



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: October 8, 2019

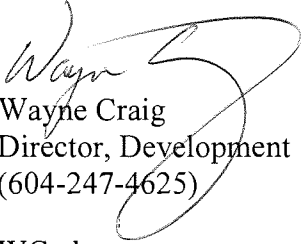
From: Wayne Craig
Director, Development

File: DP 17-781907

Re: Application by Bene No. 4 Development Ltd. for a Development Permit at
6017 No. 4 Road (formerly 9980 Westminster Highway)

Staff Recommendation

That a Development Permit be issued which would permit the construction of 17 townhouse units and one secondary suite at 6017 No. 4 Road (formerly 9980 Westminister Highway) on a site zoned "Town Housing (ZT83) - North McLennan (City Centre)" with vehicle access from No. 4 Road.


Wayne Craig
Director, Development
(604-247-4625)

WC:el
Att. 3

Staff Report

Origin

Bene No. 4 Development Ltd. has applied to the City of Richmond for permission to develop 17 townhouse units at 6017 No. 4 Road (formerly 9980 Westminster Highway) with vehicle access from No. 4 Road. One of the 17 townhouse unit is proposed to contain a secondary suite. The site is being rezoned from “Gas & Service Stations (CG2)” zone to “Town Housing (ZT83) - North McLennan (City Centre)” zone for this project under Bylaw 9812 (RZ 16-741722), which received Third Reading following the Public Hearing on January 22, 2018. The site is currently vacant, but previously contained a gas and service station (cardlock).

Frontage improvements including beautification works and sanitary sewer upgrades were secured through the rezoning process and will be constructed through a separate Servicing Agreement (SA 18- 816133). The Servicing Agreement must be entered into prior to final adoption of the rezoning bylaw.

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

Development surrounding the subject site is as follows:

- To the North: Across Westminster Highway, the City-owned Garden City Lands park site, which is zoned “Agriculture and Golf Zones (AG1)”, designated “Conservation (CON)” in the Official Community Plan (OCP) and within the Agriculture Land Reserve (ALR).
- To the South and West: An existing three-storey townhouse development, which is zoned “Town Housing (ZT59) – North McLennan (City Centre)” and designated “Residential Area 4” in the McLennan North Sub-Area Plan.
- To the East: Across No. 4 Road, an existing veterinary hospital which are zoned “Agriculture and Golf Zones (AG1)”, designated “Agriculture” in the East Richmond McLennan Sub Area Plan and within the Agricultural Land Reserve (ALR).

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on January 22, 2018. At the Public Hearing, concerns related to increased traffic on No. 4 Road and road safety along No. 4 Road were expressed. The Transportation Department noted that traffic impacts would be minor:

- Road dedications on Westminster Highway and No. 4 Road will be provided for future road widening.
- Access to the proposed townhouse development will be located at the south edge of the site and will be restricted to right-in/right-out turning movements only.
- The right-in/right-out turning movements will be reinforced with the driveway geometry and additional signage (including signs to notify southbound motorists on No. 4 Road of the new driveway location).

In addition, in response to queries from Council at Public Hearing for the rezoning application of this project, the applicant advised that inclusion of solar panels on the proposed development can be examined. Based on research conducted by the applicant and their energy consultant, implementing solar PV installations is suitable on this site. The developer is proposing to install four solar panels for public space lighting, such as landscape lighting, lighting for mailbox area and garage room. The provision of solar panels will be secured through a restrictive covenant, which will be registered on Title prior to Development Permit issuance.

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 “Town Housing (ZT83) - North McLennan (City Centre)” zone.

Advisory Design Panel Comments

The Advisory Design Panel (ADP) has reviewed the project and supports it. A copy of the relevant excerpt from the Advisory Design Panel Minutes from Wednesday December 5, 2018 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

- An Agricultural Land Reserve (ALR) buffer is required on the subject site, within the development’s Westminster Highway and No. 4 Road setbacks. The buffer is intended to mitigate land use conflicts between the residential uses on the subject site and any agricultural land uses north of Westminster Highway and east of No. 4 Road. The buffer is comprised of trees, including conifers (Pine and Spruce trees), and low landscaping elements, such as shrubs and ornamental grasses. The Agricultural Advisory Committee (AAC) has reviewed and supported the proposed agricultural landscape buffer design on November 22, 2017.
- The proposed form, massing, and orientation of the buildings are compatible to the existing adjacent developments on the block.
- Location and orientation of windows, decks and balconies are carefully considered to minimize the opportunity of looking into close-by windows of existing adjacent development and units proposed on-site.
- When the site specific zone “Town Housing (ZT83) - North McLennan (City Centre)” was drafted, Westminster Highway was considered to be the front of the site, and the south property line was considered to be the rear lot line of the site. The proposed/required rear yard (south) setback is 5.2 m. This is supported as most of the street fronting units are proposed along Westminster Highway and the orientation of the proposed townhouse clusters in the subject development, except proposed Block A, is the same as the existing townhouse clusters adjacent to the subject site to the west and south.
- The existing site grade along the rear (south) property line will be raised to match the site grade of the townhouse development to the south.

- While the existing fence on the adjacent property to the south, along the south property line of the subject site, will be removed (agreed by the neighbouring strata), the existing hedge row and trees located on the adjacent property to the south, along the common property line, will be retained and protected. A new row of Cedar hedge will also be planted on the subject site, along the common property line to enhance the natural screen between the two sites.
- The west property line is considered to be a side property line; the proposed/required setback is 3.4 m.
- The existing hedge row and wood fence located on the adjacent property, along the west property line of the site, will be retained and protected.
- A retaining wall (up to approximately 0.5 m high) will be installed on the subject site, along the side (west) property line. A new fence is not being proposed on the subject site along the west property line except for a trellis at the dead end of the east-west drive aisle.
- Perimeter drainage will be required as part of the Building Permit to ensure storm water is managed and addressed through the development and will not impact the neighbouring properties.
- Air source heat pumps are proposed to achieve an EnerGuide rating of 82 for the proposed development. The project acoustical engineer confirmed that the proposed condensing units (Model PUZ-A36NKA7 (outdoor) from Mitsubishi Electric) are not expected to exceed the noise bylaw or reasonable noise level limits at the nearest points of reception.

Urban Design and Site Planning

- The site layout includes 17 three-storey townhouse units in five clusters. The units are organized around either the east-west or short north-south internal drive aisle with access to No. 4 Road. Vehicle access at No. 4 Road will be limited to right-in/right-out only.
- A separate pedestrian access will be provided from Westminster highway, which will be connected to the private pathway along the south property line; this south pathway will provide pedestrian access to the six townhouse units that are proposed on the southern portion of the site.
- Units along Westminster Highway and No. 4 Road are designed to have a strong street presence, with individual front entrances and yards. Units along the south property line are also designed to have direct access from the proposed private pathway along the south property line.
- The development includes one secondary suite; the size of the suite is approximately 55.9 m² (591 ft²). To ensure that the secondary suite will not be stratified or otherwise held under separate Title, registration of a legal agreement on Title has been secured as a condition of rezoning approval.
- To ensure that the secondary suite is built, registration of a legal agreement on Title, stating that no Building Permit inspection granting occupancy will be completed until the secondary suites are constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw, is required prior to Development Permit issuance.
- All units will have two vehicle parking spaces in a side-by-side double car garage. An additional surface parking stall will be assigned to the secondary suite.

- To ensure that the parking stall assigned to the secondary suite is for the sole use of the secondary suite, registration of a legal agreement on Title is required prior to Development Permit issuance.
- A total of four visitor parking spaces, including one accessible visitor parking space, will be provided throughout the site. The number of visitor parking spaces proposed is in compliance with the minimum bylaw requirement.
- Both internal and external bicycle parking spaces have been incorporated into the proposal and are in compliance with the zoning bylaw requirements.
- The provision of private outdoor spaces complies with the Development Permit Guidelines (minimum of 30 m² per unit) of the Official Community Plan (OCP). All units have private outdoor space consisting of front or rear yard and a balcony on the second floor.
- Common outdoor amenity space is proposed on the southern side of the site between two townhouse clusters, with access from both the east-west internal drive aisle and the private pathway along the south property line. The location of the outdoor amenity space is appropriate in providing open landscape and amenity space convenient to all units. The proposed size of the outdoor amenity space (at 145 m²) exceeds the minimum identified under the Development Permit Guidelines (i.e., 102 m²).
- Additional outdoor amenity space (10% of the site area) as per the City Centre Amenity Space Provisions in the City Centre Area Plan is provided as walkways and landscaped areas throughout the site.
- A mailbox kiosk will be provided opposite to the vehicle entrance, and has been incorporated into the design of Block E.
- The required garbage, recycling and organic waste storage enclosure will be provided by the vehicle entrance and has been incorporated into the design of Block A to minimize its visual impact.

Architectural Form and Character

- The applicant's proposal to develop three-storey craftsman style townhouses is generally consistent with the property's designation in the sub area plan, and is consistent with existing townhouse development in the neighbourhood.
- The main pitched roof at front façade creates a distinctive architectural character for the project.
- A pedestrian scale is generally achieved along Westminster Highway, No. 4 Road and the private pathway along the south property line through the inclusion of the use of individual unit entrances, small pitched roofed canopies over the unit entries, variation in building projections, recesses, varying material/colour combinations and landscape features.
- The impact of blank garage doors has been mitigated with panel patterned doors, transom windows, and planting islands along the drive aisle.
- The proposed building materials (cementitious panel, brick veneer, and asphalt roof shingle, etc.) are generally consistent with the Official Community Plan (OCP) Guidelines.
- Strong contrasting colours are used on the accent walls to provide visual interest.

- The subject development site is located within Area 4 (Aircraft Noise Notification Area) on the OCP Aircraft Noise Sensitive Development Map. All aircraft noise sensitive land uses (including residential uses) may be considered within this area. The project acoustical engineer confirmed that the proposed construction is acceptable and no upgrades are required to meet the interior noise limits as per the CMHC standards specified in the OCP.

Landscape Design and Open Space Design

- Tree preservation was reviewed at the rezoning stage; all six bylaw-sized trees on-site were identified for removal.
- Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 12 replacement trees are required. The applicant is proposing to plant 35 replacement trees on-site, including seven conifer and 28 deciduous trees.
- The ALR buffer along Westminster Highway and No. 4 Road is defined by lush landscaping consisting of various tree species, Evergreen hedges, and shrubs. The fence line and landscaping are articulated to create interest and provide rhythm along the site's street frontages.
- A pedestrian seating area is proposed at the northwest corner of the site at the intersection of Westminster Highway and No. 4 Road.
- A children's play area is proposed for the outdoor amenity area; play equipment has been chosen to fit into outdoor amenity space and to provide different play opportunities (i.e., climbing, social, imagination, balance, motor skills) that can be used by different age groups and for multiple purposes. Seating areas are also provided for caregivers.
- Each unit will have a private yard on the ground level with landscaping and a shade tree. Various shrubs and ground covers have been selected to ensure the landscape treatment remains interesting throughout the year.
- To address shallower private open spaces associated with units #13 to #17, soft boundaries to the shared pathway, in the form of low lying shrubs, are proposed to establish an appealing and intimate residential character to encourage socialization; the outdoor amenity space is also designed to locate in very close proximity to these units. In addition, as these yards are south facing and are located over 10 m from the neighbouring townhouse units to the south, the openness and sun exposure would enhance the functionality of the reduced yard space.
- An on-site irrigation system is proposed to ensure continued maintenance of live landscaping.
- Typically, above-ground utility infrastructure improvements, such as a hydro kiosk, should be located outside of the road setbacks of a townhouse development. However, in order to provide a surface parking stall for the secondary suite, the applicant proposed to locate the hydro kiosk within the road setback along Westminster Highway. The kiosk will be screened from the view of Westminster Highway by two trees along Westminster Highway as well as shrubs on three sides. Staff will continue to guide the applicants of other development projects to locate all aboveground utility infrastructures outside of the front yard.
- Each unit will also have a balcony on the second level; in addition, Unit #1 will have a roof top deck above the secondary suite.
- The entry driveway, a portion of the internal drive aisle, the surface parking stalls and the private pathways on site will be treated with permeable pavers for better water infiltration and variety in paving surfaces.

- In order to ensure that the proposed landscaping works are completed, the applicant is required to provide a landscape security of \$128,035.88 in association with the Development Permit.
- Indoor amenity space is not proposed on-site. A \$17,000 cash-in-lieu contribution (\$1,000 per unit) has been secured as a condition of rezoning approval, consistent with the Official Community Plan (OCP).

Crime Prevention Through Environmental Design

- Site lighting and clear sight lines provide unobstructed views of surrounding area. Walkways are direct and open between buildings and along the internal drive aisle. Walkways and amenity space will be illuminated.
- Plantings near residential entries are low to maximize views and casual surveillance opportunities of common areas.
- Expansive glazing for each unit increases the visual presence and surveillance along Westminster Highway, No. 4 Road, the amenity area as well as internal walkway and drive aisle.

Sustainability

- At the rezoning stage, the applicant committed to achieving an EnerGuide rating of 82 for the proposed town houses and to pre-ducting all units for solar hot water heating. A Certified Energy Advisor has confirmed that the proposed townhouse units will be designed to achieve an EnerGuide rating of 82. The report prepared by the Energy Advisor is on file and will be utilized through the Building Permit review process to ensure these measures are incorporated in the Permit drawings.
- The architect advised that the following design/features will be incorporated into the development:
 - Four solar panels for powering common area landscape lighting.
 - Rain barrels for capturing rainwater and irrigation.
 - Maximized usage of native, low irrigation required planting.
 - Low flow fixtures.
 - Low volatile organic compound (VOC) building materials.

Accessible Housing

- The proposed development includes two convertible units that are designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of these units will require installation of a vertical lift in the stacked storage space (which has been dimensioned to allow for this in Units #3 and #4) in the future, if desired.
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
 - Stairwell hand rails.
 - Lever-type handles for plumbing fixtures and door handles.
 - Solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

Conclusions

As the proposed development would meet applicable policies and Development Permit Guidelines, and the applicant has agreed to the list of Development Permit considerations included as Attachment 3, staff recommend that the Development Permit be endorsed, and issuance by Council be recommended.



Edwin Lee
Planner 1
(604-276-4121)

EL:blg

Attachment 1: Development Application Data Sheet
Attachment 2: Excerpt from Advisory Design Panel Meeting Minutes (December 5, 2018)
Attachment 3: Development Permit Considerations



DP 17-781907

Attachment 1

Address: 6017 No. 4 Road (formerly 9980 Westminster Highway)

Applicant: Bene No. 4 Development Ltd. Owner: Bene No. 4 Development Ltd.

Planning Area(s): McLennan North

Floor Area Gross: 3,505 m² Floor Area Net: 2,350 m²

	Existing	Proposed
Site Area:	3,471 m ²	3,181.1 m ²
Land Uses:	Gas Station/Vacant	Multiple-Family Residential
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation	CCAP: General Urban T4 North McLennan Sub-Area Plan: Residential 4	No Change
Zoning:	Gas & Service Stations (CG2)	Town Housing (ZT83) – North McLennan (City Centre)
Number of Units:	0	17 townhouse units + 1 secondary suite

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max 0.75	0.74	none permitted
Lot Coverage – Building:	Max. 38%	38%	none
Setback – Front Yard – Westminster Highway (m):	Min. 5.1 m	5.1 m	none
Setback – East Side Yard – No. 4 Road (m):	Min. 5.7 m	5.8 m	none
Setback – West Side Yard (m):	Min. 3.4 m	3.45 m	none
Setback – Rear Yard (south) (m):	Min. 5.2 m	5.2 m	none
Height (m):	Max. 12.0 m	11.6 m (3 storeys)	none
Lot Area:	Min. 3,180 m ²	3,180 m ²	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.4 (R) and 0.2 (V) per unit +1 (R) per secondary suite	2 (R) and 0.23 (V) per unit +1 (R) per secondary suite	none
Off-street Parking Spaces – Total:	25 (R) and 4 (V)	35 (R) and 4 (V)	none
Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (17 x Max. 50% = 8)	0	none

Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on site (39 x Max. 50% = 19)	19	none
Handicap Parking Spaces:	Min. 2% when 11 or more spaces are required (29 x 2% = 1 space)	1	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	2 (Class 1) and 0.23 (Class 2) per unit	none
Off-street Parking Spaces – Total:	22 (Class 1) and 4 (Class 2)	34 (Class 1) and 4 (Class 2)	none
Amenity Space – Indoor:	Min. 50 m ² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 17 units = 102 m ²	145 m ²	none

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, December 5, 2018 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

1. **DP 17-781907 – 17-UNIT TOWNHOUSE DEVELOPMENT**

ARCHITECT: Michael Cheung
LANDSCAPE ARCHITECT: PMG Landscape Architects
PROPERTY LOCATION: 6017 No. 4 Road

Applicant's Presentation

Michael Cheung, Spectra Design, and Mary Chan Yip, PMG Landscape Architects, presented the project and answered queries from the Panel on behalf of the applicant.

Panel Discussion

Comments from Panel members were as follows:

- appreciate the comprehensive package provided by the applicant;
Noted.
- appreciate the former site of a gas station being densified; lock-off suites appear to work well; proposed double row of townhouses in a shallow site pose challenges;
Noted.
- the PMT is located in a prominent location; however, relocation is challenging; consider extending the landscaping around and introducing a trellis feature to enhance the screening from Westminster Highway;

Trellis have been introduced at road terminus. Plantings wrap around PMT on 3 sides. 4th side has to be left open for Hydro access.

- consider installing a trellis feature at the corner of No. 4 Road and Westminster Highway to help identify the seating area; would help reinforce the landscaping in this prominent corner; consider integrating signage on the planter wall at the corner;

The integration of a decorative wall and tree backdrop with landscaping is used to reinforce the corner. The trees would provide more buffer from the end townhouse unit than a trellis.

- proposed location of the children's play area works considering the constraints and size of the site; appreciate the potential for significant southern sun exposure;

Noted.

- consider relocating the smaller parking stall adjacent to the children's play area to the break between Block B and Block C; also consider appropriate screening with the vegetation around the parking stalls to make the children's play area function nicely;

Further to Traffic consultant studies, the relocation leading to the Block B moving east and reducing driveway width disturbed the fire truck maneuvering. Landscaping has been integrated around the parking stalls to provide separation from the children's play area.

- consider relocating the balconies of the southern units facing the internal drive aisle to the other side of the living space on level 2 to have more privacy and better access to sunlight;

Relocating balconies created negative impacts as reducing front yard setback for private amenity spaces, creating heavy shading and reducing natural light access to GF bedroom and main 2F living room of the units.

- the building is not entirely traditional; has some contemporary elements; design is unique compared to similar developments with similar scale and typology;

Noted.

- appreciate the corner treatment at the Westminster Highway and No. 4 Road intersection; gable end works nicely; brick is a nice element and a good offset to the hardie panel; consider a slight differentiation of the brick colour at the corner;

It is a small development and the buildings wanted to be seen as one complete community. The proposal recommended having the same brick color for all the buildings.

- proposed location of the solar panels works; consider a simple flat roof in lieu of the proposed roof design above the balcony which appears superficial;

The solar panel has a futuristic quality. It recommended sitting in the project in a subtle way without conflicting the distinctive architectural character of the project and the existing McLennan North neighborhood as suggested in OCP. Besides, sitting on someone's patio roof may create disturbance for future maintenance.

- consider introducing something textured or something raised along the internal drive aisle adjacent to the outdoor amenity area to provide a traffic calming device;

Recommendation taken, textured paver introduced along the internal drive aisle adjacent to the outdoor amenity area to provide a traffic calming device, see the landscape plan.

- consider a little bit more expression for the building faces adjacent to the children's play area;

Recommendation taken, more articulations, such as windows and window planter box introduced to create more active facades to interact with the play area and residents, see the revised building elevation drawings.

- on the whole, the project is nicely developed; appreciate the good attention to detail and nicely balanced materials;

Noted.

- agree with most of Panel comments; buffer along Westminster Highway provides a nice frontage and is pedestrian-friendly; buffer along No. 4 works well;

Noted.

- proposed row of trees on the front yards of south-facing townhouse units will result in significant shade; concerned that too much shade will be added to the front windows;

Per panel member suggestions, the trees species proposed have been changed for smaller scale trees to reduce the shading along front of the units.

- pockets of grass in the children's play area would be difficult to grow and maintain; consider a simpler design for the children's play area with less hardscape; if needed for strollers, consider a small hardscape area at the entry and incorporate a trellis to identify the play area; north-south pedestrian walkway may not be necessary;

Play area has been revised to simplify the space and reduce the extent of hardscape.

- consider breaking up the south path; consider incorporating simple mounds to provide more play opportunities for children other than the proposed play hut;

We reviewed the suggestion and changed the play equipment to a climbing structure vs. creative play with mounds.

- appreciate the model; the scheme is handsome;

Noted.

- concerned on the location of the PMT at the end of the drive aisle as it may affect the manoeuvrability of the end unit's garage (Block A); ensure adequate space for vehicle turning;

Confirmed adequate space for vehicle turning.

- the outdoor amenity area can be made more apparent by extending the permeable pavers right across the driveway; would provide a different texture and help unify the space into the outdoor amenity area;

Permeable pavers added.

- investigate opportunities for introducing more glazing/windows on the end units of Blocks D and E flanking the outdoor amenity area; consider additional glazing on the second floor and on the garage to provide natural light and animation;

Recommendation taken, more articulations, such as windows and window planter boxes introduced to create more active facades to interact with the play area and residents.

- consider a flat or slightly pitched roof above the roof patio of the end unit of Block A and pull up the solar panels on the upper roof surface to free up some patio space of the end unit; also consider introducing some planting on the patio space to provide a nice entry feature into the site;

The solar panel has a futuristic quality. It recommended sitting in the project in a subtle way without conflicting the distinctive architectural character of the project and the existing McLennan North neighborhood as suggested in OCP. Besides, sitting on someone's patio roof may create disturbance for future maintenance.

- appreciate the design of the project which reflects the character of the area;

Noted.

- appreciate the provision of two convertible units;

Noted.

- the Panel could benefit from larger scale drawings of the floor lay-out of the convertible units to enable the Panel to provide appropriate comments;

Noted.

- living space on each level in the convertible units should not require a major renovation to be built into a Basic Universal Housing design concept;

Noted.

- appreciate the model and the applicant's presentation;

Noted.

- the project is in the right track in terms of sustainability features, e.g. achieving EnerGuide 82 and providing air source heat pumps;

Noted.

- appreciate the use of solar panels; applicant is encouraged to showcase the solar panels by installing them on the flat roof; however, installing planters near the panels is not advised;

Noted.

- the site is challenging; appreciate the reinvigoration of the former gas station;

Noted.

- the proposed architecture is a step up compared to other developments along arterial roads in Richmond;

Noted.

- applicant is advised to execute the details well, e.g. the trims, windows, architectural concrete and other elements;

Noted, to be incorporated in Building Permit stage.

- applicant is encouraged to address the signage visibility from both north and south off of No. 4 Road;

Noted.

- support Panel comments to simplify the design of the children's play area and spilling the area over into the adjacent driveway in terms of a different paving treatment;

Walkway bisecting the amenity space has been removed to allow the space to be more unified. More lawn areas have been provided. Play structure is no longer a creative play element but a structural play element with deck, slide and climber.

- support the Panel comment to increase the separation between Blocks B and C fronting Westminster Highway to provide space for relocation of parking stall currently located adjacent to the children's play area; investigate opportunities for narrowing the north-south internal drive aisle to provide more separation between Blocks B and C;

Further to Traffic consultant studies, the relocation leading to the Block B moving east and reducing driveway width disturbed the fire truck maneuvering.

- consider improving the east elevation of Block D and the west elevation of Block E and increasing the amount of glazing;

Recommendation taken, more articulations, such as windows and window planter box introduced to create more active facades to interact with the play area and residents.

- ensure that cementitious panel has colour-matched trims so it does not look choppy and cheap;

Noted, to be incorporated in Building Permit stage.

- recommend that irrigation be provided in the development for maintenance of proposed landscape;

Irrigation will be provided to soft landscape areas.

- support the proposed elevation facing Westminster Highway and No. 4 Road;

Noted.

- support the proposal for a shed roof above the balcony of the end unit near the site entry; the roof design is appropriate as it is not noticeable but still provides cover/weather protection; and

Noted.

- support the proposed seating area at the corner of Westminster Highway and No. 4 Road.

Noted.

Panel Decision

It was moved and seconded

That DP 17-781907 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.

CARRIED



Development Permit Considerations

Development Applications Department
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 6017 No.4 Road (formerly 9980 Westminster Hwy)

File No.: DP 17-781907

Prior to approval of the Development Permit, the developer is required to complete the following:

1. Final adoption of the Zoning Amendment Bylaw 9812.
2. Registration of a legal agreement on Title, identifying that the proposed development must be designed and constructed with at least four solar photovoltaic (PV) panels to provide an alternative energy source for public space lighting onsite, such as landscape lighting, lighting for mailbox area and garage room. Languages should be included in the legal document that the solar panels will be installed to the Director of Building Approval's satisfaction and will be maintained for the life of the building and will not be removed unless otherwise agreed to by the City of Richmond.
3. Registration of a legal agreement on Title to ensure that Registration of a legal agreement on Title or other measures, as determined to the satisfaction of the Director of Development, to ensure that no final Building Permit inspection is granted until one secondary suite is constructed on site, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
4. Registration of a legal agreement on Title to ensure that Registration of a legal agreement on Title or other measures, as determined to the satisfaction of the Director of Development, to ensure that one surface parking stall is to be assigned to the unit with a secondary suite, and that the parking stall will be for the sole use of the secondary suite of the unit.
5. Receipt of a Letter-of-Credit for landscaping and tree survival security in the amount of \$128,035.88. No Landscape Letter of Credit will be returned until the Letter of Assurance, confirming the landscaping is installed as per the Development Permit, prepared by the Landscape Architect, is reviewed by staff.

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of energy efficiency, CPTED, sustainability, and accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

Initial: _____

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contains prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed

Date



No. DP 17-781907

To the Holder: BENE NO. 4 DEVELOPMENT LTD.

Property Address: 6017 NO. 4 ROAD
(FORMERLY 9980 WESTMINSTER HIGHWAY)

Address: C/O DANNY LEUNG
WYDANCO CONSULTANTS LTD.
690 - 4400 HAZELBRIDGE WAY
RICHMOND, BC V6X 3R8

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 #4 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 \$128,035.88 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 17-781907

To the Holder: BENE NO. 4 DEVELOPMENT LTD.
Property Address: 6017 NO. 4 ROAD
(FORMERLY 9980 WESTMINSTER HIGHWAY)
Address: C/O DANNY LEUNG
WYDANCO CONSULTANTS LTD.
690 - 4400 HAZELBRIDGE WAY
RICHMOND, BC V6X 3R8

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.

