



Development Permit Panel

Council Chambers, City Hall
6911 No. 3 Road

Wednesday, July 14, 2021
3:30 p.m.

MINUTES

Motion to adopt the minutes of the Development Permit Panel meeting held on June 16, 2021.



1. **DEVELOPMENT PERMIT 20-896760, HERITAGE ALTERATION PERMIT 20-896761**
(REDMS No. 6686028 v. 2)

APPLICANT: Lung Design Group Ltd.

PROPERTY LOCATION: Unit 100-12211 1st Avenue

Director's Recommendations

1. *That a Development Permit be issued which would permit construction of an additional storefront entry along the 1st Avenue elevation of the building and to improve accessibility to the unit by constructing an interior landing and ramp at Unit 100-12211 1st Avenue on a site zoned "Steveston Commercial (CS2)"; and*
2. *That a Heritage Alteration Permit be issued for Unit 100-12211 1st Avenue in accordance with the Development Permit.*



2. **New Business**

3. **Date of Next Meeting: July 28, 2021**

ITEM

ADJOURNMENT



**Development Permit Panel
Wednesday, June 16, 2021**

Time: 3:30 p.m.

Place: Remote (Zoom) Meeting

Present: Joe Erceg, General Manager, Planning and Development, Chair
John Irving, General Manager, Engineering and Public Works
Milton Chan, Director, Engineering

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 May 27, 2021 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 16-747620
(REDMS No. 6636292 v. 3A)

APPLICANT: Parc Riviera Project Inc.

PROPERTY LOCATION: 10333 River Drive

Development Permit Panel

Wednesday, June 16, 2021

INTENT OF PERMIT:

1. Permit the construction of a low-rise residential development containing approximately 80 dwellings at 10333 River Drive on a site zoned “Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport)”; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to permit upper floor building bay projections of maximum 0.6 m into the east side yard and 0.75 m into the west side yard limited to the northeast and northwest buildings only.

Applicant’s Comments

Wayne Fougere, Fougere Architecture Inc., with the aid of a visual presentation (copy on file, City Clerk’s office), provided background information on the proposed development, including among others, its site context, design rationale, site layout, architectural form and character, façade treatments, building materials, and materials and colours, highlighting the following:

- the subject site is the fourth phase of the original four-phase Parc Riviera master plan;
- 80 units are proposed, including standard three-storey townhouses and two-storey upper units stacked over two-storey lower units;
- the design of the four-storey stacked townhouse buildings allows for natural lighting and ventilation on at least two sides of all the units;
- a hierarchy of walkways are proposed for the site, including the public walkways along the west and east edges of the site and the central walkway;
- the proposed walkways and private, semi-private, and public outdoor spaces provide physical and visual permeability to the project;
- the indoor amenity building is adjacent to the common outdoor amenity area;
- four units are barrier free and eight are convertible units, which allow for future installation of a stair lift;
- each unit will be provided its own air source heat pump; and
- proposed building materials are consistent with the character of the neighbourhood.

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Mary Chan Yip, PMG Landscape Architects, provided an overview of the landscaping for the project, noting that (i) the project design emphasizes pedestrian connection and interaction, (ii) the Environmentally Sensitive Area (ESA) along the dike will be enhanced with native planting, (iii) pedestrian pathways are lined with trees and provided with seating areas, (iv) all homes at ground level have semi-private outdoor spaces, (v) the centrally located indoor amenity and common outdoor amenity spaces are adjacent to each other to provide good indoor-outdoor relationship, (vi) lighting will be provided throughout the site, including wall mounted downward focused lighting for buildings and pole and bollard lighting for pedestrian walkways, (vii) low maintenance planting is proposed for the site, which include a mix of deciduous trees, shrubs and groundcovers, and (viii) a variety of decorative paving treatment is proposed throughout the site.

In reply to queries from the Panel, Mr. Fougere noted that (i) air source heat pumps for individual units will be located on the roofs and in the underground parkade, (ii) the proposed pole lighting along the public walkways will not cause light pollution to adjacent developments, and (iii) public walkways are provided along the east and west edges of the subject site to access the dike.

Discussion ensued regarding the elevation of the underground parkade in relation to potential flooding due to long-term rise in sea levels and water tables. In reply to queries, Mr. Fougere advised that (i) in general, the proposed height of the underground parkade is standard; however, it is higher underneath the building as the building elevation is higher than the required grade level, (ii) the project's geotechnical consultant is currently working on the geotechnical details of the project, and (iii) the applicant would raise the elevation of the underground parkade should it be recommended by the geotechnical consultant.

Staff Comments

Wayne Craig, Director, Development, noted that (i) there is a Servicing Agreement associated with the project for the design and construction of frontage improvements and public walkways on the subject site, including lighting, (ii) the dike in front of the proposed development has not yet been improved to its ultimate standard, (iii) improvements to the dike will be implemented through a Servicing Agreement, (iv) the ESA adjacent to the dike will be increased in area by approximately 25 percent, (v) invasive species within the ESA will be removed and native species will be planted through supervision by a Qualified Environmental Professional (QEP), and (vi) planting within the ESA will be subject to a five-year monitoring agreement.

In addition, Mr. Craig noted that (i) the proposed development will be designed to achieve Step Code 3 of the BC Energy Step Code and the Canada Mortgage and Housing Corporation (CMHC) interior noise standards, and (ii) four fully accessible units and eight convertible units will be provided in the proposed development.

Development Permit Panel

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With regard to the proposed setback variance, Mr. Craig further noted that the proposed variance is limited to the second and third floors of the northwest and northeast buildings, would not impact the walkway design, and not give rise to shadowing concerns for adjacent developments.

Discussion ensued regarding the timing of dike improvements. In reply to queries from the Panel, Mr. Craig advised that the developer is responsible for the dike design through the Servicing Agreement and will coordinate the timing of dike improvements and landscaping for the project, including ESA planting. In addition, Antony Heung, Developer, Dava Development, noted that dike improvements are subject to external approvals and may take additional time as technical issues are addressed; however, the intent is to coordinate on-site and off-site works if possible.

Gallery Comments

Stephen Cheung, 19-10311 River Drive, expressed concern regarding the proposed 0.75 meter upper floor building bay projection into the west side yard of the northwest building of the subject site as it would block their view to the river.

In reply, Mr. Fougere referenced the project's site plan, noting that the proposed upper floor building bay projection would not impact the view of Mr. Cheung's townhouse to the river.

Howard Cheung, 20-10311 River Drive, expressed concern regarding the potential impact of the proposed development on their view to the dike and noted that Building 4-e of the subject property is set back closer to the west property line than the rest of the buildings along the west side.

In reply, Mr. Fougere referenced the project's site plan, noting that the ground floor of Building 4-e is actually set back six meters from the west property line and would not negatively impact the view of Mr. Cheung's townhouse unit to the dike.

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Correspondence

Howard Cheung, 20-10311 River Drive (Schedule 1)

Lorita and Stephen Cheung, 19-10311 River Drive (Schedule 2)

Karen Luk, 10311 River Drive (Schedule 3)

Vanessa (no last name provided), 10311 River Drive (Schedule 4)

Mr. Craig noted that the correspondence from neighbouring residents expressed concern regarding (i) the height of the buildings in the proposed development which is higher than the existing adjacent townhouse development to the west, (ii) the potential impact on their views to the dike/river due to the proposed upper floor building setback from the west property line of the subject site, and (iii) narrowing of the dike pathway in front of the proposed development.

In reply to these concerns, Mr. Craig noted that (i) the building height of the proposed development is consistent with the zoning on the subject site, and (ii) the ultimate design of the dike would be consistent from No. 4 Road to Shell Road.

Panel Discussion

The Panel expressed support for the project, noting that the project is well designed, consistent with the zoning established by Council, and the applicant has addressed adjacency concerns.

Staff was then directed to work with the applicant to ensure that the underground parkade elevation will be as high as possible to address concerns regarding potential flooding due to future rise in sea levels and water tables.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

- 1. permit the construction of a low-rise residential development containing approximately 80 dwellings at 10333 River Drive on a site zoned "Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport)"; and*
- 2. vary the provisions of Richmond Zoning Bylaw 8500 to permit upper floor building bay projections of maximum 0.6 m into the east side yard and 0.75 m into the west side yard limited to the northeast and northwest buildings only.*

CARRIED

Development Permit Panel

Wednesday, June 16, 2021

2. **DEVELOPMENT PERMIT 18-829228**

(REDMS No. 6463087 v. 4)

APPLICANT: QRD (Hamilton) LP

PROPERTY LOCATION: 23400, 23440, 23460 and 23500 Gates Avenue

INTENT OF PERMIT:

1. Permit the construction of 60 townhouse units at 23400, 23440, 23460 and 23500 Gates Avenue and the surplus portion of the Gates Avenue road allowance on a site zoned "Town Housing - Hamilton (ZT86)" ; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce:
 - (a) the minimum front yard setback to Gates Avenue from 4.0 m to 3.4 m; and
 - (b) the minimum west side yard setback from 7.5 m to 6.0 m.

