

Development Permit Panel

Council Chambers, City Hall 6911 No. 3 Road Wednesday, March 10, 2021 3:30 p.m.

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	Motion to adopt the min January 27, 2021.	utes of the Development Permit Panel meeting held on				
1.	DEVELOPMENT PERMI (REDMS No. 6614322 v. 4)	T 17-768763				
	APPLICANT:	Landcraft Homes Ltd.				
	PROPERTY LOCATION:	5751 Francis Road				
	Director's Recommendati	ions				
	That a Development Permit be issued which would permit the construction of a triplex at 5751 Francis Road on a site zoned "Arterial Road Three-Unit Dwellings (RTA)".					
2.	New Business					

3. **Date of Next Meeting:** March 24, 2021

ADJOURNMENT

Minutes



Development Permit Panel Wednesday, January 27, 2021

Time: 3:30 p.m.

Place: Remote (WebEx) Meeting

Present: Cecilia Achiam, Chair

Milton Chan, Director, Engineering

Laurie Bachynski, Director, Human Resources

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 January 13, 2021 be adopted.

CARRIED

1. **DEVELOPMENT PERMIT 19-870332**

(REDMS No. 6545306)

APPLICANT: Matthew Cheng Architect Inc.

PROPERTY LOCATION: 7391 Moffatt Road

INTENT OF PERMIT:

Permit the construction of six townhouse units at 7391 Moffatt Road on a site zoned "High Density Townhouses (RTH1)" with vehicle access from 7411 Moffatt Road.

Applicant's Comments

Matthew Cheng, Matthew Cheng Architect, Inc., with the aid of a visual presentation (copy on file, City Clerk's office), provided background information on the proposed development, including its site context, site plan, floor plans, proposed accessibility and sustainability features, fire truck plan, streetscapes, form and character, building elevations, and proposed materials and colour palette, highlighting the following:

- the front and rear units of the six-unit townhouse development are all three-storeys;
- there is a Statutory Right-of-Way (SRW) registered on the drive aisle on the adjacent property to the south at 7411 Moffatt Road to allow vehicle access to the subject site from Moffatt Road;
- details regarding the maintenance agreement for the shared drive aisle are still being discussed by the owner of the proposed development and the Strata Council of 7411 Moffatt Road;
- parking provided for the development meets the City's Zoning Bylaw requirements;
- one convertible unit is proposed for the development;
- the project will achieve BC Energy Code Step 3 and sustainability features include, among others, the use of air source heat pumps and installation of Class 2 electric vehicle (EV) charging for all indoor residential parking spaces; and
- the quality of materials for the rear units are consistent with the front units.

Denitsa Dimitrova, PMG Landscape Architects, provided an overview of the landscaping for the project, noting that (i) a private yard is proposed for each unit, (ii) a six-foot high wood perimeter fence provides privacy for adjacent developments, (iii) a low transparent fence and landscaping are proposed along Moffatt Road, (iv) no trees are proposed to be planted along the right-of-way (ROW) corridor along the west property line, and (v) the outdoor amenity area includes, among others, a children's play area with play equipment.

In reply to queries from the Panel, Mr. Cheng and Ms. Dimitrova acknowledged that (i) the outdoor amenity areas on the subject site and the adjacent development to the south will not be shared, (ii) a paved pathway is provided adjacent to the garbage and recycling area to allow the movement of bins to the drive aisle for pickup should the adjacent visitor parking area be occupied, (iii) the existing grade within the tree protection zone for the retained tree will be maintained and perimeter drainage will be provided, and (iv) wood chips are proposed for the children's play area surface and will be contained within the area.

Staff Comments

Suzanne Smith, Acting Director, Development, noted that (i) there is a Servicing Agreement associated with the project, including the provision of a new sidewalk and landscaped boulevard, (ii) access to the subject site is provided through the Statutory Right-of-Way registered on the drive aisle on the adjacent property to the south at 7411 Moffatt Road, (iii) the applicant is working with the adjacent development on a draft maintenance agreement on the shared driveway, (iv) one convertible unit is proposed, (iv) all units include aging-in-place features, (v) the proposed development will achieve BC Energy Step Code 3, (vi) Level 2 electric vehicle (EV) charging station will be provided for each garage, and (viii) permeable paving treatment is proposed for the entire drive aisle and visitor parking spaces.

In reply to queries from the Panel, Ms. Smith advised that (i) the proposed convertible unit includes an elevator to provide accessibility between Levels 1 and 2 and a stairlift to service Level 3, and (ii) the washrooms on Level 3 of the convertible unit are not designed to be accessible.

In reply to queries from the Panel, Jordan Rockerbie, Planner 1, acknowledged that (i) the subject site is within the City Centre Area, (ii) the proposed number of residential parking spaces to be provided for the project meets the City's Zoning Bylaw requirement, and (iii) parking for the project has been reviewed and supported by the City's Transportation Department.

Gallery Comments

None.

Correspondence

Zhi (George) Quai, 7411 Moffatt Road (Schedule 1)

Ms. Smith noted that residents of the adjacent development to the south (7411 Moffatt Road) expressed concern regarding, among others, the draft maintenance agreement for the shared driveway access, shared outdoor amenity spaces, potential construction noise and impact of the proposed development on the existing visitor parking stall and garbage and recycling enclosure on their property.

In reply to the residents' concerns, Ms. Smith commented that (i) the existing visitor parking stall and the garbage and recycling enclosure on the adjacent development to the south will not be impacted by the proposed development and the shared driveway access, (ii) the use of outdoor amenity areas on the subject site and the adjacent development to the south will not be shared between the two developments due to lack of agreement, (iii) the applicant will be required to submit a Construction and Traffic Management Plan prior to Building Permit issuance that would address construction related concerns, including potential use of visitor parking stalls on the adjacent development to the south, and (iv) an acoustical report by a registered professional is required to be submitted by the applicant prior to Development Permit issuance to ensure that potential noise impacts of any equipment to adjacent developments will be addressed.

Panel Discussion

Discussion ensued regarding the lack of agreement between the owner of the subject property and the Strata Council of 7411 Moffatt Road regarding the maintenance of the shared driveway access.

In reply to a query from the Panel, Ms. Smith noted that the Statutory-Right-of-Way (SRW) registered on the drive aisle on 7411 Moffatt Road provides the legal basis for the shared use of the driveway access; however, staff would like to see the two parties agree on shared driveway maintenance prior to Development Permit issuance.

In reply to a query from the Panel, Mr. Cheng acknowledged that cost-sharing for the maintenance of the shared driveway access is still an outstanding issue.

In reply to a query from the Panel, Ms. Smith advised that in order for the application move forward to Council, the maintenance agreement on the shared driveway access would be considered a condition for Development Permit issuance.

The Panel then expressed support for the project, noting that (i) the design of the project fits well with its neighbourhood context, (ii) the applicant's efforts to retain and protect the existing tree is appreciated, and (iii) the provision for on-site parking meets the City's Zoning Bylaw requirement.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of six townhouse units at 7391 Moffatt Road on a site zoned "High Density Townhouses (RTH1)" with vehicle access from 7411 Moffatt Road.

CARRIED

2. DEVELOPMENT VARIANCE 20-907740

(REDMS No. 6583926 v. 2)

APPLICANT: Harnek Bindra

PROPERTY LOCATION: 6460 No. 5 Road

INTENT OF PERMIT:

Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum interior side yard setback for agricultural buildings and structures from 4.5 m to 3.0 m to permit the existing single-family dwelling to be converted into an agricultural building at 6460 No. 5 Road on a site zoned "Agriculture (AG1)".

Applicant's Comments

Taj Bindra, representing the applicant, with the aid of a visual presentation (copy on file, City Clerk's Office) provided background information on the application, noting that (i) there was no active blueberry farm operation when the property was bought in late 2018, (ii) the existing residential building on the property will be retained and repurposed for agricultural use, (iii) the garage of the existing building will be demolished to allow for access to the farm, (iv) the proposal would be economically and environmentally advantageous, and (v) interior and exterior renovations to the existing building are proposed to make it more suitable to its intended agricultural use.

In reply to queries from the Panel, Mr. Bindra noted that (i) the existing interior side yard setback for the existing single-family dwelling is three meters, (ii) the proposed storage on the second floor can be accessed from the ground floor through the existing stairs, and (iii) there will be changes on the existing second floor to remove components that are not necessary for the repurposed building.

In reply to a query from the Panel, Steven De Sousa, Planner 1, acknowledged that the proposal is consistent with the zoning of the subject site and the proposed interior side yard setback variance is necessary to allow the conversion of the existing residential building into an agricultural building.

Staff Comments

Ms. Smith noted that (i) the existing residential building that will be converted into an agricultural building will support farm operations and is consistent with the City's program to repurpose existing buildings to reduce the amount of landfill, (ii) the conversion of the building from residential uses to agricultural will be subject to a legal agreement secured prior to Building Permit issuance, (iii) the building will not impact Environmentally Sensitive Areas (ESAs) on the site, (iv) an interior side yard setback variance is proposed for the existing building, and (v) letters of support for the application have been provided by owners of adjacent properties to the north and south.

Gallery Comments

None.

Correspondence

None.

Panel Discussion

The Panel expressed support for the project and appreciated the applicant's proposal to repurpose the existing residential building for agricultural use.

Panel Decision

It was moved and seconded

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum interior side yard setback for agricultural buildings and structures from 4.5 m to 3.0 m to permit the existing single-family dwelling to be converted into an agricultural building at 6460 No. 5 Road on a site zoned "Agriculture (AGI)".

CARRIED

3. CAPSTAN CANADA LINE STATION – TRANSLINK – PRESENTATION AND OVERVIEW OF THE PROPOSED STATION DESIGN

(REDMS No. 6604237 v. 2)

APPLICANT:

TransLink

PROPERTY LOCATION:

No. 3 Road and Capstan Way

Applicant's Comments

Nick Foster, OMB Architects, with the aid of a visual presentation (copy on file, City Clerk's Office) provided background information on the proposed development including its site context, design objectives, the Capstan Village Neighbourhood, precedents, site plan, design of the platform and station building, and floor plans, highlighting the following:

- the design of the proposed Capstan Canada Line station responds to its neighbourhood context and has considered future increases in ridership;
- the design of the proposed station has been driven by the fact that unlike other existing Canada Line stations in Richmond, the proposed station cannot be attached to the existing guideway due to structural reasons,
- the proposed station is modeled on and an improvement of the existing Lansdowne and Aberdeen Canada Line Stations;
- TransLink is not responsible for building the public realm around the Capstan Canada Line station but is coordinating with the City to integrate the station and public realm plans;
- the station building is fully glazed and transparent except for certain portions on its northern (back) facade;
- a commercial retail unit (CRU) is proposed inside the station; and
- public art will be installed inside and outside the station.

Staff Comments

Ms. Smith noted that (i) the proposed station is subject to an alternative design process with comments provided to TransLink to guide ongoing design efforts, (ii) the design and construction of the transit plaza and other public realm spaces and features surrounding the proposed station are not included in TransLink's scope of work, and (iii) design development and TransLink's coordination with staff is needed with regard to north side activation, service use mitigation, public realm coordination, and bird strike considerations in the building design.

In addition, Suzanne Carter-Huffman, Planner 3, noted that (i) design development and coordination between TransLink and staff in certain areas will ensure a smooth transition from conceptual design to actual operation, and (ii) staff is asking TransLink to take proactive measures for the proposed station if they had previous experience with bird strikes on their existing stations.

In reply to a query from the Panel, Ms. Carter-Huffman acknowledged that (i) at the rezoning stage, the neighbouring Concord Galleria project had agreed to provide two accessible washrooms that could be used by people in the area including transit riders, and (ii) Concord Galleria is responsible for the maintenance of these washrooms.

Panel Discussion

In reply to queries from the Panel, Mr. Foster and Tomer Curiel, TransLink, noted that (i) there is no public vehicular access from the kiss-and-ride area to the station plaza, (ii) bird roosting and fly through are more of a concern to TransLink stations than bird strikes and there are design improvements on the proposed Capstan Canada Line station to address bird-related concerns, (iii) TransLink will consider installing signage for public washroom wayfinding, (iv) the CRU can only be accessed by the public from outside the station, and (v) the design intent for the CRU is to be as visually transparent as possible from the outside.

Gallery Comments

None.

Correspondence

None.

Panel Decision

It was moved and seconded

That the applicant continue to coordinate and work with staff for further design development with regard to the four areas identified in the staff report, which include the activation of the north side of the proposed Capstan Canada Line Station, service use mitigation, public realm coordination, and bird strike mitigation.

CARRIED

4. New Business

It was moved and seconded

That the Development Permit Panel meeting tentatively scheduled on Wednesday, February 10, 2021 be cancelled.

5. Adjournment

It was moved and seconded That the meeting be adjourned at 4:52 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, January 27, 2021.

Cecilia Achiam	Rustico Agawin
Chair	Committee Clerk

To Development Permit Panel Date: <u>MNUARY 27, 2021</u>

Item # 1 Re: DP 19 - 870332 Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, January 27, 2021.

From: To:

George Qiao Rockerbie Jordan

Cc:

CityClerk; facaimama@qmail.com; wanghusen68@hotmail.com; lunavyu@qmail.com; jessie 0614@hotmail.com;

angelli@outlook.com; miya20030830@gmail.com; "Mike Blackall"; "Rex Chen"

Subject:

RE: Development Permit File: DP 19-870332

Date:

January 25, 2021 7:36:57 PM

Attachments:

1 7391 MoffatRd DPP 01272157535.pdf

Planning Committee-Staff Reports (06-04-2019).pdf Email communication about Road Share Agreement.pdf

Importance:

High

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

Dear Jordan and the City of Richmond/Council Members,

Thank you so much for your email.

We, Strata Council of EPS1924 & Century 21, were shocked by attachment 2 of the attached "1_7391_Moffatt Road".

The Applicant implied that the property manager (Century 21) has ended the communication since Oct 7th, 2021. On the other hand, Century 21 was waiting on a formal cost sharing agreement. The agreement was received by Century 21 on Jan 14th and forwarded to Strata Council on Jan 18th, 2021 (see attached Email Communication about Road Share Agreement).

We were afraid that the City of Richmond/Council members were misled as we were not in communication. As you may remember, the Applicant accused us as "most of the residents at 7411 Moffatt Road families of Chinese government officials" (attachment 4, page 24 of attached "Panning Committee-Staff Reports").

We honestly do not know whether all the false claims gave an unfair advantage to the Applicant.

Warm Regards,

Zhi (George) Qiao, CFA, CFP, MA

President of the Strata Council

From: Rockerbie, Jordan < JRockerbie@richmond.ca>

Sent: January 25, 2021 4:18 PM

To: 'George Qiao' <georgezq01@gmail.com>

Subject: RE: Development Permit File: DP 19-870332

Hello George, thank you for your email and letters. All of the material has been provided to the Development Permit Panel and will be part of the meeting agenda. I would like to address some of the concerns listed in your email.



- 1. I advised the developer that the City would like to see the outstanding issues surrounding use of the driveway resolved. I believe that they were in contact with your property managers over the weekend and, hopefully, are working towards a satisfactory solution.
- 2. The visitor parking space beside the driveway will not be impacted by the new development. Please see the attached sketch plan showing Modern Estates and the neighbouring development. The wood fence beside the parking space will remain in place, and the existing curbs will not be relocated.
- 3. The outdoor amenity areas will not be shared between 7391 and 7411 Moffatt Road. There is an easement on the outdoor amenity on Modern Estates, which was registered as a condition of the development of 7411 Moffatt Road. Because the developer could not come to an agreement they will not be making use of the amenity easement. The easement can be discharged at the written request of the EPS1924 strata.

Please let me know if you have any additional questions about the proposed development.

Thank you,

Jordan Rockerbie

Planner 1 – Development Applications Department
City of Richmond | T: 604-276-4092

From: George Qiao

Sent: January 19, 2021 7:15 PM

To: CityClerk

Cc: facaimama@gmail.com; wanghusen68@hotmail.com; lunayyu@gmail.com;

jessie_0614@hotmail.com; angelli@outlook.com; miya20030830@gmail.com; 'Mike Blackall'; 'Rex

Chen'

Subject: RE: Development Permit File: DP 19-870332

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

Dear City of Richmond/Council Members,

I collected more objection comments from residents at 7411 Moffatt Road.

