



City of  
Richmond

## Report to Development Permit Panel

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**To:** Development Permit Panel

**Date:** February 4, 2015

**From:** Wayne Craig  
Director of Development

**File:** DV 14-670015

**Re:** **Application by Lansdowne Congregation of Jehovah's Witnesses for a  
Development Variance Permit at 11014 Westminster Highway**

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### Staff Recommendation

That a Development Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to reduce the interior side yard (west property line) from 7.5 m to 2.3 m and interior side yard (east property line) from 7.5 m to 6.9 m in order to permit the rebuild of the existing assembly hall within the same building footprint on the "Assembly (ASY)" zoned site at 11014 Westminster Highway.

  
Wayne Craig  
Director of Development

WC:ke

Att.

## Staff Report

### Origin

Lansdowne Congregation of Jehovah's Witnesses has applied to the City of Richmond for permission to vary the "Assembly (ASY)" zoning district in Richmond Zoning Bylaw 8500 to reduce the interior side yard from 7.5 m (24.6 ft.) to 2.3 m (7.5 ft.) on the west property line and 6.9 m (22.6 ft.) on the east property line to allow the existing assembly hall to be rebuilt on the existing foundation within the same building footprint at 11014 Westminster Highway. The subject site is located in the Agricultural Land Reserve (ALR). The site currently contains a one-storey assembly hall on the north portion of the site with off-street parking located behind the building. The project involves reconstruction of a new assembly hall building on the existing foundation with no other site modifications proposed.

### Surrounding Development

- To the north, a property in the ALR on the north side of Westminster Highway zoned "School and Institutional (SI)";
- To the east, a property in the ALR and zoned "Agriculture (AG1)" that contains an existing single-family dwelling;
- To the south, a property (no access) in the ALR and zoned "Agriculture (AG1)".
- To the west, properties in the ALR and zoned "Agriculture (AG1)" that contain an existing watercourse (5 m designated Riparian Management Area) and existing rail line corridor.

### Previous ALR Non-Farm Use Application (AG 11-566932)

The applicant submitted a previous ALR non-farm use application (AG 11-566932) in 2011 that proposed a redevelopment that demolished the existing building on the front portion of the site, developed a larger assembly hall (825 sq. m or 8,882 sq. ft.) on the rear portion of the existing Assembly (ASY) zoned property and utilize all remaining areas for supporting off-street parking, drive-aisles and on-site septic disposal area. The congregation choose not to proceed with this application, which has since been withdrawn.

The congregation has determined that the existing building footprint location and size can accommodate their long-term needs. A new building in this location is proposed.

### Development Information

Please refer to attached Development Application Data Sheet (Attachment 1) for a comparison of the proposed development data with the relevant Bylaw requirements.

The site is zoned "Assembly (ASY)" and contains an existing 418 sq. m (4502 sq. ft.) one-storey assembly hall and off-street parking for the congregation, which was constructed in the late 1970's. To accommodate the changing space and programming needs of the congregation, the applicant is proposing to rebuild the assembly hall on the existing foundation and footprint of the existing building. Total floor area of the new one-storey building will be the same as the existing

hall at 418 sq. m (4,502 sq. ft.). No additional off-street parking is required for the proposal as the existing parking area, containing 55 stalls, meets zoning bylaw requirements and space needs of the congregation. As they are proposing to redevelop on the existing foundation of the assembly hall, a development variance application to reduce the interior side yard setback from 7.5 m (24.5 ft.) to 2.3 m (7.5 ft.) on the west side and 6.9 m (22.6 ft.) on the east side of the site and will enable the congregation to continue to use this site without having to expand the facility or parking into other areas of their property (contained in the ALR).

The subject site's total area is 6,751 sq. m (72,579 sq. ft.). Approximately one-half (3,400 sq. m or 36,597 sq. ft) of site has already been modified by the existing building, parking area, drive-aisles, front and side yard areas. Therefore approximately one-half of the total area of the site already contains land uses related to the existing assembly hall. The proposed redevelopment does not increase the modified area.

### **Related Policies and Studies**

#### 2041 Official Community Plan (OCP)

The 2041 OCP's land use designation for the subject site is "Agriculture". The site is zoned "Assembly (ASY)" and the proposed redevelopment of the assembly hall complies with this zoning district, except for the interior side yard variances being requested as part of this Development Variance Permit application. Although there is no active farming being undertaken on the remaining portions of the subject site, the proposed redevelopment does not expand the existing building or parking footprint and the remaining area not being utilized for by assembly hall activities (approximately one-half of the total area of the site) can still be actively farmed if the congregation chooses to do so. As there will be no expansion of assembly related development into farmland, the proposal complies with the 2041 OCP land use designation.

The subject site also has an Environmentally Sensitive Area (ESA) designation over the southern portion of the site. No modification to this ESA is being proposed as part of this development. As a result, no ESA Development Permit is required.

#### Flood Plain Designation and Protection Bylaw

The proposed development must meet the requirements of the Flood Plain Designation and Protection Bylaw (8204). Registration of a Flood Plain Covenant on title is required prior to forwarding the Development Variance Permit application to Council.

