



**Development Permit Panel
Wednesday, September 27, 2023**

Time: 3:30 p.m.

Place: Remote (Zoom) Meeting

Present: Cecilia Achiam, General Manager, Community Safety, Acting Chair
Peter Russell, Director, Sustainability and District Energy
James Cooper, Director, Building Approvals

The meeting was called to order at 3:30 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on Wednesday, August 23, 2023, be adopted.

CARRIED

1. DEVELOPMENT PERMIT 21-945828
(REDMS No. 7319330)

APPLICANT: Greater Vancouver Sewerage and Drainage District

PROPERTY LOCATION: 900 and 1000 Ferguson Road

INTENT OF PERMIT:

To facilitate upgrades through construction of secondary and tertiary treatment structures and related components for the existing wastewater treatment plant on a site designated Environmentally Sensitive Area.

Development Permit Panel

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Applicant's Comments

Nelson Szeto, Metro Vancouver, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1), introduced the project, noting that (i) the proposed upgrade of the existing facility would accommodate future population growth of serviced areas, and (ii) meet provincial and federal regulatory requirements.

In addition, he spoke about the project goals, the ecological priorities, project stages, and delivery schedules, noting that the project is currently at the preliminary design stage and the secondary plant treatment facility is projected to be completed in 2035.

Sarah Primeau, space2place landscape architects, with the aid of the same visual presentation, briefed the Panel on the project's landscaping and ESA compensation scheme, highlighting the following:

- the proposed project site and design would minimize the ecological impact of the project;
- existing habitats around the project would be enhanced including the disturbed areas;
- an ESA Development Permit is required for the project as the entire site is currently designated as an ESA;
- there are five proposed ESA compensation areas for the project around the island with a total of 26.12 hectares, which is in excess of the required ESA compensation area of 23.08 hectares including previous ESA development permit commitments; and
- the applicant has committed to a monitoring program to ensure the long-term success of the project's proposed ESA compensation scheme and a construction environmental management plan to protect existing habitats during construction .

Matthew Woodruff, Local Practice Architecture + Design Ltd., spoke about the architectural component of the project, noting that (i) the proposed architecture complements the project's ecological restoration and ESA restoration objectives, (ii) the plant's façade will not be highly visible to the public, and (iii) a comprehensive sustainability plan for the whole Iona Island and sustainability strategies for individual building components have been developed.

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Staff Comments

Wayne Craig, Director, Development, noted that (i) staff are satisfied that the proposed ESA compensation scheme would achieve a net gain and ecological area and ecological function, (ii) the existing structure on the site identified in the City's Heritage Registry was deemed not suitable for retention or repurposing as noted in the letter attached to the staff report, (iii) a legal agreement will be secured as a consideration of this DP indicating the structure shall not be demolished until there is a comprehensive heritage commemoration, salvage and implementation plan prepared by a qualified heritage professional and submitted to and reviewed by City staff and the Richmond Heritage Commission, and (iv) the proposed barge facility that is currently under consideration as a means of getting construction material to/from the site is not part of the subject application.

Panel Discussion

In reply to queries from the Panel, the applicant noted that (i) the potential exemption of the project from the BC Environmental Assessment Act is yet to be determined, (ii) the proposed project has the capacity to service the projected growth in the number of people serviced without impacting the ESA, (iii) the potential expansion of ESA through habitat banking has not been considered in the scope of the application, (iv) adaptation strategies are included in the flood adaptation plan for the island, and (v) there will be monitoring of the growth of compensation planting and the condition of habitats surrounding the proposed ESA compensation areas.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel expressed support for the project, noting that (i) the proposed upgrade of the existing wastewater treatment plant is appreciated, (ii) the project is well designed, and (iii) the evolution of the project in the future would be positive based on the current plan.

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Panel Decision

It was moved and seconded

That a Development Permit be issued at 900 and 1000 Ferguson Road to facilitate upgrades through construction of secondary and tertiary treatment structures and related components for the existing wastewater treatment plant on a site designated Environmentally Sensitive Area.

CARRIED

2. DEVELOPMENT PERMIT 22-011557
(REDMS No. 7313233)

APPLICANT: Jacky He

PROPERTY LOCATION: 6531 Francis Road

INTENT OF PERMIT:

Permit the construction of two front-to-back duplexes at 6531 Francis Road (one on each lot after subdivision) with shared vehicle access from Francis Road, on lots zoned “Arterial Road Two-Unit Dwellings (RDA)”.

Applicant’s Comments

Jiang Zhu, Imperial Architecture, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 2), provided background information on the proposed development, highlighting the following:

- the proposed development includes two front-to-back duplexes separated by a shared drive-aisle in the middle;
- the central courtyard in the middle of the shared drive-aisle fronting the garages will be used for vehicle manoeuvring;
- the appearance of each duplex building is differentiated through the use of different roof shapes and colour tones, among others;
- each unit is provided with two side-by-side resident parking spaces;
- balconies on the second floor of the front units face the internal drive-aisle; and
- the project includes one convertible unit.

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Eason Li, Homing Landscape Architecture, with the aid of the same visual presentation, briefed the Panel on the main landscaping features of the project, noting that (i) existing trees on the site will be retained and protected, (ii) one existing tree will be relocated, (iii) permeable pavers for the shared drive-aisle and pedestrian pathway are differentiated through the use of different colours, (iv) each unit is provided with a private yard space, (v) wood decking is provided for the rear units to create outdoor patio spaces and in order to maintain the grade, (vi) wood planters with trellises are proposed to separate the front and back units, and (vii) the overall landscape design meets the porous surface area requirement for the project.

Staff Comments

Mr. Craig noted that (i) there is a Servicing Agreement associated with the project for frontage improvements and site services, (ii) contracts with a certified arborist to supervise tree relocation and tree protection during construction are required, (iii) the project will achieve BC Energy Step Code Level 3 through the use of air source heat pumps, among others, and (iv) the air source heat pumps for heating and cooling have been designed and located to comply with the City's Noise Bylaw requirements.

Panel Discussion

Discussion ensued regarding potential landscaping treatments to break up the continuous wall along the west and east property lines. As a result of the discussion, the applicant was advised to work with staff to investigate opportunities to incorporate landscaping treatments, e.g. installing a high evergreen hedge on the central portion of the fencing to break up the continuous wall/fencing prior to the application moving forward for Council consideration.

Discussion ensued regarding the need for further differentiation of the front façade of each building. As a result of the discussion, the applicant was advised to work with staff to investigate further opportunities to differentiate the front façade of each duplex building.

Correspondence

None.

Gallery Comments

None.

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Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit construction of two front-to-back duplexes at 6531 Francis Road (one on each lot after subdivision) with shared vehicle access from Francis Road, on lots zoned “Arterial Road Two-Unit Dwellings (RDA)”.

CARRIED

3. DEVELOPMENT PERMIT 22-023105
(REDMS No. 7288456)

APPLICANT: 6333 Cooney Road Limited Partnership

PROPERTY LOCATION: 6333 Cooney Road

INTENT OF PERMIT:

To permit the construction of a high-rise building containing approximately 81 dwelling units at 6333 Cooney Road on a site zoned “High Rise Apartment (ZHR8) – Brighthouse Village (City Centre)”

Applicant’s Comments

Dave Leung, Westbank Corp. and Daniel Hawreluk, Kasian Architecture and Interior Design, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 3), introduced the project and provided background information on the proposed development, highlighting the following:

- there have been design changes from the previously approved development permit to the current proposal including, among others, improvements in the public realm, architectural expression of the building, landscaping and changes in parking;
- live-work townhouse units are proposed along Cooney Road to provide for an interesting street frontage;
- Transportation Demand Management (TDM) measures are proposed for the project which include, among others, additional bicycle parking and provision of two car-share vehicles;
- the proposal includes 20 adaptable units; and
- penthouse units are located on the tower rooftop.

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Ken Larsson, Connect Landscape Architecture, with the aid of the same visual presentation, briefed the Panel on the main landscape features of the project, noting that (i) the proposed landscaping has been enhanced to complement the new design of the building, (ii) roof gardens are proposed on different levels of the building; (iii) the common outdoor amenity area on Level 4 has been improved to provide more variety of uses, (iv) the indoor amenity pavilion is located adjacent to the common outdoor amenity area to improve the indoor-outdoor relationship, and (v) the proposed planting palette allows for layered planting and provides visual interest.

Staff Comments

Mr. Craig noted that (i) there is a Servicing Agreement associated with the project for frontage works and site services, (ii) the Servicing Agreement includes the construction of the new City lane along the south edge of the building, (iii) the new City lane will be used to provide future access to the neighbouring properties to the south should they redevelop in the future, (iv) the project has been designed to achieve BC Energy Step Code Level 2 with a Low Carbon Energy System, (v) the Low Carbon Energy System has been designed for future connection to the City's District Energy Utility (DEU), (vi) the building has been designed to achieve the City's aircraft noise mitigation requirements and the Canada Mortgage and Housing Corporation (CMHC) interior noise standards, and (vii) the provision of intensive green roofs on various parts of the building is appreciated by staff.

Panel Discussion

In reply to queries from the Panel, the applicant noted that (i) the proposed development will use triple low-e glazing system and air source heat pumps for heating and cooling to achieve energy efficiency, (ii) the development includes 81 residential units each provided with a balcony, (iii) modular green screens are installed on the podium walls at the north and west elevations of the building, (iv) green roofs are provided in the project, (v) the small mechanical unit on the tower rooftop is surrounded by landscaped buffers, and (vi) a dog wash area is provided in the parkade.

In reply to a query from the Panel, Mr. Craig noted that the project's TDM measures include, among others, the provision of electric vehicle charging station for car share parking spaces.

Correspondence

Ting Ling Wong, 1507-8288 Saba Road ([Schedule 4](#))

In reply to the concerns of Ting Ling Wong, Mr. Craig noted that (i) the density of the proposed development was determined through the rezoning application that was approved by Council, and (ii) the development will have to comply with the BC Building Code, in particular to sections relating to fire prevention and protection.

Thompson Lee and Clara Lee, 1501, 1601, and 1602 Saba Road ([Schedule 5](#))

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In reply to Mr. and Ms. Lee's concerns regarding the potential geotechnical impact of the construction of the proposed development at 6333 Cooney Road on their existing building, Mr. Craig noted that geotechnical reports including proposed mitigation measures are required to be submitted by the applicant and approved by the City prior to Building Permit issuance.

Gallery Comments

Gary Cross, 503-8238 Saba Road, expressed concern regarding the past and current condition of the property at 6333 Cooney Road, noting that the subject property has been neglected for a long time. He further noted that currently, the subject property is unsightly and the overgrowth of blackberry bushes is affecting pedestrian circulation and safety along the sidewalk.

Discussion ensued between Mr. Cross and the applicant regarding the timeline for the completion of the project and construction hoarding. Mr. Cross noted that while he does not oppose the project, he wanted to ensure that construction would be well managed and efficient and the subject property kept clean and tidy and not impact pedestrian circulation and safety in the construction area.

In reply to Mr. Cross' construction-related concerns, the applicant noted that the project contractor would address his concerns. The applicant further noted that construction hoarding is also their priority concern as it is part of their marketing strategy.

Mr. Cross also brought to the Panel's attention the concern of a member of the public in the gallery who is a resident of 6340 Buswell Road, noting that the resident is concerned that his view would be obstructed and sunlight exposure limited by the proposed development as he lives on the ground floor of the existing low-rise apartment building to the west of the subject site.

In reply to the concern of the resident of 6340 Buswell Road, Mr. Craig advised that the proposed development meets the City's tower separation guidelines. Also, he clarified that the current application is for a development permit application and not for general compliance as there are significant changes to the design of the project from the one previously approved by Council.

Panel Discussion

The Panel expressed support for the project, noting that the current proposal is an improvement over the previous one.

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Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of a high-rise building containing approximately 81 dwelling units at 6333 Cooney Road on a site zoned “High Rise Apartment (ZHR8) – Brighthouse Village (City Centre)”.

CARRIED

4. DEVELOPMENT PERMIT 23-018670

(REDMS No. 7342153)

APPLICANT: Sandeep Mann

PROPERTY LOCATION: 10408 Dennis Crescent

INTENT OF PERMIT:

To permit the construction of a coach house at 10408 Dennis Crescent on a site zoned “Single Detached with Granny Flat or Coach House – Edgemere (RE1)”.

Applicant’s Comments

Navtej Dhot, Astonish Design and Detailing Ltd., with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 6), provided background information on the proposed coach house, highlighting the following:

- the proposed coach house and two-car garage for the main house will be located on the east side of the property adjacent to the existing rear lane;
- an unenclosed parking space is provided for the coach house;
- a shared garbage and recycling enclosure for the residents of the main house and coach house is proposed;
- the coach house will be provided with a private open space;
- proposed pedestrian access to the coach house is from the rear lane and through the pedestrian walkway from Dennis Crescent along the north side of the subject property;
- two deciduous trees are proposed to be planted on the property; and
- the proposed exterior cladding materials and colours for the coach house are consistent with those of the main house.

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Staff Comments

Mr. Craig noted that (i) the proposed coach house has been designed to achieve BC Energy Step Code Level 3 with the provision of an air source heat pump for heating and cooling, (ii) the proposed heat pump will be designed to meet the City's Noise Bylaw, and (iii) the applicant has agreed to plant two new trees in the subject property as a condition of Development Permit issuance.

Panel Discussion

Discussion ensued regarding the coach house wall facing the main house and as a result of the discussion, the applicant was advised to work with staff to investigate opportunities to install a high window on the ground floor to allow more sunlight exposure to the living space of the coach house.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel expressed support for the project, noting that more coach houses in the City would be desirable to provide more housing choices for the City's residents.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of a coach house at 10408 Dennis Crescent on a site zoned "Single Detached with Granny Flat or Coach House – Edgemere (RE1)".

CARRIED

5. New Business

None.

6. Date of Next Meeting: October 12, 2023

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ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:14 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, September 27, 2023.

Cecilia Achiam
Acting Chair

Rustico Agawin
Committee Clerk

Schedule 1 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
September 27, 2023



Rendering of Iona Island

Iona Island WWTP – ESA DP Panel Review Meeting

CITY OF RICHMOND

Nelson Szeto

Project Manager, Early Works, IWWTP - Metro Vancouver

Sarah Primeau

Landscape Architect and Ecologist, space2place

Matthew Woodruff

Principal / Architect, Local Practice

metrovancouver

September 27, 2023

TREATMENT PLANT UPGRADES

Design Parameters

Flows from:

Vancouver
(combined sewer)

Richmond

Burnaby

Electoral Area A, UBC

Accommodating growth:

946,000 people in 2051
(516 ML/d)



REGULATORY REQUIREMENTS

- Federal *Fisheries Act* Wastewater Systems Effluent Regulations
- Provincial *Environmental Management Act*
 - Metro Vancouver's Integrated Liquid Waste and Resource Management Plan (2011)
 - Lions Gate (North Shore) WWTP by 2020
 - Iona Island WWTP by 2030

Canada 



PROJECT GOALS

Wastewater
Treatment

Resource
Recovery

Community
and Park
Integration

ECOLOGICAL RESTORATION PROJECTS & PARK INTEGRATION

Ecological Priorities

**FOSTER RESILIENCE TO
SEA-LEVEL RISE**



**CONNECT PEOPLE TO
NATURE**



**COLLABORATE WITH
xʷməθkʷəy̓əm (MUSQUEAM)**



**RESTORE ESTUARY HEALTH
AND FISH HABITAT**



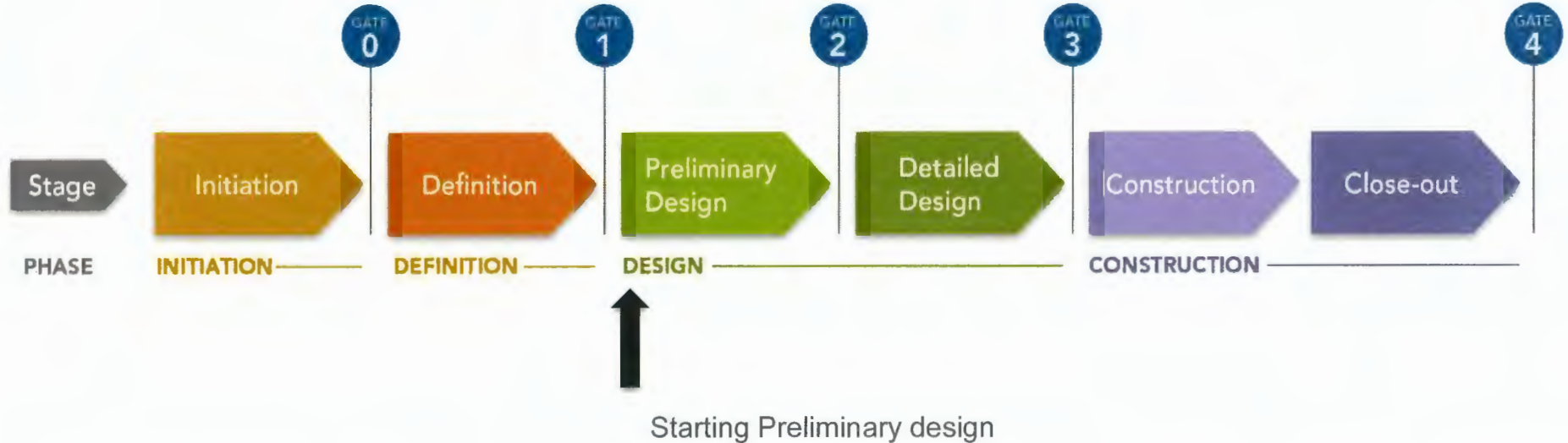
**ENHANCE TERRESTRIAL &
FRESHWATER HABITATS**



**IMPROVE
WATER QUALITY**

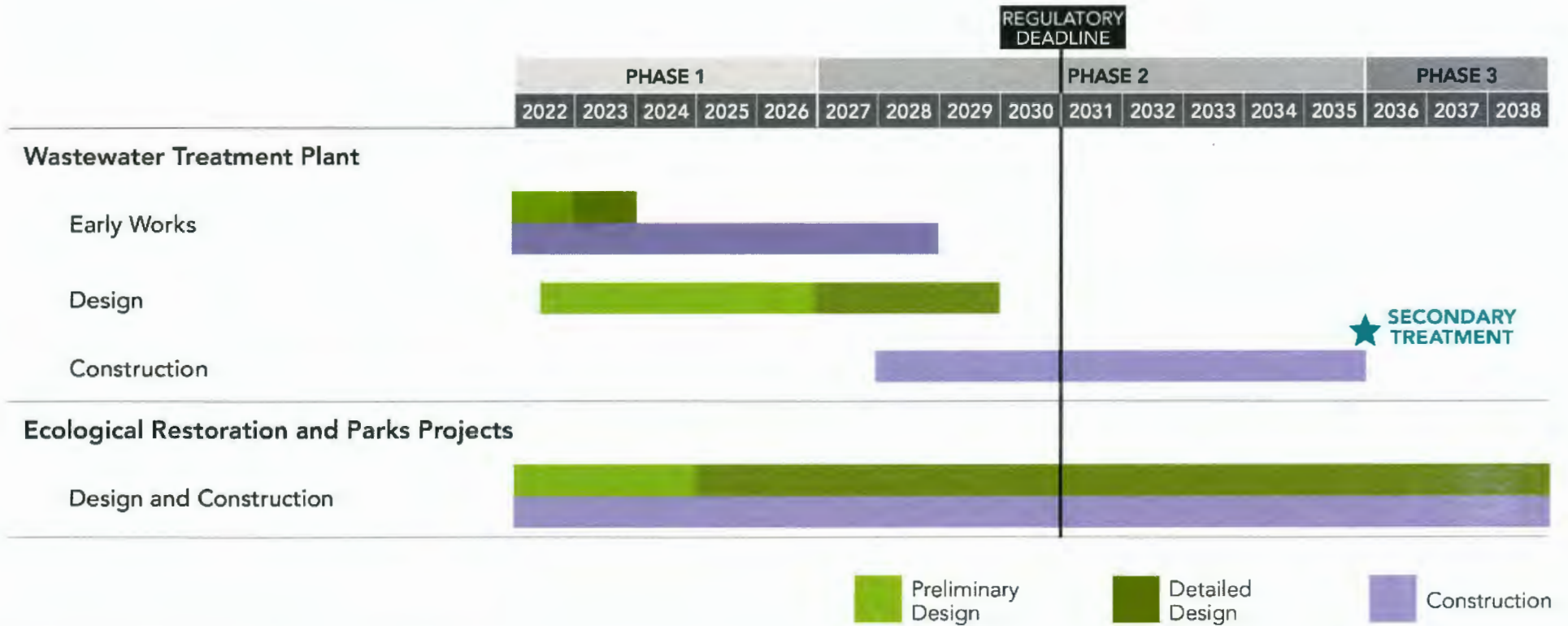


WHERE WE ARE And What's Ahead



Project Definition Report received MV Board endorsement in March 2022

DELIVERY SCHEDULE — OVERVIEW





WHY ESA DP?