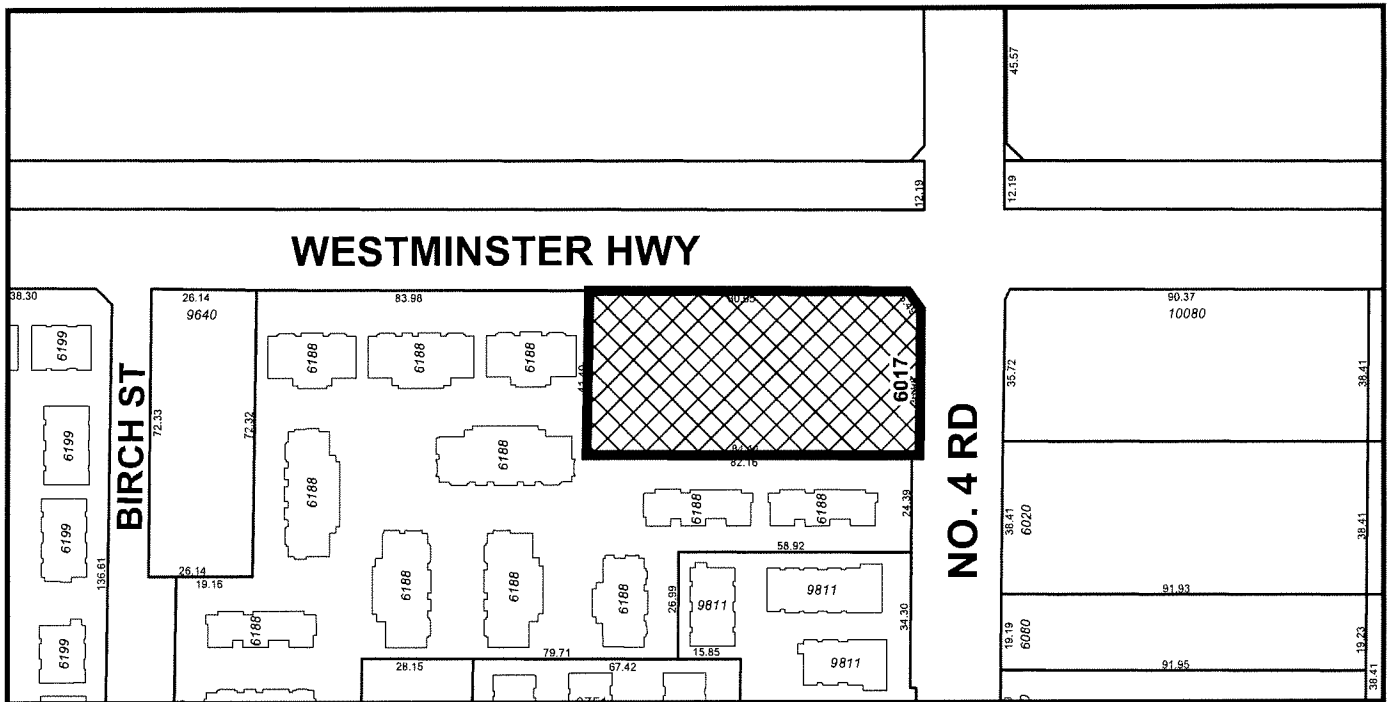
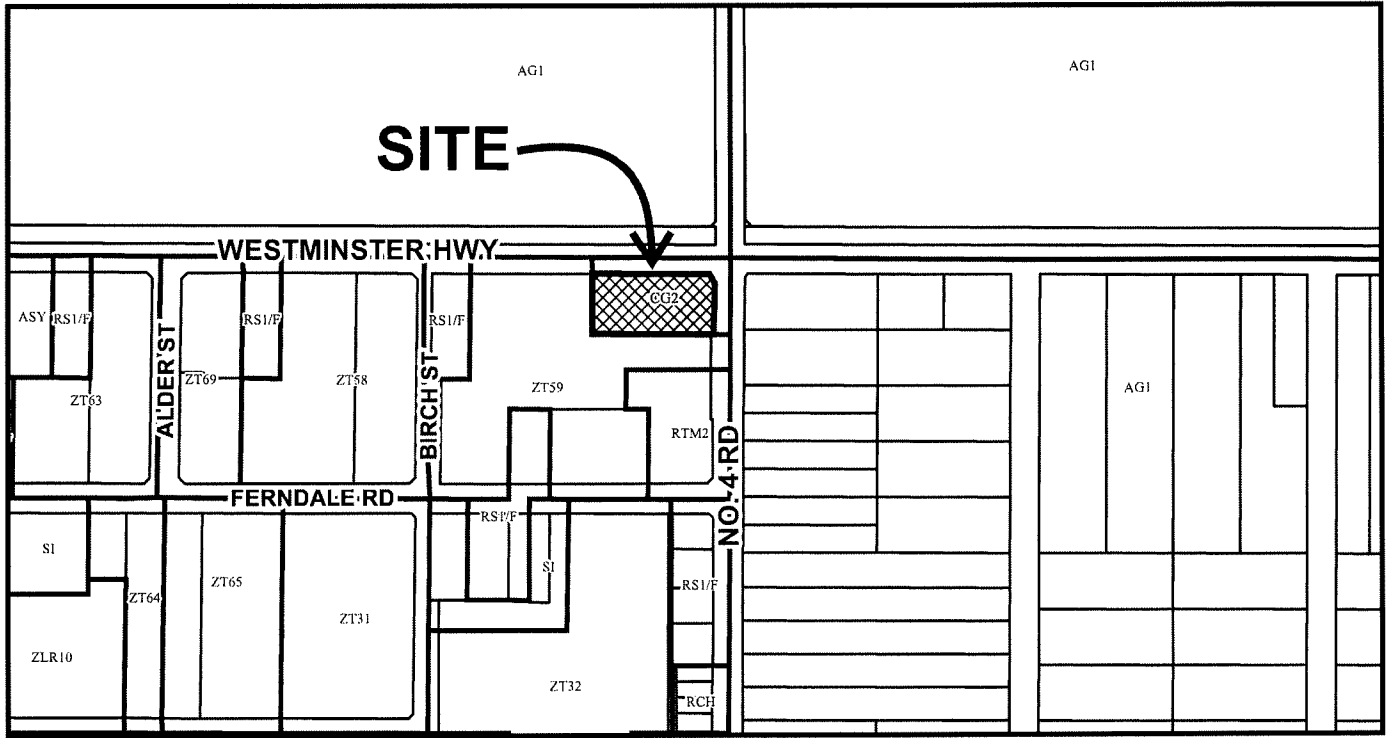
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE
DAY OF , .

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond

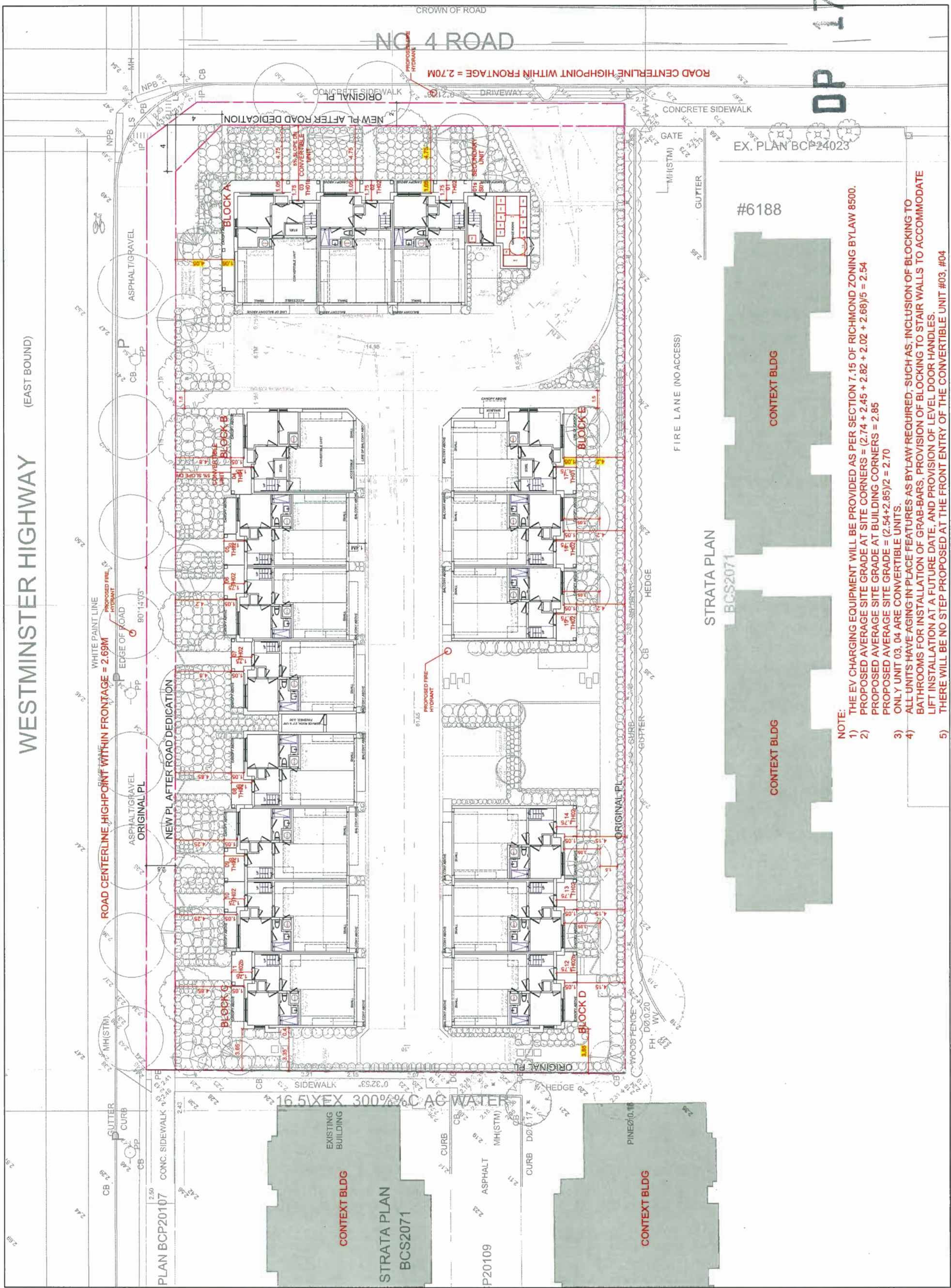


DP 17-781907 SCHEDULE "A"

Original Date: 09/05/17

Revision Date: 09/03/19

Note: Dimensions are in METRES



ISSUED FOR:

12. OCTOBER 03 2019	ISSUED FOR DP RESUBMISSION, 8TH
11. AUGUST 29 2019	ISSUED FOR DP RESUBMISSION, 7TH
10. JULY 25 2019	ISSUED FOR DP RESUBMISSION, 6TH
9. JUNE 25 2019	ISSUED FOR DP RESUBMISSION, 5TH
8. MARCH 08 2019	ISSUED FOR DP RESUBMISSION, 4TH
7. OCTOBER 16 2018	ISSUED FOR DP RESUBMISSION, 3RD
6. JULY 27 2018	ISSUED FOR DP RESUBMISSION
5. MARCH 08 2018	ISSUED FOR DP RESUBMISSION
4. DECEMBER 12 2017	ISSUED FOR REZONING-OP RESUBMISSION
3. NOVEMBER 06 2017	ISSUED FOR REZONING-OP RESUBMISSION
2. AUGUST 3 2017	ISSUED FOR REZONING-OP
1. JULY 19 2016	ISSUED FOR REZONING

METRIC
 THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. VERIFY DIMENSIONS.
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WESTGATE
 6017 NO.4 ROAD
 MASTER SITE PLAN
 17-781907
 DRAWN: [Signature]
 PLOT DATE: [Signature]
 CHECKED: [Signature]
 A1.01
 DP PLAN #1
 15-05
 OCT 08 2019

- NOTE:
- 1) THE EV CHARGING EQUIPMENT WILL BE PROVIDED AS PER SECTION 7.15 OF RICHMOND ZONING BYLAW 8500.
 - 2) PROPOSED AVERAGE SITE GRADE AT SITE CORNERS = $(2.74 + 2.45 + 2.82 + 2.02 + 2.68)/5 = 2.54$
 - 3) PROPOSED AVERAGE SITE GRADE AT BUILDING CORNERS = 2.85
 - 4) PROPOSED AVERAGE SITE GRADE = $(2.54 + 2.85)/2 = 2.70$
 - 5) ONLY UNIT 03, 04 ARE CONVERTIBLE UNITS.
 - 6) ALL UNITS HAVE AGING-IN PLACE FEATURES AS BYLAW REQUIRED, SUCH AS: INCLUSION OF BLOCKING TO BATHROOMS FOR INSTALLATION OF GRAB-BARS, PROVISION OF BLOCKING TO STAIR WALLS TO ACCOMMODATE LIFT INSTALLATION AT A FUTURE DATE, AND PROVISION OF LEVEL DOOR HANDLES.
 - 7) THERE WILL BE NO STEP PROPOSED AT THE FRONT ENTRY OF THE CONVERTIBLE UNIT #03, #04

WESTMINSTER HWY

NO 4 RD

PROP. HYDRANT TO BE INSTALLED AS PART OF SERVICING AGREEMENT

ROAD CENTERLINE HIGHPOINT WITHIN FRONTAGE = 2.69m

ROAD CENTERLINE HIGHPOINT WITHIN FRONTAGE = 2.70m

PLAN # 1A
OCT 08 2019
DP 17-781907

TITLE: LOT GRADING PLAN
6017 NO. 4 ROAD

DESIGN:	RT
DRAWN:	RT
CHECKED:	BCD
ENGINEER:	RF
DWG. No.:	
SCALE:	1 : 250
DATE:	JAN 2018
SEC. No.:	10-4-6
SHT No.:	1 OF 1

01 OCT 2019

REVISIONS

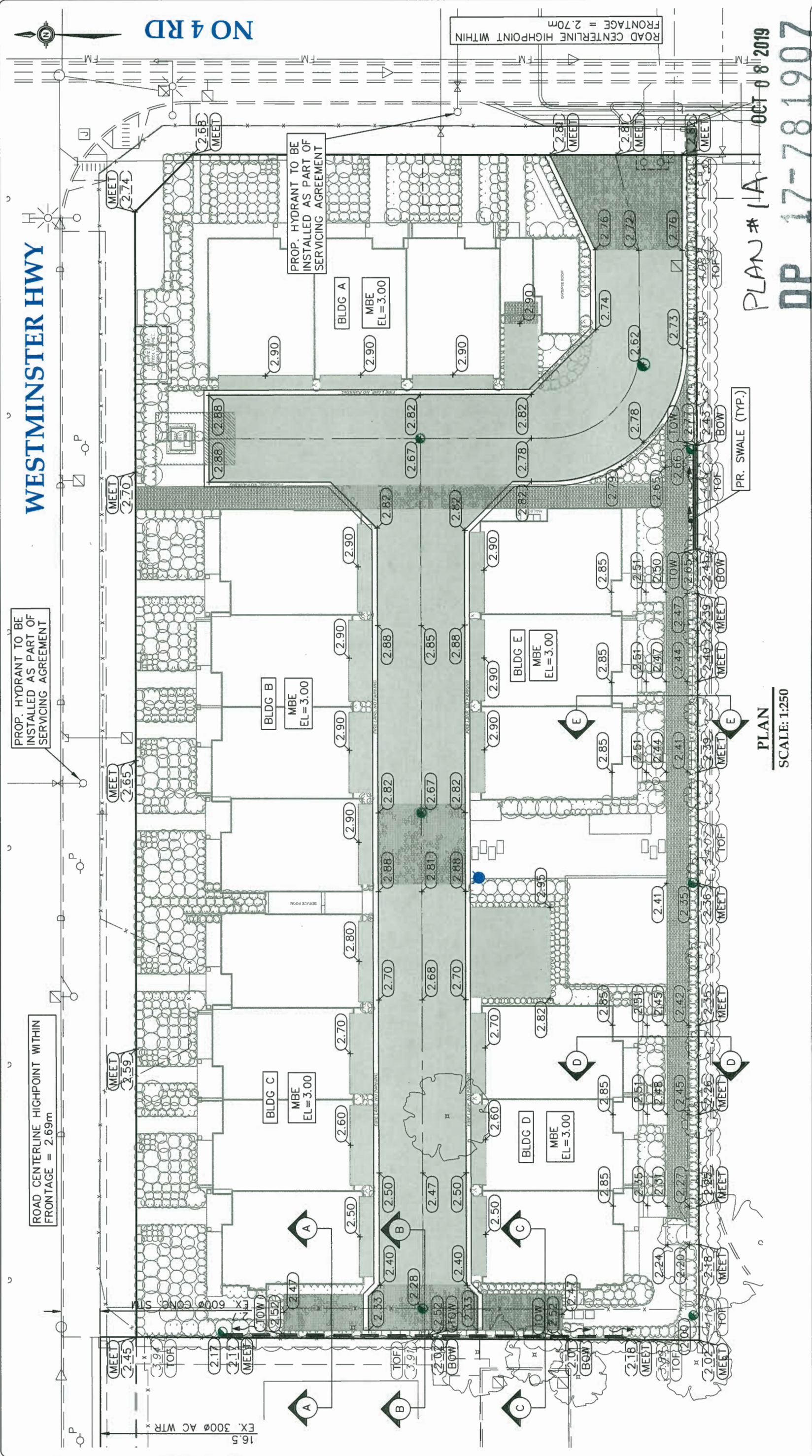
WYDANCO DEVELOPMENTS
Core Concept Consulting Project No. 16107
DWG. 1 OF 4

CoreConcept CONSULTING LTD.
#220-2639 Viking Way, Richmond, BC, V6V 3B7
www.coreconceptconsulting.com

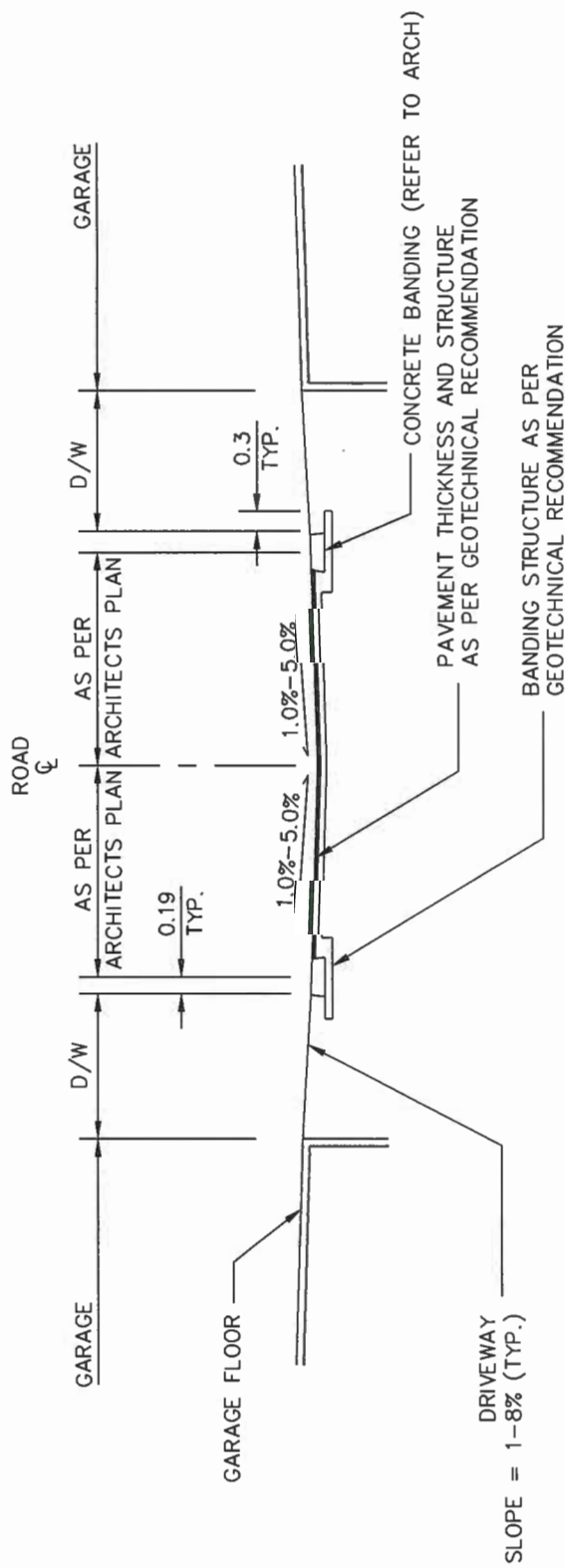
tel . 604.249.5040
fax . 604.249.5041

ISSUED FOR COORDINATION

REV'N	DATE	BY	CH.	DESCRIPTION
0.	04 OCT 2019	GP	RF	



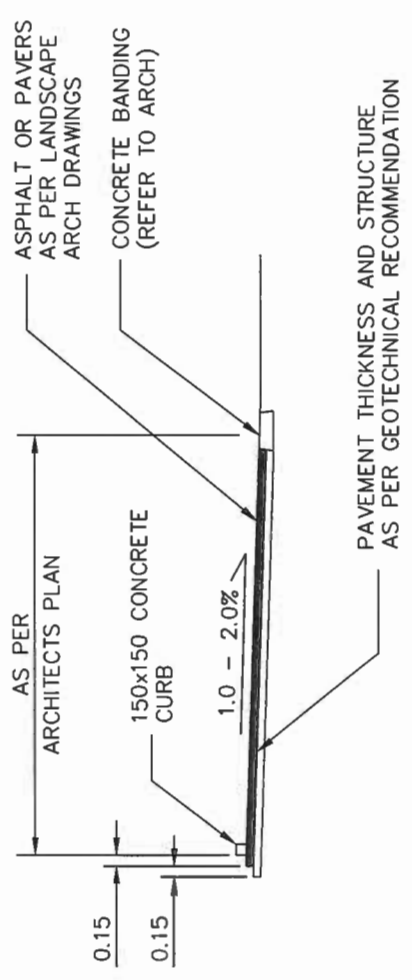
PLAN SCALE: 1:250



CENTER SWALE ROADWAY / UNIT CROSS-SECTION

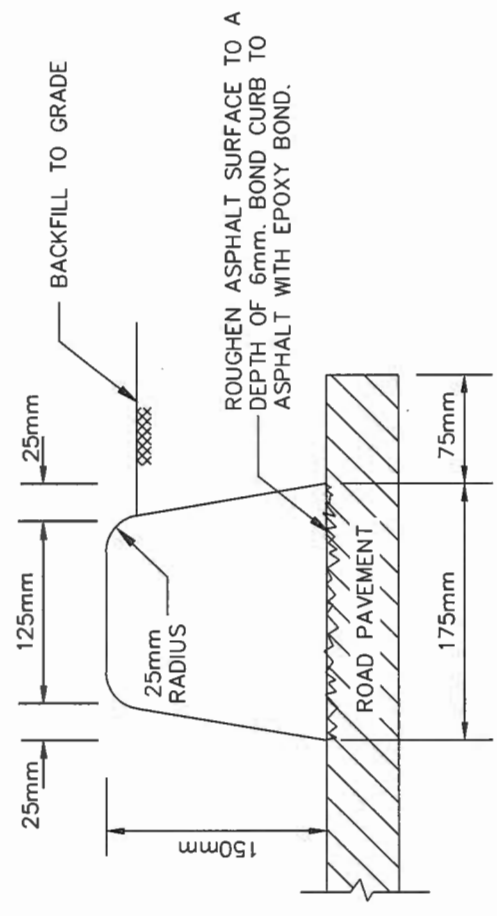
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AVERAGE SITE GRADE	
AVERAGE SITE GRADE	=
AVG. BUILDING GRADE + AVG. SITE CORNER GRADE	$\frac{2}{2}$
AVERAGE BUILDING GRADE (ALL BUILDING MBE @ 3.00m)	= 3.00m - 0.15m = 2.85
AVERAGE SITE CORNER GRADE	=
$\frac{2.45m + 2.74m + 2.68m + 2.02m + 2.82m}{5}$	= 2.54m
AVERAGE SITE GRADE	= $\frac{2.85m + 2.54m}{2}$ = 2.70m



PARKING STALL DETAIL

SCALE = 1:100 HOR., N.T.S. VERT.



CONCRETE PARKING CURB DETAIL

SCALE = N.T.S.

PLAN # 1B OCT 08 2019
 DP 17-781907

REFER TO DWG. 3 OF 4 FOR LOT GRADING SECTIONS.
 REFER TO DWG. 4 OF 4 FOR RETAINING WALL DETAILS

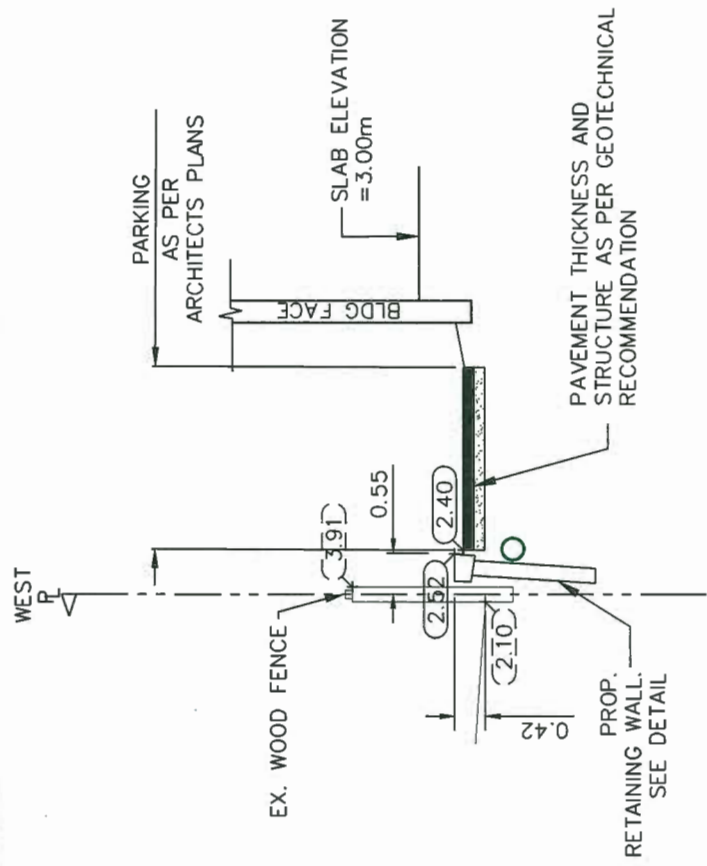
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6017 NO. 4 ROAD	
DESIGN: RT	DWG. No.: .
DRAWN: RT	SCALE: 1 : 250
CHECKED: BCD	DATE: JAN 2018
ENGINEER: RF	SEC. No.: 10-4-6
	SHT No.: 1 OF 1

REV'N	DATE	BY	CH.	ISSUED FOR COORDINATION	DESCRIPTION
0.	01 OCT 2019	GP	RF		

CoreConcept CONSULTING LTD. tel : 604.249.5040 fax : 604.249.5041
 #220-2639 Viking Way, Richmond, BC, V6V 3B7
 www.coreconceptconsulting.com

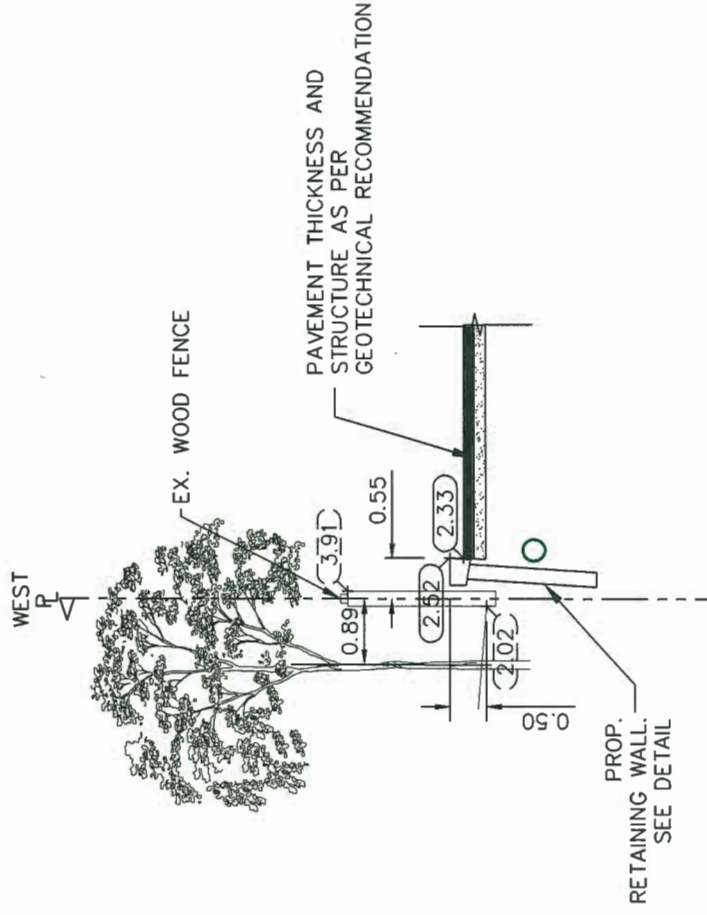
WYDANCO DEVELOPMENTS
 Core Concept Consulting Project No. 16107
 DWG. 2 OF 4

01 OCT 2019



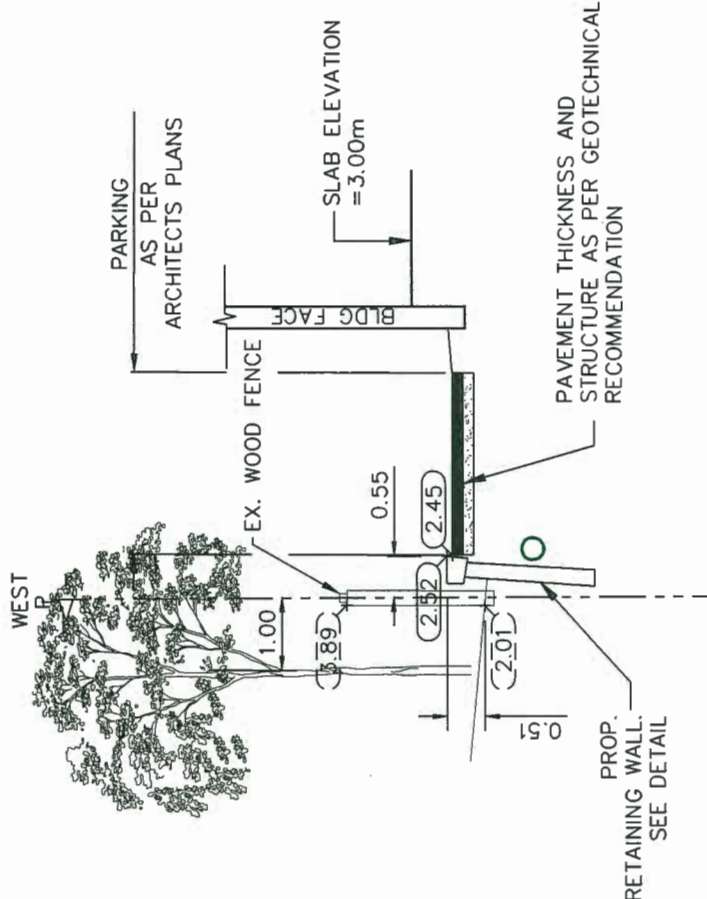
TYPICAL RET. WALL (SECTION THRU A-A)

SCALE = 1:100 HOR., 1:50 VERT.



