Attachment C

CITY OF MISSION

DEVELOPMENT PERMIT NO. DP 23-034
DEVELOPMENT PERMIT AREA B: MULTI-UNIT RESIDENTIAL

TO: **John Patrick Ens**
RR36
Mission BC V2V 6B2
and
Inge Jolanda Bracewell
RR36
Mission BC
V2V 6B2
(the "Permittee")

1. This Development Permit (the "Permit") is issued subject to compliance with all of the Bylaws of the City of Mission (the "City") applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Permit applies to, and only to, those lands within the City described below and any and all buildings, structures, and other development thereon and shall be binding on a purchaser of the Permittee's interest in the Lands, or portion thereof:

Address	Parcel Identifier and Legal Description
9118 Cedar Street, Mission BC	Lot 2 Section 33 Township 17 New Westminster District Plan 76460

(the "Lands")

ZONING

3. The said lands are zoned Multi-unit Townhouse one Zone (MT1) and Institutional Parks Recreation and Civic Zone (IPRC) pursuant to "District of Mission Zoning Bylaw 5949-2020" as amended.

VARIANCES

4. "City of Mission Zoning Bylaw" as amended is hereby varied in respect of the said lands as follows:

Section 704 MT1 Zone D 1. – Setbacks				
			Required	**Proposed**
1.	Interior side yard (South lot line)	Building #1	7.5 m (24.6 ft.)	3.2 m (10.4 ft.)
2.	Rear yard (east lot line)	Building #8	7.5 m (24.6 ft.)	4.0 m (13.1 ft.)

Section 109 Off-street Motor Vehicle Parking Regulations (Townhouse) MT1			
Category		Permitted	Proposed
1.	Visitor parking permitted in a side yard.	0 stalls	1 stall in the northwest side yard.

See **Schedule A** for a site plan with these variances detailed.

See **Schedule B** for elevation plans with these variances detailed.

DEVELOPMENT PERMIT AREA

5. The above property has been designated as Development Permit Area B Multi-unit Residential in the City of Mission's Official Community Plan.
6. The following Permit works, terms and **conditions** shall apply to the Lands:
   a. Condition of Permit to (insert wording or delete), and;
   b. Buildings, structures and off-street parking shall be sited and constructed in conformance with the:
      i. Site plan shown as **Schedule A** as attached, and;
      ii. Elevation plans shown as **Schedule B** as attached, and;
   c. Landscaping works shall be established in conformance with the landscaping plan shown as **Schedule C** as attached and form part of this permit.

COMPLIANCE

7. Minor changes to the aforesaid drawings that do not affect the intent of this Permit and the general appearance of the buildings and character of the development may be permitted, subject to the approval of the City.
8. The said lands shall not be built on and no building shall be constructed, installed or erected on the subject property, unless the building is constructed, installed or erected substantially in accordance with development plans (hereinafter referred to as "the Plans"), unless approval in writing has been obtained from the City to deviate from the said Plans.
9. All landscaping works and planting materials shall be provided in accordance with the landscaping plan
10. All planting materials provided shall be able to survive for a period of one (1) year from the date of the site approval by the City.

FEES AND SECURITIES

11. As a condition of the issuance of this Permit, The City will be holding the security set out below to ensure that development, including landscape works, is carried out in accordance with the terms and conditions of this Permit.
12. The condition of the posting of security is that should the Permittee fail to carry out the development hereby authorized, according to the terms and conditions of the permit within the

time provided, the City may use the security to carry out the work by its servants, agents or contractors.

13. There will be filed accordingly a landscape security in the amount of **$103,750**;
14. The Permittee shall complete the landscaping works required by this permit within six (6) months of the occupancy permit being issued for the building(s) / addition. Within this six (6) month period, the required landscaping works must be installed by the Permittee, and inspected and approved by the City.
15. If the landscaping works are not approved within this six (6) month period, the City 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 City or its agents have the irrevocable right to enter into the property to undertake the required landscaping works for which the security was submitted.
16. Any surplus shall be paid over to the Permittee upon verification by the Director of Development Services (or delegate) that the development has been completed in accordance with the term and conditions of this Permit.

SECURITY RETURN

17. If the landscaping works are approved within the six (6) months or thereafter in accordance with the preceding paragraph, without the City having to draw the security, 90% of the original security will be returned to the Permittee.
18. A holdback of 10% of the original security will be retained until:
    (a) A final inspection is undertaken within 12 months of the date of the original inspection approval given to the landscaping.
    (b) If the landscaping receives approval at final inspection, the 10% holdback will be returned to the Permittee.
    (c) If, after the final inspection, approval of the landscaping is not given, the City has the option of:
        (i) continuing to renew the security until the required landscaping is approved or
        (ii) has the option of drawing security and using funds to complete the required landscaping. In such a case, the Municipality or its agents have the irrevocable right to enter onto the property to undertake the required landscaping for which the security was submitted.

PERMIT LIMITATIONS

19. The land 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 shall form a part hereof.
20. This Permit is not a building permit.

ISSUANCE / EXPIRY

21. This Permit shall lapse if the Permittee does not substantially commence the construction of the first phase of a phased development permitted by this permit within two (2) years of the date of this permit.

AUTHORIZING RESOLUTION NO. [Click here to type resolution number] passed by the Council on the [Click here to type day of the month] day of [Click here to type month] , [Click here to type year] .

IN WITNESS WHEREOF this Development Permit is hereby issued by the Municipality signed by the Mayor and Corporate Officer the [Click here to type day of the month] day of [Click here to type month] ,2025.

_____

MAYOR

_____

CORPORATE OFFICER

Attachments:

Schedule A: Site Plan dated March 21, 2025 prepared by TRIO Architecture Inc.

Schedule B: Elevation Plans dated March 21, 2025 prepared by Trio Architecture Inc.

Schedule C: Landscape Plan dated March 2025 prepared by C. Kavolinas and Associates Inc.

PROPOSED TOWNHOUSE DEVELOPMENT

9118 CEDAR STREET, MISSION, B.C.

TRIO Architecture Inc.

info@trioarchitecture.ca
604.854.3740

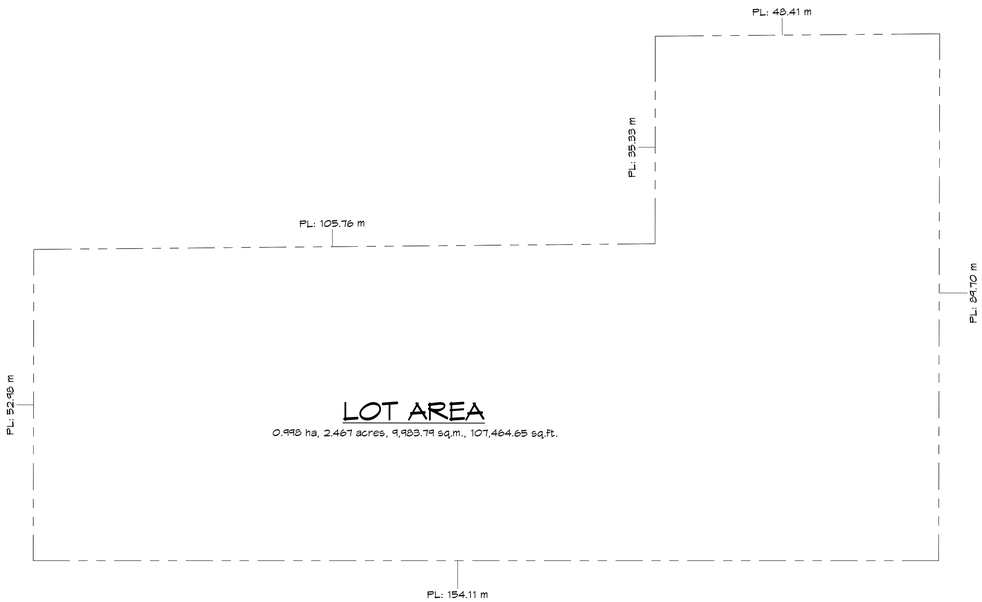
Unit B 33623 Wildwood Drive
Abbotsford, BC V2S 1S2

TRIOARCHITECTURE.CA

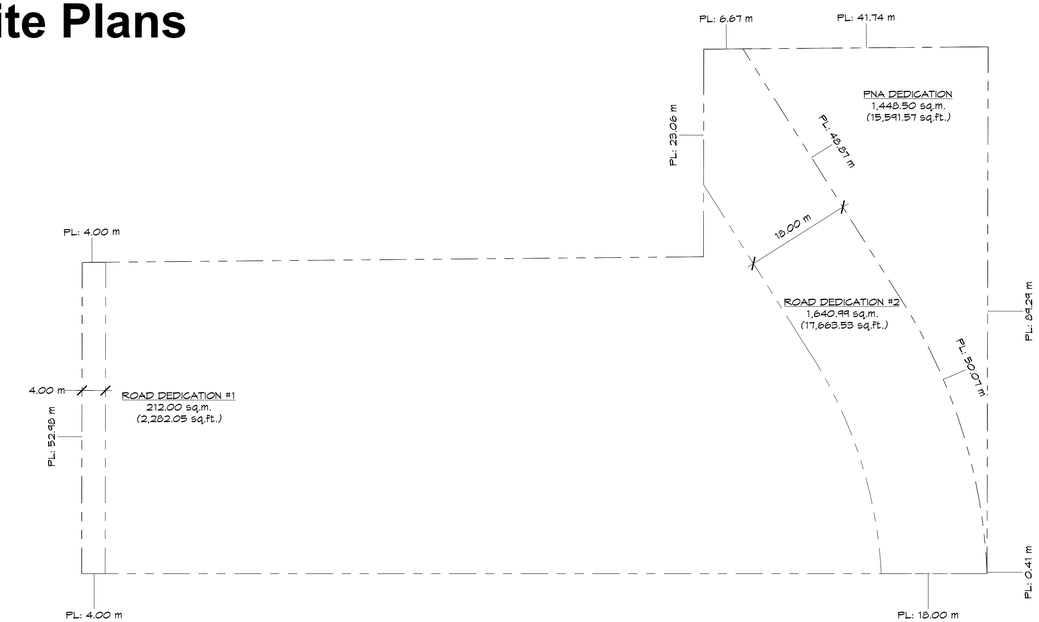
ARCHITECT

TRIO ARCHITECTURE INC.
Contact: Darren Hall
33623 Wildwood Dr., Abbotsford, BC
V2S 1S2
p: 604-854-8175
f: 604-854-3125
email: darren.h@trioarchitectural.ca
website: www.trioarchitectural.ca

Schedule A
Site Plans



1 A-0.5 EXISTING LOT PLAN
1" = 40'-0"



2 A-0.5 LOT DEDICATIONS
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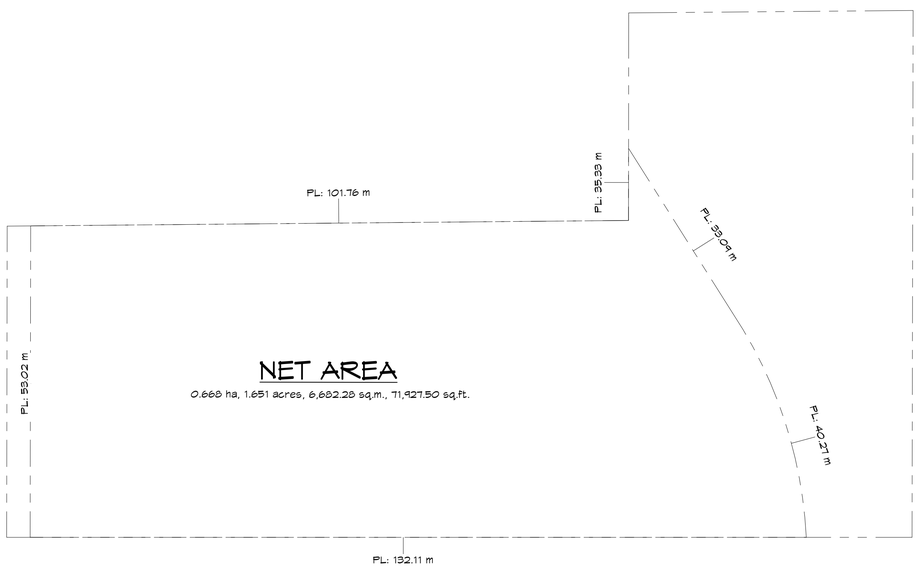

3 A-0.5 PROPOSED SITE PLAN
1" = 40'-0"

ISSUE TABLE

No.	Date (dd/mm/yyyy)	By	Description

REVISIONS

No.	Date	By	Description

ALL DIMENSIONS & CONDITIONS MUST BE VERIFIED ON SITE TO FIT JOB

TRIOARCHITECTURE.CA

TRIO Architecture Inc.
Unit B 33623 Wildwood Drive
Abbotsford, BC V2S 1S2
info@trioarchitecture.ca
604.854.3740

ARCHITECTURAL SEAL

project: PROPOSED TOWNHOUSE DEVELOPMENT
9118 CEDAR STREET, MISSION, B.C.

drawing: SITE CONSOLIDATION PLAN

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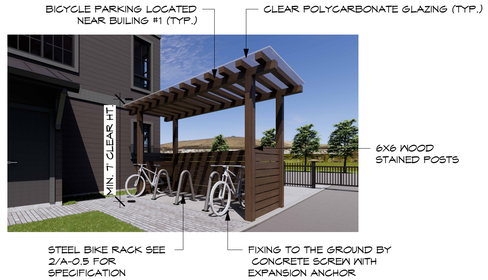
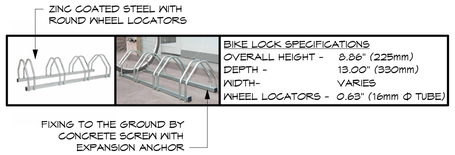
sheet no.: A-0.5



PERSPECTIVE VIEW FOR SHORT-TERM BICYCLE PARKING

2 A-0.6



BIKE LOCK SPECIFICATIONS
OVERALL HEIGHT - 8.86" (225mm)
DEPTH - 13.00" (330mm)
WIDTH- VARIES
WHEEL LOCATORS - 0.63" (16mm Φ TUBE)

BIKE RACK

3 A-0.6

CIVIC ADDRESS

9118 CEDAR STREET, MISSION B.C.

LEGAL ADDRESS

LOT 2, PLAN NWP76460, SECTION 33, TOWNSHIP 17,
NEW WESTMINISTER LAND DISTRICT

SITE RECONCILIATION

ORIGINAL SITE AREA: 0.990 HA, 2.467 ACRES, 9,983.79 sq.m., 107,464.65 sq.ft.
NET SITE AREA (AFTER PROTECTED NATURAL ASSET AREA & ROAD DEDICATIONS:
0.668 HA, 1.651 ACRES, 6,682.28 sq.m., 71,921.50 sq.ft.

ZONING: CURRENT: S20 PROPOSED: MT1

SETBACKS:

EAST:	REQ'D: 7.5M	PROP.: 4.04M	- VARIANCE REQ'D
NORTH:	REQ'D: 7.5M	PROP.: 7.50M	
WEST:	REQ'D: 4.0M	PROP.: 4.00M	
SOUTH:	REQ'D: 7.5M	PROP.: 3.18M	- VARIANCE REQ'D

LOT COVERAGE :
ALLOWED: 55% OR 39,560.13 sq.ft. (3,675.26 sq.m.)
PROPOSED:

BUILDING 1:	3,873.00 sq.ft. (359.81 sq.m.)
BUILDING 2:	2,256.00 sq.ft. (209.59 sq.m.)
BUILDING 3:	2,256.00 sq.ft. (209.59 sq.m.)
BUILDING 4:	2,848.00 sq.ft. (264.23 sq.m.)
BUILDING 5:	2,848.00 sq.ft. (264.23 sq.m.)
BUILDING 6:	2,256.00 sq.ft. (209.59 sq.m.)
BUILDING 7:	2,284.00 sq.ft. (212.66 sq.m.)
BUILDING 8 + AMENITY:	4,446.00 sq.ft. (413.05 sq.m.)
TOTAL:	23,172.00 sq.ft. (2,152.74 sq.m.) = 32.21%

DENSITY (FSR):
ALLOWED: 1.0 = 71,921.50 sq.ft.
PROPOSED:

BUILDING 1:	8,803.94 sq.ft. (817.91 sq.m.)
BUILDING 2:	5,354.75 sq.ft. (497.47 sq.m.)
BUILDING 3:	5,354.75 sq.ft. (497.47 sq.m.)
BUILDING 4:	6,008.27 sq.ft. (558.19 sq.m.)
BUILDING 5:	6,008.27 sq.ft. (558.19 sq.m.)
BUILDING 6:	5,324.53 sq.ft. (494.66 sq.m.)
BUILDING 7:	5,354.53 sq.ft. (497.45 sq.m.)
BUILDING 8:	8,803.91 sq.ft. (817.91 sq.m.)
TOTAL:	51,012.95 sq.ft. (4,739.26 m²) = 0.70

BUILDING HEIGHT:
PRINCIPAL BUILDINGS:
ALLOWED: 12.00m (39.37')
PROPOSED: REFER TO BUILDING ELEVATION SHEETS FOR DETAILS

AMENITY BUILDING (BLDG. #8):
ALLOWED: 11.50m (37.73')
PROPOSED: REFER TO BUILDING ELEVATION SHEETS FOR DETAILS

COMMON INDOOR AMENITY:
REQUIRED: 2.8 sq.m. (30.0 sq.ft.) PER UNIT = 32 X 30 sq.ft. = 960 sq.ft. (89.18 sq.m.)
PROVIDED: 1,035.00 sq.ft. (96.15 sq.m.)

COMMON OUTDOOR AMENITY:
REQUIRED: 100 sq.m. (1,076.00 sq.ft.)
PROVIDED: 1,365.00 sq.ft. (126.82 sq.m.)

PRIVATE OUTDOOR AMENITY:
REQUIRED: MIN. 20 sq.m. PER UNIT WITH A COMBINED MIN. AVERAGE OF 30 sq.m.
PROVIDED: 14,547.52 sq.ft (1,351.50 sq.m.) / 32 UNITS = 454.61 sq.ft (42.23 sq.m.)