COMPENSATION STRATEGY Impacted and Compensation Areas



Area of Disturbance or Compensated Area	Area (ha)
Previous Compensation Commitments	2.12
Impacted ESA Area within DP Footprint	20.96
REQUIRED COMPENSATION	23.08
Proposed Compensation Areas:	
Area #1 North edge	3.22
Area #2 East island	15.47
Area #3 South edge	2.30
Area #4 Cottonwood forest	2.88
Area #5 Areas west of new IIWWTP	2.25
PROPOSED COMPENSATION	26.12
Net difference between required and proposed compensation	+3.04

LANDSCAPE PLAN



**ARCHITECTURE –
“FRONT DOOR” TO IONA ISLAND**



ARCHITECTURE – COMMUNITY INTEGRATION & STEWARDSHIP



ISLAND-SCALE SUSTAINABILITY

Nature-Based Flood Mitigation

Strategies may include living breakwaters, restored tidal habitats, and sediment augmentation, pending further study.

Construction Waste

Maximizing synergies during construction of different phases of the Project to reduce material requirements and transport onsite and offsite (including concrete and precast material).

GHG Emissions and Energy

Onsite renewable energy generation for park infrastructure; energy-efficient and solar powered (wherever possible) park equipment.

Educational Hub

Interpretive education nodes speak to ecological restoration projects, site ecology, and waste and resource management to increase public awareness and understanding.

Stormwater Management

Following decommissioning, one sludge lagoon intended for stormwater management during construction; after construction is complete, sludge lagoons converted to new tidal habitat.

IRR - Reclaimed Water

Reclaimed water from the plant used for ecosystem restoration and landscape irrigation during vegetation establishment if needed.

Landscape

Low-maintenance and low-irrigation landscape using native species.

Materials

Maximize use of renewable and low-carbon materials (such as wood) for construction of park structures (bird blinds, picnic shelters).

IRR - Reclaimed Water and District Energy

Possibility to provide reclaimed water and heat to northern side of Fraser River.

Sustainable Transportation

Enhance and extend cycling and pedestrian trails, and provide bike parking and electric vehicles charging stations.

IRR - Reclaimed Water and District Energy

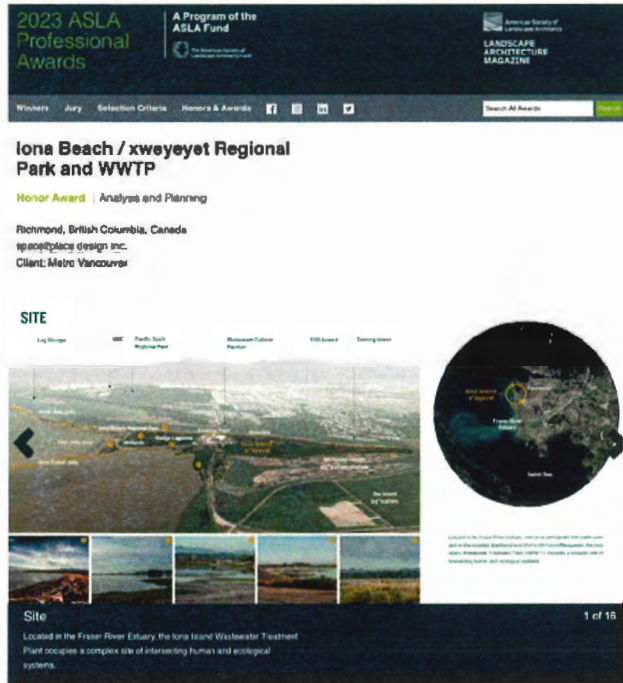
Plan for district energy and reclaimed water pipelines at McDonald Slough crossing.

Musqueam Engagement

Planned involvement of Musqueam in detailed design to create places for knowledge transfer and native plant restoration.



RECENT PROJECT RECOGNITION: ASLA AND CSLA AWARDS




American Society of Landscape Architects
Honour Award



Canadian Society of Landscape Architects
National Award

metrovancouver




Thank you

Iona Island Wastewater Treatment Plant

QUESTIONS?

metrovancouver
Together we make our region strong



EXTRA SLIDES

Iona Island Wastewater Treatment Plant

QUESTIONS?

metrovancouver
Together we make our region strong

Existing Administration and Power Building



EXISTING POWER / CO GEN BUILDING



EXISTING ADMINISTRATION BUILDING



MONITORING AND MAINTENANCE

Construction Monitoring

- **Construction Environmental Management Plan** will guide the environmental monitoring program during construction of the new IWWTP
- Will be finalized by end of 2023 and provided following completion

Compensation and Restoration Monitoring

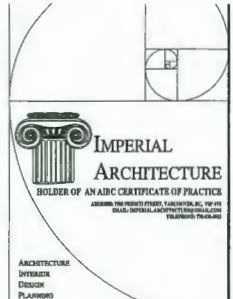
- **Compensation and Restoration Monitoring Plans** will support long-term restoration, maintenance and monitoring of compensation areas
- Will also be guided by a technical advisory group convened by Metro Vancouver
- Will be provided when construction drawings for relevant Ecological Restoration project areas reach the 90% level

COMPENSATION STRATEGY

Impacted and Compensation Areas



Area of Disturbance or Compensated Area	Approx. Area (ha)
DP Area Overlapping IWWTP Project Footprint	
Shoreline ESA	1.37
Wetland ESA	19.59
Total Footprint	20.96
Previous Compensation	
Compensation for DP 14-676361	0.33
Compensation for DP 18-820582	1.37
Compensation for DP 19-850320	0.30
Landscape work associated with DP 18-820582	0.12
Total of previous compensation commitments	2.12
Total Area to be Compensated	23.08
Proposed Compensation Areas	
Area #1 North edge	3.22
Area #2 East island	15.47
Area #3 South edge	2.30
Area #4 Cottonwood forest	2.88
Area #5 Areas west of new IWWTP	2.25
Total Compensated Area	26.12
<i>Difference (between total footprint and total required compensation)</i>	+3.04



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REVISION	DATE	BY	REASON
ISSUED FOR PERMITS	23-09-05	JL	23-09-05
ISSUED FOR PERMITS	23-09-05	JL	23-09-05
ISSUED FOR PERMITS	23-09-05	JL	23-09-05

4 UNIT DUPLEX DEVELOPMENT (RZ 19-878165 / DP 22-011557) AT 6531 FRANCIS ROAD, RICHMOND, BC

ISSUED FOR DP RESUBMISSION 2023-09-05

DRAWING LIST

ARCHITECTURAL:

- | | |
|---|---|
| A0.0 COVER SHEET | A2.1 BLDG A & B LEVEL 1 CONTEXT FLOOR PLANS |
| A0.1 SITE AERIAL PHOTO | A2.2 BLDG A & B LEVEL 2 CONTEXT FLOOR PLANS |
| A0.2 SITE CONTEXT PLAN / STREET ELEVATION | A2.3 BLDG A LEVEL 1 & 2 FLOOR PLANS |
| A0.3 PROJECT DATA & STATISTICS | A2.3A BLDG A LEVEL 1 & 2 AREA OVERLAY |
| A0.4 PROJECT DATA & STATISTICS | A2.4 BLDG B LEVEL 1 & 2 FLOOR PLANS |
| A0.5 COLOR RENDERINGS | A2.4A BLDG B LEVEL 1 & 2 AREA OVERLAY |
| A0.6 COLOR RENDERINGS | A2.5 BLDG A & B ROOF PLANS |
| A0.7 COLOR SAMPLE BOARD | |
| A0.8 COLOR RENDERINGS | A3.1 BUILDING A ELEVATIONS |
| A0.9 COLOR SAMPLE BOARD | A3.2 BUILDING B ELEVATIONS |
| | A4.1 BUILDING SECTIONS |
| A1.0 SITE SURVEY | A5.1 CONVERTIBLE UNIT FLOOR PLANS |
| A1.1 SITE PLAN | |
| A1.2 PARKING PLAN | |
| A1.3 SITE COVERAGE OVERLAY | |
| A1.4 PRIVATE OUTDOOR SPACE OVERLAY | |
| A1.5 SUBDIVISION PLAN | |
| A1.6 FIRE FIGHTING PLAN | |

CONTACT LIST

CLIENT/APPLICANT KING CONSTRUCTION CONTACT: JACQY HIE PHONE: 778-957-0988 EMAIL: KINGCROSSCONSTRUCTION@GMAIL.COM	ARCHITECT IMPERIAL ARCHITECTURE CONTACT: JIMMY ZEM, ARCHITECT AIBC TEL: 778-259-8552 EMAIL: IMPERIALARCHITECTURE@GMAIL.COM	CIVIL TERRA NOBIS CONSULTING INC. CONTACT: JIMMY LEE, P.ENG TEL: 804-645-3007 EMAIL: J.LEE@TERRANOBIS.COM	SURVEYOR J.C. TAM & ASSOCIATES PROFESSIONAL LAND SURVEYORS CONTACT: JOHNSON TAM, B.C.L.S. TEL: 804-214-8828 E-MAIL: OFFICE@JCTAM.COM
	LANDSCAPE HOMING LANDSCAPE ARCHITECTURE CONTACT: EASON (EPPIN U), BICSLA TEL: 778-323-3536 EMAIL: HOMINGLANDSCAPE@GMAIL.COM	ARBORIST THE TREE POLICE CONTACT: SLAS (MAY 19) LING, ISA CERTIFIED ARBORIST TEL: 804-633-2476 EMAIL: SLAS@MONEYTREESERVICES.COM	

Client/Project
4-UNIT DUPLEX DEVELOPMENT
6531 FRANCIS ROAD, RICHMOND, BC
RZ 19-878165 / DP 22-011557

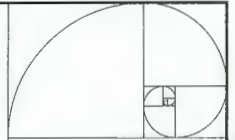
Title
COVER PAGE

Project No. #8304 Scale N.T.S.
Drawing No. Sheet Rankin

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1 SITE ARIEL PHOTO
A0.1 SCALE: N.T.S.



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ISSUED FOR PERMITS	JAN	2024	23:08:05
ISSUED FOR PERMITS	JAN	2024	23:08:05
ISSUED FOR PERMITS	JAN	2024	23:08:05

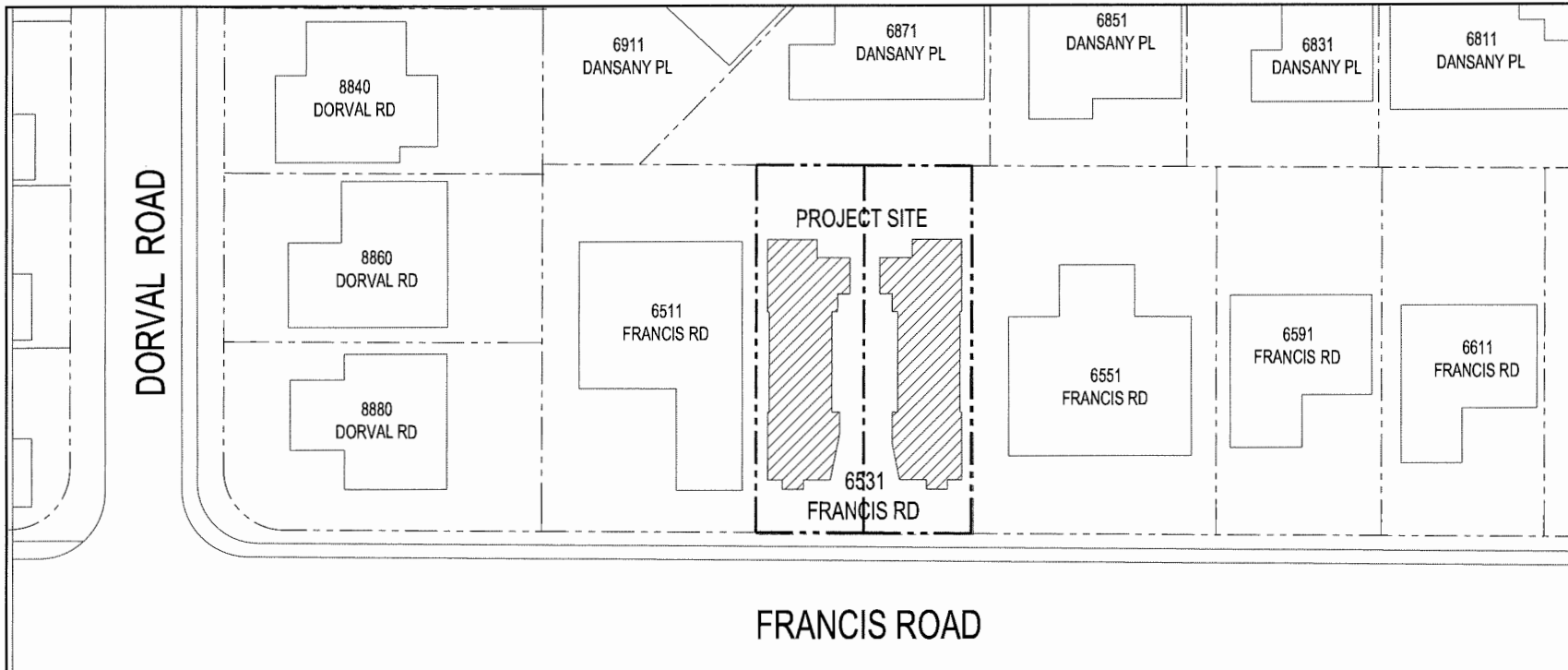
Notes: By: [Signature] Date: 12/18/2023

Client/Project
 4-UNIT DUPLEX DEVELOPMENT
 6531 FRANCIS ROAD, RICHMOND, BC
 RZ 19-078165 / DP 22-011557

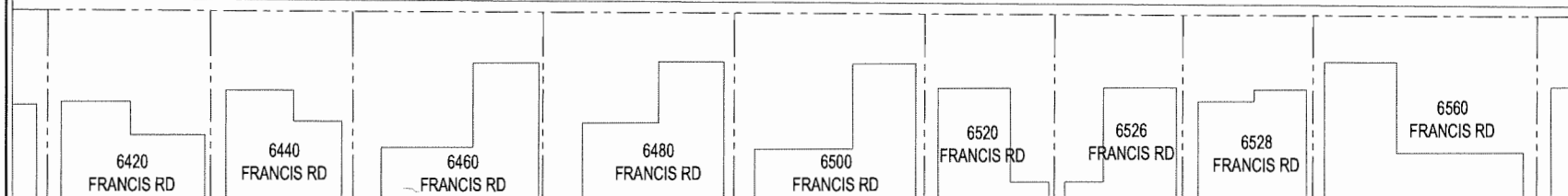
Title
 SITE ARIEL PHOTO

Project No. #8304 Scale 1"=20'-0"
 Drawing No. Sheet Revision

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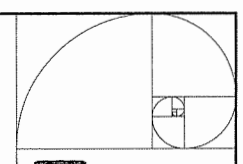


FRANCIS ROAD



1 SITE CONTEXT PLAN
A0.2 SCALE: 1"=20'-0"

2 STREETScape ELEVATIONS
A0.2 SCALE: 1"=20'-0"



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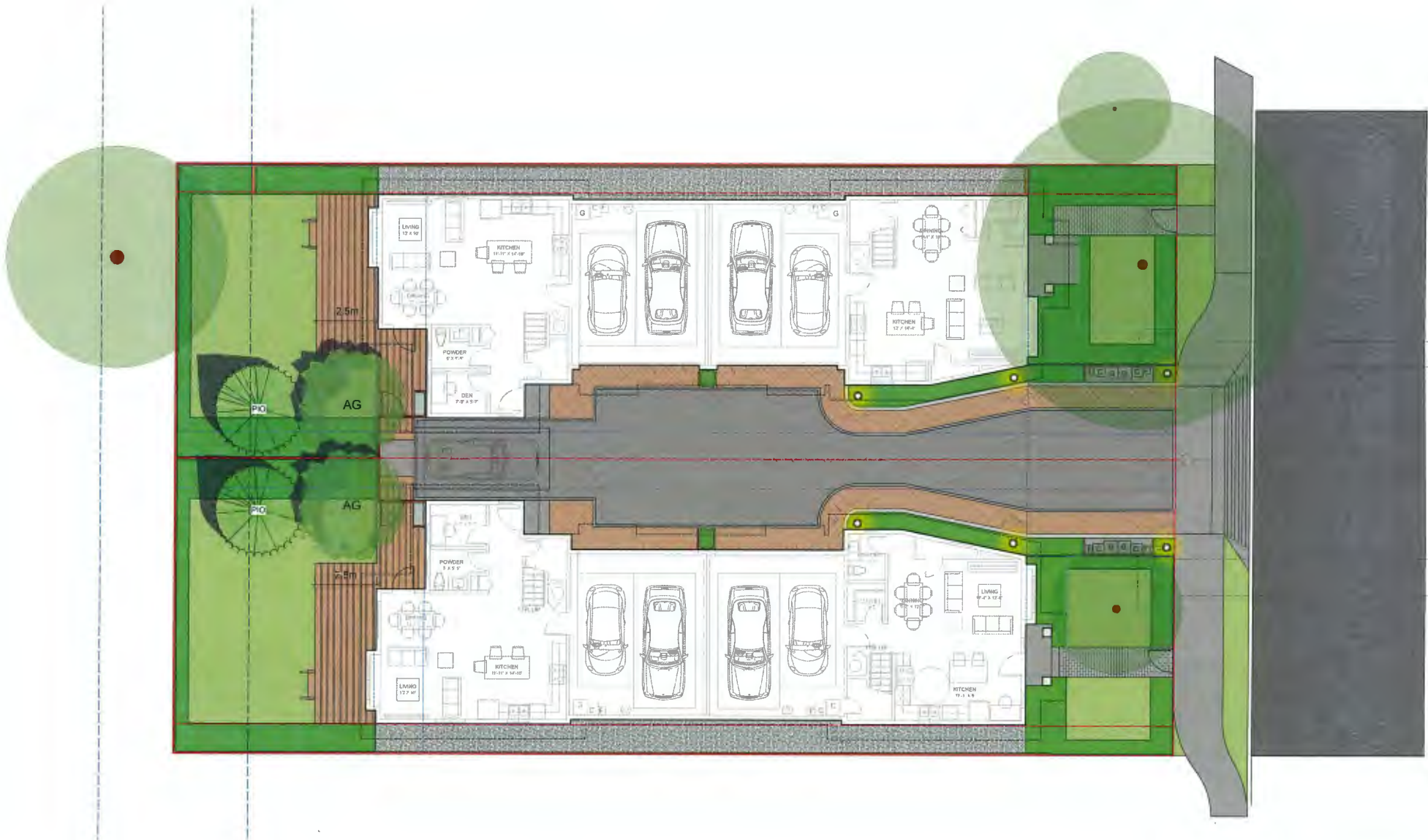
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ISSUED FOR PERMITS	J.P.	J.P.	15.08.22
ISSUED FOR PERMITS	J.P.	J.P.	23.07.24

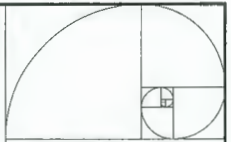
Client/Project
4-UNIT DUPLEX DEVELOPMENT
6531 FRANCIS ROAD, RICHMOND, BC
RZ 19-878105 / DP 22-011557

Title
SITE CONTEXT PLAN /
STREETScape ELEVATIONS

Project No. Scale
#8304 1"=20'-0"

Drawing No. Sheet Rankin
A 0.2





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DATE OF PREPARATION	2.8	AM	11:00 AM '07
DATE OF REVISION	2.8	AM	11:00 AM '07
DATE OF REVISION	2.8	AM	11:00 AM '07
DATE OF REVISION	2.8	AM	11:00 AM '07
Drawn	By	April	11:00 AM '07

Client/Project

4-UNIT DUPLEX DEVELOPMENT
 6531 FRANCIS ROAD, RICHMOND, BC
 RZ 16-878165 / DP 22-011557

Title

COLOR RENDERINGS

Project No.

