

**DISTRICT OF MISSION
DEVELOPMENT PERMIT DP20-021**

Issued to: Above and Beyond Equipment Inc., Inc. No. BC0802299
23475 109 Loop, Maple Ridge, BC V2W 2B5

And

Kitschco Developments Inc., Inc.No. BC0862157
#1101 – 1277 Melville Street, Vancouver, BC V6E 0A4

(Owner as defined in the Local Government Act,
hereinafter referred to as the Permittee)

1. This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit.
2. This Development Permit applies to and only to those lands within the Municipality, and more particularly known and described as below, and any and all buildings, structures and development thereon:

7330 Horne Street

Parcel Identifier: 030-813-921

Lot A District Lot 411 Block 74 Group 1 New Westminster District Plan EPP81738

3. The above property has been designated as **Development Permit Area I Mission City Downtown** in the Official Community Plan.

The said lands are zoned Mission City Downtown Two (DT2) Zone pursuant to “District of Mission Zoning Bylaw 5949-2020” as amended.

“District of Mission Zoning Bylaw” as amended is hereby supplemented in respect of the said lands as follows:

Building design, siting and landscaping plans to be as shown on Drawings Numbered A1.0 – A7.2 inclusive, and landscape drawing L1 – L2 which are attached hereto and form part of this permit.

Minor changes to the aforesaid drawings that do not affect the intent of this Development permit and the general appearance of the buildings and character of the development may be permitted, subject to the approval of the Municipality.

4.
 - (a) 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 numbered A1.0 - A7.2 inclusive, prepared by Urbanicity Architecture (hereinafter referred to as “the plans”), unless approval in writing has been obtained from the Municipality to deviate from the said development plan.
 - (b) Access to and egress from the said lands shall be constructed substantially in conformance with the plans.
 - (c) Parking and siting thereof shall substantially conform to the plans.
 - (d) The following standards for landscaping are imposed:

- (i) All landscaping works and planting materials shall be provided in accordance with the landscaping plan and specifications thereon, which form part of this permit and is attached hereto as Drawing Number L1 – L2 prepared by Rory Dafoe.
 - (ii) 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 Municipality.
5. As a condition of the issuance of this development permit, the Municipality must have in its possession, prior to issuance of a building permit for this development, security as set out below to ensure satisfactory provision of landscaping in accordance with the terms and conditions as set forth in Clauses 5 (b) and (c) below. It is acknowledged that, at the time of issuance of this development permit, the municipality does not have such security in its possession. Any prospective purchaser or developer should be aware that this requirement will need to be fulfilled prior to issuance of a building permit for the development outlined in this permit.
 - (a) An Irrevocable Letter of Credit in the amount of \$83,374.50 for the purpose of:
 - (b) A condition of the posting of the security is that should the Permittee fail to carry out the works or services as herein above stated, according to terms and conditions of this permit within the time provided, the Municipality may use the security to complete these works or services by servants, agents or contractors, and any surplus shall be paid over to the Permittee. If the security deposit is insufficient to cover the actual cost of completing the said works, then the Developer shall pay such deficiency to the Municipality immediately upon receipt of the Municipality's bill for same.
 - (c) 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 must be installed by the Permittee, and inspected and approved by the Municipality.

If the landscaping is not approved within this six (6) month period, the Municipality 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 Municipality or its agents have the irrevocable right to enter into the property to undertake the required landscaping for which the security was submitted.

If the landscaping is approved within the six (6) months or thereafter in accordance with the preceding paragraph, without the Municipality having to draw the security, 90% of the original security will be returned to the Permittee.

A holdback of 10% of the original security will be retained until a final inspection is undertaken within 12 months of the date of the original inspection approval was given to the landscaping. If the landscaping receives approval at final inspection, the 10% holdback will be returned to the Permittee. If, after the final inspection, approval of the landscaping is not given, the Municipality has the option of continuing to renew the security until the required landscaping is approved or has the option of drawing the security and using the 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.
6. 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.
7. 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.

8. The terms of this permit or any amendment to it, are binding on all persons who acquire an interest in the land affected by this permit.
9. This permit is not a building 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] , [Click here to type year] .

