



Development Permit Panel Electronic Meeting

Council Chambers, City Hall
6911 No. 3 Road

Thursday, October 12, 2023
3:30 p.m.

MINUTES

Motion to adopt the minutes of the Development Permit Panel meeting held on September 27, 2023.



1. **DEVELOPMENT VARIANCE PERMIT 23-024175**
(REDMS No. 7280338)

APPLICANT: Pakland Armstrong Homes Ltd.

PROPERTY LOCATION: 7151, 7211, 7231 & 7251 Bridge Street

Director's Recommendations

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum required rear yard setback for:

1. *A portion of the second storey from 10.70 m to 10.64 m to allow the retention of an existing second-storey deck at 7151 Bridge Street.*
2. *Accessory buildings (i.e. a garage) with a wall length greater than 6.0 m from 2.4 m to 2.08 m to allow retention of an existing detached garage at 7211 Bridge Street.*
3. *60 per cent of the first storey from 9.60 m to 7.4 m, as well as the remaining 40 per cent of the first storey and the second storey from 10.7 m to 8.0 m to allow the retention of an existing dwelling at 7231 Bridge Street. Reduce the minimum required rear yard setback for a portion of the second storey from 10.7 m to 6.8 m to allow retention of an existing second-storey deck.*

ITEM

4. *60 per cent of the first storey from 9.60 m to 7.02 m, as well as the remaining 40 per cent of the first storey and the second storey from 10.70 m to 7.02 m to allow the retention of an existing dwelling at 7251 Bridge Street.*



2. **New Business**

3. **Date of Next Meeting: October 25, 2023**

ADJOURNMENT



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

Time: 3:30 p.m.

Place: Remote (Zoom) Meeting

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

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

MINUTES

It was moved and seconded

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

CARRIED

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

APPLICANT: Greater Vancouver Sewerage and Drainage District

PROPERTY LOCATION: 900 and 1000 Ferguson Road

INTENT OF PERMIT:

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

Development Permit Panel

Wednesday, September 27, 2023

Applicant's Comments

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

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

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

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

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

Development Permit Panel

Wednesday, September 27, 2023

Staff Comments

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

Panel Discussion

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

Correspondence

None.

Gallery Comments

None.

Panel Discussion

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

Development Permit Panel

Wednesday, September 27, 2023

Panel Decision

It was moved and seconded

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

CARRIED

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

APPLICANT: Jacky He

PROPERTY LOCATION: 6531 Francis Road

INTENT OF PERMIT:

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

Applicant's Comments

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

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

Development Permit Panel

Wednesday, September 27, 2023

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

Staff Comments

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

Panel Discussion

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

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

Correspondence

None.

Gallery Comments

None.

Development Permit Panel

Wednesday, September 27, 2023

Panel Decision

It was moved and seconded

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

CARRIED

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

APPLICANT: 6333 Cooney Road Limited Partnership

PROPERTY LOCATION: 6333 Cooney Road

INTENT OF PERMIT:

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

Applicant's Comments

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

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

Development Permit Panel

Wednesday, September 27, 2023

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

Staff Comments

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

Panel Discussion

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

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

Correspondence

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

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

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

Development Permit Panel

Wednesday, September 27, 2023

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

Gallery Comments

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

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

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

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

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

Panel Discussion

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

Development Permit Panel

Wednesday, September 27, 2023

Panel Decision

It was moved and seconded

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

CARRIED

4. **DEVELOPMENT PERMIT 23-018670**

(REDMS No. 7342153)

APPLICANT: Sandeep Mann

PROPERTY LOCATION: 10408 Dennis Crescent

INTENT OF PERMIT:

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

Applicant's Comments

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

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

Development Permit Panel

Wednesday, September 27, 2023

Staff Comments

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

Panel Discussion

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

Correspondence

None.

Gallery Comments

None.

Panel Discussion

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

Panel Decision

It was moved and seconded

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

CARRIED

5. New Business

None.

6. Date of Next Meeting: October 12, 2023

Development Permit Panel
Wednesday, September 27, 2023

ADJOURNMENT

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

CARRIED

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

Cecilia Achiam
Acting Chair

Rustico Agawin
Committee Clerk



Rendering of Iona Island

Iona Island WWTP – ESA DP Panel Review Meeting

CITY OF RICHMOND

Nelson Szeto

Project Manager, Early Works, IWWTP - Metro Vancouver

Sarah Primeau

Landscape Architect and Ecologist, space2place

Matthew Woodruff

Principal / Architect, Local Practice

metrovancouver

September 27, 2023

TREATMENT PLANT UPGRADES

Design Parameters

Flows from:

Vancouver
(combined sewer)
Richmond
Burnaby
Electoral Area A, UBC

Accommodating growth:

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



REGULATORY REQUIREMENTS

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



PROJECT GOALS

Wastewater
Treatment

Resource
Recovery

Community
and Park
Integration

ECOLOGICAL RESTORATION PROJECTS & PARK INTEGRATION

Ecological Priorities

FOSTER RESILIENCE TO SEA-LEVEL RISE



CONNECT PEOPLE TO NATURE



COLLABORATE WITH xʷməθkʷəy̓əm (MUSQUEAM)



RESTORE ESTUARY HEALTH AND FISH HABITAT



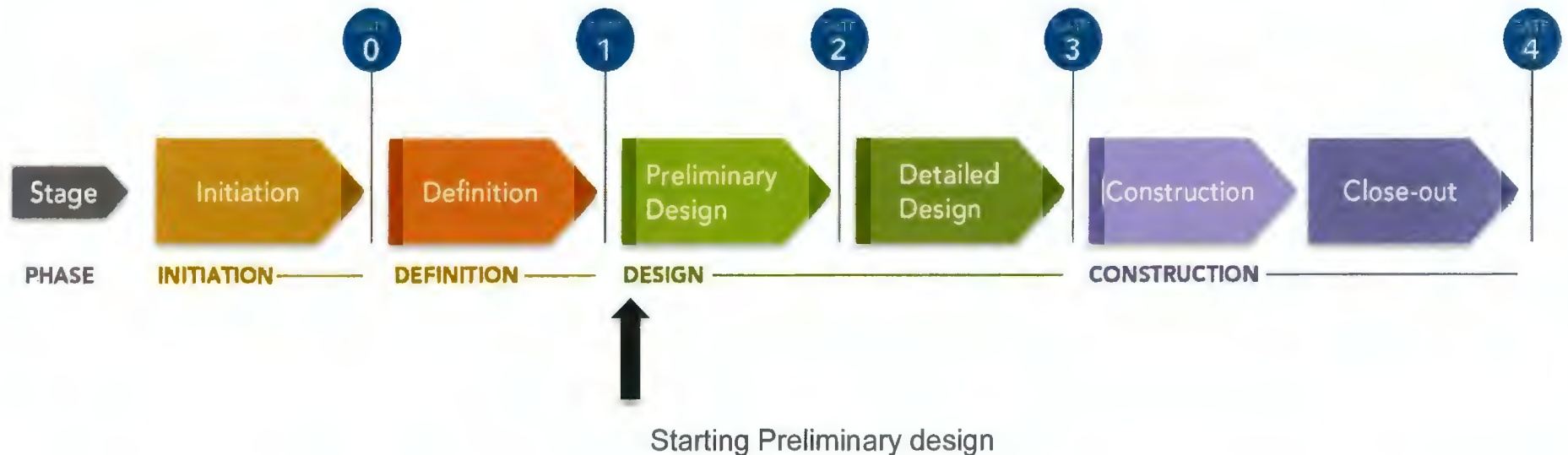
ENHANCE TERRESTRIAL & FRESHWATER HABITATS



IMPROVE WATER QUALITY

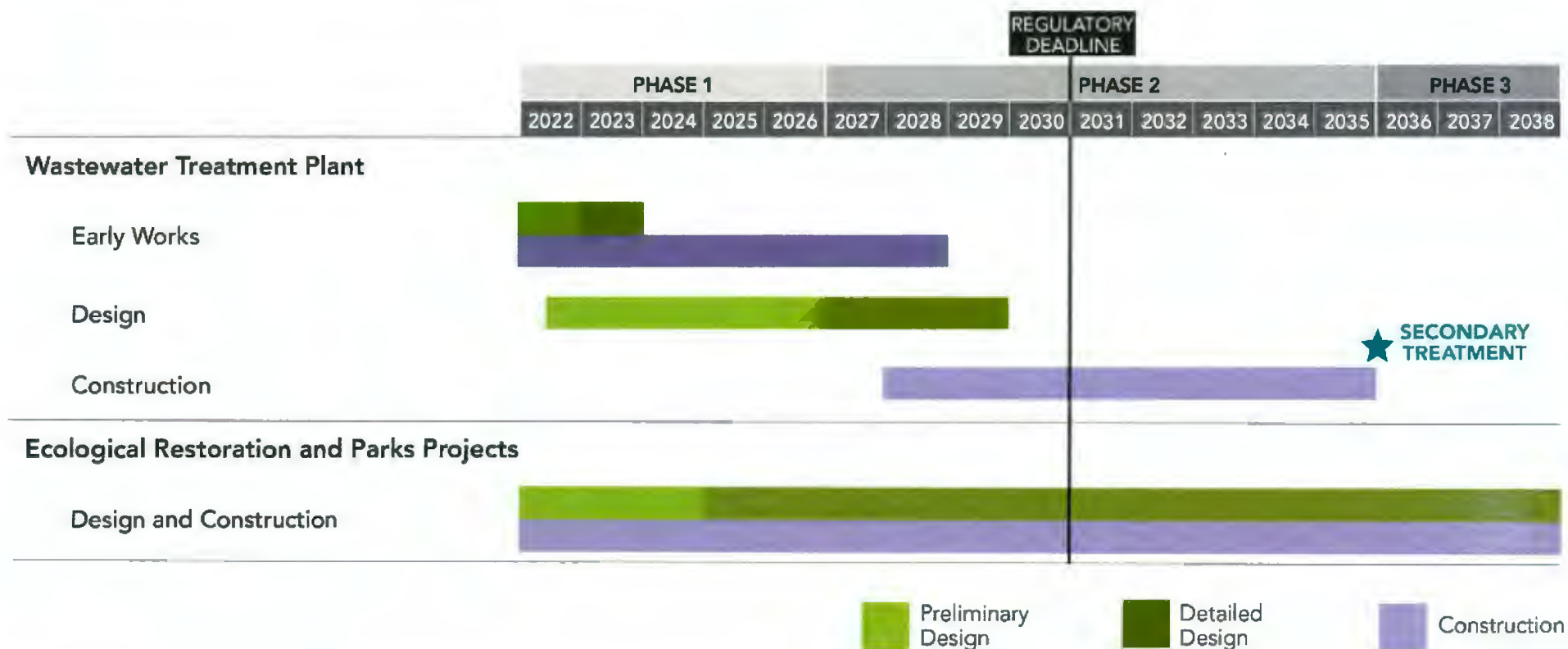


WHERE WE ARE And What's Ahead



Project Definition Report received MV Board endorsement in March 2022

DELIVERY SCHEDULE — OVERVIEW





WHY ESA DP?



COMPENSATION STRATEGY Impacted and Compensation Areas



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

LANDSCAPE PLAN



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



ARCHITECTURE – COMMUNITY INTEGRATION & STEWARDSHIP



This architectural rendering depicts the KwaZulu-Natal Museum and Art Gallery, a modern building with a prominent glass facade and a green roof. The building is situated on a grassy hillside, with a paved path leading to the entrance. A road with a white bus is visible on the right. The scene is set against a backdrop of rolling hills and a clear sky. The text 'KWAZULU-NATAL MUSEUM & ART GALLERY' is visible on the building's facade.

13

ISLAND-SCALE SUSTAINABILITY

Nature-Based Flood Mitigation

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

Construction Waste

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

GHG Emissions and Energy

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

Educational Hub

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

Stormwater Management

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

IRR - Reclaimed Water

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

Landscape

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

Materials

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

IRR - Reclaimed Water and

District Energy

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

IRR - Reclaimed Water and

District Energy

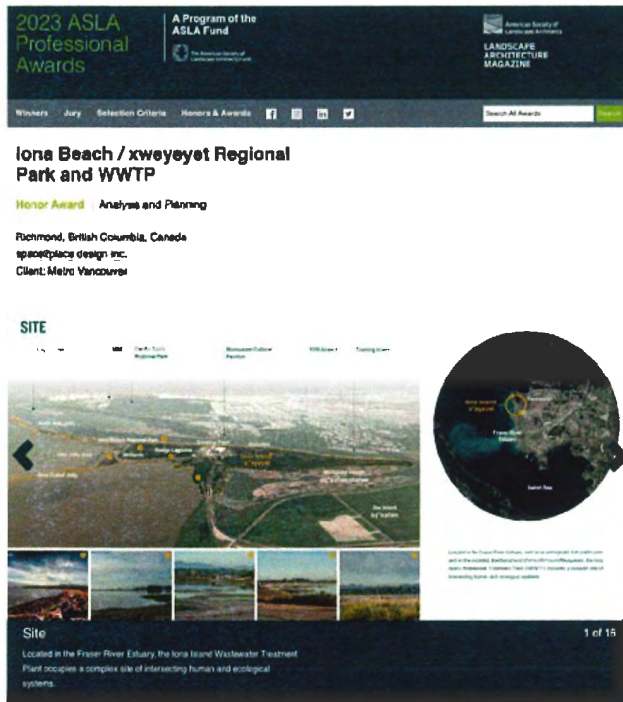
Plan for district energy and reclaimed water pipelines at McDonald Slough crossing.

Musqueam Engagement

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



RECENT PROJECT RECOGNITION: ASLA AND CSLA AWARDS



American Society of Landscape Architects
Honour Award

metrovancouver



Canadian Society of Landscape Architects
National Award




Thank you

Iona Island Wastewater Treatment Plant

QUESTIONS?

metrovancouver
Together we make our region strong



EXTRA SLIDES

Iona Island Wastewater Treatment Plant

QUESTIONS?

metrovancouver
Together we make our region strong

Existing Administration and Power Building



EXISTING POWER / CO GEN BUILDING



EXISTING ADMINISTRATION BUILDING



MONITORING AND MAINTENANCE

Construction Monitoring

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

Compensation and Restoration Monitoring

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

COMPENSATION STRATEGY

Impacted and Compensation Areas



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



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

ISSUED FOR DP RESUBMISSION 2023-09-05

CONTACT LIST

CLIENT/APPLICANT

KC CONSTRUCTION
CONTACT: JACKY HE
PHONE: 778-857-0886
EMAIL: KIMCROSSCONSTRUCTION@GMAIL.COM

ARCHITECT

IMPERIAL ARCHITECTURE
CONTACT: JIMMY ZHU, ARCHITECT AIBC
TEL: 778-858-8852
EMAIL: IMPERIALARCHITECTURE@GMAIL.COM

CIVIL

TERRA NOBIS CONSULTING INC.
CONTACT: JIMMY ZHU, P.ENG
TEL: 604-646-2807
EMAIL: J.ZHU@TERRANOBIS.COM

SURVEYOR

J.C. TAM & ASSOCIATES PROFESSIONAL LAND SURVEYORS
CONTACT: JORDAN TAM, B.C.L.S.
TEL: 604-214-8858
EMAIL: OFFICE@JCTAM.COM

LANDSCAPE

HOMING LANDSCAPE ARCHITECTURE
CONTACT: EASON (ZHIPIN LI) BCSLA
TEL: 778-323-8308
EMAIL: HOMINGLANDSCAPE@GMAIL.COM


ARBORIST

THE TREE POLICE
CONTACT: BLAIR (NINA YIN) LING, ISA CERTIFIED ARBORIST
TEL: 604-653-3076
EMAIL: BLAIR@MONEYTREESERVICES.COM

DRAWING LIST

ARCHITECTURAL:

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



**IMPERIAL
ARCHITECTURE**
HOLDERS OF AN AIBC CERTIFICATE OF PRACTICE
ASSOCIATE THE PROJECT OFFICE: IMPERIAL ARCHITECTURE, INC. 107 400
BLVD. SURREY, BC V3R 6A9
TEL: 604-271-1111

ARCHITECTURE
DIVISION
PLANNING

Copyright Reserved
The Copyright in this drawing and its contents is owned, and remains the sole property of Imperial Architecture, Inc. and shall not be used, modified, or reproduced without the expressed written consent of Imperial Architecture, Inc.

Dimensions
The Company shall verify all dimensions, and be responsible for any errors under conditions in Imperial Architecture, Inc. 107 400 BLVD. SURREY, BC

REVISION	DATE	BY	APP'D.
1	09/05/2023	JZ	
2	09/05/2023	JZ	
3	09/05/2023	JZ	

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

Title
COVER PAGE

Project No.
#8304

Scale
N.T.S.

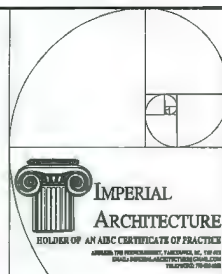
Drawing No.
A 0.0

Sheet
1

Revision



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



ARCHITECTURE
INTERIOR
DESIGN
PLANNING

Copyright Reserved

The Copyright to this drawing and its contents is reserved, and transfer of all these the
material property of Imperial Architecture, and shall not be used, modified, or
reproduced without the original written consent of Imperial Architecture.

Disclaimer

The Customer shall verify all dimensions, and locationality upon any error under
withhold in Imperial Architecture, DO NOT SCALE DRAWINGS.

PROJECT FOR IMPERIAL ARCHITECTURE	DATE	22-08-20
DATE FOR IMPERIAL ARCHITECTURE	DATE	22-08-20
DATE FOR IMPERIAL ARCHITECTURE	DATE	22-08-20
DATE	DATE	22-08-20

Client/Project

4-UNIT DUPLEX DEVELOPMENT
6531 FRANCIS ROAD, RICHMOND, BC
RZ 19-076165 / DP 22-011957

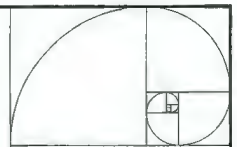
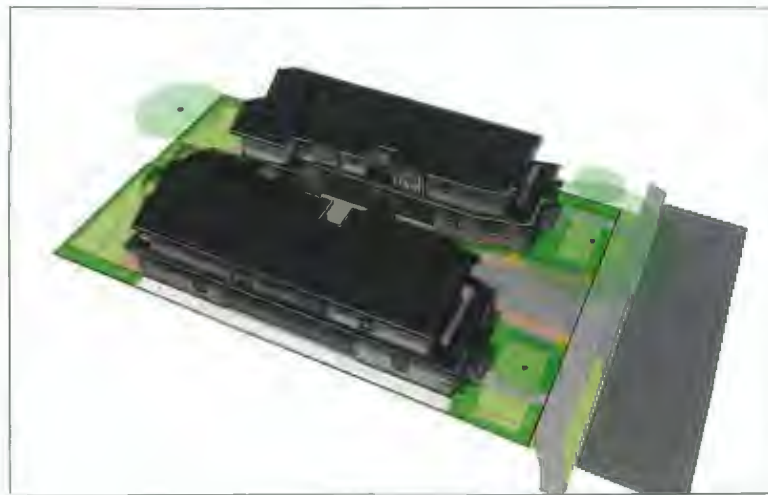
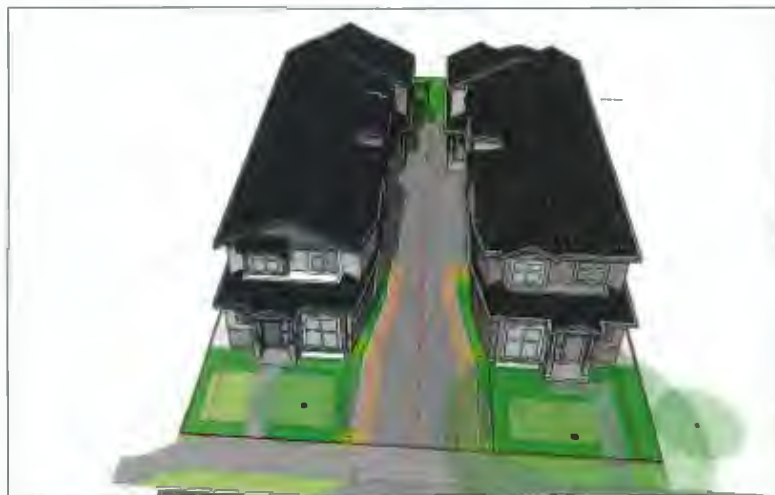
Site

SITE ARIEL PHOTO

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

Drawing No. A0.1 Sheet 1 of 1





**IMPERIAL
ARCHITECTURE**
HOLDER OF AN AIBC CERTIFICATE OF PRACTICE
ADDRESS: 1001 PINE STREET, WASHINGTON, DC 20001
PHONE: (202) 462-1111 FAX: (202) 462-1112
WWW.IMPERIAL-ARCHITECTURE.COM

ARCHITECTURE
INTERIOR
DESIGN
PLANNING

Copyright Reserved

The Copyright in this drawing and the contents hereof, and the reproduction of all or any part thereof, is the exclusive property of Imperial Architecture, Inc. and shall not be used, copied, or reproduced without the express written consent of Imperial Architecture, Inc.

