



Development Permit Panel

**Council Chambers, City Hall
6911 No. 3 Road**

**Wednesday, March 10, 2021
3:30 p.m.**

MINUTES

*Motion to adopt the **minutes** of the Development Permit Panel meeting held on January 27, 2021.*



1. DEVELOPMENT PERMIT 17-768763
(REDMS No. 6614322 v. 4)

APPLICANT: Landcraft Homes Ltd.

PROPERTY LOCATION: 5751 Francis Road

Director's Recommendations

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



**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.

Development Permit Panel

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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.

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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.

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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)".

Development Permit Panel

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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.

Development Permit Panel

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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.

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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.

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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
Chair

Rustico Agawin
Committee Clerk

To Development Permit Panel	
Date:	JANUARY 27, 2021
Item #	1
Re:	DP 19-870332

Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, January 27, 2021.

From: George Qiao
To: Rockerbie, Jordan
Cc: CityClerk; facaimama@gmail.com; wanghusen68@hotmail.com; lunayvlu@gmail.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 "Planning 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 driveway.
 - 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; lunayyu@gmail.com; jessie_0614@hotmail.com; angelli@outlook.com; miya20030830@gmail.com; 'Mike Blackall' <Mike@c21pel.com>; 'Rex Chen' <Rex@c21pel.com>

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 astonished 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

ATTACHMENT 2

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

A handwritten signature in blue ink, appearing to be 'men', written on a light blue background.

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: Discussion 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>

主题: 回复 : **Disccusstion 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: Disccusstion 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 cambind 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: Discussion 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: Discussion maintains of 7391 moffat rd EPS 1924

>>

>> Hi Mike,

>>

>> FYI, 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 yu

>> 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 appreciate 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 <<http://www.century21pel.com/>>
>>>>
>>>>
>>>>
>>>>> On 2020-09-16, 7:30 AM, "miao yu" <miaoyu8707@gmail.com> 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 <<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



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: February 17, 2021

From: Wayne Craig
Director, Development

File: DP 17-768763

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:
 - Stairwell hand rails.
 - Lever-type handles for plumbing fixtures and door handles.
 - 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:
 - 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.

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.



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 m ²
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 m ²	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 m ²	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 ARCHITECT: PMG Landscape Architects
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



City of Richmond

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

7. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

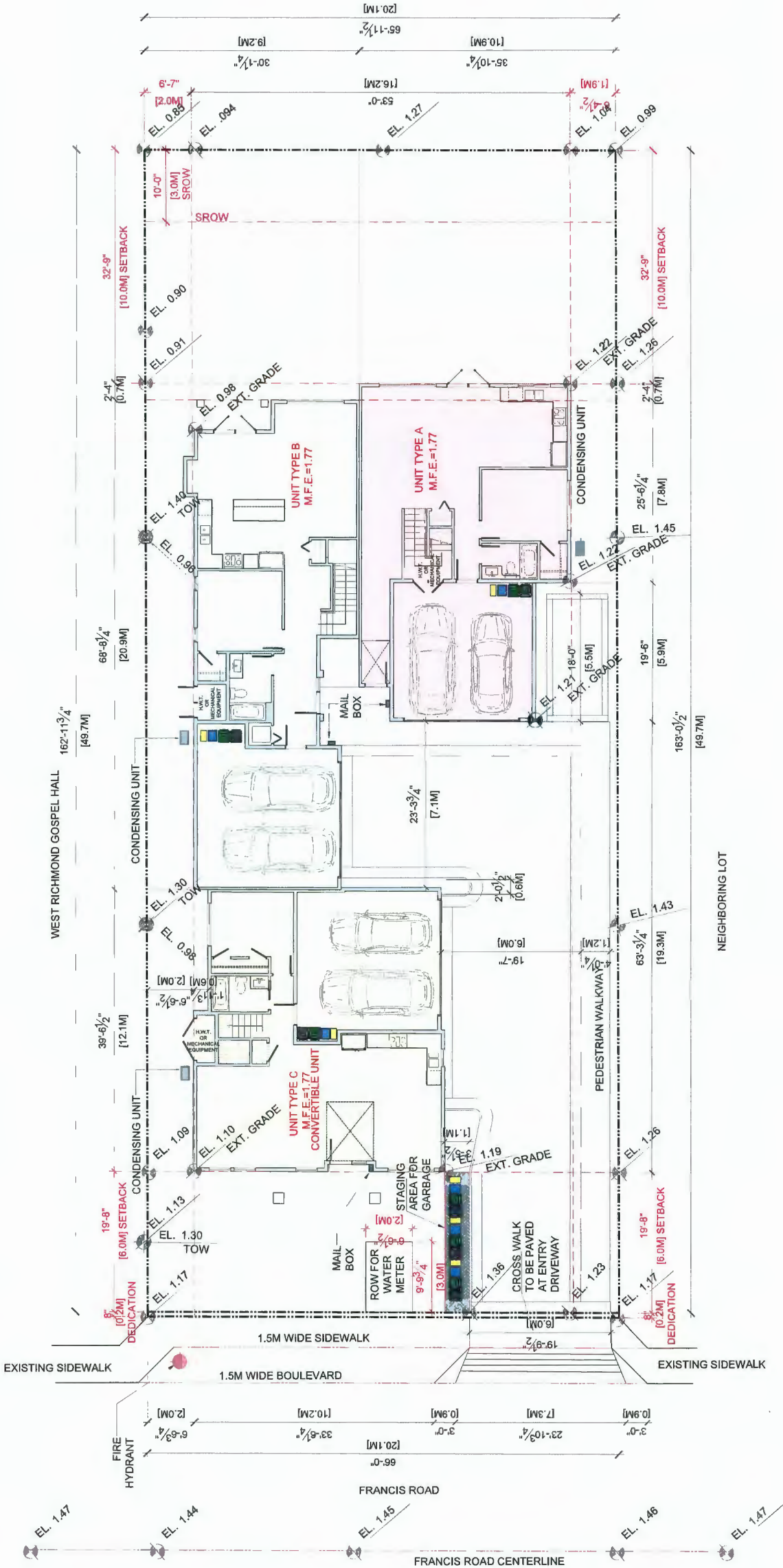
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR

NOTES:

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
5.7/5=1.14
AVERAGE GRADE
1.04+1.14=2.18/2=1.09



1 SITE PLAN
1/8" = 1'-0"

SHEET TITLE
DP 17-768763

PLAN 2
SITE PLAN

A-100

M

df
ARCHITECTURE
Inc.

1205-4871 SHELL ROAD
RICHMOND BRITISH COLUMBIA
CANADA V6X 3Z6
T (604)284-5194 F (604)284-5131
info@dfarchitecture.ca

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

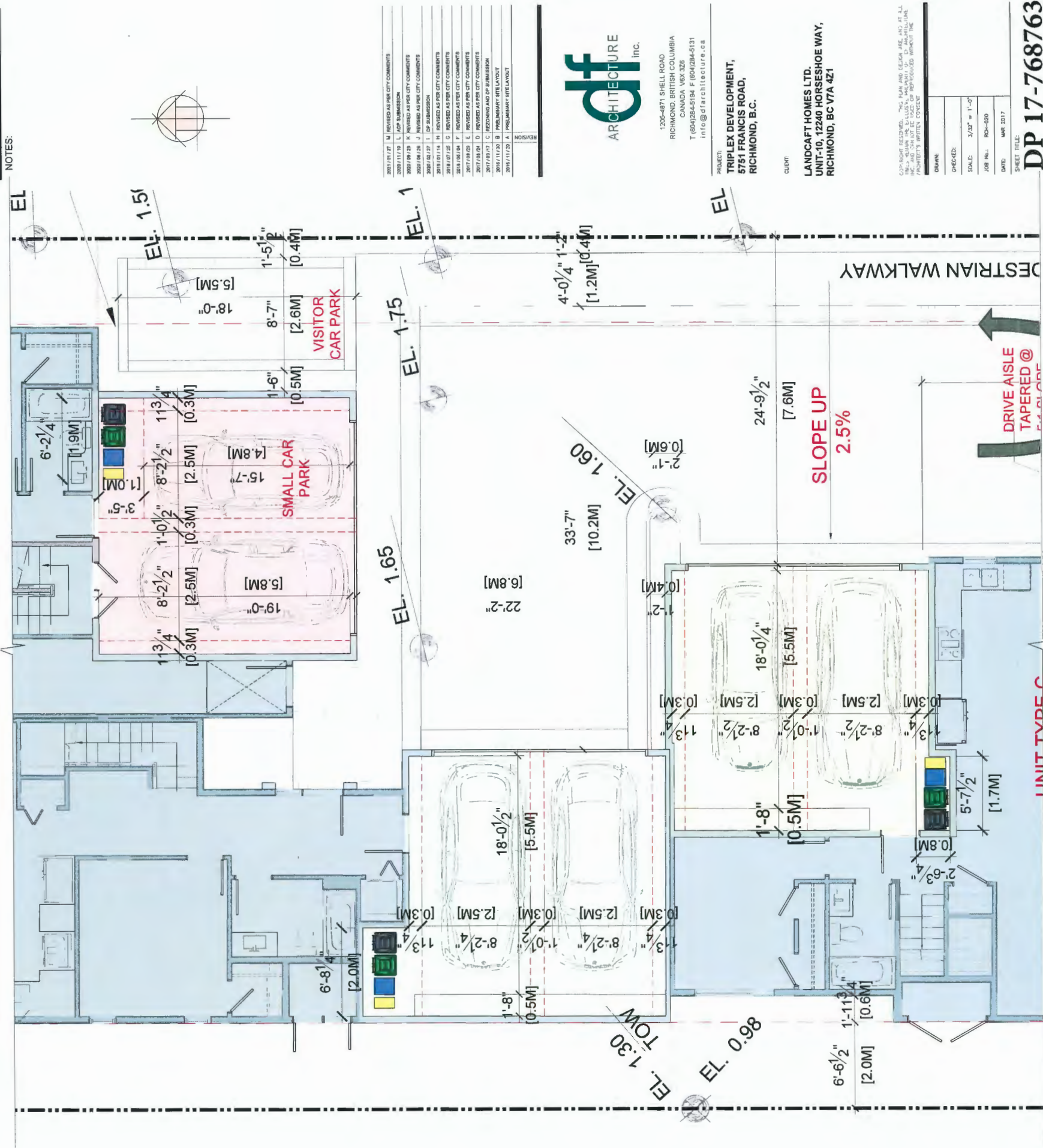
CLIENT:
LANDCAST HOMES LTD.
UNIT-10, 12240 HORSESHOE WAY,
RICHMOND, BC V7A 4Z1

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DRAWN:
CHECKED:
SCALE: 1/8" = 1'-0"
JOB No.: RCH-020
DATE: MAR 2017