Applicant's Comments

Wayne Fougere, Fougere Architecture Inc., with the aid of a visual presentation (copy on file, City Clerk's office), provided background information on the proposed development, including among others, its site context, architectural form and character, and building materials and colours, highlighting the following:

- a total of 60 townhouse units are proposed in six buildings, with four buildings comprised of 48 stacked units and two buildings with 12 three-storey standard townhouse units;
- 10 of the 12 three-storey townhouse units are convertible units;
- walkways are provided along all edges of the site, including the public strollways along the west and south edges;
- the entry driveway is located at the northwest to maximize the length of the future public strollway along Gates Avenue;
- the ESA/park to the east will provide a buffer between the subject site and Highway 91; and
- building facades have a contemporary character.

Travis Martin, van der Zalm + Associates, Inc., provided an overview of the main landscape features of the project, noting that (i) the reconfigured ESA will be enhanced and included in the proposed City park and subject to a three-year monitoring and maintenance plan, (ii) the existing walkway within the Highway 91A corridor along the east property line will be improved and widened, (iii) the east-west central open space includes, among others, a children's play area that provides a variety of play opportunities and a gathering area, (iv) private outdoor porches are provided for the lower level units, and (v) building mounted downward focused lighting are proposed as well pole and bollard lighting.

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Staff Comments

Mr. Craig noted that there are three components of the Servicing Agreement associated with the project which include frontage works along Gates Avenue, the on-site public walkways and site servicing, and off-site walkway improvements to the pathway within the Highway 91A road allowance.

In addition, Mr. Craig reviewed the proposed setback variances to Gates Avenue and the west side yard and noted that staff support these proposed variances as they would enhance the project and not negatively impact the public realm.

Gallery Comments

None.

Correspondence

Cathy and Vic Friesen, 23451 Gates Avenue ([Schedule 5](#))

Mr. Craig reviewed the concerns and questions raised by Cathy and Vic Friesen relating to details on the design of Gates Avenue, impact of proposed site servicing works to their property, the management of the proposed City park, on-street parking and traffic, and construction activities including site preparation and parking of construction vehicles.

In reply, Mr. Craig noted that (i) staff had been communicating with Ms. Friesen since the receipt of the letter, (ii) perimeter drainage will be dealt with through Building Permit, (iii) the developer had confirmed that construction vehicles will only use the subject site for on-site manoeuvring and circulation, and (iv) City staff will be required to review the project's Construction Traffic and Parking Management Plan prior to Building Permit issuance.

Panel Discussion

The Panel expressed support for the project, noting that (i) the project is well thought out, (ii) the project's approach to the ESA is supported, and (iii) the proposed design and size of the common outdoor amenity area are appreciated.

Development Permit Panel
Wednesday, June 16, 2021

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of 60 townhouse units at 23400, 23440, 23460 and 23500 Gates Avenue and the surplus portion of the Gates Avenue road allowance on a site zoned "Town Housing - Hamilton (ZT86)" ; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to reduce:*
 - (a) *the minimum front yard setback to Gates Avenue from 4.0 m to 3.4 m; and*
 - (b) *the minimum west side yard setback from 7.5 m to 6.0 m.*

CARRIED

3. New Business

It was moved and seconded

That the Development Permit Panel meeting scheduled on Wednesday, June 30, 2021 be cancelled.

4. Date of Next Meeting: July 14, 2021

5. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:46 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, June 16, 2021.

Joe Erceg
Chair

Rustico Agawin
Committee Clerk

Schedule 1 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
June 16, 2021.

To Development Permit Panel	
Date:	JUNE 16, 2021
Item #	1
Re:	DP 16-747620

From: Howard C <geminihc@gmail.com>
Sent: June 3, 2021 5:44 PM
To: CityClerk
Cc: Stephen Cheung; lorita c; Ito Sayaka
Subject: Permit Panel Pre-Meeting Comments in Advance : DP 16-747620

Categories: Evangel

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.

To Sara Badyal,

As owner of unit 20 - 10311 River Dr, Richmond, I receive your notice regarding the permit panel for permitting the construction of a low-rise residential development AND permit support floor bay projections of up to 0.75m.

My comments in advance:

When purchasing my current place at 10311 River Dr on July of 2020, I was made aware that there was going to be a townhome development adjacent to this. I am OK with as I thought it was going to be a similar townhome like all the rest of them in this area. It was only until around Dec 2020, that I found out that this "townhome" development is going to be a 4-level (plus rooftop deck) "stacked townhome" with a condo-like shared underground parkade. This is very different than a normal townhouse in this area. This is more similar to Parc's 10013 River Dr's condo development. Had I known there was going to be a very tall and dense condo development beside 10311 River Dr, I would have not purchased it. 10333's development will significantly alter the quietness of the area, as well as alter our general view and feel.

Therefore, I strongly disagree that the Parc Riviera Project should be permitted to go ahead with this development, and of course if it does go ahead at all, NOT permit the upper floors to have extended bay projections (this will further obscure 10311's sightline).

I'd also like to register to attend the meeting by phone or remote conference:

Name: Howard Cheung
Ph: 7789948778
File: DP 16-747620

Thank you,

--

Howard C



Schedule 2 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
June 16, 2021.

To Development Permit Panel	
Date:	JUNE 16, 2021
Item #	1
Re:	DP 16-747620

From: Stephen Cheung <cheungs808@gmail.com>
Sent: June 11, 2021 12:02 PM
To: CityClerk
Cc: Howard C; Lorita C
Subject: File: DP 16-747620 Notice of development permit panel meeting

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.

To: Sara Badyal, Planning and Development Division

Hi Sara,

We are the owner of unit 19 of 10311 River Dr and oppose the permit of our neighbor 10333 River Dr to construct low rise (any higher than 4 levels) on our side containing 80 dwellings unless it is similar or match to our conventional 3 levels townhouse and more setback between the walkway.

Thanks for your attention, please register us to attend the panel meeting on June 16th.

Tak Kit Lorita Cheung/Chi Kwong Cheung
Cellular: 604-808-6878



To: Sara Badyal, Planning and Development Division

Hi Sara,

We are the owner of unit 19 of 10311 River Dr and oppose the permit of our neighbor 10333 River Dr to construct low rise (any higher than 4 levels) on our side containing 80 dwellings unless it is similar or match to our conventional 3 levels townhouse and more setback between the walkway.

Thanks for your attention, please register us to attend the panel meeting on June 16th.

Tak Kit Lorita Cheung/Chi Kwong Cheung
Cellular: 604-808-6878

To Development Permit Panel	
Date:	JUNE 16, 2021
Item #	1
Re:	DP 16-747620

From: Badyal,Sara
Sent: June 16, 2021 11:48 AM
To: CityClerk
Subject: FW: 10333 River Dr - Parc Riviera DP 16-747620
Attachments: 0615211639_HDR.jpg

From: Stephen Cheung <cheungs808@gmail.com>
Sent: June 16, 2021 11:23 AM
To: Badyal,Sara <SBadyal@richmond.ca>
Cc: Lorita C <loritacheung@gmail.com>; Howard C <geminihc@gmail.com>
Subject: Re: 10333 River Dr - Parc Riviera DP 16-747620

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

Hi Sara,

Thank you for your email to explain that the building height and 80 dwellings is outside of today's panel meeting because it had been approved for the land use during the rezoning process years ago.

However, we still concern with the 0.75m (29.5") setback is still too close to our townhouse because I just measured the width from our front yard fence to the public sidewalk is 56" as per attached photo unless Parc Riviere Project is going to build their townhouse with our same width 56" setback from their yard to the public sidewalk to be fairness.

Tak Kit Lorita Cheung/Chi Kwong Cheung
 Cell: (604)808-6878
 Email: cheungs808@gmail.com



On Mon, 14 Jun 2021 at 14:08, Badyal,Sara <SBadyal@richmond.ca> wrote:

Hello Lorita and Stephen Cheng,

Thank you for your email regarding the Parc Riviera Project Inc. Development Permit application DP 16-747620 at 10333 River Drive. Public input is encouraged and may be provided to the City through a Development Permit application process by letter, email, the City's website. Members of the public may also contact the City Clerks Office to register in advance for delegation at the DP Panel meeting. Under the current health orders, meeting attendance in person is not permitted and the public may watch meetings on-line through the City's website.

