



City of  
Richmond

## Report to Development Permit Panel

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**To:** Development Permit Panel

**Date:** April 9, 2025

**From:** Joshua Reis  
Director, Development

**File:** DP 24-040880

**Re:** Application by Dream Casa Development for a Development Permit at  
2051 Anson Avenue

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### Staff Recommendations

That a Development Permit be issued which would:

1. Permit the construction of a rear yard infill building at 2051 Anson Avenue on a site zoned "Small-Scale Multi-Unit Housing (RSM/L)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum interior side yard along one of the side lot lines from 4.0 m to 1.5 m for the front principal building.

Joshua Reis, MCIP, RPP, AICP  
Director, Development  
604-247-4625

JR:ac  
Att. 3

## Staff Report

### Origin

Gurjot Puna of Dream Casa Development, authorized agent for the property owners (Sandeep Kothari and Falguni Kothari), has applied to the City of Richmond for permission to develop an approximately 65 m<sup>2</sup> (700 ft<sup>2</sup>) rear yard infill unit (a principal building within the rear yard) at 2051 Anson Avenue on a site zoned “Small-Scale Multi-Unit Housing (RSM/L)” (Attachment 1).

The site currently contains a single detached house (Attachment 2), which is proposed to be demolished. A new single detached dwelling, including a secondary suite, and rear lane infill unit are proposed to be constructed.

### Development Information

Please refer to the attached Development Application Data Sheet (Attachment 3) 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: Across Anson Avenue, a single-family residential development on a lot zoned “Small-Scale Multi-Unit Housing (RSM/L)” with vehicle access from the rear lane.

To the South: A single-family residential development fronting onto Handley Avenue on a lot zoned “Small-Scale Multi-Unit Housing (RSM/L)” with vehicle access on Handley Avenue.

To the East: A single-family residential development on a lot zoned “Small-Scale Multi-Unit Housing (RSM/L)” with vehicle access from the rear lane.

To the West: A single-family residential development on a lot zoned “Small-Scale Multi-Unit Housing (RSM/L)” with vehicle access on Anson Avenue.

### Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the urban design issues and other staff comments identified as part of the review of the subject Development Permit (DP) application. In addition, it complies with the intent of the design guidelines for a rear yard infill development contained in the City's Official Community Plan (OCP) and complies with the “Small-Scale Multi-Unit Housing (RSM/L)” zone, except as noted below.

### Zoning Compliance/Variance (staff comments in ***bold italics***)

The applicant has requested a variance to reduce the minimum interior side yard requirement along one of the side lot lines from 4.0 m to 1.5 m, as set out in Richmond Zoning Bylaw 8500. This variance is limited to the front primary building only.

***The “Small-Scale Multi-Unit Housing (RSM)” zone, in the case of development involving small-scale multi-unit housing, requires that one of the interior side yards be 4.0 m along the side lot line for properties that are 15.0 m (49.21 ft.) or wider. The subject property is 15.24 m (50 ft.) wide.***

***The minimum interior side yard for properties that are less than 15.0 m wide is 1.2 m. Lot widths for other properties along Anson Avenue feature lot widths between approximately 14.63 m (48 ft.) and 15.24 m (50 ft.).***

***In addition, the 4.0 m side yard requirement is intended to not prevent the use of the side yard for vehicle access in the case of lots that do not have access to a rear lane. However, properties with rear lane access, like the subject property, do not require this space for vehicle access as access must be provided from the rear lane.***

***Staff supports the proposed variance as the variance would achieve a form of development and massing that aligns with the existing development pattern in the neighborhood and is not anticipated to negatively impact neighboring properties. It ensures the continued consistency of the area’s streetscape and provides additional living area for the proposed two-bedroom secondary suite on the ground floor while maintaining compliance with the required amount of permeable surfaces and live landscaping on-site.***

## **Analysis**

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

- The proposed rear yard infill unit design relates to the proposed single detached housing form, character and scale of the surrounding neighbourhood.
- The infill unit has been sited, and its massing has been designed such that there are limited impacts to the neighbouring properties.
- A portion of the floor space in the infill unit is proposed on the ground floor, and the portion of the floor space located in the second storey of the infill unit is offset, limiting the overall building massing impact.
- There are no windows proposed on the east or west side elevations of the upper storey to address concerns of overlook into the neighbouring properties. There are windows proposed on the north and south elevations of the infill unit to maximize light penetration and provide passive surveillance of the lane.
- The subject property is located within the “Aircraft Noise Notification Area (Area 2)”. In accordance with this Policy, all aircraft noise sensitive land uses may be considered. Prior to DP issuance, the applicant is required to register an aircraft noise sensitive use covenant on Title to address public awareness and to ensure aircraft noise mitigation is incorporated into dwelling design and construction.

### ***Urban Design and Site Planning***

- Consistent with the OCP guidelines for a rear yard infill development, the proposed primary pedestrian entry to the infill unit is from the rear lane.

- The south elevation of the infill unit, which faces the lane, has been designed as the primary facade with a main window off the living area at grade, a front porch to the unit and exterior wall and landscape lighting to enhance visibility and appearance of the lane as a public space.
- Consistent with zoning, private outdoor space for the exclusive benefit of the infill unit is proposed in the form of a landscaped yard. Access to the private outdoor space is from the side door of the infill unit.
- The applicant proposes to construct a two-bedroom secondary suite located on the main floor of the front principal building. Prior to issuance of the DP, the applicant is required to register a legal agreement on Title stating that no final Building Permit (BP) inspection will be granted until the minimum two-bedroom secondary suite is constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
- A single shared garbage and recycling enclosure is proposed for the site for use by the residents of the property. The enclosure, which is adequately sized to contain the required number of containers for the single-detached house and infill unit, is located in the rear yard and is easily accessible to both units.
- The proposed site plan provides on-site parking in compliance with the Zoning Bylaw, including two parking spaces for the front principal building in the garage off the lane and one unenclosed and gravel parking space for the infill unit with access from the lane.
- The proposed development will be constructed to meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood plain indemnity covenant on title is required prior to DP issuance.

### ***Architectural Form and Character***

- The proposed infill unit features a two-storey massing with a low-profile hipped roof form. The proposed design features a compact, functional form providing visual interest through material variation and modest articulation.
- A recessed entry with a covered porch creates a welcoming access from the lane, adds visual interest, and enhances the human scale of the design.
- The proposed design features four windows along the laneway to add visual interest and animate the façade. This includes one window on the ground floor, along with three upper-storey windows, one of which is a bay window, enhancing both the aesthetic and character of the property.
- The proposed exterior building materials and colours of the infill unit are generally consistent with the character of the neighbourhood and include horizontal beige Hardie-board siding, light brown fluted channels, stone accents and asphalt shingle roofing. Defined horizontal banding and trim using two materials, Hardie-board and stone, accentuate the floor divisions, reducing the perceived scale of the building along the laneway.

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

- There is one City-owned tree located in the boulevard. This tree will be assessed for protection and retention through the BP.

- The applicant proposes to plant two new trees on-site. A Japanese maple is proposed between the proposed infill unit/garage and the proposed single-family building, while a Western Red cedar is proposed in the front yard. The two new trees are to be of a minimum size of 8 cm caliper, deciduous or 4.0 m tall coniferous.
- The area surrounding the infill units' main entrance, adjacent to the rear lane, is proposed to be treated with a combination of landscaping elements and lighting to enhance the appearance of the lane.
- The private outdoor space for the infill unit is proposed at grade, in the rear yard to the east of the infill unit and is defined through a concrete pathway and decorative fencing. The proposed open space is approximately 23.7 m<sup>2</sup>, which is adequately sized and shaped to comply with the "Small-Scale Multi-Unit Housing (RSM/L)" zone.
- Prior to DP issuance, the applicant is required to submit a Landscaping Security for the proposed works, based on 100 per cent of the cost estimate provided by the Landscape Architect (including a 10 per cent contingency, soft and hard landscaping, fencing and installation).

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

- Consistent with the design guidelines for rear yard infill development in the OCP, the proposed infill unit design enables natural surveillance by locating windows and living areas overlooking the lane.
- Similarly, the applicant proposes porch lighting at the main entry of the infill unit as well as wall mounted lighting adjacent to the outdoor parking space to maintain visibility and safety. The lighting will be designed to avoid spillover onto neighbouring lots.

### ***Energy Efficiency***

- The applicant must demonstrate compliance with the BC Energy Step Code as part of the BP process. The applicant intends to meet Step 3 with the provision of a low-carbon energy system.
- The heat pump for the infill unit is proposed to be located in the internal yard of the property. Prior to BP issuance, the applicant is required to submit written confirmation that the noise associated with heat pump operation will comply with the City's Noise Regulation Bylaw 8856.

### **Conclusions**

The applicant is seeking permission to build an infill unit in the rear yard of the subject property at 2051 Anson Avenue in the Burkeville neighbourhood.

The proposal aims to respect the existing character of the immediate surrounding neighbourhood, which consists of single detached housing, by conforming to the design guidelines for a rear yard infill unit in the OCP. The proposed construction of an infill unit complies with the requirements of the "Small-Scale Multi-Unit Housing (RSM/L)" zone with the exception of the noted variance to allow for a reduction on of the required side yards.

On this basis, staff recommends support for this Development Permit application.



