richmond, British Columbia

No.	Description	Date
1	Revisions	
2	Issued For	
3	Prepared For	
4	Drawn By	
5	Checked By	
6	Reviewed By	
7	Approved By	
8	Scale	
9	AS NOTED	
10	DATE	
11	PROJECT	
12	DATE	
13	PROJECT	
14	DATE	
15	PROJECT	
16	DATE	
17	PROJECT	
18	DATE	
19	PROJECT	
20	DATE	

**e-Atelier**  
ARCHITECTURE INC.  
2113 27th Street, Vancouver, BC V6L 2K2  
Tel: 604-275-1111  
Fax: 604-275-1112  
www.e-atelier.com

Project No. 714  
2113 27th Street, Vancouver, BC  
Date: 12/12/02  
Scale: AS NOTED  
Drawing No. Exterior Elevations

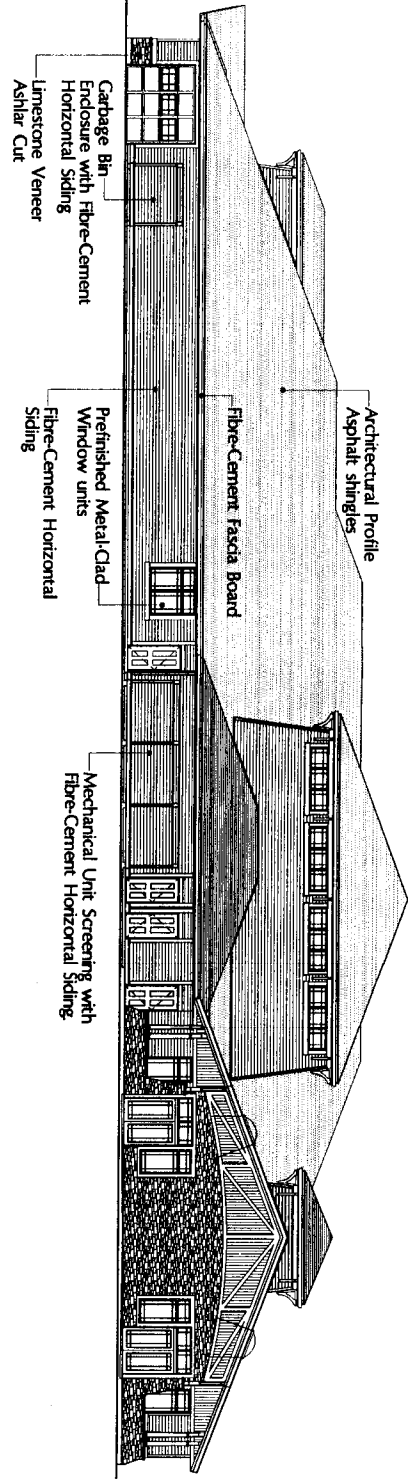
Project No. 714  
2113 27th Street, Vancouver, BC  
Date: 12/12/02  
Scale: AS NOTED  
Drawing No. Exterior Elevations