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

The applicant requests to vary Section 13.3.6.2 of Richmond Zoning Bylaw 8500 to reduce the required interior side year from 7.5 m (ft.) to 2.3 m (ft.) on the west property line and 6.9 m (ft.) on the east property line to allow the existing assembly hall to be rebuilt on the existing foundation and within the same building footprint at 11014 Westminster Highway:

#### ***Staff supports the proposed variance as:***

- ***The proposed new assembly hall is based on the existing location of the building and does not result in any further setback encroachments or expansion of the building or***

*parking footprint that would potentially result in further expansion into the vacant agricultural areas of the site.*

- *The new building (one storey building; 418 sq. m or 4,502 sq. ft.) will be similar in size, massing and height when compared to the existing assembly hall.*
- *The existing site contains 55 off-street parking stalls. This parking area exceeds the current required parking regulations in the Zoning Bylaw and no additional parking is required for the new building.*
- *The proposal addresses the surrounding conditions of adjacency and maintains existing on-site landscaping/fencing as outlined in the forthcoming sections of this report.*
- *In order for a new assembly hall to be built in accordance with the setbacks, a longer narrower building would have to be constructed, resulting in further expansion of the building and parking on the back portion of the site, which is not desirable.*
- *The applicant has noted in the submission that they have consulted with the two neighbouring properties to the east about the proposed redevelopment and received a positive response from both neighbours. To the west, the site is separated by a rail allowance and public trail (Shell Road Trail).*

## **Consultation**

### Agricultural Advisory Committee Review

The proposal was reviewed and supported by the Richmond Agricultural Advisory Committee (AAC) on October 9, 2014 as follows (Please refer to Attachment 2 for an excerpt of AAC minutes):

*That the Development Variance Permit Application for 11014 Westminster Highway be supported.*

*Carried Unanimously*

### Agricultural Land Commission Review

ALC staff have confirmed that redevelopment of the existing assembly building and supporting parking contained within the existing modified footprint of the subject site would not require approval from the ALC.

## **Analysis**

### *Conditions of Adjacency*

- The proposed new assembly hall maintains the existing adjacency conditions to the neighbouring property to the east (containing a single-family dwelling) and west (existing RMA designated watercourse and rail corridor).
- Shadowing and overlook impacts to neighbouring sites will be minimized as the proposed assembly hall is limited to one-storey massing with minimal overlook onto neighbouring sites.

- A setback of 6.9 m (22.6 ft.) is proposed on the interior side yard (east) that is adjacent to an existing single-family dwelling. Although a reduction of 0.6 m (2 ft.) is being requested, the 6.9 m (22.6 ft.) setback provides for sufficient separation between the neighbouring property and the one-storey assembly building. This setback area will primarily be utilized as the main drive-aisle to the site and access to the existing parking lot at the rear of the building.
- Existing grades will be maintained and as a result, no new or higher retaining walls around the site will be required. The new assembly hall building will be built to meet and/or exceed the minimum required floor construction level required.

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

- Rebuilding the existing assembly hall within the same building footprint enables the congregation to update the exterior appearance of the one storey congregation hall, while also reconfiguring the interior layout of the building to meet the applicant's current needs.
- Low pitch roof elements are incorporated into the architectural design of the assembly hall, which is consistent with the single-family residential dwellings along Westminster Highway.
- The proposed redevelopment also enables the incorporation of a variety of exterior cladding and materials consistent with residential development such as large wooden support beams, hardi-panel board and batten siding with cultured stone decorative elements.



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

- The proposed redevelopment will be able to maintain existing open spaces and landscape buffering around the perimeter of the subject site, including the plantings located along the west property line next to the proposed building. The applicant explored the potential for additional landscape buffering to be added along the east edge of the site adjacent to the existing north-south running drive-aisle; however, there is not enough width to accommodate the necessary space needed for the driveway and a buffer strip adjoining the fence.
- The applicant notes that the existing wooden fence (1.8 m or 6 ft.) along the east property line will be replaced with a similar height and type fence.
- The existing on-site sanitary septic system is located in the front yard (north of the existing building). The applicant has confirmed that this existing on-site sanitary septic system will be maintained and be able to service the new building.
- The subject site also has an existing 5 m Riparian Management Area (RMA) designation that runs along the subject site's west property lines as a result of a canal on the neighbouring rail right-of-way properties to the west that will not be impacted as a result of this development.
- Based on the redevelopment, a majority of all trees on site will be retained. The submitted landscape plan identifies a small number of trees that are located in close proximity to the existing footprint of the building. Further review of these trees will be undertaken once the applicant has developed more detailed plans for the building. If the proposed new building requires removal of any trees, the applicant will be required to submit required tree permit applications to request their removal.
- A landscape bond will be secured as a Development Permit consideration to ensure complete of the works identified in the plan.

## Conclusion

The applicant has applied to the City of Richmond for permission to vary Section 13.3.6.2 of Richmond Zoning Bylaw 8500 to reduce the required minimum interior side yard in the "Assembly (ASY)" zone from 7.5 m (24.6 ft.) to 2.3 m (7.5 ft.) on the west property line and 6.9 m (22.6 ft.) on the east property line to allow the existing assembly hall to be rebuilt within the same building footprint at 11014 Westminster Highway.

The proposal complies with the 2041 OCP and as confirmed by ALC staff, does not require an ALR application. Staff recommend support of the requested variance as the proposal enables the existing "Assembly (ASY)" zoned site to continue to be used by the congregation over the long-term without having to expand or further modify land in the ALR.



Kevin Eng  
Planner 2

KE:cas

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

- Submission of a landscape bond/letter of credit in the amount of \$6,680
- Registration of a flood plain covenant on title identifying a minimum Floor Construction Level of 2.9 m GSC.
- Installation of all required RMA protection fencing and measures to the satisfaction of Environmental Sustainability Staff. RMA protection fencing and measures will be required to be maintained and installed on the subject site for the duration of redevelopment activities.