Alex Costin  
Planner 1  
(604-276-4200)

AC:js

- Att.    1: Location Map  
          2: Survey Plan  
          3: Development Application Data Sheet

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

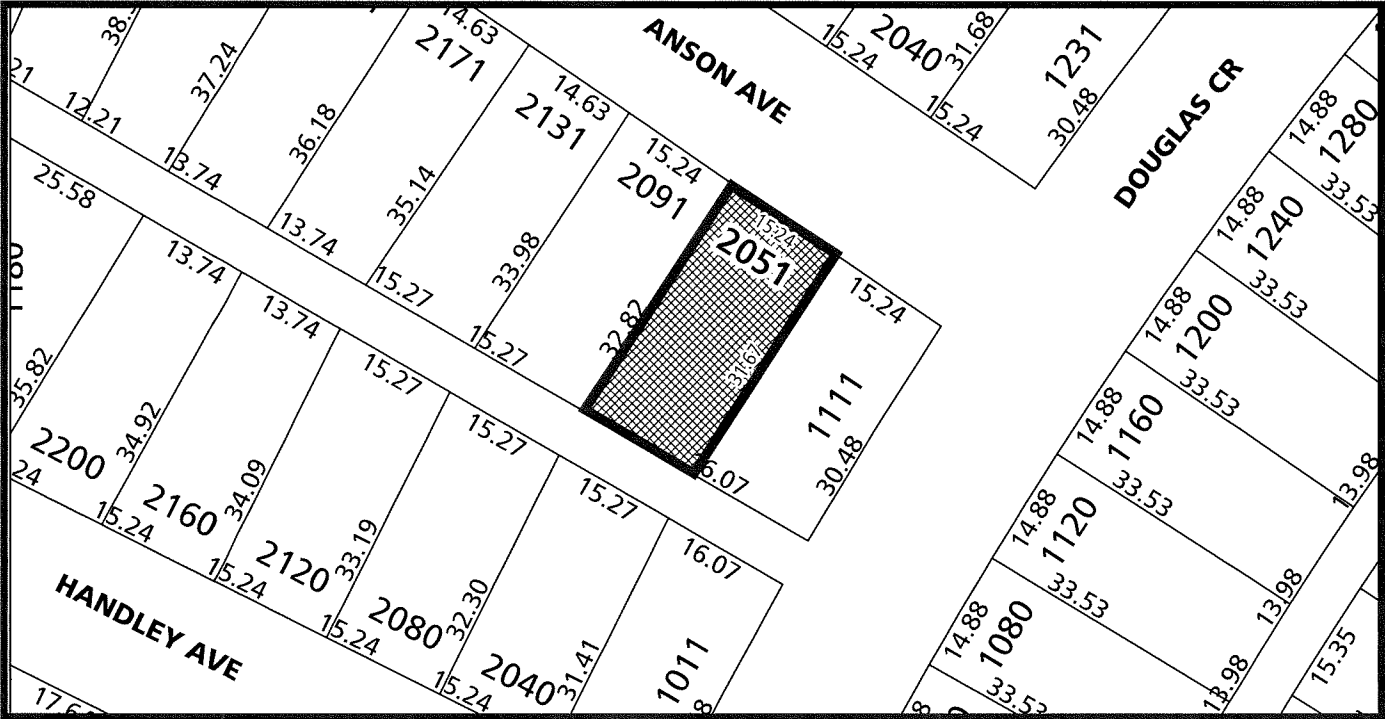
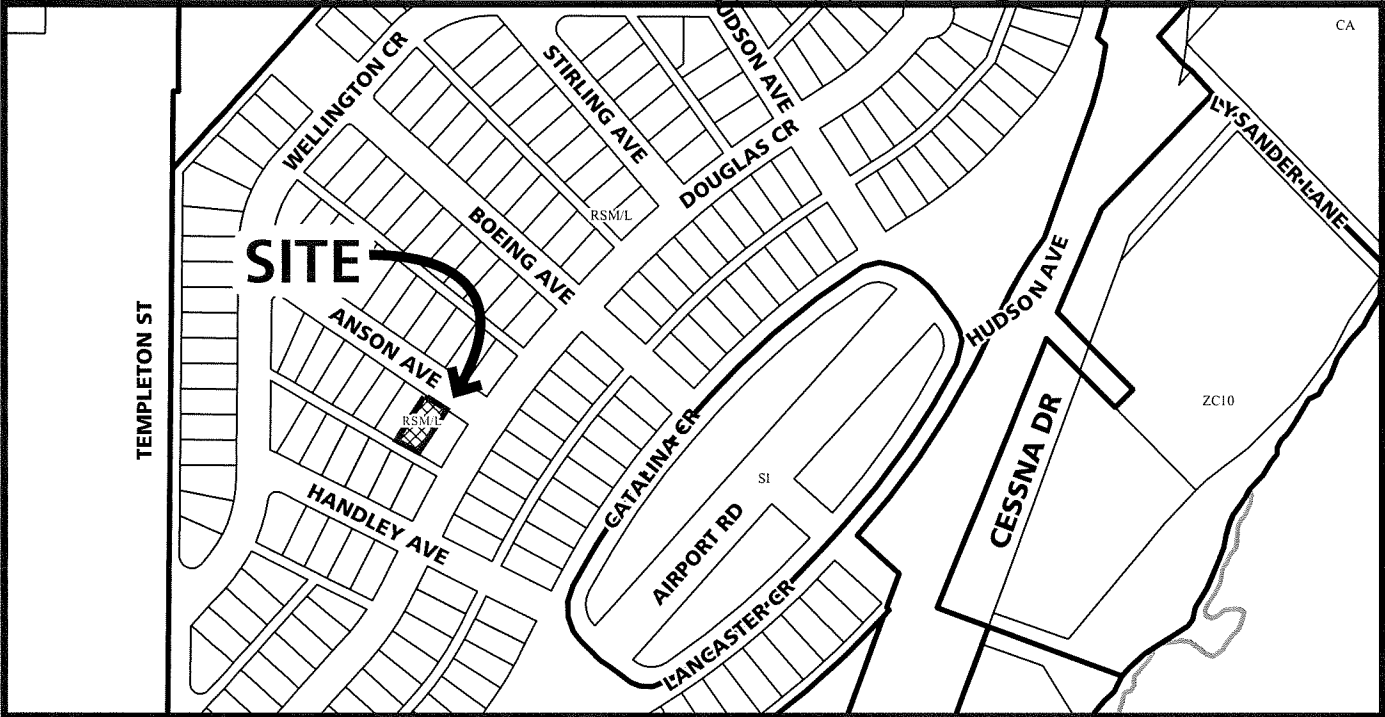
1. Registration of a flood indemnity covenant on title (Area A).
2. Registration of an aircraft noise sensitive covenant on Title to address public awareness and to ensure aircraft noise mitigation is incorporated into the design.
3. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until at minimum a two-bedroom secondary suite, contained within the principal dwelling, is constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw
4. Receipt of a Letter-of-Credit for landscaping in the amount of 100% of the cost estimate for landscaping for the site (including soft and hard landscaping, tree planting, fencing, and installation) plus a 10% contingency cost.

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

5. Demonstrate compliance with the Development Permit Plans.
6. Investigate protection and retention of City tree located in the City boulevard.
7. Demonstrate compliance with the applicable level of the BC Energy Step Code.
8. Provide written confirmation that the noise associated with heat pump operation will comply with the City's Noise Regulation Bylaw 8856.
9. The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*
10. Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>).



