



**Development Permit Panel  
Wednesday, October 25, 2023**

Time: 3:30 p.m.

Place: Remote (Zoom) Meeting

Present: John Irving, General Manager, Engineering and Public Works, Acting Chair  
Milton Chan, Director, Engineering  
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 October 12, 2023 be adopted.*

**CARRIED**

**1. DEVELOPMENT PERMIT 17-790086  
(REDMS No. 6165570)**

APPLICANT: Jhujar Construction Ltd.

PROPERTY LOCATION: 9291 and 9311/9331 No. 2 Road

INTENT OF PERMIT:

Permit the construction of 12 townhouse units and one secondary suite at 9291 and 9311/9331 No. 2 Road on a site zoned “Low Density Townhouses (RTL4)” with vehicle access provided via 9211 No. 2 Road.

**Applicant’s Comments**

Zubin Billimoria, DF Architecture, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1), provided background information on the proposed development, highlighting the following:

1.

## Development Permit Panel

### Wednesday, October 25, 2023

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- the proposed development includes 12 townhouse units in five buildings separated by a north-south internal drive aisle;
- the heights of the two front buildings along No. 2 Road step down from three-storeys to two-storeys along the side property lines to provide an appropriate interface with adjacent residential developments;
- two-storey rear units are proposed along the west property line adjacent to single-family homes;
- the proposal includes two convertible units and one secondary suite;
- the proposed vehicle access to the subject site is through the driveway of the adjacent townhouse development to the north (9211 No. 2 Road), which has an existing Statutory Right-of-Way registered over its drive aisle to provide shared vehicle access to the subject site;
- a garbage, recycling and organic waste enclosure is incorporated into Building 1 at the northwest corner of the subject site;
- a centrally located common outdoor amenity space is provided for the subject site;
- a walkway is proposed from No. 2 Road to provide direct pedestrian access to the internal drive aisle through the common outdoor amenity space;
- grade changes are proposed along the edges of the subject site to provide an appropriate interface with existing residential developments; however, there will be no grade changes along the west property line and on the southeast corner to protect trees identified for retention; and
- the proposed architectural style and materials palette fit well with the neighbourhood context and provide visual interest.

Joseph Fry, Hapa Collaborative, briefed the Panel on the main landscaping features of the project, noting that (i) fencing, planting, and retaining walls are proposed to differentiate private and public areas in the subject site and to provide privacy to adjacent residential developments, (ii) drought tolerant planting is proposed, (iii) the existing grade is maintained along the Statutory Right-of-Way on the west property line and on the southwest corner to provide an appropriate interface with the adjacent single-family homes and to protect existing trees identified for retention, and (iv) the significant English Oak tree located on the No. 2 Road frontage will be retained and protected and amenity features will be incorporated around the tree and integrated with the proposed children's play area.

## **Development Permit Panel**

### **Wednesday, October 25, 2023**

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#### **Staff Comments**

Joshua Reis, Acting Director, Development, noted that (i) the development includes two convertible units and one ground level secondary suite, (ii) the proposed buildings have been designed to comply with the BC Energy Step Code Level 3 with Low Carbon Energy System, (iii) there is a Servicing Agreement associated with the project for utility and servicing connections and frontage improvements along the No. 2 Road frontage, and (iv) the applicant has taken significant measures to retain the English Oak tree along No. 2 Road.

#### **Panel Discussion**

In reply to queries from the Panel, the applicant noted that (i) there is a grade change from the finished floor elevation of the rear units to the west property line and retaining walls are proposed in the backyards of these units, (ii) the proposed garbage, recycling and organic waste station is fully enclosed with a roof on top and is integrated with Building 1, (iii) there is a fire separation wall between the garbage, recycling and organic waste enclosure and Unit A of Building 1, (iii) the solid wood fence along the north property line will provide screening for the garbage, recycling and organic waste enclosure, (iv) there is adequate manoeuvring space for the garbage truck along the internal drive aisles on the subject site and on the adjacent townhouse development to the north, (v) a new fire hydrant along the internal drive aisle will be installed in addition to the existing fire hydrant in front of the entrance to the pedestrian walkway along No. 2 Road, and (vi) the project's Fire Truck Access Plan has been submitted to the City's Fire Department.

#### **Gallery Comments**

Winton Lo, 9211 No. 2 Road, stated that he is a member of the strata council of the neighbouring townhouse development to the north and expressed concern regarding (i) the shared use of their drive aisle with the proposed development to the south, (ii) the legal fees with respect to the proposed legal agreement on the shared use of the drive aisles and cost sharing for their maintenance, and (iii) gaps in communication between the two parties to the proposed agreement.

Jas Johal, Project Manager, accompanied by Satnam Johal, Owner, noted that their legal counsel had communicated with the neighbouring strata several times as per the City's advice to discuss the shared use of the drive aisles with the neighbouring strata and will continue to work with the neighbouring strata.

Rajan Cheema, 9211 No. 2 Road, stated that he is a member of the neighbouring strata council and expressed concern regarding (i) funding for the legal fees incurred by their strata council, (ii) the safety of children playing as a result of the shared use of the drive aisles, and (iii) the rationale for the proposed development not having their own driveway access to/from No. 2 Road.

## **Development Permit Panel**

### **Wednesday, October 25, 2023**

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In reply to the concern of Mr. Cheema regarding the shared use of the driveway at 9211 No. 2 Road with the proposed development, Mr. Reis noted that (i) it is City policy to reduce the number of driveway access to major arterial roads in order to lessen the number of vehicular conflict points along the City's arterial roads, (ii) at the time of rezoning for the property at 9211 No. 2 Road, a Statutory Right-of-Way was registered that would grant vehicle access to the subject site, (iii) the SRW was registered on the common property and individual titles of all the units at 9211 No. 2 Road, (iv) the shared use for the drive aisles was envisioned at time of rezoning of the subject property and the property at 9211 No. 2 Road, and (v) the City's Transportation Department has reviewed the proposed development and noted that the drive aisle at 9211 No. 2 Road is sufficient for shared use and safe for two-way vehicle traffic.

Further discussion ensued regarding the impact of shared driveway access for the adjacent property to the north at 9211 No. 2 Road with the proposed development and as a result of the discussion, staff were advised to refer Mr. Cheema to the City's Transportation staff for a more detailed response.

#### **Correspondence**

Yatsun Chan, 9326 Laka Drive (Schedule 2)

In reply to Mr. Chan's concern regarding the excessive height and growth of trees along the west property line of the subject site that encroach into their backyard, Mr. Reis noted that the hedgerow along the shared property line has been identified for retention and protection and its maintenance is a shared responsibility of the developer of the proposed development and the owners of the adjacent properties to the west.

Francis Chan, 9211 No. 2 Road (Schedule 3)

Mr. Reis noted that the concerns expressed by Mr. Chan have already been discussed in the meeting.

Rajam Cheema, 9211 No. 2 Road (Schedule 4)

Mr. Reis noted that the letter from Mr. Cheema was a request to delegate at the Panel's meeting.

#### **Panel Discussion**

The Panel expressed support for the proposal, noting that (i) the design of the project is well thought out, (ii) the form and character of the project fit well with the neighbourhood, and (iii) the applicant's efforts to provide appropriate interface with adjacent developments through site grading are appreciated.

In addition, the Panel encouraged the applicant and the neighbouring strata to continue with their negotiations for a legal agreement on the shared use of driveways. Also, the Panel noted that the applicant needs to ensure that the proposed heat pumps are appropriately located to avoid potential noise pollution.

**Development Permit Panel**  
**Wednesday, October 25, 2023**

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**Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would permit the construction of 12 townhouse units and one secondary suite at 9291 and 9311/9331 No. 2 Road on a site zoned "Low Density Townhouses (RTL4)" with vehicle access provided via 9211 No. 2 Road.*

**CARRIED**

**2. New Business**

None.

**3. Date of Next Meeting: November 16, 2023**

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (4:12 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, October 25, 2023.

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John Irving  
Acting Chair

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Rustico Agawin  
Committee Clerk

# TOWNHOUSE DEVELOPMENT

CIVIC ADDRESS: 9291 & 9311 NO. 2 ROAD, RICHMOND B.C.

LEGAL DESCRIPTION: 1) NORTH HALF LOT 17 EXCEPT: PART SUBDIVIDED BY PLAN 60236;  
2) SOUTH HALF LOT 17 EXCEPT: PART SUBDIVIDED BY PLAN 70853; BLOCK 'B' SECTION 25 BLOCK 4 NORTH  
RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 1353

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A-301 - A-310	BUILDING ELEVATIONS
A-401	MATERIAL BOARD
A-501 - A-509	BUILDING FLOOR PLANS

## PROJECT DRECTORY:

### ARCHITECTURAL:

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

### ARBORIST:

ARBOTECH (ACL GROUP)  
5286 203 STREET A125,  
LANGLEY TWP, BC V2Y 3S1  
604 275 3484

### ENERGY:

ALPHATEC ENERGY INC.  
201 -275 2ND STREET W,  
NORTH VANCOUVER, BC V7M1C9  
604 771 5886

### LANDSCAPE:

HAPA  
Landscape Architecture  
Urban Design  
403 - 375 West Fifth Avenue  
Vancouver BC, V5Y 1J6  
604 909 4150  
hopacobo.com

### CIVIL:

Care Concept Consulting Ltd.  
Landscape Architecture  
Urban Design  
220 -2639 vinking Way,  
Richmond BC, V6V 3B7  
604 249 5041  
careconceptconsulting.com

### ACOUSTIC:

BROWN STRACHAN ASSOCIATES  
1020 MAINLAND STREET,  
VANCOUVER, BC V6R2T5  
604 689 0514



NO.	DATE	BY	DESCRIPTION
2023-10-27	A	DFP PRESENTATION	
2023-10-23	C	SP PRELIMINARY DDP DDP	
2023-09-12	F	SP PRELIMINARY	
2023-07-28	F	SP PRELIMINARY	
2023-05-27	C	SP PRELIMINARY	
2022-11-08	C	PRELIMINARY AFTER ADP COMMENTS	
2022-10-02	B	SUBMISSION FOR ADP_0017-20008	
2023-09-20	C	SP PRELIMINARY	



330-10651 SHELLBROOKE WAY  
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PROJECT:  
**12 UNIT TOWNHOUSE DEVELOPMENT  
9291 & 9311 NO. 2 RD,  
RICHMOND, B.C.**

CLIENT:  
**SATNAM JOHAL**

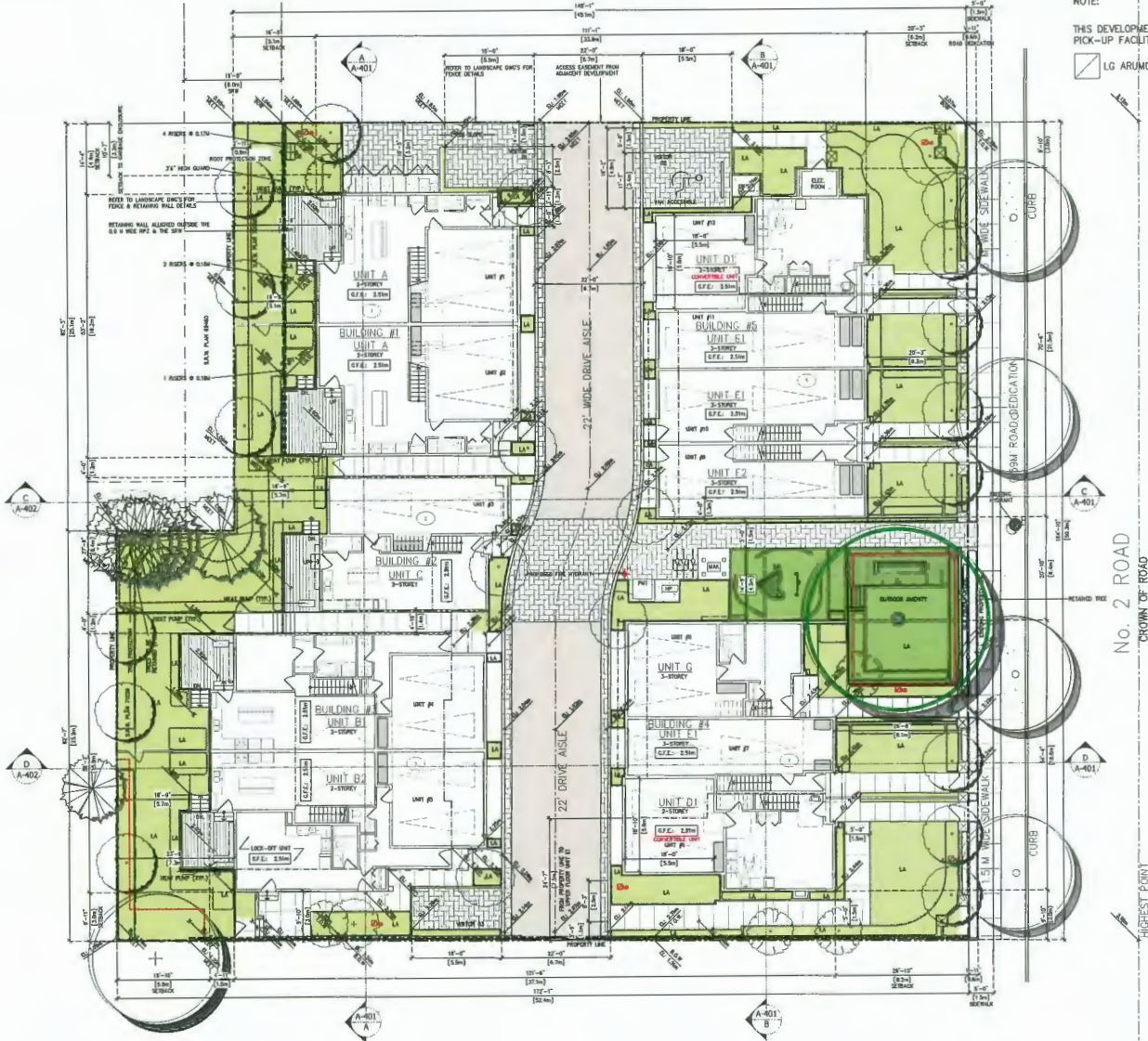
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DRAWN BY:	HA
DESIGNED BY:	HA
SCALE:	N1:5
JOB NO.:	ND-033
DATE:	OCT 2023

COVER SHEET

DRAWING NO.:	<b>A-001</b>	<b>H</b>
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NOTE:

THIS DEVELOPMENT IS NOT DESIGNED TO ALLOW FOR DOOR TO DOOR GARBAGE AND RECYCLING PICK-UP FACILITY.

LG ARUM036GSS5 HEAT PUMP.

NOTES:



LEGEND :

- LA - LANDSCAPE
- PMT - PAD MOUNTED THERMOSTAT
- H - FIRE HYDRANT

2023-10-11	1	APP PRELIMINARY
2023-10-23	2	APP PRELIMINARY FOR DEP
2023-09-12	3	APP PRELIMINARY
2023-07-28	4	APP PRELIMINARY
2023-03-27	5	APP PRELIMINARY
2023-11-08	6	REVISION AFTER APP COMMENT
2023-08-02	7	REVISION FOR APP COMMENTS
2022-08-25	8	APP PRELIMINARY



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PROJECT  
**12 UNIT TOWNHOUSE DEVELOPMENT**  
**9291 & 9311 NO. 2 RD,**  
**RICHMOND, B.C.**

CLIENT:  
**SATNAM JOHAL**

DATE: 2023-10-11  
 DRAWN BY: SA  
 CHECKED BY: YA  
 SCALE: 1/32" = 1'-0"  
 JOB No.: 2023-013  
 SHEET: 001-003  
 SHEET TITLE: SITE PLAN

TOTAL CONVERTIBLE UNITS PROPOSED : 2 (UNIT D1- BUILDINGS 4 & 5)

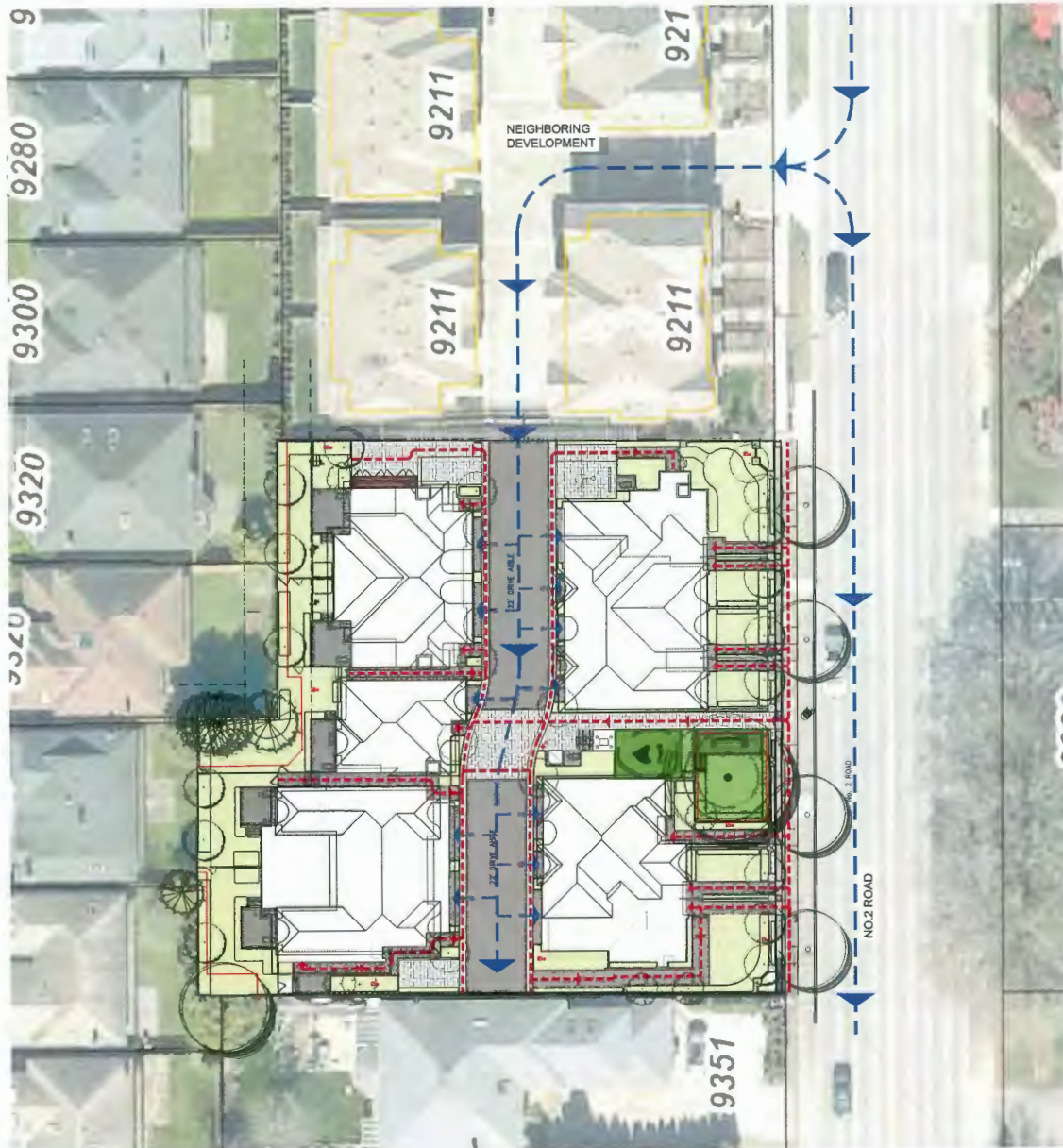
1 SITE PLAN  
 SCALE: 3/32" = 1'-0"



