



# City of Richmond

## Report to Development Permit Panel

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**To:** Development Permit Panel

**Date:** April 6, 2020

**From:** Wayne Craig  
Director, Development

**File:** DP 18-829204

**Re:** **Application by Fougere Architecture Inc. for a Development Permit at  
9391, 9393 and 9411 No. 2 Road**

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### Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 11 townhouse units at 9391, 9393 and 9411 No. 2 Road on a site zoned "Medium Density Townhouses (RTM2); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - a) Reduce the front yard setback from 6.0 m to 5.05 m; and
  - b) Increase the allowable small car parking spaces from 0 to 20% (5 spaces).



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

WC:jr  
Att. 3

## **Staff Report**

### **Origin**

Fougere Architecture Inc. has applied to the City of Richmond for permission to develop 11 townhouse units and one secondary suite at 9391, 9393 and 9411 No. 2 Road. The site is being rezoned from “Single Detached (RS1/E)” and “Two-Unit Dwellings (RD1)” to “Medium Density Townhouses (RTM2)” for this project under Bylaw 10001 (RZ 17-785742), which received third reading at the Public Hearing on April 15, 2019. The site currently contains a single-family dwelling and a duplex, which would be demolished.

A Servicing Agreement is required as a condition of final adoption of the rezoning bylaw and includes, but is not limited to, the following off-site improvements:

- New concrete sidewalk and landscaped boulevard along the No. 2 Road frontage.
- Upgrade of existing northbound bus stop on No. 2 Road to provide concrete bus pad and pre-ducting for bus shelter electrical connections.

### **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 immediately surrounding the subject site is as follows:

- To the North: A single-family dwelling on a lot zoned “Single Detached (RS1/E).”
- To the East, across No. 2 Road: Duplex dwellings on lots zoned “Two-Unit Dwellings (RD1)” and a single-family dwelling on a lot zoned “Single Detached (RS1/E).”
- To the South: A single-storey commercial building on a lot zoned “Neighbourhood Commercial (CN).”
- To the West: Single-family dwellings on lots zoned “Single Detached (RS1/B).”

### **Rezoning and Public Hearing Results**

The Public Hearing for the rezoning of this site was held on April 15, 2019. Staff received no public correspondence in response to the Public Hearing notice, and there were no submissions from the floor.

### **Staff Comments**

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage:



- Refinement of the proposed site grading and building foundations to ensure survival of all trees to be retained, provide an appropriate transition between the development site and the public sidewalk, and provide an appropriate transition to adjacent properties.
- Review of the size and species of on-site replacement trees to achieve an acceptable mix of coniferous and deciduous species.
- Refinement of the proposed shared outdoor amenity area, including choice of play equipment, to create a safe and vibrant environment for children's play and social interaction.
- Review of accessibility features and aging-in-place design of the proposed development.
- Review of a sustainability strategy for the proposed development.

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

- Retaining walls on the north, west and south perimeter of the site have been modified to avoid conflict with retained trees and maintain existing site grade at the corners of the site. In addition, the yards of the rear units have been stepped down to create a terracing effect, reducing the height of the proposed retaining walls.
- Increased the number of proposed replacement trees from 15 to 17, in addition to the 11 on-site trees to be retained.
- Increased the diversity of replacement tree species, which now includes two deciduous and two coniferous varieties.
- Redesign of the shared outdoor amenity area to include a variety of play equipment, while maintaining both formal and informal play spaces.
- Provision of a convertible unit in Building 4, and inclusion of aging-in-place features for all units in the proposed development.
- Review of an energy report provided by the applicant's civil consultant, which confirms the proposed development will meet the EnerGuide-82 requirement agreed upon at rezoning.
- Details of these issues and other features are discussed in the Analysis section of this report.

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 "Medium Density Townhouses (RTM)" zone except for the zoning variances noted below.

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

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

- 1) Reduce the front yard setback from 6.0 m to 5.05 m.

*Staff are supportive of the proposed variance for the following reasons:*

- *The Arterial Road Guidelines for Townhouses in the OCP support a reduced front yard setback where a larger rear yard is provided, on the condition that there is an appropriate interface with neighbouring properties. The proposal includes a 6 m landscaped rear yard setback with a privacy screen at the property line.*
- *The building setback varies across the site frontage, including a setback of 5.05 m for four of the units, 5.51 m for two of the units and 6.57 m for the seventh unit. The minimum setback to the back of curb is 8.05 m.*
- *The applicant has provided an acoustic report demonstrating that the proposed units fronting No. 2 Road will meet the CMHC noise thresholds in the OCP.*

2) Increase the allowable small car parking spaces from 0 to 20% (5 spaces).

*Staff are supportive of the proposed variance as it enables the required resident parking spaces to be provided within the garages of all two-storey units in a side-by-side arrangement. The Zoning Bylaw currently permits up to 50% small parking stalls for on-site parking areas which contain 31 or more spaces.*

### **Advisory Design Panel Comments**

The Advisory Design Panel (ADP) reviewed the proposal on January 22, 2020 and supported the application subject to consideration of the Panel's comments. A copy of the relevant excerpt from the ADP Minutes is attached for reference (Attachment 2). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '***bold italics***'.

### **Analysis**

#### ***Conditions of Adjacency***

- The subject site abuts single-family dwellings to the west and north, and a commercial property to the south. These interfaces have informed the height and massing of the proposal.
- Units at the rear take the form of two-storey duplexes, which provide a gradual transition to the single-family neighbourhood to the west of the subject site. The proposed buildings are set back 6.02 m from the rear property line.
- Units fronting No. 2 Road are three-storeys, with the exception of the northernmost unit which is two storeys. This provides a sensitive interface with the adjacent single-family dwelling in the interim, and a varied building height along No. 2 Road in the long term as adjacent properties redevelop.
- Portions of the subject site will be raised with fill to achieve the required Flood Construction Level. Site grade along the west property line will be 1.79 m, requiring a retaining wall of between 0.10 to 0.66 m (0.3 to 2 ft.). Perimeter drainage will be required as part of the Building Permit to ensure storm water is managed appropriately.
- A stand of mature Western Red Cedars will be retained along the north property line, providing additional screening between the proposed development and the adjacent single-family dwelling.

***Urban Design and Site Planning***

- Vehicular access to the proposed development is from a single driveway from No. 2 Road located in the centre of the site. Units are arranged on a T-shaped drive aisle.
- A statutory right-of-way (SRW) allowing access through the site to future developments to the north has been secured through the rezoning application.
- The design of the drive aisle includes visual cues to both indicate future extension and mark the transition to future development sites, including contrasting paving treatments at each end, easily removable landscaping, and notification signage.
- Units fronting No. 2 Road will have direct pedestrian access from the street, and rear units will have access from the drive aisle.
- One secondary suite is proposed in Unit 1 and is accessed from the driveway entrance. The suite is 25 m<sup>2</sup> (269 ft<sup>2</sup>) and includes distinct kitchen, living, and bathroom areas. The size of the suite meets the minimum requirements contained in Richmond Zoning Bylaw 8500. Parking for the suite is located outside the building at the south end of the drive aisle.
- Each unit has two parking spaces in a garage, except for Unit 1 which has one unenclosed parking space and one parking space in a garage. All resident parking spaces, including the exterior parking space for the unit containing a secondary suite, are provided with energized outlets for EV charging as per Richmond Zoning Bylaw 8500. Vehicle parking for five of the three-storey units is proposed in a tandem arrangement, for a total of 10 parking spaces (50% of the required residential parking spaces), which is consistent with the maximum 50% contained in Richmond Zoning Bylaw 8500. A restrictive covenant to prohibit conversion of the tandem parking garage area into habitable space has been secured through the rezoning application.
- Three visitor parking spaces are provided at the ends of the drive aisle, including one van accessible parking space. The number of visitor and accessible parking spaces proposed is consistent with Richmond Zoning Bylaw 8500.
- Class 1 bicycle parking is provided in the garage of each unit. Class 2 bicycle parking is provided in bike racks located in the common outdoor amenity area.
- The common outdoor amenity area is located centrally at the “T”-intersection, which provides an attractive view through the site and allows for casual surveillance from adjacent units and the site entry. The size of the proposed amenity area exceeds the minimum size described in the Official Community Plan (OCP).
- Cash-in-lieu of indoor amenity space was secured through the rezoning application consistent with OCP policy.
- A covered mail kiosk has been incorporated into Building 1, and is located adjacent to the site entrance.
- Door-to-door service is proposed for waste and recycling collection. Sufficient space for storage bins is provided in the garage of each unit.

***Architectural Form and Character***

- The applicant has taken inspiration from the “modern farmhouse” and “brownstone” architectural styles in order to blend in with the surrounding residential character.
- A simple three-tone colour palette is applied to each building. Red brick cladding provides a strong visual base to the front elevations, while white board and batten is used on the upper storeys. Black accents provide visual interest and contrast.

- Street fronting units include a steep gabled roof with projecting dormers, reducing the appearance of the third storey. Variety in unit setbacks from No. 2 Road provides articulation and an informal street wall.
- Buildings along the rear of the site have a combination of hip and gabled roofs, and more closely resemble the single-family residential character.

### ***Landscape Design and Open Space Design***

- Tree preservation was reviewed at rezoning stage, where 11 on-site trees were identified to be retained and protected, and 16 on-site trees were identified for removal due to poor health or unavoidable conflict with the proposed development. The applicant agreed to plant 15 replacement trees, however the proposal has been revised to include 17 replacement trees.
- Tree retention measures secured through the rezoning application include a \$110,000 survival security and submission of a contract with a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of trees to be retained, including a post-construction assessment report to be submitted to the City.
- Two trees on neighbouring properties are to be retained and protected. The proposed retaining wall has been modified to remove conflicts with the critical root zone of each tree.
- The proposal provides a pedestrian-oriented streetscape along No. 2 Road, including landscaped front yards for each unit, decorative fencing, and new trees.
- Private outdoor space is provided for each unit in the form of a landscaped area with patio on the ground floor. Units fronting No. 2 Road have an additional outdoor space in the form of a balcony off of the second floor living area.
- A children's play area is proposed in the common outdoor amenity area, and includes a play house, sand box, stepping stumps, and seating area. A hose bib is provided next to the sand box for cleanliness.
- The vehicle entrance, intersection, and visitor parking stalls will be treated with permeable pavers for better water infiltration and a variety in paving surfaces.
- A concrete sidewalk is provided as part of the drive aisle to clearly indicate pedestrian circulation and provide contrast to the asphalt drive aisle.
- Automatic irrigation is provided for all planted areas.
- To ensure that the proposed landscaping works are completed, the applicant is required to provide a Landscape Security in the amount of \$188,948 prior to issuance of the Development Permit.
- A \$17,600 contribution towards the development of City facilities in lieu of providing indoor amenity space was secured through the rezoning application.

### ***Crime Prevention Through Environmental Design***

- Low permeable fencing and low landscaping are provided in the front yard to distinguish public and private space while allowing for casual surveillance of the sidewalk.
- New 2.0 m (6.5 ft.) fencing is proposed at the end of each drive aisle to provide privacy and screen headlight glare. Fencing around the perimeter of the site is between 1.2 m and 1.8 m (4 ft. and 6 ft.) depending on the height of the retaining wall, so as to provide a visually consistent fence height.

***Sustainability***

- The proposed development meets the requirements to be grandfathered from the BC Energy Step Code, and is required to meet or exceed EnerGuide-82 targets. The applicant has provided a report from a Certified Energy Advisor indicating that the proposed development meets this requirement.
- Sustainability initiatives include ground source heat pumps, increased air tightness, and pre-ducting for solar hot water.

***Accessible Housing***

- The proposed development includes one convertible unit 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 in each stairway.
- 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.

**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.

The list of Development Permit Considerations is included in Attachment 3, which has been agreed to by the applicant (signed concurrence on file).



Jordan Rockerbie  
Planner 1  
(604-276-4092)

JR:blg

**Attachments:**

Attachment 1: Development Application Data Sheet

Attachment 2: Excerpt from the Advisory Design Panel Minutes

Attachment 3: Development Permit Considerations



**DP 18-829204**

**Attachment 1**

Address: 9391, 9393, and 9411 No. 2 Road

Applicant: Fougere Architecture Inc.

Owner: Citimark No. 2 Road Project Inc.

Planning Area(s): Blundell

Floor Area Gross: 2,111 m<sup>2</sup>

Floor Area Net: 1,489 m<sup>2</sup>

	Existing	Proposed
<b>Site Area:</b>	2,297 m <sup>2</sup>	2,290 m <sup>2</sup>
<b>Land Uses:</b>	Single-family and duplex dwellings	Townhouses
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Zoning:</b>	Single Detached (RS1/E) Two-Unit Dwellings (RD1)	Medium Density Townhouses (RTM2)
<b>Number of Units:</b>	One single-family dwelling and one duplex dwelling, i.e. 3 units	11 townhouse dwellings and one secondary suite

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65 FAR	0.65 FAR	None permitted
Lot Coverage – Buildings:	Max. 40%	39.7%	None
Lot Coverage – Non-Porous:	Max. 65%	60.5%	None
Lot Coverage – Live Landscape:	Min. 25%	25%	None
Setback – Front Yard (East):	Min. 6.0 m	5.05 m	<b>Vary by 0.95 m</b>
Setback – Side Yard (North):	Min. 3.0 m	3.02 m	None
Setback – Side Yard (South):	Min. 3.0 m	3.31 m	None
Setback – Rear Yard (West):	Min. 3.0 m	6.02 m	None
Height (m):	Max. 12.0 m	10.4 m	None
Lot Size:	None	2,290 m <sup>2</sup>	None
Off-street Parking Spaces – Resident (R) / Visitor (V):	22 (R) and 3 (V)	22 (R) and 3 (V)	None
Small Car Parking Spaces:	None where fewer than 31 spaces are provided on site	5 (20%)	<b>Vary to allow 5 small car stalls</b>
Accessible Parking Spaces:	1	1	None

Total off-street Spaces:	25	25	None
Tandem Parking Spaces	Max. 50% of required resident spaces	10 spaces (i.e. 45%)	None
Amenity Space – Indoor:	Min. 70 m <sup>2</sup> or cash-in-lieu	Cash-in-lieu	None
Amenity Space – Outdoor:	Min. 6 m <sup>2</sup> per unit	73.4 m <sup>2</sup> (i.e. 6.7 m <sup>2</sup> per unit)	None

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

Wednesday, January 22, 2020 – 4:00 p.m.  
Rm. M.1.003  
Richmond City Hall

1. **DP 18-829204 – 11-UNIT ARTERIAL ROAD TOWNHOUSE DEVELOPMENT**

ARCHITECT: Fougere Architecture Inc.  
LANDSCAPE ARCHITECT: van der Zalm + Associates  
PROPERTY LOCATION: 9391, 9393 and 9411 No. 2 Road

**Applicant's Presentation**

Wayne Fougere, Fougere Architecture Inc., and Travis Martin, van der Zalm + Associates, presented the project and answered queries from the Panel on behalf of the applicant.

**Panel Discussion**

*Comments from Panel members were as follows:*

- support the provision of aging-in-place features for the townhouse units and an accessible visitor parking space for the proposed development;

*Noted*

- appreciate the provision of a convertible unit in the proposed development; however, a resident in a wheelchair or using a walker cannot move up from the garage to the upper floors in a chairlift due to inadequate manoeuvring space in the entry; most importantly, separate mobility equipment is required on each floor; the applicant is encouraged to provide adequate space for future installation of a vertical lift in future developments;

*We provide enough space in the entry for a wheelchair turning space (with a diameter of 1.5m). We are aware of the limitations of chairlifts and have previously considered moving the convertible unit to one of the 2 storey units. However, these units don't have an accessible outdoor space, which is why they were ruled out as adequate convertible units.*

*The design follows the "Convertible Unit Guidelines for Townhouses".*



- programming of the outdoor amenity area complements the public spaces and amenities in the neighbourhood;

*Noted*

- the proposed location of the outdoor amenity area between Building 2 and Building 3 would result in a shaded outdoor amenity area; consider introducing changes to building materials for buildings adjacent to the outdoor amenity area and reviewing the proposed landscaping including the plant palette in order to make the outdoor amenity area more inviting and provide seasonal interest;

*We explored options to change the dark siding on the ground floor to white. Since the exterior walls are straight, without any bays, there is no natural stopping point (like an interior corner) which means the white colour will need to continue to the rear elevation. This results in an all-white elevation, facing our rear neighbour, which looks quite monolithic has less architectural articulation than the original two tone elevation.*

*A shadow analysis in our 3D model showed direct sun exposure during the summer month throughout the day for parts of the area and prolonged exposure during the morning and evening hours throughout the year. Therefore we believe there will be adequate light in the amenity area and would like to keep the original design.*

*We hope that a revised planting schedule for this area can help alleviate the concerns. See planting comments below.*

- review the proposed materials for the fence in the front yard of townhouse buildings facing No. 2 Road to better address the streetscape and the public realm rather than just complementing the architecture of the buildings;

*The proposed fence design is inspired by the 'contemporary farmhouse' homes. This is a complementary attractive fence design that offers variety to the City of Richmond housing scene. The use of brick pillars and wood provide an integrated and durable landscape solution.*

- appreciate the detailed energy report provided by the applicant;

*Noted*

- from a sustainability point of view, the proposed ground source heat pumps would help the project achieve its energy requirements;

*Noted*

- breaking down the proposed development into four buildings fits well into the residential neighbourhood; appreciate how the three-storey buildings fronting No. 2 Road are visually broken down by introducing gabled roofs; however, the two two-storey buildings at the rear appear more bulky and less resolved, but screened from the street;

*Noted*

- the design objective to create a simple and straightforward building design has been achieved by the applicant;

*Noted*

- the proposed material and colour choices are well balanced; the use of brick, which is not commonly used for multi-family residential developments in the City, is appropriate;

*Noted*

- the proposed landscaping is appropriate and achieves the design objective of the project;

*Noted*

- appreciate the integration of quality elements in the project; and

*Noted*

- the west façades of the three-storey buildings facing the internal drive aisle appear monolithic, including the continuous railings of balconies on the second level running across two units.

*We gave the rear elevations the same treatment and attention as the front units by wrapping the whole ground floor in brick (not just the front elevations, which is often done in these kind of developments). Additional details were added along the rear elevation in the forms of dividers between the balconies, which will feature a metal screen panel with a design similar to what is shown on the renderings.*

*The continuous railings for the balcony stem from the requirement of a minimum 6' deep private outdoor space facing the interior road.*

- *The following comments submitted by Charan Sethi and Erik Mustonen were read into the record by Sara Badyal:*
- support the project as proposed;

*Noted*

- concerned about the outdoor amenity area which could potentially become crowded into a dark space between two buildings and screened with dense planting along the west side; note that *Ceanothus* could grow to approximately 2.5 meters in height;

*The planting has been adjusted to remove cedar and ceanothus and provide smaller and brighter leafed plants, such as, feather reed grass, fire power heavenly bamboo, and lemon and lime privet. In addition, the privet is now providing the edge planting and can be maintained as a hedge in the size required by this space. These changes will brighten the space, and ensure it keeps an open feeling over the long-term.*

- the potential gloomy outdoor amenity area could cause problems for the *Thuja Occidentalis* “Emerald” on the north wall of Building 3 which needs full sun to partial sun/shade and could grow to a height of 4 to 5 meters if not trimmed;

*see comments above*

- sand play areas should have more exposure to sun to help sanitize the sand and dry it faster;

*The amenity has been expanded by 0.5 m to allow a larger planting zone before the fence. The stepped planting behind the sandbox including heavenly bamboo and blonde coloured feather reed grass behind, will provide a more open feeling and greater exposure to sun. The sand play items have been simplified to a table and hose bib to offer greater space within the sandbox and greater sun exposure.*

- concerned about the dark, screened, and secluded space having a CPTED concern;

*We don't agree with the sentiment that the amenity area is secluded as it is located at the center of the site and can be viewed from the interior road as well as the from passers-by on the side walk. Additional overlook is provided from the flanking rear units and the balconies and bedrooms of the front units.*

*As mentioned under comment #4, there will be direct sun exposure throughout the day.*

- consider expanding the amenity area to the edge of the SRW to the west with only low shrubs planted on that side; and

*The amenity area was expanded by 0.5m, see comment above (sand box comment)*

- an engineered wood fiber would not be wheelchair-friendly surface for access to the play structures; consider installing an accessible path.

*The concrete walkway has been expanded to provide accessible access to the sandbox edge and the play house.*

### **Panel Decision**

It was moved and seconded

*That DP 18-829204 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**



## Development Permit Considerations

Development Applications Department  
6911 No. 3 Road, Richmond, BC V6Y 2C1

**Address:** 9391/9393/9411 No. 2 Road

**File No.:** DP 18-829204

**Prior to approval of the Development Permit, the developer is required to complete the following:**

1. Final adoption of the Zoning Amendment Bylaw 10001.
2. Receipt of a Letter of Credit for landscaping based on the cost estimate provided by the Landscape Architect plus a 10% contingency, i.e. \$188,948. The Letter-of-Credit will not be returned until a Letter of Assurance prepared by the Landscape Architect confirming the landscaping has been installed as per the Development Permit is reviewed by staff.

**Prior to Building Permit\* Issuance, the developer must complete the following requirements:**

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site. Should the developer wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Removal Permit (Rezoning in Process – T3).
2. 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.
3. Incorporation of sustainability, energy efficiency, and accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

**At Building Permit\* stage, the developer must complete the following requirements:**

1. During construction, and before scheduling Insulation Inspection, submission of a written report on the blower-door test results by a Certified Energy Advisor to Building Approvals, in order to satisfy the proposed airtightness measures. Blower-door tests must be completed on a minimum of two units.

**Note:**

- \* This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

Initial: \_\_\_\_\_

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

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Signed

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Date



No. DP 18-829204

To the Holder: FOUGERE ARCHITECTURE INC.  
Property Address: 9391, 9393 AND 9411 NO. 2 ROAD  
Address: 202 - 2425 QUEBEC STREET  
VANCOUVER, BC V5T 4L6

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 Bylaw 8500" is hereby varied to:
  - a) Reduce the front yard setback from 6.0 m to 5.05 m; and
  - b) Increase the allowable small car parking spaces from 0 to 20% (5 spaces).
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #25 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$188,948 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

# Development Permit

No. DP 18-829204

To the Holder: FOUGERE ARCHITECTURE INC.  
Property Address: 9391, 9393 AND 9411 NO. 2 ROAD  
Address: 202 - 2425 QUEBEC STREET  
VANCOUVER, BC V5T 4L6

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF , .

ISSUED BY THE COUNCIL THE

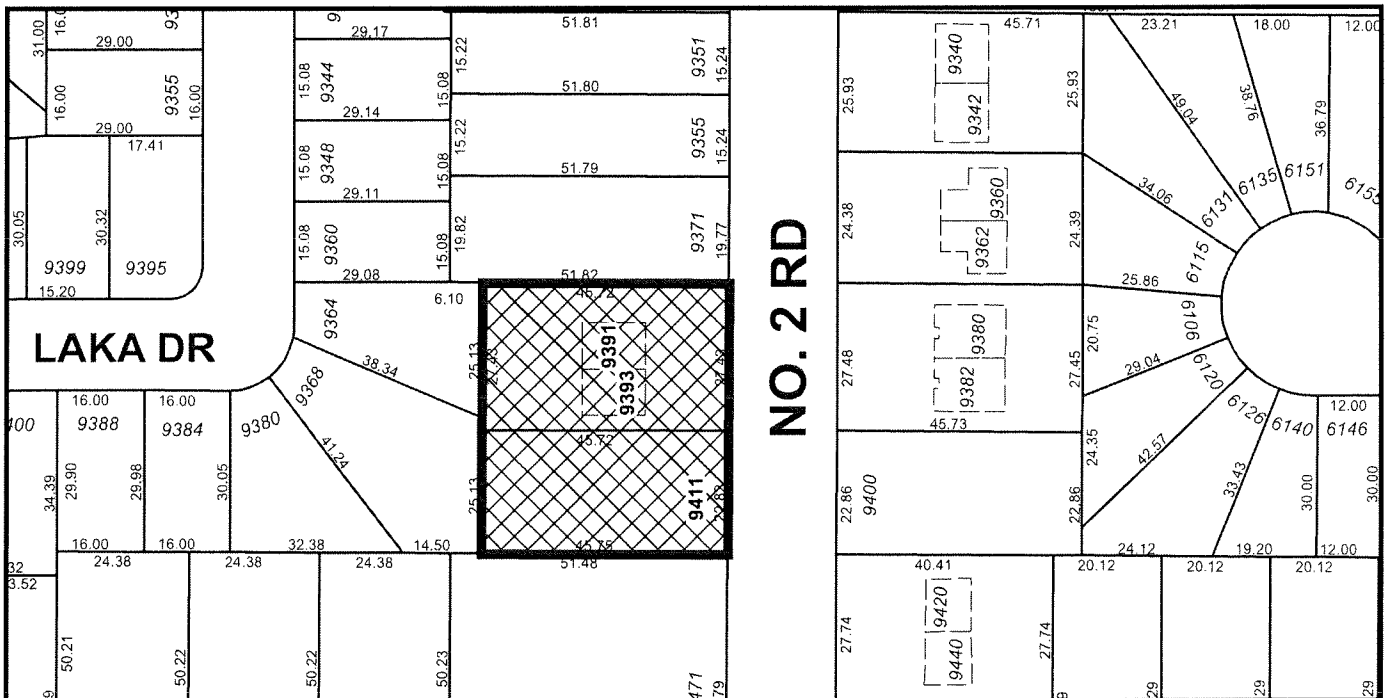
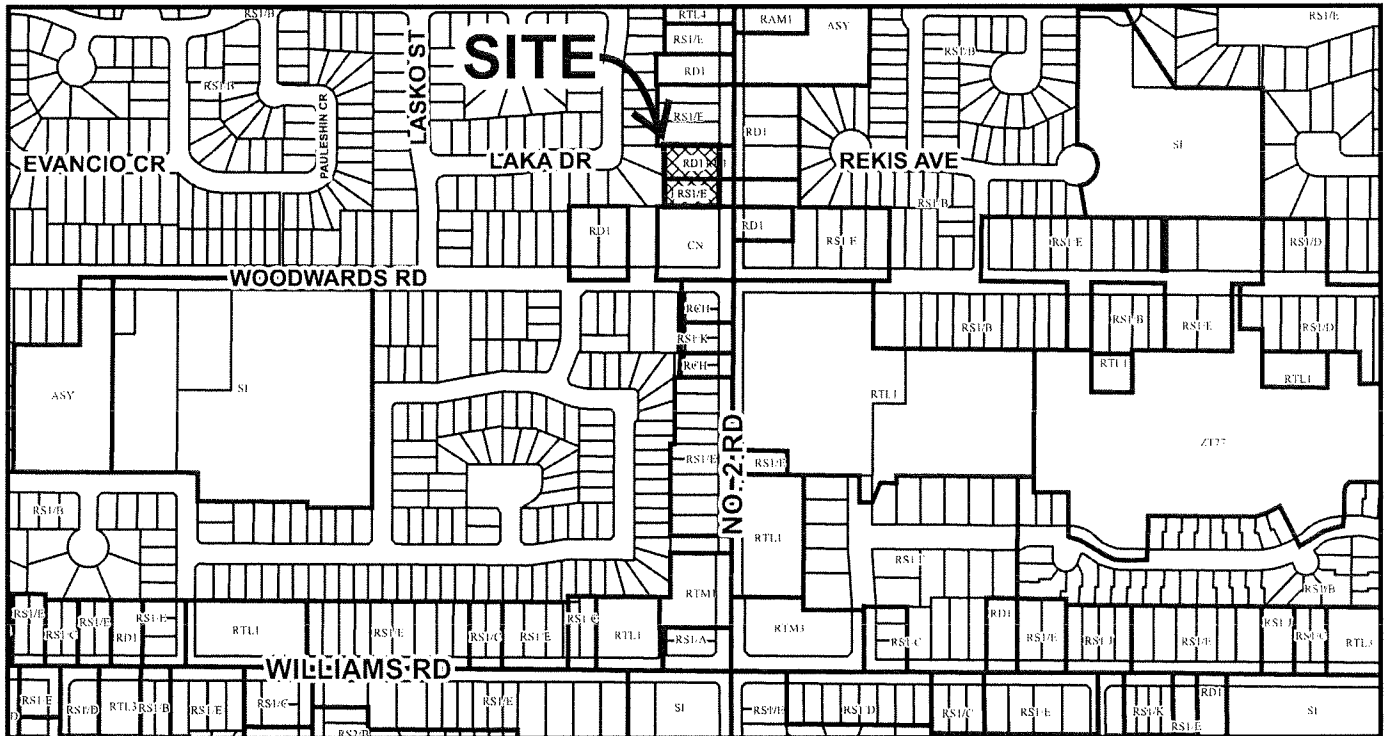
DELIVERED THIS DAY OF , .

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MAYOR



# City of Richmond



DP 18-829204  
SCHEDULE "A"

Original Date: 08/16/18

Revision Date:

Note: Dimensions are in METRES



BUILDING HEIGHT				
	MAX. REQUIRED		PROPOSED	
	2 STORY	3 STORY	2 STORY	3 STORY
FRONT BUILDINGS	9.0 m	12.0 m	8.6 m	10.4 m
BACK BUILDINGS	9.0 m		8.6 m	

SET BACK		
	MIN. REQUIRED	PROPOSED
FRONT YARD	6.0 m	5.05 m (variance requ.)
REAR YARD	3.0 m	6.02 m
SIDE YARD	3.0 m	3.02 m

SITE COVERAGE		
	REQUIRED	PROPOSED
BUILDING	Max. 40%	39.7% (908.62 sm)
NON-POROUS		20.8% (475.97 sm)
BUILDINGS AND NON-POROUS	Max. 65%	60.5%
LANDSCAPE	Min. 25%	25.0%

GARBAGE		
GARBAGE/RECYCLING	DOOR-TO-DOOR PICKUP	

BUILDING COVERAGE CALCULATION			
COUNT	UNIT TYPE (UNIT #)	PROPOSED	
		BLDG COVERAGE 39.7%	
		FOOTPRINT	TOTAL AREA
1	A1 - 3 BEDROOM+LOCK-OFF	64.6	64.58
1	A2 - 3 BEDROOM	62.6	62.65
2	B1 - 3 BEDROOM	65.5	131.02
1	B2 - 3 BEDROOM	65.5	65.51
1	B3 - 3 BEDROOM	63.5	63.50
1	C - 4 BEDROOM	89.1	89.10
2	D1 - 4 BEDROOM	113.3	226.61
2	D2 - 4 BEDROOM	99.5	198.99
2	ELECTRICAL ROOM	3.33	6.66
			908.62

OPEN SPACE			
UNIT	YARD	BALCONY	TOTAL
2	23.5	7.4	30.90
3	21.9	8.6	30.50
4	97.5		97.50
5	94.5		94.50
6	57.7		57.70
7	58		58.60
8	6		58.60
9	85.7		85.70
10	58.6	8.7	67.30
11	23.8	8.6	32.40
12	22.4	8.6	31.00
	23.1	7.4	30.50

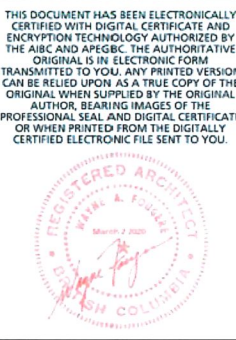
FLOOR AREA CALCULATION														
EXISTING ZONE PROPOSED ZONE							- RS1/E &RD1 - RTM3		NET SITE AREA 2,290.06 sm 24,650 sf (0.57 Acres)				PERMITTED FAR - 0.65 PROPOSED FAR - 0.65	
UNIT		FLOOR AREAS - m2			GROSS FLOOR AREAS		EXEMPTIONS - m2						NET FLOOR AREAS - m2	
COUNT	TYPE (UNIT #)	GROUND FLOOR	MAIN FLOOR	UPPER FLOOR	UNIT GROSS FLOOR AREA	TOTAL GROSS FLOOR AREA	GARAGE AREA	COVERED AREA	GREEN TECH.	GROUND FLOOR STAIR	MAIN FLOOR STAIR	UPPER FLOOR STAIR	UNIT NET FLOOR AREA	TOTAL NET FLOOR AREA
1	A1	64.58	62.71	57.86	185.14	185.14	21.41	5.76	1.46	6.90	3.10	3.88	142.63	142.63
1	A2	62.65	62.71	57.86	183.21	183.21	47.09	1.52	1.37	8.00	2.00	4.14	119.10	119.10
2	B1	65.51	60.48	57.27	183.26	366.51	46.52	5.04	1.37	7.89	2.11	4.14	116.18	232.36
1	B2	65.51	60.48	57.01	183.00	183.00	46.32	5.04	1.64	8.29	1.71	3.32	116.81	116.81
1	B3	63.50	61.13	57.52	182.14	182.14	44.98	4.55	1.44	8.41	1.59	4.14	117.03	117.03
1	C	89.10		90.17	179.27	179.27	34.86	0.00	1.43	10.00	0.00	2.69	130.29	130.29
2	D1	113.35		104.40	217.75	435.50	34.09	3.87	1.34	6.72	0.00	3.92	167.82	335.64
2	D2	99.54		98.70	198.24	396.48	34.12	3.87	1.50	6.79	0.00	4.43	147.53	295.06
11						2111.06								1488.92

PARKING & BICYCLE DATA			
DESCRIPTION	REQUIRED	PROVIDED	
(ZONING VARIANCE: 5 SMALL CARS)			
PARKING			
RESIDENTIAL	2 CARS / UNIT	22	
STANDARD STALLS			17
SMALL STALLS			5
VISITOR	0.2 CARS / UNIT	3	3
TOTAL		25	25
ACCESSIBLE	2% of REQUIRED STALLS	1	1
ON-SITE BICYCLE PARKING			
CLASS 1	1.25 STALLS / UNIT	14	15
	MAX 33% VERTICAL	(3.63)	(2)
CLASS 2	0.2 STALLS / UNIT	3	3
TOTAL		18	18

ELECTRIC VEHICLE	
LEVEL 2 (16-80A 240V) ELECTRICAL VEHICLE OUTLETS HAVE BEEN PROVIDED IN GARAGES. (REFER TO PLAN #2)	

DP 18-829204

PLAN #1  
9391 - 9411  
No 2 ROAD  
for  
Citimark Projects Corp.



SITE DATA  
DRAWING LIST

SCALE: 3/32" = 1'-0"  
0 10' 20' 30'

DP-18-829204  
FEBRUARY 14, 2020  
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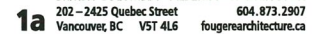
CODE ANALYSIS - PART 9		
Project: #1617 No. 2 Road		
BCBC REF. Division A 1.3.3.3.(1)(a)	Bldg 1 (Worse case scenario)	CODE INFORMATION
Applicable code	British Columbia Building Code 2018	
Major occupancy	Group C	
Building area (Permitted 600 m <sup>2</sup> )	(Proposed) 250.26 m <sup>2</sup>	
Building height	3 Storeys	
Streets faced	1 Street	
Floor FRR*	N/A	
Roof FRR	N/A	
Load bearing wall FRR	N/A	
Sprinkler system required	N/A	
Construction type (Permitted: combustile/noncombustible)	(Proposed) Combustible	
Fire alarm required	N/A	
Standpipe required	N/A	
Seperation of residential suites	1 hr	
Fire seperation between dwelling and garage	N/A	
Gas barrier system required between unit and garage	Yes	

CONTACT LIST		
DISCIPLINE	COMPANY	CONTACT
OWNER	CITIMARK NO. 2 ROAD PROJECT LTD. 2248- 13353 COMMERCE PARKWAY, RICHMOND, BC V6V 3A1	
ARCHITECT	FOUGERE ARCHITECTURE INC 202 - 2425 QUEBEC STREET VANCOUVER, BC V5T 4L6	WAYNE FOUGERE (604) 873-2907
LANDSCAPE	van der ZALM + ASSOCIATES INC. SUITE 1 - 20177 97TH AVENUE LANGLEY, BC V1M 4B9	TRAVIS MARTIN (604) 546-0924
SURVEYOR	J.C.TAM & ASSOCIATES 115 - 8833 ODLIN CRESCENT RICHMOND, BC V6X 3Z7	JOHNSON TAM (604) 214-8928
CIVIL	CORE CONCEPTS CONSULTING LTD 220-2639 VIKING WAY, RICHMOND, BC V6V 3B7	BRUCE DUFFY (604) 249-5040
ARBORIST	MICHAEL J MILLS CONSULTING 644 BAY ROAD, GIBSON, BC V0N 1V8	MICHAEL MILLS (604) 230-4711

DRAWING LIST		
PAGE NUMBER	DRAWING TITLE	SCALE
PLAN 001	CONTEXT PLAN	1:300
PLAN 002	CONTEXT PHOTOS	NTS
SITE	PLAN #1a	SITE PLAN
	PLAN #1b	SITE PLAN (MAIN FLOOR)
	PLAN #1c	SITE PLAN (UPPER FLOOR)
	PLAN #1d	SITE DATA + DRAWING LIST
	PLAN #2	PARKING PLAN
ELEVATIONS	PLAN #3	LANDSCAPE
	PLAN #4	BUILDINGS 1, 4
	PLAN #5	BUILDINGS 2,3
PLANS	PLAN #6-9	AREA CALCULATIONS
	PLAN #10	CONVERTIBLE UNIT
	PLAN #11	LOCK-OFF SUITE
	PLAN #12	A, B & C
	PLAN #13	1 & 2
SECTIONS	PLAN #14	3 & 4
	PLAN #15	STREETSCAPE
	PLAN #16	PERSPECTIVES
	PLAN #17	PERSPECTIVES
	PLAN #18	PERSPECTIVES
	PLAN #19	PERSPECTIVES

\*NOTE: all dimensions in meter unless specified otherwise



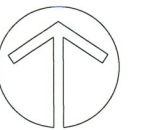






DP 18-829204

PLAN #3



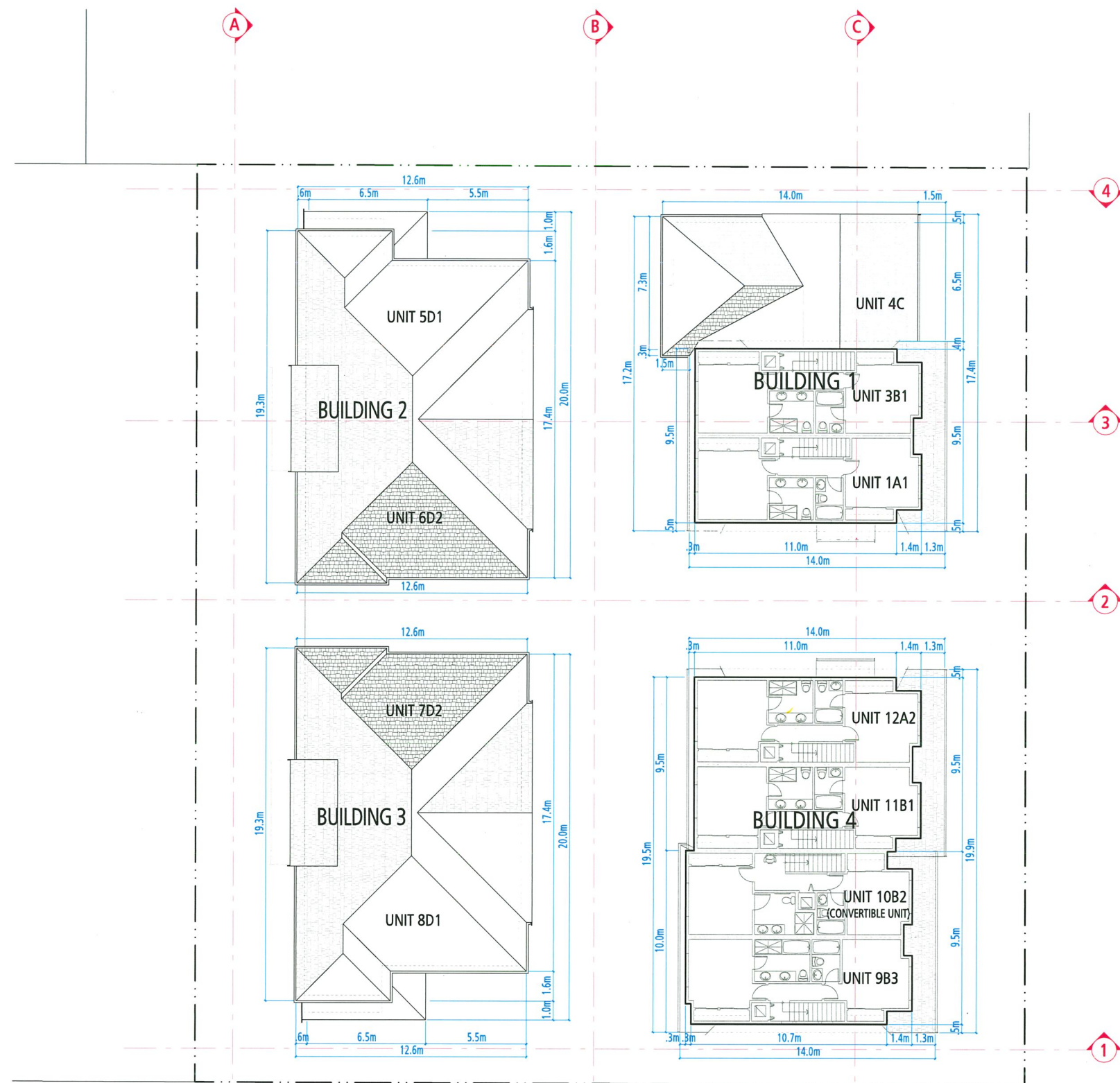
9391 - 9411  
No 2 ROAD  
for  
Citimark Projects Corp.

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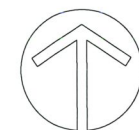


**SITE PLAN  
MAIN FLOOR**

SCALE: 3/32" = 1'-0"  
0 10' 20' 30'



PLAN #4



**9391 - 9411  
No 2 ROAD**  
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**SITE PLAN  
UPPER FLOOR**

SCALE: 3/32" = 1'-0"



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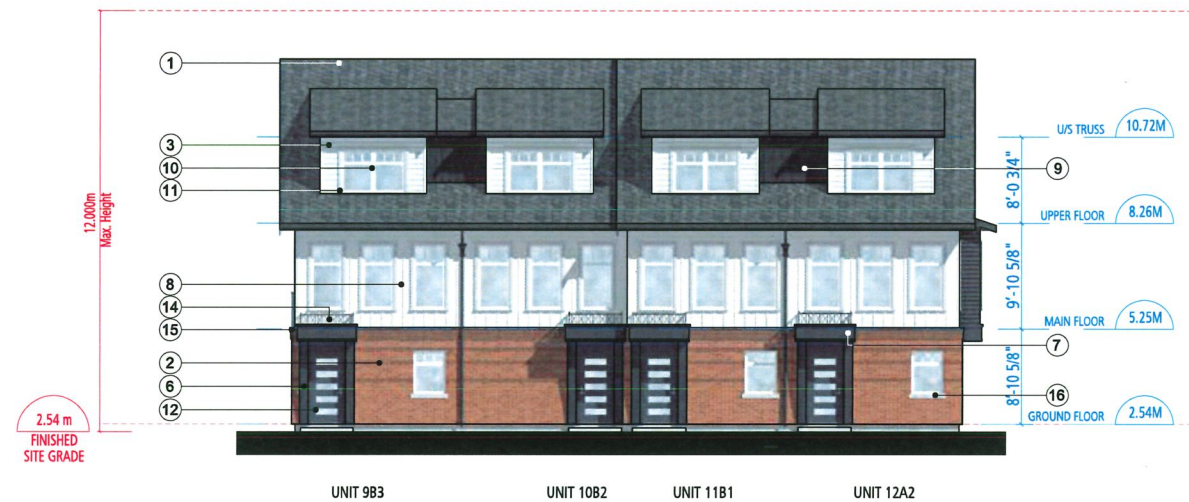
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FEBRUARY 12, 2020



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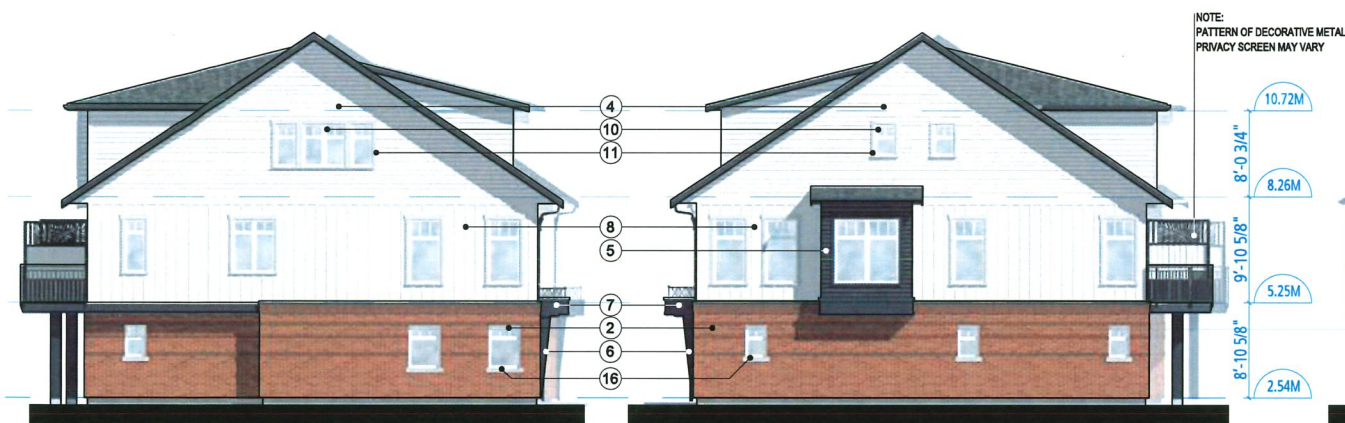




EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

BUILDING 4



NORTH ELEVATION



SOUTH ELEVATION

BUILDING 1

DP 18-829204



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

EXTERIOR FINISHES SCHEDULE

1 ASPHALT SHINGLE	IKO- Dual Gray
2 THIN BRICK	I-XL- Rosemont & Crimson-Creek
3 HARDIE PLANK LAP SIDING	HARDIE COLOR PLUS ARCTIC WHITE
4 HARDIE SHINGLE	HARDIE COLOR PLUS ARCTIC WHITE
5 HARDIE SHINGLE	HARDIE COLOR PLUS IRON GRAY
6 WOOD POST	HARDIE COLOR PLUS IRON GRAY
7 WOOD TRIM	HARDIE COLOR PLUS ARCTIC WHITE
8 BOARD AND BATTEN	HARDIE COLOR PLUS IRON GRAY
9 VINYL WINDOWS	WHITE
10 WINDOW & DOOR TRIMS	SHERWIN WILLIAMS- Crushed Ice SW7647
12 EXTERIOR ENTRY DOOR	COLOR TO MATCH IRON GRAY
13 GARAGE DOOR	COLOR TO MATCH IRON GRAY
14 METAL RAILING	BLACK
15 METAL FLASHING	BLACK
16 CONCRETE SILL	GRAY
17 PERFORATED VINYL SOFFIT	WHITE

PLAN #5

9391 - 9411  
No 2 ROAD  
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BUILDING 1, 4  
ELEVATIONS

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



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UNIT 8D1  
UNIT 7D2  
**EAST ELEVATION**



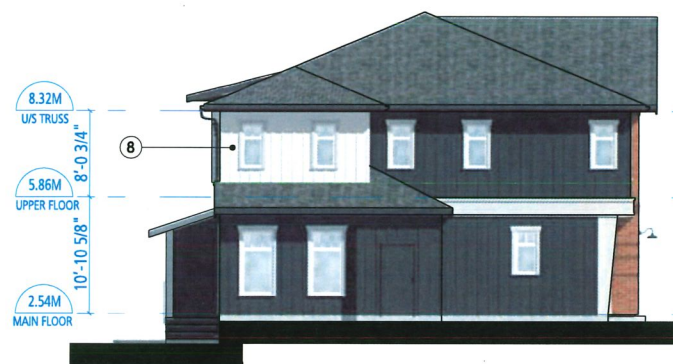
UNIT 6D2  
**EAST ELEVATION**



UNIT 7D2  
UNIT 8D1  
**WEST ELEVATION**



UNIT 5D1  
UNIT 6D2  
**WEST ELEVATION**



UNIT 8D1  
**SOUTH ELEVATION**



UNIT 7D2  
**NORTH ELEVATION**



UNIT 6D2  
**SOUTH ELEVATION**



UNIT 5D1  
**NORTH ELEVATION**

## BUILDING 3

## BUILDING 2

EXTERIOR FINISHES SCHEDULE	
1 ASPHALT SHINGLE	IKO- Dual Gray
2 THIN BRICK	I-XL- Rosemont & Crimson-Creek
3 HARDIE PLANK LAP SIDING	HARDIE COLOR PLUS ARCTIC WHITE
4 HARDIE SHINGLE	HARDIE COLOR PLUS ARCTIC WHITE
5 HARDIE SHINGLE	HARDIE COLOR PLUS IRON GRAY
6 WOOD POST	HARDIE COLOR PLUS IRON GRAY
7 WOOD TRIM	HARDIE COLOR PLUS IRON GRAY
8 BOARD AND BATTEN	HARDIE COLOR PLUS ARCTIC WHITE
9 BOARD AND BATTEN	HARDIE COLOR PLUS IRON GRAY
10 VINYL WINDOWS	WHITE
11 WINDOW & DOOR TRIMS	SHERWIN WILLIAMS- Crushed Ice SW7647
12 EXTERIOR ENTRY DOOR	COLOR TO MATCH IRON GRAY
13 GARAGE DOOR	COLOR TO MATCH IRON GRAY
15 METAL FLASHING	BLACK
16 CONCRETE SILL	GRAY
17 PERFORATED VINYL SOFFIT	WHITE