City of  
Richmond

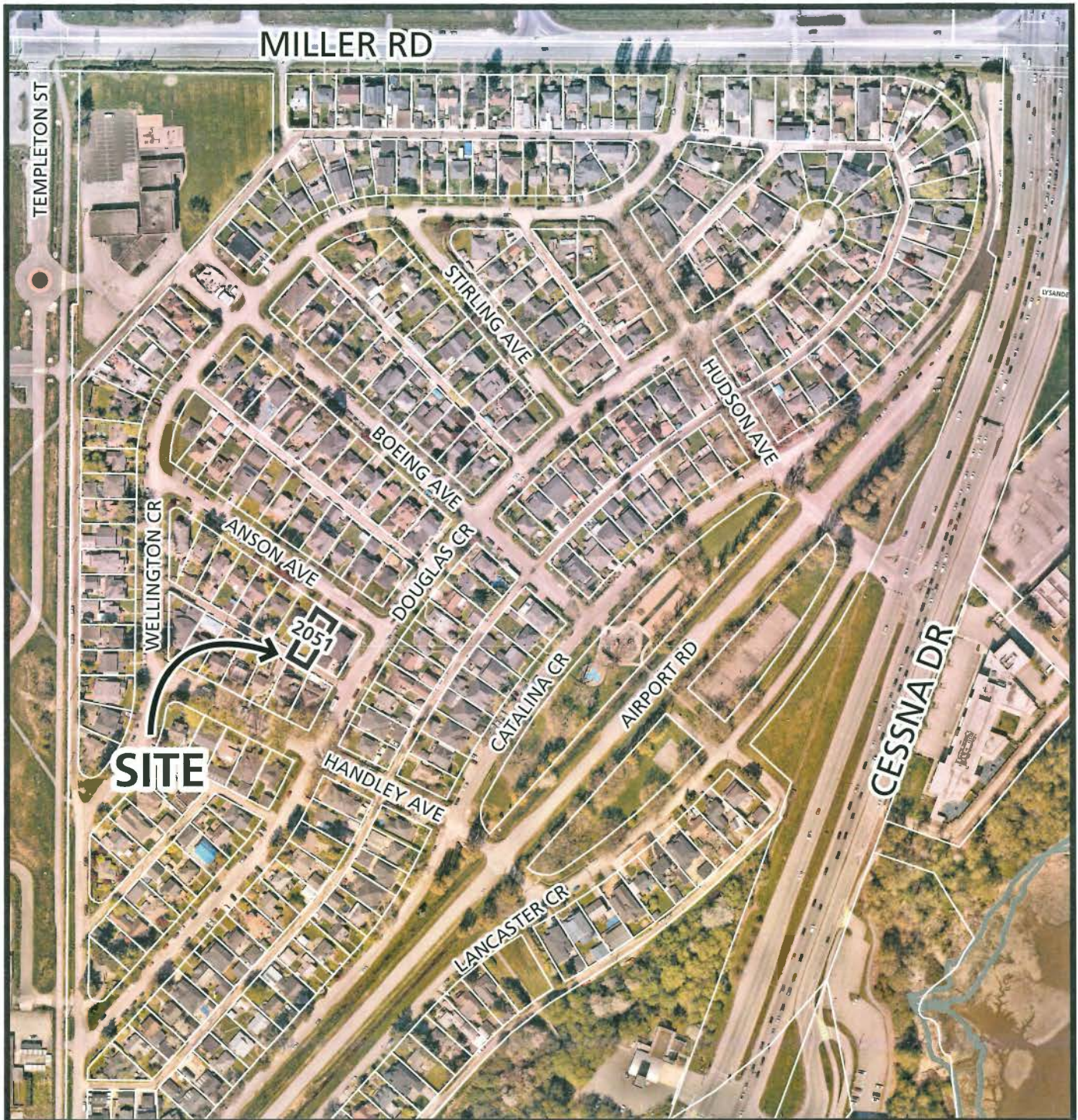


	<p>DP 24-040880</p>	<p>Original date: 08/20/24 Revision Date: Note: Dimensions are in METRES</p>
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# City of Richmond



DP 24-040880

Original Date: 04/07/25  
Revision Date:

Note: Dimensions are in METRES



TOPOGRAPHICAL SURVEY PLAN OF LOT 15  
BLOCK "E" SECTION 30 BLOCK 5  
NORTH RANGE 6 WEST  
NWD PLAN 9740

PID : 004-199-332

**CIVIC ADDRESS :**

2051 - ANSON AVENUE  
RICHMOND, B.C.

## ELEVATION DERIVATION

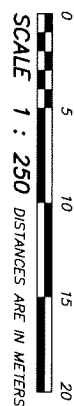
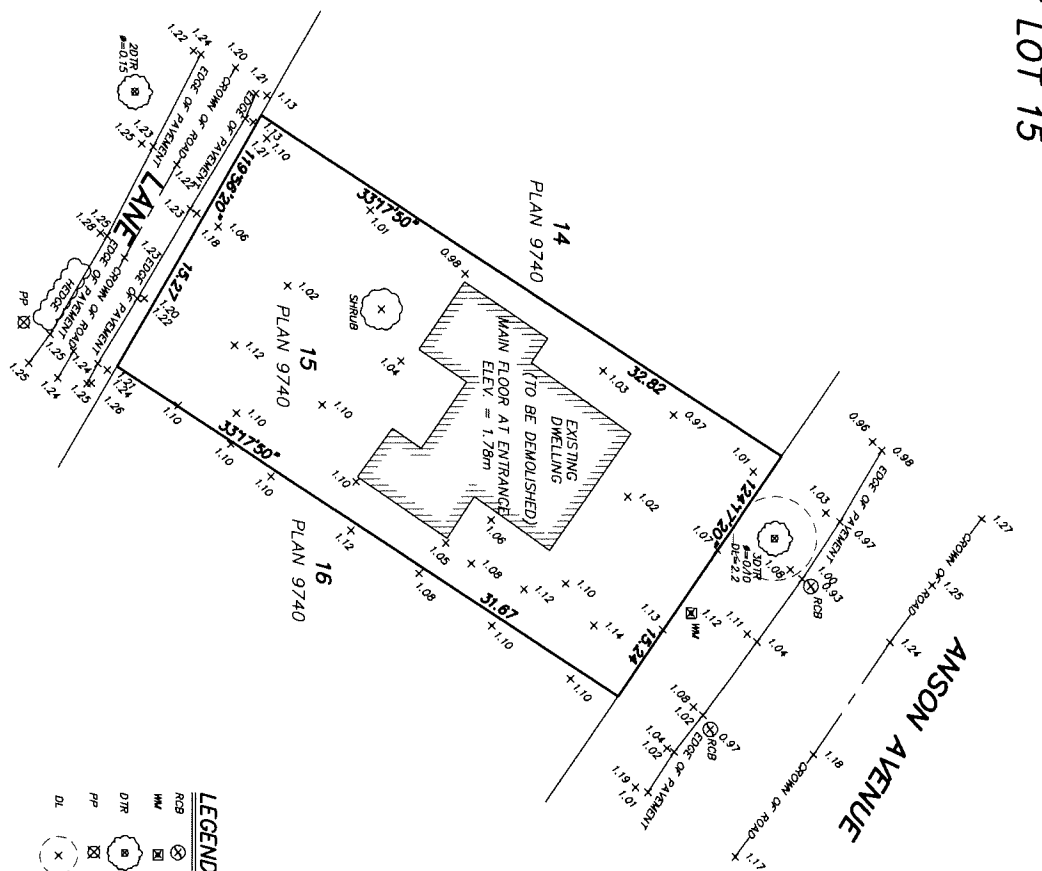
ELEVATIONS ARE GEODETIC DERIVED FROM  
CITY OF RICHMOND CONTROL MONUMENT  
No. 77H4970/(HPN#196) ELEVATION=1.793m  
DATUM NAD83 (CSRS) 2018

*Lot dimensions and clearances according to Field Survey.*

*This plan does not show non-plan charges, liens or interests.*

This plan was prepared for inspection purposes and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made or actions taken based on this document. This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners. All rights reserved. No person may copy, reproduce, transmit or alter this document in any way without the written consent of the signatory.






THIS TOPOGRAPHICAL SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE AND IS CERTIFIED CORRECT THIS 20th DAY OF MARCH, 2024.



**SCALE 1 : 250** DISTANCES ARE IN METERS



**LEGEND :**

- |     |                                                                                     |                           |
|-----|-------------------------------------------------------------------------------------|---------------------------|
| ROB |  | DENOTES ROUND CATCH BASIN |
| MM  |  | DENOTES WATER METER       |
| OTR |  | DENOTES DECIDUOUS TREE    |
| PP  |  | DENOTES POWER POLE        |
| DL  |  | DENOTES DRIP LINE         |

**CGREWAL & ASSOCIATES**  
**PROFESSIONAL LAND SURVEYORS**  
UNIT 204, 15299-68th AVENUE  
SURREY, B.C. V3S 2C1  
TEL: 604-597-8567  
EMAIL: [Office@GrewalSurveys.com](mailto:Office@GrewalSurveys.com)  
FILE : 2403-010 T1



DP 24-040880

Attachment 3

Address: 2051 Anson Avenue

Applicant: Gurjot Puna Owners: Sandeep Kothari & Falguni Kothari

Planning Area(s): Sea Island (Burkeville)

	Existing	Proposed
Site Area:	491.0 m <sup>2</sup>	491.0 m <sup>2</sup>
Land Uses:	Single detached residential	Single detached residential with detached rear yard infill building
OCP Designation:	Neighbourhood Residential	No Change
Zoning:	Small-Scale Multi-Unit Housing (RSM/L)	No Change
Number of Units:	1	2

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6 FAR for up to 464.5 m <sup>2</sup> of lot area, plus 0.3 FAR for the remainder	Max. 0.6 FAR for up to 464.5 m <sup>2</sup> of lot area, plus 0.3 FAR for the remainder	none permitted
Lot Coverage:	Building: Max. 45% Non-porous surfaces: Max. 70% Live Landscaping: Min. 20%	Building: Max. 45% Non-porous surfaces: Max. 70% Live Landscaping: Min. 20%	none
Front Yard Setback (Front Principal building)	Min. 6.0 m	> 6.0 m	none
Side Yard Setback (Front Principal Building)	Min. 1.2 m, 4.0 m	1.5 m, 1.5 m	Yes
Side Yard Setback (Rear Yard Infill Unit)	Min. 1.2 m, 4.0 m	1.22 m, 4.0 m	none
Rear Yard Setback (Rear Yard Infill Unit)	Min. 0.9 m	> 0.9 m	none
Separation between single detached house and infill unit:	Min. 6.0 m	6.0 m	none
Rear Yard Infill Unit Height (m):	Max. 10.0 m	6.5 m	none
Off-street Parking Spaces	Min. 1 Per Unit	3	none
Private Outdoor Space	Min. 6.0 m <sup>2</sup> Per Unit	Min. 6.0 m <sup>2</sup> Per Unit	none



No. DP 24-040880

To the Holder: Sandeep Kothari & Falguni Kothari

Property Address: 2051 Anson Avenue

Address: 2051 Anson Avenue

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1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to reduce the minimum required side yard setback for the property from 4.0 m to 1.5 m.
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 #4 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 100% of the cost estimate of the landscaping works plus a 10% contingency 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 24-040880

To the Holder: Sandeep Kothari & Falguni Kothari

Property Address: 2051 Anson Avenue

Address: 2051 Anson Avenue

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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 , .