Paul Horn,
MAYOR

Jennifer Russell
Corporate Officer

Development Permit DP20-021

Preliminary Only, Not For Construction or Tender



KITSCH MULTI-FAMILY 7330 HORNE ST MISSION

Project Directory

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URBANICITY ARCHITECTURE

1005-688 FAIRCHILD ROAD
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E-mail: ryan@urbanicityarch.com

Architectural List of Drawings


A1.0 Cover Sheet	1/2" = 1'-0"
A1.1 Survey Plot	1/2" = 1'-0"
A1.2 Concept Plan	1/2" = 1'-0"
A1.3 Solar Study	1/2" = 1'-0"
A1.4 CSR & GFA Calculations	1/2" = 1'-0"
A2.0 Site Plan	1/2" = 1'-0"
A2.1 Irregularity Parking Plan	1/2" = 1'-0"
A2.2 Irregularity Parking Plan	1/2" = 1'-0"
A2.3 Main Floor Plan	1/2" = 1'-0"
A2.4 Basement Floor Plan	1/2" = 1'-0"
A2.5 Typical Floor Plan	1/2" = 1'-0"
A2.6 Roof Plan	1/2" = 1'-0"
A3.0 Building Unit Plans	1/2" = 1'-0"
A3.1 Garage Unit Plans	1/2" = 1'-0"
A4.0 Elevations	1/2" = 1'-0"
A4.1 Elevations	1/2" = 1'-0"
A5.0 Building Sections	1/2" = 1'-0"
A7.0 Concept Renderings	1/2" = 1'-0"
A7.1 Concept Renderings	1/2" = 1'-0"
A7.2 Concept Renderings	1/2" = 1'-0"
20. Streetscape	1/2" = 1'-0"

KITSCH MULTI-FAMILY
7330 Horne St Mission

Cover Sheet

DATE: 11.15.20
BY: RYAN
SCALE: 1/2" = 1'-0"

A1.0



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DATE: 7/20/20

DESIGN: 100%
DRAWING: 100%
CHECKED: [Signature]