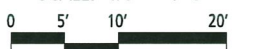
PLAN #6  
9391 - 9411  
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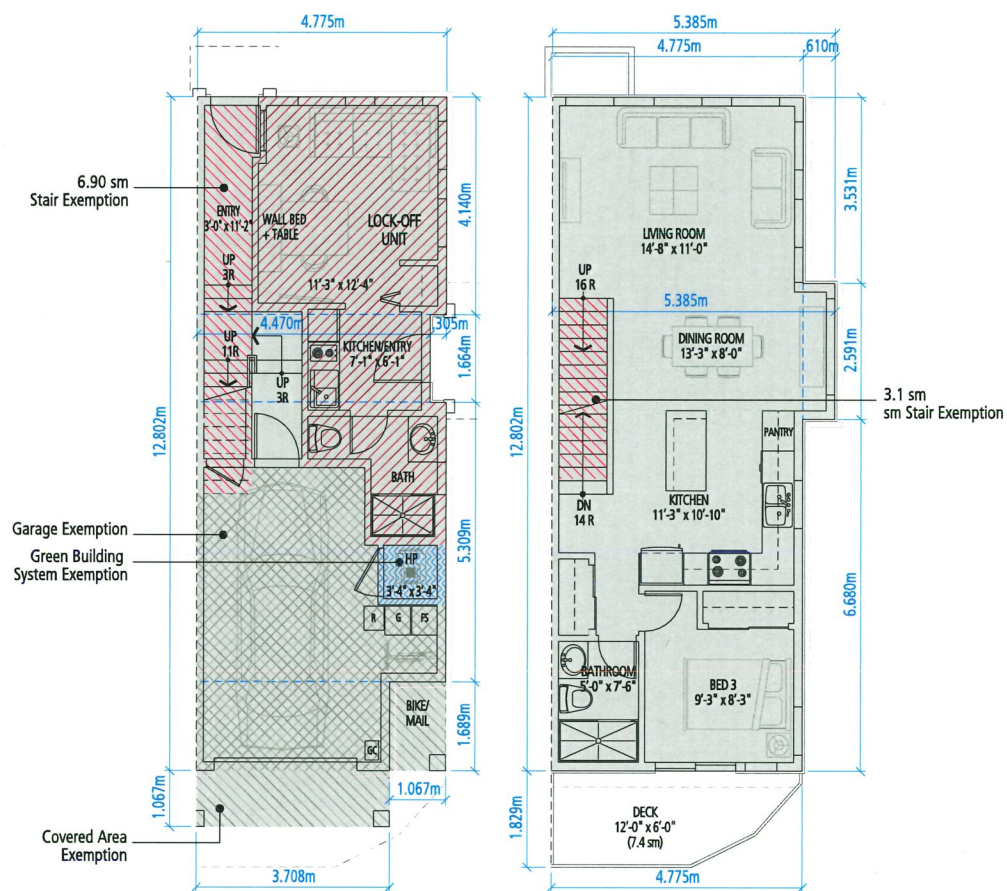
## BUILDING 2,3 ELEVATIONS

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



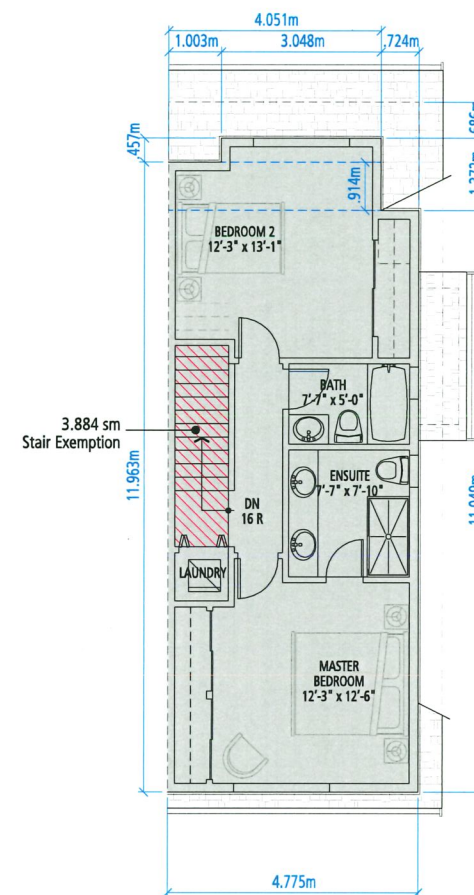
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**UNIT A1**  
GROUND FLOOR  
(WITH LOCK-OFF)

MAIN FLOOR



UPPER FLOOR

## UNIT A1

### FLOOR PLANS (sm)

GROUND FLOOR  
 $4.775 \times 4.140 = 19.769$   
 $4.470 \times 1.664 = 7.438$   
 $4.775 \times 5.309 = 25.350$   
 $4.775 \times 1.689 = 8.065$   
 $3.708 \times 1.067 = 3.956$

MAIN FLOOR  
 $4.775 \times 3.531 = 16.860$   
 $5.385 \times 2.591 = 13.953$   
 $4.775 \times 6.680 = 31.897$

UPPER FLOOR  
 $3.048 \times 0.457 = 1.393$   
 $4.051 \times 0.914 = 3.703$   
 $4.775 \times 11.049 = 52.759$

SUB TOTAL 185.143

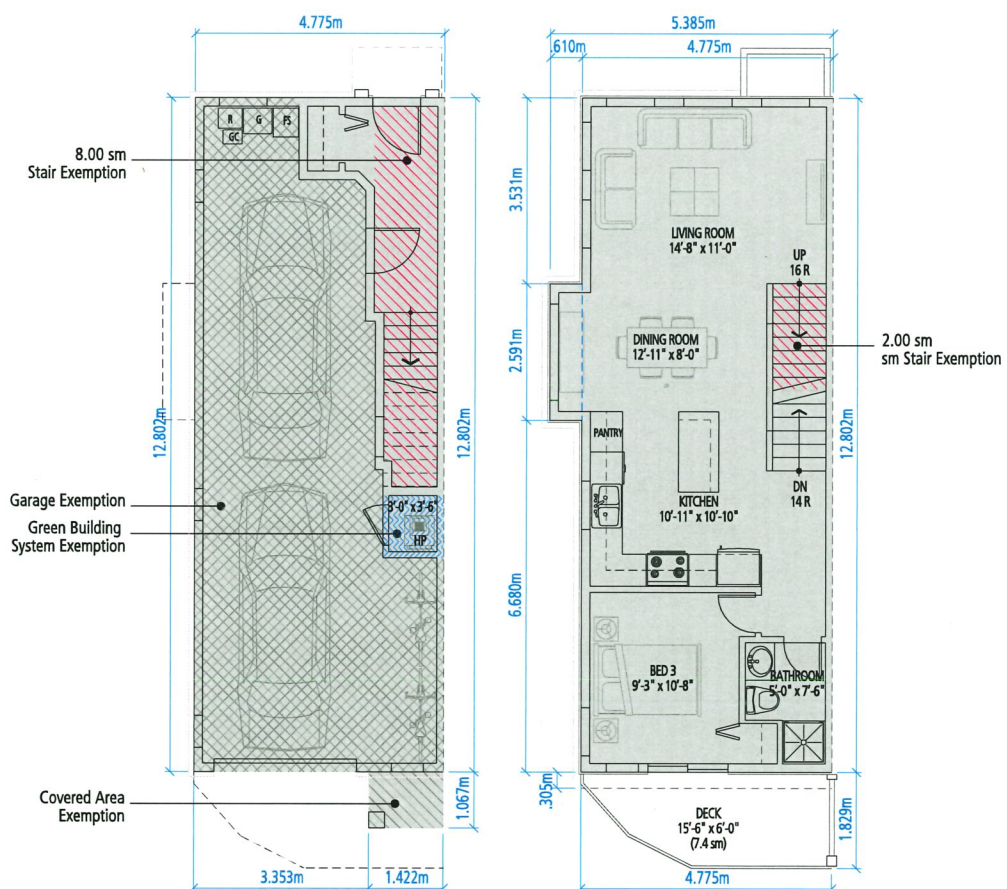
EXEMPTIONS  
 STAIR 13.884  
 GARAGE 21.405  
 COVERED AREA 5.758  
 GREEN BUILDING SYSTEM 1.464

TOTAL 142.632

## PROVISION OF ACCESSIBILITY FEATURES

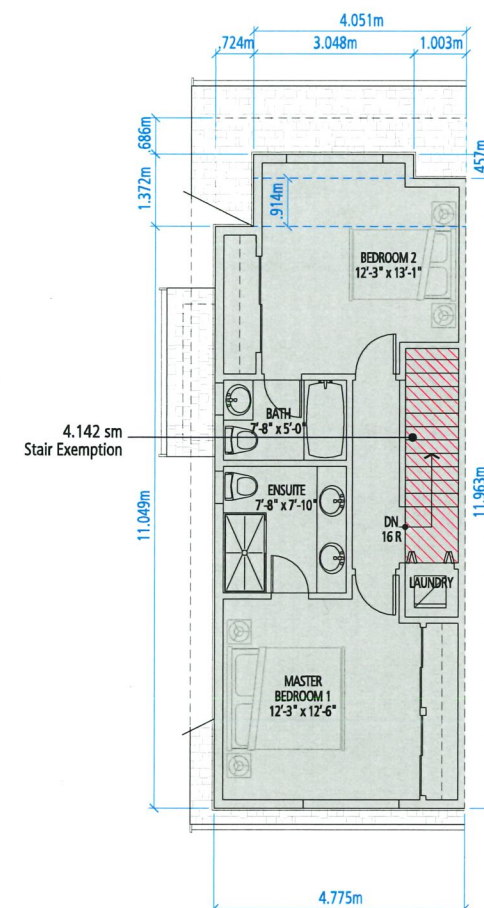
### "AGING-IN-PLACE" REQUIREMENTS ON ALL UNITS:

- Entry doors minimum 855 mm clear opening (3'-0" swinging door spec.)
- Hallways minimum 900 mm width
- Door from garage to living area minimum 2'-10" (swinging door spec.)
- Blocking to bathrooms for installation of grab-bars (toilet, tub and shower)
- Provision of lever door handles
- One window that can be opened with a single hand in the living room
- One window that can be opened with a single hand in one bedroom



**UNIT A2**  
GROUND FLOOR

MAIN FLOOR



UPPER FLOOR

## UNIT A2

### FLOOR PLANS (sm)

GROUND FLOOR  
 $4.775 \times 12.802 = 61.130$   
 $1.422 \times 1.067 = 1.517$

MAIN FLOOR  
 $4.775 \times 3.531 = 16.860$   
 $5.385 \times 2.591 = 13.953$   
 $4.775 \times 6.680 = 31.897$

UPPER FLOOR  
 $3.048 \times 0.457 = 1.393$   
 $4.051 \times 0.914 = 3.703$   
 $4.775 \times 11.049 = 52.759$

SUB TOTAL 183.212

EXEMPTIONS  
 STAIR 14.142  
 GARAGE 47.086  
 COVERED AREA 1.517  
 GREEN BUILDING SYSTEM 1.372

TOTAL 119.095

PLAN # 7

9391 - 9411  
No 2 ROAD

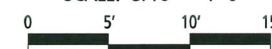
for  
Citimark Projects Corp.

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## FLOOR PLANS

SCALE: 3/16" = 1'-0"

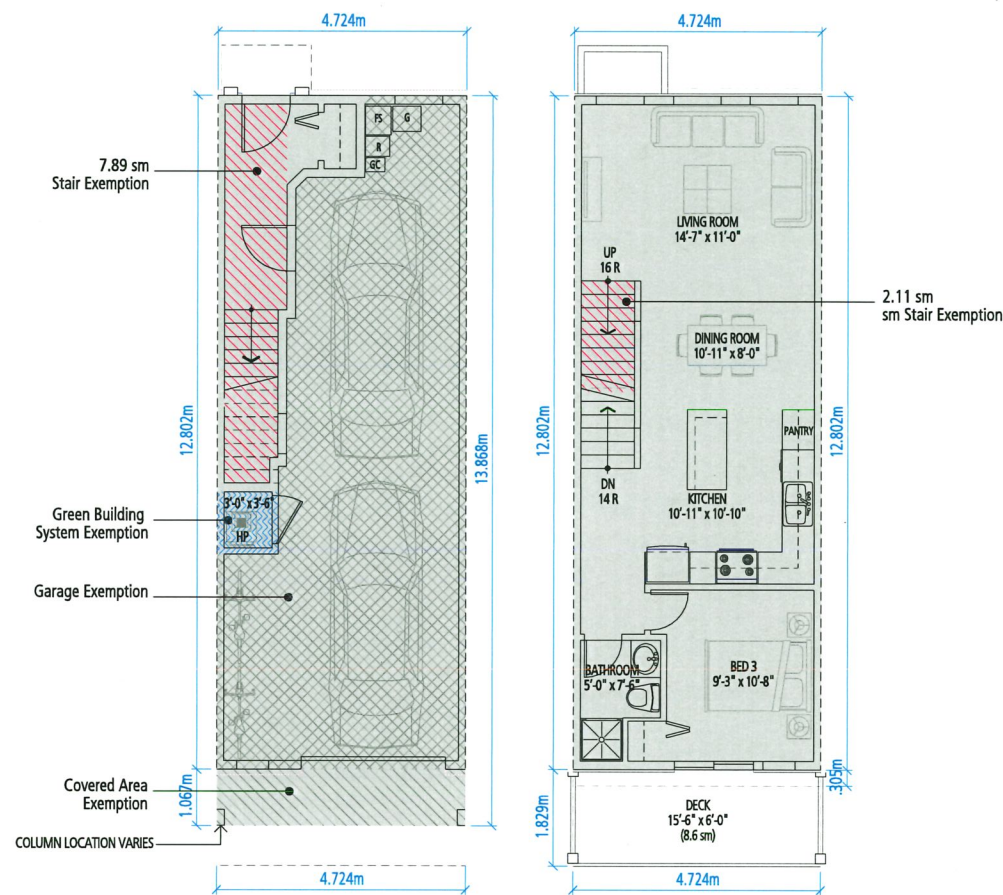


DP 18-829204

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FEBRUARY 12, 2020

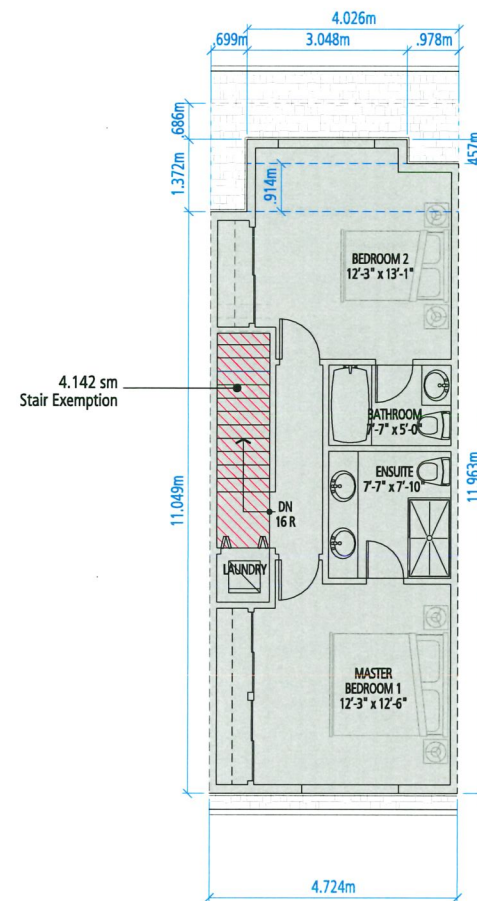
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**UNIT B1** GROUND FLOOR

MAIN FLOOR



UPPER FLOOR

## UNIT B1

### FLOOR PLANS (sm)

GROUND FLOOR	$4.724 \times 13.868 = 65.512$
MAIN FLOOR	$4.724 \times 12.802 = 60.477$
UPPER FLOOR	$3.048 \times 0.457 = 1.393$ $4.026 \times 0.914 = 3.680$ $4.724 \times 11.049 = 52.195$

SUB TOTAL 183.257

### EXEMPTIONS

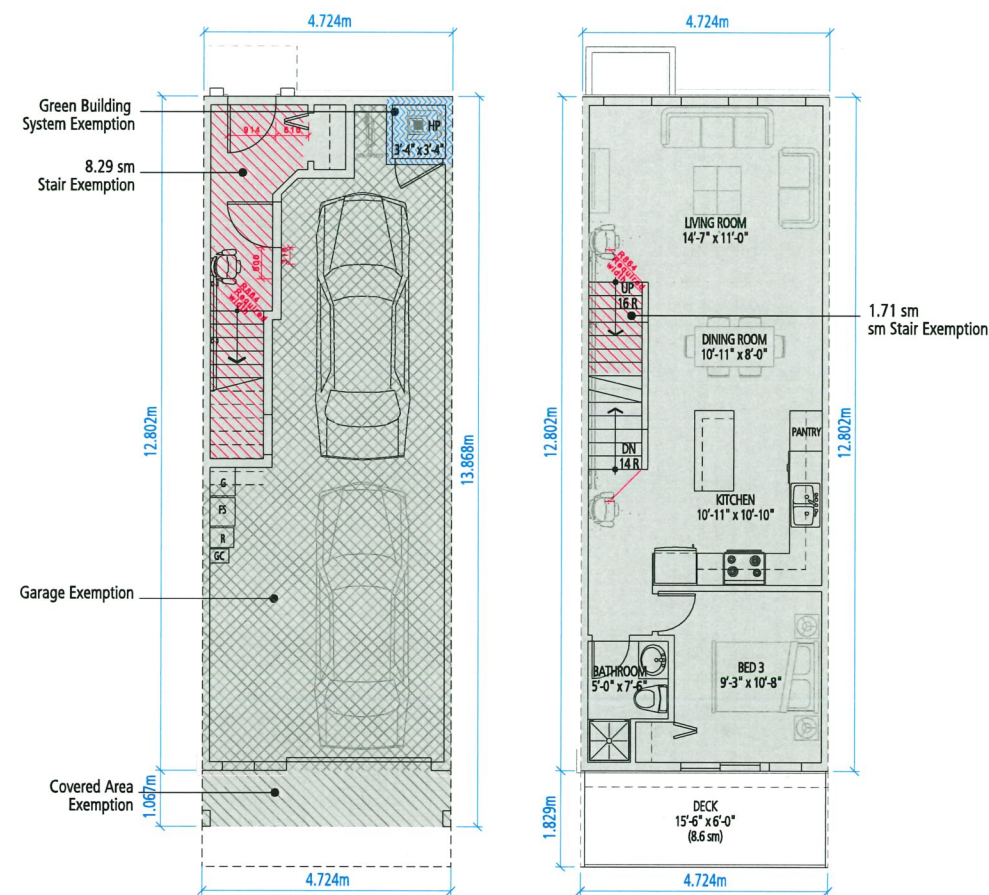
STAIR	14.142
GARAGE	46.519
COVERED AREA	5.040
GREEN BUILDING SYSTEM	1.372

TOTAL 116.184

## PROVISION OF ACCESSIBILITY FEATURES

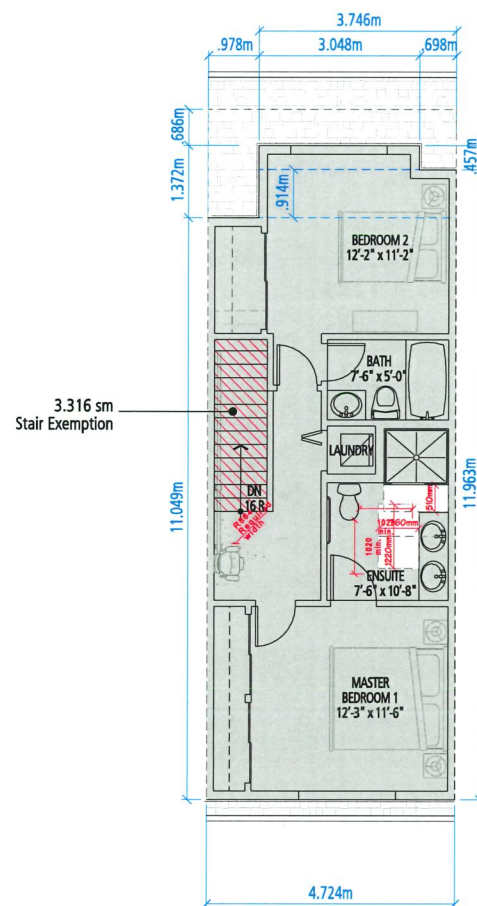
### "AGING-IN-PLACE" REQUIREMENTS ON ALL UNITS:

- Entry doors minimum 855 mm clear opening (3'-0" swinging door spec.)
- Hallways minimum 900 mm width
- Door from garage to living area minimum 2'-10" (swinging door spec.)
- Blocking to bathrooms for installation of grab-bars (toilet, tub and shower)
- Provision of lever door handles
- One window that can be opened with a single hand in the living room
- One window that can be opened with a single hand in one bedroom



**UNIT B2** GROUND FLOOR

MAIN FLOOR



UPPER FLOOR

## UNIT B2

### FLOOR PLANS (sm)

GROUND FLOOR	$4.724 \times 13.868 = 65.512$
MAIN FLOOR	$4.724 \times 12.802 = 60.477$
UPPER FLOOR	$3.048 \times 0.457 = 1.393$ $3.746 \times 0.914 = 3.424$ $4.724 \times 11.049 = 52.195$

SUB TOTAL 183.001

### EXEMPTIONS

STAIR	13.316
GARAGE	46.199
COVERED AREA	5.040
GREEN BUILDING SYSTEM	1.637

TOTAL 116.806

PLAN # 8

9391 - 9411  
No 2 ROAD

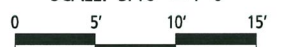
for  
Citimark Projects Corp.