OFF-STREET VEHICLE PARKING:
RESIDENT PARKING:
REQUIRED: 2 SPACES PER DWELLING UNIT = 32 UNITS X 2 = 64 SPACES
50% OF TANDEMS REQUIRE OFF-STREET PARKING = 4 STALLS
TOTAL = 68 STALLS
PROVIDED: 64 SPACES WITHIN GARAGE + 4 RES. STALLS FOR TANDEM UNITS
TOTAL = 68 STALLS
VISITOR PARKING:
REQUIRED: 0.2 SPACES PER UNIT = 32 X 0.2 = 6.4 (7) SPACES
PROVIDED: 11 UNITS WITH VISITOR PARKING PROVIDED ON DRIVEWAYS = 20 STALLS
(18 STALLS + 2 SMALL CAR STALLS = 20 STALLS)
+ 7 VISITOR STALLS = 5 STALLS + 1 SMALL CAR STALL + 1 ACCESSIBLE STALL
TOTAL = 27 STALLS
TOTAL PARKING PROVIDED: 68 RESIDENT STALLS + 27 VISITOR STALLS = 95 STALLS

TANDEM CALCULATION: 32 X 25% = 8.00 UNITS, PROVIDED 8 UNITS

OFF-STREET SHORT TERM BICYCLE PARKING:
REQUIRED: 15% OF MINIMUM TOTAL MOTOR VEHICLE PARKING REQ. = 77 X 0.15 = 11.55 OR 12 SPACES
PROVIDED: 12 SPACES

OFF-STREET LONG TERM BICYCLE PARKING:
REQUIRED: 1 SPACE PER DWELLING UNIT LOCATED WITHIN THE GARAGE
PROVIDED: 1 STALL LOCATED WITHIN THE GARAGE. SEE FLOOR PLANS

WASTE MANAGEMENT CALCULATION:
PROPOSED PRIVATE WASTE COLLECTION

VARIANCES:
1. BUILDING 1 SOUTH END 7.5m TO 3.18m
2. EAST SETBACK FROM 7.5m TO 4.04m (BECOMES FRONT SETBACK IN FUTURE)
3. VISITOR #1 WITHIN RESIDENTIAL SETBACK

SITE PLAN - 32 UNITS

1 A-0.6 1" = 20'-0"

LEGEND:
- 28'-6½" X 32'D - TOTAL UNITS: 12
- 20'X X 32'D - TOTAL UNITS: 12
- 17'-3½" X 42'D - TOTAL UNITS: 8
- INDOOR AMENITY BUILDING
- OUTDOOR AMENITY
- PRIVATE OUTDOOR AMENITY
- COMMON LANDSCAPING
- EXTENSIVE LANDSCAPING
- DRIVE AISLE / GARBAGE COLLECTION ROUTE
- PRIVATE DRIVEWAY
- DEDICATION
- PRIVATE WALKWAY
- PUBLIC WALKWAY

ISSUE TABLE

No.	Date	By	Description
1	JUNE 2023	DH	DEVELOPMENT PERMIT APPLICATION
2	APRIL 2025	DH	RE - APPLIED DEVELOPMENT PERMIT APPLICATION

REVISIONS

No.	Date	By	Description

ALL DIMENSIONS & CONDITIONS MUST BE VERIFIED ON SITE TO FIT JOB

TRIOARCHITECTURE.CA

TRIO Architecture Inc.
Unit B 33623 Wildwood Drive
Abbotsford, BC V2S 1S2
info@trioarchitecture.ca
604.854.3740

ARCHITECTURAL SEAL

project: PROPOSED TOWNHOUSE DEVELOP.
9118 CEDAR STREET, MISSION, B.C.

drawing: SITE PLAN

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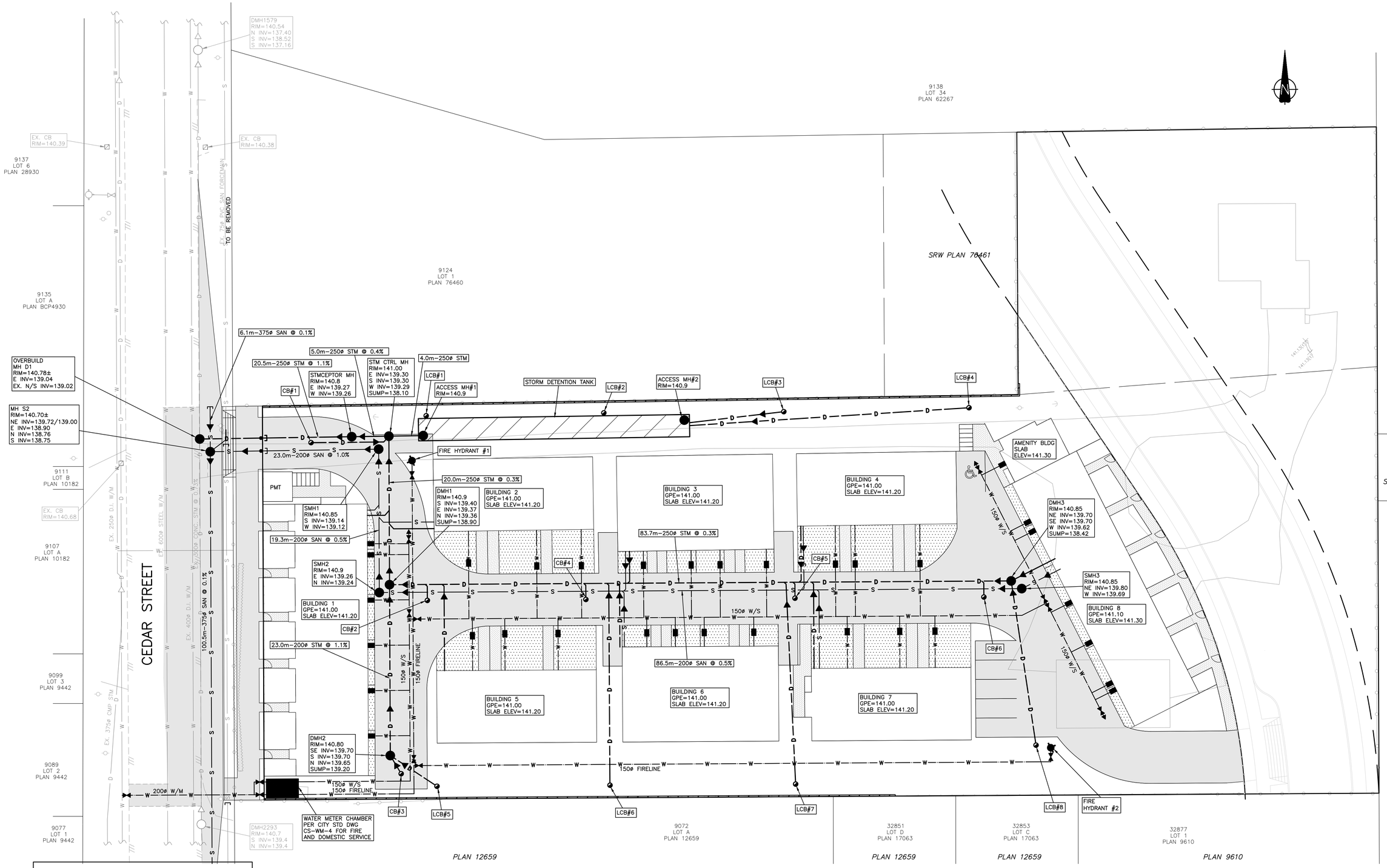
checked: DH
project no.: 221212
sheet no.: A-0.6



BEFORE YOU DIG

THE LOCATION OF THE EXISTING UTILITIES HAS BEEN SHOWN BASED ON AVAILABLE INFORMATION. THE ACCURACY AND COMPLETENESS OF THE DRAWING IN THIS RESPECT IS NOT GUARANTEED. THE EXACT LOCATION OF THESE UTILITIES AND SERVICES SHALL BE DETERMINED ON SITE BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ALL CONFLICTS ARE TO BE IMMEDIATELY REPORTED TO CENTRAL VALLEY ENGINEERING (2004) LTD.

BENCHMARK DATA

ELEVATIONS ARE IN METERS GEODETIC AND ARE DERIVED FROM D.O.M. BENCHMARK No. XXXX ELEVATION=XX.XXm.
PROPERTY LINE DIMENSIONS ARE DERIVED FROM FIELD SURVEY.

CITY FILE NO. —

CLIENT: D&D DESIGN
ADDRESS: UNIT B 33623 WILDWOOD DRIVE
CITY: ABBOTSFORD, B.C.
TEL: 604–854–8175
CONTACT: DARREN HALL

ENGINEER:
CENTRAL VALLEY ENGINEERING (2004) LTD.
#103–2890 GARDEN ST.,
ABBOTSFORD B.C. V2T 4W7
BUS. (604) 853–5000 FAX: (604) 853–7114

NO.	DATE	BY	REVISIONS	TECH	ENG.
4.	2025/03/31	J.B.	UPDATED TO SUIT REVISED SITE PLAN(2)	T.B.	R.C.
3.	2024/11/27	E.B.	UPDATED TO SUIT REVISED SITE PLAN	T.B.	R.C.
2.	2024/01/15	J.B.	RE–ISSUED TO ACCOMPANY D.P. APPLICATION	T.B.	R.C.
1.	2023/01/26	E.B.	ISSUED TO ACCOMPANY D.P. APPLICATION	T.B.	R.C.

PROJECT NO: 2239
DATE: NOVEMBER 2022
DWN BY: E.B.
DESIGN: T.B.
SCALE : 1:250

SHEET NO: 2 OF 3

City Of Mission
Engineering Department
Reviewed for compliance with City standards.
By:..... Date:.....
☐ Released for construction
☐ Revise as noted

City of Mission

CONCEPTUAL SITE SERVICING PLAN
9118 CEDAR STREET

Schedule B

Elevations & Floor Plans

PROPOSED TOWNHOUSE DEVELOPMENT

9118 CEDAR STREET, MISSION, B.C.

TRIO Architecture Inc.

info@trioarchitecture.ca
604.854.3740

Unit B 33623 Wildwood Drive
Abbotsford, BC V2S 1S2

TRIOARCHITECTURE.CA

ARCHITECT

TRIO ARCHITECTURE INC.
Contact: Darren Hall
33623 Wildwood Dr., Abbotsford, BC
V2S 1S2
p: 604-854-8175
f: 604-854-3125
email: darren.h@trioarchitectural.ca
website: www.trioarchitectural.ca

1
A-0.1
VIEW 1

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drawn:	Author
checked:	DH
project no.:	221212
sheet no.:	A-0.1

project:

PROPOSED TOWNHOUSE DEVELOPMENT
9118 CEDAR STREET, MISSION, B.C.

drawing:

RENDERINGS

ARCHITECTURAL SEAL

TRIO Architecture Inc.
info@trioarchitecture.ca
604.854.3740
Unit B 33623 Wildwood Drive
Abbotsford, BC V2S 1S2
TRIOARCHITECTURE.CA

ISSUE TABLE

No.	Date (dd/mm/yyy)	By	Description

REVISIONS

No.	Date	By	Description

ALL DIMENSIONS & CONDITIONS MUST BE VERIFIED ON SITE TO FIT JOB

1 A-0.2 VIEW 2

2 A-0.2 VIEW 3

ISSUE TABLE

No.	Date (dd/mm/yyyy)	By	Description

REVISIONS

No.	Date	By	Description

ALL DIMENSIONS & CONDITIONS MUST BE VERIFIED ON SITE TO FIT JOB

TRIOARCHITECTURE.CA

TRIO Architecture Inc.
Unit B 33623 Wildwood Drive
Abbotsford, BC V2S 1S2
info@trioarchitecture.ca
604.854.3740

ARCHITECTURAL SEAL

project: PROPOSED TOWNHOUSE DEVELOPMENT
9118 CEDAR STREET, MISSION, B.C.

drawing: RENDERINGS

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sheet no.: A-0.2

1 A-0.3 VIEW 4

2 A-0.3 VIEW 5

ISSUE TABLE

No.	Date (dd/mm/yyyy)	By	Description

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No.	Date	By	Description

ALL DIMENSIONS & CONDITIONS MUST BE VERIFIED ON SITE TO FIT JOB

TRIOARCHITECTURE.CA

TRIO Architecture Inc.
Unit B 33623 Wildwood Drive
Abbotsford, BC V2S 1S2
info@trioarchitecture.ca
604.854.3740

ARCHITECTURAL SEAL

project: PROPOSED TOWNHOUSE DEVELOPMENT
9118 CEDAR STREET, MISSION, B.C.

drawing: RENDERINGS

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sheet no.: A-0.3

1 A-0.4 VIEW 6

2 A-0.4 VIEW 7

ISSUE TABLE

No.	Date (dd/mm/yyyy)	By	Description

REVISIONS

No.	Date	By	Description

ALL DIMENSIONS & CONDITIONS MUST BE VERIFIED ON SITE TO FIT JOB

TRIOARCHITECTURE.CA

TRIO Architecture Inc.
Unit B 33623 Wildwood Drive
Abbotsford, BC V2S 1S2
info@trioarchitecture.ca
604.854.3740

ARCHITECTURAL SEAL

project: PROPOSED TOWNHOUSE DEVELOPMENT
9118 CEDAR STREET, MISSION, B.C.

drawing: RENDERINGS

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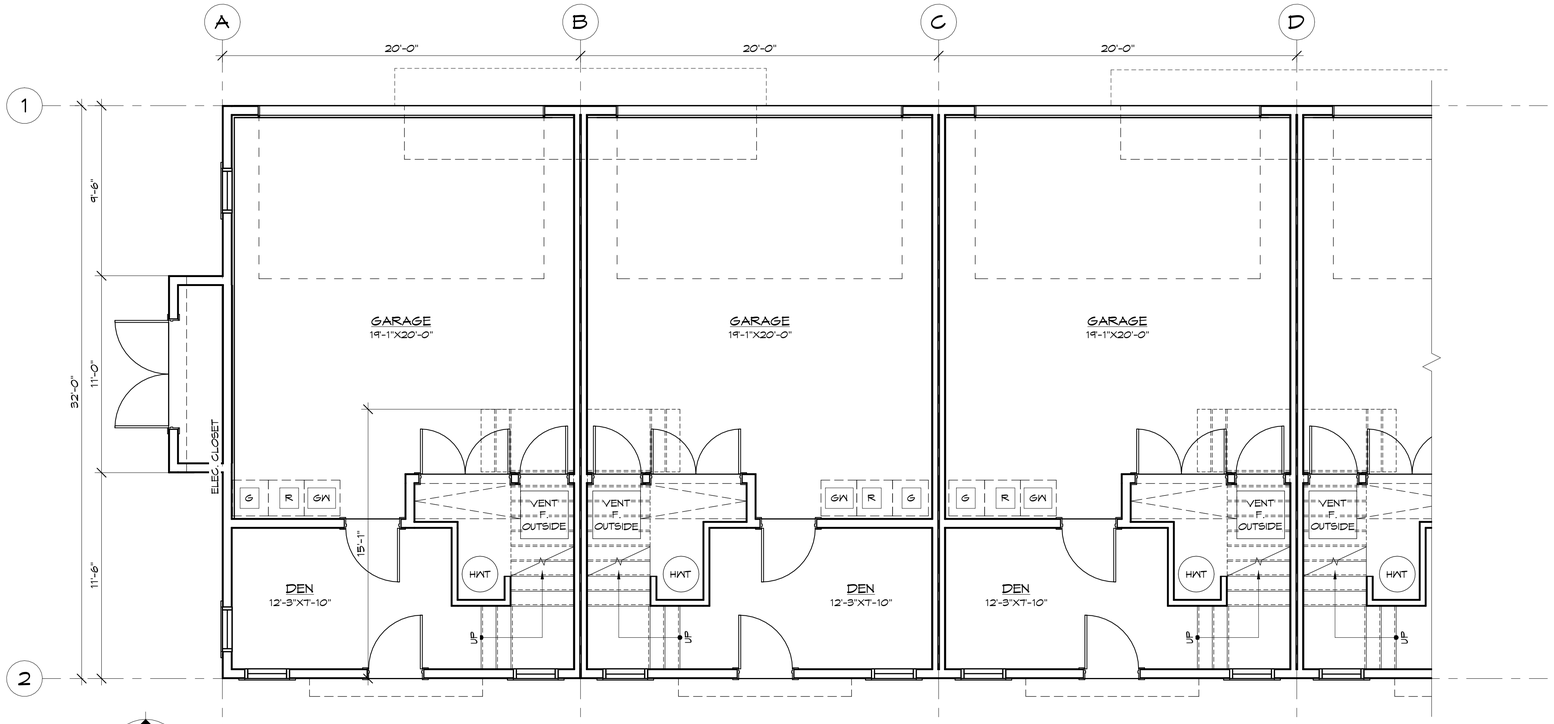


UNIT #6
LIVING: 197.15 sq.ft. (18.32 sq.m.)
GARAGE: 430.58 sq.ft. (40.00 sq.m.)
TOTAL: 627.73 sq.ft. (58.31 sq.m.)

UNIT #5
LIVING: 197.15 sq.ft. (18.32 sq.m.)
GARAGE: 430.58 sq.ft. (40.00 sq.m.)
TOTAL: 627.73 sq.ft. (58.31 sq.m.)

UNIT #4
LIVING: 197.15 sq.ft. (18.32 sq.m.)
GARAGE: 430.58 sq.ft. (40.00 sq.m.)
TOTAL: 627.73 sq.ft. (58.31 sq.m.)

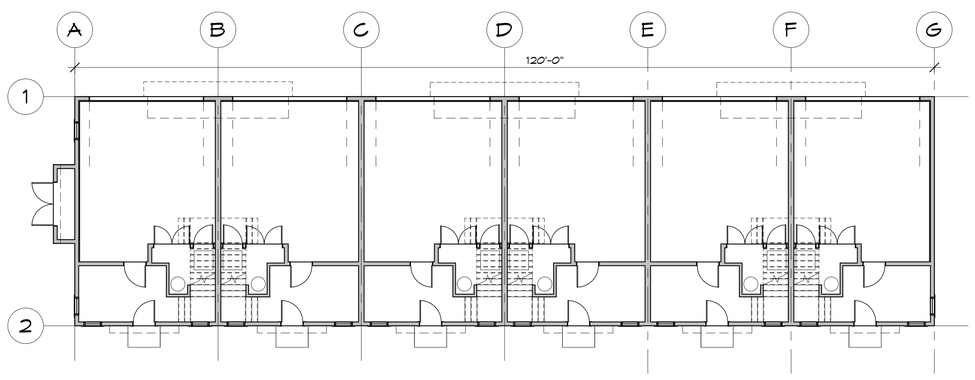
UNIT #3
LIVING: 197.15 sq.ft. (18.32 sq.m.)
GARAGE: 430.58 sq.ft. (40.00 sq.m.)
TOTAL: 627.73 sq.ft. (58.31 sq.m.)

1 / A-1.1 BUILDING 1 - LOWER FLOOR - NORTH

1/4" = 1'-0"

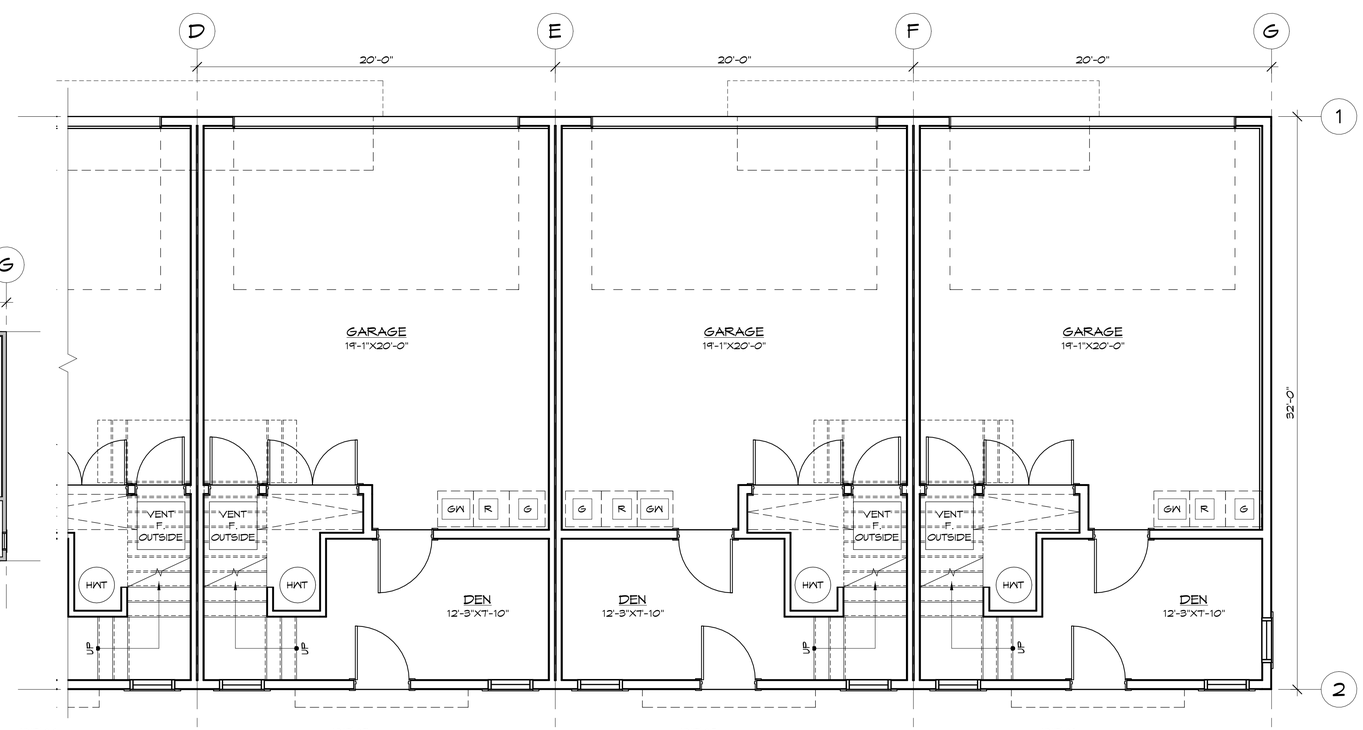
LOT COVERAGE: 4,238.19 sq.ft. (393.74 sq.m.)

LOWER FLOOR FSR: 1,182.88 sq.ft. (109.89 sq.m.)



3 / A-1.1 KEY PLAN

1" = 10'-0"



UNIT #4
LIVING: 197.15 sq.ft. (18.32 sq.m.)
GARAGE: 430.58 sq.ft. (40.00 sq.m.)
TOTAL: 627.73 sq.ft. (58.31 sq.m.)

UNIT #3
LIVING: 197.15 sq.ft. (18.32 sq.m.)
GARAGE: 430.58 sq.ft. (40.00 sq.m.)
TOTAL: 627.73 sq.ft. (58.31 sq.m.)

UNIT #2
LIVING: 197.15 sq.ft. (18.32 sq.m.)
GARAGE: 430.58 sq.ft. (40.00 sq.m.)
TOTAL: 627.73 sq.ft. (58.31 sq.m.)

UNIT #1
LIVING: 197.15 sq.ft. (18.32 sq.m.)
GARAGE: 430.58 sq.ft. (40.00 sq.m.)
TOTAL: 627.73 sq.ft. (58.31 sq.m.)