- 1. The proposed development plan takes away one of our visitor parking slots.
 - a. We respect your decision to share our driveaway.
 - b. We strongly disagree to take away one visitor parking slot from us.
 - c. According to the proposed development, the Applicant will build the road across our visitor parking slot that is located at the entrance of the proposed development.
 - i. I placed a sticker at the location in the attached "Illustration". The "Illustration" is extracted from page 26 of attached "1_7391_MoffatRd_DPP_01272157535".
 - ii. I also indicated on attached "Illustration 2".
 - iii. I took a picture as well.

- 2. Our property management, Century 21, received a road share agreement from the Applicant's lawyer on Jan 14th, 2021.
 - a. However, the road share agreement did not address our concerns.
 - b. For example, the Applicant is very likely to damage the road during the construction.
 - c. The Applicant should recover the road when the construction is completed.
 - d. We should reach an agreement for road maintenance during the construction and after the construction.
 - e. The EPS1924, owners at 7411 Moffatt road, should not responsible for any damage made to the shared driveway during the construction of the proposed development at 7391 Moffatt road.
- 3. We don't agree on a shared outdoor amenity.
 - a. The Applicant has never discussed a shared outdoor amenity with us.
 - b. The Applicant takes our play area for granted.
 - c. According to the attached "Illustration", our play area is nearly double compared to the play area of the proposed development.
 - d. We like our wooden fence and wished to keep it.

Overall, we sincerely request you not approve the development permit. We need time to discuss the visitor parking, road share agreement, and shared play area.

Warm Regards,

Zhi (George) Qiao, CFA, CFP, MA

President of Strata Council (EPS1924) at 7411 Moffatt Road.

From: George Qiao <georgezq01@gmail.com>

Sent: January 18, 2021 6:54 PM **To:** cityclerk@richmond.ca

Cc: facaimama@gmail.com; wanghusen68@hotmail.com; lunavvu@gmail.com;

jessie 0614@hotmail.com; angelli@outlook.com; miya20030830@gmail.com; 'Mike Blackall'

<<u>Mike@c21pel.com</u>>; 'Rex Chen' <<u>Rex@c21pel.com</u>> **Subject:** Development Permit File: DP 19-870332

Dear City of Richmond/Council Members,

My name is George Qiao, the president of Strata Council (EPS1924) at 7411 Moffatt Road.

We, Strata council and property management (Century 21), have never cut the communication with the City of Richmond and the Applicant (Matthew Cheng Architect Inc.).

However, we were astonied by the false claim made by the Applicant. According to Attachment 2 (page 8), the Applicant stated that Century 21 (Mike) did not respond since last year Oct 7. The Applicant told lie, plain and simple. Please kindly find a copy of the email communication attached. Meanwhile, the Applicant told lie in order to get the rezoning application approved in 2019. We

addressed their false statement in "Reason4" of the attached "Letter to City of Richmond signed".

We wished to find a way that works for all stakeholders. Unfortunately, the Applicant told lies again and again. Does the Applicant want to present itself as a victim?

Furthermore, we strongly object to the application for the development permit at 7391 Moffatt.

- 1. Due to the pandemic, most residents are working from home or unemployed.
 - a. The construction noise will inevitably affect our mental health and make us impossible to work from home or stay at home.
- 2. The Applicant did not address our concerns in good faith and told multiple lies to the City of Richmond/Council members.
 - a. We worry about their credibility.
 - b. If the application gets approved, the applicant will not work with us to address issues or concerns.

Warm Regards,

Zhi (George) Qiao, CFA, CFP, MA

Timeline of discussion

Century 21 company: 7411 Moffatt rd manager broker(Mike)

Developer: 7391 Moffatt Rd (Miao Yu)

September 15th

Developer start conversation with Century 21 strata manager, about maintenance cost of sharing road. Brief describe our concern and perspective. Also, the pervious strata manager Andrew Chen no longer work in that company.

September 17th,

The Manager borker Mike Blackball email me back about their perspective and the cost should shared 50/50 between the two strata corporations no matter how many units each property has, Developer agreed with that.

Mike also suggest that developer's lawyer should provide a formal proposal for each party to sign.

Sep 18th

Mike also point me that all the proposal need to pass to the strata council for consideration and approval. However, it should take some time .

Sep 29th

Mike update the process that all the two issue already pass to strata council and waiting for final decision.

Oct 7th

Mike update that there are many steps before owners make final decisions, also during covid 19, so it may take loner time than normal.

Oct 25-30, made three phone calls and voice massages, no one replay.

Nov 15-20 ,made a phone call to front desk and lady there write my name down and said manager will reply, but still no answer.

Dec 23, make a formal email to Mike and still no any reply.

January 4, make another phone call, no one reply.

Date:2021/01/05

men

George Qiao

 From:
 Rex Chen <Rex@c21pel.com>

 Sent:
 January 21, 2021 10:19 PM

To: George Qiao; facaimama@gmail.com; wanghusen68@hotmail.com;

lunayyu@gmail.com; jessie_0614@hotmail.com; angelli@outlook.com;

miya20030830@gmail.com

Subject: Re: Road Share Agreement (Arking of 7391 Moffat Road and EPS 1924)

Dear George and Council,

Thank you for your email and effort on this topic.

I will forward your email and response to the developer – Miao Yu, and their legal representative – Sonia Hayer, for their reference.

Thank you!

Dependably yours,

CENTURY 21 Prudential Estates (RMD) Ltd.

Rex Chen.

Strata Manager

Email: rex@c21pel.com

Office: 604-278-2121 (24/7 Emergency Service)

7320 Westminster Highway Richmond, BC, V6X 1A1 www.Century21pel.com

From: George Qiao <georgezq01@gmail.com> Date: Thursday, January 21, 2021 at 7:39 PM

To: Rex Chen <Rex@c21pel.com>, "facaimama@gmail.com" <facaimama@gmail.com>, "wanghusen68@hotmail.com" <wanghusen68@hotmail.com", "lunayyu@gmail.com"

<lunayyu@gmail.com>, "jessie_0614@hotmail.com" <jessie_0614@hotmail.com>, "angelli@outlook.com"

<angelli@outlook.com>, "miya20030830@gmail.com" <miya20030830@gmail.com>

Subject: RE: Road Share Agreement (Arking of 7391 Moffat Road and EPS 1924)

Dear Rex,

I am writing on behalf of the strata council (EPS1924) to inform our strata manager and Century 21 about our decision on the proposed Road Share Agreement.

We would like to keep our wooden fence even though we have to open a gate for our neighbor (7391 Moffatt Road) to connect our driveway. In other words, we will not combine our playground with the neighbor.

We will have our lawyer review the revised Road Share Agreement if the following three points are met.

1. No combined playground with the neighbor.

- 2. If the developer is going to use the shared driveway during the construction, the developer will be fully (100%) responsible to maintain the shared driveway and recover any depreciation or damage upon the construction is completed.
- 3. It is acceptable to share a 50% maintenance fee with our neighbor after the construction is completed.

Warm Regards,

Zhi (George) Qiao, CFA, CFP, MA

President of the Strata Council (EPS1924)

From: Rex Chen <Rex@c21pel.com> Sent: January 18, 2021 9:30 PM

To: George Qiao <georgezq01@gmail.com>; facaimama@gmail.com; wanghusen68@hotmail.com; lunayyu@gmail.com; jessie_0614@hotmail.com; angelli@outlook.com; miya20030830@gmail.com

Subject: FW: Road Share Agreement (Arking of 7391 Moffat Road and EPS 1924)

Importance: High

Dear Council,

Please kindly see the forwarded email and the attached Road sharing agreement for your reference.

Thank you!

Dependably yours,

CENTURY 21 Prudential Estates (RMD) Ltd.

Rex Chen,

Strata Manager

Email: rex@c21pel.com

Office: 604-278-2121 (24/7 Emergency Service)

7320 Westminster Highway Richmond, BC, V6X 1A1 www.Century21pel.com

From: Mike Blackall < Mike@c21pel.com > Date: Monday, January 18, 2021 at 5:01 PM

To: Rex Chen < Rex@c21pel.com>

Subject: FW: Road Share Agreement (Arking of 7391 Moffat Road and EPS 1924)

Hi Rex,

Please see the email below and attachments and if you could please forward them to the Strata Council that would be much appreciated.

Thanks!

Dependably yours,
CENTURY 21 Prudential Estates (RMD) Ltd.

Mike Blackall, RI

Vice-President & Managing Broker

Email: Mike@C21pel.com

Office: 604-278-2121 (24/7 Emergency Service) 7320 Westminster Highway, Richmond, BC, V6X 1A1 www.Century21pel.com

From: info@superwitlaw.com <info@superwitlaw.com>

Sent: Thursday, January 14, 2021 8:12 PM To: Mike Blackall <Mike@c21pel.com>

Cc: miaoyu8707 <miaoyu8707@gmail.com>; stephen <stephen@superwitlaw.com>; sonia

<sonia@superwitlaw.com>

Subject: Re: Road Share Agreement (Arking of 7391 Moffat Road and EPS 1924)

Importance: High

Hello, Mike

We are instructed to send you this draft Road Share Agreement for your review and input.

Should you have any question, please feel free to contact this office.

After receiving your comments and inputs, we will then finalize the agreement.

Thank you very much.

Yours truly

Sonia Hayer Barrister and Solicitor

Superwit Law Corporation Suite 706, 6081 No. 3 Road

Richmond, BC Canada V6Y 2B2

Tel: 604-278-6669, Fax: 1-888-505-2838

E-mail: info@superwitlaw.com

From: miao yu
Date: 2021-01-11 10:37

To: info

Subject: Fwd: Disscusstion maintains of 7391 moffat rd EPS 1924

发自我的iPhone

以下是转发的邮件:

发件人: miao yu <miaoyu8707@gmail.com>

日期: 2020年9月26日 GMT-7 下午3:29:00 收件人: Mike Blackall < Mike@c21pel.com>

权什么. WIKE BIACKAII \NIKE(WCZ TPEI.COTT)

主题: 回复:Disscusstion maintains of 7391 moffat rd EPS 1924

Hi Mike,

I hope you have a good weekend and I have write a proposal and please check in attached file

miao yu

On Thu, Sep 24, 2020 at 10:54 AM Mike Blackall <Mike@c21pel.com> wrote:

Hi Miao,

Thanks for the email.

If you could please put a formal proposal together and we will pass it along to the Strata Council for their review and approval.

Thanks!

Dependably yours, CENTURY 21 Prudential Estates (RMD) Ltd.

Mike Blackall,

Assistant General Manager & Managing Broker

Email: Mike@Century21pel.com

Office: 604-278-2121 (24/7 Emergency Service)

7320 Westminster Highway Richmond, BC, V6X 1A1 www.Century21pel.com

From: miao yu <miaoyu8707@gmail.com>

Sent: Thursday, September 24, 2020 10:06:11 AM

To: Mike Blackall < Mike@c21pel.com>

Subject: Re: Disscusstion maintains of 7391 moffat rd EPS 1924

Hi Mike,

We will glad to make a proposal for cost of sharing agreement. And also we want to make a cambined playground with 7411 and we can absorb all the cost for playground extension and renovation. I am expecting your reply.

Thanks Miao

发自我的iPhone

> 在 2020年9月18日, 下午2:18, Mike Blackall < Mike@c21pel.com > 写道:

```
> Hi Miao.
> Thank you for the email and we would be happy to put together a proposal for the
developer's consideration for the management of the complex when it is complete.
> Once we receive the proposal for cost sharing agreement we will pass it along to the
Strata Council for their consideration and approval.
> Thanks!
> Dependably yours,
> CENTURY 21 Prudential Estates (RMD) Ltd.
> Mike Blackall,
> Assistant General Manager & Managing Broker
> Email: Mike@C21pel.com
> Office, 604-278-2121 (24/7 Emergency Service)
> 7320 Westminster Highway
> Richmond, BC, V6X 1A1
> www.Century21pel.com
> ----Original Message-----
> From: miao yu <miaoyu8707@gmail.com>
> Sent: Friday, September 18, 2020 8:42 AM
> To: Mike Blackall < Mike@c21pel.com>
> Subject: Re: Disscusstion maintains of 7391 moffat rd EPS 1924
> Hi mike,
> Thanks for your reply and we hope you can be a strata manager when the 6 unit
completed and easy for all the owners in this property. Also, you can have better idea to
manage.
> I think we have same idea about the maintenance of sharing road, so we can make a
document and sign it, thank you
> Cheers
> Miao
> 发自我的iPhone
>> 在 2020年9月17日, 下午3:00, Mike Blackall < Mike@c21pel.com> 写道:
>> Hi Miao,
>>
>> Rex passed along your email, as it seems I was not included in the email.
>> I would be happy to discuss the matter over the phone or by email, as currently with
COVID-19, our office is closed to the public as we are trying to limit our in person
contact.
>>
>> From our experience, Strata's that share a roadway, have an agreement between the
two Strata Corporations on the cost sharing of any expenses, ie: driveway repairs, snow
removal, improvements, etc., and this is expense is typically shared 50/50 between the
two Strata Corporations. So my suggestion would be for the Developer's Lawyer to draft
up a cost sharing agreement that we can provide to the Strata Council for their
consideration and sign off.
```

