



STAFF REPORT

TO: Planning and Development Committee **MEETING DATE:** September 8, 2020
FROM: Katie Thomas **FILE NO:** 3220-Hillcrest-741
Planner 1
SUBJECT: Development Permit for Form and Character for Townhouses at 741 Hillcrest Road

RECOMMENDATIONS

THAT the report titled Development Permit for Form and Character for Townhouses at 741 Hillcrest Road be received;

AND THAT the PDC recommend Covenant BK409675, dated December 1996, be discharged from the title of 741 Hillcrest Road;

AND THAT the PDC recommend authorization of DP-2020-10 for 741 Hillcrest Road;

AND FURTHER THAT the PDC recommend obtaining a rear lane for public access, including vehicular and active travel between Gibsons Way and Hillcrest Road by requesting right-of-ways at the time of development including Rezoning, Subdivision, Development Permit or Building Permit.

PURPOSE

The Town of Gibsons has received an application for a Development Permit for the form and character of a proposed 20-unit townhouse development located at 741 Hillcrest Road, as shown in Figure 1.

The purpose of this report is to review the proposed building design in relation to the Development Permit Area Number 4 guidelines and obtain a recommendation from the Planning and Development Committee to be forwarded to Council for consideration.

BACKGROUND

741 Hillcrest Road is a large, approximately 4970 m², property. Town files show that the property has been vacant since 1997 when the original building was demolished.

The property is designated Medium Density Residential in the Official Community Plan. The purpose of the “Medium Density Residential” designation is to permit townhouses, stacked townhouses and 2 to 4 storey apartments with an FSR of 0.7 to a maximum of 1.2 (generally between 40-75 units per hectare). The property is zoned Multi-Family Residential Zone 2 (RM-2) in the Town’s Zoning Bylaw. The intent of the RM-2 zone is to permit townhouse and apartment use. The property falls within Development Permit Area Number 4 – Multi-unit Residential Development.



Figure 1: Location of Subject Property

DISCUSSION

Covenant Discharge

A Development Permit (DP-96-05) was authorized for issuance by Council on November 19, 1996 which triggered the registration of Covenant BK409675 on December 19, 1996. The Covenant outlines specific development conditions related to DP-96-05, including a limitation on the land use such that not more than 16 townhouses are permitted, and that the design must align with the Development Permit. As the development never occurred, the Development Permit has now lapsed and therefore Staff recommend that this covenant be discharged from the title of 741 Hillcrest Road. Covenant BK409675 is enclosed as Attachment A.

Application

The application is for 20 townhouses with a mix of 3- and 4-bedroom units, constructed in 3 buildings, shown in figure 2. The application materials are enclosed as Attachment B. The residential units are proposed to orient towards Hillcrest Road, with a communal road access for residents to access their own private garages. The site plan shows a green space for the residents with garden plots, picnic tables and a children's play area.

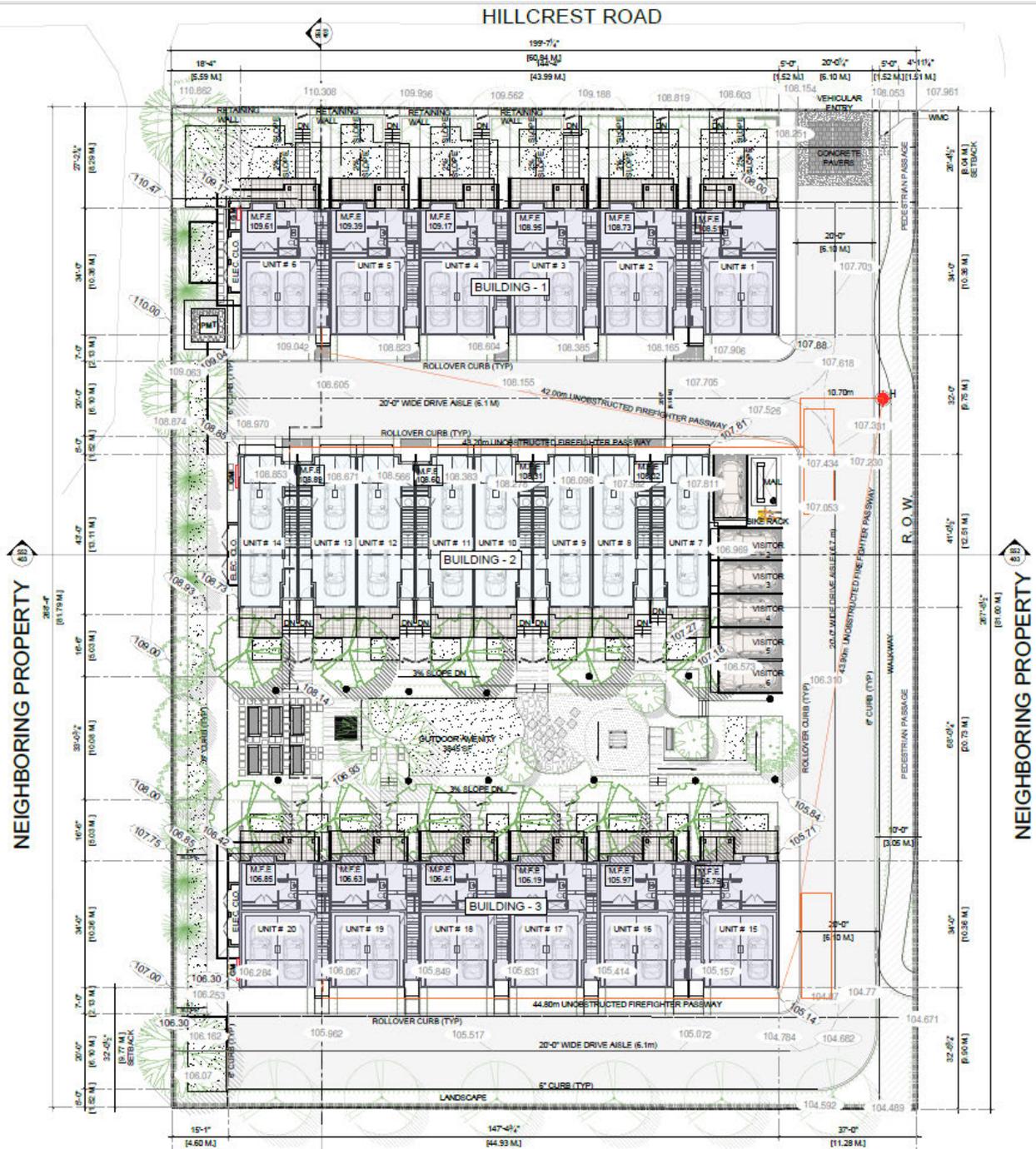


Figure 2: Proposed site plan for 741 Hillcrest Road

Zoning Requirements

Table 1 shows that the proposed development conforms to the RM-2 zoning.

	BYLAW (RM-2)	PROPOSED	MET? Y/N
FRONT SETBACK (HILLCREST RD)	8m (average height of front elevation)	8m	Yes
REAR SETBACK	7.5m	9.77m	Yes
INTERIOR SIDE EAST	4.5m	11.28m	Yes
INTERIOR SIDE WEST	4.5m	4.6m	Yes
HEIGHT	10.5m	9.5m	Yes
DENSITY (Lot area plus floor area occupied by parking within/under principal building)	22.8 townhouses	20 Townhouses	Yes
PARKING	40 Spaces with 6 Visitor parking	46 Spaces	Yes

Development Permit Area Number 4 – Multi-Family Land Uses

The objective of DPA 4 is to ensure a high standard of design, landscaping and building form is implemented for any multi-unit residential development. The guidelines aim to ensure that new development is appropriate to its surroundings and uses, and compatible to the neighbour character.

Staff have evaluated the application with the DPA 4 guidelines. Table 2 below summarizes the DPA 4 guidelines, provides staff comments, and determines whether the design criteria have been met.

DPA 4 Guidelines	Has the criteria been met? Staff Evaluation
<i>Building Form and Character</i>	
Public street edges which are characterized by low (less than 3.5 feet high), neighbourly fences, combined with extensive landscape materials at the private edge.	<i>Yes – a 3-foot fence is proposed along Hillcrest in combination with landscaping.</i>
Residences oriented towards the street with well-defined and welcoming entries at the street edge.	<i>Yes – Residences are orientated to the street edge, with gates and paths leading to individual porches.</i>
Construction materials should reflect the West Coast Design and setting.	<i>Yes – the development proposes hardi board siding, with wood and stone elements.</i>
Each building should appear unique or easily distinguishable from neighbouring buildings.	<i>Yes – the building is distinguished from surrounding properties due to its multi-family architectural character</i>
Simple exterior detailing with earth-tone colours – and primary colours only as accents.	<i>Yes – traditional design details are proposed, with red cedar accents contrasting the dark grey facias.</i>

DPA 4 Guidelines	Has the criteria been met? Staff Evaluation
Buildings should be oriented to maximize solar exposure while minimizing shadow impacts on adjacent buildings and common areas.	<i>Yes -Through a combination of site grading and units being orientated north-south, the applicant has maximized solar exposure</i>
Common building elements which include: <ul style="list-style-type: none"> • pitched roof line • dormers • porches • low building profiles, simple residences, set well back from the roadway and nestled into the landscape 	<i>Yes – all three buildings have common design elements including the low-profile pitched roof, porches and dormers.</i>
The inclusion of elements such as bay windows, dormers, porches and cross gables help mitigate the visual impact of larger buildings.	<i>Yes- the building massing is modulated and broken up with the step down of the roofs, recessed balconies and high-pitched gables to help accentuate the entrance.</i>
Steeper roof pitches and stepping down of roof lines to vary the height and rooflines of buildings is recommended.	<i>Yes – the building is modulated created a stepped down appearance with roof pitches and recessed balconies.</i>
Offsetting and modulating wall lines along the building elevation to allow smaller building sections to stand out. The overall building footprints on the site shall be modulated to avoid monotony and repetition and to avoid wall-like massing.	<i>Yes – the buildings is broken up with the stepping down of roofs, recessed balconies, box windows, offset dormers and high pitched gables for each entry.</i>
The general character of the development should reflect aspects of Gibsons’ semi-rural coastal setting by using natural and typical local wall materials including wood siding, wood shingles, stucco, stone and brick.	<i>Yes – wood, hardi-board planks and natural stones as well as wooden window and corner trims are proposed.</i>
The number of materials used on the building exterior must achieve a balance between achieving visual interest and complexity without overpowering the surroundings.	Yes
Building Scale and Massing	
Larger developments should be separated into smaller groups or clusters of units to promote a sense of belonging and neighbourliness and to maintain a residential scale and image.	<i>Yes, the units are broken into 3 separate buildings.</i>
Very large single buildings more than 70 metres in length, or townhomes with more than six joined units are to be avoided.	<i>Yes/No – the buildings are 45m long. The middle building has 8 units but is under 70 metres in length.</i>

DPA 4 Guidelines	Has the criteria been met? Staff Evaluation
Roof Design	
The roof form should have a sloped appearance large areas of flat roof will not be acceptable in low or medium density multiple unit residential developments except in the case of a green (vegetated) roof.	<i>Yes – sloped roofs are proposed</i>
The roof form should be modulated and broken up with dormers, skylights and other architectural features. A continuous unbroken ridge line should be avoided.	<i>Yes – the roofscape is broken up with dormers and gables.</i>
Roof lines should include steep pitches typical of west coast building forms.	Yes
Secondary hipped or gabled roofs are preferable to flat roofs or mansard roofs, or segments of pitched roofs applied to the building's edge.	<i>Yes – the roof is designed as a hipped structure/</i>
Roofing materials may be metal, cedar shakes, concrete tiles or asphalt shingles.	<i>Yes – Asphalt shingles are proposed</i>
Integration with Surrounding Areas	
New developments should reflect elements of the existing neighbourhood and the prevailing residential streetscape. This may require recessing of parking areas, creation of gabled entries or porches, and highlighting individual front door entries to be similar to those on neighbouring lots.	<i>Yes – the applicant provides gabled individual entries/porches of each unit on Hillcrest Road, replicating the character along Hilcrest. One driveway is proposed to enter the site, with each unit having its own two-car garage.</i>
New residential buildings should not in general, be much larger than the surrounding buildings. A graded transition in the building height is desired to ensure adjacent properties are not confronted with a “wall”. Additional setbacks may also be required to achieve this transition.	<i>Yes, the hipped roof, in combination with the electrical closets located on the west side of the property helps the building to step down to the neighbouring property. The East side is buffered by the 6 metre driveway and landscaping.</i>
All lots must have direct access to the larger pedestrian circulation system via park corridors, pathways, and/or sidewalks.	<i>Yes, the property proposed to connect to the 2-metre-wide pedestrian pathway on 728 Gibsons way which provides a north/south connection between Hillcrest and Gibsons Way.</i>
Developments on sloped properties should be terraced with the natural slope of the land and should avoid the use of high [over 1.2 m (4 feet)] retaining walls.	<i>Yes - there is a gentle slope from the north west to the south east of the property, two 2 foot retaining walls are proposed.</i>

DPA 4 Guidelines	Has the criteria been met? Staff Evaluation
New developments should be oriented to best utilize natural light, southern exposure, and views of adjacent natural features, and to minimize loss of views and shadows cast on adjacent uses. This may require increased setbacks or terracing of buildings.	<i>Yes – all units have southern exposure; the site plan shows increased distances between buildings to help minimize overshadowing</i>
Sense of Place; Development Identity	
Multi-unit homes should provide a street orientation through features such as major entry points to provide a sense of belonging to the neighbourhood. Street level landscaping creates privacy within the development. Parking areas should be recessed to allow the pedestrian entry to predominate.	<i>Yes – individual pedestrian gabled entries are provided on Hillcrest with the driveway to the east of the buildings.</i> <i>Landscaping is provided along the property boundaries</i>
Amenity Space; Private Area	
An outdoor living space of minimum 5 m depth for townhouses and minimum size of 37 m ² (400 square feet) is recommended.	<i>Yes- each unit has a ground level private outdoor living space of 5m, as well as a second floor recessed balcony that is approximate 9 m².</i>
Dwelling units to be “clustered” in smaller groups to create more resident interaction and neighbourly surveillance.	<i>Yes – the 20 units are divided in to 3 buildings</i>
Changes in grade can provide for private areas between street edges and the development units.	<i>Yes - there is a minor grade change between Hillcrest Road and building one resulting in the need for 2-4 steps for each entry from the sidewalk.</i>
Landscaping	
All Development Permit applications must provide a professional landscape plan.	<i>Yes - provided</i>
Trees should be planted and maintained by the property owners along street frontages of new multi-unit developments to create a mature treed “boulevard” type of streetscape. This may be supplemented by other lower ornamental plantings.	<i>Yes – 7 large trees – pyrus calleryana “chanticleer” and cornus nuttalli white wonder are proposed along the street front.</i>
Native or hardy landscape species are preferred over exotic species; a mix of coniferous and deciduous species is recommended to provide effective landscaping though the seasons.	<i>Yes – plantings are proposed to be a mixture of native and adapted species.</i>
Trees, or a combination of landscape and architectural features shall be used to	<i>Yes – 7 trees proposed along the street front with a single point of entrance off Hillcrest Rd</i>

DPA 4 Guidelines	Has the criteria been met? Staff Evaluation
define the gateway or entrance to a development. Landscaped entrances however, should be low-level for better security at entrances.	
Clusters of trees, ponds, or other landscape features should be used within the development to create a meaningful common area. Central areas or courtyards should be usable and inviting to residents as a meeting place, rather than random plantings of grass and shrubs. Seating areas and appropriate lighting should be provided within these common areas. Landscaping should also create a sense of enclosure and privacy for these spaces.	<i>Yes – landscape amenity space with raised garden boxes, children’s play area and a picnic table are proposed. The open green space will allow for gathering.</i>
Wherever possible, natural vegetation should be retained or enhanced as a feature of the development. This is particularly important where natural features such as streams or steep slopes are a component of the development.	<i>n/a – the site is vacant, with various invasive species and a significant amount of knotweed. The development will improve the current landscape.</i>
All public and semi-public areas should be landscaped, including entrance driveways, areas surrounding parking spaces or structures.	<i>Yes – landscaping is proposed along the frontage.</i>
Fencing	
Fences along streets should not provide a continuous wall or high barrier to the street, but should be lower profile and broken at intervals to provide pedestrian linkage and views to the street.	<i>Yes – a 1 metre wooden fence with gates to each unit fronting hillcrest is proposed along the front property line. A 1.8 metre fence is proposed along the sides and rear property line.</i>
Any fencing located along a street edge should not exceed a length greater than 20 metres without a substantive break or jog.	<i>Yes – the fence is broken up with gates.</i>
Fencing should not exceed a height of 1.2 metres within any part of the required front yard setback.	<i>Yes – the fence along the front lot line is proposed to be 1 metre.</i>
Parking Areas and Vehicle Access	
Walkways and surface parking areas should be well lit and located in an area which is observable by residents.	<i>Yes – Bollard lights are proposed around the green space area.</i>
Where possible, parking areas should be in underground structures. Small groups of parking spaces throughout the development, located near to entry doors	<i>Yes - Most of the parking is within the attached garages.</i>

DPA 4 Guidelines	Has the criteria been met? Staff Evaluation
are preferable to large, central parking areas.	
Developments should be designed to prevent parking areas, carports or garages from dominating the internal open space areas; parking should be recessed from the main building edges.	<i>n/a parking is within individual garages.</i>
Parking areas should be landscaped and screened, but sufficiently visible to provide security to residents and vehicles.	<i>n/a parking is proposed within garages</i>
Distinct, visible visitor parking areas should be provided near the entry to the development.	<i>Yes – 6 visitor spaces are proposed close to the entry.</i>
Site design should provide for emergency vehicles, moving vans and service vehicles, and should locate this use to minimize noise impacts on residents and adjacent uses.	<i>Yes- each unit is accessed from the internal access road.</i>
Signage and Lighting	
The size, siting and style of signage shall not be obtrusive or present a cluttered image.	<i>Yes – one lit address sign to be placed at the driveway entrance, each unit fronting Hillcrest will have a unit number attached to the fencing.</i>
Entry signs shall be placed at or below eye level and shall be integrated with landscaping or other feature.	<i>Yes – unit numbers to be provided on the fencing – fencing is 1m high.</i>
Site lighting of all developments should be designed so that it avoids “light-spill” upon adjoining low density residential lands and of the night sky.	<i>Yes - night sky friendly lighting is proposed.</i>

Staff find that the proposal for 741 Hillcrest Road meets the guidelines and objectives of Development Permit Area Number 4 and therefore staff recommend authorization of DP-2020-10 for 741 Hillcrest Road.

Pedestrian Connections

The OCP’s trail and cycle network shown in figure 3 outlines a north-south pedestrian connection on 741 Hillcrest, connecting to 728 Gibsons Way. The development proposes a 2-metre-wide trail along the east property line, connecting the current right-of-way to the new development.

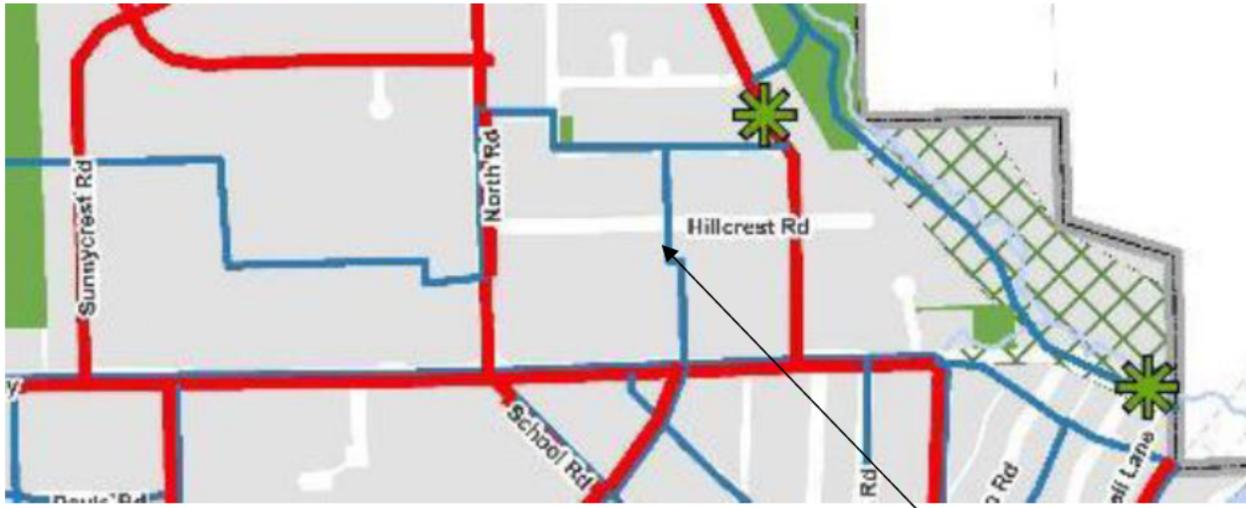


Figure 3: Excerpt of the OCP's Trail and Cycle Network map

741 Hillcrest Road

Vehicular Connections



Figure 4: Staff recommend developing a lane for vehicular access along this alignment.

Properties fronting Hillcrest Road and Gibsons Way are long and narrow lots. The OCP has designated these lots as Medium Density Residential – intending for the lots to be developed in the future from the existing single-family detached homes to apartments or townhouses. Due to the nature of the lots, in order to redevelop as per the OCP, the majority of lots need to amalgamate with their neighbour in order to develop a building that aligns with the vision of the OCP while ensuring that there is an adequate 6 metre fire lane per lot to service the future units in an emergency as well as sufficient on-site parking.

When looking at the proposed development at 741 Hillcrest Road within the bigger picture of the OCP, staff suggest creating a lane, running along the rear lot lines of the properties on Gibsons Way and Hillcrest Road. As seen in figure 4, the Town previously took a 6 metre road dedication at the rear of 747 and 753 Hillcrest Road, which lines up with the rear lane access of 741 Hillcrest Road. Staff note that another road dedication at the rear of 710 and 706 Gibsons Way was also taken by the Town. In order to maintain the intent of a vehicular lane, staff recommend that Council request a Right-Of-Way over the access lane at 741 Hillcrest Road for the purpose of creating a vehicular access lane to the rear of the properties.

The intended lane alignment is shown in figure 4. Staff recommend obtaining a rear lane access as each parcel develops to create a six-metre-wide lane. Rear lane access would provide for a more efficient use of space – enabling properties to develop garden suites, subdivide, or rezone to higher density as well as provide for a more flexible building form. The Gibsons and District Volunteer Fire Department support the rear lane proposal.

Should Council endorse the rear lane, staff would work with the proponent of 741 Hillcrest Road to integrate the north-south pedestrian connection and vehicular access into one 6 metre right of way.

Staff note that 662 North Road is Town owned land, and therefore staff would work with the tenants of the land to create a public access without impacting the parking for the Heritage Hall.

COMMUNICATION

The application was referred to the following agencies for comment on July 17, 2020:

- Squamish Nation
- Gibsons and District Volunteer Fire Department
- Town of Gibsons Infrastructure Services
- Town of Gibsons Building Department

Comments received are shown in table 2 below.

Referral Agency	Comment
Town of Gibsons Building Department	No concerns
Town of Gibsons Infrastructure Services Department	Infrastructure Services provided comments on the civil design, which have been forwarded to the applicant.
Gibsons and District Volunteer Fire Department	Approval recommended

Should Council support obtaining a rear access lane, staff will notify property owners directly affected by the new access lane.

RECOMMENDATIONS / ALTERNATIVES

Recommendations are listed on page 1 of this report. Alternatively, the PDC may request some changes to the form and character before recommending approval to Council.

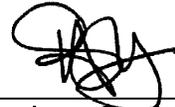
Attachments

- Attachment A – Covenant BK409675
- Attachment B – Application Materials
- Attachment C – Draft DP-2020-10

Respectfully Submitted,



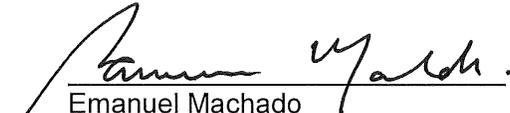
Katie Thomas
Planner I



Lesley-Anne Staats, MCIP, RPP
Director of Planning

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I have reviewed the report and support the recommendation(s).