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

- Obtain any necessary tree permits for required tree removals as part of the redevelopment.
- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/tp/special.htm>).



**DV 14-670015**

**Attachment 1**

Address: 11014 Westminster Highway

Applicant: Lansdowne Congregation of Jehovahs Witnesses Owner: Same as applicant

Planning Area(s): East Richmond

Floor Area Gross: 418.2 m<sup>2</sup> Floor Area Net: 418.2 m<sup>2</sup>

	Existing	Proposed
<b>Site Area:</b>	6,751 m <sup>2</sup>	6,751 m <sup>2</sup>
<b>Land Uses:</b>	Existing assembly hall on north portion of the site with supporting off-street parking	Rebuilt assembly hall within existing building footprint. Existing parking areas and drive-aisles remain unchanged
<b>OCP Designation:</b>	Agriculture	No change
<b>Zoning:</b>	Assembly (ASY)	Assembly (ASY)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.5 FAR	0.06 FAR	none permitted
Lot Coverage:	Max. 35%	6%	none
Setback – Front Yard:	Min. 6.0 m	18.1 m	none
Setback – Side Yard (west):	Min. 7.5 m	2.3 m	Variance requested
Setback – Side Yard (east):	Min. 7.5 m	6.9 m	Variance requested
Setback – Rear Yard:	Min. 7.5 m	140 m	none
Height (m):	Max. 12 m	8 m	none
Off-street Parking Spaces	42 stalls	55 stalls	none
Off-street Parking Spaces – Accessible:	2 stalls	5 stalls	none
Total off-street Spaces:	42 stalls	55 stalls	none

**Excerpt of Agricultural Advisory Committee Meeting Minutes  
October 9, 2014**

**Development Proposal – Development Variance Permit 11014 Westminster Hwy**

Staff (Kevin Eng) provided a summary of the Development Variance Permit application to enable a new assembly hall to be built within the similar footprint of the existing building. The previous proposal to build a larger assembly hall on the south portion of the site was reviewed and supported by the AAC in 2012 but Council referred it back to staff for further review and the proponent decided not to pursue the previous proposal.

The applicant indicated that the proposal would use the existing exterior perimeter foundation. Additional piles will be put under the slab and a new concrete slab will be poured. The applicant also noted that there was a preliminary discussion with ALC and the ALC staff had indicated that, as long as the footprint does not change, approval from the ALC would not be required; Staff will formally refer the application to the ALC and confirm it.

A general question was asked by the Committee why a 7.5m side yard setback was required in the Assembly zone and staff explained that it was to minimize any potential negative impacts to neighbours. In this case, the impacts of the requested variances are expected to be minimal as the new building will be constructed on the same location and to the west is a railroad allowance (there is no building on the adjacent property).

*That the Development Variance Permit Application for 11014 Westminster Highway be supported.*

*Carried Unanimously*





No. DV 14-670015

To the Holder: Lansdowne Congregation of Jehovahs Witnesses  
 Property Address: 11014 Westminster Highway  
 Address: Tom J. Munro  
 2919 145A Street  
 Surrey, BC V4P 1P7

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied as follows:
  - a) Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum interior side yard (Richmond Zoning Bylaw 8500 Section 13.3.6.2) from 7.5 m to 2.3 m on the west side of the site and 7.5 m to 6.9 m on the east of the site for an assembly hall building
  - b) The dimension and siting of buildings and structures on the land shall be as shown on Plan #1 to Plan #6 attached hereto.
4. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
5. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF

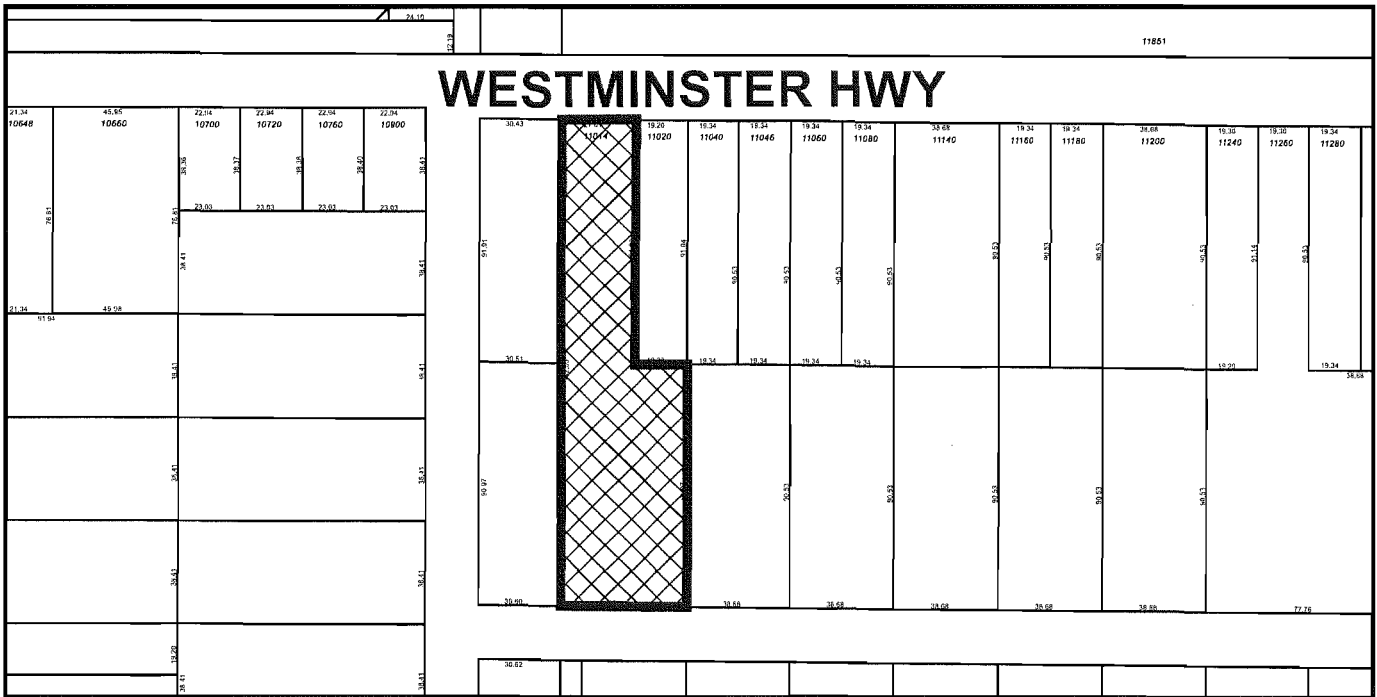
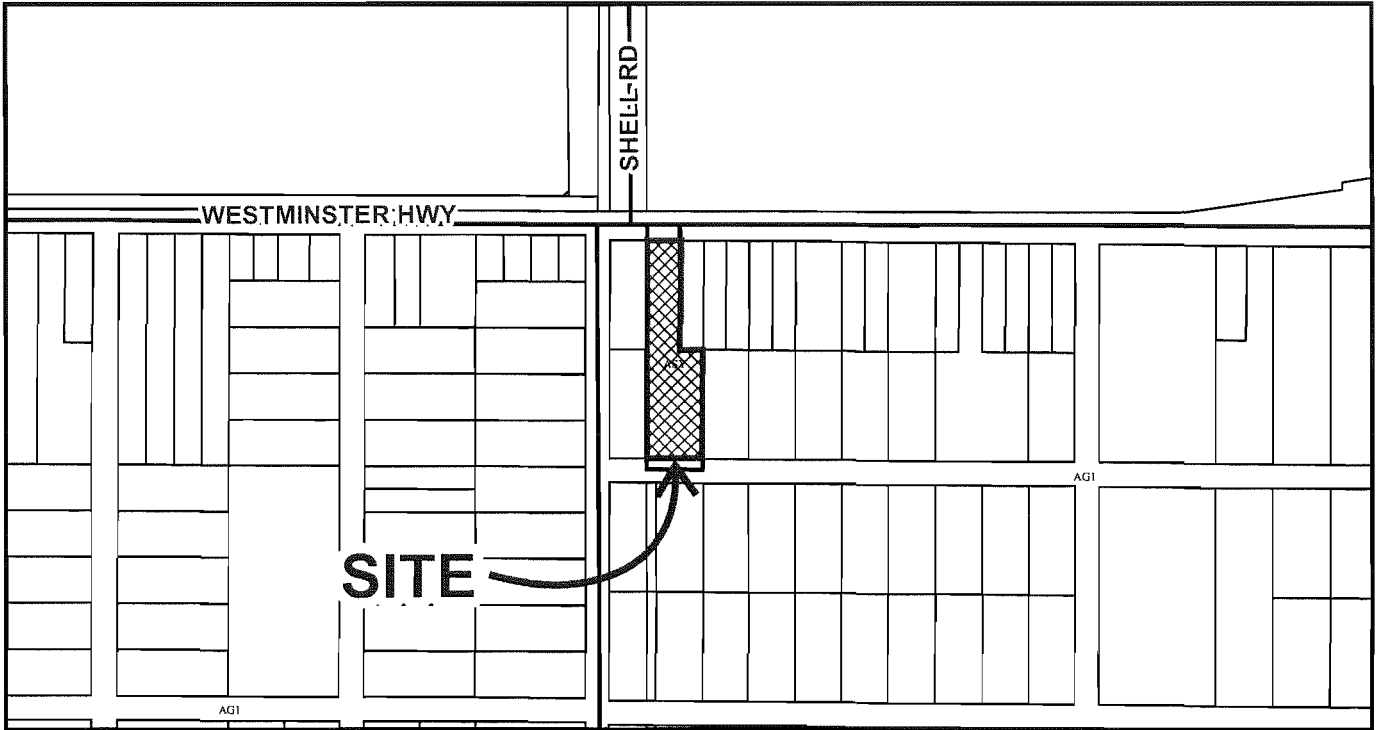
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



# City of Richmond



## DV 14-670015 SCHEDULE "A"

Original Date: 09/04/14

Revision Date:

Note: Dimensions are in METRES

**GENERAL NOTES:**

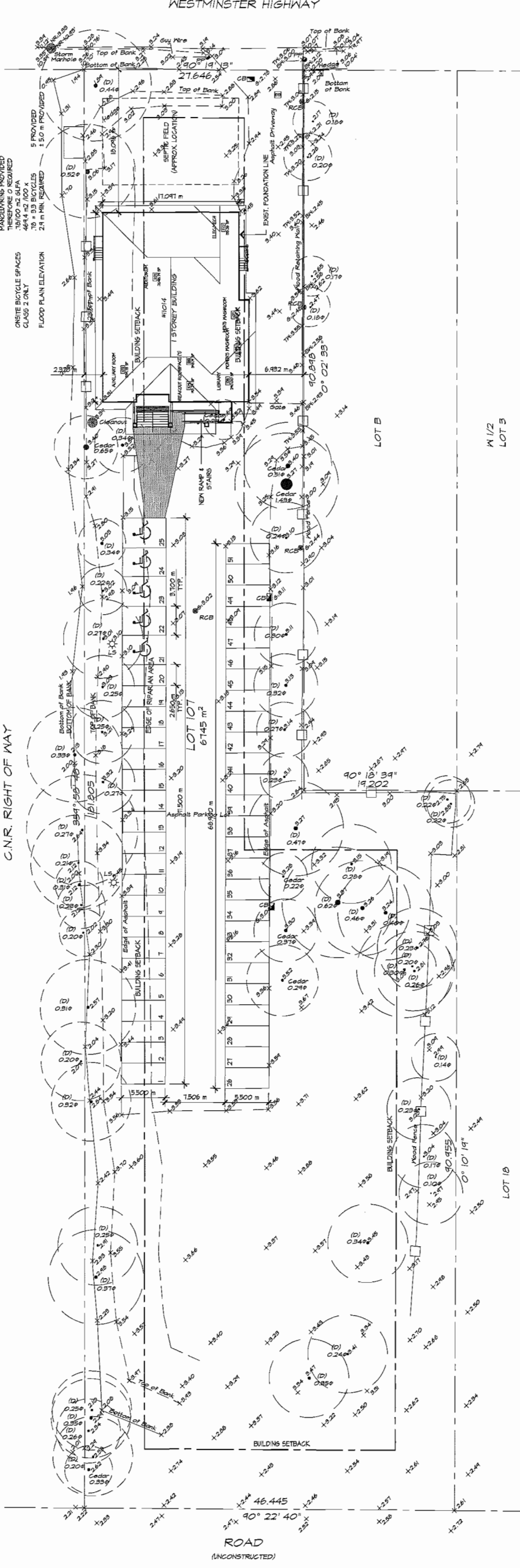
1. DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL BE IN ACCORDANCE WITH BC BUILDING CODE 2014, AND THE DESIGN OF ALL SUSPENDED ARCHITECTURAL, MECHANICAL AND ELECTRICAL COMPONENTS, LIGHTING FIXTURES, GLASS WALLS AND OTHER SUSPENDED ITEMS MUST BE CARRIED OUT BY A REGISTERED ENGINEER IN ACCORDANCE WITH THE PRACTICE IN THE PROVINCE OF BRITISH COLUMBIA. DESIGN SHALL TAKE INTO ACCOUNT ALL SEISMIC AND BUILDING CODES, THE PROFESSIONAL STRUCTURAL ENGINEER'S CALCULATIONS AND RECOMMENDATIONS, UTILITIES SCHEDULES & CO. OF THE BUILDING.
2. PENETRATIONS THROUGH FIRE RATED WALLS & FLOOR SHALL BE INSTALLED IN ACCORDANCE WITH THE CANADIAN FIRE RATED WALLS & FLOOR SYSTEMS MANUAL (CFR) PART 3.1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND VERIFICATION OF THE SYSTEMS. THE DESIGNER SHALL BE RESPONSIBLE FOR THE VERIFICATION OF THE SYSTEMS AS INSTALLED BY THE CONTRACTOR. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER PRIOR TO THE COMMENCEMENT OF WORK. THE DESIGNER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND DOES NOT EXTEND TO THE VERIFICATION OF THE SYSTEMS AS INSTALLED BY THE CONTRACTOR.
3. WORK TO DIMENSIONS - (DO NOT SCALE)

DESIGNED FOR REVIEW	000 001 2014
DRAWN FOR REVIEW	JAN 15, 2015



<b>LOT AREA</b>	12574 sqft	6750.1 sq
<b>BLDG AREA</b>	4502 sqft	418.2 sq
<b>GR252 LEASABLE SPACE</b>	4502 sqft	418.2 sq

<b>ZONING DATA</b>	ASTY - ASSEMBLY RELIGIOUS ASSEMBLY
<b>PERMITTED USES</b>	0.50 PERMITTED
<b>LOT COVERAGE</b>	6.2 % PERMITTED
<b>FLOORINGS</b>	0.06 PROVIDED
<b>FRONT SETBACK</b>	18.1 m PROVIDED
<b>REAR SETBACK</b>	2.3 m PROVIDED
<b>BLDG HEIGHT</b>	6.9 m PROVIDED
<b>STANDARD STALLS</b>	140.0 m PROVIDED
<b>HANDICAPPED STALLS</b>	15 m PROVIDED
<b>SMALL STALLS</b>	266 m PROVIDED
<b>HANDICAPPED STALLS</b>	5.5 m PROVIDED
<b>SMALL CARS</b>	50 % PERMITTED
<b>HANDICAPPED STALLS</b>	39 x 50 = 2715 CARS
<b>TOTAL PARKING</b>	55 x 22 = 11 CARS
<b>LOADING SPACES</b>	10/100 sq 6.1FA
<b>ORITE BICYCLE SPACES</b>	4644 sq 100 x
<b>CLASS 2 ONLY</b>	24 m MIN REQUIRED