>>

```
>> Please let me know if there are any other details or information that you would like to
 discuss.
 >>
 >> Thanks!
 >> Dependably yours,
 >> CENTURY 21 Prudential Estates (RMD) Ltd.
 >> Mike Blackall,
 >> Assistant General Manager & Managing Broker
 >> Email: Mike@C21pel.com
 >> Office: 604-278-2121 (24/7 Emergency Service)
 >> 7320 Westminster Highway
 >> Richmond, BC, V6X 1A1
 >> www.Century21pel.com
 >>
 >> ----Original Message-----
 >> From: Rex Chen <Rex@c21pel.com>
 >> Sent: Thursday, September 17, 2020 11:04 AM
 >> To: Mike Blackall <Mike@c21pel.com>
 >> Subject: FW: Disscusstion maintains of 7391 moffat rd EPS 1924
 >>
 >> Hi Mike,
 >>
 >> FIY, I think Miao forgot to include you in this email.
 >> Thank you!
 >>
 >>
 >> On 2020-09-17, 10:48 AM, "miao yu" <miaoyu8707@gmail.com> wrote:
 >> Hi Rex and mike,
 >> Thank you for your immediate attention.
 >>
 >> The proposed 6 unit townhouses at 7391 moffat rd will share the driveway with 7411
 Moffatt.
 >>
 >> The driveway is under statutory right of way, and
 >> We want to discuss the maintenance sharing cost of driveway. There is no other
 items need to be discussed, sorry for the confusion(no roof).
 >> Please kindly let us know whether face to face meeting or email communication
 works for you.
 >>
 >> Cheers
 >> Miao vu
 >> 6047815723
 >>
 >>
     发自我的iPhone
 >>
 >>>> 在 2020年9月16日,下午2:07,miao yu <miaoyu8707@gmail.com> 写道:
 >>> Really appericiate it.
>>>
 >>> 发自我的iPhone
 >>>
 >>>> 在 2020年9月16日,下午1:18,Rex Chen < Rex@c21pel.com > 写道:
 >>>>
```

```
>>>> Hi Miao,
 >>>>
 >>> Thank you for your information.
 >>>>
 >>>> In regards to outline cost-sharing. I have included Mike Blackall, Century 21's
 Managing Broker in this email, as he has more knowledge on this topic.
 >>> Please feel free to call him during business hours to discuss in detail
 >>>>
 >>>> Mike Blackall.
 >>> Assistant General Manager & Managing Broker
 >>>> Email: Mike@C21pel.com
 >>> Office: 604-278-2121
 >>>>
 >>>> Thank you!
 >>>>
 >>>> Dependably yours,
 >>> CENTURY 21 Prudential Estates (RMD) Ltd.
 >>>>
>>>> Rex Chen,
>>>> Strata Manager
 >>>>
 >>>> Email: rex@c21pel.com
>>> Office: 604-278-2121 (24/7 Emergency Service)
 >>> 7320 Westminster Highway
>>>> Richmond, BC, V6X 1A1
>>>> www.Century21pel.com <a href="http://www.century21pel.com/">http://www.century21pel.com/</a>
 >>>>
>>>>
>>>>
>>>> On 2020-09-16, 7:30 AM, "miao yu" <<u>miaoyu8707@gmail.com</u>> wrote:
 >>>>
 >>>> Hi Rex,
 >>> For example, both our unit share the road for entrance and exit, if the road need to
! maintenance, how we pay for that? In 7391 side, there are six units, and in your side,
 there are 11 units, so we can set up a method to discuss how to maintenance. Also, the
 roof and many things.
 >>> Or I can make an appointment with you to explain more if you have time.
 >>>>
 >>>> Thanks
 >>>>
 >>>> 发自我的iPhone
 >>>> 在 2020年9月15日,下午6:11,Rex Chen <Rex@c21pel.com> 写道:
 >>>>
 >>>> Hi Miao.
 >>>> Thank you for your email.
 >>>>
 >>>> My name is Rex Chen, strata manager of EPS 1924 Modern Estates at 7411
 Moffatt road. I took over Andrew Chen's management as he is no longer working in our
 company, he left our company around a year ago.
 >>>>
 >>>> Please kindly provide more details about the maintenance of both buildings
 including road, roof..etc as I don't know what you have discussed with Andrew before.
 >>>>
 >>>> And I will forward your ideas to the Strata Council.
 >>>>
 >>>> Thank you!
```

```
>>>>
>>>> Dependably yours,
>>>> CENTURY 21 Prudential Estates (RMD) Ltd.
>>>>
>>>> Rex Chen,
>>>> Strata Manager
>>>> Email: rex@c21pel.com
>>>> Office: 604-278-2121 (24/7 Emergency Service)
>>>> 7320 Westminster Highway
>>>> Richmond, BC, V6X 1A1
>>>> www.Century21pel.com <a href="http://www.century21pel.com/">http://www.century21pel.com/>
>>>>
>>>>
>>>>
>>>> On 2020-09-15, 5:54 PM, "miao yu" <miaoyu8707@gmail.com> wrote:
>>>> Hi Andrew,
>>>>
>>>> This is Miao yu from 7391 moffat rd and I am a project manager for building a six
townhouse. And I try to contact you since last month, but no one answer me. I just kindly
hope that we can sit and discuss the maintenance of both our building including road,
roof and so on. Could you please kindly give me a reply?
>>>>
>>>> Thanks
>>>> Miao yu
>>>>
>>>>
>>>>
>>>>
>>
```

Meeting Date: Dec 12, 2018

Attendees: Jessica, Villa, Andrew Chen, Eric Wang, and Xiao Yu

Location: 21st Century Strata Management Company office

Re: 7391 Moffatt Rd, Richmond Driveway Sharing Issue

To Whom It May Concern.

Dear Madam or Sir,

We are a number of young and hardworking professionals who have been trying very hard to build up our career. For this unreasonable issue, we are suffering big losses. We hope that the City can bring justice to this matter and have our project back on track.

We have been trying to contact with 7411 Moffatt Rd management by ourselves, by our architects and by our lawyers since September 2018. Finally, we had a chance to have a face-to-face meeting with 7411 Strata president Villa, vice-president Jessica and the management company manager Andrew Chen.

A few points from the meeting:

- 1. Jessica and Villa understand fully that 7391 Moffatt Rd is on title to share the driveway with 7411 Moffatt Rd.
- 2. Jessica and Villa have told us that most of the residents at 7411 Moffatt Rd are families of Chinese government officials and do not care about the rules and regulations. We have told them that here in Canada everyone must obey the rules.
- 3. Jessica and Villa have also informed us that each resident at 7411 Moffatt Rd would want \$20,000 from us for a total of \$250,000. They have clearly told us that they have nothing to lose, and that we will lose the time and money.
- 4. They also told us that if one day we really have to go to the Court, 7411 will lose and 7391 Moffatt would use the driveway. However, since we, the 7391 developers, already have wasted a lot of time and money on mortgage and lawyer fees, etc, they would strongly suggest us to pay them, and it would be a better choice for us.

We will really appreciate the City's patience and help to bring justice to this matter.

Sincerely,

Developer of 7391 Moffatt Rd



Report to Development Permit Panel

To:

Development Permit Panel

Date:

February 17, 2021

Wayne Craig

File:

DP 17-768763

From:

Director, Development

Re:

Application by Landcraft Homes Ltd. for a Development Permit at

5751 Francis Road

Staff Recommendation

That a Development Permit be issued which would permit the construction of a triplex at 5751 Francis Road on a site zoned "Arterial Road Three-Unit Dwellings (RTA)".

Wayne Craig

Director, Development

(604-247-4625)

WC:jr Att. 2

Staff Report

Origin

Landcraft Homes Ltd. has applied on behalf of 1239385 BC Ltd. to the City of Richmond for permission to develop a triplex at 5751 Francis Road on a site zoned "Arterial Road Three-Unit Dwellings (RTA)". The site currently contains a single-family dwelling, which would be demolished.

The site is being rezoned from the "Single Detached (RS1/E)" zone to the "Arterial Road Three-Unit Dwellings (RTA)" zone for this project under Bylaw 9974 (RZ 17-768762).

There is no Servicing Agreement associated with this application. Servicing and frontage works will be completed through a City work order, and will include:

- New 1.5 m concrete sidewalk at the property line.
- New 1.5 m landscaped boulevard.
- Widening of the existing driveway crossing.

Development Information

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

Background

Development surrounding the subject site is as follows:

- To the north, single-family dwellings on lots zoned "Single Detached (RS1/E)" fronting Cantrell Road.
- To the east, a single-family dwelling on a lot zoned "Single Detached (RS1/E)" fronting Francis Road.
- To the south, across Francis Road, single-family dwellings on lots zoned "Single Detached (RS1/C)" and a legal non-conforming duplex on a lot zoned "Single Detached (RS1/E)" fronting Francis Road.
- To the west, a church on a property zoned "Assembly (ASY)" fronting Francis Road.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on February 19, 2019. At the Public Hearing, the following concerns about rezoning the property were expressed:

- Concern that the rear yard setback and building height would impact neighbouring properties to the north.
- Concern that light, especially vehicle headlights, would spill out to neighbouring properties.

- Concerns with the amount of traffic generated by the proposed three dwelling units.
- Concerns that the amount of parking proposed on-site is not adequate.

Staff worked with the applicant to address these issues in the following ways:

- The minimum rear yard setback is 10.0 m, consistent with the Bylaw requirements. The minimum rear yard setback is a calculation based on lot depth intended to provide larger rear yards on deeper lots.
- A 1.8 m tall solid fence and gate are provided between the visitor parking stall and the rear yard, which will block headlight glare from the auto court.
- A lighting plan is included in the Development Permit drawings. Wall-mounted sconces are provided at the garage doors, unit entries, and rear patios. These sconces cast light downward only. Bollard lighting is provided in the side yards. The bollards are approximately 0.75 m tall, so will not be visible behind the 1.8 m tall perimeter fence.
- The proposed parking arrangement and drive-aisle design were reviewed by Transportation staff, who are satisfied that the proposal meets the Bylaw requirements.

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage (staff comments in *bold italics*):

- Review of the architectural character, scale and massing to ensure that the proposed triplex is well designed, fits well into the neighbourhood, and does not adversely impact adjacent homes.
 - The revised proposal has a Craftsman character, with greater variation in the colour palette, board width, window treatments, and trim among the three units. Additional discussion on the form and character is provided in the "Analysis" section.
- Design development is required on the west elevation to provide additional articulation on the elevation that is exposed to the parking area of the adjacent assembly site.
 - While the massing is generally the same, the applicant has introduced different cladding treatments for the two units on the west elevation. Hardie siding is provided on both units, with differences in the board width and colour. Additionally, the skirt roof on the front unit has been extended to the front of the building, breaking up the vertical massing further.
- Design development is required to provide additional private open space for the street fronting unit, outside of the front yard along the arterial road.
 - A balcony overlooking the drive aisle has been added, which is accessed from one of the bedrooms on the second storey. This recessed balcony is approximately 7.5 m from the side property line and would overlook the neighbouring driveway.
- Review of aging-in-place features in all units and the provision of a convertible unit.

 The unit fronting Francis Road (Unit C) has been designed to accommodate a future stair lift. Additional discussion on accessibility is provided in the "Analysis" section.

- Refinement of the proposed site grading to provide appropriate transition between the proposed development and adjacent existing developments.
 - A site grading plan is provided with the Development Permit drawings. Additional discussion on grading and adjacency is provided in the "Analysis" section.
- Refinement of landscape design, including the location and type of fence proposed within the front yard, and the provision of a holding area or an enclosure for garbage/recycling material storage/collection.

Aluminum rail fencing is proposed within the front yard to comply with the design guidelines for arterial road development. Space is provided in each garage for storage of waste carts, and a holding area beside the driveway is provided for use on collection days. The holding area is separated from the front yard of Unit C by a low fence, landscaping, and two trees. Additional discussion on the landscape design is provided in the "Analysis" section.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the "Arterial Road Three-Unit Dwellings (RTA)" zone.

Advisory Design Panel Comments

On December 2, 2020, the Advisory Design Panel supported the subject Development Permit application moving forward to the Development Permit Panel subject to the applicant giving consideration to the Panel's comments. A copy of the relevant excerpt from the Advisory Design Panel Minutes is attached for reference, together with the applicant's design response in in 'bold italics' (Attachment 2).

Analysis

Conditions of Adjacency

- A new retaining wall is proposed along the west property line, which abuts the parking lot of the neighbouring church. The retaining wall will not exceed 0.5 m in height and will be topped with a 1.8 m tall wood privacy fence.
- There is an existing retaining wall along the east property line, which abuts a single-family dwelling. The site grade will be raised to meet the grade of the adjacent property, and a new wood privacy fence will be installed in coordination with the neighbour.
- There is a 3.0 m wide Statutory Right-of-Way (SRW) for utilities along the north property line. Encroachments into the SRW are not permitted, including any permanent structures or new trees. The applicant proposes to slope the site grade to meet the existing grade at the north property line. A new wood privacy fence will be installed in coordination with the neighbour.

Urban Design and Site Planning

- The proposed development consists of three attached dwelling units sharing a single driveway to Francis Road.
- The driveway has been designed and positioned to provide vehicle access to the neighbouring property if it is redeveloped with a triplex. A Statutory Right-of-Way over the driveway was secured through rezoning, and a notification sign will be placed on the fence.
- The driveway leads to a small auto court providing access to three two-car garages and a visitor parking space. Vehicle maneuvering is accommodated within this auto court allowing vehicles to enter and leave the site in a forward motion.
- Each unit has two side-by-side parking spaces in a garage, which also includes space for bicycle parking and waste bin storage. All resident parking spaces are provided with Level 2 EV charging as per Richmond Zoning Bylaw 8500.
- The driveway is designed to provide both vehicle and pedestrian access to the site. Contrasting pavers along the east side of the driveway lead pedestrians to the front doors of the rear units (Units A and B), while not reducing the overall driveable surface of the driveway.
- The front unit (Unit C) has direct pedestrian access to the sidewalk through a landscaped front yard.

Architectural Form and Character

- The proposed development contributes to the low-rise residential character of the neighbourhood by using simple massing, pitched roofs, and details inspired by the Craftsman architectural style.
- The material palette consists of Hardie board siding, wood trim, asphalt shingles, and stone veneers. Each unit has a different colour palette while using the same materials. The proposal consists of predominantly tones of black, white, and gray, which provides a neutral backdrop for the landscaping. The proposed materials and colours are consistent with the Official Community Plan (OCP) guidelines and the surrounding neighbourhood character.

Landscape Design and Open Space Design

- There are two bylaw-sized trees on the development site, which are proposed to be removed and replaced. These trees were assessed through the rezoning application and found to be in poor condition due to repeated pruning. The applicant proposed a total of seven trees in the development, in excess of the four required based on the 2:1 replacement ratio in the OCP.
- In addition to the landscaped yards, small planted areas are proposed in the auto court. This includes a planted area between the entries of Units A and B, and an area between the garages of Units B and C.
- Irrigation is provided for all planted areas.
- The proposal includes private outdoor space for each unit consistent with the Official Community Plan (OCP) requirements. Each outdoor space includes both soft and hard landscape elements.
- A holding area for waste carts is included along the west side of the drive aisle, and is separated from the front yard by an aluminum fence, landscaping, and trees. Each garage has sufficient space for storage of waste carts outside of collection days.
- A significant amount of permeable pavers are used within the drive aisle, increasing the total permeable surface area to approximately 59% of the site.

• To ensure that the proposed landscaping works are completed, the applicant is required to provide a Landscape Security in the amount of \$52,231.41 prior to issuance of the Development Permit.

Crime Prevention Through Environmental Design

- Low fencing and landscaping are provided in the front yard to distinguish public and private space while allowing for casual surveillance of the sidewalk.
- New 1.8 m (6 ft.) fencing is proposed around the perimeter of the site to provide privacy and separation. The proposed fencing will also screen headlight glare from the visitor parking and auto courts.
- Each of the units has a covered entry, which provides weather protection and clearly identifies the unit entrance.

Accessible Housing

- The proposed development includes one convertible unit (Unit C) that is designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of this unit will require installation of a stair lift.
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
 - o Stairwell hand rails.
 - o Lever-type handles for plumbing fixtures and door handles.
 - o Solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

Sustainability

- The proposed development is required to achieve Step 3 of the BC Energy Step Code. Measures taken to achieve this performance target include:
 - o Improved wall and ceiling insulation, high performance windows, heat pumps for each unit, and enhanced air tightness.
- Level 2 EV charging is provided in each garage as per Richmond Zoning Bylaw 8500.

Conclusions

As the proposed development would meet applicable policies and Development Permit Guidelines, staff recommend that the Development Permit be endorsed, and issuance by Council be recommended.

Jordan Rockerbie Planner 1 (604-276-4092)

JR:blg

Attachments:

Attachment 1: Development Application Data Sheet

Attachment 2: Excerpt from the Draft Minutes of the Advisory Design Panel

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

- Final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9974.
- Receipt of a Letter-of-Credit or cash security for landscaping in the amount of \$52,231.41, based on the cost estimate provided by the landscape designer and inclusive of a 10% contingency.

- 7 -

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

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department.
 Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- Incorporation of CPTED, sustainability, and accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.



Development Application Data Sheet

Development Applications Department

DP 17-768763 Attachment 1

Address: 5751 Francis Road

Applicant: Landcraft Homes Ltd. Owner: 1239385 BC Ltd.

Planning Area(s): Blundell

Floor Area Gross: 527.88 m² (5,682 ft²) Floor Area Net: 499.81 m² (5,380 ft²)

	Existing	Proposed
Site Area:	1,003 m ²	999 m²
Land Uses:	Single-family dwelling	Triplex dwellings
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single Detached (RS1/E)	Arterial Road Three-Unit Dwellings (RTA)
Number of Units:	One dwelling unit	Three dwelling units

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	The lesser of 0.6 FAR or 501.7 m ²	499 m²	None permitted
Lot Coverage:	Buildings: Max. 45% Non-porous surfaces: Max 70% Landscaping: Min. 30%	Buildings: 37.7% Non-porous surfaces: 40.95% Landscaping: 30%	None
Setback - Front Yard:	Min. 6.0 m	6.0 m	None
Setback – West Side Yard:	Min. 2.0 m	2.0 m	None
Setback – East Side Yard:	Min. 2.0 m	2.0 m	None
Setback – Rear Yard:	Min. 10.0 m for up to 60% of the building width, and 10.7 m for the remainder	10.0 m for 55% of the building width, and 10.7 m for the remainder	None
Height (m):	Max. 9.0 m	8.12 m	None
Lot Size:	743.2 m ²	999 m²	None
Off-street Parking Spaces – Regular/Visitor:	2 R and 0.2 V per unit	2 R and 0.3 V per unit	None
Off-street Parking Spaces - Small:	Up to 50% of the residential spaces	50% of the residential spaces (i.e. 3 spaces)	None
Total Off-street Spaces:	6 R and 1 V	6 R and 1 V	None

Excerpt from the Minutes from The Design Panel Meeting

Wednesday, December 2, 2020 – 4:00 p.m. Remote meeting via Webex

DP 17-768763 - ARTERIAL ROAD TRIPLEX

ARCHITECT:

DF Architecture Inc.