Emanuel Machado
Chief Administrative Officer

COPY

96 DEC 19 10 11

Attachment A
BK 409675
2450.20
+ PID

PROVINCE OF
BRITISH COLUMBIA
GENERAL DOCUMENT

LAND TITLE OFFICE
NEW WESTMINSTER
(this area for Land Title Office use)

1. APPLICATION: (Name, address, phone number and signature of applicant, applicant's solicitor or agent)
TOWN OF GIBSONS
P.O. BOX 340
GIBSONS, B.C. V0N 1V0
886-2274
signature of applicant, applicant's solicitor or agent - Lynda Coote, Deputy Clerk

2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF LAND: *
(PID) (LEGAL DESCRIPTION)
010-642-510 Lot D of Lot 1, Block 7, District Lot 688, Plan 7392

3. NATURE OF INTEREST* DOCUMENT REFERENCE PERSON ENTITLED TO INTEREST
DESCRIPTION (PAGE AND PARAGRAPH) TRANSFEREE
SECTION 215 - COVENANT ENTIRE DOCUMENT TRANSFEREE

4. TERMS: Part 2 of this instrument consists of (select one only)
(a) Filed Standard Charge Terms D.F. No.
(b) Express Charge Terms Annexed as Part 2
(c) Release There is no Part 2 of this instrument

A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument. If (c) is selected, the charge described in Item 3 is released or discharged as a charge on the land described in Item 2.

5. TRANSFEROR(S) *
JAEGAL'S HOLDINGS LTD.
3176 OAK STREET
VANCOUVER, B.C. V6H 2L1

6. TRANSFEREE(S): (including occupation(s), postal address(es) and postal code(s) *
TOWN OF GIBSONS, 474 South Fletcher Road
P.O. Box 340
Gibsons, B.C., V0N 1V0

7. ADDITIONAL OR MODIFIED TERMS: *
N/A

8. EXECUTION(S): ** This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

OFFICER SIGNATURE(S)
K. A. Crosby
K. A. CROSBY
NOTARY PUBLIC
NOTARY/SOLICITOR/COMMISSIONER
GIBSONS, B. C.

EXECUTION DATE

Y	M	D
96	11	28

PARTY(IES) SIGNATURE(S)
JAEGAL'S HOLDINGS LTD.
[Signature]
AUTHORIZED SIGNATORY
AUTHORIZED SIGNATORY

OFFICER CERTIFICATION:
Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1979, c. 116, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

* If space insufficient, enter "SEE SCHEDULE" and attach schedule in Form E.
** If space insufficient, continue executions on additional page(s) in Form D.

This Covenant granted the **15TH** day of **NOVEMBER** 1996

BETWEEN: JAEGAL'S HOLDINGS LTD.
3176 Oak Street
Vancouver, B.C., V6H 2L1

(the "Covenantor")

AND: TOWN OF GIBSONS
Municipal Hall, 474 South Fletcher Road,
P.O. Box 340
Gibsons, B.C., V0N 1V0

(the "Town")

WHEREAS the Covenantor is the owner in fee-simple of that certain parcel or tract of land and premises, situate, lying and being in the Town of Gibsons, Province of British Columbia, and more particularly known and described as:

**Lot D of Lot 1, Block 7, District Lot 688, Plan 7392,
PID 010-642-510.**

(the "Lands")

AND WHEREAS Section 215 of the Land Title Act R.S.B.C. 1979, c. 219 provides that the Covenantor may grant a covenant to the Town of a negative or positive nature respecting the use of the Lands;

AND WHEREAS the Covenantor desires to grant this Covenant to restrict the use of the Lands;

NOW THEREFORE in consideration of the premises contained herein and the sum of One (\$1.00) Dollar, now paid by the Town to the Covenantor, the receipt and sufficiency whereof is hereby acknowledged, the Covenantor covenants and agrees as follows:

1. The Covenantor covenants and agrees with the Town that:
 - (a) The Lands shall not be built on or used except in accordance with the terms and conditions as outlined on Attachment A which is attached hereto and forms part of the Covenant and which contain requirements including, but not limited to landscaping, fencing, building siting, building design, total site coverage, parking areas and driveway locations; and
 - (b) The use of the subject site shall be limited to townhouses and common areas as indicated on Attachment A; and
 - (c) The number of townhouse units shall not exceed 16; and

- (d) Minor variations to building siting may be permitted by the Town in its discretion without amendment to this Covenant, provided such works meet the requirements of Zoning Bylaw No. 555 or are permitted by Council through a Development Variance Permit; and
 - (e) Development Cost Charges for each unit for roads, water, sewer and drainage as per Town of Gibsons Bylaw No. 670 and Amendment Bylaw No. 769 will be payable prior to the issuance of the Building Permit.
2. This covenant is granted voluntarily by the Covenantor to the Town pursuant to Section 215 of the Land Title Act of the Province of British Columbia and shall run with the Lands.
 3. The Covenantor hereby releases, indemnifies and saves the Town harmless from and against any and all actions, causes of action, losses, damages, costs, claims, debts and demands whatsoever by any person, arising out of or in any way due to the granting or existence or enforcement of this Covenant.
 4. Nothing in this Covenant affects the Town's rights and powers in the exercise of its statutory functions under its statutes, bylaws, resolutions, orders and regulations, all of which may be fully exercised in relation to the Lands as if this Covenant had not been granted.
 5. The Covenantor shall, forthwith after execution hereof by it, do so cause to be done all acts or things reasonably necessary to give proper effect to the intentions of this Covenant and to ensure that this may be registered against the title to the Lands in the New Westminster Land Title Office.
 6. Whenever the singular or masculine is used herein, the same shall be construed as meaning the plural, feminine or body corporate or politic where the context or the parties so require; this Covenant runs with the Lands; every reference to each party hereto shall be deemed to include the officers, employees, elected officials, agents, servants, successors and assigns of that party; this covenant and each and every provision hereof shall enure to the benefit of and be binding upon the parties hereto and their respective successors and assigns, as the case may be, **NOTWITHSTANDING** any rule of law or equity to the contrary; and if any section, subsection, clause or phrase of this covenant is for any reason held to be invalid by the decision of a court of competent jurisdiction the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder.

IN WITNESS WHEREOF the parties hereto have executed this contract the day and year first above written.

THE CORPORATE SEAL OF)
)
JAEGAL'S HOLDINGS LTD.)

was hereunto affixed in)
the presence of:)

 PRES.)
AUTHORIZED SIGNATORY)

AUTHORIZED SIGNATORY)

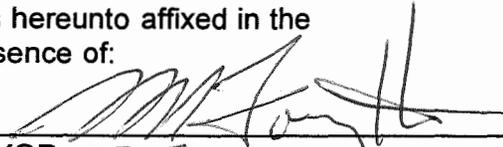
SIGNED, SEALED AND DELIVERED)
by the above named in the)
presence of:)

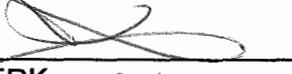
Name: )

Address: **K. A. CROSBY**)

NOTARY PUBLIC)
Occupation: **GIBSONS, B. C.**)

THE CORPORATE SEAL OF THE)
)
TOWN OF GIBSONS)
was hereunto affixed in the)
presence of:)

)
MAYOR **T. FORTSYTH**)

)
CLERK **T. LESTER**)

SUMMARY

- SITE AREA: 83,600 S.F.
- NO. OF UNITS: 16
- DENSITY: 1 UNIT PER 3,350 S.F. = 18 UNITS PER ACRE
- SITE COVERAGE:
 - MAIN BUILDINGS: 14,607 S.F.
 - PARKING & DRIVEWAYS: 18,728 S.F.
 - ACCESSORY BUILDING: 120 S.F.
 - 28,455 S.F. = 34% COVERAGE

LEGEND

- EXISTING GRADE: 3500
- NEW ELEVATION: 350
- NEW CONTOUR: 350

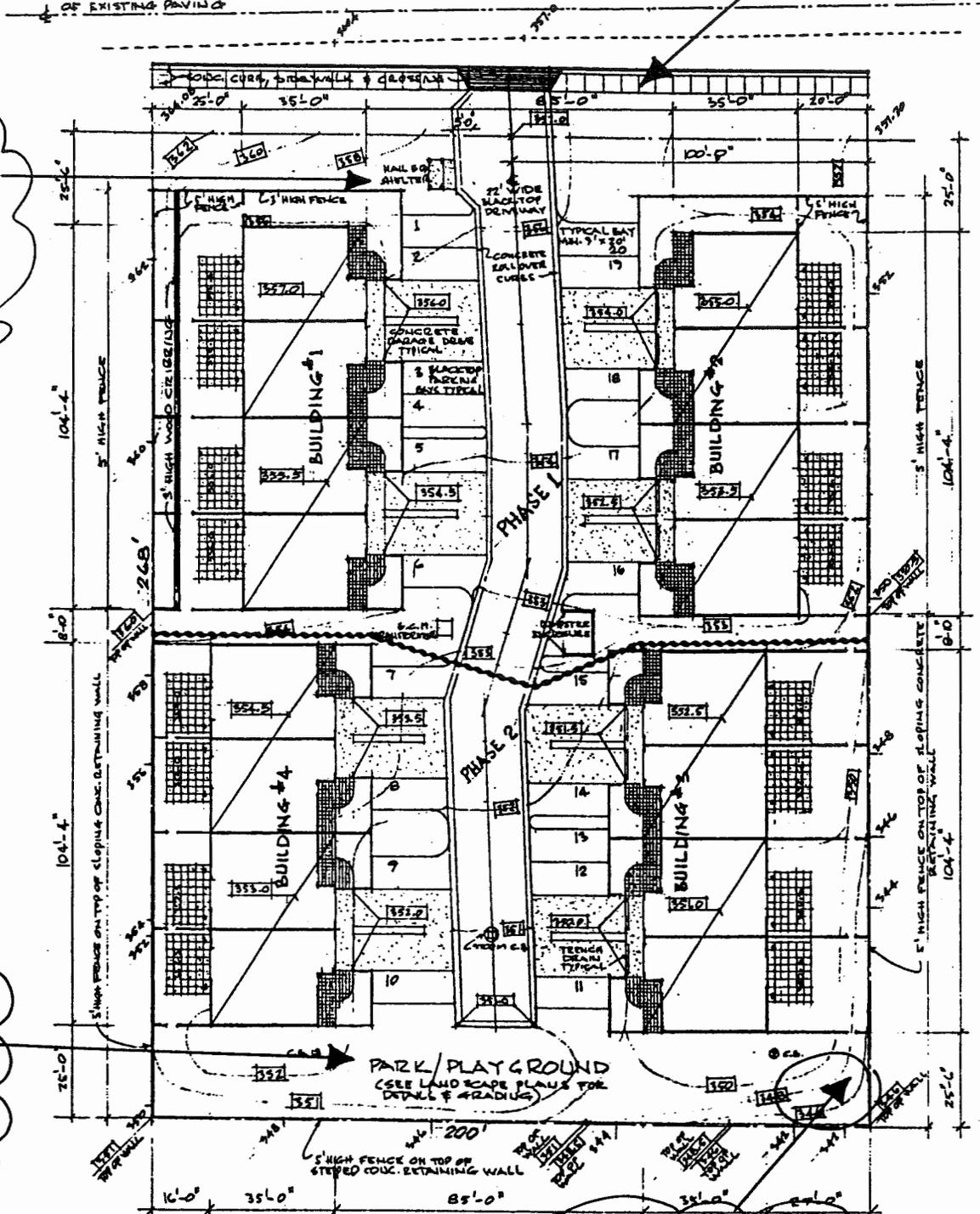


HILLCREST ROAD

Revision 2
Mail kiosk to be relocated away from driveway entrance

Revision 3
Sidewalk location to be confirmed at detailed engineering design.

Revision 1
Playground to be expanded to include hard surface & basketball hoop

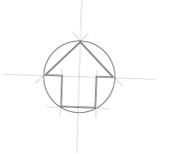


SITE PLAN 1"=20'

Revision 4
Rock pit drain design to be reviewed at detailed engineering design.



NOTES:



H
G
F
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D
C
B
A



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

PROJECT:

**PROPOSED TOWNHOUSE DEVELOPMENT
 741 HILLCREST ROAD,
 GIBSONS, B.C.**

CLIENT:

**GURJIT GILL / NIRMAL SANDHU /
 N. NGUYEN
 10816 - 124 STREET,
 SURREY, B.C.**

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JOB No.:	GBS 002
DATE:	FEB 2020
SHEET TITLE:	

COVER PAGE

DRAWING NO.:	A-001	A
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PROPOSED TOWNHOUSE DEVELOPMENT

741 HILLCREST ROAD, GIBSONS
BRITISH COLUMBIA

PROJECT DIRECTORY

CLIENT:
 MODERN DOORS LTD.
 #109-12889 84th AVE.
 SURREY, BC.
 CONTACT : GARRY RANDHAWA
 T 604 377 8902
 garry@mordendoors.ca

PROJECT ARCHITECT:
DF ARCHITECTURE INC.
 1205-4871 SHELL ROAD,
 Richmond, B.C. V6X 3Z6
 CONTACT: JESSIE ARORA
 T 604 284 5194
 jessie@dfarchitecture.ca info@dfarchitecture.ca

SURVEYOR:
WEDLER ENGINEERING LLP
 #201-9300 NOWELL STREET
 CHILLIWACK, BC V2P 4V7
 CONTACT : SEAN MOORE
 T 604 792 0651 (x 102)
 chilliwack@wedler.com

LANDSCAPE ARCHITECT:
PMG LANDSCAPE ARCHITECTS
 C100 – 4185 STILL CREEK DRIVE
 BURNABY, BC V5C 6G9
 CONTACT: DENITSA DIMITROVA
 T 604 294 0011
 denitsa@pmglandscape.com

CIVIL:
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 #201-9300 NOWELL STREET
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 CONTACT : SEAN MOORE
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 chilliwack@wedler.com

DRAWING SHEET SCHEDULE

- A-001 COVER PAGE
- A-002 PROJECT STATISTICS
- A-100 SITE PLAN
- A-201 TO 208 BUILDING FLOOR PLANS
- A-301 TO 304 ELEVATIONS
- A-401 TO 403 SECTIONS
- A-501 TO 507 UNIT PLANS

NOTES:

PROJECT DATA

CIVIC ADDRESS :	741 HILL CREST ROAD, GIBSONS, BC
LEGAL DESCRIPTION :	PLAN OF LOT 'D' OF LOT 1 BK 7 DL 688 G1 NWD PLAN 7392

LOT INFO			
GROSS SITE AREA		53,497.7 SQFT	4,970.1 SQM
DEDICATIONS, SPEA		2,677.1 SQFT	248.7 SQM
NET AREA		50,820.6 SQFT	4,721.4 SQM
		1.17 ac	0.47 ha

ZONING			
EXISTING			RF
PROPOSED			RM-2

SETBACKS		PROPOSED	
NORTH(FROM HILLCREST ROAD)		26.4 Ft	8.04 m
SOUTH(FROM NEIGHBORING LOT)		32.1 Ft	9.77 m
EAST(FROM NEIGHBORING LOT)		37.0 Ft	11.28 m
WEST(FROM NEIGHBORING LOT)		15.1 Ft	4.60 m

SITE COVERAGE			
PROPOSED	15,048.1 SQFT	1398.0 SQM	29.6%

DENSITY		ALLOWED	PROPOSED
NET		18.7 UPA	17 UPA

OFF-STREET PARKING

	NO. OF UNITS	CARS PER DWELLING	NO. OF CARS	SAY
RESIDENTIAL REQUIRED	20	2	40	40
PROVIDED				40
VISITORS CAR PARK (REQUIRED)	20	40 PS x 0.15	6	6
VISITORS CAR PARK (PROVIDED)				6
TOTAL NO. OF PARKING REQUIRED				46
NO. OF PARKING PROVIDED				46

AMENITY SPACE

OUTDOOR AMENITY	AREA
PROVIDED	3845.0 SQFT

FAR CALCULATIONS

GROSS FLOOR AREA (EXCLUDING PARKING)									
UNIT TYPE		GARAGE	LVL 1 INC. GARAGE	LVL 1	LVL 2	LVL 3	TOTAL	NO. OF UNITS	TOTAL FAR
TYPE A (ELEC.)	3 BEDROOM	420.56 Sq.Ft.	813.67 Sq.Ft.	393.11 Sq.Ft.	780.10 Sq.Ft.	764.21 Sq.Ft.	1,937.41 Sq.Ft.	2	3,874.82 Sq.Ft.
TYPE A1 (MIDDLE)	3 BEDROOM	417.44 Sq.Ft.	808.33 Sq.Ft.	390.90 Sq.Ft.	741.73 Sq.Ft.	759.82 Sq.Ft.	1,892.44 Sq.Ft.	8	15,139.54 Sq.Ft.
TYPE A2 (END)	3 BEDROOM	420.56 Sq.Ft.	813.67 Sq.Ft.	393.11 Sq.Ft.	780.10 Sq.Ft.	764.21 Sq.Ft.	1,937.41 Sq.Ft.	2	3,874.82 Sq.Ft.
TYPE B (ELEC.)	3 BEDROOM	514.87 Sq.Ft.	636.08 Sq.Ft.	121.22 Sq.Ft.	677.03 Sq.Ft.	674.47 Sq.Ft.	1,472.71 Sq.Ft.	1	1,472.71 Sq.Ft.
TYPE B1 (MIDDLE)	3 BEDROOM	512.28 Sq.Ft.	629.25 Sq.Ft.	116.97 Sq.Ft.	620.16 Sq.Ft.	687.95 Sq.Ft.	1,425.08 Sq.Ft.	3	4,275.23 Sq.Ft.
TYPE B2 (MIDDLE)	3 BEDROOM	512.28 Sq.Ft.	629.25 Sq.Ft.	116.97 Sq.Ft.	620.16 Sq.Ft.	667.63 Sq.Ft.	1,404.76 Sq.Ft.	3	4,214.27 Sq.Ft.
TYPE B3 (END)	3 BEDROOM	519.11 Sq.Ft.	636.08 Sq.Ft.	116.97 Sq.Ft.	677.03 Sq.Ft.	674.47 Sq.Ft.	1,468.47 Sq.Ft.	1	1,468.47 Sq.Ft.
								20	34,319.86 Sq.Ft.
FAR PROPOSED									0.68
FAR ALLOWED									1.00

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PROJECT:

**PROPOSED TOWNHOUSE DEVELOPMENT
 741 HILLCREST ROAD,
 GIBSONS, B.C.**

CLIENT:

**GURJIT GILL / NIRMAL SANDHU /
 N. NGUYEN
 10816 - 124 STREET,
 SURREY, B.C.**

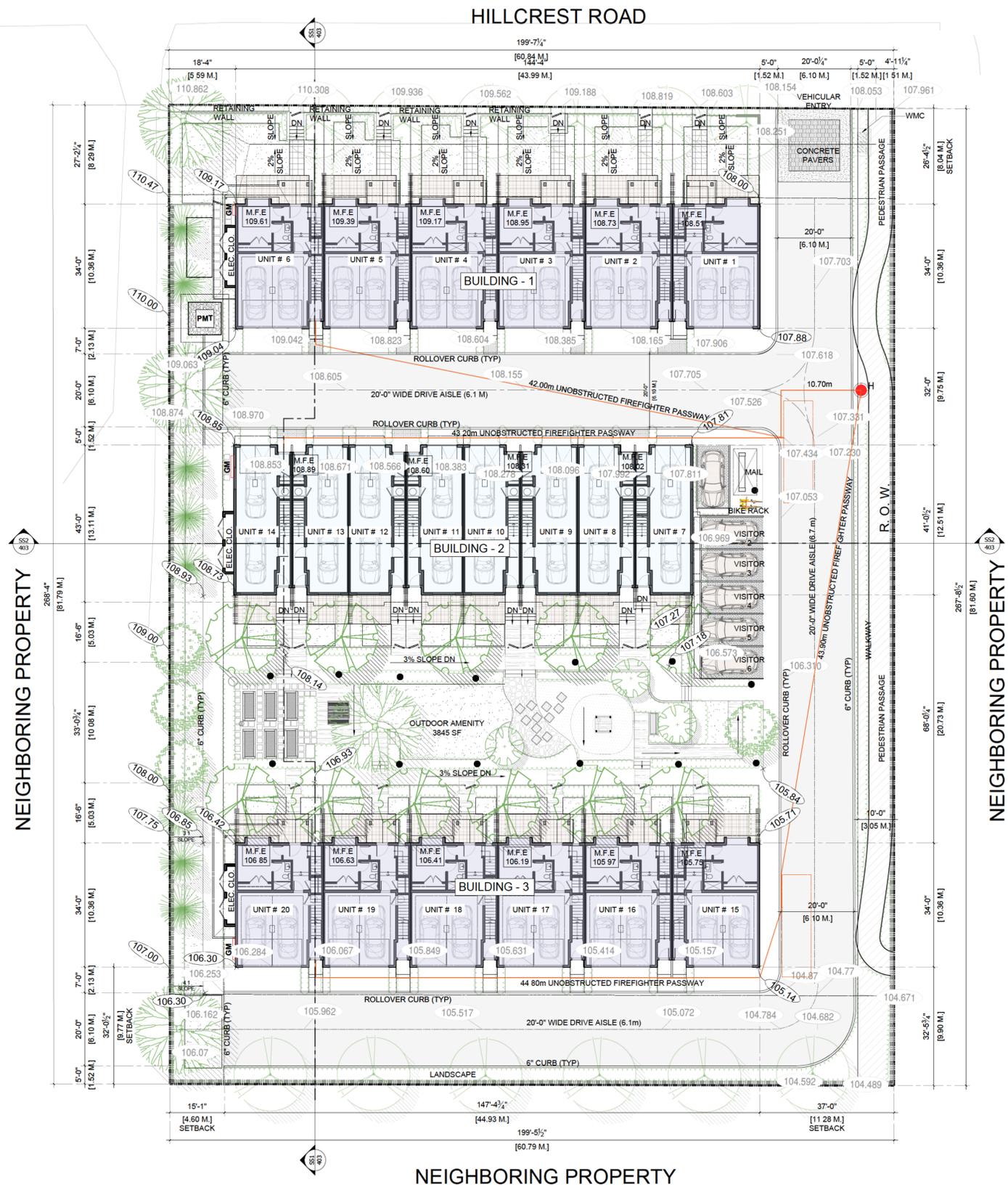
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PROJECT STATISTICS

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- NOTES:
- FOR GRADING, CURB ALIGNMENT & DRAINAGE - REFER TO CIVIL DWG
 - FOR OUTDOOR AMENITY DESIGN - REFER TO LANDSCAPE DWG
 - LANDSCAPE DESIGN, PLANTING MATERIALS, FENCE DESIGN, TYPE / COLOUR / MATERIALS OF CONCRETE PAVERS AND RETAINING WALLS FINISHING - REFER TO LANDSCAPE DWG