SITE PLAN

DRAWING NO.:  
**A-100 H**

- - - - VEHICULAR ACCESS  
 - - - - PEDESTRIAN ACCESS



1 CONTEXT PLAN  
 A-101 SCALE: 1/8" = 1'-0"

NOTES:



2023-10-17	A	APP PRESENTATION
2023-10-03	C	APP REVISIONS FOR CIP
2023-09-12	F	APP REVISIONS
2023-07-20	C	APP PRESENTATION
2023-03-27	C	APP REVISIONS
2022-11-08	C	REVISIONS AFTER APP COMMENTS
2022-08-04	B	SUBMISSION FOR APP_MPT1-70284
2022-08-03	A	APP REVISIONS

**df**

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PROJECT:  
**12 UNIT TOWNHOUSE DEVELOPMENT**  
**9281 & 9211 NO. 2 RD,**  
**RICHMOND, B.C.**

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DESIGNER:	NA
CHECKED BY:	JA
SCALE:	1/8" = 1'-0"
JOB NO.:	MDM-035
DATE:	OCT 2023
SHEET TITLE:	

VEHICULAR ACCESS

Drawing No.:	<b>A-101</b>	<b>H</b>
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1 NORTH EAST VIEW



2 EAST VIEW



3 SOUTHEAST VIEW



4 NEIGHBORING DEVELOPMENT (NORTH)



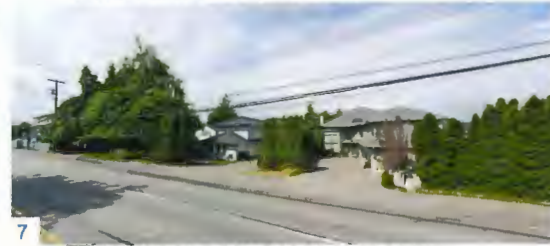
CONTEXT PLAN



5 VIEW OPPOSITE TO SITE (NORTHEAST)



6 VIEW OPPOSITE TO SITE (NORTHEAST)



7 NEIGHBORING SINGLE FAMILY RESIDENTIAL (SOUTH)



8 VIEW OPPOSITE TO SITE (SOUTHEAST)



9 STREETScape AT NO. 2 ROAD

NOTES:



2022-10-11	H	APP PREPARATION
2022-09-03	E	SP REVISIONS FOR APP
2022-08-12	F	SP REVISIONS
2022-07-28	F	SP REVISIONS
2022-06-03	E	SP REVISIONS
2022-11-28	C	PERMISSION AFTER AOR COMMENTS
2022-10-26	B	SUBMISSION FOR AOR #P11-19386
2022-08-03	A	SP REVISIONS



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PROJECT:  
**12 UNIT TOWNHOUSE DEVELOPMENT  
 8281 & 8311 NO. 2 RD,  
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SCALE:	3/32" = 1'-0"
DWG NO.:	CON-011
DATE:	OCT 01/23
SHEET TITLE:	

CONTEXT PHOTOS

DRAWING NO.	
<b>A-102</b>	<b>H</b>





1 3D AERIAL VIEW  
A-602



2 3D RENDERING  
A-602

NOTES:

2023-10-17	BY	APP PRESENTATION
2023-10-20	C	MP REVISIONS FOR APP
2023-09-12	F	MP REVISIONS
2023-07-20	C	MP REVISIONS
2023-03-27	D	MP REVISIONS
2023-11-08	C	REVISIONS AFTER APP COMMENTS
2023-04-06	B	SUBMISSION FOR JOP_0171-70000
2023-04-20	A	MP REVISIONS

df

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PROJECT:  
**12 UNIT TOWNHOUSE DEVELOPMENT  
9281 & 8311 NO. 2 RD,  
RICHMOND, B.C.**

CLIENT:  
**SATNAM JOHAL**

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PHONE: 604	
CHECKED: NA	
SCALE: 3/8" = 1'-0"	
JOB NO: 2023-033	
DATE: OCT 2023	
SHEET TITLE:	

RENDERINGS

DRAWING NO.:	
<b>A-201</b>	<b>H</b>

NOTES:

SCHEDULE OF FINISHES

- ① ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2x10 WOOD FASCIA  
BENJAMIN MOORE 2128-20 "ARTIST"
- ③ 1x4 WOOD TRIM ON 2x10 WOOD FASCIA  
BENJAMIN MOORE 2128-20 "ARTIST"
- ④ STUCCO SIDING  
BENJAMIN MOORE 100-170 "TERRAZZO"
- ⑤ HARDIE-PANEL SIDING WITH BATTENS  
BENJAMIN MOORE STORM AF-700
- ⑥ FACE BRICK (3-1/2" x 7-1/2")  
COLOR : PEPPER BRAND ; METAL MATERIALS
- ⑦ VINYL FRAMED WINDOWS WITH 2x6 HARDIE TRIM  
PREFINISHED BLACK VINYL FRAME
- ⑧ 12x12 BUILT-UP COLUMN W/ HARDIE PANEL SIDING  
BENJAMIN MOORE 2128-20 "ARTIST"
- ⑨ HEWN QUIN CORNERS (12" X 12") & HEADER BAND  
COLOR : EDOHELL BRAND ; QUALITY STONE WOODS INC
- ⑩ 2X4, 2X6 & 2X10 HORIZONTAL HARDIE TRIMS  
COLOR : BENJAMIN MOORE 2128-20 "ARTIST"
- ⑪ 3'-6" HIGH ALUMINUM PICKET GUARDRAIL  
PRE-FINISHED BLACK
- ⑫ 8" CONCRETE HEADER & SILL
- ⑬ ENTRY DOOR - SOLID CORE METAL WITH TEMPERED GLAZING  
BENJAMIN MOORE 2128-20 "ARTIST"
- ⑭ SERVICE DOOR - PAINTED METAL
- ⑮ GARAGE DOOR - PAINTED METAL WITH GLAZING  
BENJAMIN MOORE 2128-20 "ARTIST"



KEY PLAN

2023-10-11	1	00P	PROVISIONAL
2023-10-03	0	00P	PROVISIONAL FOR SPP
2023-09-12	0	00P	PROVISIONAL
2023-07-20	0	00P	PROVISIONAL
2023-03-27	0	00P	PROVISIONAL
2023-11-08	0	00P	PROVISIONAL AFTER AHP CONSULT
2023-10-03	0	00P	PROVISIONAL FOR AHP_SPP17-190001
2023-08-20	0	00P	PROVISIONAL



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PROJECT:  
12 UNIT TOWNHOUSE DEVELOPMENT  
9291 & 9211 NO. 2 RD,  
RICHMOND, B.C.

CLIENT:  
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DESIGN:	NA
CHECKED:	NA
SCALE:	3/16" = 1'-0"
JOB NO.:	193-033
DATE:	10/11/2023
SHEET TITLE:	

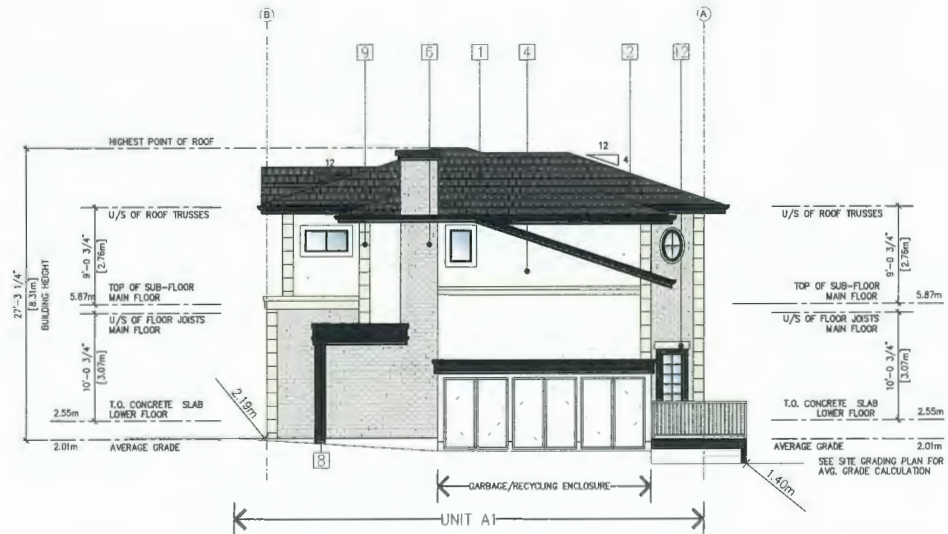
BLDG 1 ELEVATIONS



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

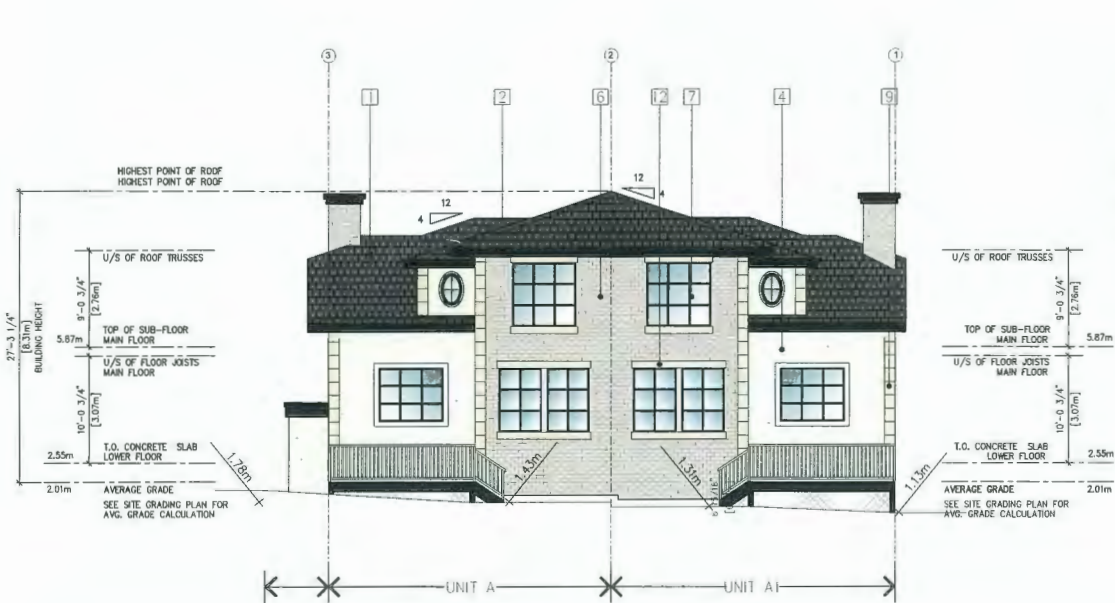
AVERAGE GRADE CALCULATION

	CORNER GRADES	AVG
BUILDING #1:	NW 2.02m, NE 2.18, SE 2.23m, SW 2.02m	2.11m
BUILDING #2:	NW 1.06m, NE 2.25m, SE 2.21m, SW 1.35m	1.72m
BUILDING #3:	NW 1.20m, NE 2.24m, SE 2.25m, SW 1.36m	1.76m
BUILDING #4:	NW 2.18m, NE 2.39m, SE 2.44m, SW 2.20m	2.30m
BUILDING #5:	NW 2.21m, NE 2.36m, SE 2.43m, SW 2.21m	2.30m
SITE	NW 1.67m, NE 2.29m, SE 2.38m, SW 1.09m	1.86m
AVERAGE SITE GRADE		2.01m



2 NORTH ELEVATION  
SCALE: 3/16" = 1'-0"

DRAWING NO:  
A-301 H



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

**AVERAGE GRADE CALCULATION**

CORNER GRADES		AVG
BUILDING #1:	NW 2.02m, NE 2.18, SE 2.23m, SW 2.02m	2.11m
BUILDING #2:	NW 1.06m, NE 2.25m, SE 2.21m, SW 1.35m	1.72m
BUILDING #3:	NW 1.20m, NE 2.24m, SE 2.25m, SW 1.36m	1.76m
BUILDING #4:	NW 2.18m, NE 2.39m, SE 2.44m, SW 2.20m	2.30m
BUILDING #5:	NW 2.21m, NE 2.36m, SE 2.43m, SW 2.21m	2.30m
SITE	NW 1.67m, NE 2.29m, SE 2.38m, SW 1.09m	1.86m
AVERAGE SITE GRADE		2.01m

**SCHEDULE OF FINISHES**

- 1 ASPHALT SHINGLE ROOFING
- 2 PREFINISHED ALUMINUM GUTTER ON 2x10 WOOD FASCIA  
BENJAMIN MOORE 2128-20 "ARTIST"
- 3 1x4 WOOD TRIM ON 2x10 WOOD FASCIA  
BENJAMIN MOORE 10-170 "TRIMTECH"
- 4 STUCCO SIDING
- 5 HARDIE-PANEL SIDING WITH BATTENS  
BENJAMIN MOORE STORE AF-700
- 6 FACE BRICK (3-1/2" x 7-1/2")  
COLOR: PEWTER (BRAND: METAL MATERIALS)
- 7 VINYL FRAMED WINDOWS WITH 2x6 HARDIE TRIM  
PREFINISHED BLACK VINYL FRAME
- 8 12x12 BUILT-UP COLUMN W/ HARDIE PANEL SIDING  
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- 9 HEWN QUIN CORNERS (12" x 12") & HEADER BAND  
COLOR: EDGEWELL BRAND: QUALITY STONE VENEER INC
- 10 2X4, 2X6 & 2X10 HORIZONTAL HARDIE TRIMS  
COLOR: BENJAMIN MOORE 2128-20 "ARTIST"
- 11 3'-6" HIGH ALUMINUM PICKET GUARDRAIL  
PRE-FINISHED BLACK
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BENJAMIN MOORE 2128-20 "ARTIST"
- 14 SERVICE DOOR - PAINTED METAL  
BENJAMIN MOORE 2128-20 "ARTIST"
- 15 GARAGE DOOR - PAINTED METAL WITH GLAZING  
BENJAMIN MOORE 2128-20 "ARTIST"

NOTES:



KEY PLAN

2023-10-17	H	DPF PREPARATION
2023-10-05	C	DPF REVISIONS FOR BPP
2023-09-13	F	DPF REVISIONS
2023-07-28	F	DPF REVISIONS
2023-03-27	F	DPF REVISIONS
2022-11-09	C	DPF REVISIONS
2022-10-08	B	SUBMISSION AFTER AEP COMMENTS
2022-05-20	F	DPF REVISIONS

**df**

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PROJECT:  
12 UNIT TOWNHOUSE DEVELOPMENT  
3291 & 8311 MO. 2 RD,  
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CLIENT:  
SATHAM JOHAL

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DESIGNED BY	NO
CHECKED BY	NO
SCALE	3/16" = 1'-0"
JOB NO.	PDH-053
DATE	08/11/2023
SHEET TITLE:	

BLDG 1 ELEVATIONS

DRAWING NO.