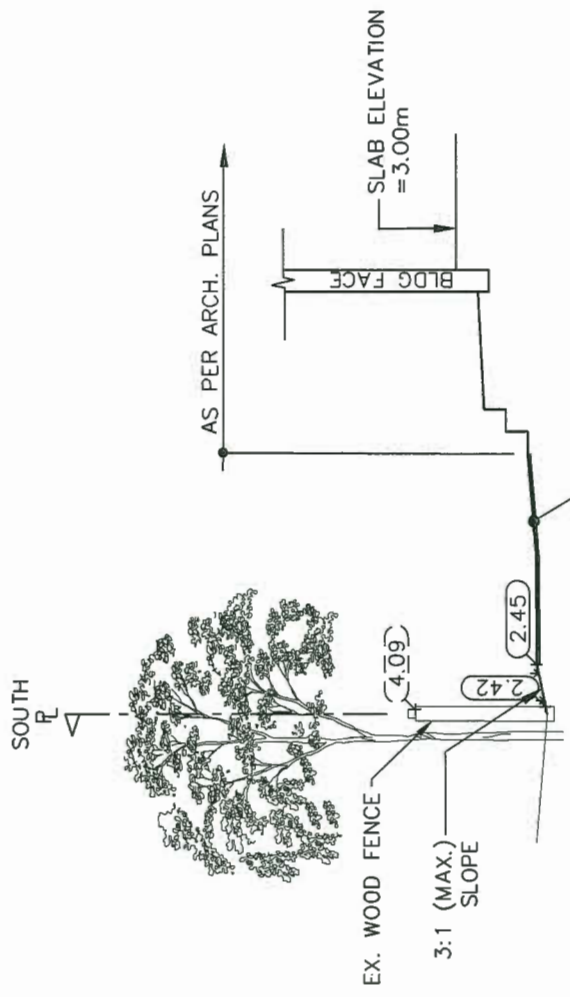
TYPICAL RET. WALL (SECTION THRU B-B)

SCALE = 1:100 HOR., 1:50 VERT.



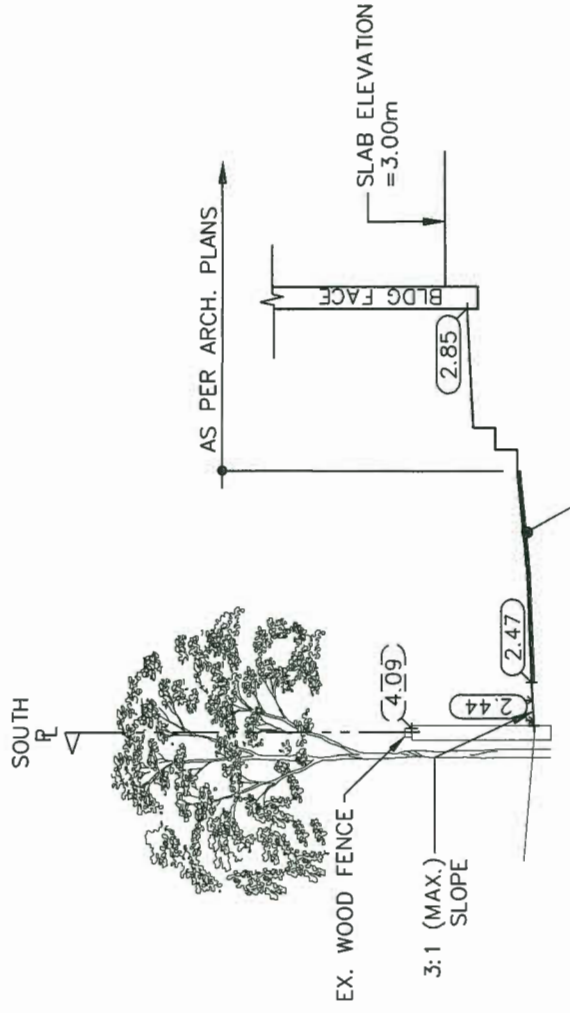
TYPICAL RET. WALL (SECTION THRU C-C)

SCALE = 1:100 HOR., 1:50 VERT.



TYPICAL SECTION (THRU D-D)

SCALE = 1:100 HOR., 1:50 VERT.



TYPICAL SECTION (THRU E-E)

SCALE = 1:100 HOR., 1:50 VERT.

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 tel . 604.249.5040
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WYDANCO DEVELOPMENTS
 Core Concept Consulting Project No. 16107
 DWG. 3 OF 4

REV'N	DATE	GP	RF	CH.	DESCRIPTION
0.	01 OCT 2019	GP	RF	CH.	ISSUED FOR COORDINATION

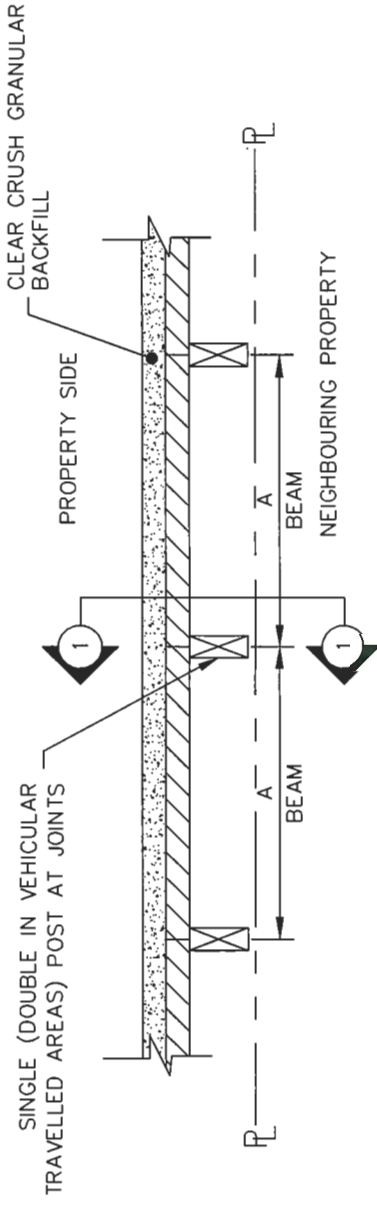
01 OCT 2019

TITLE: **LOT GRADING SECTIONS**
 6017 NO. 4 ROAD

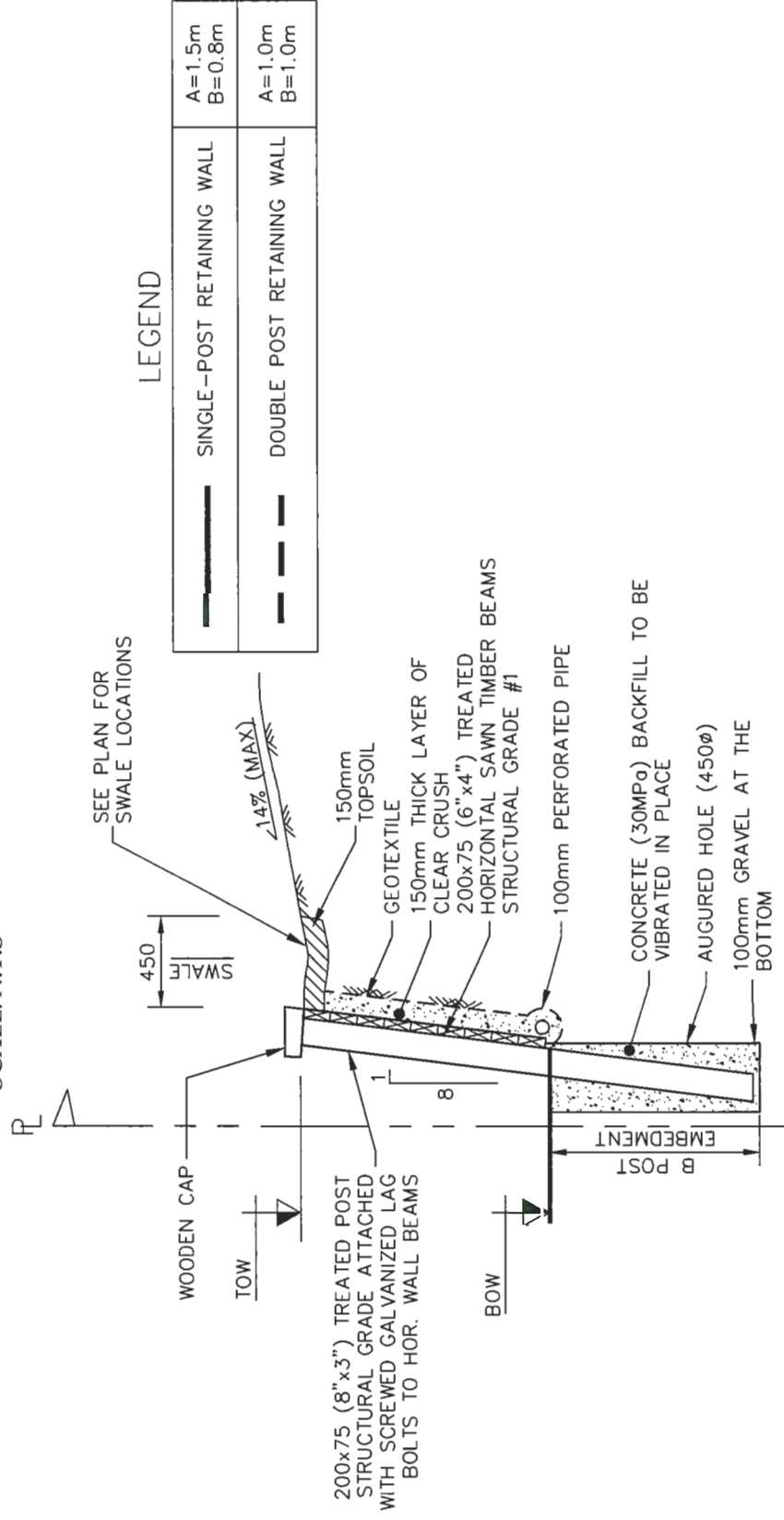
DESIGN:	RT	DWG. No.:	
DRAWN:	RT	SCALE:	1 : 250
CHECKED:	BCD	DATE:	JAN 2018
ENGINEER:	RF	SEC. No.:	10-4-6
		SHT No.:	1 OF 1

PLAN # 1C OCT 08 2019
 DP 17-181907

REFER TO DWG. 2 OF 4 FOR LOT GRADING DETAILS.
 REFER TO DWG. 4 OF 4 FOR RETAINING WALL DETAILS



SAWN TIMBER BEAMS RETAINING WALL
SCALE: N.T.S



LEGEND

	SINGLE-POST RETAINING WALL	A=1.5m B=0.8m
	DOUBLE POST RETAINING WALL	A=1.0m B=1.0m

SAWN TIMBER BEAMS RETAINING WALL SECTION 1-1

SCALE: N.T.S

PLAN # 1D OCT 08 2019

DP 17-781907

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tel . 604.249.5040
fax . 604.249.5041
#220-2639 Viking Way, Richmond, BC, V6V 3B7
www.coreconceptconsulting.com

WYDANCO DEVELOPMENTS
Core Concept Consulting Project No. 16107
DWG. 4 OF 4

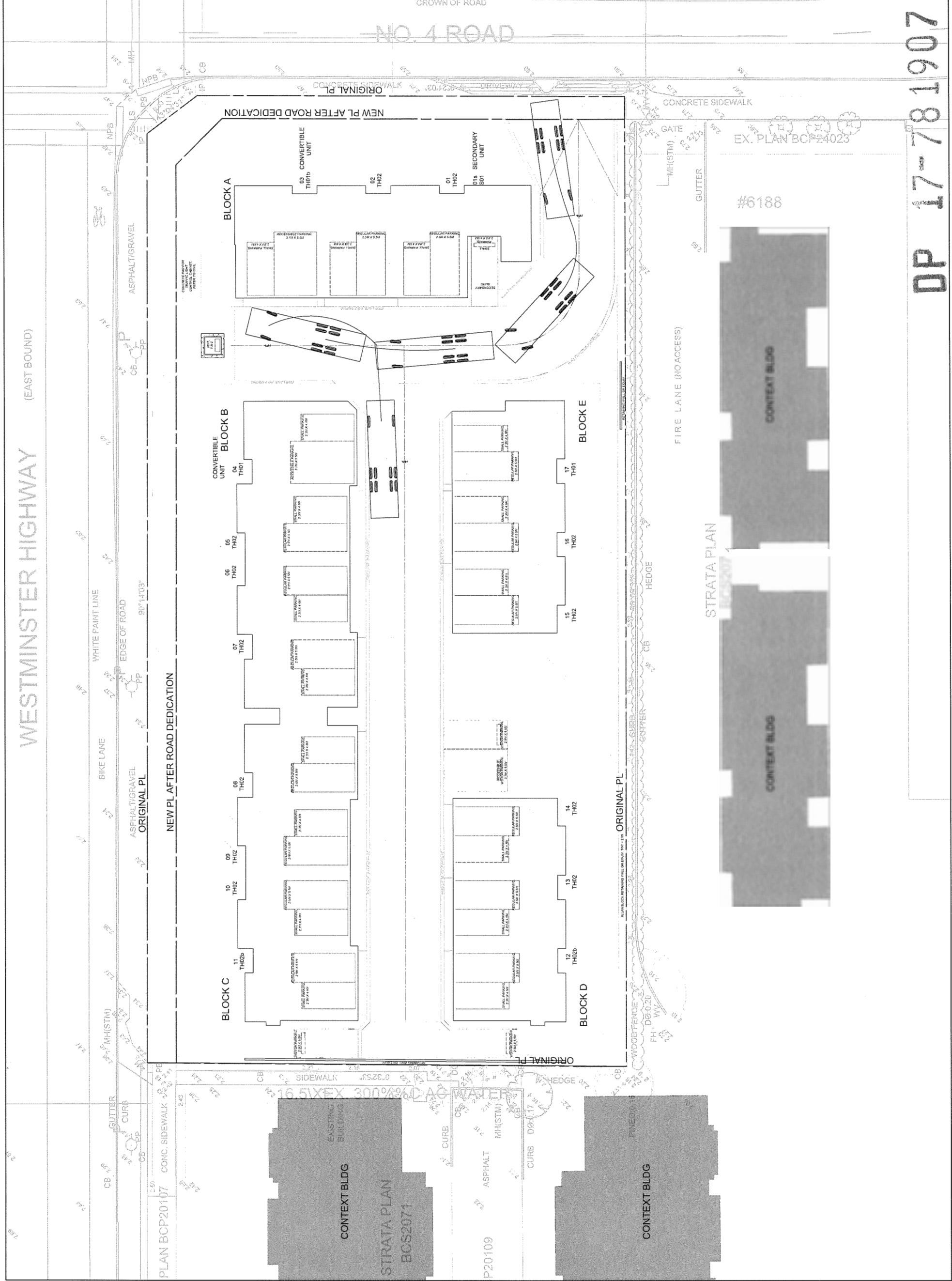
TITLE: **RETAINING WALL DETAIL**
6017 NO. 4 ROAD

DESIGN:	RT	DWG. No.:	.
DRAWN:	RT	SCALE:	1 : 250
CHECKED:	BCD	DATE:	JAN 2018
ENGINEER:	RF	SEC. No.:	10-4-6
		SHT No.:	1 OF 1

01 OCT 2019

REVISIONS

REV'N	DATE	BY	CH.	ISSUED FOR COORDINATION	DESCRIPTION
0.	01 OCT 2019	GP	RF		



ISSUED FOR:

- 12. OCTOBER 03 2019 ISSUED FOR DP RESUBMISSION, 8TH
- 11. AUGUST 29 2019 ISSUED FOR DP RESUBMISSION, 7TH
- 10. JULY 25 2019 ISSUED FOR DP RESUBMISSION, 6TH
- 9. JUNE 25 2019 ISSUED FOR DP RESUBMISSION, 5TH
- 8. MARCH 08 2019 ISSUED FOR DP RESUBMISSION, 4TH
- 7. OCTOBER 16 2018 ISSUED FOR DP RESUBMISSION, 3RD
- 6. OCTOBER 16 2018 ISSUED FOR DP RESUBMISSION, 2ND
- 5. MARCH 15 2018 ISSUED FOR DP RESUBMISSION
- 4. DECEMBER 12 2017 ISSUED FOR REZONING-DP RESUBMISSION
- 3. NOVEMBER 6 2017 ISSUED FOR REZONING-DP RESUBMISSION
- 2. AUGUST 3 2017 ISSUED FOR REZONING-DP
- 1. JULY 15 2016 ISSUED FOR REZONING

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WESTGATE

6017 NO.4 ROAD

MASTER SITE PLAN
PARKING PLAN

DRAWN: [blank]
PLOT DATE: [blank]

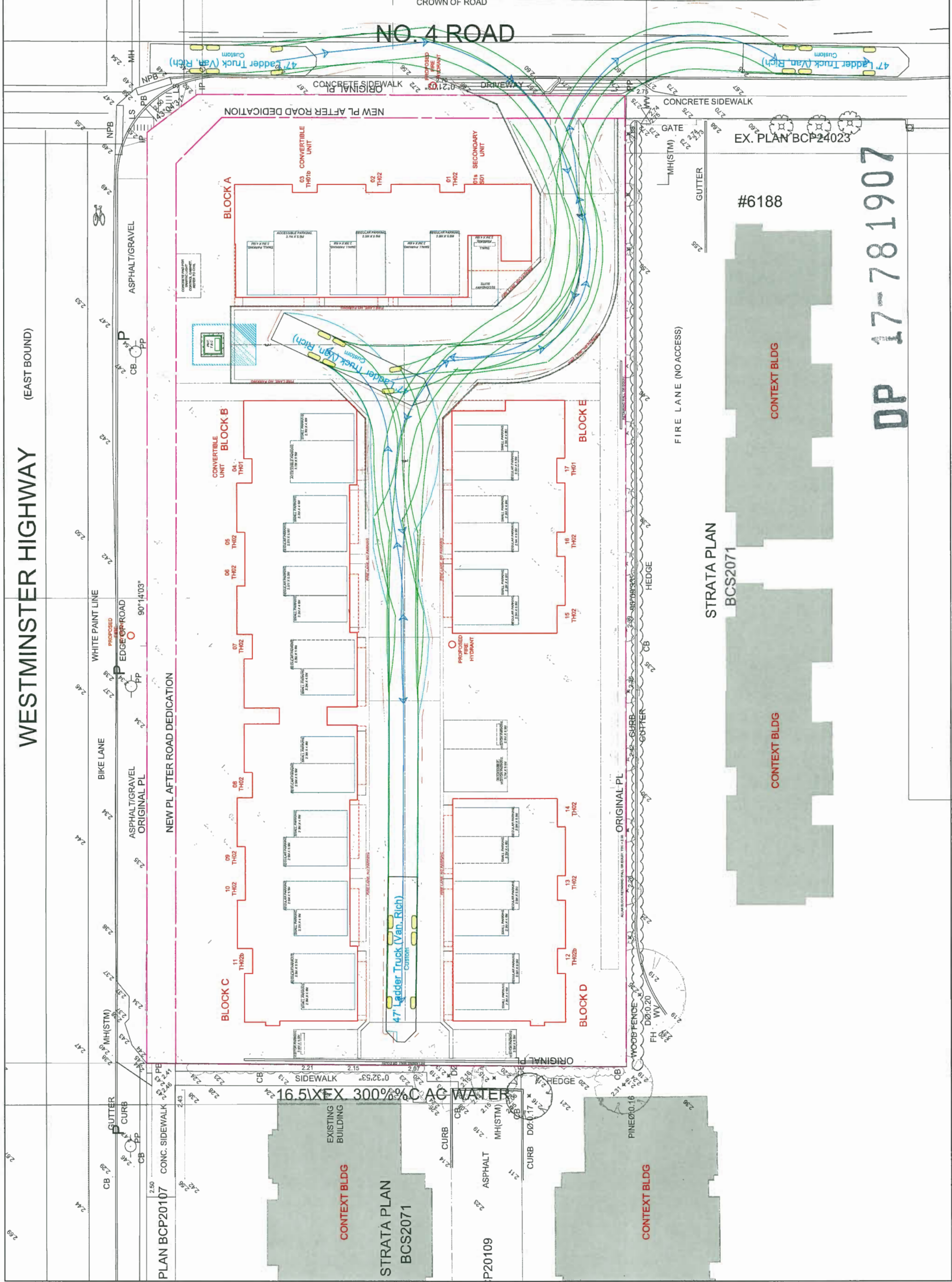
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PLAN #2

A1.02

DP PLAN #2 OCT 08 2019
15-05

DP 17-781907



- ISSUED FOR:
- 12. OCTOBER 03 2019 ISSUED FOR DP RESUBMISSION, 8TH
 - 11. AUGUST 22 2019 ISSUED FOR DP RESUBMISSION, 7TH
 - 10. JULY 23 2019 ISSUED FOR DP RESUBMISSION, 6TH
 - 9. JUNE 25 2019 ISSUED FOR DP RESUBMISSION, 5TH
 - 8. MARCH 08 2019 ISSUED FOR DP RESUBMISSION, 4TH
 - 7. OCTOBER 16 2018 ISSUED FOR DP RESUBMISSION, 3RD
 - 6. AUGUST 22 2018 ISSUED FOR DP RESUBMISSION
 - 5. JULY 23 2018 ISSUED FOR DP RESUBMISSION
 - 4. DECEMBER 12 2017 ISSUED FOR REZONING-OP RESUBMISSION
 - 3. NOVEMBER 06 2017 ISSUED FOR REZONING-OP RESUBMISSION
 - 2. AUGUST 3 2017 ISSUED FOR REZONING-OP
 - 1. JULY 13 2016 ISSUED FOR REZONING

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WESTGATE
6017 NO.4 ROAD
MASTER SITE PLAN
FIRE TRUCK ACCESS

DRAWN: _____
PLOT DATE: _____
CHECKED: _____

A1.03a *PLAN #2A*

15-05 OCT 08 2019

DP 17-781907

EX. PLAN BCP24023

#6188

STRATA PLAN
BCS2071

CONTEXT BLDG

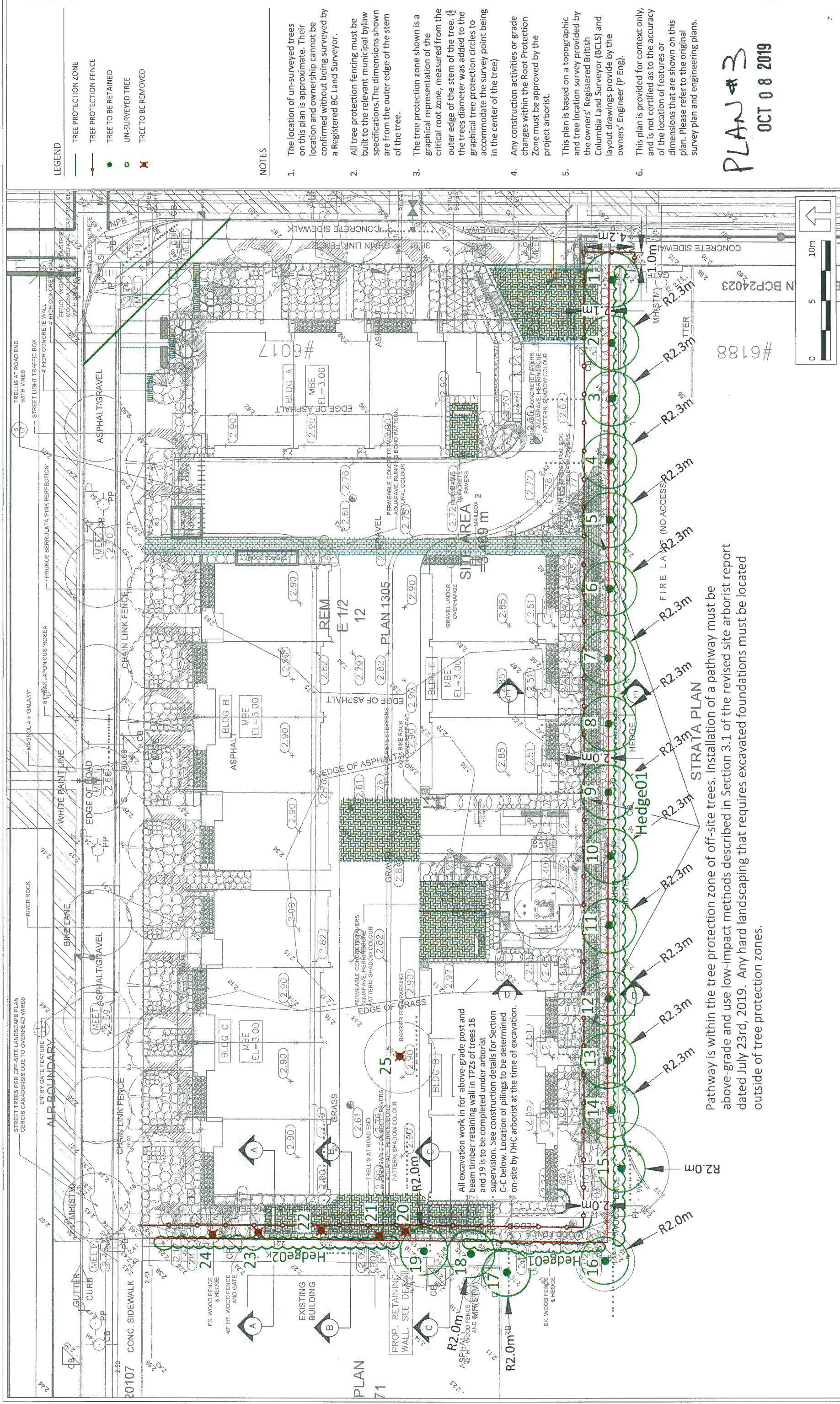
CONTEXT BLDG

CONTEXT BLDG

STRATA PLAN
BCS2071

P20109

CONTEXT BLDG



- LEGEND**
- TREE PROTECTION ZONE
 - TREE PROTECTION FENCE
 - TREE TO BE RETAINED
 - UN-SURVEYED TREE
 - ✗ TREE TO BE REMOVED

NOTES

1. The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
2. All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
3. The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. The trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
4. Any construction activities or grade changes within the Root Protection Zone must be approved by the project arborist.
5. This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
6. This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.