REVISION	DATE	DESCRIPTION
2021/11/17	M	REVISED AS PER CITY COMMENTS
2021/11/17	L	ADP SUBMISSION
2021/09/29	K	REVISED AS PER CITY COMMENTS
2021/09/29	J	REVISED AS PER CITY COMMENTS
2021/02/27	I	DP SUBMISSION
2019/07/14	H	REVISED AS PER CITY COMMENTS
2019/07/25	G	REVISED AS PER CITY COMMENTS
2019/04/04	F	REVISED AS PER CITY COMMENTS
2017/09/29	E	REVISED AS PER CITY COMMENTS
2017/08/24	D	REWORKING AND DP SUBMISSION
2017/02/17	C	REWORKING AND DP SUBMISSION
2016/11/28	B	PRELIMINARY SITE LAYOUT
2016/11/28	A	PRELIMINARY SITE LAYOUT

NOTES:



2021/11/17	M	REVISED AS PER CITY COMMENTS
2021/11/19	L	ADP SUBMISSION
2021/11/29	K	REVISED AS PER CITY COMMENTS
2021/11/29	J	REVISED AS PER CITY COMMENTS
2021/12/27	I	DP SUBMISSION
2021/12/27	H	REVISED AS PER CITY COMMENTS
2018/07/14	G	REVISED AS PER CITY COMMENTS
2018/07/25	F	REVISED AS PER CITY COMMENTS
2017/09/29	E	REVISED AS PER CITY COMMENTS
2017/09/29	D	REVISIONS AND DP SUBMISSION
2017/09/17	C	REVISIONS AND DP SUBMISSION
2018/11/29	B	PRELIMINARY SITE LAYOUT
2018/11/29	A	PRELIMINARY SITE LAYOUT



1305-4871 SHELL ROAD
RICHMOND BRITISH COLUMBIA
CANADA V6X 3Z6
T (604)284-5194 F (604)284-5131
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PROJECT:
TRIPLEX DEVELOPMENT,
5751 FRANCIS ROAD,
RICHMOND, B.C.

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

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DRAWN:	
CHECKED:	
SCALE:	3/32" = 1'-0"
JOB NO.:	PH-020
DATE:	MAR 2017

SHEET TITLE
DP 17-768763

PLAN 3 PARKING PLAN

2 PARKING PLAN(BLOW UP)
1/4" = 1'-0"

OFF STREET PARKING SPACES	ZONING BY LAW (TABLE 7.2.2.1)	
	REQUIRED	PROVIDED
OFF STREET PARKING SPACES	2 PER UNIT	2 SPACES
VISITOR(MINIMUM 1 PER CLUSTER)	1 PER CLUSTER	1 SPACE

1 PARKING PLAN
3/32" = 1'-0"

DRAWING NO.:
A-101
M

SEAL:

LIGHTING LEGEND



PAVER



Eco Priori by Mutual Materials, typ. Color-Natural, Herringbone pattern
Eco Priori by Mutual Materials, typ. Color-Charcoal, Solidier course
Eco Priori by Mutual Materials, typ. Holland by Mutual Materials, typ. Color-Harvest, Stacked bound

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	PMG JOB NUMBER: 18-116
TREE					
2		CHAMAECYPARIS NOOT 'GREEN ARROW'	GREEN ARROW FALSECYPRESS	2.0M HT. BAB	
2		GNKGO BILGBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR	10CM CAL, 1.8M STD. BAB	
1		PNUS STROBUS 'FASTIGIATA'	COLUMNAR WHITE PINE	4.0M HT. BAB	
1		SEQUIAOEDRON GIGANTEUM 'PENDULA'	WEeping REDWOOD	3.5M HT. BAB, STAKE HORIZONTALLY	
1		STYRAAX JAPONICUS 'PINK CHIMES'	PINK CHIMES JAPANESE SNOWBELL	6CM CAL, 1.8M STD. BAB	

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE 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 PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	PMG JOB NUMBER: 18-116
TREE					
1		STREET TREE	TO BE CHOSEN BY CITY	70M CAL, 1.8M STD. BAB	

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE 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 PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

DP 17-768763
PLAN 4

WITH: DF Architecture Inc.

PROJECT:

TRIPLEX
DEVELOPMENT

5751 FRANCIS ROAD
RICHMOND, BC

DRAWING TITLE:

LANDSCAPE
PLAN

DRAWING NUMBER:

DATE: JUNE 22, 2018

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

DRAWN: DD

DESIGN: DD

CHK'D: PCM

OF 5

PMG PROJECT NUMBER:

18116-9.ZIP

16-236

3a

PLANT SCHEDULE

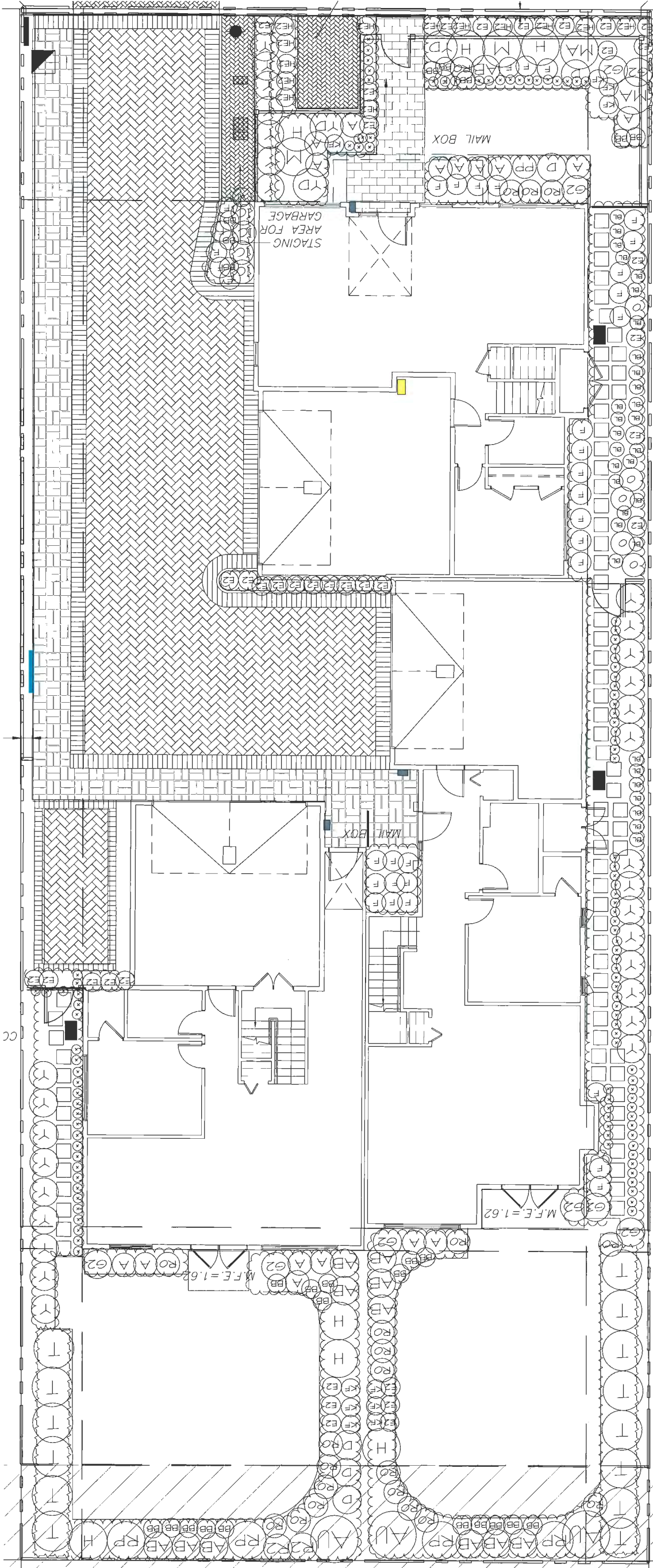
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	PMG JOB NUMBER: 18-116
GRASS					
(A)	10	CALAMAGROSTIS X A 'KARL FOERSTER'	KARL FOERSTER FEATHERED GRASS	#2 POT, HEAVY	
(B)	25	CAREX 'ICE DANCE'	FROSTED SEDGE	#1 POT	
(C)	9	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT 'JAP. SILVER GRASS	#2 POT, HEAVY	
VINE					
(D)	1	CLEMATIS JACKMANII 'SUPERBA'	SUPERBA JACKMAN CLEMATIS	#2 POT, 80CM, TRAINED TO TRELLIS	
PERENNIAL					
(E)	13	HEMEROCALLIS 'PURPLE D'ORO'	PURPLE D'ORO DAYLILY	#1 POT	
GC					
(F)	32	BLECHNUM SPICANT	DEER FERN	#1 POT, 20CM	
(G)	5	MATTEUCIA STRUTHIOPTERIS	OSTRICH FERN	#2 POT	
(H)	114	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#1 POT, 15CM	
(I)	37	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT, 20CM	

