



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: February 17, 2021

From: Wayne Craig
Director, Development

File: DP 17-768763

Re: Application by Landcraft Homes Ltd. for a Development Permit at
5751 Francis Road

Staff Recommendation

That a Development Permit be issued which would permit the construction of a triplex at 5751 Francis Road on a site zoned "Arterial Road Three-Unit Dwellings (RTA)".

Wayne Craig
Director, Development
(604-247-4625)

WC:jr
Att. 2

Staff Report

Origin

Landcraft Homes Ltd. has applied on behalf of 1239385 BC Ltd. to the City of Richmond for permission to develop a triplex at 5751 Francis Road on a site zoned “Arterial Road Three-Unit Dwellings (RTA)”. The site currently contains a single-family dwelling, which would be demolished.

The site is being rezoned from the “Single Detached (RS1/E)” zone to the “Arterial Road Three-Unit Dwellings (RTA)” zone for this project under Bylaw 9974 (RZ 17-768762).

There is no Servicing Agreement associated with this application. Servicing and frontage works will be completed through a City work order, and will include:

- New 1.5 m concrete sidewalk at the property line.
- New 1.5 m landscaped boulevard.
- Widening of the existing driveway crossing.

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

Development surrounding the subject site is as follows:

- To the north, single-family dwellings on lots zoned “Single Detached (RS1/E)” fronting Cantrell Road.
- To the east, a single-family dwelling on a lot zoned “Single Detached (RS1/E)” fronting Francis Road.
- To the south, across Francis Road, single-family dwellings on lots zoned “Single Detached (RS1/C)” and a legal non-conforming duplex on a lot zoned “Single Detached (RS1/E)” fronting Francis Road.
- To the west, a church on a property zoned “Assembly (ASY)” fronting Francis Road.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on February 19, 2019. At the Public Hearing, the following concerns about rezoning the property were expressed:

- Concern that the rear yard setback and building height would impact neighbouring properties to the north.
- Concern that light, especially vehicle headlights, would spill out to neighbouring properties.

- Concerns with the amount of traffic generated by the proposed three dwelling units.
- Concerns that the amount of parking proposed on-site is not adequate.

Staff worked with the applicant to address these issues in the following ways:

- The minimum rear yard setback is 10.0 m, consistent with the Bylaw requirements. The minimum rear yard setback is a calculation based on lot depth intended to provide larger rear yards on deeper lots.
- A 1.8 m tall solid fence and gate are provided between the visitor parking stall and the rear yard, which will block headlight glare from the auto court.
- A lighting plan is included in the Development Permit drawings. Wall-mounted sconces are provided at the garage doors, unit entries, and rear patios. These sconces cast light downward only. Bollard lighting is provided in the side yards. The bollards are approximately 0.75 m tall, so will not be visible behind the 1.8 m tall perimeter fence.
- The proposed parking arrangement and drive-aisle design were reviewed by Transportation staff, who are satisfied that the proposal meets the Bylaw requirements.

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

- Review of the architectural character, scale and massing to ensure that the proposed triplex is well designed, fits well into the neighbourhood, and does not adversely impact adjacent homes.

The revised proposal has a Craftsman character, with greater variation in the colour palette, board width, window treatments, and trim among the three units. Additional discussion on the form and character is provided in the "Analysis" section.

- Design development is required on the west elevation to provide additional articulation on the elevation that is exposed to the parking area of the adjacent assembly site.

While the massing is generally the same, the applicant has introduced different cladding treatments for the two units on the west elevation. Hardie siding is provided on both units, with differences in the board width and colour. Additionally, the skirt roof on the front unit has been extended to the front of the building, breaking up the vertical massing further.

- Design development is required to provide additional private open space for the street fronting unit, outside of the front yard along the arterial road.

A balcony overlooking the drive aisle has been added, which is accessed from one of the bedrooms on the second storey. This recessed balcony is approximately 7.5 m from the side property line and would overlook the neighbouring driveway.

- Review of aging-in-place features in all units and the provision of a convertible unit.

The unit fronting Francis Road (Unit C) has been designed to accommodate a future stair lift. Additional discussion on accessibility is provided in the "Analysis" section.

- Refinement of the proposed site grading to provide appropriate transition between the proposed development and adjacent existing developments.

A site grading plan is provided with the Development Permit drawings. Additional discussion on grading and adjacency is provided in the “Analysis” section.

- Refinement of landscape design, including the location and type of fence proposed within the front yard, and the provision of a holding area or an enclosure for garbage/recycling material storage/collection.

Aluminum rail fencing is proposed within the front yard to comply with the design guidelines for arterial road development. Space is provided in each garage for storage of waste carts, and a holding area beside the driveway is provided for use on collection days. The holding area is separated from the front yard of Unit C by a low fence, landscaping, and two trees. Additional discussion on the landscape design is provided in the “Analysis” section.

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 “Arterial Road Three-Unit Dwellings (RTA)” zone.

Advisory Design Panel Comments

On December 2, 2020, the Advisory Design Panel supported the subject Development Permit application moving forward to the Development Permit Panel subject to the applicant giving consideration to the Panel’s comments. A copy of the relevant excerpt from the Advisory Design Panel Minutes is attached for reference, together with the applicant’s design response in in ‘*bold italics*’ (Attachment 2).

Analysis

Conditions of Adjacency

- A new retaining wall is proposed along the west property line, which abuts the parking lot of the neighbouring church. The retaining wall will not exceed 0.5 m in height and will be topped with a 1.8 m tall wood privacy fence.
- There is an existing retaining wall along the east property line, which abuts a single-family dwelling. The site grade will be raised to meet the grade of the adjacent property, and a new wood privacy fence will be installed in coordination with the neighbour.
- There is a 3.0 m wide Statutory Right-of-Way (SRW) for utilities along the north property line. Encroachments into the SRW are not permitted, including any permanent structures or new trees. The applicant proposes to slope the site grade to meet the existing grade at the north property line. A new wood privacy fence will be installed in coordination with the neighbour.

Urban Design and Site Planning

- The proposed development consists of three attached dwelling units sharing a single driveway to Francis Road.
- The driveway has been designed and positioned to provide vehicle access to the neighbouring property if it is redeveloped with a triplex. A Statutory Right-of-Way over the driveway was secured through rezoning, and a notification sign will be placed on the fence.
- The driveway leads to a small auto court providing access to three two-car garages and a visitor parking space. Vehicle maneuvering is accommodated within this auto court allowing vehicles to enter and leave the site in a forward motion.
- Each unit has two side-by-side parking spaces in a garage, which also includes space for bicycle parking and waste bin storage. All resident parking spaces are provided with Level 2 EV charging as per Richmond Zoning Bylaw 8500.
- The driveway is designed to provide both vehicle and pedestrian access to the site. Contrasting pavers along the east side of the driveway lead pedestrians to the front doors of the rear units (Units A and B), while not reducing the overall driveable surface of the driveway.
- The front unit (Unit C) has direct pedestrian access to the sidewalk through a landscaped front yard.

Architectural Form and Character

- The proposed development contributes to the low-rise residential character of the neighbourhood by using simple massing, pitched roofs, and details inspired by the Craftsman architectural style.
- The material palette consists of Hardie board siding, wood trim, asphalt shingles, and stone veneers. Each unit has a different colour palette while using the same materials. The proposal consists of predominantly tones of black, white, and gray, which provides a neutral backdrop for the landscaping. The proposed materials and colours are consistent with the Official Community Plan (OCP) guidelines and the surrounding neighbourhood character.

Landscape Design and Open Space Design

- There are two bylaw-sized trees on the development site, which are proposed to be removed and replaced. These trees were assessed through the rezoning application and found to be in poor condition due to repeated pruning. The applicant proposed a total of seven trees in the development, in excess of the four required based on the 2:1 replacement ratio in the OCP.
- In addition to the landscaped yards, small planted areas are proposed in the auto court. This includes a planted area between the entries of Units A and B, and an area between the garages of Units B and C.
- Irrigation is provided for all planted areas.
- The proposal includes private outdoor space for each unit consistent with the Official Community Plan (OCP) requirements. Each outdoor space includes both soft and hard landscape elements.
- A holding area for waste carts is included along the west side of the drive aisle, and is separated from the front yard by an aluminum fence, landscaping, and trees. Each garage has sufficient space for storage of waste carts outside of collection days.
- A significant amount of permeable pavers are used within the drive aisle, increasing the total permeable surface area to approximately 59% of the site.

- To ensure that the proposed landscaping works are completed, the applicant is required to provide a Landscape Security in the amount of \$52,231.41 prior to issuance of the Development Permit.

Crime Prevention Through Environmental Design

- Low fencing and landscaping are provided in the front yard to distinguish public and private space while allowing for casual surveillance of the sidewalk.
- New 1.8 m (6 ft.) fencing is proposed around the perimeter of the site to provide privacy and separation. The proposed fencing will also screen headlight glare from the visitor parking and auto courts.
- Each of the units has a covered entry, which provides weather protection and clearly identifies the unit entrance.

Accessible Housing

- The proposed development includes one convertible unit (Unit C) that is designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of this unit will require installation of a stair lift.
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
 - Stairwell hand rails.
 - Lever-type handles for plumbing fixtures and door handles.
 - Solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

Sustainability

- The proposed development is required to achieve Step 3 of the BC Energy Step Code. Measures taken to achieve this performance target include:
 - Improved wall and ceiling insulation, high performance windows, heat pumps for each unit, and enhanced air tightness.
- Level 2 EV charging is provided in each garage as per Richmond Zoning Bylaw 8500.

Conclusions

As the proposed development would meet applicable policies and Development Permit Guidelines, staff recommend that the Development Permit be endorsed, and issuance by Council be recommended.



Jordan Rockerbie
Planner 1
(604-276-4092)

JR:blg

Attachments:

Attachment 1: Development Application Data Sheet

Attachment 2: Excerpt from the Draft Minutes of the Advisory Design Panel

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

- Final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9974.
- Receipt of a Letter-of-Credit or cash security for landscaping in the amount of \$52,231.41, based on the cost estimate provided by the landscape designer and inclusive of a 10% contingency.

Prior to future Building Permit issuance, the developer is required to complete the following:

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- Incorporation of CPTED, sustainability, and accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.



DP 17-768763

Attachment 1

Address: 5751 Francis Road

Applicant: Landcraft Homes Ltd.

Owner: 1239385 BC Ltd.

Planning Area(s): Blundell

Floor Area Gross: 527.88 m² (5,682 ft²)

Floor Area Net: 499.81 m² (5,380 ft²)

	Existing	Proposed
Site Area:	1,003 m ²	999 m ²
Land Uses:	Single-family dwelling	Triplex dwellings
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single Detached (RS1/E)	Arterial Road Three-Unit Dwellings (RTA)
Number of Units:	One dwelling unit	Three dwelling units

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	The lesser of 0.6 FAR or 501.7 m ²	499 m ²	None permitted
Lot Coverage:	Buildings: Max. 45% Non-porous surfaces: Max 70% Landscaping: Min. 30%	Buildings: 37.7% Non-porous surfaces: 40.95% Landscaping: 30%	None
Setback – Front Yard:	Min. 6.0 m	6.0 m	None
Setback – West Side Yard:	Min. 2.0 m	2.0 m	None
Setback – East Side Yard:	Min. 2.0 m	2.0 m	None
Setback – Rear Yard:	Min. 10.0 m for up to 60% of the building width, and 10.7 m for the remainder	10.0 m for 55% of the building width, and 10.7 m for the remainder	None
Height (m):	Max. 9.0 m	8.12 m	None
Lot Size:	743.2 m ²	999 m ²	None
Off-street Parking Spaces – Regular/Visitor:	2 R and 0.2 V per unit	2 R and 0.3 V per unit	None
Off-street Parking Spaces – Small:	Up to 50% of the residential spaces	50% of the residential spaces (i.e. 3 spaces)	None
Total Off-street Spaces:	6 R and 1 V	6 R and 1 V	None

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, December 2, 2020 – 4:00 p.m.
Remote meeting via Webex

DP 17-768763 – ARTERIAL ROAD TRIPLEX

ARCHITECT: DF Architecture Inc.
LANDSCAPE ARCHITECT: PMG Landscape Architects
PROPERTY LOCATION: 5751 Francis Road

Applicant's Presentation

Gordon Yui, Zubin Billimoria and Ritik Babuta, DF Architecture Inc., and Denitsa Dimitrova, PMG Landscape Architects, presented the project and answered queries from the Panel.

Panel Discussion

Comments from Panel members were as follows:

- appreciate the provision of a convertible unit in the project and the incorporation of aging-in-place features in all the units;

Noted

- the project's accessibility strategy is clear; however, the proposed stair lift for the convertible unit would limit the independent movement of a resident using a walker or in a wheelchair and not enhance their safety; consider accommodating a future vertical lift;

Per previous discussion with the City, the stair lift was an acceptable solution. This is also in line with the convertible unit guidelines of the townhouses provided by the City of Richmond and specs of the same were provided previously, therefore we would like to propose stair lift instead of vertical lift.

- consider installing pocket doors or outward-opening doors for the powder room and closets in the convertible unit;

Provided ref. sheet A-502.

- appreciate the accessibility of the mailbox and the accommodation of a future wheel-in shower in the convertible unit;

Noted

- appreciate the design concept for the triplex project; two similar projects built in Richmond were successful;

Noted

- appreciate the applicant's presentation and proposal package; would have liked 3-D renderings to better explain the project;

Please find the attached renderings. Ref. sheet A-404 and A-405.

- like the compact site layout and being able to meet the City's policies/guidelines for Arterial Road Triplex developments; however, review the building elevations, including their articulation and proposed exterior cladding materials; the front façade of the unit facing the street (Unit C) is well articulated; however, the rear units are not and appear different; consider a similar design for all units with subtle variation in materials and articulation;

The front elevation along the Francis Road has been revised to better respond to the neighbourhood context. Ref. Sheet A-401. Variations in design of each unit is proposed as required by OCP guidelines, under neighbourhood character.

- review the design of the front façade of Unit C to better respond to the neighbourhood context;

The elevation of the front façade has been updated. Ref. sheet A-401.

- appreciate the proposal package, particularly the clarity of the project's design rationale;

Noted

- consider incorporating some interim greenery along the eastern edge of the internal drive aisle;

It is not applicable for this site. There is no room for landscaping along the eastern edge.

- consider introducing an accessible surface treatment to the backyards of Unit A and Unit B to enhance their accessibility;

Pavers have been proposed at the covered areas and lawns are maintained at max 3% slope to enhance the safety of young children and people in wheelchair. Ref. to landscape drawings.

- overall, support the proposed landscape treatment and choice of landscape materials for the proposed development;

Noted

- appreciate the presentation of the project; the typology of the project is interesting; hope that there will be more triplex developments in the City; the project is not out of context in a residential neighbourhood with predominantly single-family homes;

Noted

- agree with the Panel comment that the materials and elevations of the northeast and northwest units (Unit A and Unit B) make sense but the front elevation of the unit facing the street (Unit C) does not tie in with the other building façades;

The front elevation along Francis Road has been revised to better respond to the neighbourhood context. Ref. Sheet A-401.

- there are too many down-reflected sconce lights on the exterior walls of the development; investigate opportunities for replacing some of these lights with bollard lights and emphasize lighting along the internal drive aisle as opposed to the perimeter of the triplex building;

The lighting plan has been updated according. Ref. sheet A-504.

- support the location of the internal drive aisle along the east side of the subject site to provide shared access to a future duplex or triplex development to the east; would provide visibility to the front doors of the two rear units should redevelopment of the neighbouring property to the east occur in the future;

Noted .

- consider increasing accessibility to rear lawns by meeting finished floor elevation and providing a gentle slope of 2-3% and enhance the safety of young children and people using strollers or in wheelchairs;

The rear unit's backyard lawns are maintained at max 3% slope to enhance the safety of young children and people in wheelchair. Ref. landscape drawings.

- consider installing smaller scale and finer textured plants that are shade tolerant to mitigate the coarseness of the landscape along the internal drive aisle;

Plant material along the internal drive aisle have been changed to more shade tolerant smaller plant type.

- ensure cross-slope of west and east accesses does not exceed 5% for accessibility and meter reading access;

The cross slope of the west and east accesses is within 5%. Ref. sheet A-101.

- the provision of a shared drive aisle on the subject site limits opportunities for landscaping; hope that landscape opportunities along the shared drive aisle for the subject site and the adjacent property to the east would be equitable when the east property redevelops in the future;

Noted.

- appreciate the project concept and the applicant's presentation;

Noted.

- appreciate the proposed heat recovery units and air source heat pumps; the project is on the right track from a sustainability perspective;

Noted

- would have been helpful if the applicant had included preliminary modelling results at this stage of the project to ensure that the project is on track to achieve BC Step Code 3;

Noted and will be provided at building permit stage.

- appreciate the proposed residential building typology which is interesting; however, the site planning and site layout are less successful;

It is because of the given site constraints. However, the unit entrances are articulate and are designed with gables to enhance the individuality of the units.

- agree with the Panel comment that 3-D renderings or shadow diagram would have been helpful to include in the applicant's presentation;

The 3D renderings are added to the package. Ref. Sheet A-404 and A-405.

- the car predominance is affecting liveability, street visibility and pedestrian access of the project; understand the rationale for providing separate garages and locating the parking garage entries close to the unit entrances; however, consider reviewing the ground floor layout of the units and approach to parking to address these concerns;

Given the site constraints, it is not possible. However, the unit entrances are articulate and are designed with gables to enhance the individuality of the units. The shared pedestrian walkway has been proposed on the east side to the drive aisle connecting all the units to create a strong connection with the Francis Road.

- the proposal includes many references to surrounding single-family development; variation of the units' architectural features, colours and materials are used to differentiate each unit and read as three different units; however, the architecture could have been more unified as it is a triplex building;

Variations in design of each unit is proposed as required by OCP guidelines, under neighbourhood character.

- there are building elements, e.g. the classical columns, that are not consistent with the referenced Craftsman architectural style;

The elevation has been revised accordingly.