#8304

Scale

N.T.S.

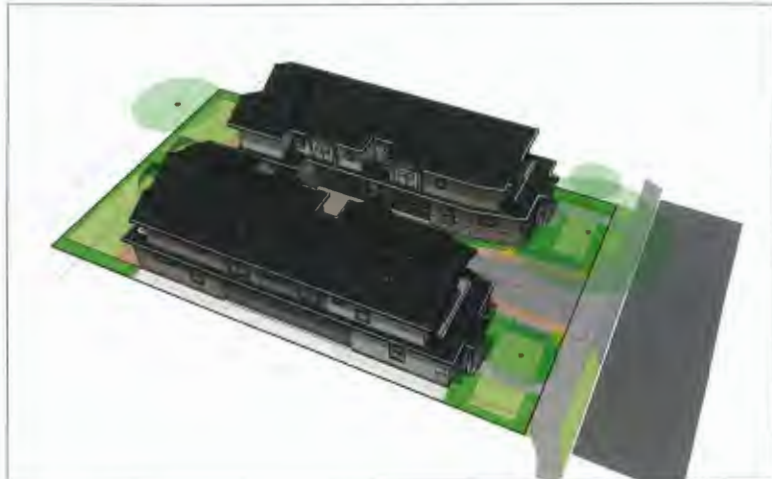
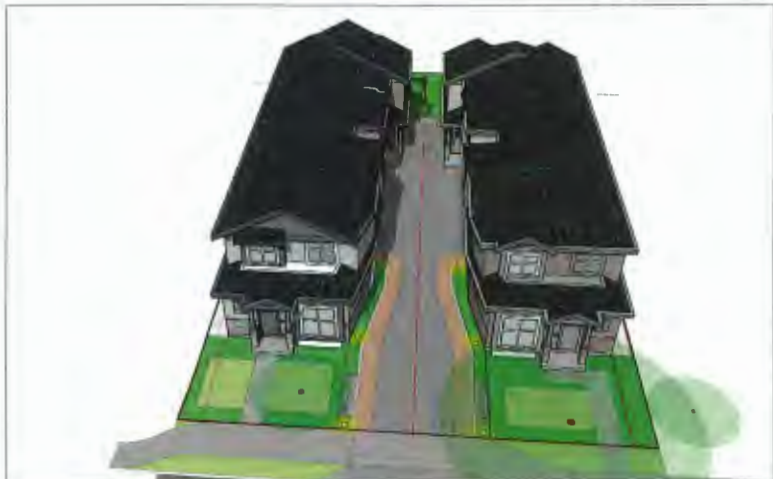
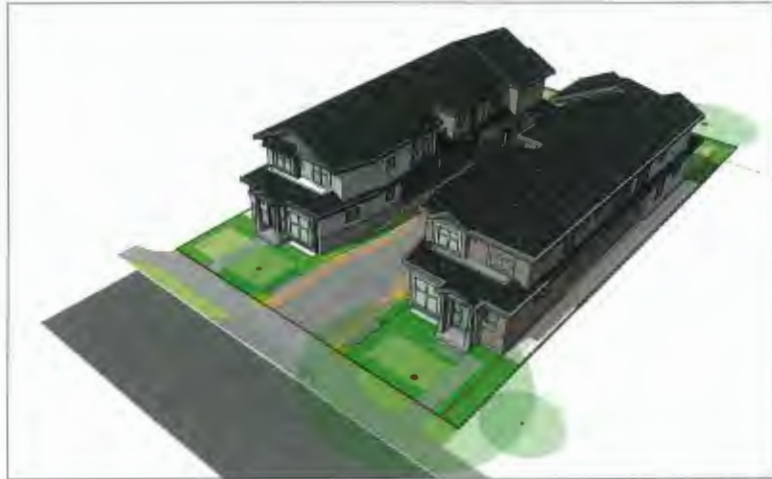
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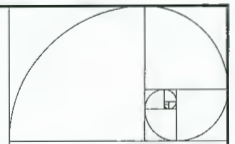
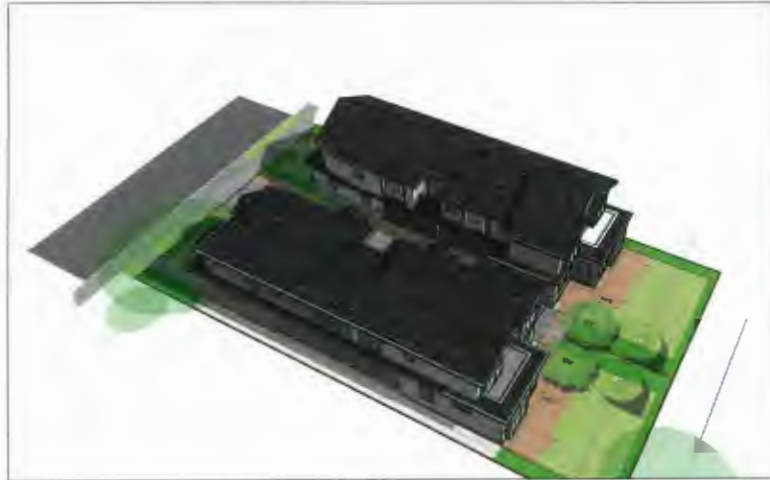
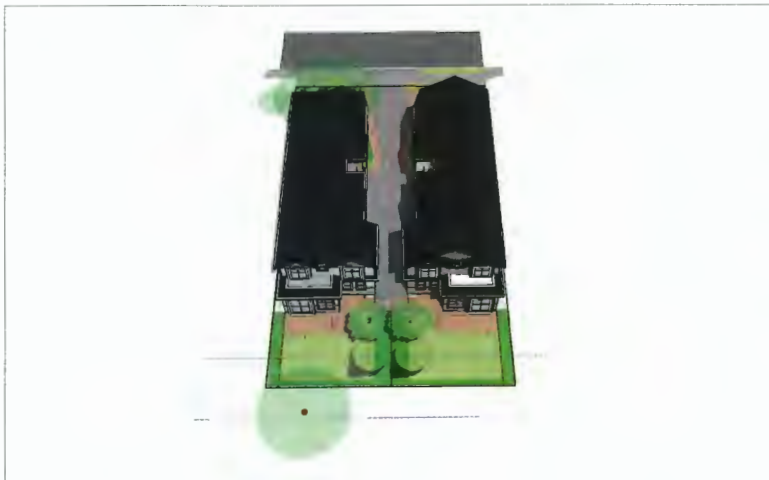
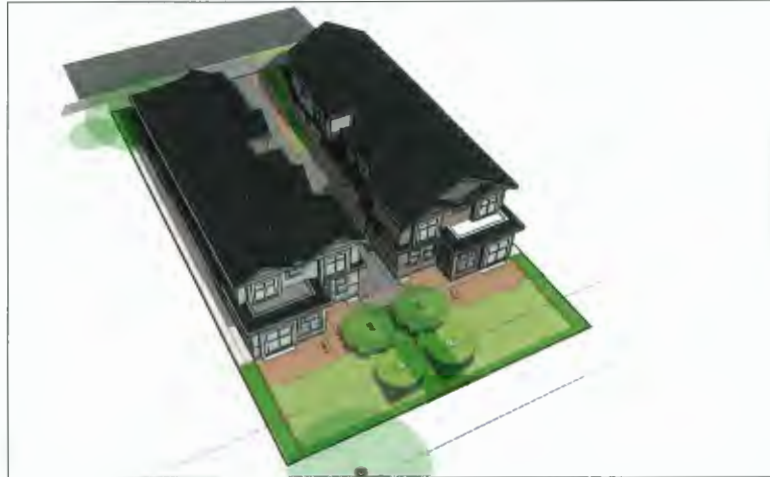
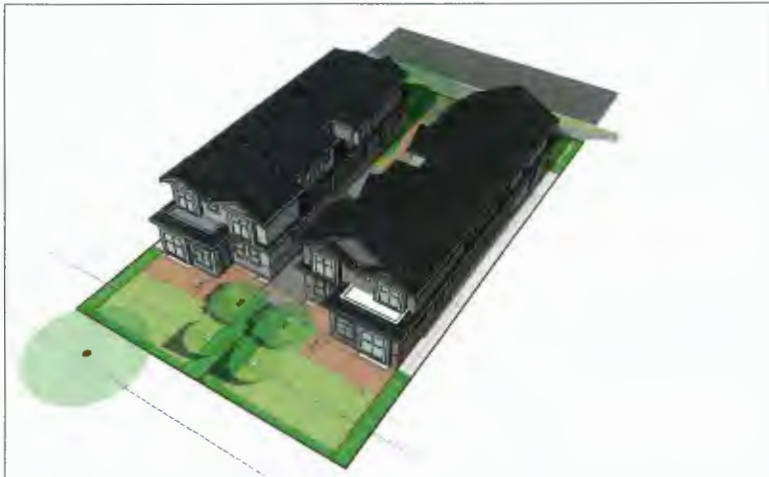
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d

Revision





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REVISION FOR APPROVAL	A.S.	A.S.	21/04/22
REVISION FOR APPROVAL	A.S.	A.S.	21/04/22
ISSUED	BY	DATE	19/04/22

Client/Project

4-UNIT DUPLEX DEVELOPMENT
 6531 FRANCIS ROAD, RICHMOND, BC
 R2 19-076166 / DP 22-011987

Title

COLOR RENDERINGS

Project No.

#8304

Scale

N.T.S.

Drawing No.

A.0.8

Sheet

d

Revision

DORVAL ROAD

8840 DORVAL RD

8860 DORVAL RD

8880 DORVAL RD

6911 DANSANY PL

6871 DANSANY PL

6511 FRANCIS RD

PROJECT SITE

UNIT A2

UNIT B2

UNIT A1 (CONVERTIBLE)

UNIT B1

6551 FRANCIS RD

6531 FRANCIS RD

FRANCIS ROAD

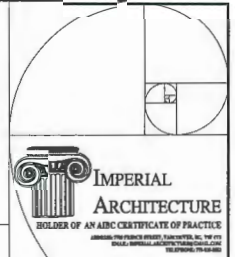
6500 FRANCIS RD

6520 FRANCIS RD

6526 FRANCIS RD

6528 FRANCIS RD

6480 FRANCIS RD



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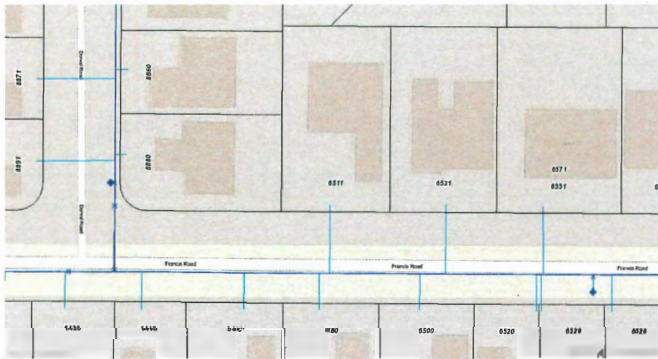
DESIGNED FOR PERMITS	J.A.	J.P.	23/04/20
DRAWN FOR PERMITS	J.P.	J.A.	23/04/20
REVISION FOR PERMITS	J.P.	J.A.	23/07/20
ISSUED	By	Mark	13/08/20

EXISTING FIRE HYDRANT AT SOUTHWEST CORNER OF 8880 DORVAL RD

TD1: FROM FIRE TRUCK ENTRY: 98.75' = 30.10 M < 45 M ALLOWED

TD2: FROM EX FIRE HYDRANT TO FIRE TRUCK: 142.75' = 43.51 M < 45 M ALLOWED

EXISTING FIRE HYDRANT OUTSIDE OF 6526 FRANCIS



1 FIRE HYDRANT LOCATION PLAN
SCALE: N.T.S.

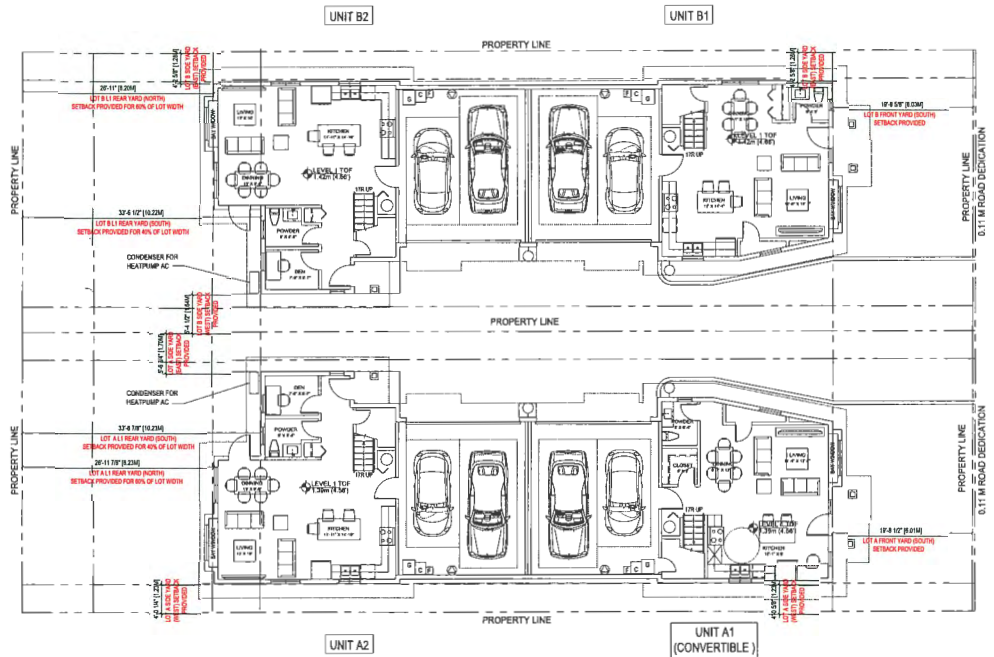
2 FIRE FIGHTING PLAN
SCALE: 1/16"=1'-0"

Client/Project
4-UNIT DUPLEX DEVELOPMENT
6531 FRANCIS ROAD, RICHMOND, BC
RZ 19-8/8185 / DP 22-011687

Title
FIRE FIGHTING PLAN

Project No. #8304
Scale AS NOTED
Drawing No. Sheet

A 1.6



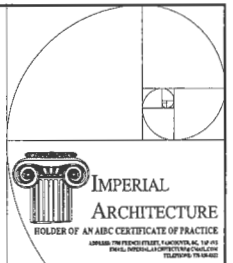
1 BLDG A & B LEVEL 1 CONTEXT FLOOR PLANS
 A20 SCALE: 1/8"=1'-0"

LEVELS COVERED BY THESE PLANS ARE SHOWN BY SHIP TO SHIP AC. AND CURRENT OF THE BLDG.
 WALL MOUNTED EXTERIOR LIGHTING FEATURE

ROAD DEDICATION

Floor Area Calculation - Lot A	Building A					
	Unit A1		Unit A2		Total	
Address	4 Bedroom		4 Bedroom		2 Units	
Feature (BD / DEN)	4 Bedroom		4 Bedroom		2 Units	
Feature (Bath)	4 Bath		4 Bath		2 Units	
Convertible Unit	✓					
	SF	SM	SF	SM	SF	SM
Level 1 Gross Area	1946.05	97.18	1096.39	101.85	2142.44	199.04
Level 2 Gross Area	976.06	90.68	903.74	83.96	1879.80	174.64
Total Gross Area	2922.11	187.86	2000.13	185.82	4022.24	373.68
Garage Area exemption	403.64	37.50	403.64	37.50	807.28	75.00
Covered Porch Area exemption	26.18	2.43	15.63	1.45	41.81	3.88
Top Stair Area exemption	10.00	0.93	10.00	0.93	20.00	1.86
Total Exempted Area	439.82	40.86	429.27	39.88	869.09	80.74
Net Floor Area per unit Provided	1582.29 SF		1570.86 SF		3153.15 SF	
Min. Floor Area Per Unit Required	147.00 SM		145.94 SM		292.94 SM	
Max. Floor Area Per Unit Allowed	183.90 SM		183.90 SM			
Complied with Min. and Max. Floor Area per Unit Allowed	Yes		Yes			

Floor Area Calculation - Lot B	Building B					
	Unit B1		Unit B2		Total	
Address	4 Bedroom		4 Bedroom		2 Units	
Feature (BD / DEN)	4 Bedroom		4 Bedroom		2 Units	
Feature (Bath)	4 Bath		4 Bath		2 Units	
Convertible Unit	✓					
	SF	SM	SF	SM	SF	SM
Level 1 Gross Area	1018.88	96.52	1026.39	101.86	2145.27	198.37
Level 2 Gross Area	970.30	90.15	905.52	84.13	1875.82	174.28
Total Gross Area	2009.24	186.66	2001.91	185.98	4011.15	372.65
Garage Area exemption	403.64	37.50	403.64	37.50	807.28	75.00
Covered Porch Area exemption	26.18	2.43	15.63	1.45	41.81	3.88
Stair Area exemption	10.00	0.93	10.00	0.93	20.00	1.86
Total Exempted Area	439.82	40.86	429.27	39.88	869.09	80.74
Net Floor Area per unit Provided	1569.42 SF		1572.64 SF		3142.06 SF	
Min. Floor Area Per Unit Required	145.80 SM		146.10 SM		291.90 SM	
Max. Floor Area Per Unit Allowed	183.90 SM		183.90 SM			



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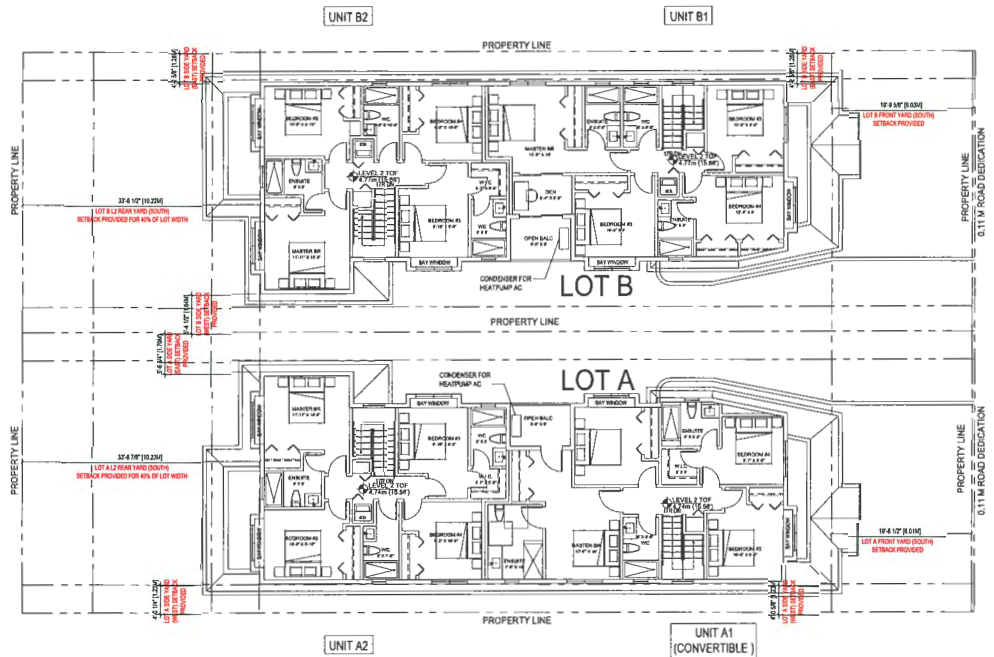
REVISION OR REVISIONS	DATE	BY	REASON
REVISION OR REVISIONS	1/22/24	JK	21/09/24
REVISION OR REVISIONS	1/22/24	JK	21/09/24
REVISION OR REVISIONS	1/22/24	JK	21/09/24