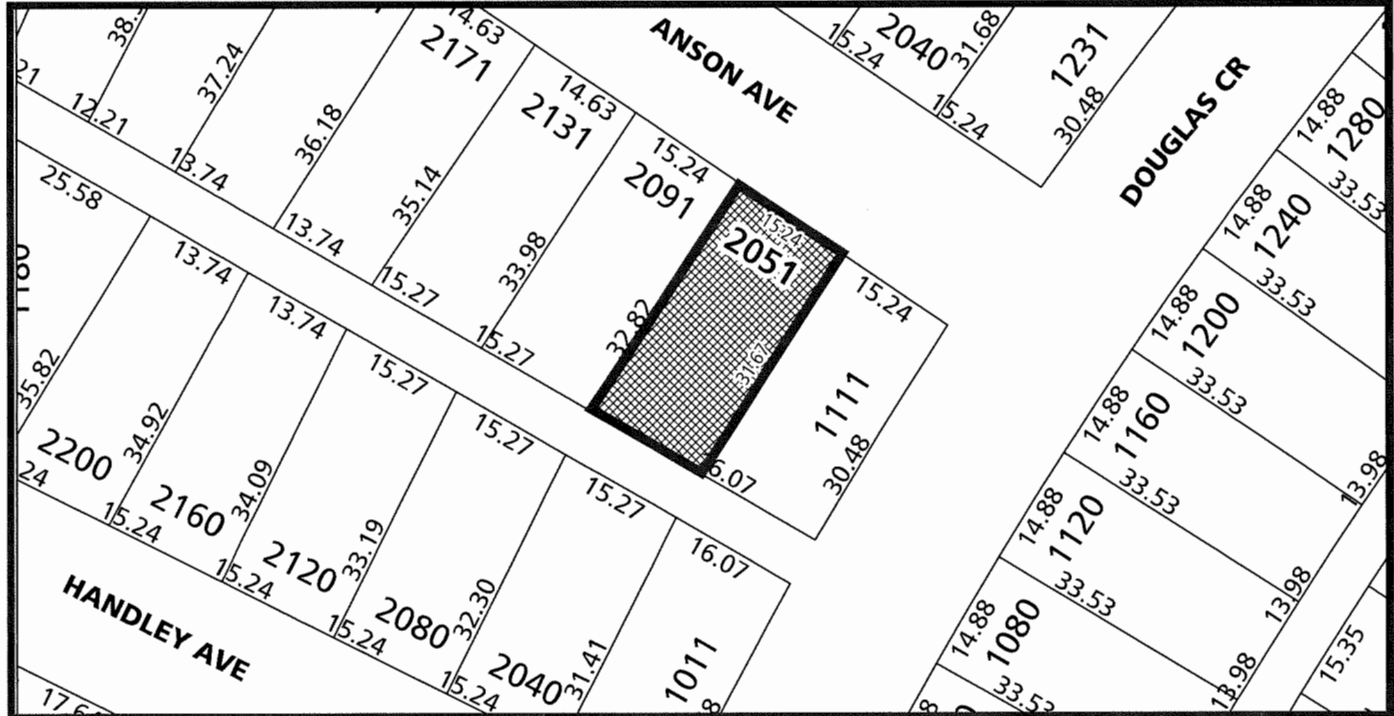
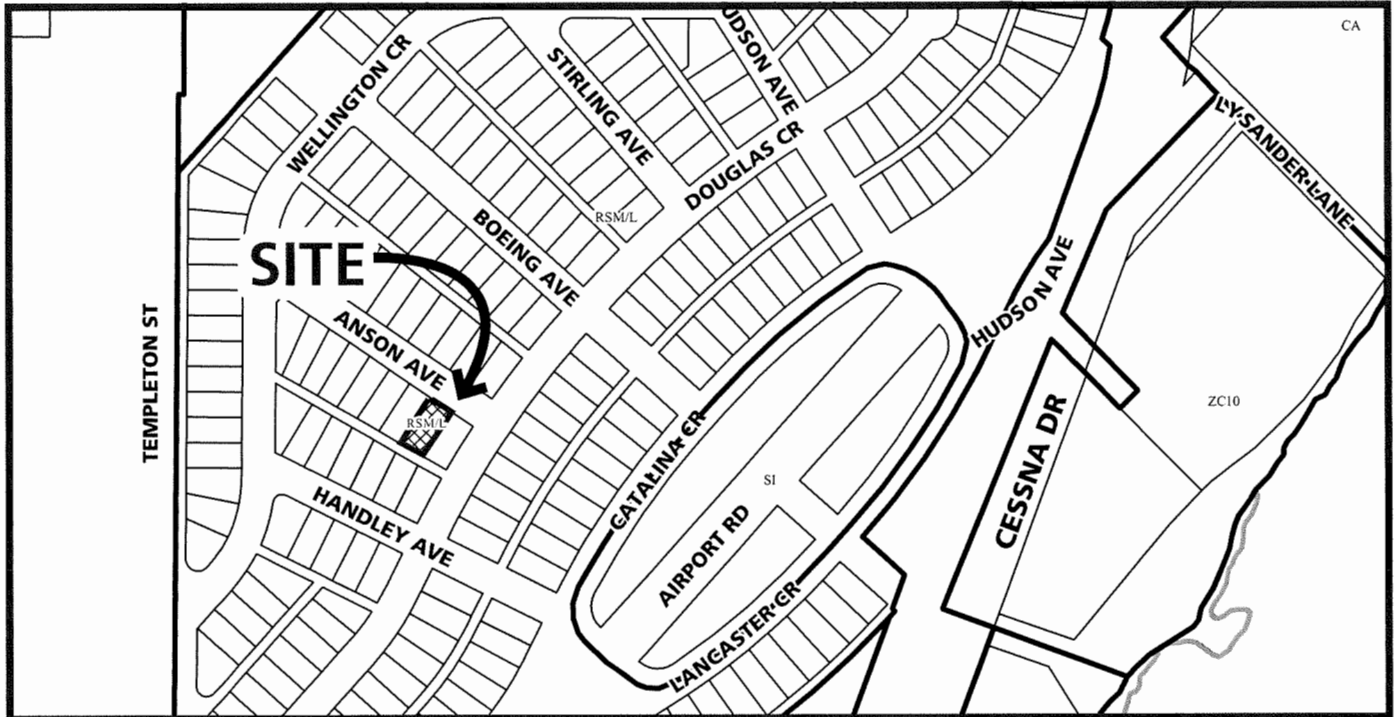
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MAYOR





# City of Richmond



DP 24-040880  
SCHEDULE "A"

Original date: 08/20/24

Revision Date:

Note: Dimensions are in METRES



## PRINCIPAL DWELLING

FLOOR FIRE RATING OF 30 MINS (F20e)

- STC RATING OF 64
- 38 mm concrete topping
- subfloor of 15.5 mm plywood, OSB or waterboard, or 17 mm tongue and groove lumber
- wood joists spaced 400 mm o.c.
- absorptive material in cavity
- resilient metal channels spaced 400 mm o.c.
- 1 layer of 15.9 mm Type X gypsum board on ceiling side

DRYWALL TO CONTINUE TO UNDERSIDE OF FLOOR SHEATHING ON BOTH SIDES

- GYPSUM BOARD TO BE TAPED & SEALED AT ALL INSIDE CORNERS
- ALL OUTSIDE CORNERS AND SEAL TO HAVE METAL BEADS WITH 2 COATS OF GYPSUM MUD
- ALL PLUMBING AND ELECTRICAL MATERIAL TO BE NON-COMBUSTIBLE
- ALL PENETRATIONS TO BE SEALED WITH REQUIRED BCBC COMPLIANT INSULATION

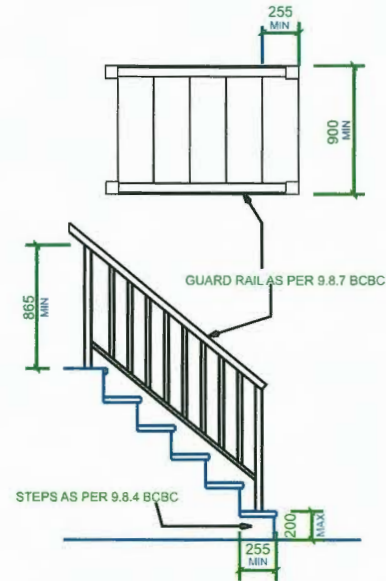
## SUITE AREA

WALL ASSEMBLY

- 1hr. FIRE RATED WALL: (BCBC APPENDIX A - W4a)
- 1 LAYER OF 5/8 TYPE X DRYWALL
- 2x4 STUDS @ 16" O/C
- ABSORPTIVE MATERIAL
- METAL RESILIENT CHANNELS @ 400mm O/C
- 2 layers 5/8 of GWB on resilient metal channel side