KITSCH MULTI-FAMILY
7330 Home St Mission

Context Plan

DATE: 7/20/20

SCALE: 1:500

A1.2

7330

Aerial View Looking East

Aerial View Looking North

Context Plan

Street Scope - Home St

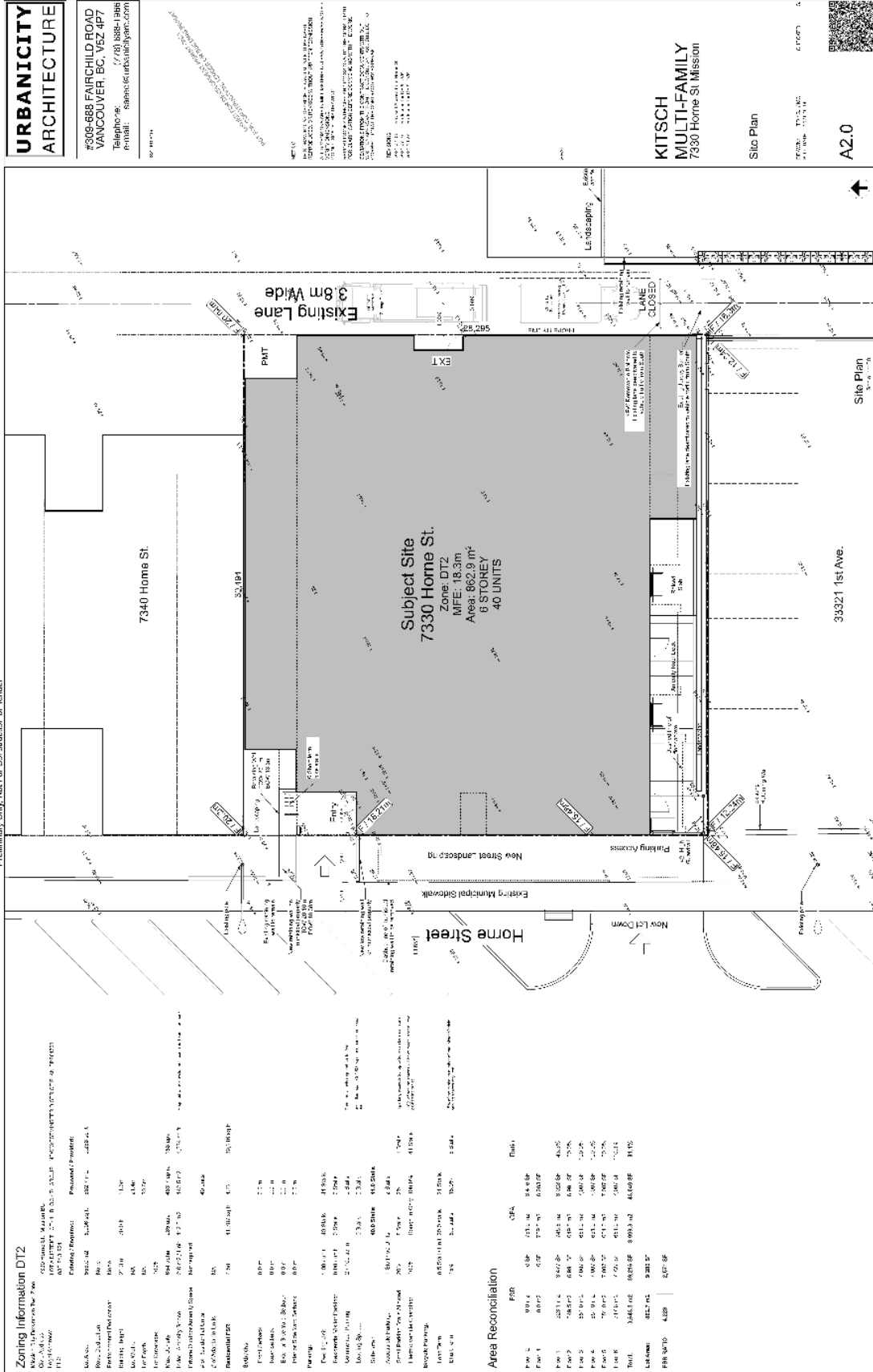
Street Scope - Home St

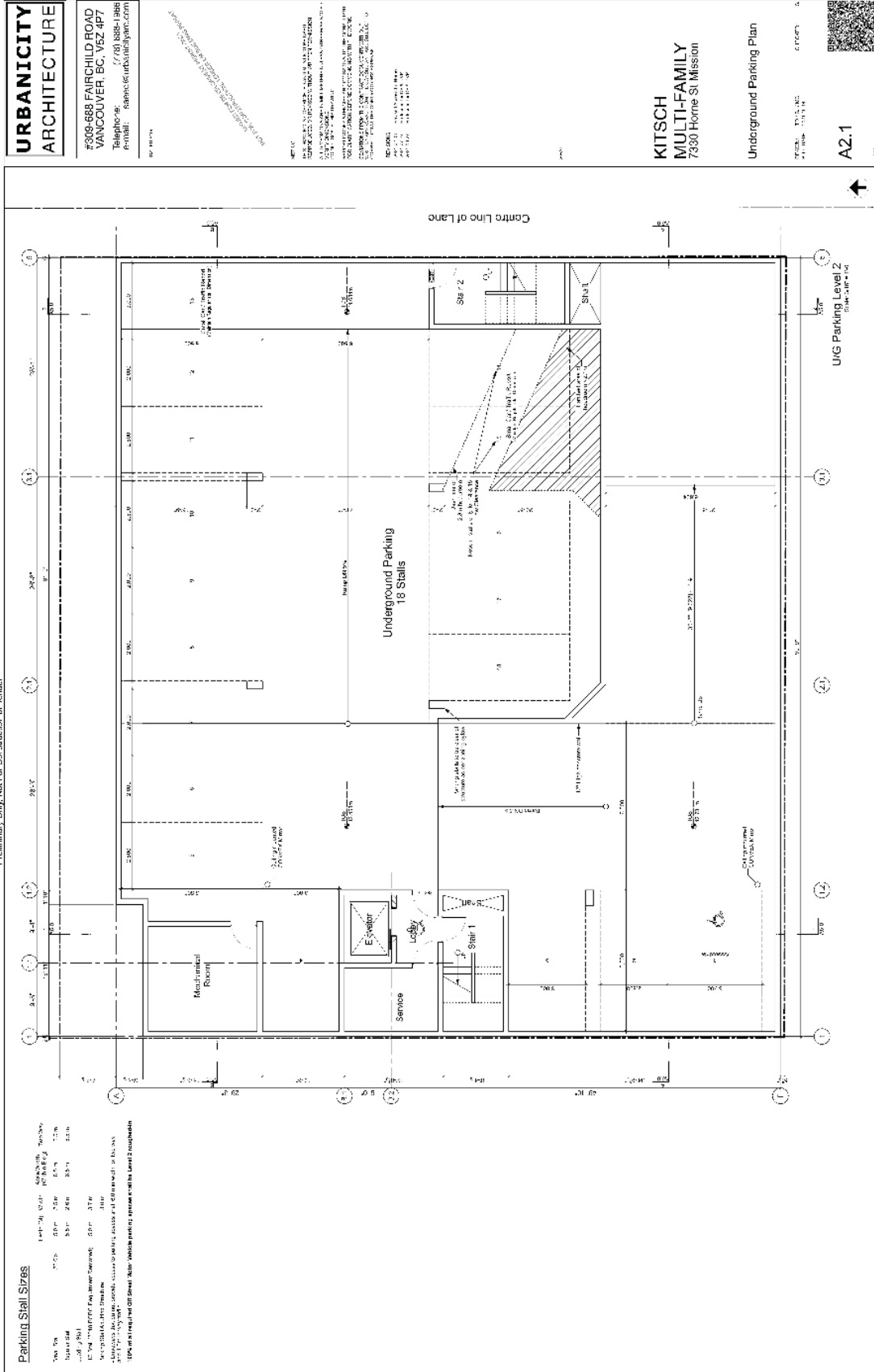
Street Scope - Home St

Street Scope - Home St

Street Scope - Home St

Street Scope - Home St





