



City of Richmond
Urban Development Division

Report to Development Permit Panel

To: Development Permit Panel
From: Holger Burke
Acting Director of Development
Date: December 6, 2005
File: DP 05-300965
Re: **Application by LPA Development & Marketing Consultants Ltd. for a
Development Permit at 5411 Moncton Street**

Staff Recommendation

That a Development Permit be issued which would permit the construction of a 50-unit two-storey seniors assisted living complex at 5411 Moncton Street on a site zoned Comprehensive Development (CD/169).

Holger Burke
Acting Director of Development

HB:ca
Att.

Staff Report

Origin

LPA Development & Marketing Consultants Ltd. has applied to the City of Richmond for permission to develop a 50-unit two-storey seniors assisted living complex at 5411 Moncton Street. The site is currently vacant.

Rezoning Application RZ 05-292498 to rezone the site from "School & Public Use District (SPU)" to "Comprehensive Development District (CD/169)" for this project under Bylaw 7962 is at third reading pending final resolution of the rezoning conditions. The processing of a Development Permit Application to the satisfaction of the Director of Development is one of the rezoning conditions. The developer has satisfactorily addressed all outstanding rezoning conditions for final approval.

Development Information

Please refer to the attached Development Application Data Sheet (**Attachment 1**) for a comparison of the proposed development data with the relevant Bylaw requirements.

Background

The site is currently vacant with an informal pathway system that the community uses to connect travel from Moncton Street to Osprey Crescent to the west, Kingfisher Drive to the north and Plover Drive to the east.

Development surrounding the subject site is as follows:

- To the North: Existing single-family subdivision zoned Single-Family Housing District, Subdivision Area E (R1/E) accessible by a pedestrian pathway;
- To the East: Existing single-family subdivision zoned Land Use Contract 32 (LUC 032) and R1/E;
- To the South: Existing single-family subdivision across Moncton Street zoned Single-Family Housing District, Subdivision Area B (R1/B) and R1/E; and
- To the West: Existing single-family subdivision zoned Single-Family Housing District, Subdivision Area B (R1/B).

Rezoning and Public Hearing Results

This development has undergone extensive public consultation during the rezoning process, and careful staff review because of the significant public interest in the project at the initial stages of the rezoning application process. The applicant had taken into consideration all the public and staff comments in the final rezoning submission plans. As a result, no one expressed objection to this project at the Planning Committee meeting on July 19, 2005, and there were no significant design issues to be resolved at the Development Permit stage.

The Public Hearing for the rezoning of this site was held on August 29, 2005. At the Public Hearing, all the speakers were in support of the project. There were no follow up items to be addressed at the Development Permit stage as a result of the Public Hearing.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the "Comprehensive Development District (CD/169)" requirements. The applicant has not requested any zoning variances.

Public Consultation

Significant public consultation took place as part of the Rezoning Application including a Public Information Meeting on May 4, 2005 and Public Hearing on August 29, 2005. All major public concerns have been addressed as part of the rezoning. Separate correspondence has not been received for the Development Permit.

Advisory Design Panel Comments

The application was referred to the Advisory Design Panel on June 8, 2005. A copy of the relevant excerpt from the Advisory Design Panel Minutes is attached for reference (**Attachment 2**). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '*bold italics*'.

Analysis

Conditions of Adjacency

- The proposed development has responded to the neighbouring residents concerns by limiting the building to two storeys and incorporating pitched roof to better fit in with the existing single-family homes.
- In addition, the proposed building is substantially setback on all three (3) sides from the existing single-family homes to minimize shadowing and visual impact onto the neighbouring sites.
- The development has incorporated substantial landscaping including fencing, hedging, trees and shrubs around the perimeter to provide a visual and privacy buffer for the adjacent neighbours.
- A publicly accessible, wheelchair friendly pathway system has been incorporated to enable the residents from the north, east and west to access Moncton Street via this site. A public-rights-of-passage right-of-way will be registered on title to ensure that this pedestrian connection is available in perpetuity.

Urban Design and Site Planning

- The proposed development provides well-defined yet visually integrated public and private interface. The publicly accessible walkway takes advantage of the existing utilities right-of-way corridor and meanders along the eastern and northern edge of the site. Strategically located bollards and bicycle baffles ensure that pedestrians will stand on the path and out of the way of any vehicular traffic on site.
- The site has clearly defined zones for truck loading/unloading, passenger drop-off/pick-up along with separate visitor and staff parking areas. Building canopies adjacent to the passenger drop-off/pick-up provide weather protection for the associated waiting areas.
- A total of 20 parking spaces are provided in accordance with the parking provisions of CD/169.

- A garbage/recycling room is located inside the proposed building adjacent to the truck loading/unloading area.
- The private amenity areas enable both active and passive recreational activities.
- The entry sequence to the building is highly legible and easy to find for the resident seniors and visitors.
- The proposed development has incorporated enhanced accessibility features in all dwelling units and is fully wheelchair accessible.
- The development provides a variety of indoor amenities for the residents including scooter storage, multi-purpose activity room, communal dining area, on site laundry, hair dressing and podiatry /health care and television room and lounge.
- The residential units are all one (1) bedroom units with a private bathroom and kitchen in each unit to facilitate independent living. The residents have the option to take meals prepared by staff in the common dining area. Programmed activities and healthcare professional visits are provided to the residents.

Architectural Form and Character

- The massing and height of the building are generally in compliance with the applicable design guidelines and in keeping with the existing single-family homes in the area.
- The proposed architectural materials included asphalt shingle roof and hardi-plank cladding and vinyl windows for the building. The applicant proposes wood bracket and columns with brick cladding for detailing/accent. The proposed colours are muted earth tones to blend in with the existing single-family residences surrounding the site.