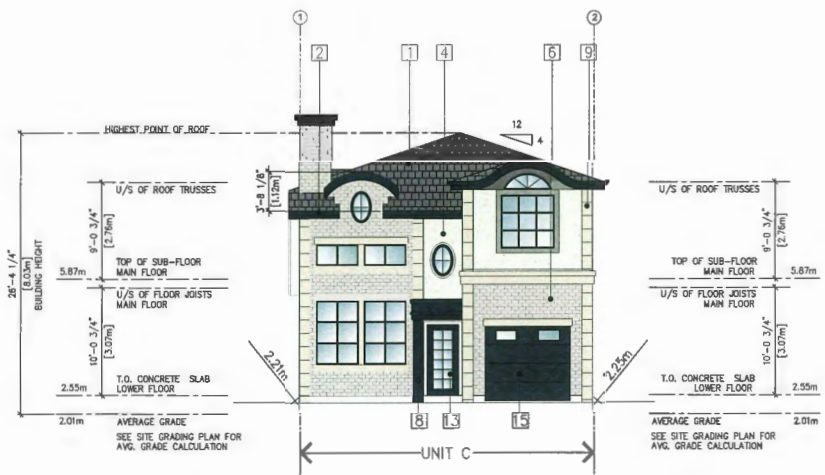
**A-302**

**H**



2 SOUTH ELEVATION  
SCALE: 3/16" = 1'-0"





**1 EAST ELEVATION**  
SCALE: 3/16" = 1'-0"

**SCHEDULE OF FINISHES**

- ① ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2x10 WOOD FASCIA  
BENJAMIN MOORE 2128-20 "ARTISS"
- ③ 1x4 WOOD TRIM ON 2x10 WOOD FASCIA  
BENJAMIN MOORE 2128-20 "ARTISS"
- ④ STUCCO SIDING  
BENJAMIN MOORE 100-170 "STORINGTON"
- ⑤ HARDIE-PANEL SIDING WITH BATTENS  
BENJAMIN MOORE 100-170 "STORINGTON"
- ⑥ FACE BRICK (3-1/2" x 7-1/2")  
COLOR: PETER BRAND - NATURAL MATERIALS
- ⑦ VINYL FRAMED WINDOWS WITH 2x6 HARDIE TRIM  
PREFINISHED BLACK W/TL. FRAME
- ⑧ 12x12 BUILT-UP COLUMN W/ HARDIE PANEL SIDING  
BENJAMIN MOORE 2128-20 "ARTISS"
- ⑨ HEWN QUON CORNERS (12" x 12") & HEADER BAND  
COLOR: EVERETT BRAND - QUALITY STONE WOODER INC
- ⑩ 2X4, 2X6 & 2X10 HORIZONTAL AHRDIE TRIMS  
COLOR: BENJAMIN MOORE 2128-20 "ARTISS"
- ⑪ 3"-6" HIGH ALUMINUM PICKET GUARDRAIL  
PRE-FINISHED BLACK
- ⑫ 8" CONCRETE HEADER & SILL
- ⑬ ENTRY DOOR - SOLJO CORE METAL WITH TEMPERED GLAZING  
BENJAMIN MOORE 2128-20 "ARTISS"
- ⑭ SERVICE DOOR - PAINTED METAL  
BENJAMIN MOORE 2128-20 "ARTISS"
- ⑮ GARAGE DOOR - PAINTED METAL WITH GLAZING  
BENJAMIN MOORE 2128-20 "ARTISS"

NOTES:

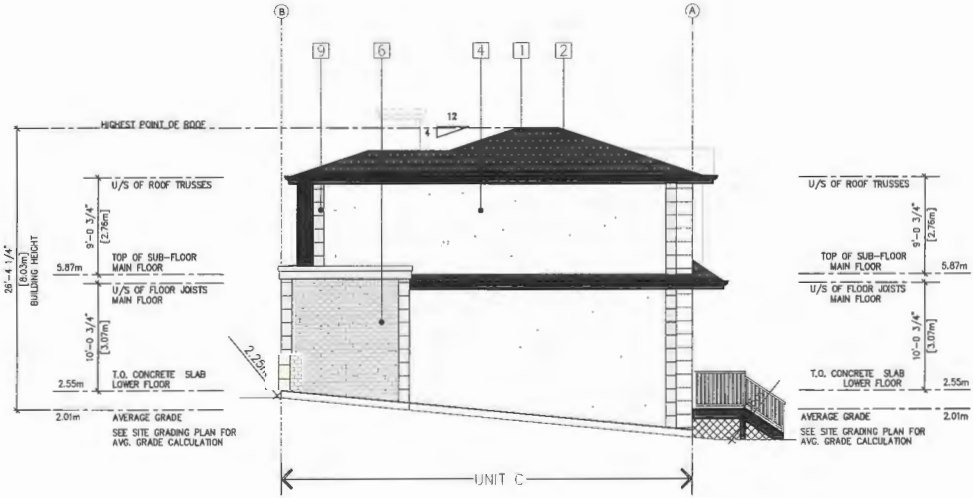


KEY PLAN

2023-10-17	H	APP PRESCRIPTION
2023-10-03	G	OP PRELIMINARY FOR EWP
2023-08-10	F	OP PRELIMINARY
2023-07-20	E	OP PRELIMINARY
2023-03-23	D	OP PRELIMINARY
2023-11-08	C	REVISIONS AFTER APP COMMENTS
2023-10-05	B	REVISIONS FOR APP COMMENTS
2023-04-28	A	OP PRELIMINARY

**AVERAGE GRADE CALCULATION**

	CORNER GRADES	AVG
BUILDING #1:	NW 2.02m, NE 2.18, SE 2.23m, SW 2.02m	2.11m
BUILDING #2:	NW 1.06m, NE 2.25m, SE 2.21m, SW 1.35m	1.72m
BUILDING #3:	NW 1.20m, NE 2.24m, SE 2.25m, SW 1.36m	1.76m
BUILDING #4:	NW 2.18m, NE 2.39m, SE 2.44m, SW 2.20m	2.30m
BUILDING #5:	NW 2.21m, NE 2.36m, SE 2.43m, SW 2.21m	2.30m
SITE	NW 1.67m, NE 2.29m, SE 2.38m, SW 1.09m	1.86m
	<b>AVERAGE SITE GRADE</b>	<b>2.01m</b>



**2 NORTH ELEVATION**  
SCALE: 3/16" = 1'-0"

NO. 2 ROAD

**df**

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PROJECT:  
**12 UNIT TOWNHOUSE DEVELOPMENT**  
9281 & 9311 NO. 2 RD,  
RICHMOND, B.C.

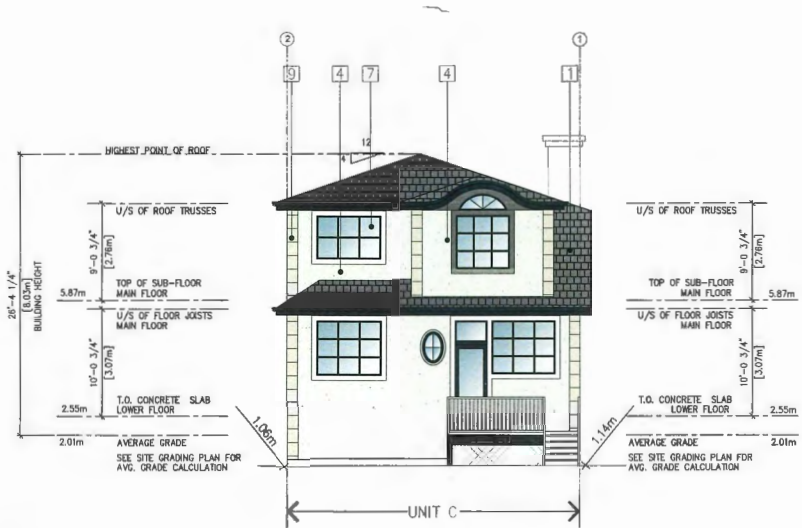
CLIENT:  
**SATHAM JOHAL**

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DRAWN BY:	
CHECKED BY:	
SCALE:	3/16" = 1'-0"
JOB NO.:	104-033
DATE:	09/2023
SHEET TITLE:	

BLDG 2 ELEVATIONS

DRAWING NO.:  
**A-303** **H**



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

### SCHEDULE OF FINISHES

- ① ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2x10 WOOD FASCIA  
BENJAMIN MOORE 2128-20 "REVOL"
- ③ 1x4 WOOD TRIM ON 2x10 WOOD FASCIA  
BENJAMIN MOORE 2128-20 "REVOL"
- ④ STUCCO SIDING  
BENJAMIN MOORE HC-170 "STORINGTON"
- ⑤ HARDIE-PANEL SIDING WITH BATTENS  
BENJAMIN MOORE ST03A AF-700
- ⑥ FACE BRICK (3-1/2" x 7-1/2")  
COLOR: PEWEE BRAND: METAL MATERIALS
- ⑦ VINYL FRAMED WINDOWS WITH 2x6 HARDIE TRIM  
PREFINISHED BLACK VINYL FRAME
- ⑧ 12x12 BUILT-UP COLUMN W/ HARDIE PANEL SIDING  
BENJAMIN MOORE 2128-20 "REVOL"
- ⑨ HEWN QUON CORNERS (12" X 12") & HEADER BAND  
COLOR: EGGHELL BRAND: QUALITY STONE VENEER INC
- ⑩ 2X4, 2X6 & 2X10 HORIZONTAL HARDIE TRIMS  
COLOR: BENJAMIN MOORE 2128-20 "REVOL"
- ⑪ 3'-6" HIGH ALUMINUM PICKET GUARDRAIL  
PRE-FINISHED BLACK
- ⑫ 8" CONCRETE HEADER & SILL
- ⑬ ENTRY DOOR - SOLID CORE METAL WITH TEMPERED GLAZING  
BENJAMIN MOORE 2128-20 "REVOL"
- ⑭ SERVICE DOOR - PAINTED METAL  
BENJAMIN MOORE 2128-20 "REVOL"
- ⑮ GARAGE DOOR - PAINTED METAL WITH GLAZING  
BENJAMIN MOORE 2128-20 "REVOL"

NOTES:



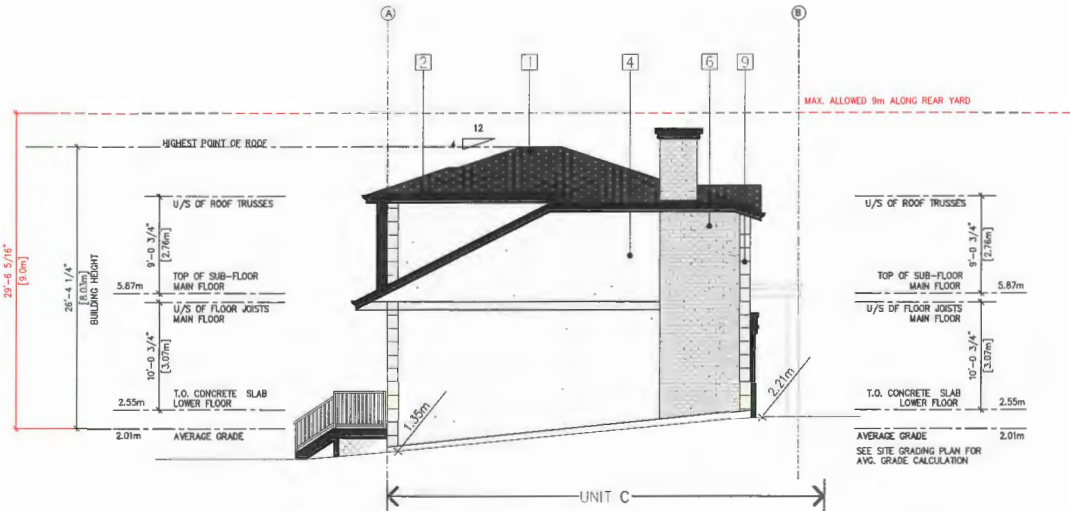
KEY PLAN

2023-10-17	H	OFF PRESENTATION
2023-10-03	D	DP PERMISSION FOR APP
2023-09-13	F	DP PERMISSION
2023-07-28	K	DP RETRACTION
2023-03-27	D	DP PERMISSION
2022-11-08	C	PERMISSION AFTER APP COMMENTS
2022-10-08	B	SUBMISSION FOR APP_DP17-70008
2022-08-28	A	DP PERMISSION

NO.2 ROAD

**AVERAGE GRADE CALCULATION**

	CORNER GRADES	AVG
BUILDING #1:	NW 2.02m, NE 2.18, SE 2.23m, SW 2.02m	2.11m
BUILDING #2:	NW 1.06m, NE 2.25m, SE 2.21m, SW 1.35m	1.72m
BUILDING #3:	NW 1.20m, NE 2.24m, SE 2.25m, SW 1.36m	1.76m
BUILDING #4:	NW 2.18m, NE 2.39m, SE 2.44m, SW 2.20m	2.30m
BUILDING #5:	NW 2.21m, NE 2.36m, SE 2.43m, SW 2.21m	2.30m
SITE	NW 1.67m, NE 2.29m, SE 2.38m, SW 1.09m	1.86m
	<b>AVERAGE SITE GRADE</b>	<b>2.01m</b>



2 SOUTH ELEVATION  
SCALE: 3/16" = 1'-0"

df

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PROJECT  
12 UNIT TOWNHOUSE DEVELOPMENT  
5291 & 9311 MO. 2 RD,  
RICHMOND, B.C.

CLIENT  
SATNAM JOHAL

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OWNER:	MR.
DESIGNER:	DF
SCALE:	3/16" = 1'-0"
JOB NO.:	PCJ-033
DATE:	OCT 2023
SHEET TITLE:	

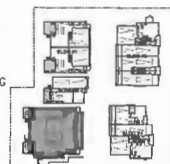
BLDG 2 ELEVATIONS



### SCHEDULE OF FINISHES

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>① ASPHALT SHINGLE ROOFING</li> <li>② PREFINISHED ALUMINUM GUTTER ON 2x10 WOOD FASCIA<br/>BEHMAN MOORE 2125-20 "ARTIST"</li> <li>③ 1x4 WOOD TRIM ON 2x10 WOOD FASCIA<br/>BEHMAN MOORE 2125-20 "ARTIST"</li> <li>④ STUCCO SIDING<br/>BEHMAN MOORE 10-170 "STANDARD"</li> <li>⑤ HARDIE-PANEL SIDING WITH BATTENS<br/>BEHMAN MOORE ST091 A1-700</li> <li>⑥ FACE BRICK (3-1/2" x 7-1/2")<br/>COLOR: PERFECT BRICK; METAL MATERIALS</li> <li>⑦ VINYL FRAMED WINDOWS WITH 2x6 HARDIE TRIM<br/>PREFINISHED BLACK WHITE TRIM</li> <li>⑧ 12x12 BUILT-UP COLUMN W/ HARDIE PANEL SIDING<br/>BEHMAN MOORE 2125-20 "ARTIST"</li> </ul> | <ul style="list-style-type: none"> <li>⑨ HEWN QUIN CORNERS (12" X 12") &amp; HEADER BAND<br/>COLOR: CROSWELL BRAND; QUALITY STONE VENDOR INC</li> <li>⑩ 2X4, 2X6 &amp; 2X10 HORIZONTAL AHRDIE TRIMS<br/>BEHMAN MOORE 2125-20 "ARTIST"</li> <li>⑪ 3'-6" HIGH ALUMINUM PICKET GUARDRAIL<br/>PRE-FINISHED BLACK</li> <li>⑫ 8" CONCRETE HEADER &amp; SILL</li> <li>⑬ ENTRY DOOR - SOLID CORE METAL WITH TEMPERED GLAZING<br/>BEHMAN MOORE 2125-20 "ARTIST"</li> <li>⑭ SERVICE DOOR - PAINTED METAL<br/>BEHMAN MOORE 2125-20 "ARTIST"</li> <li>⑮ GARAGE DOOR - PAINTED METAL WITH GLAZING<br/>BEHMAN MOORE 2125-20 "ARTIST"</li> </ul> |
|---|---|

NOTES:



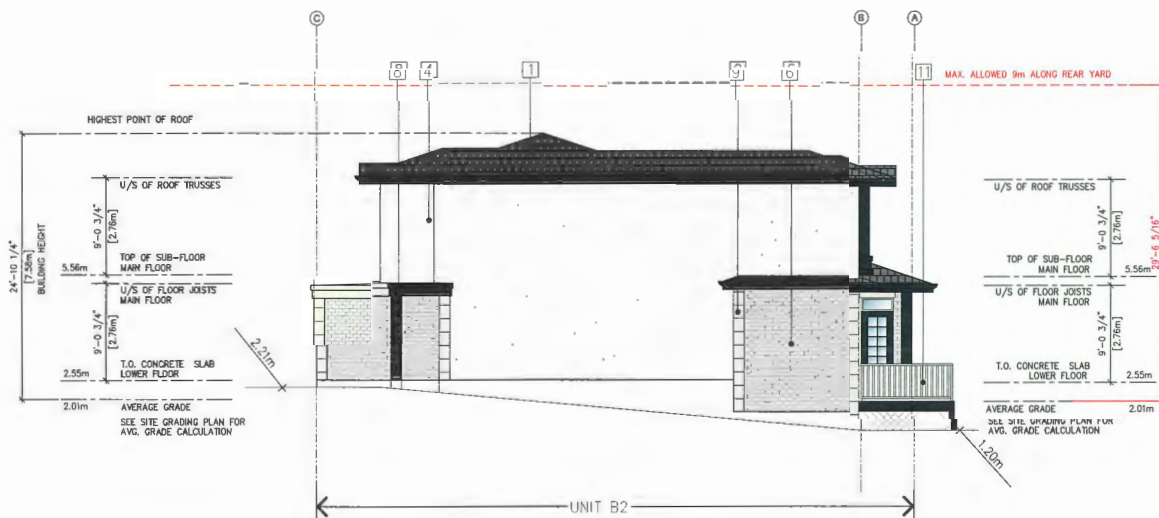
KEY PLAN

2023-10-17	01	ENV. PRELIMINARY
2023-10-03	02	SP. PRELIMINARY FOR ODP
2023-09-13	03	SP. PRELIMINARY
2023-07-28	04	SP. PRELIMINARY
2023-03-27	05	SP. PRELIMINARY
2023-11-09	06	PRELIMINARY AFTER AEP COMMENTS
2023-10-04	07	Submission for ODP SP117-19008
2023-09-21	08	SP. PRELIMINARY

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

### AVERAGE GRADE CALCULATION

	CORNER GRADES	AVG
BUILDING #1:	NW 2.02m, NE 2.18, SE 2.23m, SW 2.02m	2.11m
BUILDING #2:	NW 1.06m, NE 2.25m, SE 2.21m, SW 1.35m	1.72m
BUILDING #3:	NW 1.20m, NE 2.24m, SE 2.25m, SW 1.36m	1.76m
BUILDING #4:	NW 2.18m, NE 2.39m, SE 2.44m, SW 2.20m	2.30m
BUILDING #5:	NW 2.21m, NE 2.36m, SE 2.43m, SW 2.21m	2.30m
SITE	NW 1.67m, NE 2.29m, SE 2.38m, SW 1.09m	1.86m
AVERAGE SITE GRADE		2.01m



2 NORTH ELEVATION  
SCALE: 3/16" = 1'-0"

df

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PROJECT  
12 UNIT TOWNHOUSE DEVELOPMENT  
2251 & 9311 IND. 2 RD,  
RICHMOND, B.C.