As you are aware, the DP application will be considered by the Development Permit Panel at their meeting scheduled for 3:30pm Wednesday, June 16, 2021. The purpose of this email is to share some information with you. The DP staff report is published on the City's website, as part of the DP Panel meeting agenda package at:

<https://www.richmond.ca/cityhall/council/agendas//dpp.htm>

Land use regulations (i.e. building height and density) are established through the City's rezoning process and as such the ability to construct a building in keeping with the existing zoning is outside the scope of the Development Permit and the Development Permit Panel meeting. The Development Permit Panel meeting is intended to address detailed form and character only.

Your correspondence will be provided at the Development Permit Panel meeting for consideration and the City Clerks Office will be in contact with you regarding your request to register for the Development Permit Panel meeting.

If you would like to discuss further or require additional information, please feel free to call me at 604-276-4282.

Regards,

Sara Badyal, M. Arch, RPP

Planner 2

Development Applications Department

City of Richmond | 6911 No. 3 Road, Richmond, BC V6Y 2C1

P (604) 276-4282 | W www.richmond.ca | E sbadyal@richmond.ca

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From: Stephen Cheung <cheungs808@gmail.com>

Sent: June 11, 2021 12:02 PM

To: CityClerk <CityClerk@richmond.ca>

Cc: Howard C <geminihc@gmail.com>; Lorita C <loritacheung@gmail.com>

Subject: File: DP 16-747620 Notice of development permit panel meeting



To Development Permit PanelDate: JUNE 16, 2021Item # 1Re: DP 16-747620

From: Badyal,Sara
Sent: June 16, 2021 3:26 PM
To: CityClerk
Subject: FW: 10333 River Dr - Parc Riviera DP 16-747620

From: Stephen Cheung <cheungs808@gmail.com>
Sent: June 16, 2021 2:24 PM
To: Badyal,Sara <SBadyal@richmond.ca>
Cc: Lorita C <loritacheung@gmail.com>; Howard C <geminihc@gmail.com>
Subject: Re: 10333 River Dr - Parc Riviera DP 16-747620

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

Hi Sara,

Thanks for the detailed information, what we want is the fairness to our existing townhouse if the future neighborhood development is too close to our front yard.

To better understand your explanation to the setback of 0.75 m towards our side, I would appreciate if you could attach a diagram to illustrate, thanks.

Stephen Chi Cheung
Cellular: 604-808-6878

On Wed, Jun 16, 2021, 2:05 PM Badyal,Sara <SBadyal@richmond.ca> wrote:

Hello Lorita and Stephen Cheung,



Thank you for your further correspondence regarding the Parc Riveria development permit application DP 16-747620. The City Clerks Office will provide your correspondence for consideration at today's Development Permit Panel along with your earlier correspondence.

There are four proposed buildings adjacent to the shared property line between your development at 10311 River Drive and the development site at 10333 River Drive. The required 6m building setback that is provided at the proposed building closest to River Drive. A larger 6.6 m setback is provided for the central two proposed buildings. For the proposed building closest to the dike, a 6m overall building setback is provided, with the requested variance for a building bay projection of 0.75 m located on the second and third floor level. This means the proposed building closest to the dike would be setback from the shared property line 6m for the overall building and 5.25m for the building bay.

If you would like to discuss further or require additional information, please feel free to call me at 604-276-4282.

Regards,

Sara Badyal, M. Arch, RPP

Planner 2

Development Applications Department

City of Richmond | 6911 No. 3 Road, Richmond, BC V6Y 2C1

P (604) 276-4282 | W www.richmond.ca | E sbadyal@richmond.ca

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From: Stephen Cheung <cheungs808@gmail.com> **Sent:** June 16, 2021 11:23 AM

Hi Sara,

Thank you for your email to explain that the building height and 80 dwellings is outside of today's panel meeting because it had been approved for the land use during the rezoning process years ago.

However, we still concern with the 0.75m (29.5") setback is still too close to our townhouse because I just measured the width from our front yard fence to the public sidewalk is 56" as per attached photo unless Parc Riviere Project is going to build their townhouse with our same width 56" setback from their yard to the public sidewalk to be fairness.

Tak Kit Lorita Cheung/Chi Kwong Cheung

Cell: (604)808-6878

Email: cheungs808@gmail.com

Schedule 3 to the Minutes of the
Development Permit Panel
meeting held on Wednesday, June
16, 2021.

To Development Permit Panel
Date: JUNE 16, 2021
Item # 1
Re: DP 16-747620

From: Karen Luk <crackerpack@gmail.com>
Sent: June 12, 2021 12:40 PM
To: CityClerk
Subject: DP 16-747620: 10333 River Drive Development Permit

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.

Hello Sara Badyal,

I'm writing as an owner of the neighboring property 10311 River Drive to formally oppose the extension proposed for 10333 River Drive.

The new property is already two stories taller than the 3 storey townhomes in the area and will be obstructing the views of much of the natural environment and skyline. The dike pathway is narrower in front of 10333 River Drive and the extension would impact the shared public space usage as well.

Once again I am opposing the extension request.

Thank you.

Kind regards,
Karen Luk

Sent from my iPhone



Schedule 4 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
June 16, 2021.

To Development Permit Panel	
Date:	JUNE 16, 2021
Item #	1
Re:	DP 16-747620

From: ckzzz2003@yahoo.com
Sent: June 14, 2021 9:36 PM
To: CityClerk
Subject: Attention: DP 16-747620: 10333 River Drive Development Permit

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.

Hello Ms. Sara Badyal,

I'm writing as a concerned owner of the neighbouring property at 10311 River Drive, Richmond BC to formally oppose the extension request proposed by DAVA DEVELOPMENT at 10333 River Drive.

My unit is situated very close to the lot where Dava will build their new-taller-than-usual townhome building. Any extension of this property will affect me negatively in my daily living (I enjoy looking at the river) as well as property value.

The new DAVA property is already two stories taller than the 3 storey townhomes in the surrounding area and will be obstructing the views of much of the natural environment and skyline.

The dike pathway is already narrower in front of 10333 River Drive, and any extension would impact the shared public space usage even more.

Once again I am opposing the extension request.

Thank you for hearing my concerns.

Best wishes,
Vanessa



Schedule 5 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
June 16, 2021.

Cathy & Vic Friesen
23451 Gates Avenue
Richmond, B.C.
V6V 1W2
604 522-0224

To Development Permit Panel	
Date:	JUNE 16, 2021
Item #	2
Re:	DP 18-829228

June 8, 2021

Richmond Development Permit Panel
City of Richmond
6911 No. 3 Road

Attention: Mr. Edwin Lee, Planning & Development Division

Re: File DP 18-829228

Dear Mr. Lee,

We own the residence directly to the north of the new Gates Avenue development. I would like to submit the following questions and comments to be forwarded to the Panel and Developers of the new Gates Avenue Development.



1. Surplus Road Allowance on Gates Avenue

- a. *The applicant has proposed to purchase the surplus road allowance on Gates Avenue and consolidate it into the development site.*
 - i. I assume this is the road allowance east of the proposed cul-de-sac to the pedestrian walkway.
- b. *Along Gates Avenue, east of the cul-de-sac, construction of a new 2.0 m (6.6 ft.) wide concrete sidewalk and sufficient road widening to maintain two-way traffic to the eastern end of Gates Avenue.*
 - i. The proposed variance to reduce the minimum front yard setback to Gates Avenue from 4.0 m to 3.4 m will impact the width of the road to the east of the cul-de-sac.
 - ii. Will there be allowance for street parking on this section? (Parking Permits?)
 - iii. Will the existing ditch be covered?
 - iv. How will our existing perimeter drains be connected to the new storm sewer system?

2. Servicing Works

- a. Removal and replacement of water main only lists as far down Gates as the cul-de-sac.
 - i. Will our residence also be connected and at whose expense?
- b. Installation of storm sewer only addresses as far down Gates as the cul-de-sac.
 - i. Will our residence also be connected and at whose expense?
 - ii. Currently the ditch is the drainage for our property's surface drainage, perimeter drains for the gutters and the property perimeter. As our property will probably be lower than the new road how will the drainage work?

- c. Installation of sanitary sewer main to the proposed cul-de-sac
 - i. Will there be any issues with us remaining on our existing septic system?
- d. Placement of the existing private utility overhead lines (eg. BC Hydro, Telus and Shaw) underground
 - i. How will our home be connected to these new underground services and at whose expense?