2 / A-1.1 BUILDING 1 - LOWER FLOOR - SOUTH

1/4" = 1'-0"

ISSUE TABLE

No.	Date	By	Description
1	JUNE 2023	DH	DEVELOPMENT PERMIT APPLICATION

REVISIONS

No.	Date	By	Description

ALL DIMENSIONS & CONDITIONS MUST BE VERIFIED ON SITE TO FIT JOB

TRIOARCHITECTURE.CA

TRIO Architecture Inc.
Unit B 33623 Wildwood Drive
Abbotsford, BC V2S 1S2
info@trioarchitecture.ca
604.854.3740

ARCHITECTURAL SEAL

project: PROPOSED TOWNHOUSE
9118 CEDAR STREET MISSION

drawing: BLDG. 1 - LOWER FLOOR PLAN

date: 2/27/2025 2:34:51 PM
scale: As indicated
drawn: NW
checked: DH
project no.: 221212
sheet no.: A-1.1

1 / A-1.4 BUILDING 1 - WEST ELEVATION
3/16" = 1'-0"

2 / A-1.4 BUILDING 1 - NORTH ELEVATION
3/16" = 1'-0"

MATERIAL LEGEND	
	DESCRIPTION
A	HARDIE BOARD
B	HARDIE HORIZONTAL SIDING
C	BRICK VENEER
D	STANDING SEAM METAL ROOF
E	ASPHALT ROOF SHINGLES
F	CONC. ENTRY STEP
G	2X8 FASCIA
H	1X4 WINDOW TRIM
J	ALUMINUM RAILINGS
K	GUTTERS
L	VINYL WINDOW MUNTINS
M	ENTRY DOOR - PAINTED
N	GARAGE DOOR FINISH

ISSUE TABLE

No.	Date	By	Description
1	JUNE 2023	DH	DEVELOPMENT PERMIT APPLICATION

REVISIONS

No.	Date	By	Description

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Abbotsford, BC V2S 1S2
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604.854.3740

ARCHITECTURAL SEAL

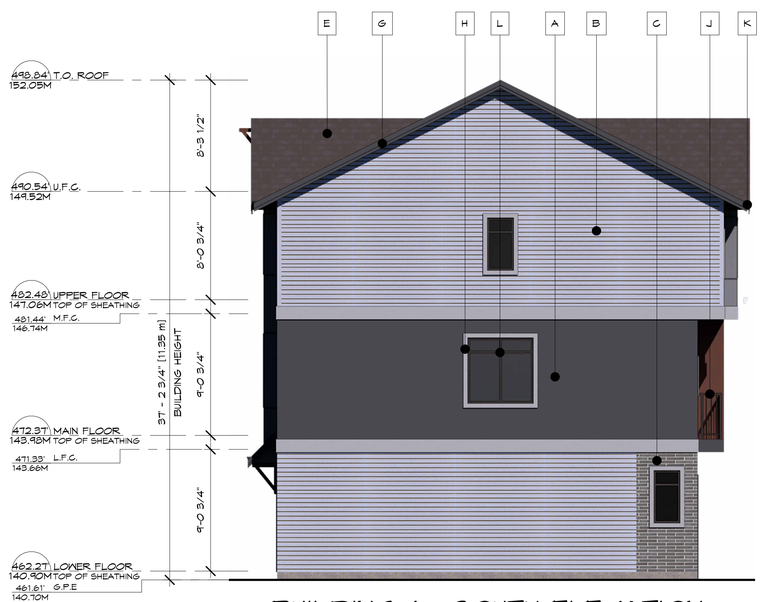
project: PROPOSED TOWNHOUSE
9118 CEDAR STREET MISSION

drawing: BLDG. 1 - ELEVATIONS

date: 2/27/2025 2:34:58 PM
scale: As indicated
drawn: NW
checked: DH
project no.: 221212
sheet no.: A-1.4

1 / A-1.5 BUILDING 1 - EAST ELEVATION

3/16" = 1'-0"



2 / A-1.5 BUILDING 1 - SOUTH ELEVATION

3/16" = 1'-0"

MATERIAL LEGEND	
	DESCRIPTION
A	HARDIE BOARD
B	HARDIE HORIZONTAL SIDING
C	BRICK VENEER
D	STANDING SEAM METAL ROOF
E	ASPHALT ROOF SHINGLES
F	CONC. ENTRY STEP
G	2X8 FASCIA
H	1X4 WINDOW TRIM
J	ALUMINUM RAILINGS
K	GUTTERS
L	VINYL WINDOW MUNTINS
M	ENTRY DOOR - PAINTED
N	GARAGE DOOR FINISH

ISSUE TABLE

No.	Date	By	Description
1	JUNE 2023	DH	DEVELOPMENT PERMIT APPLICATION

REVISIONS

No.	Date	By	Description

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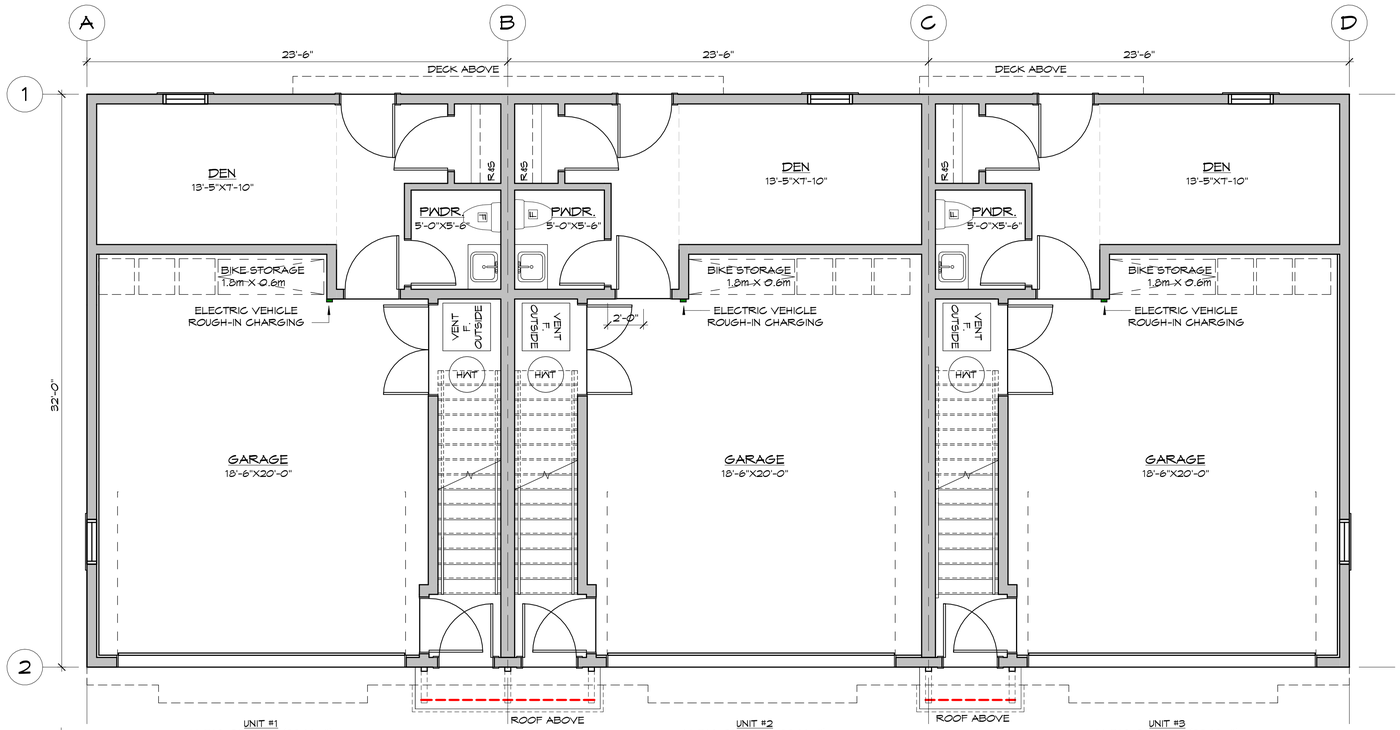
ARCHITECTURAL SEAL

project: PROPOSED TOWNHOUSE
9118 CEDAR STREET MISSION

drawing: BLDG. 1 - ELEVATIONS

date: 2/27/2025 2:35:02 PM
scale: As indicated
drawn: Author
checked: DH
project no.: 221212
sheet no.: A-1.5



UNIT #1
LIVING: 317.22 ft² (29.47 m²)
GARAGE: 434.78 ft² (40.39 m²)
TOTAL: 752.00 ft² (69.86 m²)

UNIT #2
LIVING: 317.22 ft² (29.47 m²)
GARAGE: 434.78 ft² (40.39 m²)
TOTAL: 752.00 ft² (69.86 m²)

UNIT #3
LIVING: 317.22 ft² (29.47 m²)
GARAGE: 434.78 ft² (40.39 m²)
TOTAL: 752.00 ft² (69.86 m²)

1
A-2.1

BUILDING 2 - LOWER FLOOR

1/4" = 1'-0"

LOT COVERAGE: 2,256.00 ft² (209.59 m²)
LOWER FLOOR FSR: 951.66 ft² (88.41 m²)

ISSUE TABLE

No.	Date	By	Description
1	JUNE 2023	DH	DEVELOPMENT PERMIT APPLICATION

REVISIONS

No.	Date	By	Description

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Abbotsford, BC V2S 1S2
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604.854.3740

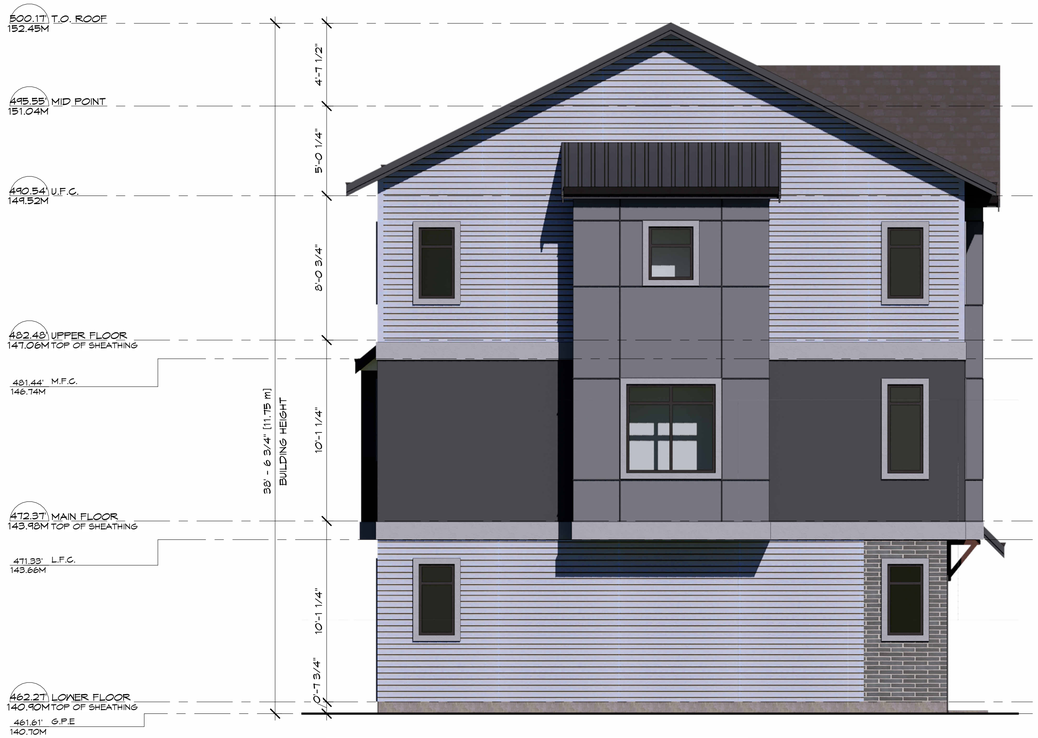
ARCHITECTURAL SEAL

project: PROPOSED TOWNHOUSE
9118 CEDAR STREET MISSION

drawing: BLDG. 2 - LOWER FLOOR PLAN

date: 2/27/2025 2:22:59 PM
scale: 1/4" = 1'-0"
drawn: NW
checked: DH
project no.: 221212
sheet no.: A-2.1

1 A-2.4 BUILDING 2 - SOUTH ELEVATION
1/4" = 1'-0"



2 A-2.4 BUILDING 2 - WEST ELEVATION
1/4" = 1'-0"

MATERIAL LEGEND	
	DESCRIPTION
A	HARDIE BOARD
B	HARDIE HORIZONTAL SIDING
C	BRICK VENEER
D	STANDING SEAM METAL ROOF
E	ASPHALT ROOF SHINGLES
F	CONC. ENTRY STEP
G	2X8 FASCIA
H	1X4 WINDOW TRIM
J	ALUMINUM RAILINGS
K	GUTTERS
L	VINYL WINDOW MUNTINS
M	ENTRY DOOR - PAINTED
N	GARAGE DOOR FINISH

ISSUE TABLE

No.	Date	By	Description
1	JUNE 2023	DH	DEVELOPMENT PERMIT APPLICATION

REVISIONS

No.	Date	By	Description

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Abbotsford, BC V2S 1S2
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604.854.3740

ARCHITECTURAL SEAL

project: PROPOSED TOWNHOUSE
9118 CEDAR STREET MISSION

drawing: BLDG. 2 - ELEVATIONS

date: 2/27/2025 2:23:03 PM
scale: 1/4" = 1'-0"
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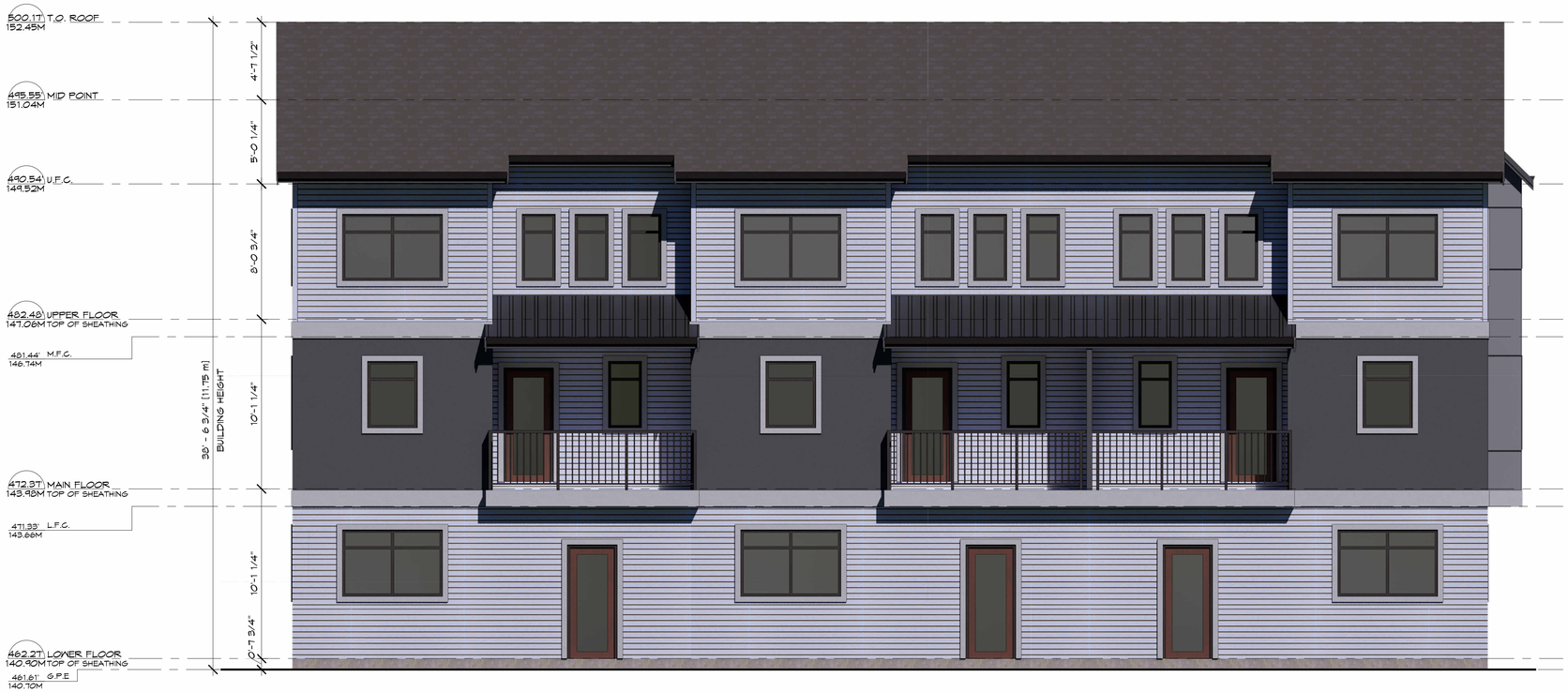
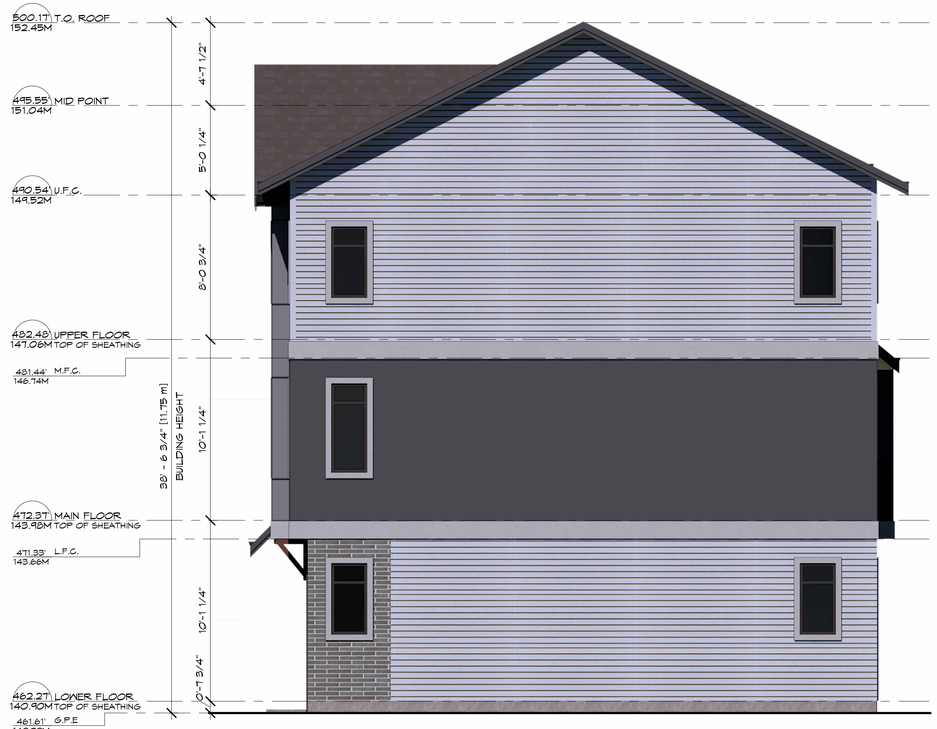
checked: DH
project no.: 221212
sheet no.: A-2.4



1 A-2.5 BUILDING 2 - NORTH ELEVATION
1/4" = 1'-0"



2 A-2.5 BUILDING 2 - EAST ELEVATION
1/4" = 1'-0"

MATERIAL LEGEND	
	DESCRIPTION
A	HARDIE BOARD
B	HARDIE HORIZONTAL SIDING
C	BRICK VENEER
D	STANDING SEAM METAL ROOF
E	ASPHALT ROOF SHINGLES
F	CONC. ENTRY STEP
G	2X8 FASCIA
H	1X4 WINDOW TRIM
J	ALUMINUM RAILINGS
K	GUTTERS
L	VINYL WINDOW MUNTINS
M	ENTRY DOOR - PAINTED
N	GARAGE DOOR FINISH

ISSUE TABLE

No.	Date	By	Description
1	JUNE 2023	DH	DEVELOPMENT PERMIT APPLICATION

REVISIONS

No.	Date	By	Description

ALL DIMENSIONS & CONDITIONS MUST BE VERIFIED ON SITE TO FIT JOB

TRIOARCHITECTURE.CA

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Abbotsford, BC V2S 1S2
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604.854.3740