- note that there is significant hardscape in the proposed development and minimal soft landscape; consider rationalizing the use of pavers, permeable paving and/or softscape on the internal drive aisle in terms of providing shared vehicular access and residents' outdoor uses; and

Small "plaza" can be used for kids to play games like football or basketball.

- review the location of the unit entrances for the rear units to provide more connectivity to the street.

Given the site constraints, it is not possible. However, the unit entrances are articulate and are designed with gables to enhance the individuality of the units. The shared pedestrian walkway has been proposed on the east side to the drive aisle connecting all the units to create a strong connection with the Francis road.

Panel Decision

It was moved and seconded

That DP 17-768763 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.

CARRIED



No. DP 17-768763

To the Holder: LANDCRAFT HOMES LTD.
Property Address: 5751 FRANCIS ROAD
Address: C/O 105-7198 VANTAGE WAY
DELTA, BC V4G 1K7

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. 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 #15 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$52,231.41 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.
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.

Development Permit
No. DP 17-768763

To the Holder: LANDCRAFT HOMES LTD.
Property Address: 5751 FRANCIS ROAD
Address: C/O 105-7198 VANTAGE WAY
 DELTA, BC V4G 1K7

7. 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 , .

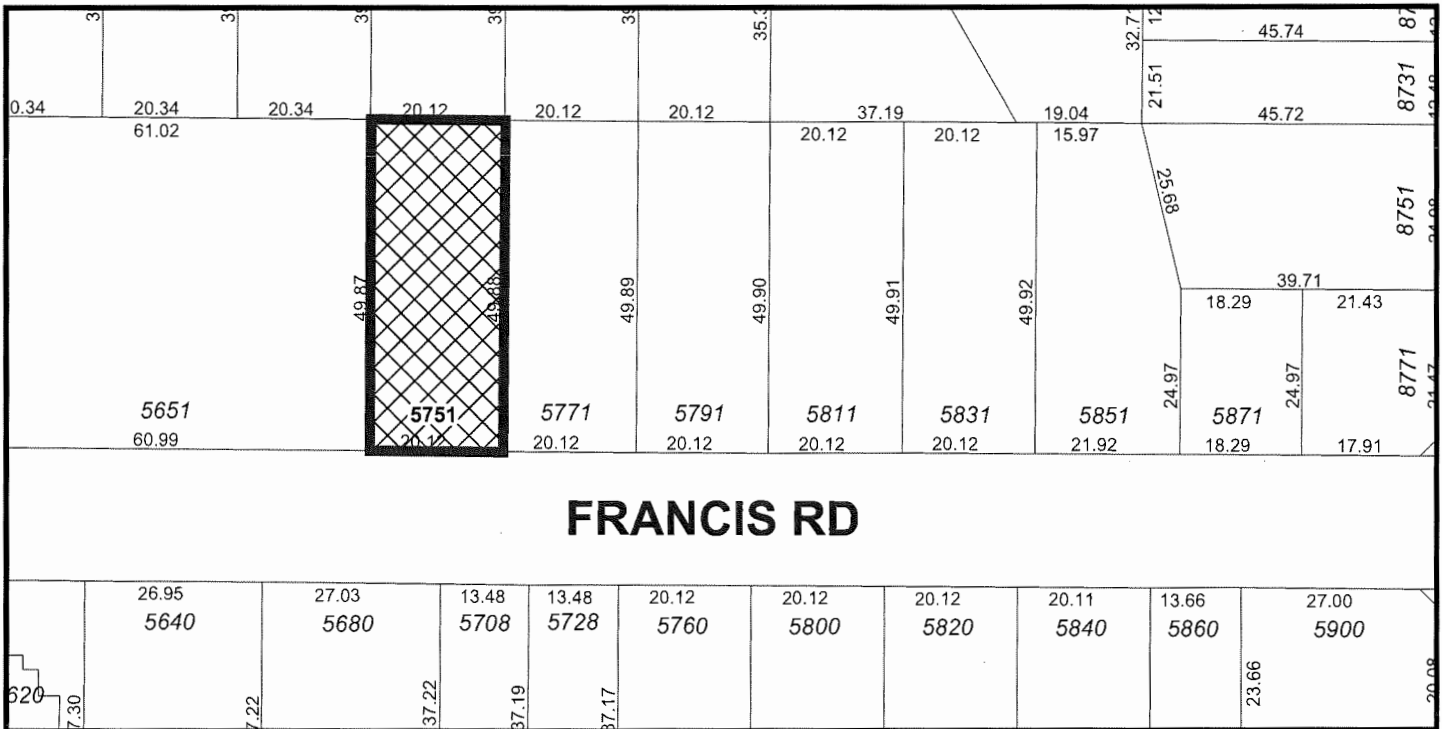
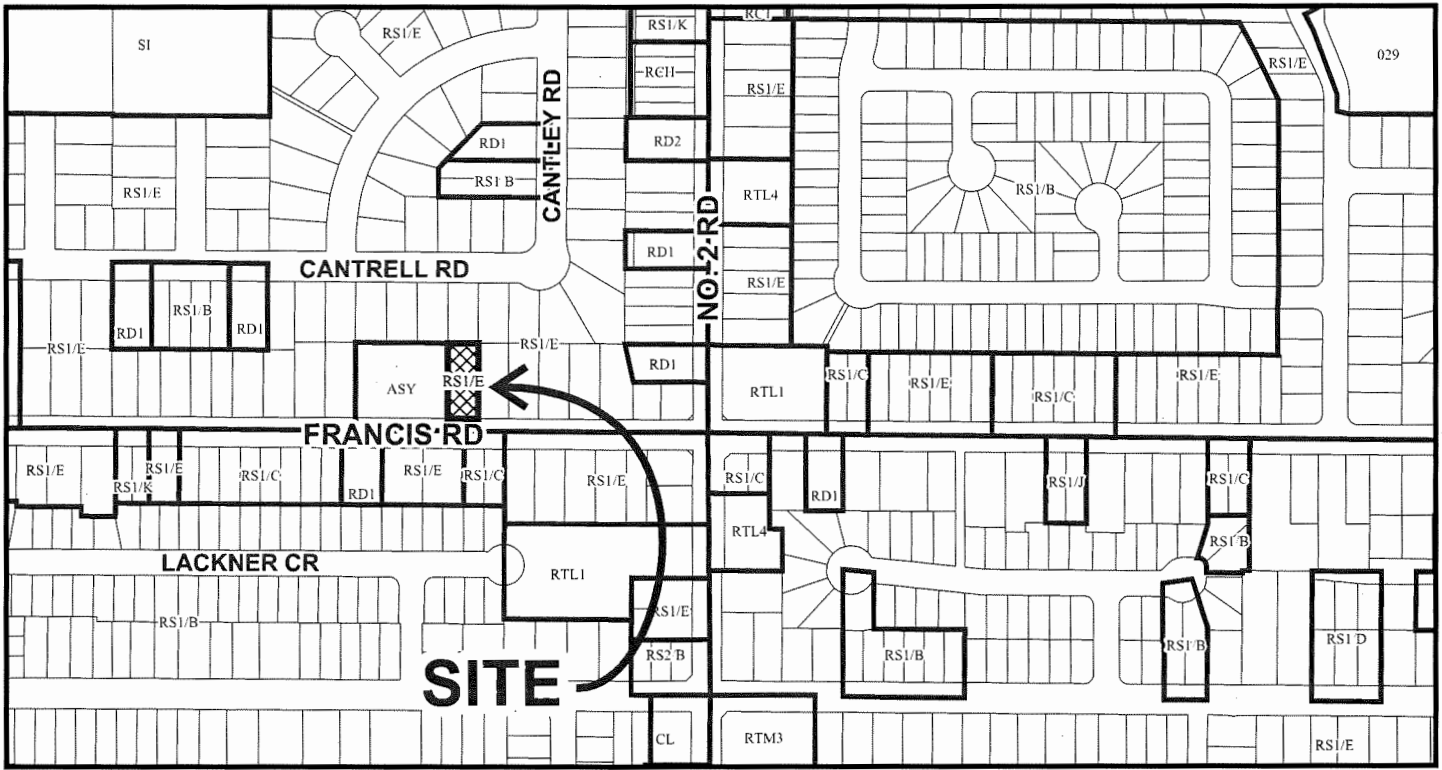
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 17-768763 SCHEDULE "A"

Original Date: 05/10/17

Revision Date:

Note: Dimensions are in METRES

PROPOSED TRIPLEX RESIDENTIAL DEVELOPMENT

5751 FRANCIS ROAD, RICHMOND, BRITISH COLUMBIA

PROPOSED SITE
5751 FRANCIS ROAD,
RICHMOND

PROJECT DIRECTORY

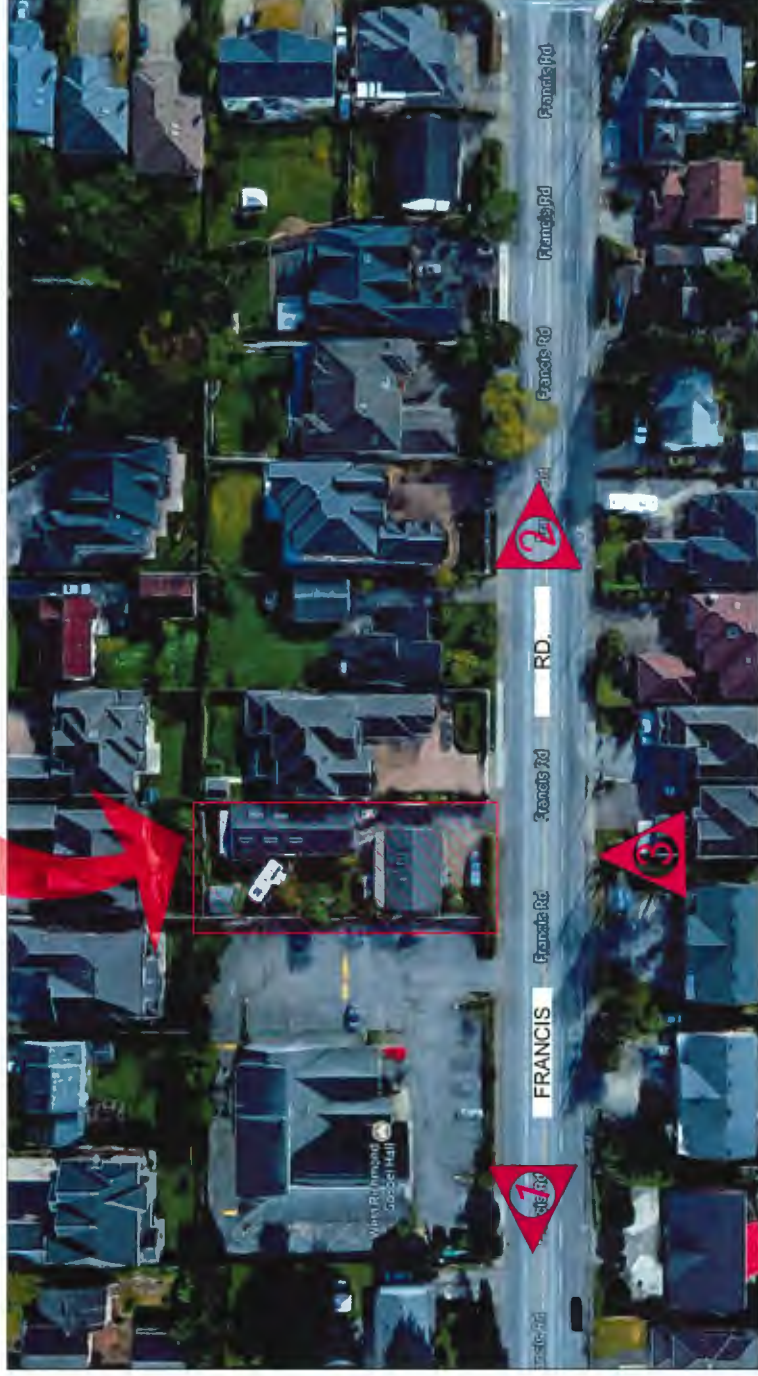
CLIENT:
LANDCRAFT HOMES LTD.
CONTACT: HARJ SANDHU
UNIT 10 - 12240 HORSESHOE WAY
RICHMOND, BC
T 604 771 0299
harj@landcraftgroup.ca

ARCHITECTURAL:
DF ARCHITECTURE INC.
1205-4871 SHELL ROAD,
Richmond, B.C. V6X 3Z6
CONTACT: JESSIE ARORA
T 604 284 5194
jessie@dfarchitecture.ca info@dfarchitecture.ca

SURVEYOR:
TARGET LAND SURVEYING
112 - 10422 168TH ST.,
SURREY, B.C. V4N 1R9
CONTACT:
T 604 583 6161

CIVIL ENGINEER:
CORE CONCEPT CONSULTING LTD.
#220-2639 VIKING WA,
RICHMOND, B.C. V6V 3B7
CONTACT:
T 604 249 5040

LANDSCAPE ARCHITECT
PMG LANDSCAPE ARCHITECTS
SUITE100-4185 STILL CREEK DRIVE,
BURNABY B.C., V5C 6G9
T 604 294 0011



VIEW 1 : EASTWARD ALONG FRANCIS ROAD



VIEW 3 : EXISTING PROPERTY ON FRANCIS ROAD



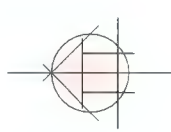
1 SITE LOCATION

332' = 1'-0"

ARCHITECTURAL

- A-000 COVER SHEET
- A-100 SITE PLAN
- A-101 PARKING PLAN
- 3a LANDSCAPE PLAN
- 3b SHRUB PLAN
- 3c LANDSCAPE DETAILS
- 3d TREE MANAGEMENT
- 3e AND LOT COVERAGE PLANS AND LANDSCAPE SPECIFICATIONS
- A-401 AND A-402 ELEVATIONS
- A-403 STREETSCAPE
- A-404 MATERIAL BOARD
- A-500 BUILDING PLANS
- A-502 TYPE C UNIT PLAN
- A-503 SITE SECTIONS
- A-504 LIGHTING PLAN

DEVELOPMENT DATA		
FLOOR AREA	GROSS 527.88 SQ.M.	NET 499.81 SQ.M.
SITE AREA	EXISTING 1,003.1 SQ.M.	PROPOSED 999.1 SQ.M.
ZONING	RRES	ARTERIAL ROAD RIFLEX
NO. OF UNITS	1	3
DENSITY	ALLOWED 0.50	PROPOSED 0.5
FLOOR AREA RATIO	MAX. 45%	37.70% EXCLUDING EAVES, BALCONIES, UNROOFED PATIOS AND RAISED DECKS
SETBACK - FRONT YARD	MIN. 6.0 M	6.0 M
SETBACK - INTERIOR SIDE YARDS	MIN. 2.0 M	2.0 M
SETBACK - REAR YARDS	MIN. 6.0 M	10 M
OFF-STREET PARKING SPACES	MIN. 2 PER UNIT	2 PER UNIT
VISITOR	1 PER CLUSTER	1 PER CLUSTER
FAR CALCULATIONS	EXCLUDING GARAGES	
UNIT TYPE	LVL-1	LVL-2
A	82.05 SQ.MT.	83.66 SQ.MT.
B	89.87 SQ.MT.	77.06 SQ.MT.
C (CONVERTIBLE UNIT)	89.48 SQ.MT.	77.69 SQ.MT.
TOTAL FLOOR AREA		499.81 SQ.MT.
FAR CALCULATION		
NET FAR		499.81/999.61
GROSS FLOOR AREA (INCLUDING STAIRCASE)		527.88 SQ.MT.



NOTES	
2017.11.17	M REVISION AS PER CITY COMMENTS
2017.11.17	L JAP SUBMISSION
2017.11.17	K REVISION AS PER CITY COMMENTS
2017.11.17	J REVISION AS PER CITY COMMENTS
2017.11.17	I PROPOSALS
2017.11.17	H REVISION AS PER CITY COMMENTS
2017.11.17	G REVISION AS PER CITY COMMENTS
2017.11.17	F REVISION AS PER CITY COMMENTS
2017.11.17	E REVISION AS PER CITY COMMENTS
2017.11.17	D REVISION AS PER CITY COMMENTS
2017.11.17	C REVISION AS PER CITY COMMENTS
2017.11.17	B PRELIMINARY SITE LAYOUT
2017.11.17	A PRELIMINARY SITE LAYOUT



1205-4871 SHELL ROAD
RICHMOND, BRITISH COLUMBIA
CANADA V6X 3Z6
T (604)284-5194 F (604)284-5131
info@dfarchitecture.ca

PROJECT:
TRIPLEX DEVELOPMENT,
5751 FRANCIS ROAD,
RICHMOND, B.C.

CLIENT:
LANDCRAFT HOMES LTD.
UNIT-10, 12240 HORSESHOE WAY,
RICHMOND, BC V7A 4Z1

DRAWN:	
CHECKED:	
SCALE:	N/E
JOB No.:	RM-020
DATE:	OCT 2017

SHEET TITLE:
DP 17-768763
PLAN 1
COVER SHEET

DRAWING NO.:
A-000
M

AVERAGE SITE GRADE
 $0.85+0.99+1.17+1.18 = 4.19$
 $4.19/4 = 1.04$
 AVERAGE BUILDING GRADE
 $0.98+1.22+1.21+1.19+1.10 = 5.7$
 $5.7/5 = 1.14$
 AVERAGE GRADE
 $1.04+1.14 = 2.18$
 $2.18/2 = 1.09$



NO.	DATE	DESCRIPTION
2021/01/27	M	REVISED AS PER CITY COMMENTS
2021/01/18	L	ADP SUBMISSION
2021/01/25	K	REVISED AS PER CITY COMMENTS
2021/01/25	J	REVISED AS PER CITY COMMENTS
2021/02/27	I	DP SUBMISSION
2019/01/14	H	REVISED AS PER CITY COMMENTS
2019/07/25	G	REVISED AS PER CITY COMMENTS
2019/08/04	F	REVISED AS PER CITY COMMENTS
2017/09/29	E	REVISED AS PER CITY COMMENTS
2017/08/04	D	REVISIONS AND DP SUBMISSION
2017/02/17	C	REVISIONS AND DP SUBMISSION
2016/11/28	B	PRELIMINARY SITE LAYOUT
2016/11/28	A	PRELIMINARY SITE LAYOUT



1205-4871 SHELL ROAD
 RICHMOND BRITISH COLUMBIA
 CANADA V6X 3Z6
 T: 604.284.5194 F: 604.284.5131
 info@dfarchitecture.ca

PROJECT:
 TRIPLEX DEVELOPMENT,
 5751 FRANCIS ROAD,
 RICHMOND, B.C.