## SECONDARY SUITE SEPARATION

SCALE: 1/2" = 1' 0"



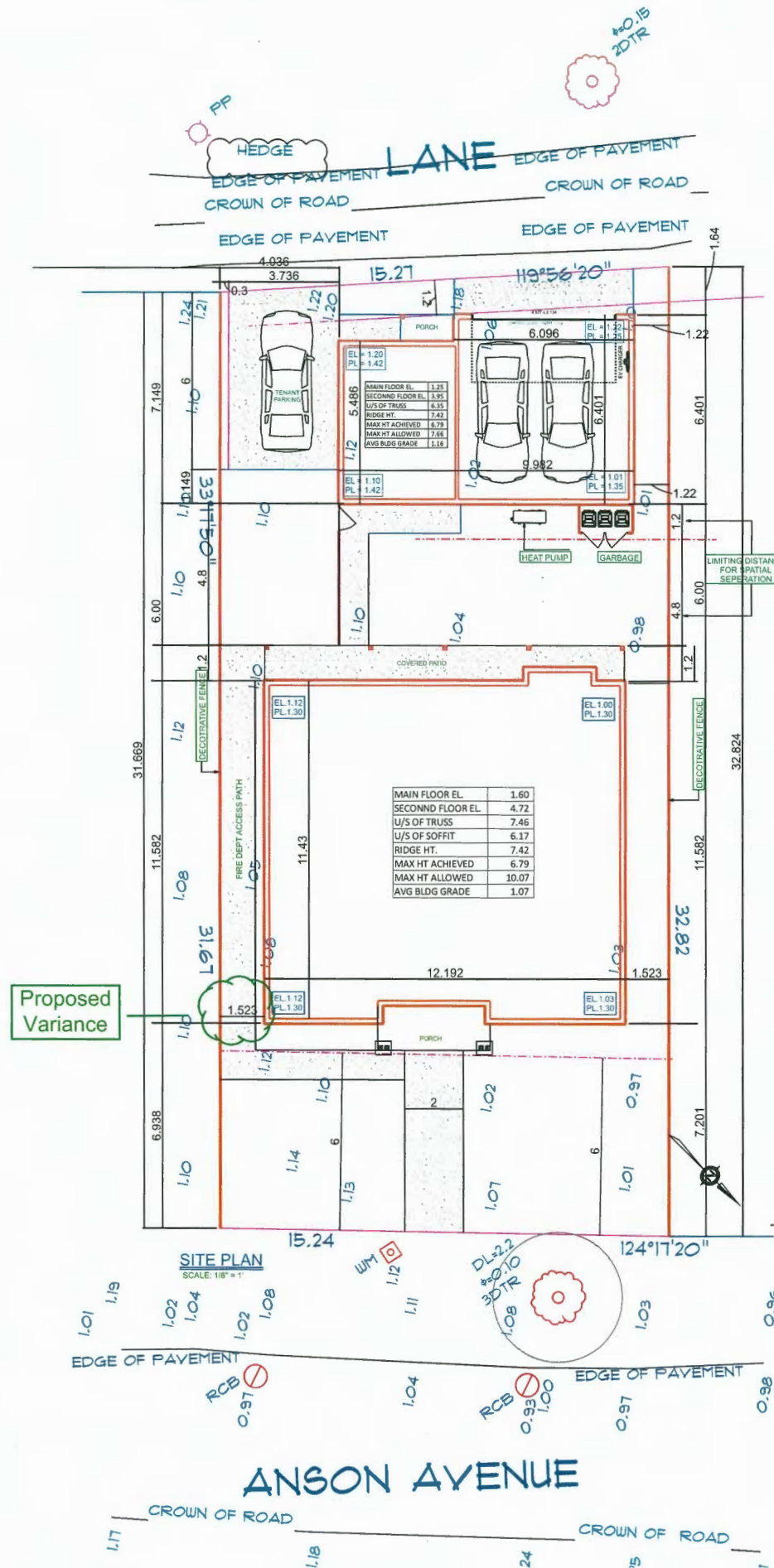
## RESIDENTIAL STAIR DETAIL

1/2" = 1' 0" AS PER SECTION 9.8 BCBC

METER - FEET		1	2	3	4
MAIN FLOOR		MTR	FT	MTR	FT
1.25	EL	1.20	0.16	1.22	0.10
1.25	PL	1.42	-0.56	1.42	-0.56

	MTR	FT
AVERAGE GRADE	1.155	0.31
HEIGHT ALLOWED	7.655	21.32

Floor	Height	Level
MAIN	2.4	1.25
FLOOR THKNS	0.3	
SECOND	2.4	3.95
U/S Truss		6.35
MID ROOF		6.79
RIDGE		7.42



BC STEP CODE COMPLIANCE CHECKLIST - PERFORMANCE PATHS FOR PART 9 BUILDINGS

Checklist Last Updated: 2024-07-10

## A: PROJECT INFORMATION

Building Permit #:   
 Builder: Dream Casa Developments   
 Project Address: LWH - 2051 ANSON AVE   
 Municipality / District: RICHMOND   
 Postal Code: V7B 1H9   
 PID or Legal Description: 004-199-332

## Pre Construction

Building Type: Laneway House   
 # of Dwelling Units: 1

## B: CODE COMPLIANCE SUMMARY

BC Building Code Performance Compliance Path: 9.36.6. BC Energy Step Code ERS

Energy Step Code Step Required	Zero Carbon Step Code Level Required
3	EL 4 - Zero Carbon
Proposed Step Achieved	Proposed Level Achieved
3	EL 4 - Zero Carbon

Based on info provided by the builder & the following drawings:

Plan Author: JasCan Interiors Inc.   
 Plan Version:   
 Plan Date: 2024-May-31

## C: COMPLETED BY

Full Name (Print): MUNAWAR ALI AKHTAR Date (YYYY-MM-DD): 2024-July-10   
 Company Name: EXACT ENERGY SOLUTIONS LTD Service Organisation: City Green Solutions   
 Phone: 778-318-7213 Energy Advisor ID #: 7059   
 Address: 109-4300 N FRASER WAY BURNABY CODECO placed in Field 3 of HDR x   
 Email: MUNAWAR@EXACT-ENERGY.CA

P File #

Page 1 Pre Construction Checklist Version - July 2023

Checklist Last Updated: 2024-07-10

## D: BUILDING CHARACTERISTICS SUMMARY

Details (Assembly / System Type / Fuel Type / Etc.)	Average Effective RSI
Attic: Trusses @ 24" OC - R50 Batts.	RSI 8.73
Roof / Ceilings	
Above Grade Walls	RSI 3.27
Rim Joists / Floor Headers and Lintels	RSI 4.19
Floors Over Unheated Space	RSI 5.53
Walls Below Grade	
Slabs	RSI 2.46
Windows and glazed doors	Performance Values USI SHGC 1.40 0.30
Doors	RSI 0.85
Air Barrier System & Location	ACH 4.06 NLA 1.20 NLR 0.89
Space Heating / Cooling	HSPF 8.20 SEER 14.50
Domestic Hot Water	EF 0.90
Ventilation	% EFF L/s 65.00 21.24
Other	
Fossil Fuels	

April 09, 2025   
 DP24-040880   
 Plan # 1

Page 2 Pre Construction Checklist

COPYRIGHT RESERVED. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF JASCAN INTERIORS INC. AND CAN ONLY BE REPRODUCED WITH THEIR WRITTEN PERMISSION. ANY VARIATIONS AND MODIFICATIONS TO THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM JASCAN INTERIORS INC. PLEASE NOTE THAT THIS DRAWING IS FOR PERMIT APPLICATION PURPOSES AND NOT INTENDED TO BE ISSUED FOR CONSTRUCTION UNTIL APPROVED BY CITY.

DATE   
 27-03-2025

PROJECT NO.   
 1-17-1

SHEET NO.   
 1

CLIENT:

DREAM CASA   
 DEVELOPMENT

SITE ADDRESS:

2051 ANSON AVE   
 RICHMOND, BC.

DESCRIPTION:

PROPOSAL   
 FOR   
 COACH HOUSE

MAIN FLOOR	650.00
GARAGE	(420.00)
TOTAL MAIN FLOOR	230.00

SECOND FLOOR	504.00
STAIRS	(35.00)
TOTAL SECOND FLOOR	469.00

TOTAL FAR PROPOSED	699.00
TOTAL FAR ALLOWED	645.00
BUFFER	(54)

EXTRA AREA USED FROM THE   
 MAIN HOUSE BUFFER

SITE COVERAGE	45.000%
MAIN FLOOR	1,488
GARAGE	650
FRONT DECK	58
REAR DECK / STAIRS	102
SITE COVERAGE PROPOSED	2,298
SITE COVERAGE ALLOWED	2711.25
BUFFER	413

THESE PLANS CONFORM TO BCBC 2024

CONSTRUCTION SHALL COMPLY WITH   
 THESE PLANS AND LOCAL BUILDING   
 BY-LAWS.

CONTRACTOR SHALL CONFIRM ALL   
 DIMENSIONS PRIOR TO START OF   
 CONSTRUCTION.

