



Minutes of the Advisory Design Panel Meeting

December 13, 2023, 2:00 p.m.

Video Conference

Voting Members:	S. Atkinson R. Dafoe D. Dirscherl M. Malesevich* S. Neshat-Behzadi
Council Liaison:	Councillor M. Manion (Alternate) Councillor B. Meachen*
Guests:	Z. Billimoria, DF Architecture Inc. M. Messer, PMG Landscape Architects Ltd.
Regrets:	B. Casidy L. Kan S/Sgt. M. Luca, RCMP (Non-Voting Member)
Staff:	A. Dominelli, Sr. Development Services Technician C. O'Byrne, Manager of Planning D. Parr, Sr. Planner II (Chair)
Recording Clerks:	T. McCaw, Acting Deputy Corporate Officer K. Hills, Committee Clerk II

Disclaimer: These minutes were prepared as a reasonable summary of the essential content of this meeting, not as a transcription.

1. **CALL TO ORDER**

D. Parr, Senior Planner II, acknowledged that the meeting was held on the traditional territory of the ᑭᓴᓴᓴ (Katzie) First Nation.

The meeting was called to order at 2:00 p.m.

*Cllr. Meachen joined the meeting at 2:05 p.m.

The Chair led the Panel Members, Staff, and Applicant 1 in a roundtable of introductions.

2. LATE ITEMS

None.

3. APPROVAL OF AGENDA

There was general consent amongst the Panel to approve the December 13, 2023 Advisory Design Panel agenda.

4. ADOPTION OF MINUTES

There was general consent amongst the Panel to approve the minutes from the September 13, 2023 Advisory Design Panel meeting as circulated.

5. NEW BUSINESS

5.1 2024 ADP Committee Calendar

D. Parr, Senior Planner II, provided a review of the Advisory Design Panel 2024 calendar dates.

There were no further discussions or comments made by the Committee on this topic.

5.2 Terms of Reference Update

D. Parr, Senior Planner II, provided a review of recent changes made to the Advisory Design Panel Terms of Reference.

There were no further discussions or comments made by the Committee on this topic.

5.3 Rezoning Application for 19261-19293 Hammond Rd

A. Dominelli, Senior Development Service Technician, presented a rezoning application for a proposed development of 57 townhouse units on a land assembly site at 19261 – 19293 Hammond Road including a PowerPoint presentation which forms part of the minutes as **Attachment 1**.

Z. Billimoria, on behalf of the applicant, then provided a PowerPoint presentation providing additional detail to the application which forms part of the minutes as **Attachment 2**.

The Panel participated in a discussion with the following themes noted:

*M. Malesevich joined the meeting at 2:35 p.m.

- a question was raised regarding the eight foot wide pathway and set back on Hammond Road following building one, and what led to the set back (Applicant 1 said the pathway was to connect to the cul-de-sac, and the set back was to provide privacy by increasing the landscaping);
- a question was raised about the pathway connection, as it was noted that there was a pad mounted transformer ('PMT') at the end of the pathway in the site plan, and what the mechanism was to have the pathway connect to the cul-de-sac (Z. Billimoria – confirmed the pathway was being reviewed by City Staff, and provided the proposed location of the PMT if the pathway could not be connected);
- a comment was made about the set back and pathway on Hammond Road being favoured over the depth of the development townhouse units and that there may be an opportunity to increase the internal size of the units located beside the set back and pathway;
- a comment was made about having a better defined transition from the street to the outdoor amenity area;
- a comment was made about the width of the pathway between buildings one and two and whether the pathway could be widened;
- a comment was made about the cul-de-sac impeding on the units in the north-west corner of the development if there was a lane dedication (Z. Billimoria said if there was a lane dedication or the cul-de-sac impeded on the development they would slide the buildings down; and potentially reduce the number of units);
- a comment was made about the living spaces in building three, and it was suggested the washroom be relocated to the other side or where the closet was to provide a feeling of open space;
- a comment was made about whether Applicant 1 had considered accessibility within the suites as the community needed more accessible housing (Z. Billimoria said they had considered adding additional blocking

so that stair lifts could be added at a later date and that they would consider accessibility);