CLIENT:
 LANDCAFT HOMES LTD.
 UNIT-10, 12240 HORSESHOE WAY,
 RICHMOND, BC V7A 4Z1

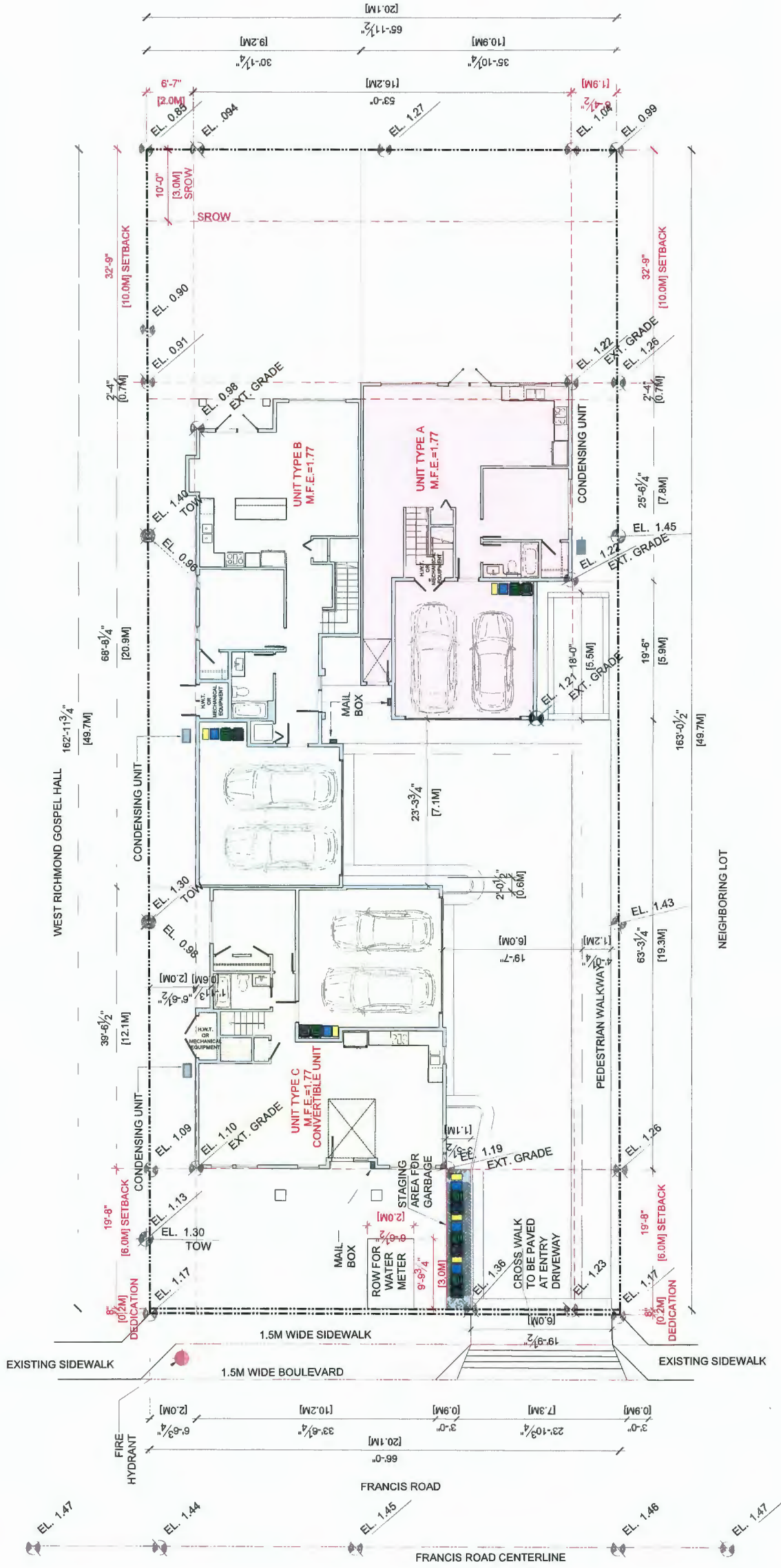
COPYRIGHT RESERVED. THIS PLAN AND LEGAL AREL AND AT ALL TIMES SHALL BE USED OR REPRODUCED WITHOUT THE PROJECT'S WRITTEN CONSENT.

DATE	BY	DESCRIPTION
CHECKED:		
SCALE:	1/8" = 1'-0"	
JOB NO.:	RDH-2020	
DATE:	MAR 2017	

SHEET TITLE:
DP 17-768763

PLAN 2
 SITE PLAN

DRAWING NO.:
A-100
M



1 SITE PLAN
 1/8" = 1'-0"

NOTES:



NO.	DATE	BY	DESCRIPTION
2023.01.27	M		REVISED AS PER CITY COMMENTS
2023.01.19	L		ADP SUBMISSION
2023.01.20	K		REVISED AS PER CITY COMMENTS
2023.01.26	J		REVISED AS PER CITY COMMENTS
2023.02.27	I		DP SUBMISSION
2018.07.14	H		REVISED AS PER CITY COMMENTS
2018.07.25	C		REVISED AS PER CITY COMMENTS
2018.08.04	F		REVISED AS PER CITY COMMENTS
2017.09.29	E		REVISED AS PER CITY COMMENTS
2017.08.04	D		REVISED AS PER CITY COMMENTS
2017.03.17	C		REVISIONS AND DP SUBMISSION
2016.11.26	B		PRELIMINARY SITE LAYOUT
2016.11.25	A		PRELIMINARY SITE LAYOUT

df
ARCHITECTURE
Inc.

1295-4871 SHELL ROAD
RICHMOND, BRITISH COLUMBIA
CANADA V6X 3Z6
T: (604) 264-5194 F: (604) 264-5131
info@dfarchitecture.ca

PROJECT:
TRIPLEX DEVELOPMENT,
5751 FRANCIS ROAD,
RICHMOND, B.C.

CLIENT:

LANDCAFT HOMES LTD.
UNIT-10, 12240 HORSESHOE WAY,
RICHMOND, BC V7A 4Z1

DATE: MAR 2017

OWNER:	
CHECKED:	
SCALE:	3/32" = 1'-0"
JOB NO.:	RD-020
DATE:	MAR 2017

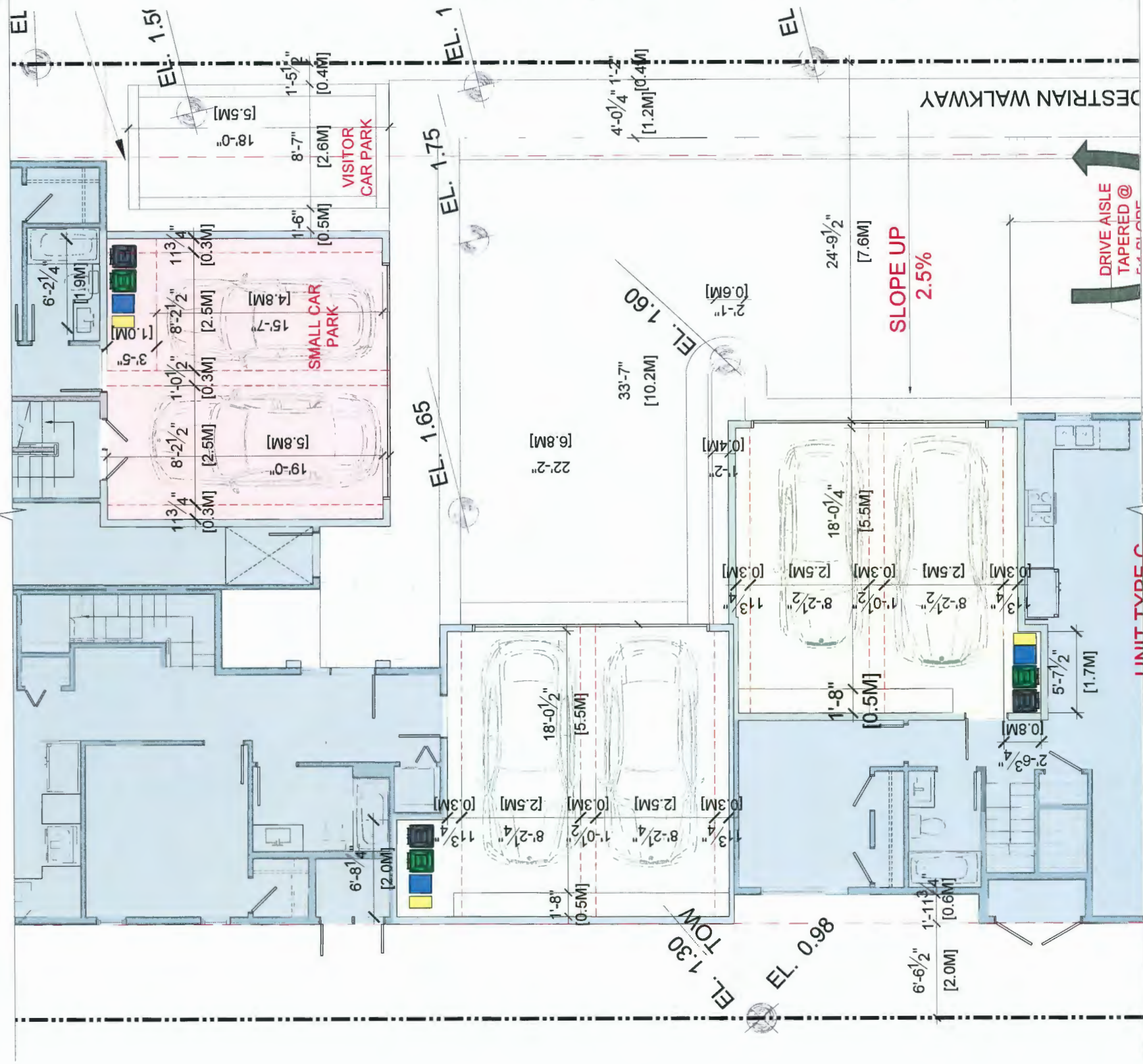
SHEET TITLE:
DP 17-768763

PLAN 3
PARKING PLAN

DRAWING NO.:

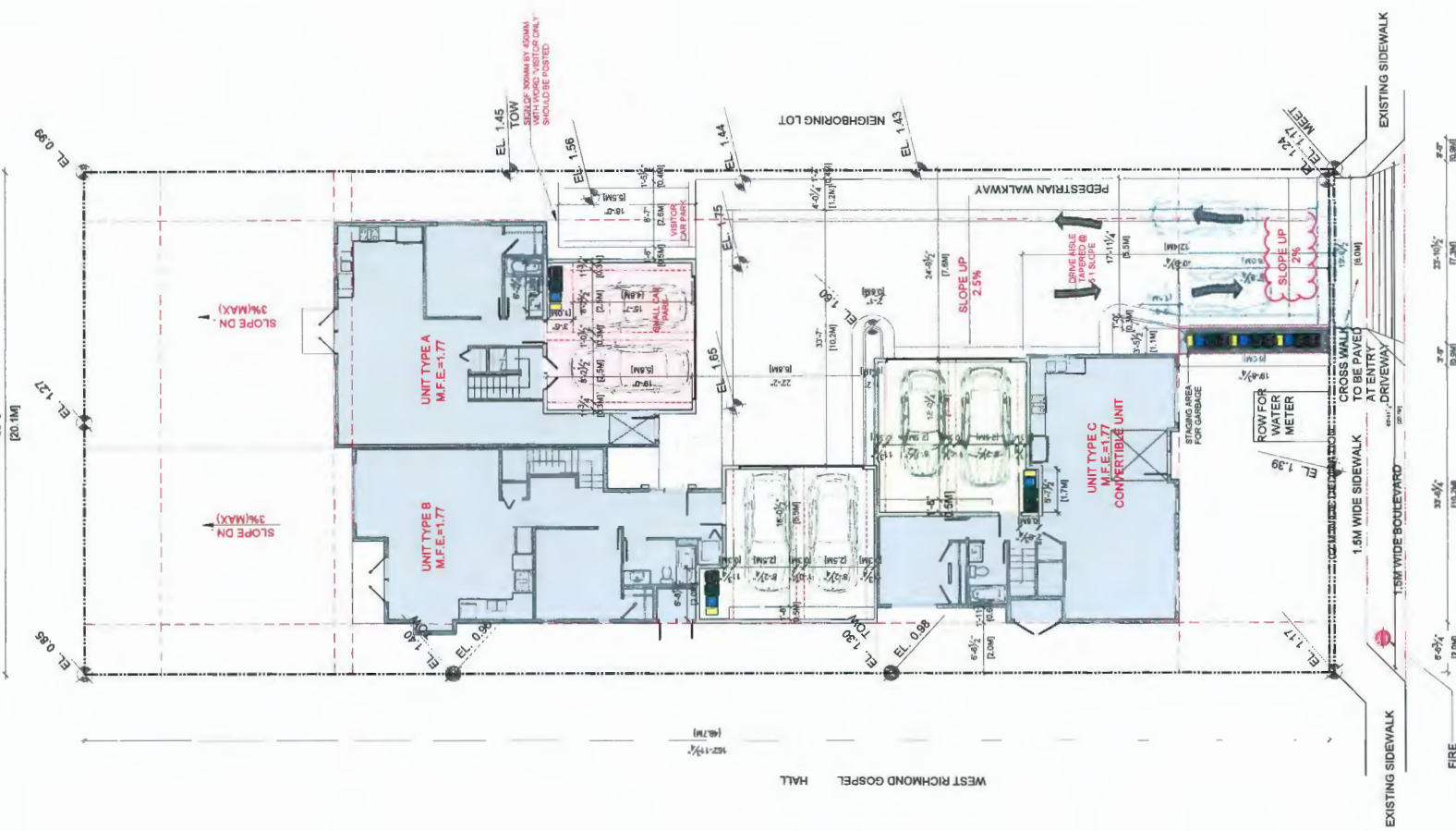
A-101

M



2 PARKING PLAN (BLOW UP)
1/4" = 1'-0"

OFF STREET PARKING SPACES	ZONING BY LAW (TABLE 7.7.2.1)	REQUIRED	PROVIDED
OFF STREET PARKING SPACES	2 PER UNIT	2 SPACES	2 SPACES
VISITOR (MINIMUM 1 PER CLUSTER)	1 PER CLUSTER	1 SPACE	1 SPACE



1 PARKING PLAN
3/32" = 1'-0"

SEAL:

DP 17-768763
PLAN 4

WITH: DF Architecture Inc.
PROJECT:
TRIPLEX DEVELOPMENT
5751 FRANCIS ROAD
RICHMOND, BC

DRAWING TITLE:
LANDSCAPE PLAN

DATE: JUNE 22, 2018 DRAWING NUMBER:
SCALE: 3/32"=1'-0" DRAWN: DD BI
DESIGN: DD BI
CHKD: PCM PCM OF 5
PMG PROJECT NUMBER:
16-236

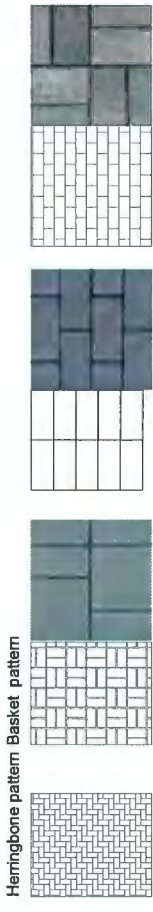
LIGHTING LEGEND



BOLLARD LIGHT

HADCO-DB30
Aluminum bollard

PAVER



Herringbone pattern Basket pattern
Eco Prior by Mutual Materials, typ. Color-Charcoal, SOLDIER COURSE Color-Harvest, Stacked bound