ARCHITECTURAL SEAL

project: PROPOSED TOWNHOUSE
9118 CEDAR STREET MISSION

drawing: BLDG. 2 - ELEVATIONS

date: 2/27/2025 2:23:07 PM
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checked: DH
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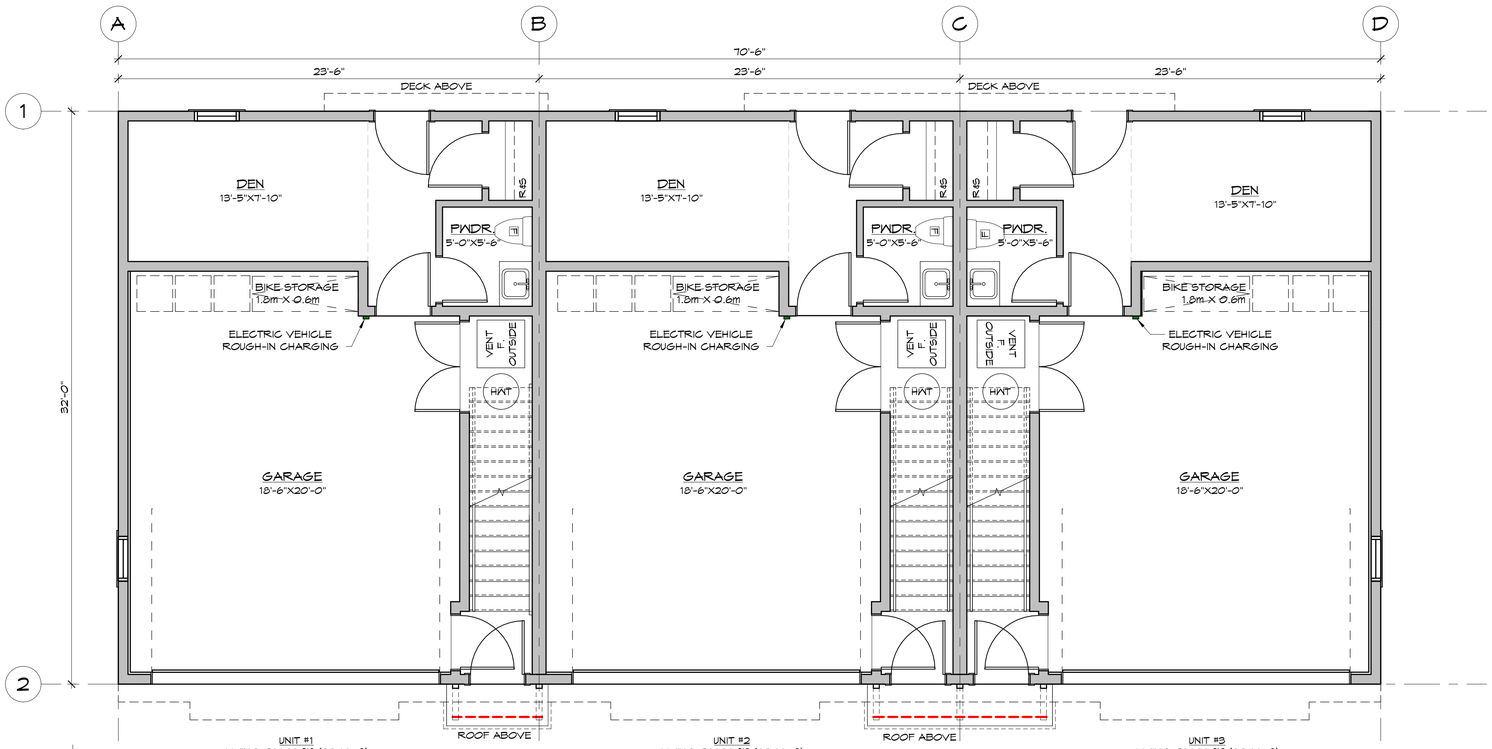
sheet no.: A-2.5



UNIT #1
LIVING: 317.22 ft² (29.47 m²)
GARAGE: 434.78 ft² (40.39 m²)
TOTAL: 752.00 ft² (69.86 m²)

UNIT #2
LIVING: 317.22 ft² (29.47 m²)
GARAGE: 434.78 ft² (40.39 m²)
TOTAL: 752.00 ft² (69.86 m²)

UNIT #3
LIVING: 317.22 ft² (29.47 m²)
GARAGE: 434.78 ft² (40.39 m²)
TOTAL: 752.00 ft² (69.86 m²)

1
A-3.1

BUILDING 3 - LOWER FLOOR

1/4" = 1'-0"

LOT COVERAGE: 2,256.00 ft² (209.59 m²)
LOWER FLOOR FSR: 951.66 ft² (88.41 m²)

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Abbotsford, BC V2S 1S2
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604.854.3740

ARCHITECTURAL SEAL

project: PROPOSED TOWNHOUSE
9118 CEDAR STREET MISSION

drawing: BLDG. 3 - LOWER FLOOR PLAN

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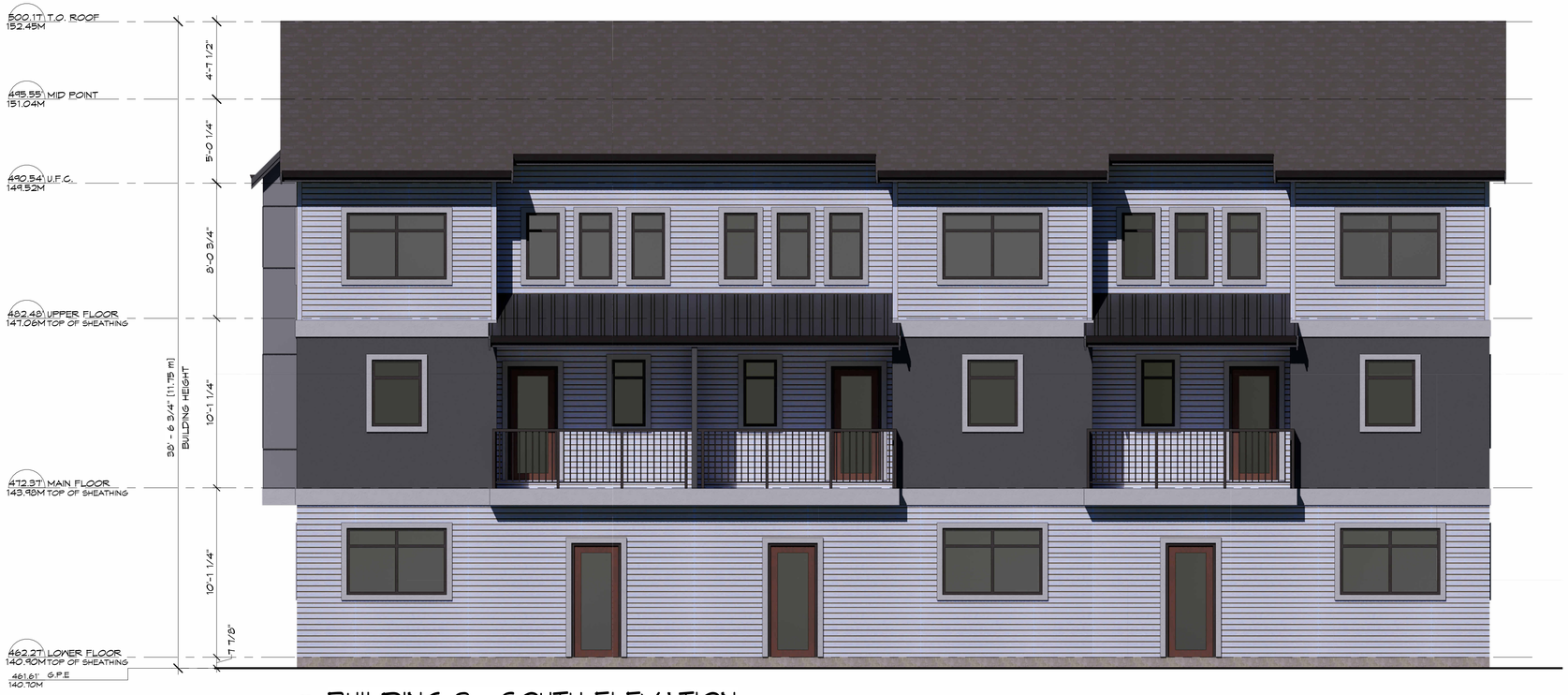
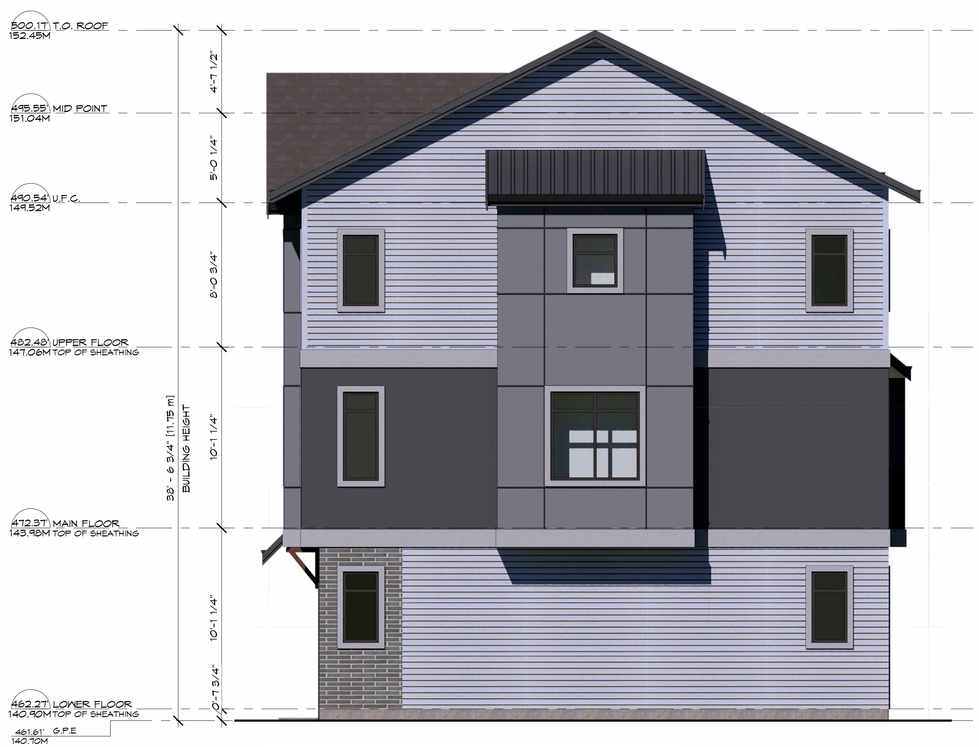


1 A-3.4 BUILDING 3 - SOUTH ELEVATION

1/4" = 1'-0"



2 A-3.4 BUILDING 3 - WEST ELEVATION

1/4" = 1'-0"

MATERIAL LEGEND	
	DESCRIPTION
A	HARDIE BOARD
B	HARDIE HORIZONTAL SIDING
C	BRICK VENEER
D	STANDING SEAM METAL ROOF
E	ASPHALT ROOF SHINGLES
F	CONC. ENTRY STEP
G	2X8 FASCIA
H	1X4 WINDOW TRIM
J	ALUMINUM RAILINGS
K	GUTTERS
L	VINYL WINDOW MUNTINS
M	ENTRY DOOR - PAINTED
N	GARAGE DOOR FINISH

ISSUE TABLE

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REVISIONS

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604.854.3740

ARCHITECTURAL SEAL

project: PROPOSED TOWNHOUSE
9118 CEDAR STREET MISSION

drawing: BLDG. 3 - ELEVATIONS

date: 2/27/2025 2:15:52 PM
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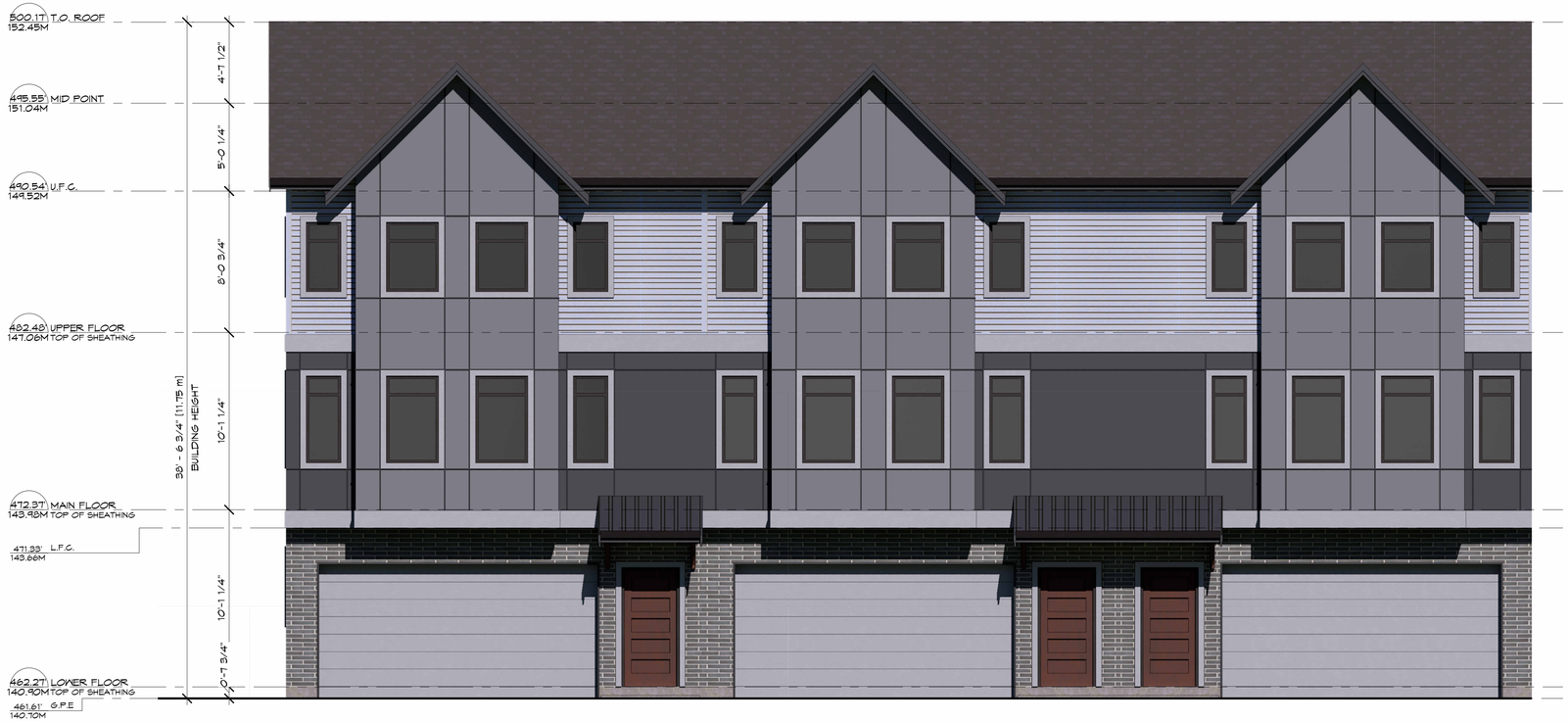
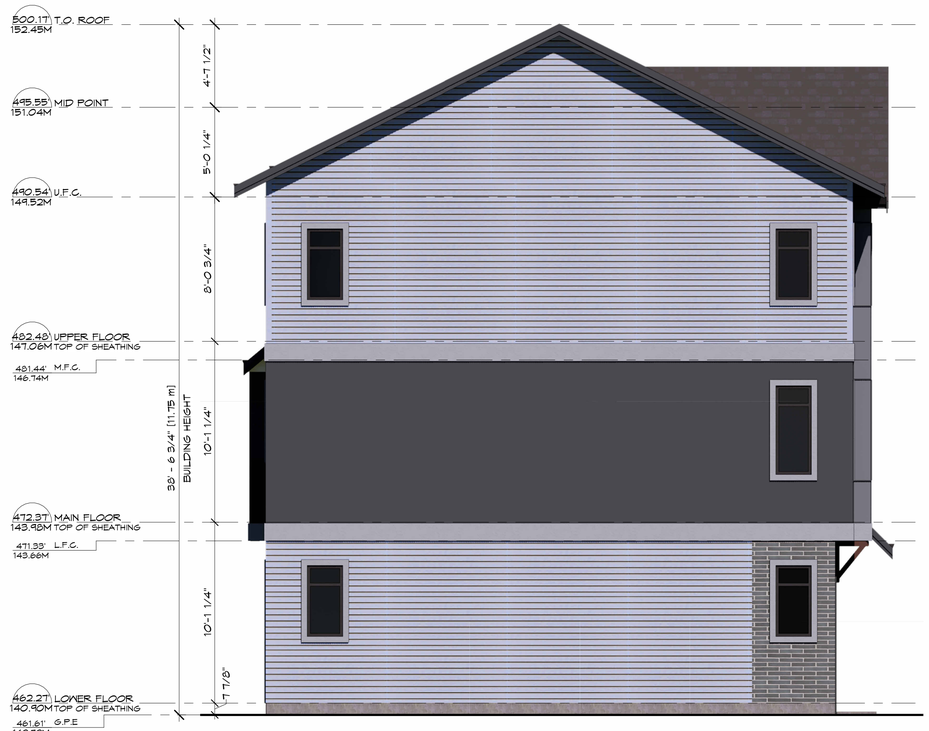
checked: DH
project no.: 221212
sheet no.: A-3.4



1 A-3.5 BUILDING 3 - NORTH ELEVATION
1/4" = 1'-0"



2 A-3.5 BUILDING 3 - EAST ELEVATION
1/4" = 1'-0"

MATERIAL LEGEND	
	DESCRIPTION
A	HARDIE BOARD
B	HARDIE HORIZONTAL SIDING
C	BRICK VENEER
D	STANDING SEAM METAL ROOF
E	ASPHALT ROOF SHINGLES
F	CONC. ENTRY STEP
G	2X8 FASCIA
H	1X4 WINDOW TRIM
J	ALUMINUM RAILINGS
K	GUTTERS
L	VINYL WINDOW MUNTINS
M	ENTRY DOOR - PAINTED
N	GARAGE DOOR FINISH

ISSUE TABLE

No.	Date	By	Description
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REVISIONS

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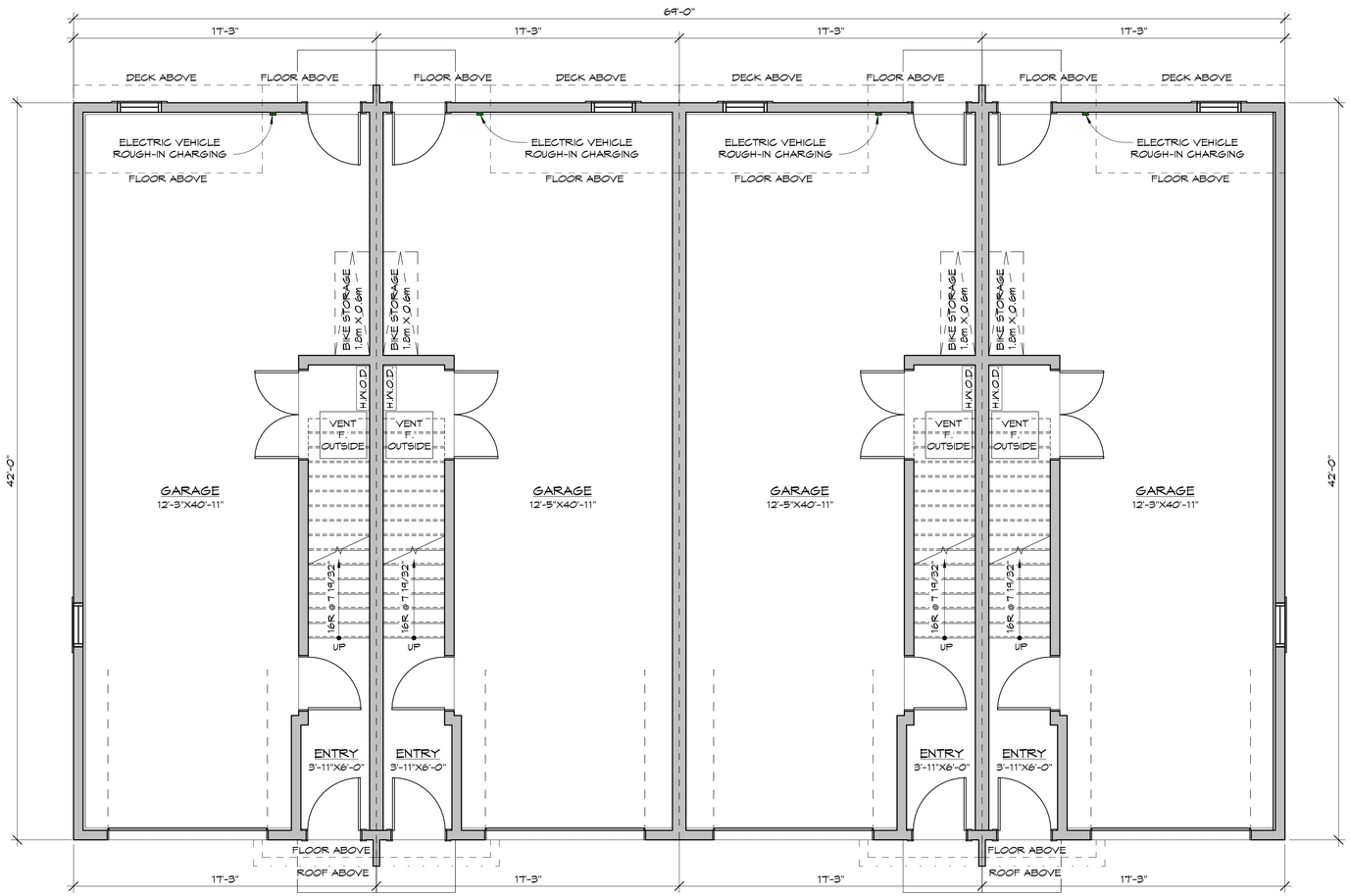
604.854.3740

ARCHITECTURAL SEAL

project: PROPOSED TOWNHOUSE
9118 CEDAR STREET MISSION

drawing: BLDG. 3 - ELEVATIONS

date: 2/27/2025 2:15:55 PM
scale: 1/4" = 1'-0"
drawn: Author
checked: DH
project no.: 221212
sheet no.: A-3.5



UNIT #1
LIVING: 116.44 sq.ft. (10.82 sq.m.)
GARAGE: 608.06 sq.ft. (56.49 sq.m.)
TOTAL: 724.50 sq.ft. (67.31 sq.m.)