Client/Project
 4-UNIT DUPLEX DEVELOPMENT
 6531 FRANCIS ROAD, RICHMOND, BC
 RZ 19-878165 / DP 22-011557

Title
 BUILDING A & B
 LEVEL 1 FLOOR PLANS

Project No. 83304
 Scale 1/8"=1'-0"

Drawing No. A.20
 Sheet Rankin

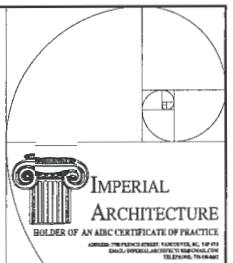


1 BLDG A & B LEVEL 2 CONTEXT FLOOR PLANS
 A2.1 SCALE: 1/8"=1'-0"

Floor Area Calculation - Lot A						
Address:	Building A					
	Unit A1		Unit A2		Total	
Feature (BD / DEN)	4 Bedroom		4 Bedroom		2 Units	
Feature (Bath)	4 Bath		4 Bath			
Convertible Unit						
	SF	SM	SF	SM	SF	SM
Level 1 Gross Area	1046.05	87.18	1096.39	93.86	2142.44	181.04
Level 2 Gross Area	976.06	90.68	903.74	83.96	1879.80	174.64
Total Gross Area	2022.11	187.86	2000.13	185.82	4022.24	375.68
Garage Area exemption	403.64	37.50	403.64	37.50	807.28	75.00
Covered Porch Area exemption	26.18	2.43	15.63	1.45	41.81	3.88
Top Stair Area exemption	10.00	0.93	10.00	0.93	20.00	1.86
Total Exempted Area	439.82	40.86	429.27	39.88	869.09	80.74
Net Floor Area per unit Provided	1582.29 SF		1570.86 SF		3153.15 SF	
Min. Floor Area Per Unit Required	147.00 SM		145.94 SM		292.94 SM	
Max. Floor Area Per Unit Allowed	183.90 SM		183.90 SM			
Complied with Min. and Max. Floor Area per Unit Allowed	Yes		Yes			

Floor Area Calculation - Lot B						
Address:	Building B					
	Unit B1		Unit B2		Total	
Feature (BD / DEN)	4 Bedroom		4 Bedroom		2 Units	
Feature (Bath)	4 Bath		4 Bath			
Convertible Unit						
	SF	SM	SF	SM	SF	SM
Level 1 Gross Area	1038.80	96.52	1095.38	101.86	2134.27	198.37
Level 2 Gross Area	970.36	90.15	905.52	84.13	1875.88	174.28
Total Gross Area	2009.24	186.66	2001.91	185.98	4011.15	372.65
Garage Area exemption	403.64	37.50	403.64	37.50	807.28	75.00
Covered Porch Area exemption	26.18	2.43	15.63	1.45	41.81	3.88
Stair Area exemption	10.00	0.93	10.00	0.93	20.00	1.86
Total Exempted Area	439.82	40.86	429.27	39.88	869.09	80.74
Net Floor Area per unit Provided	1569.42 SF		1572.64 SF		3142.06 SF	
Min. Floor Area Per Unit Required	145.80 SM		146.10 SM		291.91 SM	
Max. Floor Area Per Unit Allowed	183.90 SM		183.90 SM			

ROAD DEDICATION



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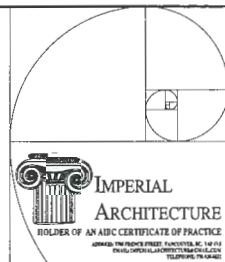
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ENGINEER FOR P&I	J.E.	1/2"	11.06.13
DESIGNER FOR P&I	J.E.	1/2"	11.06.13

Client/Project
 4-UNIT DUPLEX DEVELOPMENT
 6531 FRANCIS ROAD, RICHMOND, BC
 RZ 19-8/8165 / DP 22-011557

Title
 BUILDING A & B
 LEVEL 2 FLOOR PLANS

Project No. Scale
 #8304 1/8"=1'-0"

Drawing No. Sheet Rankin
 A.2.1



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DATE FOR HOISTWAY	J.E.	J.L.	22/08/23
DATE FOR HOISTWAY	J.E.	J.L.	22/08/23
ISSUED	By	Appr	11/09/23

Client/Project

4-UNIT DUPLEX DEVELOPMENT
6531 FRANCIS ROAD, RICHMOND, BC
R2 19-878185 / DP 22-011557

Title

CONVERTIBLE UNIT PLANS

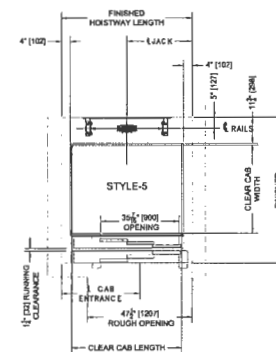
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Drawing No. Sheet Number

A5.1

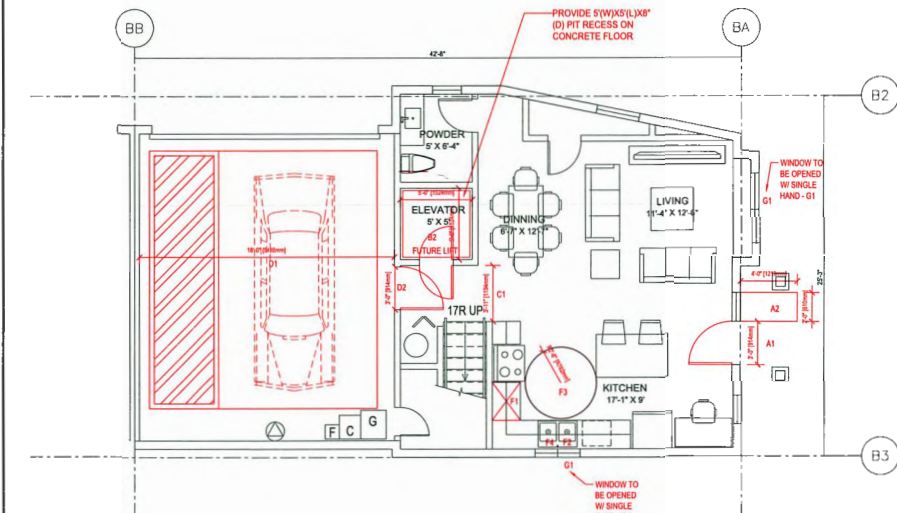
Style 5	clear cab size	hoistway width	hoistway length	jack centerline	entrance centerline
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	40" x 54"	60-1/2"	63-1/2"	31-3/4"	39-3/4"
	42" x 60"	62-1/2"	69-1/2"	34-3/4"	45-3/4"
	48" x 60"	68-1/2"	69-1/2"	34-3/4"	45-3/4"
	minimum*	54-1/2"	59-1/2"		



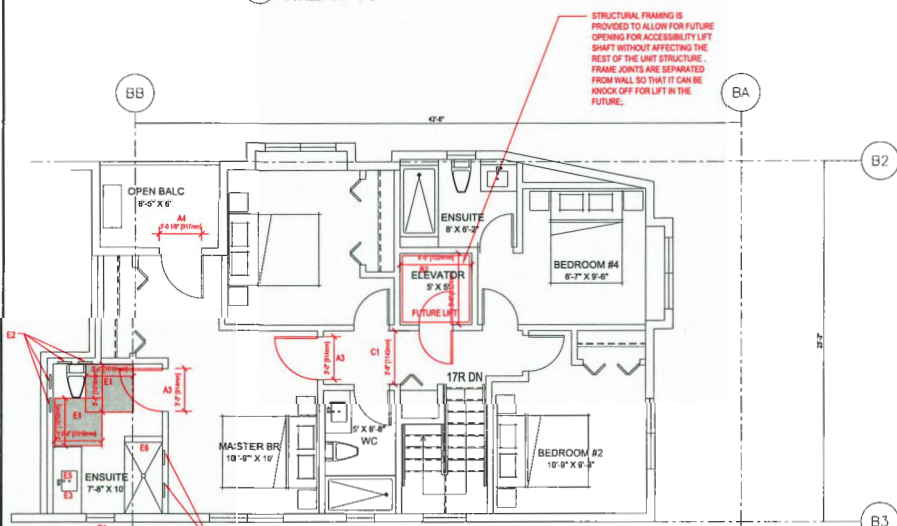
Garaventa Lift
7800 663 556 (toll free North America)
www.garaventalift.com



1 CONVERTIBLE UNIT L1 PLAN
A5.1 SCALE: 1/4"=1'-0"



2 CONVERTIBLE UNIT L2 PLAN
A5.1 SCALE: 1/4"=1'-0"

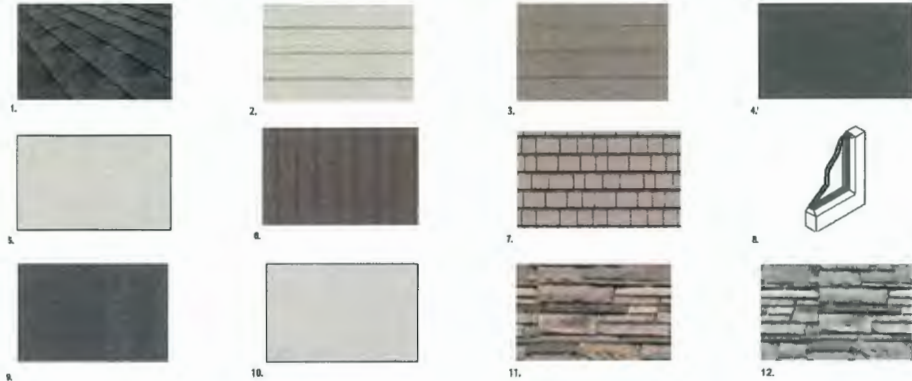


CONVERTIBLE UNIT GUIDELINES (NOTE: SAFERHOME CRITERIA PROPOSED FOR INCLUSION ARE SHOWN IN BOLD ITALICS)

Category	Code	Description
A	A1	ENTRY DOORS ARE A MINIMUM 603 MM BUT IDEALLY 914 MM AND HAVE CLEAR ACCESS.
	A2	ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE MIN. 1200 MM DEPTH BY DOOR WIDTH PLUS 600 MM ON LATCH SIDE (NOT NEEDED IF ROUGH IN WRING PROVIDED FOR FUTURE AUTOMATIC DOOR OPENER).
	A3	INTERIOR DOORS TO MAIN LIVING AREAS, 1 BATHROOM AND 1 BEDROOM. MIN. 800 MM CLEAR OPENING WITH FLUSH THRESHOLDS MAX. 13 MM HEIGHT. DEMONSTRATE WHEELCHAIR ACCESS BETWEEN THE HALLWAY AND ROOMS AND WIDEN HALLWAY AND / OR DOORWAY(S) IF NECESSARY TO SECURE ACCESS.
	A4	PATIO / BALCONY MIN. 800 MM CLEAR OPENING. SMALL REMOVABLE WOOD RAMP WILL BE USED TO ADAPT 2" HEIGHT DIFFERENCE BETWEEN FINISHED SURFACES WHEN THE UNIT IS CONVERTED TO ACCESSIBLE UNIT (I.E. WHEN THE ELEVATOR IS INSTALLED).
	A5	ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH BC BUILDING CODE.
	A6	LEVER-TYPE HANDLES FOR ALL DOORS.
B	B1	VERTICAL LIFT, DEPRESSED SLAB AREA, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECS. FRAMING TO ACCOMMODATE SHAFT CONSTRUCTION WITHOUT IMPACT TO SURROUNDING STRUCTURE.
	B2	AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2" X 12" SOLID LUMBER AT 914 MM TO CENTRE.
	B3	MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4 M GARAGE WIDTH.
C	C1	MIN. 900 MM WIDTH.
	C2	ACCESS FROM GARAGE TO LIVING AREA MIN. 800 MM CLEAR OPENING.
D	D1	TOILET CLEAR FLOOR SPACE MIN. 1022 MM AT SIDE AND IN FRONT.
	D2	WALL LOCKING FOR FUTURE GRAB BAR INSTALLATION AT TOILET, TUB AND SHOWER. REINFORCED WITH 2" X 12" SOLID LUMBER IN ALL BATHTUB, SHOWER, AND TOILET LOCATIONS.
	D3	LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.
	D4	PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FAUCETS.
	D5	CABINETS UNDERNEATH SINK(S) ARE EASILY REMOVED.
	D6	DEMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESSIBLE (LAYOUT OR FUTURE PLACEMENT)
E	E1	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 (SINK, SINK & MIN. 810 MM WIDE COUNTER). ALL PIPES ARE BROUGHT IN AND HIGHER THAN 304 MM TO 351 MM TO THE CENTRE OF THE PIPE FROM FLOOR LEVEL.
	E2	CABINETS UNDERNEATH SINK ARE EASILY REMOVED.
	E3	1500 MM TURNING DIAMETER OR TURNING PATH DIAGRAM.
	E4	LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.
F	F1	MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN, LIVING ROOM)
	F2	PLACEMENT LOCATIONS OF ELECTRICAL OUTLETS: BESIDE WINDOW, BOTTOM OF STAIRWAYS, BESIDE SWITCHES TOILET, ABOVE EXTERNAL DOORS (OUTSIDE AND INSIDE) ON FRONT FACE OF KITCHEN COUNTER, WITHIN PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIONS.
G	G1	UPGRADE TO FOUR-POLE OUTLETS ILL MASTER BEDROOM, HOME OFFICE, GARAGE AND RECREATION ROOM.
	G2	
H	H1	
	H2	



6531 FRANCIS ROAD, RICHMOND, BC

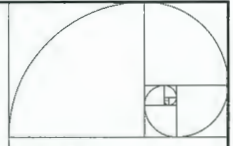


EXTERIOR FINISH MATERIAL SCHEDULE

1. HIGH PROFILE ASPHALT SHINGLES (GREY)
2. COMPOSITE CEMENT-HARDIELAP SIDING (LIGHT GREY)
3. COMPOSITE CEMENT-HARDIELAP SIDING (LIGHT BROWN)
4. WOOD FASCIA BOARD / TRIM AND COMPOSITE CEMENT FLAT PANEL (DARK GREY)
5. WOOD FASCIA BOARD / TRIM AND COMPOSITE CEMENT FLAT PANEL (LIGHT GREY)
6. COMPOSITE CEMENT-HARDIELAP SIDING (LIGHT BROWN)
7. COMPOSITE CEMENT - HARDIE SHAKE (LIGHT GREY)
8. VINYL WINDOW WITH CLEAR DOUBLE GLAZING & WHITE FRAME
9. SOLID WOOD DOORS (DARK GREY)
10. SOLID WOOD DOORS (LIGHT GREY)
11. STONE CLADDING (LIGHT GREY)
12. STONE CLADDING (LIGHT BROWN)



Francis Road Elevation



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ISSUED FOR PERMITS	J.S.	J.S.	22.09.22
ISSUED FOR PERMITS	J.S.	J.S.	22.09.22
ISSUED FOR PERMITS	J.S.	J.S.	22.09.22
ISSUED	By	Mark	11.06.22

Client/Project

4-UNIT DUPLEX DEVELOPMENT
 6531 FRANCIS ROAD, RICHMOND, BC
 RZ 19-87185 / DP 22-011557

Title

COLOR SAMPLE BOARD

Project No.

#8304

Scale

N.T.S.

Drawing No.

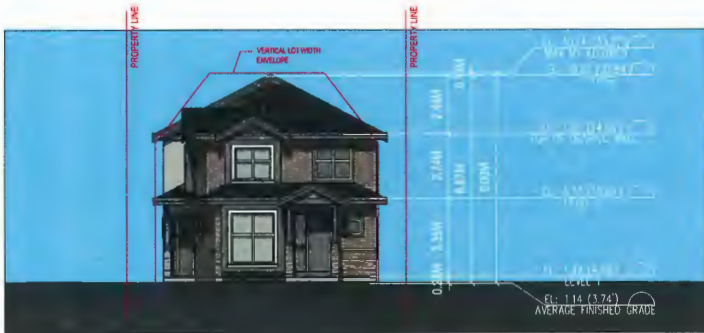
A 0.9

Sheet

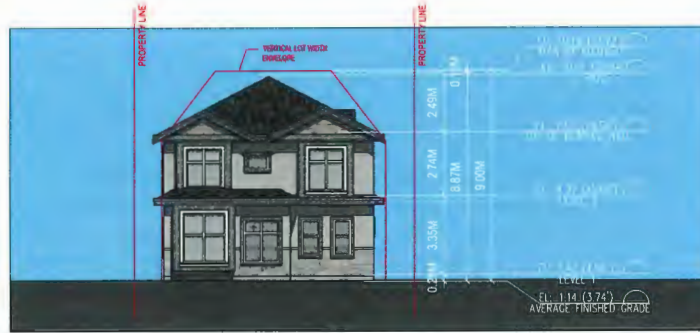
of

Partitions

of



1 BUILDING B SOUTH ELEVATION
A3.2 SCALE: 1/8"=1'-0"



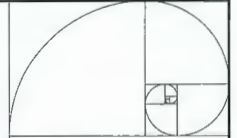
2 BUILDING B NORTH ELEVATION
A3.2 SCALE: 1/8"=1'-0"



3 BUILDING B EAST ELEVATION
A3.2 SCALE: 1/8"=1'-0"



4 BUILDING B WEST ELEVATION
A3.2 SCALE: 1/8"=1'-0"



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1	2022-01-10	AA	ISSUE FOR PERMIT
2	2022-01-10	AA	ISSUE FOR PERMIT
3	2022-01-10	AA	ISSUE FOR PERMIT
4	2022-01-10	AA	ISSUE FOR PERMIT

Client/Project

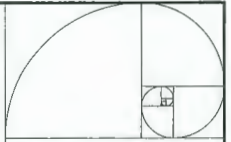
4-UNIT DUPLEX DEVELOPMENT
6531 FRANCIS ROAD, RICHMOND, BC
RZ 19-076165 / DP 22-011657

Title

BUILDING B ELEVATIONS

Project No. #8304 Scale: 1/8"=1'-0"
Drawing No. Sheet Revision

A3.2




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REVISION FOR IMPROVEMENTS	A-2	A-1	11/08/05
REVISION FOR IMPROVEMENTS	A-3	A-1	11/08/05
REVISION FOR IMPROVEMENTS	A-4	A-1	11/08/05
REVISION FOR IMPROVEMENTS	A-5	A-1	11/08/05

Client/Project

4-UNIT DUPLEX DEVELOPMENT
 8531 FRANCIS ROAD, RICHMOND, BC
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Title

COLOR RENDERINGS

Project No.

#8304

Scale

N.T.S.

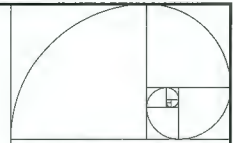
Drawing No.

A 0.5

Sheet

of

Revision



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DESIGNED FOR PERMITS	J.S.	J.S.	21/08/20
DESIGNED FOR PERMITS	J.S.	J.S.	21/08/20
ISSUED		By	April 11/04/20

Client/Project

4-UNIT DUPLEX DEVELOPMENT
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 RZ 19-878185 / DP 22-011557

Title

COLOR RENDERINGS

Product No.

#8304

Scale

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Drawing No.