Disclaimer

The Contractor shall verify all dimensions, and bear responsibility for any errors or omissions in the final construction, and shall not be held responsible for any errors or omissions in the final construction.

DATE OF PRELIMINARY	2.2	2018
DATE OF PRELIMINARY	2.2	2018
DATE OF PRELIMINARY	2.2	2018
DATE OF PRELIMINARY	2.2	2018

By: [Signature] Date: 11/11/2018

Client/Project

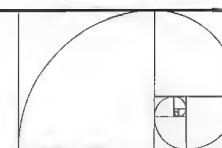
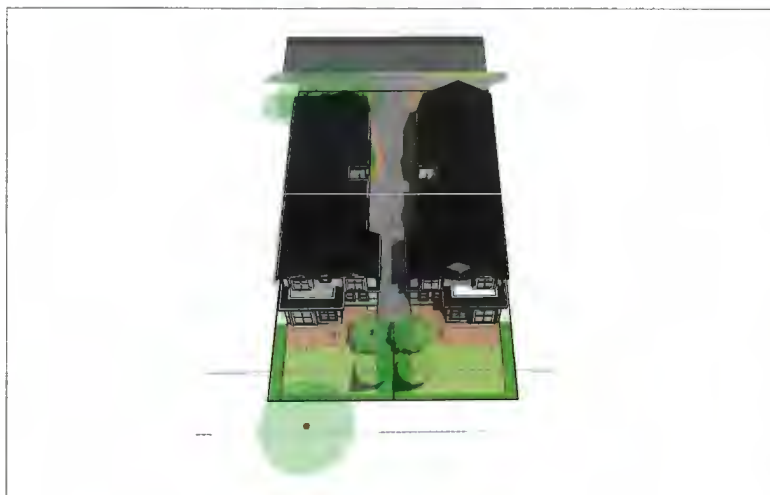
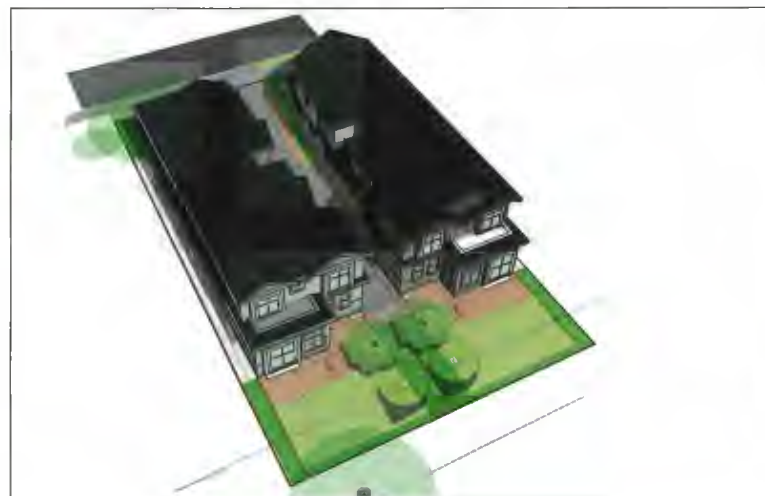
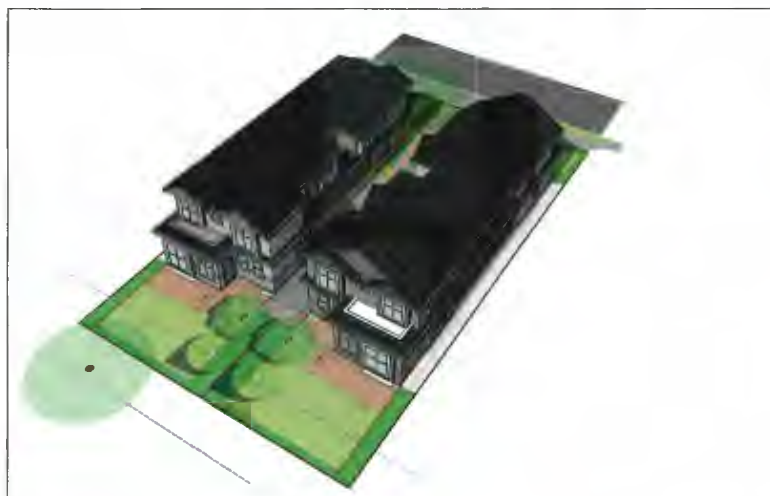
4-UNIT DUPLEX DEVELOPMENT
5531 FRANCIS ROAD, RICHMOND, DC
RZ 19-07185 / DP 22-011557

Title

COLOR RENDERINGS

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

A 0.7 of



**IMPERIAL
ARCHITECTURE**
HOLDERS OF AN ABC CERTIFICATE OF PRACTICE
REGISTERED PROFESSIONAL ARCHITECTS, B.C. 1994
100-1000 WEST 10TH AVENUE, VANCOUVER, B.C. V6H 1G6

ARCHITECTURE
INTERIOR
EXTERIOR
PLANNING

Copyright Reserved
The Copyright in this drawing and the contents is reserved, and no part of it shall be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Imperial Architecture.

Dimensions
The Contractor shall verify all dimensions, and is responsible for any errors and/or omissions in the drawing. Imperial Architecture is not responsible for any errors and/or omissions in the drawing.

REVISION	DATE	BY
REVISION	DATE	BY
REVISION	DATE	BY

Client/Project
4-UNIT DUPLEX DEVELOPMENT
5531 FRANCIS ROAD, RICHMOND, BC
R2 19-07/0105 / DP 22-011557

Title
COLOR RENDERINGS

Project No. **#8304** Scale **N.T.S.**
Drawing No. **A 0.8** Sheet **1** of **1**

DORVAL ROAD

8840
DORVAL RD

8860
DORVAL RD

8880
DORVAL RD

6911
DANSANY PL

6871
DANSANY PL

6511
FRANCIS RD

PROJECT SITE

UNIT A2
UNIT A1
(CONVERTIBLE)

UNIT B2
UNIT B1

6531
FRANCIS RD

6551
FRANCIS RD

FRANCIS ROAD

6500
FRANCIS RD

6480
FRANCIS RD

6520
FRANCIS RD

6526
FRANCIS RD

6528
FRANCIS RD

EXISTING FIRE HYDRANT AT
SOUTHWEST CORNER OF
8880 DORVAL RD

TD1: FROM FIRE TRUCK
TO THE FARTHEST UNIT
ENTRY: 98.75' = 30.10 M <
45 M ALLOWED

FIRE TRUCK

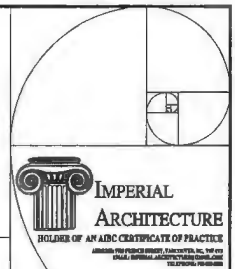
TD2: FROM EX FIRE
HYDRANT TO FIRE
TRUCK: 142.75' = 43.51 M
< 45 M ALLOWED

EXISTING FIRE
HYDRANT
OUTSIDE OF
6526 FRANCIS



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

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



ARCHITECTURE
INTERIOR
DESIGN
PLANNING

Copyright Reserved

The Copyright in this drawing and its contents is reserved, and remains at all times the exclusive property of Imperial Architecture, and shall not be used, modified, or reproduced without the expressed written consent of Imperial Architecture.

Disclaimer

This document does not constitute a contract, and is not to be used as a basis for any legal action or litigation. It is intended for informational purposes only.

DATE FOR PRELIMINARY	DATE	DATE
DATE FOR PRELIMINARY	DATE	DATE
DATE FOR PRELIMINARY	DATE	DATE

Client/Project

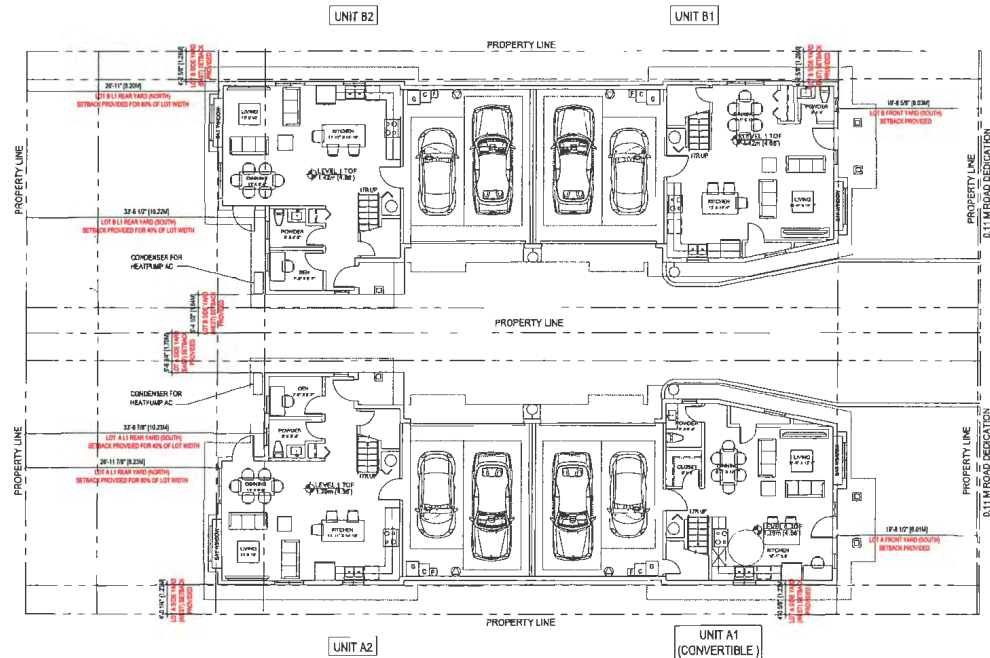
4-UNIT DUPLEX DEVELOPMENT
6531 FRANCIS ROAD, RICHMOND, BC
R2 1B-678165 / DP 22-011057

FIRE FIGHTING PLAN

Project No.
#8304

Scale
AS NOTED

Drawing No.
A 1.6



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

Floor Area Calculation - Lot A						
Address	Building A					
	Unit A1		Unit A2		Total	
Features (BD / DEN)	4 Bedroom		4 Bedroom		2 Units	
Features (Bath)	4 Bath		4 Bath			
Convertible Unit						
	SF	SM	SF	SM	SF	SM
Level 1 Gross Area	2246.00	97.38	2256.30	93.85	2742.64	239.04
Level 2 Gross Area	976.06	90.68	903.74	83.96	1879.80	174.64
Total Gross Area	2022.13	187.86	2000.13	185.62	4022.24	373.68
Garage Area exemption	403.64	37.50	403.64	37.50	807.28	75.00
Covered Porch Area exemption	26.18	2.43	15.63	1.45	41.81	3.88
Top Star Area exemption	10.00	0.93	10.00	0.93	20.00	1.86
Total Exempted Area	439.82	40.86	429.27	39.88	869.09	80.74
Net Floor Area per unit Provided	1582.29 SF		1570.86 SF		3153.15 SF	
	147.00 SM		145.94 SM		292.94 SM	
Min. Floor Area Per Unit Required	125.40 SM		125.40 SM			
Max. Floor Area Per Unit Allowed	183.90 SM		183.90 SM			
Complied with Min. and Max. Floor Area per Unit Allowed	Yes		Yes			

Floor Area Calculation - Lot B						
Address	Building B					
	Unit B1		Unit B2		Total	
Features (BD / DEN)	4 Bedroom		4 Bedroom		2 Units	
Features (Bath)	4 Bath		4 Bath			
Convertible Unit						
	SF	SM	SF	SM	SF	SM
Level 1 Gross Area	1018.86	96.52	1028.39	101.86	2135.27	198.37
Level 2 Gross Area	970.36	90.13	905.57	84.19	1875.96	174.28
Total Gross Area	2009.24	186.66	2001.96	185.94	4011.15	372.65
Garage Area exemption	403.64	37.50	403.64	37.50	807.28	75.00
Covered Porch Area exemption	26.18	2.43	15.63	1.45	41.81	3.88
Top Star Area exemption	10.00	0.93	10.00	0.93	20.00	1.86
Total Exempted Area	439.82	40.86	429.27	39.88	869.09	80.74
Net Floor Area per unit Provided	1569.42 SF		1572.64 SF		3142.06 SF	
	145.80 SM		146.10 SM		291.91 SM	
Min. Floor Area Per Unit Required	125.40 SM		125.40 SM			
Max. Floor Area Per Unit Allowed	183.90 SM		183.90 SM			

LEVEL 1 FLOOR AREA IS BASED ON VOLUME OF
NEW CONSTRUCTION, NOT CURRENT OR EXISTING
WALL MOUNTED EXTERIOR LIGHTING FIXTURE

ROAD DEDICATION



IMPERIAL ARCHITECTURE
HOLDER OF AN ABC CERTIFICATE OF PRACTICE
ARCHITECTS AND INTERIORS DESIGNERS
1000 10TH AVENUE, SUITE 100
RICHMOND, BC V6X 1E6
TEL: 604.271.1111

ARCHITECTURE
INTERIOR DESIGN
PLANNING

Copyright Reserved

The Copyright in this drawing and its contents is reserved, and remains in full force for the author's property of Imperial Architecture, and shall not be used, modified, or reproduced without the express written consent of Imperial Architecture.

Disclaimer
The Client shall verify all dimensions, and immediately report any errors or omissions to Imperial Architecture, DRAFT SCALE DRAWINGS.

REVISION OR UP MODIFICATION	2.0	1.0	2.0	2.0
REVISION OR UP MODIFICATION	2.0	1.0	2.0	2.0
REVISION OR UP MODIFICATION	2.0	1.0	2.0	2.0
REVISION OR UP MODIFICATION	2.0	1.0	2.0	2.0

Client/Project

4-UNIT DUPLEX DEVELOPMENT
6531 FRANCIS ROAD, RICHMOND, BC
R2 19-07105 / DP 22-01157

TITLE

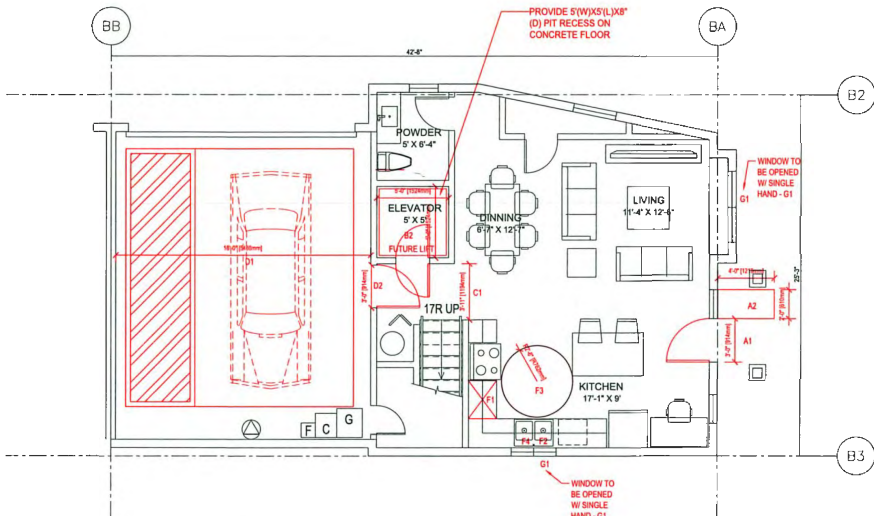
BUILDING A & B
LEVEL 1 FLOOR PLANS

Project No.
#8304

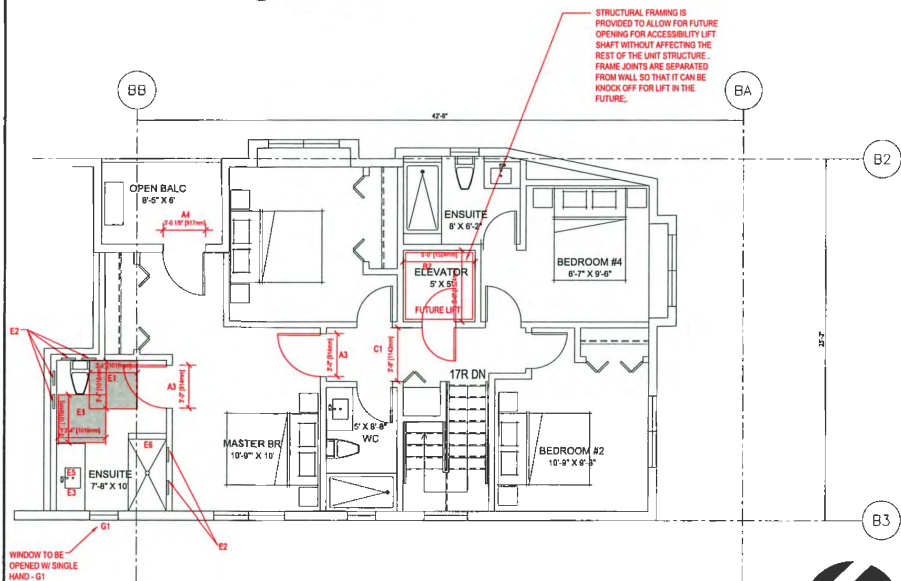
Scale
1/8"=1'-0"

Sheet
A2.0

Revision



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



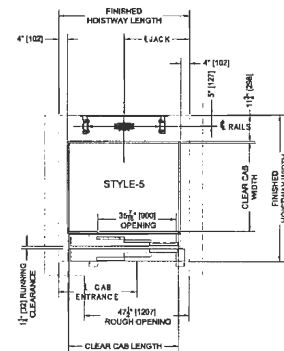
2 CONVERTIBLE UNIT L2 PLAN
A5.1 SCALE: 1/4"=1'-0"



Style 5	clear cab size	hoistway width	hoistway length	jack centerline	entrance centerline
	40" x 50"	60-1/2"	59-1/2"	29-3/4"	35-3/4"
	40" x 54"	60-1/2"	63-1/2"	31-3/4"	39-3/4"
	42" x 60"	62-1/2"	69-1/2"	34-3/4"	45-3/4"
	48" x 60"	68-1/2"	69-1/2"	34-3/4"	45-3/4"
	minimum*	54-1/2"	59-1/2"		

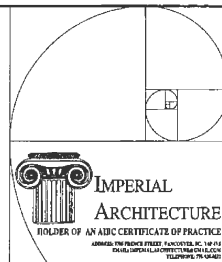


Garaventa LIFE
7800 463 5556 (toll free North America)
E info@garaventalift.com I www.garaventalift.com