Landscape Design and Open Space Design

- The site is currently vacant without any buildings or structures to be considered. Five (5) out of the eight (8) trees of significant sizes would be retained based on the recommendation of the registered arborist. An additional ninety-nine (99) new trees will be planted.
- The applicant has agreed to retain an arborist to carry out inspections during the construction to ensure that proper measures have been taken to protect the trees to be retained.
- Additional street trees may be planted in the boulevard, based on continuing negotiations with Engineering and Parks Department. The boulevard treatment will be coordinated under the Servicing Agreement prior to the issuance of a Building Permit.
- Well thought outdoor amenities are proposed for the use of all the residents. Outdoor amenity include meandering pathways/walking circuit, groups of seating areas to encourage social interaction, arbour and trees for shade, outdoor covered open space adjacent to the multi-purpose/amenity room for year round use, covered area with seating adjacent to the drop-off/pick-up area to provide weather protection for seniors and visitors waiting for transportation.
- The applicant has agreed to provide walkways connecting through the site that links Moncton Street to Osprey Crescent to the west, Plover Drive to the east and Kingfisher Driver to the north. The proposed privately owned publicly accessible pathway will be constructed by the developer and maintained by the City. The surrounding landscaping will be provided and maintained by the developer. This arrangement will be formalized as a Restrictive Covenant registered on Title as part of the condition for final approval for the rezoning by Council.
- A combination of low fencing is used to separate private areas from the privately owned publicly accessible pathway while a picket fence with brick posts is being proposed along Moncton Street.

Crime Prevention Through Environmental Design

- All the residential units are designed to have a direct view out onto the property. Most of the activity areas are also oriented towards the exterior walls with windows. These windows encourage natural surveillance onto the public path and the private open space to provide a sense of safety and security for the pedestrians on the path and residents using their open space.

Conclusions

This for purpose-built senior' housing supports the City's need to increase housing choice and to support aging in place. The applicant has worked cooperative with the neighbouring residents to create a development that fits in with the existing built-form of the neighbourhood as well as incorporates and formalizes the north-south connecting pathway. Staff recommend approval of this application.



Cecilia Achiam, MCIP, BCSLA
Urban Design Planner

CA:rg

Attachment 1: Data Sheet

Attachment 2: Advisory Design Panel Minutes

The following conditions are required to be met prior to forwarding this application to Council for approval:

- Receipt of a Letter-of-Credit for landscaping in the amount of \$105,990, equivalent to the cost of the landscaping including the value of any existing trees to be retained that may be damaged by construction or other causes.
- The applicant will be required to retain an arborist to carry out inspections during the construction to ensure that proper measures have been taken to protect the trees.

Prior to the issuance of a Building Permit:

- Applicant to provide a detailed code analysis addressing classification, exiting, fire/sound separations, spatial separation, as part of the Building Permit application.
- Applicant to complete Home Owners Protection Office forms to the satisfaction of the Building Department to address flood proofing.
- Prior to commencement of construction, contractor must provide to Transportation Department, construction parking and traffic management plan. Plan should include: location for parking for services, deliveries and workers; application for request for any lane closures (including dates, times and duration) and proper traffic control as per Traffic Control Manual for Works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.



City of Richmond

6911 No. 3 Road
 Richmond, BC V6Y 2C1
 (604) 276-4000

**Development Application
 Data Sheet**
 Development Applications Department

DP 05-300965

Attachment 1

Address: 5411 Moncton Street

Applicant: LPA Development & Marketing Consultants Ltd.
 Planning

Area(s): 2.4 Steveston Area Plan

	Existing	Proposed
Owner:	Provincial Rental Housing Corporation	Provincial Rental Housing Corporation
Site Size (m²):	8,067 m ²	8,067 m ²
Land Uses:	Vacant	Congregate housing
OCP Designation:	Public Open Space	Neighbourhood Residential
Area Plan Designation:	Public Open Space	Multiple-Family
702 Policy Designation:	N/A	N/A
Zoning:	School & Public Use (SPU)	Comprehensive Development District (CD/169)
Number of Units:	0	50

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	N/A	25 upa	Complies
Floor Area Ratio:	Max. 0.65	0.61	Complies
Lot Coverage – Building:	Max. 40%	34%	Complies
Lot Size (min. dimensions):	8,000 m ²	8, 067 m ²	Complies
Setback – Front Yard (m) Moncton Street:	Min. 10 m	10.7 m	Complies
Setback – East Side Yards (m):	Min. 6 m	Min. 6 m	Complies
Setback – West Side Yards (m):	Min. 10 m	Min. 10.4 m	Complies
Setback –Rear Yards (m):	Min. 35 m	Min. 37.5 m	Complies
Height (m):	10 m	8.7 m	Complies
Off-street Parking Spaces – Regular (R) / Combined Visitor & Staff (V):	0.2 (R) and 0.2 (V) per unit	0.2 (R) and 0.2 (V) per unit	Complies
Off-street Parking Spaces – Total:	10 (R)/10 (V) 20 total	10 (R)/10 (V) 20 total	Complies
Amenity Space – Indoor:	100 m ²	+ 450 m ²	Complies
Amenity Space – Outdoor:	300 m ²	+/-2000 m ²	Complies

**Excerpt from the Minutes from
The Design Panel Meeting**

**Wednesday, June 7, 2005 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall**

4. Seniors Assisted Housing
Davidson Yuen Simpson Architects
5411 Moncton Street
(Formal)

DP 05-300965

Ms. Cecilia Achiam reviewed the project.

Mr. Ron Yuen then introduced the members of the presentation team, and introduced Mr. Simon Ho.

Mr. Ho, architect, then, with the aid of a model, an artist's renderings, a site plan and a landscape plan, reviewed the project.

Mr. Jonathan Losee, landscape architect, reviewed the details of the landscape plan.

The comments of the Panel were as follows:

- was a larger lay-by possible?
- the design team was commended for an intelligent scheme and a well resolved, gardenesque, rich landscape treatment. Could a memorial garden be incorporated? Design development of the front entry design. Communal seating areas encouraged with formalized planting.
- a great job of separating the public and private spaces.
- a great response for a difficult community. The project is too small in light of the huge need for seniors housing. Should be 1 FAR and far more dense. The City has a moral response to provide more housing of this type.
- a bigger building would have been more economical. The projects fits well into the neighbourhood. The landscaping is fantastic. The turnaround was of concern. An option other than going to the gate and back on the west side could be provided. The roof appeared thin and weak in spots.
- a positive impression – very good articulation of the plan. The greeting area on the west side of the south wing appeared different than that on the opposite side. The appropriateness/significance of the tower was questioned.
- the turnaround feature needed to be more organized and sociable.

In response to the Panel comments Mr. Ho said that the tower comment was a good one as it questioned whether the tower should be there is no other program than storage. A

programmatic element could be added to give the tower meaning. Mr. Yuen added that the tower also provided a touch of whimsy.

Mr. Purdy noted that i) the weather protection had been extended out to cover the sitting area etc.; and ii) that although 100 units would have been preferred the capital allocation to Richmond was 50 units.