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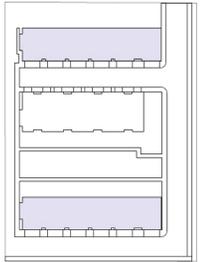
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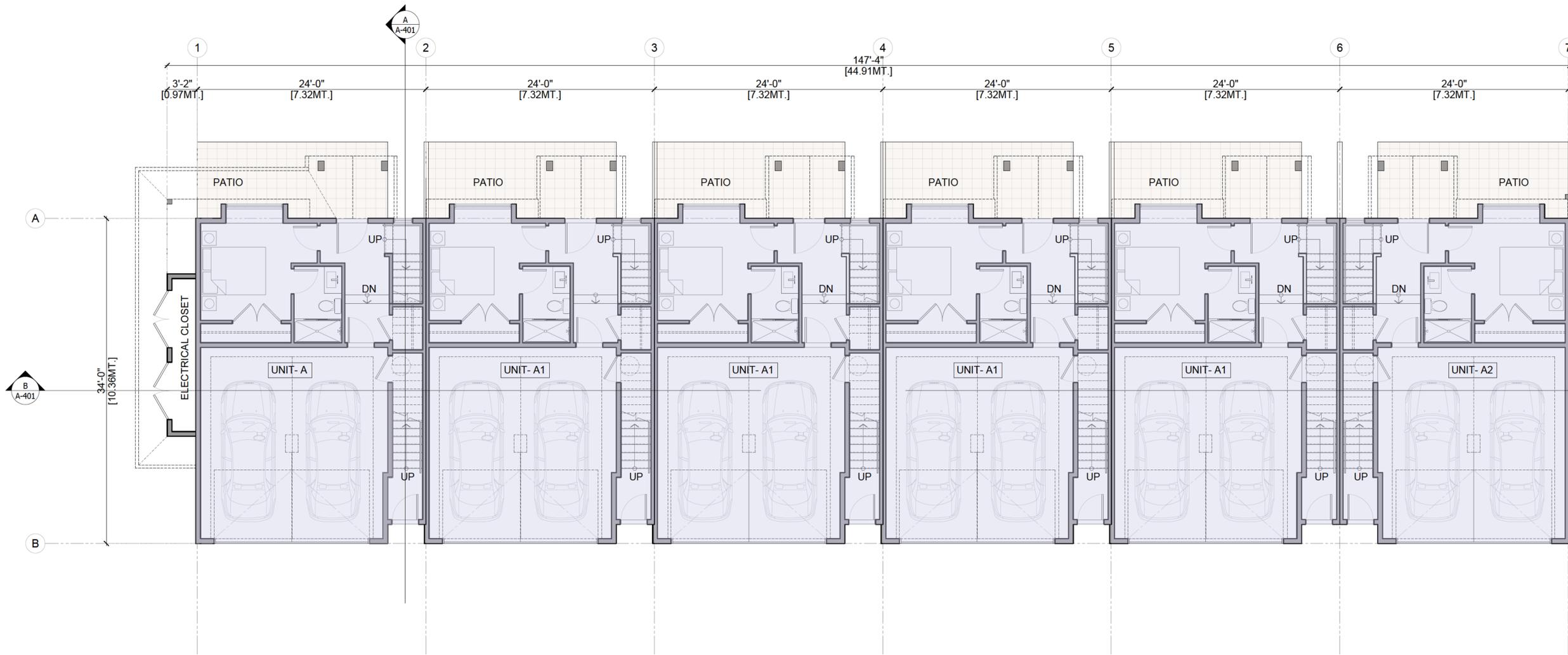
SITE PLAN

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NOTES:



KEY PLAN



1 BUILDING 1 & 3 - LEVEL 1
SCALE: 3/16" = 1'-0"

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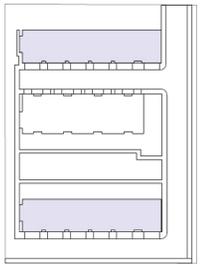
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JOB No.:	GBS 002
DATE:	FEB 2020
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BUILDING PLANS

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NOTES:



KEY PLAN



1 BUILDING 1 & 3 - LEVEL 2
SCALE: 3/16" = 1'-0"

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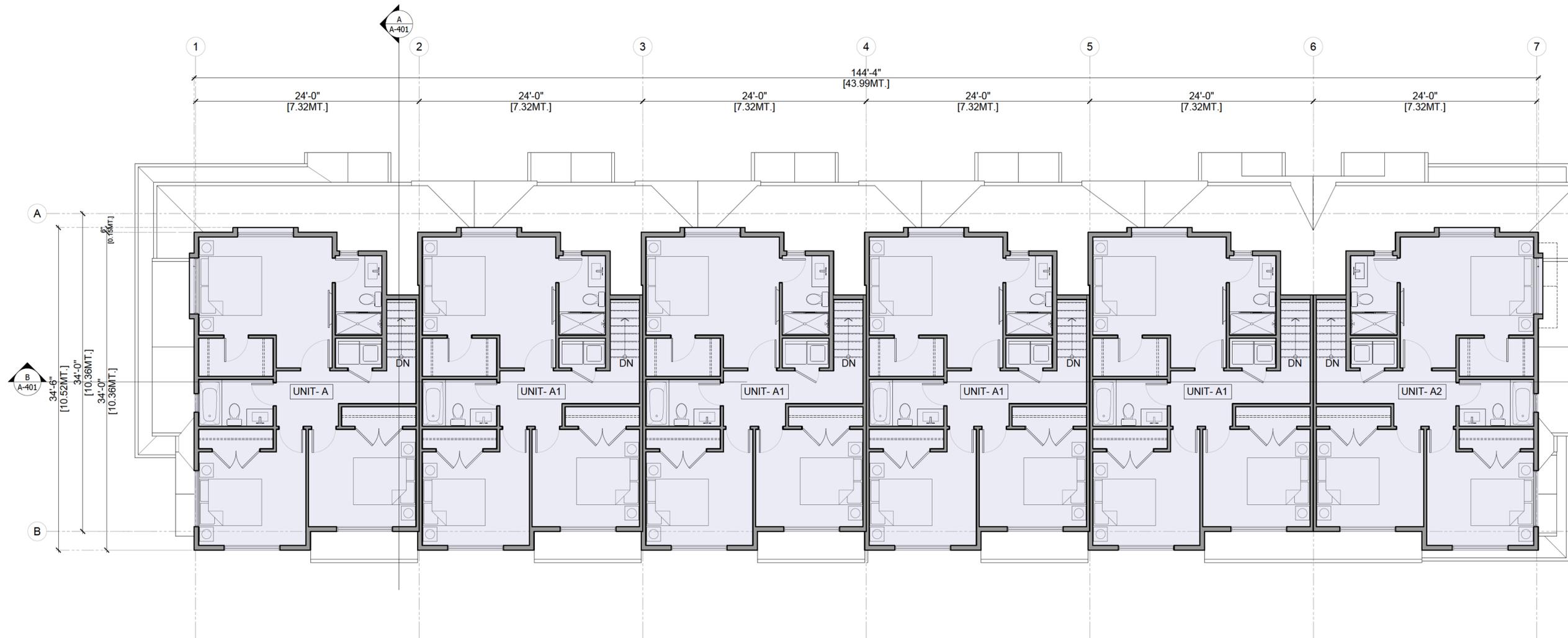
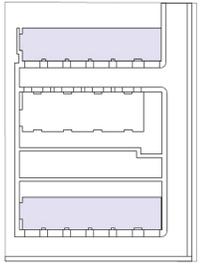
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BUILDING PLANS

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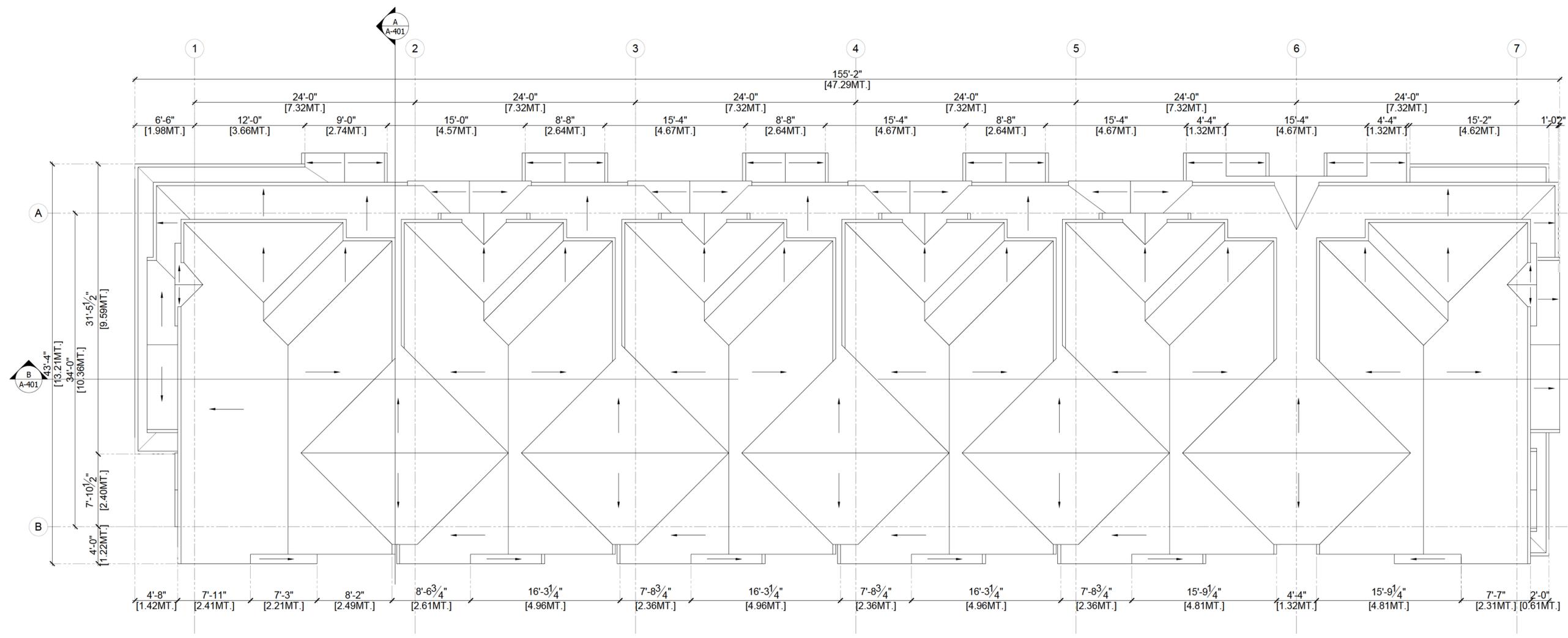
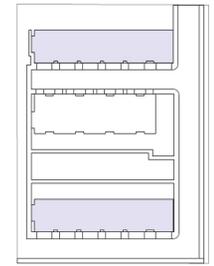
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SCALE:	3/16" = 1'-0"
JOB No.:	GBS 002
DATE:	FEB 2020
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1 BUILDING 1 & 3 - LEVEL 3
 SCALE : 3/16" = 1'-0"

BUILDING PLANS

DRAWING NO.:	A-203	A
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NOTES:



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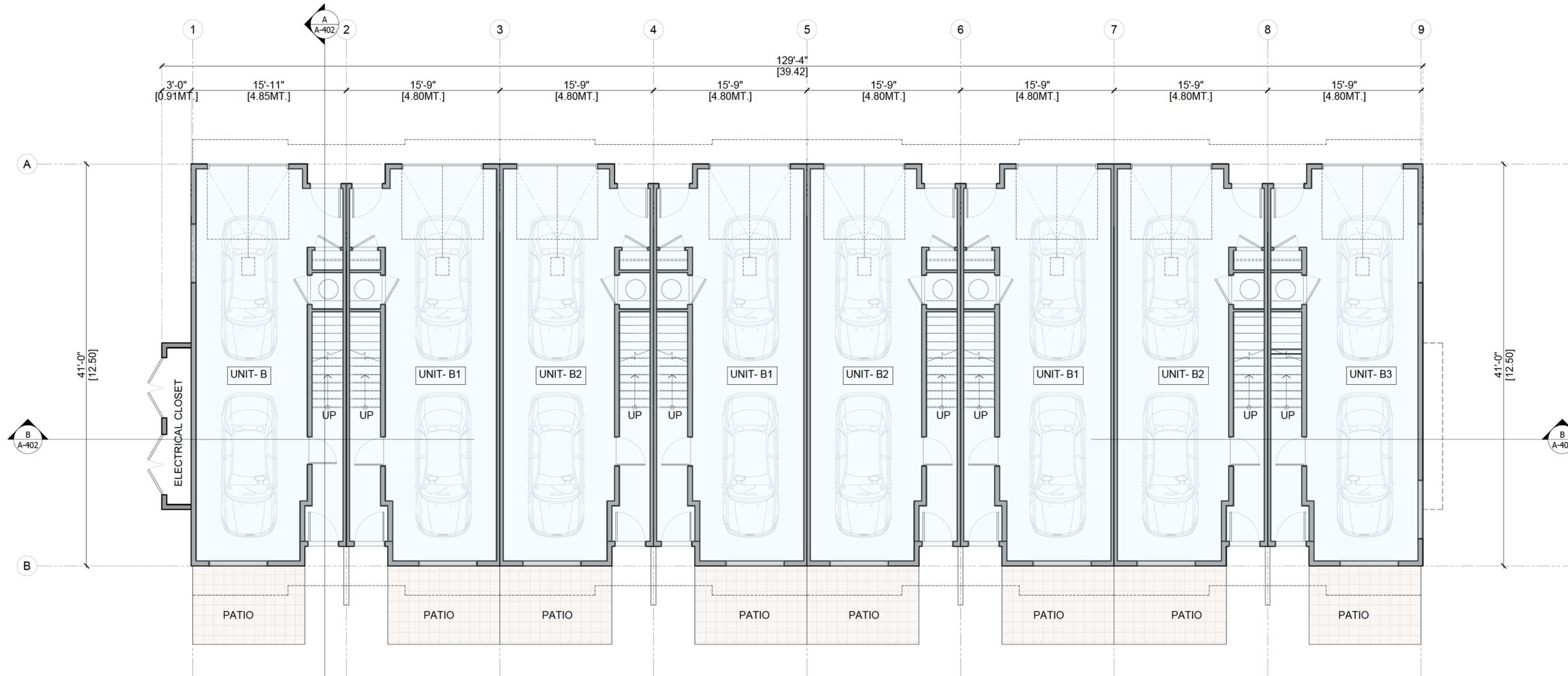
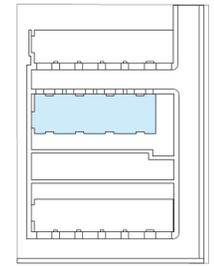
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SCALE:	3/16" = 1'-0"
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DATE:	FEB 2020
SHEET TITLE:	

1 BUILDING 1 & 3 - ROOF PLAN
SCALE : 3/16" = 1'-0"

BUILDING PLANS

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741 HILLCREST ROAD,
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SCALE:	3/16" = 1'-0"
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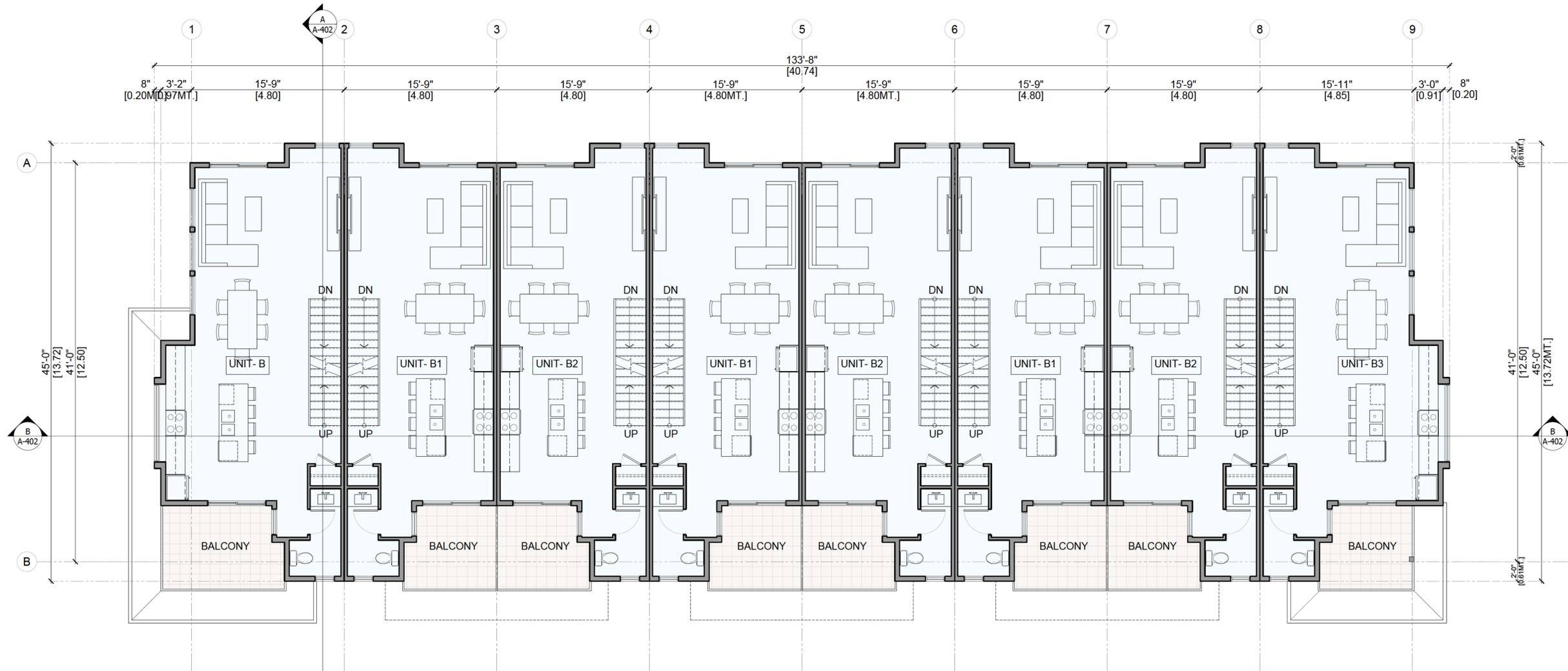
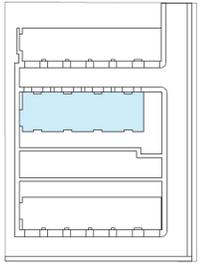
1 BUILDING 2 - LEVEL 1
 SCALE : 3/16" = 1'-0"

BUILDING PLANS

DRAWING NO.:	A-205	A
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T: 605-002, 741 Hillcrest Rd, GIBSONS BC V4W 1A1

NOTES:



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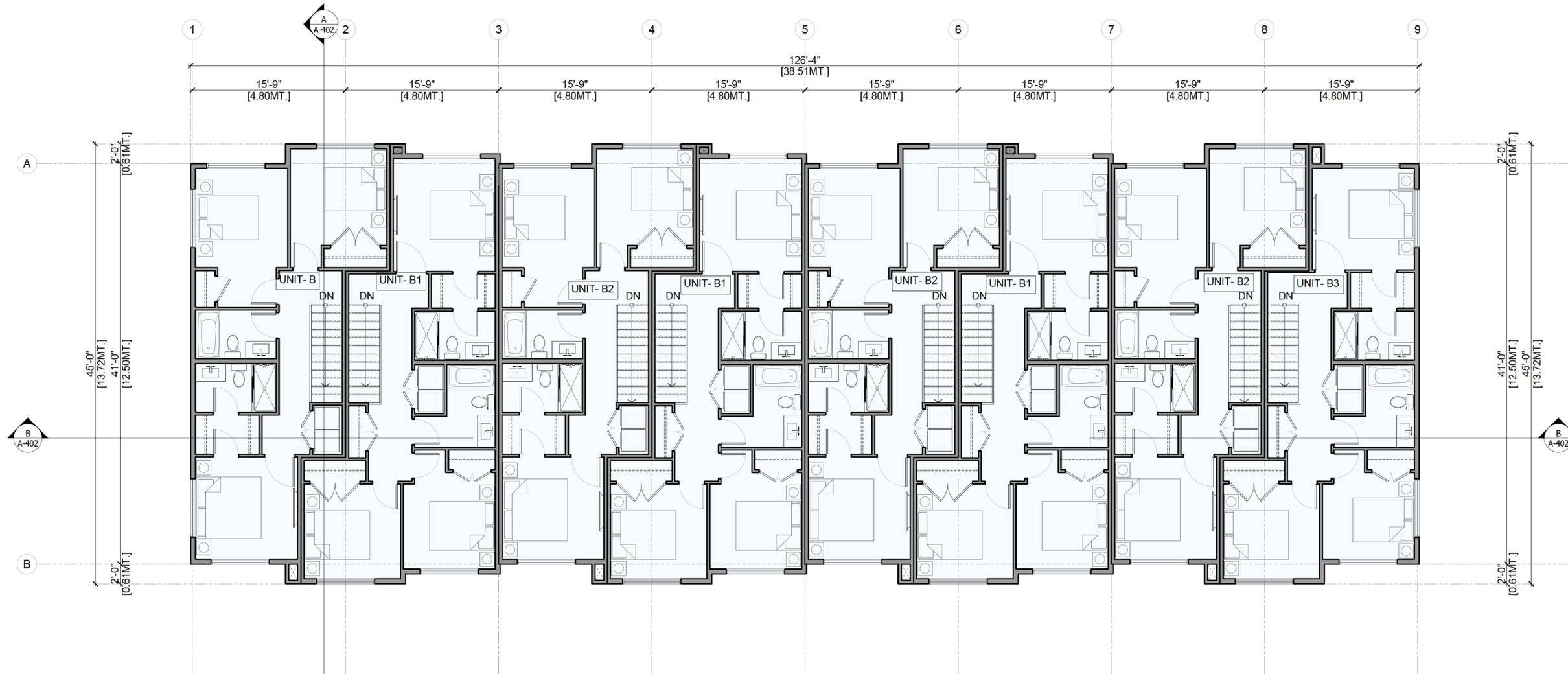
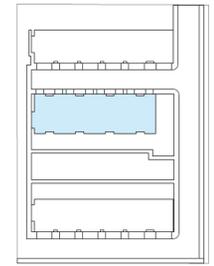
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SCALE:	3/16" = 1'-0"
JOB No.:	GBS 002
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1 BUILDING 2 - LEVEL 2
 SCALE: 3/16" = 1'-0"

BUILDING PLANS

DRAWING NO.:	A-206	A
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NOTES:



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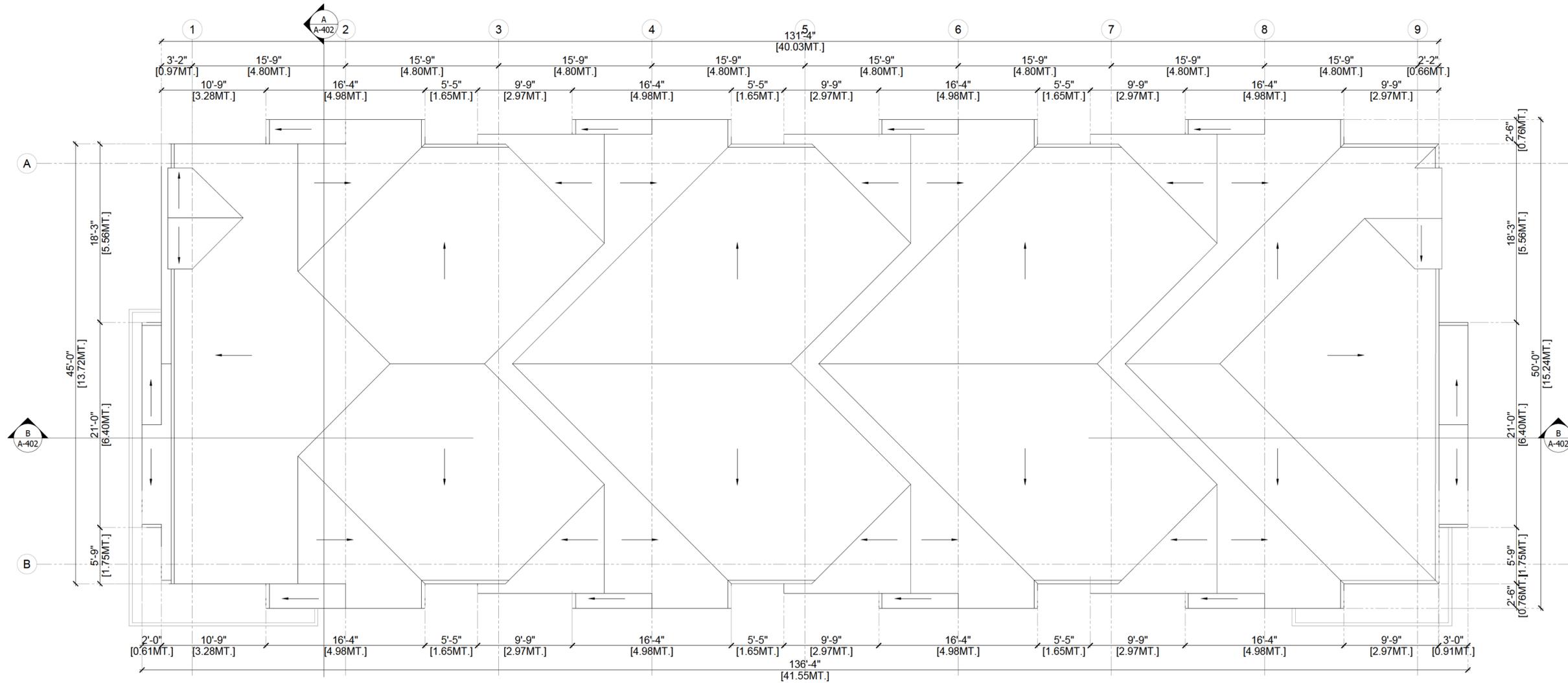
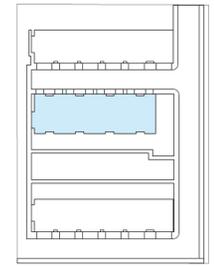
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SCALE:	3/16" = 1'-0"
JOB No.:	GBS 002
DATE:	FEB 2020
SHEET TITLE:	