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## FLOOR PLANS

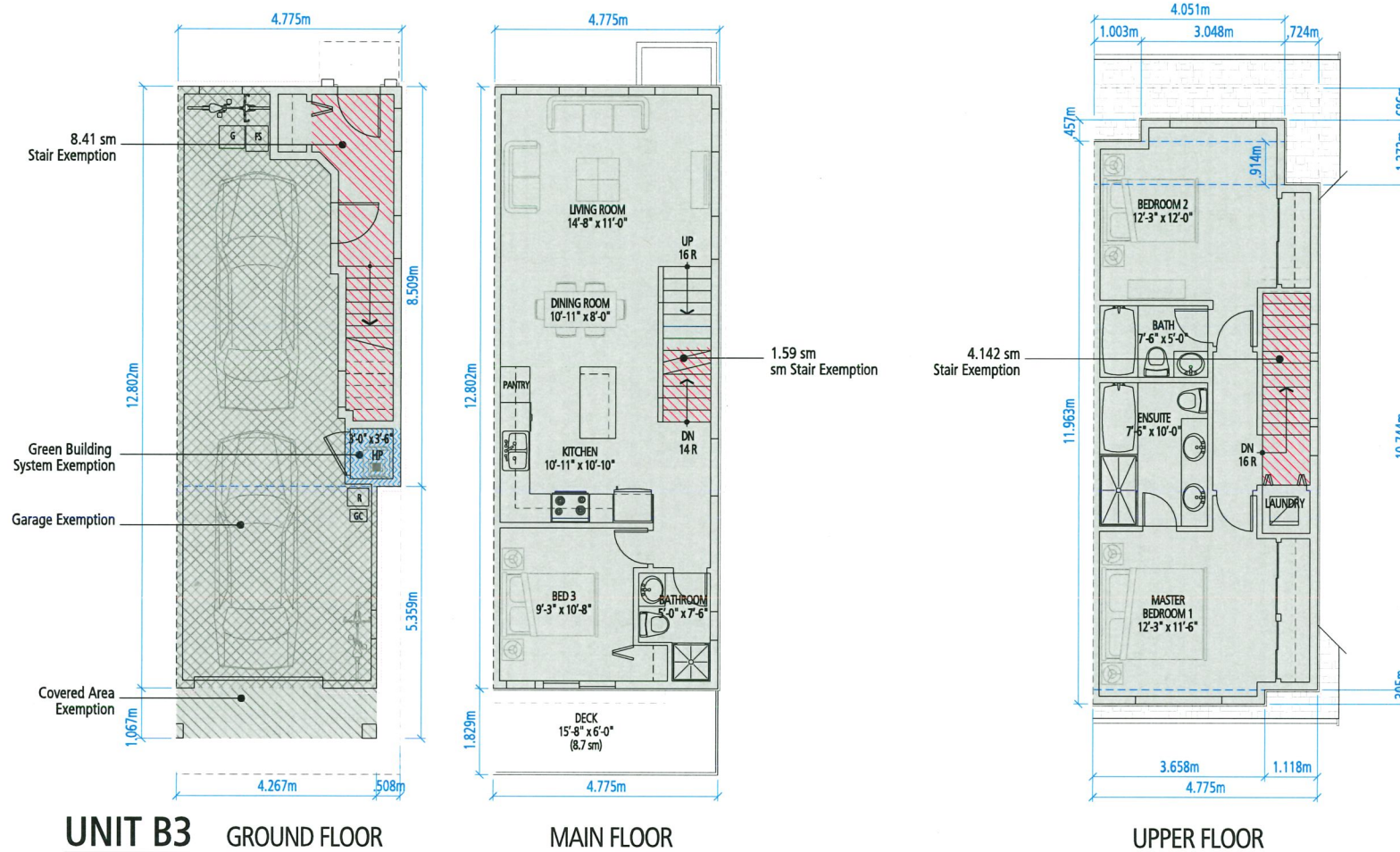
SCALE: 3/16" = 1'-0"



DP-18-829204  
FEBRUARY 12, 2020

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### UNIT B3

<b>FLOOR PLANS (sm)</b>	
GROUND FLOOR	4.775 x 8.509 = 40.630
	4.267 x 5.359 = 22.867
MAIN FLOOR	4.775 x 12.802 = 61.130
UPPER FLOOR	3.048 x 0.457 = 1.393
	4.051 x 0.914 = 3.703
	4.775 x 10.744 = 51.303
	3.658 x 0.305 = 1.116

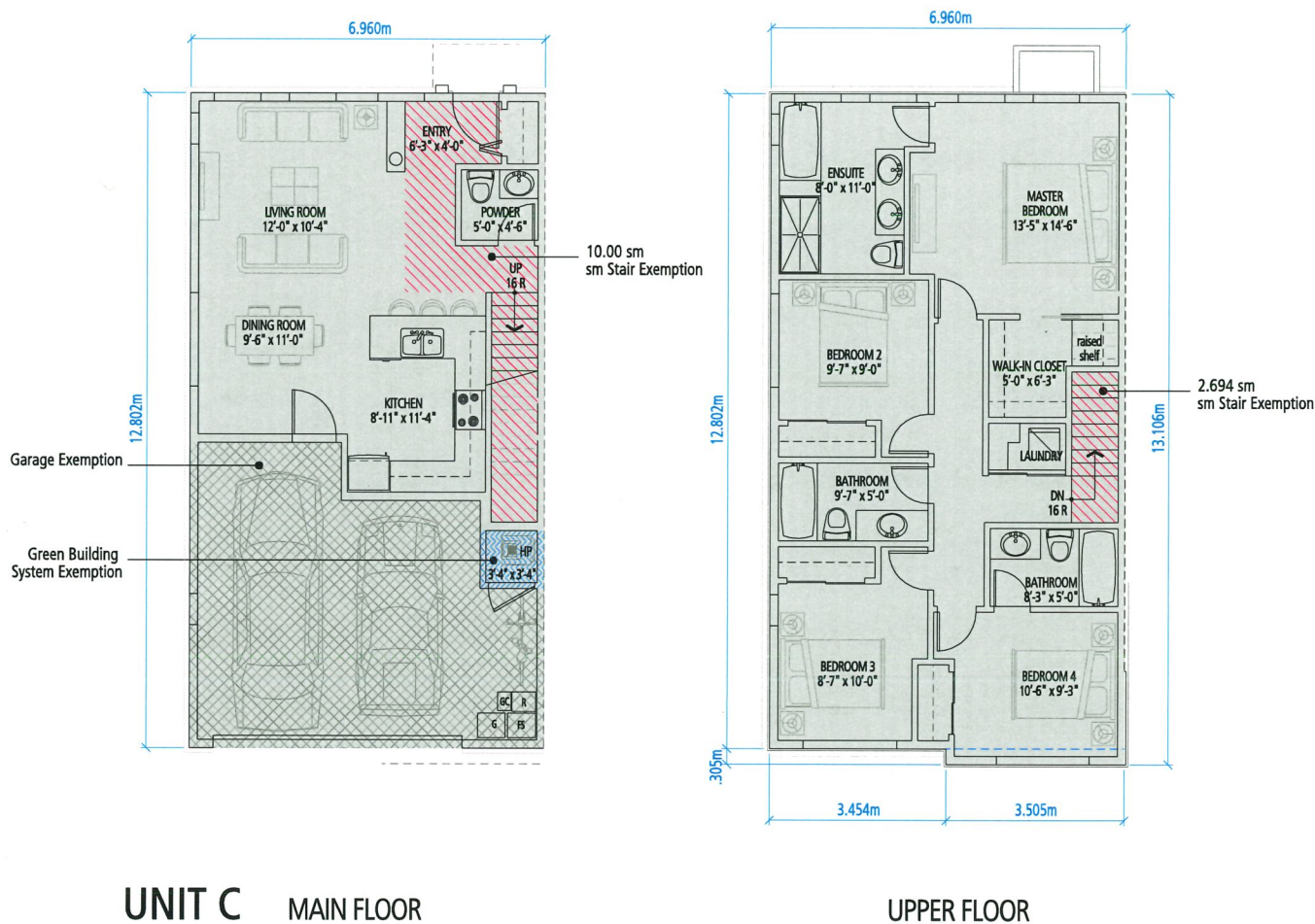
SUB TOTAL 182.142

<b>EXEMPTIONS</b>	
STAIR	14.142
GARAGE	44.983
COVERED AREA	4.552
GREEN BUILDING SYSTEM	1.436

TOTAL 117.029

### PROVISION OF ACCESSIBILITY FEATURES "AGING-IN-PLACE" REQUIREMENTS ON ALL UNITS:

- Entry doors minimum 855 mm clear opening (3'-0" swinging door spec.)
- Hallways minimum 900 mm width
- Door from garage to living area minimum 2'-10" (swinging door spec.)
- Blocking to bathrooms for installation of grab-bars (toilet, tub and shower)
- Provision of lever door handles
- One window that can be opened with a single hand in the living room
- One window that can be opened with a single hand in one bedroom



### UNIT C

<b>FLOOR PLANS (sm)</b>	
MAIN FLOOR	6.960 x 12.802 = 89.102
UPPER FLOOR	6.960 x 12.802 = 89.102
	3.505 x 0.305 = 1.069

SUB TOTAL 179.273

<b>EXEMPTIONS</b>	
STAIR	12.694
GARAGE	34.860
COVERED AREA	0.000
GREEN BUILDING SYSTEM	1.428

TOTAL 130.291

PLAN #9  
9391 - 9411  
No 2 ROAD  
for  
Citimark Projects Corp.

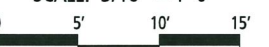
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DP 18-829204

### FLOOR PLANS

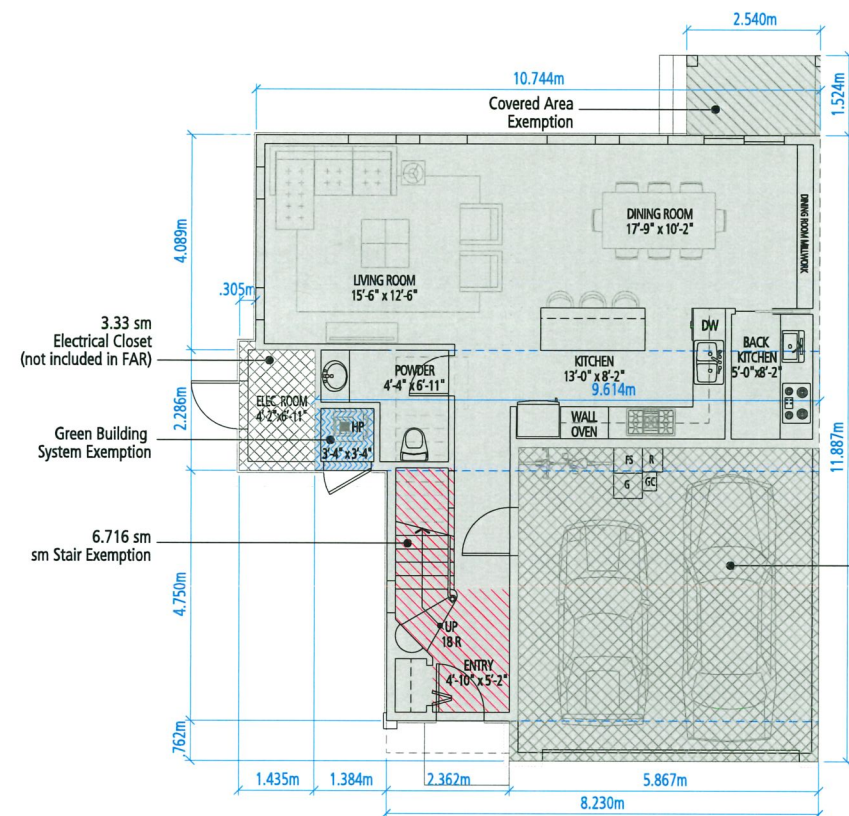
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DP-18-829204  
FEBRUARY 12, 2020

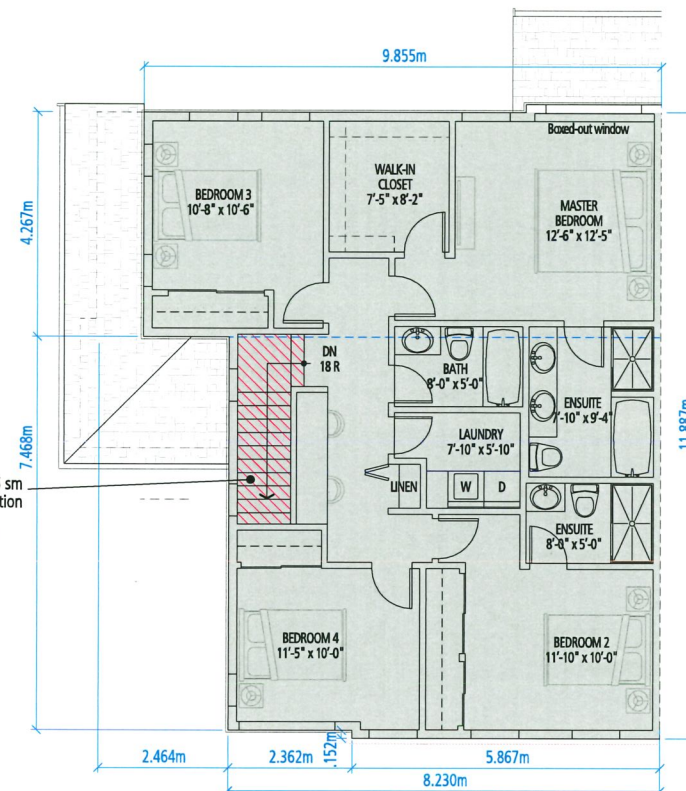
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**UNIT D1**

**MAIN FLOOR**



**UPPER FLOOR**

## UNIT D1

### FLOOR PLANS (sm)

MAIN FLOOR 10.744 x 4.089 = 43.932  
9.614 x 2.286 = 21.978  
8.230 x 4.750 = 39.093  
5.867 x 0.762 = 4.471  
2.540 x 1.524 = 3.871

UPPER FLOOR 9.855 x 4.267 = 42.051  
8.230 x 7.468 = 61.461  
5.867 x 0.152 = 0.892

SUB TOTAL 217.749

### EXEMPTIONS

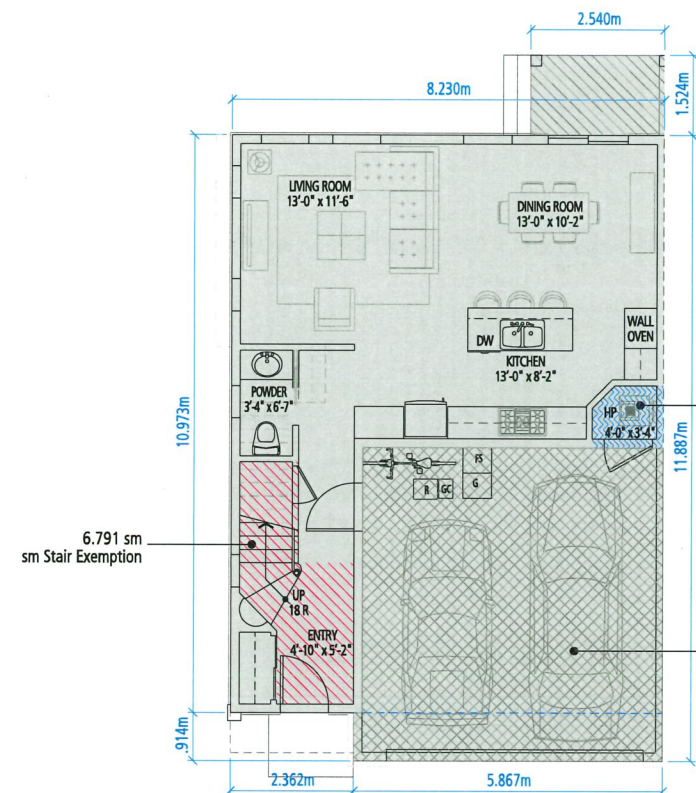
STAIR 10.632  
GARAGE 34.090  
COVERED AREA 3.871  
GREEN BUILDING SYSTEM 1.335

TOTAL 167.821

## PROVISION OF ACCESSIBILITY FEATURES

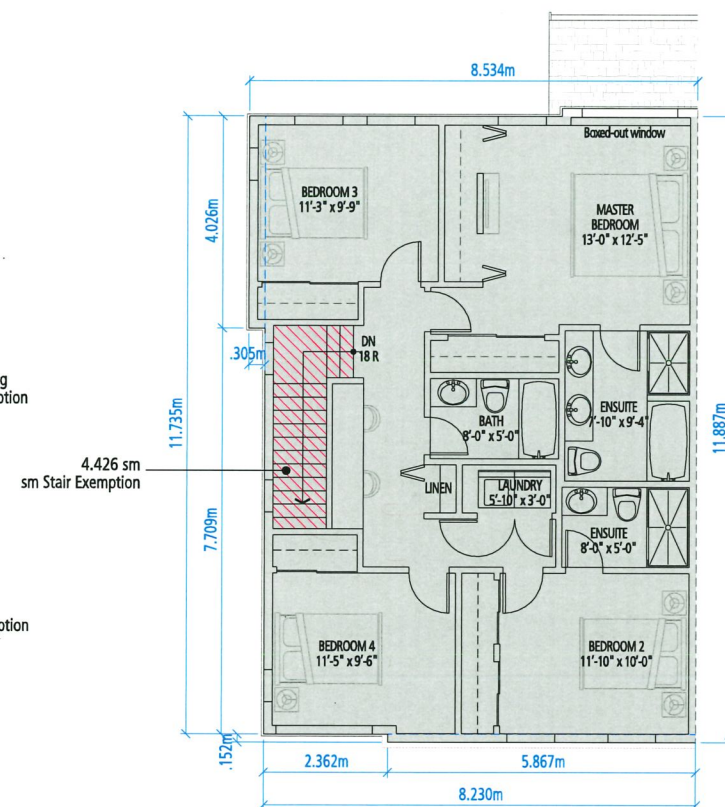
### "AGING-IN-PLACE" REQUIREMENTS ON ALL UNITS:

- Entry doors minimum 855 mm clear opening (3'-0" swinging door spec.)
- Hallways minimum 900 mm width
- Door from garage to living area minimum 2'-10" (swinging door spec.)
- Blocking to bathrooms for installation of grab-bars (toilet, tub and shower)
- Provision of lever door handles
- One window that can be opened with a single hand in the living room
- One window that can be opened with a single hand in one bedroom



**UNIT D2**

**MAIN FLOOR**



**UPPER FLOOR**

## UNIT D2

### FLOOR PLANS (sm)

MAIN FLOOR 8.230 x 10.973 = 90.308  
5.867 x 0.914 = 5.362  
2.540 x 1.524 = 3.871

UPPER FLOOR 8.230 x 11.735 = 96.579  
5.867 x 0.152 = 0.892  
0.305 x 4.026 = 1.228

SUB TOTAL 198.240

### EXEMPTIONS

STAIR 11.217  
GARAGE 34.116  
COVERED AREA 3.871  
GREEN BUILDING SYSTEM 1.504

TOTAL 147.532

PLAN # 10

**9391 - 9411  
No 2 ROAD**

for  
Citimark Projects Corp.

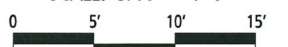
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**DP 18-829204**

## FLOOR PLANS

SCALE: 3/16" = 1'-0"

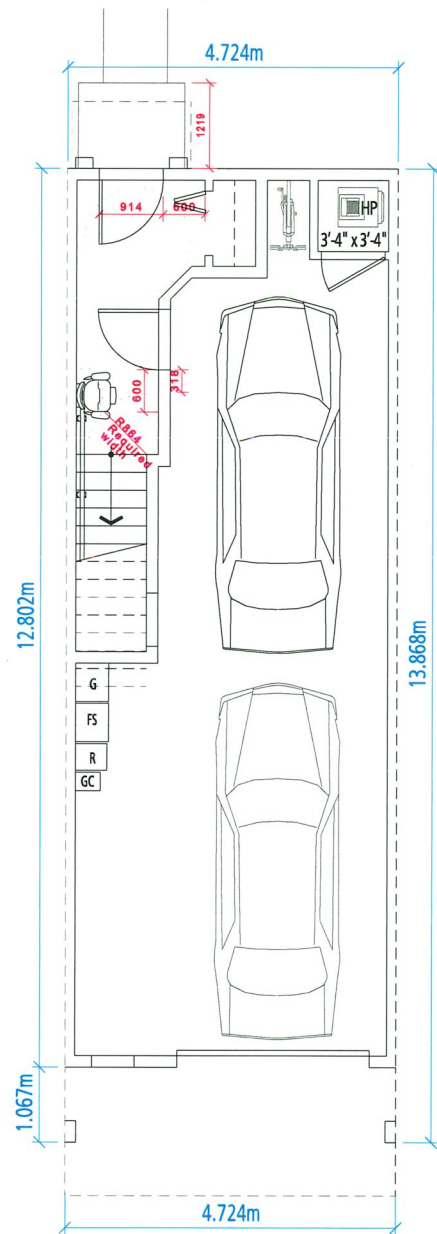


DP-18-829204  
FEBRUARY 14, 2020

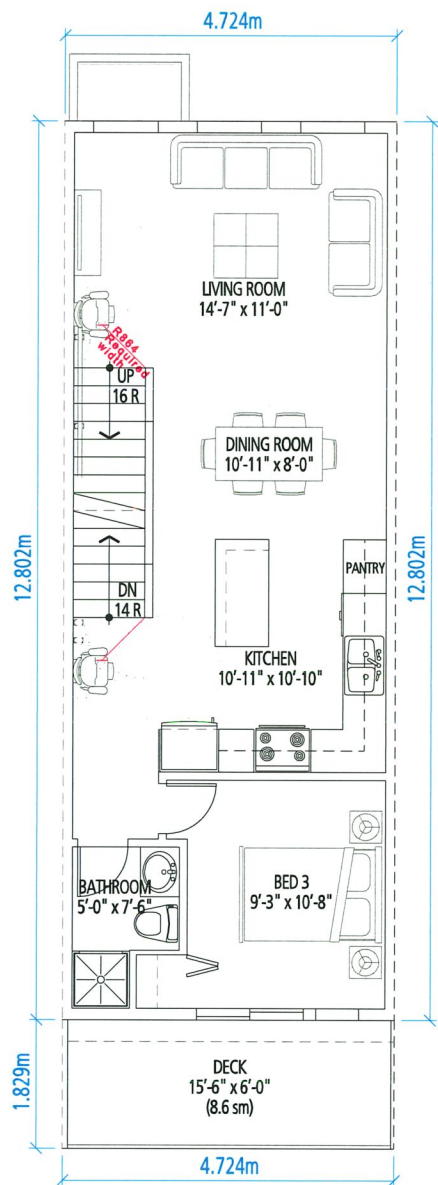
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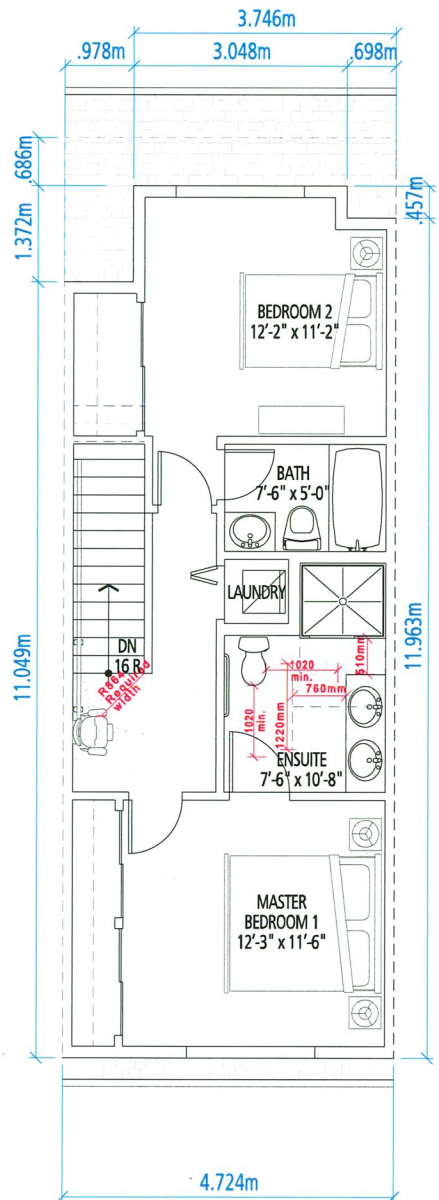
UNIT 10B2-CONVERTIBLE UNIT



GROUND FLOOR



MAIN FLOOR



UPPER FLOOR

Summary of the Convertible Unit Features Checklist as Submitted

- Entry doors min. 863mm clear opening (3'-0" swinging door spec.)
- Entry door clear exterior floor space min. 1220 mm depth by door width plus 600 mm on latch side.
- Interior doors to entry & main living areas, min. 800 mm clear opening. (2'8"sliding or 2'10"swinging door spec.) with flush thresholds max.13mm height.
- Stair lift as per manufacturer spec (Bruno,SRE-2010-Electra-Ride)
- Hallways minimum 900 mm width
- Door from garage to living area 819 mm clear opening (2'-10" swinging door)
- 1 accessible parking space with min. 4 m garage width.
- Min. clear opening 860 mm clear opening to Patios and Balconies.
- Toilet clear floor space min. 1020 mm at side and in front
- Interior Doors to main living areas, 1 bedroom and 1 bedroom min 800 mm clear opening with flush thresholds max. 13 mm height.
- Wall blocking for future installation of grab-bars (toilet, tub and shower)
- Clear area needed under future work space. Plumbing and gas pipes (in-wall and in-floor) located clear of under counter area of future work space (stove, sink & min. 810 mm wide counter)
- 1500 mm turning diameter or turning path diagram
- One window that can be opened with a single hand in the living room
- One window that can be opened with a single hand in one bedroom

PLAN # 11

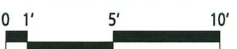
9391 - 9411  
No 2 ROAD  
for  
Citimark Projects Corp.