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

A	DOORS & DOORWAYS	A1	ENTRY DOORS ARE A MINIMUM 863 MM BUT IDEALLY 914 MM AND HAVE CLEAR ACCESS.
		A2	ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE MIN. 1200 MM DEPTH BY DOOR WIDTH PLUS 600 MM ON LATCH SIDE (NOT NEEDED IF ROUGH IN WORKING PROVIDED FOR FUTURE AUTOMATIC DOOR OPERATOR).
		A3	INTERIOR DOORS TO MAIN LIVING AREAS, 1 BATHROOM AND 1 BEDROOM MIN. 800 MM CLEAR OPENING WITH FLUSH THRESHOLDS MAX. 13 MM HEIGHT. DEMONSTRATE WHEELCHAIR ACCESS BETWEEN THE HALLWAY AND ROOMS AND WIDE HALLWAY AND / OR DOORWAY(S) IF NECESSARY TO SECURE ACCESS.
		A4	PATIO / BALCONY MIN. 860 MM CLEAR OPENING. SMALL REMOVABLE WOOD RAMP WILL BE USED TO ADAPT 2" HEIGHT DIFFERENCE BETWEEN FINISHED SURFACES WHEN THE UNIT IS CONVERTED TO ACCESSIBLE UNIT (I.E. WHEN THE ELEVATOR IS INSTALLED).
		A5	ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH BC BUILDING CODE.
		A6	LEVER-TYPE HANDLES FOR ALL DOORS.
B	VERTICAL CIRCULATION	B2	VERTICAL LIFT, DEPRESSED SLAB AREA, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECS, FRAMING TO ACCOMMODATE SHAFT CONSTRUCTION WITHOUT IMPACT TO SURROUNDING STRUCTURE.
		B3	AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2" X 12" SOLID LUMBER AT 814 MM TO CENTRE.
		C1	MIN. 900 MM WIDTH.
D	GARAGE	D1	MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4 M GARAGE WIDTH.
		D2	ACCESS FROM GARAGE TO LIVING AREA MIN. 800 MM CLEAR OPENING.
E	BATHROOM (MIN. 1)	E1	TOILET CLEAR FLOOR SPACE MIN. 1500 MM AT S/OE AND IN FRONT.
		E2	WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION AT TOILET, TUB AND SHOWER. REINFORCED WITH 2" X 12" SOLID LUMBER IN ALL BATH/TUB, SHOWER, AND TOILET LOCATIONS.
		E3	LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.
		E4	PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FAUCETS.
		E5	CABINETS UNDERNEATH SINK(S) ARE EASILY REMOVED.
		E6	DEMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESSIBLE (LAYOUT OR FIXTURE PLACEMENT).
F	KITCHEN	F1	CLEAR AREA NEEDED UNDER FUTURE WORK SPACE, PLUMBING AND GAS PIPES (IN-WALL AND IN-FLOOR) LOCATED CLEAR OF UNDER COUNTER AREA OF FUTURE WORK SPACE (STOVE, SINK & MIN. 810 MM WIDE COUNTER). ALL PIPES ARE BROUGHT IN NO HIGHER THAN 304 MM TO 355 MM TO THE CENTRE OF THE PIPE FROM FLOOR LEVEL.
		F2	CABINETS UNDERNEATH SINK ARE EASILY REMOVED.
		F3	1500 MM TURNING DIAMETER OR TURNING PATH DIAGRAM.
		F4	LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.
G	WINDOWS	G1	MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN, LIVING ROOM).
		H1	PLACEMENT LOCATIONS OF ELECTRICAL OUTLETS: BESIDE WINDOW BOTTOM OF STAIRWAYS, BESIDE SWITCHES TOILET, ABOVE EXTERNAL DOORS (OUTSIDE AND INSIDE), ON FRONT FACE OF KITCHEN COUNTER, WITHIN PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIONS.
H	OUTLETS & SWITCHES	H2	UPGRADE TO FOUR-POLE OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE AND RECREATION ROOM.



ARCHITECTURE
INTERIOR DESIGN
PLANNING

Copyright Reserved

The copyright in this drawing and its contents is reserved, and remains the sole property of Imperial Architecture, Inc. and shall not be used, modified, or reproduced without the expressed written consent of Imperial Architecture.

Dimensions

The Contractor shall verify all dimensions, and immediately report any errors or omissions in Imperial Architecture, INC. NOT SCALE DIMENSIONS.

DESIGNED FOR PERMITS	1:2	1/4"	21/8"
DESIGNED FOR PERMITS	1:2	1/4"	21/8"
DESIGNED FOR PERMITS	1:2	1/4"	21/8"
Issued	By	Date	11/16/2020

Client/Project
4-UNIT DUPLEX DEVELOPMENT
6531 FRANCIS ROAD, RICHMOND, BC
R2 19-071815 / DP 22-011567

Title
CONVERTIBLE UNIT PLANS

Project No.
#8304

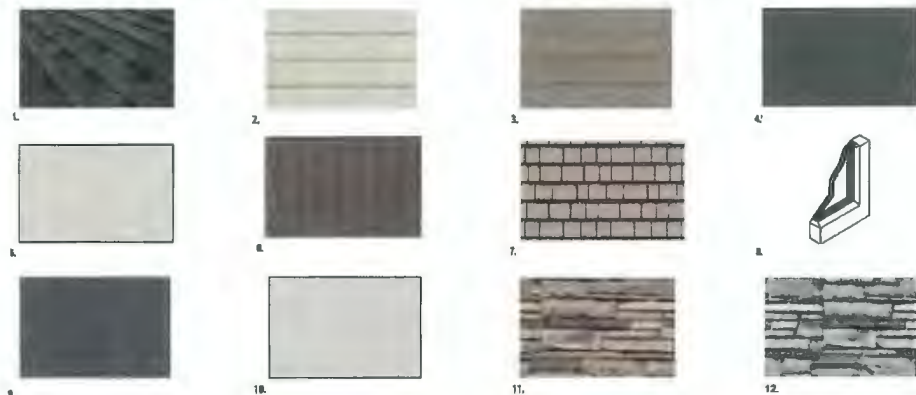
Scale
1/4"=1'-0"

Drawing No.
Sheet

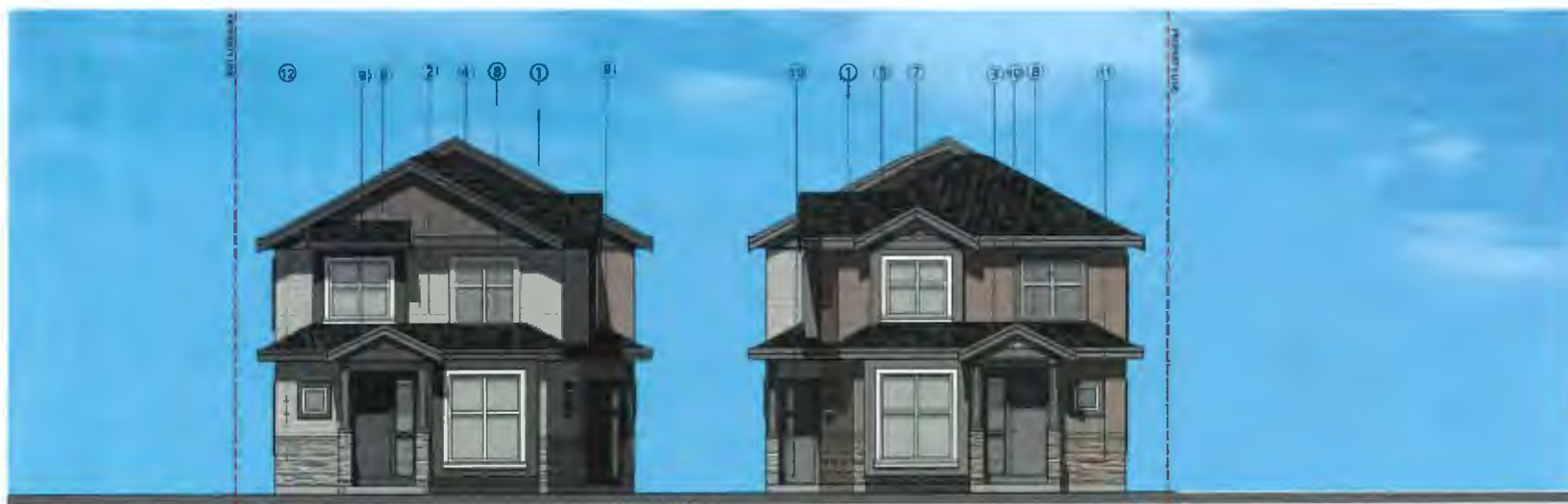
A5.1 of

6531 FRANCIS ROAD. RICHMOND, BC

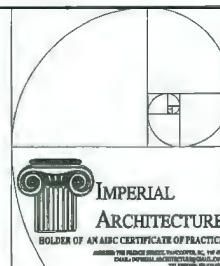
EXTERIOR FINISH MATERIAL SCHEDULE



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



Francis Road Elevation



ARCHITECTURE
INTERIOR
EXTERIOR
PLANNING

Copyright Reserved

This Copyright in this drawing and its contents is reserved, and no part of it shall be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Imperial Architecture.

Dimensions

The Contractor shall verify all dimensions, and immediately report any errors within 14 days of the date of the drawing. DO NOT SCALE DRAWINGS.

DATE OF PREPARATION	12	2020
DATE OF REVISION	12	2020
DATE OF REVISION	12	2020
DATE OF REVISION	12	2020

Client/Project

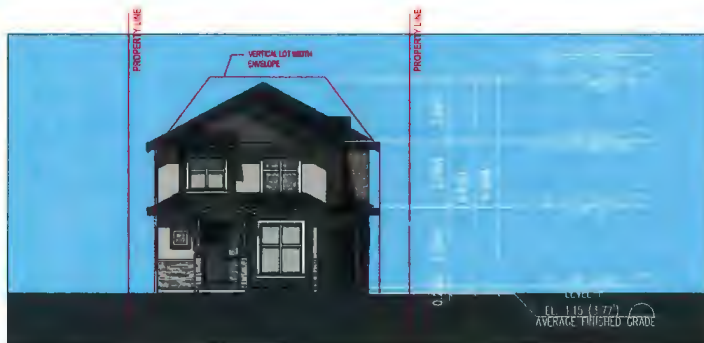
4-UNIT DUPLEX DEVELOPMENT
6531 FRANCIS ROAD, RICHMOND, BC
R2 19-078185 / DP 22-011587

Title

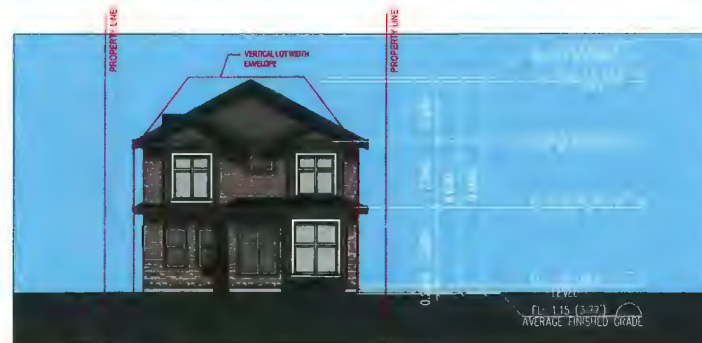
COLOR SAMPLE BOARD

Project No. #8304 Scale N.T.S.

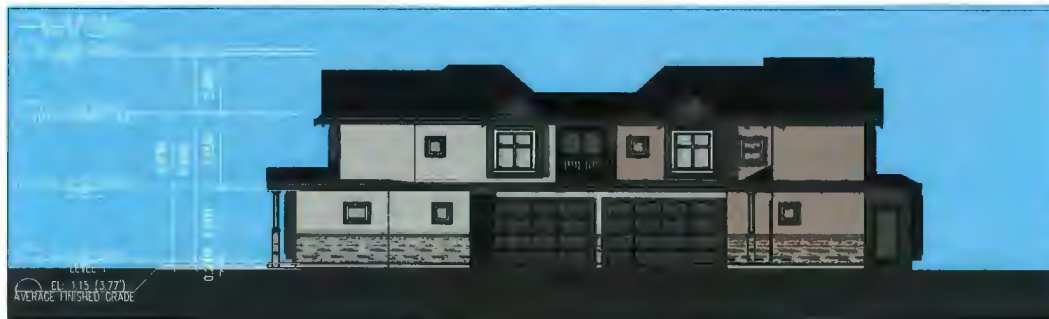
Drawing No. A 0.9 of



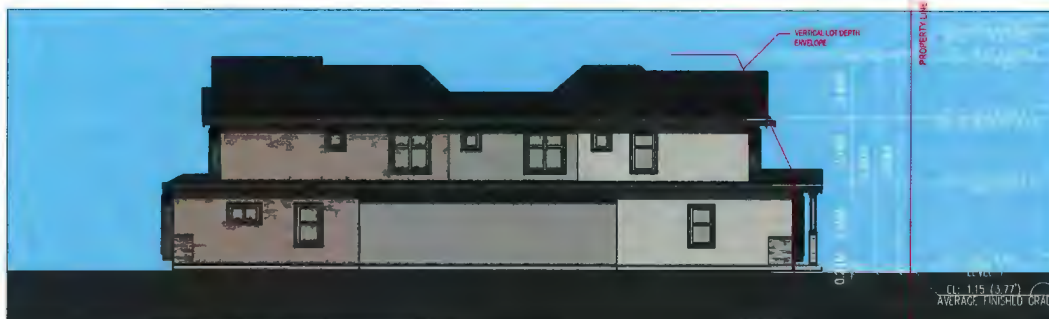
1 BUILDING A SOUTH ELEVATION
SCALE: 1/8"=1'-0"



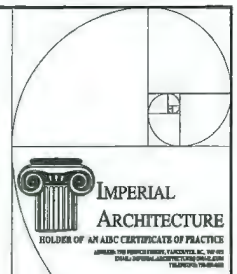
2 BUILDING A NORTH ELEVATION
SCALE: 1/8"=1'-0"



3 BUILDING A EAST ELEVATION
SCALE: 1/8"=1'-0"



4 BUILDING A WEST ELEVATION
SCALE: 1/8"=1'-0"



ARCHITECTURE
INTERIOR
DESIGN
PLANNING

Copyright Reserved

The Copyright in this drawing and its contents is reserved, and violation of all these the
exclusive property of Imperial Architecture, and shall not be used, modified, or
reproduced without the expressed written consent of Imperial Architecture.

Disclaimer

The Client shall verify all dimensions, and accurately report any error under
written to Imperial Architecture, (DRAFT) SCALE (1/8"=1'-0").

REVISION	DATE	BY	REASON
1	11/15/2020	AS	1/8"=1'-0"
2	11/15/2020	AS	1/8"=1'-0"
3	11/15/2020	AS	1/8"=1'-0"
4	11/15/2020	AS	1/8"=1'-0"

Revised

Client/Project

4-UNIT DUPLEX DEVELOPMENT
6531 FRANCIS ROAD, RICHMOND, BC
RZ 19-076189 / DP 22-011657

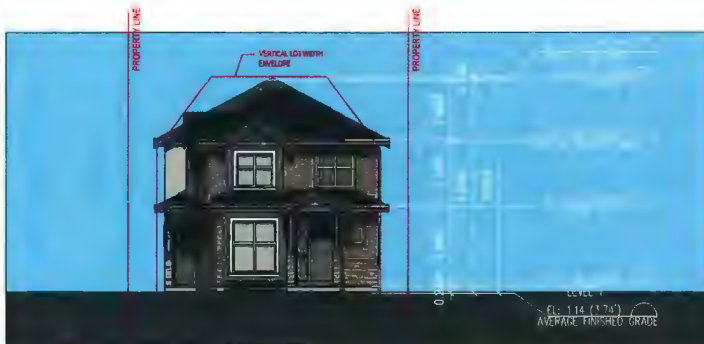
Title

BUILDING A ELEVATIONS

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

Drawing No. Sheet Revision

A 3.1 of



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




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



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



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



**IMPERIAL
ARCHITECTURE**
HOLDERS OF AN ABC CERTIFICATE OF PRACTICE
ASSOCIATION OF ARCHITECTS, B.C. MEMBER
1800-551-1111

ARCHITECTURE
INTERIOR
DESIGN
PLANNING

Copyright Reserved
The Copyright in this drawing and its contents is reserved, and violation of all rights in the reproduction of this drawing without the written consent of Imperial Architecture.

Dimensions
The Contractor shall verify all dimensions, and be responsible for any errors or omissions in the field or in the office.

REVISION	DATE	BY	FOR
1	11/11/11	IM	11/11/11
2	11/11/11	IM	11/11/11
3	11/11/11	IM	11/11/11
4	11/11/11	IM	11/11/11

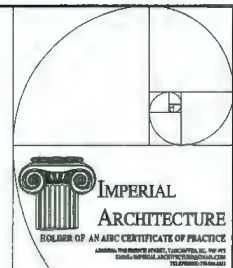
Drawn: IM
By: IM
Date: 11/11/11

Client/Project
4-UNIT DUPLEX DEVELOPMENT
6531 FRANCIS ROAD, RICHMOND, BC
RZ 10-078185 / DP 22-011807

Title
BUILDING B ELEVATIONS

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

A 3.2



ARCHITECTURE
INTERIOR
DESIGN
PLANNING

Copyright Reserved
The Copyright in this drawing and its contents is reserved, and neither all or any part of this drawing nor any of its contents may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Imperial Architecture.

Disclaimers
The Contractor shall verify all dimensions, and immediately report any measurement variations to Imperial Architecture, DO NOT SCALE DIMENSIONS.

DATE OF THIS SET OF DRAWINGS	DATE	BY	APP'D
01/15/2018	01/15/2018	01/15/2018	01/15/2018
DATE OF THIS SET OF DRAWINGS	DATE	BY	APP'D
01/15/2018	01/15/2018	01/15/2018	01/15/2018
DATE OF THIS SET OF DRAWINGS	DATE	BY	APP'D
01/15/2018	01/15/2018	01/15/2018	01/15/2018

Client/Project
4-UNIT DUPLEX DEVELOPMENT
6831 FRANCIS ROAD, RICHMOND, BC
R2-18-87185 / DP 22-01187

Title
COLOR RENDERINGS

Project No. 8304 Scale N.T.S.
Drawing No. Sheet 1 of 1
A 0.6



HOMING LANDSCAPE ARCHITECTURE

ADDRESS: 1403 WYTH AVENUE,
VANCOUVER, BC, CANADA V6H 1H3
CELL: 778-323-3535
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

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

Revisions

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

4-UNIT DUPLEX DEVELOPMENT

PROJECT ADDRESS:
6531 FRANCIS ROAD
RICHMOND, BC, CANADA

PROJECT NUMBER: 23-05

SCALE: 1:100

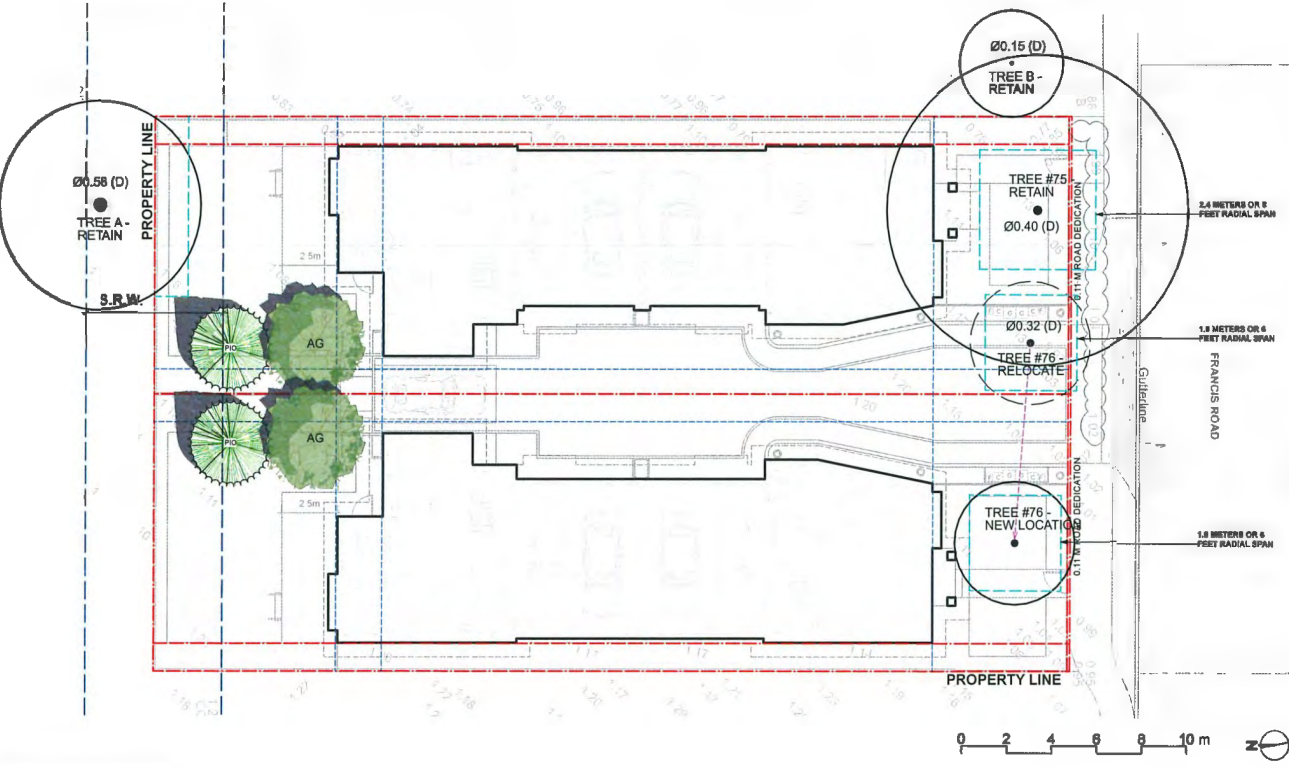
DRAWN BY: EL

REVIEWED BY: EL

EXISTING TREES MANAGEMENT PLAN

PLAN #3.a

L0.1



EXISTING TREES INFORMATION PER ARBORIST REPORT

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

PROPOSED REPLACEMENT TREES

ONSITE PLANT LIST					
ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
TREES (DECIDUOUS & CONIFEROUS)					
AG	Aster arbusculus	Spinebush Maple	2	8cm cal.	
PI	Pinus contorta var. contorta	Shore Pine	2	4m high	