UNIT #2
LIVING: 116.44 sq.ft. (10.82 sq.m.)
GARAGE: 608.06 sq.ft. (56.49 sq.m.)
TOTAL: 724.50 sq.ft. (67.31 sq.m.)

UNIT #3
LIVING: 116.44 sq.ft. (10.82 sq.m.)
GARAGE: 608.06 sq.ft. (56.49 sq.m.)
TOTAL: 724.50 sq.ft. (67.31 sq.m.)

UNIT #4
LIVING: 116.44 sq.ft. (10.82 sq.m.)
GARAGE: 608.06 sq.ft. (56.49 sq.m.)
TOTAL: 724.50 sq.ft. (67.31 sq.m.)

1 / A-4.1 BUILDING 4 - LOWER FLOOR
1/4" = 1'-0"

LOT COVERAGE: 2,993.00 sq.ft. (278.06 sq.m.)
LOWER FLOOR FSR: 465.78 sq.ft. (43.28 sq.m.)

ISSUE TABLE

No.	Date	By	Description
1	JUNE 2023	DH	DEVELOPMENT PERMIT APPLICATION

REVISIONS

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TRIOARCHITECTURE.CA

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Abbotsford, BC V2S 1S2
info@trioarchitecture.ca
604.854.3740

ARCHITECTURAL SEAL

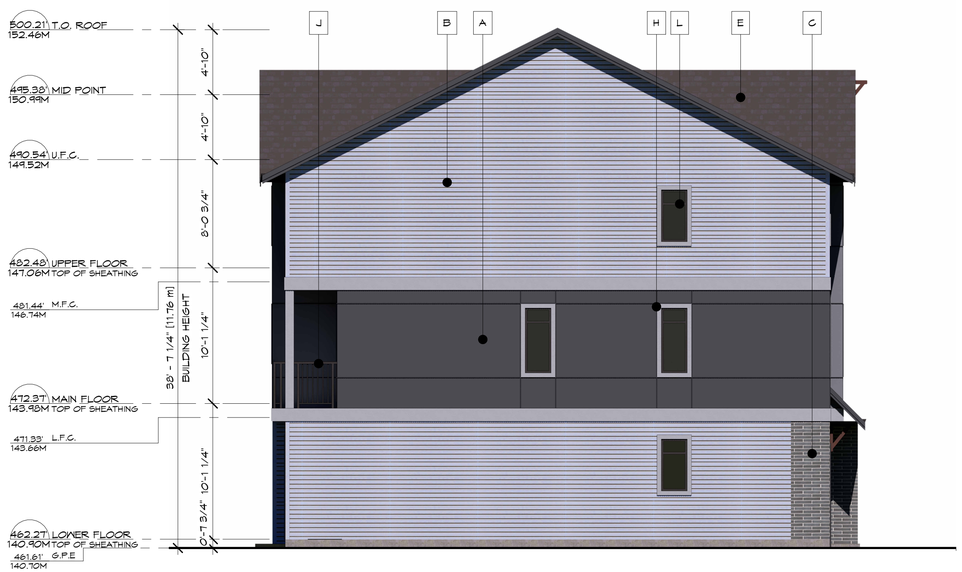
project:
PROPOSED TOWNHOUSE
9118 CEDAR STREET MISSION

drawing:
BLDG. 4 - LOWER FLOOR PLAN

date: 2/27/2025 2:07:38 PM
scale: 1/4" = 1'-0"
drawn: NW
checked: DH
project no.: 221212
sheet no.: A-4.1

1 A-4.4 BUILDING 4 - SOUTH ELEVATION

3/16" = 1'-0"



2 A-4.4 BUILDING 4 - WEST ELEVATION

3/16" = 1'-0"

MATERIAL LEGEND

	DESCRIPTION
A	HARDIE BOARD
B	HARDIE HORIZONTAL SIDING
C	BRICK VENEER
D	STANDING SEAM METAL ROOF
E	ASPHALT ROOF SHINGLES
F	CONC. ENTRY STEP
G	2X8 FASCIA
H	1X4 WINDOW TRIM
J	ALUMINUM RAILINGS
K	GUTTERS
L	VINYL WINDOW MUNTINS
M	ENTRY DOOR - PAINTED
N	GARAGE DOOR FINISH

ISSUE TABLE

No.	Date	By	Description
1	JUNE 2023	DH	DEVELOPMENT PERMIT APPLICATION

REVISIONS

No.	Date	By	Description

ALL DIMENSIONS & CONDITIONS MUST BE VERIFIED ON SITE TO FIT JOB

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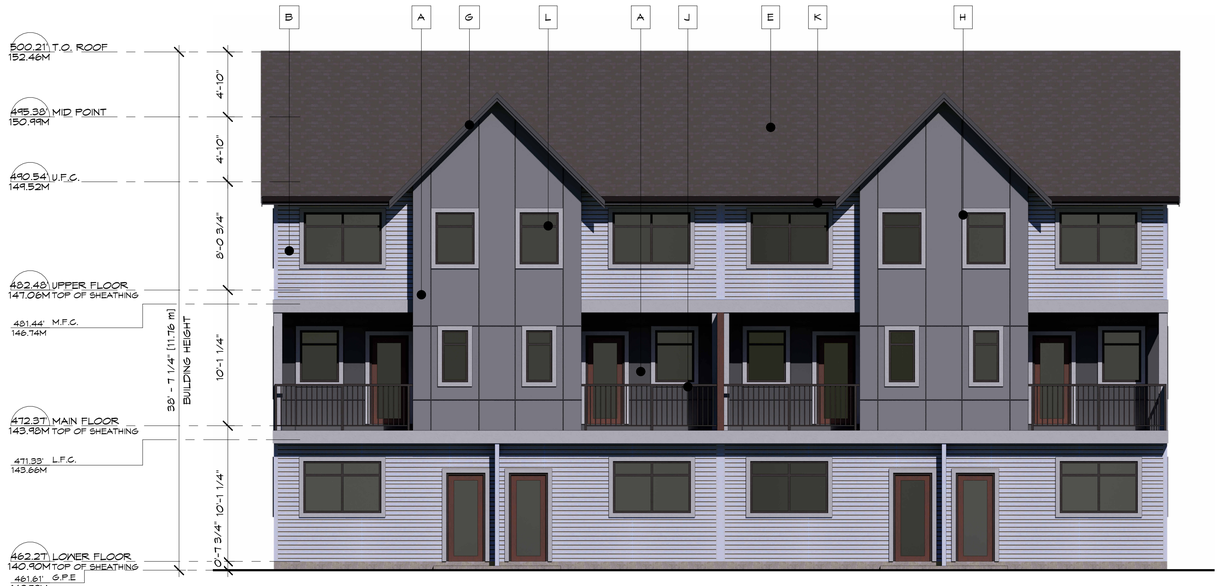
604.854.3740

ARCHITECTURAL SEAL

project: PROPOSED TOWNHOUSE
9118 CEDAR STREET MISSION

drawing: BLDG. 4 - ELEVATIONS

date: 2/27/2025 2:07:47 PM
scale: As indicated
drawn: Author
checked: DH
project no.: 221212
sheet no.: A-4.4



1 A-4.5 BUILDING 4 - NORTH ELEVATION

3/16" = 1'-0"

2 A-4.5 BUILDING 4 - EAST ELEVATION

3/16" = 1'-0"

MATERIAL LEGEND	
	DESCRIPTION
A	HARDIE BOARD
B	HARDIE HORIZONTAL SIDING
C	BRICK VENEER
D	STANDING SEAM METAL ROOF
E	ASPHALT ROOF SHINGLES
F	CONC. ENTRY STEP
G	2X8 FASCIA
H	1X4 WINDOW TRIM
J	ALUMINUM RAILINGS
K	GUTTERS
L	VINYL WINDOW MUNTINS
M	ENTRY DOOR - PAINTED
N	GARAGE DOOR FINISH

ISSUE TABLE

No.	Date	By	Description
1	JUNE 2023	DH	DEVELOPMENT PERMIT APPLICATION

REVISIONS

No.	Date	By	Description

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Abbotsford, BC V2S 1S2
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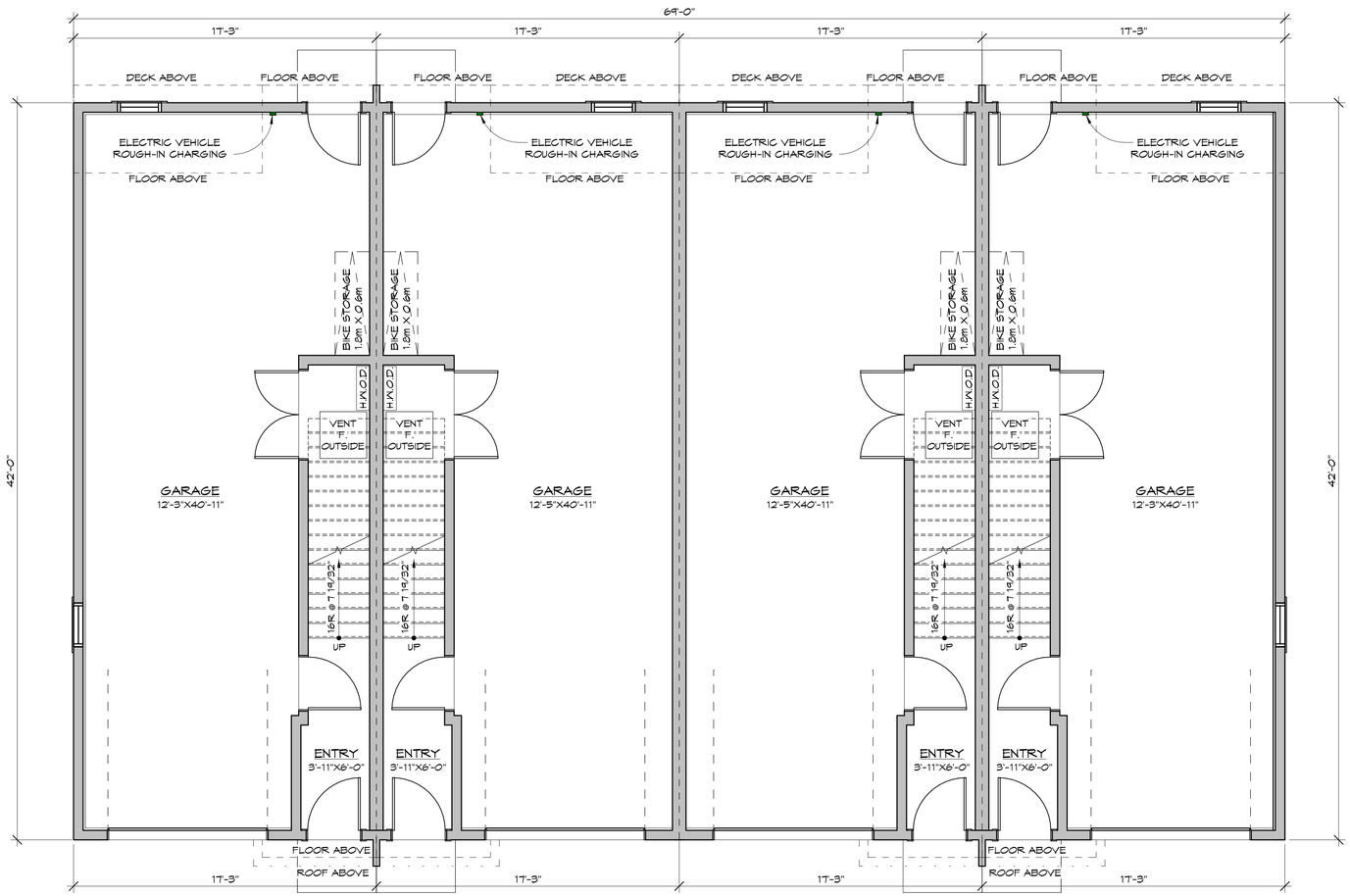
604.854.3740

ARCHITECTURAL SEAL

project: PROPOSED TOWNHOUSE
9118 CEDAR STREET MISSION

drawing: BLDG. 4 - ELEVATIONS

date: 2/27/2023 2:07:55 PM
scale: As indicated
drawn: Author
checked: DH
project no.: 221212
sheet no.: A-4.5



UNIT #20 - UNIT TYPE G
LIVING: 116.44 sq.ft. (10.82 sq.m.)
GARAGE: 608.06 sq.ft. (56.49 sq.m.)
TOTAL: 724.50 sq.ft. (67.31 sq.m.)

UNIT #19 - UNIT TYPE H
LIVING: 116.44 sq.ft. (10.82 sq.m.)
GARAGE: 608.06 sq.ft. (56.49 sq.m.)
TOTAL: 724.50 sq.ft. (67.31 sq.m.)

UNIT #18 - UNIT TYPE H
LIVING: 116.44 sq.ft. (10.82 sq.m.)
GARAGE: 608.06 sq.ft. (56.49 sq.m.)
TOTAL: 724.50 sq.ft. (67.31 sq.m.)

UNIT #17 - UNIT TYPE I
LIVING: 116.44 sq.ft. (10.82 sq.m.)
GARAGE: 608.06 sq.ft. (56.49 sq.m.)
TOTAL: 724.50 sq.ft. (67.31 sq.m.)

1 / A-5.1 BUILDING 5 - LOWER FLOOR
1/4" = 1'-0"

LOT COVERAGE: 2,993.00 sq.ft. (278.06 sq.m.)
LOWER FLOOR FSR: 465.78 sq.ft. (43.28 sq.m.)

ISSUE TABLE

No.	Date	By	Description
1	JUNE 2023	DH	DEVELOPMENT PERMIT APPLICATION

REVISIONS

No.	Date	By	Description

ALL DIMENSIONS & CONDITIONS MUST BE VERIFIED ON SITE TO FIT JOB

TRIOARCHITECTURE.CA

TRIO Architecture Inc.
Unit B 33623 Wildwood Drive
Abbotsford, BC V2S 1S2
info@trioarchitecture.ca
604.854.3740

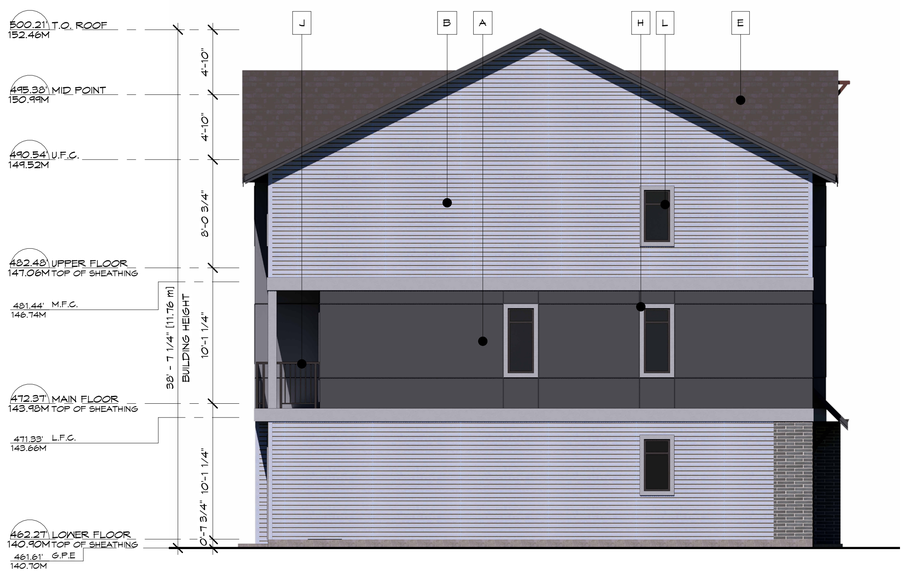
ARCHITECTURAL SEAL

project:
PROPOSED TOWNHOUSE
9118 CEDAR STREET MISSION

drawing:
BLDG. 5 - LOWER FLOOR PLAN

date: 2/27/2025 11:17:22 AM
scale: 1/4" = 1'-0"
drawn: NW
checked: DH
project no.: 221212
sheet no.: A-5.1

1 A-5.4 BUILDING 5 - NORTH ELEVATION
3/16" = 1'-0"



2 A-5.4 BUILDING 5 - EAST ELEVATION
3/16" = 1'-0"

MATERIAL LEGEND	
	DESCRIPTION
A	HARDIE BOARD
B	HARDIE HORIZONTAL SIDING
C	BRICK VENEER
D	STANDING SEAM METAL ROOF
E	ASPHALT ROOF SHINGLES
F	CONC. ENTRY STEP
G	2X8 FASCIA
H	1X4 WINDOW TRIM
J	ALUMINUM RAILINGS
K	GUTTERS
L	VINYL WINDOW MUNTINS
M	ENTRY DOOR - PAINTED
N	GARAGE DOOR FINISH

ISSUE TABLE

No.	Date	By	Description
1	JUNE 2023	DH	DEVELOPMENT PERMIT APPLICATION

REVISIONS

No.	Date	By	Description

ALL DIMENSIONS & CONDITIONS MUST BE VERIFIED ON SITE TO FIT JOB

TRIOARCHITECTURE.CA

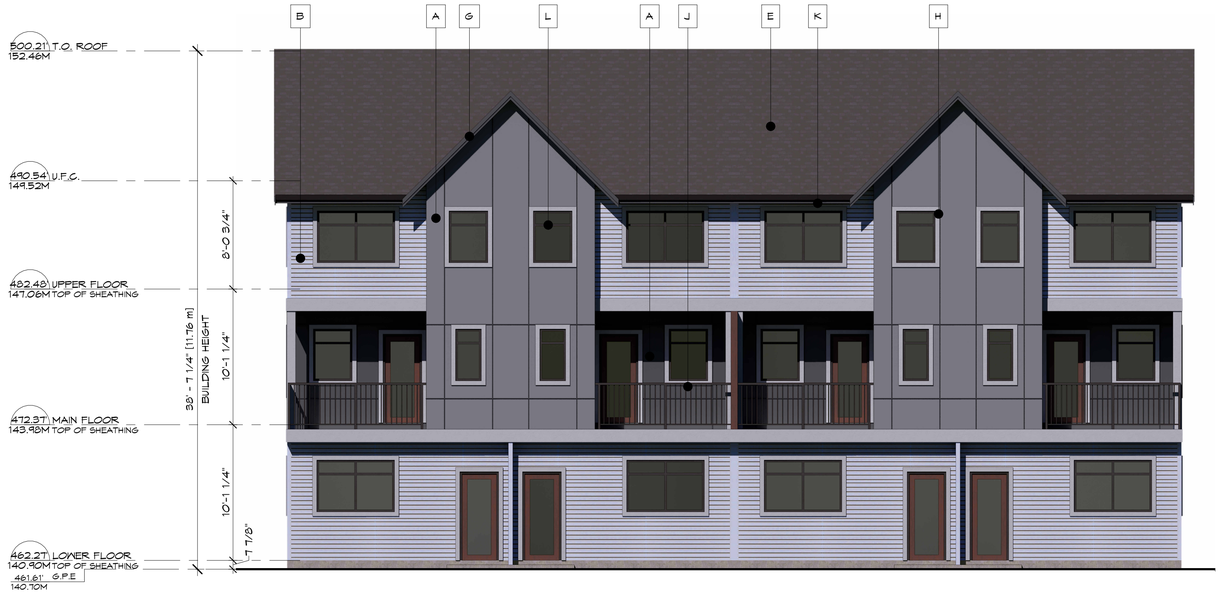
TRIO Architecture Inc.
Unit B 33623 Wildwood Drive
Abbotsford, BC V2S 1S2
info@trioarchitecture.ca
604.854.3740

ARCHITECTURAL SEAL

project: PROPOSED TOWNHOUSE
9118 CEDAR STREET MISSION

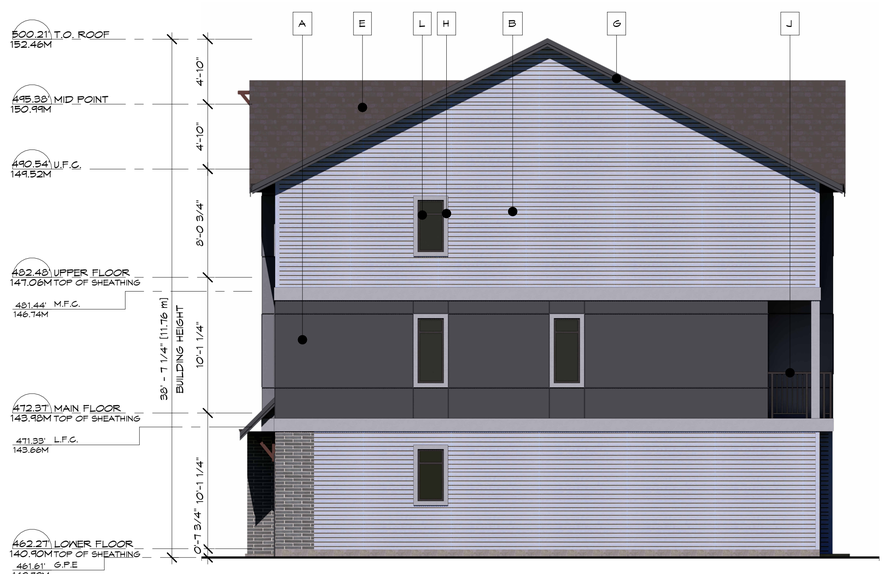
drawing: BLDG. 5 - ELEVATIONS

date: 2/27/2025 11:17:31 AM
scale: As indicated
drawn: Author
checked: DH
project no.: 221212
sheet no.: A-5.4