A 0.6

Sheet

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Revision

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Revisions

NO.	Date	Note
1	2023-07-05	ISSUED FOR DP
2	2023-08-21	ISSUED FOR DP

**4-UNIT DUPLEX
DEVELOPMENT**

PROJECT ADDRESS:
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PROJECT NUMBER: 23-05

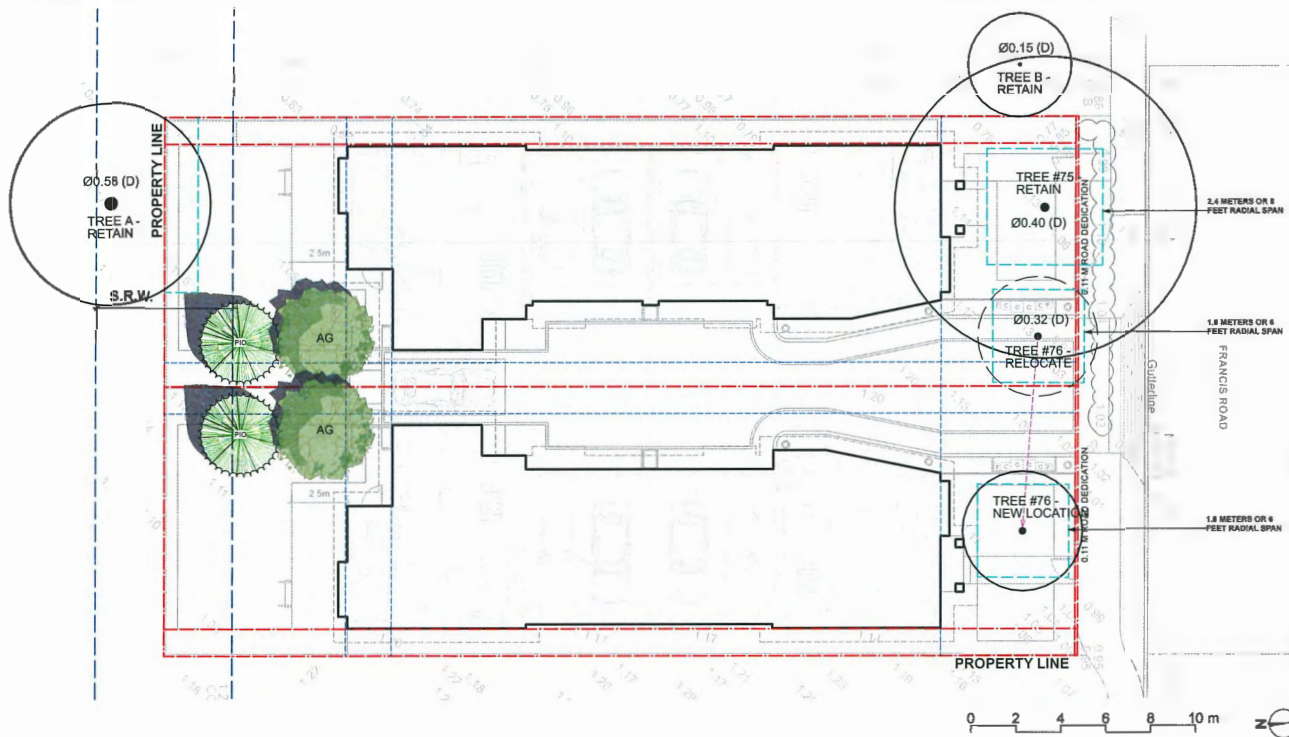
SCALE: 1:100

DRAWN BY: EL

REVIEWED BY: EL

**EXISTING TREES
MANAGEMENT
PLAN**

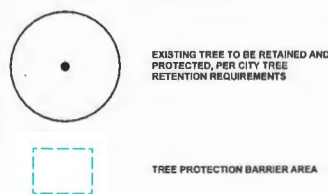
PLAN #3.a
L0.1



EXISTING TREES INFORMATION
PER ARBORIST REPORT

Tree Species	Tree ID #	DBH	Crown Spread	Tree Location	TPB	Tree Vigour - General Observations	Bldg Envelope	Action
Cherry	#75	40 cm DBH	N/A	SE corner of Lot B	ØQD 2.4 m or 8 ft	LOW VIGOUR	NO	RETAIN
Cherry	#76	33 cm DBH	N/A	SW corner of Lot B	RQD 1.8 m or 6 ft	LOW VIGOUR	NO	RELOCATE
Cherry	A	58 cm DBH	N/A	Lot B's north neighbour's SE corner	RQD 3.6 m or 12 ft	NEIGHBOUR'S TREE, IDENTIFIED FOR TPB CONSIDERATIONS ONLY	NO	RETAIN
Japanese Maple	B	15 cm DBH	N/A	Lot B's east neighbour's SW quadrant	NOT RQD 1.2 m or 4 ft	NEIGHBOUR'S TREE, IDENTIFIED FOR TPB CONSIDERATIONS ONLY	NO	RETAIN

TREE MANAGEMENT LEGEND



TREE MANAGEMENT NOTES

- DO NOT REMOVE OR RELOCATE ANY TREE, EXCEPT AS INDICATED ON PLANS.
- DO NOT ALTER EXISTING GRADE OR STORE MATERIALS UNDER THE DRIP LINE OR WITHIN TREE PROTECTION ZONE.
- ALL RETAINED TREES ARE TO BE PRUNED AND PROTECTED BY CITY OF VANCOUVER TREE PROTECTION BY-LAWS, AND TREE PRUNING MUST BE DONE BY CERTIFIED ARBORIST TO MAINTAIN THE HEALTH, APPEARANCE, AND SAFETY OF TREES.
- CONSTRUCTION WORK WITHIN THE DRIP LINES OF TREES SHALL MINIMIZE DISTURBANCE TO TREES AND ROOTS AND SHALL BE DONE BY HAND.
- ALL ROOTS GREATER THAN 2cm IN DIAMETER SHOULD BE HAND PRUNED.
- ADEQUATELY CARE FOR TREES THROUGHOUT CONSTRUCTION, WATER THE RETAINED TREES REGULARLY.

PROPOSED REPLACEMENT TREES

ON-SITE PLANT LIST					
ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
TREES (DECIDUOUS & CONIFEROUS)					
AG	Acet. griseum	Paperbark Maple	2	8cm cal.	
PH	Pinus contorta var. contorta	Shore Pine	2	4m high	



Tree Protection Zone

The Tree Protection Zone (TPZ) encompasses the drip line of the tree as illustrated in Fig. 1a and 1b.

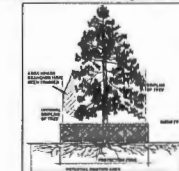
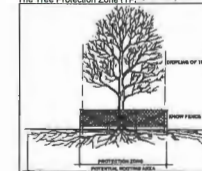


Fig. 1a - Example of a drip line on a tree

Fig. 1b - Example of a drip line on a tree with one side protected

Note: If the tree is on an adjacent property, the drip line must be protected on your side of the property line. If the branches have been cut or pruned, the TPZ must protect the original drip line of the tree (Fig. 1b).



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Revisions

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1	2023-07-05	ISSUED FOR DP
2	2023-08-21	ISSUED FOR DP

**4-UNIT DUPLEX
DEVELOPMENT**

PROJECT ADDRESS:
6531 FRANCIS ROAD
RICHMOND, BC, CANADA

PROJECT NUMBER: 23-05

SCALE: 1:100

DRAWN BY: EL

REVIEWED BY: EL

**LANDSCAPE
LAYOUT AND
GRADING PLAN**

PLAN #3

L1.0



LANDSCAPE LEGENDS		
SYMBOL	MATERIALS	DETAILS
	PEDESTRIAN CONCRETE UNIT PAVERS	2/L.0
	WOOD DECKING	5/L.0
	CIP CONCRETE PAVING	1/L.0
	80MM AQUA PAVER STANDARD PERMEABLE PAVERS FOR DRIVEWAY & PARKING	3/L.0
	80MM AQUA PAVER STANDARD PERMEABLE PAVERS FOR PEDESTRIAN PATH	3/L.0
	LAWN	
	PLANTING BED	
	6" HIGH WOOD FENCE	4/L.1
	4" HIGH METAL FENCE	3/L.1
	WOOD RETAINING WALL	
	GRAVEL	
	EXISTING TREES	

LANDSCAPE NOTES	
1.	DO NOT SCALE DRAWINGS.
2.	LAYOUT DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS.
3.	ALL EXISTING INFORMATION APPROXIMATE ONLY. VERIFY ALL EXISTING GRADES AND DIMENSIONS WITH SITE CONDITIONS. REPORT DISCREPANCIES TO CONSULTANT TEAM PRIOR TO PROCEEDING.
4.	THE CONTRACTOR IS TO PROTECT ALL EXISTING UTILITIES, HARD SURFACES, STRUCTURES, WALLS, AND TREES FOR DURATION OF CONSTRUCTION.
5.	THE LOCATION OF ALL PROPOSED HARDSCAPE AND SITE FURNISHINGS ARE TO BE FLAGGED OUT ONSITE BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6.	ALL OFF-SITE WORKS TO CONFORM TO CITY OF RICHMOND STANDARDS.
7.	LAYOUT OF ALL OFF-SITE WORKS, INCLUDING FURNISHINGS, PATHWAYS, WALLS, PLANTING, ETC., TO BE CONFIRMED WITH CITY OF RICHMOND PRIOR TO INSTALLATION.

GRADING LEGEND	
KEY	DESCRIPTION
+1.30m	PROPOSED SPOT ELEVATIONS
+TW 1.60m	PROPOSED TOP OF WALL ELEVATION
+BW 1.30m	PROPOSED BOTTOM OF WALL ELEVATION
+TS 1.60m	PROPOSED TOP OF STAIR ELEVATION
+BS 1.30m	PROPOSED BOTTOM OF STAIR ELEVATION
	PROPOSED ELEVATIONS PER ARCHITECTURE
2%	SLOPE PERCENTAGE
	EXISTING ELEVATIONS, PER SURVEY

GRADING NOTES	
1.	ALL DIMENSIONS/ELEVATIONS ARE IMPERIAL (FEET), UNLESS OTHERWISE NOTED. DO NOT SCALE DRAWINGS.
2.	ALL GRADING INFORMATION IS PRELIMINARY ONLY.
3.	REFER TO CIVIL DRAWINGS OFF-SITE ROAD GRADING INFORMATION.
4.	REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING ELEVATIONS.
5.	ALL EXISTING SURVEY INFORMATION APPROXIMATE. VERIFY ALL EXISTING GRADES WITH SITE CONDITIONS. REPORT DISCREPANCIES TO CONSULTANT TEAM PRIOR TO PROCEEDING.
6.	THE CONTRACTOR SHALL IDENTIFY AND PROTECT ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ANY CONFLICTS FOUND WITH UTILITIES SHALL BE CLARIFIED WITH THE CONSULTANT TEAM PRIOR TO PROCEEDING.
7.	UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND TO DRAINAGE STRUCTURES. SOFT LANDSCAPE AREAS TO BE A MAXIMUM 3:1 SLOPE.



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Revisions

NO.	Date	Note
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LOT A POROUS SURFACE SUMMARY

SYMBOL	MATERIALS	AREA
	POROUS LANDSCAPING WITH LIVE PLANT MATERIAL: LAWN, GROUND COVER & SHRUB	128.8 m ²
	POROUS HARDSCAPE MATERIAL: PERMEABLE PAVER & GRAVEL	123.2 ft ²
TOTAL POROUS SURFACE AREA: 252 m²		
TOTAL LOT A AREA: 488.88 m²		
TOTAL POROUS SURFACE AREA COVERAGE PERCENTAGE: 51.6%		
TOTAL NON-POROUS SURFACE AREA COVERAGE PERCENTAGE: 48.4%		
TOTAL POROUS LANDSCAPING AREA COVERAGE PERCENTAGE: 26.4%		

LOT B POROUS SURFACE SUMMARY

SYMBOL	MATERIALS	AREA
	POROUS LANDSCAPING WITH LIVE PLANT MATERIAL: LAWN, GROUND COVER & SHRUB	127.1 m ²
	POROUS HARDSCAPE MATERIAL: PERMEABLE PAVER & GRAVEL	125.3 ft ²
TOTAL POROUS SURFACE AREA: 252.4 m²		
TOTAL LOT B AREA: 488.88 m²		
TOTAL POROUS SURFACE AREA COVERAGE PERCENTAGE: 51.6%		
TOTAL NON-POROUS SURFACE AREA COVERAGE PERCENTAGE: 48.4%		
TOTAL POROUS LANDSCAPING AREA COVERAGE PERCENTAGE: 26.0%		

4-UNIT DUPLEX DEVELOPMENT

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RICHMOND, BC, CANADA

PROJECT NUMBER: 23-05
SCALE: 1:100
DRAWN BY: EL
REVIEWED BY: EL

**POROUS AREA
DIAGRAM**

PLAN #3.b
L1.1



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Revisions

NO.	Date	Note
1	2023-07-05	ISSUED FOR DP
2	2023-08-21	ISSUED FOR DP

4-UNIT DUPLEX DEVELOPMENT

PROJECT ADDRESS:
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PROJECT NUMBER: 23-05

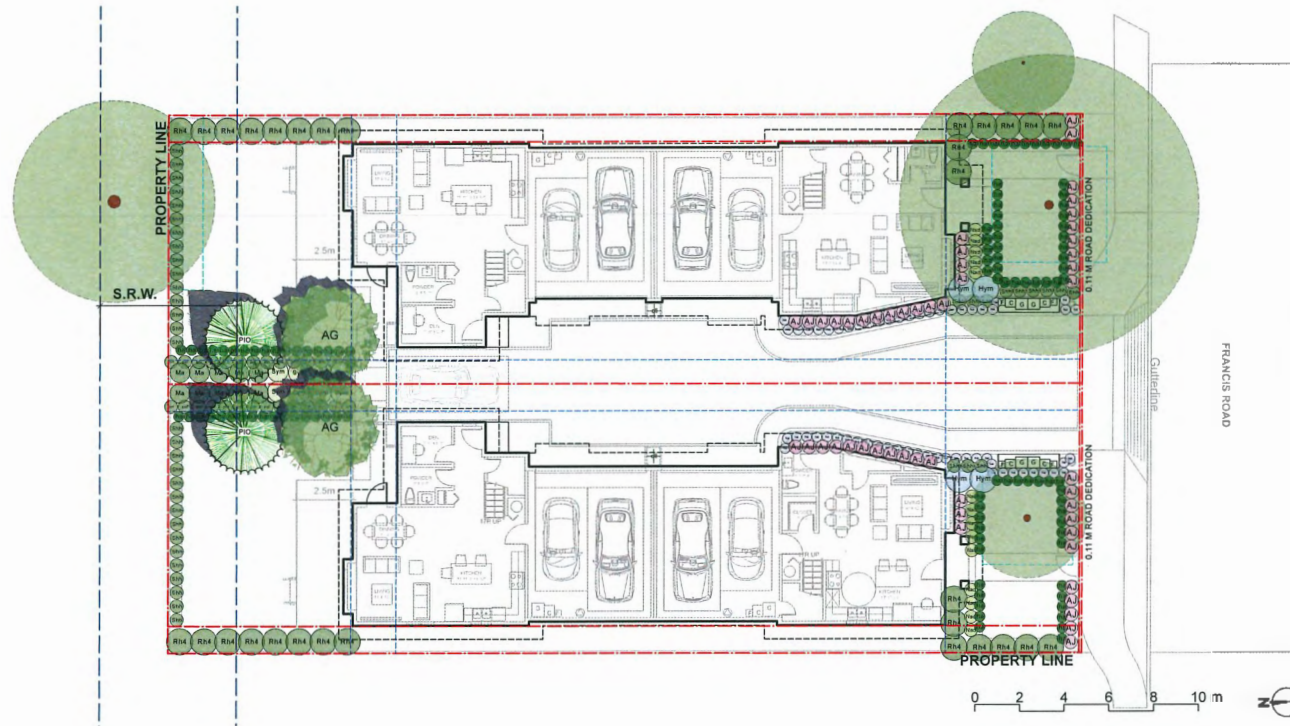
SCALE: 1:100

DRAWN BY: EL

REVIEWED BY: EL

LANDSCAPE PLANTING PLAN

PLAN #3.c
L2.0



ONSITE PLANT LIST					
ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
TREES (DECIDUOUS & CONIFEROUS)					
AG	<i>Acer prinosum</i>	Pasadenk Maple	2	8cm cal.	
PI0	<i>Pinus contorta</i> var. <i>contorta</i>	Shore Pine	2	4m high	
SHRUBS					
AJ	<i>Aralea japonica</i> "Kent's Pride"	Kent's Pride Aralea	51	#2 pot	
Hy	<i>Hydrangea macrophylla</i>	Bigleaf Hydrangea	4	#3 pot	
Ma	<i>Mahonia aquifolium</i>	Oregon Grape Holly	10	#2 pot	
Hd	<i>Handelia romanica</i>	Ironwort Bamboo	14	#2 pot	
Rh	<i>Rhododendron "YAM"</i>	Yam Rhododendron	30	#3 pot	
Sh	<i>Sarcococca hookeriana</i> var. <i>humilis</i>	Sweet Box	42	#2 pot	
Sy	<i>Symphoricarpos alba</i>	Snowberry	8	#2 pot	
PERENNIALS & GROUNDCOVERS					
la	<i>Lavandula angustifolia</i>	English Sage Lavender	59	#2 pot	
sp	<i>Polystichum munifolium</i>	Western sword fern	28	#1 pot	
ORNAMENTAL GRASSES & BAMBOOS					
ja	<i>Hakonechloa macra</i> "Aureola"	Golden Japanese Forest Grass	106	#1 pot	
cl	<i>Clematis ligusticifolia</i>	Western White Clematis	2	#1 pot	

PLANTING NOTES:

- 1) In case of discrepancy between plant numbers on this list and on the plan, the latter shall prevail.
- 2) All planting shall be in accordance with CSLA Landscape Standard, latest edition.
- 3) The Landscape Contractor shall ensure that the on-site planting medium/soil meets the specification & recommendations of the soil analysis taken at the time of Substantial Completion. All recommendations of the soil analysis shall be executed prior to Final Acceptance of the landscape works by the Consultant and the municipal authorities.
- 4) Minimum planting medium depths:
lawn - 8"/150mm
groundcover - 12"/300 mm
shrubs - 18"/450 mm
trees - 24"/600 mm (around & beneath rootball)
- 5) All plant material to be supplied on the job site must be obtained from a nursery participating in the BCLNA Phytophthora ramorum Certification Program.



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2	2023-08-21	ISSUED FOR DP

4-UNIT DUPLEX DEVELOPMENT

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RICHMOND, BC, CANADA

PROJECT NUMBER: 23-05

SCALE: AS SHOWN

DRAWN BY: EL

REVIEWED BY: EL

Hardscape Details

PLAN #3.d
L3.0

AQUAPAVE STANDARD PAVER BY ABBOTSFORD CONCRETE PRODUCTS

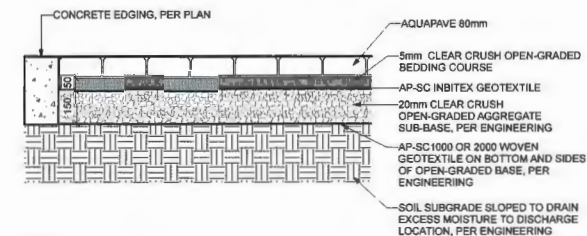
PATTERN: RUNNING BOND
LENGTH: 9-3/8" (231MM)
WIDTH: 4-5/16" (110MM)
THICKNESS: 3-1/8" (80MM)



COLOR: CHARCOAL
DRIVEWAY & VISITOR PARKING

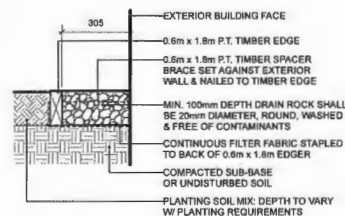


COLOR: DESERT SAND
PEDESTRIAN PATH



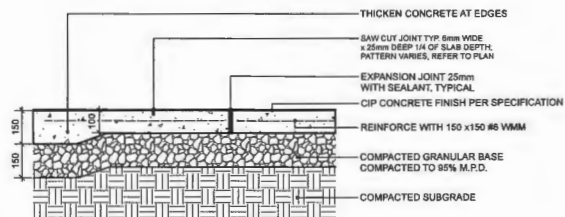
NOTE:
1. REFER TO ENGINEERING DRAWINGS FOR THE BASE MATERIALS INSTALLED UNDERNEATH THE PAVERS.
2. THE CONDITIONS UNDER THE PAVERS SHALL BE APPROVED BY ENGINEERS BEFORE PAVERS INSTALLATION.