TREE MANAGEMENT LEGEND



TREE MANAGEMENT NOTES

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



Tree Protection Zone

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

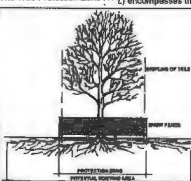


Fig. 1a - Example of a drip line on a tree



Fig. 2 - Tree Protection Zone Sign

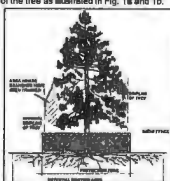


Fig. 1b - Example of a drip line on a tree with one side pruned

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



HOMING LANDSCAPE ARCHITECTURE

ADDRESS: 1423 W 11TH AVENUE,
VANCOUVER, BC, CANADA V6H 1Y8
CELL: 778-323-3528
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

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

Revisions

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

4-UNIT DUPLEX DEVELOPMENT

PROJECT ADDRESS:
6531 FRANCIS ROAD
RICHMOND, BC, CANADA

PROJECT NUMBER: 23-05

SCALE: 1:100

DRAWN BY: EL

REVIEWED BY: EL

LANDSCAPE LAYOUT AND GRADING PLAN

PLAN #3
L1.0



LANDSCAPE LEGENDS		
SYMBOL	MATERIALS	DETAILS
	PEDESTRIAN CONCRETE UNIT PAVERS	2x1.0
	WOOD DECKING	5x1.0
	CIP CONCRETE PAVING	1x1.0
	80MM AQUA PAVES STANDARD PERMEABLE PAVERS	3x1.0
	80MM AQUA PAVES STANDARD PERMEABLE PAVERS FOR DRIVEWAY & PARKING	3x1.0
	80MM AQUA PAVES STANDARD PERMEABLE PAVERS FOR PEDESTRIAN PATH	3x1.0
	LAWN	
	PLANTING BED	
	6'-0" HIGH WOOD FENCE	4x1.1
	4' HIGH METAL FENCE	3x1.1
	WOOD RETAINING WALL	
	GRAVEL	
	EXISTING TREES	

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

GRADING LEGEND	
KEY	DESCRIPTION
+1.30m	PROPOSED SPOT ELEVATIONS
+TW 1.50m	PROPOSED TOP OF WALL ELEVATION
+BW 1.30m	PROPOSED BOTTOM OF WALL ELEVATION
+TS 1.50m	PROPOSED TOP OF STAIR ELEVATION
+BS 1.30m	PROPOSED BOTTOM OF STAIR ELEVATION
	PROPOSED ELEVATIONS PER ARCHITECTURE
2%	SLOPE PERCENTAGE
0.91	EXISTING ELEVATIONS, PER SURVEY

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



**HOMING
LANDSCAPE
ARCHITECTURE**

ADDRESS: 1432 W 11TH AVENUE
VANCOUVER, BC, CANADA V6H 1K8
CELL: 778-323-3558
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

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

Revisions

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

**4-UNIT DUPLEX
DEVELOPMENT**

PROJECT ADDRESS:
6531 FRANCIS ROAD
RICHMOND, BC, CANADA

PROJECT NUMBER: 23-05

SCALE: 1:100

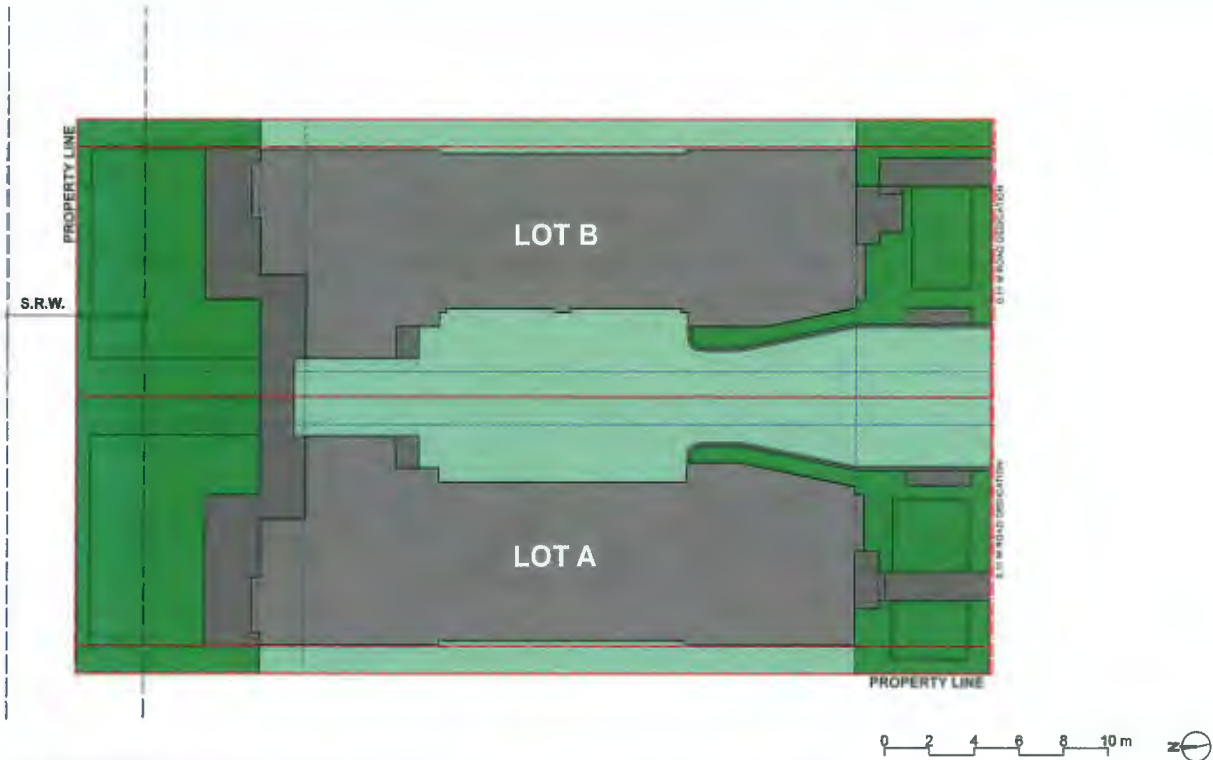
DRAWN BY: EL

REVIEWED BY: EL

**POROUS AREA
DIAGRAM**

PLAN #3.b

L1.1



LOT A POROUS SURFACE SUMMARY

SYMBOL	MATERIALS	AREA
	POROUS LANDSCAPING WITH LIVE PLANT MATERIAL: LAWN, GROUND COVER & SHRUB	126.8 m ²
	POROUS HARDSCAPE MATERIAL: PERMEABLE PAVER & GRAVEL	123.2 ft ²

TOTAL POROUS SURFACE AREA: 252 m²

TOTAL LOT A AREA: 498.68 m²

TOTAL POROUS SURFACE AREA COVERAGE
PERCENTAGE: 51.6%

TOTAL NON-POROUS SURFACE AREA COVERAGE
PERCENTAGE: 48.4%

TOTAL POROUS LANDSCAPING AREA COVERAGE
PERCENTAGE: 26.4%

LOT B POROUS SURFACE SUMMARY

SYMBOL	MATERIALS	AREA
	POROUS LANDSCAPING WITH LIVE PLANT MATERIAL: LAWN, GROUND COVER & SHRUB	127.1 m ²
	POROUS HARDSCAPE MATERIAL: PERMEABLE PAVER & GRAVEL	125.3 ft ²

TOTAL POROUS SURFACE AREA: 252.4 m²

TOTAL LOT B AREA: 488.68 m²

TOTAL POROUS SURFACE AREA COVERAGE
PERCENTAGE: 51.6%

TOTAL NON-POROUS SURFACE AREA COVERAGE
PERCENTAGE: 48.4%

TOTAL POROUS LANDSCAPING AREA COVERAGE
PERCENTAGE: 26.8%



HOMING LANDSCAPE ARCHITECTURE

ADDRESS: 1433 W11TH AVENUE,
VANCOUVER, BC, CANADA V6H 1K3
CELL: 778-523-3358
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

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

Revisions

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

4-UNIT DUPLEX DEVELOPMENT

PROJECT ADDRESS:
6531 FRANCIS ROAD
RICHMOND, BC, CANADA

PROJECT NUMBER: 23-03

SCALE: 1:100

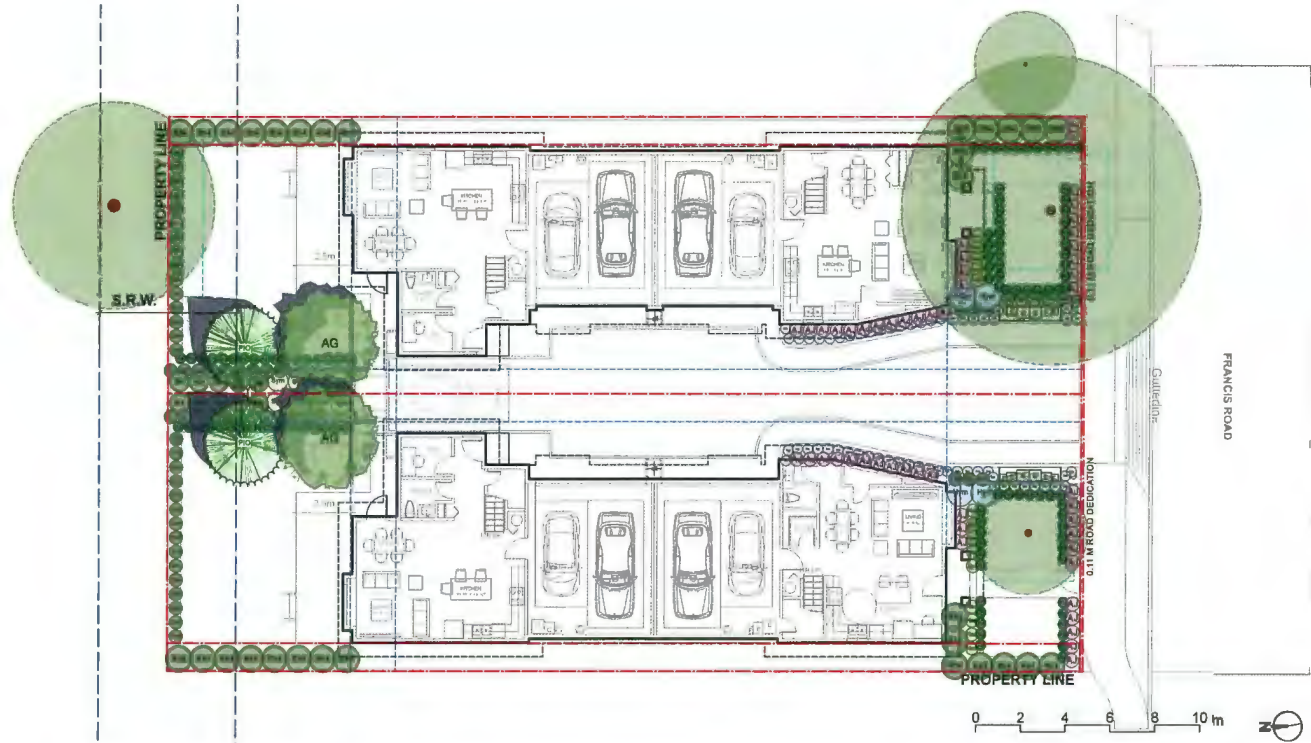
DRAWN BY: EL

REVIEWED BY: EL

LANDSCAPE PLANTING PLAN

PLAN #3.c

L2.0



ON-SITE PLANT LIST				
ID	Latin Name	Common Name	Quantity	Scheduled Size
TREES (DECIDUOUS & CONIFEROUS)				
AG	Acer arvense	Field Maple	2	8cm cal.
AG	Prunus coccinea var. concolor	Shiny Red	2	4m high
SHRUBS				
AJ	Arctostaphylos 'Trem's Pride'	Kent's Holly	51	#2 pot
Hy	Hydrangea macrophylla	Bigleaf Hydrangea	4	#2 pot
Ma	Malus acidifolia	Orange Spice Malus	10	#2 pot
Ma	Malus domestica	Honeycrisp Malus	14	#2 pot
Ma	Malus domestica 'Red'	Red Malus	30	#2 pot
Ma	Malus domestica 'Sweet 8'	Sweet 8	42	#2 pot
Ma	Malus domestica 'Sweet 8'	Sweet 8	8	#2 pot
PERENNIALS & GROUNDCOVERS				
La	Lavandula angustifolia	English Sage Lavender	59	#2 pot
La	Polystichum montanum	Western sword fern	28	#1 pot
ORNAMENTAL GRASSES & BAMBOOS				
La	Lolium perenne 'Aureola'	Golden Japanese Forest Grass	106	#1 pot
La	Lolium perenne 'Aureola'	Golden Japanese Forest Grass	2	#1 pot

PLANTING NOTES:

- 1) In case of discrepancy between plant numbers on this list and on the plan, the latter shall prevail.
- 2) All planting shall be in accordance with CSLA Landscape Standard, latest edition.
- 3) The Landscape Contractor shall ensure that the on-site planting medium/soil meets the specification & recommendations of the soil analysis taken at the time of Substantial Completion. All recommendations of the soil analysis shall be executed prior to Final Acceptance of the landscape works by the Consultant and the municipal authorities.
- 4) Minimum planting medium depths:
lawn - 6"/150mm
groundcover - 12"/300mm
shrubs - 18"/450mm
trees - 24"/600mm (around & beneath rootball)
- 5) All plant material to be supplied on the job site must be obtained from a nursery participating in the BCLNA Phytophthora ramorum Certification Program.

AQUAPAVE STANDARD PAVER

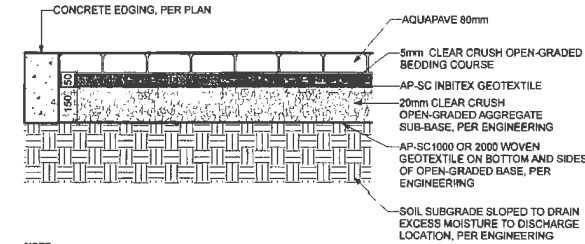
BY ABBOTSFORD CONCRETE PRODUCTS
PATTERN: RUNNING BOND
LENGTH: 8-3/16" (221MM)
WIDTH: 4-5/16" (110MM)
THICKNESS: 3-1/8" (80MM)



COLOR: CHARCOAL
DRIVEWAY & VISITOR PARKING



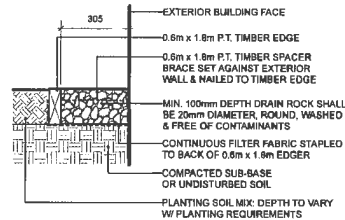
COLOR: DESERT SAND
PEDESTRIAN PATH



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

3 AQUAPAVE PERMEABLE PAVER

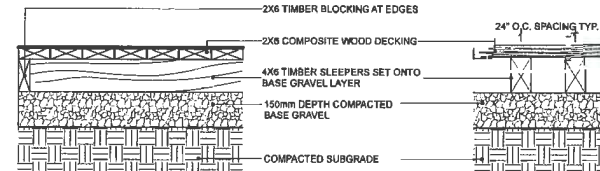
Scale: 1:10



NOTE: ALL LUMBER SIZES ARE SHOWN AS NOMINAL

4 GRAVEL DRAIN STRIP - ON GRADE

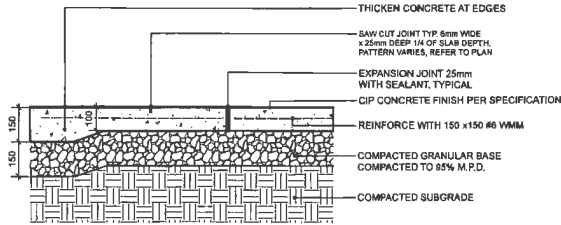
Scale: 1:10



NOTES:
1. USE 2x6 BLOCKING BETWEEN SLEEPERS WHERE REQUIRED TO MAINTAIN PROPER SPACING AND EVEN ALIGNMENT.
2. USE 2 1/2" LONG FLAT-HEAD RUST-PROOF DECK SCREWS, SET FLUSH WITH DECK SURFACE.
3. INSURE ALL SCREWS FOR DECKING ARE EVENLY SPACED AND ALIGNED.

5 COMPOSITE WOOD DECKING ON GRADE

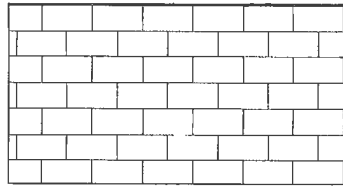
Scale: 1:10



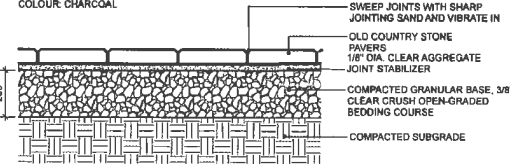
NOTES:
1. EXPANSION JOINTS 8m O.C. MAX. CONTROL JOINTS @ 1.5m O.C. ADJUST TO SUIT SITE LAYOUT PLAN.
2. ALL SCORELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION.

1 CIP CONCRETE ON GRADE (TYPICAL)

Scale: 1:10



PLAN
CLASSIC STANDARD PAVERS - STANDARD SIZE BY ABBOTSFORD CONCRETE (1-800-463-4691)
DIMENSIONS: STANDARD 225(L) x 112.5(W) x 60(T) mm (8-7/8" x 4-7/16" x 2-3/8")
PATTERN: RUNNING BOND
COLOUR: CHARCOAL



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

2 CONCRETE UNIT PAVING ON GRADE

Scale: 1:10



**HOMING
LANDSCAPE
ARCHITECTURE**

ADDRESS: 1423 W11TH AVENUE,
VANCOUVER, BC, CANADA V6H 1K9
CELL: 778-323-3366
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

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

Revisions

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

4-UNIT DUPLEX DEVELOPMENT

PROJECT ADDRESS:
6531 FRANCIS ROAD
RICHMOND, BC, CANADA

PROJECT NUMBER: 23-05

SCALE: AS SHOWN

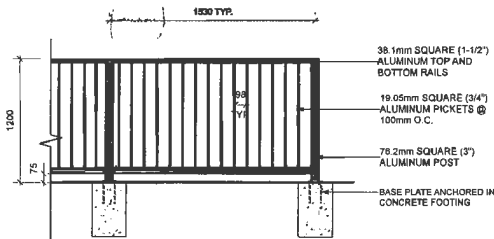
DRAWN BY: EL

REVIEWED BY: EL

Hardscape Details

PLAN #3.d

L3.0

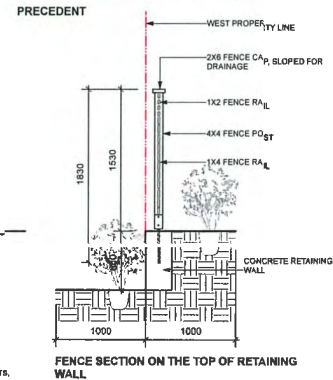
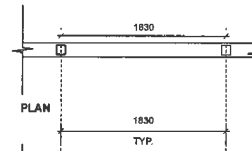


NOTE:
1. ALL METAL ALUMINUM WITH BLACK POWDERCOAT FINISH (TO BE FACTORY APPLIED)
2. ALL WELDED CONSTRUCTION
3. PROVIDE SHOP DRAWINGS FOR APPROVAL
4. CONCRETE FOOTING TO BE CONFIRMED BY STRUCTURAL ENGINEER.