CLIENT  
SATNAM JOHAL

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DATE:	10/17/23
SCALE:	3/16" = 1'-0"
JOB NO.:	1031-033
DATE:	03/20/23
SHEET TITLE:	

BLDG 3 ELEVATIONS

DRAWING NO.:

A-305

H

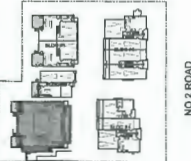


1 WEST ELEVATION  
SCALE: 3/16" = 1'-0"

### SCHEDULE OF FINISHES

- 1 ASPHALT SHINGLE ROOFING
- 2 PREFINISHED ALUMINUM GUTTER ON 2x10 WOOD FASCIA  
BENJAMIN MOORE 218-20 "ARTIST"
- 3 1x4 WOOD TRIM ON 2x10 WOOD FASCIA  
BENJAMIN MOORE 218-20 "ARTIST"
- 4 STUCCO SIDING  
BENJAMIN MOORE HC-170 "STRONGHOLD"
- 5 HARDIE-PANEL SIDING WITH BATTENS  
BENJAMIN MOORE STORM AF-700
- 6 FACE BRICK (3-1/2" x 7-1/2")  
COLOR: FLETCHER BRAND: METAL MATERIALS
- 7 VINYL FRAMED WINDOWS WITH 2x6 HARDIE TRIM  
PREFINISHED BLACK VINYL FRAME
- 8 12x12 BUILT-UP COLUMN W/ HARDIE PANEL SIDING  
BENJAMIN MOORE 218-20 "ARTIST"
- 9 HEWN QUIN CORNERS (12" X 12") & HEADER BAND  
COLOR: EDZONCEL BRAND: QUALITY STONE VENEER INC
- 10 2x4, 2x6 & 2x10 HORIZONTAL AHRDIE TRIMS  
COLOR: BENJAMIN MOORE 218-20 "ARTIST"
- 11 3"-6" HIGH ALUMINUM PICKET GUARDRAIL  
PRE-FINISHED BLACK
- 12 8" CONCRETE HEADER & SILL
- 13 ENTRY DOOR - SOLID CORE METAL WITH TEMPERED GLAZING  
BENJAMIN MOORE 218-20 "ARTIST"
- 14 SERVICE DOOR - PAINTED METAL  
BENJAMIN MOORE 218-20 "ARTIST"
- 15 GARAGE DOOR - PAINTED METAL WITH GLAZING  
BENJAMIN MOORE 218-20 "ARTIST"

NOTES:



KEY PLAN

2022-10-11	H	APP PRELIMINUM
2022-10-03	U	DP PRELIMINUM FOR BWP
2022-09-21	U	DP PRELIMINUM
2022-01-28	L	DP PRELIMINUM
2022-03-21	D	DP PRELIMINUM
2022-11-08	C	REVISIONS UPON APP COMMENTS
2022-10-08	B	SUBMITION FOR APP, PERMITS, TRADING
2022-09-28	A	DP PRELIMINUM

AVERAGE GRADE CALCULATION

CORNER GRADES	AVG
BUILDING #1: NW 2.02m, NE 2.18, SE 2.23m, SW 2.02m	2.11m
BUILDING #2: NW 1.06m, NE 2.25m, SE 2.21m, SW 1.35m	1.72m
BUILDING #3: NW 1.20m, NE 2.24m, SE 2.25m, SW 1.36m	1.76m
BUILDING #4: NW 2.18m, NE 2.39m, SE 2.44m, SW 2.20m	2.30m
BUILDING #5: NW 2.21m, NE 2.36m, SE 2.43m, SW 2.21m	2.30m
SITE NW 1.67m, NE 2.29m, SE 2.38m, SW 1.09m	1.86m
AVERAGE SITE GRADE 2.01m	



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



350-10851 GHELLIBRIDGE WAY  
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PROJECT:  
12 UNIT TOWNHOUSE DEVELOPMENT  
8251 & 9311 NO. 2 RD,  
RICHMOND, B.C.

CLIENT:  
SATNAM JOHAL

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DESIGN: WJ
CHECKED: YJ
SCALE: 3/16" = 1'-0"
JOB NO: RCH-033
DATE: OCT 2023
SHEET TITLE:

BLDG 3 ELEVATIONS

DRAWING NO.:  
**A-306**

**H**



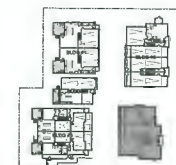
NOTES:



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

SCHEDULE OF FINISHES

- 1 ASPHALT SHINGLE ROOFING
- 2 PREFINISHED ALUMINUM GUTTER ON 2x10 WOOD FASCIA  
BENJAMIN MOORE 2128-20 "ARTISS"
- 3 1x4 WOOD TRIM ON 2x10 WOOD FASCIA  
BENJAMIN MOORE 2128-20 "ARTISS"
- 4 STUCCO SIDING  
BENJAMIN MOORE HC-175 "TERRAZZINO"
- 5 HARDIE-PANEL SIDING WITH BATTENS  
BENJAMIN MOORE ST083 AF-700
- 6 FACE BRICK (3-1/2" x 7-1/2")  
COLOR: PEWTER BRAND: NATURAL MATERIALS
- 7 VINYL FRAMED WNDWS WITH 2x6 HARDIE TRIM  
PREFINISHED BLACK VINYL FRAME
- 8 12x12 BUILT-UP COLUMN W/ HARDIE PANEL SIDING  
BENJAMIN MOORE 2128-20 "ARTISS"
- 9 HEWN QUOIN CORNERS (12" x 12") & HEADER BAND  
COLOR: EGGSHELL BRAND: QUALITY STONE WORKER INC
- 10 2X4, 2X6 & 2X10 HORIZONTAL AHRDIE TRIMS  
COLOR: BENJAMIN MOORE 2128-20 "ARTISS"
- 11 3'-6" HIGH ALUMINUM PICKET GUARDRAIL  
PRE-FINISHED BLACK
- 12 8" CONCRETE HEADER & SILL
- 13 ENTRY DOOR - SOLID CORE METAL WITH TEMPERED GLAZING  
BENJAMIN MOORE 2128-20 "ARTISS"
- 14 SERVICE DOOR - PAINTED METAL  
BENJAMIN MOORE 2128-20 "ARTISS"
- 15 GARAGE DOOR - PAINTED METAL WITH GLAZING  
BENJAMIN MOORE 2128-20 "ARTISS"



KEY PLAN

2023-10-17	H	APP PROPOSITION
2023-10-03	G	DP RESUBMISSION FOR RFP
2023-09-10	F	DP RESUBMISSION
2023-07-20	E	DP RESUBMISSION
2023-03-27	B	DP RESUBMISSION
2023-11-01	C	RESUBMISSION AFTER RFP COMMENTS
2023-10-20	B	SUBMITTAL FOR RFP #24-17-190081
2023-04-20	A	DP RESUBMISSION



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PROJECT:  
12 UNIT TOWNHOUSE DEVELOPMENT  
9251 & 9311 NO. 2 RD,  
RICHMOND, B.C.

CLIENT:  
SATNAM JOHAL

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DESIGN: HAJ
CHECKED: HA
SCALE: 3/16" = 1'-0"
JOB NO.: PCH-003
DATE: OCT 2023
SHEET TITLE:

AVERAGE GRADE CALCULATION

	CORNER GRADES	AVG
BUILDING #1:	NW 2.02m, NE 2.18, SE 2.23m, SW 2.02m	2.11m
BUILDING #2:	NW 1.06m, NE 2.25m, SE 2.21m, SW 1.35m	1.72m
BUILDING #3:	NW 1.20m, NE 2.24m, SE 2.25m, SW 1.36m	1.78m
BUILDING #4:	NW 2.18m, NE 2.39m, SE 2.44m, SW 2.20m	2.30m
BUILDING #5:	NW 2.21m, NE 2.36m, SE 2.43m, SW 2.21m	2.30m
SITE	NW 1.67m, NE 2.29m, SE 2.38m, SW 1.09m	1.86m
AVERAGE SITE GRADE		2.01m



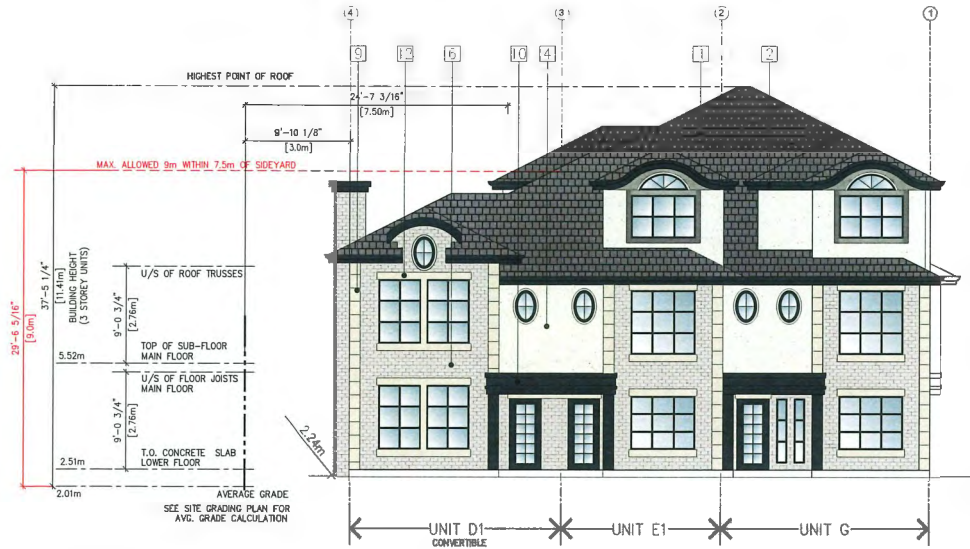
2 NORTH ELEVATION  
SCALE: 3/16" = 1'-0"

BLDG 4 ELEVATIONS

DRAWING NO.:  
A-307

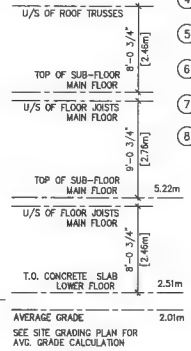
H

NOTES:



SCHEDULE OF FINISHES

- ① ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2x10 WOOD FASCIA  
BENJAMIN MOORE ST23-20 "ARTIST"
- ③ 1x4 WOOD TRIM ON 2x10 WOOD FASCIA  
BENJAMIN MOORE ST23-20 "ARTIST"
- ④ STUCCO SIDING  
BENJAMIN MOORE HC-170 "STONEMASTER"
- ⑤ HARDIE-PANEL SIDING WITH BATTENS  
BENJAMIN MOORE ST09-AF-700
- ⑥ FACE BRICK (3-1/2" x 7-1/2")  
COLOR: PEPPER BRAND / METAL MATERIALS
- ⑦ VINYL FRAMED WINDOWS WITH 2x6 HARDIE TRIM  
PREPARED BLACK VINYL FRAME
- ⑧ 12x12 BUILT-UP COLUMN W/ HARDIE PANEL SIDING  
BENJAMIN MOORE ST23-20 "ARTIST"
- ⑨ HEWN QUIN CORNERS (12" x 12") & HEADER BAND  
COLOR: EGGSHELL BRAND / QUALITY STONE MONKS INC
- ⑩ 2X4, 2X6 & 2X10 HORIZONTAL AHRDIE TRIMS  
COLOR: BENJAMIN MOORE ST23-20 "ARTIST"
- ⑪ 3"-6" HIGH ALUMINUM PICKET GUARDRAIL  
PRE-PANDED BLACK
- ⑫ 8" CONCRETE HEADER & SILL
- ⑬ ENTRY DOOR - SOLID CORE METAL WITH TEMPERED GLAZING  
BENJAMIN MOORE ST23-20 "ARTIST"
- ⑭ SERVICE DOOR - PAINTED METAL  
BENJAMIN MOORE ST23-20 "ARTIST"
- ⑮ GARAGE DOOR - PAINTED METAL WITH GLAZING  
BENJAMIN MOORE ST23-20 "ARTIST"



KEY PLAN

2023-10-11	01	DP PRESENTATION
2023-10-03	02	DP PRESENTATION FOR RFP
2023-09-12	03	DP PRESENTATION
2023-07-28	04	DP PRESENTATION
2023-03-21	05	DP PRESENTATION
2023-11-09	06	RESUBMISSION AFTER ASP CONSULT
2022-10-03	07	SUBMISSION FOR RFP DP17-19088
2022-08-26	08	DP PRESENTATION

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

AVERAGE GRADE CALCULATION

	CORNER GRADES	AVG
BUILDING #1:	NW 2.02m, NE 2.18, SE 2.23m, SW 2.02m	2.11m
BUILDING #2:	NW 1.06m, NE 2.25m, SE 2.21m, SW 1.35m	1.72m
BUILDING #3:	NW 1.20m, NE 2.24m, SE 2.25m, SW 1.36m	1.76m
BUILDING #4:	NW 2.18m, NE 2.39m, SE 2.44m, SW 2.20m	2.30m
BUILDING #5:	NW 2.21m, NE 2.36m, SE 2.43m, SW 2.21m	2.30m
SITE	NW 1.67m, NE 2.29m, SE 2.38m, SW 1.09m	1.86m
AVERAGE SITE GRADE		2.01m



2 SOUTH ELEVATION  
SCALE: 3/16" = 1'-0"

**df**

330-10651 CHELLERIDGE WAY  
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PROJECT  
12 UNIT TOWNHOUSE DEVELOPMENT  
9291 & 9311 NO. 2 RD,  
RICHMOND, B.C.

CLIENT:  
SATNAM JOHAL

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DESIGN: SA  
CHECKED: SA  
SCALE: 3/16" = 1'-0"  
JOB NO.: PCH-433  
DATE: OCT 2023  
SHEET TITLE:

BLDG 4 ELEVATIONS



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

AVERAGE GRADE CALCULATION

	CORNER GRADES	AVG
BUILDING #1:	NW 2.02m, NE 2.18, SE 2.23m, SW 2.02m	2.11m
BUILDING #2:	NW 1.06m, NE 2.25m, SE 2.21m, SW 1.35m	1.72m
BUILDING #3:	NW 1.20m, NE 2.24m, SE 2.25m, SW 1.36m	1.76m
BUILDING #4:	NW 2.18m, NE 2.39m, SE 2.44m, SW 2.20m	2.30m
BUILDING #5:	NW 2.21m, NE 2.36m, SE 2.43m, SW 2.21m	2.30m
SITE	NW 1.67m, NE 2.29m, SE 2.38m, SW 1.09m	1.86m
	AVERAGE SITE GRADE	2.01m

SCHEDULE OF FINISHES

- 1 ASPHALT SHINGLE ROOFING
- 2 PREFINISHED ALUMINUM GUTTER ON 2x10 WOOD FASCIA  
BENJAMIN MOORE 2138-20 "ARTIST"
- 3 1x4 WOOD TRIM ON 2x10 WOOD FASCIA  
BENJAMIN MOORE 2138-20 "ARTIST"
- 4 STUCCO SIDING  
BENJAMIN MOORE HC-170 "STONINGTON"
- 5 HARDIE-PANEL SIDING WITH BATTENS  
BENJAMIN MOORE STORY AF-700
- 6 FACE BRICK (3-1/2" x 7-1/2")  
COLOR: PEPPER BRAND - NATURAL MATERIALS
- 7 VINYL FRAMED WINDOWS WITH 2x6 HARDIE TRIM  
PROFESSIONAL BLACK VINYL FRAME
- 8 12x12 BUILT-UP COLUMN W/ HARDIE PANEL SIDING  
BENJAMIN MOORE 2138-20 "ARTIST"
- 9 HENN CLUIN CORNERS (12" x 12") & HEADER BAND  
COLOR: ESCHGELL BRAND - QUALITY STONE VENTED INC
- 10 2X4, 2X6 & 2X10 HORIZONTAL AHRDIE TRIMS  
COLOR: BENJAMIN MOORE 2138-20 "ARTIST"
- 11 3'-6" HIGH ALUMINUM PICKET GUARDRAIL  
PALE-FINISHED BLACK
- 12 8" CONCRETE HEADER & SILL
- 13 ENTRY DOOR - SOLID CORE METAL WITH TEMPERED GLAZING  
BENJAMIN MOORE 2138-20 "ARTIST"
- 14 SERVICE DOOR - PAINTED METAL  
BENJAMIN MOORE 2138-20 "ARTIST"
- 15 GARAGE DOOR - PAINTED METAL WITH GLAZING  
BENJAMIN MOORE 2138-20 "ARTIST"

NOTES:



KEY PLAN

DATE	BY	DESCRIPTION
2023-10-17	H	APP PRESENTATION
2023-10-20	S	DP REVISIONS FOR APP
2023-09-17	T	DP REVISIONS
2023-07-28	E	DP REVISIONS
2023-03-27	D	DP REVISIONS
2023-11-09	C	REVISIONS AFTER APP COMMENTS
2023-10-20	B	SUBMISSION FOR APP_0211-20008
2023-08-20	A	DP REVISIONS



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PROJECT:  
12 UNIT TOWNHOUSE DEVELOPMENT  
8291 & 9311 NO. 2 RD,  
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CLIENT:  
SATNAM JOHAL

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DATE	BY	DESCRIPTION
CHECKED BY:		
SCALE:	3/16" = 1'-0"	
JOB NO.:	FCJ-033	
DATE:	001 2023	
SHEET TITLE:		



2 NORTH ELEVATION  
SCALE: 3/16" = 1'-0"

BLDG 5 ELEVATIONS

DESIGNED BY:

A-309

H

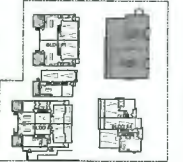




### SCHEDULE OF FINISHES

- ① ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2x10 WOOD FASCIA  
BENJAMIN MOORE 2128-20 "ABYSS"
- ③ 1x4 WOOD TRIM ON 2x10 WOOD FASCIA  
BENJAMIN MOORE 2128-20 "ABYSS"
- ④ STUCCO SIDING  
BENJAMIN MOORE HC-170 "STONEHURST"
- ⑤ HARDIE-PANEL SIDING WITH BATTENS  
BENJAMIN MOORE STORE AF-700
- ⑥ FACE BRICK (3-1/2" x 7-1/2")  
COLOR : PEWEE BRAND / MIXTAL MATERIALS
- ⑦ VINYL FRAMED WINDOWS WITH 2x6 HARDIE TRIM  
PREFINISHED BLACK VINYL FRAME
- ⑧ 12x12 BUILT-UP COLUMN W/ HARDIE PANEL SIDING  
BENJAMIN MOORE 2128-20 "ABYSS"
- ⑨ HEWN OUVEN CORNERS (12" x 12") & HEADER BAND  
COLOR : EGGHELL BRAND : QUALITY STONE VENEER INC
- ⑩ 2X4, 2X6 & 2X10 HORIZONTAL AHRDIE TRIMS  
COLOR : BENJAMIN MOORE 2128-20 "ABYSS"
- ⑪ 3"-6" HIGH ALUMINUM PICKET GUARORAIL  
PVC-FINISHED BLACK
- ⑫ 8" CONCRETE HEADER & SILL
- ⑬ ENTRY DOOR - SOLID CORE METAL WITH TEMPERED GLAZING  
BENJAMIN MOORE 2128-20 "ABYSS"
- ⑭ SERVICE DOOR - PAINTED METAL  
BENJAMIN MOORE 2128-20 "ABYSS"
- ⑮ GARAGE DOOR - PAINTED METAL WITH GLAZING  
BENJAMIN MOORE 2128-20 "ABYSS"

### NOTES:



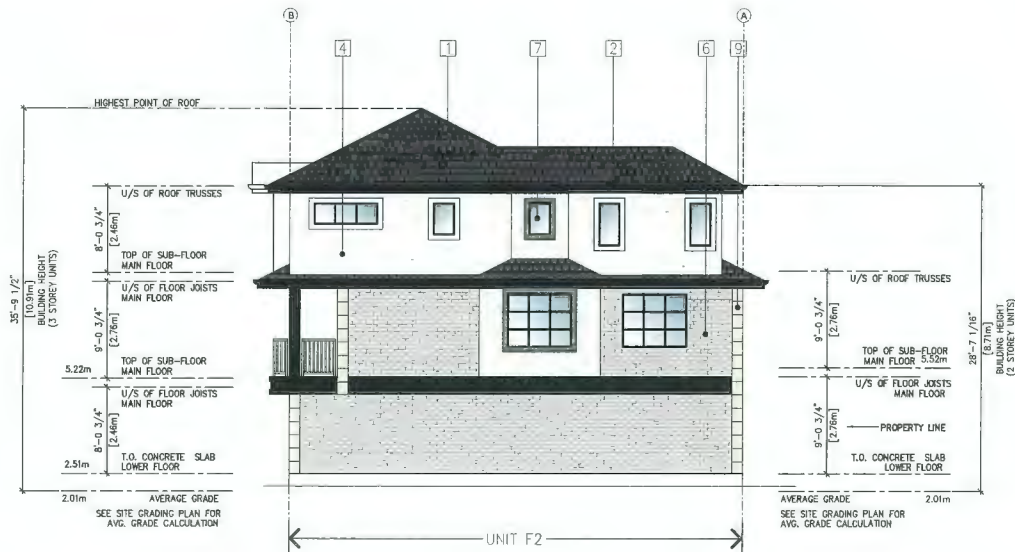
KEY PLAN

2022-10-12	01	01P	PRELIMINARY
2022-10-05	02	01P	REVISION: RAIN DRY
2022-09-12	03	01P	REVISION: RAIN DRY
2022-07-20	04	01P	REVISION: RAIN DRY
2022-03-21	05	01P	REVISION: RAIN DRY
2022-11-09	06	01P	REVISION: RAIN DRY
2022-10-05	07	01P	REVISION: RAIN DRY
2022-09-12	08	01P	REVISION: RAIN DRY

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

AVERAGE GRADE CALCULATION

	CORNER GRADES	AVG
BUILDING #1:	NW 2.02m, NE 2.18, SE 2.23m, SW 2.02m	2.11m
BUILDING #2:	NW 1.06m, NE 2.25m, SE 2.21m, SW 1.35m	1.72m
BUILDING #3:	NW 1.20m, NE 2.24m, SE 2.25m, SW 1.36m	1.76m
BUILDING #4:	NW 2.18m, NE 2.39m, SE 2.44m, SW 2.20m	2.30m
BUILDING #5:	NW 2.21m, NE 2.36m, SE 2.43m, SW 2.21m	2.30m
SITE	NW 1.67m, NE 2.29m, SE 2.38m, SW 1.09m	1.86m
AVERAGE SITE GRADE		2.01m



2 SOUTH ELEVATION  
SCALE: 3/16" = 1'-0"

df

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PROJECT  
12 UNIT TOWNHOUSE DEVELOPMENT  
8291 & 9311 NO. 2 RD,  
RICHMOND, B.C.

CLIENT  
SATNAM JOHAL

CONTRACT RESERVED. THIS PLAN AND DESIGN ARE ONE OF ALL  
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DESIGNED BY	
CHECKED BY	
SCALE	3/16" = 1'-0"
JOB NO.	100-033
DATE	OCT 2023
SHEET TITLE	

BLDG 5 ELEVATIONS

DRAWING NO.  
**A-310** **H**





**SCHEDULE OF FINISHES**

- 1 ASPHALT SHINGLE ROOFING
- 2 PREFINISHED ALUMINUM GUTTER ON 2x10 WOOD FASCIA  
BENJAMIN MOORE 2128-20 "ABYSS"
- 3 1x4 WOOD TRIM ON 2x10 WOOD FASCIA  
BENJAMIN MOORE 2128-20 "ABYSS"
- 4 STUCCO SIDING  
BENJAMIN MOORE HC-170 "STONINGTON"
- 5 FACE BRICK (3-1/2" x 7-1/2")  
COLOR : PEWTER  
BRAND : MUTUAL MATERIALS
- 6 VINYL FRAMED WINDOWS WITH 2x6 TRIM  
PREFINISHED BLACK VINYL FRAME
- 7 12x12 BUILT-UP COLUMN W/ HARDIE PANEL SIDING  
BENJAMIN MOORE 2128-20 "ABYSS"
- 8 QUOIN VENEER AT CORNERS  
IXL - GARNET SMOOTH
- 9 3'-6" HIGH ALUMINUM PICKET GUARDRAIL  
PRE-FINISHED BLACK
- 10 8" CONCRETE HEADER & SILL
- 11 ENTRY DOOR - SOLID CORE METAL WITH TEMPERED GLAZING  
BENJAMIN MOORE 2128-20 "ABYSS"
- 12 SERVICE DOOR - PAINTED METAL  
BENJAMIN MOORE 2128-20 "ABYSS"
- 13 GARAGE DOOR - PAINTED METAL WITH GLAZING  
BENJAMIN MOORE 2128-20 "ABYSS"

2022-10-17	A	DPF PRELIMINATION
2022-10-03	C	DPF REVISIONATION FOR DWP
2022-09-23	F	DPF REVISIONATION
2022-07-28	E	DPF REVISIONATION
2022-05-27	D	DPF REVISIONATION
2022-11-09	C	REVISIONATION AFTER AIA CONSULTS
2022-10-04	B	SUBMITTAL FOR AIA DP17-190034
2022-08-25	A	DPF REVISIONATION



330-10551 SHELLBROOKE WAY  
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PROJECT:  
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DESIGN	SA
CHECKED	SA
SCALE	N/E/S
JOB No.	PCN-003
DATE	OCT 2023
SHEET TITLE	

MATERIAL BOARD

DRAWING NO:  
**A-401** **H**



ASPHALT SHINGLES : DUAL BLACK  
BRAND : IKO - CAMBRIDGE



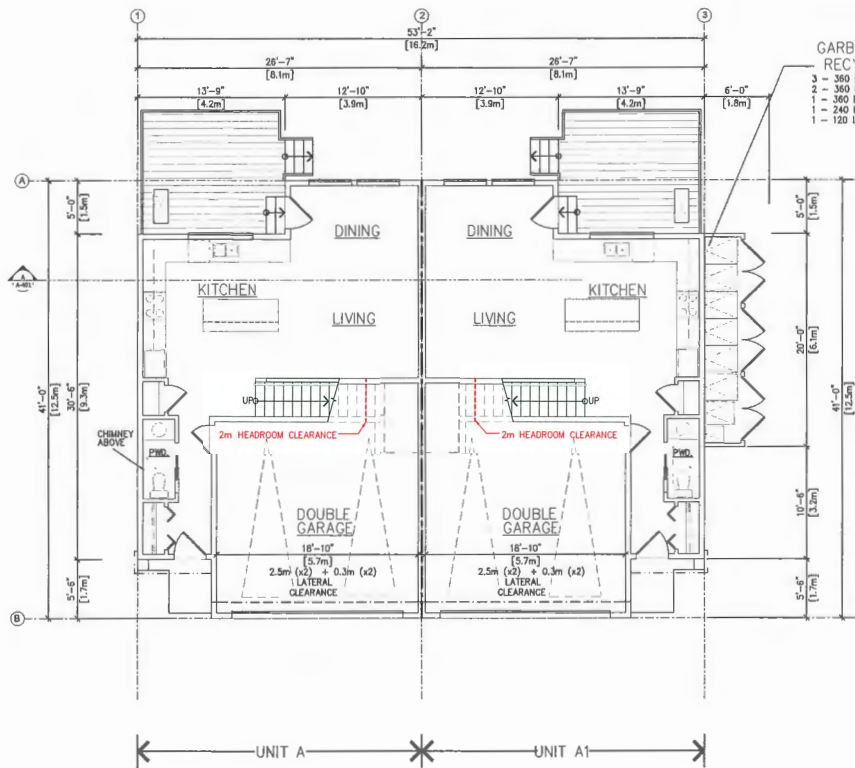
FACE BRICK 3-1/2" x 7-1/2"  
COLOR : PEWTER  
BRAND : MUTUAL MATERIALS



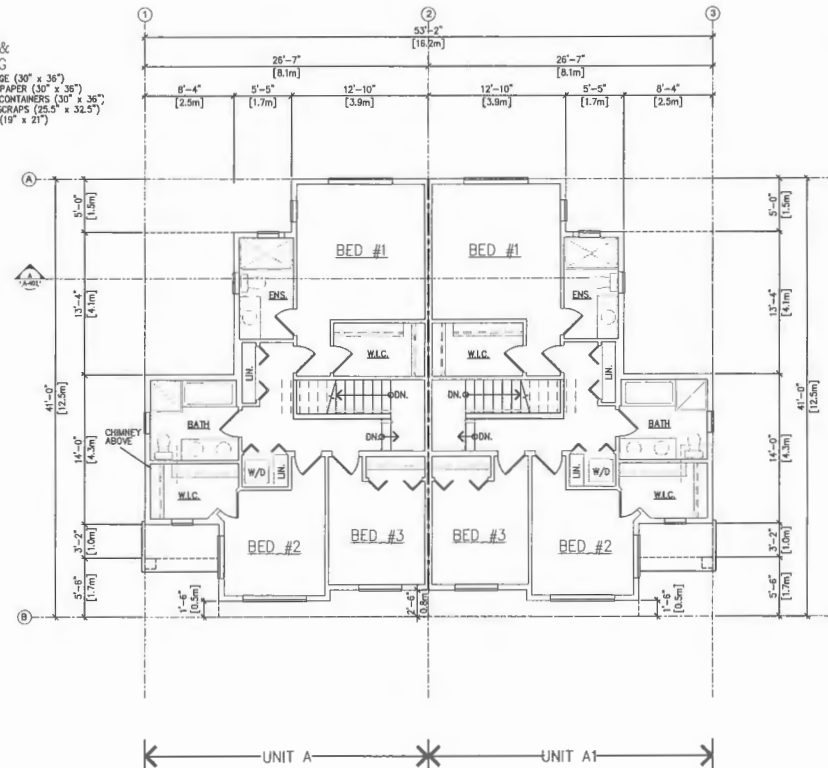
COLOR : BENJAMIN MOORE  
HC-170 - STONINGTON  
• STUCCO



COLOR : BENJAMIN MOORE: 2128-20 - ABYSS  
• GUTTER  
• FASCIA  
• HARDIE PANEL WITH BATTENS  
• ENTRANCE, SERVICE  
• GARAGE DOORS



**1** MAIN FLOOR PLAN  
SCALE: 3/16" = 1'-0"



**2** LEVEL 2 PLAN  
SCALE: 3/16" = 1'-0"

**NOTES:**

- NOTE IN PLACE FEATURES:**
- DIMENSION RUN OF STUDS WITH BLOCKS FOR FUTURE INSTALLATION OF MECHANICAL STUD UP - LEAD HANDSOME OR GOOD
  - BLOCKS IN BATHROOMS FOR FUTURE INSTALLATION OF GRAB BARS

**NOTE: UNITS WILL INCLUDE PRE-OUTLET FOR 200A HEATING LOCATED AND AVAILABLE TO BE OCCUPIED BY THE MECHANICAL CONTRACTOR DURING THE BUILDING PERMIT STAGE.**



KEY PLAN

2022-10-12	A	SPR. PRELIMINATION
2022-10-12	B	SP. PRELIMINATION FOR GPM
2022-09-12	F	SP. PRELIMINATION
2022-07-22	C	SP. PRELIMINATION
2022-05-27	D	SP. PRELIMINATION
2022-11-08	C	REVISIONS AFTER AHP COMMENTS
2022-10-12	B	SUBMISSION FOR AHP, SP17-10088
2022-08-22	A	SP. PRELIMINATION

**df**

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PROJECT:  
**12 UNIT TOWNHOUSE DEVELOPMENT**  
9281 & 9311 NO. 2 RD,  
RICHMOND, B.C.

CLIENT:  
**SATNAM JOHAL**

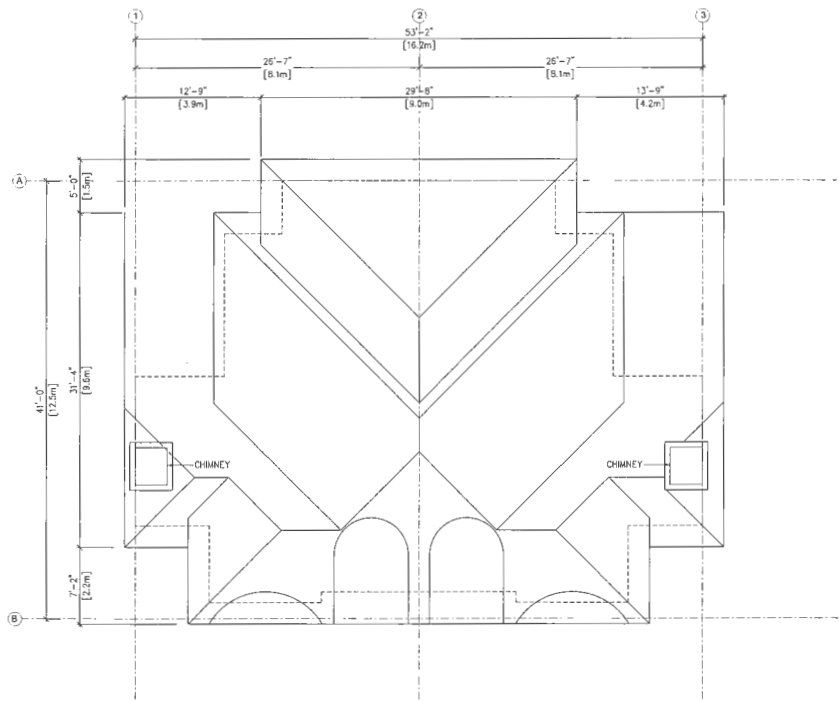
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CHECKED BY:	JA
SCALE:	3/16" = 1'-0"
JOB No:	RC-033
DATE:	NOV 2023
SHEET TITLE:	

BLDG 1 PLANS



DATE: NOV 2023  
**A-501** | **H**



1 ROOF PLAN  
A-502 SCALE: 3/16" = 1'-0"

**NOTES:**  
**APPLICABLE SYMBOLS:**  
 - SYMBOLS FOR FLOORS WITH FLOORING FOR FUTURE INSTALLATION OF ELEMENTAL STAIR UP.  
 - FLOOR FINISHING OR DOORS.  
 - FLOORING IN BATHROOMS FOR FUTURE INSTALLATION OF GRAB BARS.

NOTE: UNITS WILL INCLUDE PRE-BOOKING FOR  
 ON-SITE MEETING. ON-SITE AND DETAILS TO  
 BE DETERMINED BY THE ARCHITECT/ENGINEER  
 DURING THE BUILDING PERIOD YEARS.



KEY PLAN

2022-11-13	W	DEP. FREEDOM/PA
2022-10-03	C	EP. REVISIONS TO DEP.
2022-08-12	F	EP. REVISIONS TO DEP.
2022-07-20	K	EP. REVISIONS TO DEP.
2022-03-23	D	EP. REVISIONS TO DEP.
2022-11-20	C	REVISIONS AFTER AEP CONSULT.
2022-11-09	D	DEPART. FOR PLAN REVISIONS.
2022-08-22	D	EP. REVISIONS TO DEP.



12 UNIT TOWNHOUSE DEVELOPMENT  
 9281 & 9311 NO. 2 RD,  
 RICHMOND, B.C.

PROJECT  
 12 UNIT TOWNHOUSE DEVELOPMENT  
 9281 & 9311 NO. 2 RD,  
 RICHMOND, B.C.