3. Proposed Park

- a. *Applicant agreed to transfer .23 acre lot for a City park which includes the ESA enhancement areas and the East-West Strollway running along the southern edge of the site.* City staff agreed that the ESA could be **well managed** by the City.
- b. I question the City's definition of "**well managed**" if the existing Ecological Network within the Hamilton Area is any example. A stroll through the pathway from the tennis courts to Hamilton School, past trees choked by blackberries and knotweed should be an embarrassment to City staff. The state of all pathways within the Hamilton area demonstrate the neglect that this end of Richmond has received for decades.

4. Conditions of Adjacency

- a. *Along Gates Avenue, to the east of the new cul-de-sac, the current paved road surface will be maintained in the interim to provide access to the existing three residential lots on the north side of Gates Avenue.*
 - i. Will this section be amended to include service connections if the variance is approved?
- b. *Perimeter drainage will be required as part of the Building Permit to ensure storm water is managed and addressed through the development and will not impact the neighbouring properties.*
 - i. Drainage has always been a challenge in our area due to soil conditions and the high water table. How will the developer prevent the excess water generated by the preloading of the site to overflow the ditches and subsequently our front yard and crawlspace?

5. Urban Design and Site Planning

- a. There will be a total of 108 residential and eleven visitor parking spaces.
 - i. We are concerned about the additional stresses on street parking in the area.
 - ii. Will public parking be allowed on both sides of Gates Avenue?
 - iii. Will this still allow for service vehicles such as garbage trucks and fire engines to come down the street? (Especially in the narrowed portion of Gates Avenue east of the cul-de-sac?)

6. During Construction

- a. Will there be piles driven and if so how many?
- b. Please do not allow construction vehicles to use our driveway to turn around. Being a dead end road and our driveway being wide and new, there is a temptation to use our driveway. But the weight of these heavy construction vehicles will damage the crossing and our blacktop. Please provide truck turn-arounds within your own site.
- c. Can you provide a timeline of the phases of construction so we know what to expect, when? (For example: Shaking of the house during demolition, preloading, drilling and pile driving. Service disruptions during water, gas, power etc. replacements.)

While we realize that someday the north side of Gates will be replaced by a new development, it is important to remember that this is currently our home and represents 40 years of our lives. It needs to be treated with respect and not just passed off as a house slated for future demolition.

We look forward to working with the developers in the spirit of mutual good neighbourliness.

Thank you for your consideration of our concerns and comments.

Sincerely,

Cathy Friesen



City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: June 21, 2021

From: Wayne Craig
Director of Development

File: DP 20-896760
HA 20-896761

Re: **Application by Lung Design Group Ltd. for a Development Permit and Heritage Alteration Permit at Unit 100-12211 1st Avenue**

Staff Recommendation

1. That a Development Permit be issued which would permit construction of an additional storefront entry along the 1st Avenue elevation of the building and to improve accessibility to the unit by constructing an interior landing and ramp at Unit 100-12211 1st Avenue on a site zoned "Steveston Commercial (CS2)"; and
2. That a Heritage Alteration Permit be issued for Unit 100-12211 1st Avenue in accordance with the Development Permit.

A handwritten signature in black ink, appearing to read "Wayne Craig".

Wayne Craig
Director of Development

WC:cl
Att. 3

Staff Report

Origin

Lung Design Group Ltd., on behalf of JB and RB Properties Ltd. (Rosanne and Gerald Blair), has applied to the City of Richmond for permission to construct an additional storefront entry to the existing 3-storey building at 12211 1st Avenue (Unit 100) to match the design of an existing storefront unit and to improve accessibility by constructing an interior landing and ramp within the unit (Attachment 1). The building is not one of the identified heritage resources to be protected within the Steveston Village Heritage Conservation Area.

The subject site is currently zoned “Steveston Commercial (CS2)” and uses on the site include light industrial uses, balloon sales, occupational therapy services, an optical centre, and a music centre. Historically, the building was constructed primarily to serve boat building and marine services, but has been occupied over the years by light industrial uses, dance and fitness studios, and a variety of retail services in keeping with the site zoning.

As the subject site is located within the Steveston Village Heritage Conservation Area and the proposed work involves alterations to the exterior of the building, a Development Permit application and a Heritage Alteration Permit application is required.

Development Information

Please refer to attached Development Application Data Sheet (Attachment 2) 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 is a commercial building on a lot under Land Use Contract 028 at 12191 1st Avenue, which is identified as a protected heritage resource in the Steveston Village Conservation Strategy (i.e., “Japanese Buddhist Temple”) and which currently contains a child care centre;
- To the east, across 1st Avenue, is a multi-tenant 2-storey building on a lot zoned “Light Industrial (IL)” at 12200 1st Avenue and a City-owned surface parking area on a lot zoned “Steveston Commercial (CS2)” at 12220 1st Avenue;
- To the south are multi-tenant 2-storey buildings on lots zoned “Steveston Commercial (CS2)” at 12231 1st Avenue and 3791 Bayview Street, one of which contains apartment housing on the 2nd floor; and
- To the west, across a rear lane, are multi-tenant 2-storey buildings on lots zoned “Steveston Commercial (CS2)” at 12220 and 12240 2nd Avenue, as well as a federally-owned surface parking area on a lot zoned “Steveston Commercial (CS2)” at 3771 Bayview Street.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the urban design issues and other staff comments identified as part of the review of the subject Development Permit and Heritage Alteration Permit applications.

Richmond Heritage Commission Comments

The applications were reviewed by the Richmond Heritage Commission at their regular meeting held June 9, 2021, and the following resolution was adopted:

That the Development Permit and Heritage Alteration Permit applications to construct an additional storefront entry along the east building elevation to match existing and to improve accessibility by constructing an interior landing and ramp at Unit 100-12211 1st Avenue, be supported, as proposed.

A copy of the relevant excerpt from the draft minutes to the June 9th Richmond Heritage Commission meeting is attached for reference (Attachment 3).

Advisory Design Panel Comments

The applications were not reviewed by the Advisory Design Panel as the proposed alterations are minor in nature.

Analysis

Proposed Scope of Work

- The proposed alterations at the subject site are minor in nature and involve construction of an additional storefront entry to Unit 100 along the east elevation of the building (i.e., the 1st Avenue frontage) to match the design of an existing storefront entry to Unit 110 to the north, and to improve accessibility to the unit by constructing an interior landing and ramp. Specifically, the scope of work involves:
 - Removal of a portion of the existing exterior wall and cladding in order to install a new double-door storefront entry with sidelights and side windows (aluminum framed, tempered glazing to match existing), with an interior landing and accessible ramp;
 - Finishing/repainting of the area affected by construction to match the existing dark brown corrugated metal cladding;
 - Painting of the existing ground floor exterior vents along the east elevation of the building to match the existing dark brown and turquoise colour scheme; and
 - Infilling of a narrow gap between the edge of the City sidewalk and the building along 1st Avenue with drain rock to address an existing potential fall hazard.
- The proposed work is necessary to improve access to Unit 100, which is currently provided through an existing single door lobby entrance below sidewalk grade at the southeast corner of the building to access the unit and stairway to the second floor, which is to remain.
- The proposed alterations do not alter the existing character of the building. Drawings of the proposed work are provided in Plans #1 to #5.

Architectural Form and Character

- The existing building was constructed in 1985 and contains three storeys with a flat roof. The building is not one of the identified protected heritage resources within the Steveston Village Heritage Conservation Area.

- The exterior design of the building has remained relatively unchanged since its original construction, with loading bay doors and rear entrances at grade on the west elevation, unit and lobby entrances at grade on the east elevation, and concrete block walls on the north and south elevations.
- The existing corrugated metal cladding on the east building elevation is painted dark brown and turquoise on the ground floor, and dark grey on the 2nd and 3rd floors. No changes are proposed to the existing color scheme or building materials as the areas affected by the alterations are to a small portion of the building and are proposed to be constructed, finished, and painted to match the existing condition.

Accessibility

- The proposal includes interior alterations to add a landing, consistent with the grade of the adjacent City sidewalk along 1st Avenue, and an accessible ramp down to the existing floor elevation of Unit 100, which is approximately 9" lower in grade elevation.
- This is a significant improvement over the existing site condition, which does not include an accessible entrance to Unit 100 along 1st Avenue and requires patrons to access the unit from the west side of the building, off the rear lane and parking area.

Legal Encumbrances

- There is currently a covenant registered on title for the original Development Permit issued for the building in 1982. There are no implications from this proposal on the existing covenant on title.

Conclusions

The applicant proposes to construct an additional storefront entry to the building at Unit 100-12211 1st Avenue, which is designed to match an existing adjacent storefront unit entry and to improve accessibility by constructing an interior landing and ramp within the unit.

City staff are supportive of the proposal as it involves minimal interventions to improve accessibility to an existing unit within the building, and does not alter the existing character of the building.