3 4' HIGH METAL FENCE IN THE FRONT YARDS

Scale: 1:28

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

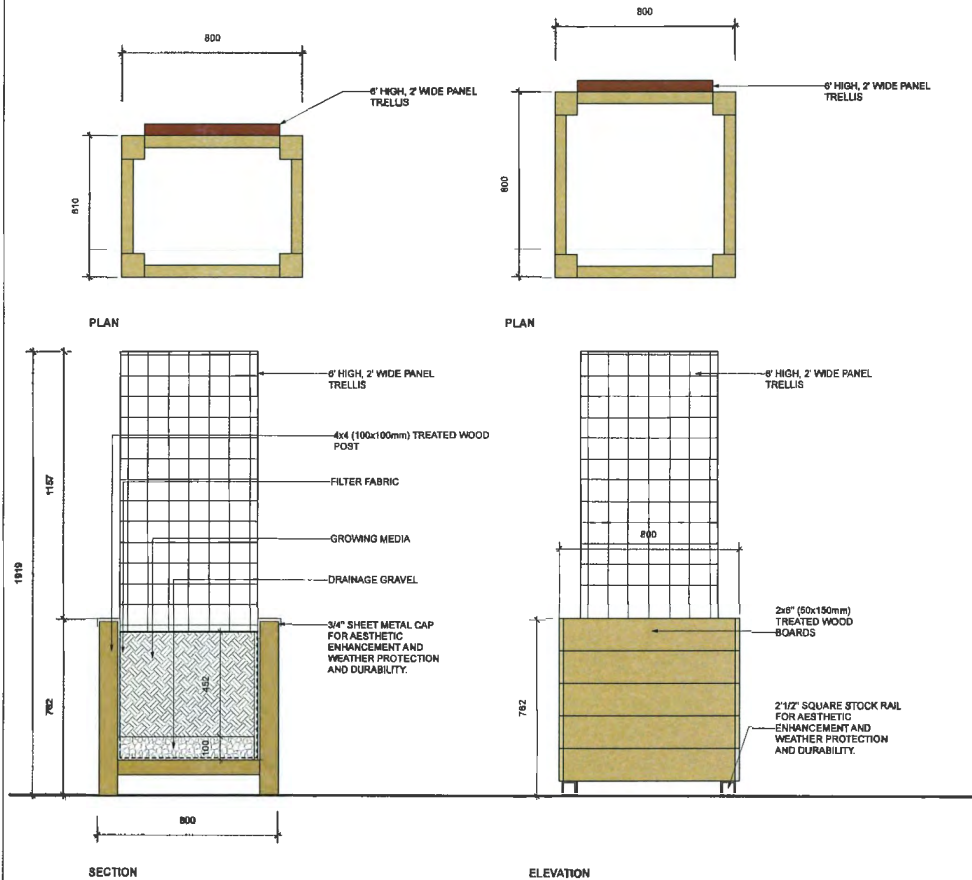


TYPICAL FENCE ELEVATION ON GRADE

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

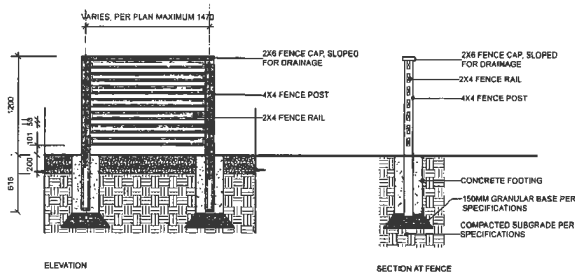
4 6' HIGH WOOD PRIVACY SCREEN

Scale: 1:28



1 RAISED WOOD PLANTER WITH TRELLIS

Scale: 1:28



2 4' HIGH ENCLOSURE FOR RECYCLING BINS STAGING AREA & A/C UNIT

Scale: 1:28

HOMING LANDSCAPE ARCHITECTURE
ADDRESS: 1422 W11TH AVENUE,
VANCOUVER, BC, CANADA V6H 1K9
CELL: 778-323-3556
EMAIL: HOMINGLANDSCAPE@gmail.com

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

Revisions

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

4-UNIT DUPLEX DEVELOPMENT

PROJECT ADDRESS:
6531 FRANCIS ROAD
RICHMOND, BC, CANADA

PROJECT NUMBER: 23-05

SCALE: AS SHOWN

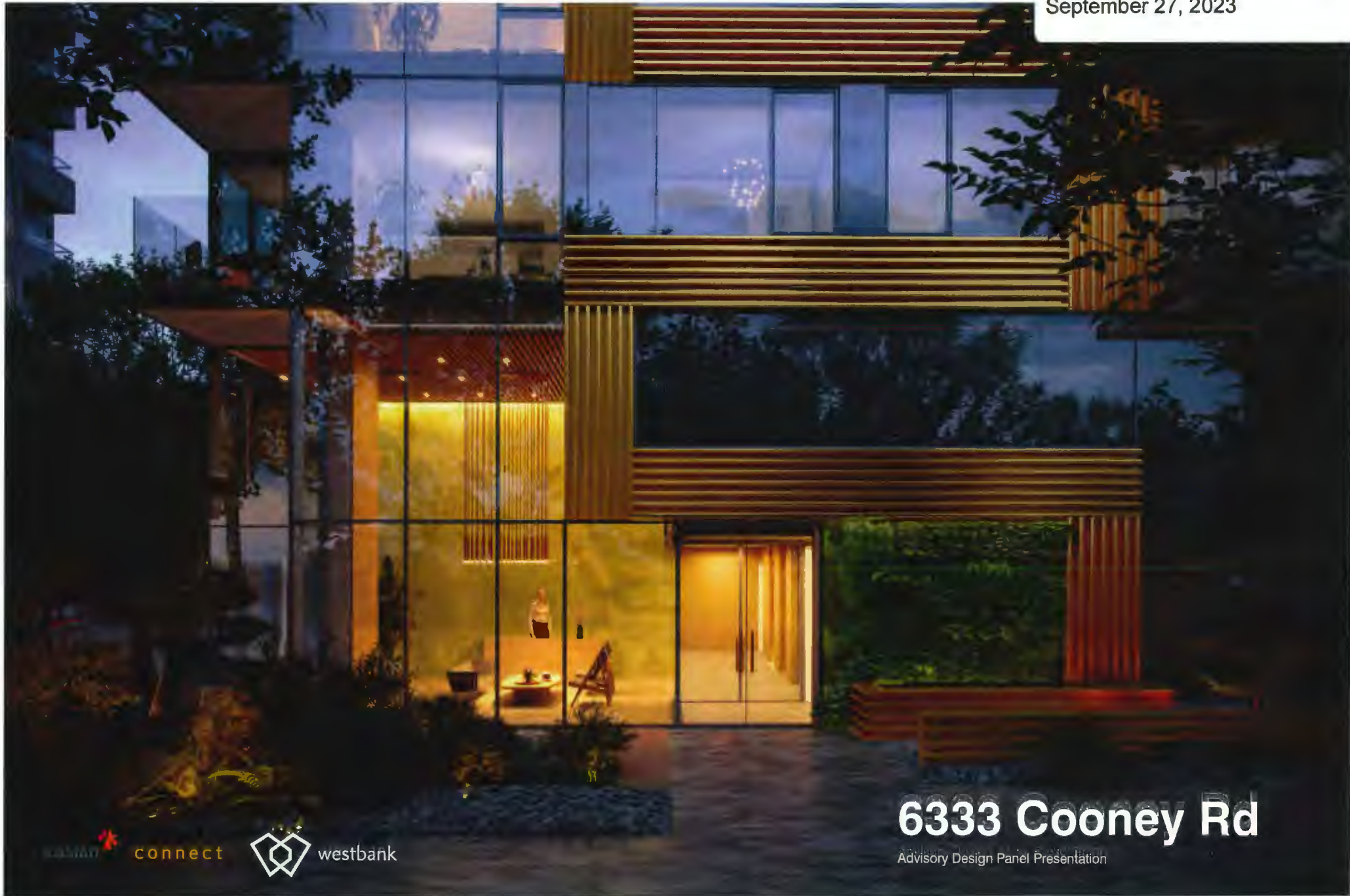
DRAWN BY: EL

REVIEWED BY: EL

Furnituring Details

PLAN #3.e

L3.1





Q1

Tell me about Westbank in Vancouver?

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

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

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

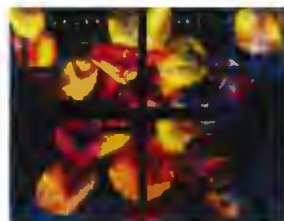


Westbank City – Select projects in our body of work since 1992

Public Art



Pallsades, 1996
New Currents and Ancient Streams,
Gwen Boyle



Residences on Georgia, 1998
Persian Glass, Dale Chihuly



Coppersmith, 2000
Ford Grove, Douglas R Taylor



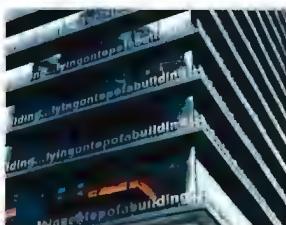
Shaw Tower, 2005
Light Art, Diana Thater



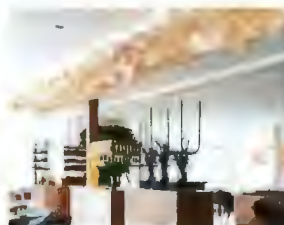
Woodward's, 2009
Abbott & Cordova



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



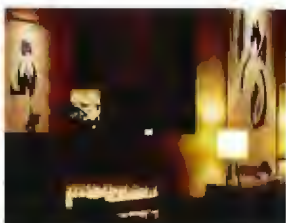
Fairmont Pacific Rim, 2010
Lying on top of a building, Liam Gillick



Fairmont Pacific Rim, 2010
Origami, Joseph Wu



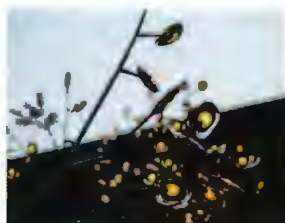
Shangri-La Toronto, 2012
Rising, Zhang Huan



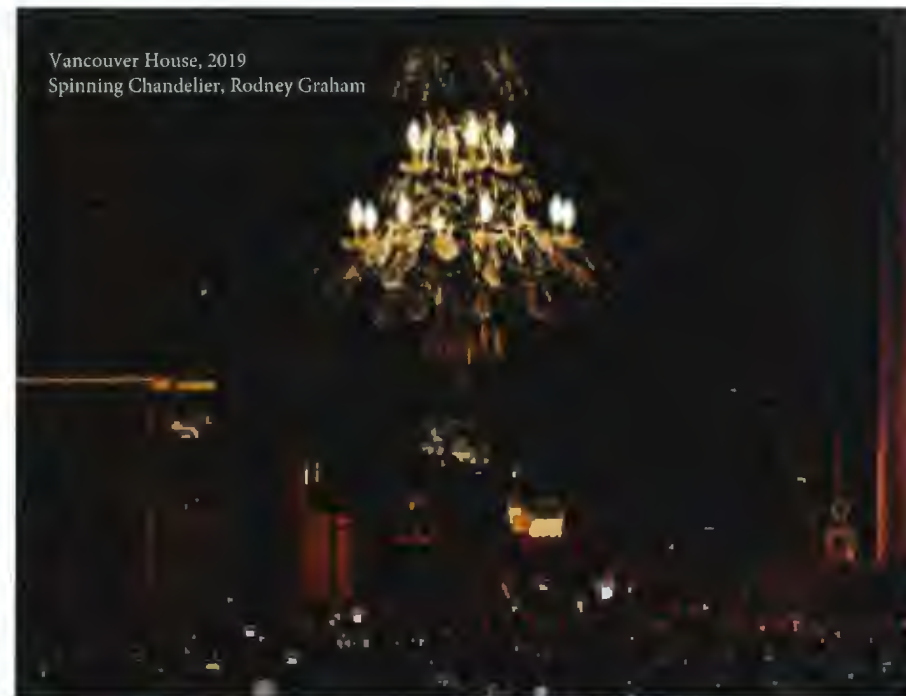
Shangri-La Toronto, 2012
"Shangri-La, The Paradise", Xu Yues Wang



The Lauren, 2014
Triumph of Technocrat, Reese Tarris



Fairmont Pacific Rim, 2015
16.480, Omer Arbel



Vancouver House, 2019
Spinning Chandelier, Rodney Graham



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



TELUS Sky, 2020
Northern Lights, Douglas Coupland

View from Southeast Corner
looking towards Cooney Rd



**View Looking West From Cooney Road
of East Elevation**



Project Comparison



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

East Elevation



South Elevation



West Elevation

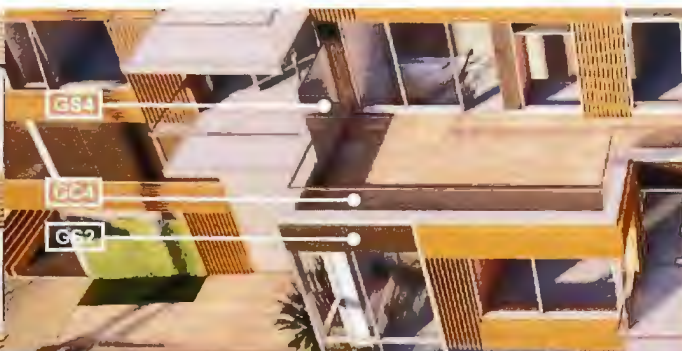


North Elevation





Tower Typical Unit Balcony



Entrance / Townhouse Balcony



Indoor Amenity Space

GC3 @
HFE1
GC3 @
CFE1



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

GC2 @
HFE1
GC2 @
CFE1



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

GS2 @
HSP1
GS2 @
CSP1



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



Aluminum Fins
PVDF Wood Grain Finish

EM3.1



Flat Metal Panel Brass
PVDF Copper Finish

EM4
ES2
EC3
EC7

EM3.3

MH1
MH2
MH3
MH5
MC1
MC3
MC2
MC5



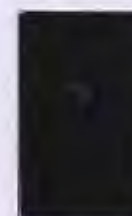
Flat Metal Panel Silver
To Match Benjamin Moore
Classics Silver Lake 1598

EM3.2



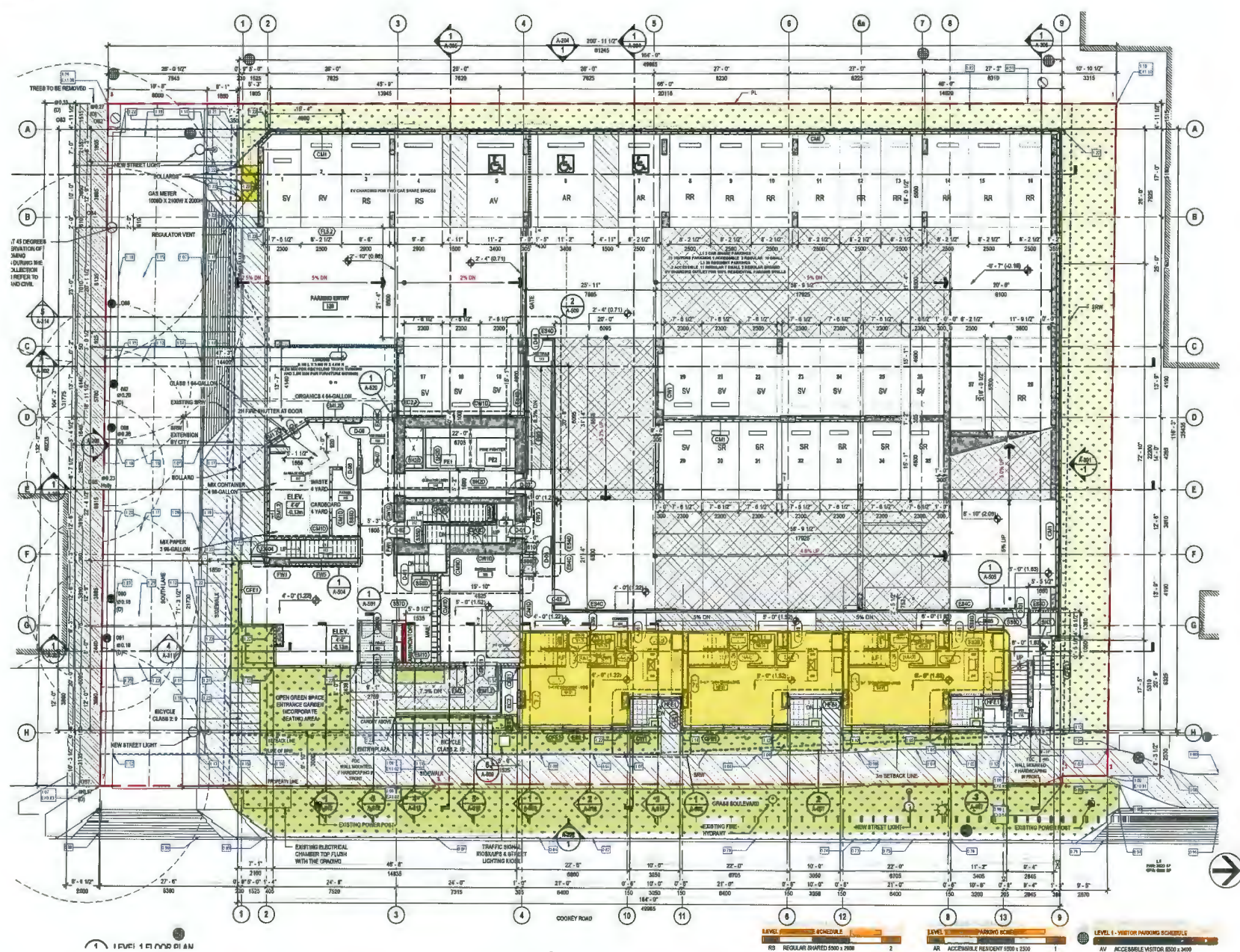
Flat Metal Panel Dark Charcoal Grey
To Match Benjamin Moore Classics
Gunmetal 1602, PPG Charcoal PCNT
79121