1 BUILDING 2 - LEVEL 3
 SCALE : 3/16" = 1'-0"

BUILDING PLANS

DRAWING NO.:	A-207	A
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NOTES:



1 BUILDING 2 - ROOF PLAN
SCALE: 3/16" = 1'-0"

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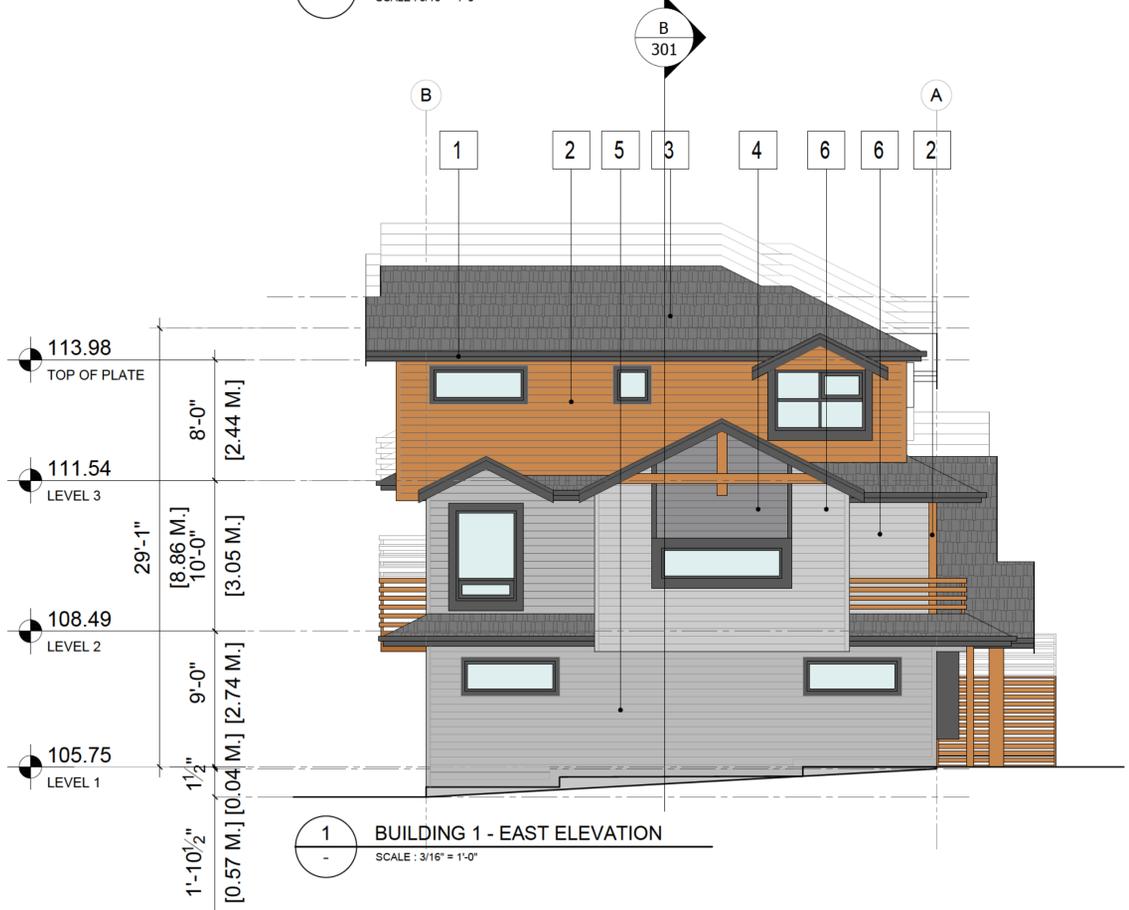
BUILDING PLANS

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NOTES:



1 BUILDING 1 - SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



1 BUILDING 1 - EAST ELEVATION
SCALE: 3/16" = 1'-0"

SCHEDULE OF FINISHES :

- 1. COLOR: TO MATCH SHERWIN WILLIAMS SW - 7069 IRON ORE
 - ROOF AND GABLES WOOD FACIA PAINTED
 - WOOD WINDOW AND DOOR TRIMS PAINTED
 - ALUMINUM GUTTERS PAINTED
 - PAINTED VINYL WINDOW AND DOOR WITH SAFETY GLASS (CLEAR) AND OPACI
- 2. COLOR: CLEAR COATED NATURAL WOOD OR SHERWIN WILLIAMS SW - 6369 TASSEL
 - GABLE SCREENS, DOORS, BALCONY
 - HARDIE BOARD SIDING PAINTED
 - NATURAL WOOD COLUMNS, GABLE SCREENS, DOORS, BALCONY FASCIAS, WOOD PLATES IN FRONT OF GLAZED (SAFETY GLASS) BALCONY GUARDS, WINDOWS AND CORNER TRIMS
- 3. COLOR: OWENS CORNING TRUE DEFINITION DURATION ROOF SHINGLES IN ESTATE GRAY
- 4. COLOR: RICH ESPRESSO
 - HARDIE PLANK HZ5 LAP SIDING JAMES HARDIE
 - WOOD TRIMS PAINTED TO MATCH
- 5. COLOUR: AGED PEWTER
 - HARDIE PLANK HZ5 LAP SIDING JAMES HARDIE
 - WOOD TRIMS PAINTED TO MATCH
- 6. COLOR: PEARL GRAY
 - HARDIE PLANK HZ5 LAP SIDING BY JAMES HARDIE
 - WOOD TRIMS PAINTED TO MATCH
- 7. COLOR: TO MATCH SHERWIN WILLIAMS SW - 6251 OUTERSPACE
 - HARDIE PLANK HZ5 LAP SIDING BY JAMES HARDIE
 - WOOD TRIMS PAINTED TO MATCH
- 8. COLOR: STONE SELEX GOLDEN GRAY
 - THIN STONE VENEER
 - TEXTURE: MODULAR THIN STACK STONE WITH ROUGH FACE

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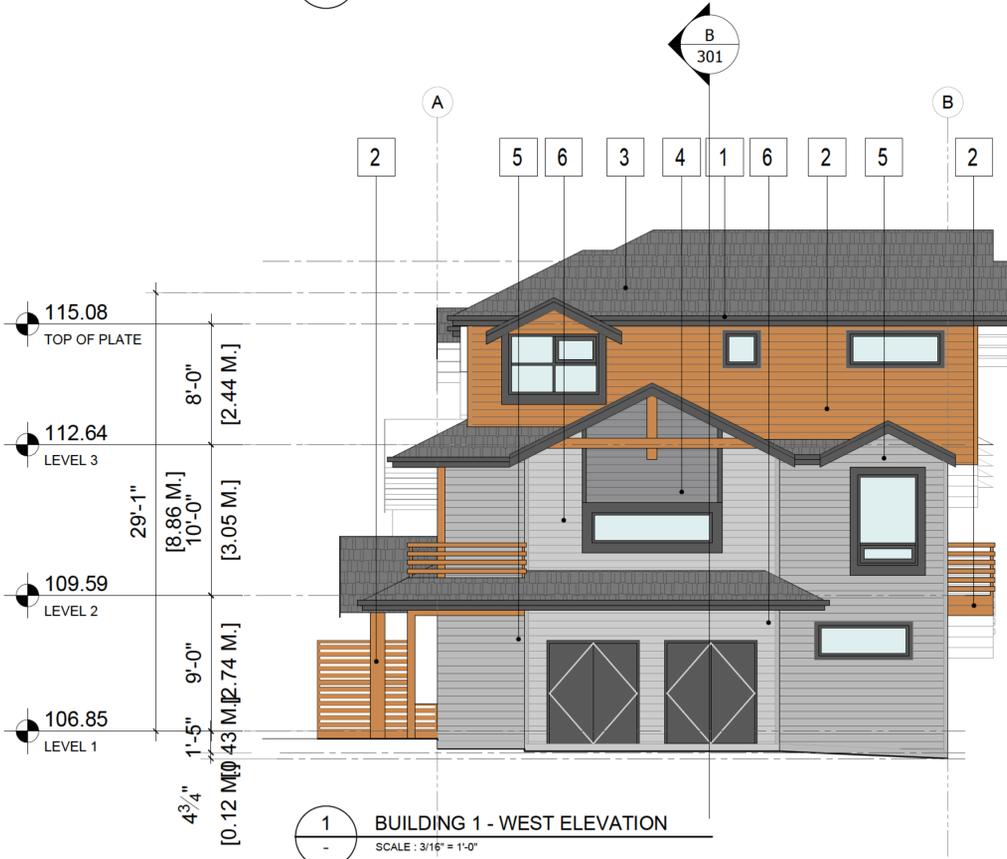
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CHECKED:	YA
SCALE:	3/16" = 1'-0"
JOB No.:	GBS 002
DATE:	FEB 2020
SHEET TITLE:	

ELEVATION

DRAWING NO.:	A-301	A
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1 BUILDING 1 - NORTH ELEVATION
SCALE: 3/16" = 1'-0"



1 BUILDING 1 - WEST ELEVATION
SCALE: 3/16" = 1'-0"

SCHEDULE OF FINISHES :

- 1. COLOR: TO MATCH SHERWIN WILLIAMS SW - 7069 IRON ORE
 - ROOF AND GABLES WOOD FACIA PAINTED
 - WOOD WINDOW AND DOOR TRIMS PAINTED
 - ALUMINUM GUTTERS PAINTED
 - PAINTED VINYL WINDOW AND DOOR WITH SAFETY GLASS (CLEAR) AND OPACI
- 2. COLOR: CLEAR COATED NATURAL WOOD OR SHERWIN WILLIAMS SW - 6369 TASSEL
 - GABLE SCREENS, DOORS, BALCONY
 - HARDIE BOARD SIDING PAINTED
 - NATURAL WOOD COLUMNS, GABLE SCREENS, DOORS, BALCONY FASCIAS, WOOD PLATES IN FRONT OF GLAZED (SAFETY GLASS) BALCONY GUARDS, WINDOWS AND CORNER TRIMS
- 3. COLOR: OWENS CORNING TRUE DEFINITION DURATION ROOF SHINGLES IN ESTATE GRAY
- 4. COLOR: RICH ESPRESSO
 - HARDIE PLANK HZ5 LAP SIDING JAMES HARDIE
 - WOOD TRIMS PAINTED TO MATCH
- 5. COLOUR: AGED PEWTER
 - HARDIE PLANK HZ5 LAP SIDING JAMES HARDIE
 - WOOD TRIMS PAINTED TO MATCH
- 6. COLOR: PEARL GRAY
 - HARDIE PLANK HZ5 LAP SIDING BY JAMES HARDIE
 - WOOD TRIMS PAINTED TO MATCH
- 7. COLOR: TO MATCH SHERWIN WILLIAMS SW - 6251 OUTERSPACE
 - HARDIE PLANK HZ5 LAP SIDING BY JAMES HARDIE
 - WOOD TRIMS PAINTED TO MATCH
- 8. COLOR: STONE SELEX GOLDEN GRAY
 - THIN STONE VENEER
 - TEXTURE: MODULAR THIN STACK STONE WITH ROUGH FACE



1205-4871 SHELL ROAD
RICHMOND, BRITISH COLUMBIA
CANADA V6X 3Z6
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info@dfarchitecture.ca

PROJECT:
**PROPOSED TOWNHOUSE DEVELOPMENT
741 HILLCREST ROAD,
GIBSONS, B.C.**

CLIENT:
**GURJIT GILL / NIRMAL SANDHU /
N. NGUYEN
10816 - 124 STREET,
SURREY, B.C.**

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SCALE:	3/16" = 1'-0"
JOB No.:	GBS 002
DATE:	FEB 2020
SHEET TITLE:	

ELEVATION

DRAWING NO.:	A-302	A
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NOTES:



1 BUILDING 2 - SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



1 BUILDING 2 - EAST ELEVATION
SCALE: 3/16" = 1'-0"

SCHEDULE OF FINISHES :

- | | | |
|---|--|---|
| 1 | | <p>1. COLOR: TO MATCH SHERWIN WILLIAMS SW - 7069 IRON ORE</p> <ul style="list-style-type: none"> • ROOF AND GABLES WOOD FACIA PAINTED • WOOD WINDOW AND DOOR TRIMS PAINTED • ALUMINUM GUTTERS PAINTED • PAINTED VINYL WINDOW AND DOOR WITH SAFETY GLASS (CLEAR) AND OPACI |
| 2 | | <p>2. COLOR: CLEAR COATED NATURAL WOOD OR SHERWIN WILLIAMS SW - 6369 TASSEL</p> <ul style="list-style-type: none"> • GABLE SCREENS, DOORS, BALCONY • HARDIE BOARD SIDING PAINTED • NATURAL WOOD COLUMNS, GABLE SCREENS, DOORS, BALCONY FASCIAS, WOOD PLATES IN FRONT OF GLAZED (SAFETY GLASS) BALCONY GUARDS, WINDOWS AND CORNER TRIMS |
| 3 | | <p>3. COLOR: OWENS CORNING TRUE DEFINITION DURATION ROOF SHINGLES IN ESTATE GRAY</p> |
| 4 | | <p>4. COLOR: RICH ESPRESSO</p> <ul style="list-style-type: none"> • HARDIE PLANK HZ5 LAP SIDING JAMES HARDIE • WOOD TRIMS PAINTED TO MATCH |
| 5 | | <p>5. COLOUR: AGED PEWTER</p> <ul style="list-style-type: none"> • HARDIE PLANK HZ5 LAP SIDING JAMES HARDIE • WOOD TRIMS PAINTED TO MATCH |
| 6 | | <p>6. COLOR: PEARL GRAY</p> <ul style="list-style-type: none"> • HARDIE PLANK HZ5 LAP SIDING BY JAMES HARDIE • WOOD TRIMS PAINTED TO MATCH |
| 7 | | <p>7. COLOR: TO MATCH SHERWIN WILLIAMS SW - 6251 OUTERSPACE</p> <ul style="list-style-type: none"> • HARDIE PLANK HZ5 LAP SIDING BY JAMES HARDIE • WOOD TRIMS PAINTED TO MATCH |
| 8 | | <p>8. COLOR: STONE SELEX GOLDEN GRAY</p> <ul style="list-style-type: none"> • THIN STONE VENEER • TEXTURE: MODULAR THIN STACK STONE WITH ROUGH FACE |

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PROJECT:

PROPOSED TOWNHOUSE DEVELOPMENT
741 HILLCREST ROAD,
GIBSONS, B.C.

CLIENT:

GURJIT GILL / NIRMAL SANDHU /
N. NGUYEN
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CHECKED:	YA
SCALE:	3/16" = 1'-0"
JOB No.:	GBS 002
DATE:	FEB 2020
SHEET TITLE:	

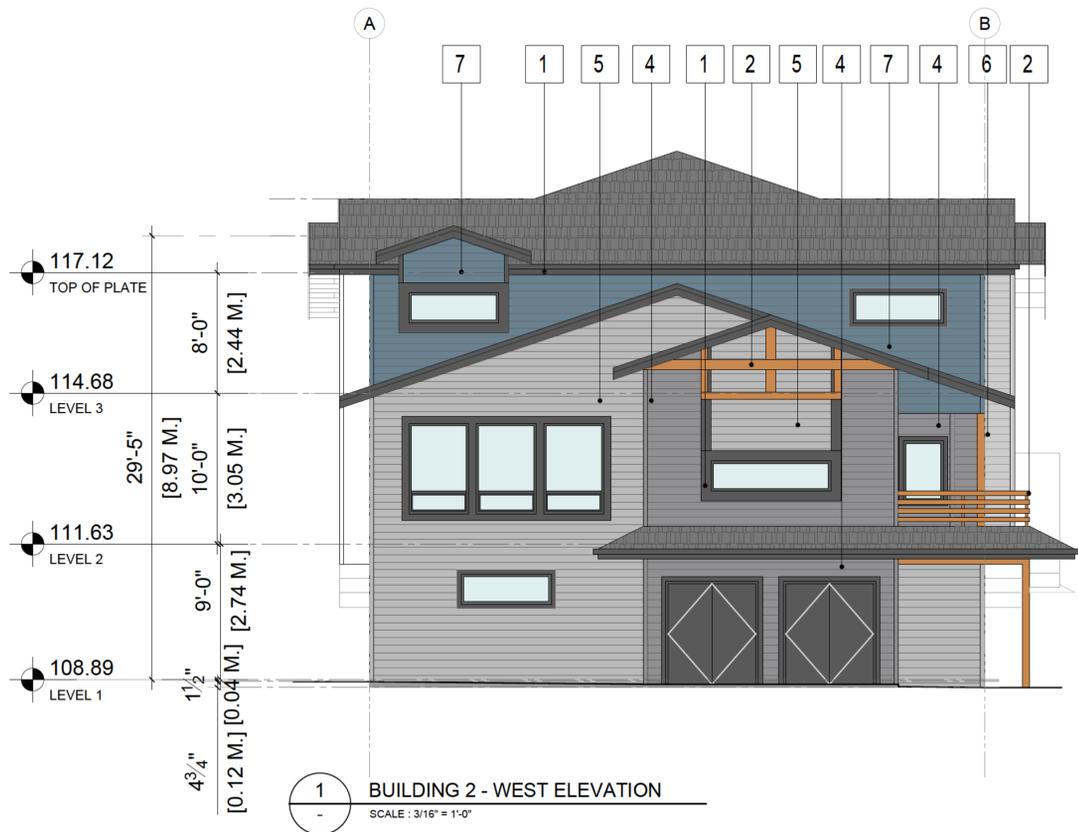
ELEVATION

DRAWING NO.:	A-303	A
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NOTES:



1 BUILDING 2 - NORTH ELEVATION
SCALE: 3/16" = 1'-0"



1 BUILDING 2 - WEST ELEVATION
SCALE: 3/16" = 1'-0"

SCHEDULE OF FINISHES :

- | | | |
|---|--|---|
| 1 | | <p>1. COLOR: TO MATCH SHERWIN WILLIAMS SW - 7069 IRON ORE</p> <ul style="list-style-type: none"> • ROOF AND GABLES WOOD FACIA PAINTED • WOOD WINDOW AND DOOR TRIMS PAINTED • ALUMINUM GUTTERS PAINTED • PAINTED VINYL WINDOW AND DOOR WITH SAFETY GLASS (CLEAR) AND OPACI |
| 2 | | <p>2. COLOR: CLEAR COATED NATURAL WOOD OR SHERWIN WILLIAMS SW - 6369 TASSEL</p> <ul style="list-style-type: none"> • GABLE SCREENS, DOORS, BALCONY • HARDIE BOARD SIDING PAINTED • NATURAL WOOD COLUMNS, GABLE SCREENS, DOORS, BALCONY FASCIAS, WOOD PLATES IN FRONT OF GLAZED (SAFETY GLASS) BALCONY GUARDS, WINDOWS AND CORNER TRIMS |
| 3 | | <p>3. COLOR: OWENS CORNING TRUE DEFINITION DURATION ROOF SHINGLES IN ESTATE GRAY</p> |
| 4 | | <p>4. COLOR: RICH ESPRESSO</p> <ul style="list-style-type: none"> • HARDIE PLANK HZ5 LAP SIDING JAMES HARDIE • WOOD TRIMS PAINTED TO MATCH |
| 5 | | <p>5. COLOUR: AGED PEWTER</p> <ul style="list-style-type: none"> • HARDIE PLANK HZ5 LAP SIDING JAMES HARDIE • WOOD TRIMS PAINTED TO MATCH |
| 6 | | <p>6. COLOR: PEARL GRAY</p> <ul style="list-style-type: none"> • HARDIE PLANK HZ5 LAP SIDING BY JAMES HARDIE • WOOD TRIMS PAINTED TO MATCH |
| 7 | | <p>7. COLOR: TO MATCH SHERWIN WILLIAMS SW - 6251 OUTERSPACE</p> <ul style="list-style-type: none"> • HARDIE PLANK HZ5 LAP SIDING BY JAMES HARDIE • WOOD TRIMS PAINTED TO MATCH |
| 8 | | <p>8. COLOR: STONE SELEX GOLDEN GRAY</p> <ul style="list-style-type: none"> • THIN STONE VENEER • TEXTURE: MODULAR THIN STACK STONE WITH ROUGH FACE |

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PROJECT:

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741 HILLCREST ROAD,
GIBSONS, B.C.