3 AQUAPAVE PERMEABLE PAVER Scale: 1:10



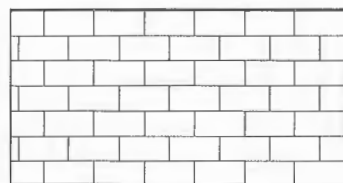
NOTE: ALL LUMBER SIZES ARE SHOWN AS NOMINAL

4 GRAVEL DRAIN STRIP - ON GRADE Scale: 1:10

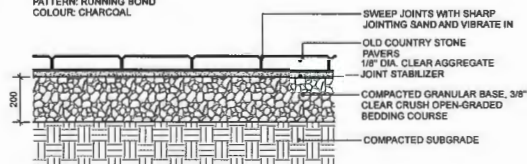


NOTES:
1. EXPANSION JOINTS 8m O.C. MAX. CONTROL JOINTS @ 1.6m O.C. ADJUST TO SUIT SITE LAYOUT PLAN.
2. ALL SCORELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION.

1 CIP CONCRETE ON GRADE (TYPICAL) Scale: 1:10

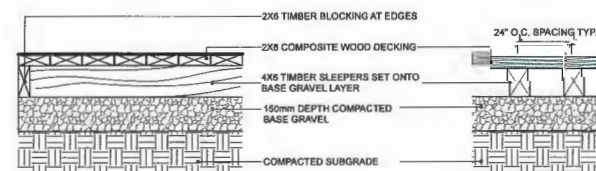


PLAN
CLASSIC STANDARD PAVERS - STANDARD SIZE BY
ABBOTSFORD CONCRETE (1-800-483-4881)
DIMENSIONS: STANDARD 225(L) x 112.5(W) x 60(T) mm (8-7/8" x 4-7/16" x 2-3/8")
PATTERN: RUNNING BOND
COLOUR: CHARCOAL



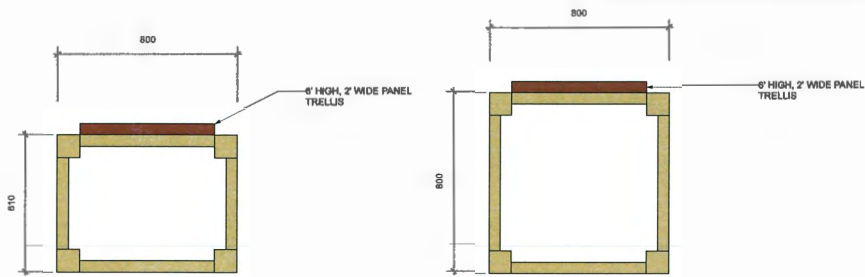
NOTE:
USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION.

2 CONCRETE UNIT PAVING ON GRADE Scale: 1:10



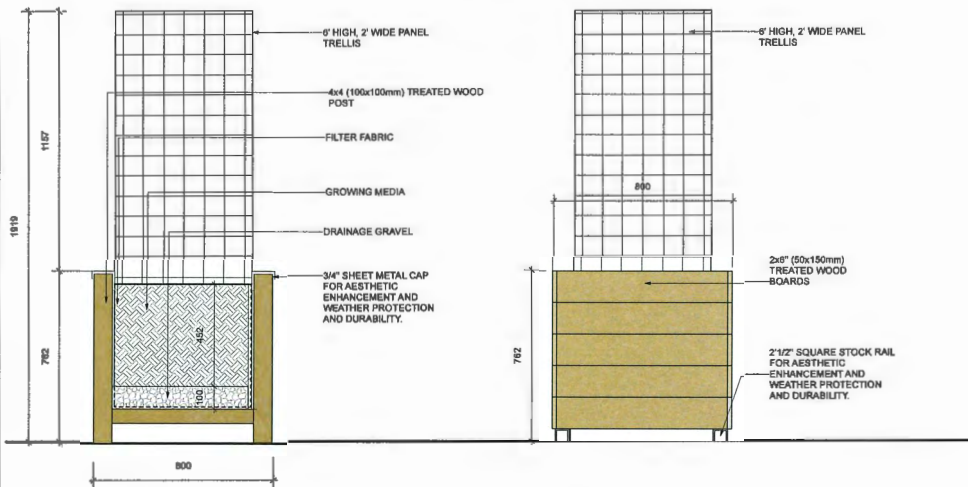
NOTES:
1. USE 2x4 BLOCKING BETWEEN SLEEPERS WHERE REQUIRED TO MAINTAIN PROPER SPACING AND EVEN ALIGNMENT.
2. USE 2 1/2" LONG FLAT-HEAD RUST-PROOF DECK SCREWS, SET FLUSH WITH DECK SURFACE.
3. INSURE ALL SCREWS FOR DECKING ARE EVENLY SPACED AND ALIGNED.

5 COMPOSITE WOOD DECKING ON GRADE Scale: 1:10



PLAN

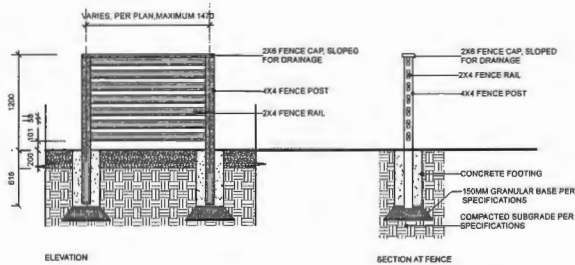
PLAN



SECTION

ELEVATION

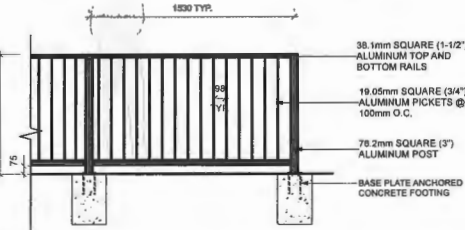
1 RAISED WOOD PLANTER WITH TRELLIS
Scale: 1:25



ELEVATION

SECTION AT FENCE

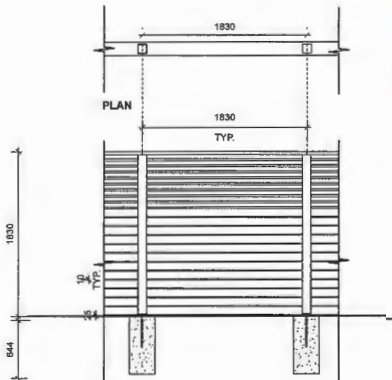
2 4' HIGH ENCLOSURE FOR RECYCLING BINS STAGING AREA & A/C UNIT
Scale: 1:25



- NOTES:
1. ALL METAL ALUMINUM WITH BLACK POWDERCOAT FINISH (TO BE FACTORY APPLIED)
 2. ALL WELDED CONSTRUCTION
 3. PROVIDE SHOP DRAWINGS FOR APPROVAL
 4. CONCRETE FOOTING TO BE CONFIRMED BY STRUCTURAL ENGINEER.

3 4' HIGH METAL FENCE IN THE FRONT YARDS
Scale: 1:25

- NOTE:
- 8' HIGH FENCE IS MEASURED FROM THE AVERAGE FINISHED SITE GRADE (MEASURED AT A POINT 1.0m FROM BOTH SIDES OF THE PROPERTY LINE) TO THE TOP OF THE FENCE.



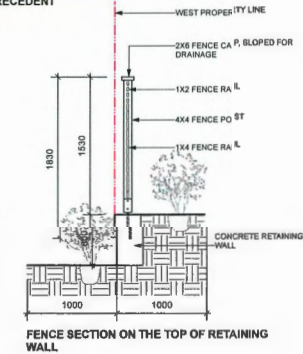
TYPICAL FENCE ELEVATION ON GRADE

- NOTES:
1. ALL WOOD EXPOSED TO VIEW SHALL BE C AND BETTER CLEAR CEDAR.
 2. ALL WOOD SHALL BE STRAIGHT, SOUND, AND FREE OF SPLITS, WARPS, CRACKS, LARGE KNOTS, AND OTHER DEFECTS.
 3. WOOD PRESERVATIVE TO BE USED SHALL BE OLYMPIC MAXIMUM WATERPROOFING SEALANT, 'CEDAR TINT'.
 4. ALL CUTS TO BE SQUARE AND CLEAN.
 5. ALL METAL FIXTURES TO BE GALVANIZED (OR WHERE NOTED - STAINLESS STEEL).
 6. ALL STRUCTURAL FASTENERS TO BE GALVANIZED CARRIAGE BOLTS (IE. TRELLIS, AND GATE)

4 8' HIGH WOOD PRIVACY SCREEN
Scale: 1:25



PRECEDENT



FENCE SECTION ON THE TOP OF RETAINING WALL



HOMING LANDSCAPE ARCHITECTURE

ADDRESS: 1433 W11TH AVENUE,
VANCOUVER, BC, CANADA V6H 1K9
CELL: 778-323-3535
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

DO NOT SCALE THE DRAWINGS. COPYRIGHT
RESERVED. IF A DISCREPANCY OCCURS
BETWEEN THE DRAWINGS AND THE
SPECIFICATIONS OR ANY OTHER DOCUMENT
ASSOCIATED WITH THE PROJECT, THE CONFLICT
SHALL BE REPORTED IN WRITING TO THE
LANDSCAPE ARCHITECT TO OBTAIN
CLARIFICATION AND APPROVAL BEFORE
PROCEEDING WITH WORKS

Revisions

NO.	Date	Note
1	2023-07-05	ISSUED FOR DP
2	2023-06-21	ISSUED FOR DP

4-UNIT DUPLEX DEVELOPMENT

PROJECT ADDRESS:
6531 FRANCIS ROAD
RICHMOND, BC, CANADA

PROJECT NUMBER: 23-05

SCALE: AS SHOWN

DRAWN BY: EL

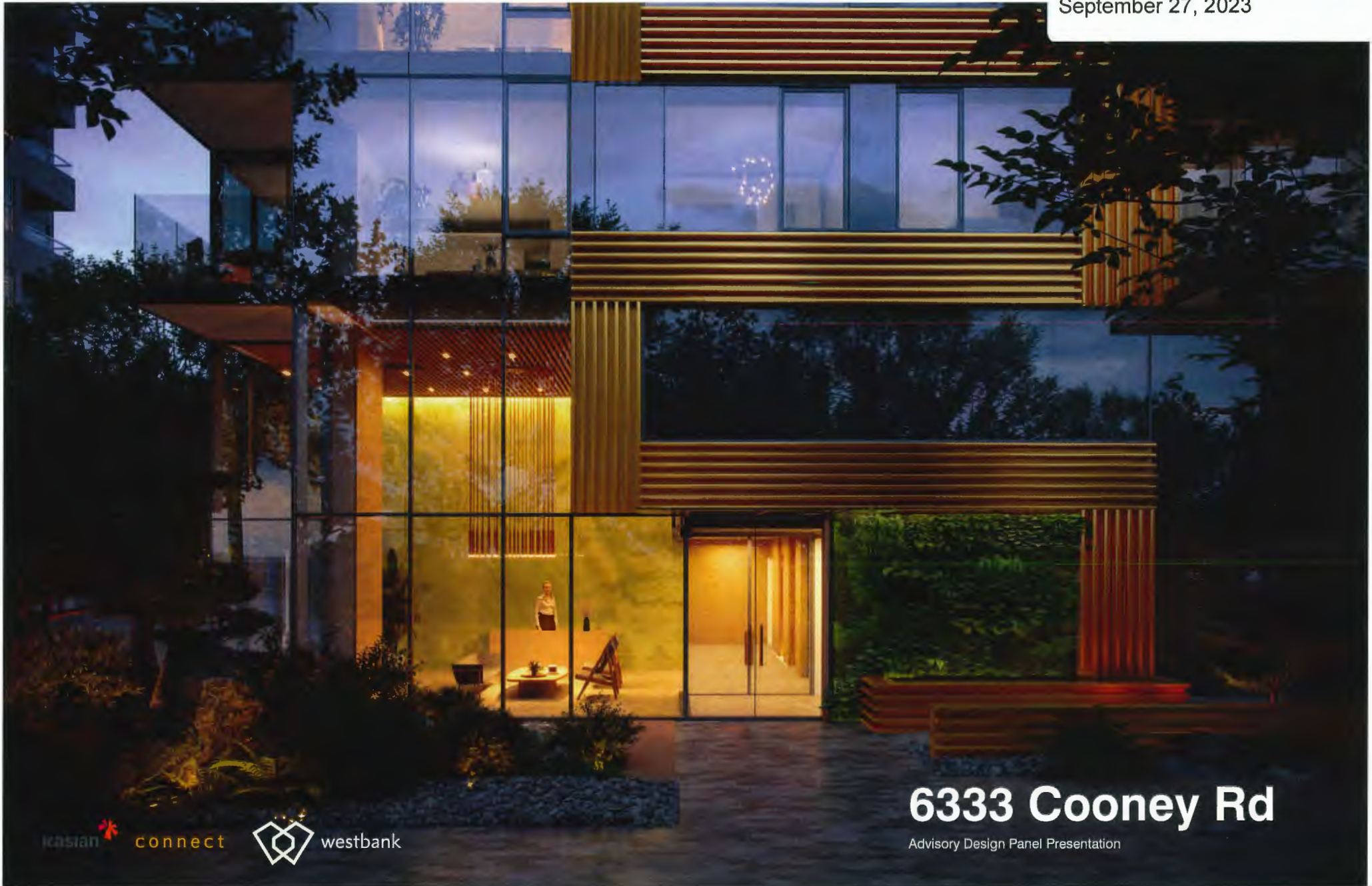
REVIEWED BY: EL

Furnituring Details

PLAN #3.e

L3.1

Schedule 3 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
September 27, 2023



ikasian connect



westbank

6333 Cooney Rd

Advisory Design Panel Presentation



Q1

Tell me about Westbank in Vancouver?

Based in Vancouver, Westbank has a long history of helping shape the evolution of our city.

Our passion to set a higher standard has led us to create transformative projects such as Woodward's, Vancouver House, Shangri-La Vancouver, TELUS Garden and Oakridge Park to name a few.

We've put this map together to roughly reflect the tour you're taking of our body of work in Vancouver.



Westbank City – Select projects in our body of work since 1992

Public Art



Palisades, 1996
New Currents and Ancient Streams,
Gwen Boyle



Residences on Georgia, 1998
Persian Glass, Dale Chihuly



Coppersmith, 2000
Ford Grove, Douglas R Taylor



Shaw Tower, 2005
Light Art, Diana Thater



Woodward's, 2009
Abbott & Cordova



Fairmont Pacific Rim, 2010
Forest Screen, James KM Cheng and Adeline Lai



Fairmont Pacific Rim, 2010
Lying on top of a building, Liam Gillick



Fairmont Pacific Rim, 2010
Origami, Joseph Wu



Shangri-La Toronto, 2012
Rising, Zhang Huan



Shangri-La Toronto, 2012
"Shangri-la, The Paradise", Xu Yuan Wang



The Lauren, 2014
Triumph of Technocrat, Reece Terris



Fairmont Pacific Rim, 2015
16.480, Omer Arbel



Vancouver House, 2019
Spinning Chandelier, Rodney Graham



TELUS Garden, 2016
Beyond the Sea, Against the Sun, Martin Boyce



TELUS Sky, 2020
Northern Lights, Douglas Coupland

View from Southeast Corner
looking towards Cooney Rd



View Looking West From Cooney Road
of East Elevation



Project Comparison



Building Height	41 m	41 m
Net FAR (sf)	70,597 sf	70,597 sf
FAR	2.67	2.67
Unit Count	83	81
Unit Mix		
Studio	1	1
1 Bedroom	14	10
2 Bedroom	64 (20 adaptable)	64 (20 adaptable)
3 Bedroom	3	3
Live/Work	1	3
Car Parking	101	82
Residential Parking Stalls	84	66
Visitor Parking Stalls	17	14
Car-Share Parking Stalls	0	2
Bicycle Parking	123	179
Class 1	105	162
Class 2	18	17
Indoor Amenity	108 sq.m. (1,162 sf.)	108 sq.m. (1,162 sf.)
Outdoor Amenity	552 sq.m. (5,962 sf.)	556 sq.m. (5,985 sf.)

East Elevation



South Elevation

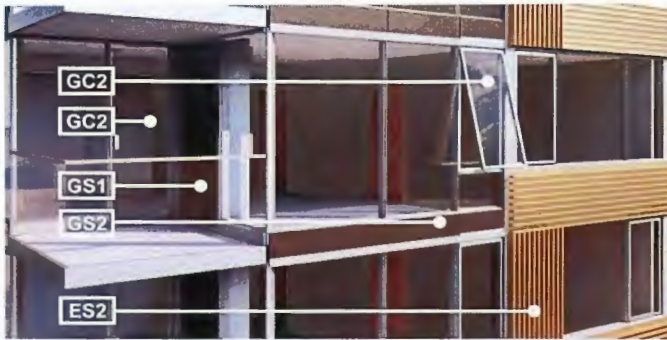


West Elevation

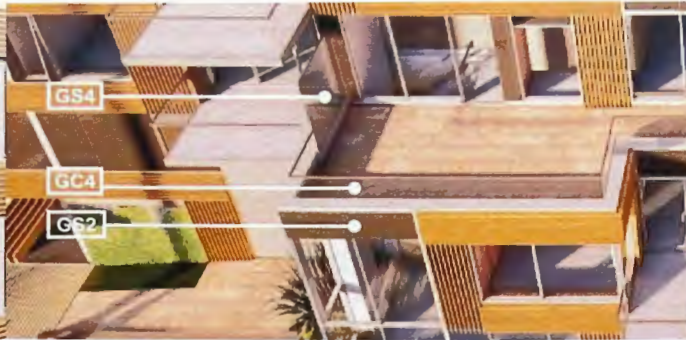


North Elevation





Tower Typical Unit Balcony



Entrance / Townhouse Balcony



Indoor Amenity Space

GC3 @ HFE1
GC3 @ CFE1



Solar Control Low-E Triple Insulated Glazing Unit
Solarban 60'8mm + Air 12.7mm + Clear 6mm + Air 12.7mm + Solarban 60'6mm

GC2 @ HFE1
GC2 @ CFE1



Solar Control Low-E Double Insulated Glazing - Door & Operable Window
Solarban 60'8mm + Air 12.7mm + Clear 6mm

GS2 @ HSP1
GS2 @ CSP1



Double Insulated Spandrel Glazing Unit
Ceramic Frit - Clear Anodized
Solarban 60'8mm + Air 12.7mm + 10% Gray Frit on Clear 6mm