EM3.4



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

Ground Floor Plan



Live/Work Units Streetscape



PERSPECTIVE @ TOWER ENTRANCE VIEW 1



PERSPECTIVE @ TOWNHOUSE NORTHEAST VIEW



PERSPECTIVE @ NORTH-EAST TOWNHOUSE VIEW 3

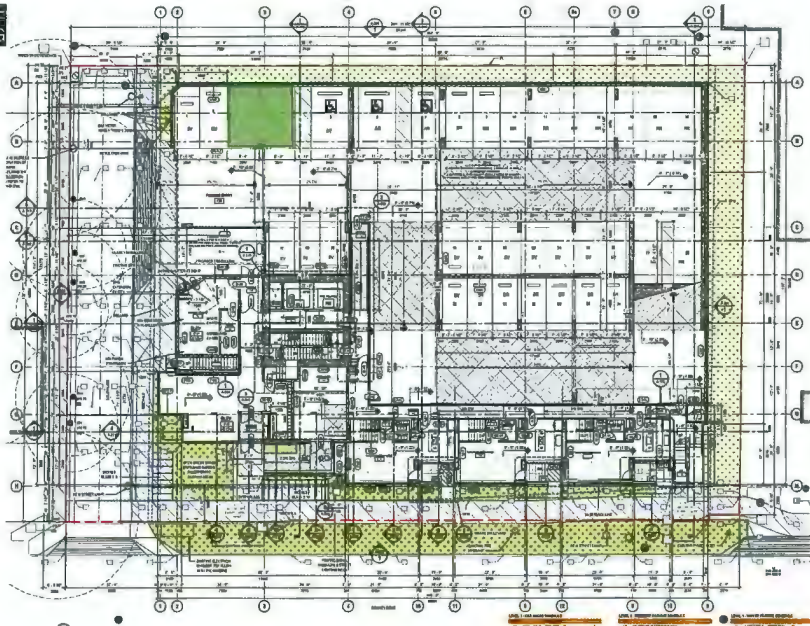


PERSPECTIVE @ SOUTH-EAST TOWNHOUSE VIEW 4

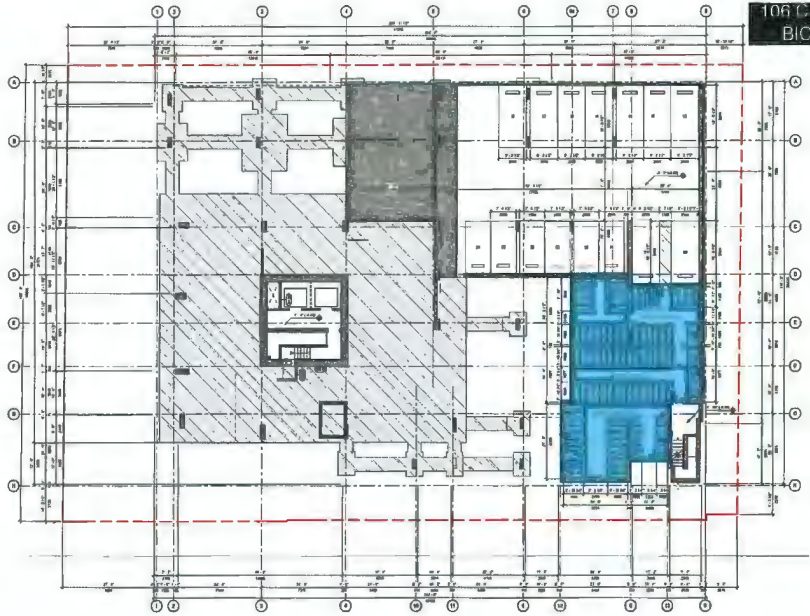


Traffic Demand Management Measures

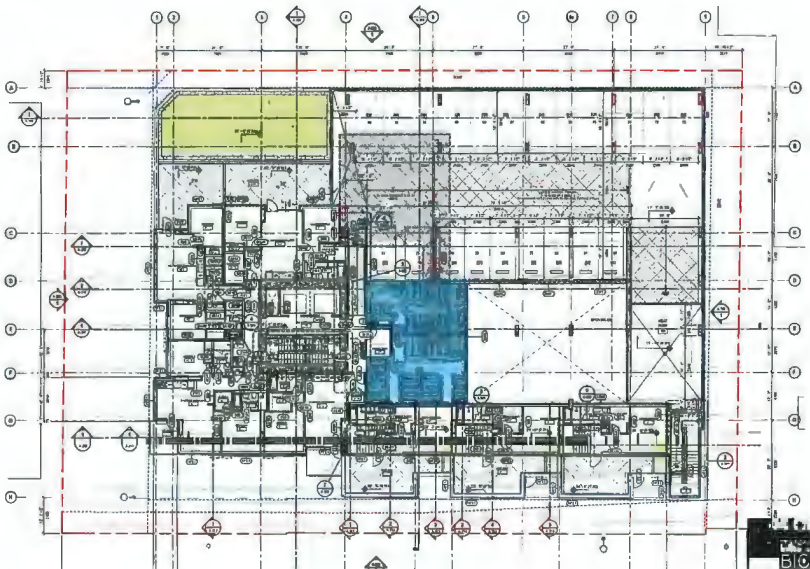
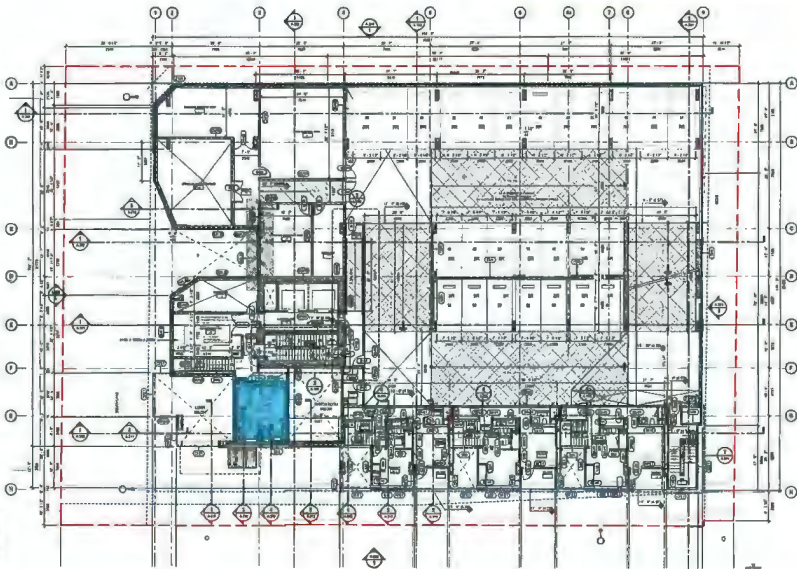
2 CAR SHARE
PARKING



108 CLASS 1
BICYCLES

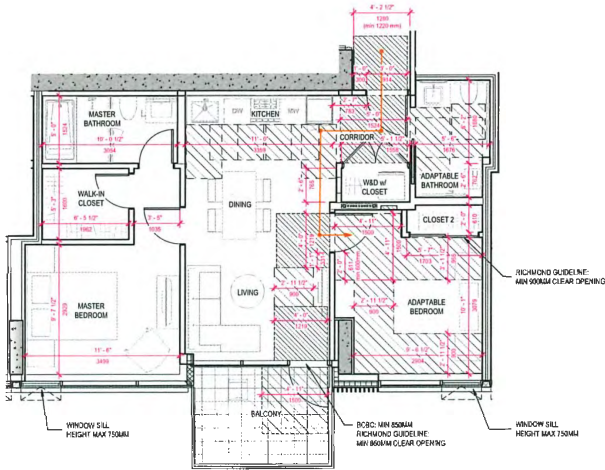
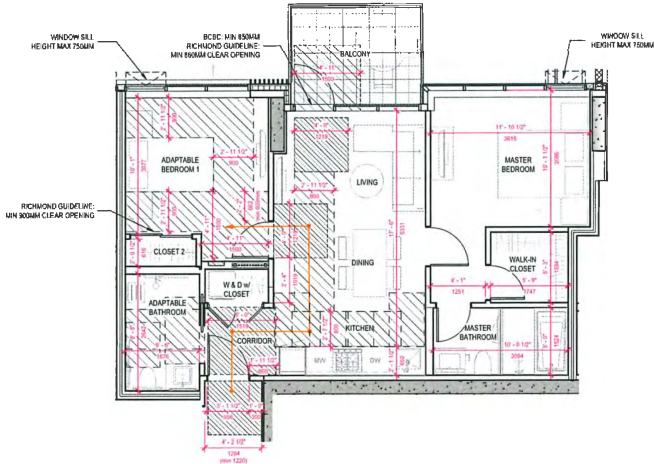
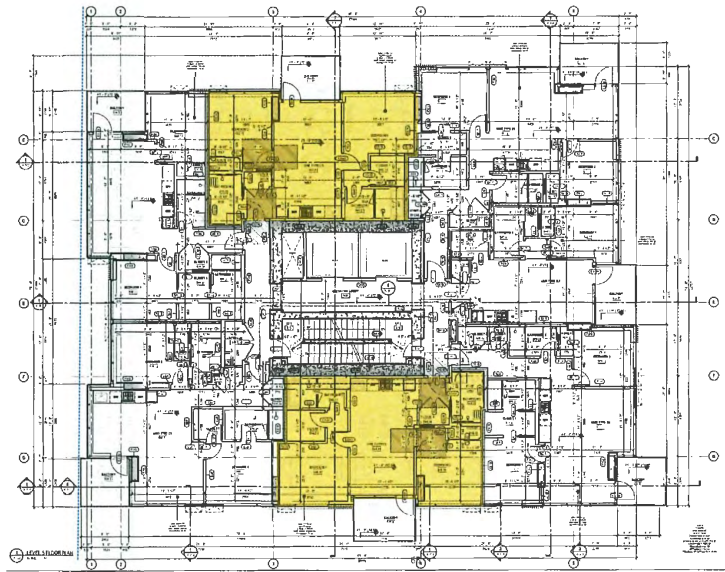


12 CLASS 1
BICYCLES

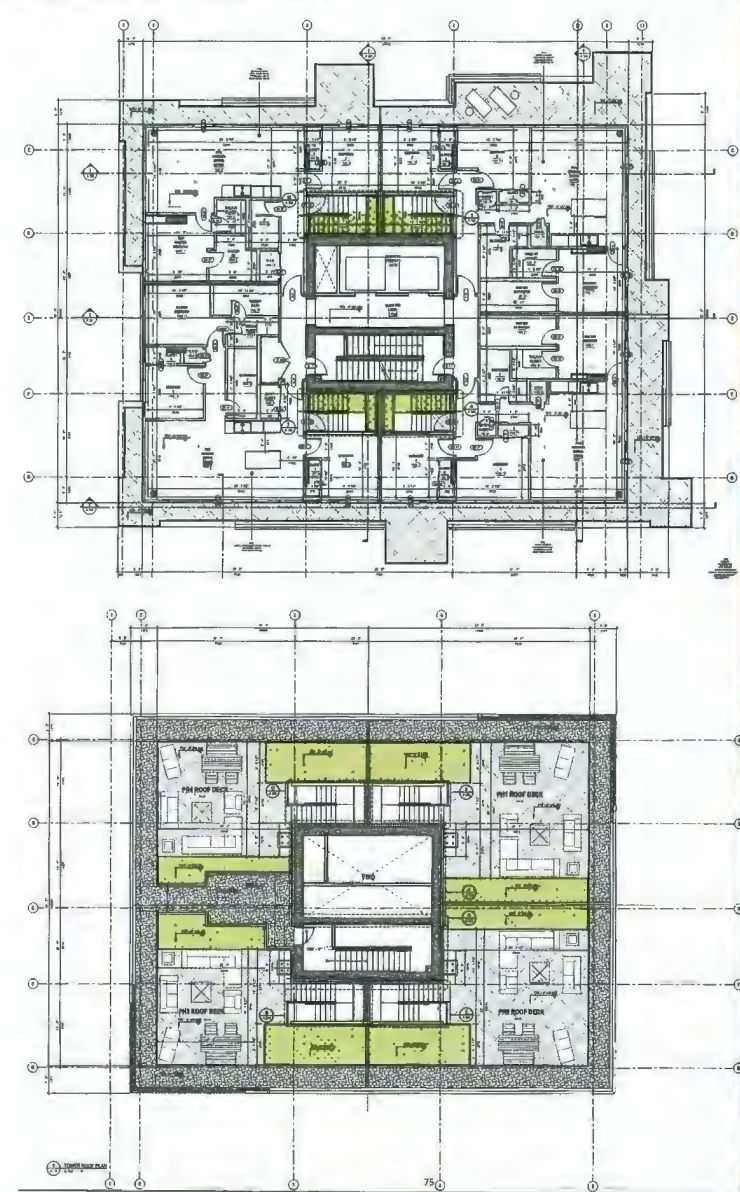


BICYCLES

Adaptable Units



Rooftops and Amenities



OVERALL SITE PLAN



SITE PLAN
LEVEL 4 AMENITY DECK

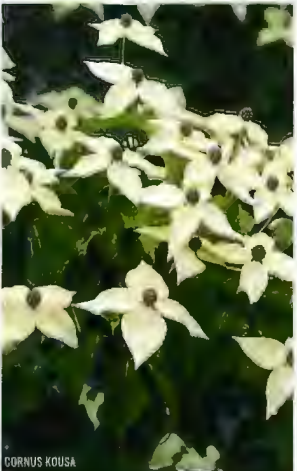


Landscape Architecture

Level 4 Amenity Views



PLANTING DESIGN
REPRESENTATIVE PLANT



Level 4 Amenity Pavilion



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

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Evangel, Rustico

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

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

Attn: Ashley Kwan, of Planning & Development Division.

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

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

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

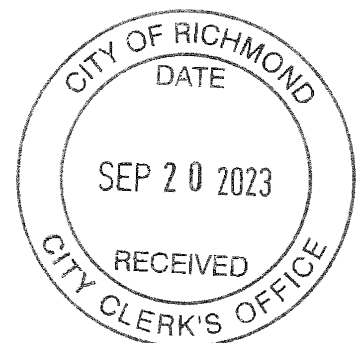
Firstly, the adjacent high rise building at 8288 Saba Road has been warned ground base uneven and unstable, which caused the whole building continuously incline to the Southside (not straight uprise), due to soft base (treated with old construction code which obsoleted now). A new high-rise building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

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

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

Please re-consider the decision and avoid public harm.

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



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

Categories: Rustico

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

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

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

Thanks

Clara Lee and Thompson Lee



City of Richmond
Planning and Development Division

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

Kind Attention: Ashley Kwan

Re: File No. DP22-023105

Subject site: 6333 Cooney Road high rise 81 units

Dear Planning and Development Officer

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

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

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

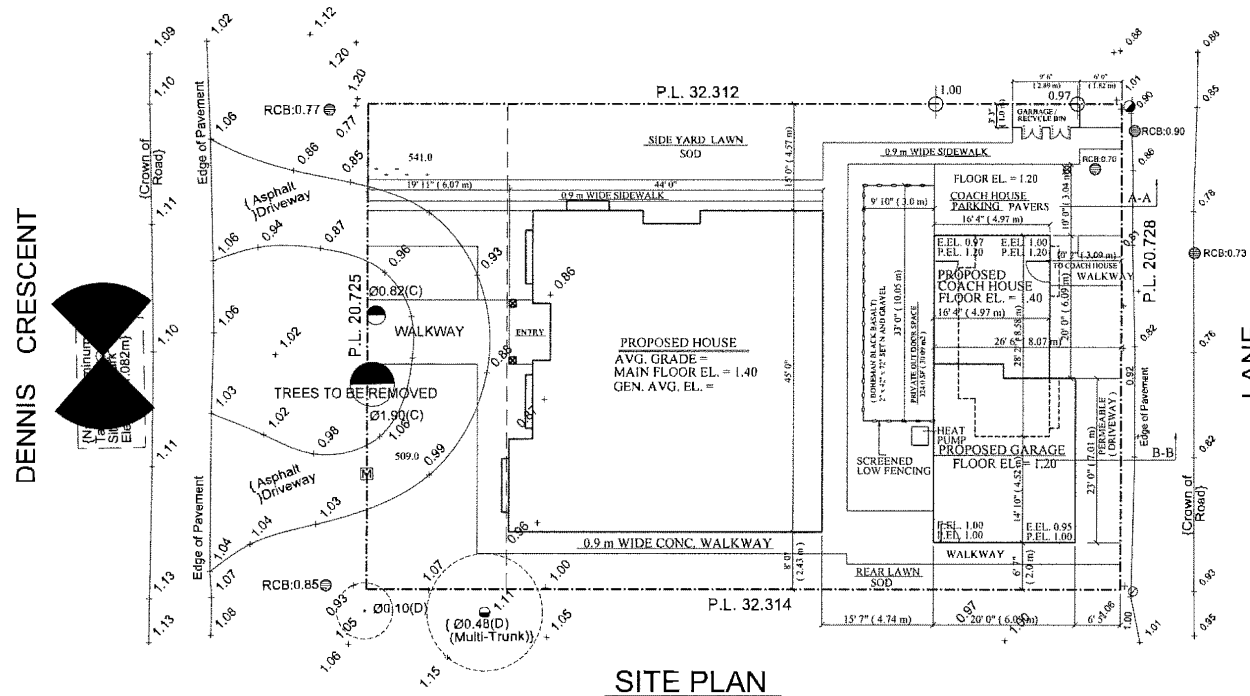
We have no objection if this site is building town house like the opposite side and south side of this site. Hopefully this can reduce and eliminate the future hazard and unnecessary chaos.

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

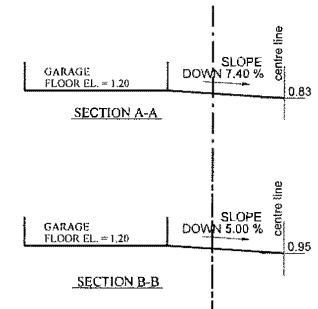
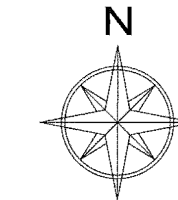
Thank you for your kind attentions.

Yours faithfully

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



SITE PLAN



CIVIC ADDRESS:

10408 - Dennis Crescent, Richmond BC

PID : 002-807-351

LEGAL DESCRIPTION:

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

CALCULATIONS:

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

PROPOSED F.A.R.

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

TOTAL = 3736.0 S.F. (347.074 m²)

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

PER. SITE COVERAGE = 45 % OF 7212.0 S.F. (670.0 m²)
= 3245.40 S.F. (301.49 m²)
PROPOSED SITE COVERAGE = 1880.0 + 788.0 = 2677.0 SF (248.69)

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

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

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

FRONT YARD = 68'0" x 19'8" = 1338.0 SF (124.30 m²)
REQUIRED FRONT YARD LANDSCAPE SURFACE = 50 % = 669.0 SF (62.15 m²)
PROPOSED FRONT YARD LANDSCAPE = 509.0 + 541.0 = 1050.0 SF (97.54 m²)
PROPOSED FRONT YARD = 1050.0 + 1120.0 = 2170.0 SF (201.59 m²)

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

Astonish Design & Detailing Ltd.

19732 - 71B Ave. Langley B.C.