CLIENT:

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SCALE:	3/16" = 1'-0"
JOB No.:	GBS 002
DATE:	FEB 2020
SHEET TITLE:	

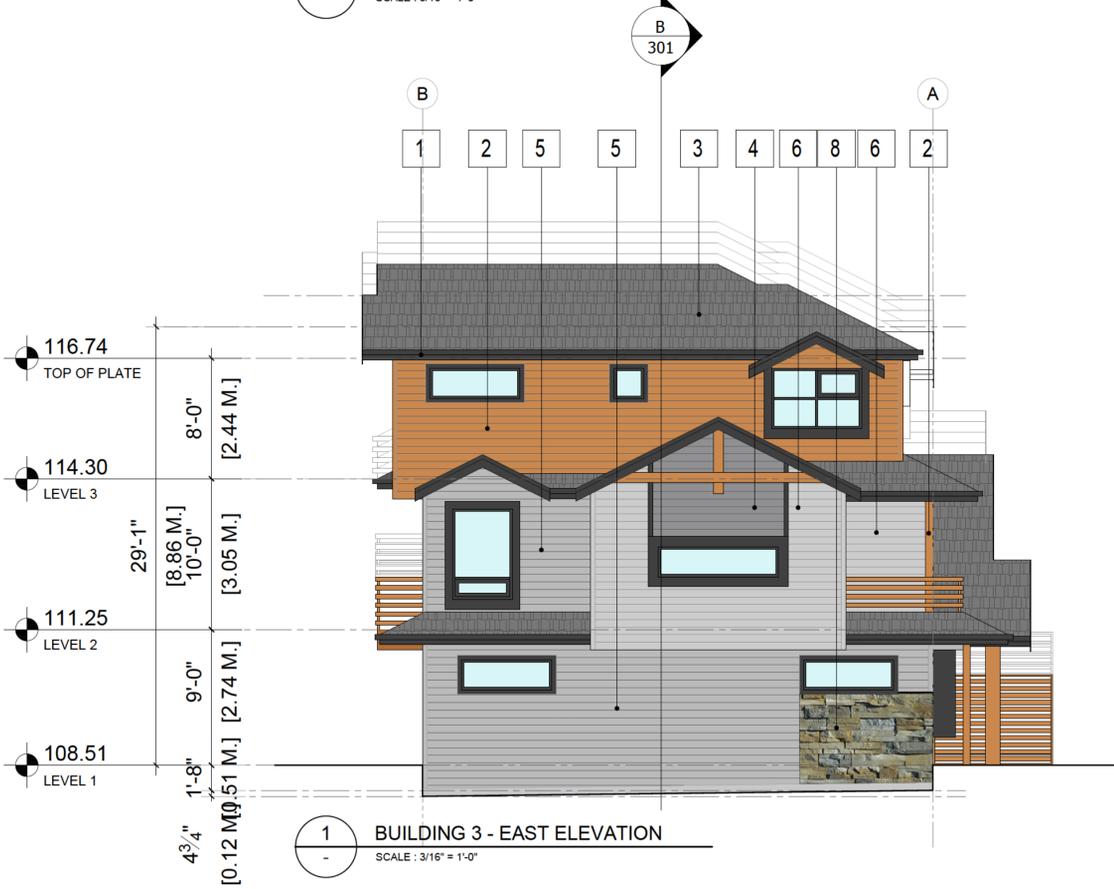
ELEVATION

DRAWING NO.:	A-304	A
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NOTES:



1 BUILDING 3 - SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



1 BUILDING 3 - EAST ELEVATION
SCALE: 3/16" = 1'-0"

SCHEDULE OF FINISHES :

- 1. COLOR: TO MATCH SHERWIN WILLIAMS SW - 7069 IRON ORE
 - ROOF AND GABLES WOOD FACIA PAINTED
 - WOOD WINDOW AND DOOR TRIMS PAINTED
 - ALUMINUM GUTTERS PAINTED
 - PAINTED VINYL WINDOW AND DOOR WITH SAFETY GLASS (CLEAR) AND OPACI
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 - HARDIE BOARD SIDING PAINTED
 - NATURAL WOOD COLUMNS, GABLE SCREENS, DOORS, BALCONY FASCIAS, WOOD PLATES IN FRONT OF GLAZED (SAFETY GLASS) BALCONY GUARDS, WINDOWS AND CORNER TRIMS
- 3. COLOR: OWENS CORNING TRUE DEFINITION DURATION ROOF SHINGLES IN ESTATE GRAY
- 4. COLOR: RICH ESPRESSO
 - HARDIE PLANK HZ5 LAP SIDING JAMES HARDIE
 - WOOD TRIMS PAINTED TO MATCH
- 5. COLOUR: AGED PEWTER
 - HARDIE PLANK HZ5 LAP SIDING JAMES HARDIE
 - WOOD TRIMS PAINTED TO MATCH
- 6. COLOR: PEARL GRAY
 - HARDIE PLANK HZ5 LAP SIDING BY JAMES HARDIE
 - WOOD TRIMS PAINTED TO MATCH
- 7. COLOR: TO MATCH SHERWIN WILLIAMS SW - 6251 OUTERSPACE
 - HARDIE PLANK HZ5 LAP SIDING BY JAMES HARDIE
 - WOOD TRIMS PAINTED TO MATCH
- 8. COLOR: STONE SELEX GOLDEN GRAY
 - THIN STONE VENEER
 - TEXTURE: MODULAR THIN STACK STONE WITH ROUGH FACE

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GIBSONS, B.C.**

CLIENT:
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CHECKED:	YA
SCALE:	3/16" = 1'-0"
JOB No.:	GBS 002
DATE:	FEB 2020
SHEET TITLE:	

ELEVATION

DRAWING NO.:	A-305	A
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NOTES:

1 BUILDING 1 & 3 - SECTION B
SCALE: 3/16" = 1'-0"



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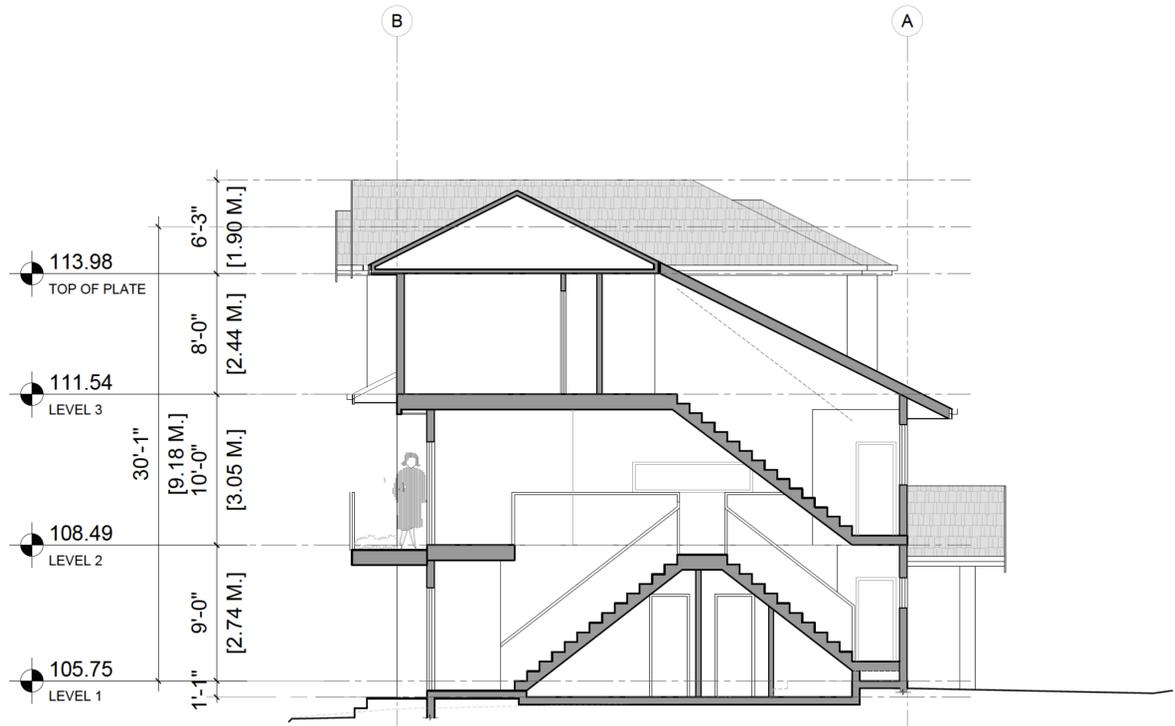
**PROPOSED TOWNHOUSE DEVELOPMENT
741 HILLCREST ROAD,
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CHECKED:	YA
SCALE:	3/16" = 1'-0"
JOB No.:	GBS 002
DATE:	FEB 2020
SHEET TITLE:	

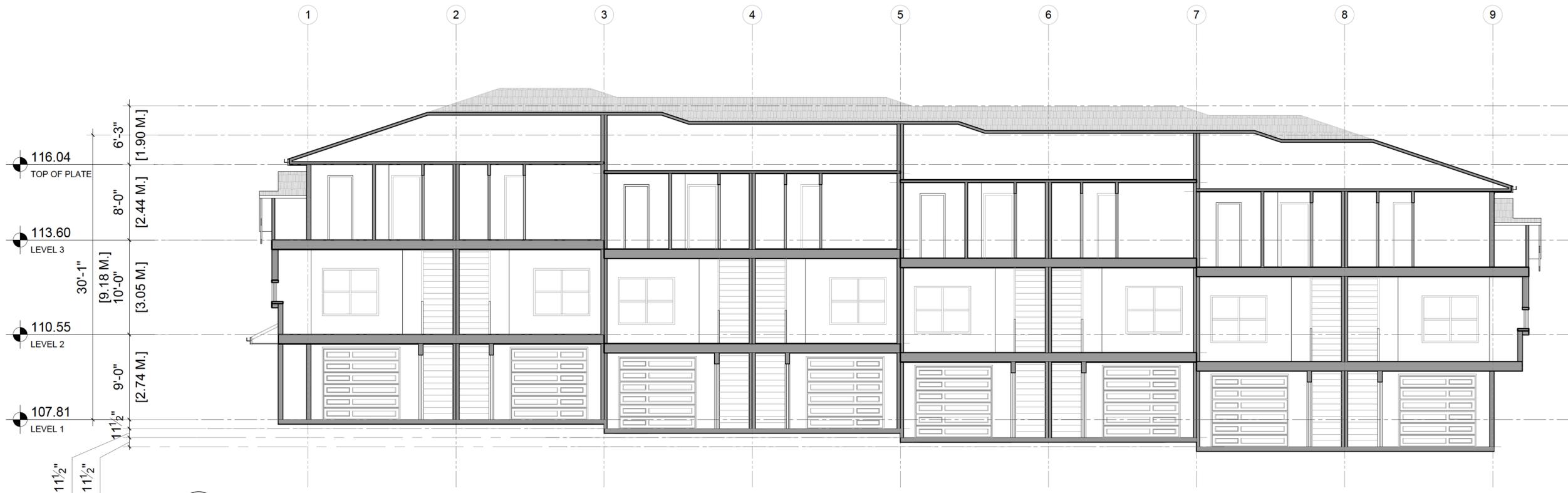


1 BUILDING 1 & 3 - SECTION A
SCALE: 3/16" = 1'-0"

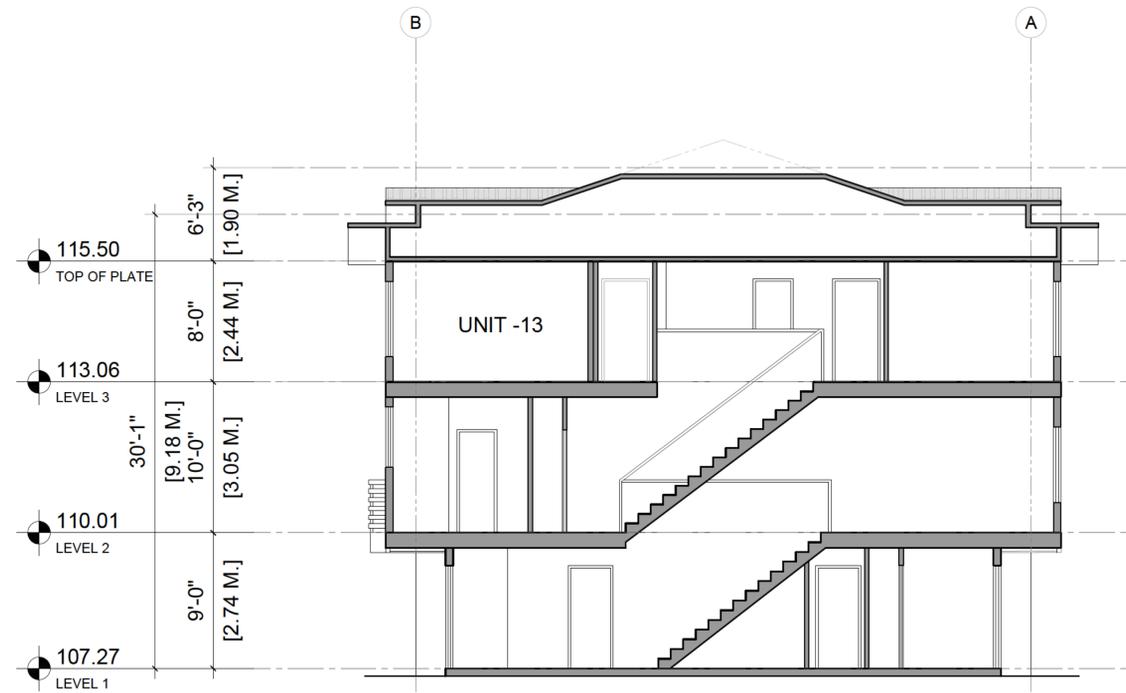
SECTIONS

DRAWING NO.:	A-401	A
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NOTES:



1 BUILDING 2 - SECTION B
SCALE : 3/16" = 1'-0"



1 BUILDING 2 - SECTION A
SCALE : 3/16" = 1'-0"

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PROJECT:

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741 HILLCREST ROAD,
GIBSONS, B.C.

CLIENT:

GURJIT GILL / NIRMAL SANDHU /
N. NGUYEN
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SURREY, B.C.

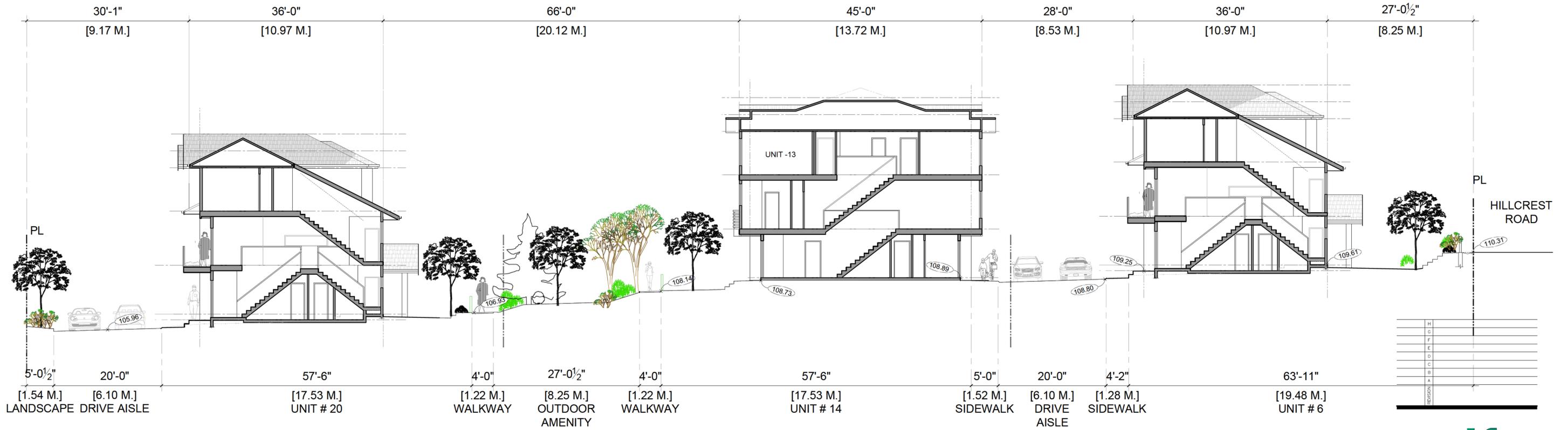
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SCALE:	3/16" = 1'-0"
JOB No.:	GBS 002
DATE:	FEB 2020
SHEET TITLE:	

SECTIONS

DRAWING NO.:	A-402	A
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NOTES:



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



1 SITE SECTION 2
SCALE: 1/8" = 1'-0"

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CLIENT:
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SURREY, B.C.**

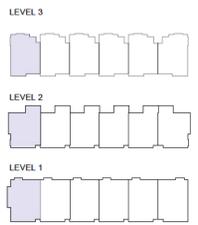
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SCALE:	1/8" = 1'-0"
JOB No.:	GBS 002
DATE:	FEB 2020
SHEET TITLE:	

SECTIONS

DRAWING NO.:	A-403	A
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NOTES:



KEY PLAN

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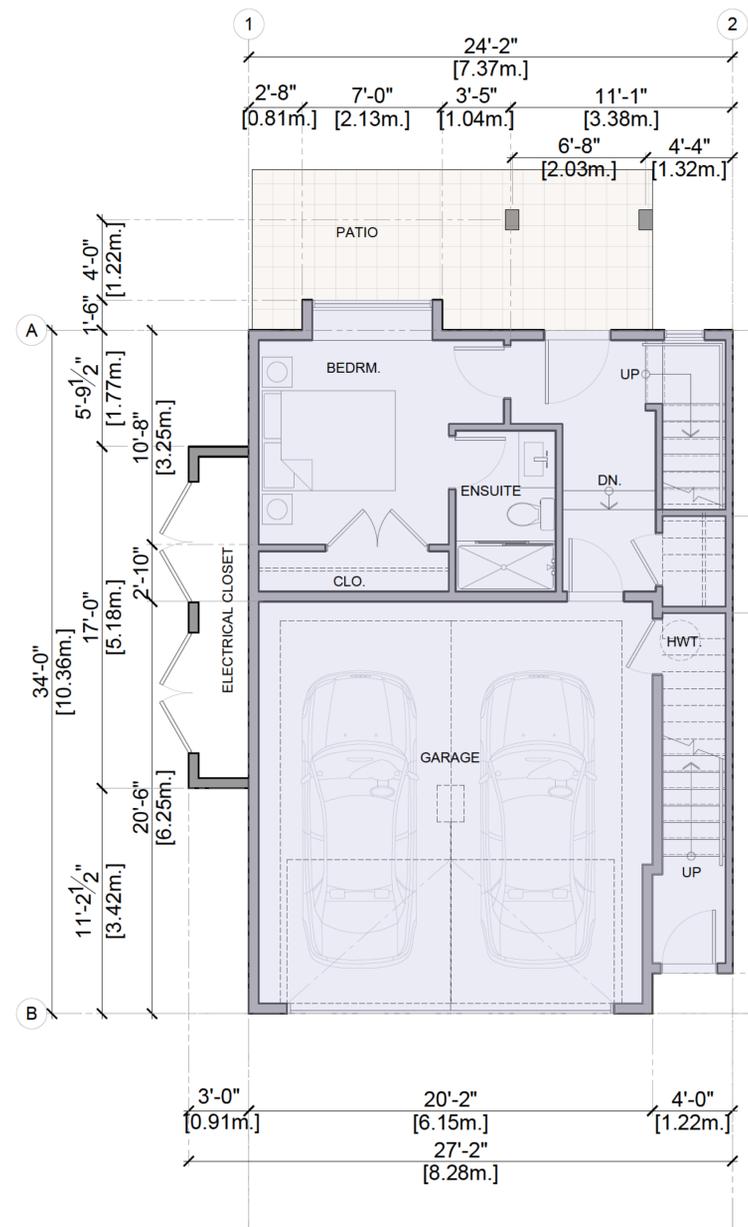
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DRAWN:	SS
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SCALE:	1/4" = 1'-0"
JOB No.:	GBS 002
DATE:	FEB 2020
SHEET TITLE:	

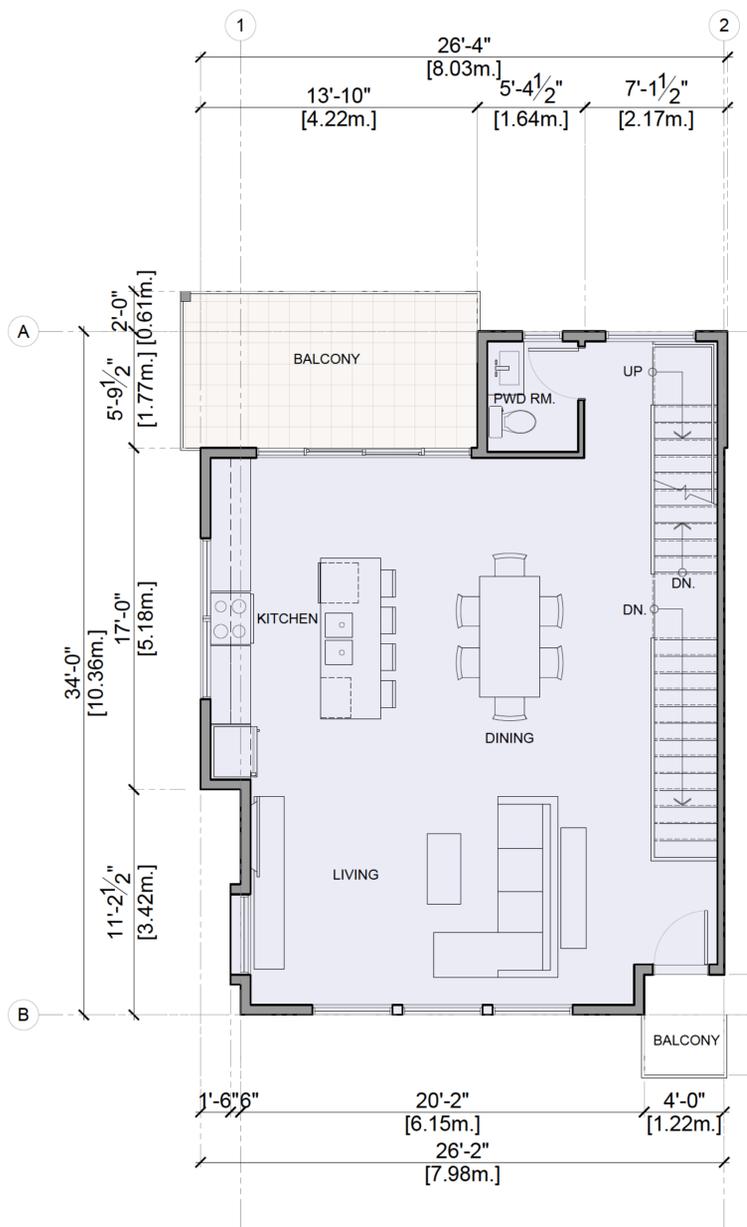
**UNIT PLANS
 BUILDING 1 & 3**

DRAWING NO.:	A-501	A
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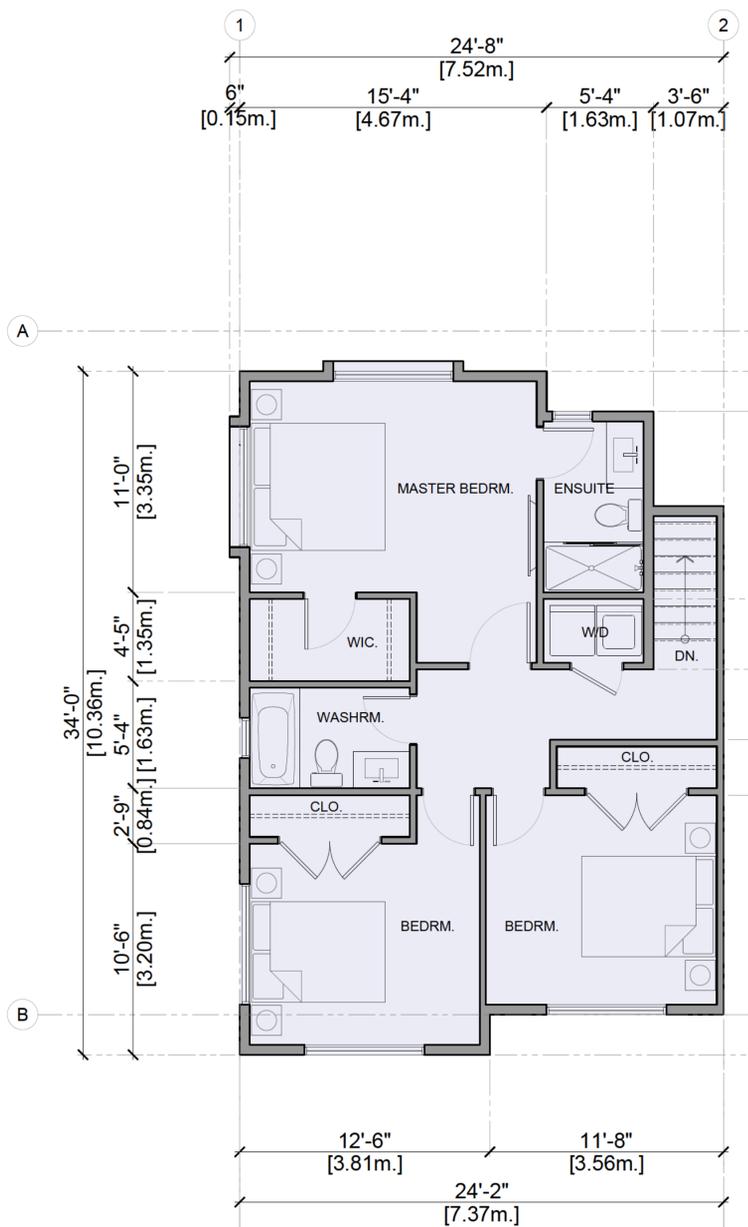
T:\085 002_741 Hillcrest Rd-Guy-09\DRAWINGS\CURRENT\A-501 UNIT PLANS.dwg



1 UNIT A - LEVEL 1
 SCALE: 1/4" = 1'-0"

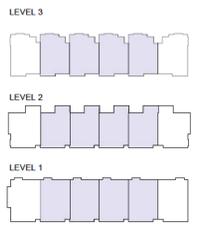


1 UNIT A - LEVEL 2
 SCALE: 1/4" = 1'-0"



1 UNIT A - LEVEL 3
 SCALE: 1/4" = 1'-0"

NOTES:



KEY PLAN

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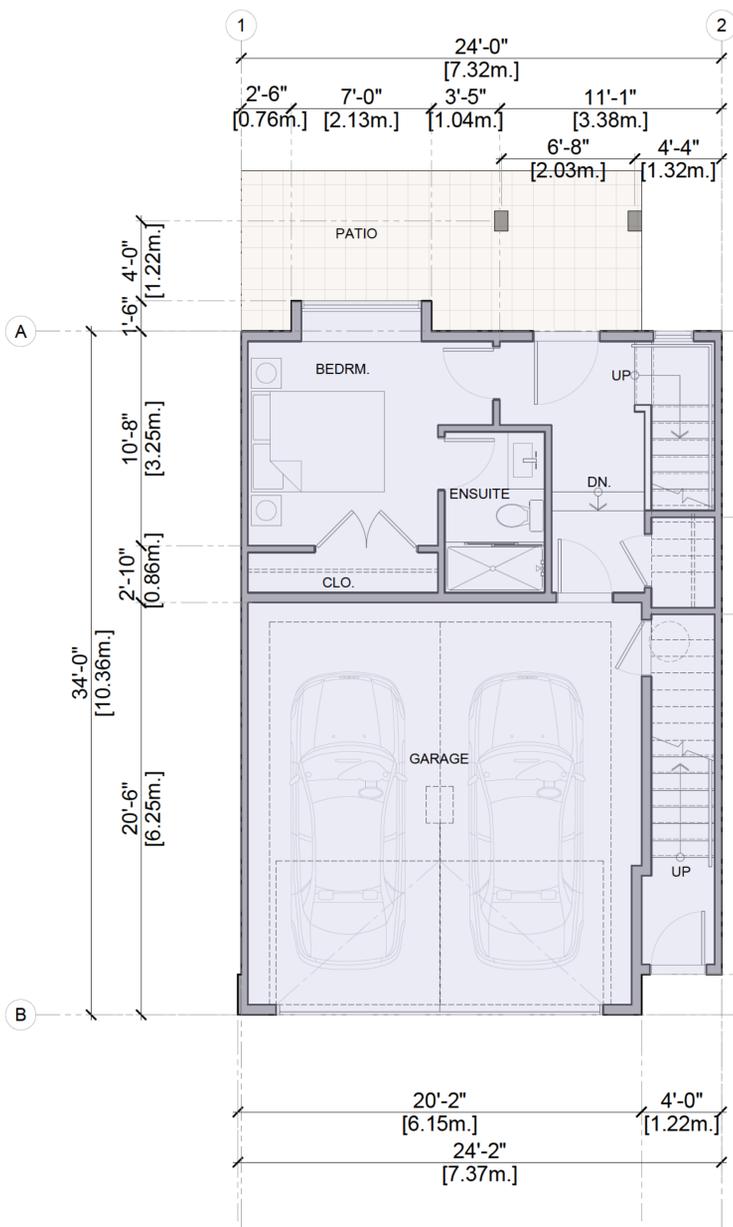
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SCALE:	1/4" = 1'-0"
JOB No.:	GBS 002
DATE:	FEB 2020
SHEET TITLE:	

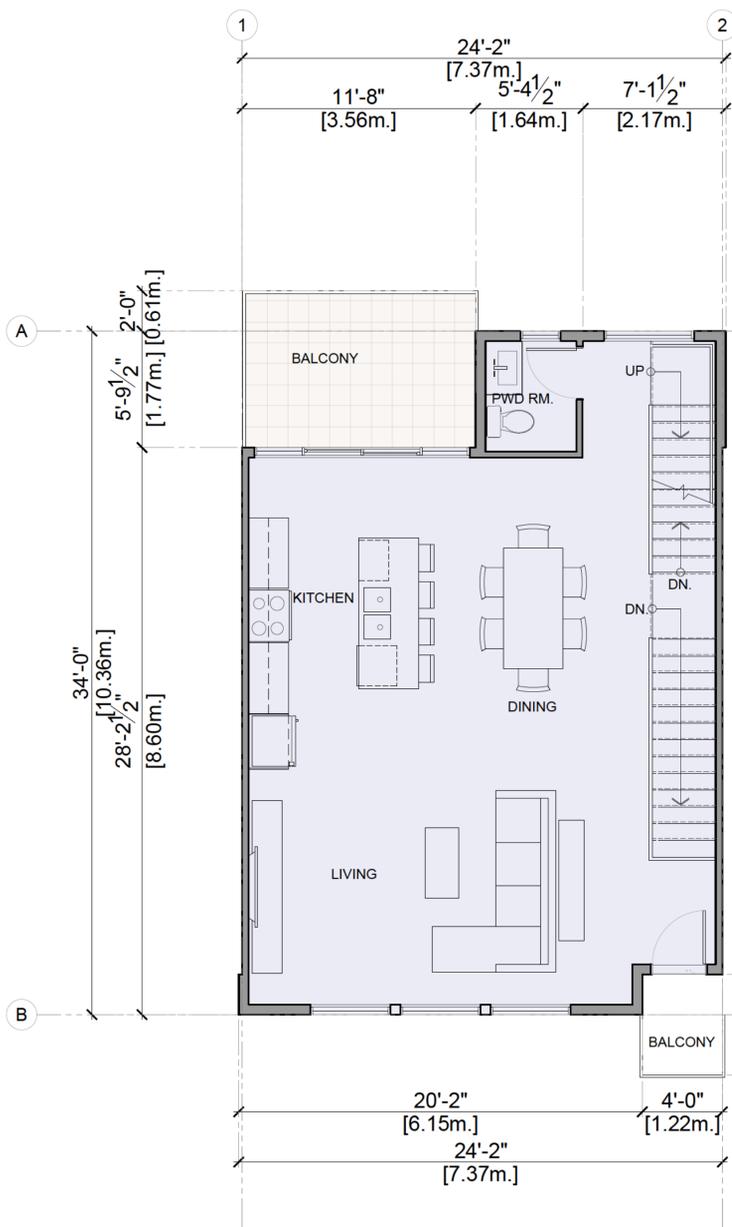
UNIT PLANS
 BUILDING 1 & 3

DRAWING NO.:	A-502	A
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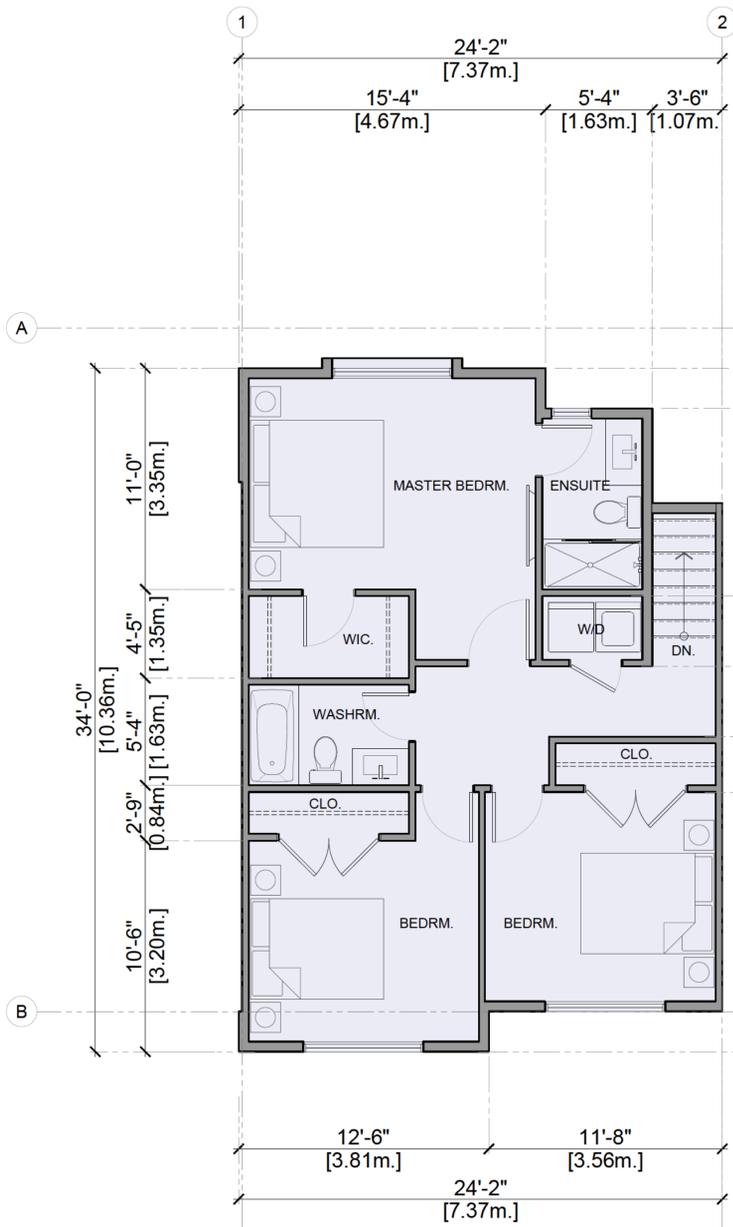
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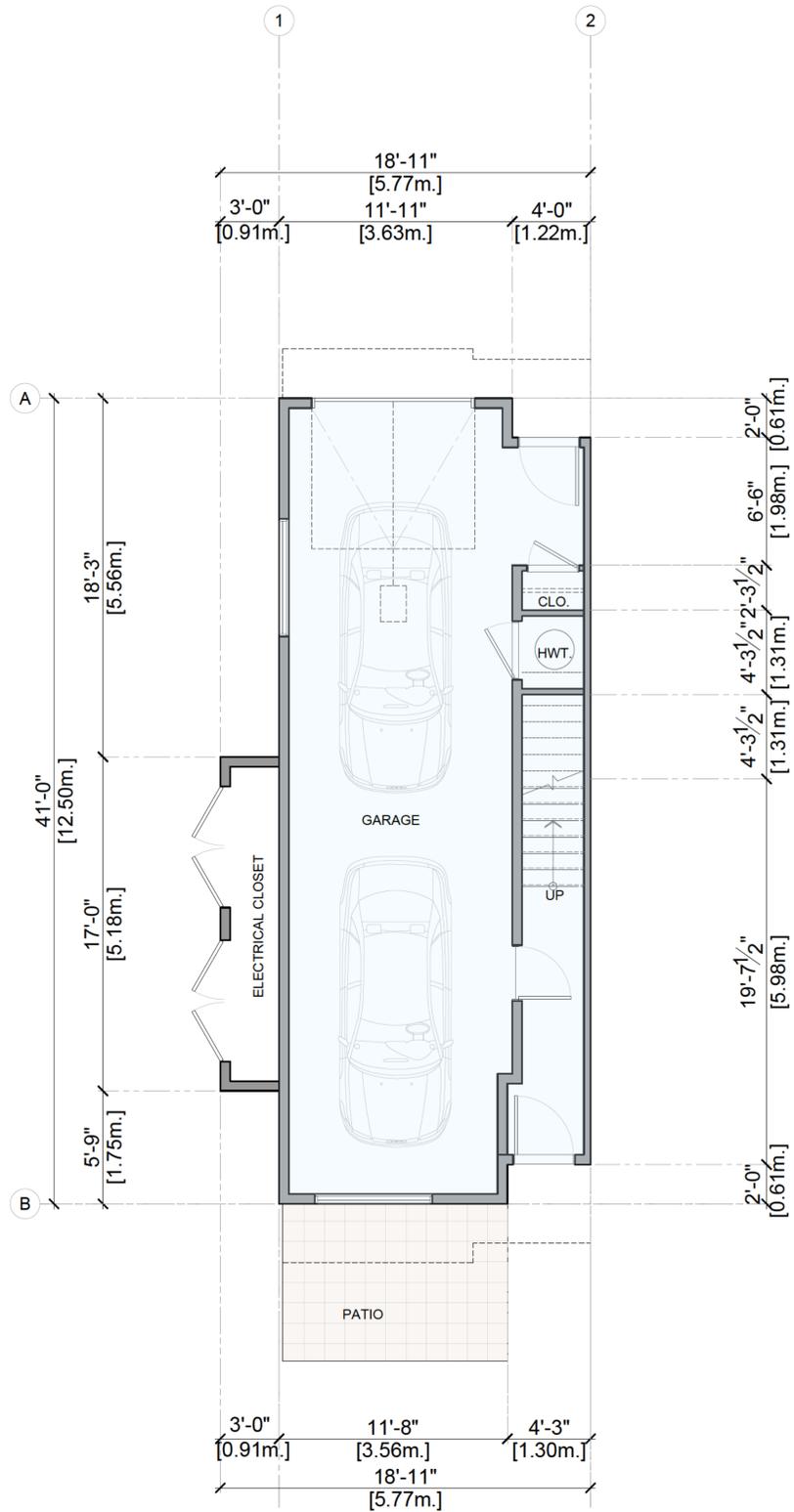
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 SCALE: 1/4" = 1'-0"



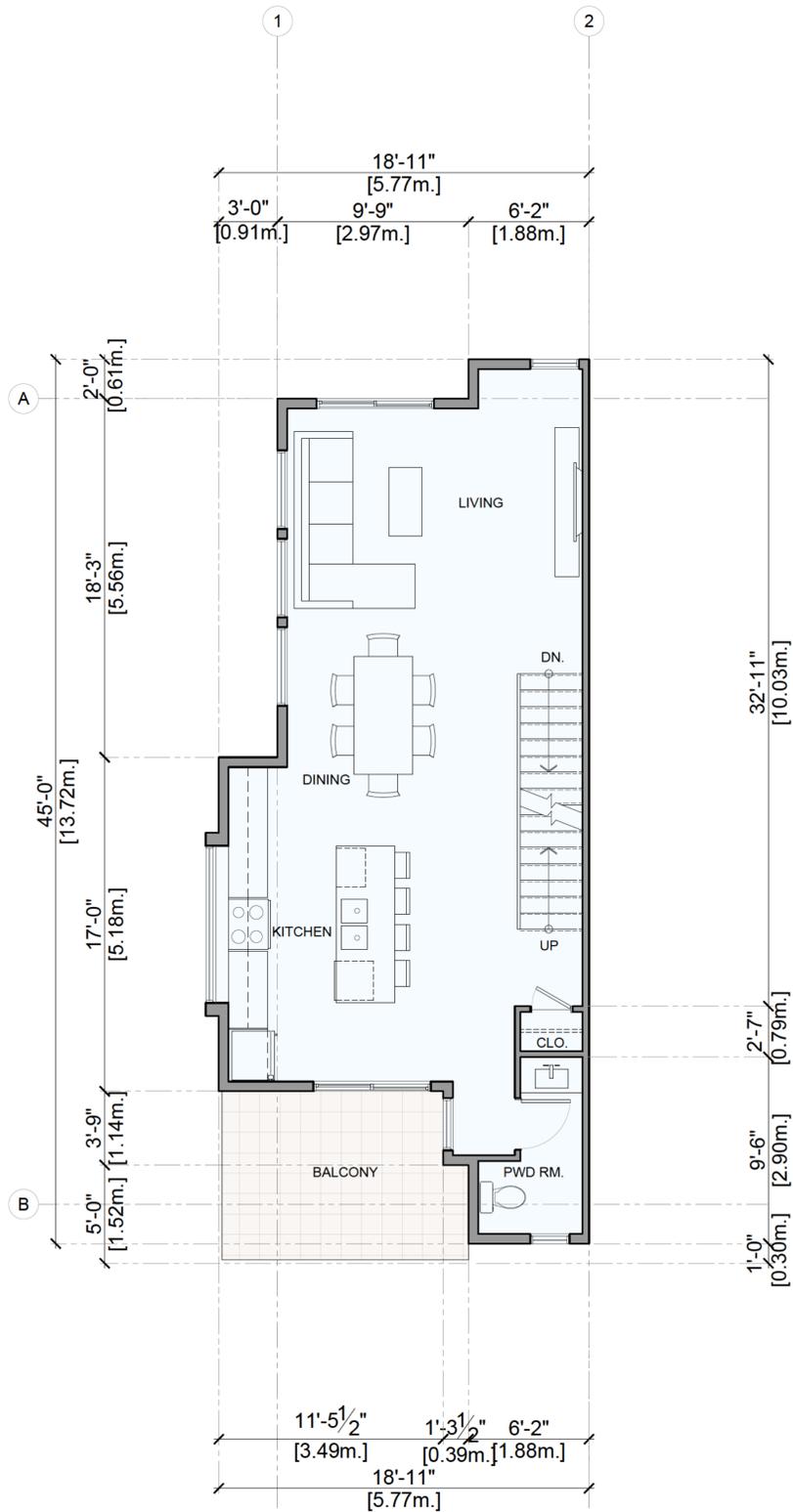
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 SCALE: 1/4" = 1'-0"



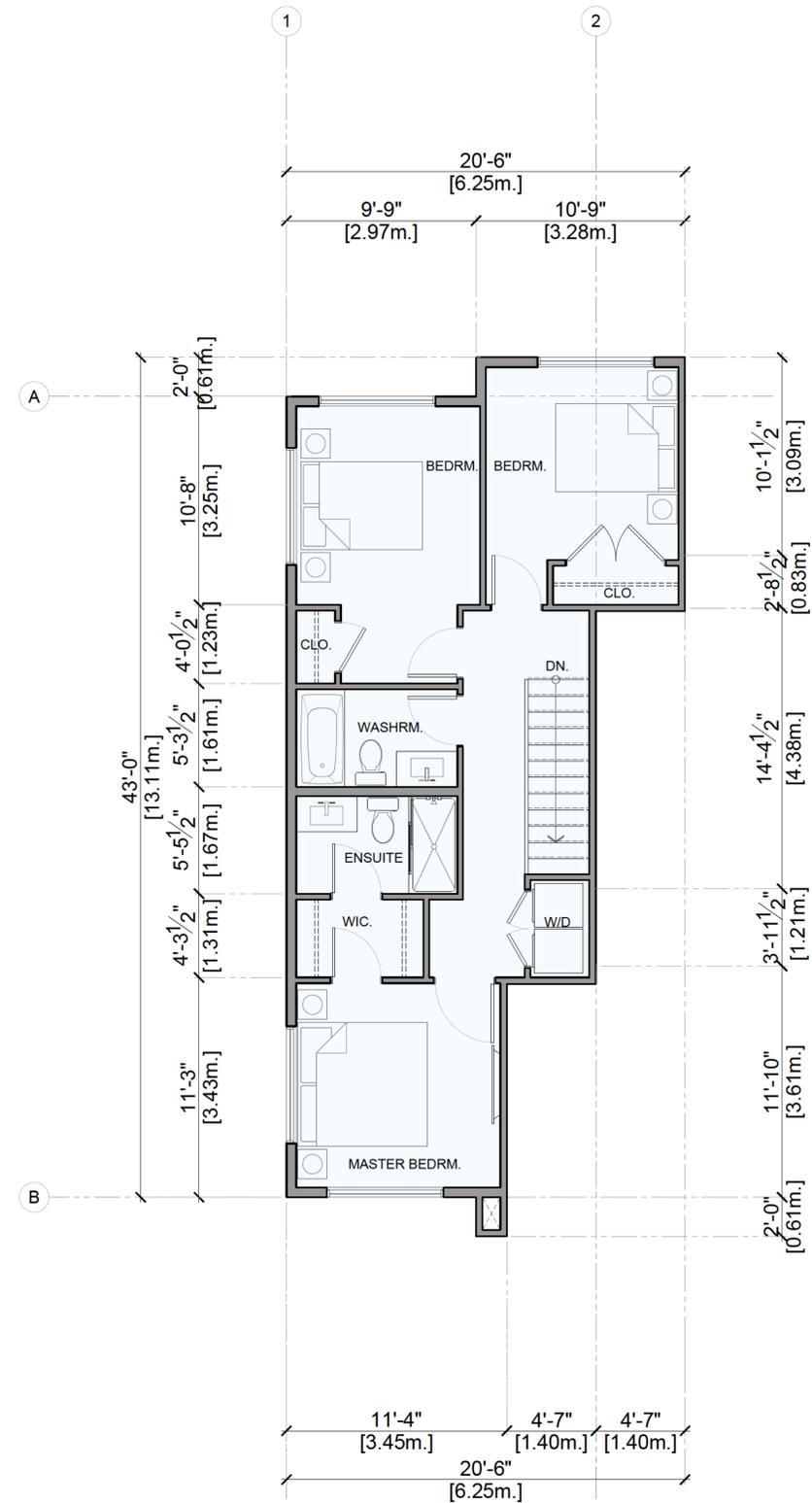
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 SCALE: 1/4" = 1'-0"



1 UNIT B - LEVEL 1
SCALE: 1/4" = 1'-0"

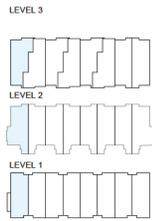


1 UNIT B - LEVEL 2
SCALE: 1/4" = 1'-0"



1 UNIT B - LEVEL 3
SCALE: 1/4" = 1'-0"

NOTES:



KEY PLAN

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ARCHITECTURE
inc.

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GIBSONS, B.C.