LANDSCAPE

PMG Landscape Architects

ARCHITECT:

PROPERTY LOCATION: 5751 Francis Road

Applicant's Presentation

Gordon Yui, Zubin Billimoria and Ritik Babuta, DF Architecture Inc., and Denitsa Dimitrova, PMG Landscape Architects, presented the project and answered queries from the Panel.

Panel Discussion

Comments from Panel members were as follows:

 appreciate the provision of a convertible unit in the project and the incorporation of aging-in-place features in all the units;

Noted

• the project's accessibility strategy is clear; however, the proposed stair lift for the convertible unit would limit the independent movement of a resident using a walker or in a wheelchair and not enhance their safety; consider accommodating a future vertical lift;

Per previous discussion with the City, the stair lift was an acceptable solution. This is also in line with the convertible unit guidelines of the townhouses provided by the City of Richmond and specs of the same were provided previously, therefore we would like to propose stair lift instead of vertical lift.

• consider installing pocket doors or outward-opening doors for the powder room and closets in the convertible unit:

Provided ref. sheet A-502.

 appreciate the accessibility of the mailbox and the accommodation of a future wheel-in shower in the convertible unit;

Noted

• appreciate the design concept for the triplex project; two similar projects built in Richmond were successful;

Noted

appreciate the applicant's presentation and proposal package; would have liked
 3-D renderings to better explain the project;

Please find the attached renderings. Ref. sheet A-404 and A-405.

• like the compact site layout and being able to meet the City's policies/guidelines for Arterial Road Triplex developments; however, review the building elevations, including their articulation and proposed exterior cladding materials; the front façade of the unit facing the street (Unit C) is well articulated; however, the rear units are not and appear different; consider a similar design for all units with subtle variation in materials and articulation;

The front elevation along the Francis Road has been revised to better respond to the neighbourhood context. Ref. Sheet A-401. Variations in design of each unit is proposed as required by OCP guidelines, under neighbourhood character.

• review the design of the front façade of Unit C to better respond to the neighbourhood context;

The elevation of the front façade has been updated. Ref. sheet A-401.

 appreciate the proposal package, particularly the clarity of the project's design rationale;

Noted

• consider incorporating some interim greenery along the eastern edge of the internal drive aisle;

It is not applicable for this site. There is no room for landscaping along the eastern edge.

• consider introducing an accessible surface treatment to the backyards of Unit A and Unit B to enhance their accessibility;

Pavers have been proposed at the covered areas and lawns are maintained at max 3% slope to enhance the safety of young children and people in wheelchair. Ref. to landscape drawings.

• overall, support the proposed landscape treatment and choice of landscape materials for the proposed development;

Noted

appreciate the presentation of the project; the typology of the project is interesting; hope that there will be more triplex developments in the City; the project is not out of context in a residential neighbourhood with predominantly single-family homes;

Noted

 agree with the Panel comment that the materials and elevations of the northeast and northwest units (Unit A and Unit B) make sense but the front elevation of the unit facing the street (Unit C) does not tie in with the other building façades;

The front elevation along Francis Road has been revised to better respond to the neighbourhood context. Ref. Sheet A-401.

• there are too many down-reflected sconce lights on the exterior walls of the development; investigate opportunities for replacing some of these lights with bollard lights and emphasize lighting along the internal drive aisle as opposed to the perimeter of the triplex building;

The lighting plan has been updated according. Ref. sheet A-504.

• support the location of the internal drive aisle along the east side of the subject site to provide shared access to a future duplex or triplex development to the east; would provide visibility to the front doors of the two rear units should redevelopment of the neighbouring property to the east occur in the future;

Noted .

• consider increasing accessibility to rear lawns by meeting finished floor elevation and providing a gentle slope of 2-3% and enhance the safety of young children and people using strollers or in wheelchairs;

The rear unit's backyard lawns are maintained at max 3% slope to enhance the safety of young children and people in wheelchair. Ref. landscape drawings.

• consider installing smaller scale and finer textured plants that are shade tolerant to mitigate the coarseness of the landscape along the internal drive aisle;

Plant material along the internal drive aisle have been changed to more shade tolerant smaller plant type.

 ensure cross-slope of west and east accesses does not exceed 5% for accessibility and meter reading access;

The cross slope of the west and east accesses is within 5%. Ref. sheet A-101.

• the provision of a shared drive aisle on the subject site limits opportunities for landscaping; hope that landscape opportunities along the shared drive aisle for the subject site and the adjacent property to the east would be equitable when the east property redevelops in the future;

Noted.

appreciate the project concept and the applicant's presentation;

Noted.

 appreciate the proposed heat recovery units and air source heat pumps; the project is on the right track from a sustainability perspective;

Noted

• would have been helpful if the applicant had included preliminary modelling results at this stage of the project to ensure that the project is on track to achieve BC Step Code 3;

Noted and will be provided at building permit stage.

• appreciate the proposed residential building typology which is interesting; however, the site planning and site layout are less successful;

It is because of the given site constraints. However, the unit entrances are articulate and are designed with gables to enhance the individuality of the units.

• agree with the Panel comment that 3-D renderings or shadow diagram would have been helpful to include in the applicant's presentation;

The 3D renderings are added to the package. Ref. Sheet A-404 and A-405.

• the car predominance is affecting liveability, street visibility and pedestrian access of the project; understand the rationale for providing separate garages and locating the parking garage entries close to the unit entrances; however, consider reviewing the ground floor layout of the units and approach to parking to address these concerns;

Given the site constraints, it is not possible. However, the unit entrances are articulate and are designed with gables to enhance the individuality of the units. The shared pedestrian walkway has been proposed on the east side to the drive aisle connecting all the units to create a strong connection with the Francis Road.

the proposal includes many references to surrounding single-family development; variation of the units' architectural features, colours and materials are used to differentiate each unit and read as three different units; however, the architecture could have been more unified as it is a triplex building;

Variations in design of each unit is proposed as required by OCP guidelines, under neighbourhood character.

• there are building elements, e.g. the classical columns, that are not consistent with the referenced Craftsman architectural style;

The elevation has been revised accordingly.

note that there is significant hardscape in the proposed development and minimal soft landscape; consider rationalizing the use of pavers, permeable paving and/or softscape on the internal drive aisle in terms of providing shared vehicular access and residents' outdoor uses; and

Small "plaza" can be used for kids to play games like football or basketball.

• review the location of the unit entrances for the rear units to provide more connectivity to the street.

Given the site constraints, it is not possible. However, the unit entrances are articulate and are designed with gables to enhance the individuality of the units. The shared pedestrian walkway has been proposed on the east side to the drive aisle connecting all the units to create a strong connection with the Francis road.

Panel Decision

It was moved and seconded

That DP 17-768763 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.

CARRIED



Development Permit

No. DP 17-768763

To the Holder:

LANDCRAFT HOMES LTD.

Property Address:

5751 FRANCIS ROAD

Address:

C/O 105-7198 VANTAGE WAY

DELTA, BC V4G 1K7

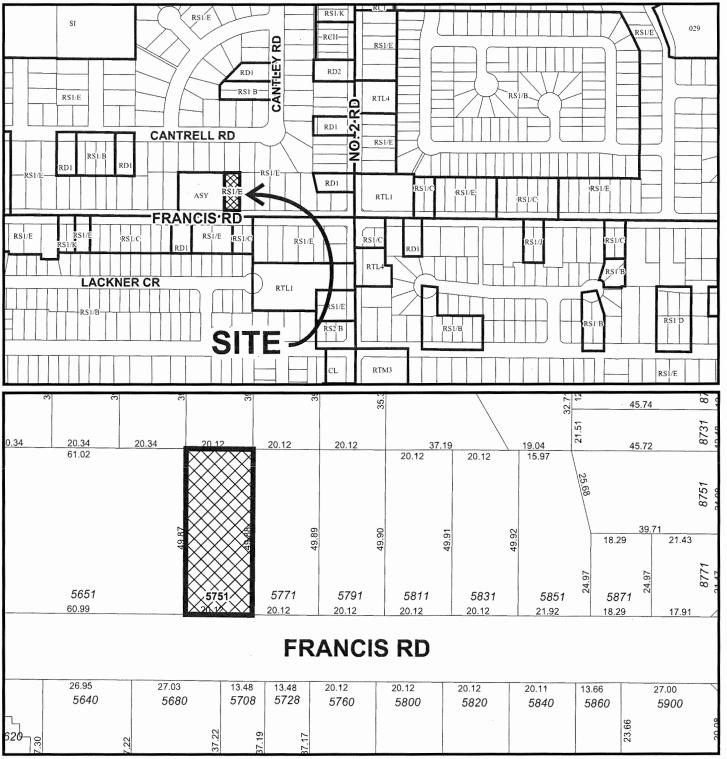
1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.

- 2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
- 3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #15 attached hereto.
- 4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
- 5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$52,231.41 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
- 6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit No. DP 17-768763

To the Holder:	LANDCRAFT HOMES LTD.
Property Address:	5751 FRANCIS ROAD
Address:	C/O 105-7198 VANTAGE WAY DELTA, BC V4G 1K7
AUTHORIZING RESOLUT DAY OF ,	ION NO. ISSUED BY THE COUNCIL THE
DELIVERED THIS D	AY OF , .
MANOR	
MAYOR	







DP 17-768763 SCHEDULE "A" Original Date: 05/10/17

Revision Date:

Note: Dimensions are in METRES

RIPLEX RESIDENTIAL DEVELOPMENT PROPOSED

OND, BRITISH COLUMBIA 5751 FRANCIS ROAD, RICHM

PROPOSED SITE 5751 FRANCIS ROAD, RICHMOND

PROJECT DIRECTORY

LANDCRAFT HOMES LTD.
CONTACT: HARJ SANDHU
UNIT 10 - 12240 HORSESHOE WAY
RICHMOND, BC
T 604 771 0299 harj@landcraftgroup.ca

DF ARCHITECTURE INC.
1205 -4871 SHELL ROAD.
Richmond, B.C. V6X 326
CONTACT: JESSIE ARORA
T 604 284 5194
Jessie@dfarchitecture.ca info@dfarchitecture.ca ARCHITECTURAL:

SURVEYOR:

TARGET LAND SURVEYING # 112 - 10422 168TH ST., SURREY, B.C. V4N 1R9 T 604 583 6161

CORE CONCEPT CONSULTING LTD. #220-2639 VIKING WA. RICHMOND, B.C. V6V 3B7 CIVIL ENGINEER: T 604 249 5040

RD.

Remails Rd

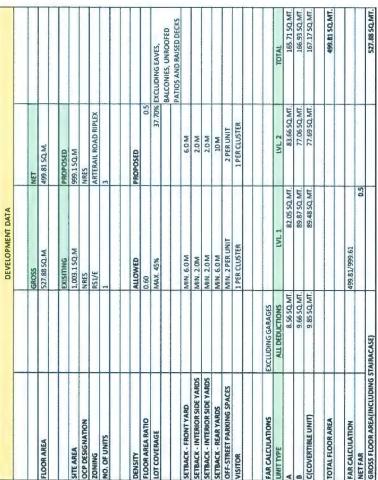
FRANCIS

LANDSCAPE ARCHITECT
PMG LANDSCAPE ARCHITECTS
SUITEC100-4185 STILL CREEK DRIVE,
BURNABY B.C., V5C 6G9
T 604 294 0011



VIEW 3: EXISTING PROPERTY ON FRANCIS RAOD

VIEW 1: EASTWARD ALONG FRANCIS ROAD



SITE LOCATION

ARCHITECTURAL

CANADA V6X 3Z6 T (604)284-5194 F (604)284-51: info@dfarchitecture.c.

PRINCE: TRIPLEX DEVELOPMENT, 6751 FRANCIS ROAD, RICHMOND, B.C.

COVER SHEET SITE PLAN A-000 A-100 A-101 3a 36 39

ELEVATIONS A-401 AND A-402 A-500 A-403 A-404 A-502

LANDCAFT HOMES LTD. UNIT-10, 12240 HORSESHOE WAY, RICHMOND, BC V7A 4Z1 LANDSCAPE SPECIFICATIONS AND LOT COVERAGE PLANS ANDSCAPE DETAILS **IREE MANAGEMENT LYPE C UNIT PLAN** ANDSCAPE PLAN MATERIAL BOARD **BUILDING PLANS** STREETSCAPE PARKING PLAN SHRUB PLAN

DP 17-768763

PLAN 1 COVER SHEET

A-000

SITE SECTIONS LIGHTING PLAN

A-503

A-504

Σ

VIEW 2: EASTWARD ALONG FRANCIS ROAI

Σ

A-100

PLAN 2 SITE PLAN

SITE PLAN

DP 17-768763

	LANDCAFT HOMES LTD. UNIT-10, 12240 HORSESHOE WAY, RICHMOND, BC V7A 421	OP-ROCH RESEMBL. "THE FLUE HER HE CECKE HEE, AND AT
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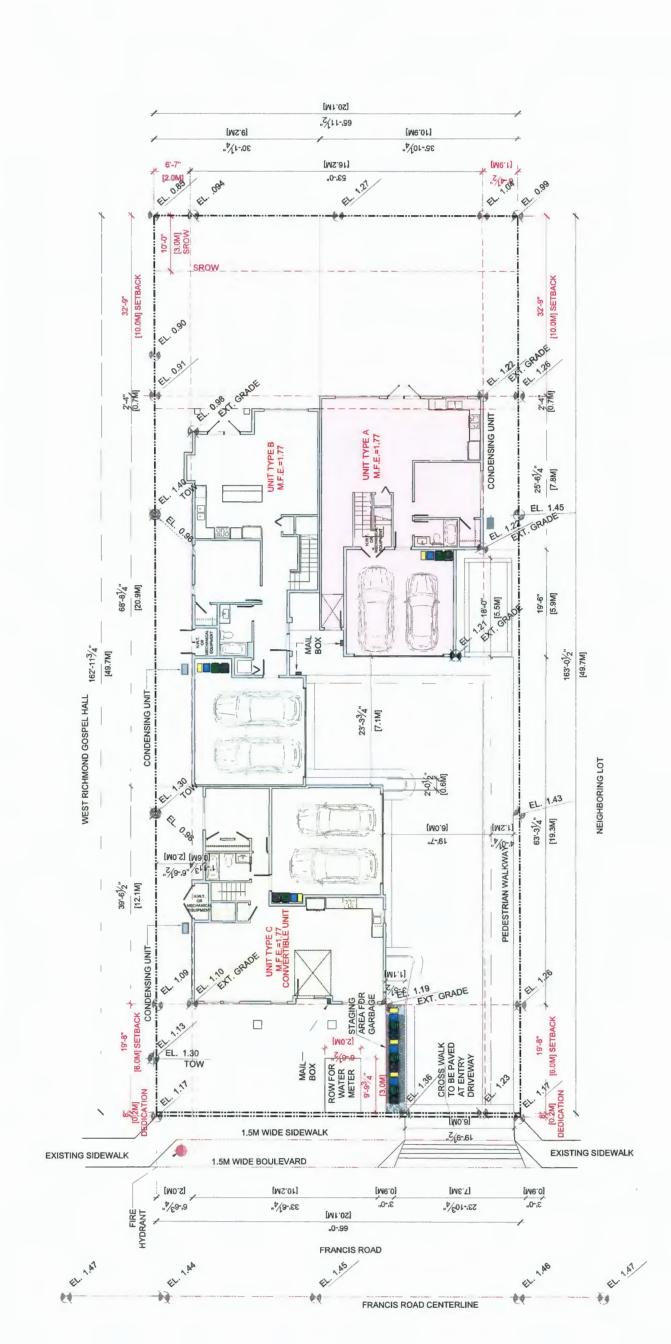
ARCHITECTURE Inc.	1205-4871 SHELL ROAD RICHMOND BRITISH COLUMBIA CANDAD VRX 228 T (504)224-5154 Info@dfarchitecture.cs	MODEUS TRIPLEX DEVELOPMENT, 5751 FRANCIS ROAD, RICHMOND, B.C.	Jacobs to
ARCHITECT	1205-4871 SHELL ROAD RICHMOND, BRITISH COLU CANADA VER 228 T (604)284-5194 F (604)284- I INTO ® dfarchite clure	TRIPLEX DEVELOPMENT, 5751 FRANCIS ROAD, RICHMOND, B.C.	