A Heritage Alteration Permit is also required to be issued for the proposed works permitted through the Development Permit as the subject site is located in the Steveston Village Heritage Conservation Area.

Staff recommend that the Development Development Permit and Heritage Alteration Permit at Unit 100-12211 1st Avenue be endorsed, and issuance by Council be recommended.



Cynthia Lussier
Planner 2
CL:cas

Attachments:

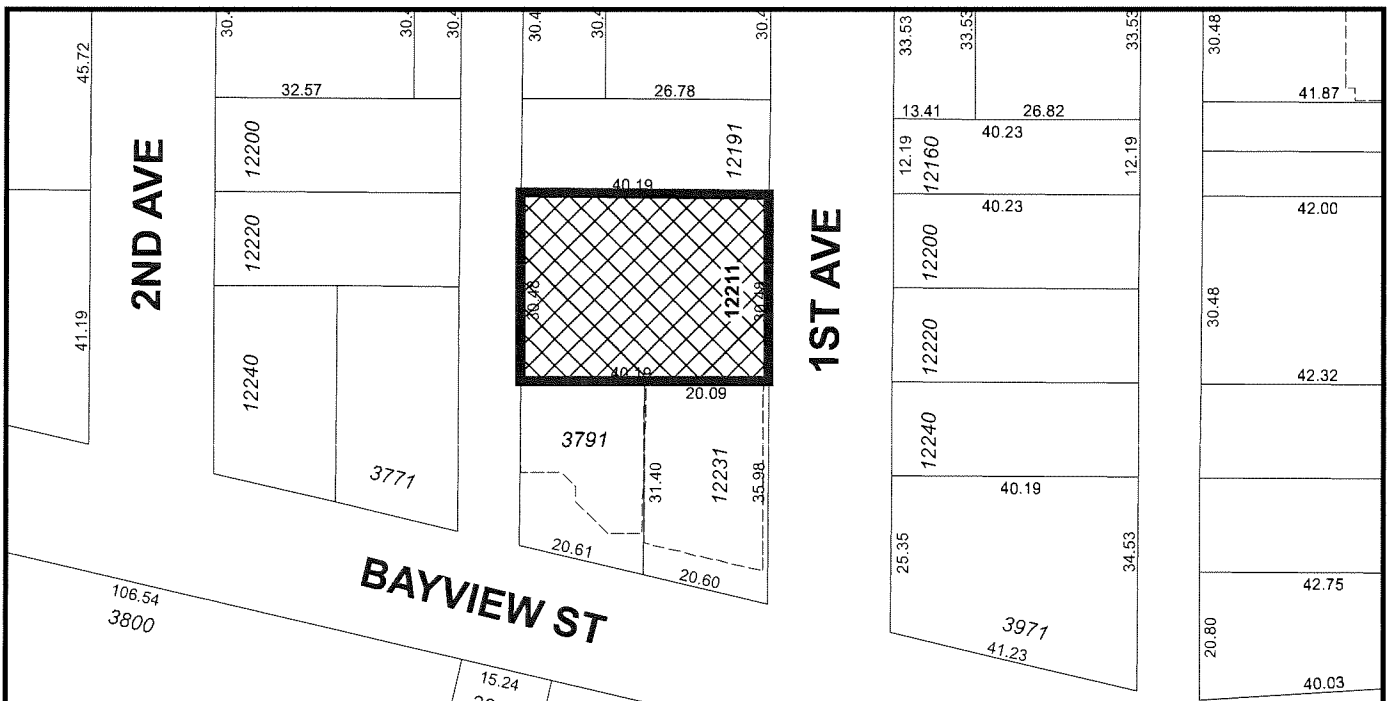
Attachment 1: Location Map

Attachment 2: Development Application Data Sheet

Attachment 3: Excerpt from the Richmond Heritage Commission June 9, 2021 Meeting Minutes

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

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



DP 20-896760 - Unit 100

Revision Date:

Note: Dimensions are in METRES



Development Application Data Sheet
Development Applications Department

DP 20-896760/HA 20-896761

Address: Unit 100-12211 1st Avenue

Applicant: Lung Design Group Ltd.

JB and RB Properties Ltd.
Owner: (Rosanne and Gerald Blair)

Planning Area(s): Steveston

	Existing	Proposed
Site Area:	1,224.1 m ²	No Change
Land Uses:	light industrial uses, balloon sales, occupational therapy services, an optical centre, and a music centre	No Change
OCP Designation:	Neighbourhood Service Centre	No Change
Steveston Area Plan Waterfront Land Use Map Designation:	Heritage Mixed Use (Commercial-Industrial with Residential & Office Above)	No Change
Zoning:	Steveston Commercial (CS2)	No Change

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.0	No change	none permitted
Lot Coverage:	Max. 100%	No change	none
Setback – Front Yard:	Min. 0 m, with max 1.5 m deep recesses to max 33% of building face	0 m, with four max 1.2 m deep recesses equal to 6.86% of building face	none
Setback – Side Yard:	Min. 0 m	No change	none
Setback – Rear Yard:	Min. 0 m	No change	none
Height (m):	Max. 9.0 m (2 storeys)	No change	none

Excerpt from the draft Minutes to
The Richmond Heritage Commission Meeting

Wednesday, June 9, 2021 – 7:00 p.m.
Cisco Webex

3. New Business:

- **Development Permit and Heritage Alteration Permit Applications at Unit 100-12211 1st Avenue (DP 20-896760/HA 20-896761)**

Staff provided a brief introduction to the Development Permit (DP) and Heritage Alteration Permit (HAP) applications by Lung Design Group Ltd., highlighting the site's location and the general nature of the work proposed.

With the aid of drawings, Danny Lung of Lung Design Group Ltd. provided more detailed information on the proposed alterations, which involve construction of an additional storefront entry to Unit 100 along the east elevation of the building to match the design of the existing adjacent storefront entry to Unit 110 to the north, and to improve accessibility to the unit by constructing an interior landing and accessible ramp. Specifically, the applicant described the following scope of work:

- Removal of a portion of the existing exterior east wall and cladding in order to install a new aluminum framed storefront entry with tempered glass, sidelights and side windows to match existing;
- Interior alterations to construct a new accessible landing and ramp from the grade elevation of the sidewalk to the existing grade elevation of Unit 100, which is two risers down;
- Repainting of the affected exterior cladding to match existing; and
- Infilling of a narrow gap between the building and the edge of the City sidewalk with drain rock.

Commissioner Ron Hyde shared that he went by the subject site last week and said that the proposed changes will match with the existing building. The Chair noted that the comments by the group have been favourable.

It was moved and seconded:

That the Development Permit and Heritage Alteration Permit applications to construct an additional storefront entry along the east building elevation to match existing and to improve accessibility by constructing an interior landing and ramp at Unit 100-12211 1st Avenue, be supported as proposed.

CARRIED



City of Richmond

Development Permit

No. DP 20-896760

To the Holder: Lung Design Group Ltd.
Property Address: Unit 100-12211 1st Avenue
Address: Unit 268-2633 VIKING WAY
RICHMOND BC V6V 3B6

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto.
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 #5 attached hereto.
4. 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.
5. 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. _____ ISSUED BY THE COUNCIL THE
DAY OF _____, 2021.

DELIVERED THIS _____ DAY OF _____, 2021.

MAYOR



City of Richmond

Heritage Alteration Permit

No. DP 20-896761

To the Holder: Lung Design Group Ltd.

Property Address: Unit 100-12211 1st Avenue

Legal Description: PARCEL "A" SECTION 10 BLOCK 3 NORTH RANGE 7 WEST
NEW WESTMINSTER DISTRICT REFERENCE PLAN 64738

(s.617, *Local Government Act*)

1. (Reason for Permit) ☐ Designated Heritage Property (s.611)
☐ Property Subject to Temporary Protection (s.609)
☐ Property Subject to Heritage Revitalization Agreement (s.610)
☒ Property in Heritage Conservation Area (s.615)
☐ Property Subject to s.219 Heritage Covenant (Land Titles Act)
2. This Heritage Alteration Permit is issued in accordance with approved Development Permit DP 20-896760.
3. This Heritage Alteration Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto.
5. If the alterations authorized by this Heritage Alteration Permit are not completed within 24 months of the date of this Permit, this Permit shall lapse.