PLAN # 3
OCT 08 2019



Pathway is within the tree protection zone of off-site trees. Installation of a pathway must be above-grade and use low-impact methods described in Section 3.1 of the revised site arborist report dated July 23rd, 2019. Any hard landscaping that requires excavated foundations must be located outside of tree protection zones.

All excavation work in for above-grade post and beam timber retaining wall in TPZs of trees 18 and 19 is to be completed under arborist supervision. See construction details for Section C-C below. Location of pilings to be determined on-site by DHC arborist at the time of excavation.

Tree inventory for 9880 Westminster Highway

Tag #	Location	Common Name	Botanical Name	DBH (cm)	Ht (m)	Overall Condition	Retention Suitability	Comments	Retain/Remove	Tree Retention Comments	TPZ (m)
1-14,	Off-site	Swedish Aspen	<i>Populus tremula</i>	20-31	13-Oct	Normal	Suitable on own	Off-site trees with cedar hedging between	Retain	Install tree protection fencing per City specifications and the tree retention and removals plan. Install pathway at grade using low-impact methods described in Section 3.1 and under arborist supervision. See sections D-D and E-E in DHC Tree Management Plan dated June 19th, 2019.	2.3
15	Off-site	Cherry	<i>Prunus yedoensis</i>	18	5	Normal	Suitable on own	Off-site tree no comments made	Retain	Install tree protection fencing per City specifications and the tree retention and removals plan.	2
16	Off-site	Black pine	<i>Pinus nigra</i>	16	4	Normal	Suitable on own	Off-site tree no comments made	Retain	Install tree protection fencing per City specifications and the tree retention and removals plan.	2
17-19	Off-site	Red maple	<i>Acer rubrum</i>	16-18	8	Normal	Suitable on own	Off-site tree no comments made	Retain	Install tree protection fencing per City specifications and the tree retention and removals plan. Install timber post and beam retaining wall under arborist supervision using design specified in Sections C-C in the DHC Tree Management Plan dated June 19th, 2019.	2
20-24	On-site	Paper birch	<i>Betula papyrifera</i>	14-18	8	NA	NA	Trees no longer present on site (May 15th, 2019)	NA		
25	On-site	Black cottonwood	<i>Populus balsamifera x trichocarpa</i>	21	10	NA	NA	Trees no longer present on site (May 15th, 2019)	NA		
Hedge01	Off-site	Hedging Cedar	<i>Thuja occidentalis</i>	10	1.6	Normal	Suitable	Off-site hedge	Retain	Install tree protection fencing per City specifications and the tree retention and removals plan. Install pathway using low-impact methods described in Section 3.1.	1
Hedge02	Off-site	Hedging Cedar	<i>Thuja occidentalis</i>	10	1.6	Normal	Suitable	Off-site hedge	Retain	Install tree protection fencing per City specifications and the tree retention and removals plan. Install pathway using low-impact methods described in Section 3.1.	1

Suitable replacement trees for 9880 Westminster Highway

Key	SMALL STREET TREE		PLANT LIST		Qty.	Spacing
	Botanical Name	Common Name	Common Name	%		
AI	<i>Acer tartaricum</i> ssp. <i>Ginnala</i>	Amur maple	Amur maple	3	3	m
AX	<i>Amerlanthier x grandiflora</i>	Autumn brilliance serviceberry	Autumn brilliance serviceberry	3	3	m
CA	<i>Cercis canadensis</i>	Eastern redbud	Eastern redbud	3	3	m
CC	<i>Cercis chinensis</i>	Chinese redbud	Chinese redbud	3	3	m
CS	<i>Cercis siliquastrum</i>	Judas tree	Judas tree	3	3	m
CX	<i>Crataegus x lavellei</i>	Lavellei hybrid hawthorn	Lavellei hybrid hawthorn	3	3	m
MF	<i>Malus floribunda</i>	Japanese flowering crabapple	Japanese flowering crabapple	3	3	m
SP	<i>Stewartia pseudocamellia</i>	Japanese stewartia	Japanese stewartia	3	3	m
JS	<i>Styrax japonicus</i>	Japanese Snowbell	Japanese Snowbell	3	3	m

LEGEND

	TREE PROTECTION ZONE
	TREE PROTECTION FENCE
	TREE TO BE RETAINED
	UN-SURVEYED TREE
	TREE TO BE REMOVED

NOTES

- The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
- All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
- The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (The trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
- Any construction activities or grade changes within the Root Protection Zone must be approved by the project arborist.
- This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
- This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.

PLAN # 3A
OCT 08 2019

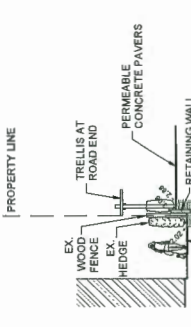
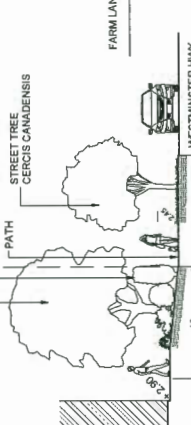
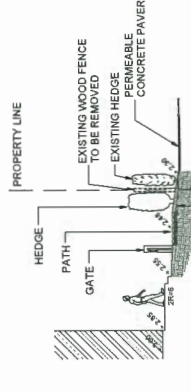
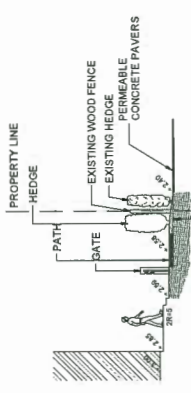
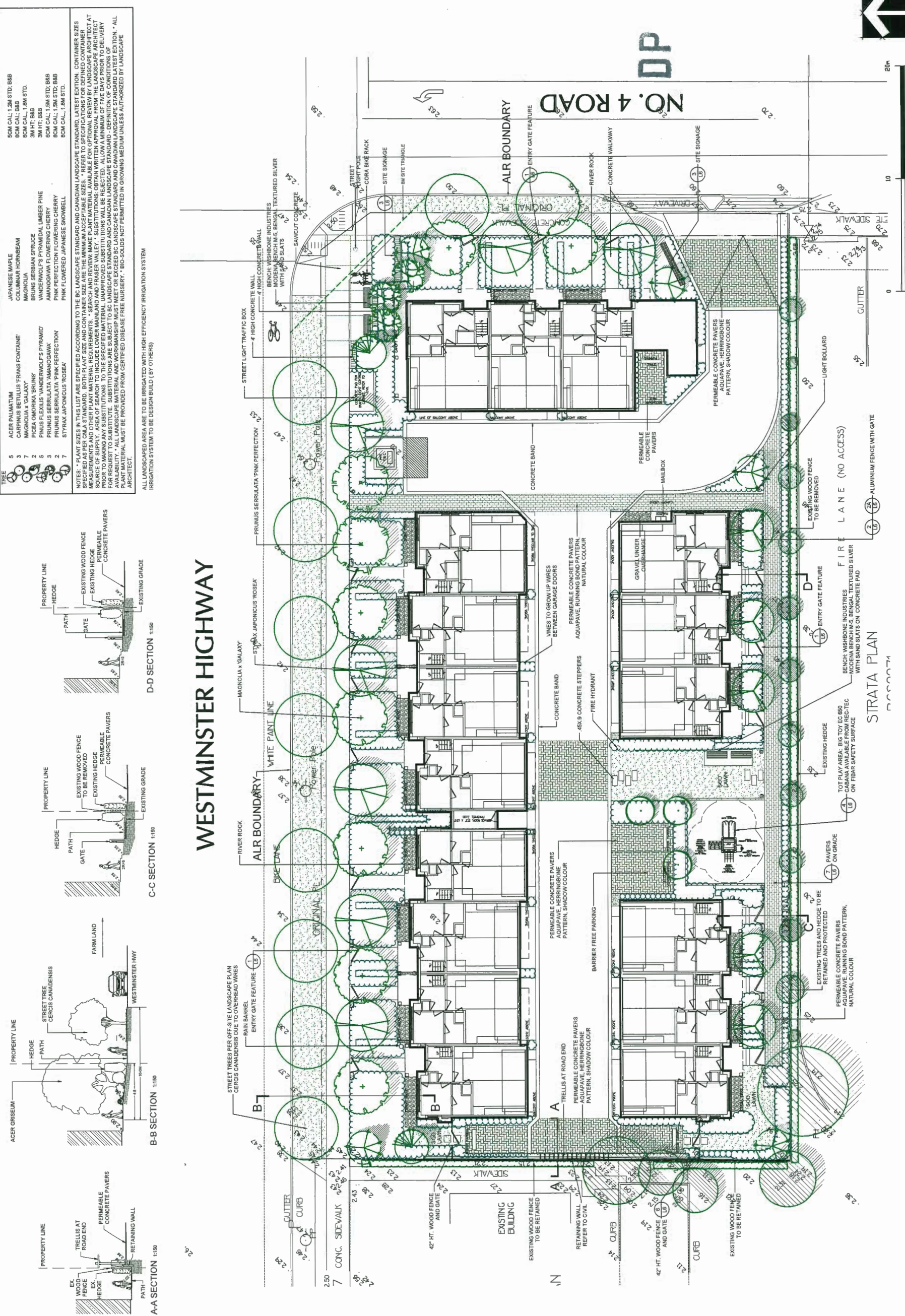
SEAL:

REF	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
5		ACER PALMATUM	JAPANESE MAPLE	5CM CAL, 1.2M STD; B&B
6		CARPINUS BETULUS 'TRANS FONTAINE'	COLUMBIAN HORNBEECH	5CM CAL; B&B
7		MAGNOLIA 'GALAXY'	MAGNOLIA	5CM CAL, 1.8M STD;
8		PICEA OMORICA 'BRUN'S'	BRUN'S SPRUCE	3M HT; B&B
9		PRUNUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMIDAL LAMBER PINE	5CM CAL; 1.5M STD; B&B
10		PRUNUS SERRULATA 'AMANOOGAWA'	AMANOOGAWA FLOWERING CHERRY	5CM CAL; 1.5M STD; B&B
11		PRUNUS SERRULATA 'PINK PERFECTION'	PINK PERFECTION FLOWERING CHERRY	5CM CAL; 1.5M STD; B&B
12		STYRAX JAPONICUS 'ROSEA'	PINK FLOWERED JAPANESE SNOWBELL	5CM CAL, 1.8M STD.

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL SPECIFICATIONS AS SPECIFIED AND APPROVE THEM PRIOR TO MAKING ANY SUBSTITUTIONS. * SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. * ALL MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROUNDING MEDIUM UNLESS APPROVED BY LANDSCAPE ARCHITECT.

ALL LANDSCAPED AREA ARE TO BE IRRIGATED WITH HIGH EFFICIENCY IRRIGATION SYSTEM
IRRIGATION SYSTEM TO BE DESIGN BUILD (BY OTHERS)

WESTMINSTER HIGHWAY



NO.	DATE	REVISION DESCRIPTION	DR.
1	17.AUG.08	NEW SITE PLAN / COMMENTS	DO
2	17.OCT.08	NEW SITE PLAN, MAIN, COMMENTS	DO
3	17.AUG.08	NEW SITE PLAN / COMMENTS	DO
4	18.AUG.08	REVISE PER NEW SITE PLAN	IR
5	18.AUG.08	REVISE PER COMMENTS	IR
6	18.AUG.08	REVISE PER COMMENTS	IR
7	18.AUG.08	REVISE PER COMMENTS	IR
8	18.AUG.08	REVISE PER COMMENTS	IR
9	18.AUG.08	REVISE PER COMMENTS	IR
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15	18.AUG.08	REVISE PER COMMENTS	IR
16	18.AUG.08	REVISE PER COMMENTS	IR
17	18.AUG.08	REVISE PER COMMENTS	IR
18	18.AUG.08	REVISE PER COMMENTS	IR
19	18.AUG.08	REVISE PER COMMENTS	IR
20	18.AUG.08	REVISE PER COMMENTS	IR
21	18.AUG.08	REVISE PER COMMENTS	IR
22	18.AUG.08	REVISE PER COMMENTS	IR

CLIENT: OCT 08 2019

PLAN # 3B
7-781907

PROJECT: TOWNHOUSE DEVELOPMENT
9980 WESTMINSTER HWY.
RICHMOND, B.C.

DRAWING TITLE: LANDSCAPE PLAN

DATE: 18 JUN 22
SCALE: 1:150
DRAWN: MM
DESIGN: MM
CHKD: MCKY

DRAWING NUMBER: L1
OF 7
PMG PROJECT NUMBER: 17-007



17007-18.2P

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
22	18.OCT.19	COORDINATION WITH FIRE HYDRANT	DD
21	18.OCT.19	NEW SITE PLAN	DD
20	18.AUG.19	CITY REUBARSDOM	JR
19	15.JUL.17	REVISE PER COMMENTS	JR
18	18.JAN.15	REVISE PER NEW SITE PLAN	JR
17	18.MAY.14	DETAIL UPDATE	JR
16	18.MAY.14	TRANSFORMER COORDINATION	MM
15	18.APR.14	MINI. COMMENTS	JR
14	18.APR.14	REVISE PER COMMENTS	JR
13	18.FEB.11	TRAFFIC LIGHT BOARD	JR
12	13.JAN.15	CITY REUBARSDOM	JR
11	18.NOV.13	REVISE PERMITSABLE PAVEN	JR
10	18.NOV.13	EXTEND CEDAR FENCE	JR
9	18.OCT.14	EX. TREE PLAN / LIGHT LOCATIONS	DD
8	18.OCT.14	REVISE PER COMMENTS	JR
7	18.AUG.13	REVISE PER NEW SITE PLAN	MM
6	18.AUG.13	PLAY EQUIPMENT CHANGE	MM
5	18.JAN.15	REVISE PER COMMENTS	JK
4	18.AUG.13	REVISE PER NEW SITE PLAN	JK
3	17.OCT.13	NEW SITE PLAN	JK
2	17.AUG.15	NEW SITE PLAN, MINI. COMMENTS	MM
1	17.JAN.08	NEW SITE PLAN / COMMENTS	DD

CLIENT:

OCT 03 2019

DP 17-781907

PLAN # 3C

PROJECT:

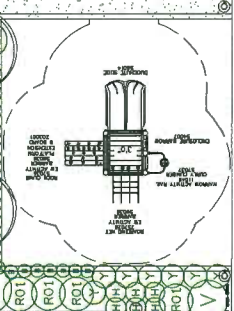
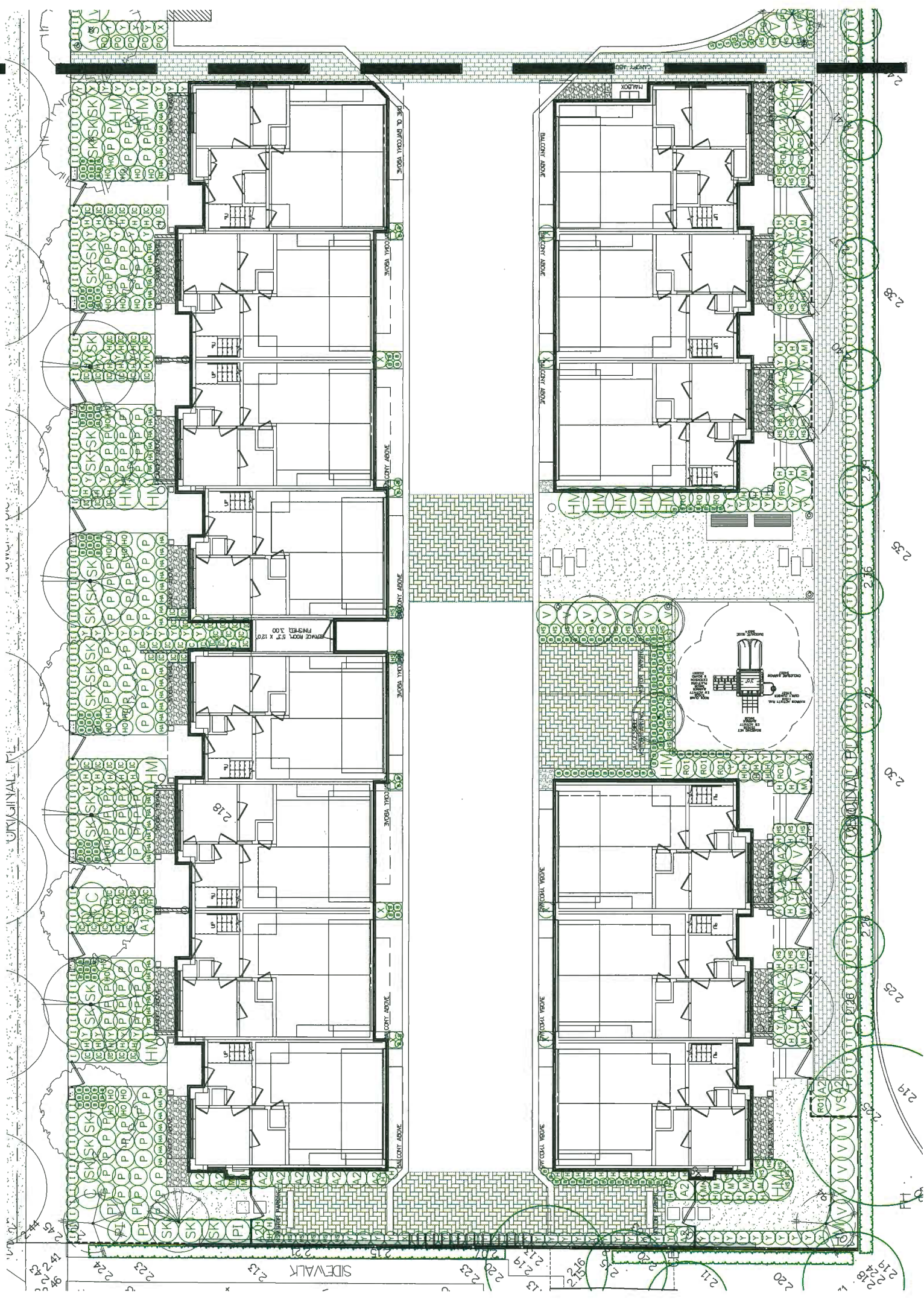
TOWNHOUSE DEVELOPMENT
9980 WESTMINSTER HWY.
RICHMOND, B.C.

DRAWING TITLE:

LANDSCAPE SHRUB PLAN

DATE: 18.JUN.22 DRAWING NUMBER: L2A
SCALE: 1:100
DRAWN: MM OF 7
DESIGN: MM
CHKD: MCKY

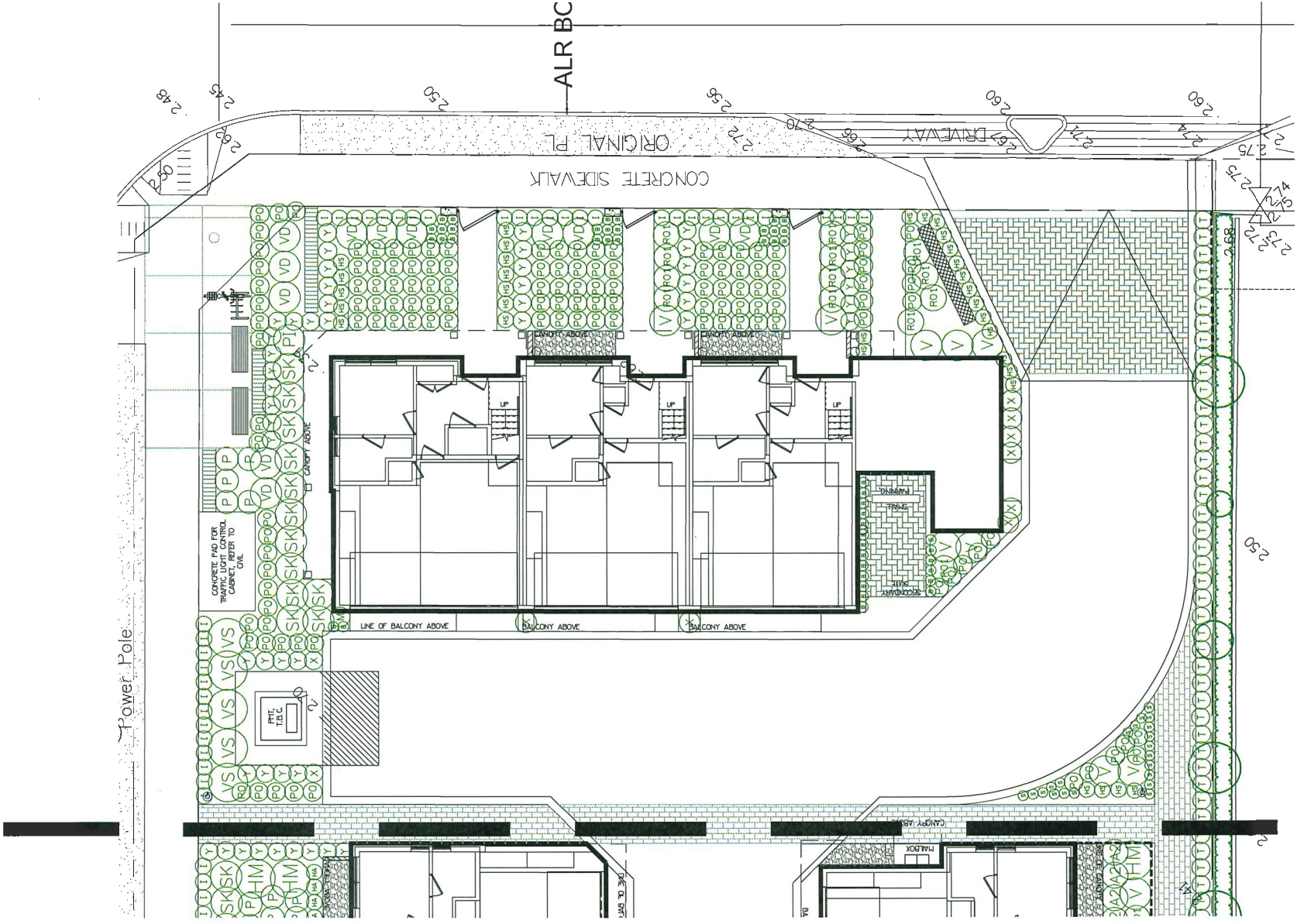
PMG PROJECT NUMBER: 17-007



SEAL:

PLANT SCHEDULE - SITE TOTAL			PMG PROJECT NUMBER: 17-007	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
1	30	AZALEA JAPONICA 'MOTHER'S DAY'	AZALEA- DARK-RED	#2 POT: 25CM
2	2	AZALEA JAPONICA 'PURPLE SPLENDOR'	AZALEA- RED-VIOLET	#3 POT: 40CM
3	20	CAMELLIA JAPONICA 'MAGNOLIFLORA'	CAMELLIA- PINK	#3 POT: 60CM
4	20	HYDRANGEA MACROPHYLLA 'MISJA'	BIGLEAF HYDRANGEA- RED	#3 POT: 60CM
5	20	PIERIS JAPONICA 'VALENTINE'	PIERIS- RED-BLOOMS	#2 POT: 40CM
6	20	PIERIS JAPONICA 'VALLEY VALENTINE'	PIERIS- RED-BLOOMS	#2 POT: 40CM
7	20	ROSA MEIDLAND 'BONICA'	MEDLAND ROSE- PINK	#2 POT: 40CM
8	20	ROSA MEIDLAND 'BONICA'	MEDLAND ROSE- PINK	#2 POT: 40CM
9	20	SYMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#2 POT: 30CM
10	154	TAXUS MEDIA 'HICKSII'	HICKS YEW	1.2M B&B
11	114	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.8M HT, B&B
12	1	VIURNUM DAVIDII	DAVID'S VIURNUM	#3 POT: 50CM
13	9	VIURNUM P.T. 'SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIURNUM	#3 POT: 60CM
14	28	VIURNUM TINUS 'SPRING BOUQUET'	DWARF VIURNUM	#3 POT: 50CM
15	65	CAREX 'ICE DANCE'	FROSTED SEDGE	#1 POT
16	65	CAREX 'ICE DANCE'	FROSTED SEDGE	#1 POT
17	23	THE BEATLES	THE BEATLES SEDGE	#1 POT
18	23	HAKONECHLOA MACRA 'AUREOLA'	GOLD VARIATED JAPANESE FOREST GRASS	#1 POT
19	85	HELICTIS 'RICHON SEMPERVIRENS'	BLUE OAT GRASS	#1 POT
20	85	HELICTIS 'RICHON SEMPERVIRENS'	MAIDEN GRASS	#1 POT
21	14	MISCANTHUS SINENSIS 'ADAGIO'	ORIENTAL FOUNTAIN GRASS	#1 POT
22	137	PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	#1 POT
23	23	HYDRANGEA PETIOLARIS	CLIMBING HYDRANGEA	#3 POT: 50CM, STAKED
24	23	HEMEROCALLIS 'STELLA D'ORO'	DAYLILY, YELLOW	#1 POT: 1-2 FAN
25	92	RUSTIA 'FORTUNEI' FRANCIS	ROSEY, GREEN AND WHITE VARIATED	#1 POT: 1-2 FAN
26	27	SEDUM ALBUM VAR. MICROANTHUM	CORAL CARPET	5CM POT
27	21	SEDUM ALBUM VAR. MICROANTHUM	CORAL CARPET	5CM POT
28	100	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT: 25CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES ARE SPECIFIED PER CRNA STANDARD. FOR ALL PLANTS THE MAXIMUM HEIGHT AND SPREAD OF THE PLANT SHALL BE AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



DP 17-781907
PLAN # 3D



17007-1B2P

NO.	DATE	REVISION DESCRIPTION	DR.
1	17 JUN 20	NEW SITE PLAN / COMMENTS	00
2	17 JUL 20	NEW SITE PLAN / COMMENTS	00
3	17 OCT 20	NEW SITE PLAN	VS
4	18 MAR 21	REVISE PER ARCHT COMMENTS	VS
5	18 JUN 21	REVISE PER ARCHT COMMENTS	VS
6	18 JUN 21	REVISE PER ARCHT COMMENTS	VS
7	18 JUN 21	REVISE PER ARCHT COMMENTS	VS
8	18 JUN 21	REVISE PER ARCHT COMMENTS	VS
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18	18 JUN 21	REVISE PER ARCHT COMMENTS	VS
19	18 JUN 21	REVISE PER ARCHT COMMENTS	VS
20	18 JUN 21	REVISE PER ARCHT COMMENTS	VS
21	18 JUN 21	REVISE PER ARCHT COMMENTS	VS
22	18 JUN 21	REVISE PER ARCHT COMMENTS	VS

CLIENT:

PROJECT:

TOWNHOUSE DEVELOPMENT
9980 WESTMINSTER HWY.
RICHMOND, B.C.