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FOR THE ARCHITECT:
[Signature]

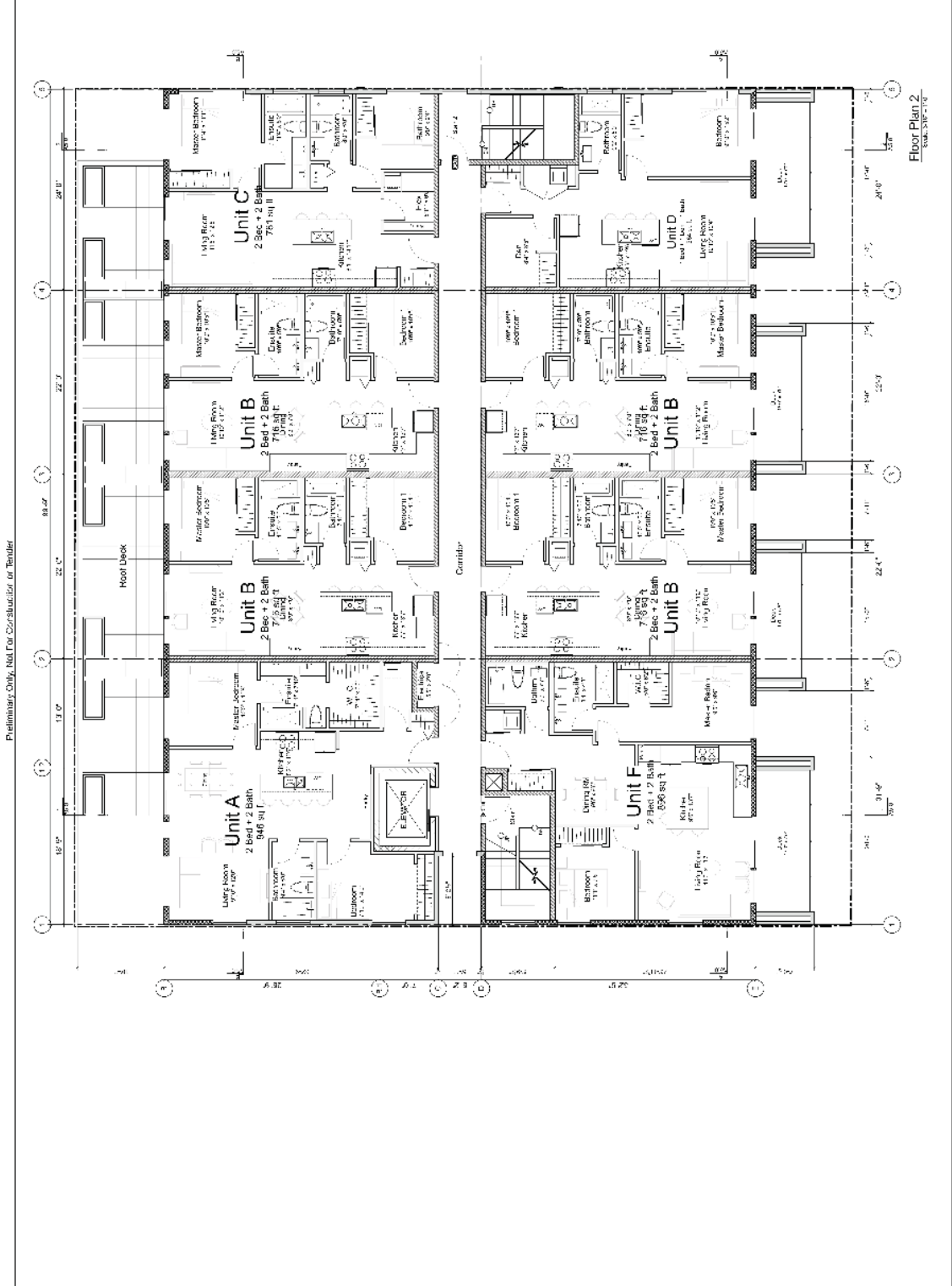
DATE: 10/15/2020
PROJECT: KITSCH MULTI-FAMILY
DRAWING NO: 20-021-02
SCALE: AS SHOWN
SHEET NO: 2 OF 2