- a comment was made about the great location of the project as it was close to schools and transit;
- a comment was made about the location of the entrance to the parkade being on a very busy road (Z. Billimoria said the entrance to the parkade was as far east as it could be located to have a transition before the light at the end of Hammond Road; and that they limited the entry to Hammond Road instead of 118B Avenue as that was a quite street in comparison);
- a question was raised as to whether there would be electrical charging stations for cars and bikes (Z. Billimoria said almost all parkade stalls would be roughed in for level 2 charging capability but only some would have charging capability based on City requirements and that there would be bike charging);
- a question was raised as to whether the landscaping would be hardscaped or 'greenscaped'. (M. Messer said there would primarily be shrubs and not much grass);
- a question was raised as to the location of the garbage and recycling (Z. Billimoria said they would be located in an underground area);
- questions were raised regarding where the service vehicle would be located while collecting the garbage and recycling; and whether the ramp would be usable while the service vehicle was in the parkade (Z. Billimoria said they would look into disposal service types with the client);
- a question was raised about the accessibility of unit seven as it was noted there was a grade of 14.2 and whether it was possible to eliminate the stairs in that area (Z. Billimoria said the stairs were needed to have higher headroom in the parkade near the entrance and exit ramp);
- City Staff asked Applicant 1 to comment on the types of trees and the root space needed for those trees (M. Messer said they had smaller narrower trees off-slab, and that the root space was sufficient; and there were primarily shrubs over the parkade);

- City Staff asked the Panel if they had any comments about the visual repetition proposed for the development along Harris Road (A Panel Member suggested that the horizontal lines be broken down by adding some variation in terms of colors and roof height; Z. Billimoria said they had tried to define each unit; but they could break the look with a variety of finishing materials or colors);
- a question was raised regarding the details of the metal fencing and whether vegetation would be used on them (M. Messer said the fencing would be used along with a hedge in front of it);
- City Staff asked the Panel whether they had any comments as to whether three accessibility stalls would be sufficient for the proposal (The Panel did not provide comments on this);
- a comment was made about the need to adequately consider that the raised planters would meet the Canadian standards for root volume; and that doing so would ensure that wood cribbing would be avoided in the long term (M. Messer said they will try for at least 9 cubic meters for the trees);
- a comment was made to enquire whether City policy would allow for City trees to be added along the property line for Hammond Road and Harris Road;
- a comment was made about adding a decent amount of tree presence between the buildings (M. Messer said they intended on using larger growing shrubs that could be tree like such as a hydrangea that don't require as much soil);
- a comment was made about the shade availability next to the outdoor amenity area, and to consider extending the trellis or providing a dapple shade, considering this is over a parkade which amplifies heat (Applicant 1 said the buildings will provide some shade, and if a cover is added it may be dark the remainder of the year; though the trellis extension could be considered).

It was **MOVED** and **SECONDED** THAT Advisory Design Panel:

- A. Receive for information the Staff Report titled 'Rezoning Application for 19261-19293 Hammond Rd' as presented to the ADP on December 13, 2023.

CARRIED

6. **ROUNDTABLE**

The Advisory Design Panel did not participated in a roundtable discussion.

7. **ADJOURNMENT**

The meeting was adjourned at 3:15 p.m.

The next **Advisory Design Panel** Meeting is tentatively scheduled for **January 10, 2024** at **2:00 p.m.**

Certified as correct:

Kelly Hills, Committee Clerk II

Proposed Development at 19261, 19267, 19275, 19285, 19293 Hammond Road

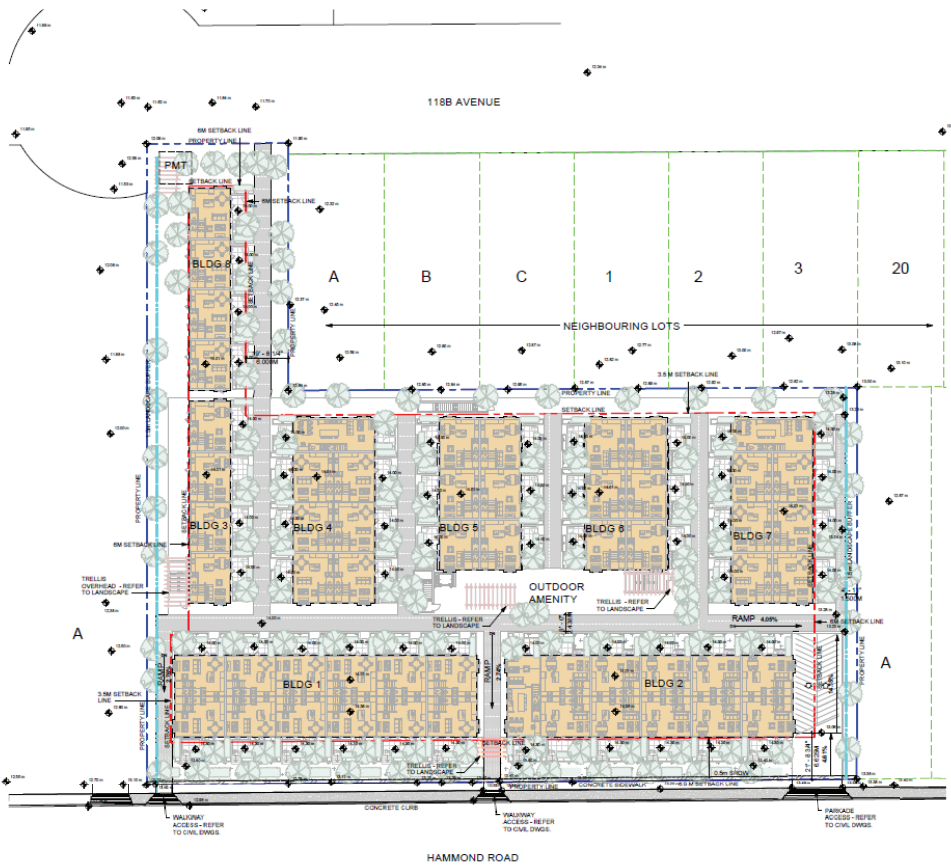
Advisory Design Panel
December 13, 2023



Project Site

- **Civic Address:** 19261, 19267, 19275, 19285, 19293 Hammond Road
- **Site Size:** 6,313.7 m² / 1.56 ac
- **Zoning:** RS Large Lot Residential
- **OCP Designation:** Residential – Medium Density
- **DPA:** No. 10 Multi-family Development

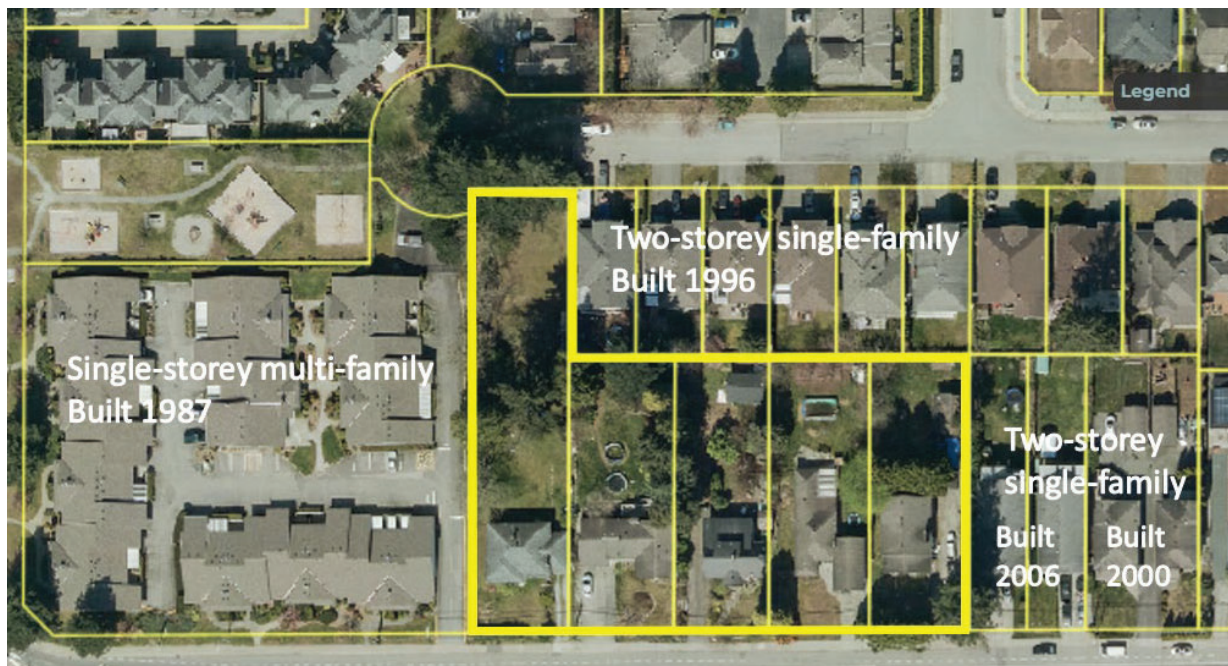




Trees

- 38 of 39 trees proposed to be removed
- City tree row proposed to be removed
- Replanting plan required







Recommendation: THAT ADP:

- A. Receive for Information the Staff Report titled 'Rezoning Application for 19261-19293 Hammond Rd' as presented to the ADP on December 13, 2023; OR
- B. Other.





UNIT SCHEDULE								
UNIT TYPE	# OF BR	LEVEL 1	LEVEL 2	LEVEL 3		TOTAL UNITS	TOTAL AREA SQ.Ft.	TOTAL AREA SQ.MT.
UNIT A	3 B.R.	43.89 Sq.Ft.	473.89 Sq.Ft.	373.06 Sq.Ft.	1,310.84 Sq.Ft.	54	71,325.36 Sq.F.	6,626.29 Sq.M.
UNIT C	3 B.R.	67.75 Sq.Ft.	637.75 Sq.Ft.	514.84 Sq.Ft.	1,700.34 Sq.Ft.	3	5,317.02 Sq.Ft.	498.98 Sq.M.
		TOTAL				57	76,696.38 Sq.F.	7,125.27 Sq.M.