DRAWING TITLE:

LANDSCAPE SHRUB PLAN

DATE: 18 JUN 22 DRAWING NUMBER:
SCALE: 1:100
DRAWN: MM L2B
DESIGN: MM OF 7
CHKD: MCY

PMG PROJECT NUMBER: 17-007

SEAL:



WASHBORNE INDUSTRIES - MODENA BENCH M-5

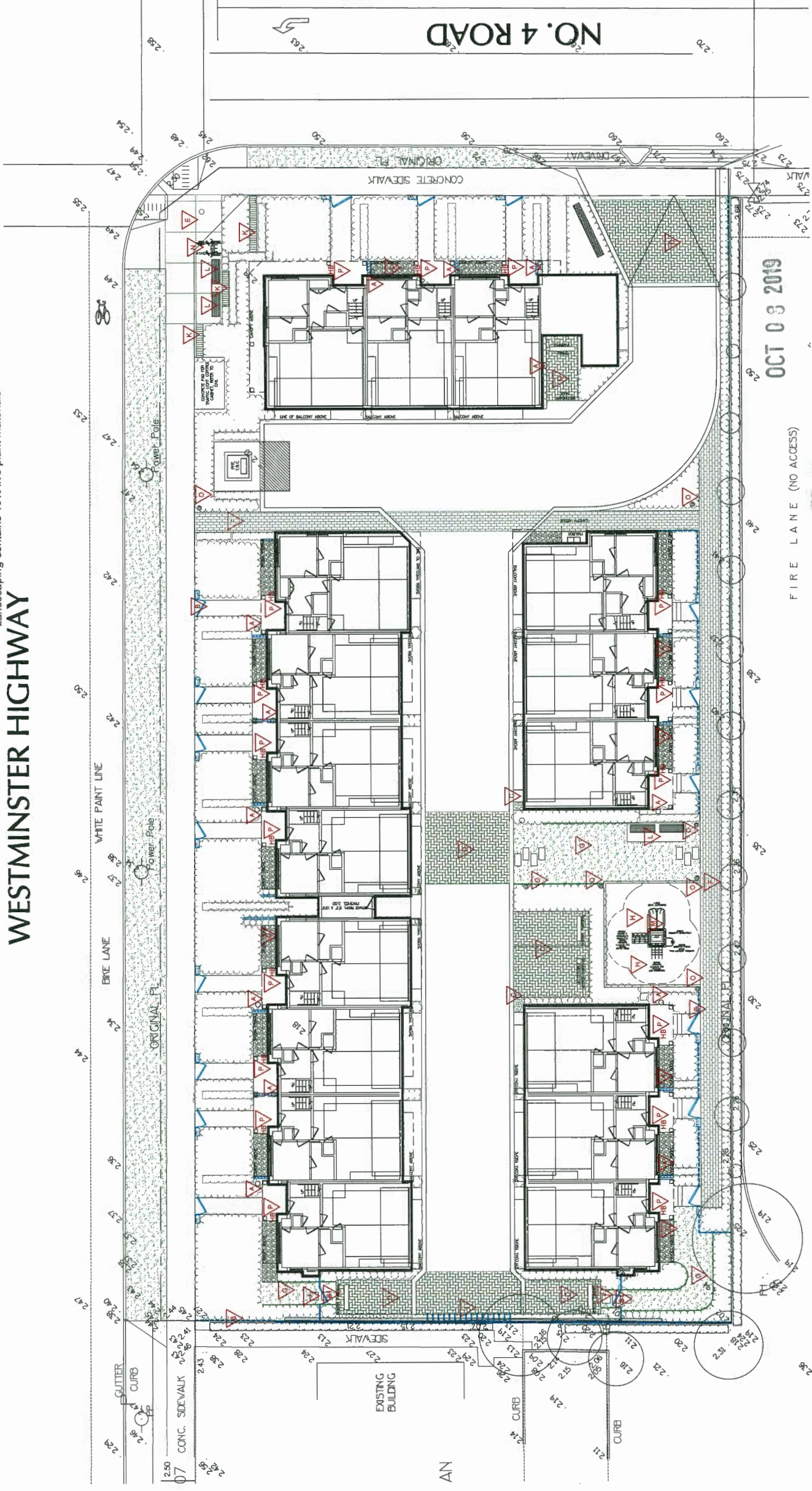


BIG TOY EC 660 - CABANA

Landscaping contains 18% live plant materials

WESTMINSTER HIGHWAY

MATERIALS KEY	
	RAIN BARREL
	42" HT. ALUMINUM FENCE @ GATE
	42" HT. WOOD FENCE @ GATE
	RIVER ROCK OVER WEED FABRIC
	PERMEABLE CONCRETE PAVERS AQUAPAVE HERRINGBONE PATTERN, SHADOW COLOUR CLASSIC STANDARD PAVERS
	SAWCUT CONCRETE NATURAL COLOUR
	PERMEABLE CONCRETE PAVERS AQUAPAVE RUNNING BOND PATTERN NATURAL COLOUR
	SOD LAWN
	FIBER SAFETY SURFACE
	TRELLIS
	0.8M x 0.8M CONCRETE PAVERS
	CONCRETE WALL
	WASHBORNE INDUSTRIES - MODENA BENCH M-5, BENGAL TEXTURED SILVER WITH SAND SLATS
	BIG TOY EC660
	CORA BIKE RACK 3006
	LIGHT BOLLARD
	HOSE BIB



OCT 03 2019

FIRE LANE (NO ACCESS)

DP 17-781907
PLAN #3E



NO.	DATE	REVISION DESCRIPTION	DR
1	17.JAN.08	NEW SITE PLAN / COMMENTS	MM
2	17.FEB.08	NEW SITE PLAN / COMMENTS	MM
3	17.OCT.08	NEW SITE PLAN	MM
4	18.JAN.17	REVISE PER COMMENTS	MM
5	18.JAN.17	REVISE PER COMMENTS	MM
6	18.JAN.17	REVISE PER COMMENTS	MM
7	18.JAN.17	REVISE PER COMMENTS	MM
8	18.JAN.17	REVISE PER COMMENTS	MM
9	18.OCT.15	EX. TREE PLAN REV. LIGHT LOCATIONS	MM
10	18.OCT.15	DP SUBMISSION	MM
11	18.JAN.17	REVISE PER COMMENTS	MM
12	18.JAN.17	REVISE PER COMMENTS	MM
13	18.JAN.17	REVISE PER COMMENTS	MM
14	18.JAN.17	REVISE PER COMMENTS	MM
15	18.MAY.18	TRANSFORMER COORDINATION	MM
16	18.MAY.18	DETAIL UPDATE	MM
17	18.MAY.18	REVISE PER COMMENTS	MM
18	18.JAN.17	REVISE PER COMMENTS	MM
19	18.JAN.17	REVISE PER COMMENTS	MM
20	18.AUG.17	CITY RESUBMISSION	MM
21	18.OCT.18	CONVICTION WITH FIRE EXTINGUISH	MM
22	18.OCT.18	CONVICTION WITH FIRE EXTINGUISH	MM

CLIENT:

PROJECT:

TOWNHOUSE DEVELOPMENT
9980 WESTMINSTER HWY.
RICHMOND, B.C.

DRAWING TITLE:
MATERIALS PLAN

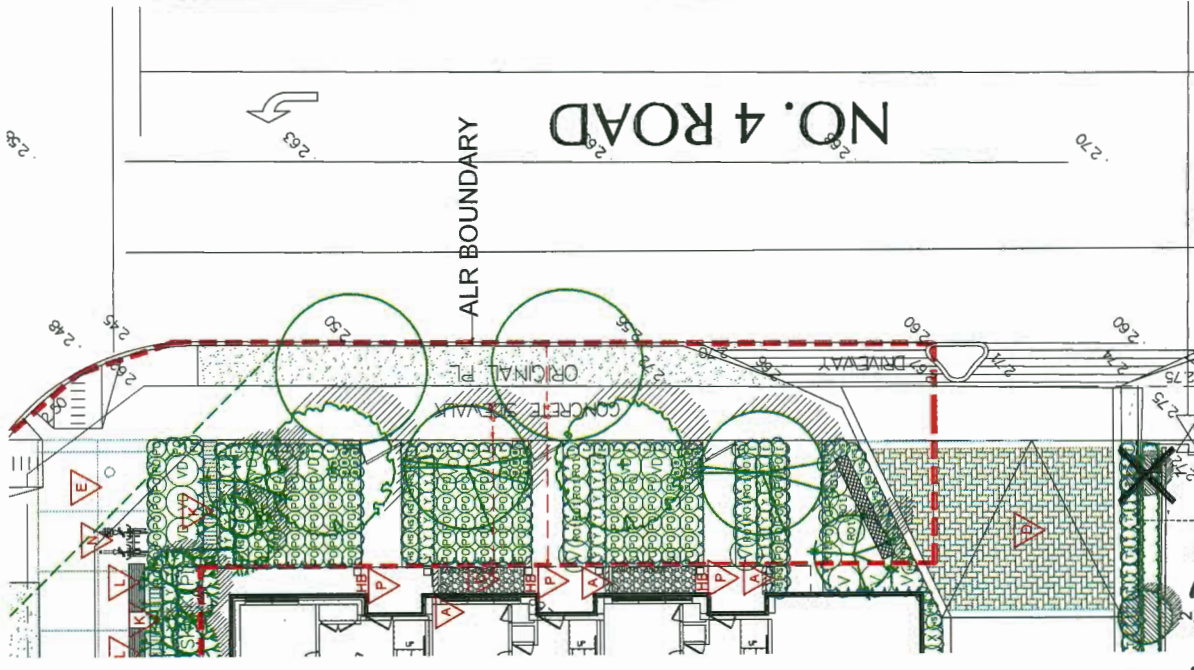
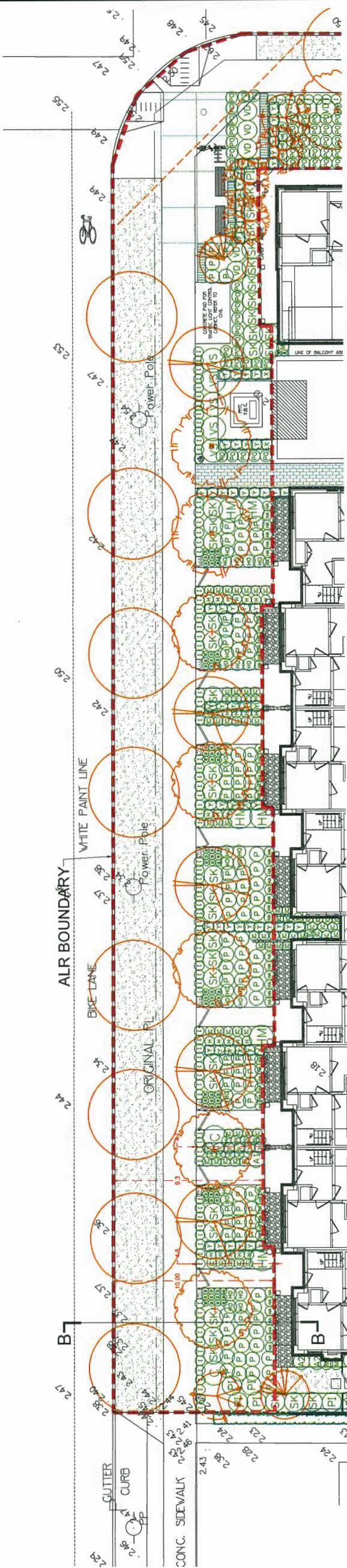
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DESIGN: MM
CHKD: MCY

L3

OF 7

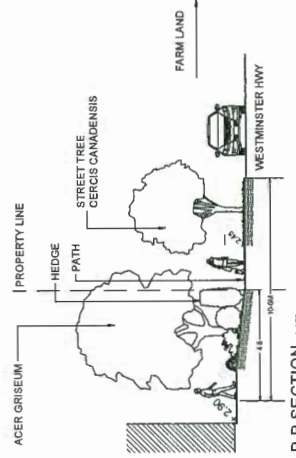
PMG PROJECT NUMBER: 17-007

SEAL:



KEY	CITY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	PMG PROJECT NUMBER: 17-007
7	TREE	MAGNOLIA 'GALAXY'	MAGNOLIA	6CM CAL., 1.8M STD.	
1	TREE	PICEA OMRORICA 'BRUN'S'	BRUN'S SERBIAN SPRUCE	2.5M HT; 88B	
3	TREE	PRUNUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMIDAL LEMBER PINE	6CM CAL.; 1.8M STD; 88B	
3	TREE	PRUNUS SERRULATA 'AMANOGAWA'	AMANOGAWA FLOWERING CHERRY	6CM CAL.; 1.8M STD; 88B	
2	TREE	PRUNUS SERRULATA 'PINK PERFECTION'	PINK PERFECTION FLOWERING CHERRY	6CM CAL.; 1.8M STD; 88B	
7	SHRUB	STYFAX JAPONICUS 'ROSEN'	PINK FLOWERING JAPANESE SNOWBELL	6CM CAL., 1.8M STD.	
1	SHRUB	AZALEA JAPONICA 'MOTHER'S DAY'	AZALEA; DARK RED	#2 POT; 25CM	
2	SHRUB	CAMELIA JAPONICA 'MAGNOLIFLORA'	CAMELIA; PINK	#3 POT; 60CM	
6	SHRUB	HYDRANGEA MACROPHYLLA 'MAMSA'	BIG LEAF HYDRANGEA; RED	#3 POT; 80CM	
121	SHRUB	ILEX CRENATA 'CONVEA'	CONVEA-LEAF JAPANESE HOLLY	#3 POT	
5	SHRUB	PIERIS JAPONICA 'VALLEY VALENTINE'	PIERIS; RED BLOOMS	#2 POT; 50CM	
12	SHRUB	ROSA MEDELAND 'BONICA'	MEDLAND ROSE; PINK	#2 POT; 40CM	
33	SHRUB	SKIMMIA JAPONICA (10% MALE)	JAPANESE SHIMMIA	#2 POT; 30CM	
88	SHRUB	TAXUS X MEDIA 'HICKSI'	HICKS YEW	2M; 88B	
12	SHRUB	VIBURNUM DAVIDI	DAVID'S VIBURNUM	#2 POT; 30CM	
9	SHRUB	VIBURNUM MELALEUCAE	DAIWAR VIBURNUM	#2 POT; 80CM	
9	SHRUB	VIBURNUM TINUS 'SPRING SOUQUET'	DAIWAR VIBURNUM	#2 POT; 50CM	
2	GRASS	CAREX 'ICE DANCE'	FROSTED SEDGE	#1 POT	
44	GRASS	CAREX CAR. 'THE BEATLES'	THE BEATLES SEDGE	#1 POT	
88	GRASS	HAKONECHLOA MACRA 'AUREOLA'	GOLD VARIEGATED JAPANESE FOREST GRASS	#1 POT	
52	GRASS	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT	
22	GRASS	PENNBETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	#1 POT	
126	VINE	HYDRANGEA PETIOLARIS	CLIMBING HYDRANGEA	#3 POT; 50CM; STAKED	
2	PERENNIAL	HEMEROCALLIS 'STELLA CORO'	DAYLILY; YELLOW	#1 POT; 1-2 FAN	
95	PERENNIAL	HOSTA FORTUNEI 'FRANCEE'	HOSTA; GREEN AND WHITE VARIEGATED	#1 POT; 1 EYE	
27	GC	POLYSTICHUM MUNITIUM	WESTERN SWORD FERN	#1 POT; 25CM	

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE IBC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. LATEST EDITION. * PLANT SIZES REFER TO THE SPECIFIED PLANT MATERIAL. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW FOR OPTIMAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTIONS. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIC-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



NO.	DATE	REVISION DESCRIPTION	DR.
1	17.AUG.08	NEW SITE PLAN / COMMENTS	MM
2	17.AUG.08	NEW SITE PLAN / COMMENTS	MM
3	17.OCT.09	NEW SITE PLAN	MM
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PROJECT:
TOWNHOUSE DEVELOPMENT
9980 WESTMINSTER HWY.
RICHMOND, B.C.

DRAWING TITLE:
ALR BUFFER LANDSCAPE PLAN

DATE: 18 JUN 22
SCALE: 1:125
DRAWN: MM
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CHKD: MCY

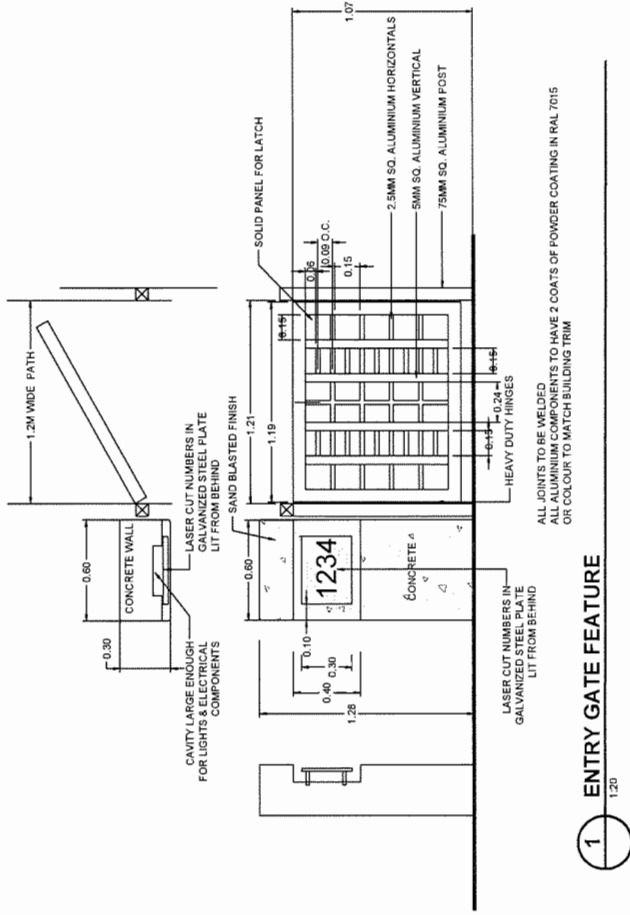
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L4
OF 7

PMG PROJECT NUMBER:
17-007-17.2P

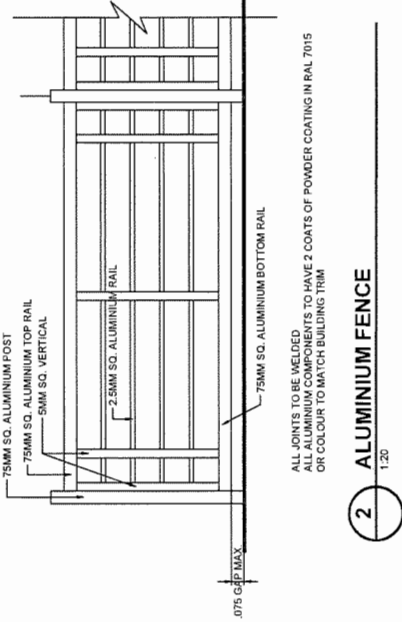
OCT 08 2019
PLAN # 3F
DP 17-781907



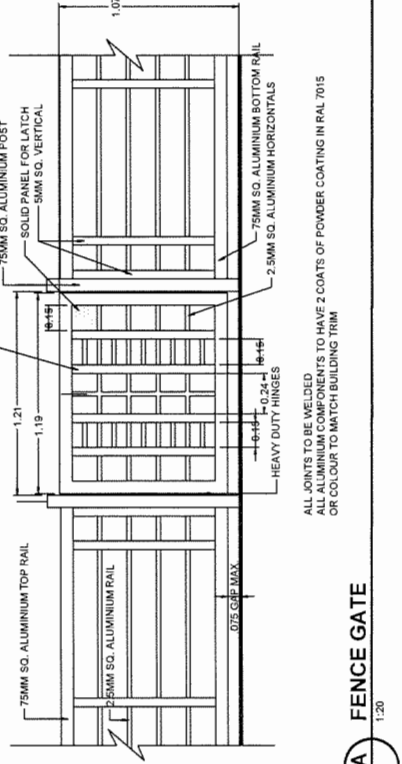
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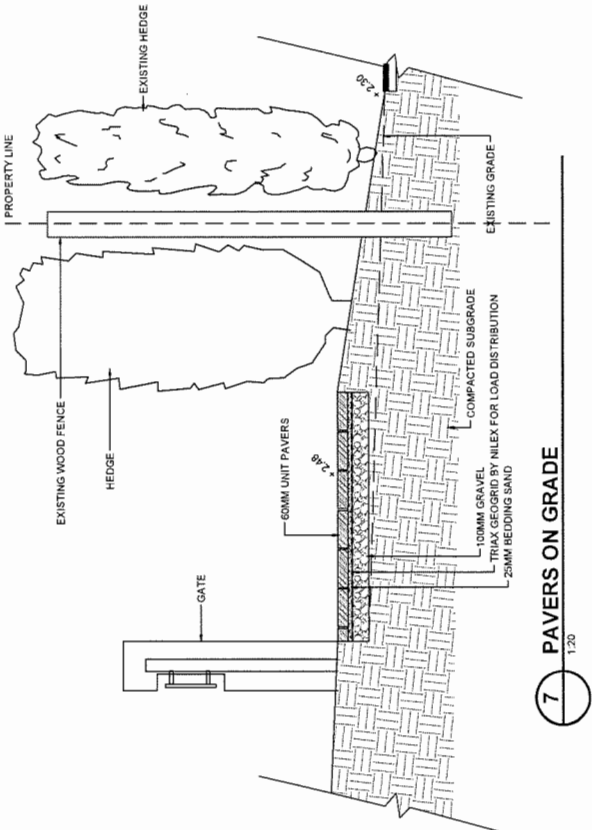
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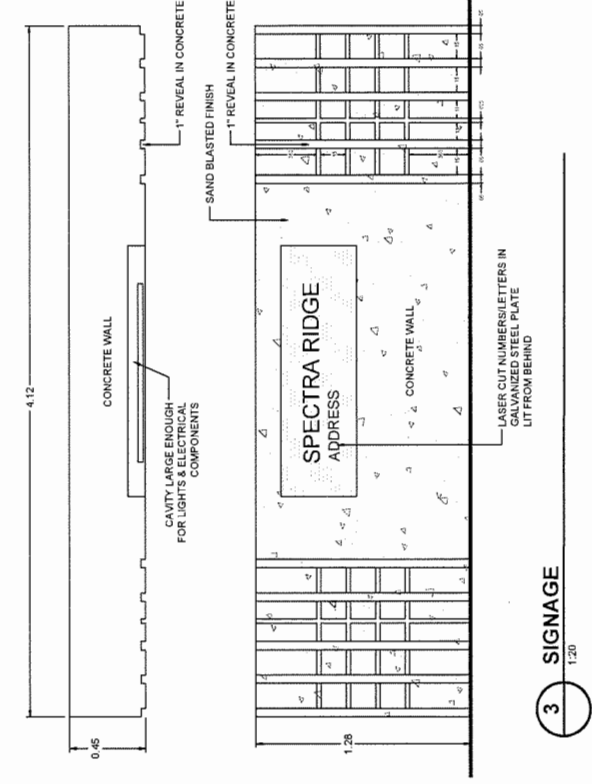
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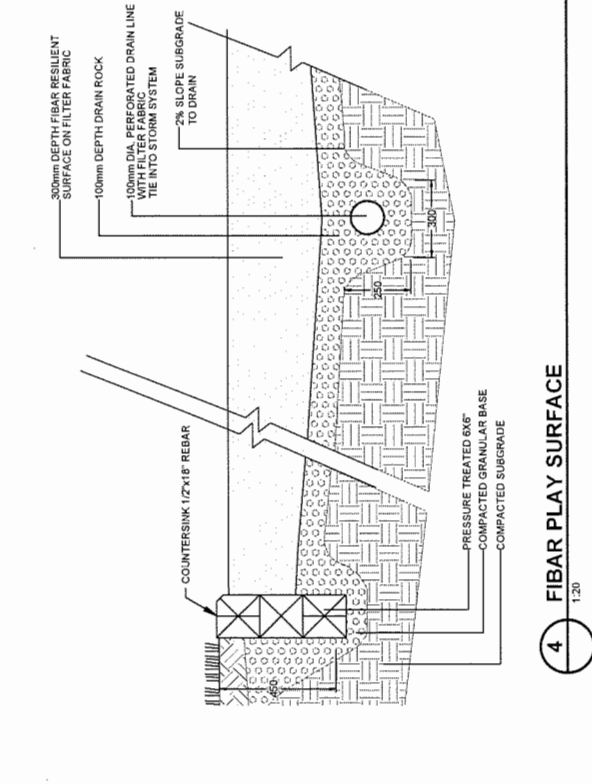
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1:20



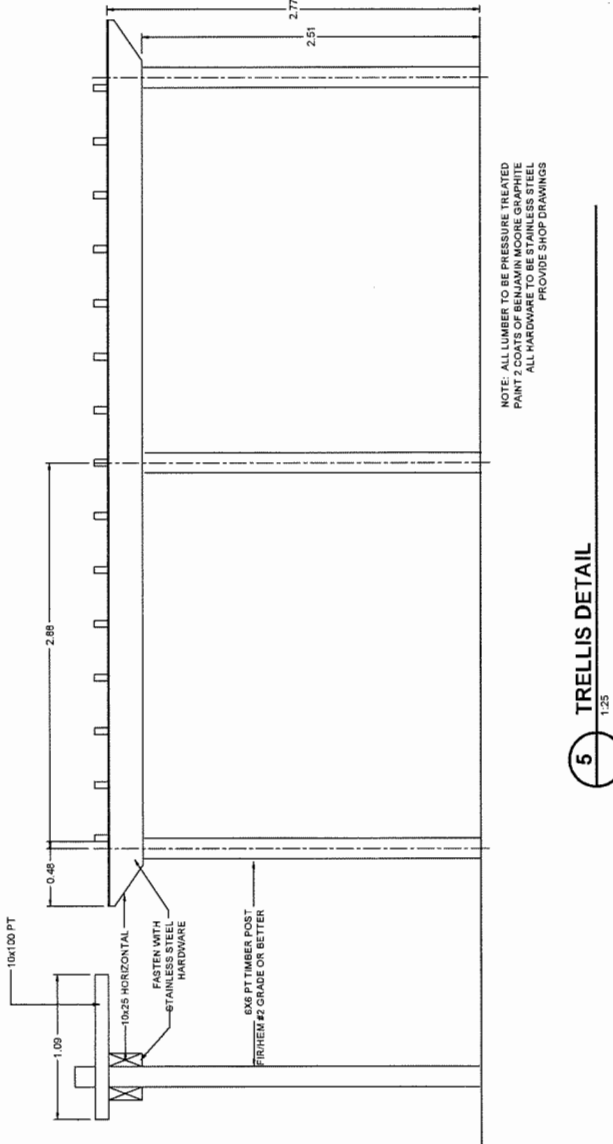
3 SIGNAGE
1:20



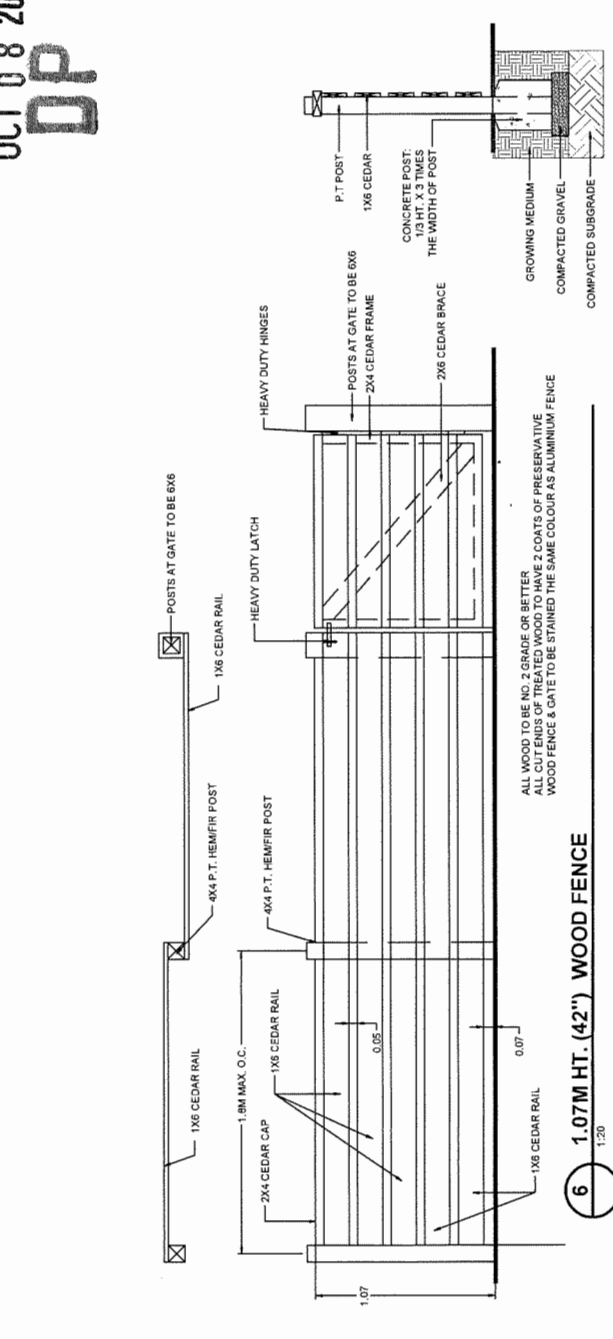
4 FIBAR PLAY SURFACE
1:20



5 TRELLIS DETAIL
1:20



6 1.07M HT. (42") WOOD FENCE
1:20



7 PAVERS ON GRADE
1:20

OCT 08 2019
DP 17-781907

PLAN # 3G
17-781907

CLIENT:

PROJECT:
TOWNHOUSE DEVELOPMENT
9980 WESTMINSTER HWY.
RICHMOND, B.C.