**KITSCH
MULTI-FAMILY**
7330 Home St Mission

Second Floor Plan

DATE: 10/15/2020
PROJECT: KITSCH MULTI-FAMILY
DRAWING NO: 20-021-02
SCALE: AS SHOWN
SHEET NO: 2 OF 2

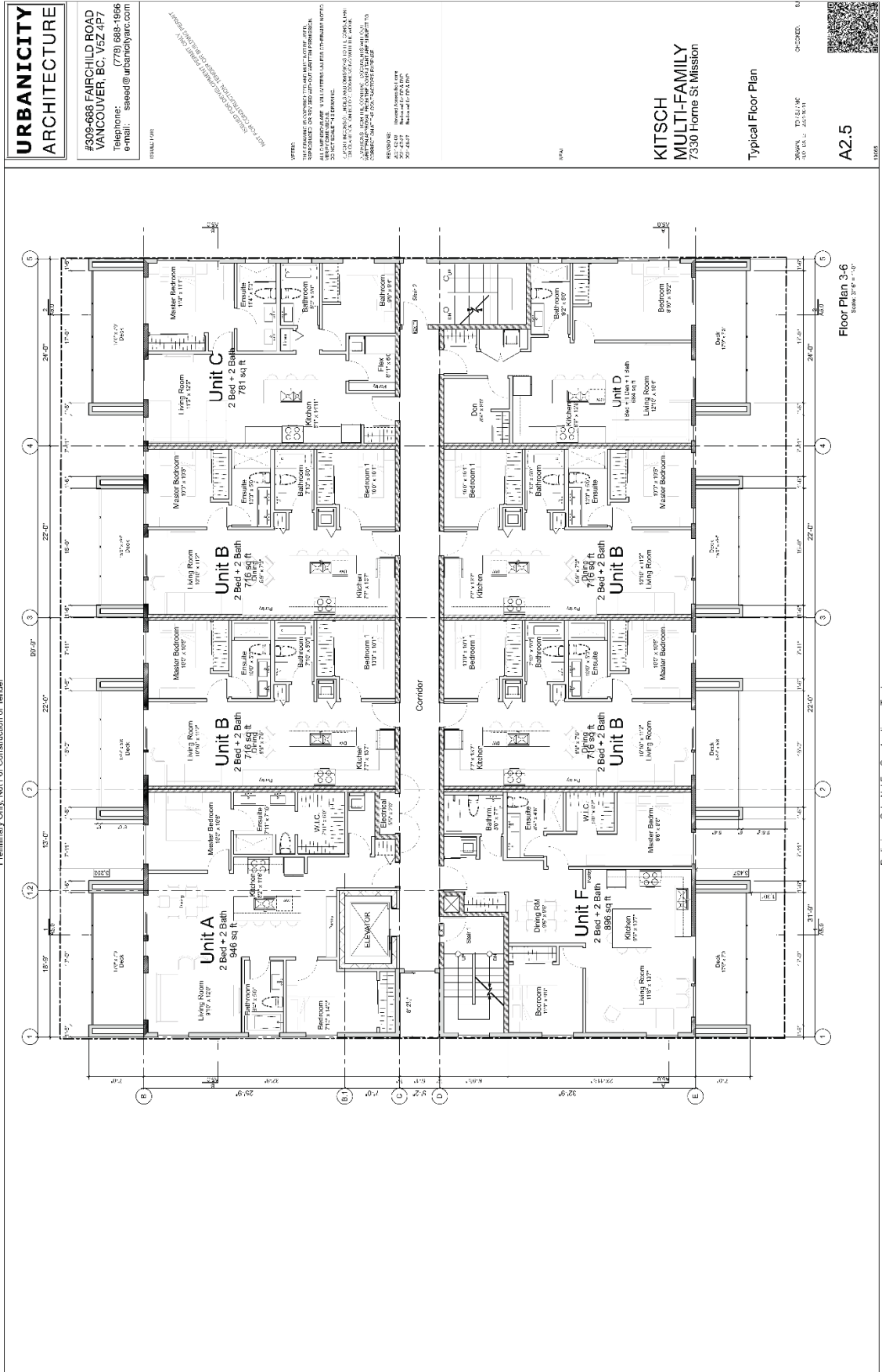
A2.4



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Floor Plan 2
SCALE: 3/8" = 1'-0"



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CHECKED BY: [Name]
SCALE: AS SHOWN
PROJECT: [Name]

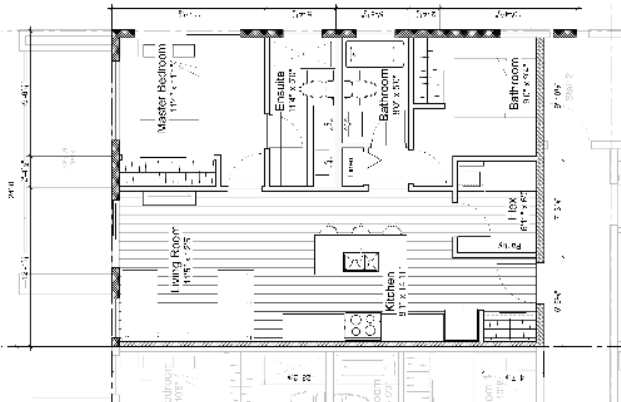
REVISIONS
NO. DATE DESCRIPTION
1 10/15/2020 [Description]

KITSCH
MULTI-FAMILY
7308 Home St. Mission

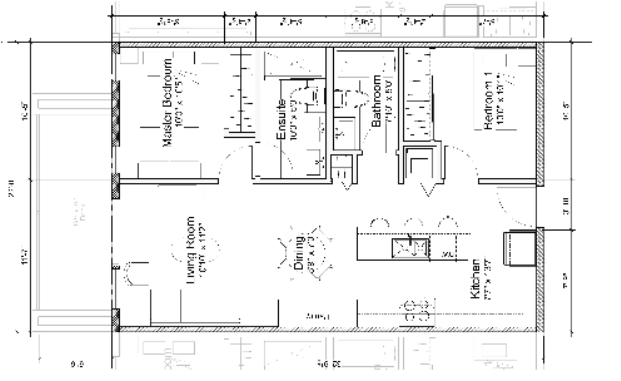
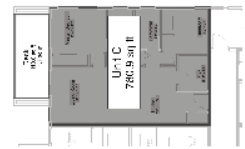
Enlarged Unit Plans