PLANT SCHEDULE

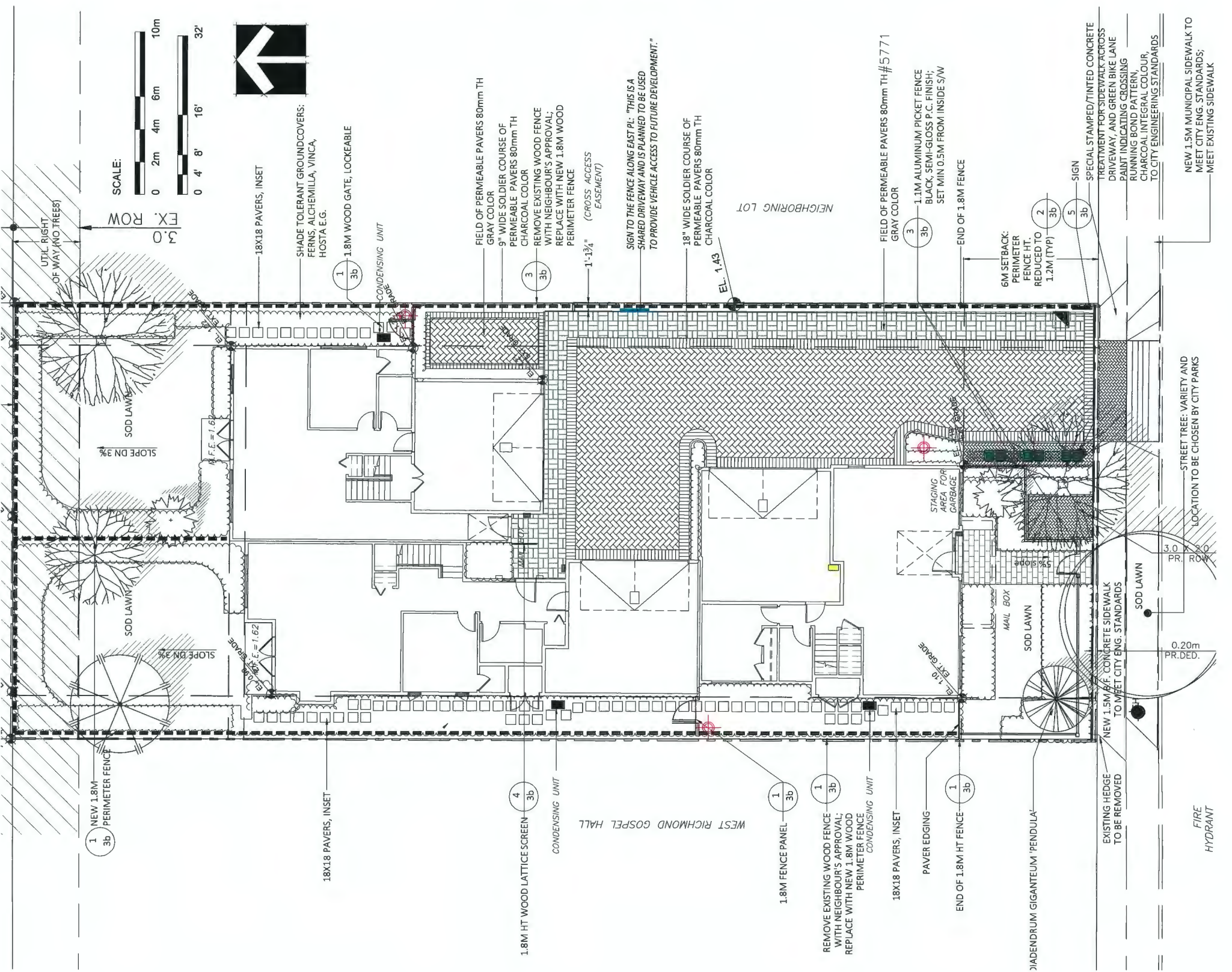
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	PMG JOB NUMBER: 18-116
TREE					
2		CHAMAECYPARIS NOOT 'GREEN ARROW'	GREEN ARROW FALSECYPRESS	2.0M HT. BAB	
2		PRINCETONIA SENTRY 'MAIDENHAIR'	PRINCETON SENTRY MAIDENHAIR	10CM CAL., 1.8M STD. BAB	
1		PNUS STROBUS 'FASTIGIATA'	COLUMNAR WHITE PINE	4.0M HT. BAB	
1		SEQUIADENDRON GIGANTEUM 'PENDULA'	WEeping REDWOOD	3.5M HT. BAB, STAKE HORIZONTALLY	
1		STYRAX JAPONICUS 'PINK CHIMES'	PINK CHIMES JAPANESE SNOWBELL	6CM CAL., 1.8M STD. BAB	

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. * ANNUAL PLANT DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	PMG JOB NUMBER: 18-116
TREE					
1		STREET TREE	TO BE CHOSEN BY CITY	70M CAL., 1.8M STD. BAB	

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. * ANNUAL PLANT DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

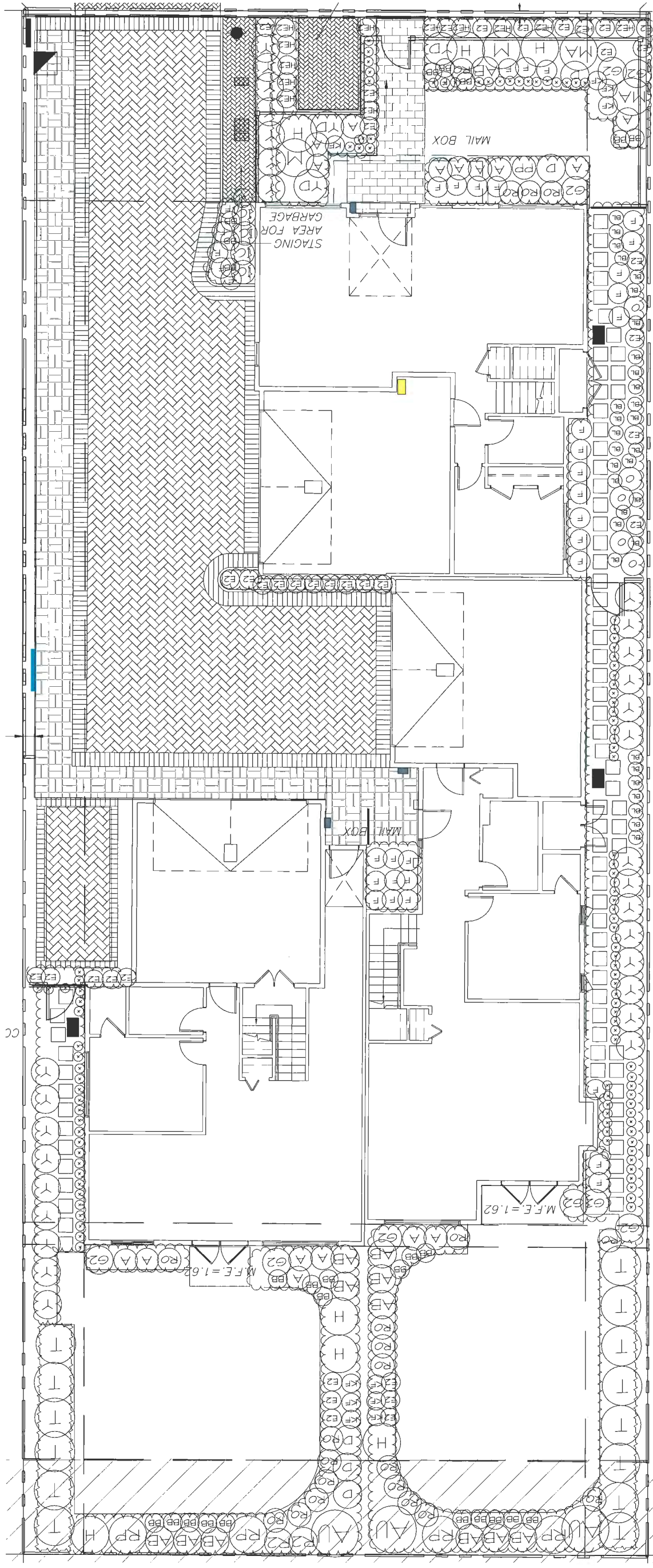
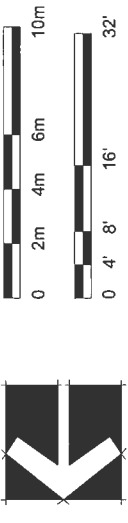


SEAL:

PLANT SCHEDULE		PMG JOB NUMBER: 18-116	
KEY	QTY	BOTANICAL NAME	COMMON NAME
GRASS			
(10)	10	CALAMAGROSTIS X A 'KARL FOERSTER'	KARL FOERSTER FEATHERED GRASS
(25)	25	CAREX 'ICE DANCE'	FROSTED SEDGE
(9)	9	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT JAP. SILVER GRASS
VINE			
(1)	1	CLEMATIS JACKMANII 'SUPERBA'	SUPERBA JACKMAN CLEMATIS
PERENNIAL			
(13)	13	HEMEROCALLIS 'PURPLE D'ORO'	PURPLE D'ORO DAYLILY
(32)	32	BLECHNUM SPICANT	DEER FERN
(5)	5	MATTEUCIA STRUTHIOPTERIS	OSTRICH FERN
(114)	114	PACHYSANDRA TERMINALIS	JAPANESE SPURGE
(37)	37	POLYSTICHUM MUNITUM	WESTERN SWORD FERN
<p>NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.</p>			

PLANT SCHEDULE		PMG JOB NUMBER: 18-116	
KEY	QTY	BOTANICAL NAME	COMMON NAME
SHRUB			
(12)	12	ABELIA ROSE CREEK	ROSE CREEK ABELIA
(3)	3	ALICUBA JAPONICA 'GOLD DUST'	GOLD DUST PLANT
(16)	16	AZALEA JAPONICA 'HINO CRIMSON'	AZALEA (SINGLE DEEP CRIMSON)
(7)	7	HYDRANGEA M. 'ENDLESS SUMMER'	ENDLESS SUMMER BIGLEAF HYDRANGEA
(4)	4	ILEX CRENATA 'CONVEXA'	JAPANESE HOLLY
(2)	2	MAHONIA AQUIFOLIUM	OREGON GRAPE
(1)	1	PINUS MUGO 'MOPS'	MOPS DWARF MUGO PINE
(2)	2	PINUS MUGO 'PUMILLO'	DWARF MUGO PINE
(2)	2	RHODODENDRON 'HOTEL'	HOTEL RHODODENDRON
(4)	4	RHODODENDRON 'P.J.M. COMPACTA'	P.J.M. COMPACT RHODODENDRON
(21)	21	ROSA 'NOIRRAUIM'	CARPET ROSE; PINK
(36)	36	SARCOCOCCA HOOKERIANA 'RUSCIFOLIA'	FRAGRANT SWEETBOX
(3)	3	TAXUS X MEDIA 'DENSIFORMIS'	DWARF ENGLISH YEW
(30)	30	TAXUS X MEDIA 'HICKSII'	HICKS YEW
(14)	14	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR
(5)	5	VIBURNUM DAVIDII	DAVID'S VIBURNUM

SCALE:



NO.	DATE	REVISION DESCRIPTION	DR.
8	21.JAN.27	REVISION AS PER CITY COMMENTS	DD
7	20.NOV.18	REVISION AS PER CITY COMMENTS	DD
6	20.NOV.12	NEW SITE PLAN & CITY COMMENTS	DD
5	20.OCT.28	NEW SITE PLAN	DD
4	20.OCT.08	CITY COMMENTS	DD
3	20.OCT.01	NEW SITE PLAN & CITY COMMENTS	DD
2	20.JUL.16	CITY COMMENTS/NEW SITE/CIVIL PLANS	DD
1	18.AUG.18	PRELIMINARY PLANNING COMMENTS, CITY CHECKOUT	BI

CLIENT: LANDCRAFT GROUP
DP 17-768763
PLAN 5

WITH: DF Architecture Inc.
PROJECT:
TRIPLEX DEVELOPMENT
5751 FRANCIS ROAD
RICHMOND, BC

DRAWING TITLE:
SHRUB PLAN

DATE: JUNE 22, 2018
DRAWING NUMBER:
SCALE: 3/16"=1'-0"
DRAWN: DD
DESIGN: DD
CHKD: PCM
PMG PROJECT NUMBER:
3b
OF 5
16-236

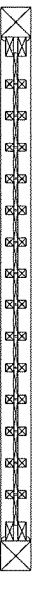
SEAL:

Sign (size and location of the mandatory signs must be approved by the City) at East side of internal driveway to indicate future vehicular access to the future developments to the East.

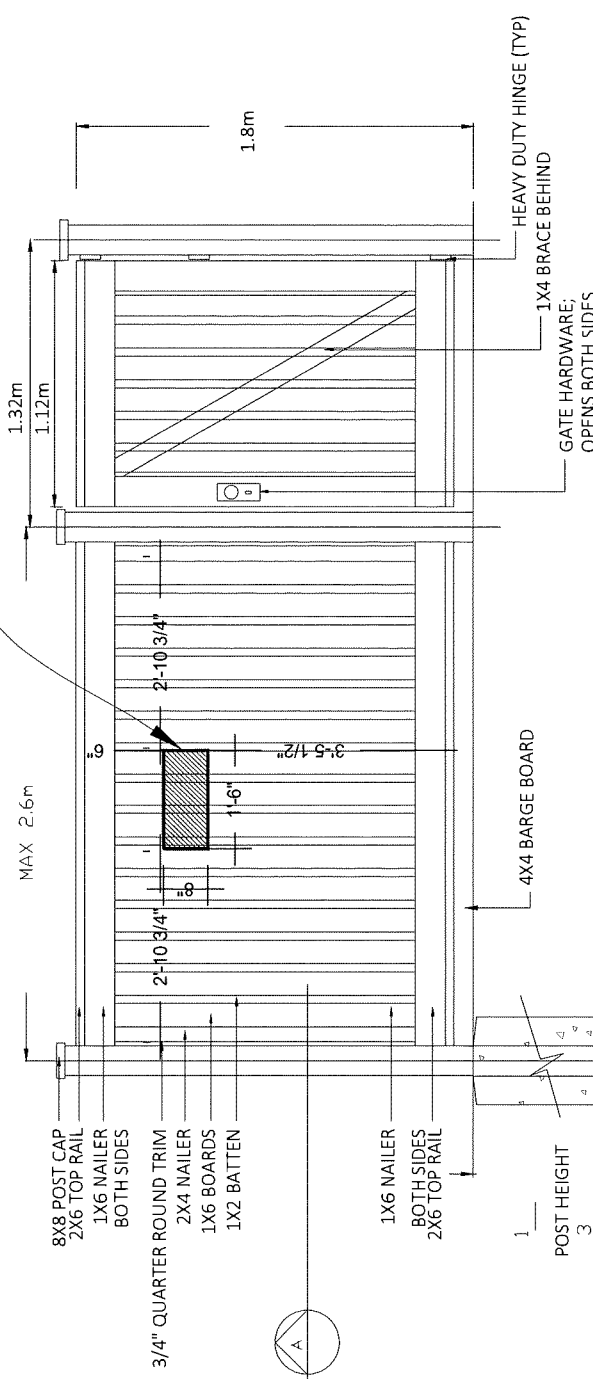
Sign is to have the following wording:

"This is a shared driveway and is planned to be used to provide vehicle access to future development."

The size and locations of the sign will be inspected through the landscape inspection process.



TOP VIEW SECTION



1. 1.8M PERIMETER FENCE AND GATE

3/4" = 1'-0"

2. 1.1M WOOD FENCE

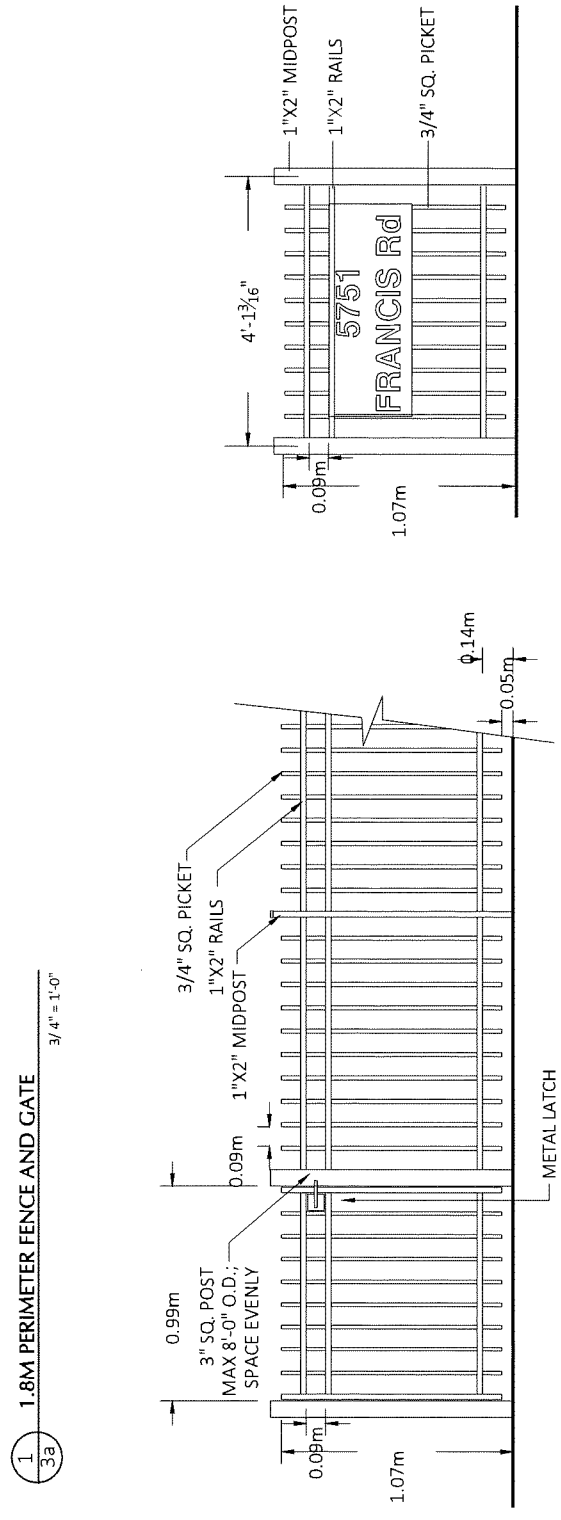
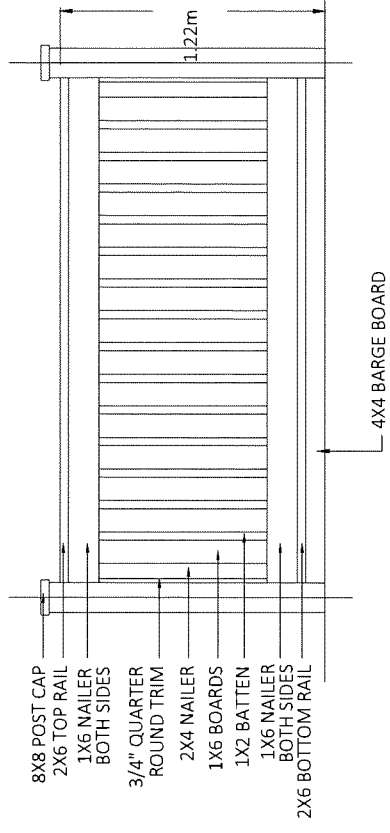
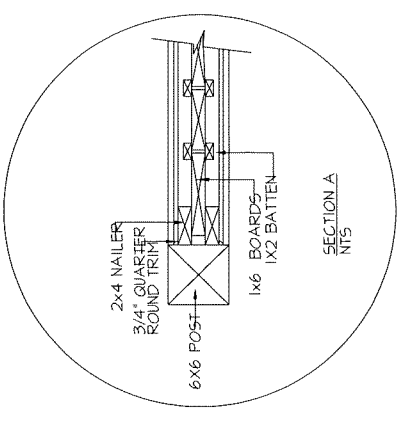
3/4" = 1'-0"

3. 1.1M SIGN

3/4" = 1'-0"