CLIENT  
 SATNAM JOHAL

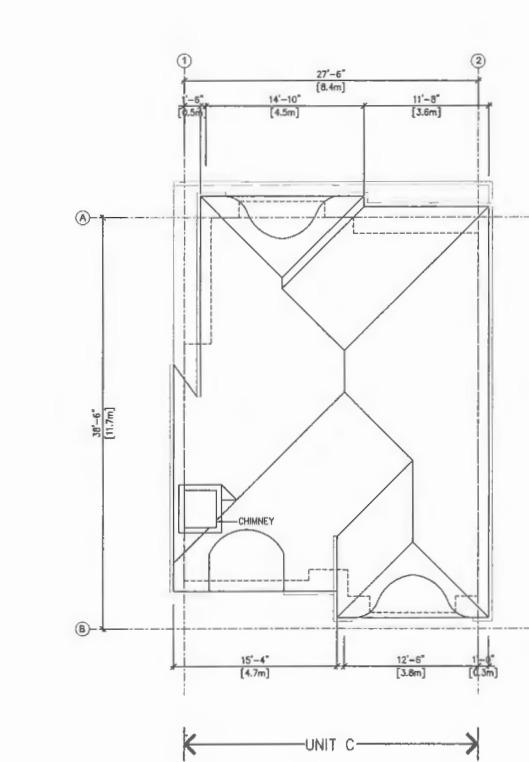
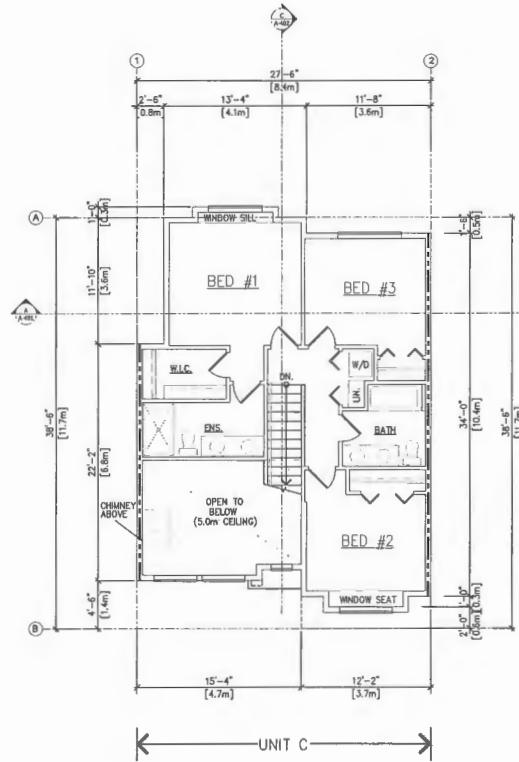
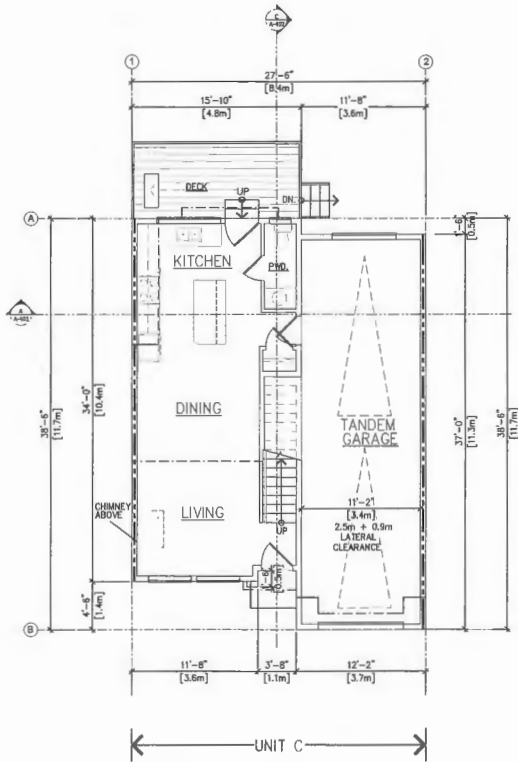
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DESIGNER	SA
CHECKED	SA
SCALE	3/16" = 1'-0"
JOB NO.	100-033
DATE	10/1/2013
SHEET TITLE	

BLDG 1 PLANS



Sheet No.	A-502	H
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NOTES:  
 - ADDS IN PLACE FRAMES.  
 - EXISTING ROOF OF EXISTING BLDG FOR FUTURE INSTALLATION OF RESIDENTIAL STAIR LIFT.  
 - LIVING KITCHEN ON DECK.  
 - BLDG IN BACKGROUND FOR FUTURE INSTALLATION OF GRASS BANK.

NOTE: LUMPS WILL INCLUDE PROTECTORS FOR SOLAR PANELS. LOCATION AND DETAIL TO BE DETERMINED BY THE ARCHITECT, DURING THE BUILDING PERMIT STAGE.



2023-10-11	11	APP. PREPARATION
2023-10-23	12	APP. PREPARATION FOR APP.
2023-09-13	7	APP. PREPARATION
2023-07-28	7	APP. PREPARATION
2023-03-27	7	APP. PREPARATION
2022-11-09	7	APP. PREPARATION AFTER APP. COMMENTS
2022-10-08	8	SUBMISSION FOR APP. #P17-780068
2022-05-20	7	APP. PREPARATION



330-10851 KHELLERIDGE WAY  
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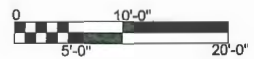
PROJECT:  
 12 UNIT TOWNHOUSE DEVELOPMENT  
 8281 & 8311 NO. 2 RD,  
 RICHMOND, B.C.

CLIENT:  
 SATNAM JOHAL

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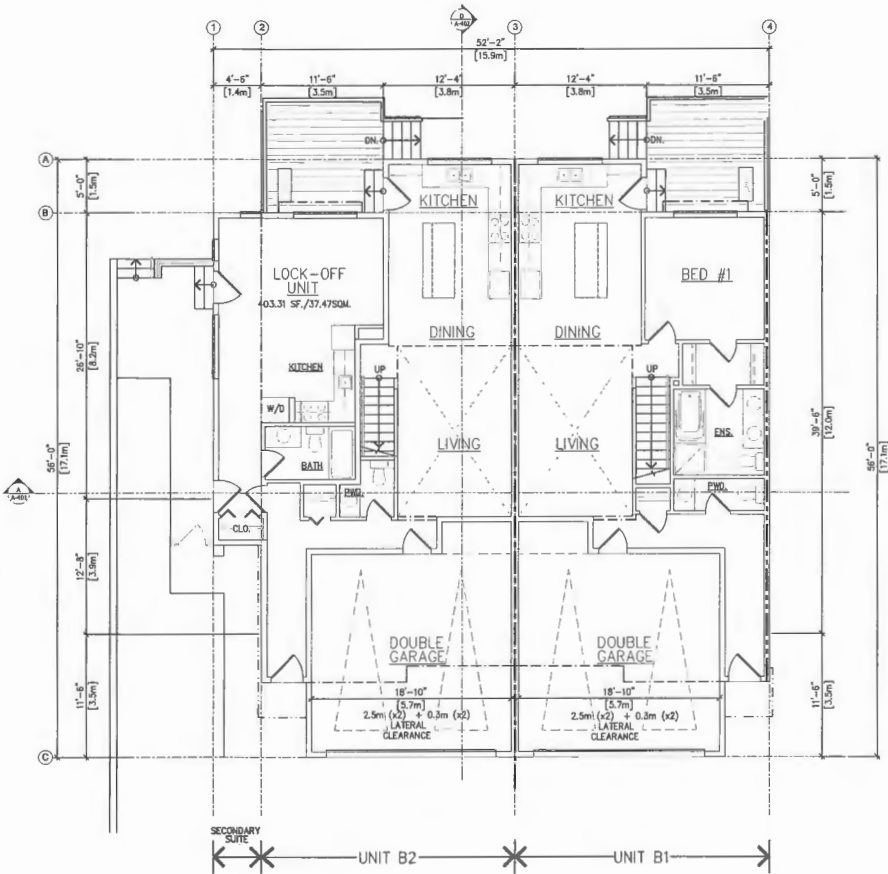
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JOB No.:	ROJ-012
DATE:	SEP 2023
SHEET TITLE:	

BLDG 2 PLANS

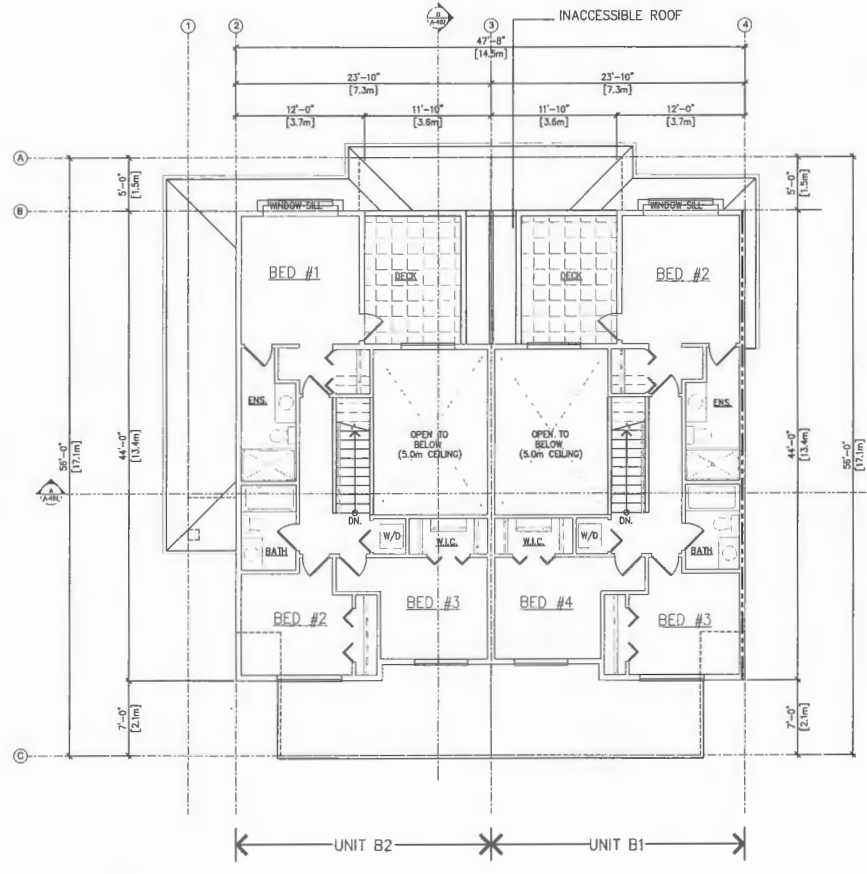


DRAWING NO.:	A-503	H
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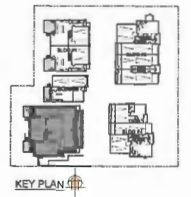
1  
A-504  
MAIN FLOOR PLAN  
SCALE: 3/16" = 1'-0"



2  
A-504  
LEVEL 2 PLAN  
SCALE: 3/16" = 1'-0"

NOTES:  
 1. SHOWN IN PLACE (DIMMED)  
 2. STRAIGHT RUN OF STAIRS WITH BLOCKING FOR FUTURE INSTALLATION OF RECREATIONAL STAIR LIFTS  
 3. UNDER KITCHEN/CLOSET  
 4. BLOCKING IN HALLWAYS FOR FUTURE INSTALLATION OF GRAB BARS

NOTE: UNITS WILL INCLUDE PRE-BLOCKING FOR SOLID PLATING LOCATION AND DETAILS TO BE DETERMINED BY THE SEWER/PLUMBING CONTRACTOR DURING THE BUILDING POINT STAGE.



2022-10-17	N	APP PREPARATION
2022-10-23	C	APP PREPARATION FOR APP
2022-09-13	C	APP PREPARATION
2022-07-28	C	APP PREPARATION
2022-03-27	D	APP PREPARATION
2022-11-08	C	PREPARATION AFTER APP COMMENTS
2022-12-08	B	SUBMISSION FOR APP, 017-70008
2022-03-29	N	APP PREPARATION



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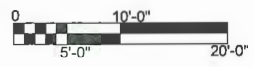
PROJECT:  
 432 UNIT TOWNHOUSE DEVELOPMENT  
 9291 & 9311 NO. 2 RD,  
 RICHMOND, B.C.

CLIENT:  
 SATNAM JOHAL

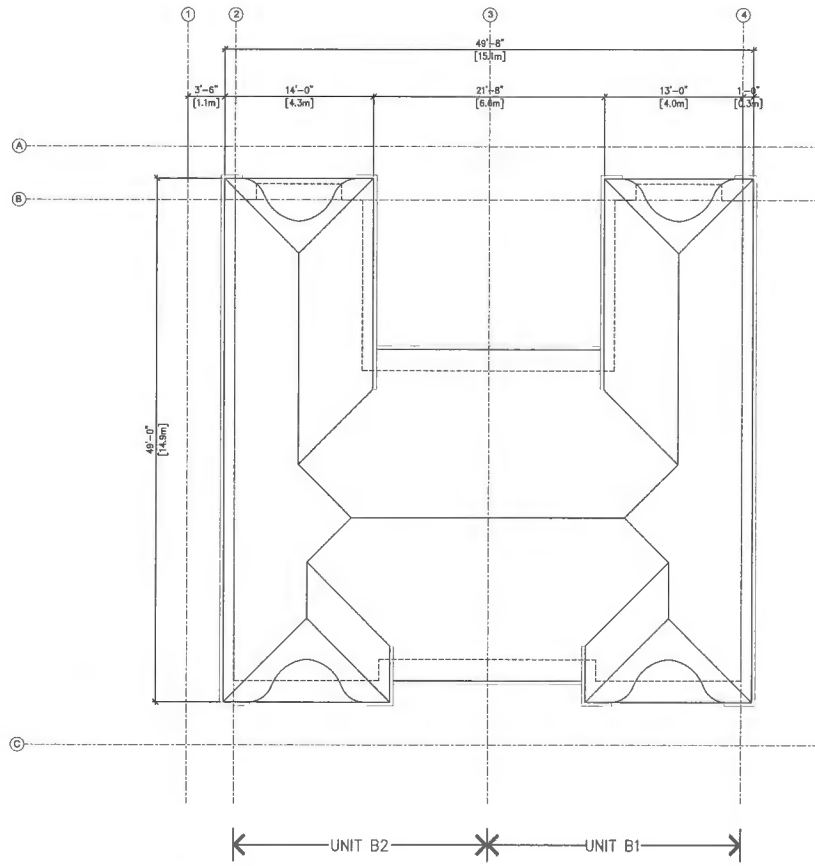
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DESIGNED BY:	SA
CHECKED BY:	SA
SCALE:	3/16" = 1'-0"
JOB NO.:	204-033
DATE:	SEP 2023
SHEET TITLE:	

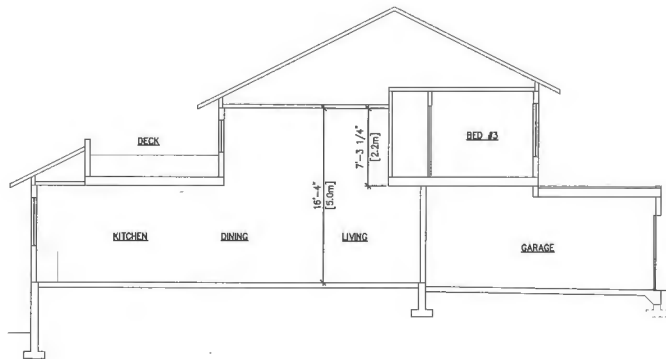
BLDG 3 PLANS



DESIGN NO:  
**A-504** **H**



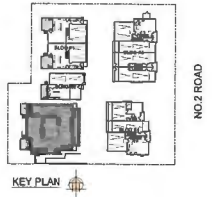
1 ROOF PLAN  
SCALE: 3/16" = 1'-0"



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

NOTES:  
 - JOIN IN BLACK FRAMES;  
 - STRAIGHT END OF STAIRS WITH BLOCKING FOR FUTURE INSTALLATION OF RAILING; STAIR UP;  
 - CLIP RAILING TO JOISTS;  
 - BLOCKING IN BATHROOMS FOR FUTURE INSTALLATION OF GRAB BARS

NOTE: UNITS WILL INCLUDE PPE-OUTLET FOR SPAN BEARING. LOCATION AND DETAILS TO BE DETERMINED BY THE MECHANICAL ENGINEER DURING THE BUILDING PERMIT STAGE.



2023-10-13	H	APP PRESENTATION
2023-10-03	D	DP REVISIONS FOR DPW
2023-09-13	T	DP REVISIONS
2023-07-28	T	DP REVISIONS
2023-03-27	D	DP REVISIONS
2023-11-08	C	REVISIONS AFTER AOP COMMENTS
2023-10-04	H	SUBMISSION FOR AOP DP17-19004
2022-06-29	H	DP REVISIONS



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 info@dfarchitectural.ca

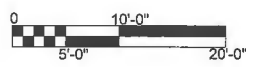
PROJECT  
 12 UNIT TOWNHOUSE DEVELOPMENT  
 3251 & 3311 NO. 2 RD,  
 RICHMOND, B.C.