DATE: 10/15/2020
SCALE: AS SHOWN
A3.0

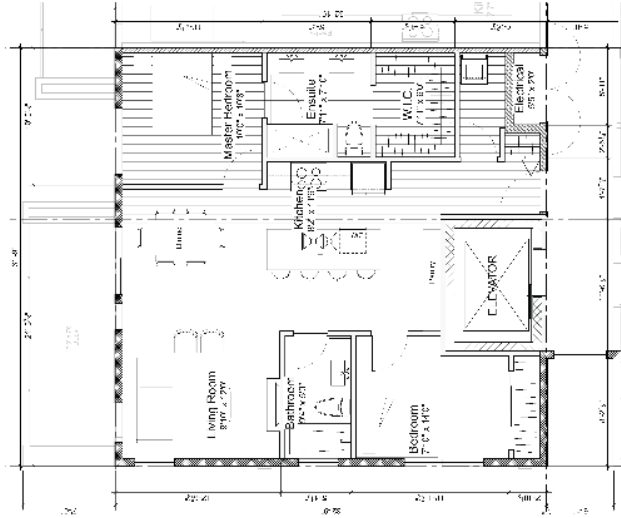
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Unit C
2 Bedroom + 2 Bath



Unit B
2 Bedroom + 2 Bath



Unit A
2 Bedroom + 2 Bath



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DATE: 11/11/20

PROJECT: 2020-021 - 2020-021-001 - 2020-021-001-001

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

NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL WALLS ARE 1/2" THICK UNLESS OTHERWISE NOTED.
3. ALL DOORS ARE 3'0" WIDE UNLESS OTHERWISE NOTED.
4. ALL WINDOWS ARE 6'0" WIDE UNLESS OTHERWISE NOTED.
5. ALL FLOORS ARE 4" CONCRETE ON 2" GYPSUM BOARD UNLESS OTHERWISE NOTED.
6. ALL CEILING ARE 8'0" HIGH UNLESS OTHERWISE NOTED.
7. ALL ROOF ARE 2" POLYSTYRENE INSULATION ON 4" CONCRETE ON 2" GYPSUM BOARD UNLESS OTHERWISE NOTED.
8. ALL EXTERIOR WALLS ARE 16" CMU WITH 2" POLYSTYRENE INSULATION ON 4" CONCRETE ON 2" GYPSUM BOARD UNLESS OTHERWISE NOTED.
9. ALL EXTERIOR ROOF ARE 2" POLYSTYRENE INSULATION ON 4" CONCRETE ON 2" GYPSUM BOARD UNLESS OTHERWISE NOTED.
10. ALL EXTERIOR FLOORS ARE 4" CONCRETE ON 2" GYPSUM BOARD UNLESS OTHERWISE NOTED.

Unit F
2 Bedroom + 2 Bath
Scale: 1/8" = 1'-0"

Unit D
1 Bedroom + 1 Bath
Scale: 1/8" = 1'-0"