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CONVERTIBLE  
UNIT

SCALE: 1/4"=1'-0"



DP-18-829204  
MARCH 2, 2020

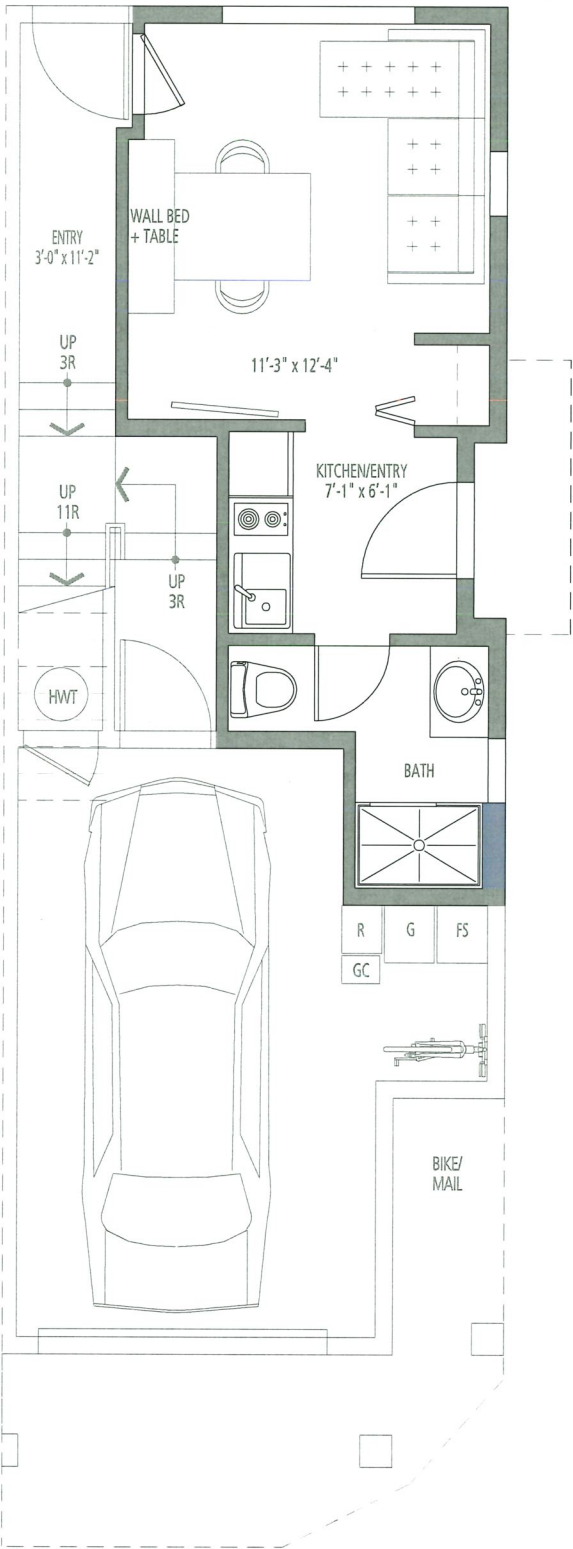
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DP 18-829204

UNIT 2A1-LOCK-OFF SUITE (25 m<sup>2</sup>)



POTENTIAL WALL BED EXAMPLE  
EURO TABLE BED QUEEN SIZE BY WALLBEDS "N" MORE



GROUND FLOOR



POTENTIAL KITCHEN EXAMPLE  
MINI KITCHEN WITH DOORS K-155 BY MOBILSPAZIO

PLAN # 12

9391 - 9411  
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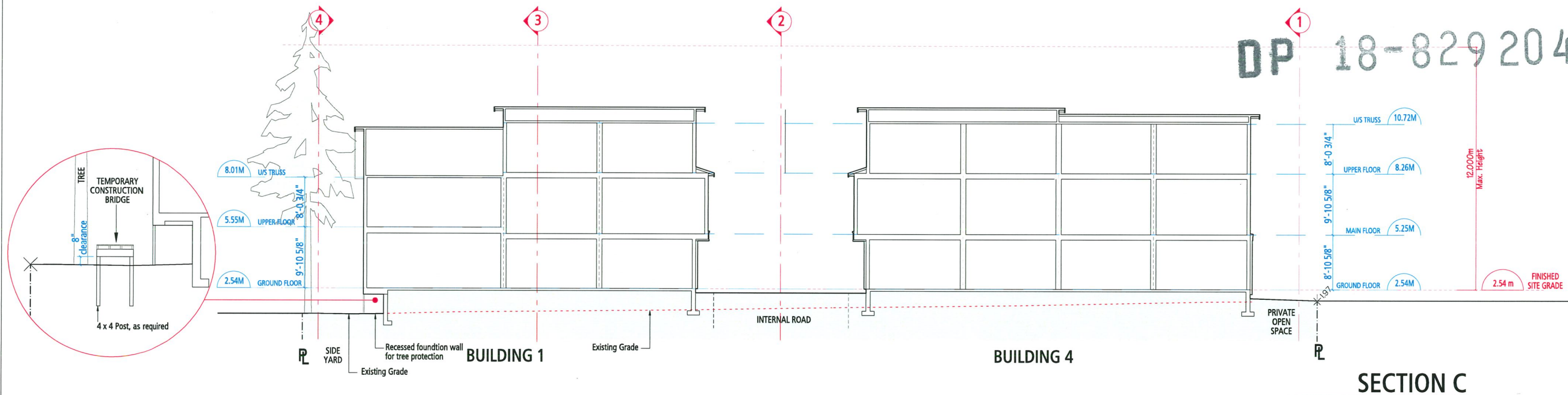


DP 18-829204

LOCK-OFF SUITE

SCALE: 3/8" = 1'-0"  
0 1' 4' 8'





PLAN # 13

**9391 - 9411**  
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## SECTIONS

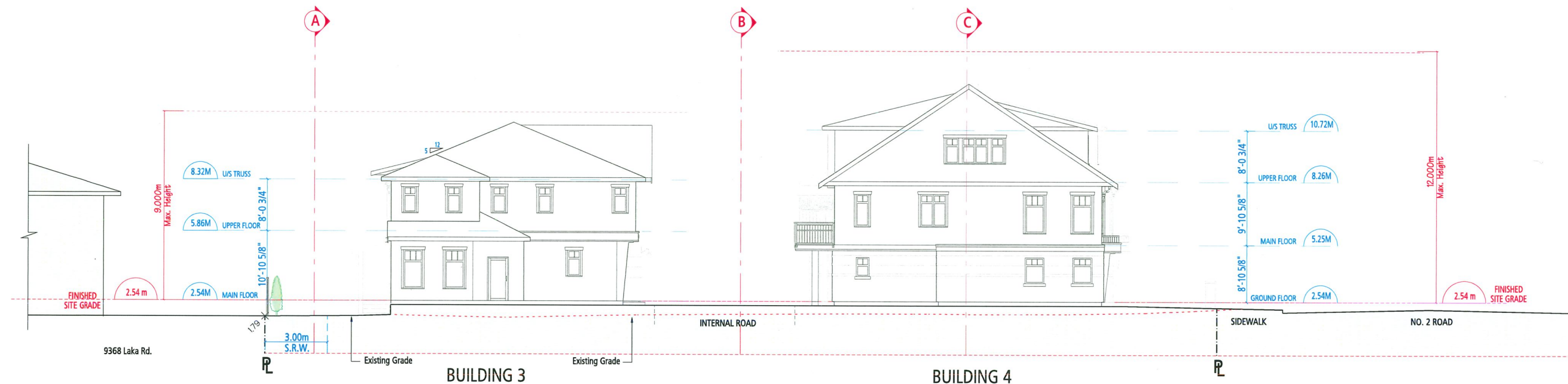
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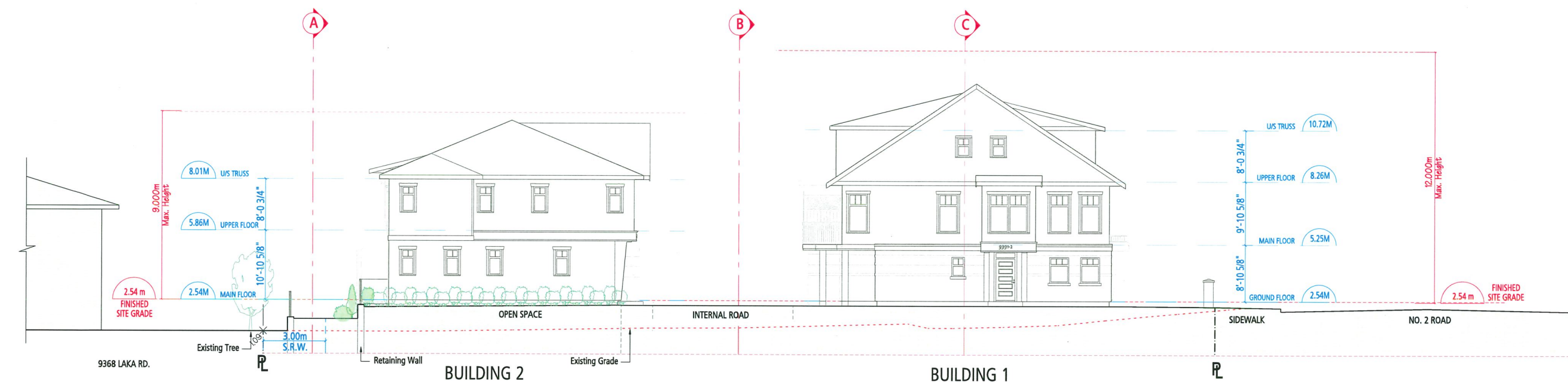
DP-18-829204  
FEBRUARY 12, 2020

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SECTION 1



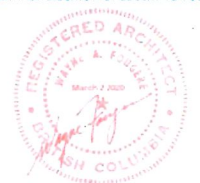
SECTION 2

PLAN # 14

9391 - 9411  
NO 2 ROAD

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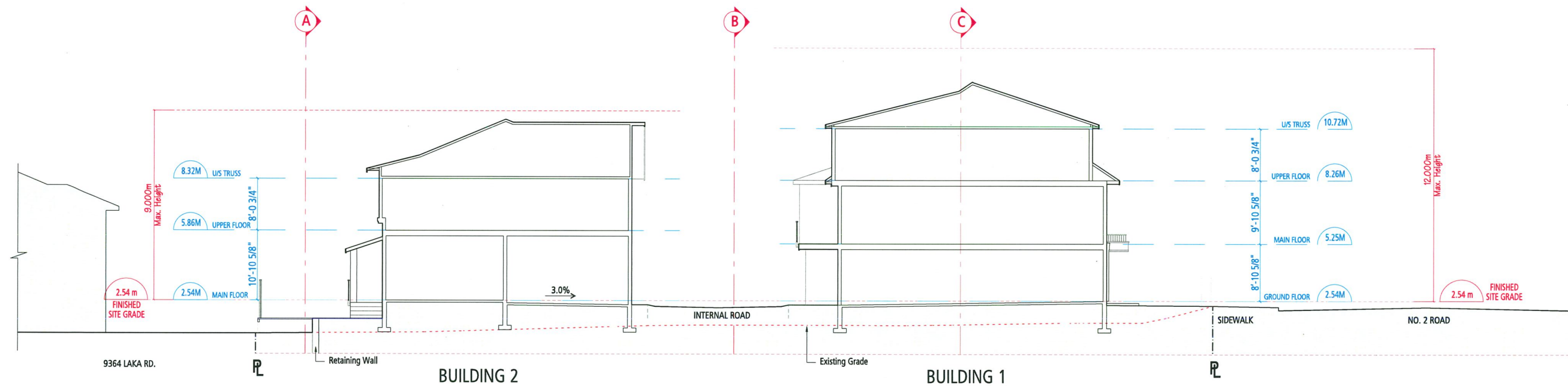
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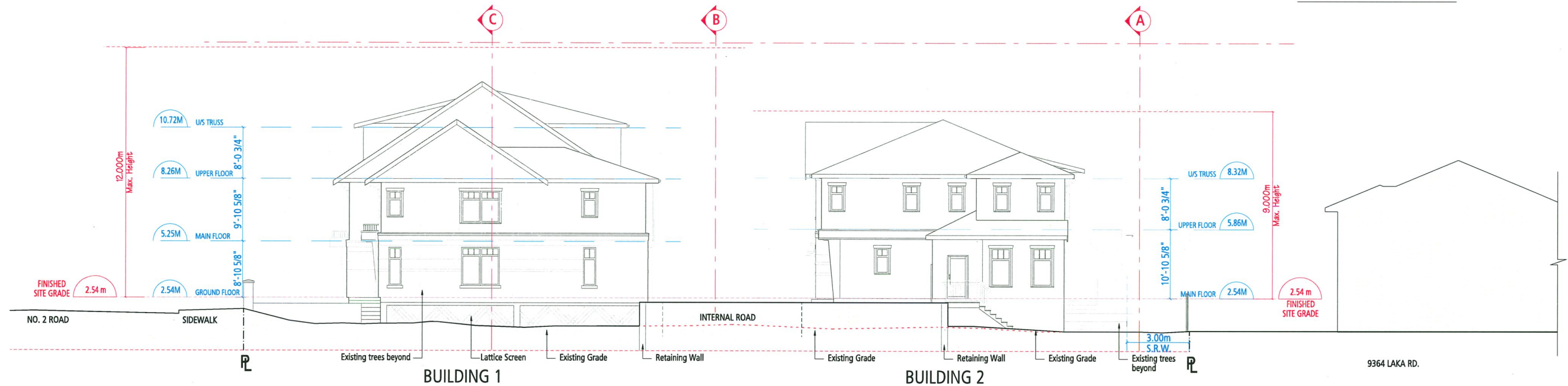
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DP 18-829 204





SECTION 3



SECTION 4

PLAN # 15  
9391 - 9411  
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SECTIONS

SCALE: 1/8" = 1'-0"  
0 5' 10' 20'

DP 18-829 204



## STREETSCAPE

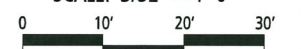
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## STREETSCAPE YARDSCAPE

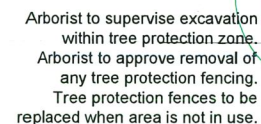
SCALE: 3/32" = 1'-0"



## YARDSCAPE

DP 18-829204





- Arborist to supervise the temporary bridge installation at time of construction.

- Arborist to supervise excavation within tree protection zone.
- Arborist to approve removal of any tree protection fencing.
- Tree protection fences to be replaced when area is not in use.

Tree Protection Fence

3m Wide SRW  
Property Line

Boundary of SRW

No. 2 Road

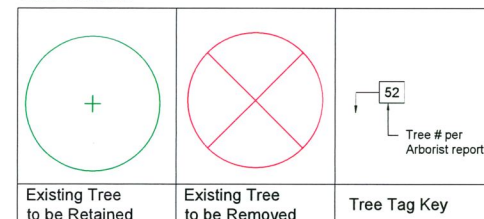
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**1** TREE MANAGEMENT PLAN  
Scale 1:200




Scale 1:200



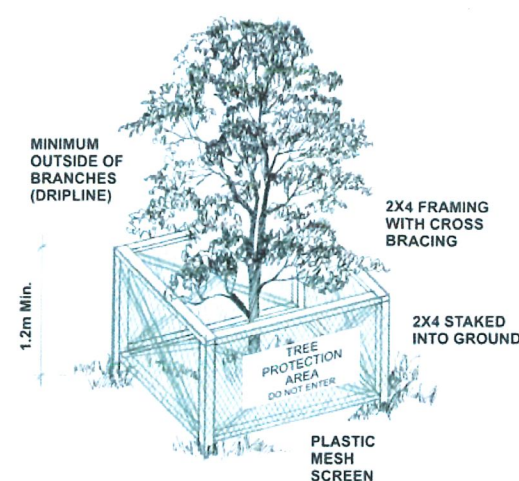
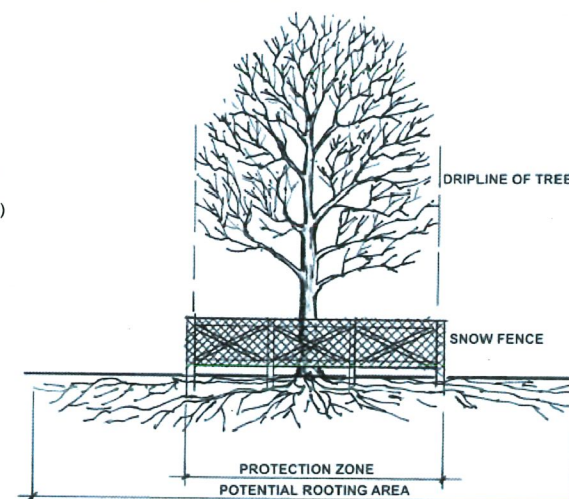
TREE LEGEND



## FENCING

KEY	REF.	DESCRIPTION
		TREE PROTECTION FENCE
		PROPERTY LINE

1. Arborist to attend startup meeting to review tree protection fencing prior to commencing construction works.
2. Contact Arborist Michael J Mills (604-230-4711, mills@dccnet.com) for inspection 72 hours prior to any grading or excavation within tree protection zone. Arborist to supervise any excavation within tree protection zone.
3. Arborist to approve removal of any tree protection fencing prior to its removal.
4. Read this plan together with the Arborist Report prepared by Michael J Mills dated June 07, 2018.



2 TREE PROTECTION FENCE DETAIL  
Scale 1:250

Scale 1:250

PLAN # 17

12	TM	Issued for ADP	Feb. 18, 2022
11	TM	Issued for ADP	Jan. 10, 2022
10	TM	Issued for ADP	Jan. 06, 2022
9	TM	Issued for BP	Dec. 02, 2011
8	TM	Issued for DP	Sep. 16, 2011
7	TM	Issued for DP	Jun. 18, 2011
6	TM	Issued for Re-zoning	Feb. 27, 2011
5	TM	Issued for Re-zoning	Feb. 12, 2011
4	TM	Issued for Re-Zoning	Feb. 04, 2011
3	TM	Issued for Re-Zoning	Nov. 02, 2010
2	TM	Issued for Re-Zoning	Oct. 2, 2018
1	TM	Issued for Re-Zoning	June 8, 2018
No.	By	Description	Date

REV.	DESCRIPTION	DATE
REVISIONS TABLE FOR DRAWINGS		

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2	TM	Re-issued for Re-zoning Rev1	Feb. 26, 2015
1	TM	Re-issued for Re-zoning	Feb. 20, 2015
No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:

Crofton Mews  
City File No: RZ 17-785742

Location:

9391 - 9411 No. 2 Road,  
Richmond, B.C.

Drawn:  
TS

Stamp:

Checked:  
TM

1

Approved:  
TM

Original Sheet Size:  
24"x36"

Scale:

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Drawing Title:

VDZ Project #: DP2018-35

Drawing #: **L-02**

Drawing Title:

**TREE MANAGEMENT PLAN**

DP 18-829 204



PLAN #18

12	TM	Issued for ADP	Feb. 18, 2020
11	TM	Issued for ADP	Jan. 10, 2020
10	TM	Issued for ADP	Jan. 06, 2020
9	TM	Issued for BP	Dec. 02, 2019
8	TM	Issued for DP	Sep. 16, 2019
7	TM	Issued for DP	Jun. 18, 2019
6	TM	Issued for Re-zoning	Feb. 27, 2019
5	TM	Issued for Re-zoning	Feb. 12, 2019
4	TM	Issued for Re-zoning	Feb. 04, 2019
3	TM	Issued for Re-zoning	Nov. 02, 2018
2	TM	Issued for Re-zoning	Oct. 2, 2018
1	TM	Issued for Re-zoning	June 8, 2018
No.	By:	Description	Date

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1	TM	Revised for ADP	March 6, 2020
No.	By:	Description	Date

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City File No: RZ 17-785742  
  
Location:  
9391 - 9411 No. 2 Road,  
Richmond, B.C.

Drawn: DV FW	Stamp:
Checked: TM	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: 1:150	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/DP/PPA/PA/HABP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

VDZ Project #: DP2018-35  
Drawing Title: SITE PLAN  
Drawing #: L-02A



HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	7 LD-01	CONCRETE SLAB (pedestrian)
	6 LD-01	PERMEABLE PAVERS Product: Aquapave Type: Holland Pattern: Herringbone Colour: Desert sand
		COMBINED CONCRETE SIDEWALK AND DRIVE AISLE
	8 LD-01	MODULAR BLOCK RETAINING WALL Colour: grey
	5 LD-01	HYDRAPRESSED SLAB
	3 LD-02	DRIP STRIP
	3 LD-03	Bike Rack Material: Stainless Steel Product: R-8238-SS Supplier: Reliance Foundry Mount: Surface

FENCING

KEY	REF.	DESCRIPTION
	1 LD-02	2.0M HORIZONTAL SCREEN
	2 LD-03	WOOD RAIL FENCE
	1 LD-03	HANDRAIL ON STAIRS
	5 LD-02	PRIVACY FENCE
	2 L-02	TREE PROTECTION FENCE

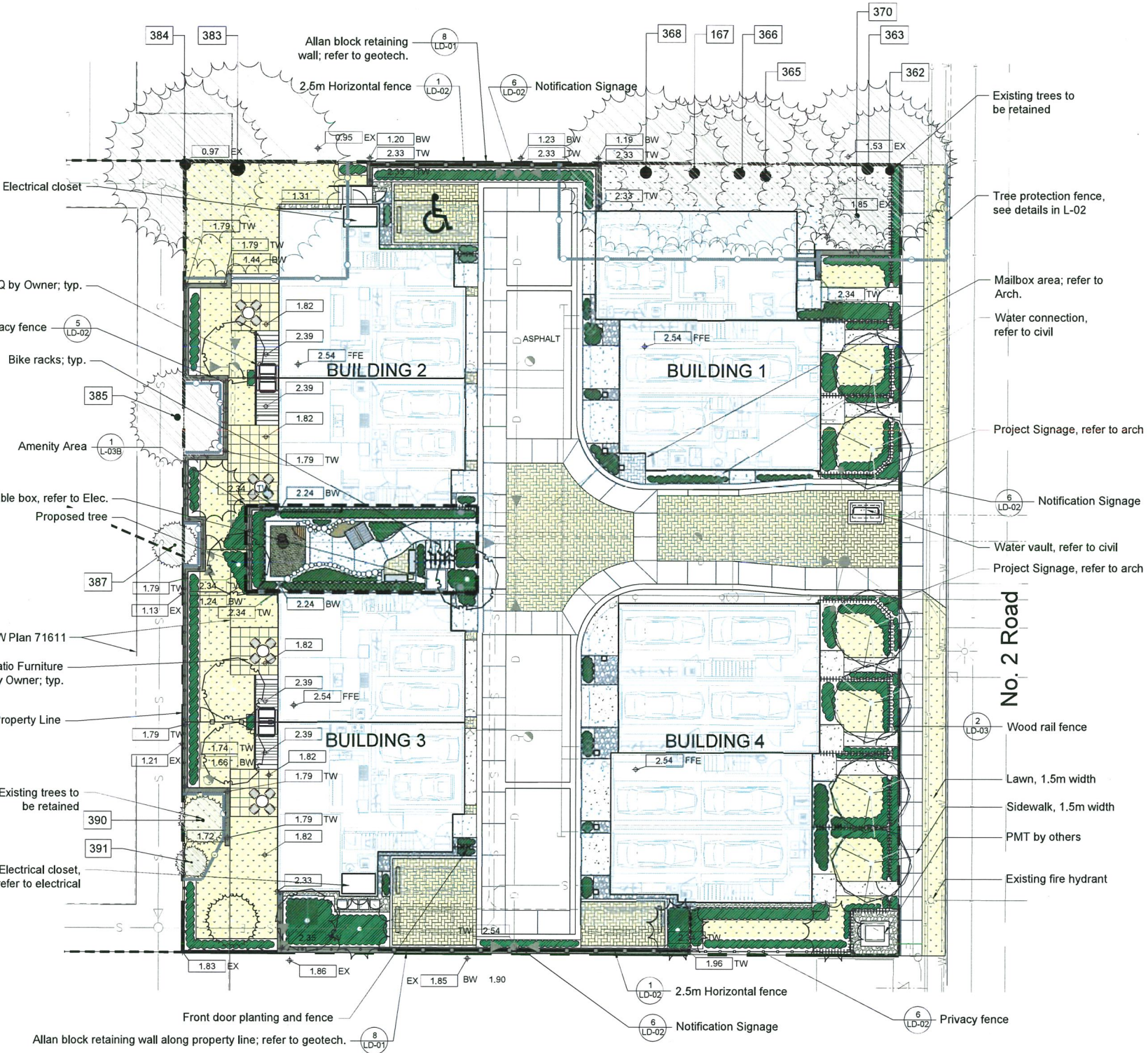
SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	1 LD-01	PROPOSED TREE
	1 LD-02	EXISTING TREE
		SOD See Critical Landscape Notes for Specifications
	5 LD-03	PEA GRAVEL
	2 LD-02	SAND
	2, 3 LD-01	SHRUB PLANTING

DP 18-829204  
PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Cercidiphyllum japonicum / Katsura Tree	B & B	11 cm	6
	Picea omarika / Serbian Spruce	6m std.		4
	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine	6m std.		1
	Stewartia pseudocamellia / Japanese Stewartia	B & B	11 cm	6

1:150  
0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5



Front door planting and fence (for Building 2 & 3)





SAND BOX



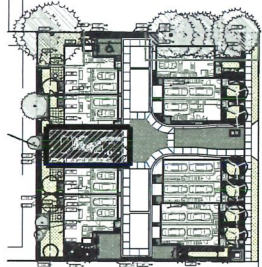
PLAY HOUSE



STEPPING STUMPS

PLAN #19

Key Map (NTS)



12	TM	Issued for ADP	Feb. 18, 2020
11	TM	Issued for ADP	Jan. 10, 2020
10	TM	Issued for ADP	Jan. 06, 2020
9	TM	Issued for BP	Dec. 02, 2019
8	TM	Issued for DP	Sep. 16, 2019
7	TM	Issued for DP	Jun. 18, 2019
6	TM	Issued for Re-Zoning	Feb. 27, 2019
5	TM	Issued for Re-Zoning	Feb. 12, 2019
4	TM	Issued for Re-Zoning	Feb 04, 2019
3	TM	Issued for Re-Zoning	Nov 02, 2018
2	TM	Issued for Re-Zoning	Oct 2, 2018
1	TM	Issued for Re-Zoning	June 8, 2018
No.	By:	Description	Date

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date
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REVISIONS TABLE FOR SHEET

Project:  
Crofton Mews  
City File No: RZ 17-785742

Location:  
9391 - 9411 No. 2 Road,  
Richmond, B.C.