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PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	PMG JOB NUMBER: 18-116
SHRUB					
(A)	12	ABELIA 'ROSE CREEK'	ROSE CREEK ABELIA	#3 POT	
(B)	3	AUCUBA JAPONICA 'GOLD DUST'	GOLD DUST PLANT	#3 POT, 50CM	
(C)	16	AZALEA JAPONICA 'HINO CRIMSON'	AZALEA (SINGLE DEEP CRIMSON)	#2 POT	
(D)	7	HYDRANGEA M. 'ENDLESS SUMMER'	ENDLESS SUMMER BIGLEAF HYDRANGEA	#3 POT, 80CM	
(E)	4	ILEX CRENATA 'CONVEXA'	JAPANESE HOLLY	#3 POT	
(F)	2	MAHONIA AQUIFOLIUM	OREGON GRAPE	#3 POT, 50CM	
(G)	1	PINUS MUGO 'MOPS'	MOPS DWARF MUGO PINE	#3 POT, 25CM	
(H)	2	PINUS MUGO 'PUMILIO'	DWARF MUGO PINE	#3 POT, 40CM	
(I)	2	RHODODENDRON 'HOTEL'	HOTEL RHODODENDRON	#2 POT, 30CM	
(J)	4	RHODODENDRON 'P.J.M. COMPACTA'	P.J.M COMPACT RHODODENDRON	#10 POT	
(K)	21	ROSA 'NOIRRAUM'	CARPET ROSE, PINK	#2 POT, 40CM	
(L)	36	SARCOCocca HOOKERANA 'RUSCIFOLIA'	FRAGRANT SWEETBOX	#2 POT, 30CM	
(M)	3	TAXUS X MEDIA 'DENSIFORMIS'	DWARF ENGLISH YEW	#3 POT, SHEARED	
(N)	30	TAXUS X MEDIA 'HICKSI'	HICKS YEW	#3 POT	
(O)	14	THUJA OCCIDENTALIS 'SMARAGO'	EMERALD GREEN CEDAR	1.2M HT, 8&B	
(P)	5	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT, 30CM	

SCALE:



8	21 JAN 27	REVISION AS PER CITY COMMENTS	DD
7	20 NOV 18	REVISION AS PER CITY COMMENTS	DD
6	20 NOV 12	NEW SITE PLAN & CITY COMMENTS	DD
5	20 OCT 28	NEW SITE PLAN	DD
4	20 OCT 08	CITY COMMENTS	DD
3	20 OCT 01	NEW SITE PLAN & CITY COMMENTS	DD
2	20 JUL 15	CITY COMMENTS/NEW SITE/CIVIL PLANS	DD
1	18 JUL 15	PRELIMINARY PLANNING COMMENTS, CITY CHECKLIST	BI
NO.	DATE	REVISION DESCRIPTION	DR

CLIENT: LANDCRAFT GROUP

DP 17-768763
PLAN 5

WITH: DF Architecture Inc.

PROJECT:

TRIPLEX
DEVELOPMENT

5751 FRANCIS ROAD
RICHMOND, BC

DRAWING TITLE:

SHRUB
PLAN

DRAWING NUMBER:

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

DRAWN: DD

DESIGN: DD

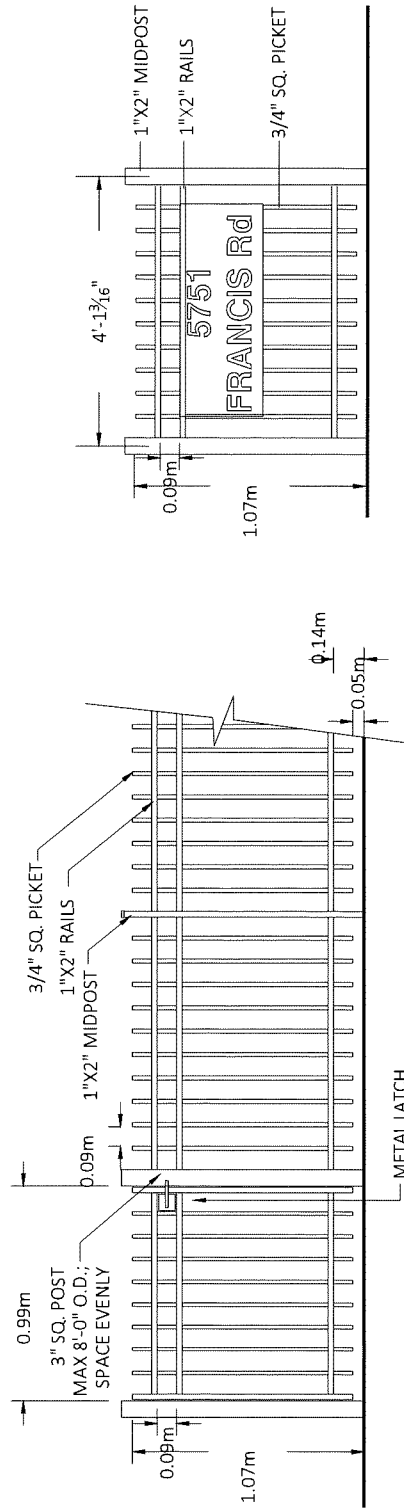
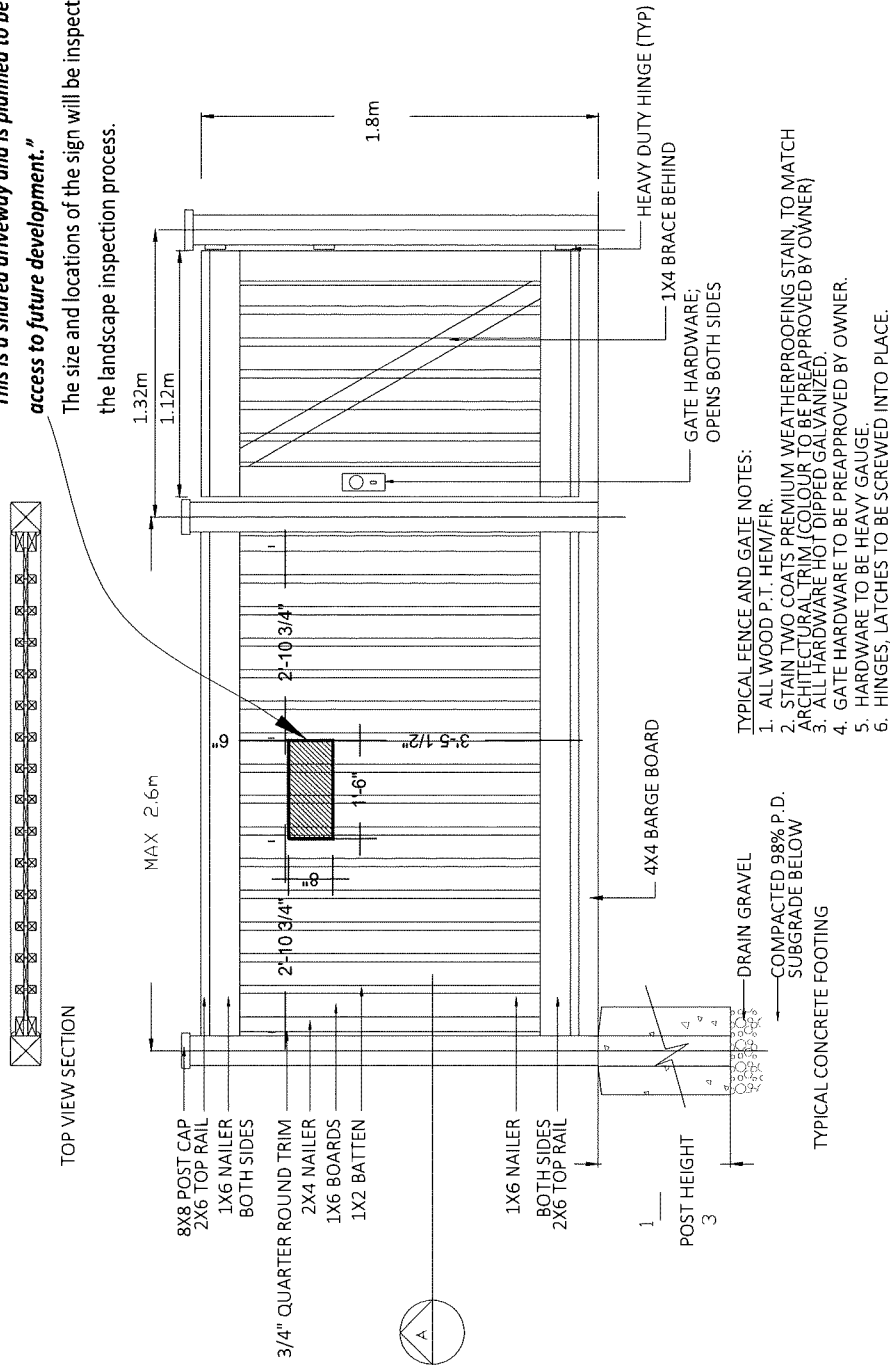
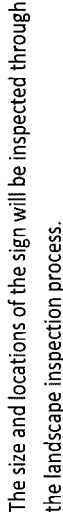
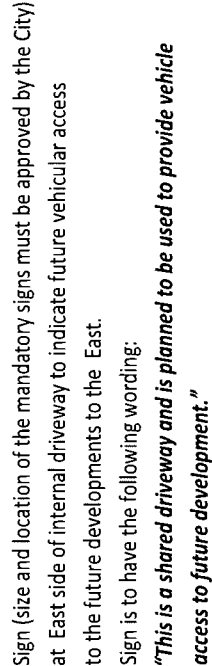
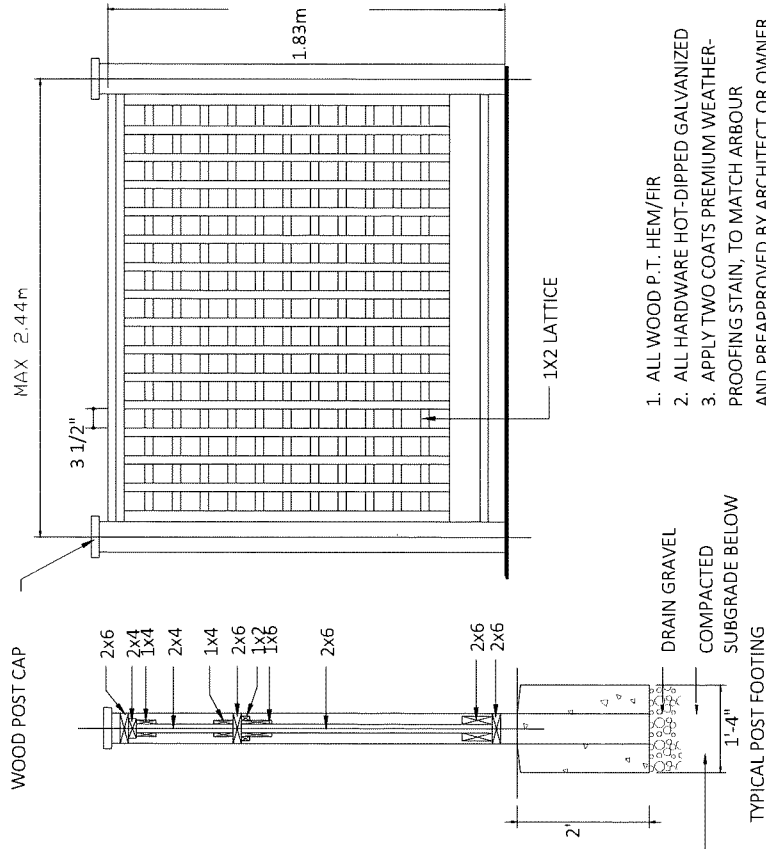
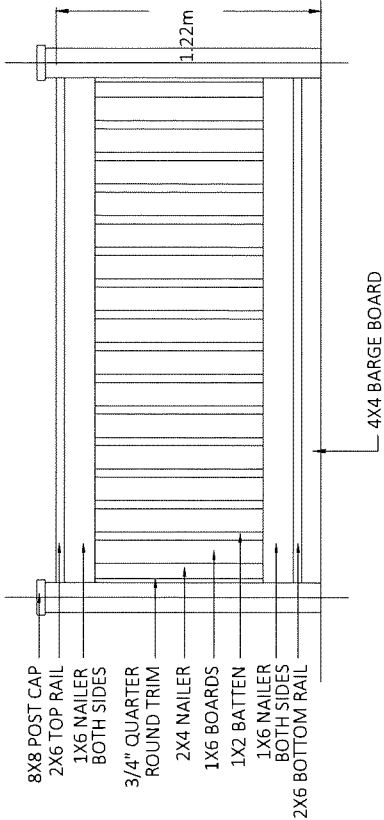
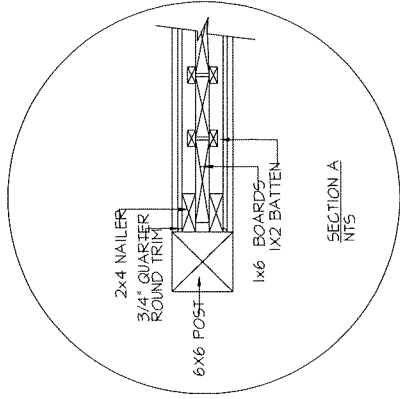
CHK'D: PCM