CLIENT  
 SATNAM JOHAL

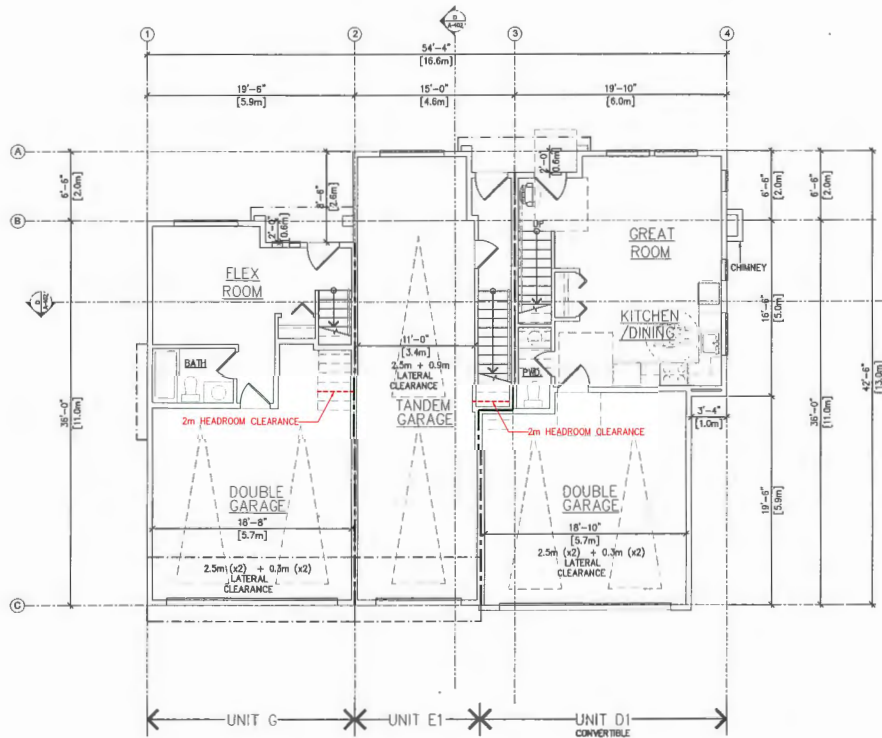
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DRAWN:	ML
CHECKED:	VA
SCALE:	3/16" = 1'-0"
JOB NO.:	12H-033
DATE:	OCT 2023
SHEET TITLE:	

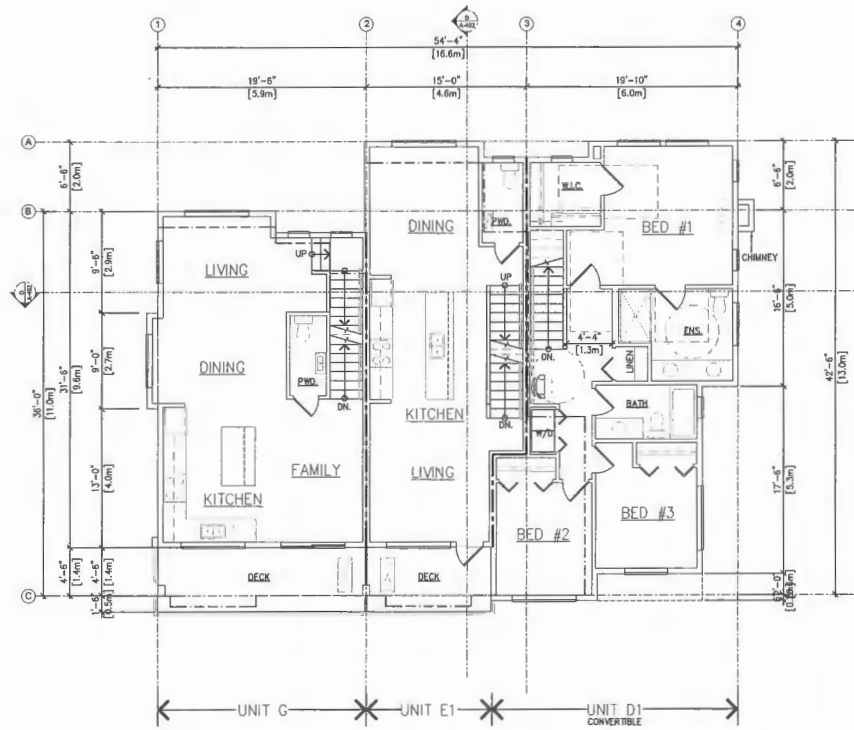
BLDG 3 PLANS



DRAWING NO.:  
**A-505** **H**



**1** MAIN FLOOR PLAN  
A-506 SCALE: 3/16" = 1'-0"



**2** LEVEL 2 PLAN  
A-506 SCALE: 3/16" = 1'-0"

**NOTES:**  
 - REFER TO PLANS FOR DETAILS  
 - STRONG ROOM OF STAIRS WITH BLINDERS FOR FUTURE INSTALLATION OF RESIDENTIAL STAIR LIFTS  
 - LIFT HOISTWAY ON DECK  
 - BLINDING IS MAINTAINED FOR FUTURE INSTALLATION OF DRAG BARS

NOTE: UNITS WILL INCLUDE PRE-CASTING FOR  
 SOLAR HEATING. LOCATION AND DETAILS TO  
 BE OBTAINED BY THE MECHANICAL ENGINEER  
 DURING THE BIDDING POINT STAGE.



2022-10-17	X	APP PRESENTATION
2022-10-23	C	APP PRESENTATION FOR APP
2022-09-12	F	APP PRESENTATION
2022-07-28	F	APP PRESENTATION
2022-06-27	C	APP PRESENTATION
2022-11-08	C	REVISIONS AFTER APP COMMENTS
2022-10-03	N	SUBMISSION FOR APP_0113-TOWNH
2022-08-29	X	APP PRESENTATION

**df**

350-10851 SHELLBROOK WAY  
 RICHMOND BRITISH COLUMBIA  
 CANADA V6X 2W9  
 T 604294-5194 F 604294-5131  
 info@dfarchitects.ca

PROJECT:  
 #2 UNIT TOWNHOUSE DEVELOPMENT  
 8281 & 8311 NO. 2 RD,  
 RICHMOND, B.C.

CLIENT:  
 SATNAM JOHAL

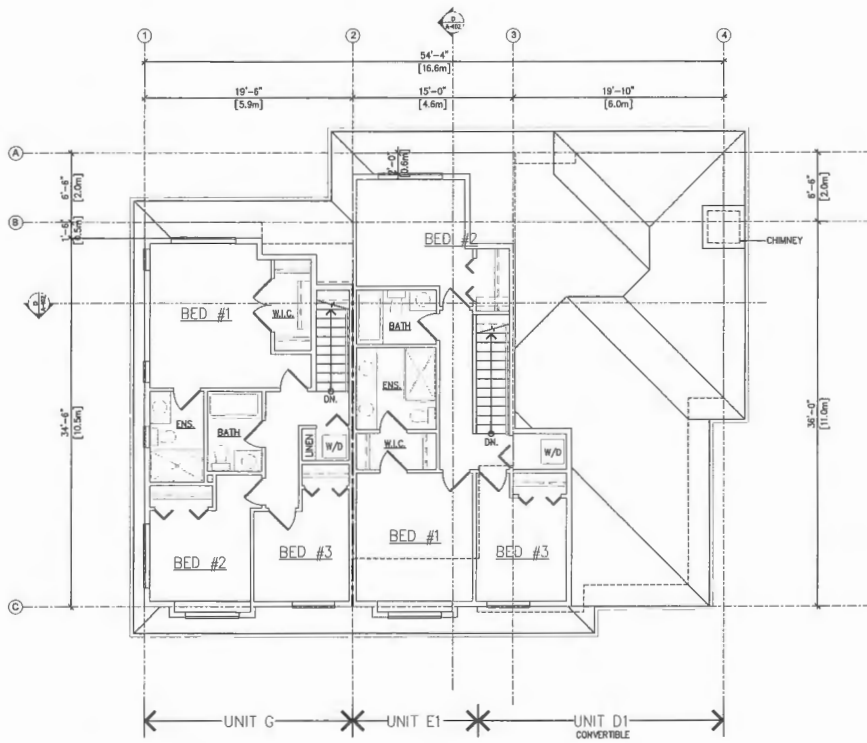
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ISSUED:	NA
DESIGNED BY:	
SCALE:	3/16" = 1'-0"
JOB NO.:	PD-033
DATE:	OCT 2023
SHEET TITLE:	

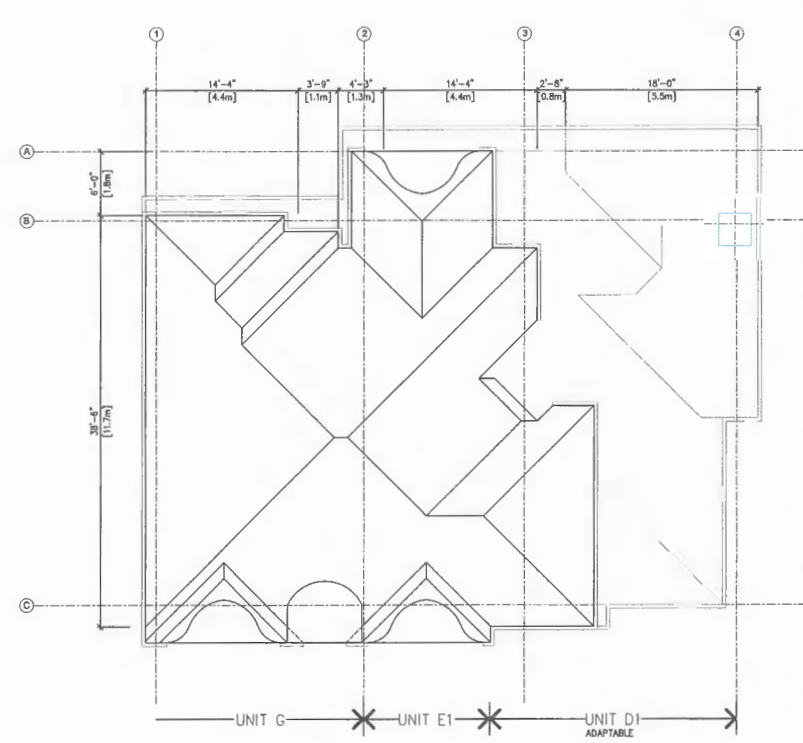
BLDG 4 PLANS



DRAWING NO. **A-506** **H**



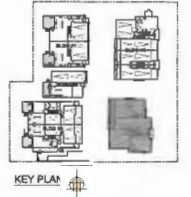
1 LEVEL 3 PLAN  
SCALE: 3/16" = 1'-0"



2 ROOF PLAN  
SCALE: 3/16" = 1'-0"

NOTES:  
 - SHOW IN PLACE FEATURES.  
 - STRONG ROOM OF STAIRS WITH BLOSSOMS FOR FUTURE INSTALLATION OF RESIDENTIAL STAIR LIFT.  
 - LEAK WATERPROOFING ON CEILING.  
 - BLOSSOM IN BATHROOMS FOR FUTURE INSTALLATION OF GRAB BARS.

NOTE: LIMITS WILL INCLUDE PRE-EXISTING FOR 50% OF RELATIVE LOCATIONS AND DETAILS TO BE DETERMINED BY THE MECHANICAL CONTRACTOR DURING THE BIDDING POINT STAGE.



2023-10-17	H	APP. PRESENTATION
2023-09-13	C	APP. PRESENTATION FOR SHIP
2023-09-13	F	APP. PRESENTATION
2023-07-28	E	APP. PRESENTATION
2023-05-23	C	APP. PRESENTATION
2022-11-29	C	REVISIONS AFTER APP. COMMENTS
2022-10-05	B	SUBMITTAL FOR APP. 2022-10-05
2022-09-28	A	APP. PRESENTATION

df

330-10051 KHELLENBRODE WAY  
 RICHMOND BRITISH COLUMBIA  
 CANADA V6V 2W6  
 T (604)284-2194 F (604)284-5131  
 info@dfarchitects.ca

PROJECT  
 12 UNIT TOWNHOUSE DEVELOPMENT  
 8281 & 8311 NO. 2 RD,  
 RICHMOND, B.C.

CLIENT  
 SATNAM JOHAL

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DESIGN	HA
COORDINATOR	HA
SCALE	3/16" = 1'-0"
JOB NO.	PH-031
DATE	OCT 2023
SHEET TITLE	

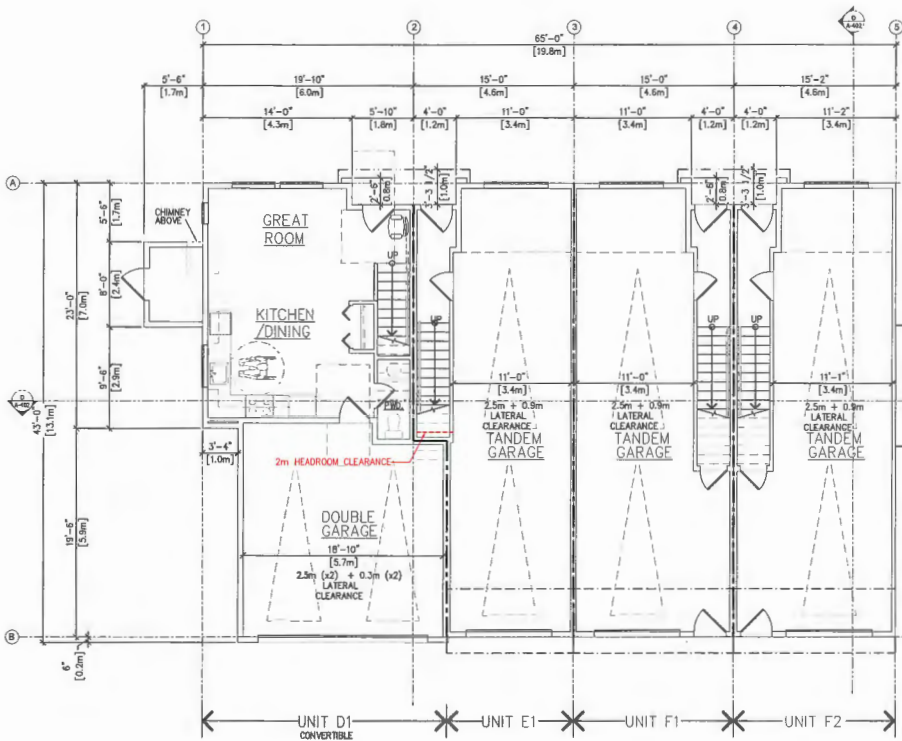
BLDG 4 PLANS



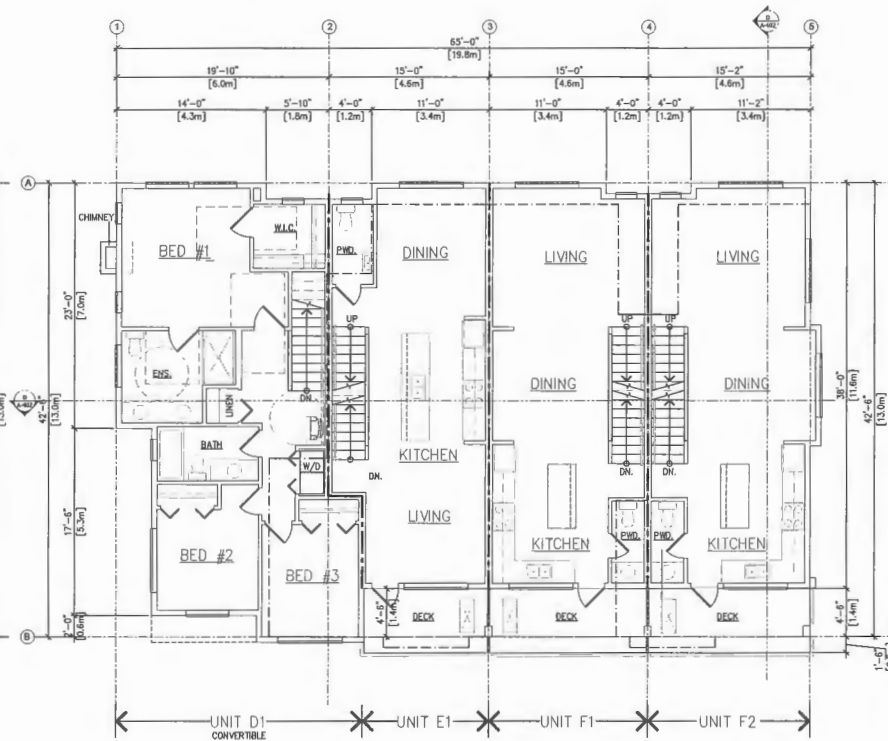
FORMING NO.  
**A-507** **H**

NO. 2 ROAD





1 MAIN FLOOR PLAN  
SCALE: 3/16" = 1'-0"



2 LEVEL 2 PLAN  
SCALE: 3/16" = 1'-0"

**NOTES:**  
 - DIMENSIONS SHOWN  
 - STRIKE DIM OF STUDS WITH BLOTTING FOR FUTURE INSTALLATION  
 - OF REINFORCING BARS BY  
 - LATCH UNLESS NOTED OTHERWISE  
 - BLOTTING IS INTENDED FOR FUTURE INSTALLATION OF BRASS BARS

NOTE: UNITS WILL INCLUDE PRE-CASTING FOR  
 SOLAR HEATING. LOCATION AND DETAILS TO  
 BE DETERMINED BY THE MECHANICAL ENGINEER  
 USING THE FOLLOWING FLOOR PLAN.



KEY PLAN

2022-10-11	C	APP PRELIMINARY
2022-10-03	C	DP PERMITSUBMIT FOR DPW
2023-09-12	F	DP PERMITSUBMIT
2023-07-18	C	DP PERMITSUBMIT
2023-03-27	D	DP PERMITSUBMIT
2022-11-09	C	PERMITSUBMIT AFTER ADP COMMENTS
2022-10-26	A	PERMITSUBMIT FOR APP/DPT/PROVIDE
2022-06-16	E	DP PERMITSUBMIT

**df**

330-10851 WHELFORD ROAD  
 RICHMOND, BRITISH COLUMBIA  
 CANADA V6V 2W9  
 T: 604.264.5194 F: 604.264.5131  
 info@dfarchitects.ca

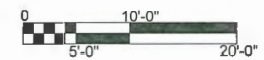
PROJECT  
**12 UNIT TOWNHOUSE DEVELOPMENT**  
 9291 & 8311 NO. 2 RD,  
 RICHMOND, B.C.