DRAWING TITLE:
LANDSCAPE DETAILS

DATE: 17.JAN.11
SCALE: AS NOTED
DRAWN: MM
DESIGN: MM
CHKD: MCY
DRAWING NUMBER:
L6
OF 7

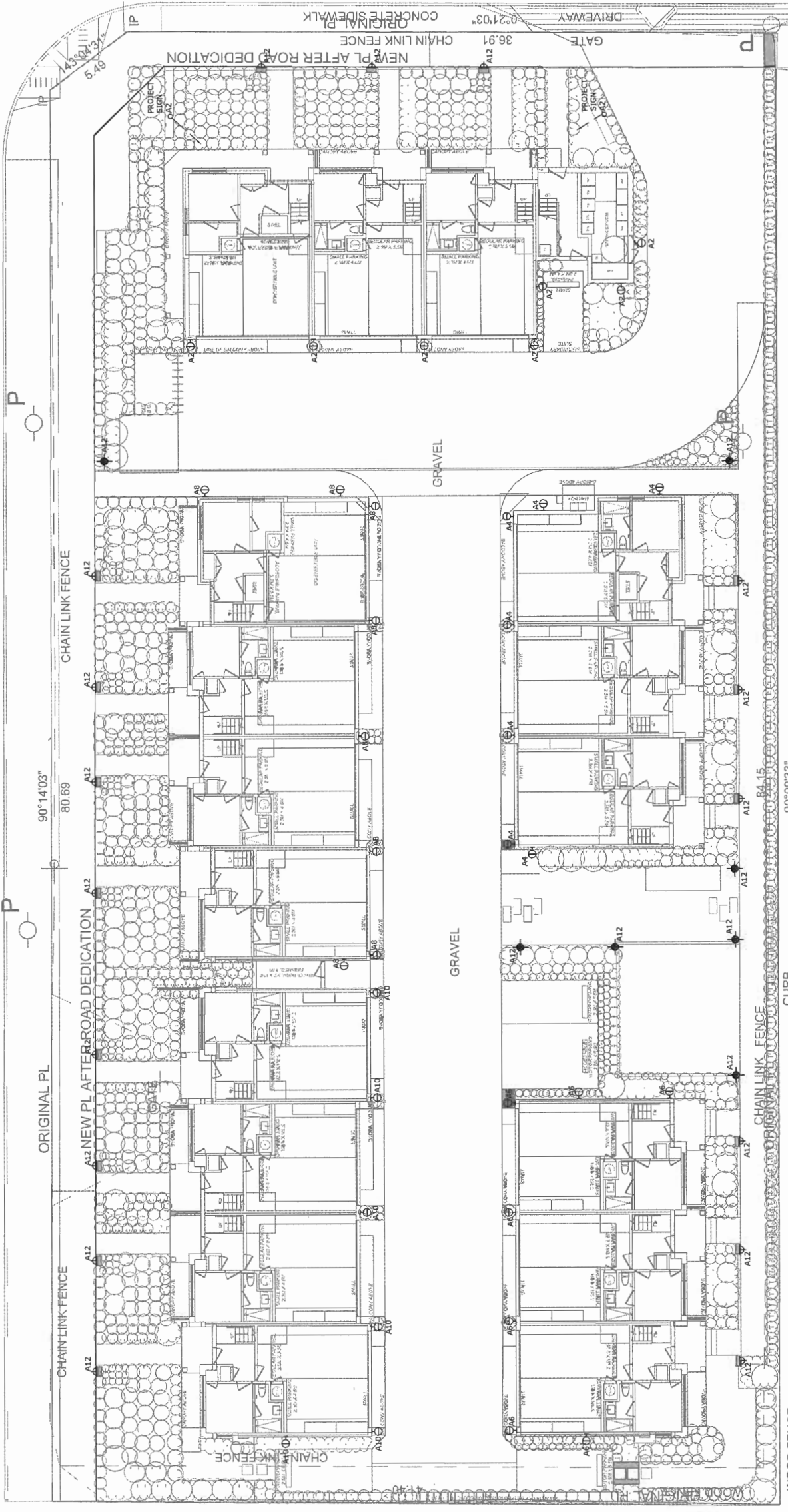
PMG PROJECT NUMBER:
17007-173P

17-007

WESTMINSTER HIGHWAY

BIKE LANE

WHITE PAINT LINE



NO. 4 ROAD

SITE LIGHTING LEGEND	
	WALL MOUNTED COMPACT LED LIGHT, OPAL LENS, SUITABLE FOR EXTERIOR USE.
	4.2' H BOLLARDS, ROUND, DARK BRONZE FINISH C/W 32W COMPACT FLUORESCENT HPF BALLAST, LOUVERED 8' GLASS LENS, MOUNT ON 9" DIA X 36" DEEP CONCRETE BASE WITH ANCHOR BOLTS.
	ELECTRICAL VEHICLE CHARGING STATION: SINGLE CEMA 6-50K RECEPTACLE FED BY 2 #8 CU FROM UNIT PANEL PROTECTED BY A 50A BREAKER.
	STEP LIGHTS: UNFINISHED 120V, POLYCARBONATE LENS, APPROVED FOR WET LOCATIONS.

FIRE LANE (NO ACCESS)

LIGHTING PLAN
SCALE: 3/32" = 1' - 0"

PLAN # 3H OCT 08 2019
DP 17-781907

NO.	REVISIONS	DATE
1		
2		
3		

NO.	RECORD OF ISSUES	DATE
1	FOR CITY	31 JUL 19
2		
3		

ARCHITECT:	SPECTRA DESIGN
DEVELOPER:	BENE (NO.4 ROAD) GROUP
ELECT. CONSULTANT:	 LIEW ENGINEERING LTD. Electrical Consulting Engineers 108-11121 Horseshoe Way Richmond, BC, V7A 5G7 Tel/Fax: 604-277-3157 Email: rlievenghld@telus.net
PROJECT NAME:	18 UNITS TOWNHOUSE DEVELOPMENT
CIVIC ADDRESS:	6017 NO. 4 ROAD RICHMOND, BC

DRAWING TITLE	LIGHTING PLAN
PROJ. NO.	1706
DRAWING NO.	E1.1

ISSUED FOR:

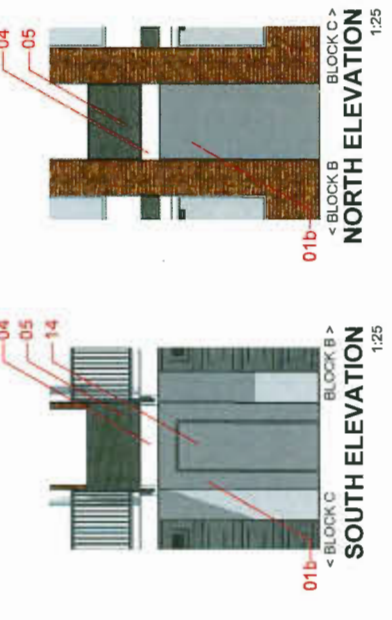
FOR DESIGN ONLY
BLOCK B AND C ONLY
FOR PER CONSTRUCTION

- 11. AUGUST 29 2019 ISSUED FOR DP RESUBMISSION, 7TH
- 10. JULY 25 2019 ISSUED FOR DP RESUBMISSION, 6TH
- 9. JUNE 25 2019 ISSUED FOR DP RESUBMISSION, 5TH
- 8. MARCH 08 2019 ISSUED FOR DP RESUBMISSION, 4TH
- 7. AUGUST 20 2018 ISSUED FOR DP RESUBMISSION, 3RD
- 6. MARCH 15 2018 ISSUED FOR DP RESUBMISSION
- 5. AUGUST 15 2017 ISSUED FOR REZONING-CP RESUBMISSION
- 4. DECEMBER 12 2017 ISSUED FOR REZONING-CP RESUBMISSION
- 3. NOVEMBER 8 2017 ISSUED FOR REZONING-CP RESUBMISSION
- 2. AUGUST 3 2017 ISSUED FOR REZONING-CP
- 1. JULY 15 2018 ISSUED FOR REZONING

METRIC

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ELECTRICAL ROOM BETWEEN BLOCK B & C



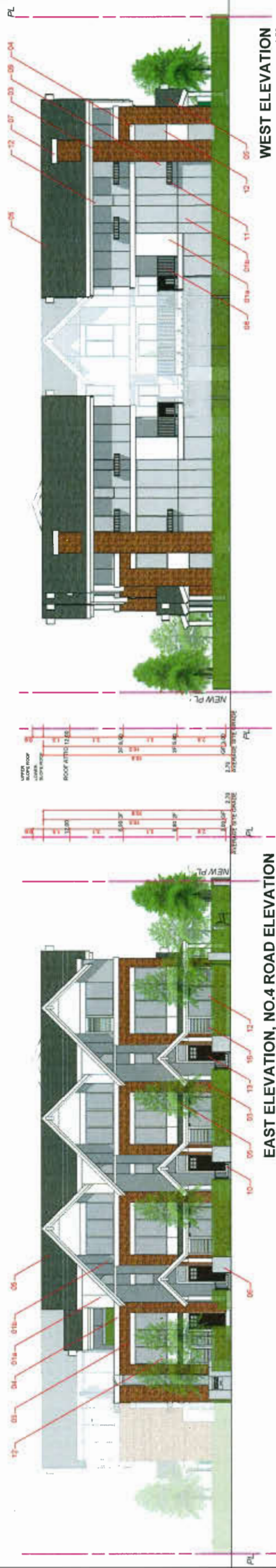
MATERIAL LEGEND

- 01a. CEMENTITIOUS PANEL W/ COLOR-MATCH TRIM, WHITE
- 01b. CEMENTITIOUS PANEL W/ COLOR-MATCH TRIM, GREY
- 02. BRICK VENEER, TRIM, WHITE
- 03. BRICK VENEER, TRIM, GREY
- 04. ASPHALT SHINGLE, GREY
- 05. CONCRETE UPSTAND
- 06. CONCRETE CAB
- 07. POWDER-COATED GUARDRAIL, GREY
- 08. POWDER-COATED DOWNPIPE, GREY
- 09. POWDER-COATED METAL GATE, GREY
- 10. POWDER-COATED METAL PLANTER, BLACK
- 11. VINYL WINDOW, WHITE
- 12. VINYL WINDOW, GREY
- 13. HOLLOW METAL DOOR, GREY
- 14. GARAGE METAL SECTIONAL DOOR, GREY
- 15. PAINTED SHUTTER-LIKE WOOD PANEL, WHITE
- 16. PAINTED SHUTTER-LIKE WOOD PANEL, GREY



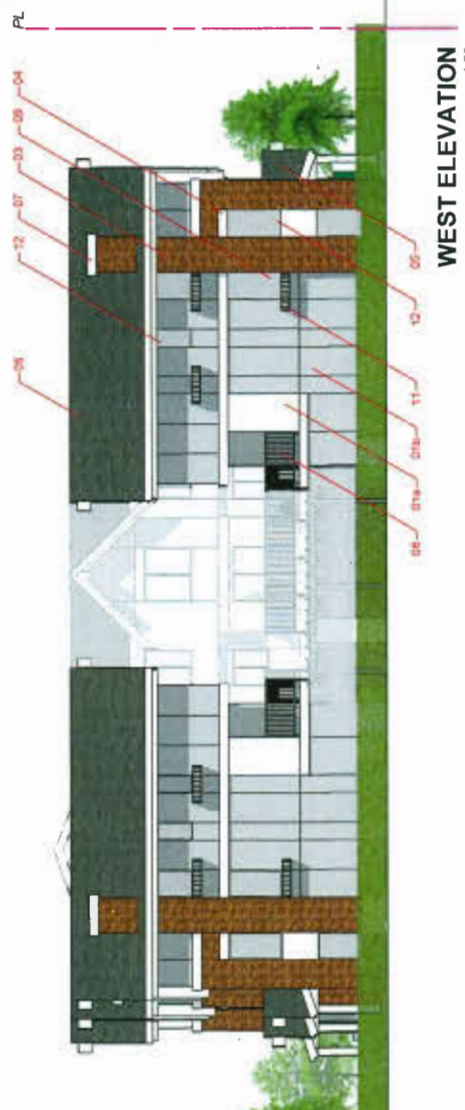
NORTH ELEVATION, WESTMINSTER HIGHWAY ELEVATION

1:50



EAST ELEVATION, NO.4 ROAD ELEVATION

1:50



WEST ELEVATION

1:50



SOUTH ELEVATION

1:50

WESTGATE

6017 NO.4 ROAD

SITE ELEVATIONS

DRAWN: _____ CHECKED: _____
PLOT DATE: _____

A3.01 PLAN # 4

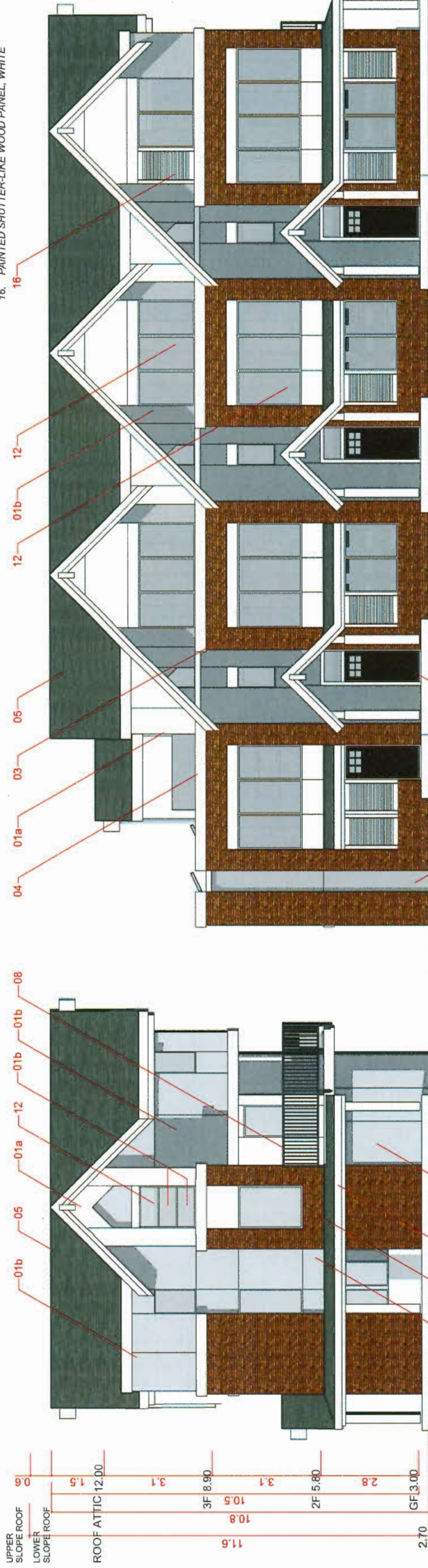
DP PLAN # 4 OCT 08 2019

15-05

DP 17-781907

MATERIAL LEGEND

- 01a. CEMENTITIOUS PANEL W/ COLOR-MATCH TRIM, WHITE
- 01b. CEMENTITIOUS PANEL W/ COLOR-MATCH TRIM, GREY
- 03. BRICK VENEER
- 04. PAINTED WOOD TRIM, WHITE
- 05. ASPHALT SHINGLE, GREY
- 06. CONCRETE UPSTAND
- 07. CONCRETE CAB
- 08. POWDER-COATED GUARDRAIL, GREY
- 09. POWDER-COATED DOWNPIPE, GREY
- 10. POWDER-COATED METAL GATE, GREY
- 11. POWDER-COATED METAL PLANTER, BLACK
- 12. VINYL WINDOW, WHITE
- 13. HOLLOW METAL DOOR, DARK BROWN
- 14. HOLLOW METAL SECTIONAL DOOR, GREY
- 15. GARAGE METAL SECTIONAL DOOR, GREY
- 16. PAINTED SHUTTER-LIKE WOOD PANEL, WHITE



ISSUED FOR:

- 12. OCTOBER 03 2019 ISSUED FOR DP RESUBMISSION, 8TH
- 11. AUGUST 29 2019 ISSUED FOR DP RESUBMISSION, 7TH
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- 8. MARCH 08 2019 ISSUED FOR DP RESUBMISSION, 4TH
- 7. OCTOBER 16 2018 ISSUED FOR DP RESUBMISSION, 3RD
- 6. AUGUST 20 2018 ISSUED FOR DP RESUBMISSION, 2ND
- 5. MAY 19 2018 ISSUED FOR DP RESUBMISSION, 1ST
- 4. DECEMBER 12 2017 ISSUED FOR REZONING-CP RESUBMISSION
- 3. NOVEMBER 8 2017 ISSUED FOR REZONING-CP RESUBMISSION
- 2. AUGUST 3 2017 ISSUED FOR REZONING-CP
- 1. JULY 13 2016 ISSUED FOR REZONING

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3894

WESTGATE

6017 NO.4 ROAD

BUILDING ELEVATIONS
BLOCK A

DRAWN: [blank]
PLOT DATE: [blank]
CHECKED: [blank]

PLAN #4A

A3.02

DP PLAN #4a OCT 08 2019

15-05

DP 17-781907

ISSUED FOR:

- 12. OCTOBER 03 2019 ISSUED FOR DP RESUBMISSION, 8TH
- 11. AUGUST 28 2019 ISSUED FOR DP RESUBMISSION, 7TH
- 10. JULY 25 2019 ISSUED FOR DP RESUBMISSION, 6TH
- 9. JUNE 25 2019 ISSUED FOR DP RESUBMISSION, 5TH
- 8. MARCH 08 2019 ISSUED FOR DP RESUBMISSION, 4TH
- 7. OCTOBER 18 2018 ISSUED FOR DP RESUBMISSION, 3RD
- 6. SEPTEMBER 12 2018 ISSUED FOR DP RESUBMISSION
- 5. MARCH 15 2018 ISSUED FOR DP RESUBMISSION
- 4. DECEMBER 12 2017 ISSUED FOR REZONING-DP RESUBMISSION
- 3. NOVEMBER 6 2017 ISSUED FOR REZONING-DP RESUBMISSION
- 2. AUGUST 3 2017 ISSUED FOR REZONING-DP
- 1. JULY 15 2016 ISSUED FOR REZONING

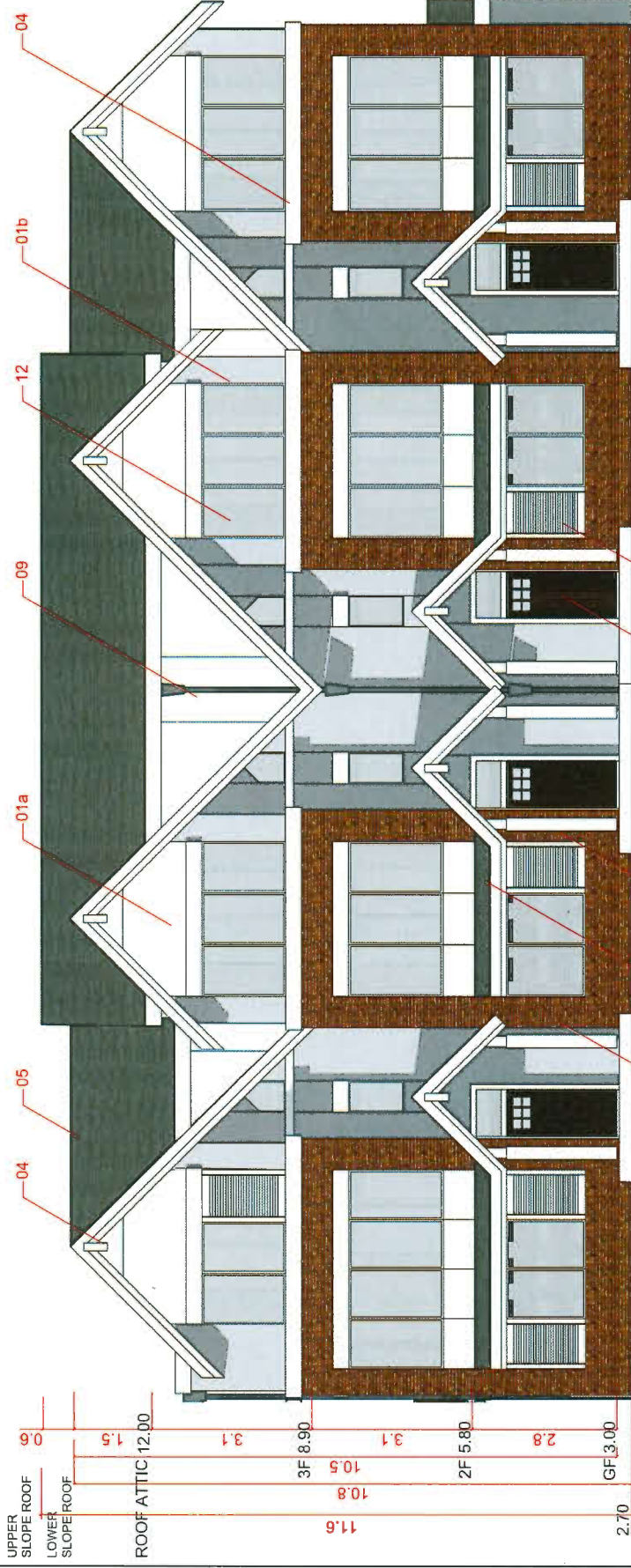
METRIC

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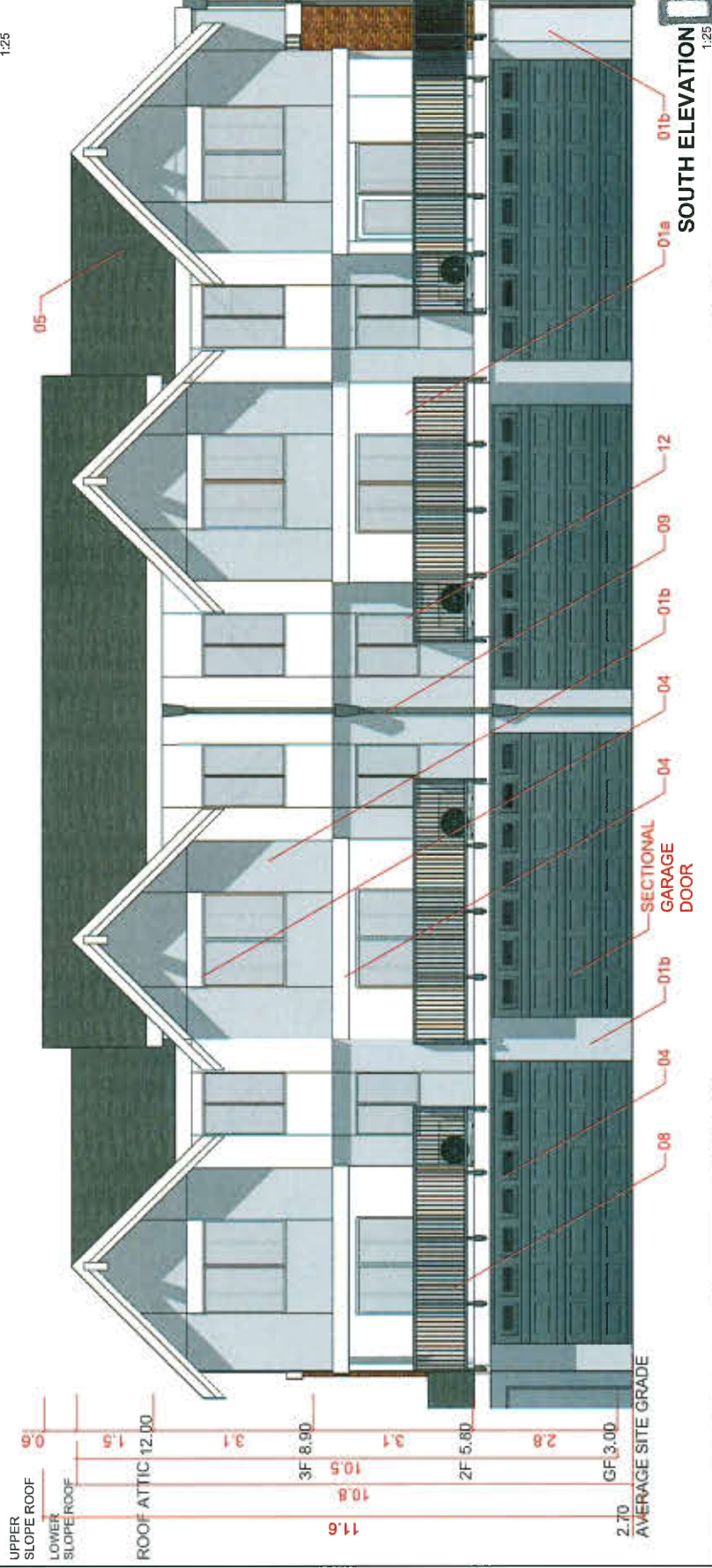
REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK. DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

MATERIAL LEGEND

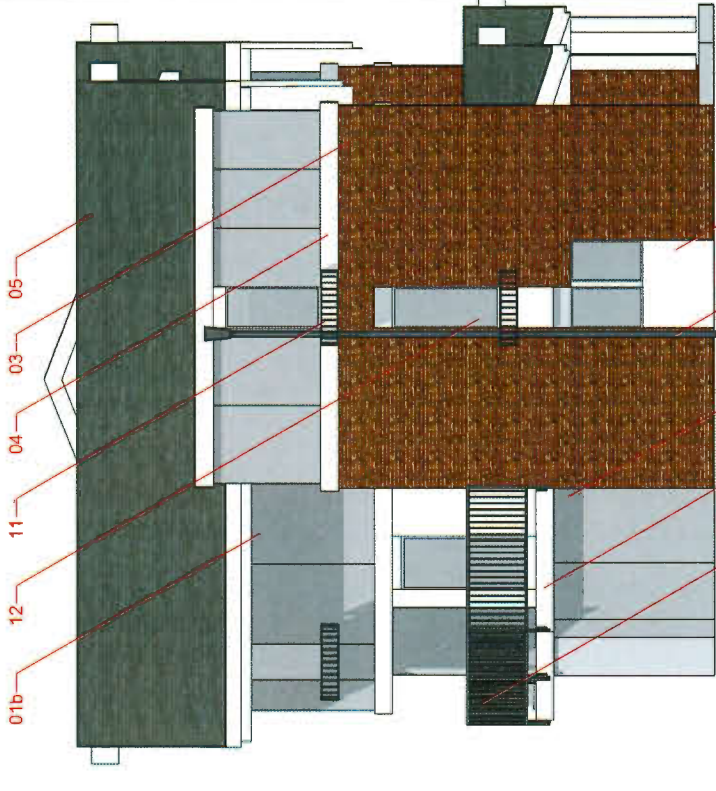
- 01a. CEMENTITIOUS PANEL W/ COLOR-MATCH TRIM, WHITE
- 01b. CEMENTITIOUS PANEL W/ COLOR-MATCH TRIM, GREY
- 03. BRICK VENEER
- 04. PAINTED WOOD TRIM, WHITE
- 05. ASPHALT SHINGLE, GREY
- 06. CONCRETE UPSTAND
- 07. CONCRETE CAB
- 08. POWDER-COATED GUARDRAIL, GREY
- 09. POWDER-COATED DOWNPIPE, GREY
- 10. POWDER-COATED METAL GATE, GREY
- 11. POWDER-COATED METAL PLANTER, BLACK
- 12. VINYL WINDOW, WHITE
- 13. HOLLOW METAL DOOR, DARK BROWN
- 14. HOLLOW METAL DOOR, GREY
- 15. GARAGE METAL SECTIONAL DOOR, GREY
- 16. PAINTED SHUTTER-LIKE WOOD PANEL, WHITE