Discussion then ensued that resulted in the following motion:

It was moved and seconded

That DP 05-292498 move forward subject to the following:

- submit a complete landscape plan with a complete plant listing;
(The applicant has submitted a complete landscape plan with corresponding plant list indicating species, Latin and common names, quality and quantity of plant materials, and details of landscape features.)
- design development to better incorporate the stair tower element into the architectural context – either reduce its prominence or accentuate the element with appropriate programming;
(The stair “tower” has been eliminated. The stair core has been architecturally incorporated into the building design.)
- design development to enhance a sense of place at the entry area;
(The entry area has been significantly redesigned to include more “eyes on the street” by locating more active uses adjacent to the entrance lobby and by redesigning the outdoor area to include several seating areas, hard and soft landscaping and special paving to delineate vehicular and pedestrian realms.)
- consider a turn around area at the entrance to enhance pick up and drop off; and
(The applicant considered this suggestion, but opted for a “three (3) point turn” for trucks and vehicles to maximize areas for landscaping instead of prioritising vehicular movement. Staff support this approach.)
- consider incorporation of a memorial garden.
(The applicant considered this suggestion and preferred to incorporate a variety of active and passive open spaces, a rich palette of plant material and meandering pathways instead of a “themed” memorial garden. Staff support this approach, as a memorial garden is considered more appropriate in a public park than private open space.)

**CARRIED
Unanimous**



City of Richmond
Urban Development Division

Development Permit

No. DP 05-300965

To the Holder: LPA DEVELOPMENT & MARKETING CONSULTANTS LTD.

Property Address: 5411 MONCTON STREET

Address: 228 W 21ST AVENUE
VANCOUVER, BC
V5Y 2E5

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #9 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$105,990. to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit

No. DP 05-300965

To the Holder: LPA DEVELOPMENT & MARKETING CONSULTANTS LTD.
Property Address: 5411 MONCTON STREET
Address: 228 W 21ST AVENUE
VANCOUVER, BC
V5Y 2E5

7. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO. _____
DAY OF _____, _____.

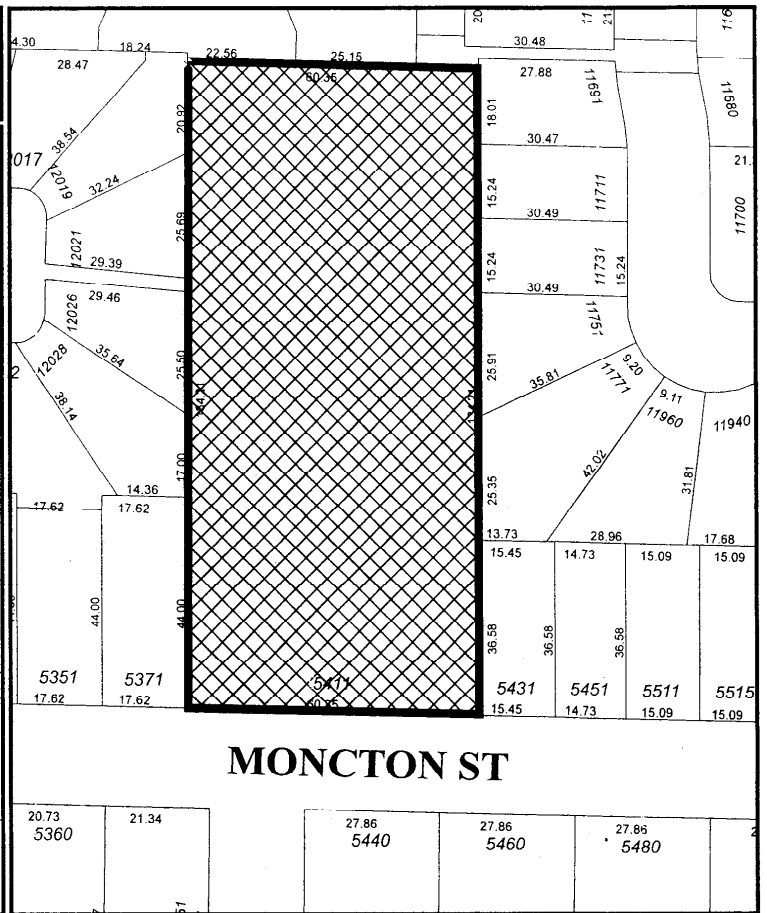
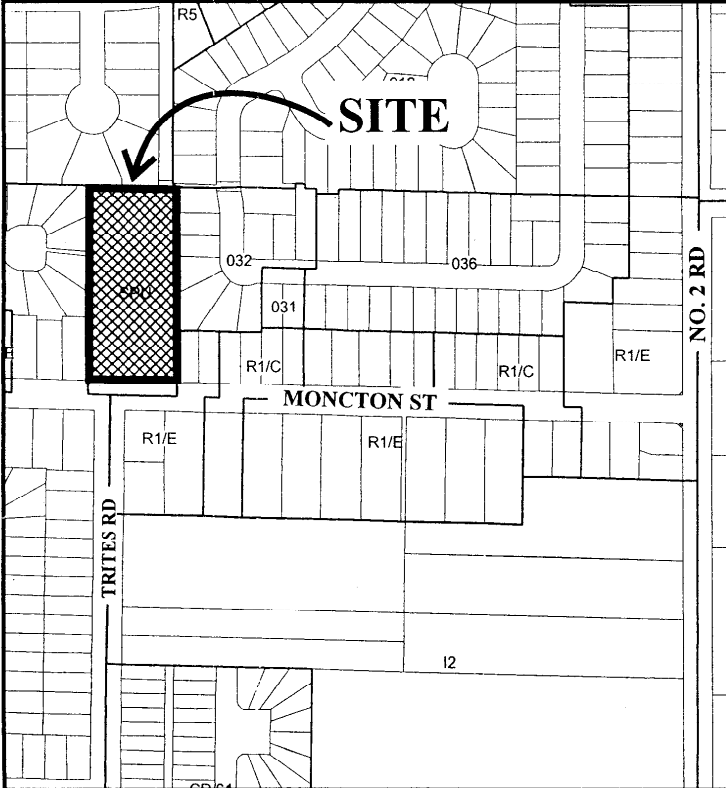
ISSUED BY THE COUNCIL THE

DELIVERED THIS _____ DAY OF _____, _____.