4230' Geodetic  
T/O Roof Ridge

1530' Geodetic  
T/O Fascia

560' Geodetic  
T/O Main Floor

1 South Elevation  
Scale: 1/8" = 1'-0"



Architectural Profile  
Asphalt shingles

Fibre-Cement Fascia Board

Prefinished Metal-Clad  
Window units

Fibre-Cement Horizontal  
Siding

Mechanical Unit Screening with  
Fibre-Cement Horizontal Siding

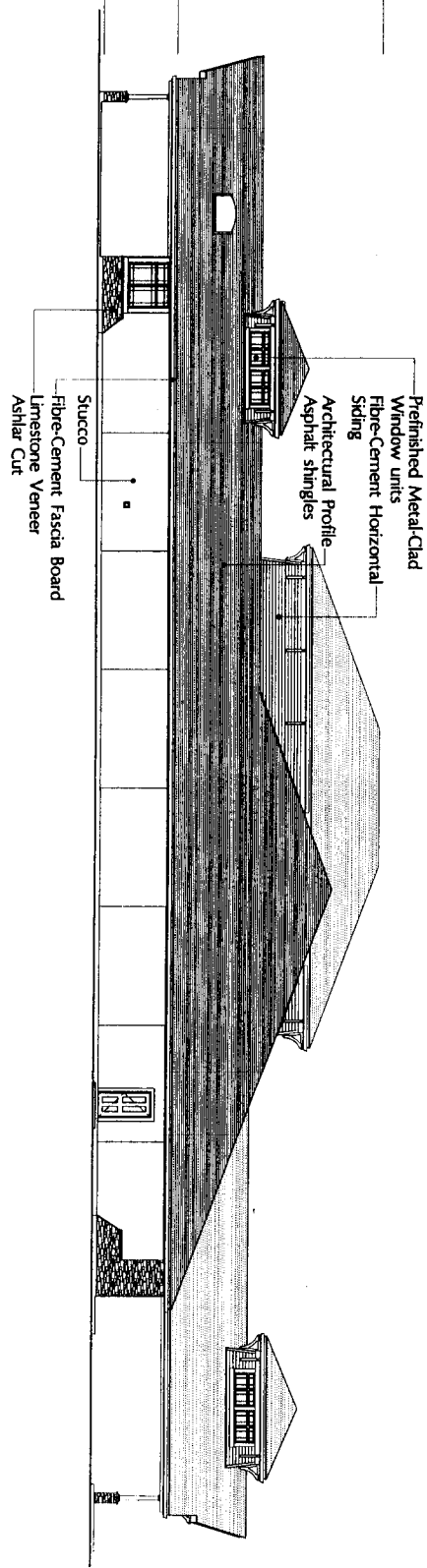
Carriage Barn  
Enclosure with Fibre-Cement  
Horizontal Siding  
Limestone Veneer  
Ashlar Cut

4230' Geodetic  
T/O Roof Ridge

1530' Geodetic  
T/O Fascia

560' Geodetic  
T/O Main Floor

2 East Elevation  
Scale: 1/8" = 1'-0"



Prefinished Metal-Clad  
Window units

Fibre-Cement Horizontal  
Siding

Architectural Profile  
Asphalt shingles

Stucco  
Fibre-Cement Fascia Board  
Limestone Veneer  
Ashlar Cut

Proposed Funeral Home  
Arbor Memorial Service Inc.  
8420 Cambie Road, Richmond, British Columbia