CLIENT  
**SATNAM JOHAL**

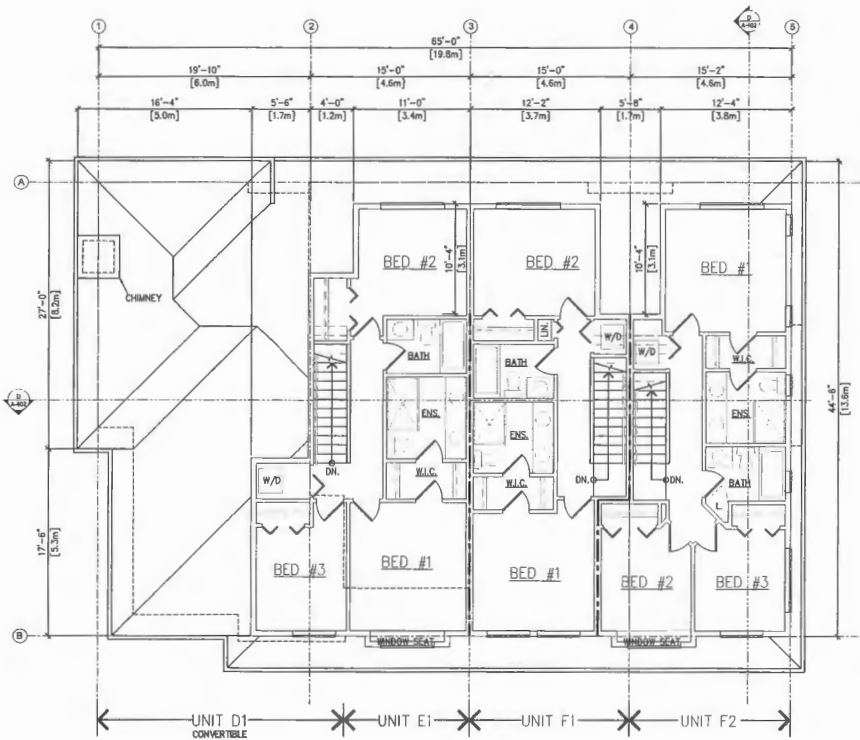
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DESIGN: NA
CHECKED: NA
SCALE: 3/16" = 1'-0"
JOB NO.: 2023-033
SHEET: 007/003
SHEET TITLE:

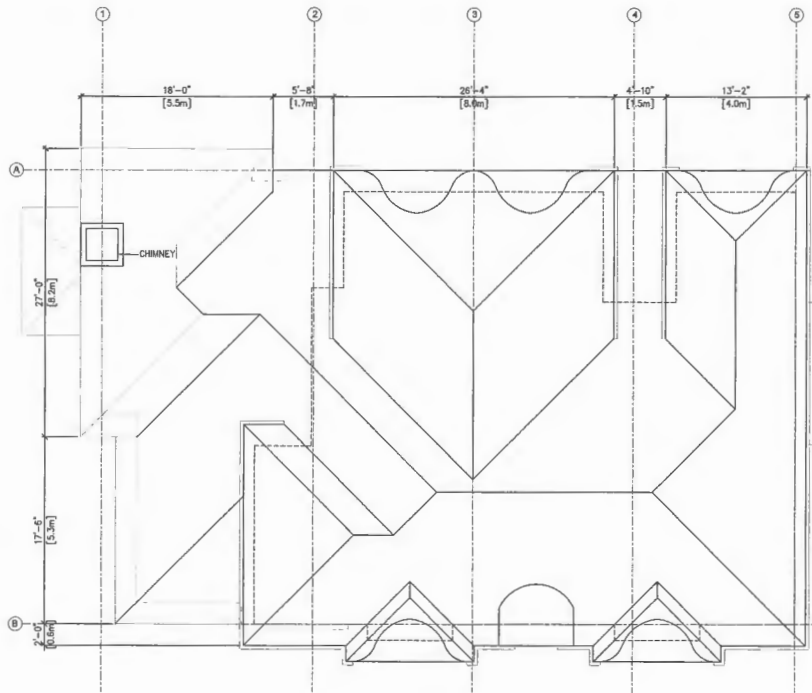
BLDG 5 PLANS



DESIGN NO.:  
**A-508** **H**



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



2 ROOF PLAN  
SCALE: 3/16" = 1'-0"

NOTES:

- SHOW IN PLACE EXISTING.
- STANDARD SIZE OF STUDS WITH BLOTTING FOR FUTURE INSTALLATION OF RESIDENTIAL STAIR UP.
- LIFFY KICKING IN STUDS.
- BLOTTING IS BARRIERS FOR FUTURE INSTALLATION OF GRAB BARS.

NOTE: UNITS WILL INCLUDE PROTECTING FOR OVER HANGING CORNERS AND DETAILS TO BE DETERMINED BY THE ARCHITECTURE FIRMER DURING THE BUILDING PERMIT STAGE.



KEY PLAN

2023-10-17	H	APP PRESENTATION
2023-10-23	C	APP REVISIONS FOR THE APP
2023-09-17	F	APP PRESENTATION
2023-07-28	C	APP PRESENTATION
2023-07-27	D	APP PRESENTATION
2023-11-09	C	REVISIONS AFTER APP COMMENTS
2023-10-08	B	SUBMISSION FOR APP, APP 17-THIRDS
2023-08-30	A	APP PRESENTATION

df

350 10851 SHELLBROOKE WAY  
RICHMOND BRITISH COLUMBIA  
CANADA V6V 2P9  
T 604-204-5184 F 604-284-6131  
info@dfarchitectural.com

PROJECT:  
42 UNIT TOWNHOUSE DEVELOPMENT  
8251 & 8311 NO. 2 RD,  
RICHMOND, B.C.

CLIENT:  
SATNAM JOHAL

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OWNER:	SA
ORDERED BY:	SA
SCALE:	3/16" = 1'-0"
JOB NO.:	PCA-033
DATE:	OCT 2023
SHEET TITLE:	

BLDG 5 PLANS



DRAWING NO.:	A-509	H
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HAPA  
COLLABORATIVE

# Landscape Architecture

MULTI-UNIT DEVELOPMENT: 9292 & 9311 NO. 2 ROAD

October 25, 2023

Landscape Architecture  
Urban Design

403 – 375 West Fifth Avenue  
Vancouver BC V5Y 1J6

604 909 4150  
hapacobo.com



# Contents

- 3 Landscape Rationale
- 5 Illustrative Site Plan
- 6 Overall Site Plan
- 7 Landscape Planting Plan
- 8 Landscape Lighting Plan





# Landscape Rationale



### Privacy of Adjacent Homes:

The landscape plan for the property provides a hierarchy of fencing, planting and retaining walls to distinguish public and private areas of the site, and preserve the privacy of adjacent residential homes.



### Streetscape Treatment

The streetscape treatment along No. 2 Road includes a lanw boulevard at the back of curb consistent with adjacent new development to the north and south, along with street tree planting, per the City of Richmond recommendation. Brick pilasters, aluminum fencing and gates are proposed at the property line edge to provide definition of public and private spaces, and low fencing is proposed between limited common property yard areas. Special paving is used at the edges of the interior road to limit the visual impact of asphalt and add a decorative treatment to the lane for pedestrians.



### Private Yards

Each private yard is contained with a combination of low aluminum fencing along No. 2 Road, low wood fencing between units, and higher wood fencing at the property lines. A combination of evergreen and deciduous plant materials are proposed for perimeter planting, foundation planting and accent planting for each unit.

# Landscape Rationale



## Outdoor Amenity Area

The outdoor amenity area includes a combination of play equipment limited to a Play house meeting CSA standards for fall height and fall areas. This is combined with a broader amenity zone that includes a wood deck that cantilevers over the tree protection zone of the oak tree, and a new tire swing in the oak tree that expands play potential into the lower landscape area, while being completely contained from the street. Other amenities include bench seating, decking, special paving, bike parking and the mail kiosk.



## Sustainable Landscaping

Design low volume irrigation by installing low volume nozzles and subsurface drip system to reduce water use and increase soil moisture. Install moisture sensor to reduce over watering.

Choose more drought tolerant plants to reduce water use.

# Illustrative Site Plan



Multi-Unit Development: 9291 & 9311 No. 2 Road  
October 25, 2023

HAPA  
COLLABORATIVE

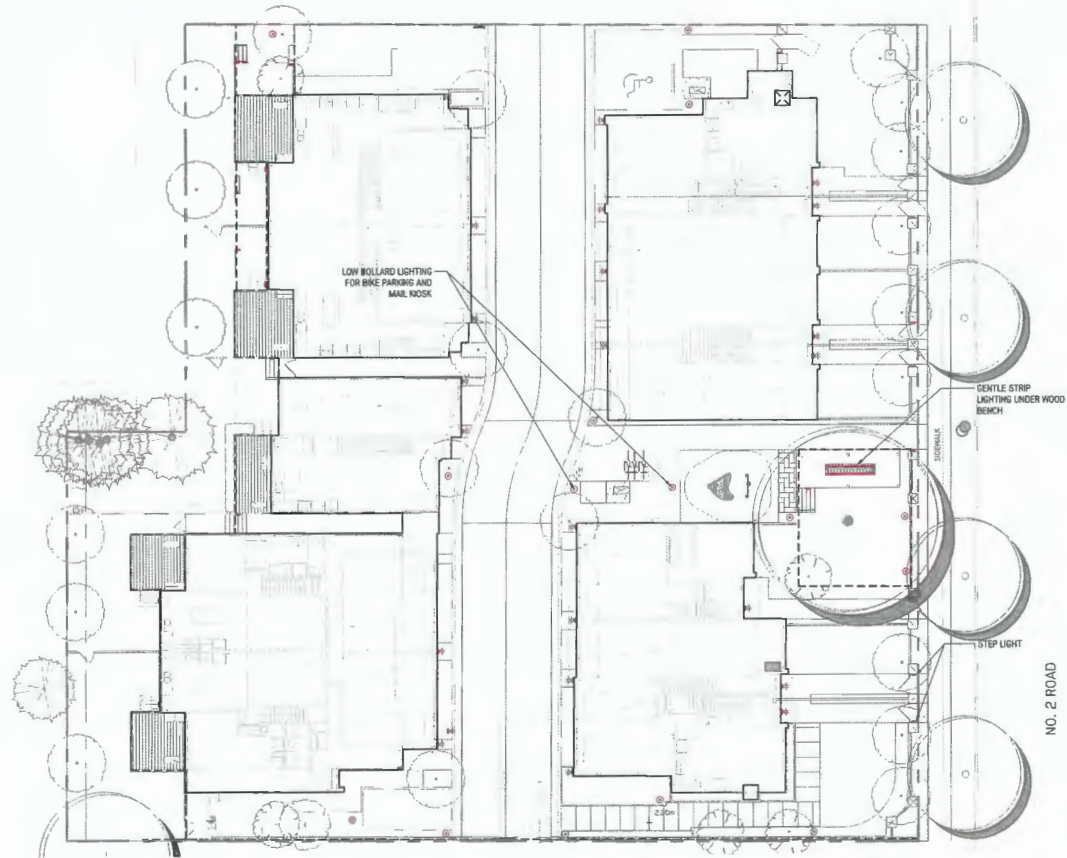








# Landscape Lighting Plan



EXAMPLE LIGHT:

STEP LIGHT

BRAND: BEGA  
MODEL: Recessed wall luminaire 3305L Shielded

REPRESENTATIVE LIGHT IMAGE

BOLLARD LIGHT

BRAND: BEGA  
MODEL: Bollard 7721L Shielded

REPRESENTATIVE LIGHT IMAGE

WALL MOUNTED SCENCE LIGHTING

BRAND: BEGA  
MODEL: Impact-resistant wall luminaire Shielded 33 327

REPRESENTATIVE LIGHT IMAGE

LIGHTING SYMBOLS

SYMBOL	QTY	LIGHT TYPE
—	2 x 10'	STRIP UNDERLIGHTING
●	14	BOLLARD LIGHT
⊞	23	WALL MOUNTED SCENCE LIGHTING
—	28	STEP LIGHT

NOTES

1. REFER TO ELECTRICAL DRAWINGS;
2. ALL DIMENSIONS ARE TO CENTRE OF LIGHT;
3. PROVIDE LED LIGHT SOURCES FOR ALL LANDSCAPE LIGHTING;
4. WITH THE EXCEPTION OF TREE UPLIGHTS, PROVIDE LIGHT FIXTURES IN ACCORDANCE WITH DARK SKY GUIDELINES;
5. IMAGES OF LIGHT FIXTURES ARE REPRESENTATIVE ONLY, MANUFACTURE OF ACTUAL INSTALLED PRODUCTS MAY VARY.

Schedule 2 to the Minutes of the  
Development Permit Panel  
meeting held on Wednesday,  
October 25, 2023

<b>To Development Permit Panel</b>	
Date:	<u>OCT 25, 2023</u>
Item #	<u>1</u>
Re:	<u>DP 17-790086</u>

---

**From:** YATSUN CHAN\ <chantys@shaw.ca>  
**Sent:** October 14, 2023 4:05 PM  
**To:** CityClerk  
**Subject:** Comment on project file : DP 17-790086 by owner of 9326 Laka Drive

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Rustico

**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.

Dear Sir,

We are the house owner of 9326 Laka Drive, Richmond. Due to time conflict, we will not be able to attend the Development Permit Panel meeting in person on Oct 25, 2023 (at 3:30 pm) for the subject project.

We would like to express our concerns that the few fence trees between their backyard and our backyard bother us a lot. Every two years, we need to trim those trees that grew excessively to our side of the back yard. However, they are so tall that our gardener could not be able to cut them down to reasonably high. We request to developer to properly maintain the height of those fence trees by cutting them down to reasonable height when they develop the site. In the future, the new estate management should also continue to properly maintain those trees.

Thank you and have a nice day.





Schedule 3 to the Minutes of the  
Development Permit Panel  
meeting held on Wednesday,  
October 25, 2023

<b>To Development Permit Panel</b>	
Date:	OCT 25, 2023
Item #	1
Re:	DP 17-790086

**From:** Wan Kit Francis Chan <chanwankitfrancis@yahoo.com.hk>  
**Sent:** October 23, 2023 5:28 PM  
**To:** CityClerk  
**Cc:** Pamela Chan; Rajan Cheema; Quinn Marceil  
**Subject:** Notice of Development Permit Panel Meeting/ File DP17-790086

**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.

Dear Edwin Lee,

I am one of the council members of Verona Garden at 9211 No.2 Road, Richmond. Verona Garden is the subject of a statutory right of way imposed by the City of Richmond (" the City ") in favour of the development of the lots at 9291 and 9311/9331 (" the 9291 lots") by Jhujar Construction Ltd. (" Jhujar Construction").

The Verona Garden Strata Council has appointed me to be the contact person with Verona Garden's solicitors, Messrs. Synergy Business Lawyers regarding the negotiation with Jhujar Construction on the share cost agreement of the use of the right of way by the occupants of the 9291 lots. I have personal knowledge of the draft share cost agreement proposed by Jhujar Construction and the development of the negotiations.

I would like to let the City of Richmond know that there is yet to be any negotiation on the substantive terms of the cost-sharing agreement. The current disagreement is on the costs of the legal fees of the negotiations. For your information, Jhujar Construction's solicitors have previously confirmed Jhujar Construction's agreement to pay Verona Garden's legal costs in and about the cost-sharing agreement negotiations but now refused to deposit a sum of \$5,000 with Messrs. Synergy Business Lawyers for the purpose. There has been no progress since October 6th.

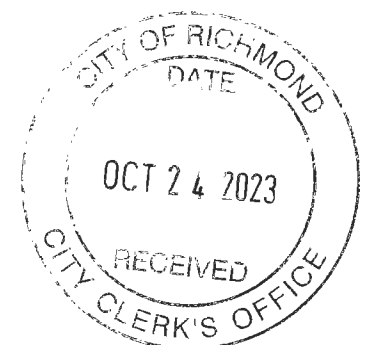
Verona Garden is a small community with very limited reserve funds. Almost all owners had no knowledge of the statutory right of way until Jhujar Construction contacted the strata council of Verona Garden on the issue a few years ago. Not only that the cost of the maintenance of the right of way will be a concern but the quiet enjoyment of the common areas would be very much impacted when an addition of 2 dozen or so cars are going to share the right of way of Verona Garden. More alarming to the owners of Verona Garden is that the draft cost-sharing agreement imposed a clause that the same right of way is extended to other lots next to the 9291 lots should Jhujar annex the same in its present or next development.

The right of way has given rise to a sense of unfairness in the Verona Garden community. Without the need to construct an access road to No.2 Road, Jhujar Construction can fully utilize the 9291 lots and can reap huge profits from it, at the expense of the Verona Garden community's quiet enjoyment of their properties. Yet, the community now has to take the trouble to instruct solicitors to negotiate and in an unfortunate event, to pay legal expenses ( at least part ) for a matter that does not benefit them.

I would very much appreciate it if you could let us know why there is a statutory right of way in the first place, what benefit it gives to the community at large and how does it on balance override the quiet enjoyment of their properties of the Verona Garden community.

Yours faithfully,

Francis Chan



Schedule 4 to the Minutes of the  
Development Permit Panel  
meeting held on Wednesday,  
October 25, 2023

<b>To Development Permit Panel</b>	
Date:	OCT 25, 2023
Item #	2
Re:	DP 17-790086

**From:** rajan.cheema@gmail.com  
**Sent:** October 23, 2023 7:48 PM  
**To:** Wan Kit Francis Chan  
**Cc:** CityClerk; Pamela Chan; Quinn Marceil  
**Subject:** Re: Notice of Development Permit Panel Meeting/ File DP17-790086

**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.

Hi Edwin,

My name is Rajan. I'm one of the owners and on the strata council for 9211 Verona Garden. I was hoping to speak at the meeting. Would you be able to add me to the agenda?

Warm regards,  
Rajan Cheema

On Oct 23, 2023, at 5:30 PM, Wan Kit Francis Chan <chanwankitfrancis@yahoo.com.hk> wrote:

Dear Edwin Lee,

I am one of the council members of Verona Garden at 9211 No.2 Road, Richmond. Verona Garden is the subject of a statutory right of way imposed by the City of Richmond ("the City") in favour of the development of the lots at 9291 and 9311/9331 ("the 9291 lots") by Jhujar Construction Ltd. ("Jhujar Construction").

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The right of way has given rise to a sense of unfairness in the Verona Garden community. Without the need to construct an access road to No.2 Road, Jhujar Construction can fully utilize the 9291 lots and can reap huge profits from it, at the expense of the Verona Garden community's quiet enjoyment of their properties. Yet, the community now has to take the trouble to instruct solicitors to negotiate and in an unfortunate event, to pay legal expenses ( at least part ) for a matter that does not benefit them.

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Yours faithfully,

Francis Chan