MAYOR



City of Richmond



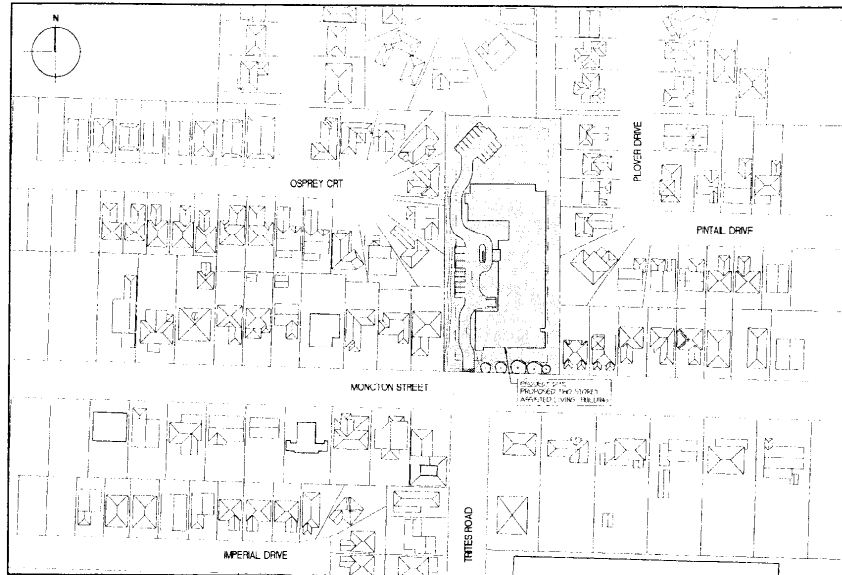
DP 05-300965 SCHEDULE "A"

Original Date: 06/08/05

Revision Date:

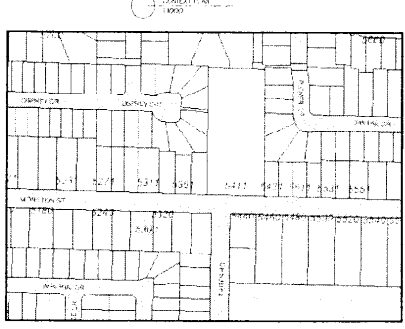
Note: Dimensions are in METRES





PROJECT DEVELOPMENT SUMMARY

DATE OF PROPOSAL: 14/11/2005
 DATE RECEIVED: 14/11/2005
 ESTABLISHMENT: 2005
 PROJECT VALUE: \$1,200,000
 SITE AREA: 1,200 SQM
 PROJECTED FLOOR AREA: 1,200 SQM
 LEVEL: 1
 LEVEL 1 FLOOR AREA: 1,200 SQM
 LEVEL 2 FLOOR AREA: 0 SQM
 TOTAL FLOOR AREA: 1,200 SQM
 PROJECTED FLOOR AREA: 1,200 SQM
 PROJECTED FLOOR AREA: 1,200 SQM
 PROJECTED FLOOR AREA: 1,200 SQM
 PROJECTED FLOOR AREA: 1,200 SQM