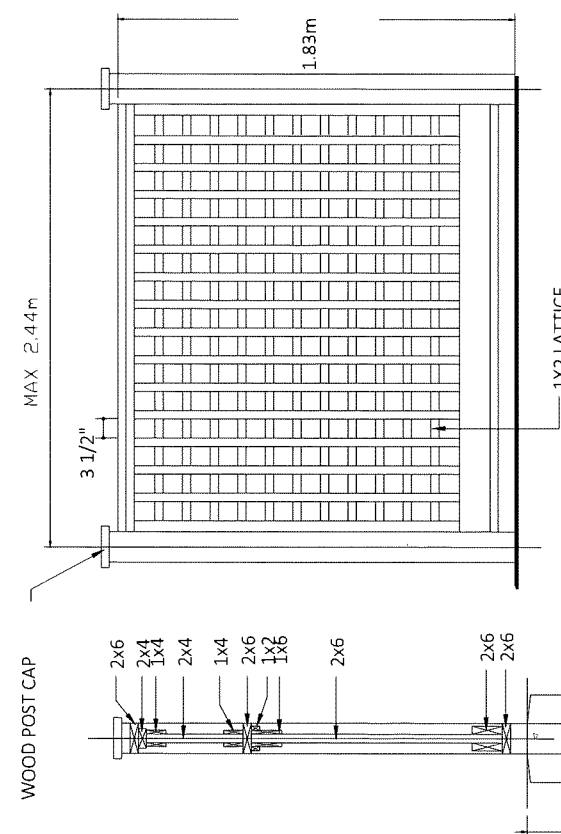
4. 1.8M LATTICE SCREEN

3/4" = 1'-0"



3. 1.1M SIGN

3/4" = 1'-0"



4. 1.8M LATTICE SCREEN

3/4" = 1'-0"

- NOTES:
- FENCE MATERIAL POWDERCOAT ALUMINUM
 - COLOUR OF METAL TO MATCH ARCH. RAILINGS, OR OTHER TO BE CHOSEN BY OWNER/ARCHITECT
 - FOR TYPICAL POST FOOTINGS, REFER TO DETAIL 5/L2

5. 1.1M SIGN

3/4" = 1'-0"

3a

3/4" = 1'-0"

- NOTES:
- ALL WOOD P.T. HEM/FIR
 - ALL HARDWARE HOT-DIPPED GALVANIZED
 - APPLY TWO COATS PREMIUM WEATHER-PROOFING STAIN, TO MATCH ARBOUR AND PREAPPROVED BY ARCHITECT OR OWNER

3a

3/4" = 1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
1	20.06.15	CITY COMMENTS/NEW SPECIFIC PLANS	DD
2	20.06.01	NEW SITE PLANNING COMMENTS	DD
3	20.05.08	CITY COMMENTS	DD
4	20.05.28	NEW SITE PLAN	DD
5	20.06.12	NEW SITE PLAN CITY COMMENTS	DD
6	20.06.18	REVISION AS PER CITY COMMENTS	DD
7	21.06.27	REVISION AS PER CITY COMMENTS	DD

CLIENT: LANDSCAPE GROUP

DP 17-768763
PLAN 6

WITH: DF Architecture Inc.
PROJECT: **TRIPLEX DEVELOPMENT**
5751 FRANCIS ROAD
RICHMOND, BC

DRAWING TITLE:
LANDSCAPE DETAILS

DRAWING NUMBER: **3C**
DATE: JUNE 23, 2018
SCALE: VARIES
DRAWN: DD
DESIGN: DD
CHKD: PCM
OF 5

SEAL:

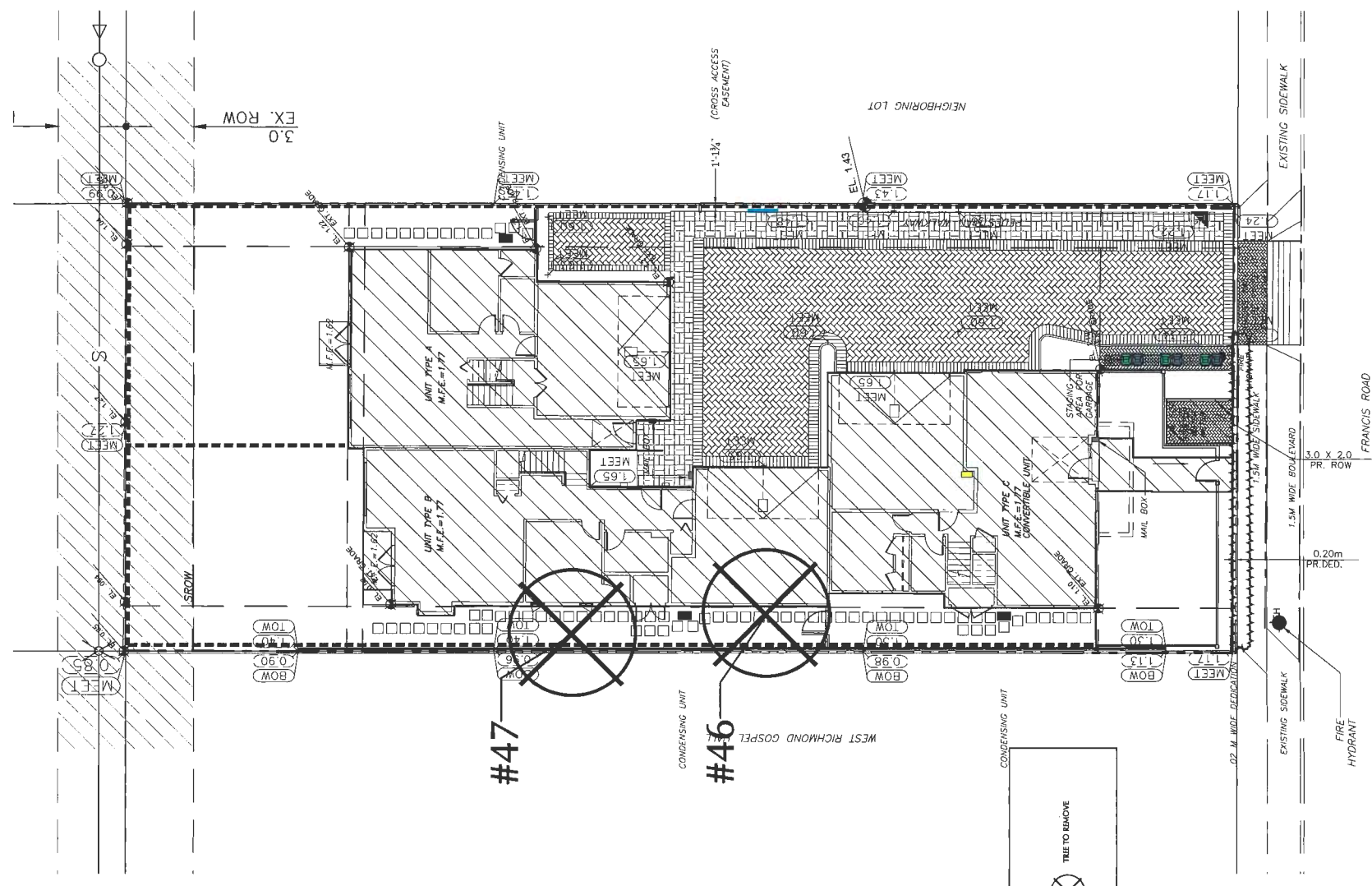
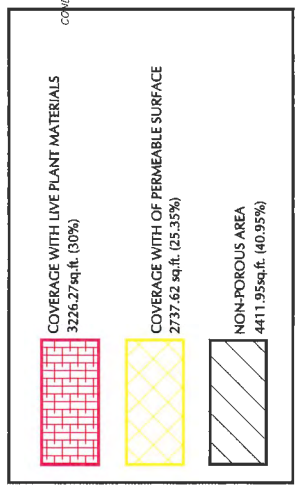
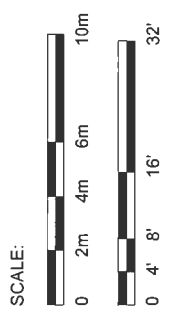
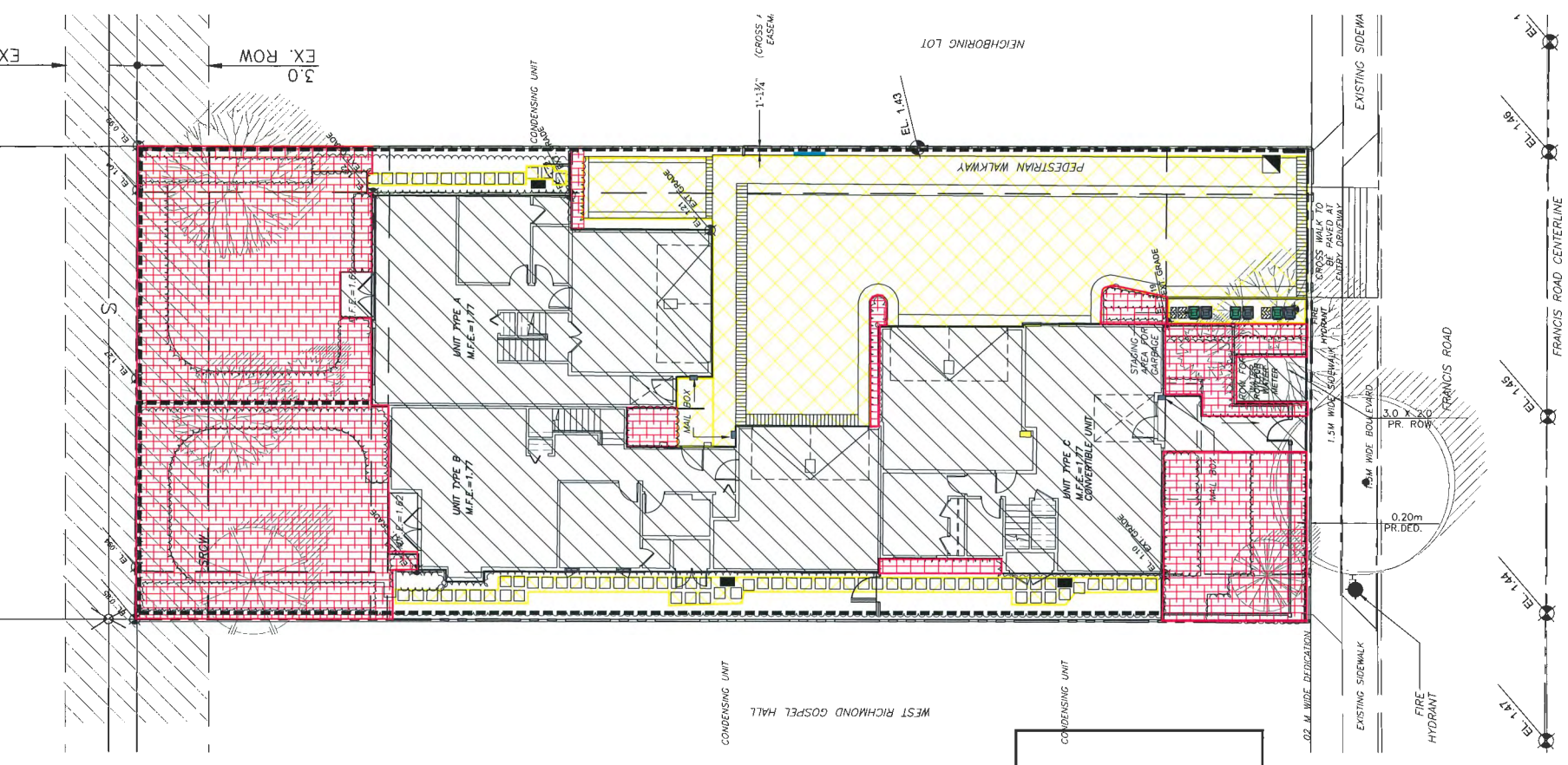


Table of Trees					
Tree No.	Common Name	Botanical Name	Tree Ht. (m)	Tree Sp. (m)	Tree Sp. (ft)
1	Cherry	Prunus	3.7	3.7	3.7
2	Magnolia	Magnolia	6.0	6.0	6.0
3	Green Served Umbrella	Green Served Umbrella	3.7	3.7	3.7

Suitable Replacement Trees		
Common Name	Botanical Name	Tree Ht. (m)
Maple	Acer	3.7
Green Served Umbrella	Green Served Umbrella	3.7
Prunus	Prunus	3.7
Magnolia	Magnolia	6.0
Green Served Umbrella	Green Served Umbrella	3.7
Maple	Acer	3.7
Green Served Umbrella	Green Served Umbrella	3.7
Prunus	Prunus	3.7
Magnolia	Magnolia	6.0
Green Served Umbrella	Green Served Umbrella	3.7

TREE MANAGEMENT PLAN

LOT COVERAGE PLAN

CLIENT: LANDCRAFT GROUP
PROJECT: WITH: DF Architecture Inc.
PROJECT: TRIPLEX DEVELOPMENT
5751 FRANCIS ROAD RICHMOND, BC

DP 17-768763
PLAN 7

DATE: JUNE 23 2008: 22
SCALE: 3/32"=1'-0"
DRAWN: DD
DESIGN: DD
CHKD: PCM
OF 5

DRAWING TITLE:
TREE MANAGEMENT AND LOT COVERAGE PLANS

3d

NOTES:
 ALL UNITS TO BE PROVIDED WITH BLOCKING WITHIN WASHROOM WALLS IN ACCORDANCE WITH BCRC 2016 SECTION 3.8.5 AS REQUIRED FOR AGING IN PLACE.

BATHROOMS

There shall be at least one bathroom with enough floor space to be minimally accessible and shall meet the following space requirements:

Clear dimension from the front edge of the toilet to the facing wall shall be a minimum of 800 mm. Space from the front edge of the bathtub to the centre of the toilet shall be a minimum of 1000 mm. Clear floor area in front of the solid-gate shower shall be a minimum of 760 mm wide by 1220 mm deep centred on the sink/wall/entry.

Kitchen Counter Space

There shall be continuous counter space between the stove and sink.

Kitchen Faucets

All kitchen faucets within dwelling units and common areas shall be operable with one hand and shall not require tight grasping, or twisting of the wrist as the only means of operation.

Door Clearance

Door assemblies for suite entry and common living areas shall be operable with one hand and shall have a clear and level area.

When the door swing is away from this area, not less than 1500 mm clear space shall be provided on the side of the door swing. When the door swing is toward this area, not less than 1500 mm long by a width equal to the door assembly width plus not less than 600 mm clear space beside the door swing.

NO.	DATE	BY	DESCRIPTION
2025/11/17	L	JDP	SUBMISSION
2025/09/29	K		REVISED AS PER CITY COMMENTS
2025/08/28	J		REVISED AS PER CITY COMMENTS
2025/02/27	I		DP SUBMISSION
2015/07/14	H		REVISED AS PER CITY COMMENTS
2015/07/28	C		REVISED AS PER CITY COMMENTS
2014/06/04	F		REVISED AS PER CITY COMMENTS
2017/09/29	E		REVISED AS PER CITY COMMENTS
2017/08/24	D		REWORKING AND DP SUBMISSION
2017/02/07	C		REWORKING AND DP SUBMISSION
2016/11/29	B		PRELIMINARY SITE LAYOUT
2016/11/29	A		PRELIMINARY SITE LAYOUT



1205-4871 SHELL ROAD
 RICHMOND BRITISH COLUMBIA
 CANADA V6X 3Z6
 T: (604) 284-5194 F: (604) 284-5131
 info@dfarchitecture.ca

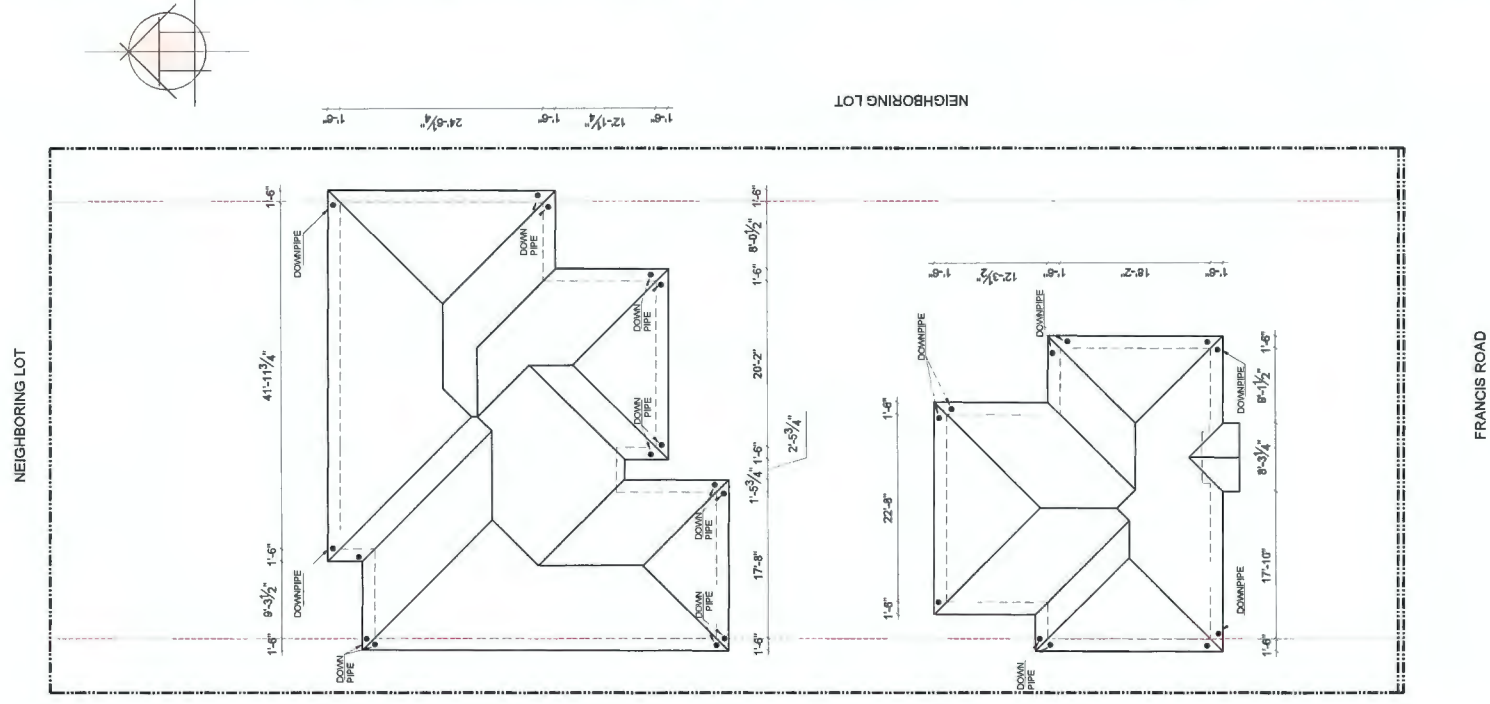
PROJECT:
 TRIPLEX DEVELOPMENT,
 5751 FRANCIS ROAD,
 RICHMOND, B.C.