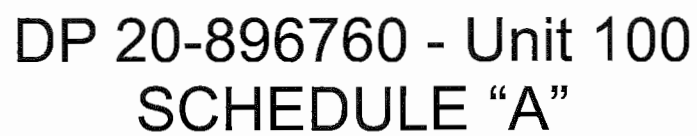
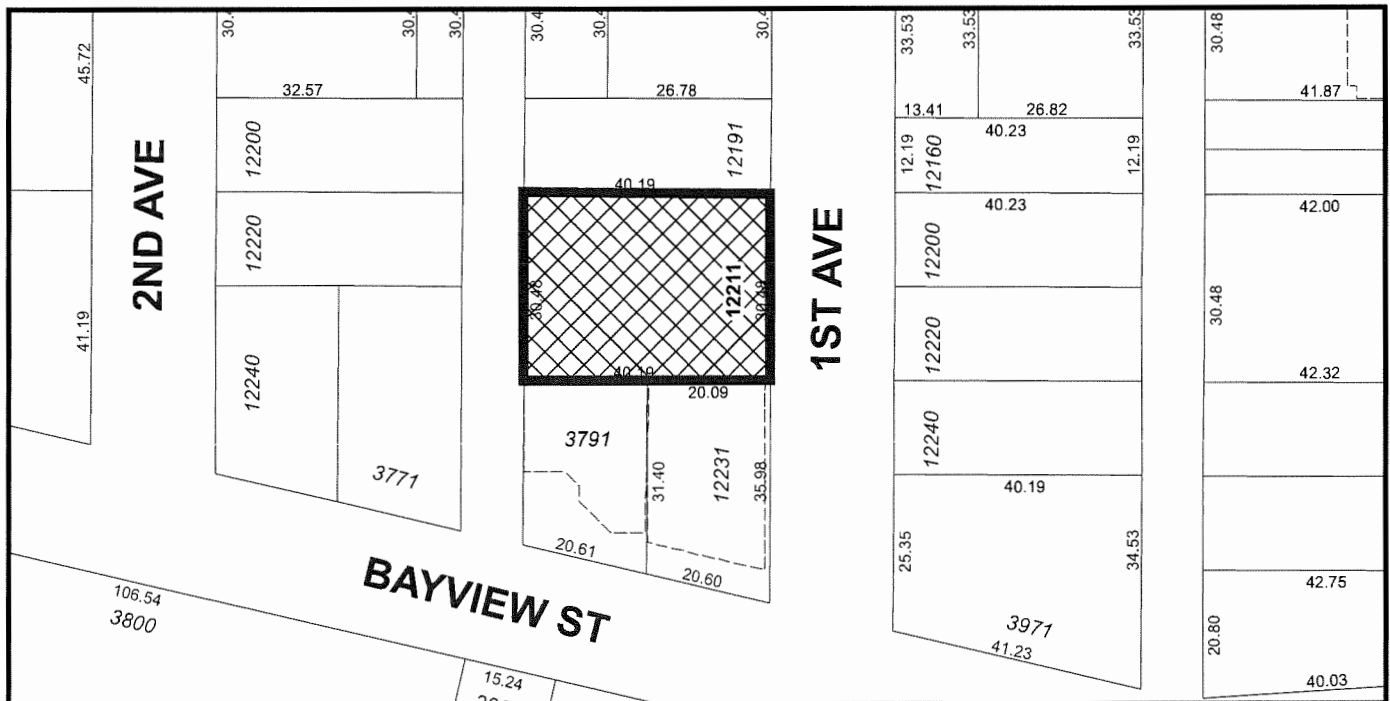
AUTHORIZING RESOLUTION NO. _____ ISSUED BY THE COUNCIL THE DAY OF _____, 2021.

DELIVERED THIS _____ DAY OF _____, 2021.

MAYOR

CORPORATE OFFICER

IT IS AN OFFENCE UNDER THE *LOCAL GOVERNMENT ACT*, PUNISHABLE BY A FINE OF UP TO \$50,000 IN THE CASE OF AN INDIVIDUAL AND \$1,000,000 IN THE CASE OF A CORPORATION, FOR THE HOLDER OF THIS PERMIT TO FAIL TO COMPLY WITH THE REQUIREMENTS AND CONDITIONS OF THE PERMIT.



Note: Dimensions are in METRES

PROJECT DATA:

SITE ADDRESS: 12211 FIRST AVENUE, RICHMOND, BC.
LEGAL: SECTION 10 BLOCK 5 NORTH RANGE 7 WEST PLAN NWP 64758 PARCEL A
P.L.R.: 008 - 475 - 997
ROLL: 089 - 050 - 000

ZONING: C5 - 2
BUILDING TYPE: ONE STOREY RETAIL AT GROUND FLOOR, 1 STOREY OFFICE AND 1 STOREY ART STUDIO OVER
BUILDING YEAR BUILT: APPROX. 1984
REFERENCE: 2018 BC BUILDING CODE

BUILDING SPRINKLER: YES
TYPE OF BUILDING PERMIT APPLICATION: INTERIOR AND EXTERIOR ALTERATION
: HERITAGE ALTERATION PERMIT APPLICATION

UNIT: #100
TENANT: BALLOON PLACE
USES: BALLOON RETAILS (GROUP E)
PERMITTED USES: 9, 2, 2, RETAILS
EXISTING UNIT FLOOR AREA: APPROX. 148.64 M² (1600.00 SQUARE FEET)

GENERAL NOTES:

- 01) ALL CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL LOCAL CODES AND AUTHORITIES HAVING JURISDICTION.
02) ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO COMMENCING ANY WORK.
03) SEPARATE PLANS AND PERMIT REQUIRED FOR SIGNAGE AND AWNING.
04) DO NOT SCALE DRAWINGS.

DOOR SCHEDULES: NEW DOOR ***

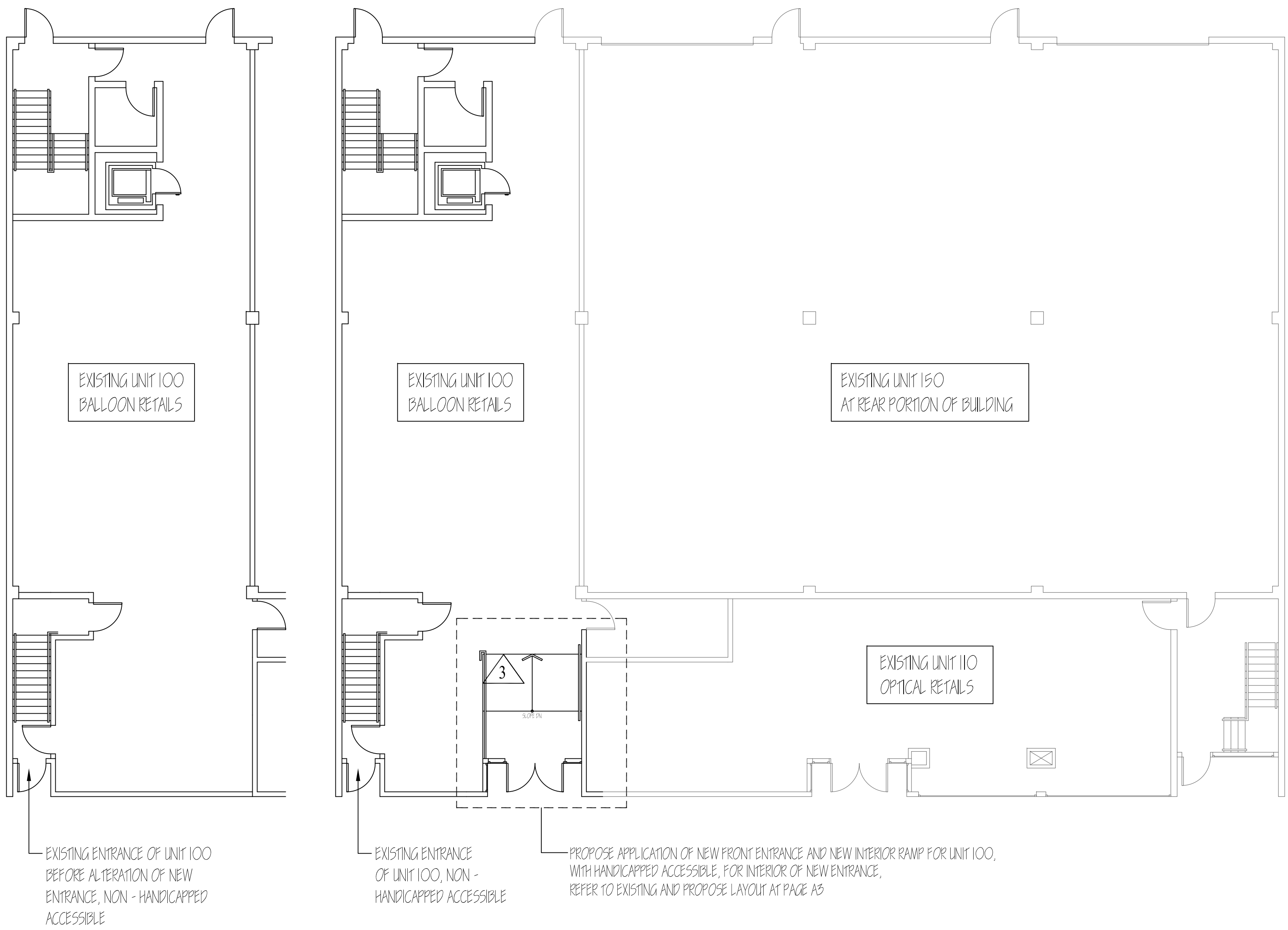
- D1 EXISTING 5' WIDE X 6'-8" HIGH EXTERIOR ALUM. GLAZING GLASS FRONT DOOR WITH SELF CLOSER TO BE RETAINED
D2 EXISTING 5' WIDE X 6'-8" HIGH FRONT METAL DOOR WITH SELF CLOSER TO BE REMOVED AND REPLACE WITH A NEW 5' X 6'-8" METAL DOOR, DOOR SWING OUT WITH SELF CLOSER, DOOR HANDLE TO BE LEVER TYPE (1.5 HOUR F.R. REQUIRED)
D3 EXISTING 5' WIDE X 6'-8" HIGH REAR EXIT METAL DOOR WITH SELF CLOSER TO BE RETAINED (1.5 HOUR F.R. PROVIDED)
D4 EXISTING INTERIOR SWING DOORS TO BE RETAINED
D5 NEW 6' WIDE X 7'-0" HIGH EXTERIOR ALUM. GLAZING TEMPERED GLASS WITH SIDE LIGHTS FRONT DOOR WITH SELF CLOSER, TO MATCH ADJACENT UNIT 110 OPTICAL RETAILS *** ALSO REFER TO DETAIL 5-AA AT PAGE AA AND 1-A5 AT PAGE A5