Drawn:  
DV  
FW

Stamp:

Checked:  
TM

Approved:  
MVDZ

Original Sheet Size:  
24"x36"

Scale:  
1:50

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Drawing Title:

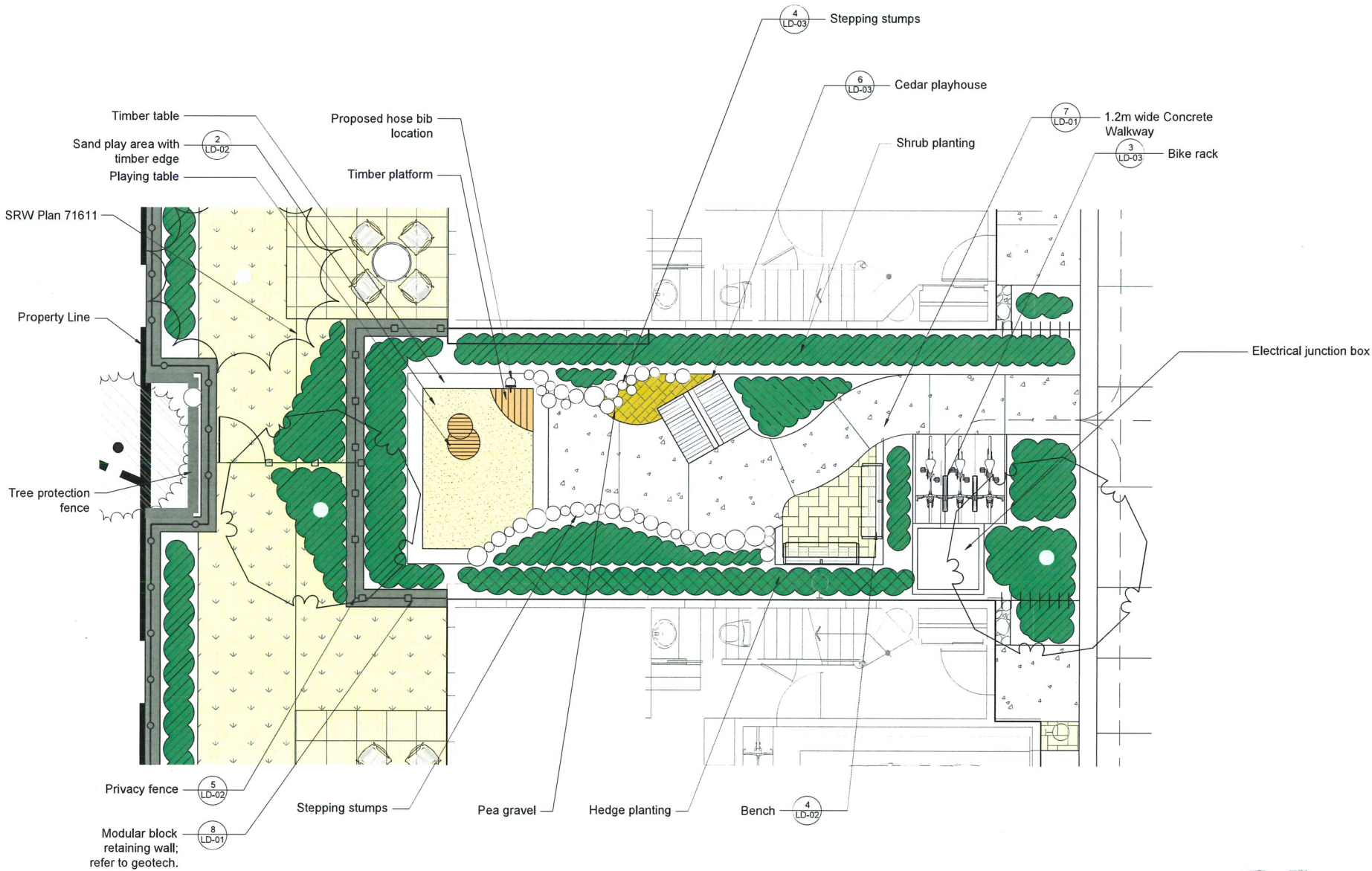
AMENITY AREA

VDZ Project #:

DP2018-35

Drawing #:

L-02B



HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	7 LD-01	CONCRETE SLAB (pedestrian)
	8 LD-01	ALLAN BLOCK RETAINING WALL
	5 LD-01	HYDRAPRESSED SLAB
	3 LD-03	Bike Rack Material: Stainless Steel Product: R-8238-SS Supplier: Reliance Foundry Mount: Surface

FENCING

KEY	REF.	DESCRIPTION
	5 LD-02	PRIVACY FENCE

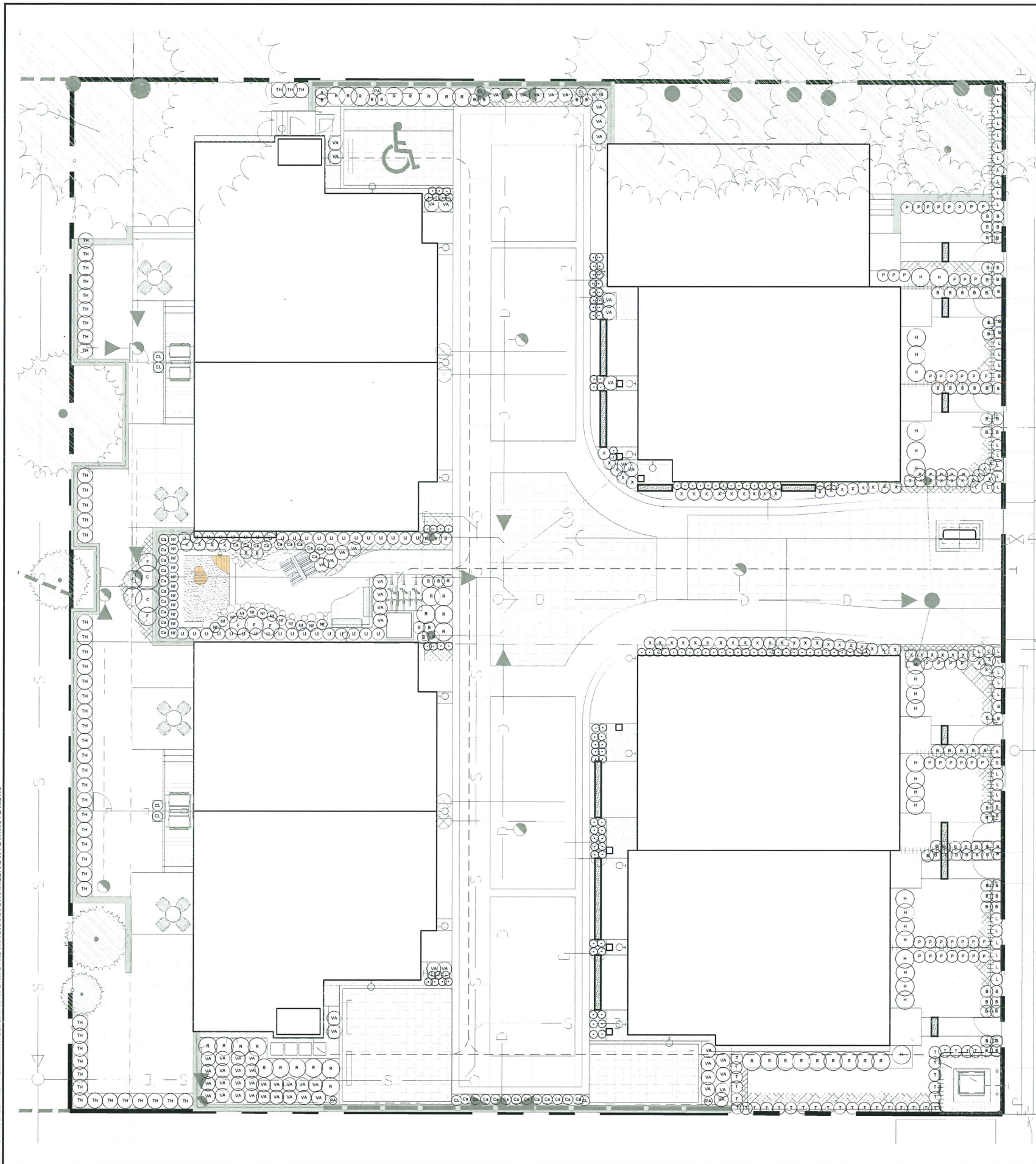
SOFTSCAPE MATERIALS



KEY	REF.	DESCRIPTION
	1 LD-01	PROPOSED TREE
		SOD See Critical Landscape Notes for Specifications
	5 LD-03	PEA GRAVEL
	2 LD-02	SAND
	2, 3 LD-01	SHRUB PLANTING
	2, 3 LD-01	HEDGE PLANTING
	2, 3 LD-01	PERENNIAL PLANTING

DP 18-829 204

1:50





PLANT SCHEDULE					
SHRUBS		BOTANICAL / COMMON NAME	CONT	SPACING	QTY
B		Buxus microphylla 'Little Gem' Boxwood	#2	0,60m	98
BU	☉	Buxus suffruticosa Boxwood	#1	0,40m	122
Ca		Calamagrostis x acutiflora 'Stricta' Feather Reed Grass	#2	0,50m	33
C		Ceanothus thyrsiflorus 'Victoria' Victoria Ceanothus	#3	1,20m	2
H		Hydrangea paniculata 'Little Lime' Little Lime Hardy Hydrangea	#3	0,90m	25
L		Lavandula angustifolia 'Hidcote' Hidcote Lavender	#1	0,60m	37
LI		Ligustrum ovalifolium California Privet 'Lemon and Lime'	#5	0,60m	37
Nf		Nandina domestica 'Fire Power' Firepower Nandina	#3	0,50m	23
X		Pennisetum alopecuroides 'Little Bunny' Little Bunny Fountain Grass	#1	0,60m	69
P		Perovskia x 'Little Spire' Russian Sage	#1	0,60m	49
R		Polystichum munitum Western Sword Fern	#1	0,90m	7
R		Rosa x 'Noaschnee' Carpet Rose; white	#2	0,90m	32
T		Taxus x media 'Hicksii' Hicks Yew	1,2m ht.	0,60m	32
TH		Thuja occidentalis 'Emerald' Emerald Arborvitae	1,8m ht	0,75m	50
VA		Vaccinium ovatum Evergreen huckleberry	#2	0,70m	64
VINE/ESPALIER		BOTANICAL / COMMON NAME	CONT	SPACING	QTY
CL		Clematis armandii Evergreen Clematis	#2	0,50m	8
PA		Parthenocissus quinquefolia Virginia Creeper	#1	0,40m	3
GROUND COVERS		BOTANICAL / COMMON NAME	CONT	SPACING	QTY
GER		Geranium x 'Johnson's Blue' Johnson's Blue Geranium	#1	300mm	111
IBE		Iberis sempervirens Candytuft	#1	350mm	159

Note:

1. Irrigation to be designed to IIABC Standards.
2. All softscape to be irrigated.

LEGEND		
KEY	REF.	DESCRIPTION
		IRRIGATION SLEEVE

No. 2 Road

DP 18-829 204

1:100 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

**VDZ+A**  
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY

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PLAN # 20

12	TM	Issued for ADP	Feb. 18, 2020
11	TM	Issued for ADP	Jan. 10, 2020
10	TM	Issued for ADP	Jan. 05, 2020
9	TM	Issued for BP	Dec. 02, 2019
8	TM	Issued for DP	Sep. 16, 2019
7	TM	Issued for DP	Jun. 18, 2019
6	TM	Issued for Re-zoning	Feb. 27, 2019
5	TM	Issued for Re-zoning	Feb. 12, 2019
4	TM	Issued for Re-Zoning	Feb. 04, 2019
3	TM	Issued for Re-Zoning	Nov. 02, 2018
2	TM	Issued for Re-Zoning	Oct 2, 2018
1	TM	Issued for Re-Zoning	June 8, 2018

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Project:  
Crofton Mews  
City File No: RZ 17-785742

Location:  
9391 - 9411 No. 2 Road,  
Richmond, B.C.

<b>Drawn:</b> DV FW	<b>Stamp:</b>
<b>Checked:</b> TM	
<b>Approved:</b> MVDZ	<b>Original Sheet Size:</b> 24"x36"
<b>Scale:</b> 1:100	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS (R/P, P/R, P/R, P/R) DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDERS/CONSTRUCTION.

Checked:	TM
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Approved: MVDZ	Original Sheet Size: 24"x36"
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Scale:  
1:100

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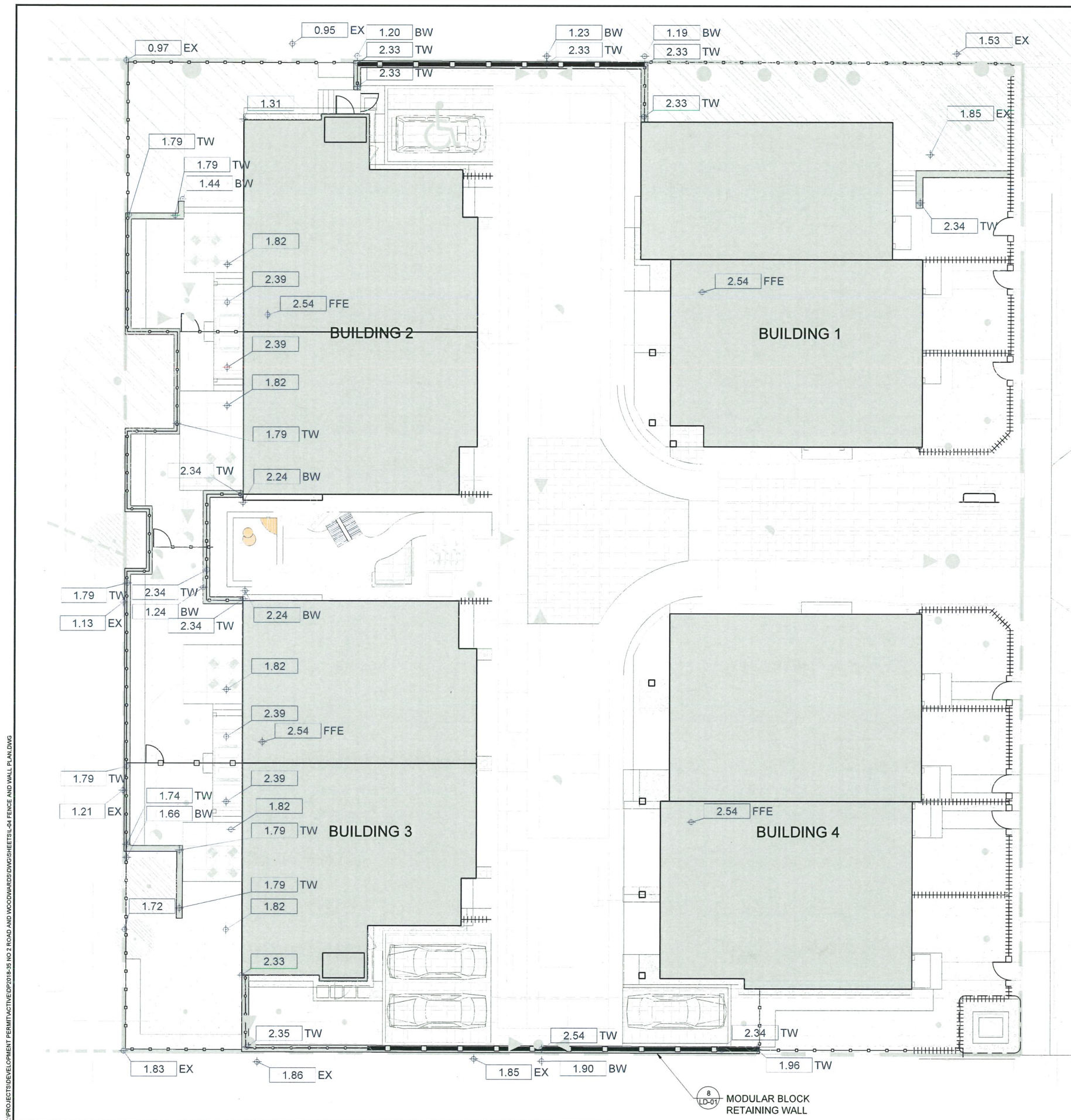
Drawing Title:  
**PLANTING PLAN**











VDZ Project #: DP2018-35



Drawing #: **L-03**





FENCING		
KEY	REF.	DESCRIPTION
	1 LD-02	2.0M HORIZONTAL SCREEN
	2 LD-03	WOOD RAIL FENCE
	1 LD-03	HANDRAIL ON STAIRS
 1.2m height  1.8m height	5 LD-02	PRIVACY FENCE
	2 L-02	TREE PROTECTION FENCE
	2 LD-03	1.2m GATES To match fence type
		GATES To match fence type

## WALLS

KEY	REF.	DESCRIPTION
		MODULAR BLOCK RETAINING WALL Colour: grey

No. 2 Road

DP 18-829 204



PLAN #21

12	TM	Issued for ADP	Feb. 18, 2020
11	TM	Issued for ADP	Jan. 10, 2020
10	TM	Issued for ADP	Jan. 06, 2020
9	TM	Issued for BP	Dec. 02, 2019
8	TM	Issued for DP	Sep. 16, 2019
7	TM	Issued for DP	Jun. 18, 2019
6	TM	Issued for Re-zoning	Feb. 27, 2019
5	TM	Issued for Re-zoning	Feb. 12, 2019
4	TM	Issued for Re-Zoning	Feb 04, 2019
3	TM	Issued for Re-Zoning	Nov 02, 2018
2	TM	Issued for Re-Zoning	Oct 2, 2018
1	TM	Issued for Re-Zoning	June 8, 2018
No.	By:	Description	Date

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No.	By:	Description	Date

Project:  
Crofton Mews  
City File No: RZ 17-785742

Location:  
9391 - 9411 No. 2 Road,  
Richmond, B.C.

Drawn: DV FW	Stamp:
4 Checked: TM	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale:  1:150	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS/CD/PP/HA/BA/BP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

Drawing #:

L-04

VDZ Project #:

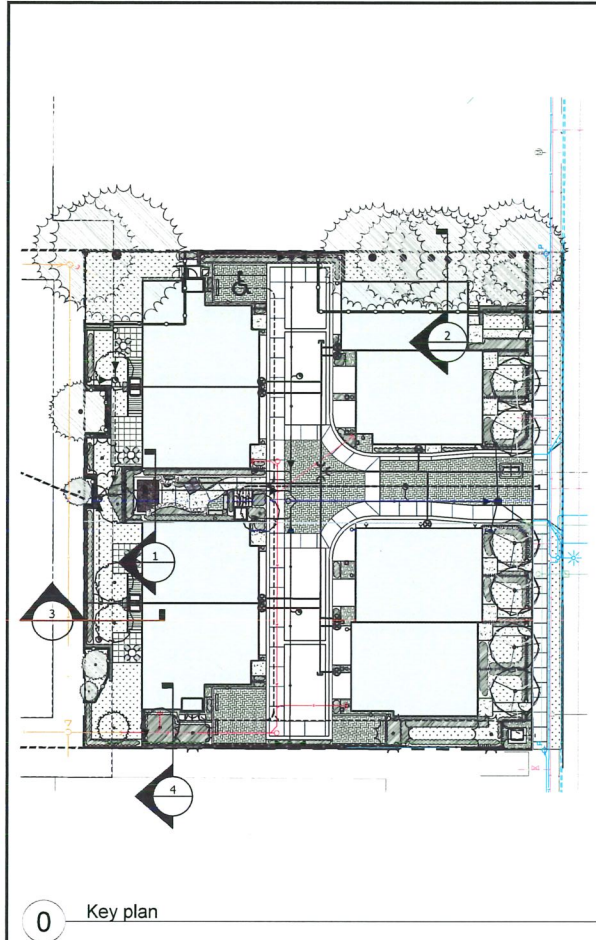
DP2018-35

Drawing Title:

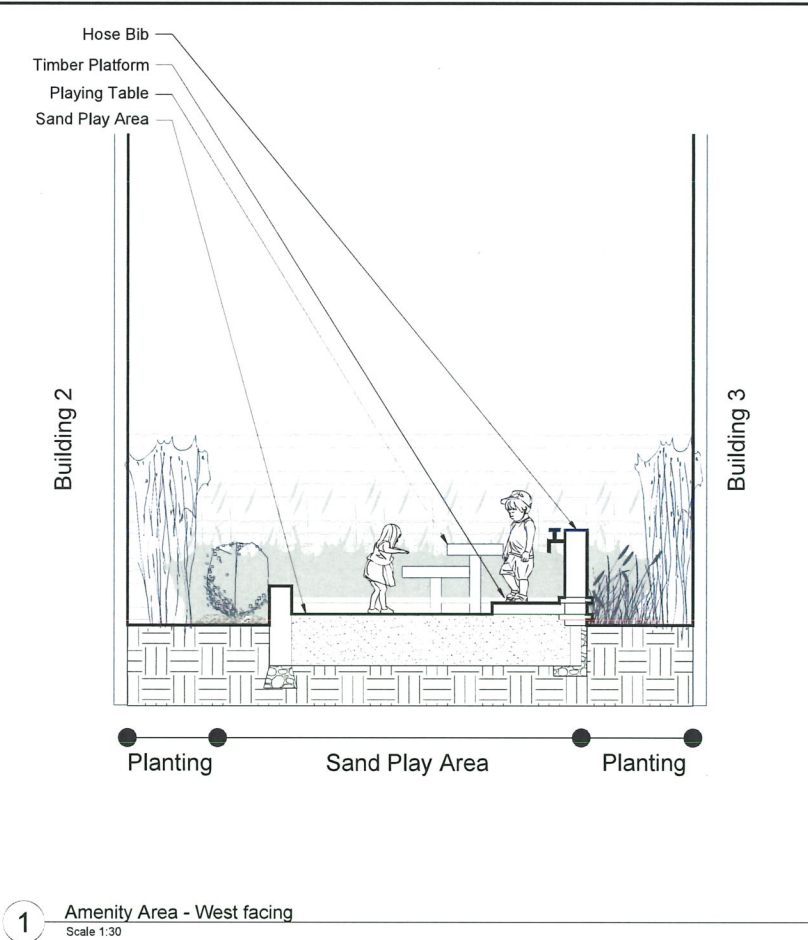
FENCE AND WALL PLAN



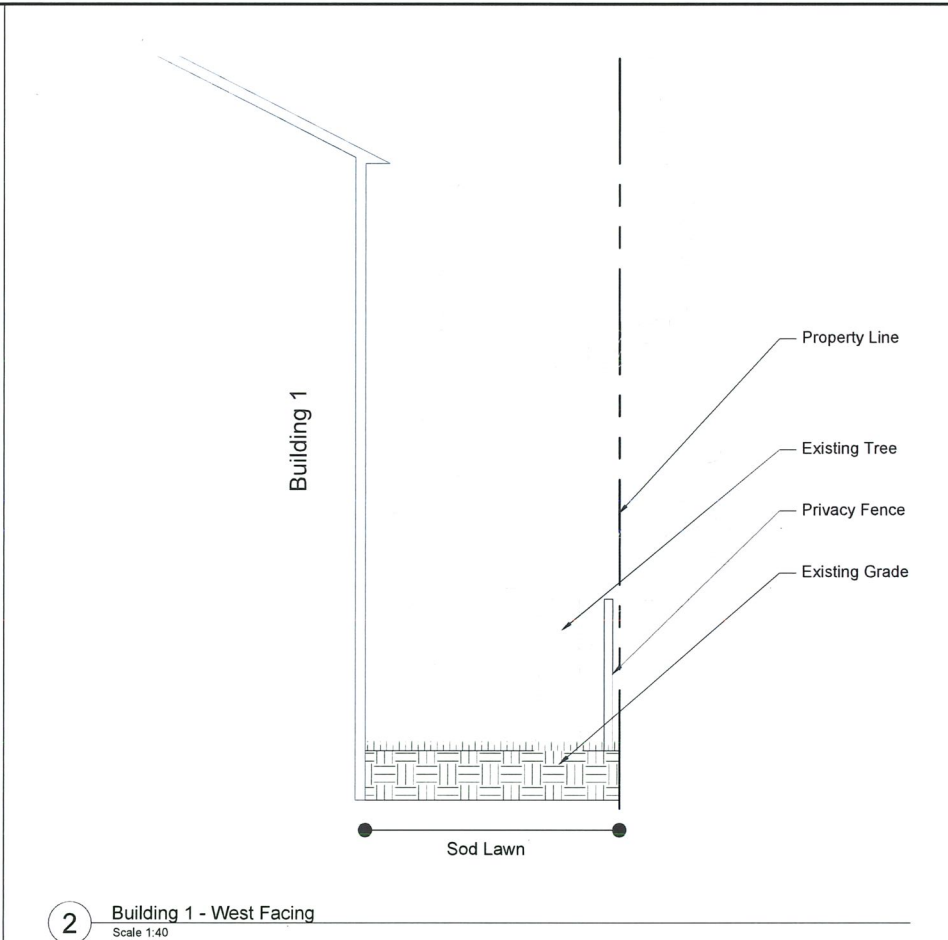




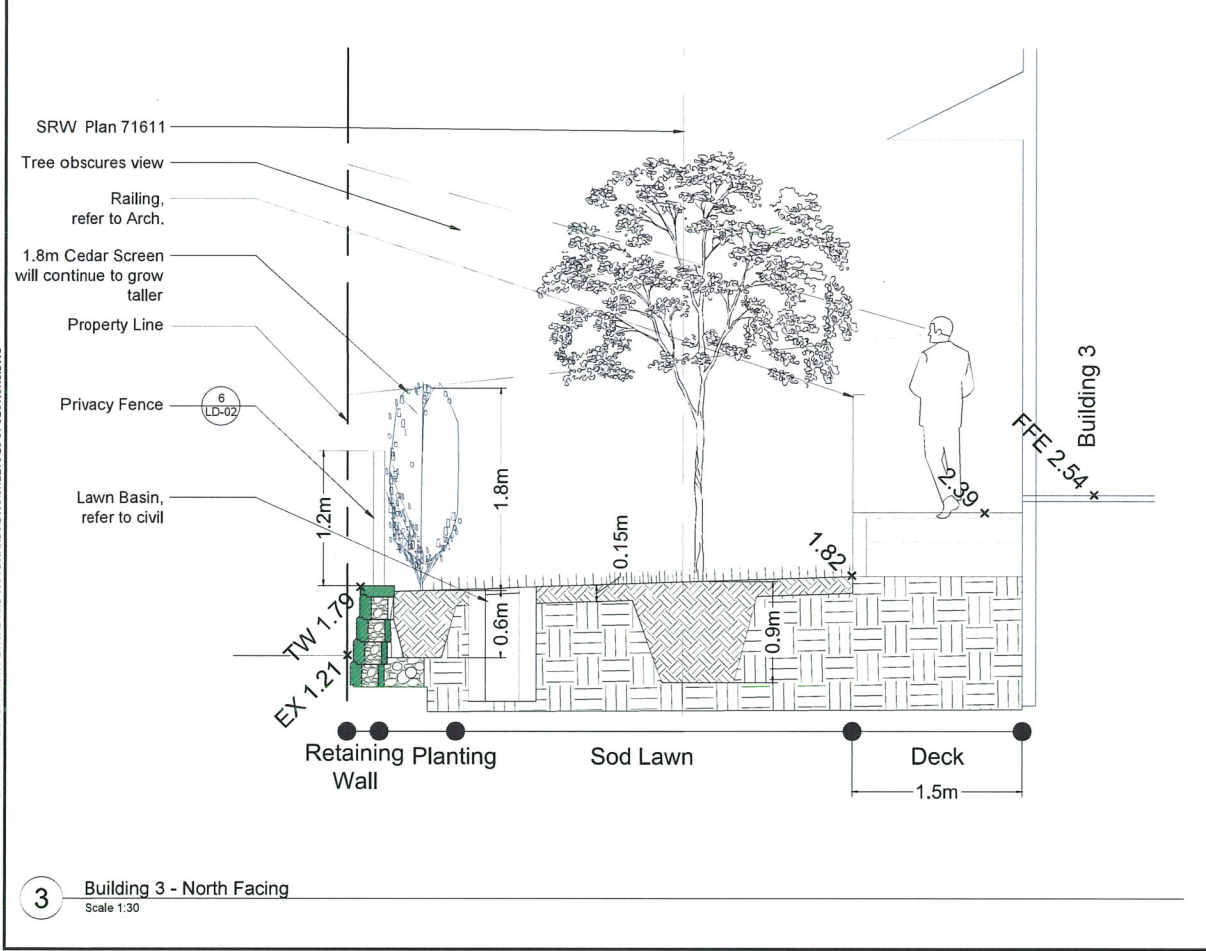
0 Key plan



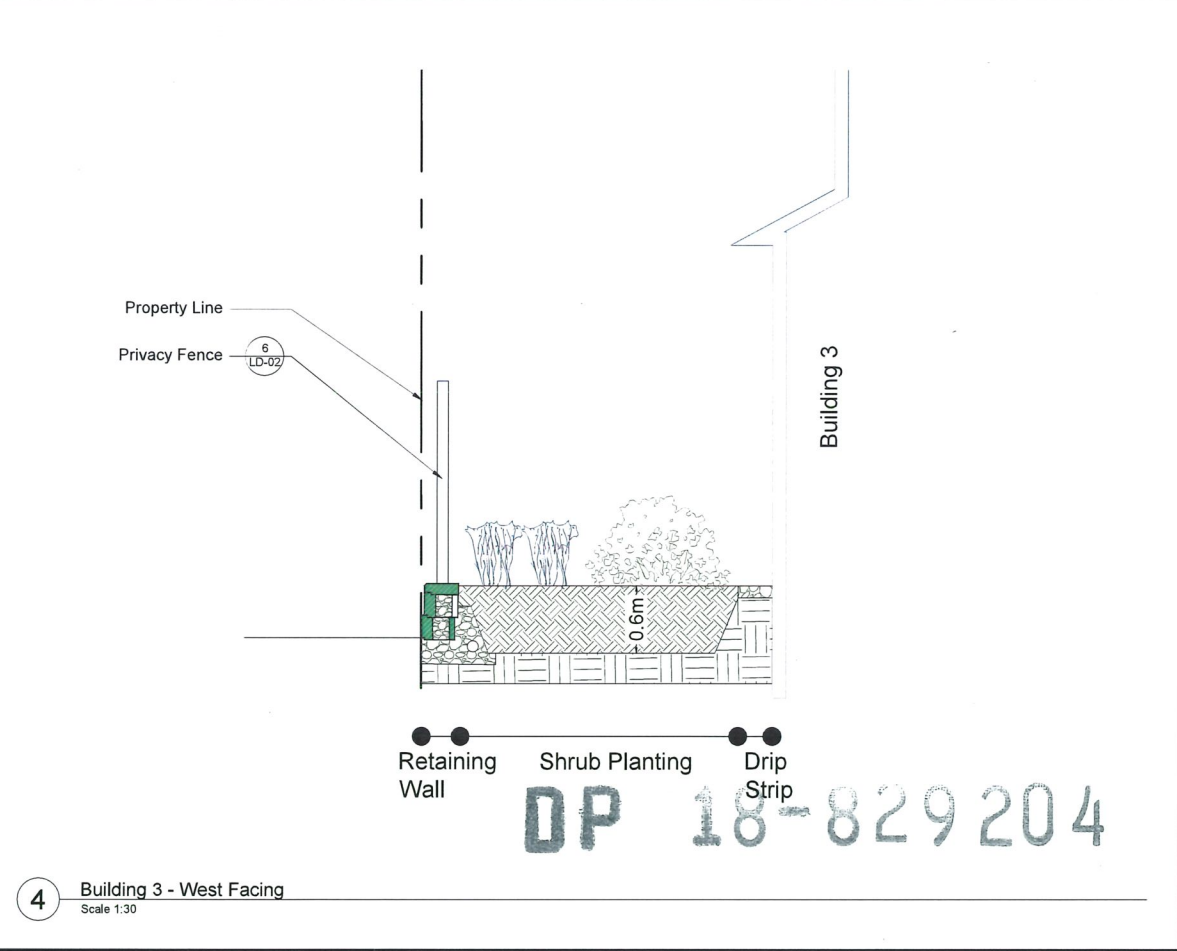
1 Amenity Area - West facing  
Scale 1:30



2 Building 1 - West Facing  
Scale 1:40



3 Building 3 - North Facing  
Scale 1:30



4 Building 3 - West Facing  
Scale 1:30

PLAN #22

No.	By:	Description	Date
12	TM	Issued for ADP	Feb. 18, 2020
11	TM	Issued for ADP	Jan. 10, 2020
10	TM	Issued for ADP	Jan. 06, 2020
9	TM	Issued for BP	Dec. 02, 2019
8	TM	Issued for DP	Sep. 16, 2019
7	TM	Issued for DP	Jun. 18, 2019
6	TM	Issued for Re-zoning	Feb. 27, 2019
5	TM	Issued for Re-zoning	Feb. 12, 2019
4	TM	Issued for Re-zoning	Feb. 04, 2019
3	TM	Issued for Re-zoning	Nov. 02, 2018
2	TM	Issued for Re-zoning	Oct. 2, 2018
1	TM	Issued for Re-zoning	June 8, 2018

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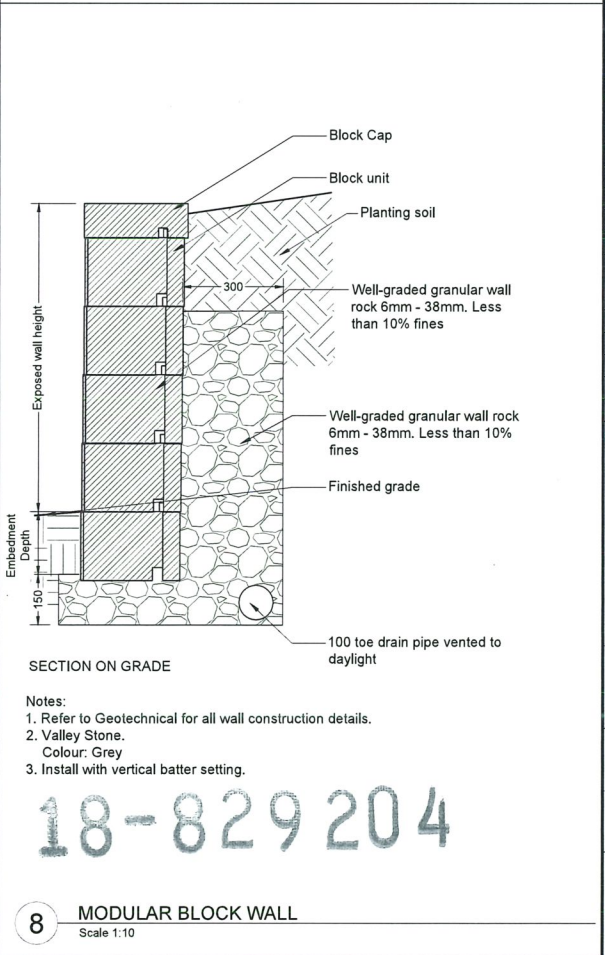
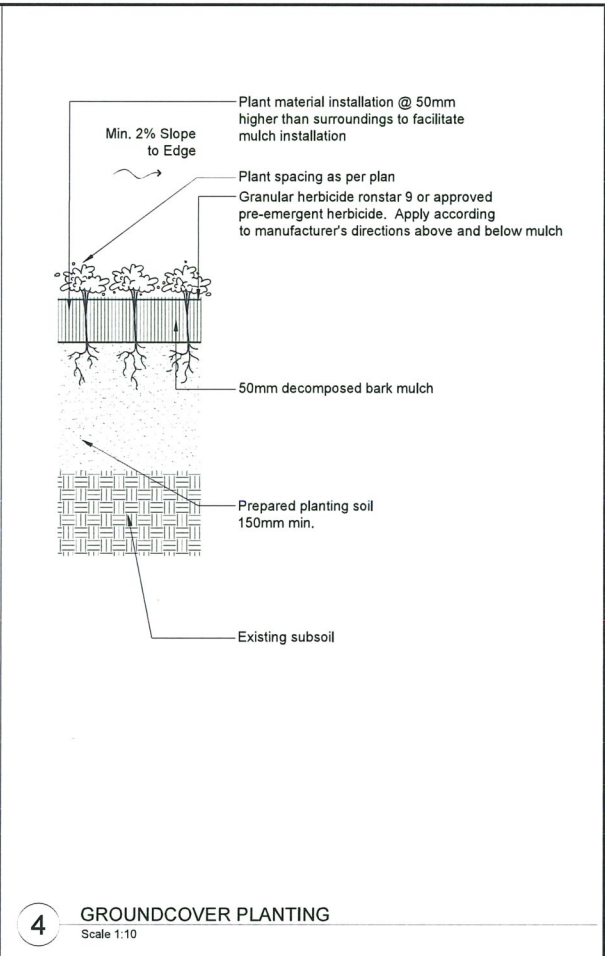
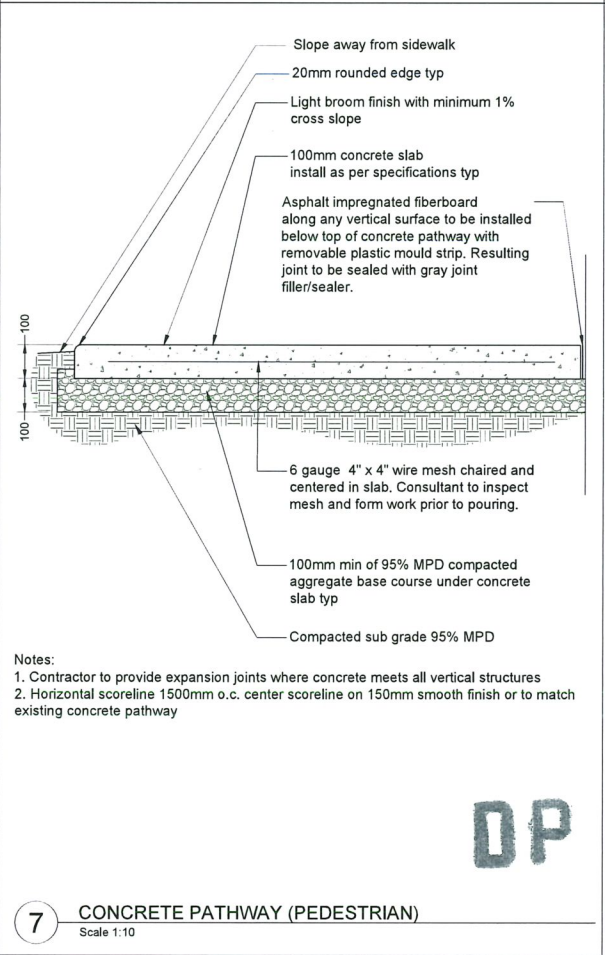
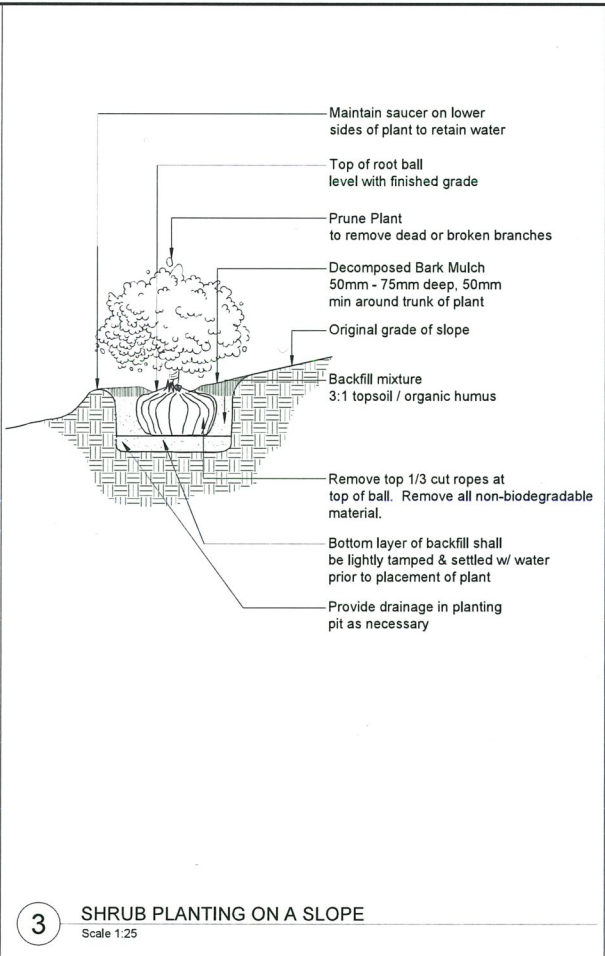
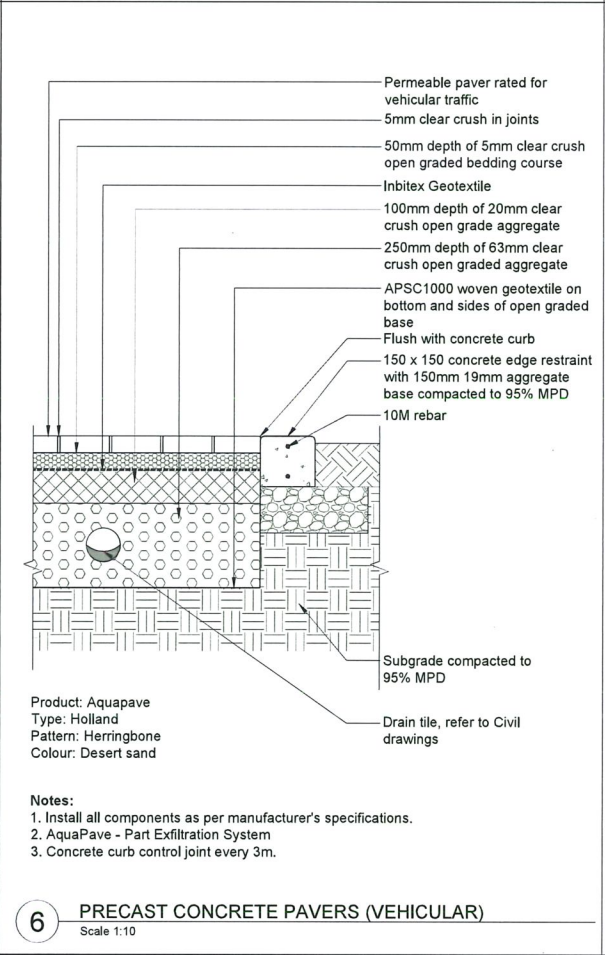
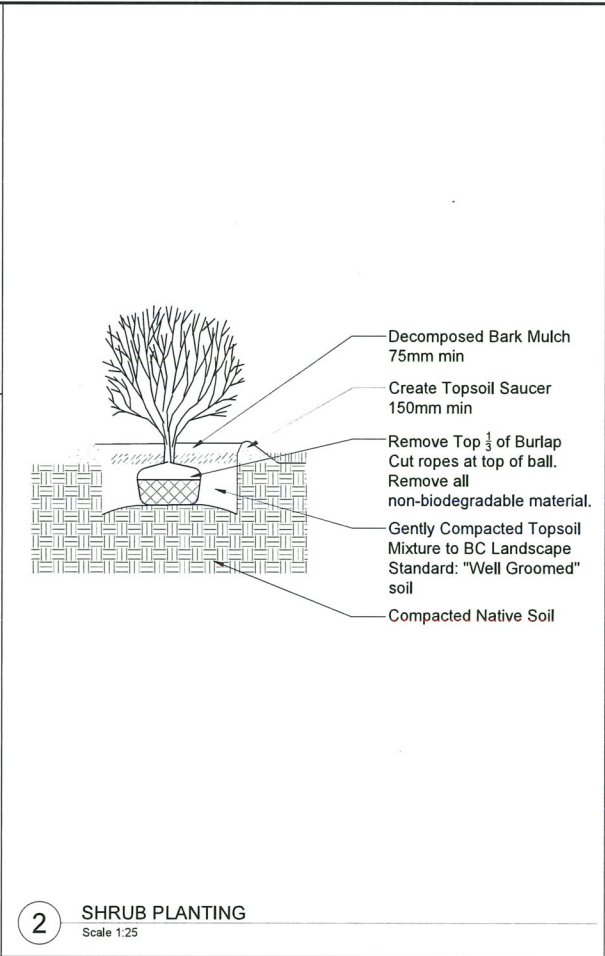
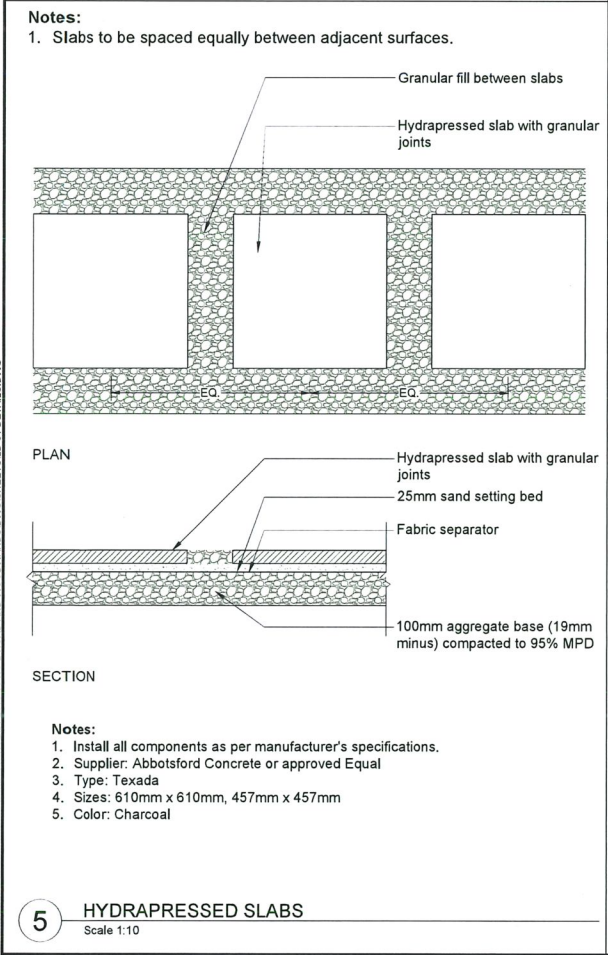
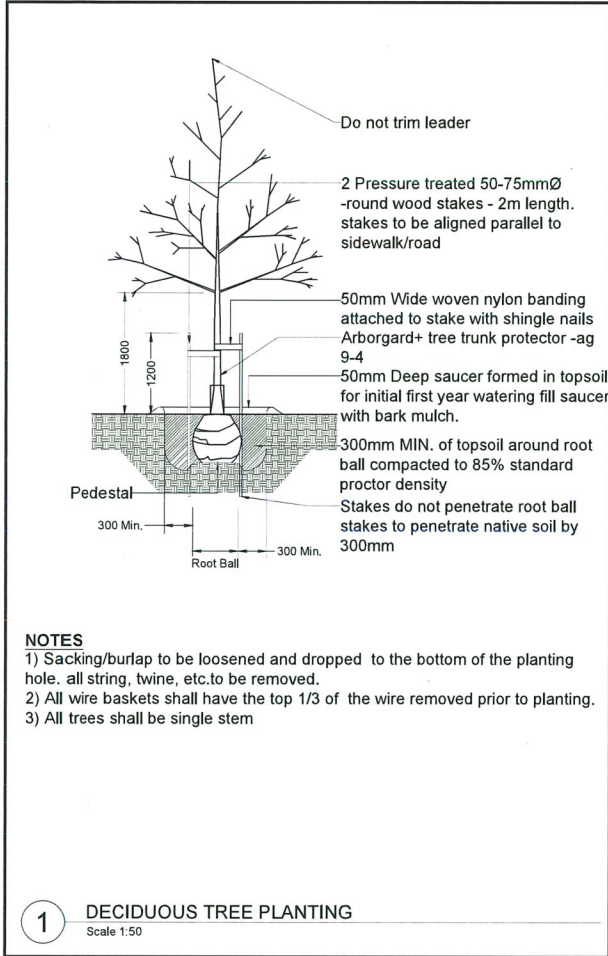
No.	By:	Description	Date
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REVISIONS TABLE FOR SHEET

Project:  
Crofton Mews  
City File No: RZ 17-785742  
  
Location:  
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Approved: MVDZ	Original Sheet Size: 24"x36"
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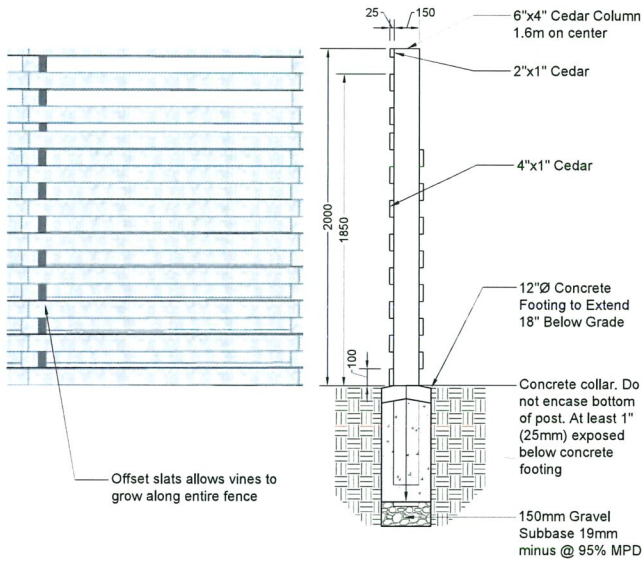
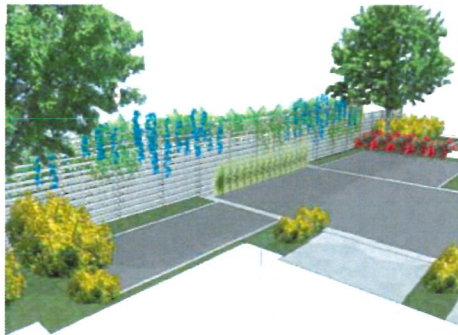
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PLAN # 23