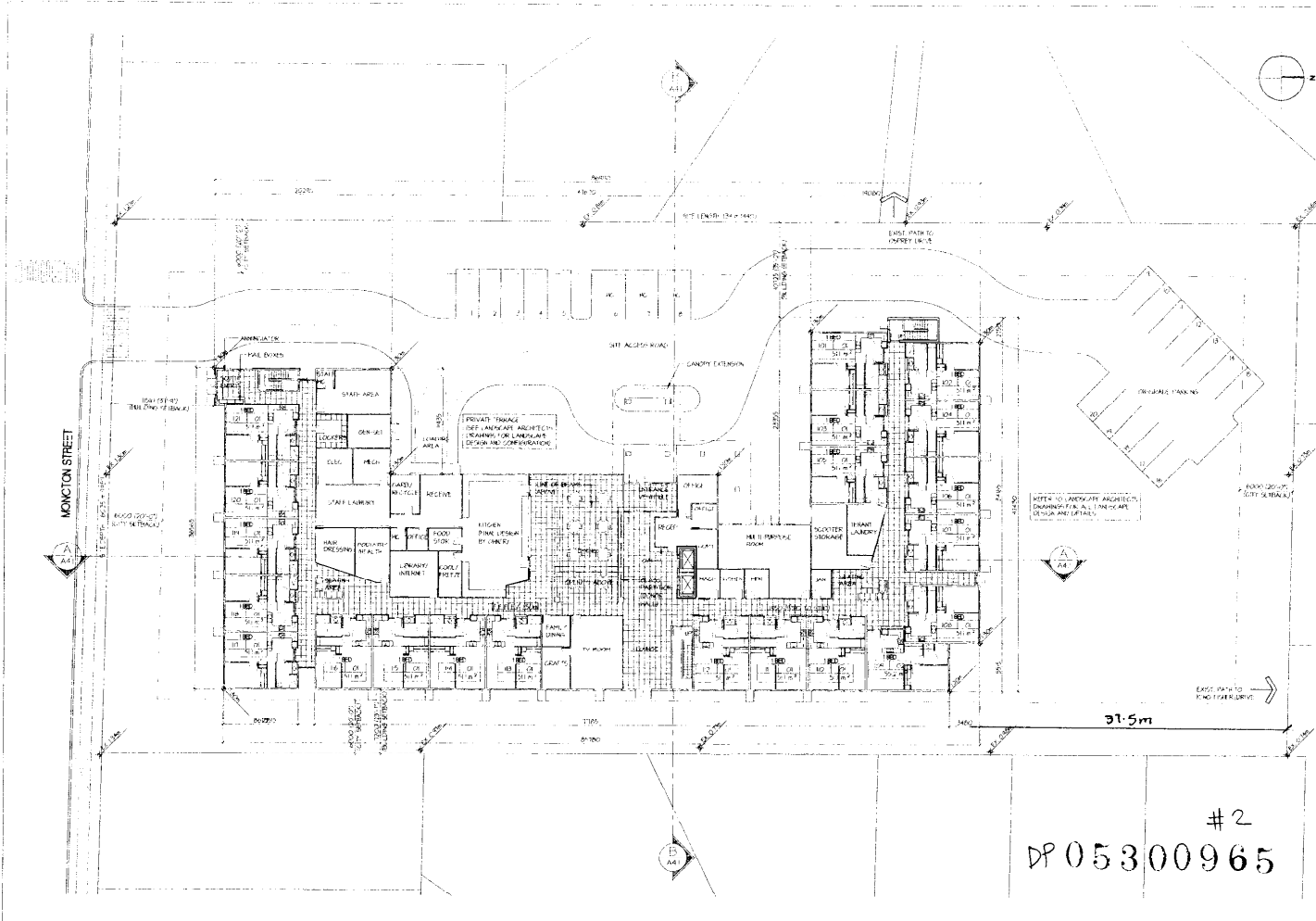


#1
 DP 05300965

AUSTIN HARRIS ASSISTED LIVING RESIDENCE
 5411 MUNTON ST.
 RICHMOND, BC

CONTEXT PLANS AND PROJECT STATISTICS

DATE: MAY 5, 2005
 SCALE: AS NOTED
 DRAWN BY: JH
 CHECKED BY: SM
 PROJECT NO: A304792



1	PROPOSED	RE ZONING
2	EXISTING	DEVELOPMENT
3	EXISTING	DEVELOPMENT

1	PROPOSED	RE ZONING
2	EXISTING	DEVELOPMENT
3	EXISTING	DEVELOPMENT

1. SITE PLAN
 2. GENERAL SERVICE PLAN
 3. SITE PLAN

AUSTIN HARRIS ASSISTED LIVING RESIDENCE
 5411 MONCTON ST
 RICHMOND, B.C.

SITE PLAN/
 LEVEL 1 PLAN

DATE	MAY 6, 2003
SCALE	1:250
PROJECT	5411
DESIGNER	SUN
PROJECT NUMBER	A004793

#2
 DP05300965



1	DATE	DESCRIPTION
1	2007	ISSUED FOR PERMIT
2	2007	REVISED FOR COMMENTS
3	2007	REVISED FOR COMMENTS
4	2007	REVISED FOR COMMENTS

REVISED FOR COMMENTS

AUSTIN HARRIS ASSISTED LIVING RESIDENCE

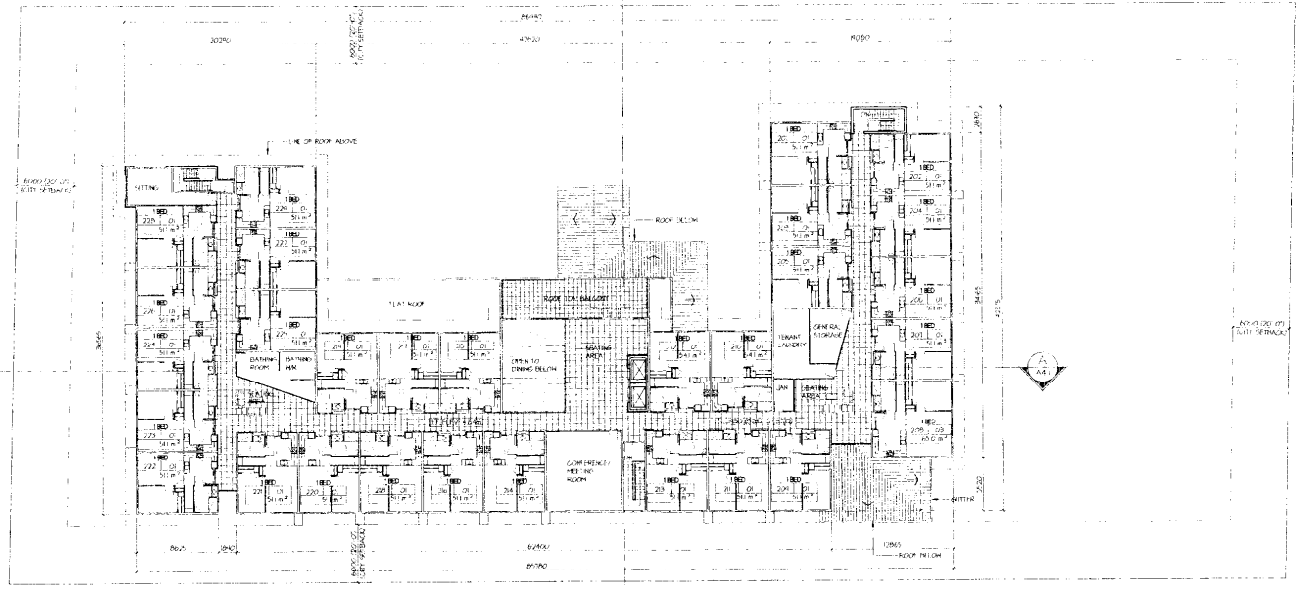
5411 MONCTON ST. RICHMOND, B.C.