OF 5

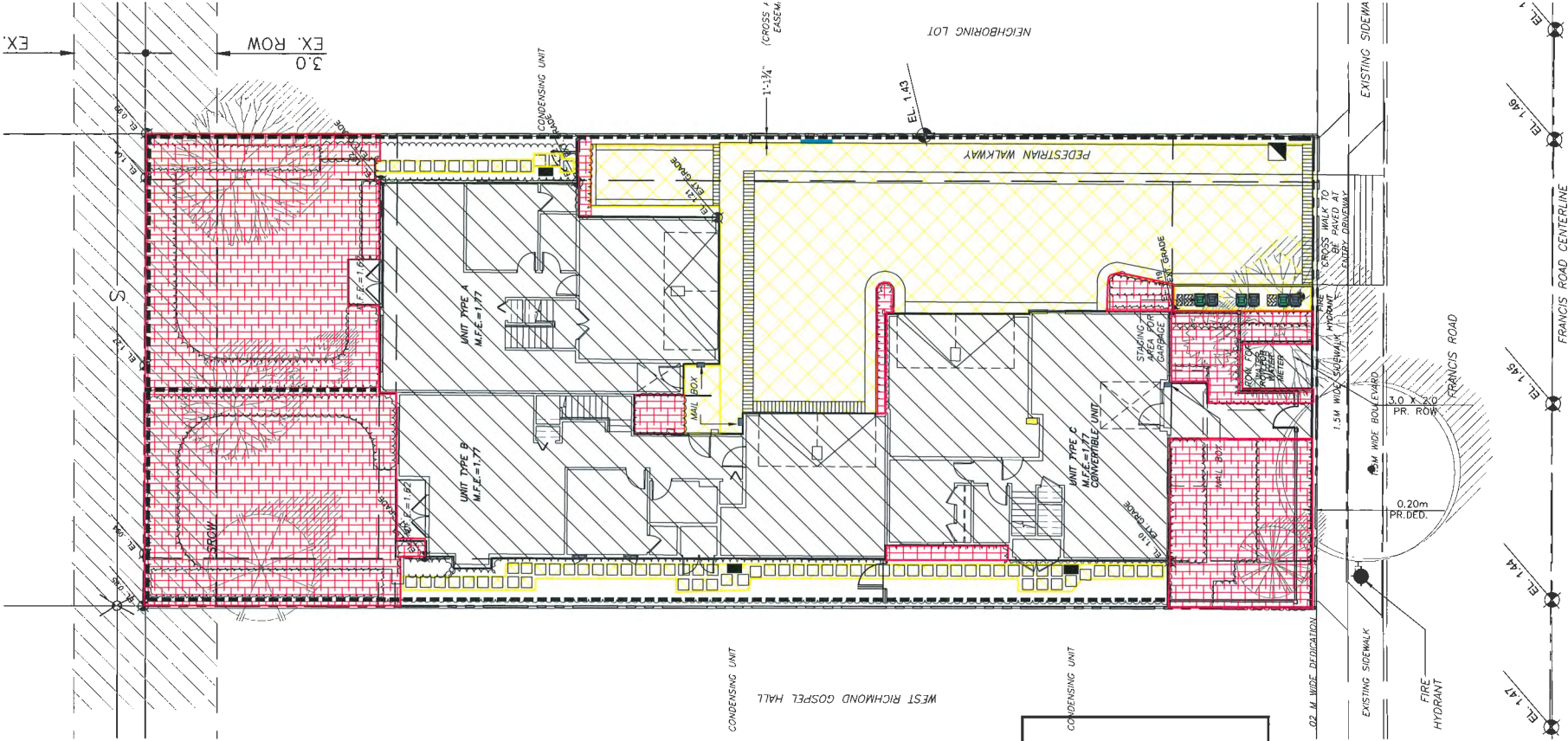
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PMG PROJECT NUMBER:

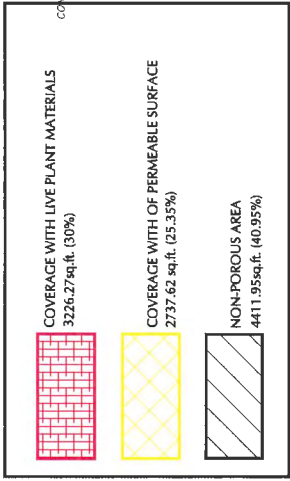
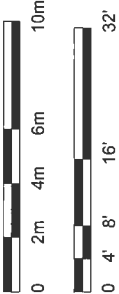
16-236



SEAL:



SCALE:



DP 17-768763
PLAN 7

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

DRAWING TITLE:

TREE MANAGEMENT AND
LOT COVERAGE PLANS

DATE: JUNE 221808M.22 DRAWING NUMBER:
SCALE: 3/32"=1'-0" **3d**
DRAWN: DD
DESIGN: DD
CHKD: PCM PCM
OF 5

PMG PROJECT NUMBER: 16-236

LOT COVERAGE PLAN

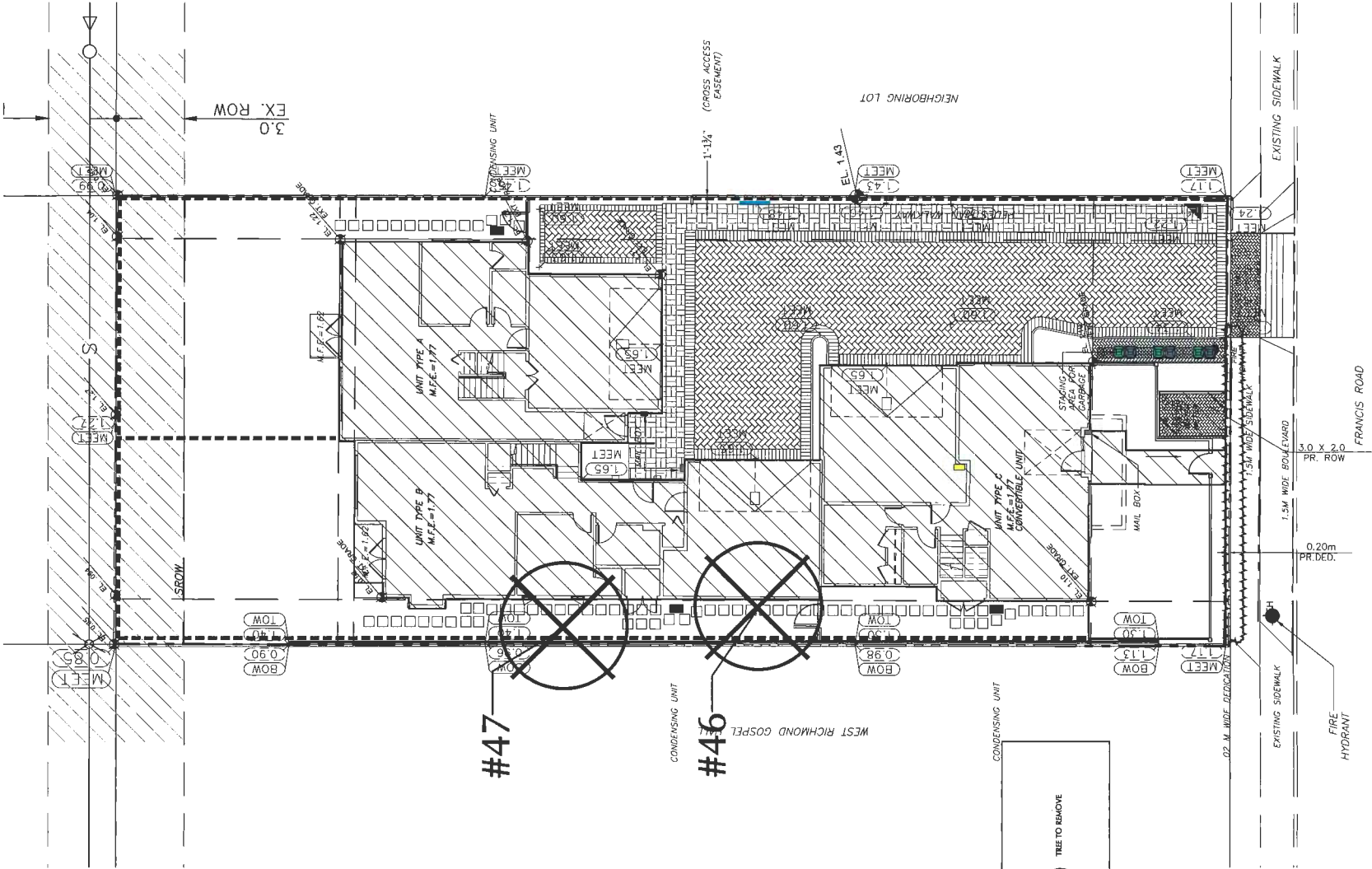


Table of Trees			Table of Trees		
Tree No.	Common Name	Botanical Name	Tree No.	Common Name	Botanical Name
1	Cherry	Prunus	2	Maple	Acer
2	Maple	Acer	3	Green Alder	Fraxinus
3	Green Alder	Fraxinus	4	Green Alder	Fraxinus
4	Green Alder	Fraxinus	5	Green Alder	Fraxinus
5	Green Alder	Fraxinus	6	Green Alder	Fraxinus
6	Green Alder	Fraxinus	7	Green Alder	Fraxinus
7	Green Alder	Fraxinus	8	Green Alder	Fraxinus
8	Green Alder	Fraxinus	9	Green Alder	Fraxinus
9	Green Alder	Fraxinus	10	Green Alder	Fraxinus

Table of Trees			Table of Trees		
Tree No.	Common Name	Botanical Name	Tree No.	Common Name	Botanical Name
1	Cherry	Prunus	2	Maple	Acer
2	Maple	Acer	3	Green Alder	Fraxinus
3	Green Alder	Fraxinus	4	Green Alder	Fraxinus
4	Green Alder	Fraxinus	5	Green Alder	Fraxinus
5	Green Alder	Fraxinus	6	Green Alder	Fraxinus
6	Green Alder	Fraxinus	7	Green Alder	Fraxinus
7	Green Alder	Fraxinus	8	Green Alder	Fraxinus
8	Green Alder	Fraxinus	9	Green Alder	Fraxinus
9	Green Alder	Fraxinus	10	Green Alder	Fraxinus

TREE MANAGEMENT PLAN

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

ADAPTABLE HOUSING STANDARDS

Bathrooms

There shall be at least one bathroom with enough floor space to be "minimally accessible" and shall meet the following space requirements:

Clear dimension from the front edge of the toilet to the facing wall shall be a minimum of 800 mm. Space from the front edge of the bathtub to the centre of the toilet shall be a minimum of 1000 mm. Clear floor area in front of the sink/lavatory shall be a minimum of 760 mm wide by 1220 mm deep centred on the sink/lavatory.

Kitchen

Kitchen Counter Space

There shall be continuous counter space between the stove and sink.

Kitchen Faucets

All kitchen faucets within dwelling units and common areas shall be accessible. If the faucet is not accessible, do not require light grasping, or twisting of the wrist as the only means of operation.

Door Clearance

Door assemblies for suite entry and common living areas shall be accessible. If the door is not accessible, the bathroom and one accessible bedroom, shall have a clear and level area:

when the door swing is away from this area, not less than 1500 mm long by a width equal to the door clear space with blue lines less than 300 mm clear space beside the latching side of the door.

when the door swing is toward this area, not less than 1500 mm long by a width equal to the door assembly width plus not less than 500 mm clear space beside the door.

2021/11/17	L	JAPF SUBMISSION
2021/09/29	K	REVISED AS PER CITY COMMENTS
2021/04/28	J	REVISED AS PER CITY COMMENTS
2021/02/27	I	DP SUBMISSION
2011/01/14	H	REVISED AS PER CITY COMMENTS
2011/07/25	G	REVISED AS PER CITY COMMENTS
2011/04/04	F	REVISED AS PER CITY COMMENTS
2017/09/29	E	REVISED AS PER CITY COMMENTS
2017/04/24	D	REWORKING AND DP SUBMISSION
2017/02/07	C	REWORKING AND DP SUBMISSION
2016/11/29	B	PRELIMINARY SITE LAYOUT
2016/11/29	A	PRELIMINARY SITE LAYOUT

df
ARCHITECTURE
Inc.

1205-4871 SHELL ROAD
RICHMOND BRITISH COLUMBIA
CANADA V6X 3Z6
T (604)284-5194 F (604)284-5131
info@dfarchitecture.ca

PROJECT:

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

CLIENT:

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

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DRAWN: PB

CHECKED: JA

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

JOB NO.: PCH-020

DATE: OCT 2018

SHEET TITLE:

DP 17-768763

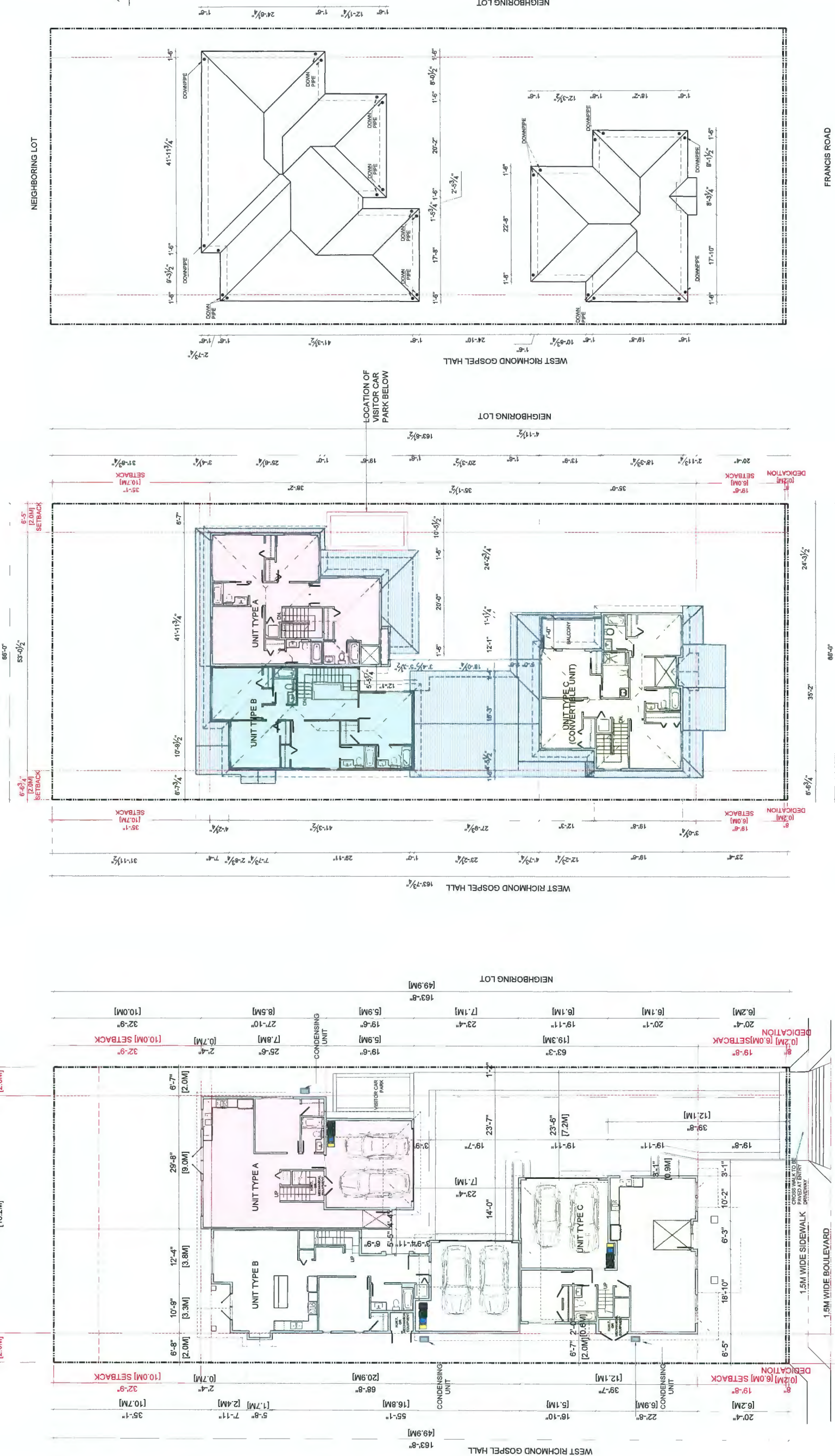
PLAN 9

BUILDING PLANS

A-500

M

DRAWING NO.:

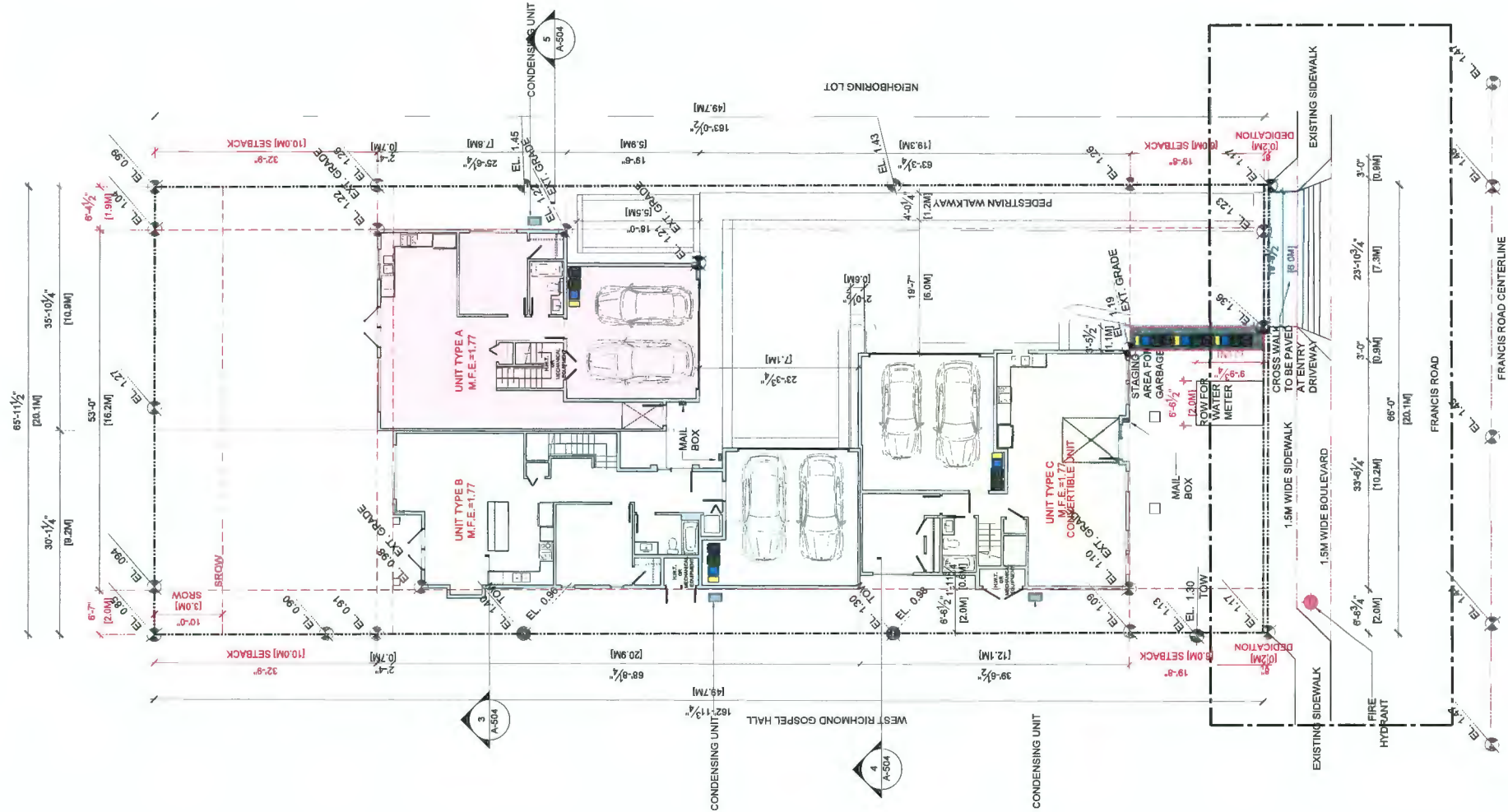


1 MAIN FLOOR PLAN
3/32" = 1'-0"

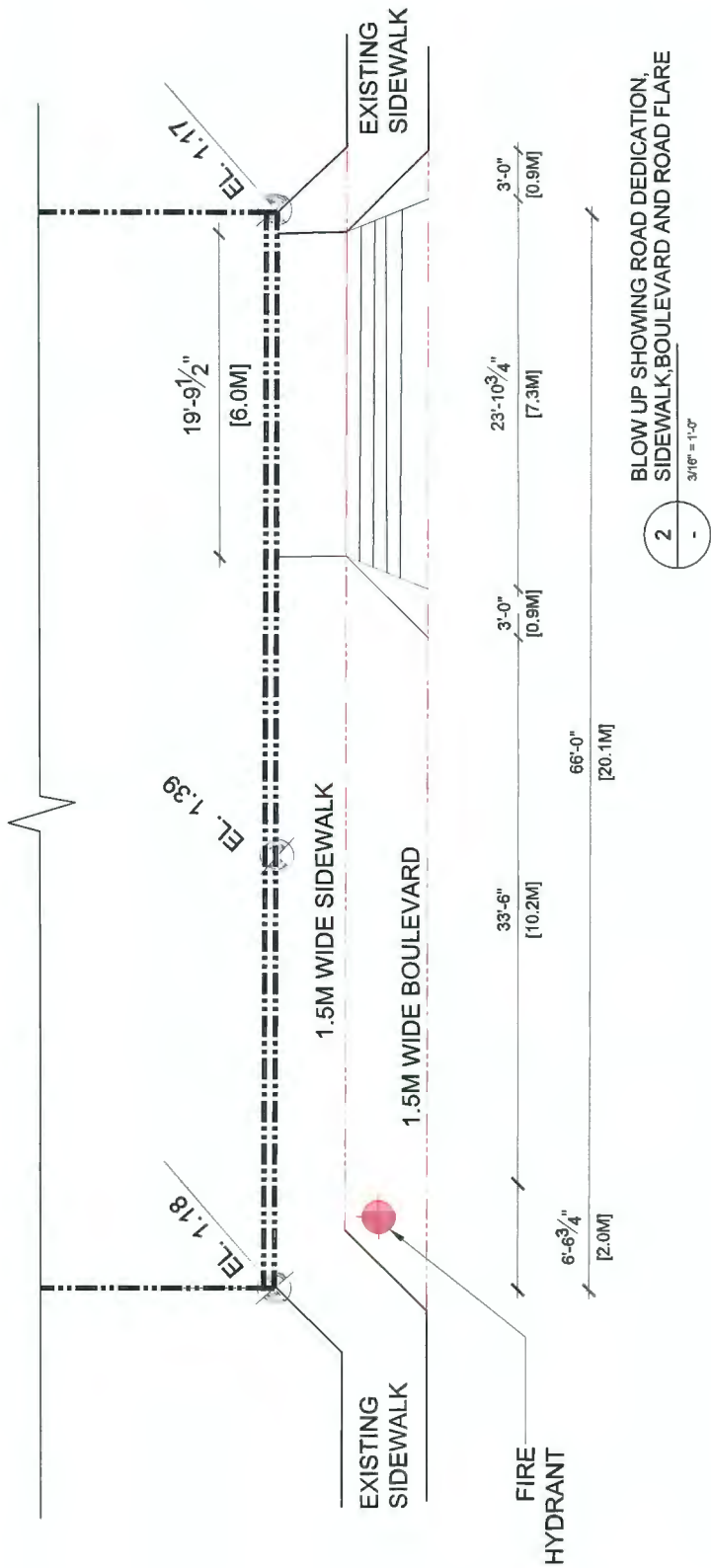
2 SECOND FLOOR PLAN
3/32" = 1'-0"