PH: 1 604 539 1740 FAX: 1 604 539 1741

CELL: 1 604 728 0389 E-MAIL : navtejdh@hotmail.com

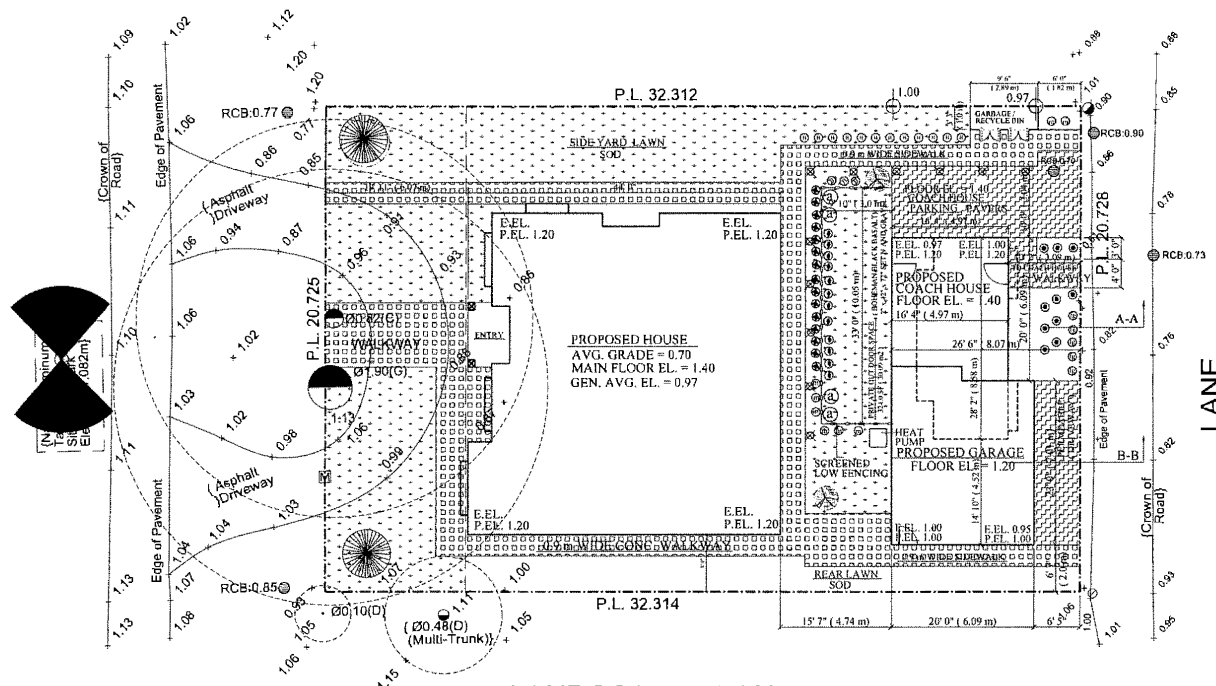
TITLE: SITE PLAN

JOB ADD: 10408 - Dennis Crescent, Richmond BC

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

Aug 31 2023

DENNIS CRESCENT



LANDSCAPE PLAN

PLANT SCHEDULE

SYM	QTY	BOTANICAL NAME
LARGE SHRUBS		
(11)	12	CHAMAECYPARIS OBTUSA 'NANA AUREA'
(F)	7	DAPHNE ODORA
(M)	20	MISCANTHUS SINENSIS VAR. PURPURASCENS
(A)	5	FOTHERGILLA GARDENII 'JADE PLATT'
(@)	6	HYDRANGEA MACROPHYLLA 'LEMON DADDY'
(*)	6	HYDRANGEA ANOMALA SUBSP. PETIOLARIS

SMALL SHRUBS

(V)	27	GARDENIA JASMINOIDES 'KLEIM'S HARDY'
(S)	7	HEMEROCALLIS
(X)	13	TAXUS X MEDIA 'HICKSII'
(P)	11	RUDBECKIA HIRTA

LEGEND

SYM	NAME
(HEX GRID)	CORE GRASS (PERMEABLE PARKING HEX GRID)
(PAVE)	AQUA PAVE PERMEABLE CONCRETE PAVERS
(BASALT)	BOHEMIAN BLACK BASALT
(SET N AND AND GRAVEL)	22"x42"x72" SET N AND AND GRAVEL
(TREE)	PROPOSED DECIDUOUS TREE DOUGLAS MAPLE
(TREE)	PROPOSED CONIFEROUS TREE WESTERN RED CEDAR
(LIGHT)	PATHWAY LIGHT (12)

ALL INSTALLATION TO BE AS PER
BCLNA/BCSLA STANDARDS ONLY

IRRIGATION STRATEGY NECESSARY

NOTES:

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

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

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

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

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

Aug 31 2023

Astonish Design & Detailing Ltd.

19732 - 71B Ave. Langley B.C.

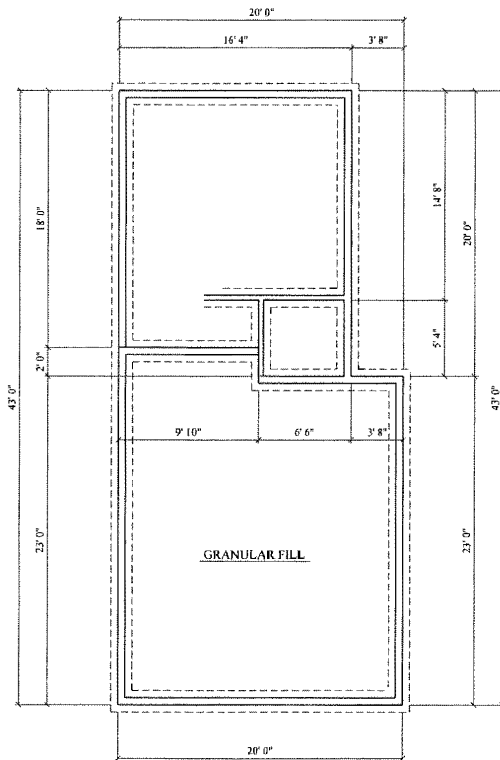
PH: 1 604 539 1740 FAX: 1 604 539 1741

CELL: 1 604 728 0389 E-MAIL: navtejdhot@hotmail.com

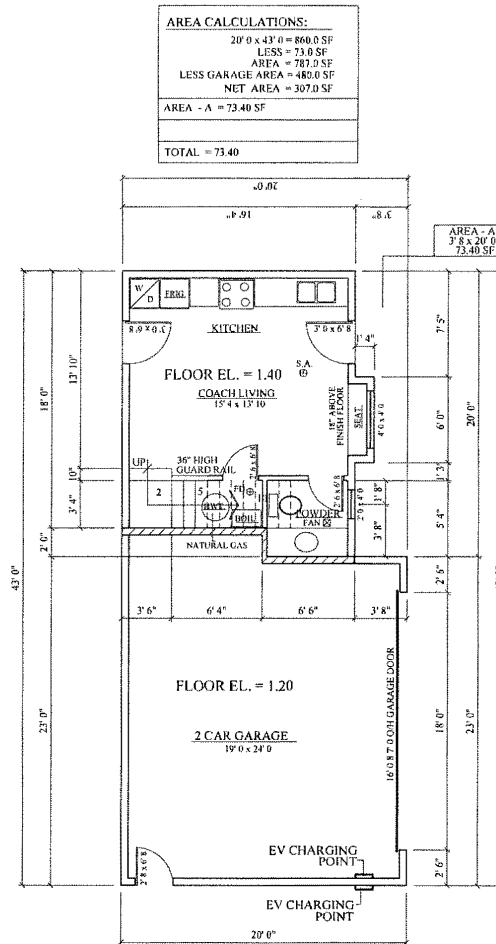
TITLE: LANDSCAPE PLAN

JOB ADD: 10408 - Dennis Crescent, Richmond BC

DESIGN BY:	CHK. BY:	SCALE:	Printed On:	SHEET NO.	REV.
KAMAL	NAVTEJ	1/8" = 1'-0" U.N.	May 09 2023	A-002	A



FOUNDATION PLAN



(RADIANT FLOOR HEATING SYSTEM)

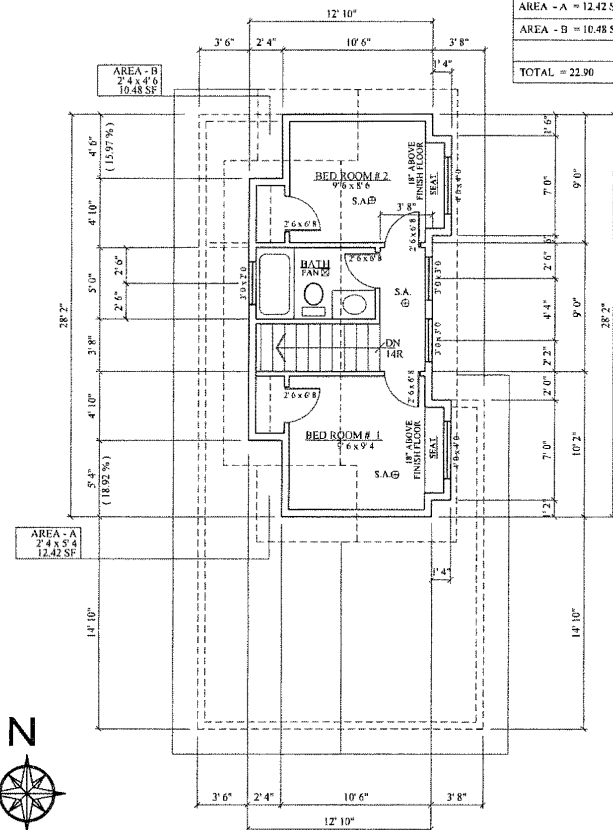
**MAIN FLOOR PLAN
GARAGE & COACH HOUSE**

GARAGE AREA = 480.0 SF (44.59 m²)
COACH HOUSE AREA = 307.0 SF (28.52 m²)

COACH HOUSE 2 nd FLOOR AREA = 338.0 SF (31.40 m²) (52.40 %)
TOTAL COACH HOUSE AREA = 307.0 SF + 338.0 = 645.0 SF (59.92 m²)
COACH HOUSE MAIN FLOOR AREA = 307.0 SF (28.52 m²) (45.60 %)

AREA CALCULATIONS:	
20'0" x 43'0" =	860.0 SF
LESS =	73.0 SF
AREA =	787.0 SF
LESS GARAGE AREA =	480.0 SF
NET AREA =	307.0 SF
AREA - A =	73.40 SF
TOTAL =	73.40

AREA - A
3'8" x 20'0"
73.40 SF



(RADIANT FLOOR HEATING SYSTEM)

**SECOND FLOOR PLAN
COACH HOUSE**

COACH HOUSE AREA = 338.0 SF (31.40 m²)
(RADIANT FLOOR HEATING SYSTEM)

AREA CALCULATIONS:	
12'10" x 28'2" =	361.0 SF
LESS =	23.0 SF
AREA =	338.0 SF
NET AREA =	338.0 SF
AREA - A =	12.42 SF
AREA - B =	10.48 SF
TOTAL =	22.90

AREA - B
2'4" x 4'6"
10.48 SF

AREA - A
2'4" x 5'4"
12.42 SF

Aug 17 2023

Astonish Design & Detailing Ltd.	
19732 - 71B Ave. Langley B.C.	
PH: 1 604 539 1740 FAX: 1 604 539 1741	
CELL: 1 604 728 0389 E-MAIL: navtej@astondesign.com	
PROJECT COACH HOUSE PLAN	
20230810	10408 - Dennis Crescent Richmond, B.C.
DESIGNED BY KAMAL	DATE 10/08/2023
CHECKED BY NAVTEJ	DATE 10/08/2023
APPROVED BY	DATE 10/08/2023

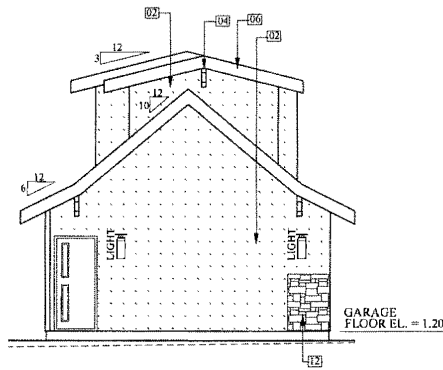
THESE PLANS CONFORM TO
B.C.B.C. 2018 EDITION

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

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

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

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



Architectural drawing of the Coach House showing a cross-section from North to South. The drawing includes a roof with asphalt shingles and a duroid shingle roof. The main structure has a 7' 0" high door and several windows. The drawing is labeled with dimensions and elevations: FLOOR EL. = 1.20, GARAGE FLOOR EL. = 1.20, COACH HOUSE FLOOR EL. = 1.40, and E.F.L. 0.50 P.E.L. 1.20. The drawing is also labeled with "NORTH" and "SOUTH".

Astonish Design & Detailing Ltd.				
19732 - 71B Ave. Langley B.C.				
PH: 1 604 539 1740 FAX: 1 604 539 1741				
CELL: 1 604 728 0389 E-MAIL: navtej.dhoti@hotmail.com				
MILK				
COACH HOUSE ELEVATIONS				
10408 - Dennis Crescent Richmond, B.C.				
DESIGNED BY	DATE	SCALE	REVISIONS	SHEET NO.
KAMAL	NAVTEJ	1/4" = 1' - 0" UN	Rev 09/2021	A-007

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



PEARL GRAY

GARAGE DOOR & MAIN HOUSE DOOR



MONTEREY TAUPE

COACH HOUSE HARDIE



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

Blackcomb Prostack

MAIN HOUSE STONE



Home / Our Products / Stone / Manufactured
Stone / Black Tusk Prostack

Black Tusk Prostack

GARAGE STONE



W-113-2E

MAIN HOUSE STUCCO

W-113-2E

GARAGE & COACH HOUSE
AT BOTTOM

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

Aug 17 2023

Astonish Design & Detailing Ltd.				
19732 - 71B Ave. Langley B.C.				
PH: 1 604.539 1740 FAX: 1 604.539 1741				
CELL: 1 604 728 0389 E-MAIL: navtejdhali@hotmail.com				
TITLE: COACH HOUSE PLAN - COLOURS				
DATE:	10408 - Dennis Crescent Richmond, B.C.	SCALE:	1/4" = 1'-0" UN	DATE: May 09 2023 A-008
DESIGNED BY:	KAMAL	CHECKED BY:	NAVTEJ	DATE: May 09 2023



To: Development Permit Panel

Date: September 18, 2023

From: Wayne Craig
Director, Development

File: DV 23-024175

Re: Application by Khalid Hassan for a Development Variance Permit at 7151, 7211, 7231 & 7251 Bridge Street

Staff Recommendation

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum required rear yard setback for:

1. A portion of the second storey from 10.70 m to 10.64 m to allow the retention of an existing second-storey deck at 7151 Bridge Street.
2. Accessory buildings (i.e. a garage) with a wall length greater than 6.0 m from 2.4 m to 2.08 m to allow retention of an existing detached garage at 7211 Bridge Street.
3. 60 per cent of the first storey from 9.60 m to 7.4 m, as well as the remaining 40 per cent of the first storey and the second storey from 10.7 m to 8.0 m to allow the retention of an existing dwelling at 7231 Bridge Street. Reduce the minimum required rear yard setback for a portion of the second storey from 10.7 m to 6.8 m to allow retention of an existing second-storey deck.
4. 60 per cent of the first storey from 9.60 m to 7.02 m, as well as the remaining 40 per cent of the first storey and the second storey from 10.70 m to 7.02 m to allow the retention of an existing dwelling at 7251 Bridge Street.

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

WC:nc
Att. 2

Staff Report

Origin

Pakland Armstrong Homes Ltd (Director: Khalid Hassan) has applied to the City of Richmond, on behalf of the owners, David S Yu, Rohitendra Lal, Calvin and Maryann Radom, Chang Liang and Su Wu, for permission to reduce the minimum rear yard setback requirements for four properties to facilitate the retention of the existing buildings in a proposed 16 lot subdivision.

The subject properties were part of a rezoning application (RZ 16-732490) adopted by City Council on December 21, 2022 (Attachment 1). The rezoning application is intended to facilitate the subdivision of six large lots fronting Bridge Street into six lots fronting Bridge Street and ten lots fronting an extension to Armstrong Street. The rezoning application was based on retaining the existing homes fronting Bridge Street. In order to retain the existing buildings on four of the lots fronting Bridge Street variances to the rear yard setback provisions are required as noted below.

- 7151 Bridge Street: Permission to reduce the minimum rear yard setback for a portion of the second storey from 10.70 m to 10.64 m to allow the retention of an existing second-storey deck.
- 7211 Bridge Street: Permission to reduce the minimum rear yard setback for accessory buildings (i.e. a garage) with a wall length greater than 6.0 m from 2.4 m to 2.08 m to allow retention of an existing detached garage.
- 7231 Bridge Street: Permission to reduce the minimum rear yard setback for 60 per cent of the first storey from 9.60 m to 7.4 m, as well as the remaining 40 per cent of the first storey and the second storey from 10.70 m to 8.0 m to allow the retention of an existing dwelling.
Permission to reduce the minimum rear yard setback for a portion of the second storey from 10.7 m to 6.8 m to allow retention of an existing second-storey deck.
- 7251 Bridge Street: Permission to reduce the minimum rear yard setback for 60 per cent of the first storey from 9.60 m to 7.02 m, as well as the remaining 40 per cent of the first storey and the second storey from 10.70 m to 7.02 m to allow the retention of an existing dwelling.

Development Information

The subject properties were the subject of a rezoning application (RZ 16-732490), which has been adopted. The intent of the rezoning is to create a total of 16 single-family lots with six lots fronting Bridge Street and ten new lots fronting an extension of Armstrong Street. The site is also subject to an application for a proposed subdivision (SD 16-732492) consistent with the rezoning application (Attachment 2). The proposed variances are required in order to retain the existing structures on four of the lots that front Bridge Street. Should the variance not be approved, the existing structures would need to be modified or removed prior to subdivision approval.

Please refer to attached Development Application Data Sheet (Attachment 3) for a comparison of the proposed development data with the relevant Bylaw requirements.

Background

Development surrounding the subject sites is generally as follows:

- To the North: Single detached homes on properties zoned “Single Detached (ZS15) – South McLennan (City Centre)”.
- To the East: Across Bridge Street, single detached homes on properties zoned “Single Detached (ZS14) – South McLennan (City Centre)”.
- To the South: Single detached homes on properties zoned “Single Detached (RS1/F)”.
- To the West: Future lots to be subdivided as part of the associated subdivision application (SD 16-732492) and zoned “Single Detached (ZS14) – South McLennan (City Centre)”.

Analysis

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum rear yard setbacks:

1. 7151 Bridge Street: Per Zoning Bylaw 8500 Section 8.1.6.6 from 10.70 m to 10.64 m to allow retention of an existing second-storey deck.
2. 7211 Bridge Street: For accessory buildings with a wall length greater than 6.0 m per Zoning Bylaw 8500 Section 4.7.7. f) ii) from 2.4 m to 2.08 m to allow retention of an existing detached garage.
3. 7231 Bridge Street: Per Zoning Bylaw 8500 Section 8.1.6.6 for 60 per cent of the first storey from 9.6 m to 7.4 m, as well as the remaining 40 per cent of the first storey and the entire second storey from 10.7 m to 8.0 m to allow retention of an existing dwelling. Per Zoning Bylaw 8500 Section 8.1.6.6 for a portion of the second storey from 10.7 m to 6.8 m to allow retention of an existing second-storey deck.
4. 7251 Bridge Street: Per Zoning Bylaw 8500 Section 8.1.6.6 for 60 per cent of the first storey from 9.6 m to 7.02 m, as well as the remaining 40 per cent of the first storey and the entire second storey from 10.7 m to 7.02 m to allow retention of an existing dwelling.

Staff supports the proposed variances for the following reasons:

- ***The requested variances do not facilitate new construction and would only serve to permit the existing houses, which are in good condition.***
- ***Any new construction would be subject to the minimum setback requirements of Zoning Bylaw 8500.***
- ***Retention of the existing single family homes was identified at the time of the rezoning application.***
- ***The proposed setback variances do not alter the tree retention secured through the rezoning process (nine on-site trees, 2 hedgerows and one tree on a neighbouring property) or the applicant’s commitment to provide 30 new trees on-site.***
- ***The adjacent properties to the west, which will be created upon subdivision of the subject properties, will be owned by the applicant.***

- *Retention of the existing homes is consistent with the approach taken by other applications in the McLennan South Sub-Area Plan.*

Conclusions

The purpose of the requested variances is to reduce the minimum rear yard setback requirements for four properties to facilitate the retention of the existing buildings in a proposed 16 lot subdivision.

The application meets all other applicable policies and guidelines beyond the requested variance of the rear yard setbacks. As such, staff recommend that the Development Variance Permit be endorsed, and issuance by Council be recommended.