AF1
EM3.1

Anodized Aluminum Fins
PVDF Wood Grain Finish



Flat Metal Panel Brass
PVDF Copper Finish

EM4
ES2
EC3
EC7

EM3.3

MH1
MH2
MH3
MH5
MC1
MC3
MC2
MC5



Flat Metal Panel Silver
To Match Benjamin Moore Classics Silver Lake 1598

EM3.2



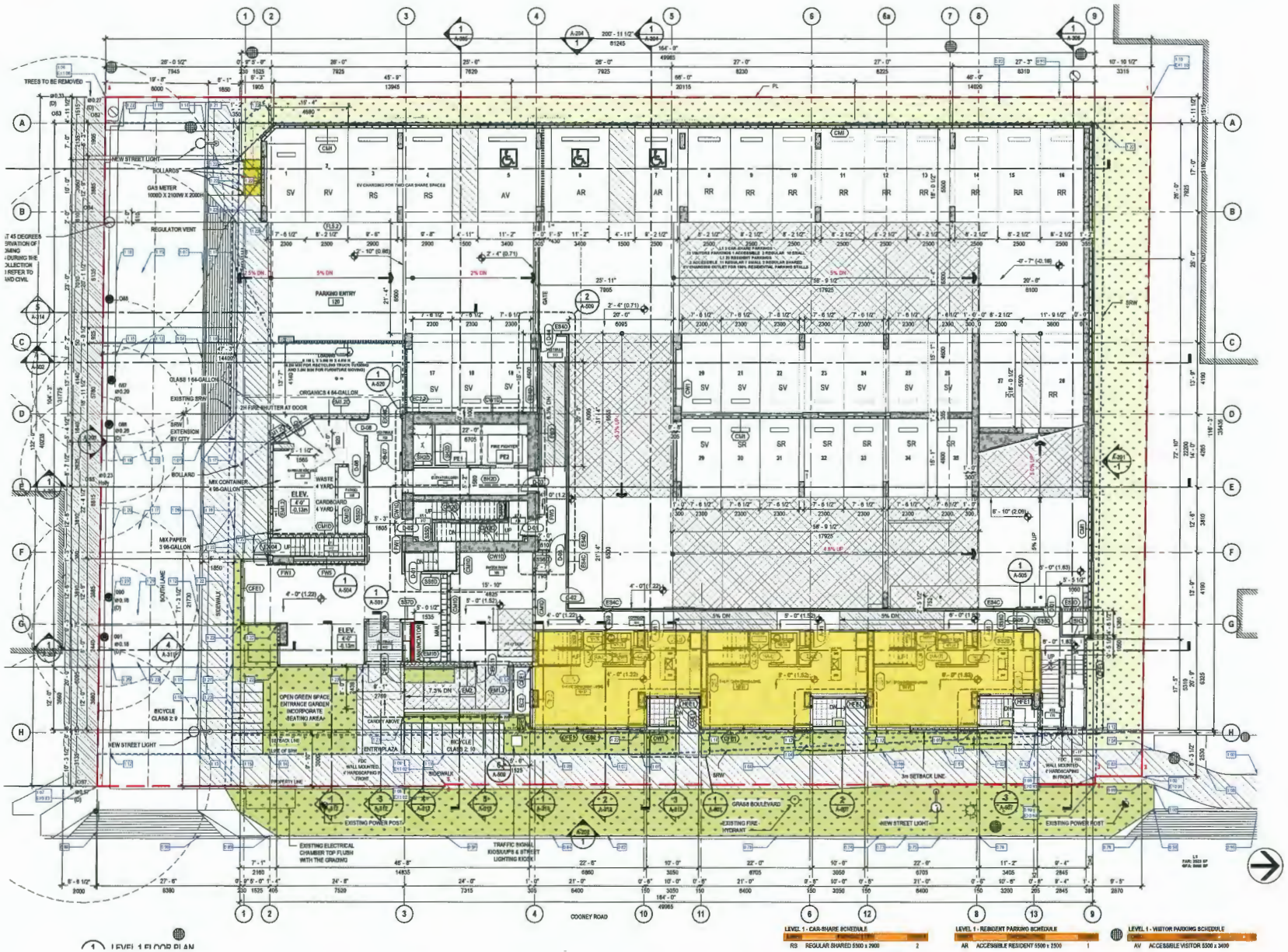
Flat Metal Panel Dark Charcoal Grey
To Match Benjamin Moore Classics Gunmetal 1602, PPG Charcoal PCNT 79121

EM3.4



Flat Metal Panel Black
To Match Benjamin Moore Classics Graphite 1603, PPG Black PCNT 98111

Ground Floor Plan



LEVEL 1 FLOOR PLAN

LEVEL 1 - CAR SHARE SCHEDULE
 RS REGULAR RENTED 850 x 200 2
 LEVEL 1 - RESIDENT PARKING SCHEDULE
 AR ACCESSIBLE RESIDENT 900 x 250 1
 LEVEL 1 - VISITOR PARKING SCHEDULE
 AV ACCESSIBLE VISITOR 200 x 200 1

Live/Work Units Streetscape



PERSPECTIVE @ TOWER ENTRANCE VIEW 1



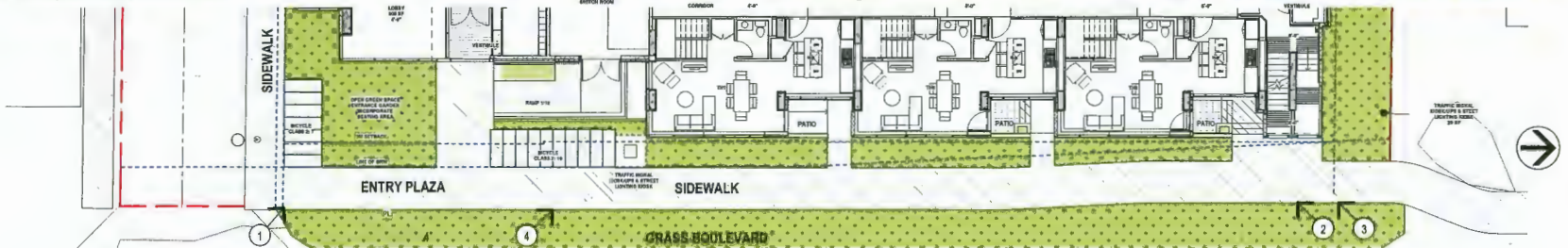
PERSPECTIVE @ TOWNHOUSES NORTH-EAST VIEW



PERSPECTIVE @ NORTH-EAST TOWNHOUSE VIEW 3

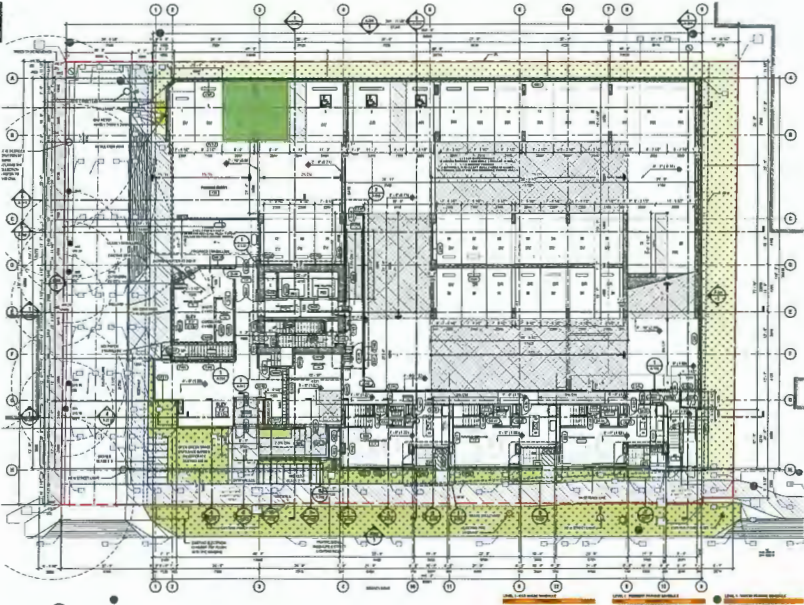


PERSPECTIVE @ SOUTH-EAST TOWNHOUSE VIEW 4

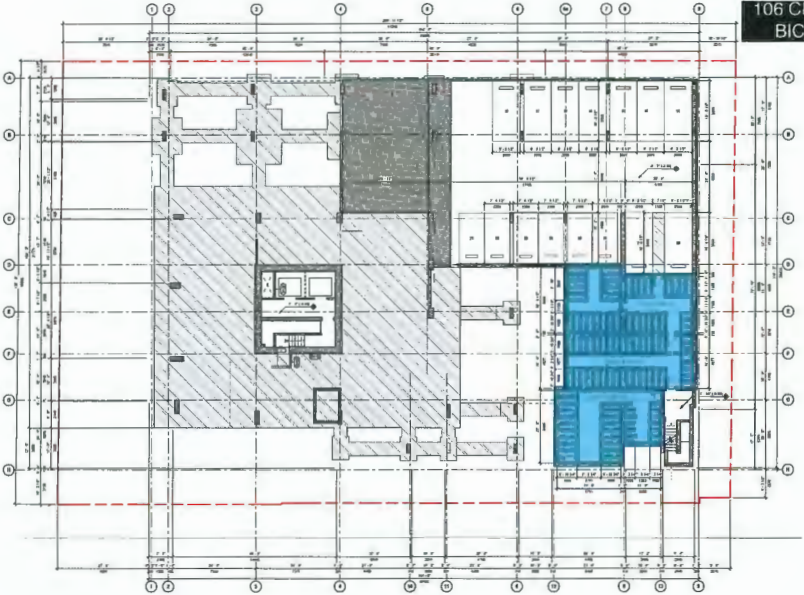


Traffic Demand Management Measures

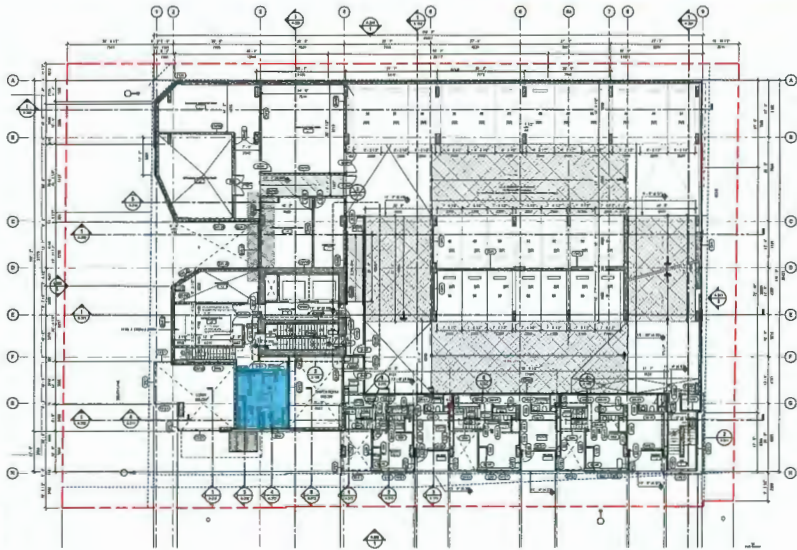
2 CAR SHARE
PARKING



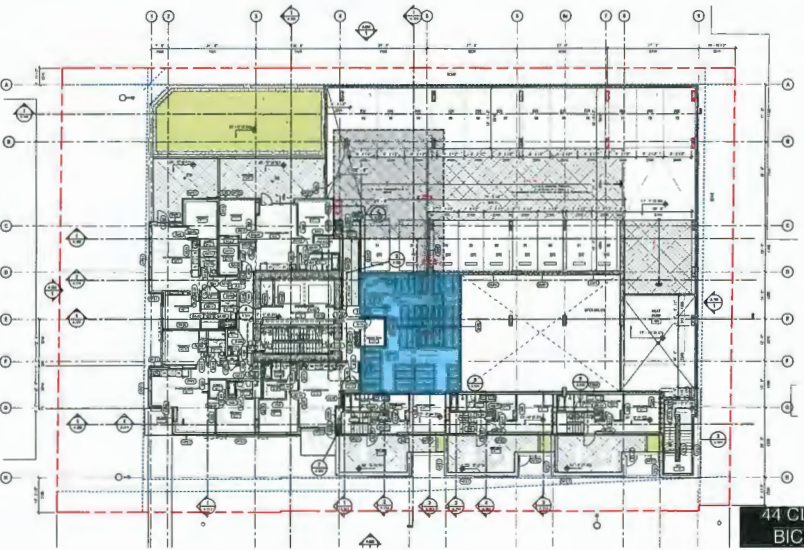
106 CLASS 1
BICYCLES



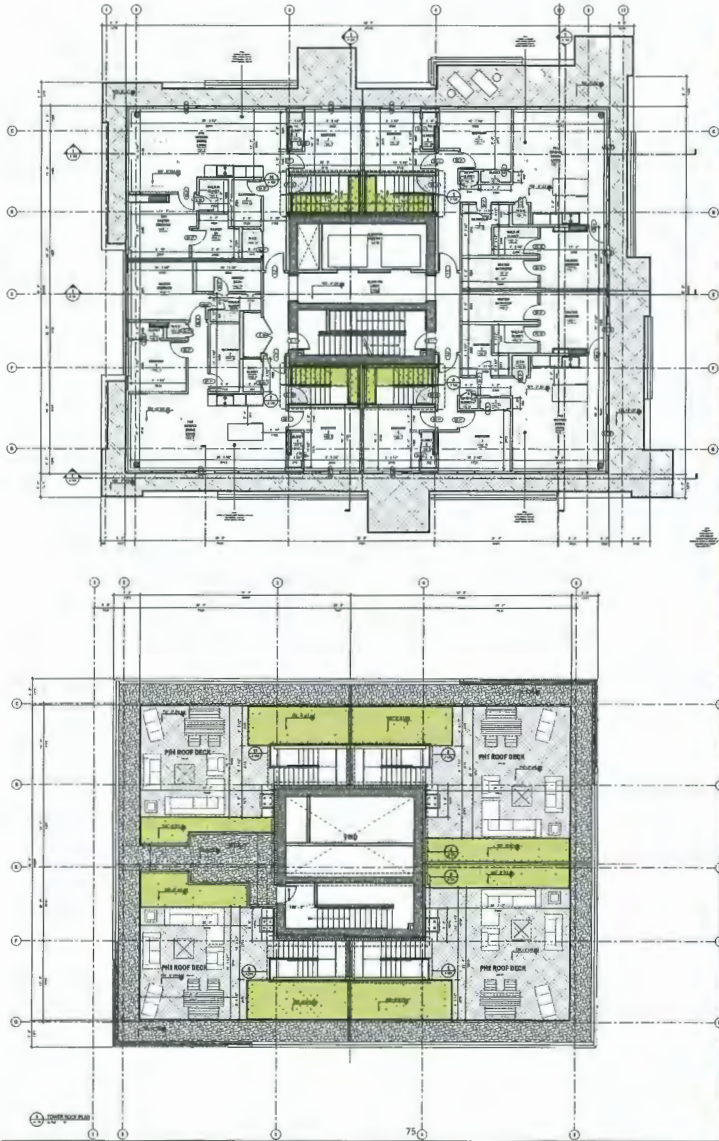
12 CLASS 1
BICYCLES



44 CLASS 1
BICYCLES



Rooftops and Amenities



OVERALL SITE PLAN



SITE PLAN

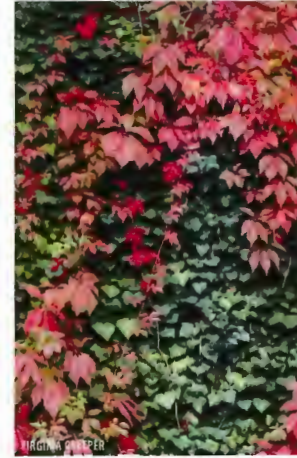
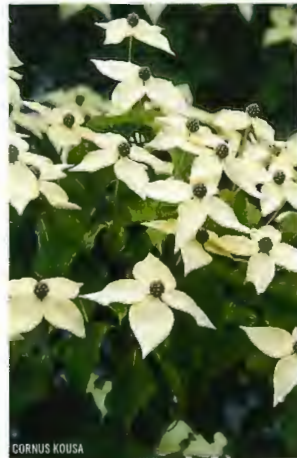
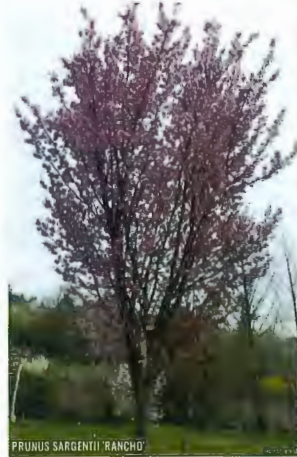
LEVEL 4 AMENITY DECK



Landscape Architecture
Level 4 Amenity Views



PLANTING DESIGN
REPRESENTATIVE PLANT



Level 4 Amenity Pavilion



From: Ting Ling Wong <wongtingling@gmail.com>
Sent: September 17, 2023 4:41 PM
To: CityClerk
Subject: Re File: DP 22-023105

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Evangel, Rustico

To Development Permit Panel	
Date:	SEPT 27, 2023
Item #	3
Re:	DP 22-023105 6333 COONEY ROAD

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Attn: Ashley Kwan, of Planning & Development Division.

Re: File # DP-023105, for Development Permit of High Rise at 6333 Conney Road. To be held Permit Panel Meeting at Sep. 27, 2023, 3:30pm.

Dear City Development. Officer: We are neighbors homeowne at captioned address.

It's over 23 yeras this site suffered multiple geological and safety troubles in attempt to build "High Rise Condo".

Firstly, the adjacent high rise building at 8288 Saba Road has been warned ground base uneven and unstable, which caused the whole building continuously incline to the Southside (not straight uprise), due to soft base (treated with old construction code which obsoleted now). A new high-rise building to add on the problematic ground base aside current one will cause further safety concerns by all means.

Secondly, Cooney Road becomes major to City Plan, already too crowding this cross-road. We know the "Spires Gate" road will soon be expand to attract more condensed traffic. The supposed new high-rise will block both new and old building's entrance lane and cause traffic stuck.

The are many other problems such as hazards trevent and fire risk etc.

Please re-consider the decision and avoid public harm.

Sincerely yours
1507-8288 Saba Road, Richmond V6Y 4C8
Owner
Ting Ling Wong



From: Thompson LEE <thompsonlee60@gmail.com>
Sent: September 22, 2023 9:26 AM
To: CityClerk
Cc: Clara Lee
Subject: File DP22023105 meeting on 27 Sep 2023
Attachments: City of Richmond DP22023105.doc

Categories: Rustico

To Development Permit Panel
Date: <u>SEPT 27, 2023</u>
Item # <u>3</u>
Re: <u>DP 22-023105</u> <u>6333 COONEY ROAD</u>

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

We are unable to attend the public hearing on 27 Sep 2023 ,
we attached the letter with our views for your perusal.

Thanks

Clara Lee and Thompson Lee



City of Richmond
Planning and Development Division

1501, 1601, 1602 -
8288 Saba Road
Richmond, V6Y 4C8
22 September 2023

Kind Attention: Ashley Kwan

Re: File No. DP22-023105

Subject site: 6333 Cooney Road high rise 81 units

Dear Planning and Development Officer

We are the owners of the above address. For the past 23 years, our building suffered multiple geological and safety problems when there is attempt to build High Rise Condo in this site.

The Chancellor Complex (8288 and 8388 Saba Road) has been warned of ground base uneven and unstable. As the result, this cause the building continuously incline to the south side. The reason for this was the soft base was treated by old standard construction code at the time of the development. I understand this code was replaced by the new one after the building was finished constructions.

If the new site is allowed to build a heavy high rise condo, the developer and the future owners have to be responsible for our building structure and safety problems etc. in the future.

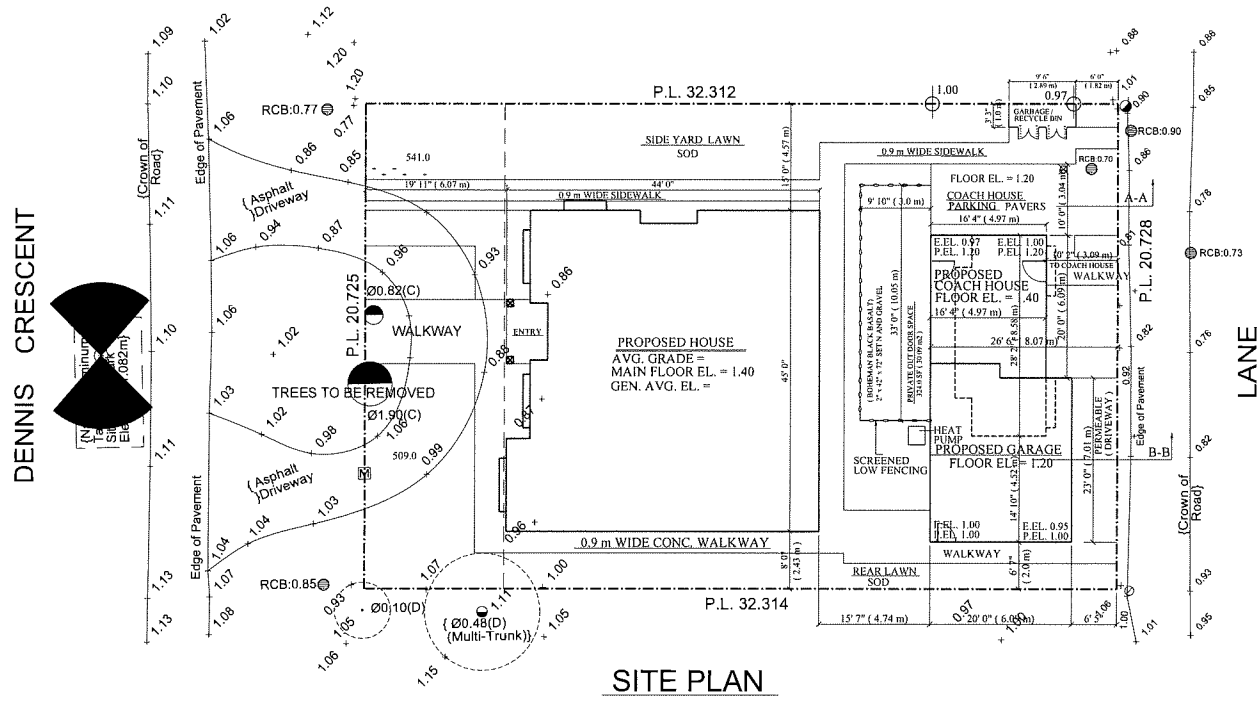
We have no objection if this site is building town house like the opposite side and south side of this site. Hopefully this can reduce and eliminate the future hazard and unnecessary chaos.