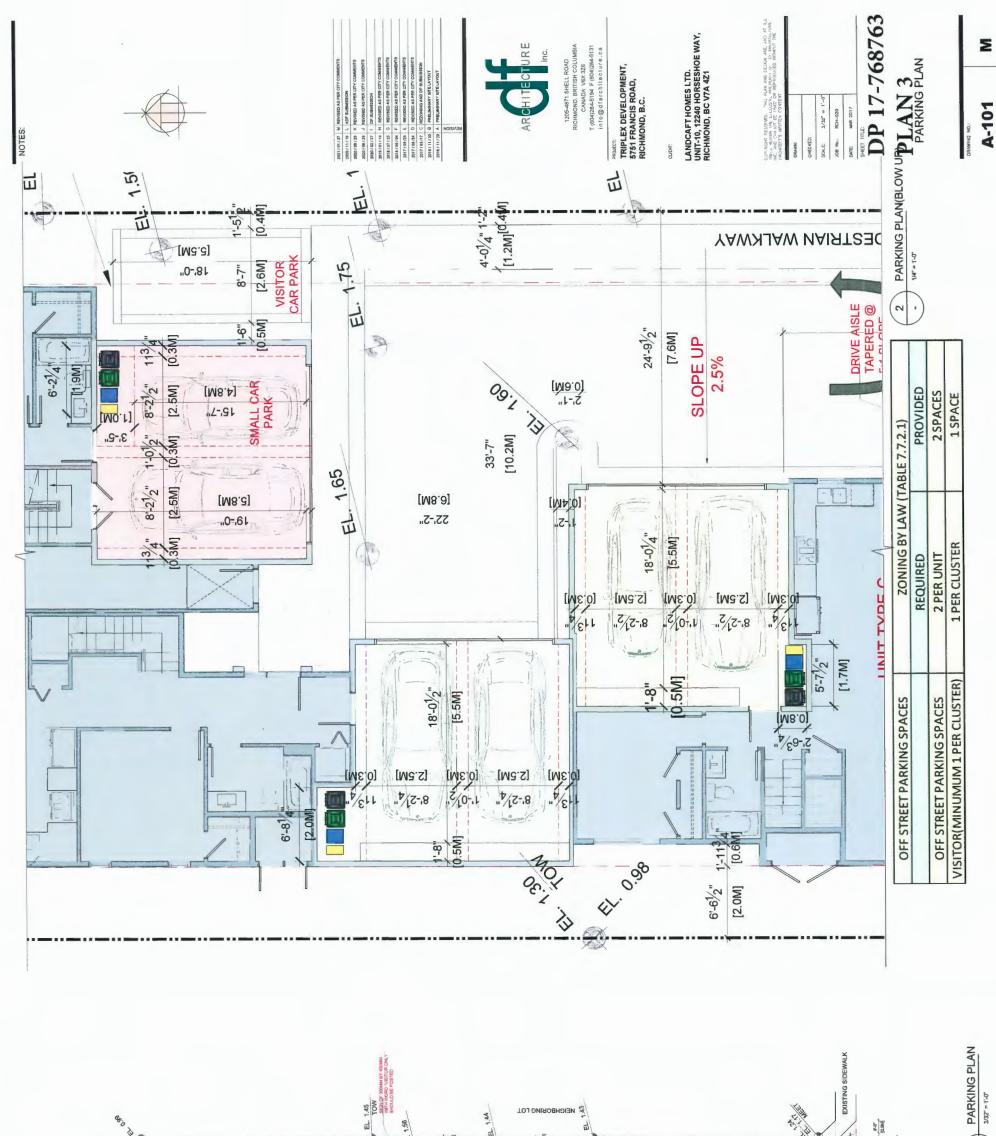


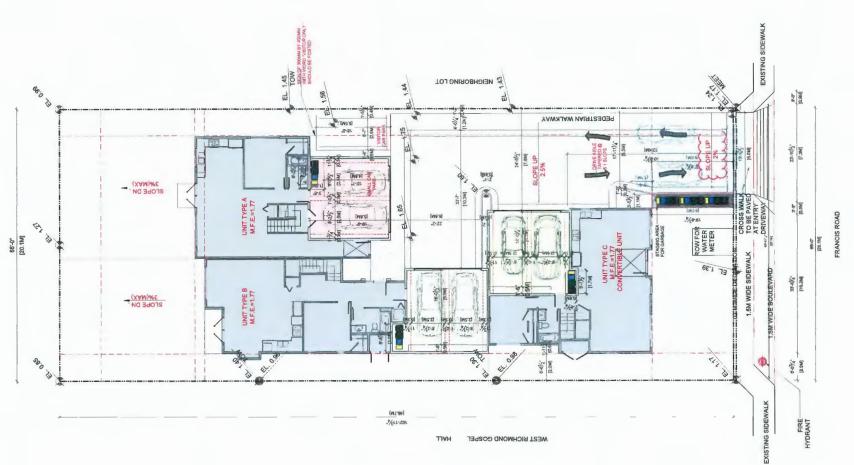
AVERAGE SITE GRADE
0.85+0.99+1.17+1.18 = 4.19
4.19/4=1.04
AVERAGE BUILDING GRADE
0.98+1.22+1.21+1.19+1.10=5.7

AVERAGE GRADE 1.04+1.14=2.18/2=1.09

5.7/5=1.14







SEAL:

HADCO-DB30 Aluminum bollard BOLLARD LIGHT

Basket pattern

Eco Priori by Mutual Materials, typ. Holland by Mutual Materials, typ. Color-Charcoal, SOLDIER COURSE Color-Harvest, Stacked bound

PMG JOB NUMBER: PLANTED SIZE / REMARKS

2.0M HT, B&B 10CM CAL: 1.8M STD; B&B 4.0M HT, B&B 3.5M HT; B&B; STAKE HORIZONTALLY 6CM CAL; 1.8M STD; B&B

GREEN ARROW FALSECYPRESS
PRINCETON SENTEY MADENHAIR
COLUMNAR WHITE PINE
WEEPING REDWOOD
PINK CHIMES JAPANESE SNOWBELL

7CM CAL, 1.8M STD, B&B TO BE CHOSEN BY CITY STREET TREE

REVISION DESCRIPTIO

DATE

CLIENT: LANDCRAFT GROUP

NOTES: PLANT SIZES IN THIS LIST ARE SPECIFED ACCORDING TO THE BOLLANDSGAPE STANDARD AND CANADIAN LANDSGAPE STANDARD. LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CHILA STANDARD. BOTH PLANT SIZE AND CONTAINER WINNING THE PLANT MATERIAL AS ADDRESS. PRESENT OF SPECIFICATIONS FOR DESTINED CONTAINER MASSURGEMENT PLANT MATERIAL PROPRIATE ACCOUNTS. SECRECIA AND SECRET SOURCE OF SUPPLY. AREA OF SECRET OF UNITED AND PROSES WILLY. SUBSTITUTIONS OF OR SECRET OF USE SECRET AND SECRET SECRET AND A MINIMAIN OF PROPER SECRET SECRET SECRET AND A MINIMAIN OF PRESENT SECRET SECRET SUBSTITUTIONS OF THE SECRET SE

LIGHTING LEGEND

NEW 1.8M PERIMETER FENCE

PLAN 4

DP 17-768763

5751 FRANCIS ROAD RICHMOND, BC DEVELOPMENT WITH: DF Architecture Inc. PROJECT: TRIPLEX

DRAWING TITLE:

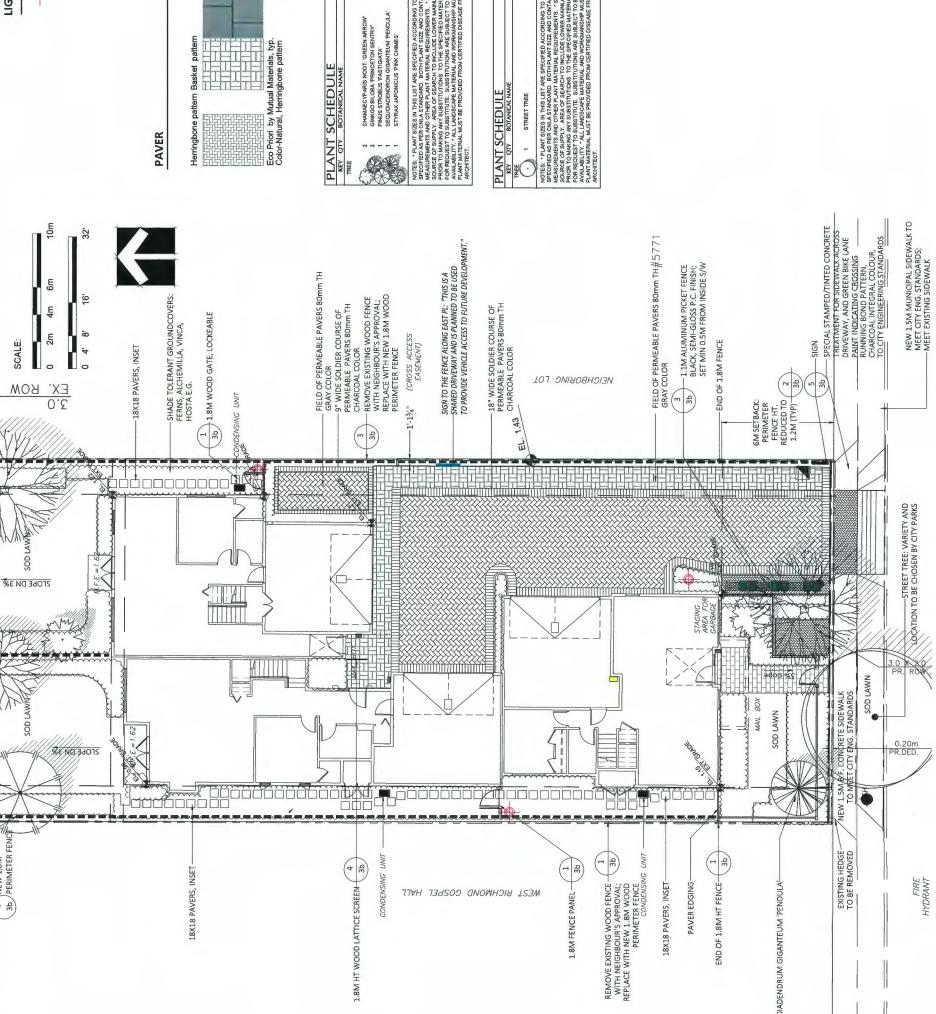
LANDSCAPE PLAN 3/32"=1'-0' DATE: JUNE 22, 2018 SCALE:

DRAWING NUMBER: 39

OF 5

PCM CHK'D: PCM DRAWN: DD DESIGN: DD

PMG PROJECT NUMBER 18116-9.ZIP



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PMG JOB NUMBER: PLANTED SIZE / REMARKS #3 POT #3 POT #3 POT #3 POT 50CM #3 POT 50CM #3 POT 50CM #3 POT 50CM #2 POT 50CM #3 POT 50 ROSE CREEK ABELIA
GOLD DUST PLANT
AZALEA (SINGLE DEEP CRIMSON)
ENDLESS SUMMER BIGLEF HYDRAN
JAPANESE HOLLY
OREGON GRAPE
MOPS DWARF MUGO PINE
DWARF MUGO PINE
PIN COWNACT RHODODENDRON
CARPET ROSE; PINK
FRAGRANT SWEETBOX
DWARF ENGLISH YEW
HICK'S YEW
HICK'S YEW
EMERALD GREEN CEDAR
DAVIO'S VIBURNUM ALCUBA JAPONICA 'GOLD DUST
AZALEA JAPONICA 'HINO CRIMSON'
HYDRANGEA H'ENDLESS SUMMER'
ILEX CRENATA' CONVEX'
MAHONIA AQUIFOLIUM
PINUS MUGO PUMILO'
FINUS MUGO PUMILO'
ROSA 'NOASTRAUM'
ROSA 'NOASTRAUM'
SARCOCOCA HOOKERANA 'RUSCIFOLIA'
SARCOCOCCA HOOKERANA 'RUSCIFOLIA'
SARCOCOCCA HOOKERANA 'RUSCIFOLIA'
TAXUS X MEDIA 'PENSIFORMIS'
TAXUS X MEDIA 'HICKSII' THUJA OCCIDENTALIS 'SMARAGD' VIBURNUM DAVIDII PLANT SCHEDULLE

KEY QTY BOTANICAL NAME
SHRUB

(a) 12 ABELIA ROSE CREEK
(b) 16 AZALEA JAPONICA '910N

(c) 7 HYDRANGEA M'RONICA' HIND

(c) 2 MAHONIA AQUIPOLUM

(d) 2 MAHONIA AQUIPOLUM

(e) 1 PINUS MIGO 'MOPS'

(e) 1 PINUS MIGO 'MOPS'

(f) 2 RHODODENDRON HOME

(g) 2 RHODODENDRON HOME

(g) 4 RHODODENDRON HOME

(g) 5 SARCOCOCCA HOOKER

(g) 1 TAXUS X MEDIA HICKSI

(g) 1 TAXUS X MEDIA HICKSI

(g) 3 TAXUS X MEDIA HICKSI

(h) 14 THUJA OCCIDENTALIS'

(h) 15 VIBURNUM DANIDII ABELIA 'ROSE CREEK'

18-116

SCALE	

22

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SCALE		4
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PLA	5	PLANT SCHEDULE		PMG JOB NUMBER: 18-116
KEY QTY	ΩŢ	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
GRASS				
(¥	10	CALAMAGROSTIS X A. 'KARL FOERSTER'	KARL FOERSTER FEATHEREED GRASS	#2 POT, HEAVY
XB	52	CAREX ICE DANCE	FROSTED SEDGE	#1 POT
<u> </u>	თ	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT JAP.SILVER GRASS	#2 POT, HEAVY
PERENNIAL	- 4	CLEMATIS JACKMANII 'SUPERBA'	SUPERBA JACKMAN CLEMATIS	#2 POT; 60CM; TRAINED TO TRELLIS
(P)	13	HEMEROCALLIS 'PURPLE D'ORO'	PURPLE D'ORO DAYLILY	#1 POT
(E)	32	BLECHNUM SPICANT	DEER FERN	#1 POT; 20CM
Œ	9	MATTEUCIA STRUTHIOPTERIS	OSTRICH FERN	#2 POT
X	114	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#1 POT; 15CM
)ů	37	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 20CM

SEAL:

NOTES: *PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BIC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PRE CNIA. STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE AND ENFERDED CONTAINER. MEASUREMENTS AND OTHER PLANT MATERIAL FROUPERINGS. THE STANDARD BOTHER PLANT MATERIAL FROUPERINGS. THE STANDARD AND CHARGE ARCHITECT AT SOURCE OF SOPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. SUBSTITUTIONS OF THE SPECIFIED MATERIAL MARPHONAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS OF THE SPECIFIED MATERIAL MAPPROVAL FROM THE LANDSCAPE ARCHITECT PROSPECIFIED STOREST TO SUBSTITUTE. SUBSTITUTIONS OF THE SUBSTITUTION OF TO BCLANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL AND SCAPE STANDARD LATEST EDITION. ARCHITECT.