CLIENT:

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SCALE:	1/4" = 1'-0"
JOB No.:	GBS 002
DATE:	FEB 2020
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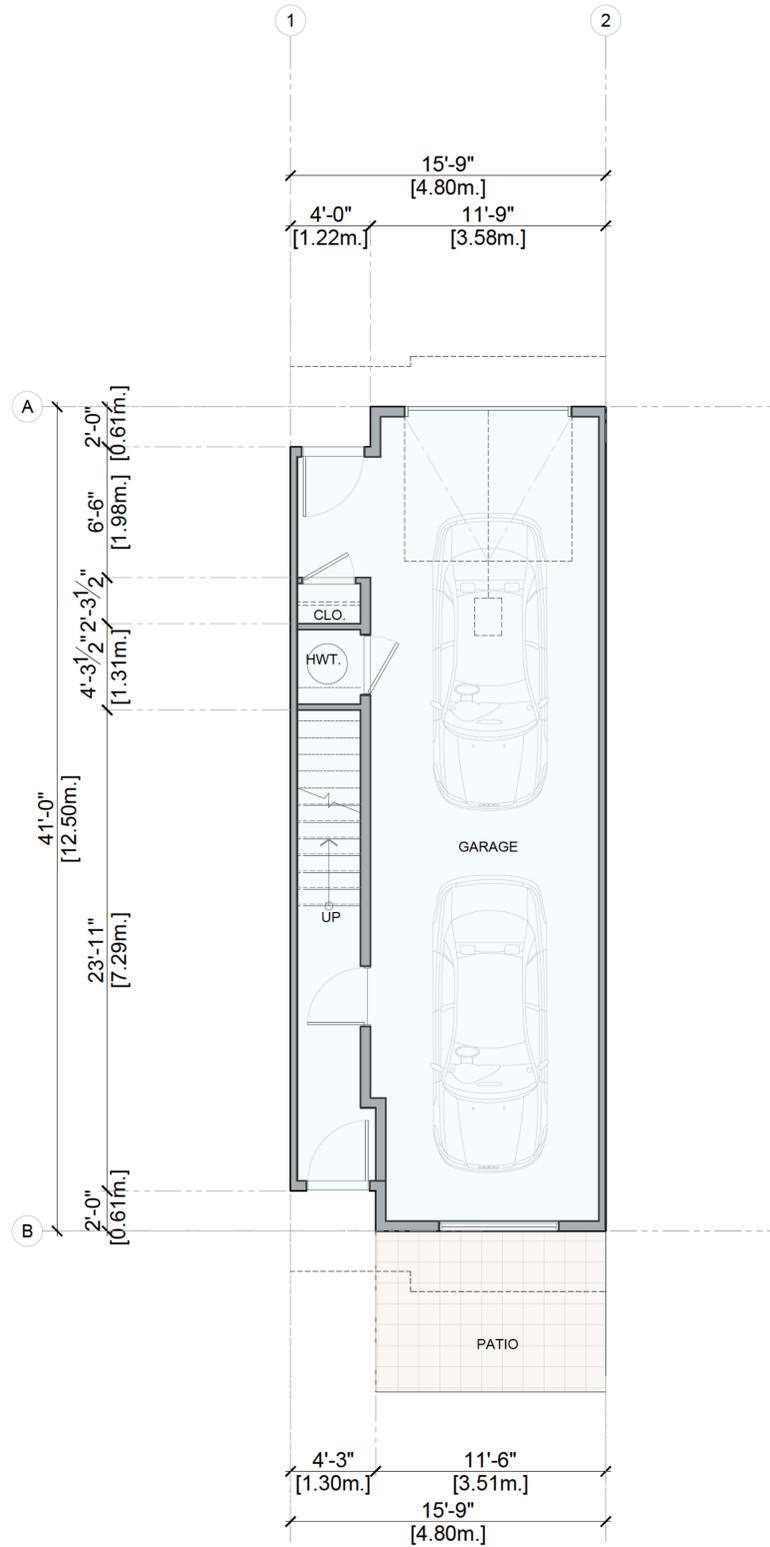
UNIT PLANS
BUILDING 2

DRAWING NO.:

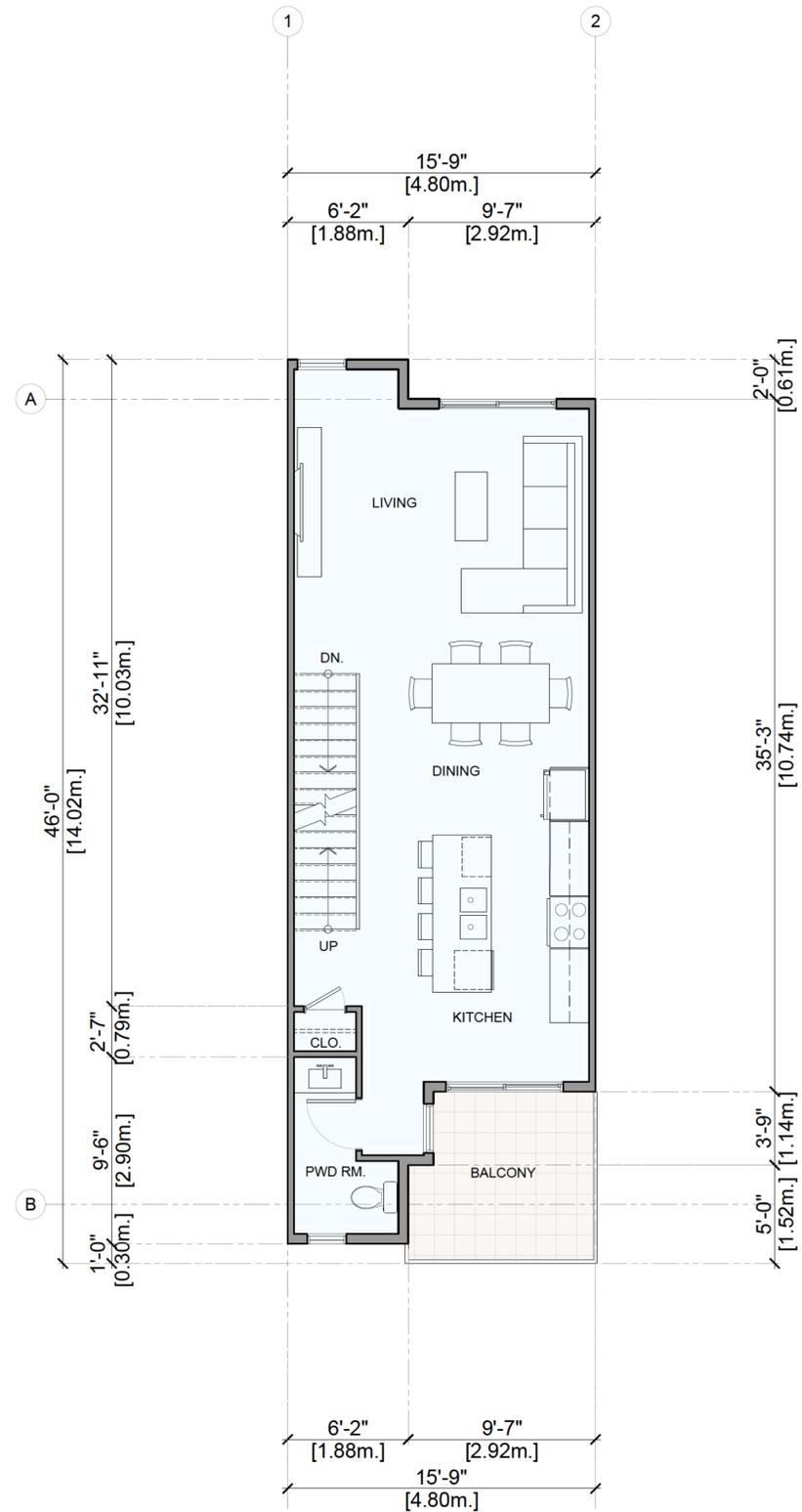
A-504

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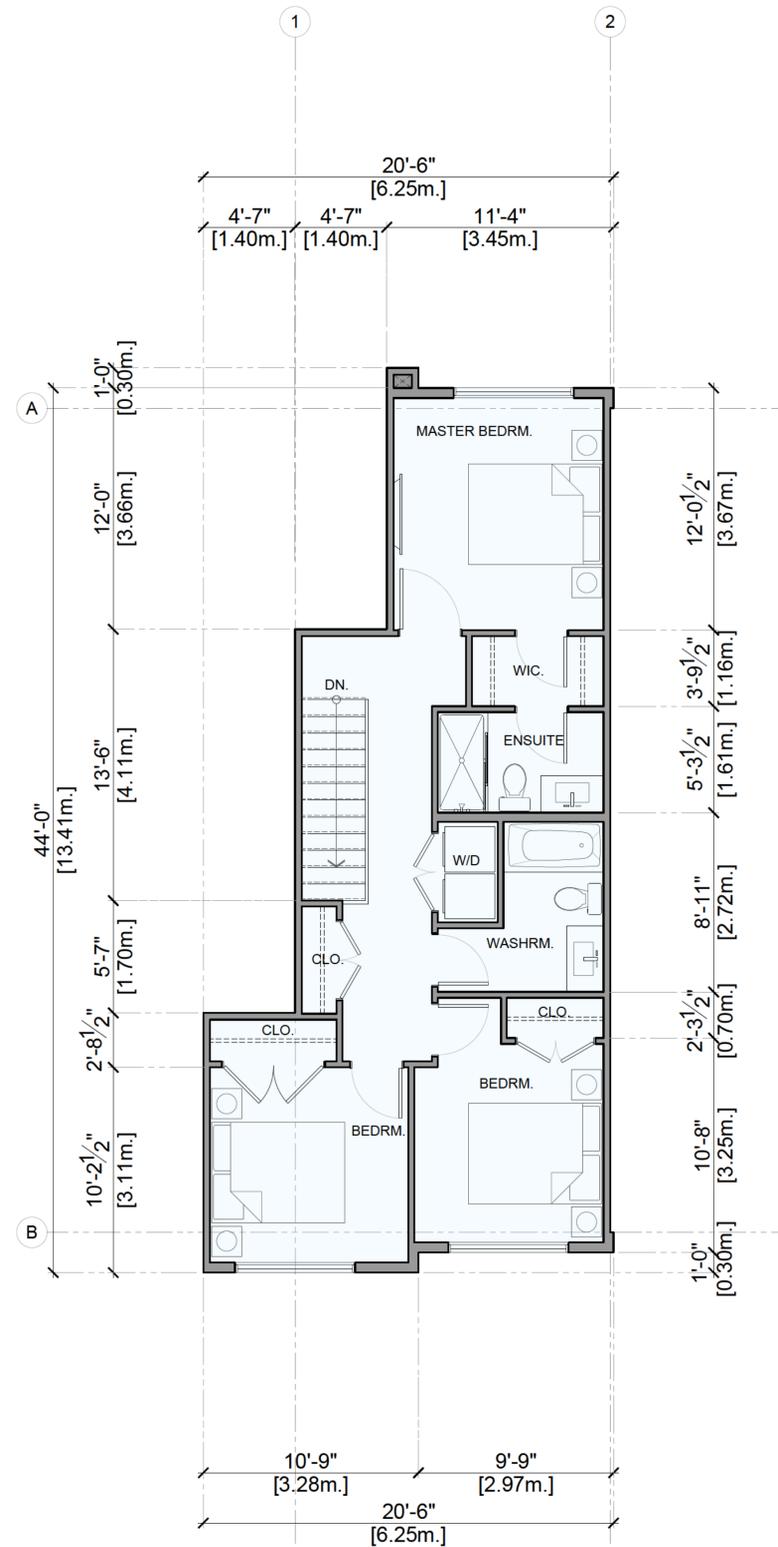
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1 UNIT B1 - LEVEL 1
SCALE: 1/4" = 1'-0"

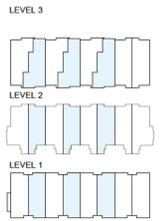


1 UNIT B1 - LEVEL 2
SCALE: 1/4" = 1'-0"



1 UNIT B1 - LEVEL 3
SCALE: 1/4" = 1'-0"

NOTES:



KEY PLAN

H
G
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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:

PROPOSED TOWNHOUSE DEVELOPMENT
741 HILLCREST ROAD,
GIBSONS, B.C.

CLIENT:

GURJIT GILL / NIRMAL SANDHU /
N. NGUYEN
10816 - 124 STREET,
SURREY, B.C.

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DRAWN:	SS
CHECKED:	YA
SCALE:	1/4" = 1'-0"
JOB No.:	GBS 002
DATE:	FEB 2020
SHEET TITLE:	

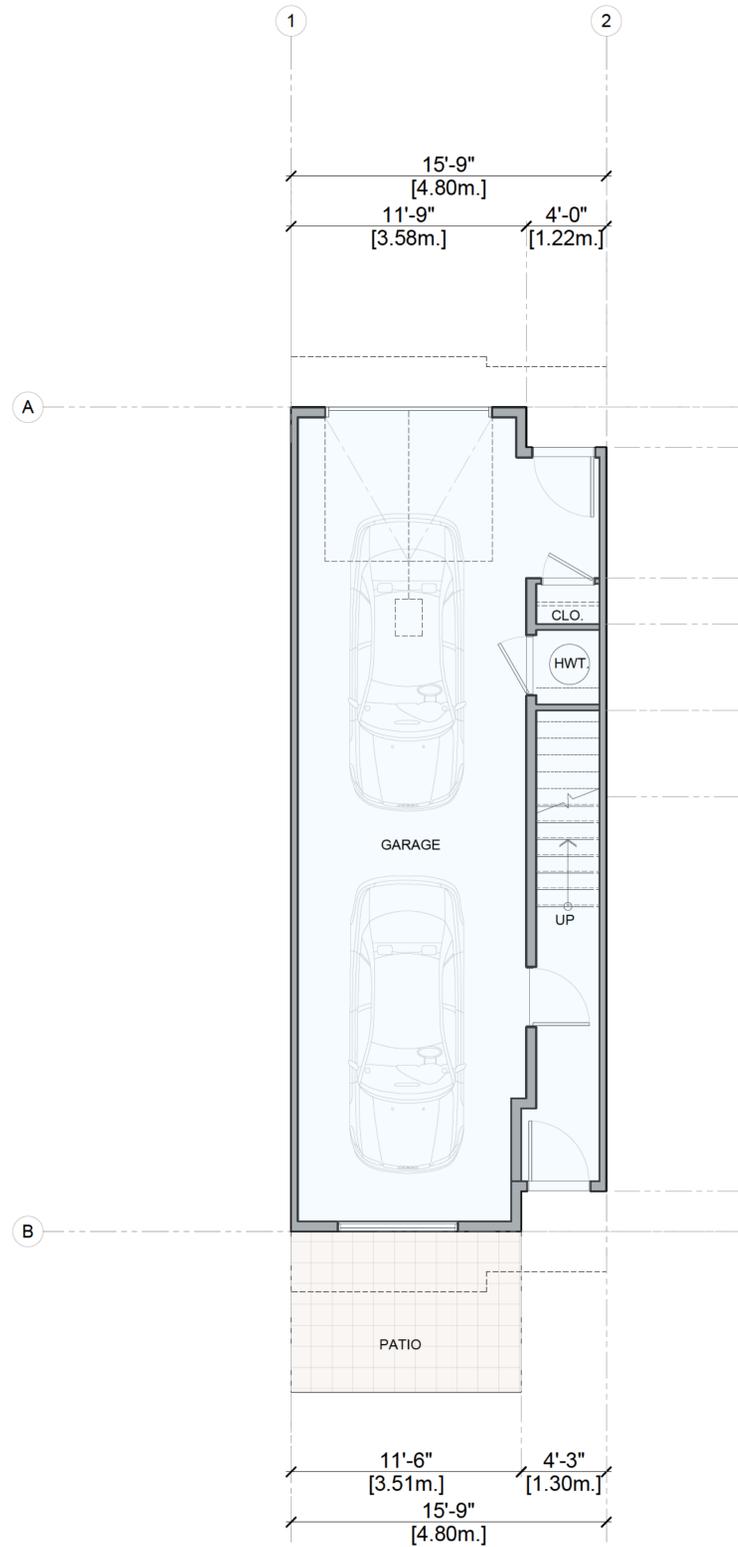
UNIT PLANS
BUILDING 2

DRAWING NO.:

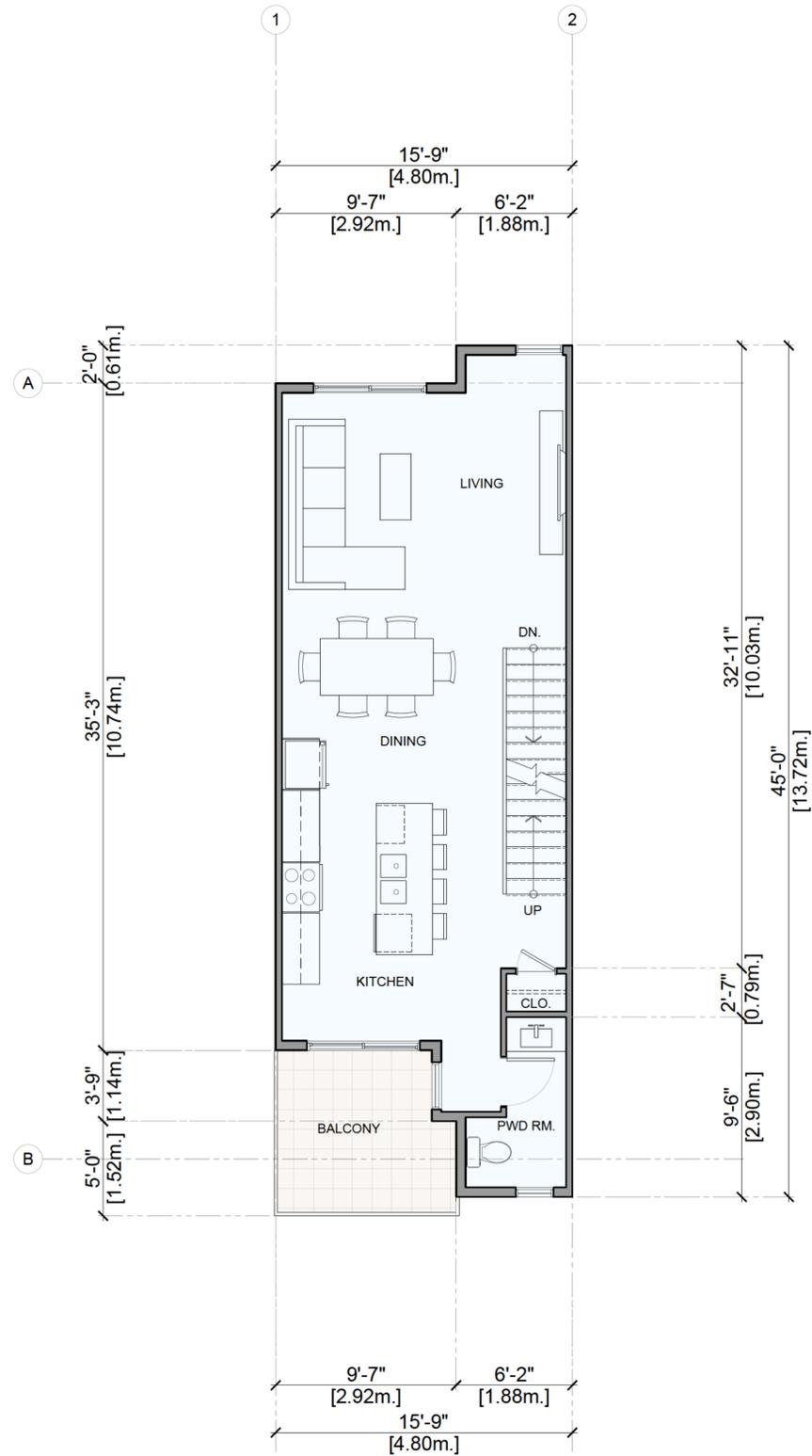
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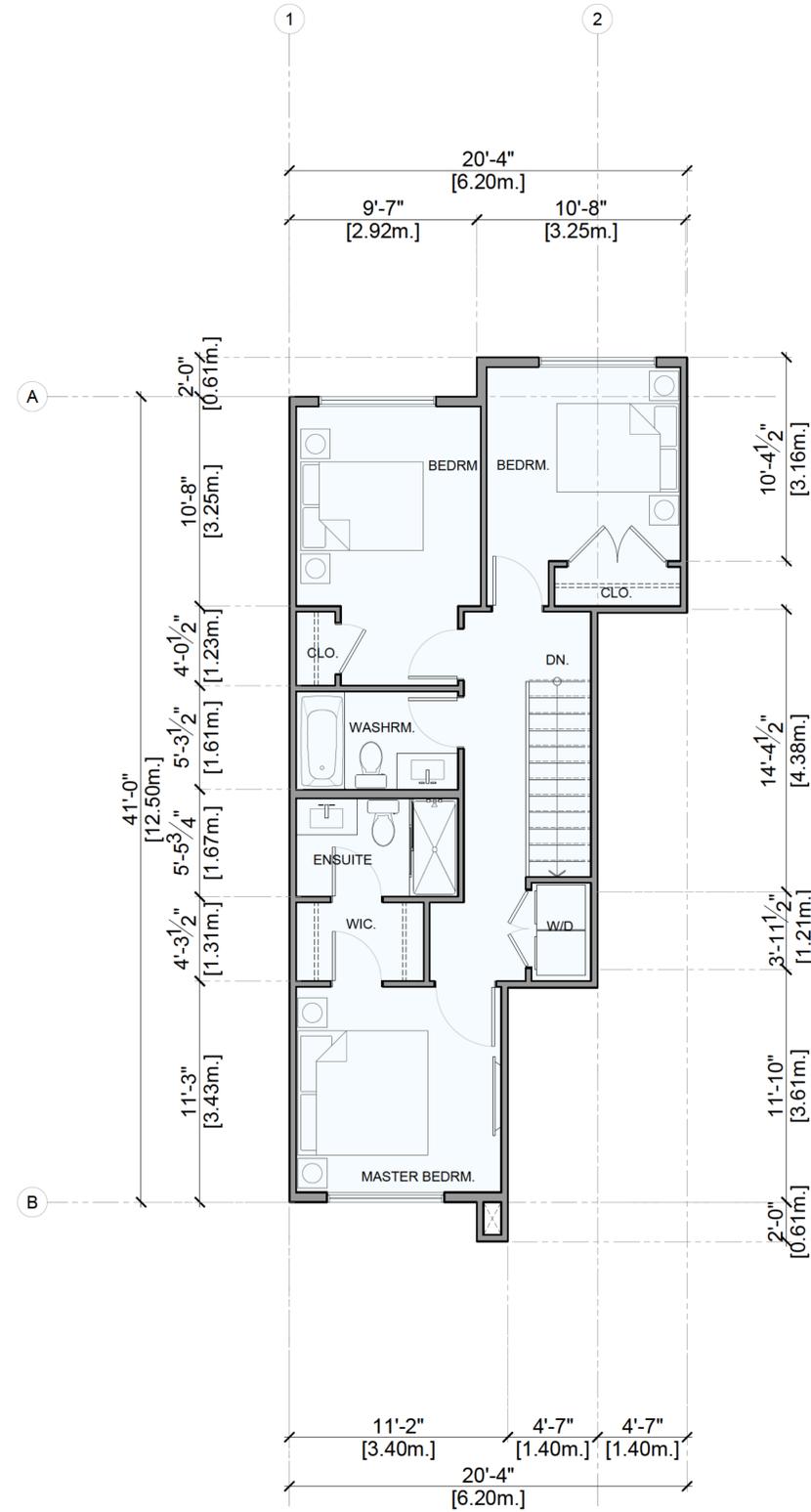
T:\085-002_741 Hillcrest Rd-Quip-010-DRAWINGS\CURRENT\A-501-UNIT PLANS.dwg



1 UNIT B2 - LEVEL 1
SCALE: 1/4" = 1'-0"

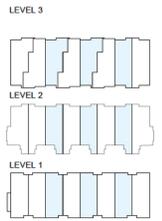


1 UNIT B2 - LEVEL 2
SCALE: 1/4" = 1'-0"



1 UNIT B2 - LEVEL 3
SCALE: 1/4" = 1'-0"

NOTES:



KEY PLAN

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SECTION	



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

PROJECT:

PROPOSED TOWNHOUSE DEVELOPMENT
741 HILLCREST ROAD,
GIBSONS, B.C.

CLIENT:

GURJIT GILL / NIRMAL SANDHU /
N. NGUYEN
10816 - 124 STREET,
SURREY, B.C.