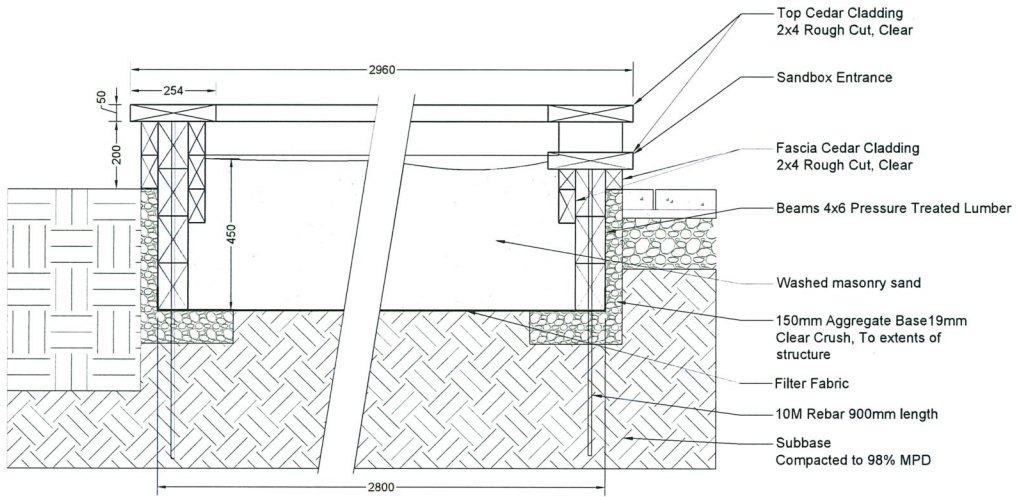
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11	TM	Issued for ADP	Jan. 10, 2020
10	TM	Issued for ADP	Jan. 08, 2020
9	TM	Issued for BP	Dec. 02, 2019
8	TM	Issued for DP	Sep. 16, 2019
7	TM	Issued for DP	Jun. 18, 2019
6	TM	Issued for Re-zoning	Feb. 27, 2019
5	TM	Issued for Re-zoning	Feb. 12, 2019
4	TM	Issued for Re-Zoning	Feb 04, 2019
3	TM	Issued for Re-Zoning	Nov 02, 2018
2	TM	Issued for Re-Zoning	Oct 2, 2018
1	TM	Issued for Re-Zoning	June 8, 2018
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Project:			
Crofton Mews			
City File No: RZ 17-785742			
Location:			
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Richmond, B.C.			
Drawn:	Stamp:		
DV			
Checked:			
TM			
Approved:	Original Sheet Size:		
MVDZ	24"x36"		
Scale:	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/DP/PPA/FHA/RP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.		
AS SHOWN			





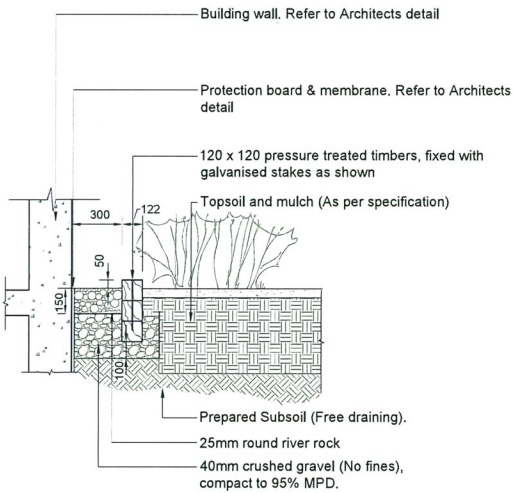
Note:  
1. Ensure all fasteners exposed to weather are hot-dipped galvanized to prevent staining.  
2. Apply Sikkens Cetol SRD to all Cedar elements. Colour: White, refer to building wall.

1 2.0M HORIZONTAL FENCE  
Scale 1:20

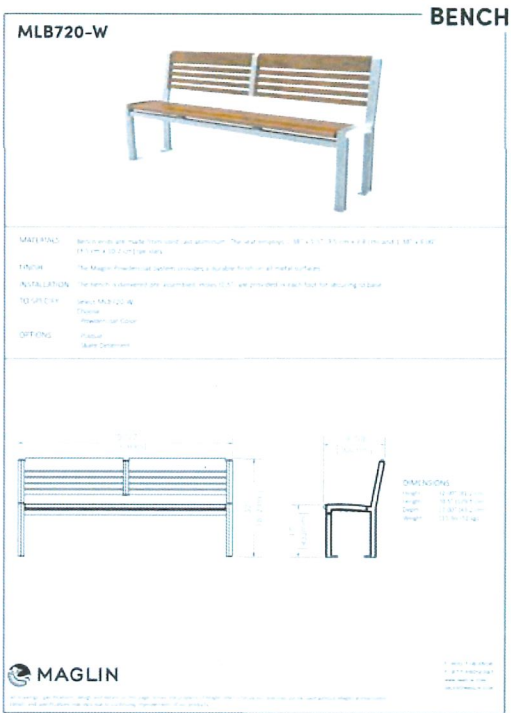


Notes:  
1. All exposed decking and fascia to be sanded smooth.  
2. Apply Sikkens Cetol SRD to all Cedar elements. Colour: Oak.  
3. All members to be fastened with hot dipped galvanized hardware.

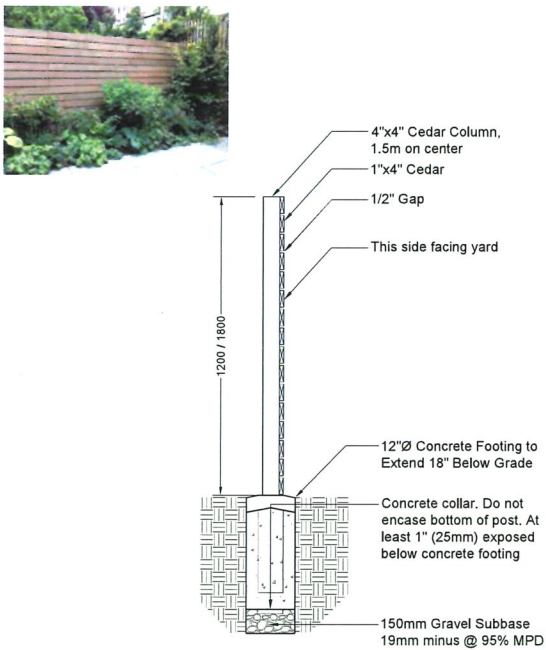
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Scale 1:10



3 DRIP STRIP  
Scale 1:20

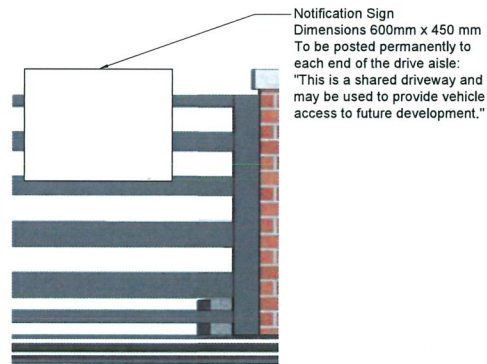


4 BENCH  
NTS



Note:  
1. Ensure all fasteners exposed to weather are hot-dipped galvanized to prevent staining.  
2. Apply Sikkens Cetol SRD to all Cedar elements. Colour: White, refer to building wall

5 PRIVACY FENCE  
NTS



Note:  
1. Technical Signage Re:ROW expansion potential. Locate as shown on L-02A Site Plan.  
2. Signage may be affixed to fence or stand alone on a 4x4 pressure treated post, and must stand above the landscape planting.

6 NOTIFICATION SIGNAGE  
NTS

PLAN # 24

12	TM	Issued for ADP	Feb. 18, 2020
11	TM	Issued for ADP	Jan. 10, 2020
10	TM	Issued for ADP	Jan. 06, 2020
9	TM	Issued for BP	Dec. 02, 2019
8	TM	Issued for DP	Sep. 16, 2019
7	TM	Issued for DP	Jun. 18, 2019
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2	TM	Issued for Re-Zoning	Oct 2, 2018
1	TM	Issued for Re-Zoning	June 8, 2018
No.	By:	Description	Date

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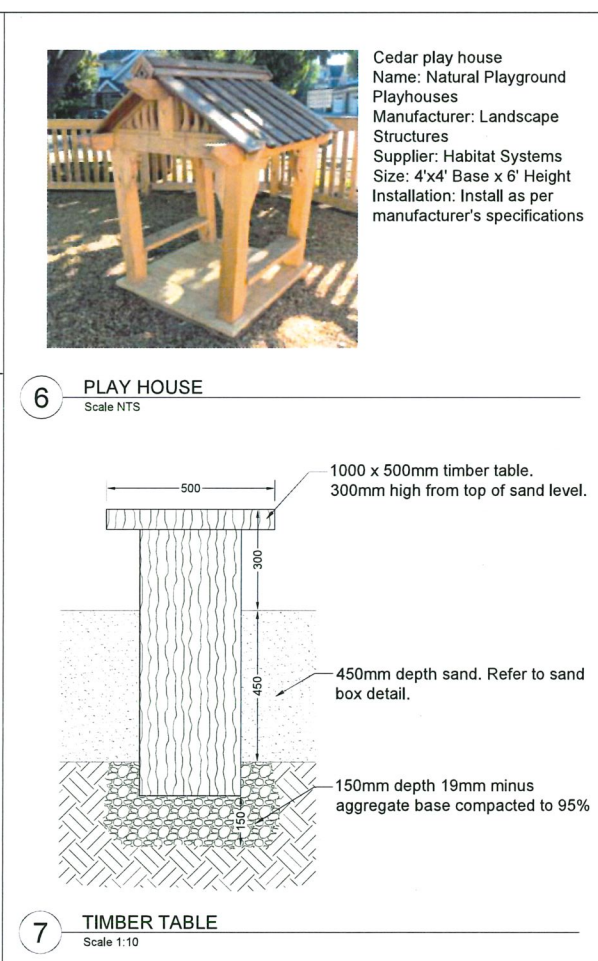
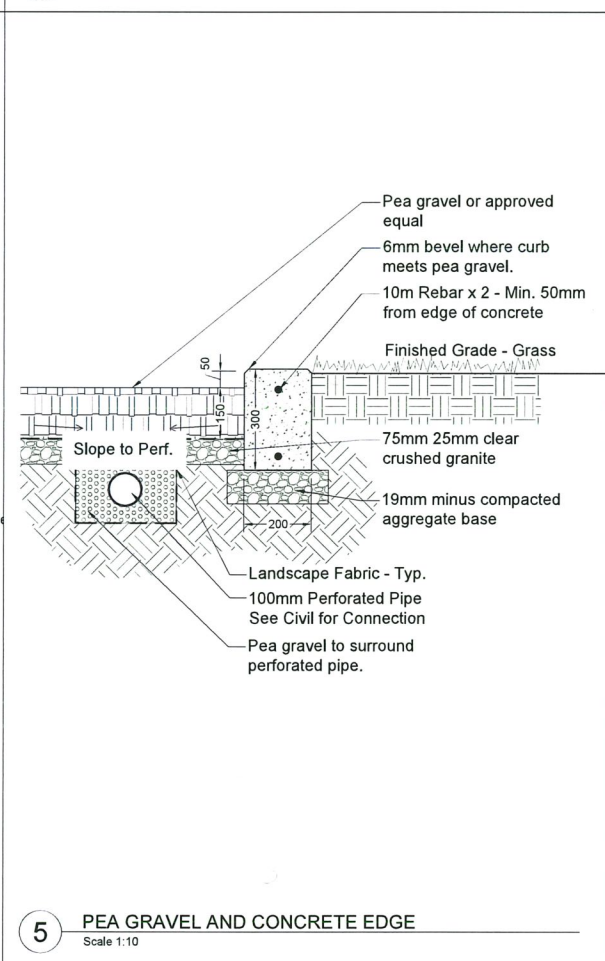
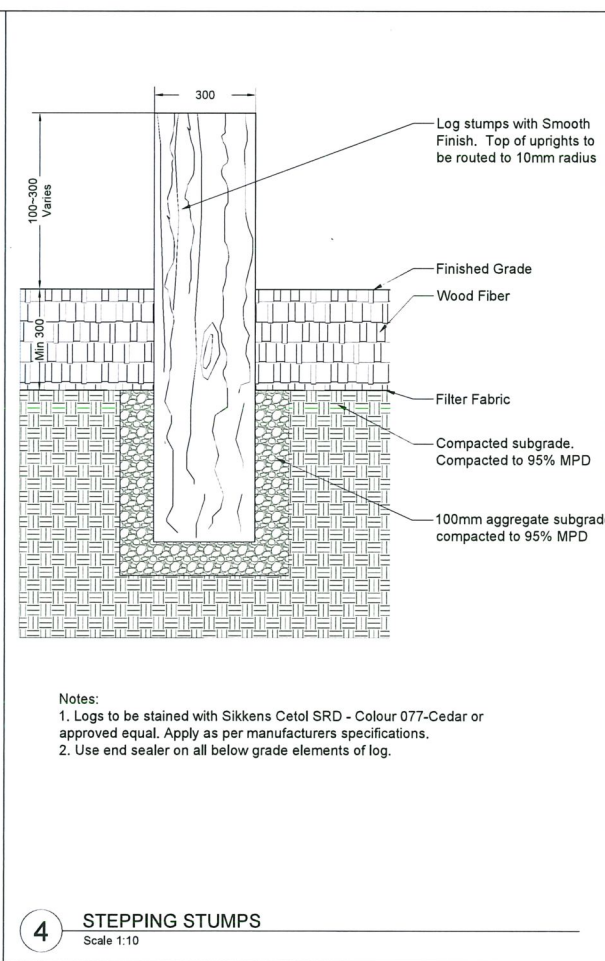
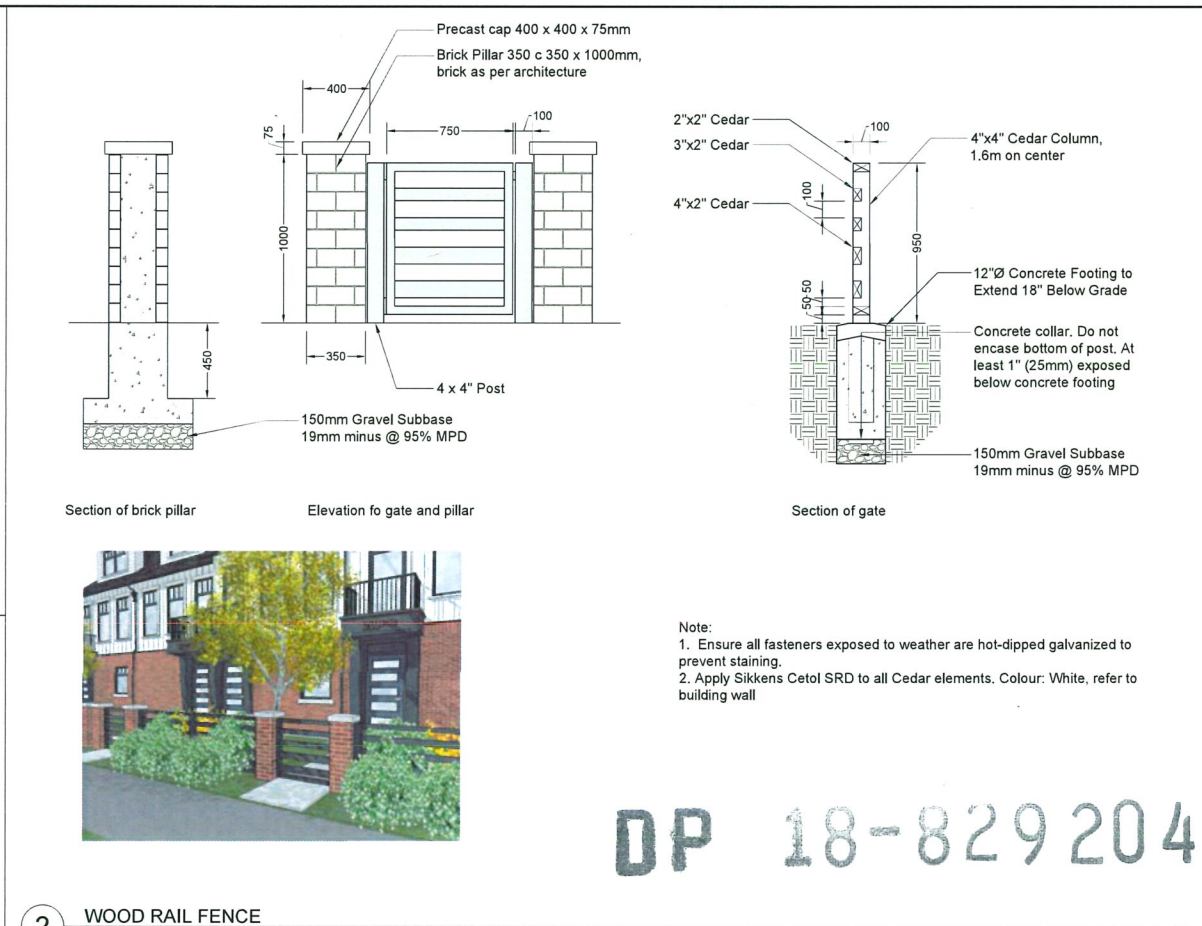
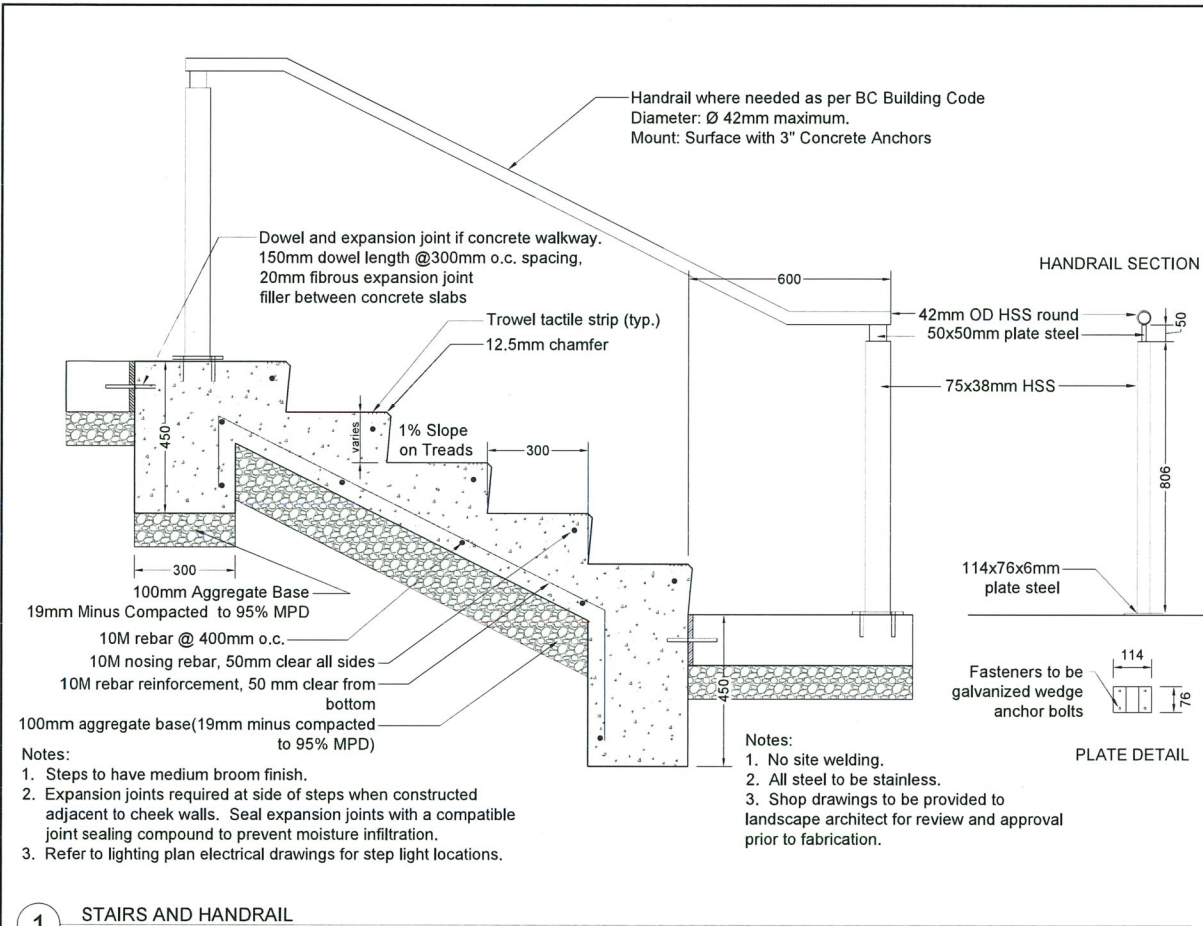
1	TM	Revision For ADP	Mar 6, 2020
No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:  
Crofton Mews  
City File No: RZ 17-785742  
  
Location:  
9391 - 9411 No. 2 Road,  
Richmond, B.C.

Drawn: DV FW	Stamp:
Checked: TM	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: AS SHOWN	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/DP/PPA/THA/PP DRAWINGS MUST NOT BE REPRODUCED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.





PLAN #25

12	TM	Issued for ADP	Feb. 18, 2020
11	TM	Issued for ADP	Jan. 10, 2020
10	TM	Issued for ADP	Jan. 06, 2020
9	TM	Issued for BP	Dec. 02, 2019
8	TM	Issued for DP	Sep. 16, 2019
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2	TM	Issued for Re-zoning	Oct. 2, 2018
1	TM	Issued for Re-zoning	June 8, 2018
No.	By:	Description	Date

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Project:  
Crofton Mews  
City File No: RZ 17-785742  
Location:  
9391 - 9411 No. 2 Road,  
Richmond, B.C.

Drawn: DV FW	Stamp:
Checked: TM	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: AS SHOWN	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/DP/PPA/THA/BP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.



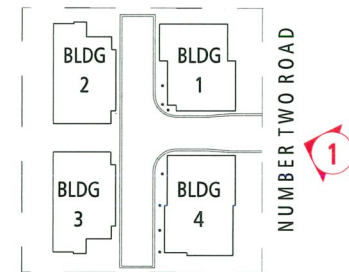


## CROFTON MEWS

9391 - 9411  
No 2 ROAD

DP 18-829204  
REF #1





KEY PLAN

**9391 - 9411  
No 2 ROAD**  
for  
Citimark Projects Corp.

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VIEW 1

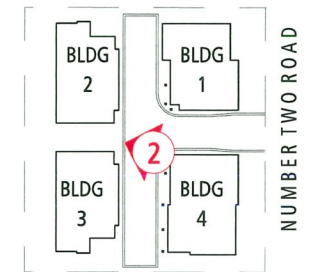
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VIEW 2



KEY PLAN

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PERSPECTIVES

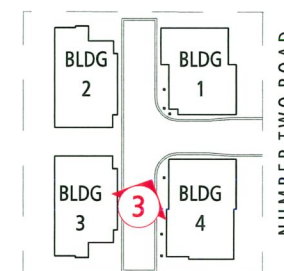
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REF #3





VIEW 3



KEY PLAN

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No 2 ROAD  
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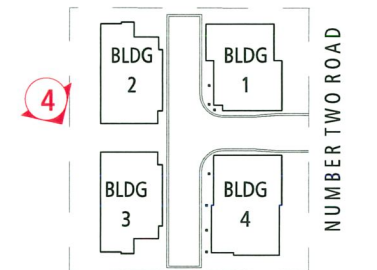
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DP 18-829204  
REF # 4





VIEW 4



KEY PLAN

9391 - 9411  
No 2 ROAD  
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PERSPECTIVES

DP 18-829204  
REF # 5





9471 No 2 Road



PROPOSED DEVELOPMENT



9371 No 2 Road

## STREETSCAPE

**9391 - 9411  
No 2 ROAD**  
for  
Citimark Projects Corp.

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## STREETSCAPE YARDSCAPE

SCALE: 3/32" = 1'-0"



ADP MEETING  
DP-18-829204  
FEBRUARY 12, 2020

**FOUGERE**  
architecture inc.  
BRITISH COLUMBIA • ALBERTA • WASHINGTON  
202-2425 Quebec Street 604.873.2907  
Vancouver, BC V5T 4L6 fougerearchitecture.ca



9371 No 2 Road



PROPOSED DEVELOPMENT



9471 No 2 Road

**DP 18-829204**

REF # 6

## YARDSCAPE