KITSCH MULTI-FAMILY
7330 Home St Mission

Enlarged Unit Plans

DATE: 11/11/20
PROJECT: 2020-021 - 2020-021-001 - 2020-021-001-001

A3.1

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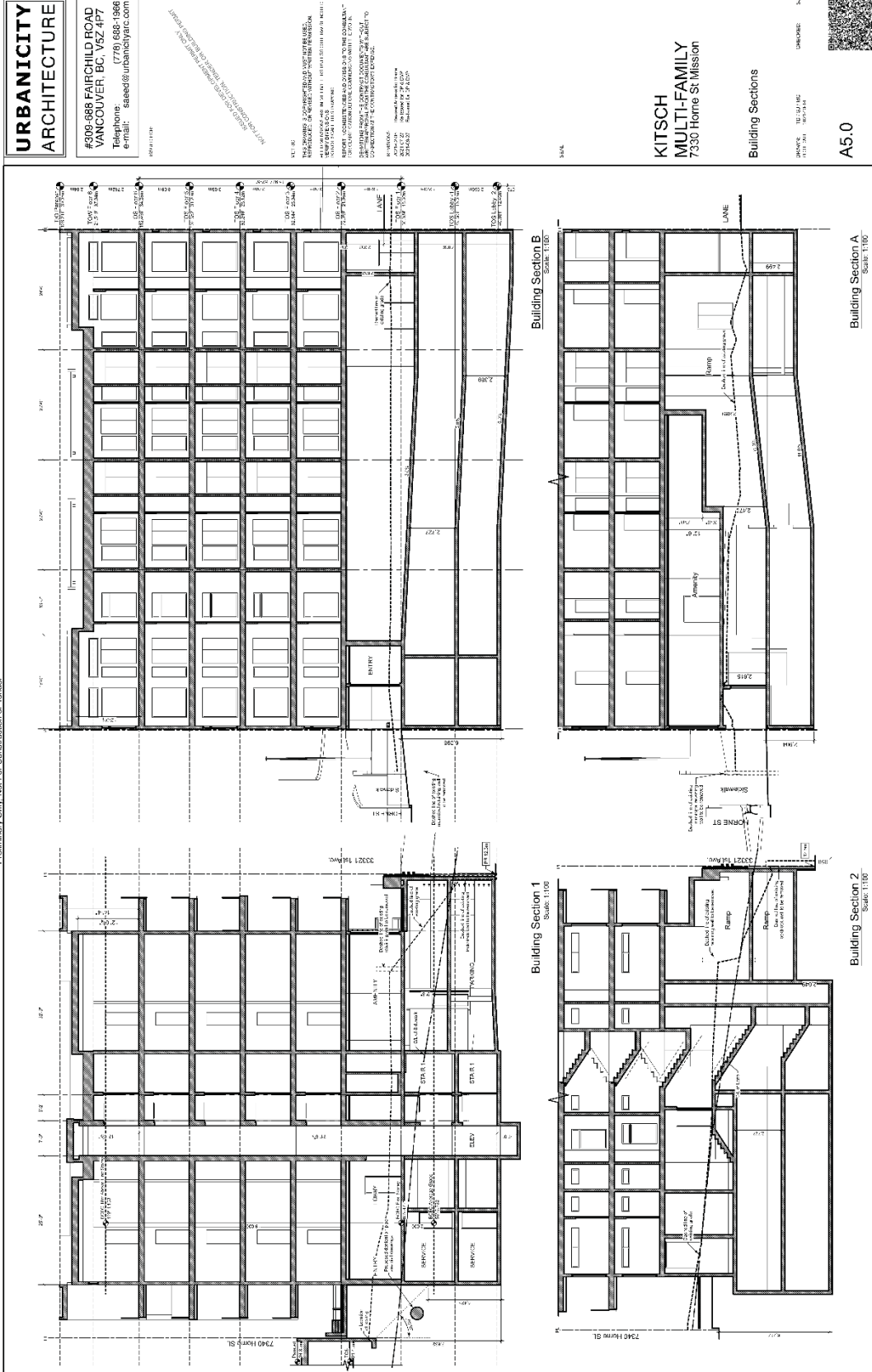
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1000-1100
1000-1100

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8. THE DRAWING IS VALID FOR 12 MONTHS FROM THE DATE OF ISSUANCE.

KITSCH MULTI-FAMILY
7330 Horne St Mission

Building Sections

SCALE: 1/4" = 1'-0"
DATE: 11/11/20
DRAWN BY: [Name]
CHECKED BY: [Name]

A5.0

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Building Section B
Scale: 1/16"

Building Section A
Scale: 1/16"

Building Section 1
Scale: 1/16"

Building Section 2
Scale: 1/16"

Preliminary Only, Not For Construction or Render



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NO. 10/2020

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NO. 10/2020
DATE: 10/15/2020
BY: [Signature]

**KITSCH
MULTI-FAMILY**
7330 Home St. Mission

Concept Renderings

SCALE: 1/8" = 1'-0"
DATE: 10/15/2020
BY: [Signature]

A7.0



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KITSCH MULTI-FAMILY
7380 Home St Mission

Concept Renderings

DATE: 11/11/2020
DRAWN: J. HARRIS
PROJECT: A7.2



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