LEVEL 2 PLAN

DATE	2007.05.20
SCALE	1:200
PROJECT NO.	5411
CLIENT	SAR
PROJECT LOCATION	4204793

492

MONCTON STREET



#3

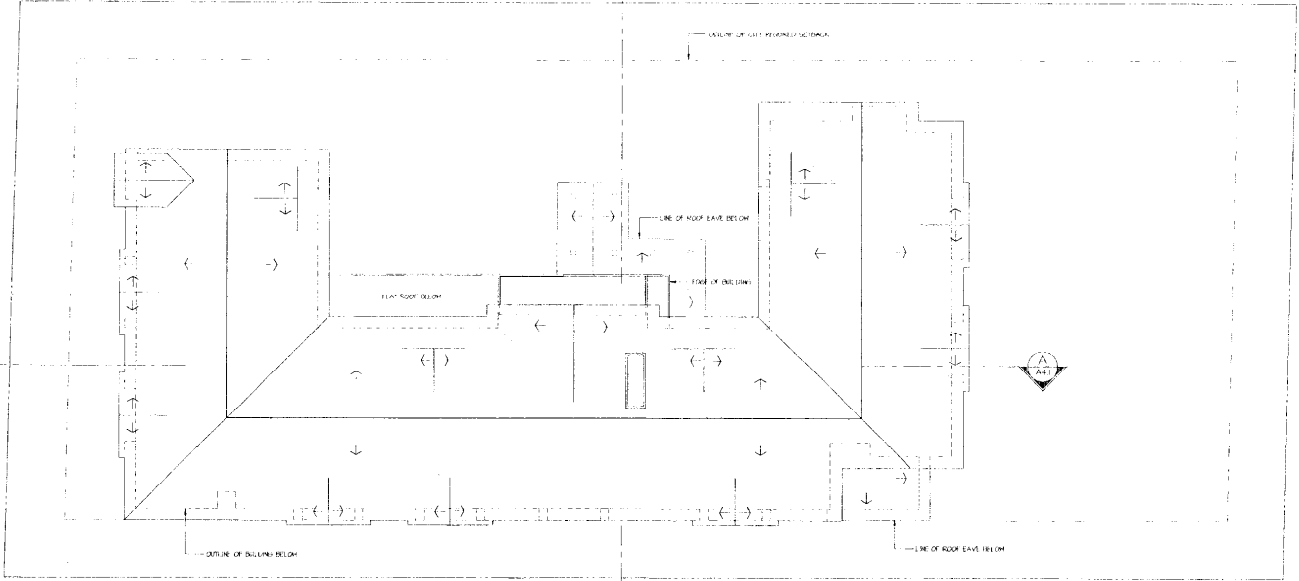
DP 05300965



2011 BC REG. ARCHT. NO. 12345
2011 BC REG. ENG. NO. 67890



MONCTON STREET



1	2011	ISSUING OF PERMIT
2	2012	APPROVAL
3	2013	PERMIT
4	2014	DEVELOPMENT PERMIT
5	2015	PERMIT
6	2016	DEVELOPMENT PERMIT

1. GENERAL NOTES

AUSTIN HARRIS
ASSISTED LIVING
RESIDENCE

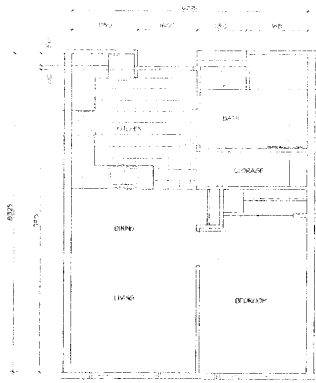
5411 MONCTON ST.
RICHMOND, B.C.

ROOF PLAN

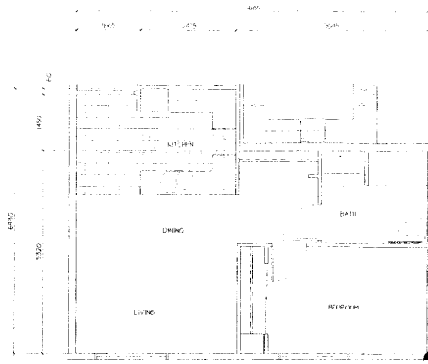
DATE: MAY 10, 2015
SCALE: 1/8" = 1'-0"
PROJECT: DL
SHEET: 5/11
DRAWN BY: AUSTIN HARRIS

#4
05300965

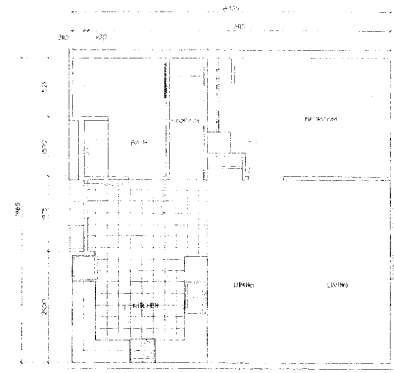
1. GENERAL NOTES



UNIT 01 - 51.0 SQ.M.



UNIT 02 - 55.0 SQ.M.



UNIT 03 - 65.0 SQ.M.

* NOTE: UNIT AREA MEASUREMENTS
HAVE BEEN TAKEN TO
INSIDE FACE OF WALL

APPROVED
 CHECKED
 DRAWN
 DATE

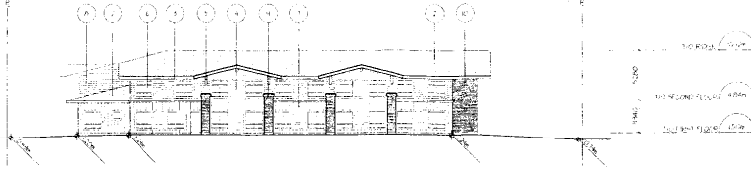
1. UNIT AREA MEASUREMENTS
 2. UNIT AREA MEASUREMENTS

AUSTIN HARRIS
 ASSISTED LIVING
 RESIDENCE
 5411 MONCTON ST
 RICHMOND, B.C.

TYPICAL UNIT
 PLANS

DATE: MAY 6, 2005
 DRAWN: DJ
 CHECKED: SM
 DATE: 05/06/05

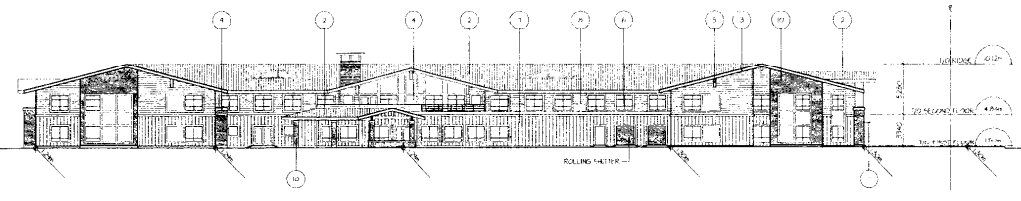
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 DP 05300965



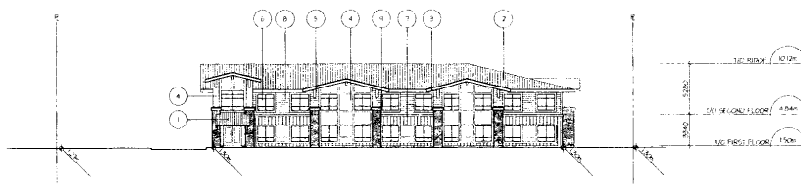
1 NORTH ELEVATION

EXTRA MATERIALS LIST

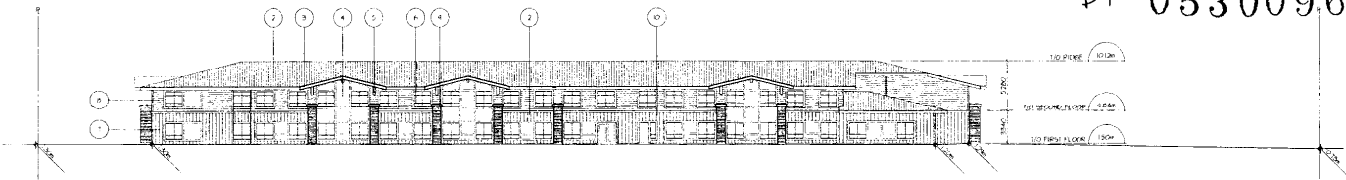
1. METAL LANTERN
2. ADJUSTABLE DOOR
3. WINDOW SILL
4. METAL FRAME
5. WINDOW SILL
6. METAL FRAME
7. WINDOW SILL
8. WINDOW SILL
9. WINDOW SILL
10. WINDOW SILL