OFF STREET PARKING				
RESIDENTIAL	UNIT TYPE	NO. OF UNITS	CARSPER DWELLING	NO. OF CARS
	3BEDRM	57	1.75	99.75
	VISITOR PARKING	57	0.20	11.4
TOTAL PARKING REQUIRED				
				111 STALLS
TOTAL PARKING PROVIDED				
				113 STALLS
BICYCLE LOCKERS				
RESIDENTIAL		NO. OF UNITS	LOCKERS PER DWELLING	NO. OF LOCKERS
			REQUIRED	PROVIDED
BIKE LOCKERS CLASS 1		57	0.5	28.5
BIKE LOCKERS CLASS 2				6
AMBUDITY SPACE				
OUTDOOR AMENITY		AREA PER UNIT	AREA	
REQUIRED		53.6 Sq Ft. PER DWELLING UNIT	3,000.00 Sq Ft.	279.71 Sq M.
PROVIDED			3,053.75 Sq Ft.	283.70 Sq M.

NOTES:

GROUP 161
OF ARCHITECTURE + PLANNING ARCHITECTURE + URBAN DESIGN + INTERIORS

GROUP 161 IS NOT AN ARCHITECTURAL FIRM. ALL PROJECTS INVOLVE THE PROFESSIONAL JUDGEMENT AND SKILL OF THE ARCHITECTS AND DESIGNERS OF THE FIRM.

RESIDENTIAL TOWNHOUSE DEVELOPMENT

**19261-19293 HAMMOND RD
PITT MEADOWS, B.C.**

CLIENT:
**1267518 BC LTD.
13376 COMBER WAY,
SURREY, BC, V3W 5V8**

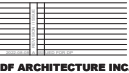
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JOB NO.: PTM-001	
DATE: OCT 2023	

DATA SHEET

Drawings No.	A-004	A
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NOTES:

2022-08-08 - ISSUED FOR DP



GROUP 161
RESIDENTIAL TOWNHOUSE DEVELOPMENT

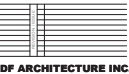
15251-15253 HAMMOND RD
PITT MEADOWS, B.C.
CLIENT:
1267518 BC LTD.
13376 COMBER WAY,
SURREY, BC, V3W 5V8

DATE: AA	
DATE: AB	
DATE: PTM-001	
DATE: OCT 2023	

SITE CONTEXT

NAME: A-005	A
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GROUP 161
RESIDENTIAL TOWNHOUSE DEVELOPMENT

15251-15253 HAMMOND RD
PITT MEADOWS, B.C.

CLIENT:
1267518 BC LTD.
13376 COMBER WAY,
SURREY, BC, V3W 5V8

DATE: AA	
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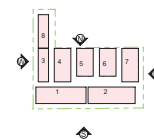
SHADOW ANALYSIS

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NOTES:



DF ARCHITECTURE INC.

GROUP | 6 |

PROJECTS

19261-19293 HAMMOND RD
PITT MEADOWS, B.C.

CLIENT:
1267518 BC LTD.
13376 COMBER WAY,
SURREY, BC, V3W 5V8

DRAWN: AA
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SCALE: 1/16" = 1'-0"
JOB NO.: PTM-001
DATE: OCT 2023

SITE PLAN

(continued) No.	A-100	A	
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GROUP 161