CLIENT:
 LANDCAFT HOMES LTD.
 UNIT-10, 12240 HORSESHOE WAY,
 RICHMOND, BC V7A 4Z1

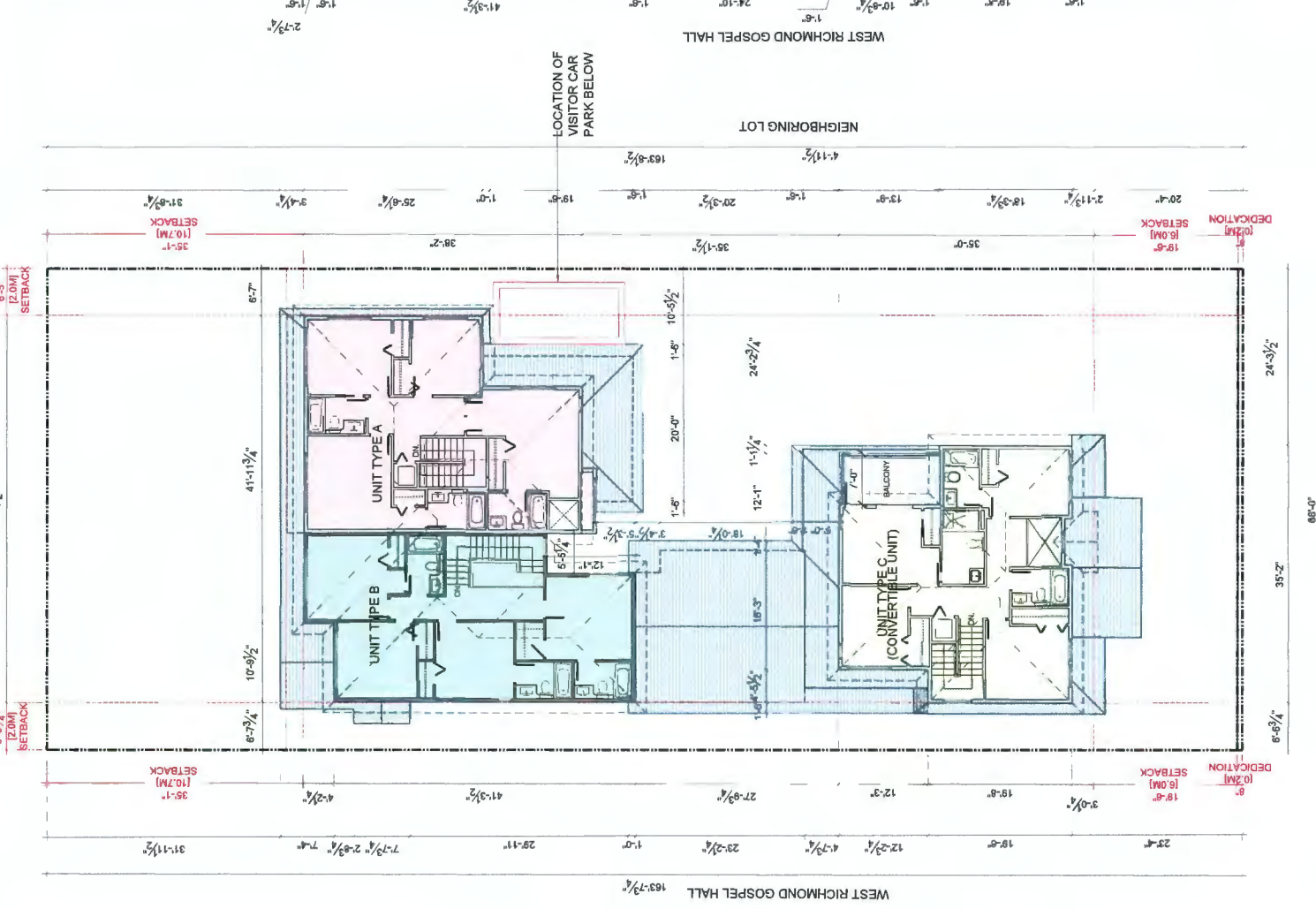
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 DATE: OCT 2016
 SCALE: 3/32" = 1'-0"
 JOB NO.: RCH-020
 CHECKED: JA

5451 TITLE
DP 17-768763
PLAN 9
 BUILDING PLANS

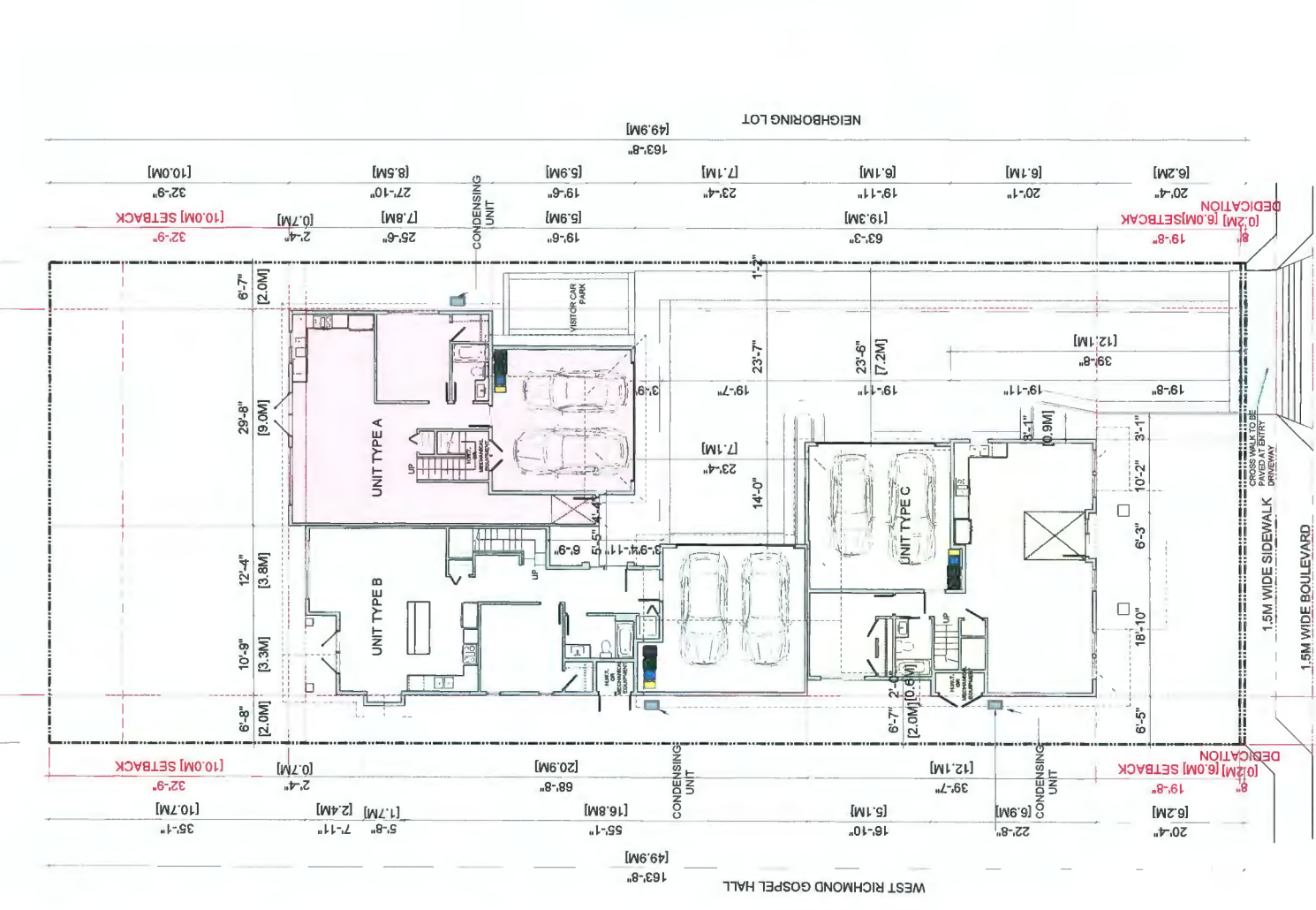
DRAWING NO.: **A-500**
M



3 ROOF PLAN
 3/32" = 1'-0"

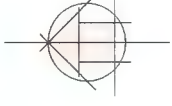


2 SECOND FLOOR PLAN
 3/32" = 1'-0"



1 MAIN FLOOR PLAN
 3/32" = 1'-0"

NOTES:



NO.	DATE	DESCRIPTION
2021/01/27	M	REVISED AS PER CITY COMMENTS
2020/11/19	L	TOP SUBMISSION
2020/09/29	K	REVISED AS PER CITY COMMENTS
2020/08/28	J	REVISED AS PER CITY COMMENTS
2020/08/27	I	TOP SUBMISSION
2019/01/14	H	REVISED AS PER CITY COMMENTS
2018/07/25	G	REVISED AS PER CITY COMMENTS
2018/06/04	F	REVISED AS PER CITY COMMENTS
2017/09/29	E	REVISED AS PER CITY COMMENTS
2017/08/24	D	REVISED AS PER CITY COMMENTS
2017/03/07	C	REVISION AND TOP SUBMISSION
2016/11/28	B	PRELIMINARY SITE LAYOUT
2016/11/28	A	PRELIMINARY SITE LAYOUT



1205-4871 SHELL ROAD
RICHMOND, BRITISH COLUMBIA
CANADA V6X 3Z6
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PROJECT:
TRIPLEX DEVELOPMENT,
5751 FRANCIS ROAD,
RICHMOND, B.C.

CLIENT:

LANDCAFT HOMES LTD.
UNIT-10, 12240 HORSESHOE WAY,
RICHMOND, BC V7A 4Z1

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DRAWN:	
CHECKED:	
SCALE:	AS SHOWN
JOB No.:	104-020
DATE:	MAR 2017

DP 17-768763

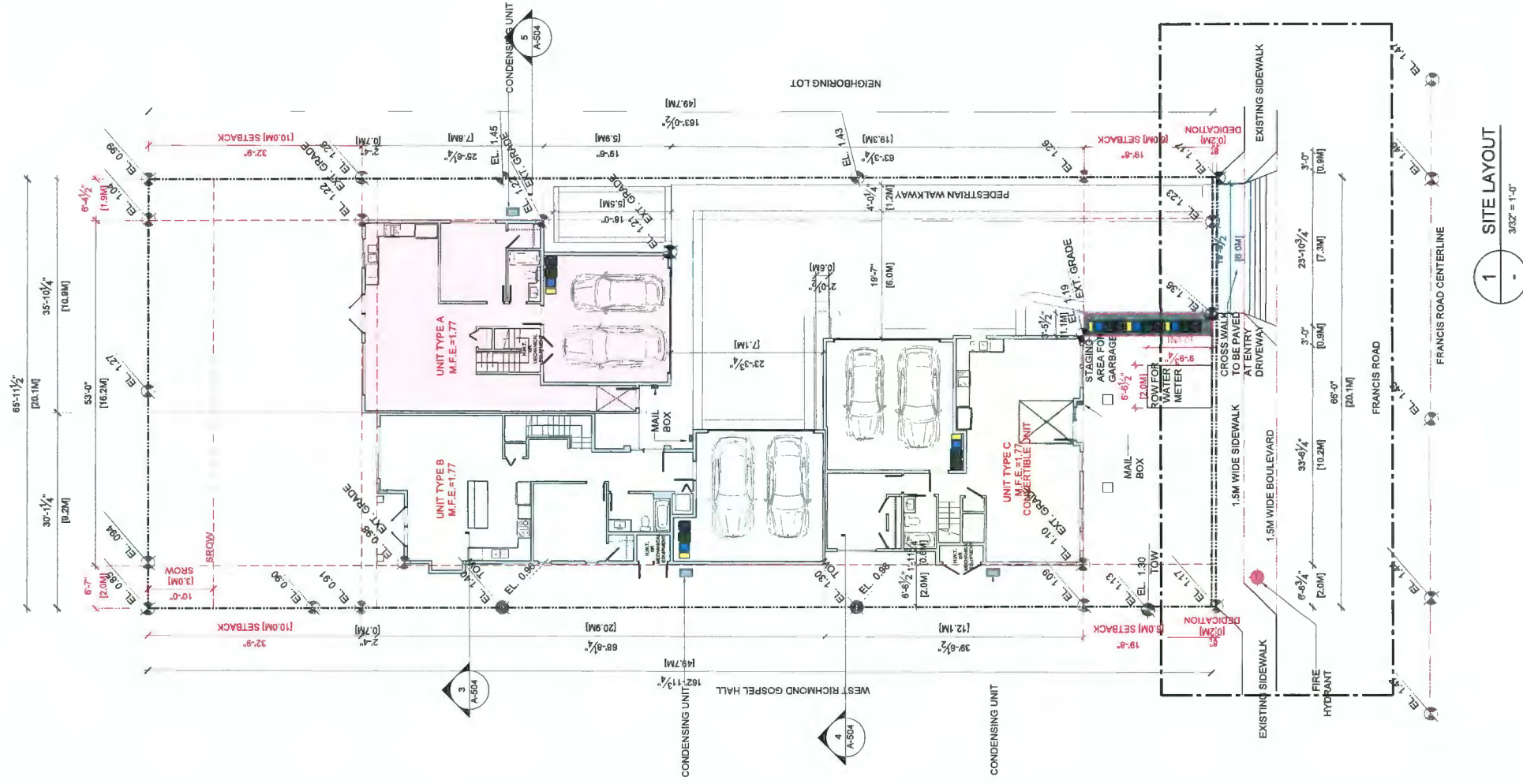
PLAN 11

SITE PLAN
AND SECTION

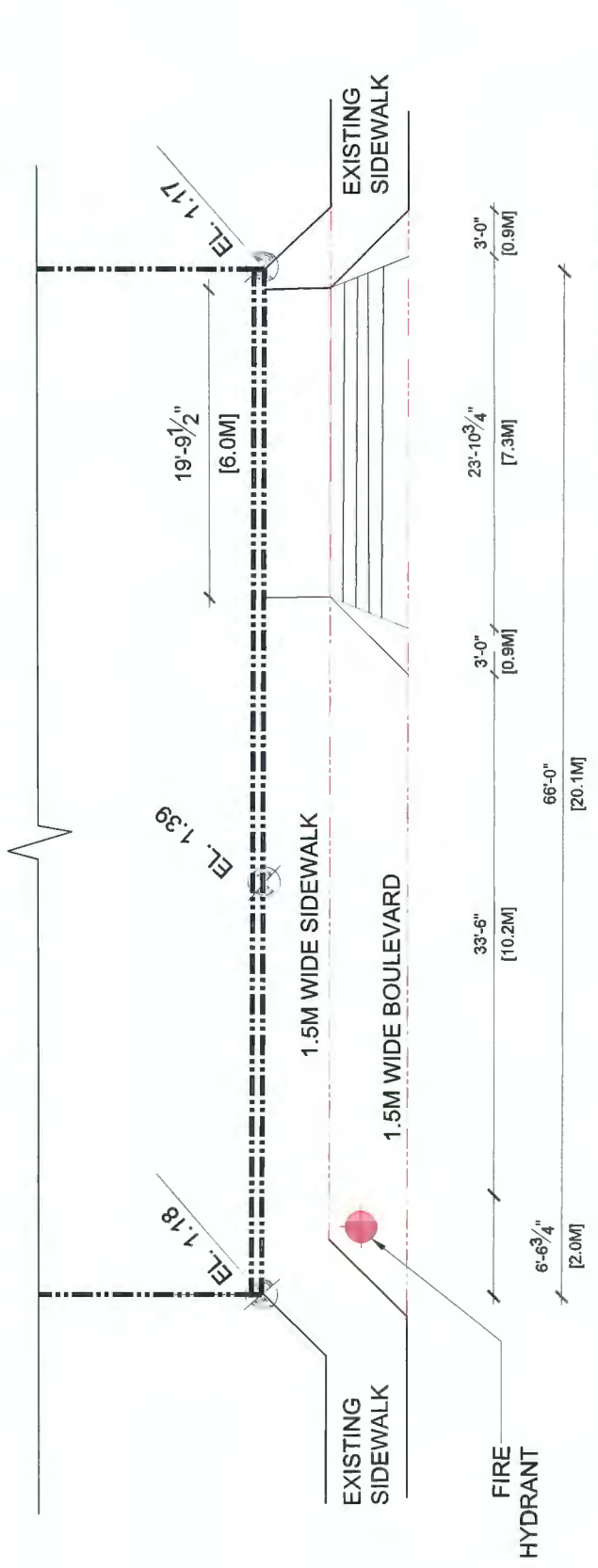
DRAWING NO.:

A-503

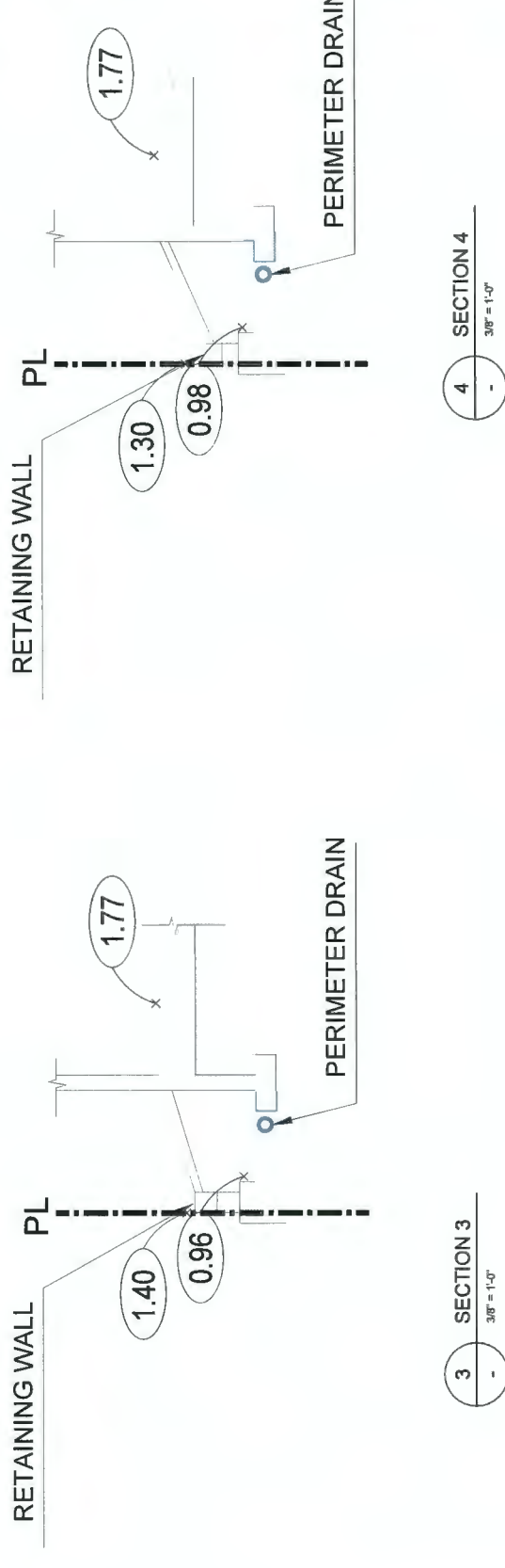
M



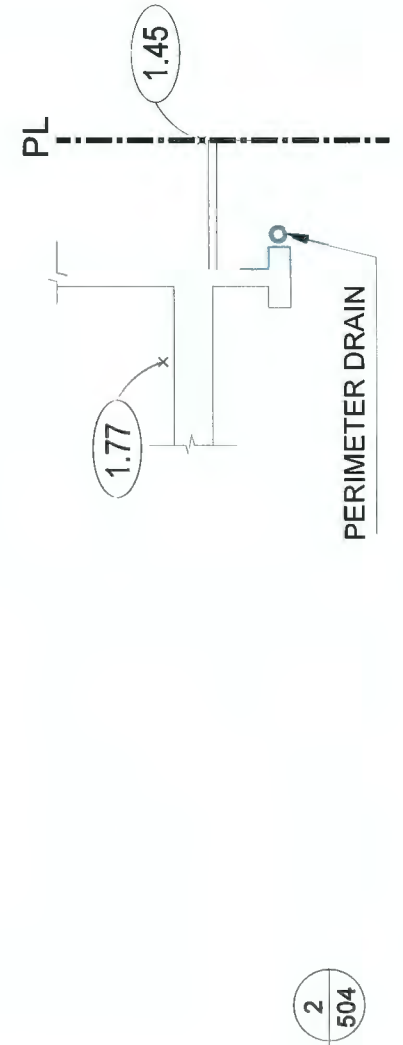
1 SITE LAYOUT
3/8" = 1'-0"



2 BLOW UP SHOWING ROAD DEDICATION,
SIDEWALK, BOULEVARD AND ROAD FLARE
3/8" = 1'-0"

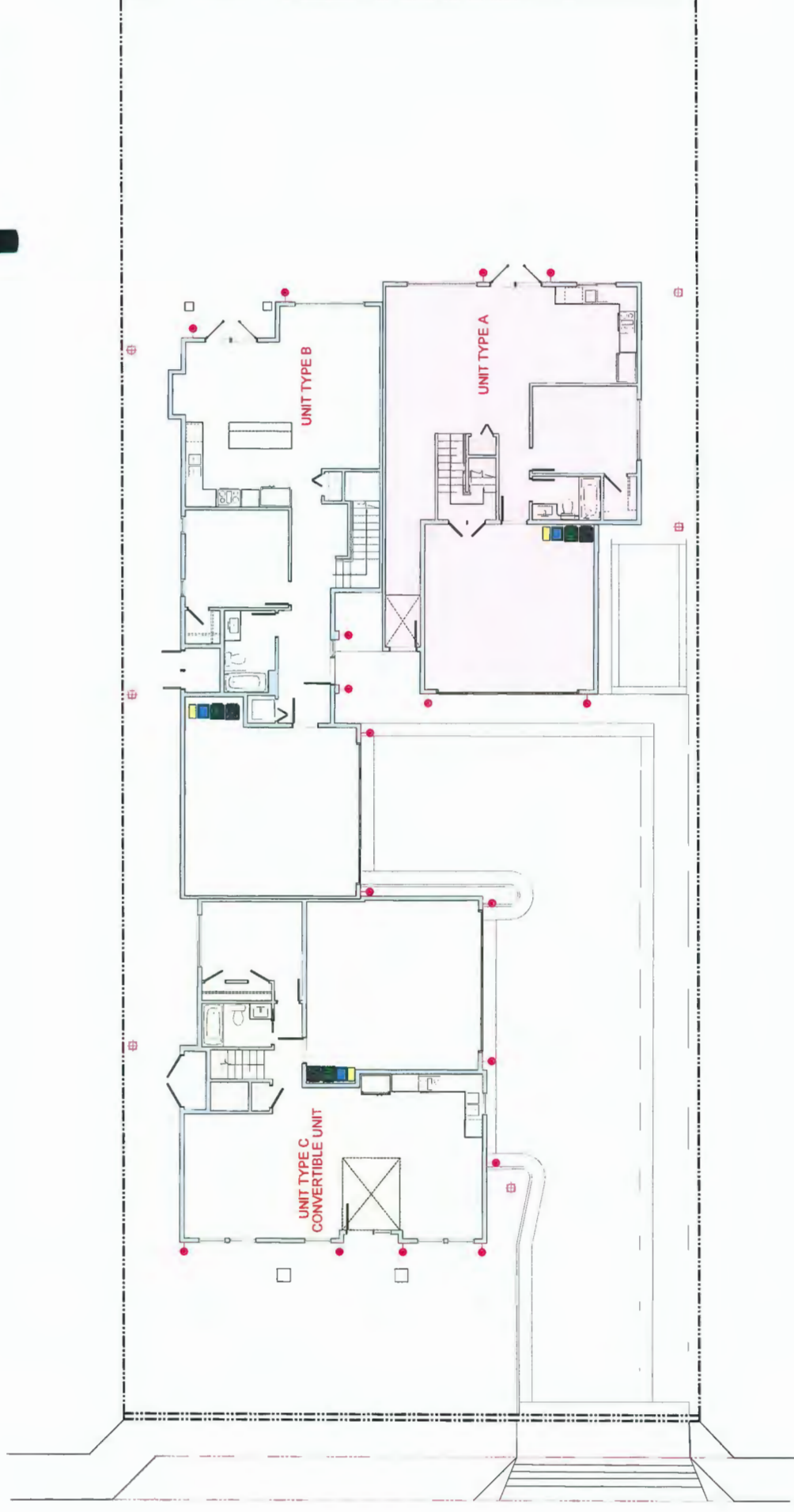
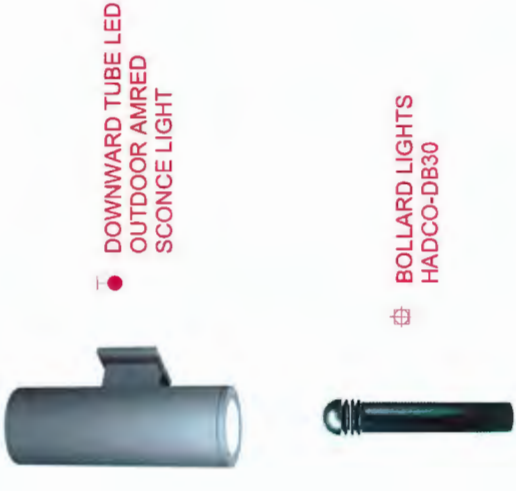


3 SECTION 3
3/8" = 1'-0"



4 SECTION 4
3/8" = 1'-0"

5 SECTION 5
3/8" = 1'-0"



REVISION	DATE	DESCRIPTION
2021.07.27	M	REVISED AS PER CITY COMMENTS
2020.11.18	L	ADP SUBMISSION
2020.09.28	K	REVISED AS PER CITY COMMENTS
2020.08.26	J	REVISED AS PER CITY COMMENTS
2020.02.27	I	OP SUBMISSION
2019.07.14	H	REVISED AS PER CITY COMMENTS
2019.06.04	F	REVISED AS PER CITY COMMENTS
2019.06.28	L	REVISED AS PER CITY COMMENTS
2017.08.04	D	REVISED AS PER CITY COMMENTS
2017.02.07	C	REVISIONS AND OP SUBMISSION
2016.11.25	B	PRELIMINARY SITE LAYOUT
2016.11.25	A	PRELIMINARY SITE LAYOUT



1205-4871 SHELL ROAD
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PROJECT:
TRIPLEX DEVELOPMENT,
5751 FRANCIS ROAD,
RICHMOND, B.C.

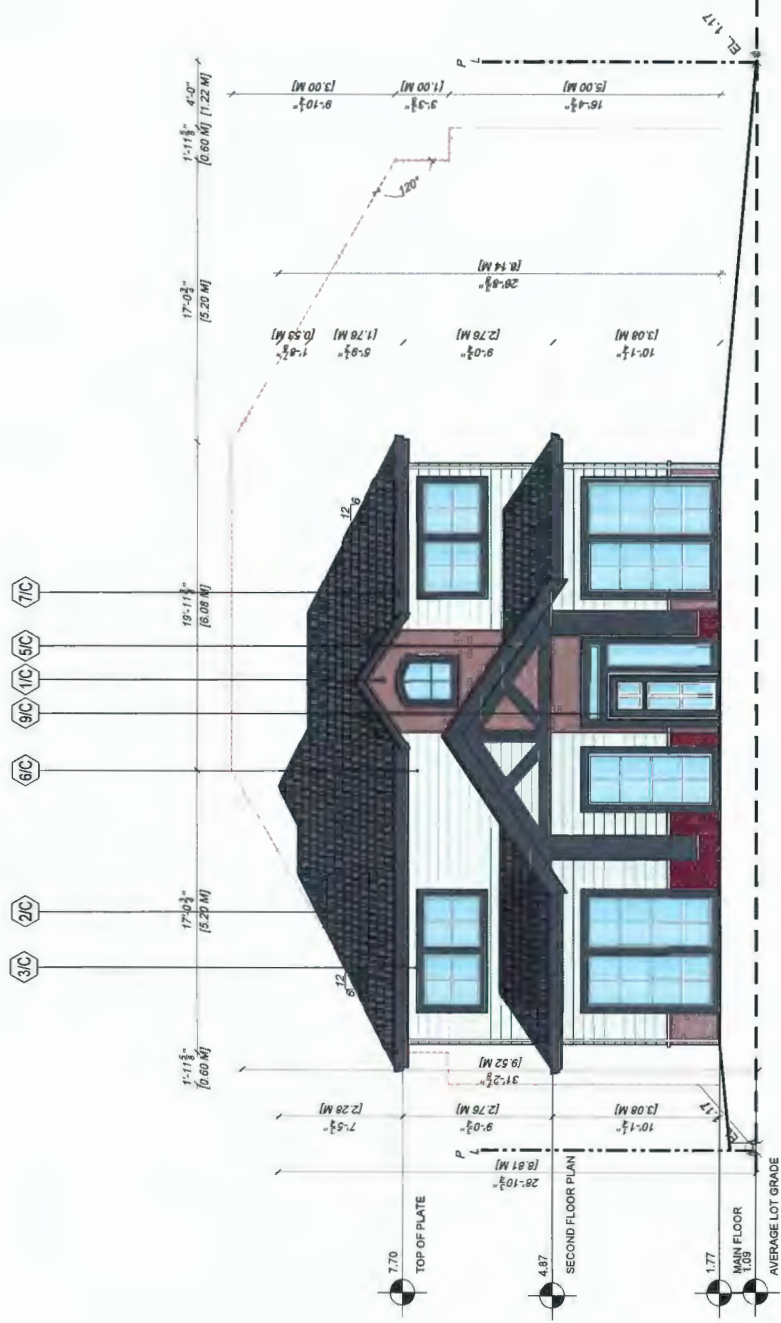
CLIENT:
LANDCAFT HOMES LTD.
UNIT-10, 12240 HORSESHOE WAY,
RICHMOND, BC V7A 4Z1

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DRAWN:	
CHECKED:	
SCALE:	1/8" = 1'-0"
JOB NO.:	RDH-009
DATE:	MAR 2017

DP 17-768763
PLAN 12
LIGHTING PLAN

1 LIGHTING PLAN
1/8" = 1'-0"



- SCHEDULE OF FINISHES FOR UNIT A**
1. STONE CLADDING
 2. SILVER LINING STACKED STONE
 3. ASPHALT SHINGLE ROOF IKO CAMBRIDGE DUAL BLACK
 4. WOOD TRIM/CASING AND FASCIA BENJAMIN MOORE SIMPLY WHITE OC 117
 5. VINYL WINDOWS BENJAMIN MOORE SIMPLY WHITE OC 117
 6. HARDIE SHINGLES (LEWISTON J¹, BEVEL 4 1/2)
 7. SMOOTH FINISH HARDIE SIDING SHIP-LAP
 8. SMOOTH FINISH HARDIE SIDING SHIP-LAP
 9. GUTTERS BENJAMIN MOORE PLATINUM GRAY PM-7
 10. DOWNSPOUTS BENJAMIN MOORE PLATINUM GRAY PM-7
 11. FRONT DOOR BENJAMIN MOORE SIMPLY WHITE OC 117
 12. GARAGE DOOR BENJAMIN MOORE SIMPLY WHITE OC 117

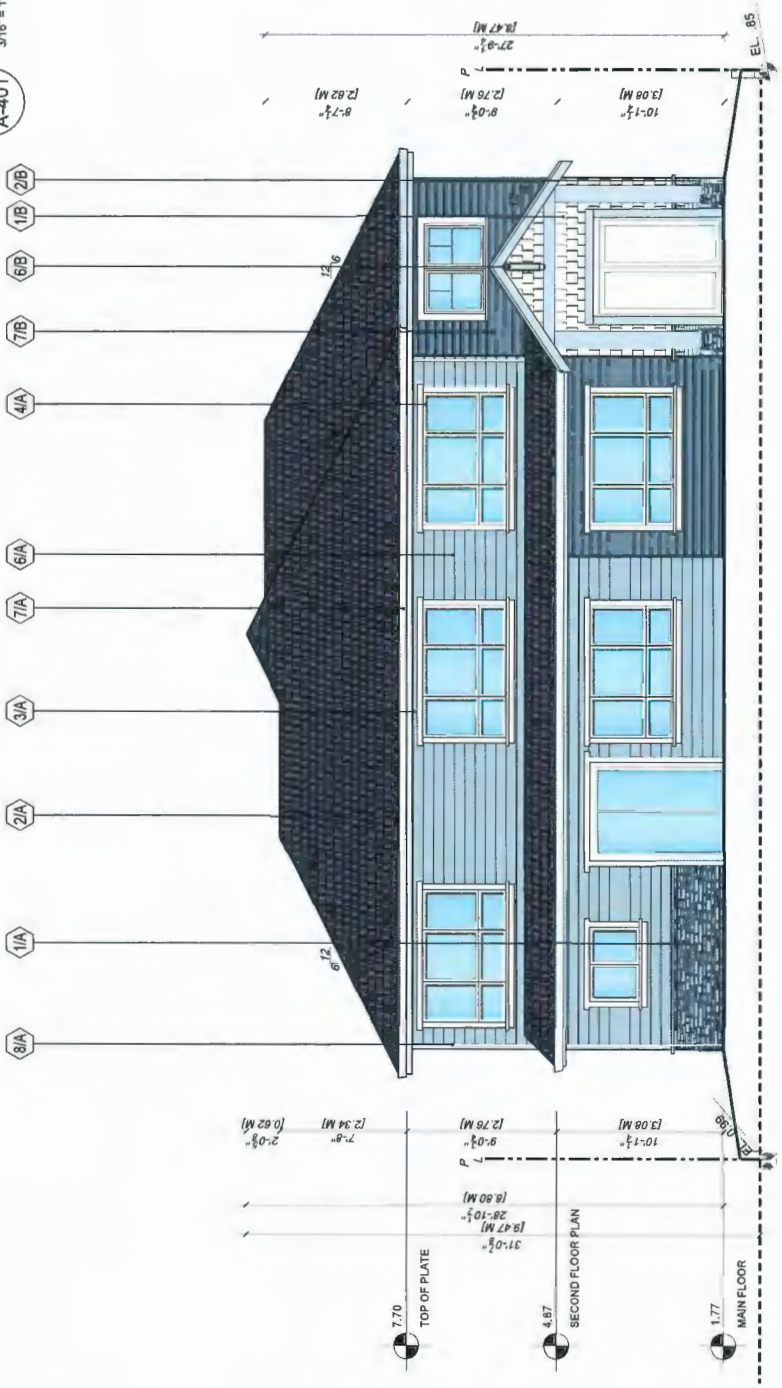
- SCHEDULE OF FINISHES FOR UNIT B**
1. HARDIE SHINGLES (LEWISTON J¹, BEVEL 4 1/2)
 1. BENJAMIN MOORE SIMPLY WHITE OC 117
 2. STONE CLADDING IXL
 3. SILVER LINING STACKED STONE
 4. ASPHALT SHINGLE ROOF IKO CAMBRIDGE DUAL BLACK
 5. WOOD TRIM/CASING AND FASCIA BENJAMIN MOORE PLATINUM GRAY PM-7
 6. VINYL WINDOWS BENJAMIN MOORE PLATINUM GRAY PM-7
 7. PAINTED FASCIA BENJAMIN MOORE LET BLACK 2120-10
 8. SMOOTH FINISH HARDIE SIDING SHIP-LAP
 9. SMOOTH FINISH HARDIE SIDING SHIP-LAP
 10. GUTTERS BENJAMIN MOORE CHARCOAL SLATE PM-8
 11. DOWNSPOUTS BENJAMIN MOORE PLATINUM GRAY PM-7
 12. FRONT DOOR BENJAMIN MOORE CHARCOAL SLATE PM-8
 13. GARAGE DOOR BENJAMIN MOORE PLATINUM GRAY PM-7
 14. BALCONY RAILING BENJAMIN MOORE PLATINUM GRAY PM-7