1 A-5.5 BUILDING 5 - SOUTH ELEVATION

3/16" = 1'-0"



2 A-5.5 BUILDING 5 - WEST ELEVATION

3/16" = 1'-0"

MATERIAL LEGEND	
	DESCRIPTION
A	HARDIE BOARD
B	HARDIE HORIZONTAL SIDING
C	BRICK VENEER
D	STANDING SEAM METAL ROOF
E	ASPHALT ROOF SHINGLES
F	CONC. ENTRY STEP
G	2X8 FASCIA
H	1X4 WINDOW TRIM
J	ALUMINUM RAILINGS
K	GUTTERS
L	VINYL WINDOW MUNTINS
M	ENTRY DOOR - PAINTED
N	GARAGE DOOR FINISH

ISSUE TABLE

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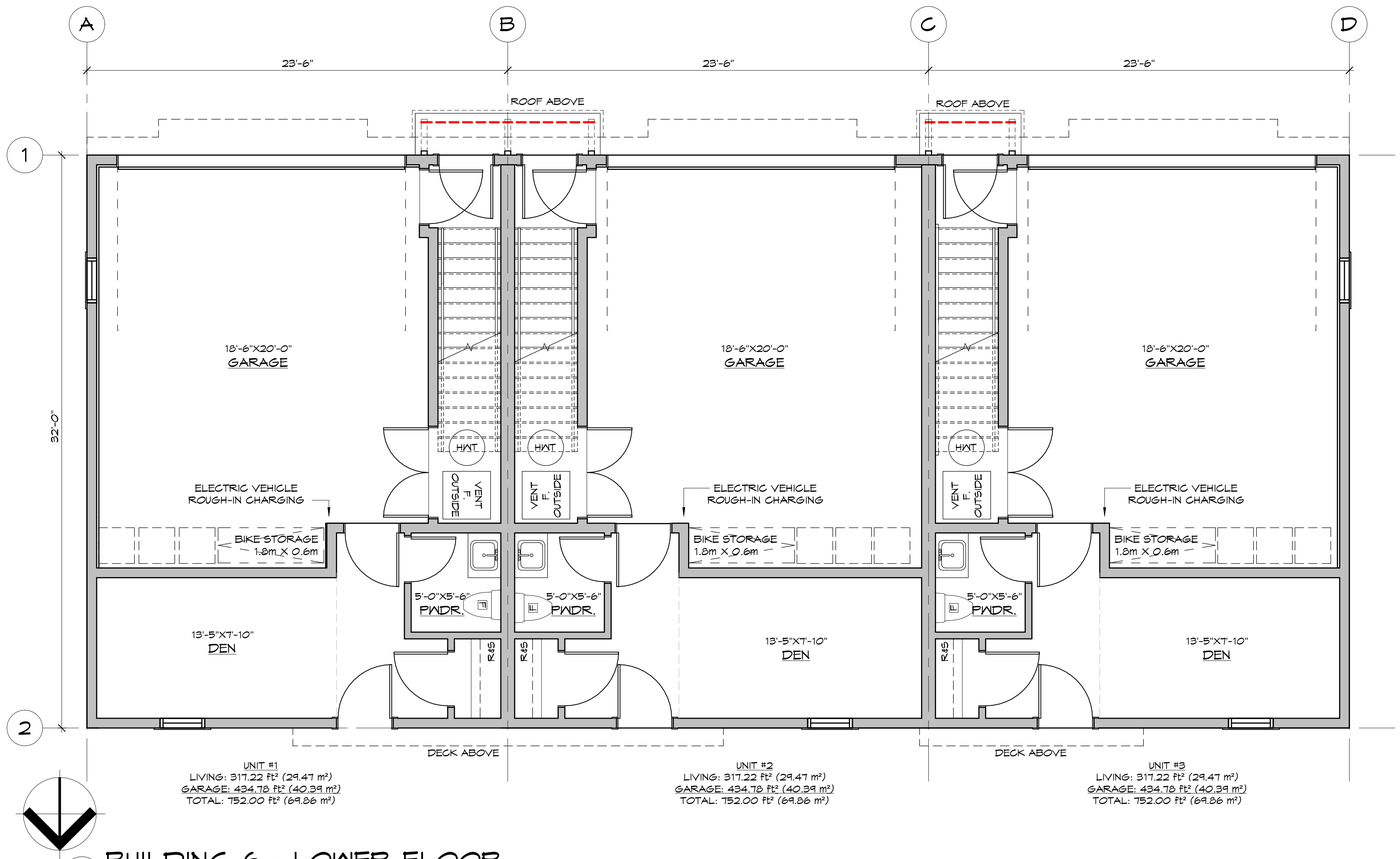
604.854.3740

ARCHITECTURAL SEAL

project: PROPOSED TOWNHOUSE
9118 CEDAR STREET MISSION

drawing: BLDG. 5 - ELEVATIONS

date: 2/27/2025 11:17:39 AM
scale: As indicated
drawn: Author
checked: DH
project no.: 221212
sheet no.: A-5.5



1
A-6.1

BUILDING 6 - LOWER FLOOR

1/4" = 1'-0"

LOT COVERAGE: 2,256.00 ft² (209.59 m²)
LOWER FLOOR FSR: 951.66 ft² (88.41 m²)

ISSUE TABLE

No.	Date	By	Description
1	JUNE 2023	DH	DEVELOPMENT PERMIT APPLICATION

REVISIONS

No.	Date	By	Description

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Abbotsford, BC V2S 1S2
info@trioarchitecture.ca
604.854.3740

ARCHITECTURAL SEAL

project: PROPOSED TOWNHOUSE
9118 CEDAR STREET MISSION

drawing: BLDG. 6 - LOWER FLOOR PLAN

date: 2/27/2025 1:58:13 PM
scale: 1/4" = 1'-0"
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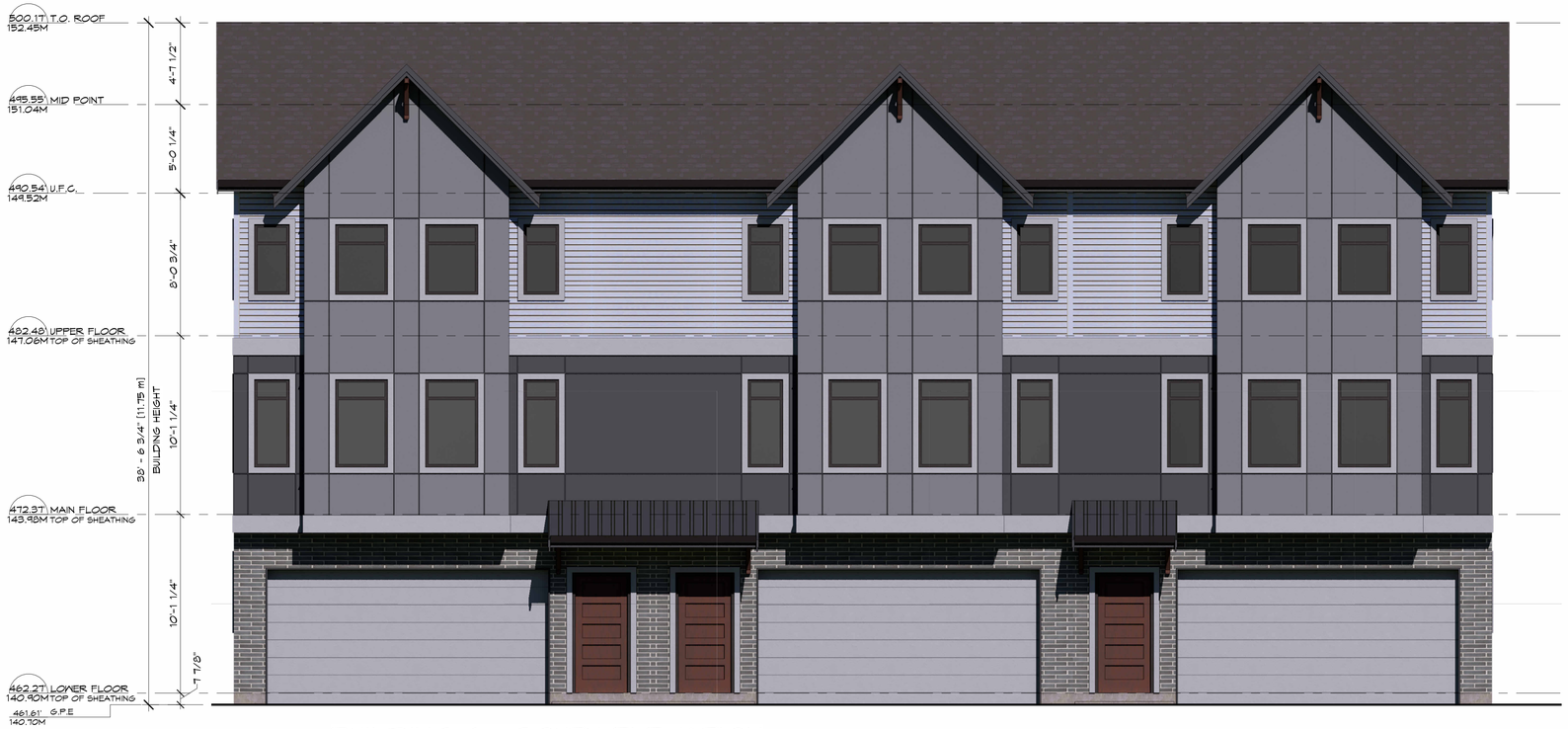
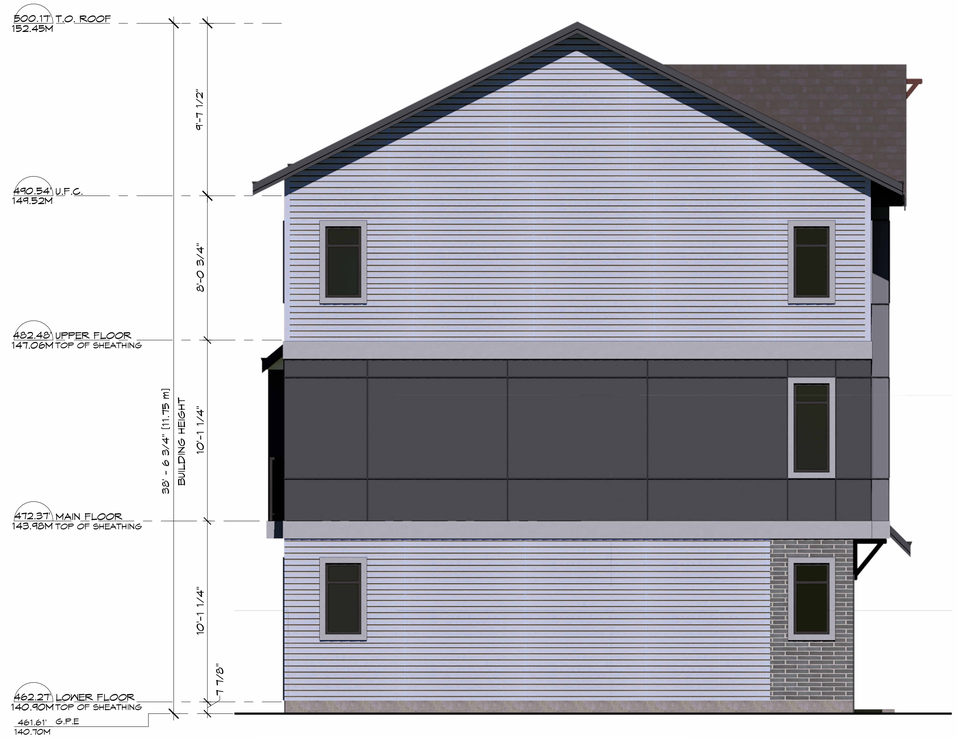
checked: DH
project no.: 221212
sheet no.: A-6.1



1 A-6.4 BUILDING 6 - SOUTH ELEVATION
1/4" = 1'-0"



2 A-6.4 BUILDING 6 - WEST ELEVATION
1/4" = 1'-0"

MATERIAL LEGEND	
	DESCRIPTION
A	HARDIE BOARD
B	HARDIE HORIZONTAL SIDING
C	BRICK VENEER
D	STANDING SEAM METAL ROOF
E	ASPHALT ROOF SHINGLES
F	CONC. ENTRY STEP
G	2X8 FASCIA
H	1X4 WINDOW TRIM
J	ALUMINUM RAILINGS
K	GUTTERS
L	VINYL WINDOW MUNTINS
M	ENTRY DOOR - PAINTED
N	GARAGE DOOR FINISH

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No.	Date	By	Description
1	JUNE 2023	DH	DEVELOPMENT PERMIT APPLICATION

REVISIONS

No.	Date	By	Description

ALL DIMENSIONS & CONDITIONS MUST BE VERIFIED ON SITE TO FIT JOB

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Unit B 33623 Wildwood Drive
Abbotsford, BC V2S 1S2
info@trioarchitecture.ca
604.854.3740

ARCHITECTURAL SEAL

project: PROPOSED TOWNHOUSE
9118 CEDAR STREET MISSION

drawing: BLDG. 6 - ELEVATIONS

date: 2/27/2025 1:58:18 PM
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checked: DH
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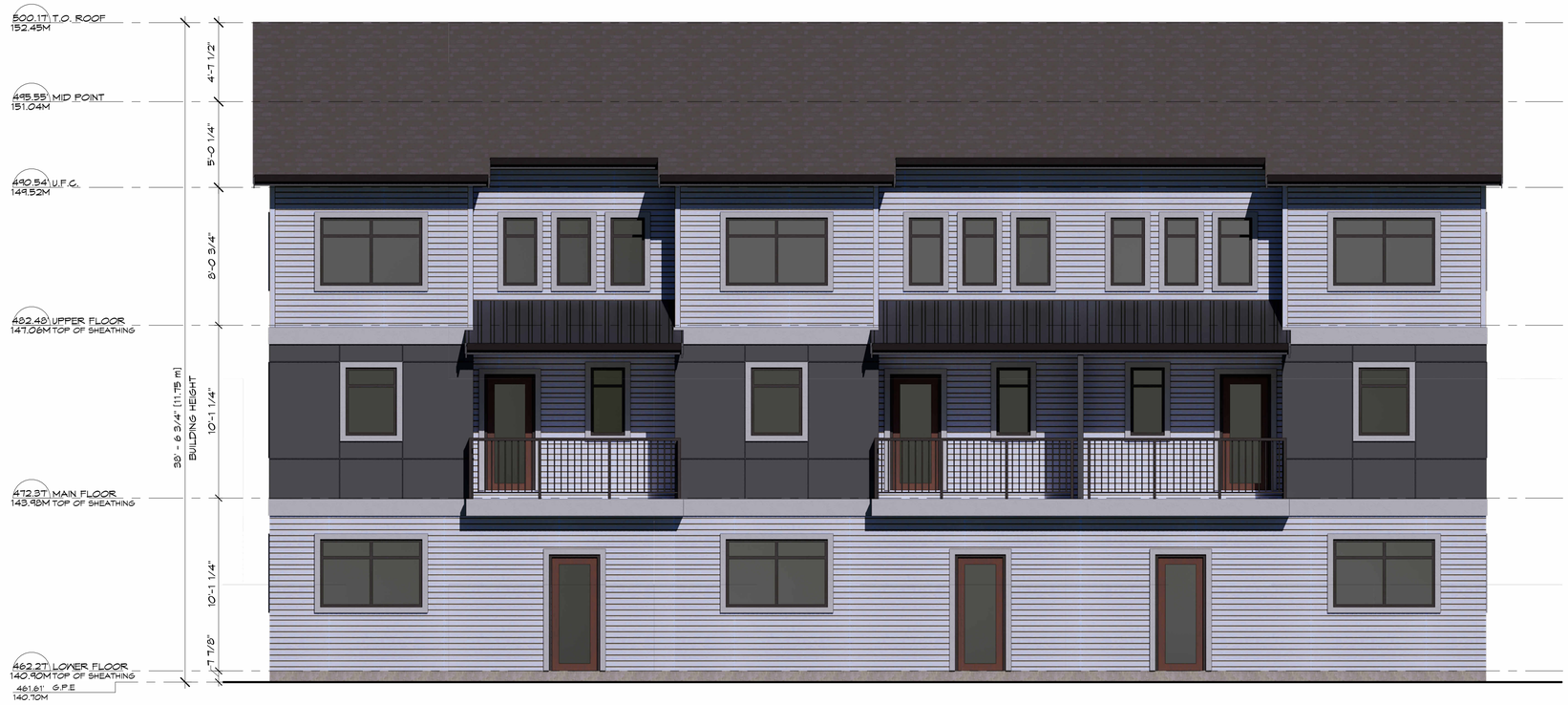
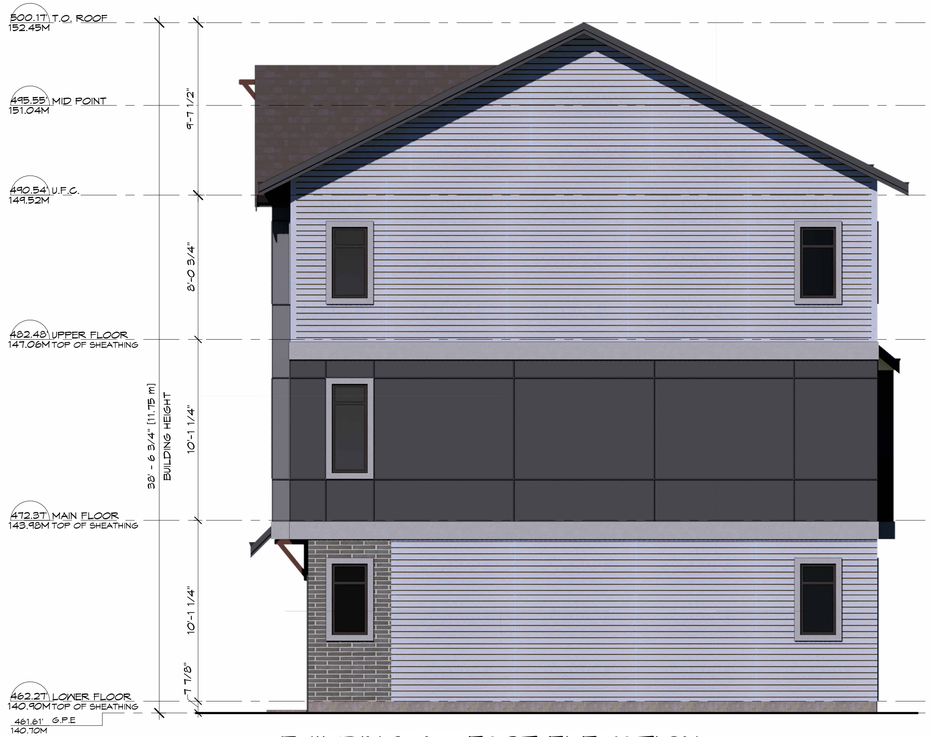
sheet no.: A-6.4



1 A-6.5 BUILDING 6 - NORTH ELEVATION
1/4" = 1'-0"



2 A-6.5 BUILDING 6 - EAST ELEVATION
1/4" = 1'-0"

MATERIAL LEGEND	
	DESCRIPTION
A	HARDIE BOARD
B	HARDIE HORIZONTAL SIDING
C	BRICK VENEER
D	STANDING SEAM METAL ROOF
E	ASPHALT ROOF SHINGLES
F	CONC. ENTRY STEP
G	2X8 FASCIA
H	1X4 WINDOW TRIM
J	ALUMINUM RAILINGS
K	GUTTERS
L	VINYL WINDOW MUNTINS
M	ENTRY DOOR - PAINTED
N	GARAGE DOOR FINISH

ISSUE TABLE

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REVISIONS

No.	Date	By	Description

ALL DIMENSIONS & CONDITIONS MUST BE VERIFIED ON SITE TO FIT JOB

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Abbotsford, BC V2S 1S2
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604.854.3740