PROJECT 5: RESIDENTIAL TOWNHOUSE DEVELOPMENT

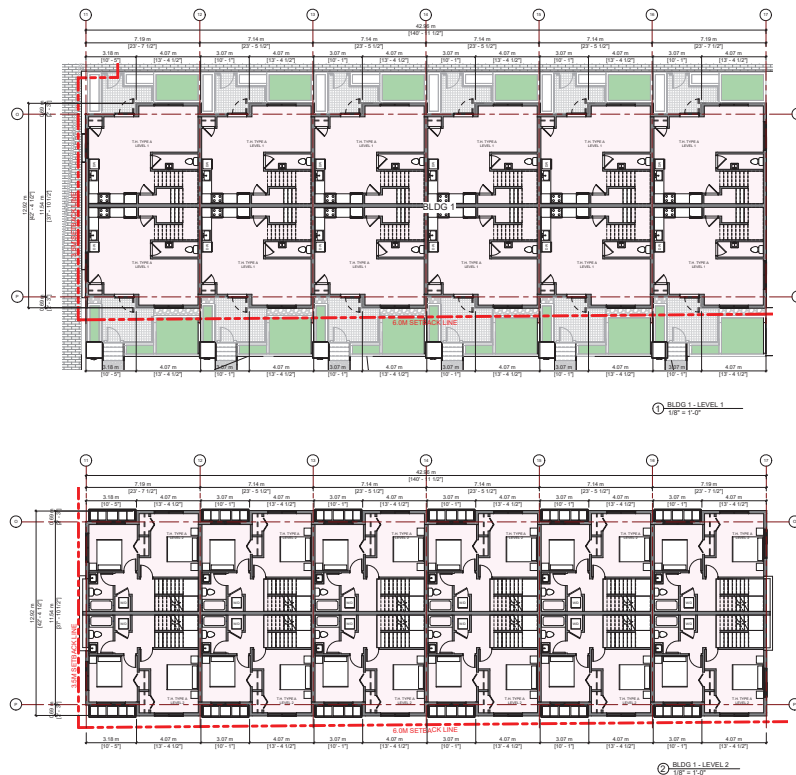
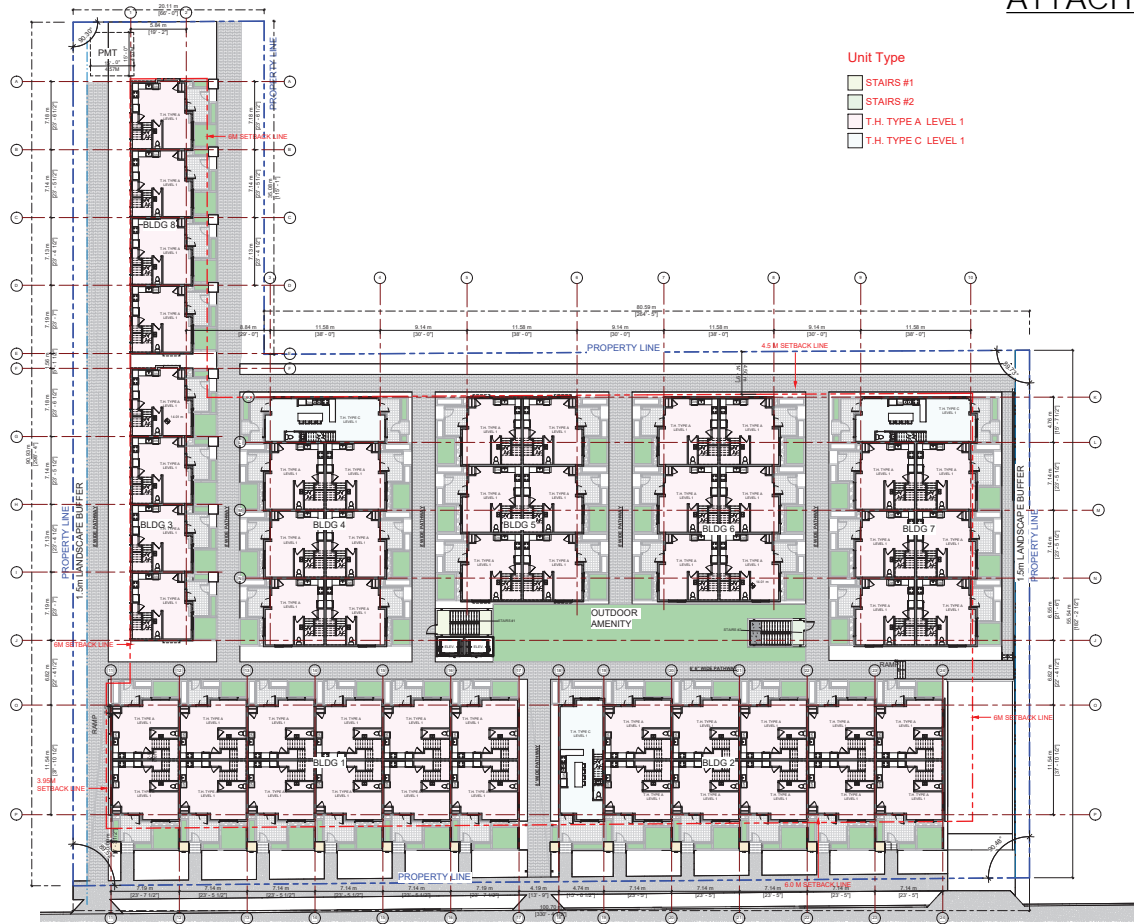
19261-19293 HAMMOND RD
PITT MEADOWS, B.C.

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13376 COMBER WAY,
SURREY, BC, V3W 5V8

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JOB NO.: PTM-001
DATE: OCT 2023

PARKADE LEVEL 1

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NOTES:

1. 15251-15253 HAMMOND RD
PITT MEADOWS, B.C.

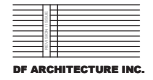
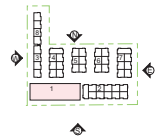
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1267918 BC LTD.
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DATE:
OCT 2023

PROJECT NO.:
A-211

BLDG 1 PLANS

15251-15253 HAMMOND RD
PITT MEADOWS, B.C.