3 ROOF PLAN
3/32" = 1'-0"

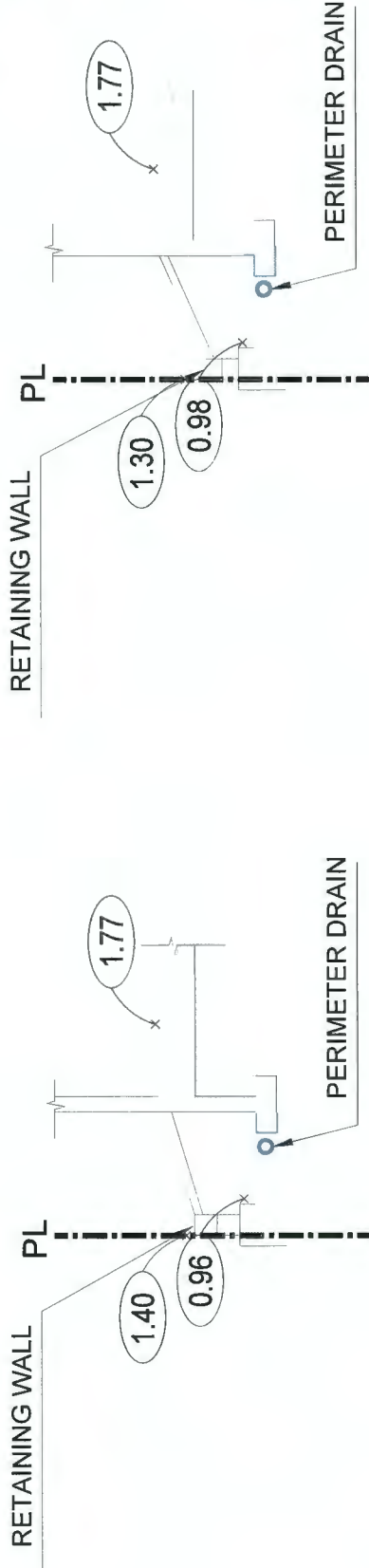
NOTES:



1 SITE LAYOUT
3/8" = 1'-0"

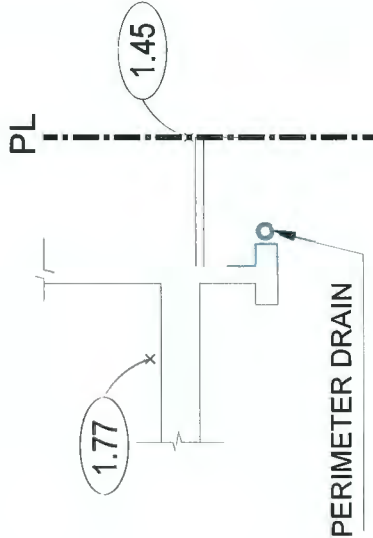


2 BLOW UP SHOWING ROAD DEDICATION,
SIDEWALK, BOULEVARD AND ROAD FLARE
3/16" = 1'-0"

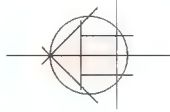


3 SECTION 3
3/8" = 1'-0"

4 SECTION 4
3/8" = 1'-0"



5 SECTION 4
3/8" = 1'-0"



2021/01/27	M	REVISED AS PER CITY COMMENTS
2021/01/27	L	ADP SUBMISSION
2021/01/27	K	REVISED AS PER CITY COMMENTS
2021/01/27	J	REVISED AS PER CITY COMMENTS
2021/01/27	I	DP SUBMISSION
2021/01/27	H	REVISED AS PER CITY COMMENTS
2021/01/27	G	REVISED AS PER CITY COMMENTS
2021/01/27	F	REVISED AS PER CITY COMMENTS
2021/01/27	E	REVISED AS PER CITY COMMENTS
2021/01/27	D	REVISED AS PER CITY COMMENTS
2021/01/27	C	REVISIONS AND DP SUBMISSION
2021/01/27	B	PRELIMINARY SITE LAYOUT
2021/01/27	A	PRELIMINARY SITE LAYOUT

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1205-4871 SHELL ROAD
RICHMOND, BRITISH COLUMBIA
CANADA V6X 3Z6
T (604) 264-5194 F (604) 264-5131
info@dfarchitecture.ca

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

CLIENT:

LANDCAFT HOMES LTD.
UNIT-10, 12240 HORSESHOE WAY,
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SCALE:	AS SPECIFIED
JOB No.:	100-000
DATE:	MAR 2017

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PLAN 11

SITE PLAN
AND SECTION

DRAWING NO.:

A-503

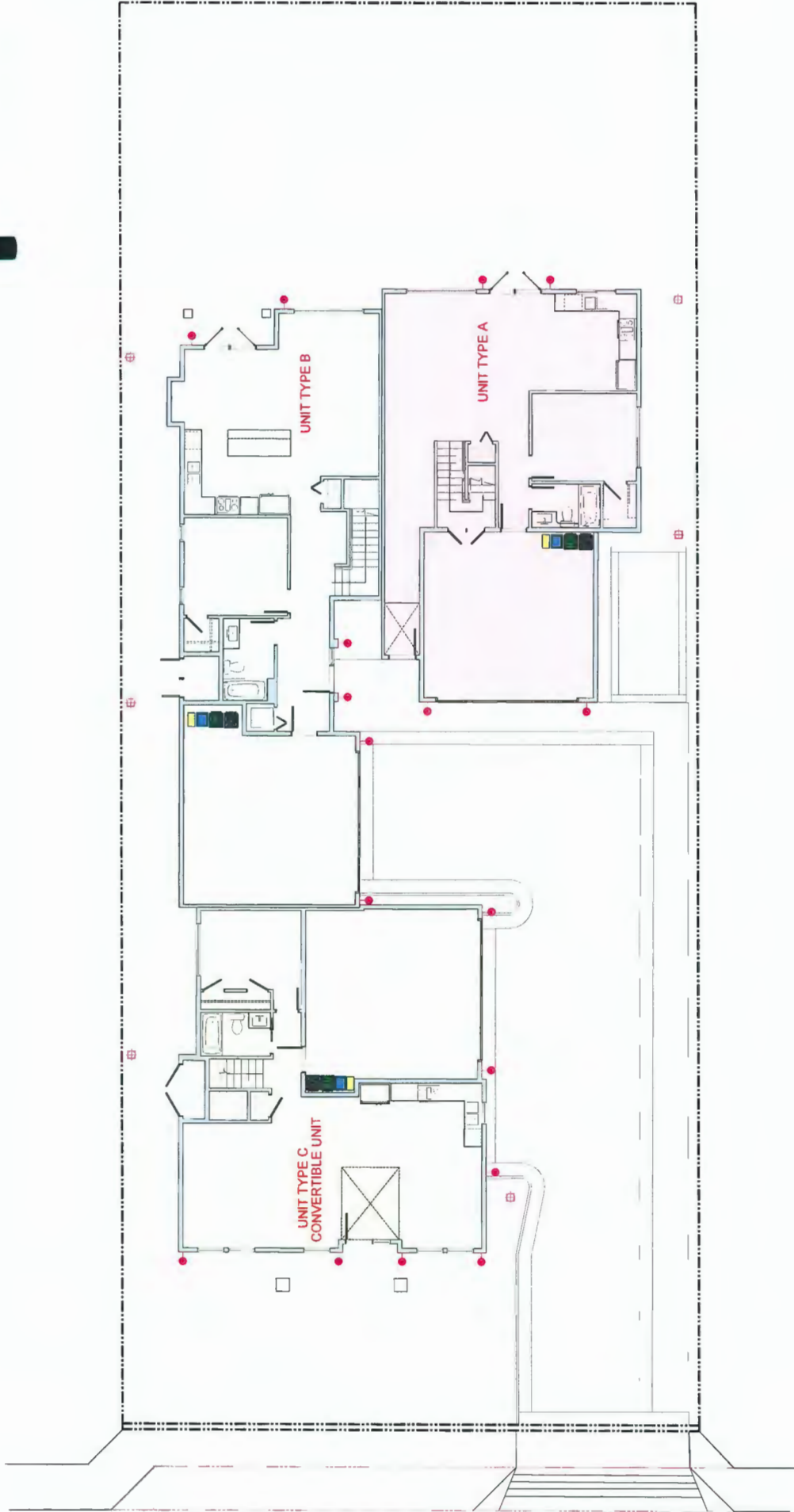
M



DOWNWARD TUBE LED
OUTDOOR AMRED
SCONE LIGHT



BOLLARD LIGHTS
HADCO-DB30



REVISION	
2021/11/27	M REVISED AS PER CITY COMMENTS
2021/11/16	L ADP SUBMISSION
2021/09/28	K REVISED AS PER CITY COMMENTS
2021/08/26	J REVISED AS PER CITY COMMENTS
2021/02/27	I DP SUBMISSION
2019/12/14	H REVISED AS PER CITY COMMENTS
2019/07/25	G REVISED AS PER CITY COMMENTS
2019/06/04	F REVISED AS PER CITY COMMENTS
2017/09/29	E REVISED AS PER CITY COMMENTS
2017/06/04	D REDRAWN AND DP SUBMISSION
2017/02/07	C REDRAWN AND DP SUBMISSION
2016/11/29	B PRELIMINARY SITE LAYOUT
2016/11/29	A PRELIMINARY SITE LAYOUT

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ARCHITECTURE
Inc.