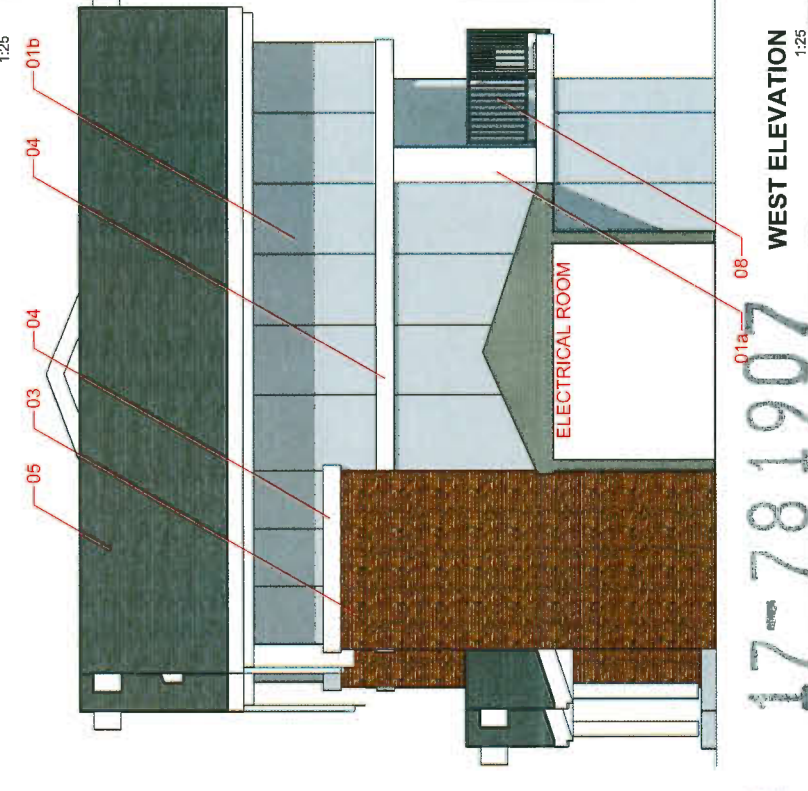
NORTH ELEVATION
1:25



SOUTH ELEVATION
1:25



EAST ELEVATION
1:25



WEST ELEVATION
1:25

WESTGATE

6017 NO.4 ROAD

BUILDING ELEVATIONS
BLOCK B

DRAWN:
PLOT DATE:

CHECKED:

PLAN #4B

A3.03

DP PLAN #10CT 0 8 2019

15-05

17-781907

DP

ISSUED FOR:

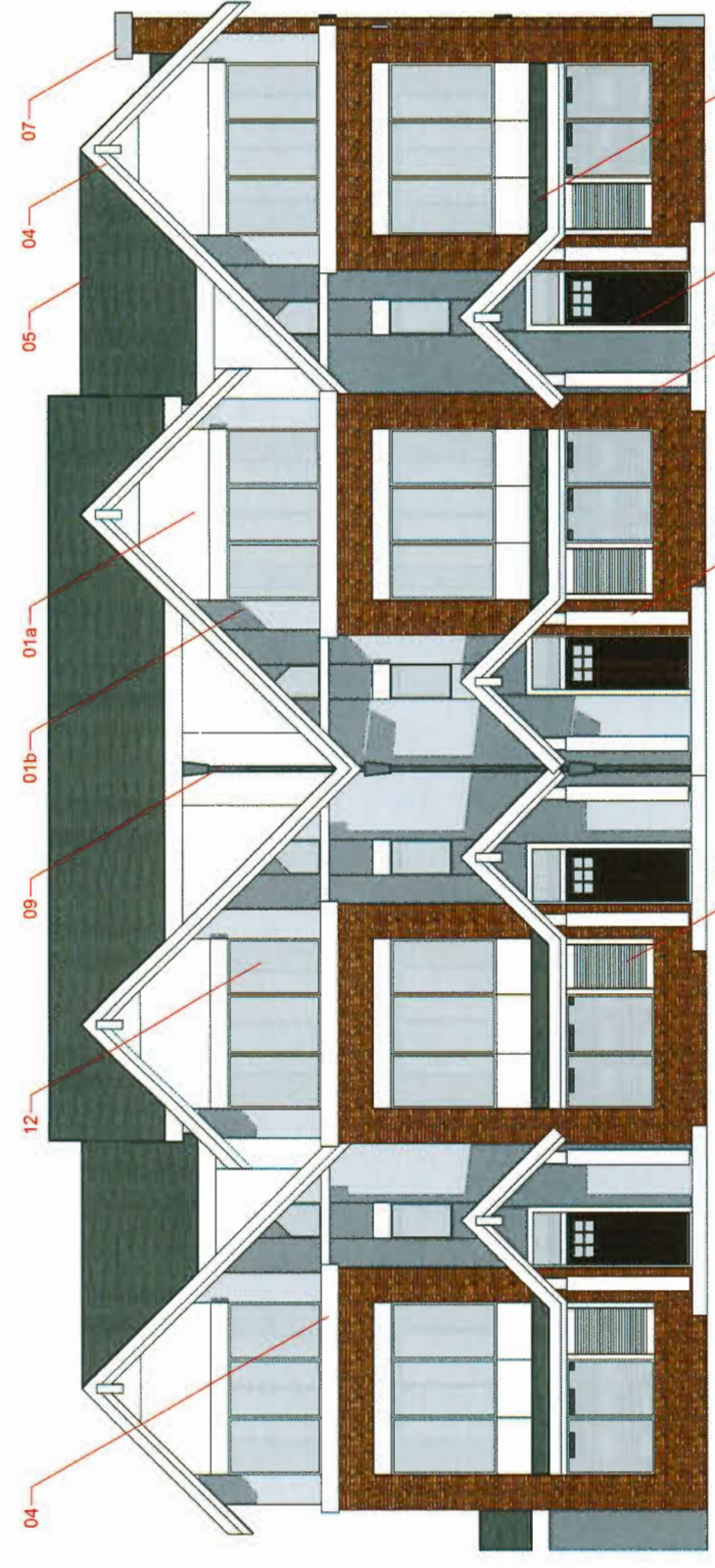
- 12. OCTOBER 03 2019 ISSUED FOR DP RESUBMISSION, 8TH
- 11. AUGUST 29 2019 ISSUED FOR DP RESUBMISSION, 7TH
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- 9. JUNE 25 2019 ISSUED FOR DP RESUBMISSION, 5TH
- 8. MARCH 09 2019 ISSUED FOR DP RESUBMISSION, 4TH
- 7. OCTOBER 16 2018 ISSUED FOR DP RESUBMISSION, 3RD
- 6. AUGUST 20 2018 ISSUED FOR DP RESUBMISSION
- 5. APRIL 12 2018 ISSUED FOR REZONING-OP
- 4. DECEMBER 12 2017 ISSUED FOR REZONING-OP RESUBMISSION
- 3. NOVEMBER 08 2017 ISSUED FOR REZONING-OP
- 2. AUGUST 3 2017 ISSUED FOR REZONING-OP
- 1. JULY 15 2016 ISSUED FOR REZONING

METRIC

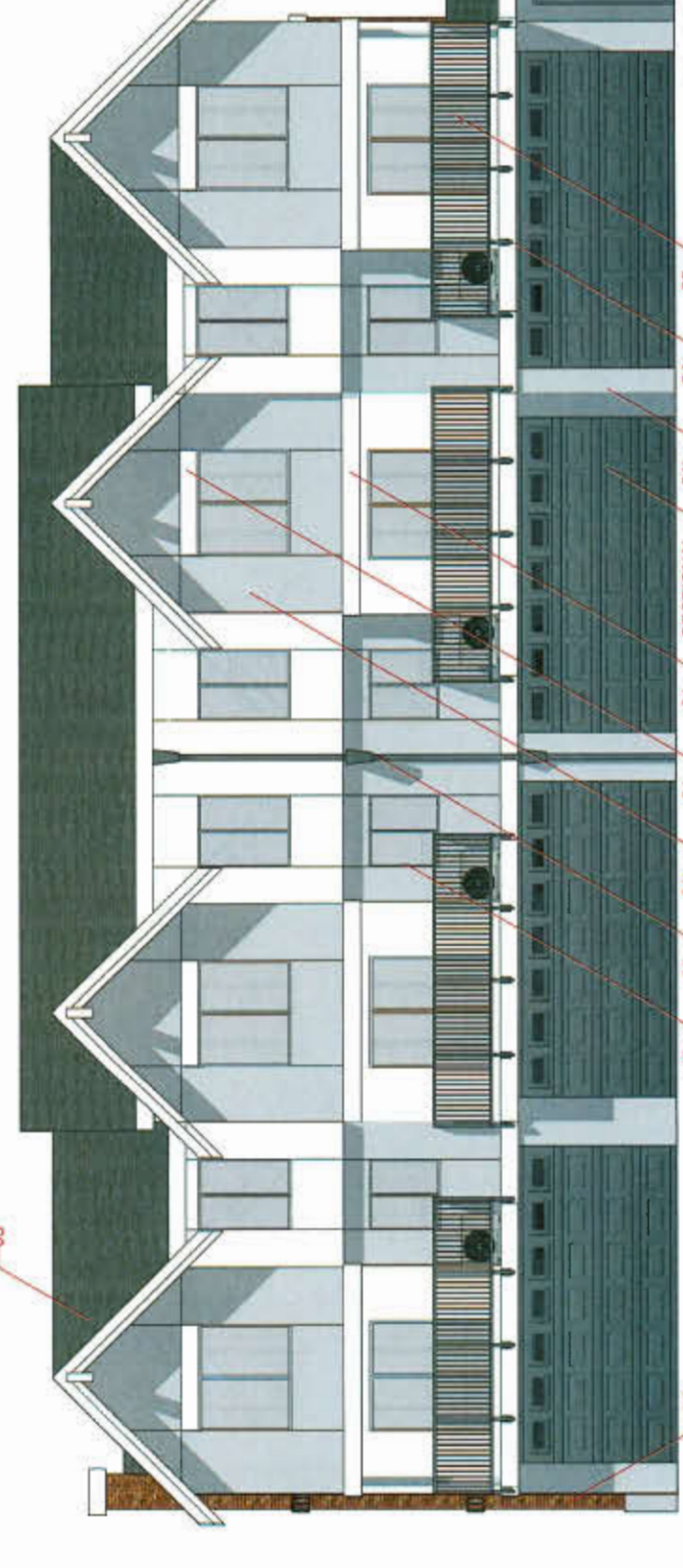
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MATERIAL LEGEND

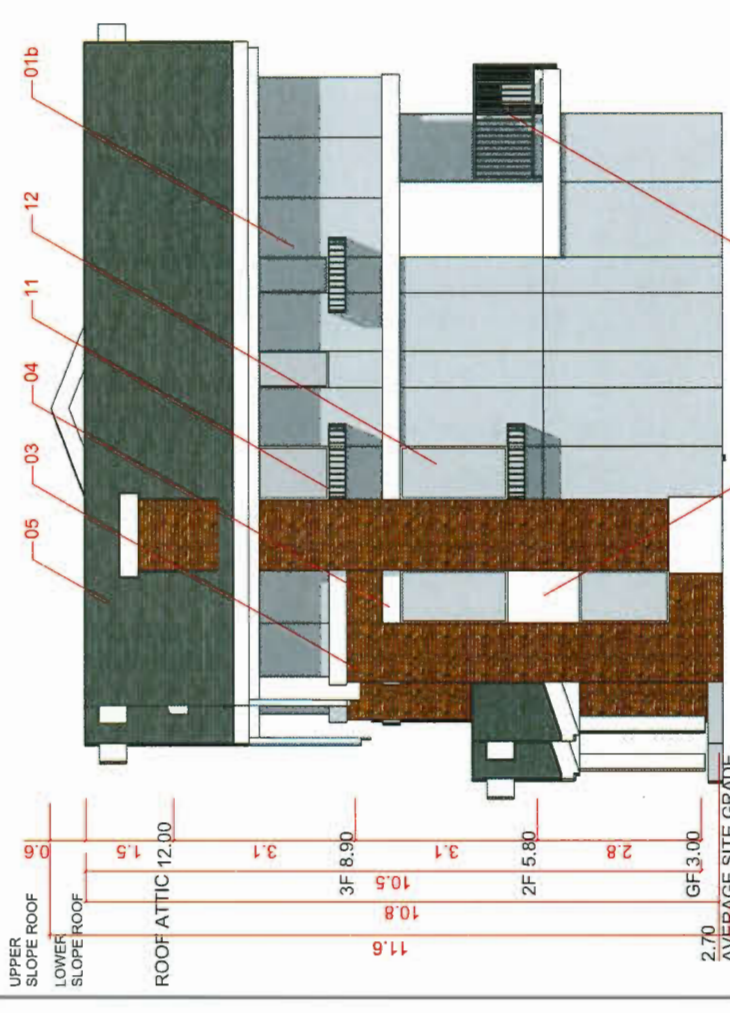
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- 01b. CEMENTITIOUS PANEL W/ COLOR-MATCH TRIM, GREY
- 03. BRICK VENEER
- 04. PAINTED WOOD TRIM, WHITE
- 05. ASPHALT SHINGLE, GREY
- 06. CONCRETE UPSTAND
- 07. CONCRETE CAB
- 08. POWDER-COATED GUARDRAIL, GREY
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- 10. POWDER-COATED METAL GATE, GREY
- 11. POWDER-COATED METAL PLANTER, BLACK
- 12. VINYL WINDOW, WHITE
- 13. HOLLOW METAL DOOR, DARK BROWN
- 14. HOLLOW METAL DOOR, GREY
- 15. GARAGE METAL SECTIONAL DOOR, GREY
- 16. PAINTED SHUTTER-LIKE WOOD PANEL, WHITE



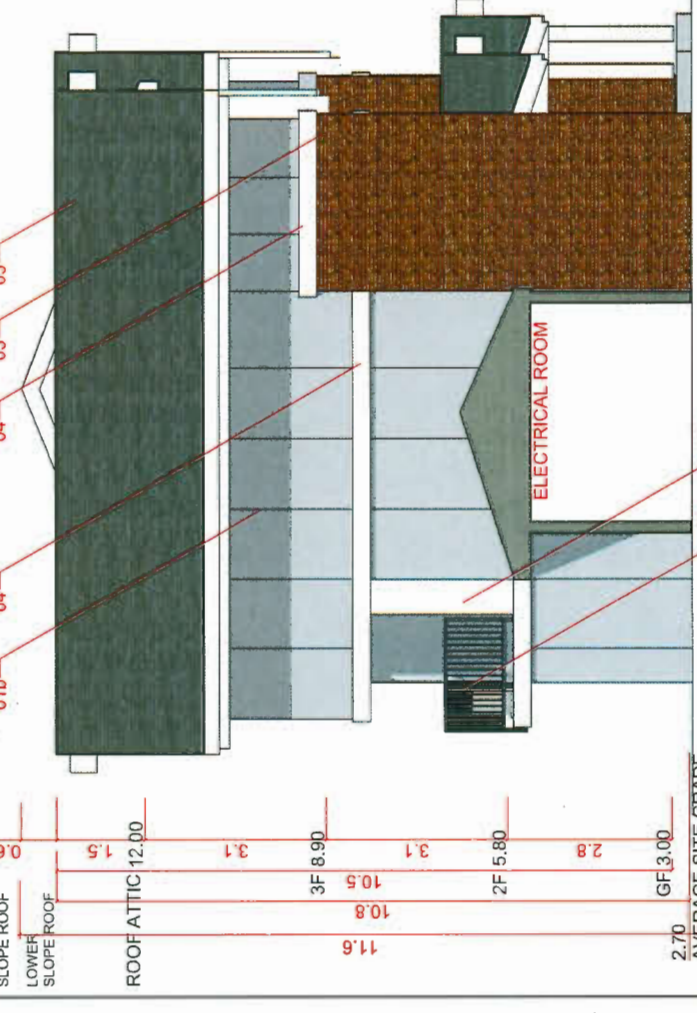
NORTH ELEVATION
1:25



SOUTH ELEVATION
1:25



WEST ELEVATION
1:25



EAST ELEVATION
1:25

WESTGATE

6017 NO.4 ROAD

BUILDING ELEVATIONS
BLOCK C

DRAWN: _____

CHECKED: _____

PLOT DATE: _____

PLAN#4c

A3.04

DP PLAN #4c

OCT 08 2019

15-05

DP 17-781907

ISSUED FOR:

FOR CONTRACT
DRAWING
DATE

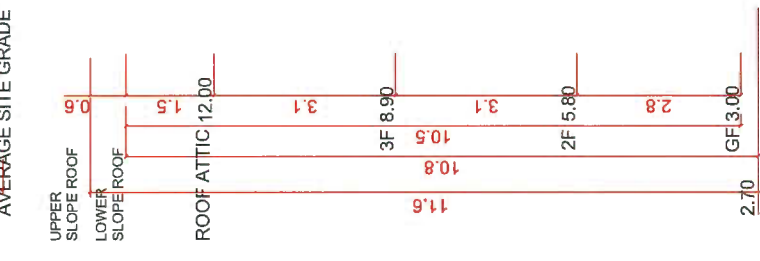
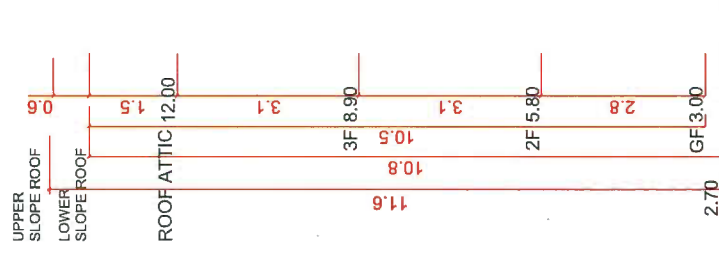
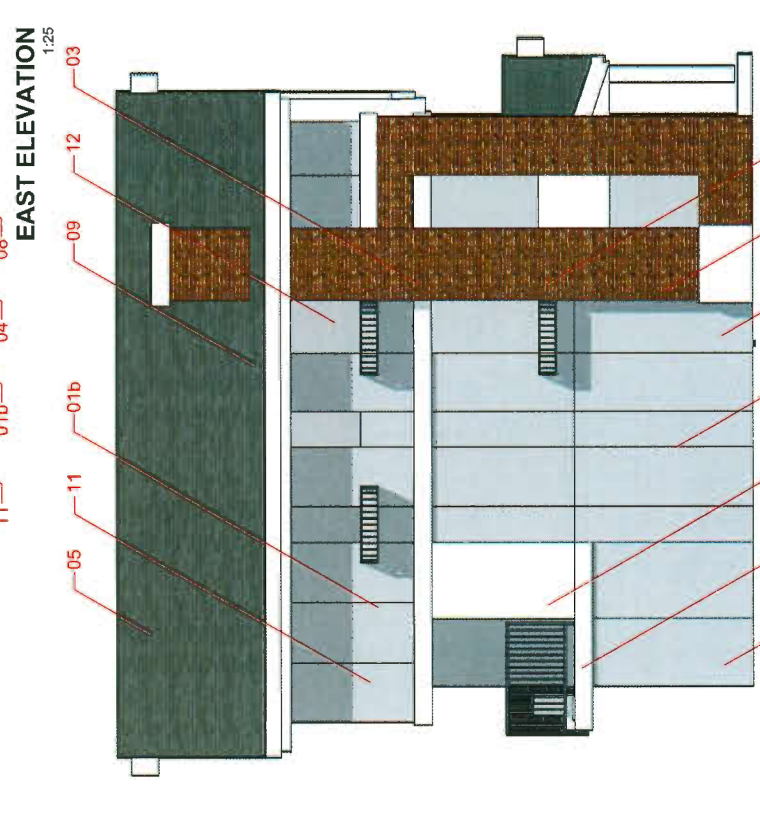
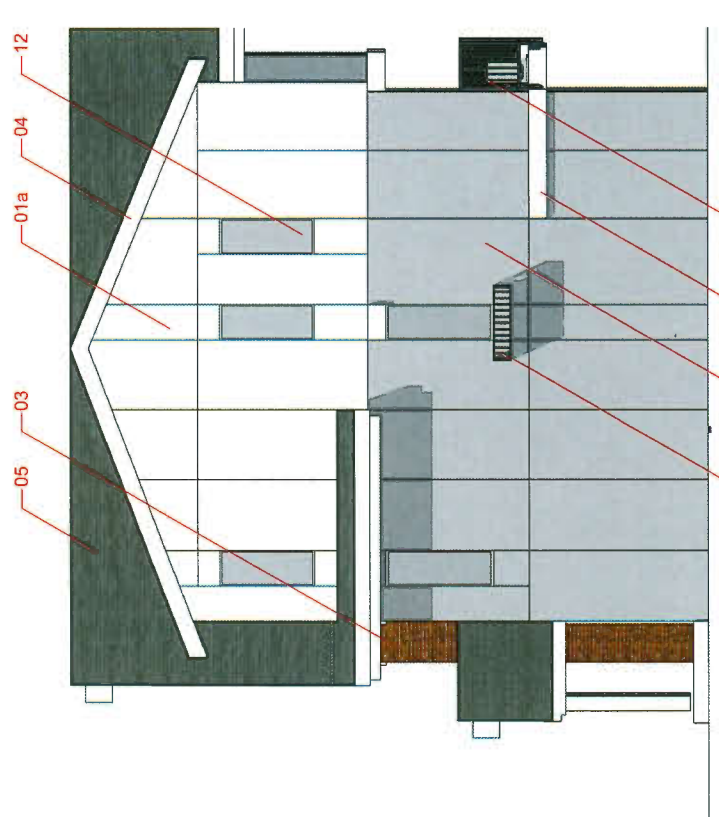
- 12. OCTOBER 03 2019 ISSUED FOR DP RESUBMISSION, 6TH
- 11. AUGUST 28 2019 ISSUED FOR DP RESUBMISSION, 7TH
- 10. JULY 25 2019 ISSUED FOR DP RESUBMISSION, 6TH
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- 8. MARCH 08 2019 ISSUED FOR DP RESUBMISSION, 4TH
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- 6. MARCH 15 2018 ISSUED FOR DP RESUBMISSION
- 5. MARCH 15 2018 ISSUED FOR DP RESUBMISSION
- 4. DECEMBER 12 2017 ISSUED FOR REZONING-DP RESUBMISSION
- 3. NOVEMBER 6 2017 ISSUED FOR REZONING-DP RESUBMISSION
- 2. AUGUST 3 2017 ISSUED FOR REZONING-DP
- 1. JULY 15 2016 ISSUED FOR REZONING

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MATERIAL LEGEND

- 01a. CEMENTITIOUS PANEL W/ COLOR-MATCH TRIM, WHITE
- 01b. CEMENTITIOUS PANEL W/ COLOR-MATCH TRIM, GREY
- 03. BRICK VENEER
- 04. PAINTED WOOD TRIM, WHITE
- 05. ASPHALT SHINGLE, GREY
- 06. CONCRETE UPSTAND
- 07. CONCRETE CAB
- 08. POWDER-COATED GUARDRAIL, GREY
- 09. POWDER-COATED DOWNPIPE, GREY
- 10. POWDER-COATED METAL GATE, GREY
- 11. POWDER-COATED METAL PLANTER, BLACK
- 12. VINYL WINDOW, WHITE
- 13. HOLLOW METAL DOOR, DARK BROWN
- 14. HOLLOW METAL DOOR, GREY
- 15. GARAGE METAL SECTIONAL DOOR, GREY
- 16. PAINTED SHUTTER-LIKE WOOD PANEL, WHITE



WESTGATE

6017 NO.4 ROAD

BUILDING ELEVATIONS
BLOCK D

DRAWN:
PLOT DATE:

CHECKED:

A3.05
PLAN # 4D

DP PLAN # d OCT 18 2019

15-05

DP 17-781907

ISSUED FOR:

- 12. OCTOBER 03 2019 ISSUED FOR DP RESUBMISSION, 8TH
- 11. AUGUST 29 2019 ISSUED FOR DP RESUBMISSION, 7TH
- 10. JULY 23 2019 ISSUED FOR DP RESUBMISSION, 6TH
- 9. JUNE 29 2019 ISSUED FOR DP RESUBMISSION, 5TH
- 8. MARCH 08 2019 ISSUED FOR DP RESUBMISSION, 4TH
- 7. OCTOBER 16 2018 ISSUED FOR DP RESUBMISSION, 3RD
- 6. AUGUST 22 2018 ISSUED FOR DP RESUBMISSION, 2ND
- 5. MAY 15 2018 ISSUED FOR DP RESUBMISSION, 1ST
- 4. DECEMBER 12 2017 ISSUED FOR REZONING-CP RESUBMISSION
- 3. NOVEMBER 6 2017 ISSUED FOR REZONING-CP RESUBMISSION
- 2. AUGUST 3 2017 ISSUED FOR REZONING-CP
- 1. JULY 19 2016 ISSUED FOR REZONING

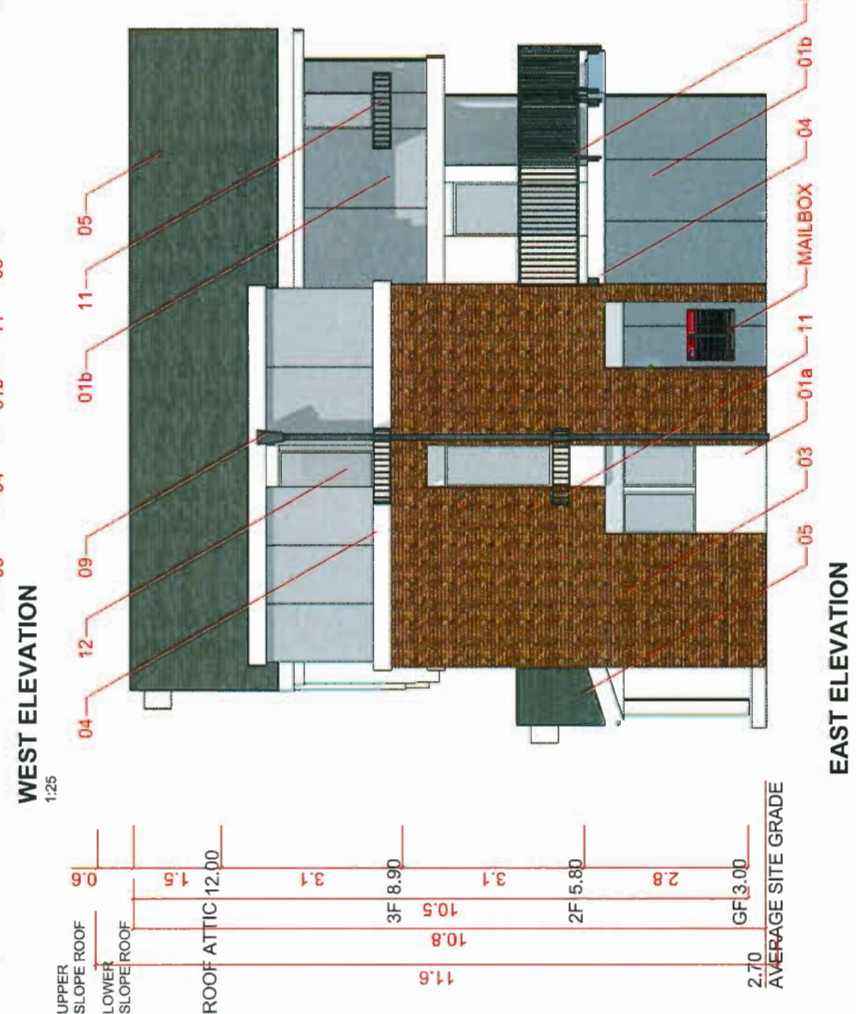
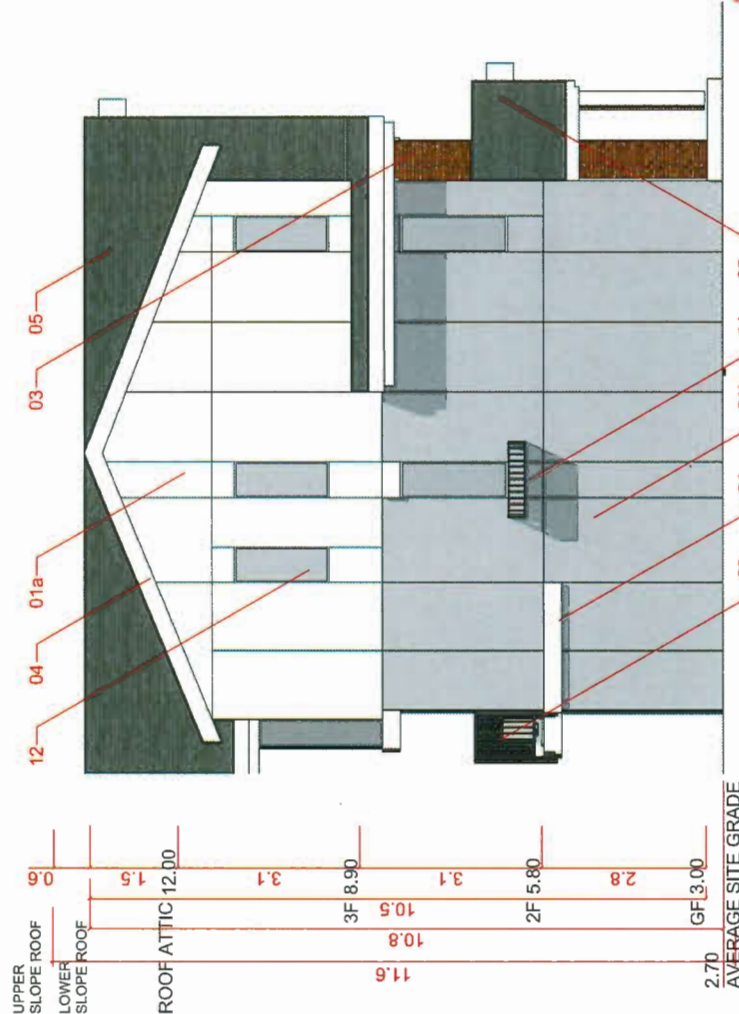
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MATERIAL LEGEND