GROUP 161
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GROUP OF 161 ARCHITECTS AND ARCHITECTS-AT-LARGE PROVIDES ALL
ARCHITECTURAL SERVICES AND PROVIDES TRADITIONAL
GROUP DESIGN THAT HOLDS THE CREDENTIAL OF PRACTICE

PROJECT:
**RESIDENTIAL TOWNHOUSE
DEVELOPMENT**

**19251-19293 HAMMOND RD
PITT MEADOWS, B.C.**

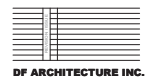
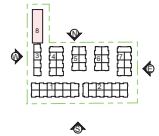
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DATE: OCT 2023	
SHEET TITLE:	

BLDG 1 PLANS



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GROUP 161
OF ARCHITECTURE / INTERIOR ARCHITECTURE / LANDSCAPE ARCHITECTS

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PROVIDED:
RESIDENTIAL TOWNHOUSE DEVELOPMENT

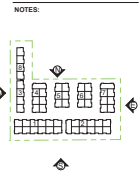
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PITT MEADOWS, B.C.**

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**1267518 BC LTD.
13376 COMBER WAY,
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JOB NO: PTM-001	
DATE: OCT 2023	

BLDG 8 PLANS





NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE GIVEN TO THE CENTERLINE OF WALLS UNLESS OTHERWISE NOTED.

2. ALL FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.

3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 BC BUILDING CODE.

4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 BC BUILDING CODE.

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DF ARCHITECTURE INC.
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GROUP 161
RESIDENTIAL TOWNHOUSE DEVELOPMENT
15251-15253 HAMMOND RD
PITT MEADOWS, B.C.
CLIENT:
12670 18th St. Unit 101
Surrey, BC V3W 5V8

DATE:	AA
REVISION:	AA
DATE:	10/4/2023
REVISION:	PTM-001
DATE:	OCT 2023
REVISION:	001

UNIT PLANS	
UNIT:	A-250
AREA:	A

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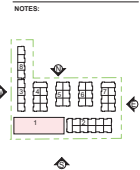
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- SCHEDULE OF FINISHES**
- SMOOTH FINISH HARDE SHIPLAP 7" COLOR: PEPPER CORN
 - SMOOTH FINISH HARDE SHINGLE COLOR: WHITE FLOUR
 - SMOOTH FINISH HARDE SHIPLAP 7" COLOR: WHITE FLOUR
 - SMOOTH FINISH HARDE SHINGLE COLOR: PEPPER CORN
 - SMOOTH FINISH HARDE PANEL SIDING WITH HARDE RESEAL SYSTEM HARDE & REVEAL COLOR: BENJAMIN MOORE GRAPHITE 1603
 - SMOOTH FINISH HARDE PANEL SIDING WITH HARDE RESEAL SYSTEM 3.0 BOARD AND BATTEN HARDE & REVEAL COLOR: WHITE FLOUR
 - PLASTER WALL / RETAINING WALL CLADDING - SPEC-BRK - BROWN BRICK 6" x 4" x 16"
 - POWDER COATED ALUMINUM RAILING COLOR: BENJAMIN MOORE GRAPHITE 1603
 - ROOF CANOPY - FASCIA BOARD - COLOR: TO MATCH BENJAMIN MOORE GRAPHITE 1603
 - SOFFIT - COLOR: CEDAR ALUMINUM COMPOSITE PANELING AL-13
 - LAQUERED SOLID CORE WOOD DOORS WITH SIDE GLAZING COLORS TO MATCH CEDAR SOFFIT
 - AWNING - COLOR: TO MATCH BENJAMIN MOORE GRAPHITE 1603 WITH CLEAR GLASS
 - ROOF: SMOOTH FINISH HARDE SHINGLE COLOR: BENJAMIN MOORE GRAPHITE 1603



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GROUP 161
RESIDENTIAL TOWNHOUSE DEVELOPMENT
15251-15253 HAMMOND RD
PITT MEADOWS, B.C.
CLIENT:
12670 18th St. Unit 101
Surrey, BC V3W 5V8

DATE:	AA
REVISION:	AA
DATE:	10/4/2023
REVISION:	PTM-001
DATE:	OCT 2023
REVISION:	001

BLDG 1 ELEVATIONS	
UNIT:	A-301
AREA:	A

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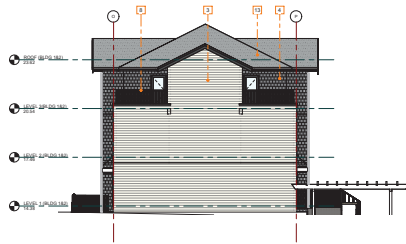
20. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 BC BUILDING CODE.