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DP 17-768763 CLIENT: LANDCRAFT GROUF

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XA XOS

CARBACE AREA FOR - STAGING-

5

PLAN

REVISION DESCRIPTION

TRIPLEX DEVELOPMENT WITH: DF Architecture PROJECT:

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NAIL BOX

5751 FRANCIS ROAD RICHMOND, BC DRAWING TITLE:

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DATE: JUNE 22, 2018 SHRUB PLAN SCALE:

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Ω PCM

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DRAWN: DD DESIGN: DD CHK'D:

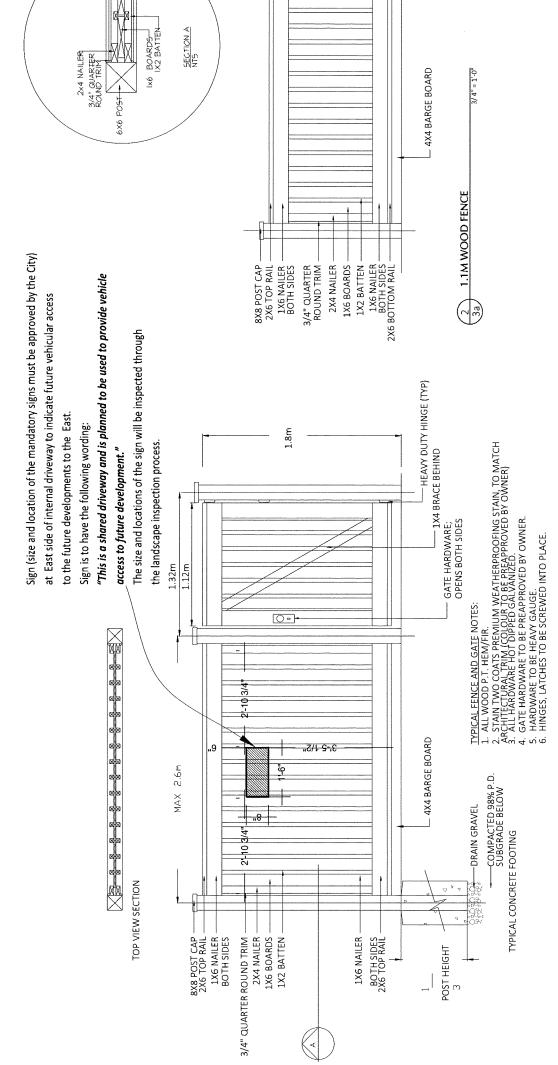
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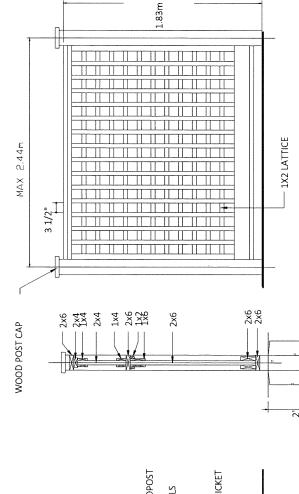
16-236



Suite C100 - 4185 Still Creek Drive Burnaby, British Columbia, V5C 6G9 p: 604 294-0011; f: 604 294-0022

SEAL:





DP 17-768763

PLAN 6

DEVELOPMENT

TRIPLEX

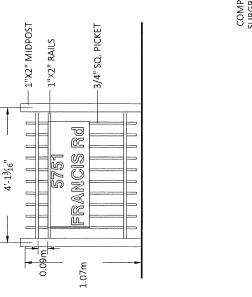
WITH: DF Architecture Inc. PROJECT:

5751 FRANCIS ROAD RICHMOND, BC

REVISION DESCRIPTION

DATE

CLIENT: LANDCRAFT GROUP



0.14m

3/4" SQ. PICKET

1.8M PERIMETER FENCE AND GATE

(3a)

1"X2" RAILS

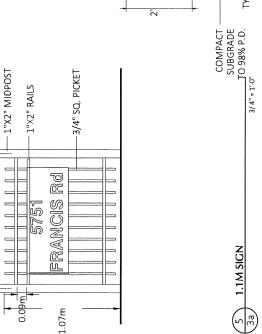
1"X2" MIDPOST

p.09m

0.99m

0.09m

1.07m



COMPACTED 1'-4" SUBGRADE BELOW TYPICAL POST FOOTING (4) 1.8M LATTICE SCREEN DRAIN GRAVEL

FENCE MATERIAL POWDERCOAT ALUMINUM
 COLOUR OF METAL TO MATCH ARCH. RAILINGS, OR OTHER TO BE CHOSEN BY OWNER/ARCHITECT
 FOR TYPICAL POST FOOTINGS, REFER TO DETAIL 5/L2

NOTES:

1.1M ALUMINUM PICKET FENCE

33

- METAL LATCH

ALL WOOD P.T. HEM/FIR
 ALL HARDWARE HOT-DIPPED GALVANIZED
 APPLY TWO COATS PREMIUM WEATHER-PROOFING STAIN, TO MATCH ARBOUR
 AND PREAPPROVED BY ARCHITECT OR OWNER

DRAWING NUMBER DATE: JUNE 2212008.24

LANDSCAPE DETAILS

DRAWING TITLE:

OF 5 3c

16-236

PCM

18116-9.ZIP

PMG PROJECT NUMBER CHK'D: PCM DRAWN: DD DESIGN: DD



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JUNE 2218006.22 DRAWN: DD SCALE

PCM DESIGN: DD

OF 5

TREE MANAGEMENT PLAN

Cherry

(08.T) (WOT)

(BOW)

TREE TO REMOVE

 \otimes

WOB) (86.0)

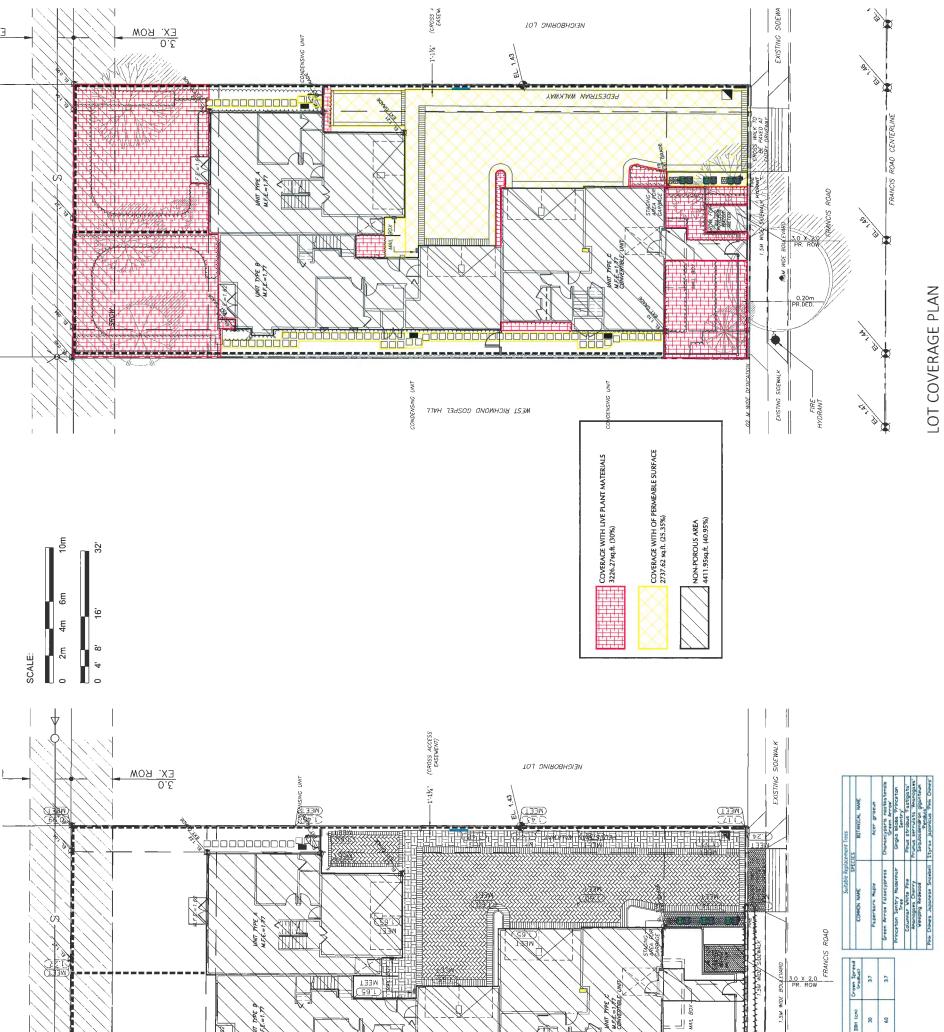
MESI BICHMOND COSEET

(VEET)

EXISTING SIDEWALK

39

TREE MANAGEMENT AND LOT COVERAGE PLANS WITH: DF Architecture Inc.
PROJECT:
TRIPLEX
DEVELOPIMENT PLAN 7 5751 FRANCIS ROAD RICHMOND, BC DRAWING TITLE: SIDEWA EXISTING



WOB 09.0

Condon Landscope Standard, lists rediting propered by the Candon Seriely of Landscope Architects and the Candon Landscope Standard Association, posity of liveries
and the Candon Landscope Standard Landscope Standard unless superseed by this specification or a directed by Landscope Architect with written
and redition.

HASTER HUNEPAL STEERER JONS E STANDAGO DE LAES, 2009 befrom prepared by the Controlling Engineers of Birtath Calumba, Roadbuildons and Nesseatains, and the Pourqual Engineers Densin

1 CCDC Dac 2 2008 Comply with all articles in the General Conditions of Contract in conyuncti

PART ONE GENERAL REQUIREMENT

FOR LANDSCAPE RRIGATION SYSTEM, 2008 Prepared by the brigation Industry Association of British G

HINGHAL BYLAWS AND ENGINEERING SPECFICATIONS WHERE HOTED

1. A current fort ware than one model test for all grounds about the word on him after sequence. Permote and pay for the high segmental testing study approved by the relative segment and segment the forther of Growing reduce the first freeling to the principle and restricted freely between the first 15 station 34 Growing testing the first freeling and the first freeling the first freelin

2. Owner reserves the right to lest or re-test naterials. Contractive responsible to pay for testing it naterials do not neel specification

SPBHTTAGS

1. Any attentie product settlering from that contened on the confirst decembed a must be pre-approved by the Landscape Actualists

2. Semantals to consocial product tample or neunlativor's product decorption.

 Climants studies year from all inducing space. Provide consols, from and even for last and critical to spaces through an amount or provide school or provided the consolidation of the consolidat 1 SER ROW

1 beet the treat of the Lancing Architect Colorate with the does not where the Lancing Architect of the designated review. The Lancing Architect will determ outstand the accessing the Lancing Architect will determ to the Lancing Architect will determ the Lancing Architect will determ to the Lancing Architect will demand architect will determ to the Lancing Architect will demand architect will dem

I theess otherwise instructed in the Contract Documents, the programment of the subgrade shall be the responsibility of the Central for Palegment of growing maging constitutes acceptance of the exporablety of the Landscape Contractor. Any subsequent corrections to the subgrade required are the exponsibility of the Landscape Contractor.

7. Collect and dispose a lait debric and or excess makerual from landscape operations. Keep pared surfaces chem underspair dimage resulting from landscape avoir. Repuir are to be complete prior to final acceptance

8 Where new work connects with existing, and where existing work is aftered, make good to match existing undistumbed condition

Guarantee alt materials and workmanship for a minimum period of one filld year from the date of Certificate of Completion

SCOPE OF WOOK 1. Other conditions of Confract may apply Confrin Stope of Work at time of tender

Work includes supply of all related a consists of the following

Table appropriate exessives to avoid environmental disease. Do not dump any work materials mis water bodies, conform with all hidreral, goodelines.

5 Holfly Landscape Archifect of any discrepances. Obtain approval from Landscape Architect prour to Gevialing from the plans

All work and supremitendence shall be performed by personnel shalled in landscape confrasting. In addition, all personnel interes issued by the appropriate authorities.

3. A sale visul is required to become familiar with sale conditions before bidding and before start of work

4. Continu totalion of all services before proceeding with any work

i fine of Planing: LI Palat trees, che'dys and grandismers only during periods that are ownal for such work as defermined by local v oswe socressful adaptation of plants to their new food inn

Obtain approval of Landscape Arthitect for layout and preparation of planting prior ti

3. Hake edge of beds with smooth tlean defined lines.

PLANTS AND PRANTING 1 Conferm to planning layoul as shown on Landscape Plans

| Group/Main Carten in Expedien Leadiners Standard for deficients of myetrial and sealth shoots Refer to Table the behavior the first of the Company of the

F final Science Licelan The Chard shall be the sease of the begal, caper and direct from half as home on the inscripe vian plant is the chard of firsts at the Name of Science Annual An

- Substitutes 11. Other activities provided the Label age activities from in subsequently and the subsequent substitutions will be reptited 12. Allers accommended from the foreign from the subsequently in spellided. 13. Substitutions and False for independently in the subsequently activities of testability.

A Acabability of the second of the truer Mustad and Frazer Valley. Refer to Plant Schedule for any extension of area It was of execution to the availability of the specified false havened within 30 days of the availability of the contract.

to Corporation. The cost days should forward a succert Nagard Free politic the general field for the cost of the cost pail. Assure that finathed grade is all heavy state free and grade is all fine that grade is all the cost of the cos

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1 Findeld grete hald nation by the elevations shown in bottope and dry glass

1 Seed and the control of the elevation of the

4. Organi Addine Commercia Compart product to the requirements of the Compart design and and pre-approved by the Landscape A Recommended suppliers. The Amswer Garden Predail's, Fraste Rechand Solds, & Febr., Stream Organis Management

8. Falser Fabric. A non booksysadahle blankel er ehler täternig menhrane that will allow the par OR AMBCO 6565 on alternale product pre-approved by the Landscape Architect.)

to Drain Rosts. (Lean, round, ibert, durable, and have a naminum size of 19thm and containing no material smaller than flow

II Phan Halerial. To the requirenents of the Canadian Candscape Standard Refer to 3.9. Plants and Planting. All plant Ieee nursery. Provide proof of certification.

By Suppler and my laters of supportal block with to provide exponent drawing for all walls supplet and stated drawing for all walls, individually, in extens of the xe received back supplements of walls callecturing meters of the instillations and between supplements between supplemental professional properties of the instillations and between supplements and the received back supplements. 12 Sod-Reter to individual sections in this specification.

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19. Angulace of Low Area. The Let shall be reasonably well exhabited, with as appeared that post or been spoil and bet reasonably free of vereby los Gaudan and Area (Carlo Chambershott End Paylorandit the Area (Angulace) and extractive event went of each for the problems are also that the following the entering the conditions that we talk the form of all the following the energy that conditions there will be taken our by the Owner.

9 Hallmann Reportable of the Control of the Control of the Control of Control of Control of the Control of the Control of Control

6 Lime. The lime shall be as defined in Section 2.23, Materials. Apply at rates recommended in required soil test. Refer to Section 3 Lifor method

 Standardernen zull contere in her represent st. (his Candam Landama Standam and standam a 6. Speek. 81. Revera al the source of supply and/or collection point does not prevent subsequent rejection of any or all planting sites at the sale 81. Revera al the source of supply and/or collection point does not prevent subsequent rejection of any or all planting sites at the sale

208 - 07

70 - 90% 5.52

X88 95

Sand larger than 8 65nm smaller than 2.0mm

10 - 25%

snatter than 0.002nm Clay and SAT Combined larger than 6.007mm smaller than 6.05mm

10 - 25X

2 Ferhäger An organs and for increasing containing Mitrogen (M). Phosphale (151, and Polash Isoluble 2) m

3 Lane Ground agricultural limestone. Meet requirements of the Canadian Landscape Standard

Coopsited Bark Makh. Wonn (378") misser Fertherstock bark, takes and fines, free of chunks and sticks, dark brown extraneous matter. Fresh ormage in colour bark will be respected.