- SCHEDULE OF FINISHES FOR UNIT C**
1. IXL BRICK VENEER CLADDING
 1. CRIMSON CREEK IRONSPOUT
 2. ASPHALT SHINGLE ROOF IKO CAMBRIDGE DUAL BLACK
 3. WOOD TRIM/CASING BENJAMIN MOORE LET BLACK 2120-10
 4. VINYL WINDOWS BENJAMIN MOORE LET BLACK 2120-10
 5. PAINTED FASCIA BENJAMIN MOORE LET BLACK 2120-10
 6. SMOOTH FINISH HARDIE SIDING SHIP-LAP
 7. SMOOTH FINISH HARDIE SIDING SHIP-LAP
 8. GUTTERS BENJAMIN MOORE LET BLACK 2120-10
 9. DOWNSPOUTS BENJAMIN MOORE LET BLACK 2120-10
 10. FRONT DOOR COLOR TO MATCH HARIDE COBBLE STONE
 11. GARAGE DOOR BENJAMIN MOORE LET BLACK 2120-10
 12. BALCONY RAILING BENJAMIN MOORE LET BLACK 2120-10

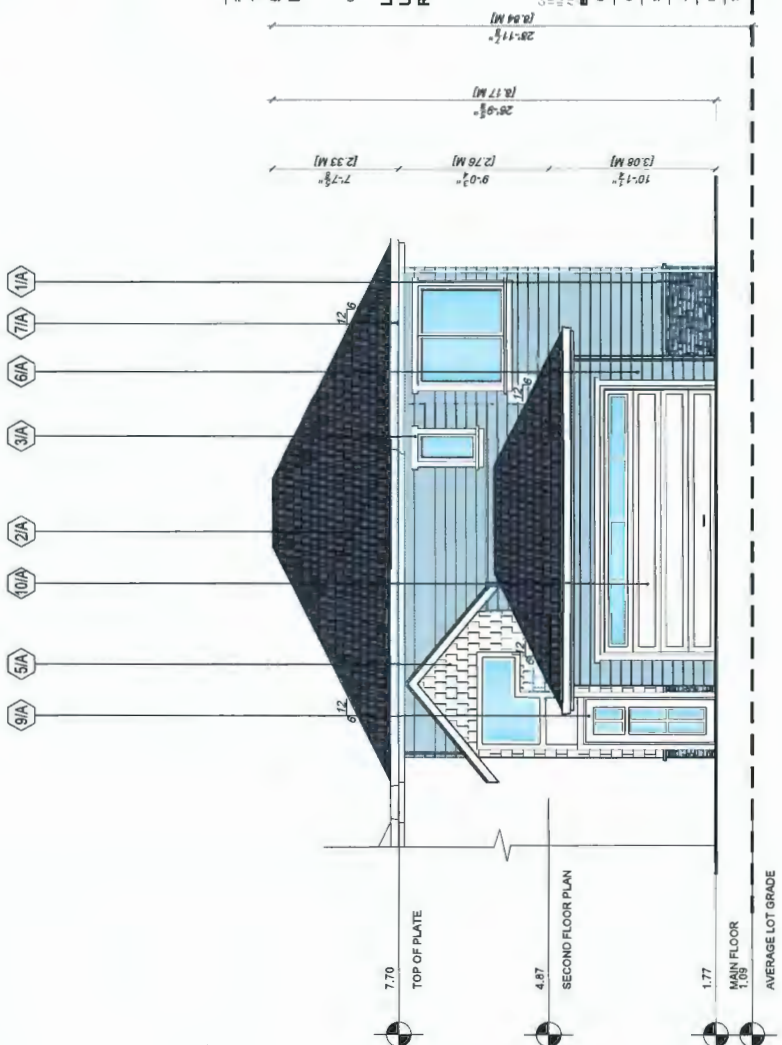
NOTE: ALL WINDOWS WILL HAVE CLEAR VISION GLASS (i.e. NOT TINTED)

REVISION	DATE	BY	DESCRIPTION
2021/01/27	M	REVISED AS PER CITY COMMENTS	
2020/11/19	L	ADP SUBMISSION	
2020/09/29	K	REVISED AS PER CITY COMMENTS	
2020/09/28	J	REVISED AS PER CITY COMMENTS	
2020/08/27	I	ADP SUBMISSION	
2019/01/14	H	REVISED AS PER CITY COMMENTS	
2018/07/28	C	REVISED AS PER CITY COMMENTS	
2018/06/04	F	REVISED AS PER CITY COMMENTS	
2017/09/29	E	REVISED AS PER CITY COMMENTS	
2017/02/24	D	REVISED AS PER CITY COMMENTS	
2017/02/17	C	REVISIONS AND DP SUBMISSION	
2016/11/28	B	PRELIMINARY PER LAYOUT	
2016/11/28	A	PRELIMINARY PER LAYOUT	

1 SOUTH ELEVATION
3/16" = 1'-0"



3 SOUTH ELEVATION UNIT A
3/16" = 1'-0"



1205-4871 SHELL ROAD
RICHMOND, BRITISH COLUMBIA
CANADA V6X 3Z6
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PROJECT: TRIPLEX DEVELOPMENT,
5751 FRANCIS ROAD,
RICHMOND, B.C.

CLIENT: LANDCAFT HOMES LTD.
UNIT-10, 12240 HORSESHOE WAY,
RICHMOND, BC V7A 4Z1

DRAWN: RB	CHECKED: JA
SCALE: 3/16" = 1'-0"	
DWG NO: 1001 000	
DATE:	
SHEET TITLE:	

DP/19NS-768763

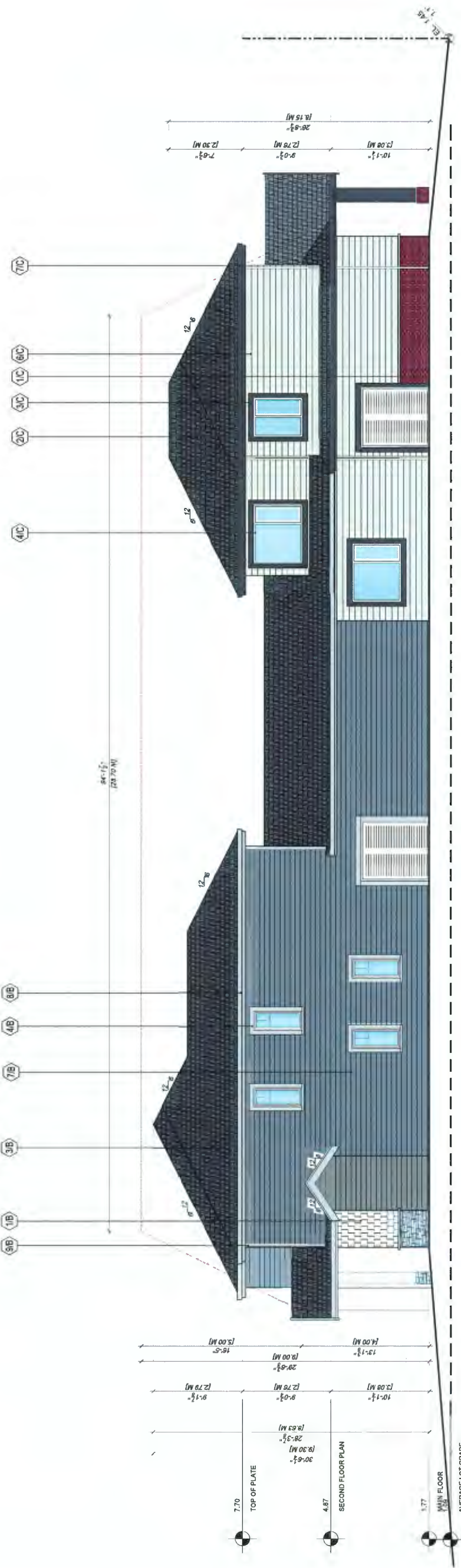
PLAN 13

3 SOUTH ELEVATION UNIT A
A-401

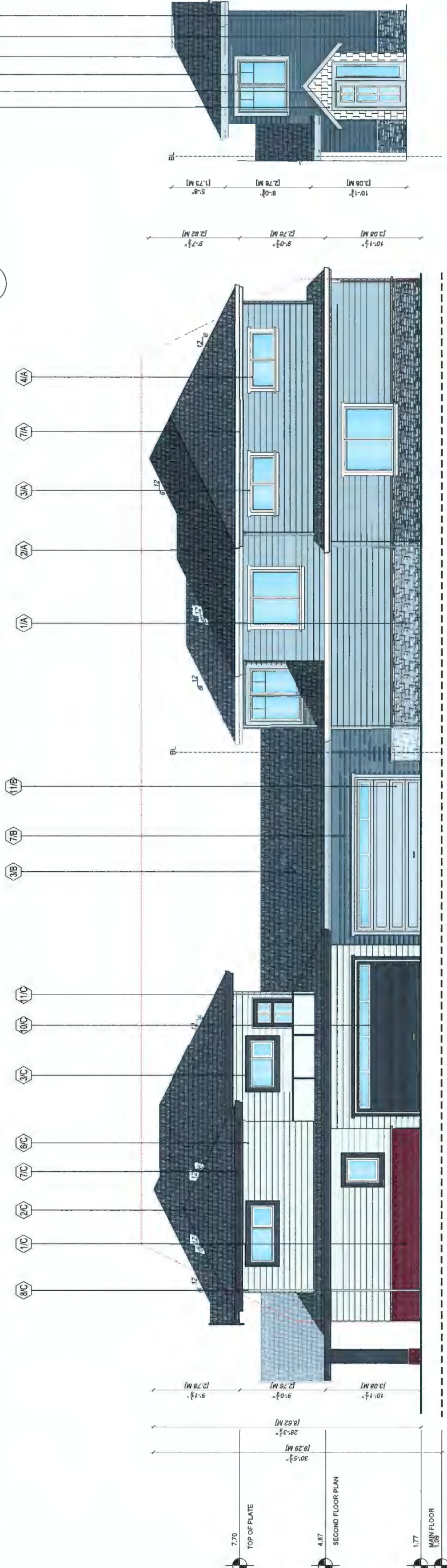
2 NORTH ELEVATION
A-401

A-401 M

NOTES:



1 WEST ELEVATION
3/16" = 1'-0"



2 EAST ELEVATION
3/16" = 1'-0"

3 EAST ELEVATION (UNIT-B)
3/16" = 1'-0"

NO.	DATE	DESCRIPTION
2021/01/27	M	REVISED AS PER CITY COMMENTS
2020/11/10	L	APP SUBMISSION
2020/09/29	X	REVISED AS PER CITY COMMENTS
2020/08/28	J	REVISED AS PER CITY COMMENTS
2020/02/27	I	DP SUBMISSION
2019/01/14	H	REVISED AS PER CITY COMMENTS
2018/07/25	G	REVISED AS PER CITY COMMENTS
2018/06/04	F	REVISED AS PER CITY COMMENTS
2017/09/29	E	REVISED AS PER CITY COMMENTS
2017/04/24	D	REVISED AS PER CITY COMMENTS
2017/03/07	C	RECORDING AND DP SUBMISSION
2016/11/29	B	PRELIMINARY SPELAYOUT
2016/11/29	A	PRELIMINARY SPELAYOUT



1205-4871 SHELL ROAD
RICHMOND, BRITISH COLUMBIA
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PROJECT:
TRIPLEX DEVELOPMENT,
5751 FRANCIS ROAD,
RICHMOND, B.C.

CLIENT:
LANDCAFT HOMES LTD.
UNIT-10, 12240 HORSESHOE WAY,
RICHMOND, BC V7A 4Z1

DATE:	
SHEET TITLE:	
JOB NO.:	RCH-000
SCALE:	3/16" = 1'-0"
CHECKER:	JA
DESIGNER:	SB

DP 17-768763
ELEVATIONS
PLAN 14

A-402 M

NOTES:



WEST RICHMOND GOSPEL HALL
(5751 FRANCIS ROAD, RICHMOND)

SITE
(5751 FRANCIS ROAD, RICHMOND)

NEIGHBORING LOT
1 - NTS

- 2023/11/17 1. 1. REVISIONS TO PERMITS COMMENTS
- 2023/11/17 1. 2. PERMITS
- 2023/11/17 1. 3. PERMITS
- 2023/11/17 1. 4. PERMITS
- 2023/11/17 1. 5. PERMITS
- 2023/11/17 1. 6. PERMITS
- 2023/11/17 1. 7. PERMITS
- 2023/11/17 1. 8. PERMITS
- 2023/11/17 1. 9. PERMITS
- 2023/11/17 1. 10. PERMITS
- 2023/11/17 1. 11. PERMITS
- 2023/11/17 1. 12. PERMITS
- 2023/11/17 1. 13. PERMITS
- 2023/11/17 1. 14. PERMITS
- 2023/11/17 1. 15. PERMITS
- 2023/11/17 1. 16. PERMITS
- 2023/11/17 1. 17. PERMITS
- 2023/11/17 1. 18. PERMITS
- 2023/11/17 1. 19. PERMITS
- 2023/11/17 1. 20. PERMITS



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RICHMOND, BRITISH COLUMBIA
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TRIPLEX DEVELOPMENT,
5761 FRANCIS ROAD,
RICHMOND, B.C.



NEIGHBORING LOT

(5751 FRANCIS ROAD, RICHMOND)

WEST RICHMOND GOSPEL HALL
(5751 FRANCIS ROAD, RICHMOND)

2 - REAR STREETSCAPE
- NTS



(5751 FRANCIS ROAD, RICHMOND)

3 - WEST STREETSCAPE
- NTS

CUSTOMER SERVICE: THE FOUR AND EIGHTS ARE, INC. AT 111
111-111-1111, 111-111-1111, 111-111-1111, 111-111-1111
PROPERTY'S INTERESTS. CONTACT THE
PROPERTY'S INTERESTS.

DATE:	
JOB NO.:	104-020
SCALE:	1/8" = 1'-0"
CHECKED:	
DRAWN:	
SHEET TITLE:	

DR 17-768763
STREETSCAPE
PLAN 15

DRAWING NO.:
A-403
M

2021/11/27	M	REVISED AS PER CITY COMMENTS
2021/11/16	L	APP SUBMISSION
2021/09/29	K	REVISED AS PER CITY COMMENTS
2021/08/26	J	REVISED AS PER CITY COMMENTS
2021/02/27	I	APP SUBMISSION
2019/11/14	H	REVISED AS PER CITY COMMENTS
2019/07/28	G	REVISED AS PER CITY COMMENTS
2019/06/04	F	REVISED AS PER CITY COMMENTS
2017/09/29	E	REVISED AS PER CITY COMMENTS
2017/03/17	C	REVISION AND APP SUBMISSION
2016/11/29	B	PRELIMINARY SITE LAYOUT
2016/11/29	A	PRELIMINARY SITE LAYOUT



1205-4871 SHELL ROAD
 RICHMOND BRITISH COLUMBIA
 CANADA V6X 3Z6
 T (604)284-5194 F (604)284-5131
 info@dfarchitecture.ca

PROJECT:
**TRIPLEX DEVELOPMENT,
 5751 FRANCIS ROAD,
 RICHMOND, B.C.**

CLIENT:
**LANDCAFT HOMES LTD.
 UNIT-10, 12240 HORSESHOE WAY,
 RICHMOND, BC V7A 4Z1**

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DRAWN:	RB
CHECKED:	JA
SCALE:	3/16" = 1'-0"
JOB NO.:	RBH-003
DATE:	
SHEET TITLE:	

DP 17-768763
RENDERINGS
REF 1

DRAWING NO.: **A-404** **M**



1 VIEW ALONG FRANCIS ROAD
 A-403 3/16" = 1'-0"

2021/11/27	M	REVISED AS PER CITY COMMENTS
2021/11/18	L	APP SUBMISSION
2021/09/29	K	REVISED AS PER CITY COMMENTS
2021/08/26	J	REVISED AS PER CITY COMMENTS
2021/02/27	I	DP SUBMISSION
2019/11/14	H	REVISED AS PER CITY COMMENTS
2018/07/25	C	REVISED AS PER CITY COMMENTS
2018/06/04	F	REVISED AS PER CITY COMMENTS
2017/09/29	E	REVISED AS PER CITY COMMENTS
2017/06/24	D	REVISED AS PER CITY COMMENTS
2017/02/07	C	RECORDING AND DP SUBMISSION
2016/11/26	B	PRELIMINARY SITE LAYOUT
2016/11/25	A	PRELIMINARY SITE LAYOUT



1205-4871 SHELL ROAD
 RICHMOND BRITISH COLUMBIA
 CANADA V6X 3Z6
 T 604/284-5194 F 604/284-5131
 info@dfarchitecture.ca

PROJECT:
**TRIPLEX DEVELOPMENT,
 5751 FRANCIS ROAD,
 RICHMOND, B.C.**

CLIENT:
**LANDCAFT HOMES LTD.
 UNIT-10, 12240 HORSESHOE WAY,
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DESIGNER:	RB
CHECKED:	JA
SCALE:	3/16" = 1'-0"
JOB NO.:	RFK 001
DATE:	
SHEET TITLE:	

1 VIEW FROM INTERNAL DRIVEWAY
 A-404 3/16" = 1'-0"



DP 17-768763
RENDERINGS
REF 2