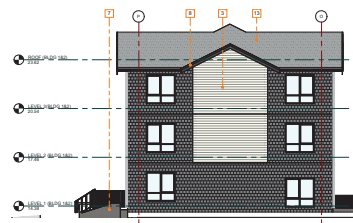
① BLDG 2 - SOUTH ELEVATION (HAMMOND ROAD)
1/8" = 1'-0"



② BLDG 2 - NORTH ELEVATION
1/8" = 1'-0"



③ BLDG 2 - WEST ELEVATION
1/8" = 1'-0"

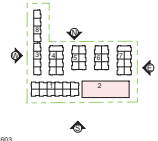


④ BLDG 2 - EAST ELEVATION
1/8" = 1'-0"

SCHEDULE OF FINISHES

1. SMOOTH FINISH HARDBE SHIPLAP 7"
COLOR: PEPPERCORN
2. SMOOTH FINISH HARDBE SHINGLE
COLOR: WHITE FLOUR
3. SMOOTH FINISH HARDBE SHIPLAP 7"
COLOR: WHITE FLOUR
4. SMOOTH FINISH HARDBE SHINGLE
COLOR: PEPPERCORN
5. SMOOTH FINISH HARDBE PANEL SIDING
WITH HARDBE REVEAL SYSTEM
HARDBE & REVEAL COLOR: BENJAMIN MOORE GRAPHITE 1603
6. SMOOTH FINISH HARDBE PANEL SIDING
WITH HARDBE REVEAL SYSTEM 3/8 BOARD AND BATTEN
HARDBE & REVEAL COLOR: WHITE FLOUR
7. PLANTER WALL / RETAINING WALL
CLADDING - SPEC-BRICK - BROWN BRICK 6" x 4" x 16"
8. POWDER COATED ALUMINUM RAILING
COLOR: BENJAMIN MOORE GRAPHITE 1603
9. ROOF CANOPY
FASCIA BOARD - COLOR: TO MATCH BENJAMIN MOORE GRAPHITE 1603
10. SOFFIT
COLOR: CEDAR ALUMINUM COMPOSITE PANELING AL-13
11. LACQUERED SOLID CORE WOOD DOORS WITH SIDE
GLAZING COLORS TO MATCH CEDAR SOFFIT
12. LINING - COLOR: TO MATCH BENJAMIN MOORE GRAPHITE 1603 WITH CLEAR GLASS
13. ROOF: SMOOTH FINISH HARDBE SHINGLE
COLOR: BENJAMIN MOORE GRAPHITE 1603

NOTES:



GROUP 161

RESIDENTIAL TOWNHOUSE DEVELOPMENT

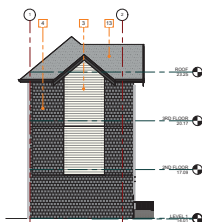
15251-15253 HAMMOND RD
PITT MEADOWS, B.C.

CLIENT:
1267518 BC LTD.
13376 COMBES WAY,
SURREY, BC, V3W 5V8

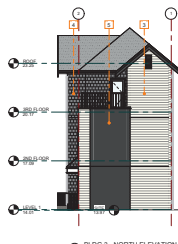
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ARCHITECT: AA	
DATE: PFM-001	
DATE: OCT 2023	

BLDG 2 ELEVATIONS

PROJECT: A-302	A
DATE: OCT 2023	



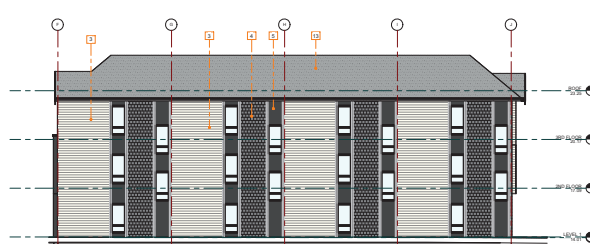
① BLDG 3 - SOUTH ELEVATION
1/8" = 1'-0"



② BLDG 3 - NORTH ELEVATION
1/8" = 1'-0"



③ BLDG 3 - EAST ELEVATION
1/8" = 1'-0"

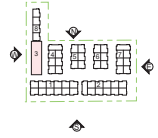


④ BLDG 3 - WEST ELEVATION
1/8" = 1'-0"