WALL SYMBOLS:

- EXISTING CONCRETE WALL OR CONCRETE BLOCK WALLS TO BE RETAINED
EXISTING 16" X 16" CONCRETE COLUMNS TO BE RETAINED
EXISTING EXTERIOR WALLS TO BE RETAINED
EXISTING ALUM. GLAZING STORE FRONT OR EXTERIOR WINDOWS TO BE RETAINED
EXISTING INTERIOR WALLS TO BE RETAINED

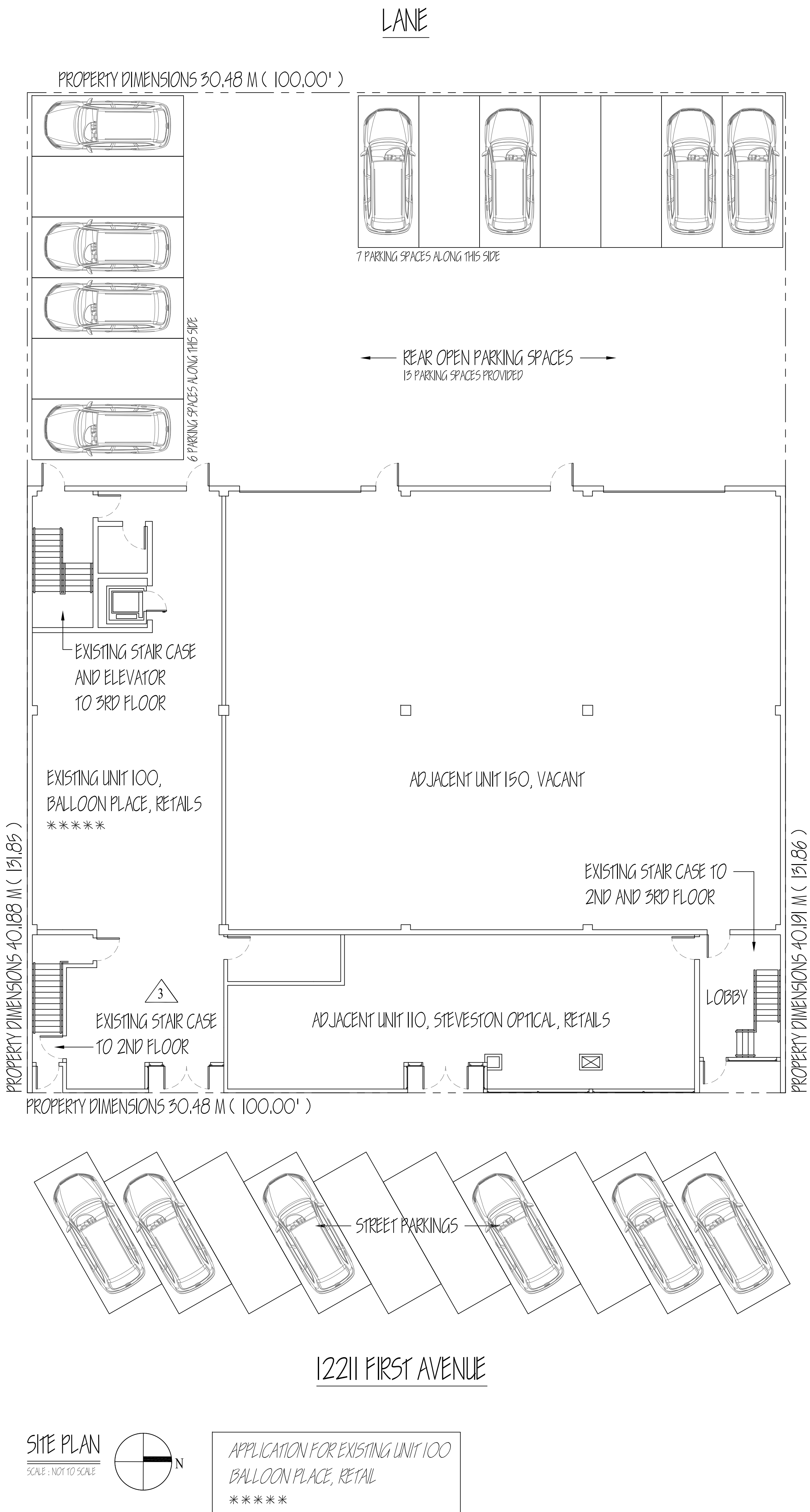
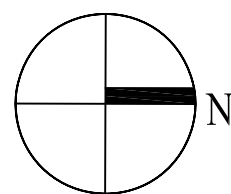
LEGENDS: NEW REQUIRED ***

- EXISTING EMERGENCY LIGHT TO BE RETAINED
EXISTING EXIT LIGHT TO BE RETAINED
NEW EXIT LIGHT REQUIRED ***
EXISTING SPRINKLER HEADS (SHOWING AT FRONT ENTRY AREA ONLY, APPROX. LOCATION)
EXISTING FIRE ALARM PULL STATION TO BE RETAINED



EXISTING AND PROPOSE APPLICATION FOR UNIT 100 - NEW FRONT ENTRANCE

SCALE: 1/8" = 1'-0"



Copyright reserved. The plan and design are, and as all times remain the exclusive property of Lung Design Group Ltd.
The General Contractor shall verify all dimensions and be responsible for all conditions on the job site. He shall request clarification of errors and discrepancies on the contract drawings. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and costs of rectification.

Revisions			
No.	Description	Date	By

JUNE 2021
- REVISED FOR DP AND HERITAGE ALTERATION PERMIT APPLICATIONS AS PER CITY LETTER JUNE 2ND

MARCH 2020
- ISSUED FOR DP AND HERITAGE ALTERATION PERMIT APPLICATIONS

Project For:
INTERIOR AND EXTERIOR ALTERATION FOR BALLOON PLACE

UNIT 100 - 12211 FIRST AVENUE, RICHMOND, BC.
(STEVESTON VILLAGE)