2 WEST ELEVATION (FACING WEST PROPERTY LINE)



3 SOUTH ELEVATION (ON MONCTON STREET)



4 EAST ELEVATION

#6
 DP 053009.65

1. JAN. 9	APPROVAL ZONE
2. FEB. 10	APPROVAL ZONE
3. MAR. 11	APPROVAL ZONE
4. APR. 12	APPROVAL ZONE
5. MAY. 13	APPROVAL ZONE
6. JUN. 14	APPROVAL ZONE
7. JUL. 15	APPROVAL ZONE
8. AUG. 16	APPROVAL ZONE
9. SEP. 17	APPROVAL ZONE
10. OCT. 18	APPROVAL ZONE
11. NOV. 19	APPROVAL ZONE
12. DEC. 20	APPROVAL ZONE

**AUSTIN HARRIS
 ASSISTED LIVING
 RESIDENCE**

5411 MONCTON ST
 RICHMOND, B.C.

**BUILDING
 ELEVATIONS**

DATE: MAY 6, 2005
 SCALE: 1/200
 DRAWN BY: TB
 CHECKED BY: SM
 PROJECT NUMBER: A204793



REGISTERED PROFESSIONAL ENGINEER
M. K. PAPP
B.C. ENG. NO. 42473
EXPIRES 2005

NO.	DATE	DESCRIPTION
1	2005	PRELIMINARY
2	2005	REVISED
3	2005	REVISED
4	2005	REVISED

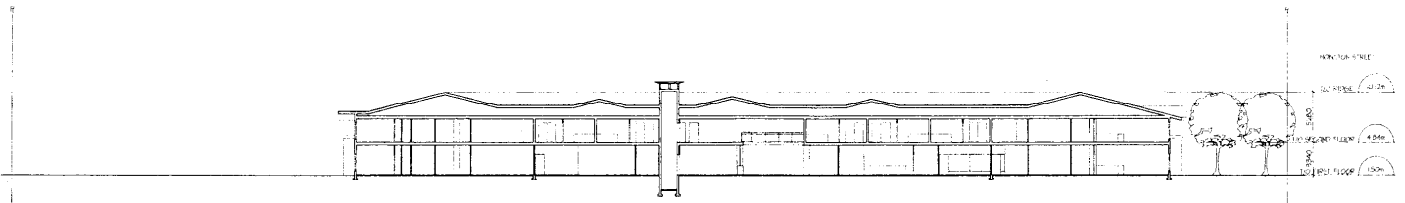
**AUSTIN HARRIS
ASSISTED LIVING
RESIDENCE**

5411 MONCTON ST.
RICHMOND, B.C.

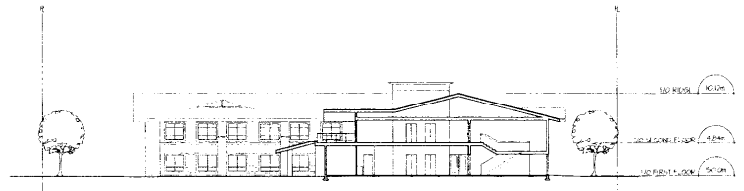
**BUILDING
SECTIONS**

NO.	DATE	DESCRIPTION
1	2005	PRELIMINARY
2	2005	REVISED
3	2005	REVISED
4	2005	REVISED

PROJECT NO. 05300965
DRAWN BY: [Name]
CHECKED BY: [Name]