THE DESIGNER ASSUMES NO LIABILITY   
 RESPONSIBILITY TO REVIEW AND VERIFY   
 STRUCTURAL ADEQUACIES PRIOR TO   
 FOR ANY ERRORS OR OMISSIONS IN   
 THESE PLANS, IT IS THE BUILDER/OWNER   
 ALL LEVELS, DIMENSIONS AND   
 CONSTRUCTION

DO NOT SCALE DRAWINGS

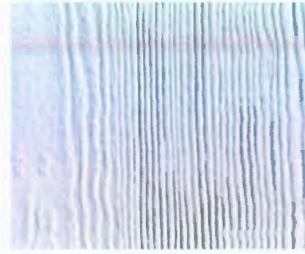
JasCan   
 Interiors Inc.

11824 IVYWOOD PL   
 DELTA BC V4E2Y2   
 TEL: 604 729 5045   
 jascaninteriorsinc@gmail.com   
 www.jascan.ca





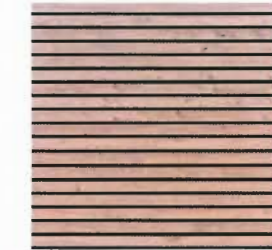
STONE



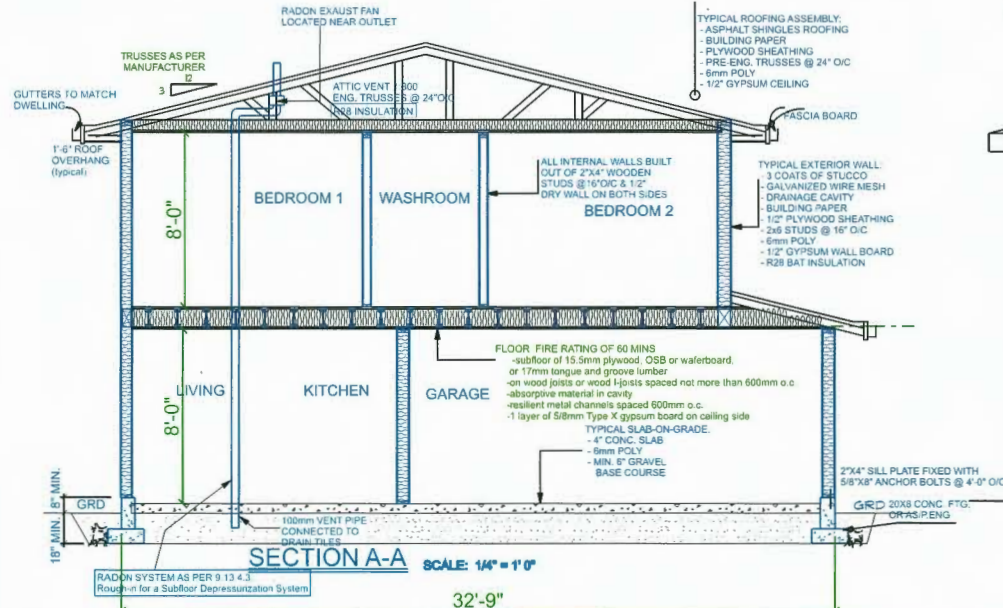
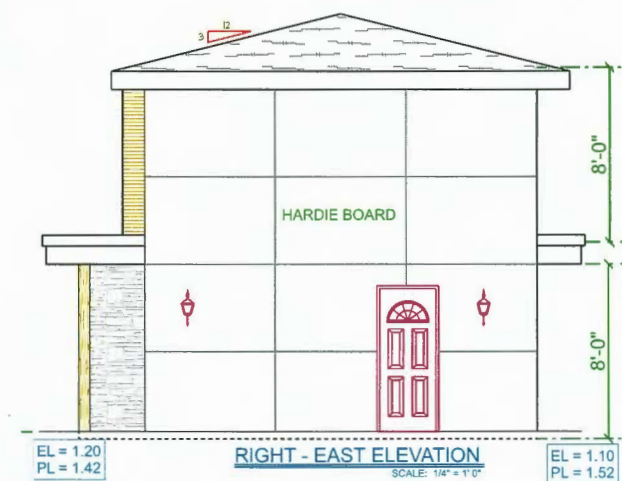
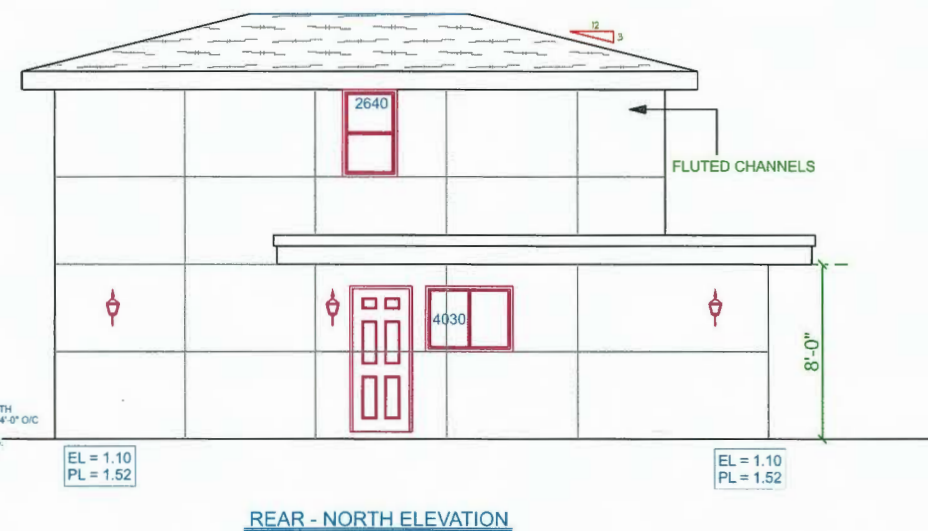
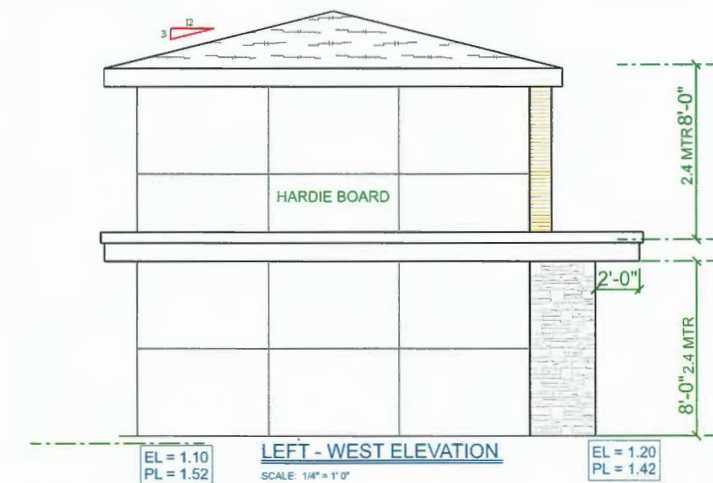
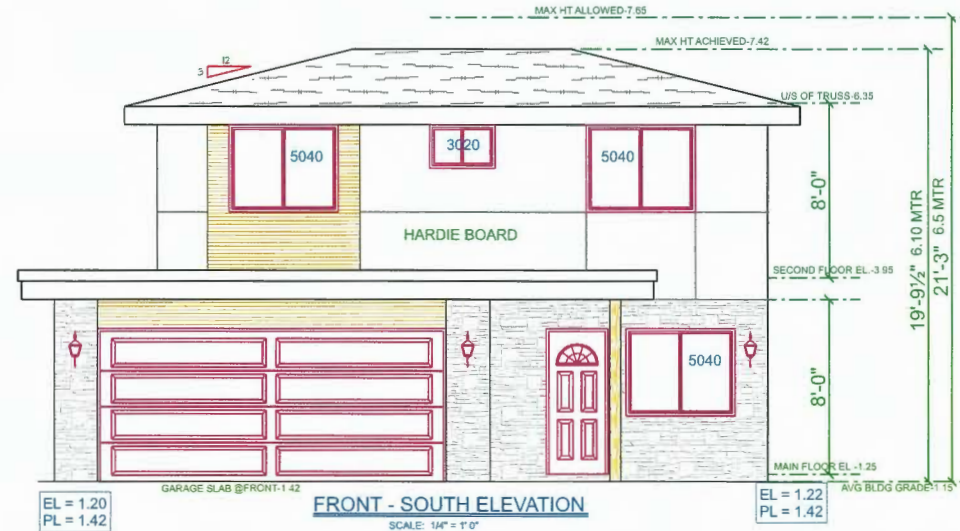
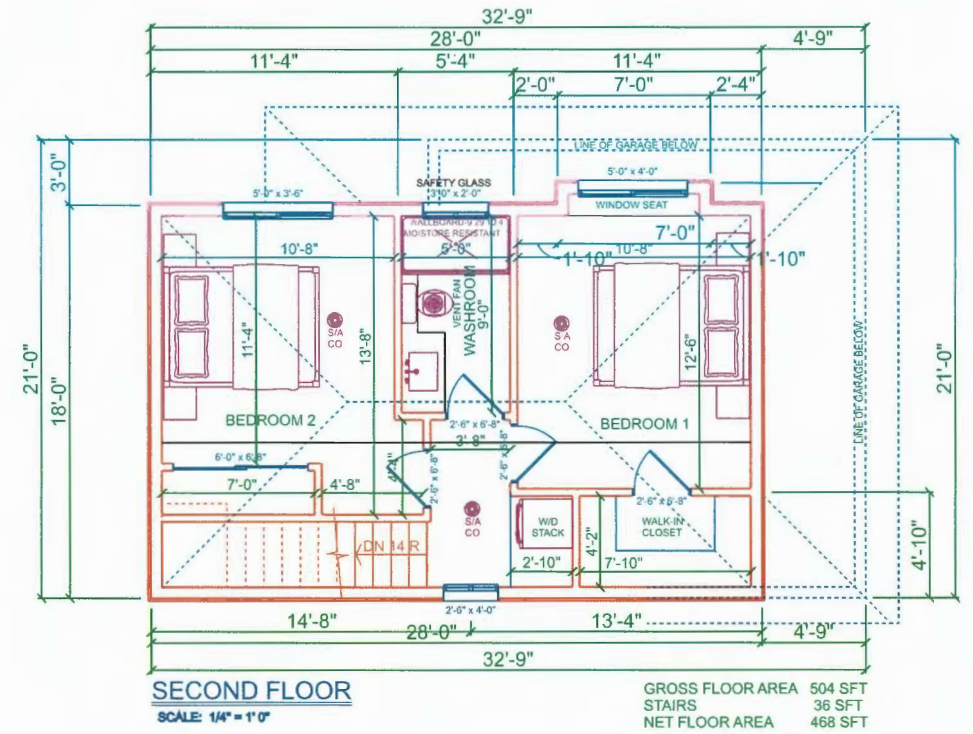
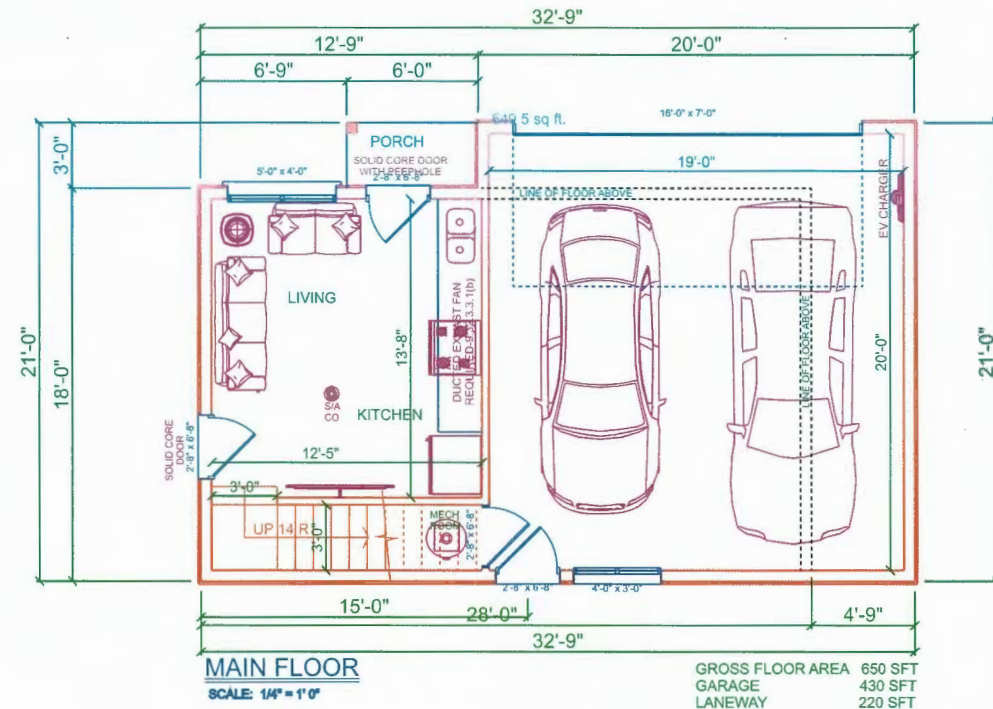
HARDIE BOARD