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DRAWN:	SS
CHECKED:	YA
SCALE:	1/4" = 1'-0"
JOB No.:	GBS 002
DATE:	FEB 2020
SHEET TITLE:	

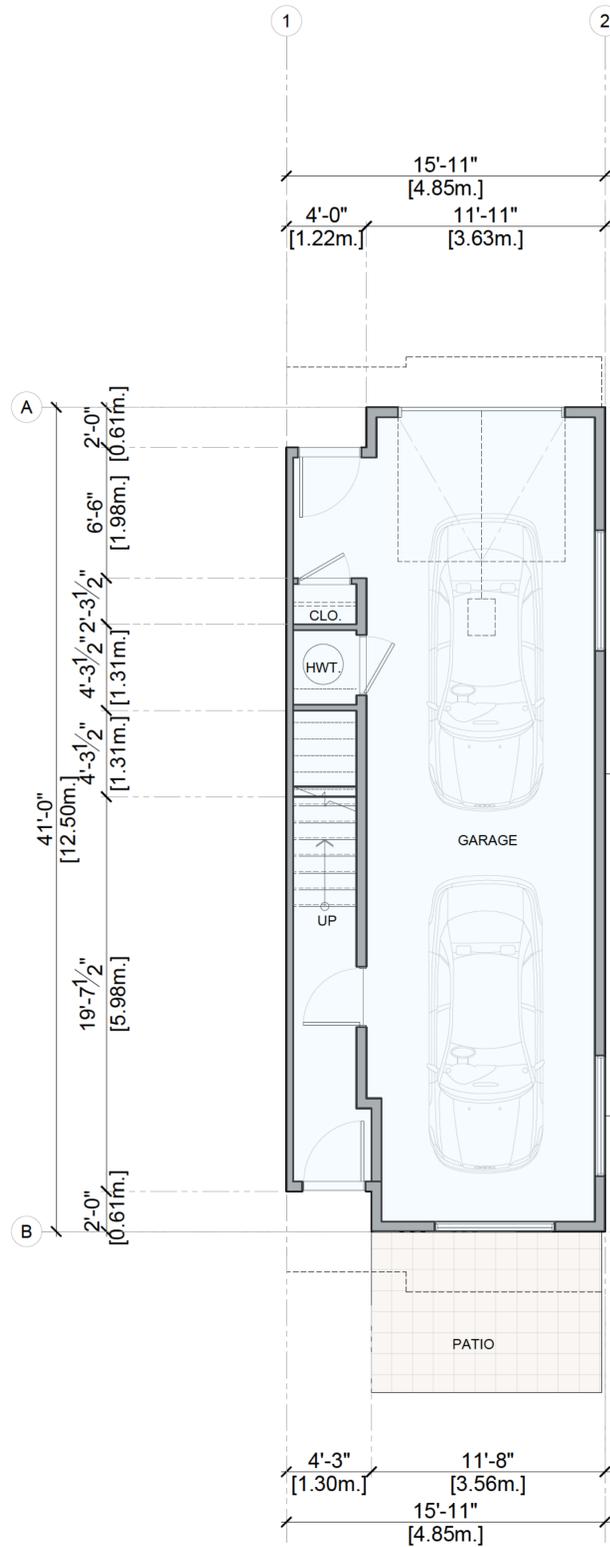
UNIT PLANS
BUILDING 2

DRAWING NO.:

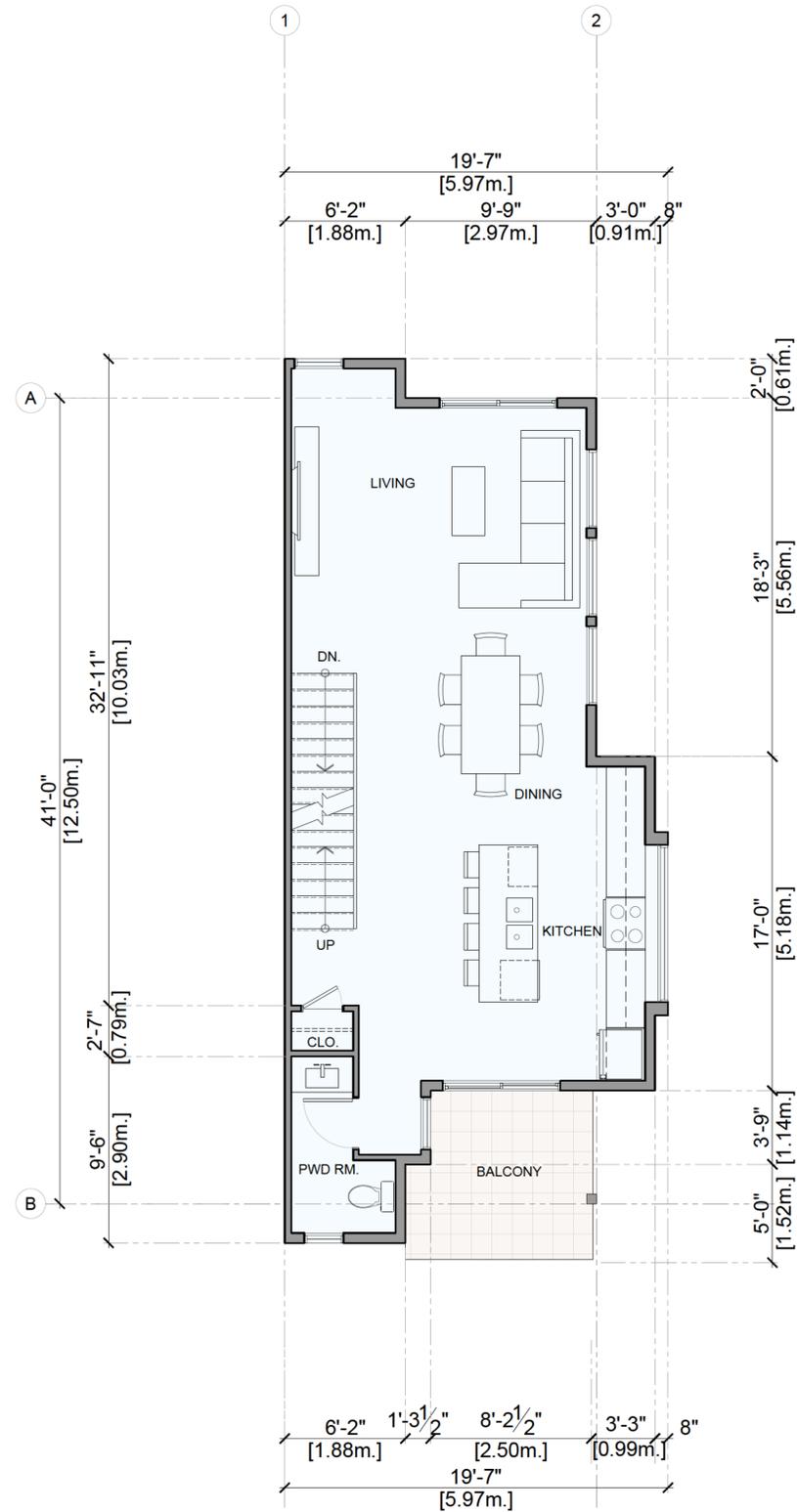
A-506

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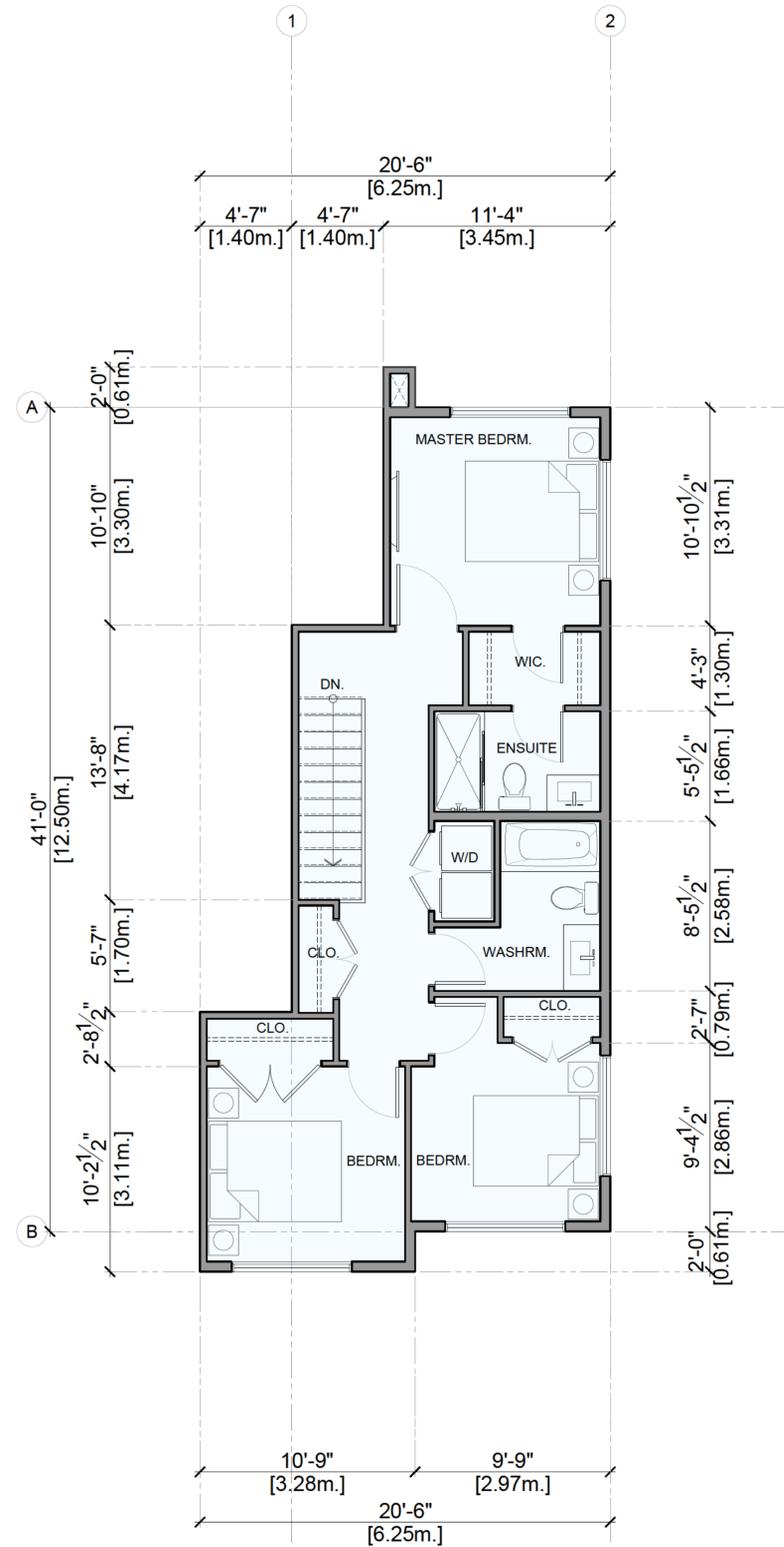
T:\085-002_741 Hillcrest Rd-Guy-GIBSONS\CURRENT\A-501 UNIT PLANS.dwg



1 UNIT B3 - LEVEL 1
 SCALE: 1/4" = 1'-0"

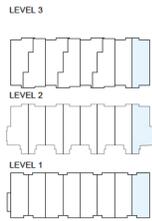


1 UNIT B3 - LEVEL 2
 SCALE: 1/4" = 1'-0"



1 UNIT B3 - LEVEL 3
 SCALE: 1/4" = 1'-0"

NOTES:



KEY PLAN

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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:
**PROPOSED TOWNHOUSE DEVELOPMENT
 741 HILLCREST ROAD,
 GIBSONS, B.C.**

CLIENT:
**GURJIT GILL / NIRMAL SANDHU /
 N. NGUYEN
 10816 - 124 STREET,
 SURREY, B.C.**

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DRAWN:	SS
CHECKED:	YA
SCALE:	1/4" = 1'-0"
JOB No.:	GBS 002
DATE:	FEB 2020
SHEET TITLE:	

UNIT PLANS
 BUILDING 2

DRAWING NO.:

A-507

A

SEAL:

2	20 JULY 14	FOR ISSUE	PC
1	20 JUN 01	NEW SITE PLAN	DD
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT: 1245672 BC LTD.
WITH: DF ARCHITECTURE INC.

PROJECT:
20-UNIT TOWNHOUSE DEVELOPMENT
741 HILLCREST ROAD GIBSONS

DRAWING TITLE:
LANDSCAPE PLAN

DATE: May 14, 2014
SCALE: 1/16"=1'-0"
DRAWN: DD
DESIGN: DD
CHKD: PCM

DRAWING NUMBER:
L1

OF 2

PAVER KEY:

Bridgewood Slab
23.43 x 9.84 x 2 in, Cedar Brown

2'x2' CONCRETE SLABS
Natural color

HOLLAND PAVERS
Cascade Blend- 80MM Thick (for Vehicular use)

FURNITURE:

MAGLIN BENCH - Model: MLB 720
METAL-MATTE FINISH SILVER 14 COLOR:
MAT FINISH; POWDER COATED, IPE (W)

MAGLIN BIKE RACK - MBR400-7-S
METAL-MATTE FINISH:
SILVER 14 COLOR:
MAT FINISH; POWDER COATED

BIG TOYS-COMPACT PLAYHOUSE, MEC-640
NATURAL COLOR (Contact: RecTec Industries)
TO BE INSTALLED TO MANUFACTURER'S
SPECIFICATIONS.

MAGLIN PICNIC TABLE -MLPT210

BOLLARD LIGHT BY HADCO
ALL LIGHTING TO BE
NIGHT SKY FRIENDLY

NOTE:
ALL BENCHES AND BIKE RACKS TO BE INSTALLED TO MANUFACTURER'S
SPECIFICATION ON 3" THICK CONCRETE PAD.

NATURAL PLAY
ELEMENTS

PLAY BLOCKS, VAR OF SIZES ROBINA BY KOMPAN

PLANT SCHEDULE- TREES

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	11	AMELANCHIER x G 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	5CM CAL; #10 POT; B&B
	2	MAGNOLIA KOBUS STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA	5CM CAL; 1.8M STD; B&B
	4	MALUS 'DOLGO'	FLOWERING CRABAPPLE	5CM CAL; 1.5M STD; B&B
	8	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMIDAL LIMBER PINE	2M HT; B&B
	4	CORNUS NUTTALLI 'WHITE WONDER'	DOGWOOD	5CM CAL; 1.2M STD; B&B
	12	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	6CM CAL; 1.5M STD; B&B

PLANT SCHEDULE- SHRUBS & GROUNDCOVERS * QUANTITIES TO BE CONFIRMED

AZALEA JAPONICA 'HINO CRIMSON'	AZALEA (SINGLE DEEP CRIMSON)	#2 POT
AZALEA MOLLIS HYBRIDS	DECIDUOUS AZALEAS VARIETIES	#3 POT; 40CM
BERBERIS THUNBERGII 'MONOMB'	CHERRY BOMB BARBERRY	#2 POT
BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#2 POT; 25CM
BUXUS SEMPERVIRENS GREEN VELVET	BOXWOOD	#3 POT; 40CM
CHOISYA TERNATA	MEXICAN MOCK ORANGE	#3 POT; 50CM
CORNUS SERICEA 'KELSEY'	DWARF KELSEY DOGWOOD	#2 POT; 50CM
HYDRANGEA MACROPHYLLA 'PIA'	DWARF BIGLEAF HYDRANGEA; PINK	2 POT; 30CM
KALMIA LATIFOLIA 'ELF'	DWARF MOUNTAIN LAUREL	#3 POT; 50CM
NANDINA DOMESTICA 'HARBOUR DWARF'	HARBOUR DWARF NANDINA	#1 POT
NANDINA DOMESTICA 'MOONBAY'	DWARF HEAVENLY BAMBOO	#3 POT; 50CM
PIERIS 'TAIWANENSIS 'PRELUDE'	TAIWAN PIERIS; DWARF; WHITE BLOOMS	#2 POT; 25CM
PINUS MUGO 'MOPS'	MOPS DWARF MUGO PINE	#2 POT; 25CM
RHODODENDRON 'NAOMI'	NAOMI RHODODENDRON	#3 POT; 50CM
RIBES SANGUINEUM	RED FLOWERING CURRANT	#3 POT; 80CM
SPIRAEA X BUMALDA 'GOLDMOUND'	GOLDMOUND SPIREA	#2 POT; 40CM
WEIGELA FLORIDA 'MIDNIGHT WINE'	DWARF WEIGELA	#2 POT; 40CM
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT
CAREX 'OSHIMENSIS EVERGOLD'	SILVER VARIEGATED SEDGE	#1 POT
HAKONECHLOA MACRA 'ALLGOLD'	ALLGOLD JAPANESE FOREST GRASS	#1 POT
HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#2 POT
MISCANTHUS SINENSIS 'LITTLE KITTEN'	COMPACT MAIDEN GRASS	#1 POT
MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT JAP SILVER GRASS	#2 POT
OPHIPOGON PLANISCAPUS 'NIGRESCENS'	BLACK MONDO GRASS	#1 POT
PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
CLEMATIS ARMANDII	EVERGREEN CLEMATIS	#2 POT; 60CM; STAKED
CIMICIFUGA R. 'ATROPURPUREA'	PURPLE BUGBANE	15 CM POT
COREOPSIS V. 'MOONBEAM'	MOONBEAM TICKSEED	15 CM POT
HEUCHERA 'PALACE PURPLE'	PALACE PURPLE CORAL BELLS	10CM POT
HOSTA 'PATRIOT'	HOSTA; GREEN AND WHITE VARIEGATED	#1 POT; 1 EYE
LIRIOPE MUSCARI	BLUE LILY-TURF	11 CM POT
RUDBECKIA F SULLIVANTII 'GOLDILOCKS'	RUDBECKIA; YELLOW-ORANGE	15 CM POT
SEDUM TELEPHIUM 'HERBSTFREUDE'	AUTUMN JOY STONECROP	9CM POT
ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	10CM POT
CALLUNA VULGARIS 'DARK BEAUTY'	DARK BEAUTY HEATHER	15CM POT
COTONEASTER DAMMERII	BEARBERRY COTONEASTER	#1 POT; 25CM
EUONYMUS JAPONICA 'EMERALD GAIETY'	EUONYMUS; SILVER VARIEGATED	#1 POT; 25CM
MAHONIA NERVOSA	LONGLEAF OREGON GRAPE	#1 POT
POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM

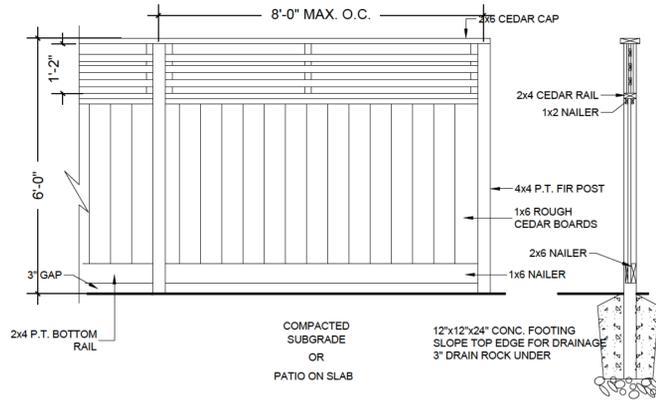
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER 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 THE 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.



SEAL:

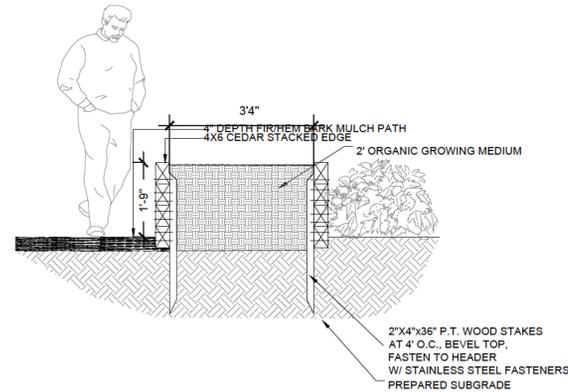
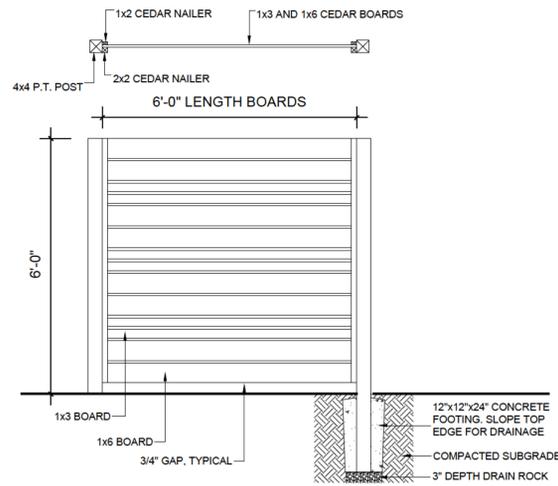
NOTES:

1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE CEDAR. #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3/8".
6. All dark brown to match the craftsman brown of the Heritage House and New House shingles.



NOTES:

1. ALL POST TO BE PRESSURE TREATED TO CSA STANDARDS. ALL OTHER MEMBERS TO BE MIN MUM #2 CONSTRUCTION GRADE UNLESS OTHER WISE SPECIFIED.
2. APPLY TWO COATS PRESERVATIVE TO ALL END CUTS.
3. ALL HARDWARE TO BE HOT DIPPED GALVANIZED.
4. APPLY TWO COATS OF STAIN ACCORDING TO MANUFACTURER'S SPECIFICATIONS. AND IN A COLOUR TO MATCH BUILDING AS APPROVED BY THE PROJECT ARCHITECT.



1 6'-0" HT WOOD FENCE WITH LATTICE

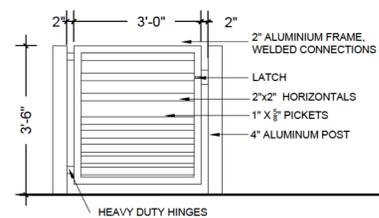
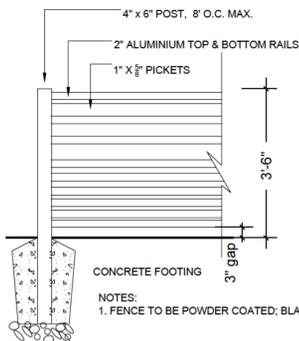
1/2" = 1'-0"

2 6'-0" HT PATIO SCREEN

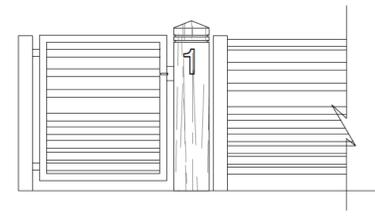
1/2" = 1'-0"

4 GARDEN PLOT

1/2" = 1'-0"



UNIT GATES-INTERNAL UNITS



UNIT GATES-STREET FRONTAGE

3 42" HT FENCE AND GATE

1/2" = 1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
1	20.JUN.01	NEW SITE PLAN	DD

CLIENT: 1245672 BC LTD.
WITH: DF ARCHITECTURE INC.

PROJECT:
20-UNIT TOWNHOUSE DEVELOPMENT

741 HILLCREST ROAD GIBSONS

DRAWING TITLE:
LANDSCAPE DETAILS

DATE: May 14, 2020

DRAWING NUMBER:

SCALE:

L2

DRAWN: DD

DESIGN: DD

CHK'D: PCM

OF 2



DRAFT DEVELOPMENT PERMIT

FILE NO. DP- 2020-10

TO: **Jessie Arora**

ADDRESS: [REDACTED]
[REDACTED] [REDACTED]
(Permittee)

- 1) This Development Permit is issued subject to compliance with all of the Bylaws of the Town of Gibsons applicable thereto, except those specifically varied or supplemented by this Permit.
- 2) The Development Permit applies to those "lands" within the Town of Gibsons described below:
Parcel Identifier: 010-642-510
Legal Description: Lot D of Lot 1 Block 7 District Lot 688 Plan 7392
Civic Address: 741 Hillcrest Road
- 3) The lands are within Development Permit Area No. 4 for form and character.
- 4) The "lands" described herein shall be developed strictly 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 thereof.
- 5) The building form and character is required to conform to the following plans:
 - *Development Plans titled: Proposed Townhouse Development, dated February 2020*
 - *Landscape Plans titled: 20-Unit Townhouse Development, dated May 14, 2020*
- 6) In conjunction with the plans outlined under 5, the following further specifications apply:
 - *< list conditions or last minute changes approved for the permit >*
- 7) This Development Permit applies to the form and character on the site. For details shown in off-site areas the plans may be subject to change following the provisions of a Servicing Agreement.
- 8) Minor changes to the aforesaid drawings that do not affect the intent of this Development Permit or the general appearance of the buildings and character of the development may be permitted, subject to the approval of the Director of Planning.
- 9) If the Permittee does not commence the development permitted by this Permit within twenty four months of the date of this Permit, this Permit shall lapse.
- 10) This Permit is NOT a Building Permit.

Development Permit 2020-10

- 11) As a condition of the issuance of the Building Permit, Council requires that the Permittee provide security for the value of \$ XX,XXX to ensure that the on-site landscaping component of the development is carried out in accordance with the terms and conditions set out in this permit.
- (a) The condition of the posting of the security is that, should the Permittee fail to carry out the development hereby authorized according to the terms and conditions of this Development Permit within the time provided, the Town may carry out the development or any part of it by its servants, agents or contractors and deduct from the security all costs of so doing, it being understood that the surplus, if any, shall be paid over to the Permittee.
 - (b) If on the other hand, the Permittee carries out the landscaping component of the development permitted by this Development Permit within the time set out herein, the security shall be returned to the Permittee.
 - (c) Prior to issuance of a Building Permit, the Permittee is to file with the Town an irrevocable Letter of Credit or Certified Cheque as security for the installation of hard and soft landscaping in accordance with approved plans, such Letter of Credit to be submitted to the Town at the time of the Building Permit application.
 - (d) The Permittee shall complete the landscaping works required by this permit within six (6) months of issuance of the Building Permit.
 - (e) If the landscaping is not approved within this six (6) month period, the Town has the option of continuing to renew the security until the required landscaping is completed or has the option of drawing the security and using the funds to complete the required landscaping. In such a case, the Town or its agents have the irrevocable right to enter into the property to undertake the required landscaping for which the security was submitted.
 - (f) Upon completion of the landscaping, a holdback of 10% of the original security, plus any deficiencies, will be retained for a 1-year period, to be returned upon written final approval from the Landscape Architect.
 - (g) The following standards for landscaping are set:
 - (i) All landscaping works and planters and planting materials shall be provided in accordance with the landscaping as specified on the Site Plan and Landscaping Plan which forms part of this Permit.
 - (ii) All planting materials that have not survived within one year of planting shall be replaced at the expense of the Permittee.

AUTHORIZING RESOLUTION PASSED BY COUNCIL

THIS THE XX DAY OF <month>, 201X.

Development Permit 2020-10

ISSUED THIS ____ DAY OF _____, 201X.

Bill Beamish, Mayor

Lindsey Grist, Corporate Officer

DRAFT