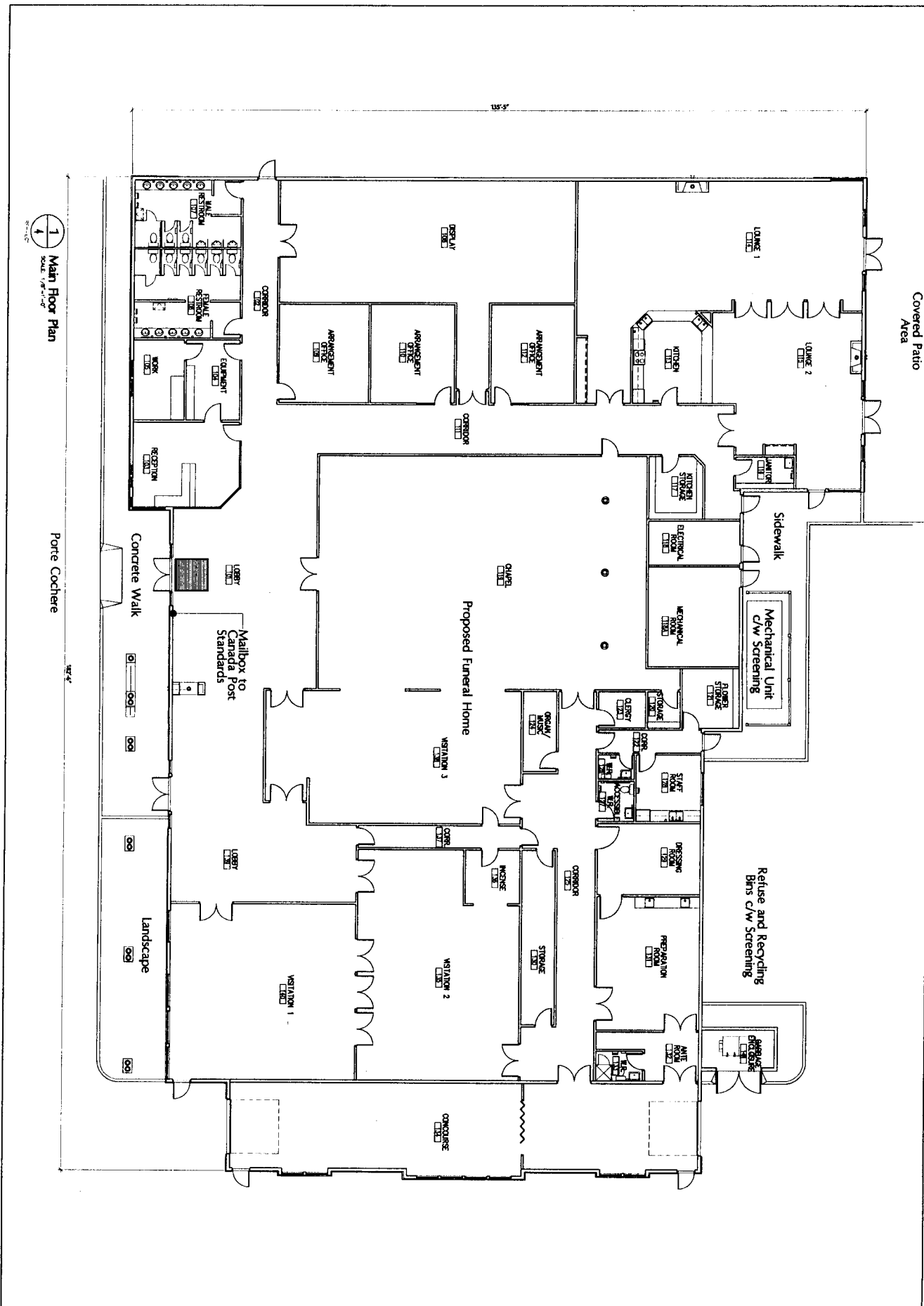
No.	Description	Date
1	Architects	
2	Structural Engineer	
3	Electrical Engineer	
4	Mechanical Engineer	
5	Plumbing Engineer	
6	Fire Protection Engineer	
7	Other	

**e-Atelier**  
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Drawn By: AS/NTD  
Date: 02/24/2002  
Drawing Title: Exterior Elevations

DEC 12 2002  
DP 02-203975 #4

Project No. 2002-001  
Title: 2111 12th Street  
Rev. No. 2/24/02



1 Main Floor Plan  
Scale: 1/8" = 1'-0"

Porte Cochère

187'4"

**Proposed Funeral Home**  
**Arbor Memorial Service Inc.**  
 8420 Cambie Road, Richmond, British Columbia

No.	Description	Date
1	Preparation	
2	Dressing	
3	Waxing	
4	Storage	
5	Waste	
6	Preparation Room	
7	Dressing Room	
8	Waxing Room	
9	Storage	
10	Waste	
11	Preparation Room	
12	Dressing Room	
13	Waxing Room	
14	Storage	
15	Waste	

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Project No. 714  
 2113 1/2 Street West  
 Vancouver, BC V6K 2E2  
 Date: 2013/07/26/13-24  
 Main Floor Plan

Project No. 714  
 2113 1/2 Street West  
 Vancouver, BC V6K 2E2  
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 Main Floor Plan