A BUILDING SECTION A-A

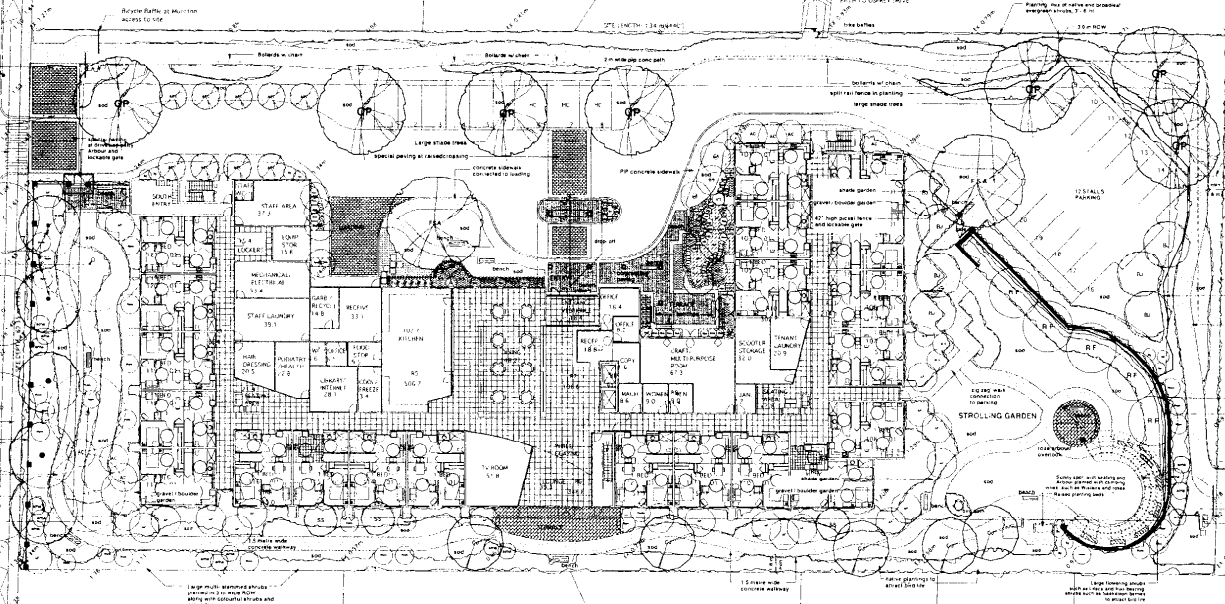


B BUILDING SECTION B-B

#7
PP 05300965

Plant List - Trees

QUAN	CODE	BOTANICAL NAME	COMMON NAME	SIZE/CL	ROOT
1	AL	Alnus incana	White Alder	20' x 10'	BA3
2	AP	Asplenium platyneuron	Common Spotted Fern	10' x 10'	BA3
3	AV	Aster multiflorus	Common Aster	10' x 10'	BA3
4	BE	Berberis aquifolium	Spiny Cholla	10' x 10'	BA3
5	CC	Calluna vulgaris	Common Heath	10' x 10'	BA3
6	CO	Cornus canadensis	Spicebush	10' x 10'	BA3
7	CR	Cornus rugosa	Rough Spicebush	10' x 10'	BA3
8	CS	Cornus sericea	Spicebush	10' x 10'	BA3
9	CT	Cornus tomentosus	Spicebush	10' x 10'	BA3
10	DA	Daphne genkwa	Genkwa	10' x 10'	BA3
11	DE	Deutzia scabra	Common Deutzia	10' x 10'	BA3
12	DI	Diervilla lonicera	Common Diervilla	10' x 10'	BA3
13	DR	Dracopis amurensis	Amurensis	10' x 10'	BA3
14	DU	Dryas octopetala	Common Dryas	10' x 10'	BA3
15	EA	Elaeagnus angustifolia	Common Silver Cholla	10' x 10'	BA3
16	EL	Elaeagnus argentea	Silver Cholla	10' x 10'	BA3
17	EM	Empetrum nigrum	Common Huckleberry	10' x 10'	BA3
18	ER	Erythronium americanum	Common Yellow Crocus	10' x 10'	BA3
19	ES	Erythronium albidum	White Crocus	10' x 10'	BA3
20	EU	Eurythmum albidum	Common Eurythmum	10' x 10'	BA3
21	EV	Evonymus alatus	Common Spiny Ailanthus	10' x 10'	BA3
22	EV	Evonymus alatus	Common Spiny Ailanthus	10' x 10'	BA3
23	EV	Evonymus alatus	Common Spiny Ailanthus	10' x 10'	BA3
24	EV	Evonymus alatus	Common Spiny Ailanthus	10' x 10'	BA3
25	EV	Evonymus alatus	Common Spiny Ailanthus	10' x 10'	BA3
26	EV	Evonymus alatus	Common Spiny Ailanthus	10' x 10'	BA3
27	EV	Evonymus alatus	Common Spiny Ailanthus	10' x 10'	BA3
28	EV	Evonymus alatus	Common Spiny Ailanthus	10' x 10'	BA3
29	EV	Evonymus alatus	Common Spiny Ailanthus	10' x 10'	BA3
30	EV	Evonymus alatus	Common Spiny Ailanthus	10' x 10'	BA3



AUSTIN HARRIS ASSISTED LIVING RESIDENCE

5411 MONCTON STREET, RICHMOND, B.C.

DP 05300965

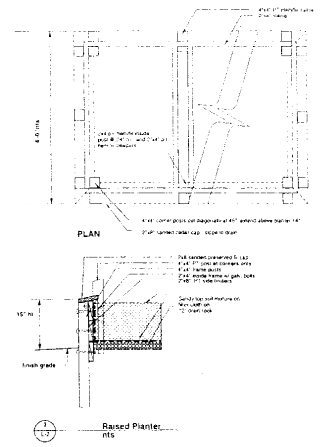
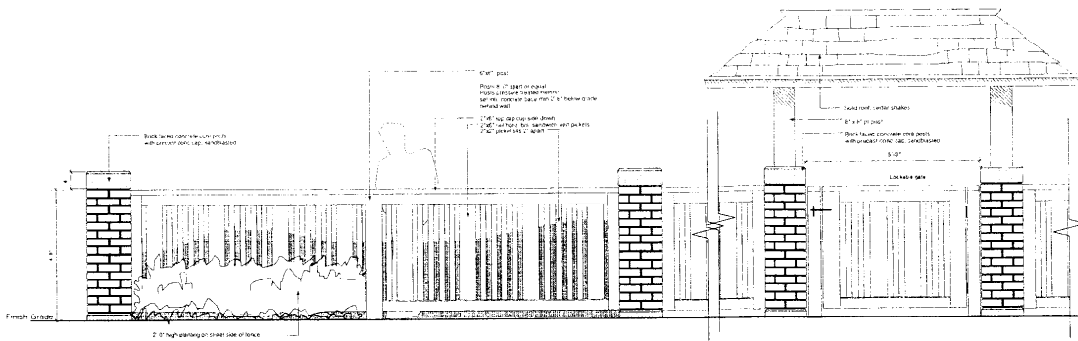
#8

landscape plan



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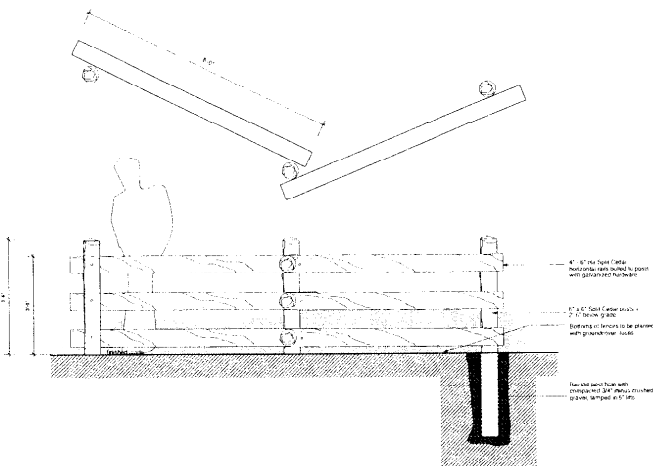
1. 2011-12-01 Initial Concept
2. 2012-01-10 Revised Concept
3. 2012-01-10 Revised Concept
4. 2012-01-10 Revised Concept
5. 2012-01-10 Revised Concept
6. 2012-01-10 Revised Concept



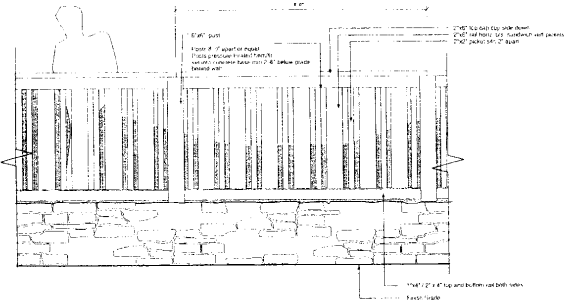
1 Wood Picket fence / Brick Posts along Moncton Street
3/4" = 1'-0"

2 Pergola at Montcalm Entrance
3/4" = 1'-0"

3 Raised Planter
1/8" = 1'-0"



4 Split Rail Fence
3/4" = 1'-0"



5 Picket Fence on stone wall
3/4" = 1'-0"

#9

DP 05300965

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5411 MONCTON STREET, RICHMOND, B.C.

landscape
details



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