ASPHALT SHINGLES ROOFING



FLUTED CHANNELS



CLIENT:

DREAM CASA  
DEVELOPMENT

SITE ADDRESS:

2051 ANSON AVE  
RICHMOND, BC.

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DATE

27-03-2025

PROJECT NO.

1-17-1

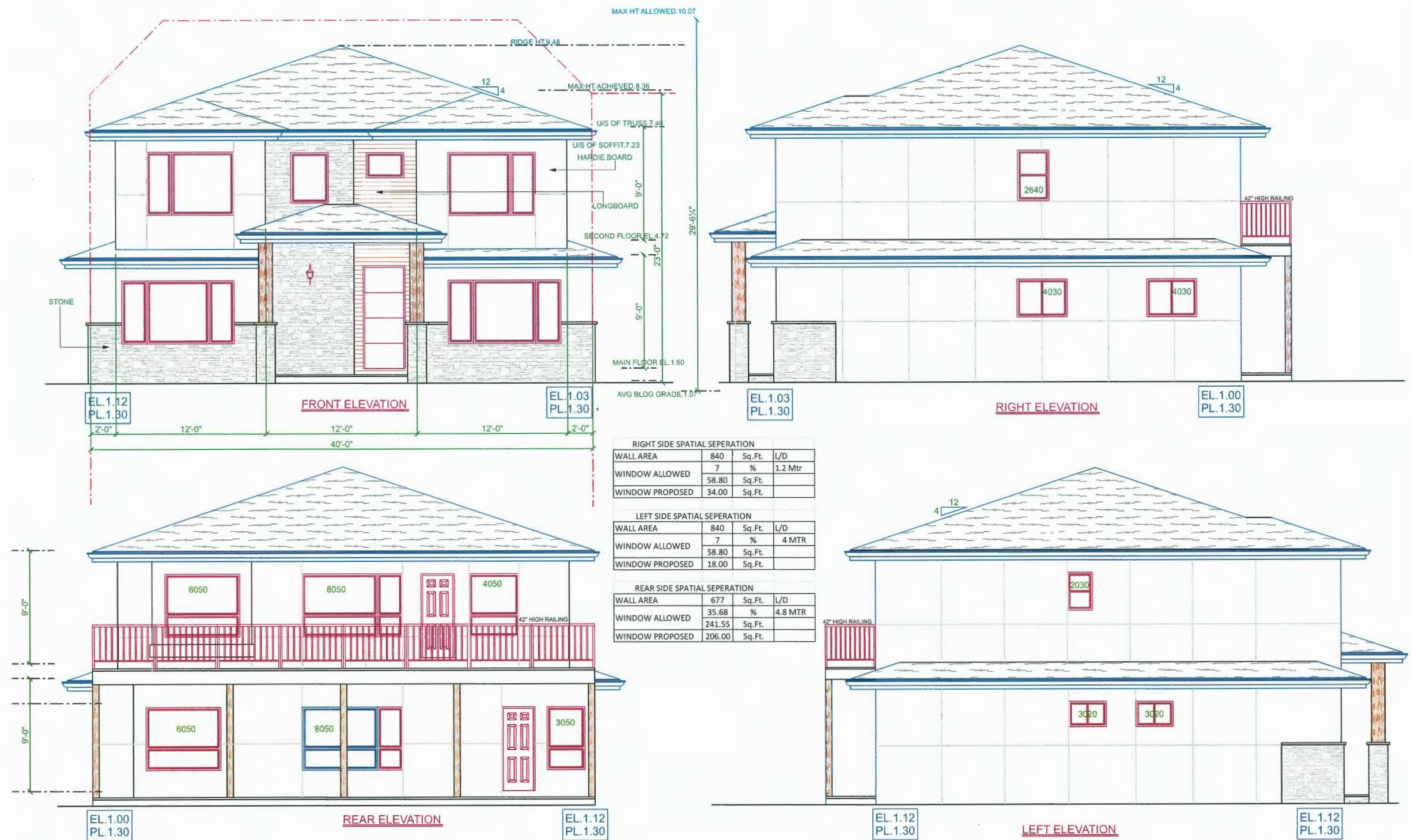
SHEET NO.

2

**JasCan**  
Interiors Inc.

April 09, 2025  
DP24-040880  
Plan # 2





RIGHT SIDE SPATIAL SEPERATION			
WALL AREA	840	Sq.Ft.	L/D
WINDOW ALLOWED	7	%	1.2 Mtr
WINDOW PROPOSED	58.80	Sq.Ft.	
	34.00	Sq.Ft.	

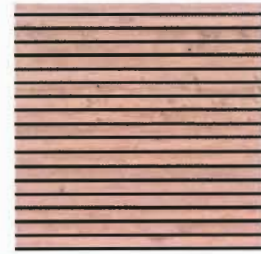
LEFT SIDE SPATIAL SEPERATION			
WALL AREA	840	Sq.Ft.	L/D
WINDOW ALLOWED	7	%	4 MTR
WINDOW PROPOSED	58.80	Sq.Ft.	
	18.00	Sq.Ft.	

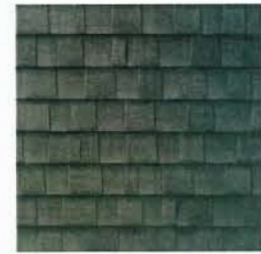
REAR SIDE SPATIAL SEPERATION			
WALL AREA	677	Sq.Ft.	L/D
WINDOW ALLOWED	35.68	%	4.8 MTR
WINDOW PROPOSED	241.55	Sq.Ft.	
	206.00	Sq.Ft.	