ARCHITECTURAL SEAL

project: PROPOSED TOWNHOUSE
9118 CEDAR STREET MISSION

drawing: BLDG. 6 - ELEVATIONS

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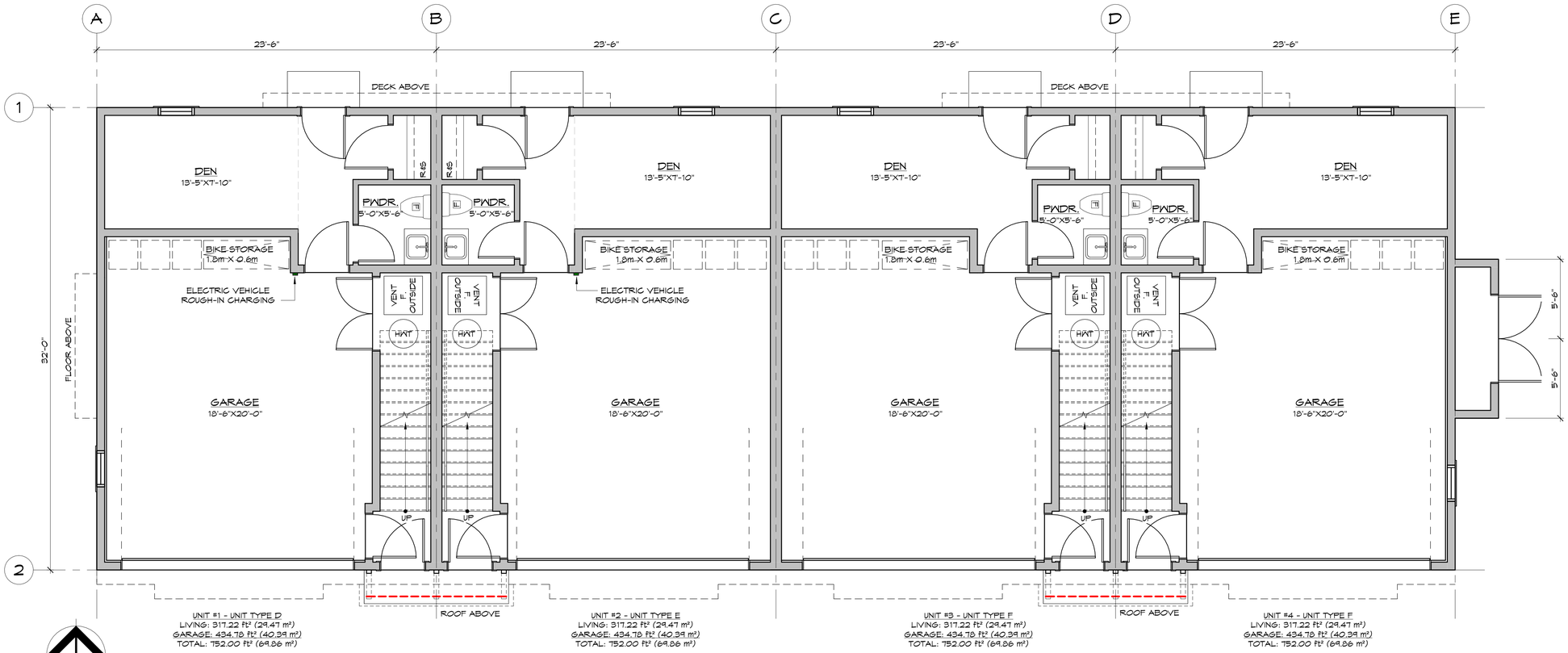
drawn: Author
checked: DH
project no.: 221212
sheet no.: A-6.5



UNIT #1 - UNIT TYPE D
LIVING: 317.22 ft² (29.47 m²)
GARAGE: 434.78 ft² (40.39 m²)
TOTAL: 752.00 ft² (69.86 m²)

UNIT #2 - UNIT TYPE E
LIVING: 317.22 ft² (29.47 m²)
GARAGE: 434.78 ft² (40.39 m²)
TOTAL: 752.00 ft² (69.86 m²)

UNIT #3 - UNIT TYPE F
LIVING: 317.22 ft² (29.47 m²)
GARAGE: 434.78 ft² (40.39 m²)
TOTAL: 752.00 ft² (69.86 m²)

UNIT #4 - UNIT TYPE F
LIVING: 317.22 ft² (29.47 m²)
GARAGE: 434.78 ft² (40.39 m²)
TOTAL: 752.00 ft² (69.86 m²)

1
A-7.1

BUILDING 7 - LOWER FLOOR

1/4" = 1'-0"

LOT COVERAGE: 2,256.00 ft² (209.59 m²)
LOWER FLOOR FSR: 951.66 ft² (88.41 m²)

ISSUE TABLE

No.	Date	By	Description
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No.	Date	By	Description

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Abbotsford, BC V2S 1S2
info@trioarchitecture.ca
604.854.3740

ARCHITECTURAL SEAL

project: PROPOSED TOWNHOUSE
9118 CEDAR STREET MISSION

drawing: BLDG. 7 - LOWER FLOOR PLAN

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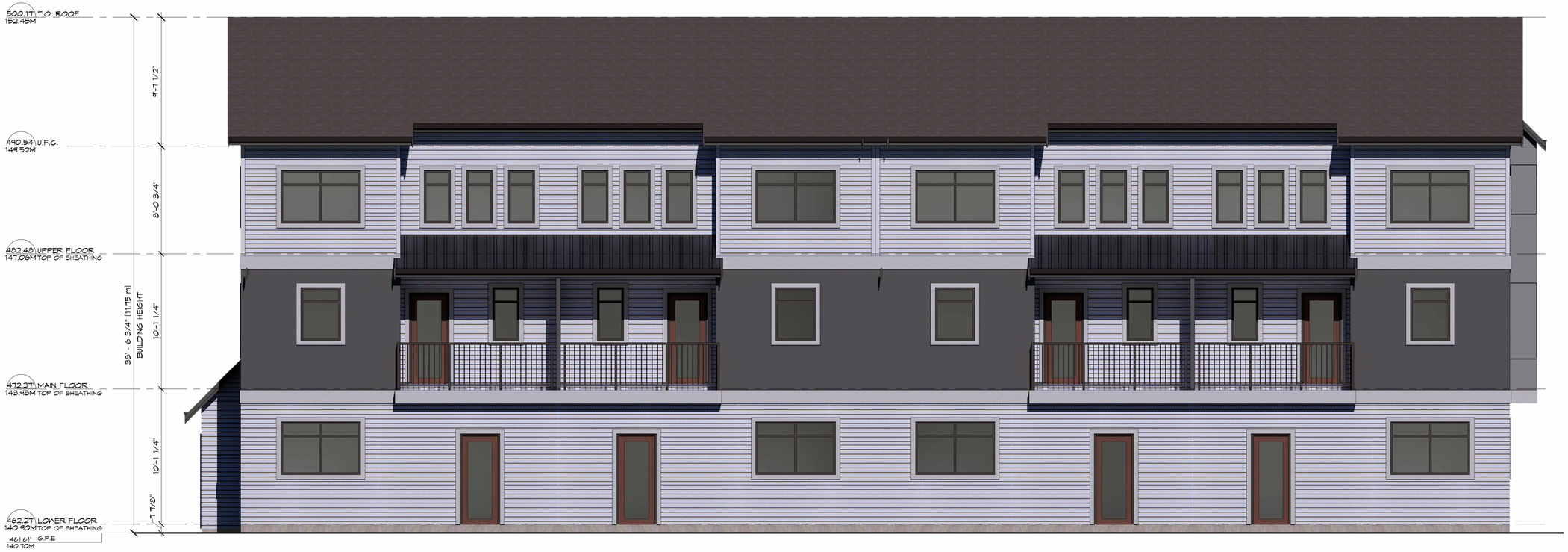
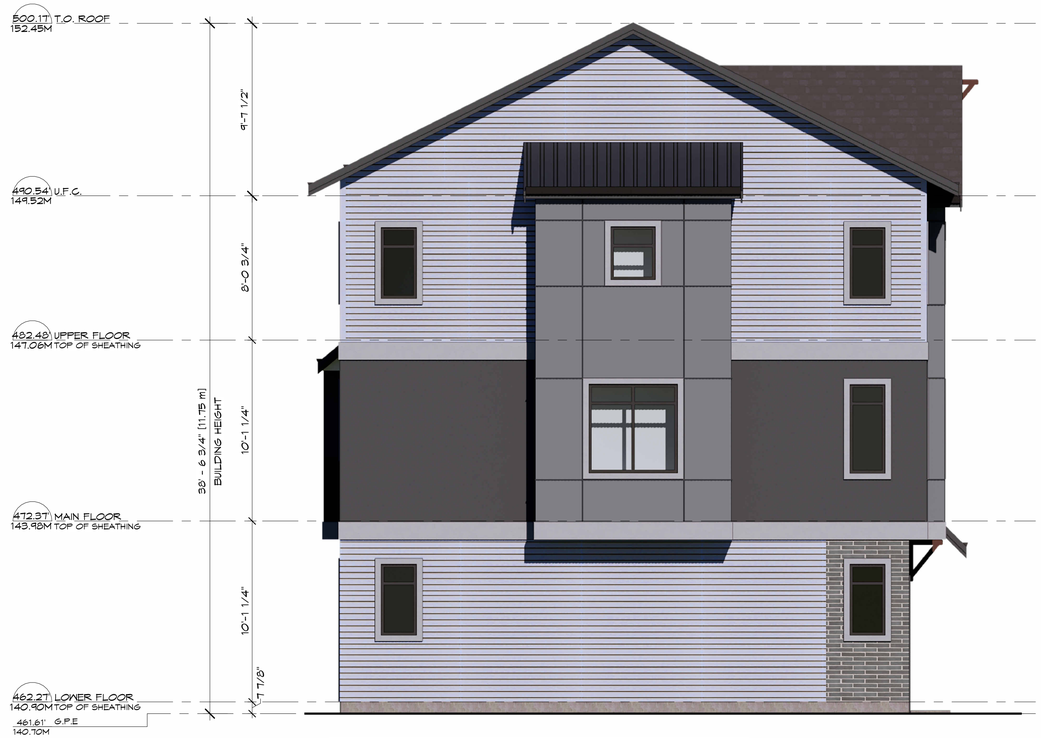
checked: DH
project no.: 221212
sheet no.: A-7.1



1 A-7.4 BUILDING 7 - SOUTH ELEVATION
1/4" = 1'-0"



2 A-7.4 BUILDING 7 - WEST ELEVATION
1/4" = 1'-0"

MATERIAL LEGEND	
	DESCRIPTION
A	HARDIE BOARD
B	HARDIE HORIZONTAL SIDING
C	BRICK VENEER
D	STANDING SEAM METAL ROOF
E	ASPHALT ROOF SHINGLES
F	CONC. ENTRY STEP
G	2X8 FASCIA
H	1X4 WINDOW TRIM
J	ALUMINUM RAILINGS
K	GUTTERS
L	VINYL WINDOW MUNTINS
M	ENTRY DOOR - PAINTED
N	GARAGE DOOR FINISH

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ARCHITECTURAL SEAL

project: PROPOSED TOWNHOUSE
9118 CEDAR STREET MISSION

drawing: BLDG. 7 - ELEVATIONS

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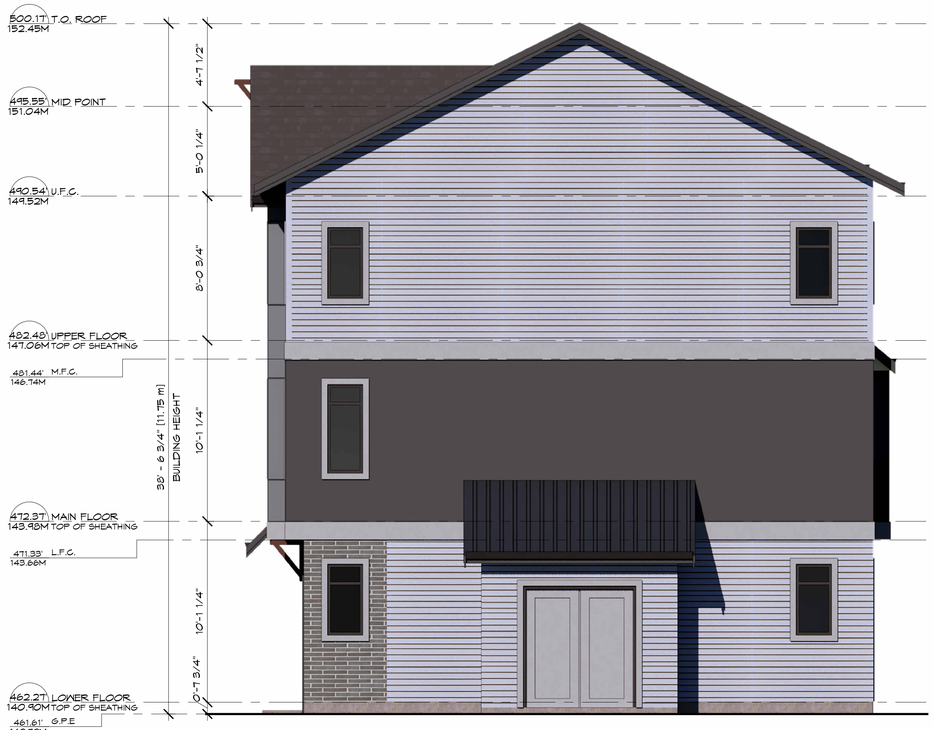
checked: DH
project no.: 221212
sheet no.: A-7.4

1 A-7.5 BUILDING 7 - NORTH ELEVATION
1/4" = 1'-0"



2 A-7.5 BUILDING 7 - EAST ELEVATION
1/4" = 1'-0"

MATERIAL LEGEND	
	DESCRIPTION
A	HARDIE BOARD
B	HARDIE HORIZONTAL SIDING
C	BRICK VENEER
D	STANDING SEAM METAL ROOF
E	ASPHALT ROOF SHINGLES
F	CONC. ENTRY STEP
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Abbotsford, BC V2S 1S2
info@trioarchitecture.ca
604.854.3740

ARCHITECTURAL SEAL

project: PROPOSED TOWNHOUSE
9118 CEDAR STREET MISSION

drawing: BLDG. 7 - ELEVATIONS

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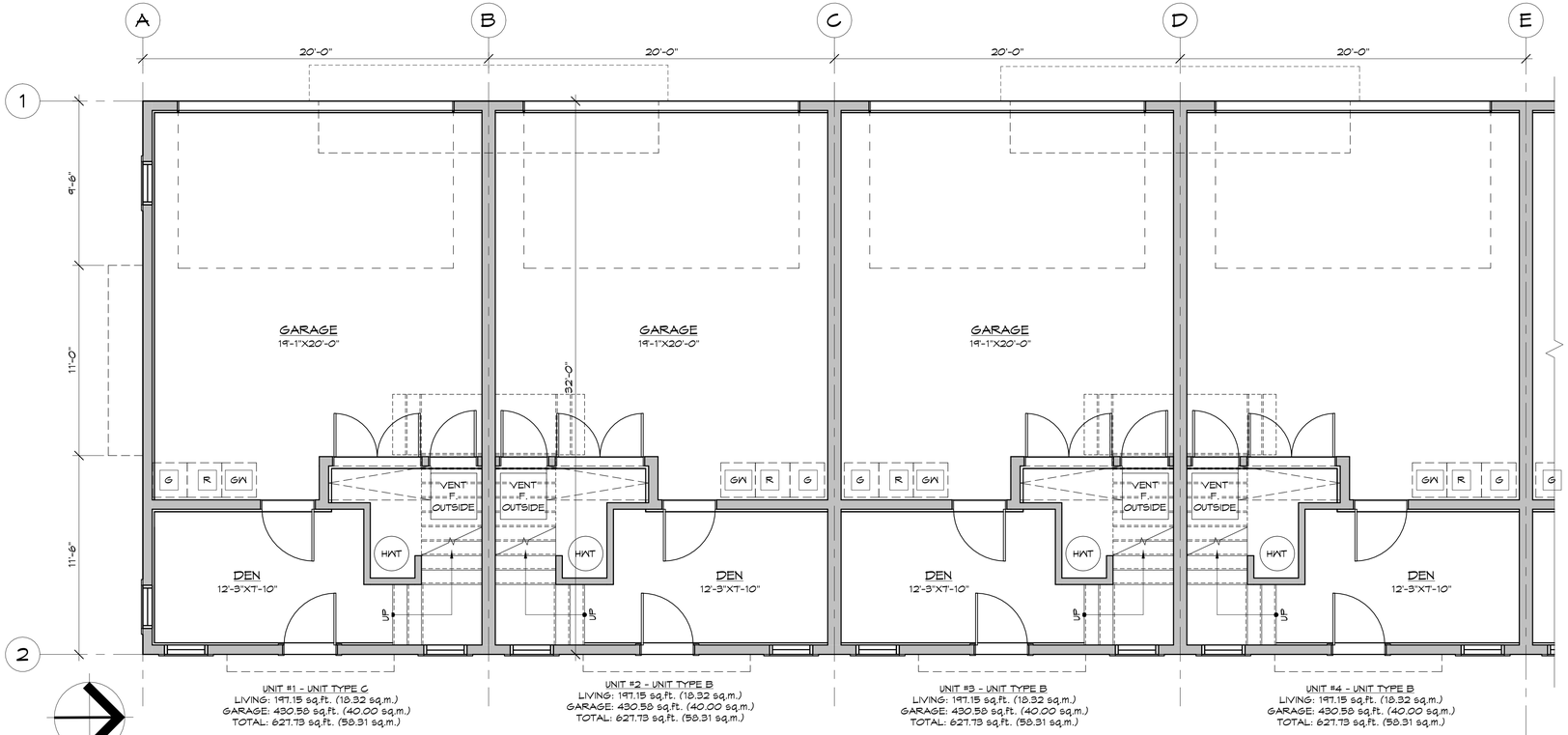
project no.: 221212
sheet no.: A-7.5

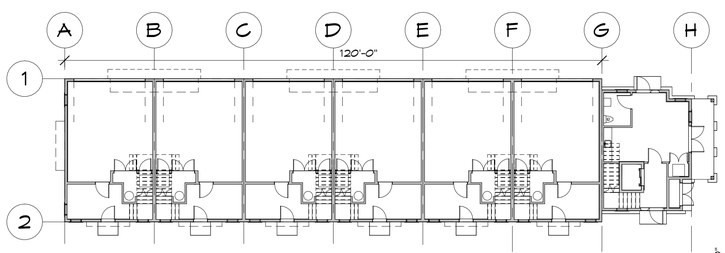


1 A-8.1 **BUILDING 8 - LOWER FLOOR - SOUTH**

1/4" = 1'-0"

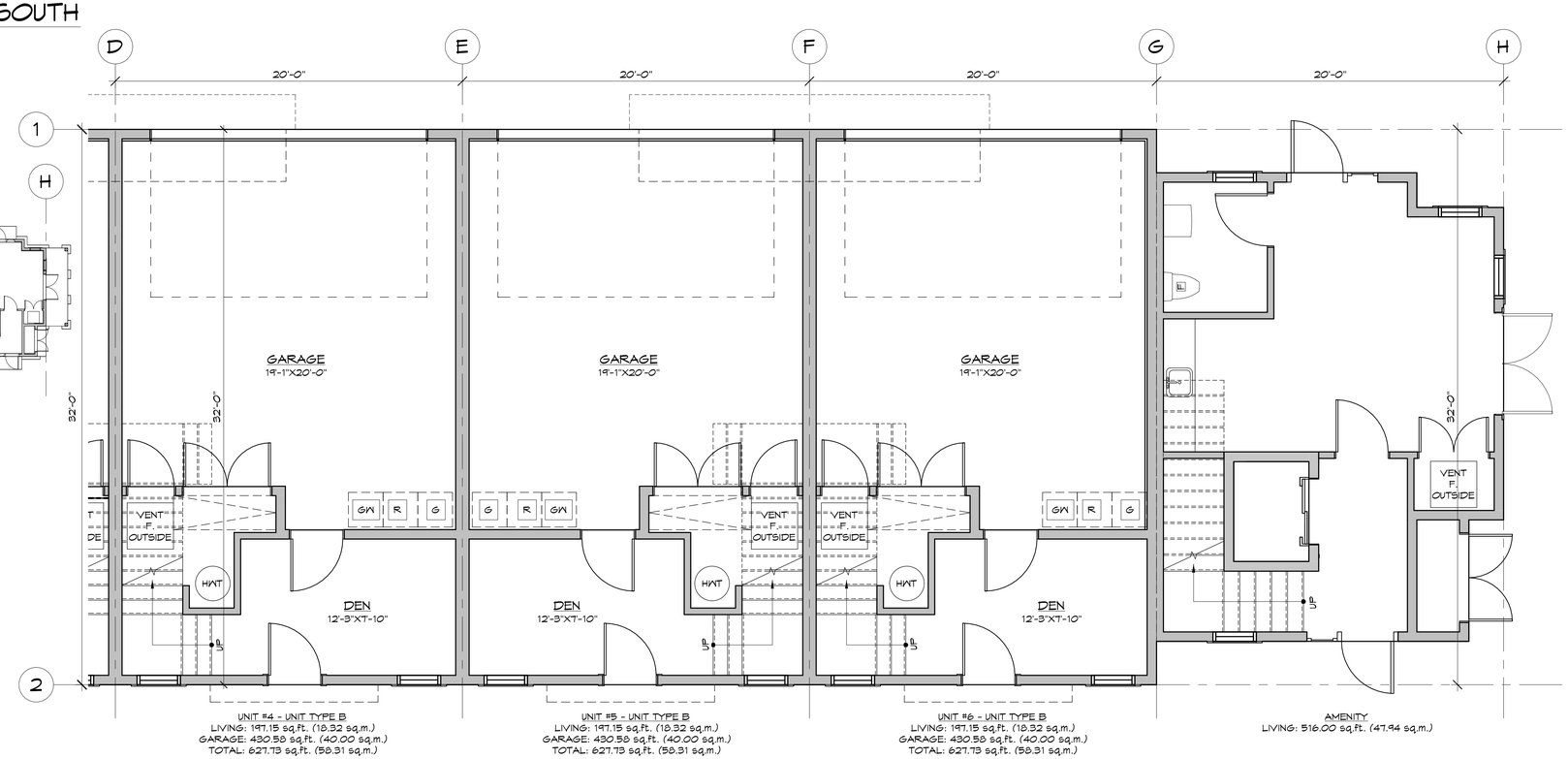
LOT COVERAGE: 4,238.19 sq.ft. (393.74 sq.m.)