5 Sand Clean, washed pump sand In meet requirements of the Canadian Landscape Standard

Principal celebrary forester:

(2) The allitest earthal with the not placed in the valued group poulon. If brillinged, bases award the tips of the hill need to dear the base of the hill need to the hill be the hill need to the hill have been to the hill need to

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Provings. Lind promise the amome necessary for thouse dead or mayned feature. The solution floatest of the plants, do not out has bedien the only then, show The ast do not then and out to the second many as only as "Sayara" desired areas as a not to other water. Reserve desired

All States of their bits I as 2 "Total spices appreciated by more of represents 54 is his semina? If in soil from their cities through crobball then the seprent consistent and any appreciate laber buil, manue with Them Dist." Appreciate points. Have Te- and all from the Pro-ter and the seprent consistent and the properties that the properties of the properties of the properties of the pro-cessing and any appreciate the properties of the properties of the properties of the pro-line of the properties of the properties of the properties of the properties of the pro-line of the properties of the properties of the properties of the properties of the pro-line of the properties of the properties of the properties of the properties of the pro-line of the properties of the pro-line of the properties of the prop

9 That Names)
18. They are noted that the control has designed "Series" for a proof of set if one of the has Lettles of Condelon Refers all matchings that the control has a control of the con

59 MGTALING LANDSLAF DN STRATDRES.
I Verify that damage and protetion material is completely installed and acceptable bettre beginning went. (mital Landstape Architect for institutions of mit in place.).
I Verify that damage and protection material is completely installed and acceptable bettre beginning went. (mital Landstape Architect for institutions of mit in place.) Accorded measure the generalise of each of the adjected to the depart of the each of the each of the adjected of the association of the each of the e

 Preside Varance all all brough-side dean testions. Only Obbram miles PRC Ppc (first with state real anters) specific drawing data have
k installed man not averally the amounts depth of V. Obbramine alternate short deans of specifical install short forces as pre-mandalizer's remanentable
k constrained and the specified on drawing details with filter fabric tappings's (Shoul all all depth. Obbram appraised in Sampage
flustage provide drawing. Coordinate work with construction of planters and planters and planter drawings.
 Verify that planter drains are in plane and positive drawings to roof draws is present prior to planting any drain rich or soil.

O therboare Sees calminers executed in primary and primary controlled in the case of the case of the rest of the first for the case of the rest of the first first design of the case of the case of the rest of the case of t

9. Acceptant on the Rody Gast, Acts, 1992 operational of special days represent the reproduct of the Locatest controller. The gast shall be catabolistic and the appear of the operation of the Locatest controller. The gast shall be catabolistic and the appear of the the Appear

LANN MERAS. SCORDING. I General Tread all nexa defineds as have as no the Landscape plan between all property lanes of the project orientary all broderoses, to edge of roads and Lanes

3. Time of Sodding. Sod from Jupit 151 to October 151. Further extensions may be obtained on concurrence of the Landscape Architect

4 Sod Supply Conform to all conditions of Canadian Candscape Standard, Section 8, B.C. Standard for Turlgrass Sod

6 Datrbule starry venformly over the surface of the area to be hydraceabed. Bleed application into previous applications and existing grass areas to form unitors curfaces

H. Clean up. Remove all materials and other debris resulting from seeding operations from the pobsite

Suite C100 - 4185 Still Creek Drive Burnaby, British Columbia, V5C 6G9 p: 604 294-0011 ; f: 604 294-0022

SEAL:

LANDSCAPE ARCHITECTS

1 Place growing redom to depths specified a Section 35 above for various varies freatents. Refer to Proving Action to depths yearly filter request to alter years specified as the control of provides about surface fragation at regar Built such precision for the properties and cover with first fabric to greened sail from magnitic december.

311 (STABLOWGH HARIFLARGE Prouds a reproduper to risk pation.)
I need the restored of all debander a strainment to present defined care to have justified paid ashers for restoring the proceedings to secure or correct length of the secure or desired to the secure of the restoring the planting the expense of the planting the coloring and planting the secure or correct length or secure or correct length or secure or correct length or the secure or correct length or or correct Growing Middlen (onlity with Section 2.2.) Growing Medium Princi to sodding, request an expection of the insched grade, and depth and condition of growing reduins by the Landscape britished.

 She Review in addition to the suppertions at anotherink competition at 1 mill progress strus application, and at the world the suppertions at anotherink competition at a designated representation and a designated representations of the Competition and a designated representations. 3. Related Slandards and Legislation. Canadian Landscape Standard, Latest edition, Fertilizer Code, BC Pesticide Co

Statedating Prepara a schedule of antupated usits and submit to designated representative at stant-up. Mainten The groung season between March St and November 30th, however visits at other times of the year may be required.

Major Species Kentucky Blue for sun, Fescues for shade

safte

No 2 Standard see hydroseeding Quality Grade No 1Premun

S Specified Lurigess by area. Batter to Laber Zheirov

Table E Specified Todgess by area. Batter to Laber Zheirov

1 Alai E Specified Todgess by area.

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7 Haleridis Comply with Barl Two of this specification. 31 Fertissers 70 the requirements of the Canadian Landscape Standard Formulations and rates as required by sod 6 Huntenance Level Comply with B. C. Landscape Standard, Section 14, Table 14.2, Hantenance Level 2 "Groomed"

8. Stodiego Propere a smooth, fine, men scarlese for typing sed. Lay not 1 appeared with sextimens though only devilenge or a spoot, amonth and even with adjacent and a sextiment of London Landscape School Sections 2 III Standard International Processing of Tool "To-Non Compty with requirements of Condon Landscape School Sections 2 III Standard International Processing School Sections 2 III Standard International Processing Section 2 III Section 1 II Section 1 .) Fertlace Refer to Section 222 Felerials. Apply specified Fertliter at rates shown in the required soit bath you'll a nechanical spreader. Calinate into growing medion 128 hours sprin to sudding Apply suprately from line.

Fig. That there is to believe the control of the co

Ober does challed between der geleichen Stellen entbed in aging valle in that had flow 2 granted area (Stellen); and the bests and grounds, ringline systems a place could be give a section of a set of could be give a section of a set of could be give a section of a set of could be give a section of a set of could be give a section of a set of could be give a section of a set of could be give a section of a set of could be give a section of a set of could be give a section of a set of could be give a section of a set of could be give a section of a set of could be give a section of a set of could be give a section of a set of could be give a set of could be give a set of could be given by a section of a set of could be given by a section of a set of could be given by a section of a set of could be given by a section of could be given by a set of could be given

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PLAN 8

DEVELOPMENT WITH: DF Architecture Inc. PROJECT: TRIPLEX

5751 FRANCIS ROAD RICHMOND, BC

LANDSCAPE SPECIFICATIONS DRAWING TITLE:

DRAWING NUMBER DATE: JUNE 22, 2018 DRAWN: DD DESIGN: DD SCALE:

3e

OF 5

CHK'D: PCM

18116-9.ZIP

16-236 PMG PROJECT NUMBER:



[Mr.7]

23.-4"

14'-0"

JNIT TYPE C

[12.1M]

36-7"

22'-8"

[M1.2]

16-10"

WEST RICHMOND GOSPEL HALL

66'-0" [20.1M]

29'-8" [9.0M]

53'-0" [16.2M]

6'-7" [2.0M]

12'-4" [3.8M]

10'-9" [3.3M]

6'-8" [2.0M]

[10.0M] SETBACK

.6-,ZE

[MT.01]

11-,98

"4-'S [M7.0]

UNIT TYPE B

"11-'7 "8-'8 [M4.2] [M7.1]

"8-'88 [M9.02]

[M8.8h]

.1-.99

[M6.94] 163'-8"

10'-2"

6-3

18-10"

012M] (6.0M] SETBACK

*8-'91

[MS.8]

"4"

1.5M WIDE SIDEWALK

1.5M WIDE BOULEVARD

35'-3" [10.7M]

6'-7" [2.0M]

DESIGN ARE, AND AT ALL UP. DE ARCHITECTURE CED WITHOUT THE

Σ

A-502

ALL UNITS TO BE PROVIDED WITH BLOCKING WITHIN WASHROOM WALLS.
 ACCORDANCE WITH BCBC 2018. SECTION 3.8.5 AS REQUIRED FOR AGING IN PLACE.

NOTES:

DP 17-768763 LANDCAFT HOMES LTD. UNIT-10, 12240 HORSESHOE WAY, RICHMOND, BC V7A 4Z1 1205-4871 SHELL ROAD RICHMOND, BRITISH COLUMBIA CANADA VEX 326 T (604)284-5194 F (604)284-5131 info@dfarchitecture.ca PROJECT:
TRIPLEX DEVELOPMENT,
5751 FRANCIS ROAD,
RICHMOND, B.C. PLAN 10 slab area, and landings, as noted on cifications. Framing to accommodala structure. Windows Mir Outlets & Switches Convertible Doors & Doorways Halways Mi Garage Bathroom (Mm. 1) Vertical [MT.9] SECOND FLOOR PLAN 31-11" — 2"X12"BLOCKING FOR GRAB BARS TO BE PROVIDED WITHIN WASHROOM WALLS IN ACCORDANCE WITH BCBC 2018 - SECTION 3.8.5 AS REQUIRED FOR AGING IN PLACE. [M8.1] [M1.E] [M3.5M] [MT.0] [Ma.0] "g-,Z "O-,Z 11,7, 101-19 10.4" CLO. ACCESSIBLE **BEDROOM #2** [2.5M] BALCONY 8'-1" [3.1M] 10'-2" (~) MASTER BEDROOM 10.99 [1.8M] 3-10" [1.2M] WALL MOUNTED BASIN [W9-1] O 10-01 ME.0] "8-'8' [M0.1] SUITE [1.9M] [3.4M] 6.3 11'-2" [1.5M] 5'-0" [1.5M] 35-3" [10.7M] [10.7M] 35'-3" WASHROOM 5'-11" [1.8M] [M8.1] [M1.1] (ME O [1.3M] [1.2M] 4.4" 4-0. 3,-8" 3.0. -01-'6 [0.7M] CLO. 11'-6" [3.5M] **BEDROOM #4** [2.3M] 1.6" CLO. BEDROOM #3 [3.4M] 11'-2" 10'-6" [3.2M] 4'-5" [1.4M] [M7.E] [MO.E] [MT.0] [ME.S] Z,-2_" 15,-5,, ..01-,6 ..9-.2 [M7.6] 31-11" ALL KITCHEN FAUCETS WITHIN DWELLING UNITS AND COMMON AMENITY SPACES SHALL BE OPERABLE BY DEVICES WHICH DO NOT REQUIRE TIGHT GRASPING, OR TWISTING OF THE OWRIST AS THE ONLY MEANS OF OPERATION KITCHEN COUNTER SPACE
TO BE CONTINUOUS COUNTER
SPACE BETWEEN THE STOVE
AND SINK [12.2M] 39,-10,, [M1.8] [M1.8] .11-61 20,-0,, MAIN FLOOR PLAN DINING [3.1M] 10'-2" GARAGE 2'20" [0.6M] [6.2M] 20'-5" KITCHEN 3,-9,, [1.9M] 4-0 [1.2M] [10.0M] 32'-9" [10.7M] 35'-3" [1.1M] 3.-7" **BEDROOM #1** 18'-10" [5.7M] CLO. LIVING [3.7M] 12'3" [2.4M] [M3.4] [Me.S] [MT.0] [Ma.1] [N4.S]

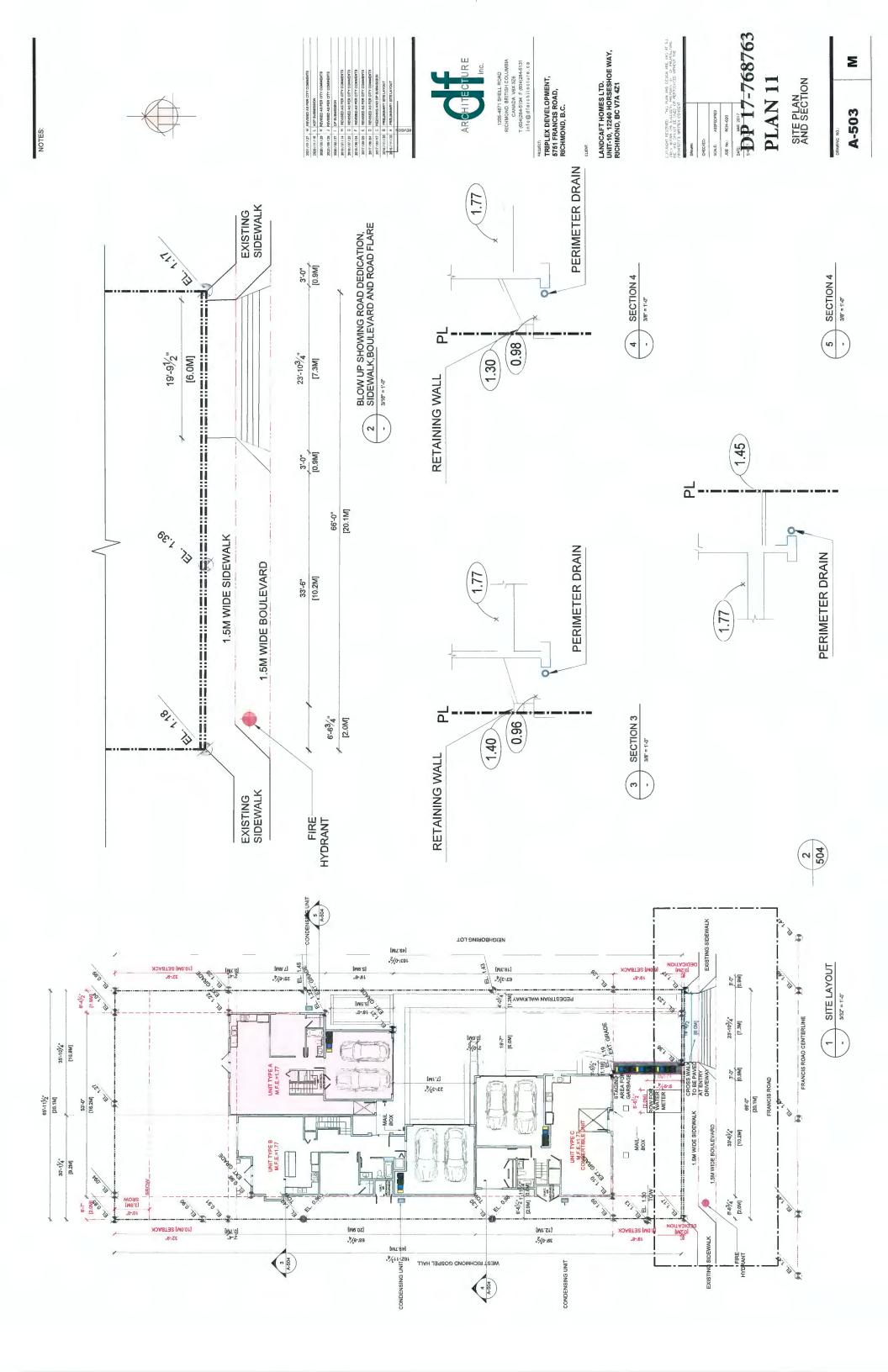
14.-10.