**DST ARCHITECTURE**  
63-2418 avon place  
port coquitlam, bc  
V3B 0C7  
t:604-475-2722  
dstarchitecture@gmail.com

LANSOWNE 2014  
KINGDOM HALL OF  
JEHOVAH'S WITNESSES  
LANSOWNE 2014

SHEET TITLE: **SITE PLAN**

REV. NUMBER: **A1.0**



**SITE PLAN**  
SCALE: 1:240

**Plan # 1**  
**FEB 0 4 2015**  
**DV 14-670015**

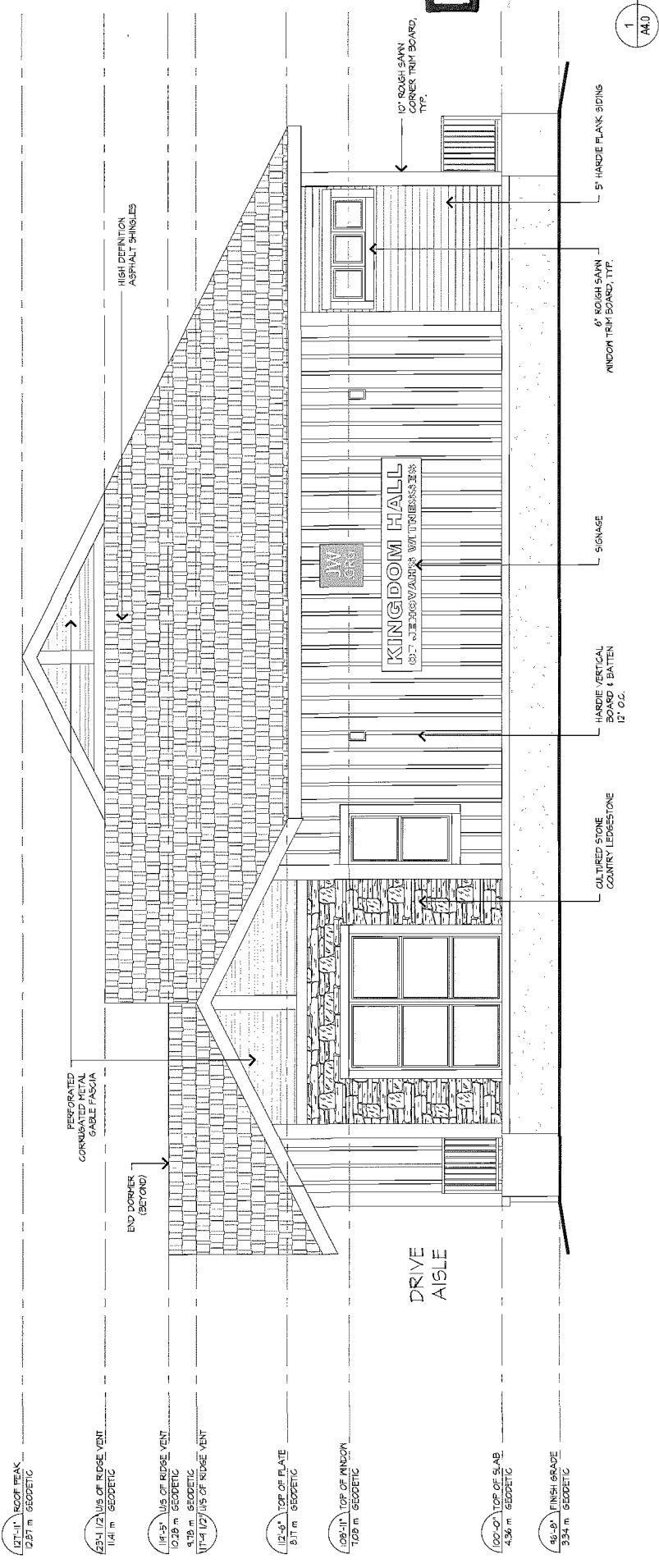


**GENERAL NOTES:**  
 1. DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL BE IN ACCORDANCE WITH BC BUILDING CODE ACT, AND ALL APPLICABLE REGULATIONS AND ORDINANCES.  
 2. THE DESIGNER IS AN REGISTERED ARCHITECTURAL MECHANICAL AND ELECTRICAL ENGINEER.  
 3. THE DESIGNER IS NOT RESPONSIBLE FOR THE DESIGN OF LIGHTING FIXTURES, GUARD RAILS AND OTHER SUPPLEMENTARY ITEMS TO BE CARRIED OUT BY OTHER PROFESSIONALS.  
 4. THE DESIGNER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED IN ACCORDANCE WITH THE BUILDING CODE 2012. THE PROFESSIONAL STRUCTURAL ENGINEER SHALL PREPARE SIGNED AND SEALED DRAWINGS FOR THE FOUNDATION, STRUCTURAL, UTILITIES, MECHANICAL, ELECTRICAL, AND PLUMBING PERMITS THROUGHOUT THE PROJECT.  
 5. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR.  
 6. THE DESIGNER IS NOT RESPONSIBLE FOR THE COMPLETION OF WORK. ALL DIMENSIONS PREPARED BY THE CONTRACTOR SHALL BE VERIFIED BY THE DESIGNER PRIOR TO THE REQUEST FOR SERVICE TO BE RETURNED AT HIS REQUEST.  
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.  
 8. WORK TO DIMENSIONS - DO NOT SCALE!