LOWER FLOOR FSR: 1,182.88 sq.ft. (109.89 sq.m.)



3 A-8.1 **KEY PLAN**

1/16" = 1'-0"



2 A-8.1 **BUILDING 8 - LOWER FLOOR - SOUTH**

1/4" = 1'-0"

ISSUE TABLE

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Abbotsford, BC V2S 1S2
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604.854.3740

ARCHITECTURAL SEAL

project: PROPOSED TOWNHOUSE
9118 CEDAR STREET MISSION

drawing: BLDG. 8 - LOWER FLOOR PLAN

date: 2/27/2025 2:58:54 PM
scale: As indicated
drawn: NW
checked: DH
project no.: 221212
sheet no.: A-8.1

1 A-8.4 BUILDING 8 - WEST ELEVATION

3/16" = 1'-0"

2 A-8.4 BUILDING 8 - NORTH ELEVATION

3/16" = 1'-0"

MATERIAL LEGEND	
	DESCRIPTION
A	HARDIE BOARD
B	HARDIE HORIZONTAL SIDING
C	BRICK VENEER
D	STANDING SEAM METAL ROOF
E	ASPHALT ROOF SHINGLES
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G	2X8 FASCIA
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K	GUTTERS
L	VINYL WINDOW MUNTINS
M	ENTRY DOOR - PAINTED
N	GARAGE DOOR FINISH

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Abbotsford, BC V2S 1S2
info@trioarchitecture.ca
604.854.3740

ARCHITECTURAL SEAL

project: PROPOSED TOWNHOUSE
9118 CEDAR STREET MISSION

drawing: BLDG. 8 - ELEVATIONS

date: 2/27/2025 2:59:01 PM
scale: As indicated
drawn: NW
checked: DH
project no.: 221212
sheet no.: A-8.4

1 A-8.5 BUILDING 8 - EAST ELEVATION
3/16" = 1'-0"

2 A-8.5 BUILDING 8 - SOUTH ELEVATION
3/16" = 1'-0"

MATERIAL LEGEND	
	DESCRIPTION
A	HARDIE BOARD
B	HARDIE HORIZONTAL SIDING
C	BRICK VENEER
D	STANDING SEAM METAL ROOF
E	ASPHALT ROOF SHINGLES
F	CONC. ENTRY STEP
G	2X8 FASCIA
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604.854.3740

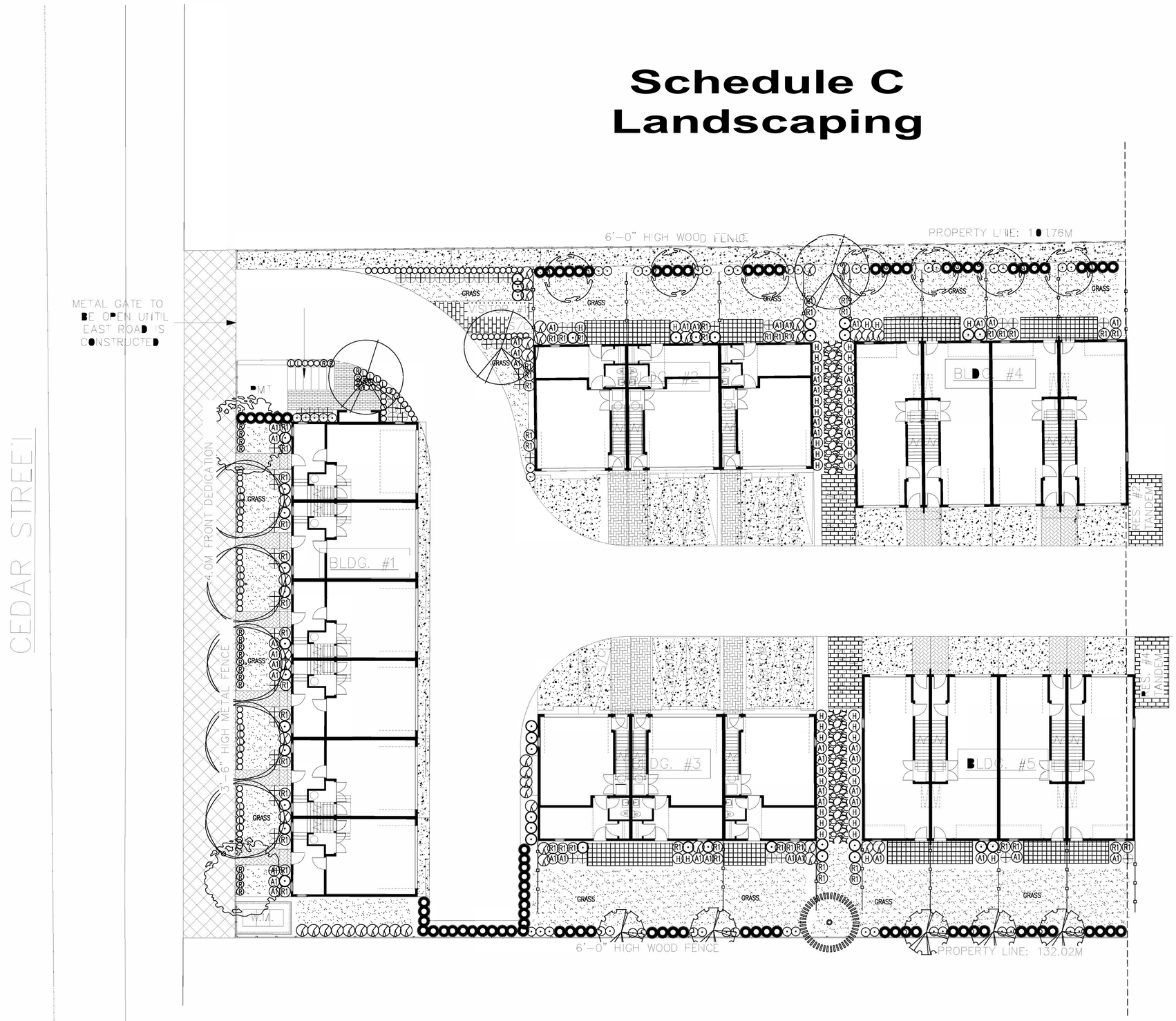
ARCHITECTURAL SEAL

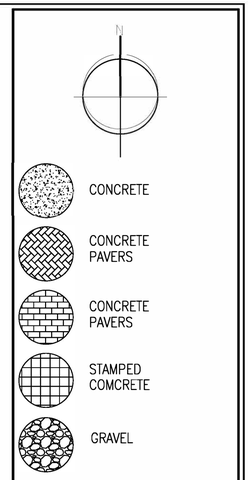
project: PROPOSED TOWNHOUSE
9118 CEDAR STREET MISSION

drawing: BLDG. 8 - ELEVATIONS

date: 2/27/2025 2:59:05 PM
scale: As indicated
drawn: Author
checked: DH
project no.: 221212
sheet no.: A-8.5

Schedule C
Landscaping





DATE	REMARKS	NO.
	REVISIONS	

C.KAVOLINAS & ASSOCIATES INC
BCSLA CSLA

2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8

PHONE (604) 850-2368

CLIENT

GAGAN
c/o D & D DESIGN

UNIT B
33623 WILDWOOD DRIVE
ABBOTSFORD, B.C.
V2S 1S2

604-584-8175

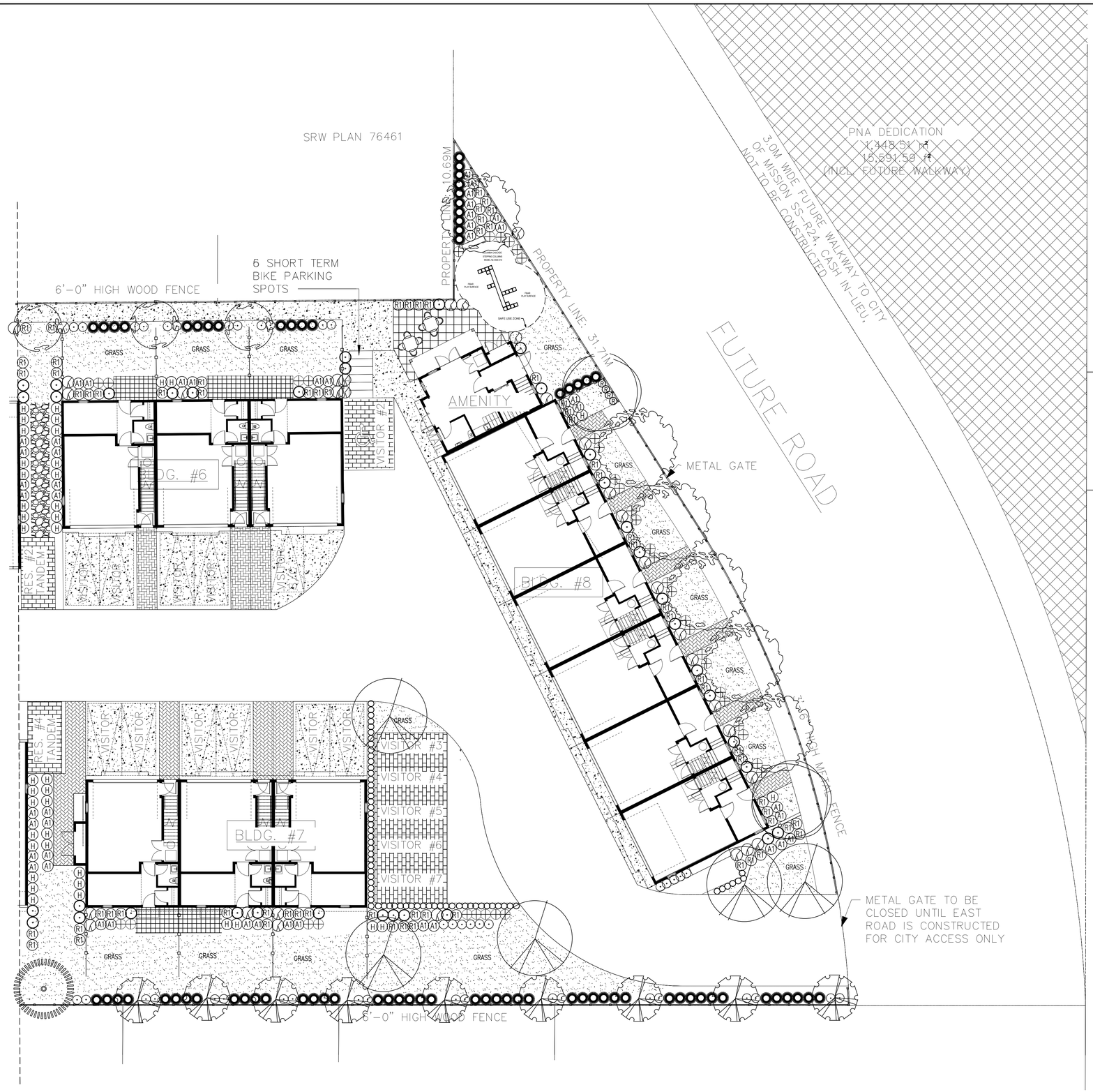
TITLE

PLAN VIEW

LANDSCAPE PLAN
TEMP ACCESS
TOWNHOUSE DEV.
9118 CEDAR STREET
MISSION, B.C.

SCALE 1:150	DATE MAR/25
DRAFT	CHK'D
ENG.	CHK'D
APPR'D	AS BUILT

PRINTED	JOB No.
	DRAWING No. L-1



N

CONCRETE

CONCRETE PAVERS

CONCRETE PAVERS

STAMPED COMCRETE

GRAVEL

DATE	REMARKS	NO.
	REVISIONS	

C.KAVOLINAS & ASSOCIATES INC
BCSLA CSLA

2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8

PHONE (604) 850-2368

CLIENT

GAGAN
c/o D & D DESIGN

UNIT B
33623 WILDWOOD DRIVE
ABBOTSFORD, B.C.
V2S 1S2

604-584-8175

TITLE

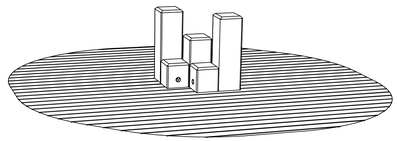
PLAN VIEW

LANDSCAPE PLAN
TEMP ACCESS
TOWNHOUSE DEV.
9118 CEDAR STREET
MISSION, B.C.

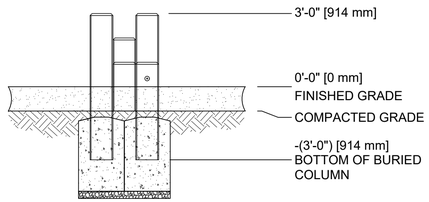
SCALE 1:150	DATE MAR/25
DRAFT	CHK'D
ENG.	CHK'D
APPR'D	AS BUILT

PRINTED	JOB No.
	DRAWING No. L-1A

COLUMBIA CASCADE
STEPPING COLUMNS
MODEL NO. 4500-507

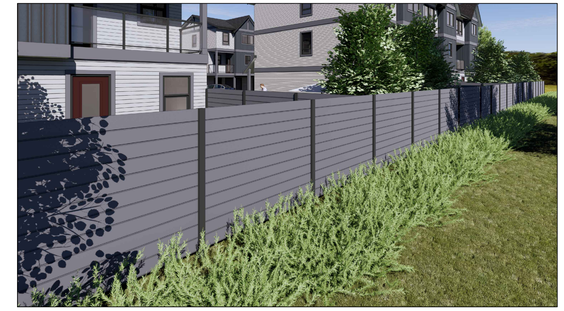


ISOMETRIC VIEW



FRONT VIEW

42" HIGH FENCE



6' HIGH FENCE

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	ACER CAMPESTRE 'RED SHINE'	RED SHINE MAPLE	14	6 CM. CAL.	AS SHOWN	B. & B.
	QUERCUS ROBUR 'SKINNY GENES'	SKINNY GENES OAK	10	6 CM. CAL.	AS SHOWN	B. & B.
	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	6	6 CM. CAL.	AS SHOWN	B. & B.
	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAP. MAPLE	2	3.00 METERS	AS SHOWN	B. & B.
	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	8	6 CM. CAL.	AS SHOWN	B. & B.
	THUJA PLICATA	WESTERN RED CEDAR	2	3.00 METERS	AS SHOWN	B. & B.
SC	SARCOCOCCA HOOKERANA HUMILIS	HIMALAYAN SWEET BOX	47	#3 POT	70 CM. O.C.	
AJ	AZALEA JAPONICA 'HINO CRIMSON'	CRIMSON AZALEA	90	#3 POT	90 CM. O.C.	
AN	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	100	#3 POT	90 CM. O.C.	
BM	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	134	#3 POT	45 CM. O.C.	
HM	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	82	#3 POT	90 CM. O.C.	
RH	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	120	#3 POT	90 CM. O.C.	
H	HOSTA (VARIOUS)	HOSTA	61	#3 POT	90 CM. O.C.	
SV	SYRINGA VULGARIS 'MICHEL BUCHNER'	LILAC	66	#3 POT	90 CM. O.C.	
TO	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD ARBORVITAE	155	1.50 METERS	70 CM. O.C.	
LA	LAVANDUAL ANGUSTIFOLIA 'MUNSTEAD'	LAVENDER	14	#3 POT	60 CM. O.C.	
RT	RUDBECKIA TRILOBA	BLACK-EYED SUSAN	20	#3 POT	60 CM. O.C.	

NOTES / GENERAL

1) PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "CNTA STANDARDS".BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. 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" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "B.C. LANDSCAPE STANDARD"

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "DISEASE FREE" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "BC LANDSCAPE STANDARD". PROVIDE CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCLNA/BCSLA "LANDSCAPE STANDARDS"

2) MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE :

LAWN AREAS	300 mm
GROUND COVER AREAS	450 mm
SHRUB AREAS	450 mm
TREE PITS	300 mm AROUND ROOT BALL

3) GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED SCREENING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.

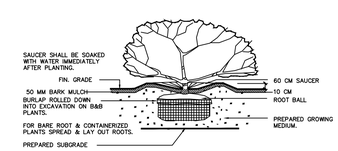
4) ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE VIRTUALLY FREE FROM SUBSOIL, WOOD INCL. WOODY PLANT PARTS, WEED OR REPRODUCTIVE PARTS OF WEEDS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.

5) ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.

6) PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.

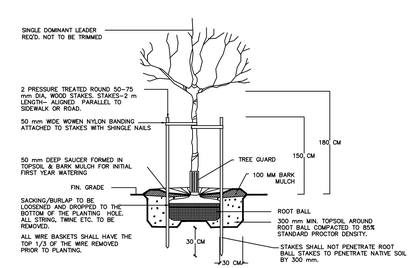
7) THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING, OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.

8) THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREOF IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



PLANTING DETAIL – SHRUBS & GRD. COVER PLANTS

SECTION N.T.S.



TREE PLANTING DETAIL

SECTION N.T.S.

DATE	REMARKS	NO.

REVISIONS

C.KAVOLINAS & ASSOCIATES INC
BCSLA CSLA

2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8

PHONE (604) 850-2368

CLIENT

GAGAN
c/o D & D DESIGN

UNIT B
33623 WILDWOOD DRIVE
ABBOTSFORD, B.C.
V2S 1S2

604-584-8175

TITLE

PLAN VIEW

LANDSCAPE DETAILS
PROPOSED
TOWNHOUSE DEV.

9118 CEDAR STREET
MISSION, B.C.

SCALE N.T.S.	DATE MAR/25
DRAFT	CHK'D
ENG.	CHK'D
APPR'D	AS BUILT

PRINTED	JOB No.
	DRAWING No. L-1B

ON-SITE LANDSCAPING

Security bond required for Building Permit

22-Mar-25

Townhouse Development

Prepared by: C. Kavolinas & Assoc. Inc.

e: clark@kavolinas.ca

Project Address: **9118 Cedar Street**
Mission, BC

Item		Size	Unit	Qty	Unit Cost	Bonding
SOFT LANDSCAPE						
Trees:						
Coniferous Trees:						
	Thuja Plicata	3.00m	each	2	400	800
Decidious trees:						
	Acer Compestra	6cm	each	14	400	5600
	Quercus Robur	6cm	each	10	400	4000
	Cornus Florida 'Rubrum'	6cm	each	6	400	2400
	Acer Palmatum 'Bloodgood'	6cm	each	2	400	800
	Acer Rubrum 'Bownhall'	6cm	each	8	400	3200
Shrubs:						
	Sarcococca Hookerana Humilis	#3 pot	each	47	35	1645
	Azalea Japonica 'Hino Crimson'	#3 pot	each	90	35	3150
	Azalea Northern Lights 'Mandarin Lights'	#3 pot	each	100	35	3500
	Buxus Macorphylla 'Winter Gem'	#3 pot	each	134	35	4690
	Hydrangea Macrophylla 'Nikko Blue'	#3 pot	each	82	35	2870
	Medium Rhododondron (various)	#3 pot	each	120	35	4200
	Hosta (Various)	#3 pot	each	61	35	2135
	Syringa Vulgaris 'Michel Buchner'	#3 pot	each	66	35	2310
	Lavandual Angustifolia 'Munstead'	#3 pot	each	14	35	490
	Rudbeckia Triloba	#3 pot	each	20	35	700
	Thuja Occidentalis 'Smaragd'	1.50m	each	155	35	5425
Topsoil:	Topsoil	Area	m^3	419	28	11732
Grass:	Sod	Area	m^2		8	0
		SOFT LANDCAPE -SUBTOTAL				**59647**
Item		**Size**	**Unit**	**Qty**	**Unit Cost**	**Bonding**
HARD LANDSCAPE						
	42" high fence	42" high	lm	130	65	8450
	6' high fence	6' high	lm	265	110	29150
		HARD LANDSCAPE - SUB-TOTAL				37600
Item		**Size**	**Unit**	**Qty**	**Unit Cost**	**Bonding**
SITE FURNISHINGS						**0**
	Bollard Lighting		each	45	850	38250
Amenity	Maglin Bench		each	1	1200	1200
	Stepping Coolumns		each	1	4700	4700
	Fibar Play Surface		each	20	120	2400
		SITE FURNISHINGS -SUBTOTAL				**46550**
			Soft Landscape			59647
			Hard Land			37600
			Site Furnishings			46550
		SUB TOTAL				**143797**
			10% contingency			14379
		TOTAL				**158176**

This estimate is for bonding only. C. Kavolinas & Associates Inc. is not responsible for any discrepancies in construction costs.

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
CLARK J. KAVOLINAS
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