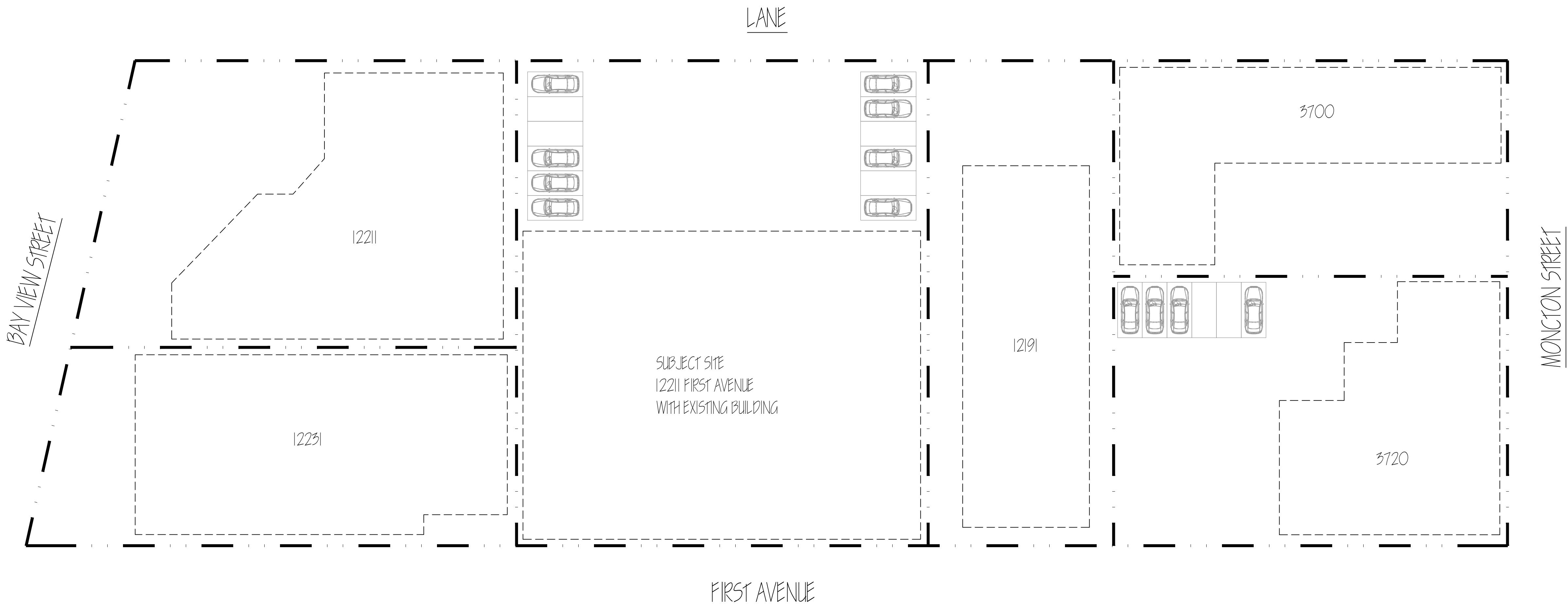
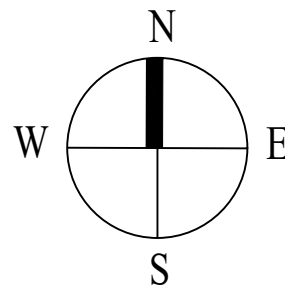
Drawing Title:
PROJECT DATA, GENERAL NOTES, DOOR SCHEDULES, LEGENDS, WALL SYMBOLS, SITE PLAN

Drawn: FEB 2020	A
Drawn: DL	1
Scale: AS NOTED	1
Job No: 20100225	of 5

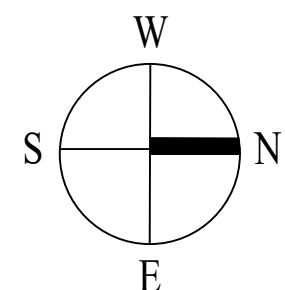
DP 20-896760
HA 20-896761
June 21, 2021
PLAN # 1



ORTHOPHOTO CONTEXT PLAN
SCALE: NOT TO SCALE



CONTEXT PLAN
SCALE: NOT TO SCALE



Copyright reserved. The plan and design are, and all its lines remain the exclusive property of Lung Design Group Ltd. The General Contractor shall verify all dimensions and be responsible for all conditions on the site. He shall request clarification of errors and discrepancies on the contract drawings. Failure to obtain such clarification renders the Contractor responsible for any resulting error with and costs of rectification.

Revisions			
No.	Description	Date	By

Lung Designs Group Ltd. building design & interior
288 - 2833 Viking Way, Richmond, B.C. V6V 3B6 Tel: 604-278-7482 E-MAIL: LOGTD@TELUS.NET

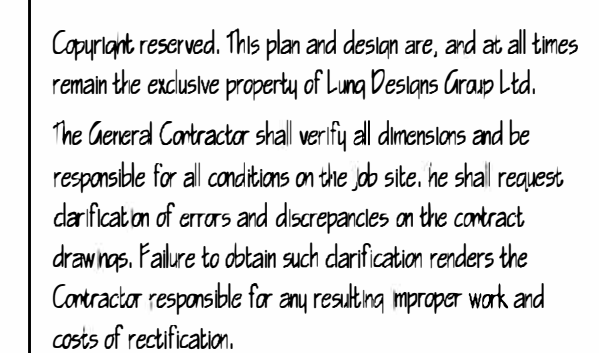
MARCH 2020
- ISSUED FOR DP AND
HERITAGE ALTERATION
PERMIT APPLICATIONS

Project For:
INTERIOR AND EXTERIOR
ALTERATION FOR
BALLOON PLACE
UNIT 100 - 12211 FIRST AVENUE,
RICHMOND, B.C.
(STEVESTON VILLAGE)

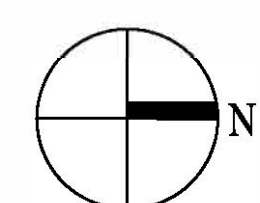
Drawing Title:
CONTEXT PLANS

Date: FEB 2020	A 2 of 5
Drawn: DL	
Scale: NOT TO SCALE	
Job No: 2002025	

DP 20-896760
HA 20-896761
June 21, 2021
PLAN # 2



Revisions			
No.	Description	Date	By



Lung Designs Group Ltd. building design & interior
2668 - 2633 Viking Way, Richmond, B.C. V6V 3S6 Tel: 604-278-7482 E-MAIL: LDGTD@TELUS.NET



MARCH 2020
- ISSUED FOR DP AND
HERITAGE ALTERATION
PERMIT APPLICATIONS

Project For:
INTERIOR AND EXTERIOR
ALTERATION FOR
BALLOON PLACE

UNIT 100 - 12211 FIRST AVENUE,
RICHMOND, BC.
(STEVESTON VILLAGE)

Drawing Title:
EXISTING AND PROPOSED BUILDING CROSS
SECTION 1-AA, DETAILS 2-AA TO 5-AA,
EXISTING AND PROPOSED REFLECTED
CEILING PLAN

Date: FEB. 2020	A 4 of 5
Drawn: D.L.	
Scale: AS NOTED	
Job No: 20K0225	

DP 20-896760
HA 20-896761
June 21, 2021
PLAN # 4

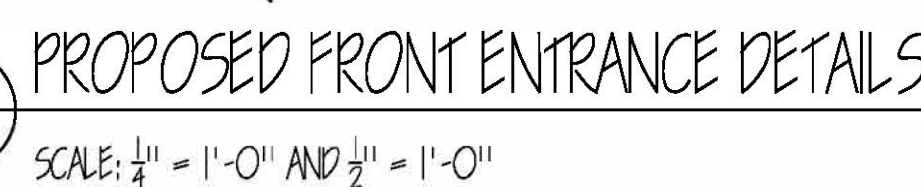
Revisions			
No.	Description	Date	By



EXISTING BUILDING FACE 3503.64 SQ. FT. (FROM GROUND FLOOR TO TOP OF ROOF)
3503.64 X 29.00X = 156,200 SQ. FT.
EXISTING ENTRANCE OPENING OF UNIT 100 = 29.65 SQ. FT.
PROPOSED ENTRANCE OPENING OF UNIT 100 = 68.93 SQ. FT.
EXISTING OPTICAL ENTRANCE OF UNIT110 = 75.35 SQ. FT.
EXISTING ENTRANCE OPENING OF UNIT 150 = 66.42 SQ. FT.
TOTAL OF ABOVE OPENINGS = 240.36 SQ. FT. (6.36%)

TOTAL OPENINGS AS ABOVE 730.50 SQ. FT. AS FOLLOWS:
- WINDOWS 619.00 SQ. FT. / SKYLIGHTS 67.25 SQ. FT. / ROUND WINDOW 50.25 SQ. FT.

EXISTING TRENCH NOTE:
- THE TRENCH THAT EXISTS BETWEEN THE EDGE OF CITY
SIDEWALK AND THE BUILDING ALONG 1ST AVENUE ISN'T
A FALL / TRIP HAZARD, TO ENSURE TO FILL WITH DRAIN
ROCKS TO THE EXISTING TRENCH



MARCH 2020
- ISSUED FOR DP AND
HERITAGE ALTERATION
PERMIT APPLICATIONS

Drawing Title:
EXISTING BUILDING FRONT ELEVATION,
EXISTING AND PROPOSED BUILDING
FRONT ELEVATION, DETAIL 1-A5

Date: FEB. 2020	A 5 of 5
Drawn: D.L.	
Scale: AS NOTED	
Job No: 20K0225	