For the sake of safety concern in future, please seriously re-consider the decision.

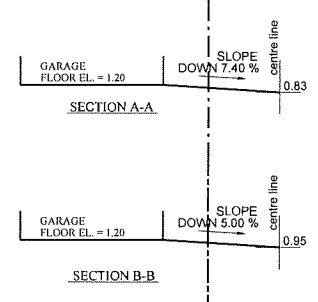
Thank you for your kind attentions.

Yours faithfully

Thompson Lee, Clara Lee
Co-owers of 1501, 1601,1602
Saba Road.
thompsonlee60@gmail.com
clarawylee@gmail.com



SITE PLAN



CIVIC ADDRESS:

10408 - Dennis Crescent, Richmond BC
PID : 002-807-351

LEGAL DESCRIPTION:

LOT 5 SEC 35 BLK 4N RG 6W PL NWP20610 LOT 5, BLOCK 4N, SUB BLOCK 5, PLAN NWP20610, SECTION N 35, RANGE 6W, NEW WESTMINSTER LAND DISTRICT

CALCULATIONS:

ZONE: RE-1
LOT AREA = 7212.0 S.F. (670.0 m²)
PER. F.A.R. = 3663.0 S.F. (340.29 m²)
BONUS AREA 2% = 73.0 SF (6.78 m²)
TOTAL F.A.R. = 3736.0 S.F. (347.07 m²)
PLUS 250.0 SF (23.2 m²) FOR AC UNIT
PLUS 538.0 S.F. (50.0 m²) FOR ENCLOSED PARKING

PROPOSED F.A.R.

MAIN FLOOR AREA = 1880.0 S.F. (174.65 m²)
SECOND FLOOR AREA = 1211.0 S.F. (112.50 m²)
PLUS 645.0 SF (59.92 m²) FOR COACH HOUSE

TOTAL = 3736.0 S.F. (347.074 m²)

PLUS 480.0 S.F. (44.59 m²) OF ENCLOSED PARKING

PER. SITE COVERAGE = 45% OF 7212.0 S.F. (670.0 m²)
= 3245.40 S.F. (301.49 m²)
PROPOSED SITE COVERAGE = 1889.0 + 788.0 = 2677.0 SF (248.69)

PER. IMPERMEABLE COVERAGE = 70% OF 7212.0 S.F. (670.0 m²)
= 5048.40 S.F. (469.0 m²)
PROPOSED IMPERMEABLE COVERAGE = 4727.0 SF (439.13 m²)

PER. LANDSCAPE SURFACE = 30% OF 7212.0 S.F. (670.0 m²)
= 2164.0 S.F. (201.03 m²)
PROPOSED LANDSCAPE SURFACE = 2170.0 SF (201.59 m²)

E.E.L. = EXISTING ELEVATION
P.E.L. = PROPOSED ELEVATION
TOTAL COACH HOUSE AREA = 307.0 + 338.0 = 645.0 SF (29.92 m²)
COACH HOUSE MAIN FLOOR AREA = 307.0 SF (28.52 m²) (45.60%)

FRONT YARD = 48'0" x 19'8" = 1338.0 SF (124.30 m²)
REQUIRED FRONT YARD LANDSCAPE SURFACE = 50% = 669.0 SF (62.15 m²)
PROPOSED FRONT YARD LANDSCAPE = 509.0 + 541.0 = 1050.0 SF (97.54 m²)
PROPOSED FRONT YARD = 1050.0 + 1120.0 = 2170.0 SF (201.59 m²)

Aug 31 2023

Astonish Design & Detailing Ltd.
19732 - 71B Ave. Langley B.C.
PH: 1 604 539 1740 FAX: 1 604 539 1741
CELL: 1 604 728 0389 E-MAIL : navtej@hotmail.com

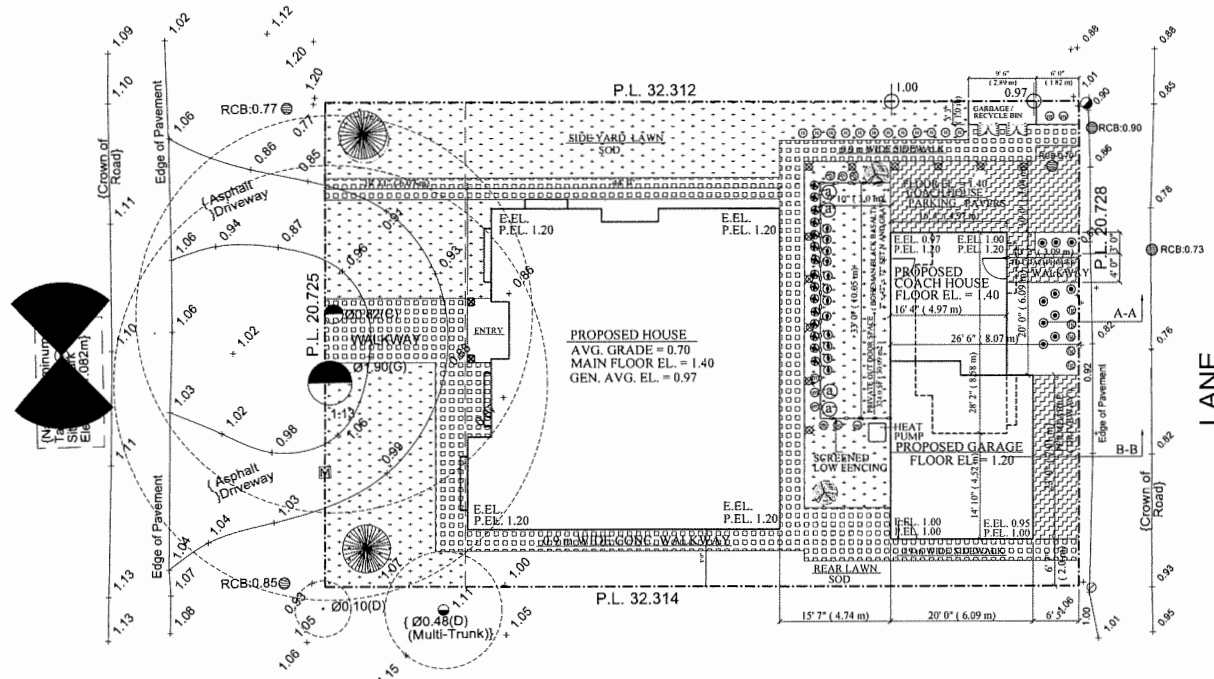
TITLE: **SITE PLAN**

JOB ADD: 10408 - Dennis Crescent, Richmond BC

THESE PLANS CONFORM TO
B.C.B.C. 2018 EDITION

DESIGN BY:	CHK. BY:	SCALE:	Printed On:	SHEET NO.	REV.
KAMAL	NAVTEJ	1/8" = 1'-0" U.N.	May 09 2023	A-001	▲

DENNIS CRESCENT



LANDSCAPE PLAN

LEGEND

PLANT SCHEDULE

SYM	QTY	BOTANICAL NAME
LARGE SHRUBS		
(11)	12	CHAMAECYPAIRS OBTUSA 'NANA AUREA'
(7)	7	DAPHNE ODORA
(20)	20	MISCANTHUS SINENSIS VAR. PURPURASCENS
(5)	5	FOTHERGILLA GARDENII 'JADE PLATT'
(26)	6	HYDRANGEA MACROPHYLLA 'LEMON DADDY'
(6)	6	HYDRANGEA ANOMALA SUBSP. PETIOLARIS
SMALL SHRUBS		
(27)	27	GARDENIA JASMINOIDES 'KLEIMS HARDY'
(7)	7	HEMEROCALLIS
(13)	13	TAXUS X MEDIA 'HICKSI'
(11)	11	RUDBECKIA HIRTA

SYM	NAME
[Hex Grid]	CORE GRASS (PERMEABLE PARKING HEX GRID)
[Square Grid]	AQUA PAVE PERMEABLE CONCRETE PAVERS
[Basalt]	BOHEMIAN BLACK BASALT
[Gravel]	2"X42"X72" SET N AND AND GRAVEL
(11)	PROPOSED DECIDUOUS TREE DOUGLAS MAPLE
(27)	PROPOSED CONIFEROUS TREE WESTERN RED CEDAR
(X)	PATHWAY LIGHT [12]

ALL INSTALLATION TO BE AS PER BCLNA/BCSLA STANDARDS ONLY

IRRIGATION STRATEGY NECESSARY

NOTES:

ALL PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE BCSLA AND BCNTA LANDSCAPE STANDARD, LATEST EDITION.

COMPLETE PROTECTION OF EXISTING STREET TREES IN ACCORDANCE WITH THE CITY OF RICHMOND'S TREE PROTECTION GUIDELINES.

ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH LOW-VOLUME AUTOMATIC IRRIGATION SYSTEM, C/W RAIN SENSOR.

ALL UTILITY OR UNDERGROUND WORK TO BE COORDINATED WITH A CERTIFIED ENGINEER TO ENSURE PROTECTION OF ALL SYSTEMS AND PROTECTED TREES.

Aug 31 2023

Astonish Design & Detailing Ltd.
 19732 - 71B Ave. Langley B.C.
 PH: 1 604 539 1740 FAX: 1 604 539 1741
 CELL: 1 604 728 0389 E-MAIL : navtejdh@hotmail.com

TITLE: LANDSCAPE PLAN	
JOB ADD: 10408 - Dennis Crescent, Richmond BC	
DESIGN BY: KAMAL	CHK. BY: NAVTEJ
SCALE: 1/8" = 1'-0" U.N.	Printed On: May 09 2023
SHEET NO. A-002	REV. (A)

THESE PLANS CONFORM TO B.C.B.C. 2018 EDITION

EXTERIOR FINISHES SCHEDULE

- 01 ASPHALT SHINGLES ROOF
COLOR: BLACK (BY IKO)
- 02 ACRYLIC STUCCO
COLOR: LIGHT GREY
- 03 HORIZ. HARDIE PLANKS
COLOR: LIGHT GREY
- 04 DECORATIVE WOOD BRACKET
COLOR: NATURALLY STAINED CEDAR
- 05 VINYL WINDOW W/LOW "E" DOUBLE GLAZING
MODEL: APEX ALLOY
COLOR: WHITE
- 06 2"X10" PT FASCIA TRIM BOARD
COLOR: WHITE
- 07 ALUMINUM GUTTER
COLOR: CHARCOAL GREY
- 09 FRONT ENTRY FIBRE GLASS DOOR
COLOR: GREY / BROWN
- 10 16'X7' METAL GARAGE DOOR
COLOR: GREY
MATCH FRONT ENTRY DOOR
- 11 EXTERIOR WALL LIGHTING
- 12 STONE CLADDING
CULTURED STONE (BLACK)

TYPICAL ROOF:
DUROID SHINGLES ROOF
ON 1/16" WEATHERING FOIL
ON 1/2" THK. PLYWOOD
ON APP. ENG. TRUSSES @ 24" O.C
R - 40 BATT INSULATION,
6-MIL. U.V. RESISTANT POLY.

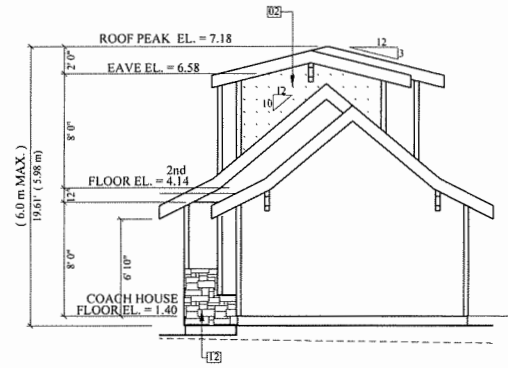
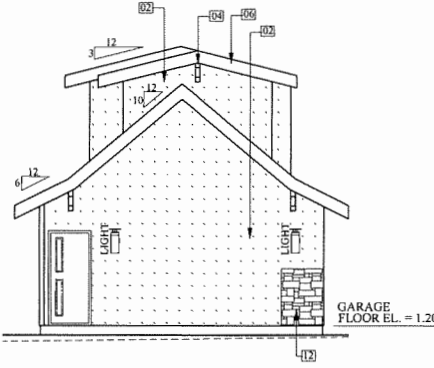
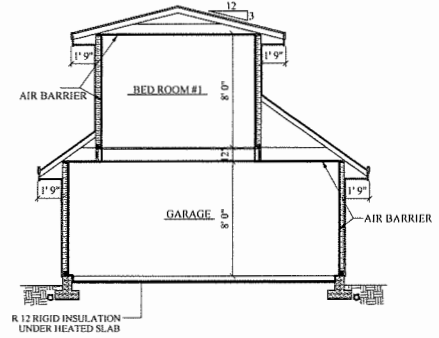
TYPICAL EAVE:
EAVE PROTECTION TO 12" MIN.
INSIDE TOP PLATE
2 x 4 ON 2 x 10 FASCIA
W/BUILT IN GUTTER,
GALVANIZED METAL FLASHING,
ALUM. SOFFIT VENT.

TYPICAL EXTERIOR WALL:
HORIZ. HARDIE PLANKS
ON 3/4" X 2" OR 3/2" X 2" BORATE TREATED
EXTERIOR GRADE PLYWOOD STRAPPING
AT 8" OR 16" O.C. 2 LAYERS OF 30 MIN.
RATED BUILDING PAPER OR
ONE LAYER OF BUILDING PAPER
(TYPIC. COMMERCIAL WRAP) OR EQUIV.
ON 1/2" PLYWD. ON 2x6 STUDS @ 16" O.C.
R-20 BATT INSULATION
6-MIL. U.V. RESISTANT POLY, 1/2" DRYWALL.

SLAB ON GRADE:
FINISH FLOORING ON 4" CONC. SLAB,
W/FLOOR RADIANT HEATING SYSTEM
R - 12 RIGID INSULATION
6+ MIL. U.V. RESISTANT POLY
6" WELL - COMPACTED SAND BASE.

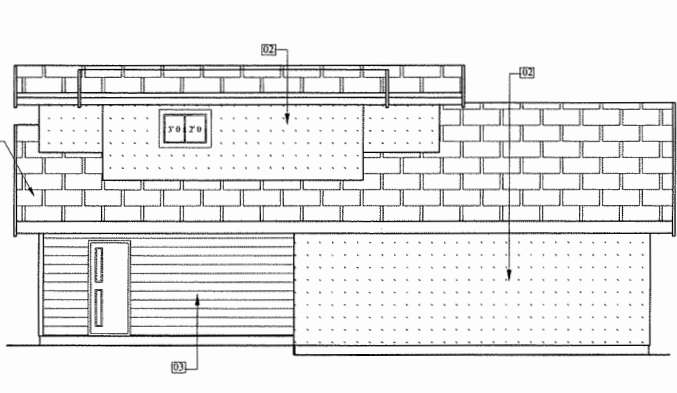
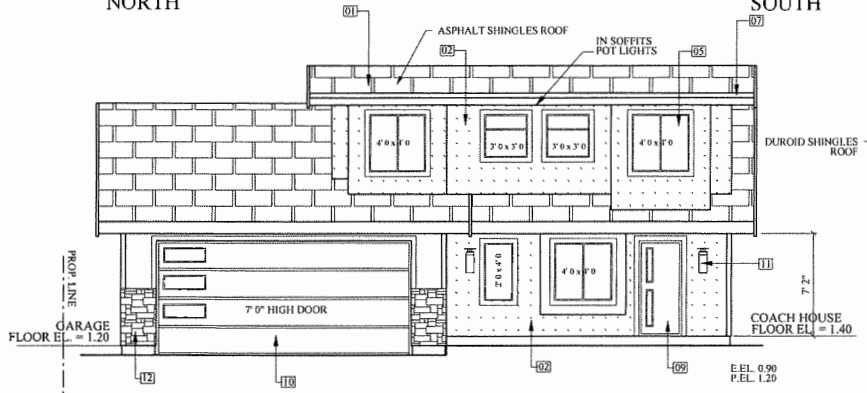
TYPICAL FOUNDATION:
6" CONC. WALL ON 8" x 20" CONT. CONC.
STRIP FOOTING TO FIRM BEARING.
5/8" DIA. ANCHOR BOLTS @ 4'-0" O.C. MAX.
PROVIDE 45 # FELT UNDER ALL PLATES
IN CONTACT W/CONC.
4" DRAIN PIPE (SOLID), 6" DRAIN COVER.

TYPICAL FLOOR:
FINISH FLOORING ON 1-1/2" CONC. TOPPING
W/FLOOR RADIANT HEATING SYSTEM
ON 5/8" T. & G. PLYWD. NAILED & GLUED TO
FLOOR JOIST. 2x10 FLR. JOISTS (SEE PLAN)
2x2 CROSS BRIDGING @ 7'0" O.C. MAX.
1/2" DRYWALL.



**RIGHT SIDE ELEVATION
COACH HOUSE
NORTH**

**LEFT SIDE ELEVATION
COACH HOUSE
SOUTH**



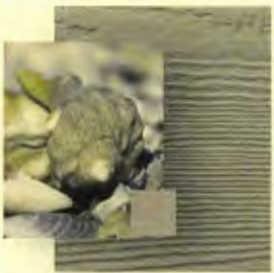
**REAR ELEVATION - COACH HOUSE
EAST**

**FRONT ELEVATION - COACH HOUSE
WEST**

Aug 17 2023

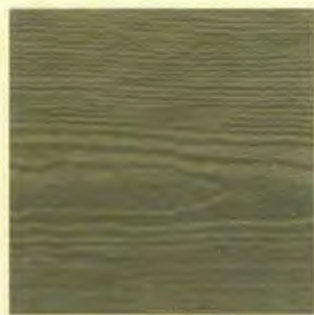
Astonish Design & Detailing Ltd. 19732 - 71B Ave. Langley B.C. PH: 1 604 539 1740 FAX: 1 604 539 1741 CELL: 1 604 728 0389 E-MAIL : navegdtd@hotmail.com			
TITLE COACH HOUSE ELEVATIONS			
DESIGNED BY KAMAL	DRAWN BY NAVTE	SCALE 1/4" = 1'-0" UN	DATE 1 May 09 2023 A-007

THESE PLANS CONFORM TO
B.C.B.C. 2018 EDITION



PEARL GRAY

GARAGE DOOR & MAIN HOUSE DOOR



MONTEREY TAUPE

COACH HOUSE HARDIE



Home / Our Products / Stone / Manufactured
Stone / Blackcomb Prostack

Blackcomb Prostack

MAIN HOUSE STONE



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Black Tusk Prostack

GARAGE STONE



W-113-2E
MAIN HOUSE STUCCO

W-113-2E
GARAGE & COACH HOUSE
AT BOTTOM

Aug 17 2023

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TITLE: COACH HOUSE PLAN - COLOURS			
10408 - Dennis Crescent Richmond, B.C.			
DESIGNED BY: KAMAL	DRAWN BY: NAVTEJ	SCALE: 1/8" = 1'-0"	DATE: May 09 2023

THESE PLANS CONFORM TO
B.C.B.C. 2018 EDITION