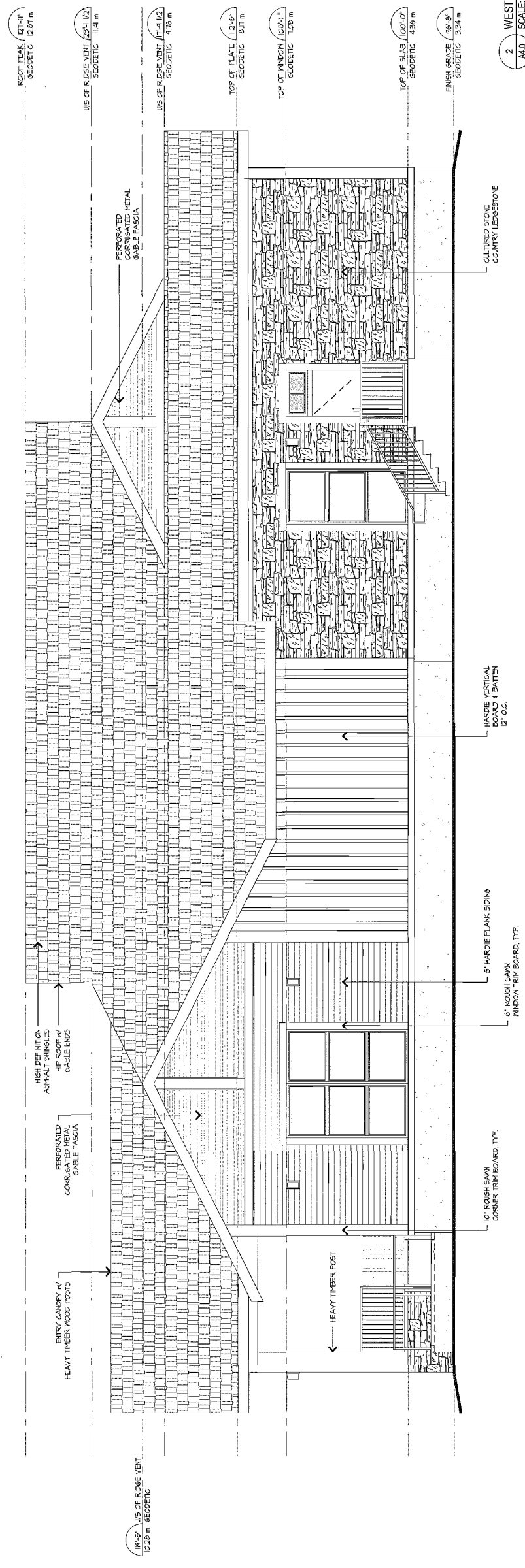
ISSUED FOR REVIEW JUL 22, 2014

Plan #3  
 FEB 04 2015

DV 14-670015



1 SOUTH ELEVATION  
 A4.0 SCALE: 1/4"=1'-0"



2 WEST ELEVATION  
 A4.0 SCALE: 1/4"=1'-0"

**DST ARCHITECTURE**  
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LANSDOWNE 2014  
 KINGDOM HALL OF  
 JEHOVAH'S WITNESSES  
 LANSDOWNE 2014

**ELEVATIONS**

DRAWING NUMBER: A4.1  
 REV. NUMBER:



**GENERAL NOTES:**  
1. DESIGN AND CONSTRUCTION OF THE PROJECT SHALL BE IN ACCORDANCE WITH THE BRITISH COLUMBIA BUILDING CODE 2012, AND THE NATIONAL BUILDING CODE, 2012.  
2. THE DESIGN OF ALL SUPPLEMENTAL ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING (MEPE) ITEMS, INCLUDING MECHANICAL, ELECTRICAL, PIPING, LIGHTING FIXTURES, GUARD RAILS AND OTHER ACCESSORIES, SHALL BE THE RESPONSIBILITY OF THE ARCHITECT. CONTRACTORS SHALL OBTAIN ALL NECESSARY PROFESSIONAL STANDARDS, ENGINEERS, REGISTERED TO PRACTISE IN THE PROVINCE OF BRITISH COLUMBIA, AND PROVIDE ALL NECESSARY PERMITS AND APPROVALS. DESIGN LOADS REQUIREMENTS AS SET OUT IN THE BC BUILDING CODE 2012, THE PROFESSIONAL STRUCTURAL ENGINEERING ACT AND THE PROFESSIONAL ENGINEERING AND PROFESSIONAL GEOMATICS ACT SHALL APPLY TO THE DESIGN AND CONSTRUCTION OF ALL MEPE ITEMS.  
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ELECTRICAL, MECHANICAL & PLUMBING PERMIT APPLICATIONS THROUGH THE APPLICABLE LOCAL AUTHORITY AND THE PROVINCE OF BRITISH COLUMBIA. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS.  
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION, TESTING AND COMMISSIONING OF ALL MEPE ITEMS. CONTRACTOR SHALL REPORT TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK.  
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL EXISTING UTILITIES AND STRUCTURES ON THE PROPERTY AS INSTRUMENTS OF SERVICE TO BE MAINTAINED AND PROTECTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL EXISTING UTILITIES AND STRUCTURES ON THE PROPERTY AS INSTRUMENTS OF SERVICE TO BE MAINTAINED AND PROTECTED.  
6. WORK TO DIMENSIONS - DO NOT SCALE


SEAL:

**DST ARCHITECTURE**  
63-2418 avon place  
port coquitlam, bc  
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t-604-475-2722  
dstarchitecture@gmail.com

Plan #5  
FEB 0 4 2015

LANSLOWNE 2014  
KINGDOM HALL OF  
JEHOVAH'S WITNESSES  
LANSLOWNE 2014

**DV 14-670015**

SHEET TITLE:

**ROOF PLAN**

1 ROOF PLAN  
A2.1 / SCALE: 1/4"=1'-0"

DRAWING NUMBER:

A2.1

REV. NUMBER:

**GENERAL NOTES:**

- DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL COMPLY WITH THE LATEST EDITIONS OF THE CANADIAN NATIONAL STANDARDS FOR CONSTRUCTION AND APPLICABLE MUNICIPAL BYLAWS.
- THE DESIGN SHALL BE IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL BYLAWS, INCLUDING BYLAWS RELATING TO ZONING, FLOODING, UTILITIES, TREES AND LANDSCAPE ARCHITECTURE.
- PROFESSIONAL STRUCTURAL ENGINEER, REGISTERED TO THE PROVINCE OF BRITISH COLUMBIA, SHALL DESIGN AND VERIFY ALL STRUCTURAL REQUIREMENTS AS SET OUT IN THE BC BUILDING CODE AND ALL OTHER APPLICABLE REGULATIONS. DRAWINGS SHALL SHOW THE COMPLETE INSTALLATION, INCLUDING ALL CONNECTIONS AND BRACING.
- STOP ALL ELECTRICAL, MECHANICAL & PLUMBING WORK UNTIL THE ELECTRICAL, MECHANICAL & PLUMBING CONTRACTORS HAVE OBTAINED ALL NECESSARY PERMITS AND APPROVALS. CERTIFICATION IS REQUIRED TO CONDUCT ANY WORK ON LISTED SYSTEMS.
- ALL WORK SHALL BE VERIFIED BY THE CONTRACTOR. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGNER IMMEDIATELY UPON DISCOVERY. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE DRAWINGS AND ALL APPLICABLE REGULATIONS.
- DO NOT USE THE DRAWING FOR CONSTRUCTION UNLESS ISSUED FOR THAT PURPOSE.
- WORK TO DIMENSIONS - UNLESS OTHERWISE SPECIFIED.

ISSUED FOR REVIEW	KYZ 02, 2014



**Western Landscapers Ltd.**  
 2299 Galle Ave.  
 Coquitlam, B.C. V3K 2X2  
 Ph: (604) 937-7272  
 Fax: (604) 937-7292

LANSDOWNE 2014  
 KINGDOM HALL OF  
 JEHOVAH'S WITNESSES  
 LANSDOWNE 2014

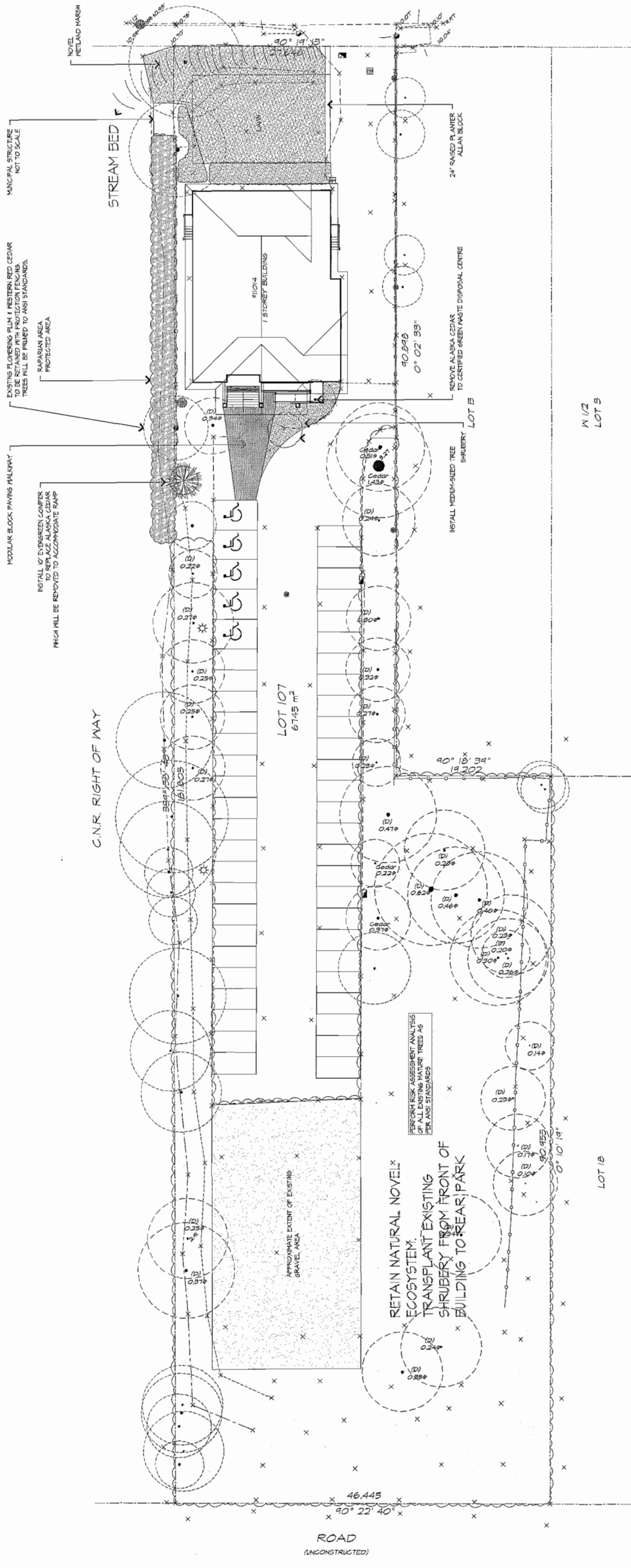
SHEET TITLE:  
**LANDSCAPE  
 CONCEPT**

DRAWING NUMBER	REV. NUMBER

*Plan #6*  
**FEB 0 4 2015**

**DV 14-670015**

1 LANDSCAPE PLAN  
 SCALE: 1:240



M 1/2  
 LOT 5

LOT 10

ROAD  
 (UNCONSTRUCTED)