1205-4871 SHELL ROAD
RICHMOND BRITISH COLUMBIA
CANADA V6X 3Z6
T (604)284-5194 F (604)284-5131
info@dfarchitecture.ca

PROJECT:
TRIPLEX DEVELOPMENT,
5751 FRANCIS ROAD,
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LANDCAFT HOMES LTD.
UNIT-10, 12240 HORSESHOE WAY,
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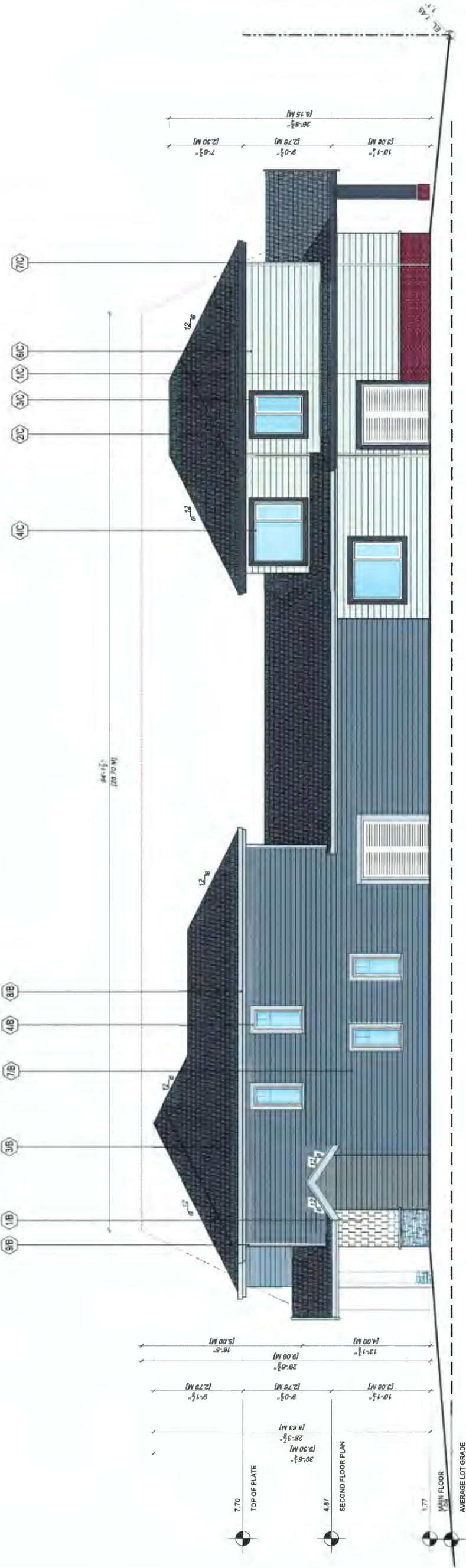
DRAWN:	
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SCALE:	1/8" = 1'-0"
JOB No.:	RCH-009
DATE:	MAR 2017

DP 17-768763

PLAN 12

LIGHTING PLAN

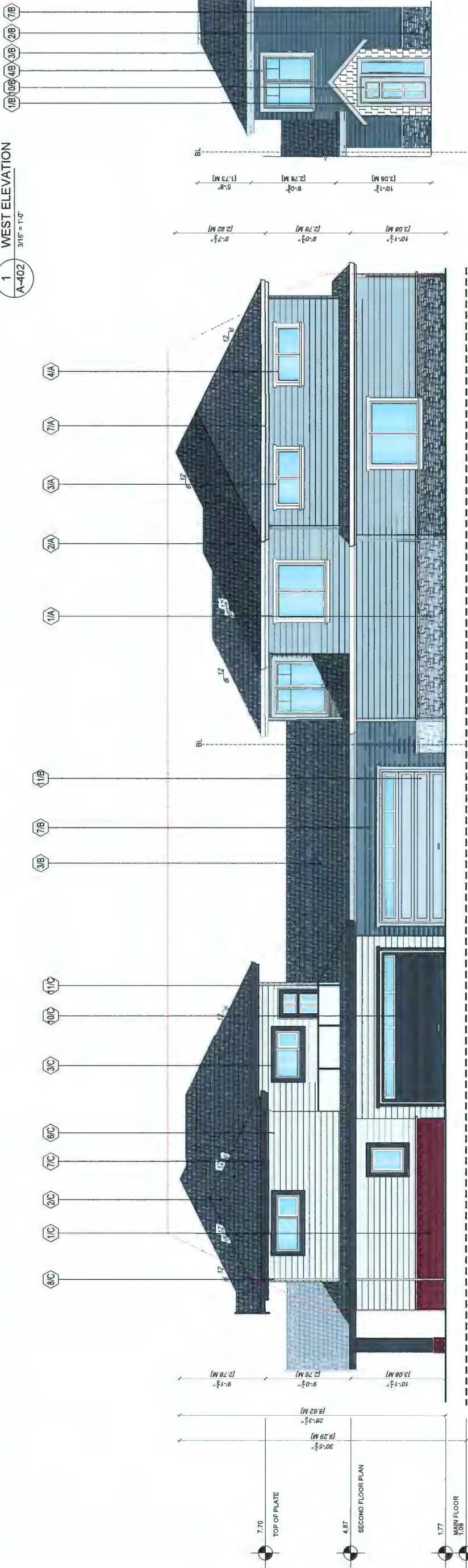
NOTES:



2021/01/27	M	REVISED AS PER CITY COMMENTS
2020/11/19	L	ADP SUBMISSION
2020/09/29	X	REVISED AS PER CITY COMMENTS
2020/08/28	J	REVISED AS PER CITY COMMENTS
2020/02/27	I	DP SUBMISSION
2019/01/14	H	REVISED AS PER CITY COMMENTS
2018/07/25	G	REVISED AS PER CITY COMMENTS
2018/06/04	F	REVISED AS PER CITY COMMENTS
2017/09/29	E	REVISED AS PER CITY COMMENTS
2017/04/04	D	REVISED AS PER CITY COMMENTS
2017/03/07	C	REWORKING AND DP SUBMISSION
2016/11/29	B	PRELIMINARY SITE LAYOUT
2016/11/25	A	PRELIMINARY SITE LAYOUT

REVISION

1 WEST ELEVATION
A-402
3/16" = 1'-0"



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Inc.

1205-4871 SHELL ROAD
RICHMOND, BRITISH COLUMBIA
CANADA V6X 3Z6
T (604)284-5184 F (604)284-5131
info@dfarchitecture.ca

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

CLIENT:
LANDCAFT HOMES LTD.
UNIT-10, 12240 HORSESHOE WAY,
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SCALE:	3/16" = 1'-0"
JOB NO.:	RCH 003
DATE:	
SHEET TITLE:	

2 EAST ELEVATION
A-402
3/16" = 1'-0"

3 EAST ELEVATION(UNIT-B)
A-402
3/16" = 1'-0"

A-402

M

DP 17-768763
ELEVATIONS
PLAN 14

NOTES:



1 VIEW ALONG FRANCIS ROAD
A-403 3/16" = 1'-0"

2021/01/27	M	REVISED AS PER CITY COMMENTS
2020/11/15	L	ADP SUBMISSION
2020/09/29	K	REVISED AS PER CITY COMMENTS
2020/08/26	J	REVISED AS PER CITY COMMENTS
2020/02/27	I	DP SUBMISSION
2019/01/14	H	REVISED AS PER CITY COMMENTS
2018/07/25	G	REVISED AS PER CITY COMMENTS
2018/06/04	F	REVISED AS PER CITY COMMENTS
2017/09/29	E	REVISED AS PER CITY COMMENTS
2017/06/04	D	REVISED AS PER CITY COMMENTS
2017/02/07	C	REDONING AND DP SUBMISSION
2016/11/29	B	PRELIMINARY SITE LAYOUT
2016/11/29	A	PRELIMINARY SITE LAYOUT

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1205-4871 SHELL ROAD
RICHMOND BRITISH COLUMBIA
CANADA V6X 3Z6
T 604/284-5194 F 604/284-5131
info@dfarchitecture.ca

PROJECT:

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

CLIENT:

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UNIT-10, 12240 HORSESHOE WAY,
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DRAWN:	RS
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SCALE:	3/16" = 1'-0"
JOB No.:	RCM 020
DATE:	

SHEET TITLE:

DP 17-768763
RENDERINGS
REF 1

DRAWING NO.:

A-404

M

NOTES:



2021/11/27	M	REVISED AS PER CITY COMMENTS
2021/11/19	L	APP SUBMISSION
2021/09/29	K	REVISED AS PER CITY COMMENTS
2021/08/26	J	REVISED AS PER CITY COMMENTS
2021/02/27	I	DP SUBMISSION
2021/01/14	H	REVISED AS PER CITY COMMENTS
2018/07/26	C	REVISED AS PER CITY COMMENTS
2018/06/04	F	REVISED AS PER CITY COMMENTS
2017/09/29	E	REVISED AS PER CITY COMMENTS
2017/06/24	D	REVISED AS PER CITY COMMENTS
2017/03/07	C	REDWORKING AND DP SUBMISSION
2016/11/26	B	PRELIMINARY SITE LAYOUT
2016/11/26	A	PRELIMINARY SITE LAYOUT

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1205-4871 SHELL ROAD
RICHMOND BRITISH COLUMBIA
CANADA V6X 3Z6
T 604/284-5194 F 604/284-5131
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TRIPLEX DEVELOPMENT,
5751 FRANCIS ROAD,
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DESIGNER:	DF
CHECKED:	JA
SCALE:	3/16" = 1'-0"
JOB No.:	RCH 020
DATE:	
SHEET TITLE:	

1
A-404
VIEW FROM INTERNAL DRIVEWAY
3/16" = 1'-0"

DP 17-768763
RENDERINGS
REF 2

DRAWING NO.:

A-405

M