SCHEDULE OF FINISHES

1. SMOOTH FINISH HARDBE SHIPLAP 7"
COLOR: PEPPERCORN
2. SMOOTH FINISH HARDBE SHINGLE
COLOR: WHITE FLOUR
3. SMOOTH FINISH HARDBE SHIPLAP 7"
COLOR: WHITE FLOUR
4. SMOOTH FINISH HARDBE SHINGLE
COLOR: PEPPERCORN
5. SMOOTH FINISH HARDBE PANEL SIDING
WITH HARDBE REVEAL SYSTEM
HARDBE & REVEAL COLOR: BENJAMIN MOORE GRAPHITE 1603
6. SMOOTH FINISH HARDBE PANEL SIDING
WITH HARDBE REVEAL SYSTEM 3/8 BOARD AND BATTEN
HARDBE & REVEAL COLOR: WHITE FLOUR
7. PLANTER WALL / RETAINING WALL
CLADDING - SPEC-BRICK - BROWN BRICK 6" x 4" x 16"
8. POWDER COATED ALUMINUM RAILING
COLOR: BENJAMIN MOORE GRAPHITE 1603
9. ROOF CANOPY
FASCIA BOARD - COLOR: TO MATCH BENJAMIN MOORE GRAPHITE 1603
10. SOFFIT
COLOR: CEDAR ALUMINUM COMPOSITE PANELING AL-13
11. LACQUERED SOLID CORE WOOD DOORS WITH SIDE
GLAZING COLORS TO MATCH CEDAR SOFFIT
12. LINING - COLOR: TO MATCH BENJAMIN MOORE GRAPHITE 1603 WITH CLEAR GLASS
13. ROOF: SMOOTH FINISH HARDBE SHINGLE
COLOR: BENJAMIN MOORE GRAPHITE 1603

NOTES:



GROUP 161

RESIDENTIAL TOWNHOUSE DEVELOPMENT

15251-15253 HAMMOND RD
PITT MEADOWS, B.C.

CLIENT:
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13376 COMBES WAY,
SURREY, BC, V3W 5V8

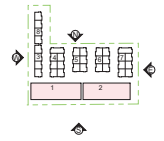
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DATE: OCT 2023	

BLDG 3 ELEVATIONS

PROJECT: A-303	
DATE: OCT 2023	

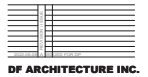
ATTACHMENT 2

NOTES:



BUILDING 1&2 FROM HAMMOND RD

2022-08-08 - ISSUED FOR DP



GROUP 161

RESIDENTIAL TOWNHOUSE DEVELOPMENT

15251-15253 HAMMOND RD
PITT MEADOWS, B.C.

CLIENT:
1267518 BC LTD.
13376 COMBES WAY,
SURREY, BC, V3W 5V8

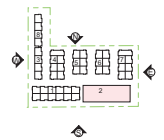
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DATE: PTM-001	
DATE: OCT 2023	

3D PERSPECTIVE

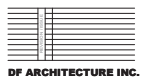
A-501	A
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1/2" = 1'-0" (SEE SCALE BAR)

NOTES:



BUILDING 2 FROM HAMMOND RD



GROUP 161

RESIDENTIAL TOWNHOUSE DEVELOPMENT

15251-15253 HAMMOND RD
PITT MEADOWS, B.C.

CLIENT:
1267518 BC LTD.
13376 COMBES WAY,
SURREY, BC, V3W 5V8

DATE: AA	
REVISION: AB	
DATE: PTM-001	
DATE: OCT 2023	

3D PERSPECTIVE

A-502	
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1/2" = 1'-0" (SEE SCALE BAR)



BUILDING 1 SOUTH ELEVATION



BUILDING 2 SOUTH ELEVATION

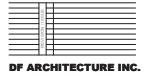
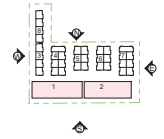


BUILDING 2 NORTH FROM OUTDOOR AMENITY



VIEW FROM NORTH BUILDING 6 & 7

NOTES:



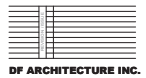
GROUP 161
RESIDENTIAL TOWNHOUSE DEVELOPMENT
15251-15253 HAMMOND RD
PITT MEADOWS, B.C.
CLIENT:
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13376 COMBER WAY,
SURREY, BC, V3W 5V8

DATE: AA	
DATE: AB	
DATE: PTM-001	
DATE: OCT 2023	

3D PERSPECTIVE



NOTES:



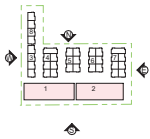
GROUP 161
RESIDENTIAL TOWNHOUSE DEVELOPMENT
15251-15253 HAMMOND RD
PITT MEADOWS, B.C.
CLIENT:
1267518 BC LTD.
13376 COMBER WAY,
SURREY, BC, V3W 5V8

DATE: AA	
DATE: AB	
DATE: PTM-001	
DATE: OCT 2023	

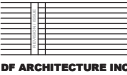
3D PERSPECTIVE



NOTES:



BUILDING 2 FROM HAMMOND RD



DF ARCHITECTURE INC.
12670 18 BC LTD.
13376 COMBER WAY, SURREY, BC V3W 5V8

GROUP 161

RESIDENTIAL TOWNHOUSE DEVELOPMENT

**15251-15253 HAMMOND RD
PITT MEADOWS, B.C.**

**CLIENT:
12670 18 BC LTD.
13376 COMBER WAY,
SURREY, BC, V3W 5V8**

DATE: 04/20/2023	
REVISION: 01	
DATE: 04/20/2023	
REVISION: 02	

3D PERSPECTIVE

A-505

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