Natalie Cheah
Engineering Assistant – Development & Processing
(604-276-4084)

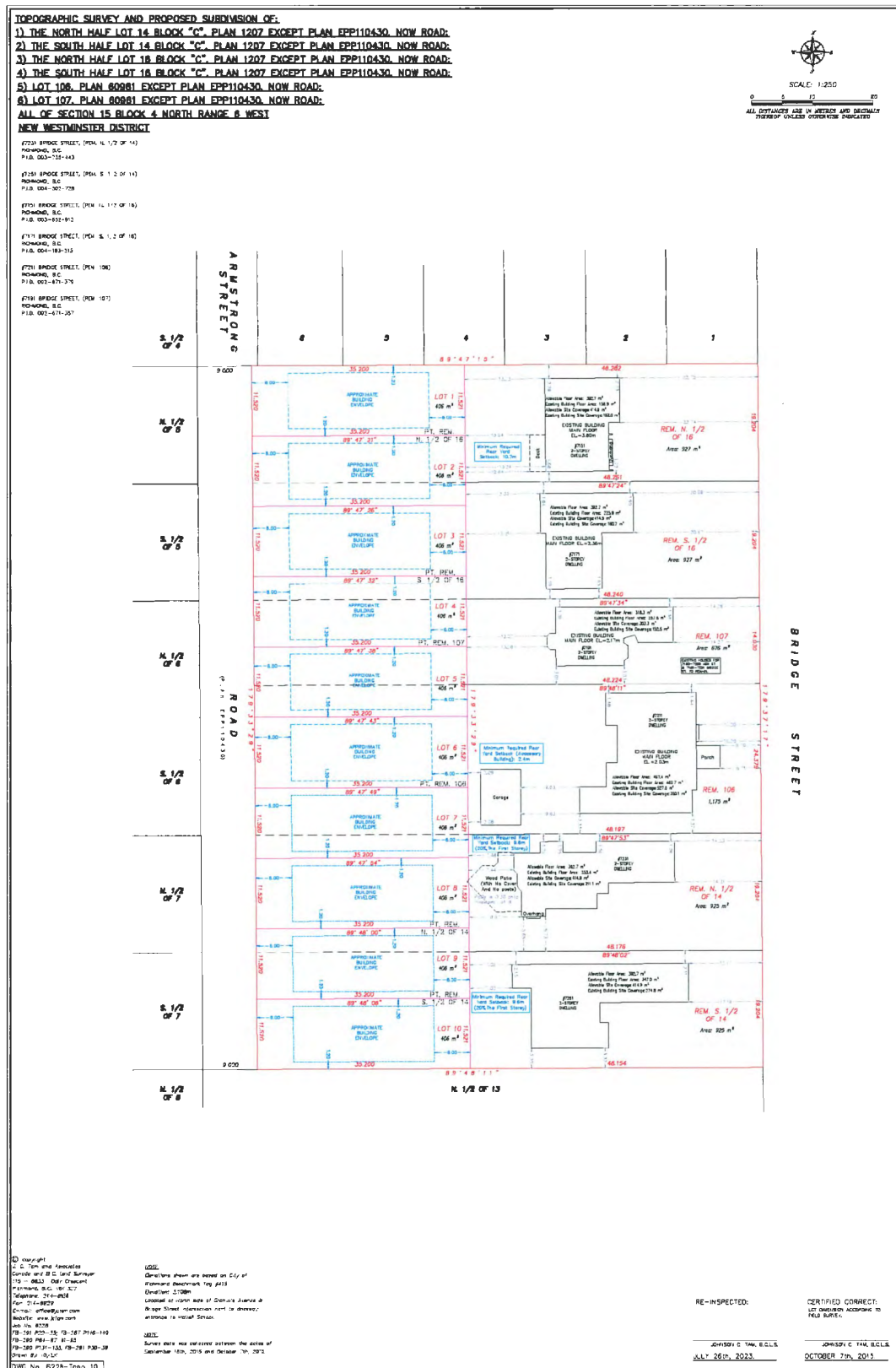
NC:js

- Att.
- 1: Location Map from RZ application
 - 2: Subdivision Plan for SD 16-732492
 - 3: Development Application Data Sheet

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

- Payment of all fees in full for the cost associated with the Development Permit Panel meeting Notices, consistent with the City's Consolidated Fees Bylaw 8636, as amended.

Attachment 2





DV 23-024175

Attachment 3

Address: 7151, 7211, 7231 and 7251 Bridge Street

David S Yu
Rohitendra Lal
Calvin Radom, Maryann Radom
Chang Liang, Su Wu

Applicant: Pakland Armstrong Homes Ltd

Owner: Chang Liang, Su Wu

Planning Area(s): City Centre – McLennan South

	Existing	Proposed
Site Area		(SD 16-732492)
7151 Bridge Street:	1,790 m ²	927 m ²
7211 Bridge Street:	2,247 m ²	1,175 m ²
7231 Bridge Street:	1,769 m ²	925 m ²
7251 Bridge Street:	1,769 m ²	925 m ²
Land Uses:	Single-family residential	No change
OCP Designation:	Neighbourhood Residential	Complies
Zoning:	ZS14	No change
Number of Units:	1 on each lot	1 on each lot

Lot	Bylaw Requirement	Proposed	Variance
Lot Coverage	Max. 45%	No change	None
Height	Max. 2 ½ storeys	Max. 2 ½ storeys	None
7151 Bridge Street (Principal Building)	Setback – Front Yard:	Min. 6 m	No change
	Setback – Side Yard:	Min. 1.2 m	No change
	Setback – Rear 60% of First Storey	Min. 9.65 m	10.64 m
	Setback – Rear 40% of First Storey	Min. 10.7 m	13.23 m
	Setback – Rear Second Storey	Min. 10.7 m	10.64 m
7211 Bridge Street (Accessory Building)	Setback – Rear for accessory buildings with a wall length > 6.0 m	Min. 2.4 m	2.08
7231 Bridge Street (Principal Building)	Setback – Front Yard:	Min. 6 m	No change
	Setback – Side Yard:	Min. 1.2 m	No change
	Setback – Rear 60% of First Storey	Min. 9.63 m	7.4 m

Lot	Bylaw Requirement		Proposed	Variance
	Setback – Rear 40% of First Storey	Min. 10.7	8.0 m	<i>Variance Requested</i>
	Setback – Rear Second Storey	Min. 10.7	6.8 m	<i>Variance Requested</i>
7251 Bridge Street (Principal Building)	Setback – Front Yard:	Min. 6 m	No change	None
	Setback – Side Yard:	Min. 1.2 m	No change	None
	Setback – Rear 60% of First Storey	Min. 9.63 m	7.02 m	<i>Variance Requested</i>
	Setback – Rear 40% of First Storey	Min. 10.7 m	7.02 m	<i>Variance Requested</i>
	Setback – Rear Second Storey	Min. 10.7 m	7.02 m	<i>Variance Requested</i>



No. DV 23-024175

To the Holder: David S Yu
Rohitendra Lal
Calvin Radom, Maryann Radom
Chang Liang, Su Wu

Property Address: 7151, 7211, 7231 and 7251 Bridge Street

Address: 7151, 7211, 7231 and 7251 Bridge Street

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:
 - i. reduce the minimum required rear yard setback for a portion of the second storey at 7151 Bridge Street from 10.7 m to 10.64 m to allow retention of an existing second storey deck.
 - ii. reduce the minimum required rear yard setback for accessory building with a wall length greater than 6.0 m from 2.4 m to 2.08 m to allow retention of an existing detached garage.
 - iii. reduce the minimum required rear yard setback at 7231 Bridge Street for 60% of the first storey from 9.6 m to 7.4 m, as well as the remaining 40% of the first storey and the entire second storey from 10.7 m to 8.0 m to allow retention of an existing dwelling. Reduce the minimum required rear yard setback for a portion of the second storey from 10.7 m to 6.8 m to allow retention of an existing second storey deck.
 - iv. reduce the minimum required rear yard setback at 7251 Street for 60% of the first storey from 9.6 m to 7.02 m, as well as the remaining 40% of the first storey and the entire second storey from 10.7 m to 7.02 m to allow retention of an existing dwelling.
4. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and Plan #1 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.

Development Variance Permit

No. DV 23-024175

To the Holder: David S Yu
Rohitendra Lal
Calvin Radom, Maryann Radom
Chang Liang, Su Wu

Property Address: 7151,7211, 7231 and 7251 Bridge Street

Address: 7151,7211, 7231 and 7251 Bridge Street

AUTHORIZING RESOLUTION NO.
DAY OF , .

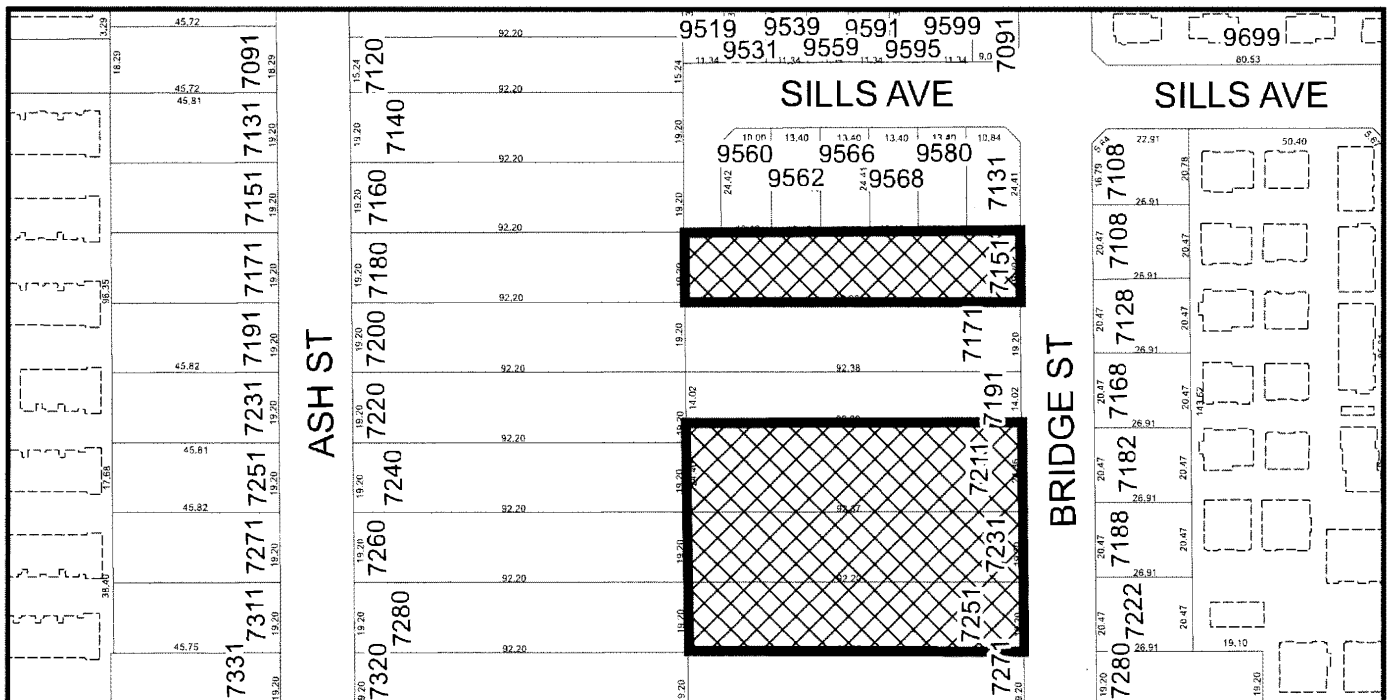
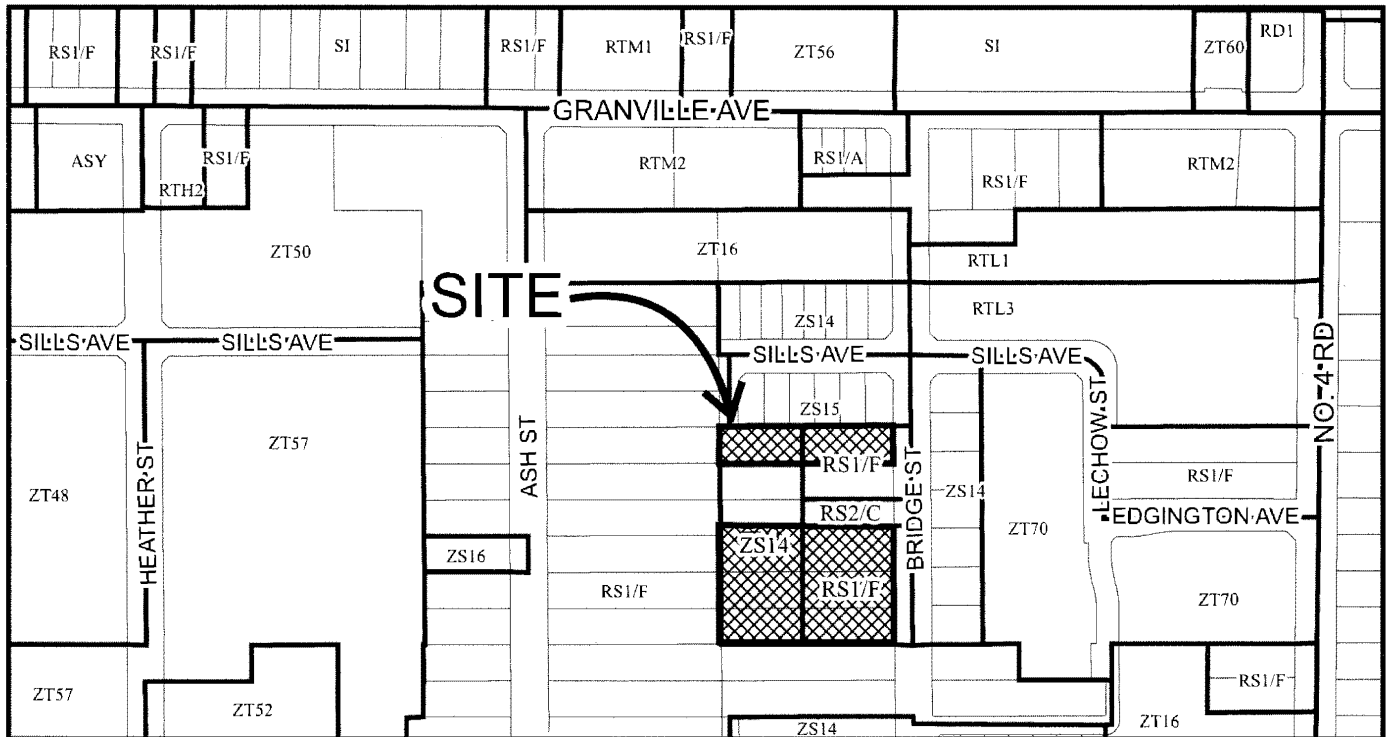
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DV 23-024175
SCHEDULE "A"

Original Date: 08/14/23

Revision Date: 08/30/23

Note: Dimensions are in METRES

TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF:

- 1) THE NORTH HALF LOT 14 BLOCK "C". PLAN 1207 EXCEPT PLAN EPP110430. NOW ROAD;
- 2) THE SOUTH HALF LOT 14 BLOCK "C". PLAN 1207 EXCEPT PLAN EPP110430. NOW ROAD;
- 3) THE NORTH HALF LOT 16 BLOCK "C". PLAN 1207 EXCEPT PLAN EPP110430. NOW ROAD;
- 4) THE SOUTH HALF LOT 16 BLOCK "C". PLAN 1207 EXCEPT PLAN EPP110430. NOW ROAD;
- 5) LOT 106. PLAN 60961 EXCEPT PLAN EPP110430. NOW ROAD;
- 6) LOT 107. PLAN 60961 EXCEPT PLAN EPP110430. NOW ROAD;

ALL OF SECTION 15 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT

#7231 BRIDGE STREET, (REM. N. 1/2 OF 14)
RICHMOND, B.C.
P.I.D. 003-735-443

#7251 BRIDGE STREET, (REM. S. 1/2 OF 14)
RICHMOND, B.C.
P.I.D. 004-502-728

#7151 BRIDGE STREET, (REM. N. 1/2 OF 16)
RICHMOND, B.C.
P.I.D. 003-852-912

#7171 BRIDGE STREET, (REM. S. 1/2 OF 16)
RICHMOND, B.C.
P.I.D. 004-183-215

#7211 BRIDGE STREET, (REM. 106)
RICHMOND, B.C.
P.I.D. 002-671-375

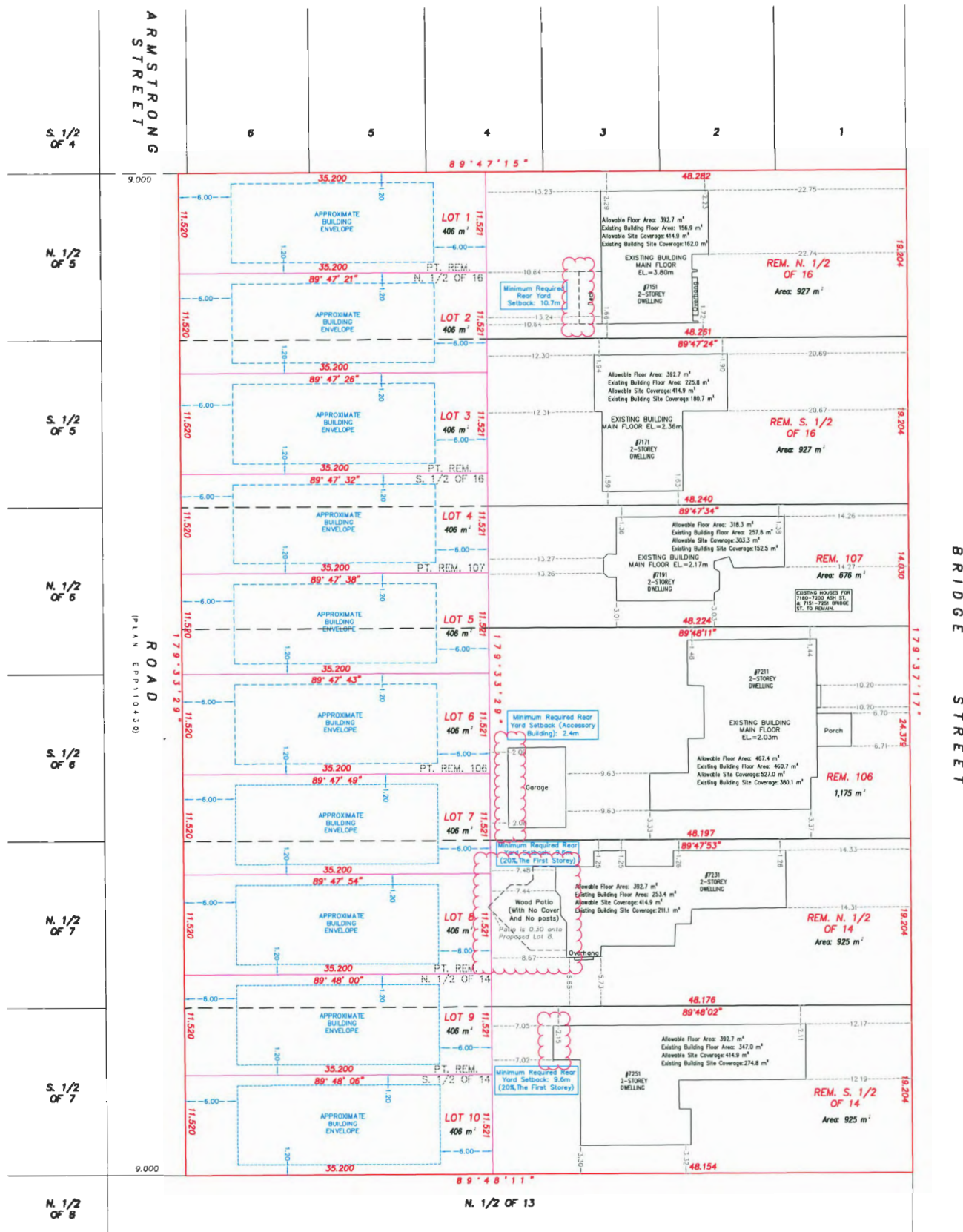
#7191 BRIDGE STREET, (REM. 107)
RICHMOND, B.C.
P.I.D. 002-671-387

DV 23-024175 PLAN# 1



SCALE: 1:250

0 5 10 20
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



This permit does not
apply to any new
construction on the
subject properties. Any
new construction must
comply with the setback
requirements and all
other aspects of Zoning
Bylaw 8500.

© copyright:
J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8813 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 6228
FB-291 P22-25; FB-287 P146-149
FB-290 P84-87, 91-93
FB-290 P131-135; FB-291 P30-39
Drawn By: 10/LK

NOTE:
Elevations shown are based on City of
Richmond Benchmark Tag #419.
Elevation: 2.108m
Located at North side of Granville Avenue &
Bridge Street intersection next to driveway
entrance to McNeil School.

NOTE:
Survey data was collected between the dates of
September 18th, 2015 and October 7th, 2015.

RE-INSPECTED:
Johnson
Tam
JQSM3
JOHNSON C. TAM, B.C.L.S.
JULY 26th, 2023.

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.
JOHNSON C. TAM, B.C.L.S.
OCTOBER 7th, 2015.

DWG No. 6228-Topo_10