HARDIE BOARD



FLUTED CHANNELS



ASPHALT SHINGLES ROOFING



STONE

April 09, 2025  
 DP24-040880  
 Plan # 3



Illustration A Radon piping from slab and crawl space through roof

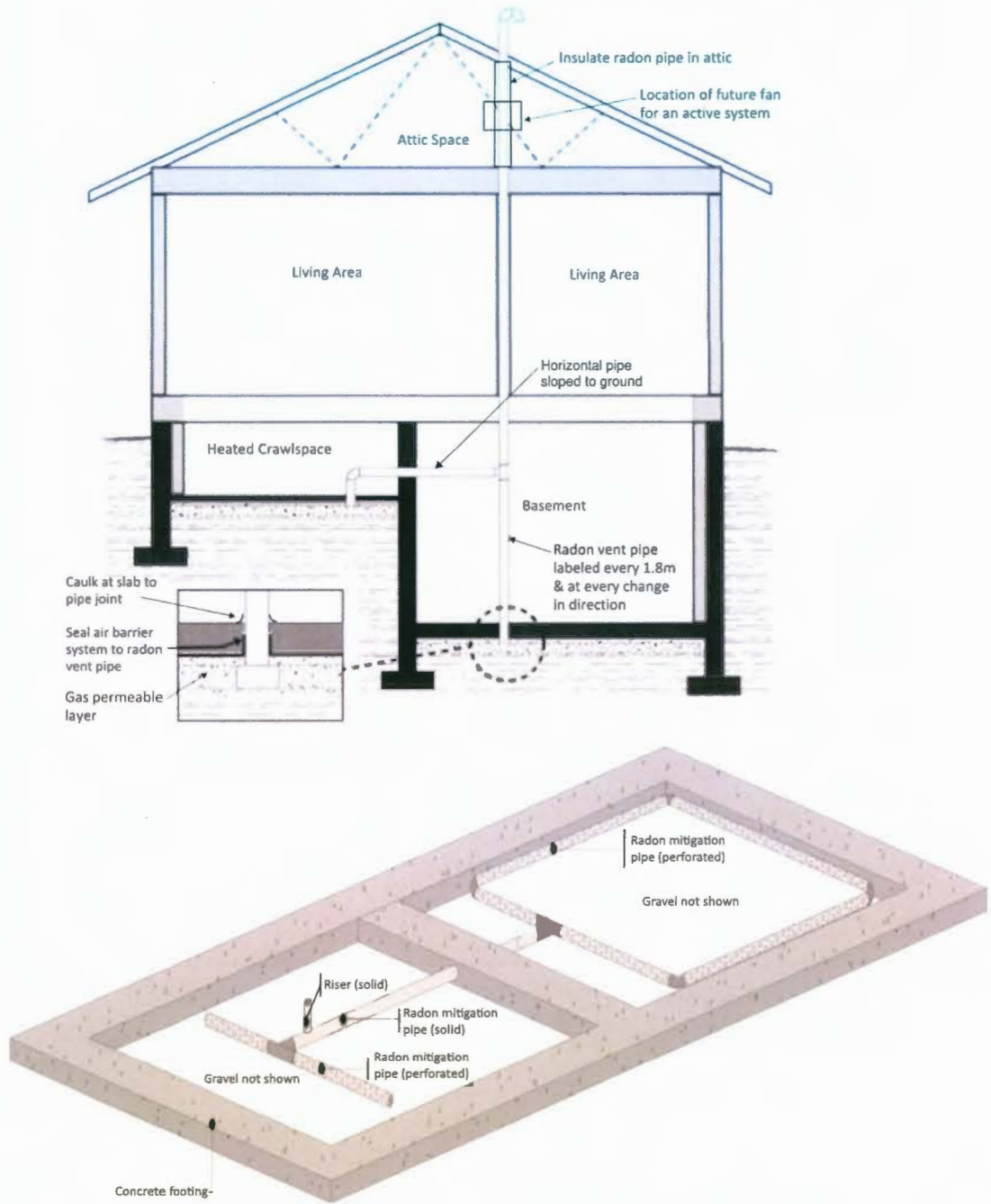
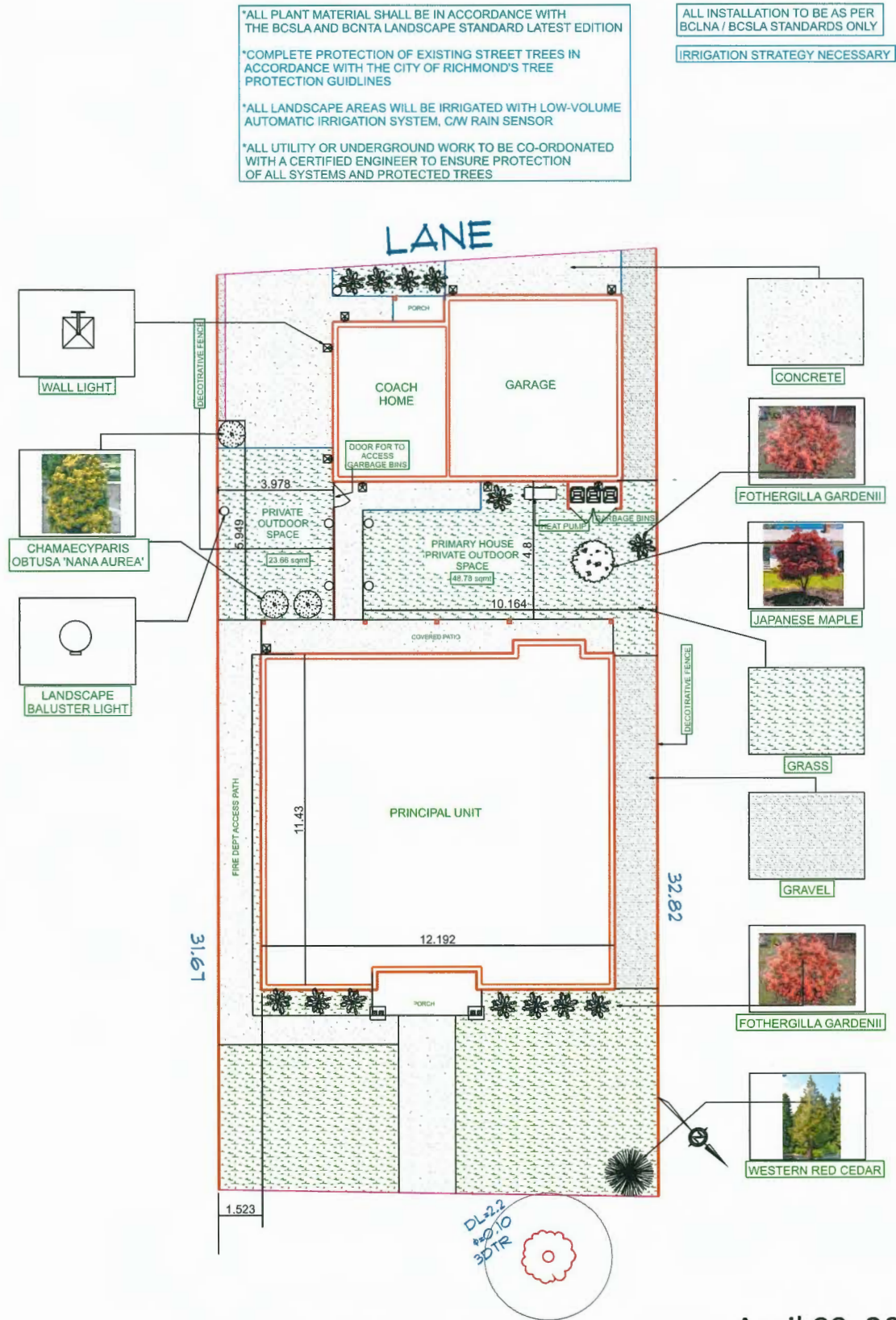


Figure 7.1.2.7— Possible interconnection of two gas permeable layers



Figure 7.1.4.5.7 — Sealing sub-slab membrane horizontally to concrete footing when insulation is between the foundation wall and floor slab

IMPERIABLE AREA	70.00%
MAIN FLOOR	1,488
GARAGE	650
FRONT DECK	58
REAR PATIO	139
REAR DECK / STAIRS	102
REAR SIDEWALK TO GARAGE	80
FIRE PATH	216
FRONT SIDEWALK TO PORCH	130
REAR PARKING PAD	260
DRIVAWAY TO GARAGE	80
AREA USED	3,203
AREA ALLOWED	4217.50
BUFFER	1015
LIVE LANDSCAPE COVERAGE	20.000%
FRONT GRASS AREA	872
REAR YARD GRASS	740
REAR GRASS AT P.L.	55
SIDE YARD GRASS	40
COVERAGE PROPOSED	1,707
MIN COVERAGE REQUIRED	1205.00
FRONT LANDSCAPE COVERAGE	50.000%
FRONT AREA IN SFT	1,210
LEFT SIDE GREEN AREA	342
RIGHT SIDE GREEN AREA	530
COVERAGE PROPOSED	872
MIN COVERAGE REQUIRED	605.00



ANSON AVENUE

April 09, 2025  
DP24-040880  
Plan # 4