..t-,6

"P'S

..Z-,9

..01-12 [12.1M] ,9-,6£



1205-4871 SHELL ROAD
RICHMOND. BRITISH COLUMBIA
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info@dferchitecture.ca

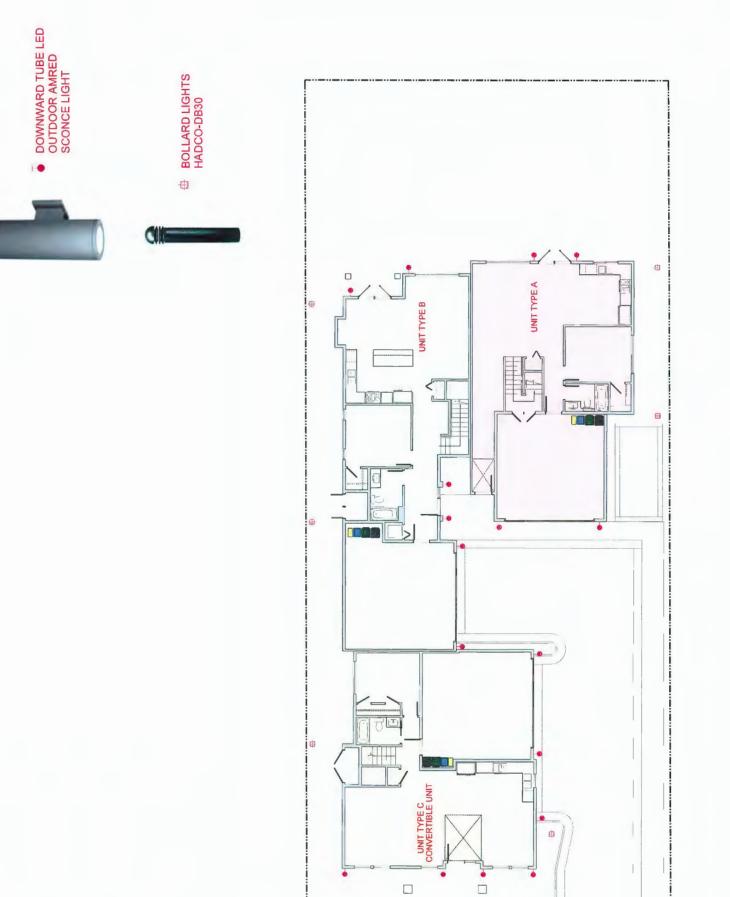
TRIPLEX DEVELOPMENT, 5751 FRANCIS ROAD, RICHMOND, B.C.

LANDCAFT HOMES LTD. UNIT-10, 12240 HORSESHOE WAY, RICHMOND, BC V7A 4Z1

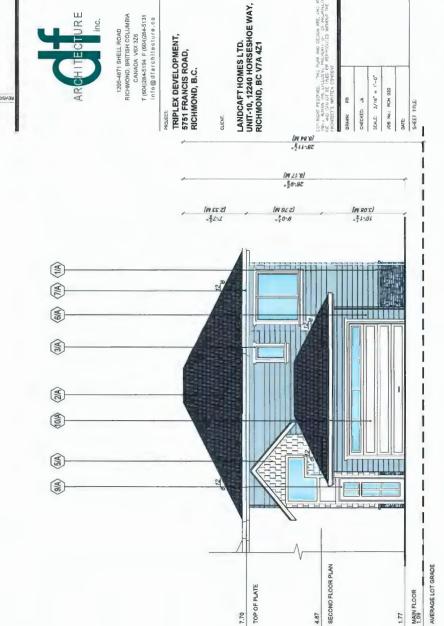
DP 17-768763

PLAN 12 LIGHTING PLAN

1 LIGHTING PLAN



A-504



NOTE: ALL WINDOWS WILL HAVE CLEAR VISION GLASS (i.e. NOT TINTED) SCHEDULE OF FINISHES FOR UNIT A
1.STONE CLADDING IX.
SILVER LINING STACKED STONE
BLACK
BLACK 3.WOOD TRIMICASING AND FASCIA
BENJAMIN MOORE SIMPLY WHITE OC 117
4.VINYL WINDOWS
BENJAMIN MOORE SIMPLY WHITE OC 117
5. HARDIE SHINGLES (LEWISTON \$\frac{1}{2}\). BENJAMIN MOORE PLATINUM GRAY PM-7
7.GUTTERS
BENJAMIN MOORE PLATINUM GRAY PM-7
7.GUTTERS
BENJAMIN MOORE PLATINUM GRAY PM-7
9.FRONT DOOR
BENJAMIN MOORE PLATINUM GRAY PM-7
9.FRONT DOOR
10. BENJAMIN MOORE SIMPLY WHITE OC 117
9.FRONT DOOR
10. BENJAMIN MOORE SIMPLY WHITE OC 117
9.FRONT DOOR 10,GARAGE DOOR BENJAMIN MOORE SIMPLY WHITE OC 117 "\$1-91 [M 00.€] 9:10[‡]=

"\$0-'6 [M 87.5]

19:52 W]

28-10³"

"F0-'8

"\$1-'01 [80.8]

"\$1-'01 [M 80.E]

1-118" 4-0" [0.60 M] [1.22 M]

17-03" [5.20 M]

19-118" [6.08 NI]

1-118" [0.60 M]

1.58 MJ

(1)C

91C (1/C (5/C)

8

(8)

(3)

"46-8 [M 87.1]

SCHEDULE OF FINISHES FOR UNIT C

1. IX.-BRICK VENERE LADDING
CRIMSON CREEK I FOONSPOT
2. ASPHALT SHINGLE ROOF INO CAMBRIDGE DUAL
BACK

1. WOOD TRIMICASING
BENJAMIN MOORE JET BLACK 2120-10
4. VINYL WINDOWS
BENJAMIN MOORE JET BLACK 2120-10
5. SMOOTH FINISH HARDIE SIDING SHIP-LAP
COLOR: COBBLE STONE
7. GUTTERS
BENJAMIN MOORE JET BLACK 2120-10
6. SMOOTH FINISH HARDIE SIDING SHIP-LAP
COLOR: COBBLE STONE
7. GUTTERS
BENJAMIN MOORE JET BLACK 2120-10
8. DOWNSPOUT'S
COLOR TO MATCH HARIDE COBBLE STONE
BENJAMIN MOORE JET BLACK 2120-10
10. GARAGE DOOR
BENJAMIN MOORE JET BLACK 2120-10
11. BALOONY RAILING
BENJAMIN MOORE JET BLACK 2120-10
11. BALOONY RAILING
BENJAMIN MOORE JET BLACK 2120-10
11. BALOONY RAILING
BENJAMIN MOORE JET BLACK 2120-10 SCHEDULE OF FINISHES FOR UNIT B

1. HARDIR SINIGLES (LEWISTON ½, BEVEL 4 ½)

1. HARDIR SINIGLES (LEWISTON ½, BEVEL 4 ½)

2. STOWE CLADDING NL

3. STOWE CLADDING STACKED STONE

3. ASPHALT SHINGLE ROOF IKO CAMBRIDGE DUAL

BLACK BLACK
4. WOOD TRIMICASING AND FASCIA
BENJAMIN MOORE PLATINUM GRAY PM-7
5. VINTU, WINDOWS
BENJAMIN MOORE PLATINUM GRAY PM-7
6. PANTED BRACKETS
BENJAMIN MOORE PLATINUM GRAY PM-7
7.3MOOTH FINISH HARDIE SIDING SHIP-LAP
BENJAMIN MOORE CHARCOAL SLATE PM-8
6. GUTTERS
BENJAMIN MOORE CHARCOAL SLATE PM-8
9. DOWNSPOUTS
BENJAMIN MOORE CHARCOAL SLATE PM-8
10. FRONT DOOR
10. FRONT DOOR
BENJAMIN MOORE PLATINUM GRAY PM-7
11. GARAGE DOOR
BENJAMIN MOORE PLATINUM GRAY PM-7
11. GARAGE DOOR
BENJAMIN MOORE PLATINUM GRAY PM-7
11. GARAGE DOOR

SOUTH ELEVATION

1 A-401

(SB) (2)

(A)

(SA)

(4)

(8) (A)

TOP OF PLATE MAIN FLOOR 4.87 1.77

%0.8 [M 57.5] "\$e-75

"\\rangle 7-'8 "\rangle 7-'8

"8-7" "8-7" [M 56.5]

12.76 M)

"\$0.15 [M 70.82 "\$01-82

2 NORTH ELEVATION
A-401 3/16"= 1-0"

EL .85

"\\\ 80.E\

"\$1-'01 [M 80.E]

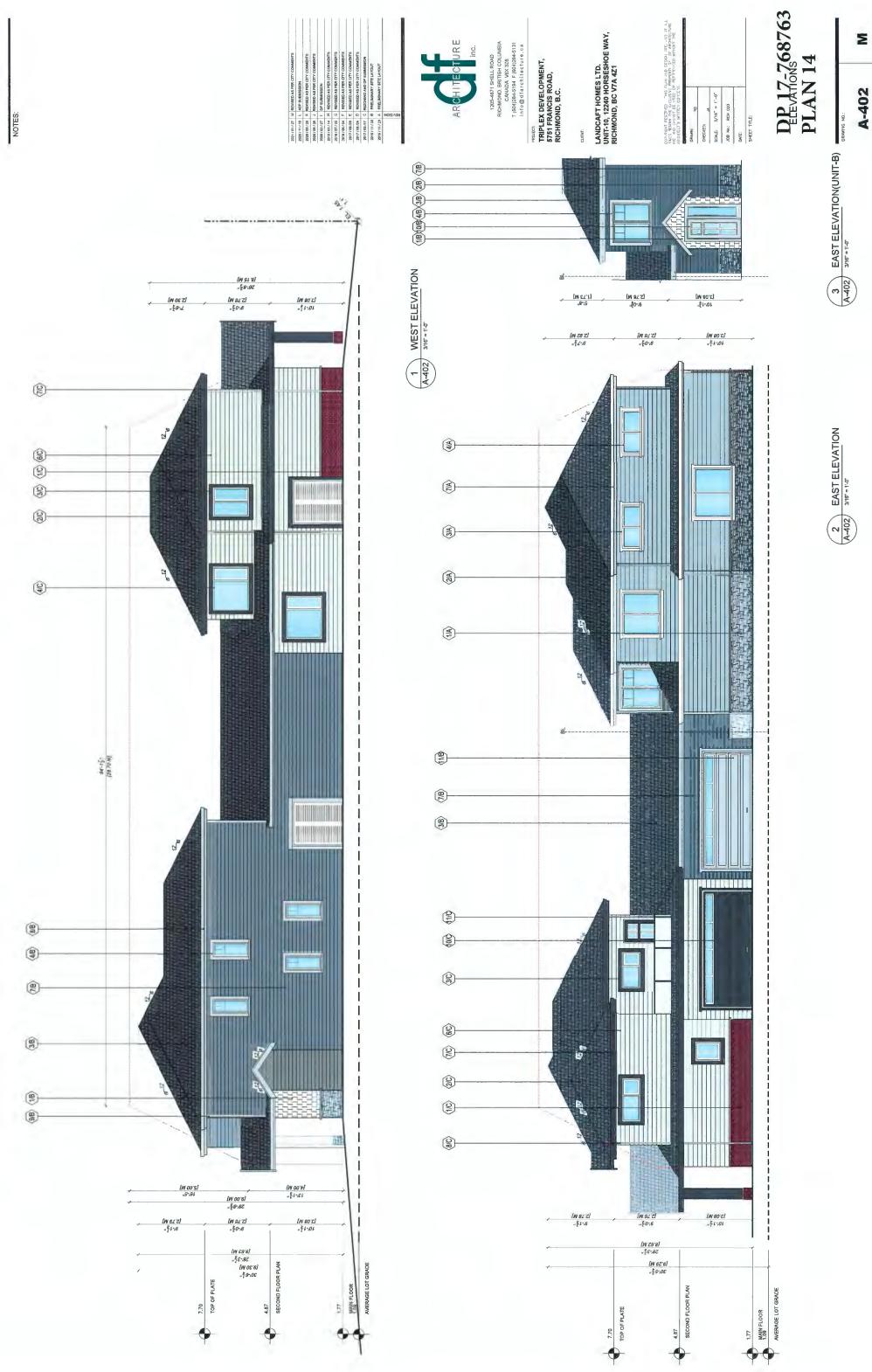
MAIN FLOOR

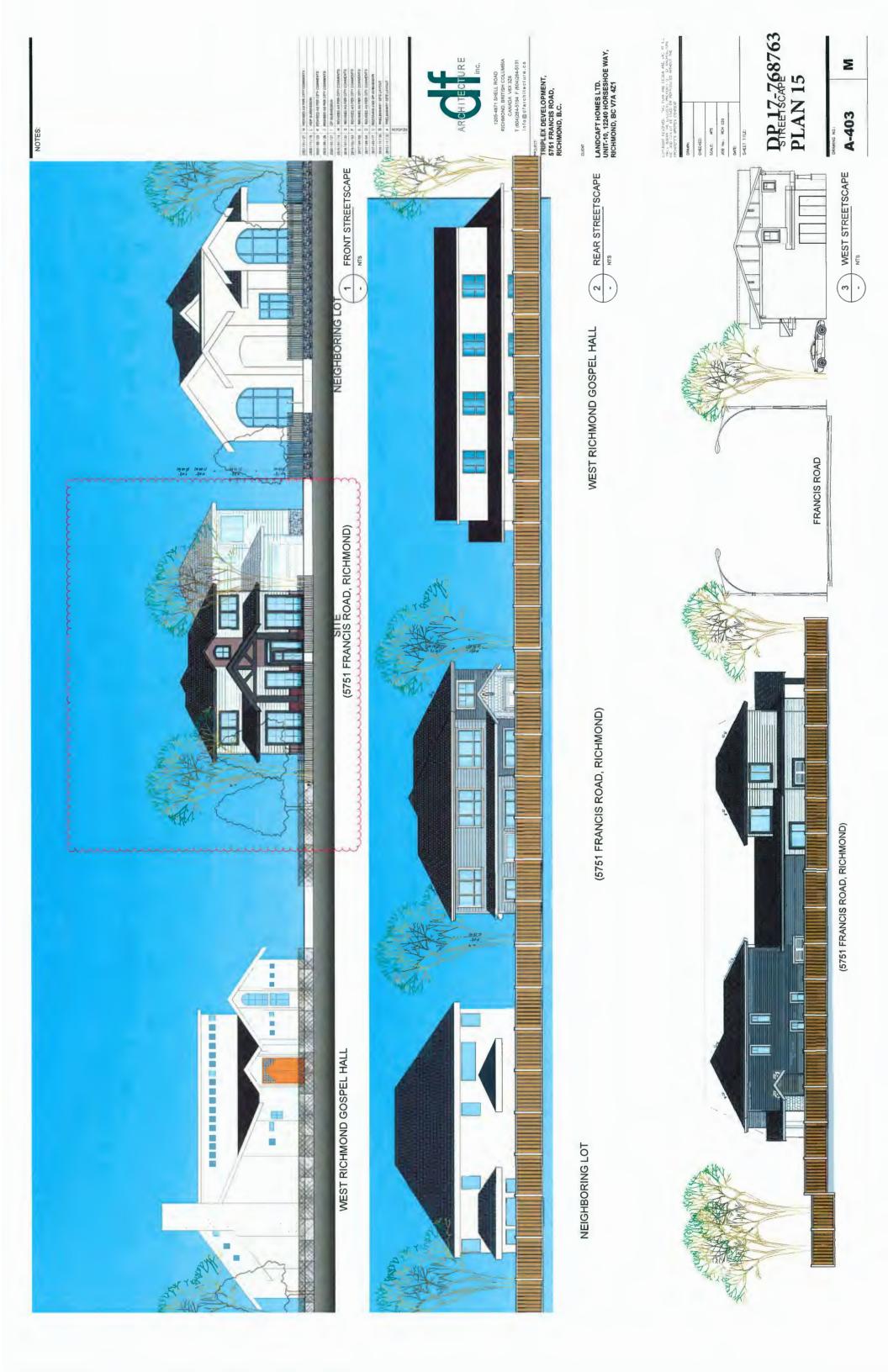
SOUTH ELEVATION UNIT A A-401) 3/16"= 1-0"

A-401

DP/194968763

PLAN 13







1205-4871 SHELL ROAD
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Info@diarchitecture.ca

PROJECT:
TRIPLEX DEVELOPMENT,
5751 FRANCIS ROAD,
RICHMOND, B.C.

LANDCAFT HOMES LTD. UNIT-10, 12240 HORSESHOE WAY, RICHMOND, BC V7A 4Z1

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Order RB CHECKED: AA CHECKED: AA SCALE: 3/16" = 1'-0"
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ONTE: SHEET TITLE:

DP 17-768763 REF 1

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JOB No.: RCH 020
DATE.
SHEET TITLE:

A-404 SIFE TOW INTERNAL DRIVEWAY

DP 17-768763 REF 2

A-405