- 01a. CEMENTITIOUS PANEL W/ COLOR-MATCH TRIM, WHITE
- 01b. CEMENTITIOUS PANEL W/ COLOR-MATCH TRIM, GREY
- 03. BRICK VENEER
- 04. PAINTED WOOD TRIM, WHITE
- 05. ASPHALT SHINGLE, GREY
- 06. CONCRETE UPSTAND
- 07. CONCRETE CAB
- 08. POWDER-COATED GUARDRAIL, GREY
- 09. POWDER-COATED DOWNPIPE, GREY
- 10. POWDER-COATED METAL GATE, GREY
- 11. POWDER-COATED METAL PLANTER, BLACK
- 12. VINYL WINDOW, WHITE
- 13. HOLLOW METAL DOOR, DARK BROWN
- 14. HOLLOW METAL DOOR, GREY
- 15. GARAGE METAL SECTIONAL DOOR, GREY
- 16. PAINTED SHUTTER-LIKE WOOD PANEL, WHITE



WESTGATE

6017 NO.4 ROAD

BUILDING ELEVATIONS
BLOCK E

DRAWN: [blank]
PLOT DATE: [blank]

CHECKED: [blank]

PLAN #4E

A3.06

DP PLAN #4e OCT 08 2019

15-05

DP 17-781907

ISSUED FOR:

FOR PERMITTING ONLY
NOT FOR CONSTRUCTION

- 11. AUGUST 9 2019 ISSUED FOR DP RESUBMISSION, 7TH
- 10. JULY 22 2019 ISSUED FOR DP RESUBMISSION, 6TH
- 9. JUNE 22 2019 ISSUED FOR DP RESUBMISSION, 5TH
- 8. MARCH 08 2019 ISSUED FOR DP RESUBMISSION, 4TH
- 7. OCTOBER 19 2018 ISSUED FOR DP RESUBMISSION, 3RD
- 6. SEPTEMBER 12 2018 ISSUED FOR DP RESUBMISSION
- 5. MARCH 15 2018 ISSUED FOR DP RESUBMISSION
- 4. DECEMBER 12 2017 ISSUED FOR REZONING-OP RESUBMISSION
- 3. NOVEMBER 6 2017 ISSUED FOR REZONING-OP RESUBMISSION
- 2. AUGUST 3 2017 ISSUED FOR REZONING-OP
- 1. JULY 19 2018 ISSUED FOR REZONING

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6017 No.4 ROAD (FORMERLY 9980 WESTMINSTER HIGHWAY)

DEVELOPMENT PERMIT, DP 17-781907

TEAM

- CLIENT
BENE (NO.4) DEVELOPMENT LTD.
- ARCHITECT
SPECTRA DESIGN ARCHITECTURE LTD.
- LANDSCAPE ARCHITECT
PMG LANDSCAPE ARCHITECTS
- CODE
CAMPHORA ENGINEERING LTD.
- CIVIL / MECHANICAL / TRAFFIC
CORE CONCEPT CONSULTING LTD.
- STRUCTURAL
TLSE ENGINEERING INC.
- ELECTRICAL
LIEW ENGINEERING LTD.

DRAWING

ARCHITECTURAL

- A0.00 COVERPAGE, DRAWING LIST
- A0.03 DESIGN RATIONALE
- A0.05 PROJECT STATISTICS
- DP PLAN #01-A1.01 MASTER SITE PLAN
- A1.01a MASTER SITE PLAN, LOT COVERAGE
- A1.01b PERMEABLE SURFACE, HARD SURFACE, BUILDING COVERAGE
- A1.01c MASTER SITE PLAN, OUTDOOR AMENITY AREAS
- A1.02 PARKING PLAN
- DP PLAN #02-A1.03 FIRE TRUCK ACCESS
- A2.01 GROUND FLOOR PLAN
- A2.01a GRD FLOOR PLAN, FSR OVERLAY, EXEMPTIONS, BYLAW 4.4.1a
- A2.01b GRD FLOOR PLAN, FSR OVERLAY, EXEMPTIONS, BYLAW 4.4.1b
- A2.01c GRD FLOOR PLAN, FSR OVERLAY, EXEMPTIONS, BYLAW 4.4.1c

LANDSCAPE

- A2.01d GRD FLOOR PLAN, FSR OVERLAY, NET FLOOR AREA
- A2.01e GRD FLOOR PLAN, PRIVATE OUTDOOR SPACE
- A2.02 2ND FLOOR PLAN
- A2.02a 2ND FLOOR PLAN, FSR OVERLAY
- A2.03 3RD FLOOR PLAN
- A2.03a 3RD FLOOR PLAN, FSR OVERLAY
- A2.04 ROOF PLAN
- A2.21 UNIT PLANS, CONVERTIBLE UNIT
- DP PLAN #03-L1 LANDSCAPE PLAN
- L2A LANDSCAPE SHRUB PLAN
- L2B LANDSCAPE SHRUB PLAN
- L3 MATERIALS PLAN
- L4 ALR BUFFER LANDSCAPE PLAN
- L5 PERMEABILITY PLAN
- L6 LANDSCAPE DETAILS

ARBORSIT

- DP PLAN #03-L1 LANDSCAPE PLAN
- TREE MANAGEMENT PLAN
- CIVIL
- LOT GRADING PLAN
- LOT GRADING DETAILS
- LOT GRADING SECTIONS
- RETAINING WALL DETAIL

WESTGATE

6017 NO.4 ROAD

COVERPAGE
DRAWING LIST

DRAWN:
PLOT DATE:

CHECKED:

A0.00 PLAN #4F
OCT 08 2019

DP 17-781907

ISSUED FOR:

FOR BACKLOGGING
AND FOR CONSTRUCTION

11. AUGUST 9 2019 ISSUED FOR DP RESUBMISSION, 7TH
10. JULY 25 2019 ISSUED FOR DP RESUBMISSION, 6TH
9. JUNE 25 2019 ISSUED FOR DP RESUBMISSION, 5TH
8. MARCH 08 2019 ISSUED FOR DP RESUBMISSION, 4TH
7. OCTOBER 16 2018 ISSUED FOR DP RESUBMISSION, 3RD
6. MARCH 15 2018 ISSUED FOR DP RESUBMISSION, 2ND
5. DECEMBER 12 2017 ISSUED FOR REZONING-OP RESUBMISSION
4. NOVEMBER 6 2017 ISSUED FOR REZONING-OP RESUBMISSION
3. AUGUST 3 2017 ISSUED FOR REZONING-OP
2. JULY 15 2016 ISSUED FOR REZONING-OP
1. JULY 15 2016

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SEAL

WESTGATE

6017 NO.4 ROAD

DESIGN RATIONALE

DRAWN:
PLOT DATE:

CHECKED:

A0.03

PLAN #46

OCT 08 2019

15-05



DP 17-781907

BENE Group and SPECTRA DESIGN ARCHITECTS have applied to City of Richmond for Rezoning and Development Permit of 9980 Westminster Highway, which has been currently vacant for years, previously was a gasoline station.

The components and structure of the proposed re-development generally follow planning policies outlined in the McLennan North Sub Area Plan, adopted by the City of Richmond in February 2004. Further to this, the proposal will implement the Official Community Plan (OCP) for the area with a high quality urban development.

The proposed re-development is built around the efficient transport network described in the City Centre Transportation Plan Update, December 2007. This plan should improve future traffic flow in the area for pedestrians, cyclists and vehicles. Because of the excellent transit connections, the re-development is also expected to include new residential townhousing community.

THE PROPOSAL

BENE Group proposes to construct a residential townhousing development at 9980 Westminster Highway. It consists of 17 2.5-storey townhouse units and 1 secondary suite. The surrounding residential town housing communities along Westminster Highway and No.4 Road had developed since 2005. The proposed site was the last abandon property among the McLennan North Sub-Area plan. Since its the corner location after gas station business left vacant for years, our client believes it is the right time for a revitalization of the site to help animate the streetscape and echo with the current OCP. The vision is to create an gateway project at this prominent corner not only to welcome the entry to city centre, but also to be architecturally harmony with existing neighbourhood developments.

The proposed FAR is for the consideration of the requested land dedication for public benefit and revitalization effort of the original gas station site. We proposed to improve on the ground plane relationship by dedicating more than 8% of site area for public amenity and road widening as per City requested. As per the City planning guidelines, the building heights is articulated as stepping down motion. The proposed setbacks from the north property line along Westminster Hwy is for articulating the building mass of North building rows for an intriguing landscape design and an animated public realm.

We believe these upgrades and dedication will enhance the buildings, public realm, and provide additional amenities to the community in line with the current surrounding developments.

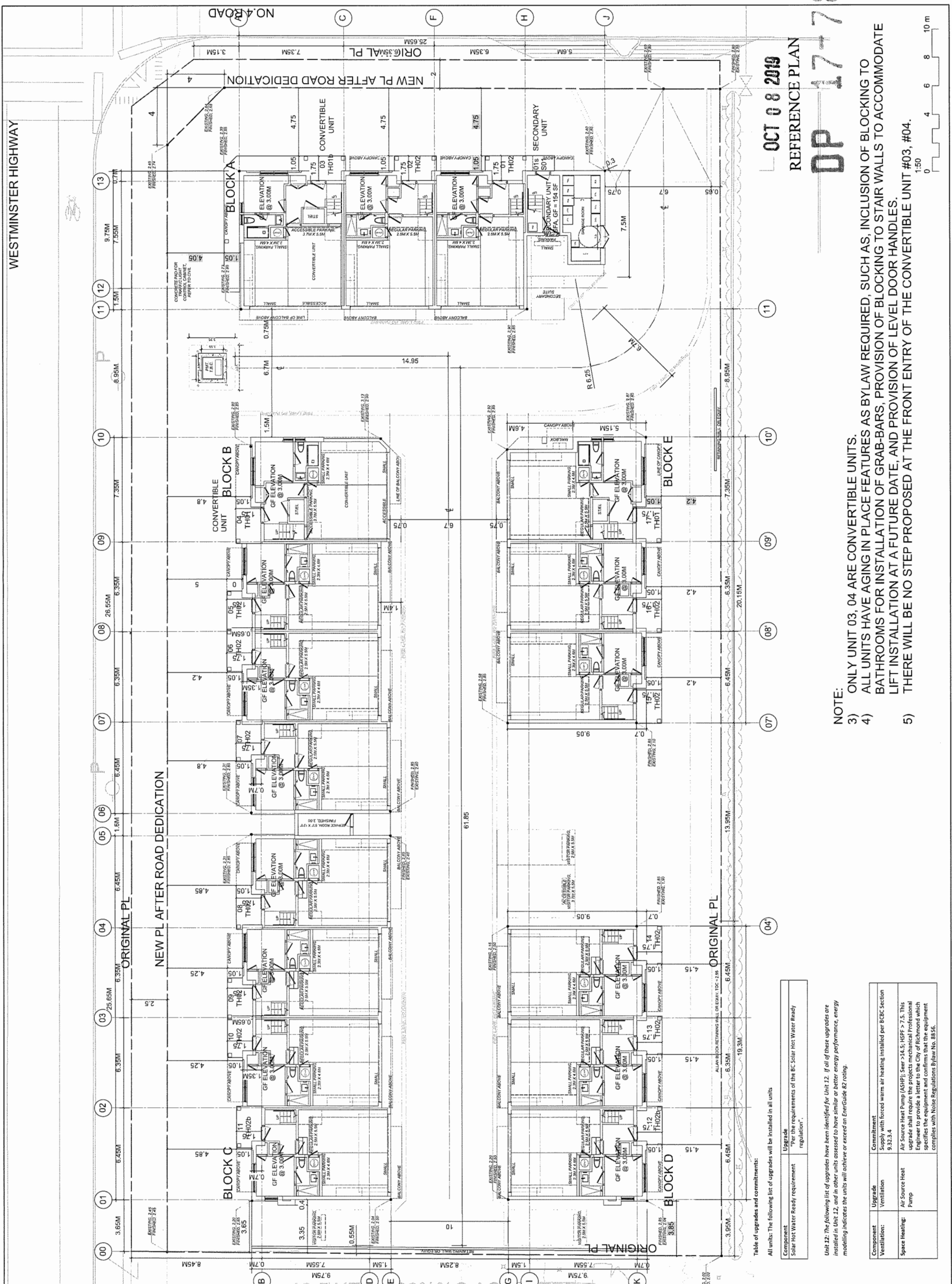
The proposed development not only respected and responded to the urban character of existing neighbourhoods, McLennan North, but also, created a distinctive architectural character thru the unique interpretation of each townhouse main pitch roof at front facade. The little pitched roofed canopy over unit entry signified the entry in a more human scale way, while the main pitched roofs shifted in heights and collaborated into staggering roof line of bigger building mass. The changing roofscape respected to the context building massing. The color of building exterior on the one hand correlated to the context buildings, on the other hand, the brick texture with white trim created a subtle distinction to celebrate the prominent corner site location and gateway identity. Besides, the corner unit facade facing the junction was carefully crafted and articulated to signify the gateway identity with unique landscape design.

There will be no setback variance requested from the approved Rezoning. The individuality of units is expressed by the variety of plants of each unit front yard, and the different color of main entry doors.

ISSUED FOR:

- 12. OCTOBER 03 2019 ISSUED FOR DP RESUBMISSION, 8TH
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- 9. JUNE 25 2019 ISSUED FOR DP RESUBMISSION, 5TH
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- 3. NOVEMBER 8 2017 ISSUED FOR REZONING-OP RESUBMISSION
- 2. AUGUST 3 2017 ISSUED FOR REZONING-OP
- 1. JULY 19 2016 ISSUED FOR REZONING

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OCT 08 2019

REFERENCE PLAN

DP 17-781907

WESTGATE

6017 NO.4 ROAD

GROUND FLOOR PLAN

1907

A2.01

15-05

NOTE:

- 3) ONLY UNIT 03.04 ARE CONVERTIBLE UNITS.
- 4) ALL UNITS HAVE AGING IN PLACE FEATURES AS BYLAW REQUIRED, SUCH AS, INCLUSION OF BLOCKING TO BATHROOMS FOR INSTALLATION OF GRAB-BARS, PROVISION OF BLOCKING TO STAIR WALLS TO ACCOMMODATE LIFT INSTALLATION AT A FUTURE DATE, AND PROVISION OF LEVEL DOOR HANDLES.
- 5) THERE WILL BE NO STEP PROPOSED AT THE FRONT ENTRY OF THE CONVERTIBLE UNIT #03.#04.

1:50



Table of upgrades and commitments:

Component	Upgrade	Commitment
Solar Hot Water Ready requirement	Upgrade Solar Hot Water Ready requirement	Supply with forced warm air heating installed per BCBC Section 9.23.4

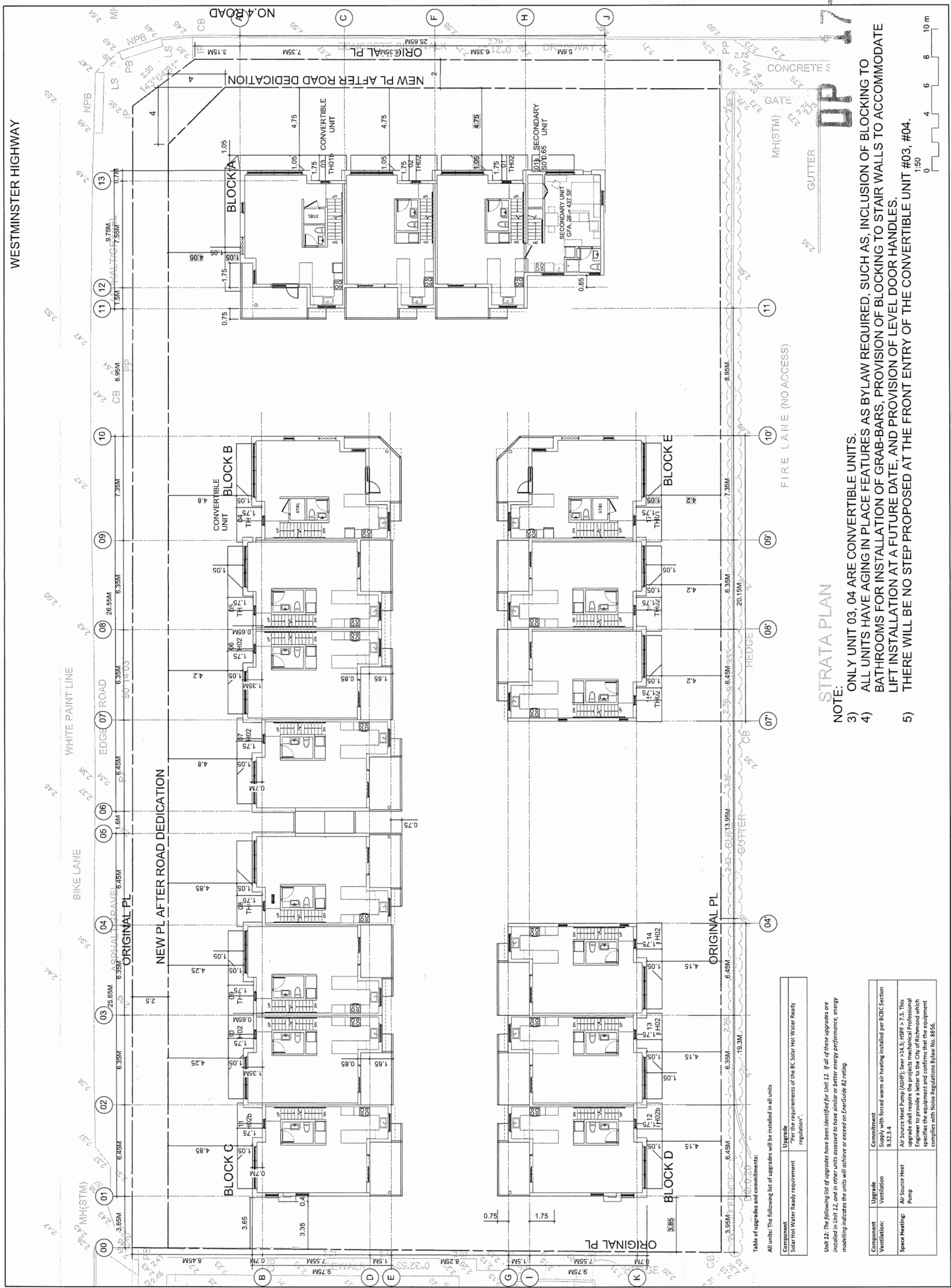
Unit 12: The following list of upgrades have been identified for Unit 12. If all of these upgrades are installed in Unit 12, and in other units assessed to have similar or better energy performance, energy modeling indicates the units will achieve or exceed an EnerGuide R2 rating.

Component	Upgrade	Commitment
Ventilation:	Ventilation	Supply with forced warm air heating installed per BCBC Section 9.23.4
Space Heating:	Air Source Heat Pump	Air Source Heat Pump (ASHP), Seer >14.5; HSPF > 7.5. This upgrade shall require the projects mechanical Professional Engineer to provide a letter to the City of Richmond which specifies the equipment and confirms that the equipment complies with Noise Regulations Bylaw No. 8856.

ISSUED FOR:

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- 8. MARCH 08 2019 ISSUED FOR DP RESUBMISSION, 4TH
- 7. OCTOBER 16 2018 ISSUED FOR DP RESUBMISSION, 3RD
- 6. AUGUST 20 2018 ISSUED FOR DP RESUBMISSION, 3RD
- 5. MARCH 20 2018 ISSUED FOR DP RESUBMISSION, 3RD
- 4. DECEMBER 12 2017 ISSUED FOR REZONING-OP RESUBMISSION
- 3. NOVEMBER 16 2017 ISSUED FOR REZONING-OP RESUBMISSION
- 2. AUGUST 3 2017 ISSUED FOR REZONING-OP
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STRATA PLAN
NOTE:
3) ONLY UNIT 03, 04 ARE CONVERTIBLE UNITS.
4) ALL UNITS HAVE AGING IN PLACE FEATURES AS BYLAW REQUIRED, SUCH AS, INCLUSION OF BLOCKING TO BATHROOMS FOR INSTALLATION OF GRAB-BARS, PROVISION OF BLOCKING TO STAIR WALLS TO ACCOMMODATE LIFT INSTALLATION AT A FUTURE DATE, AND PROVISION OF LEVEL DOOR HANDLES.
5) THERE WILL BE NO STEP PROPOSED AT THE FRONT ENTRY OF THE CONVERTIBLE UNIT #03, #04.

WESTAGTE
6017 NO.4 ROAD
2ND FLOOR PLAN
DRAWN: 17-781907
PLOT DATE:
REFERENCE PLAN
A2.02
OCT 08 2019

WESTMINSTER HIGHWAY
WHITE PAINT LINE
BIKE LANE
EDGE ROAD
GUTTER
FIRE LANE (NO ACCESS)
MH(STM)
CONCRETE
GATE
GUTTER

Table of upgrades and commitments:
All units: The following list of upgrades will be installed in all units

Component	Upgrade	Commitment
Solar Hot Water Ready requirement	Upgrade Solar Hot Water Ready	Supply with forced warm air heating installed per BCBC Section 9.3.3.4
Ventilation	Air Source Heat Pump	Air Source Heat Pump (ASHP), Seer >14.5; HSPF > 7.5. This upgrade shall require the projects mechanical Professional Engineer to provide a letter to the City of Richmond which specifies the equipment and confirms that the equipment complies with Noise Regulations Bylaw No. 8856.

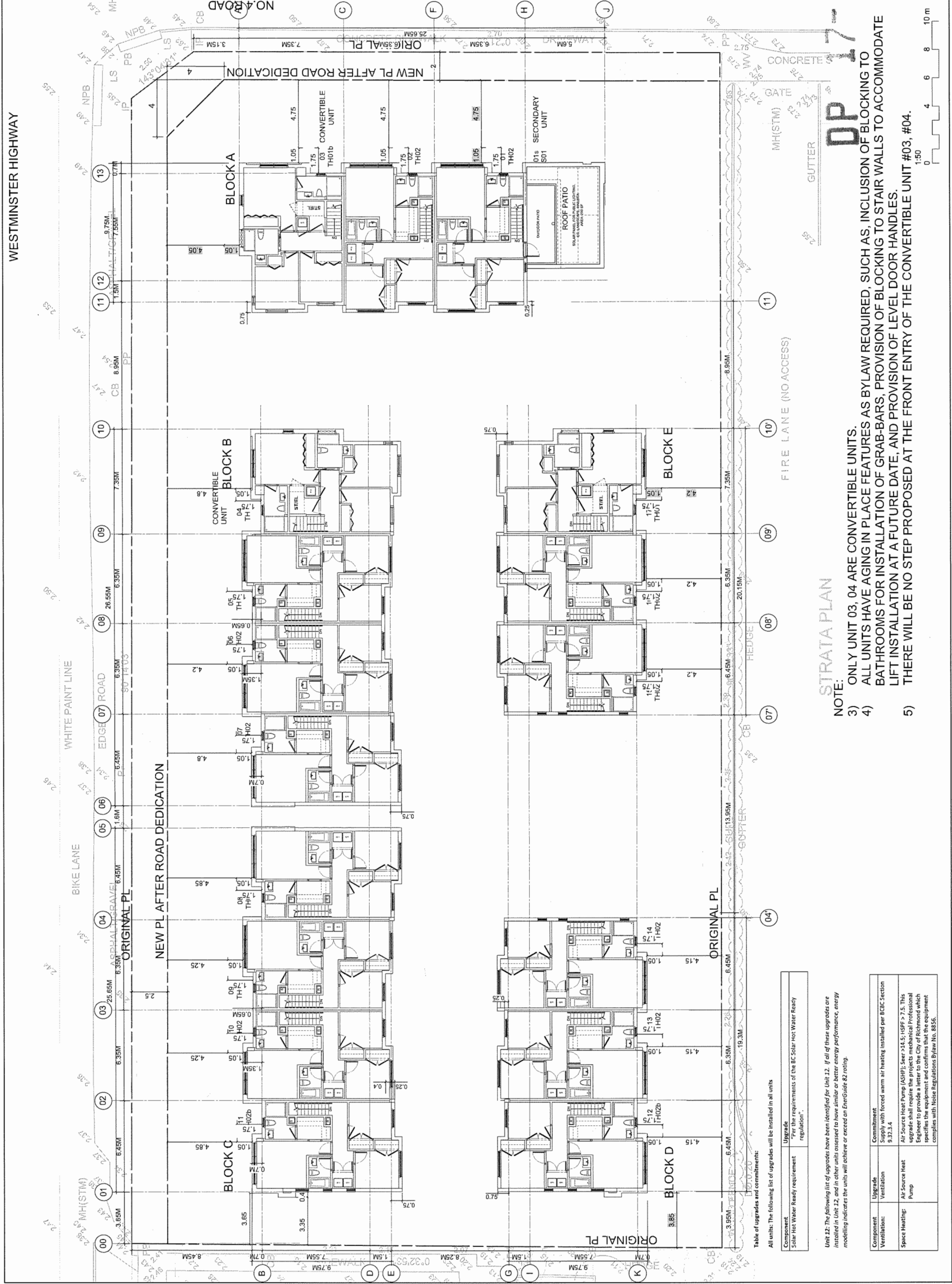
Unit 12: The following list of upgrades have been identified for Unit 12. If all of these upgrades are installed in Unit 12, and in other units assessed to have similar or better energy performance, energy modelling indicates the units will achieve or exceed on EnerGuide 82 rating.

15-05

ISSUED FOR:

- 12. OCTOBER 03 2019 ISSUED FOR DP RESUBMISSION, 8TH
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- 7. OCTOBER 16 2018 ISSUED FOR DP RESUBMISSION, 3RD
- 6. MARCH 15 2018 ISSUED FOR DP RESUBMISSION
- 5. MARCH 15 2018 ISSUED FOR DP
- 4. DECEMBER 12 2017 ISSUED FOR REZONING-CP RESUBMISSION
- 3. NOVEMBER 6 2017 ISSUED FOR REZONING-CP RESUBMISSION
- 2. AUGUST 3 2017 ISSUED FOR REZONING-CP
- 1. JULY 19 2016 ISSUED FOR REZONING

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STRATA PLAN

DP 17
DRAWING NO. 781907
PLOT DATE

- NOTE:**
- 3) ONLY UNIT 03, 04 ARE CONVERTIBLE UNITS.
 - 4) ALL UNITS HAVE AGING IN PLACE FEATURES AS BYLAW REQUIRED, SUCH AS, INCLUSION OF BLOCKING TO BATHROOMS FOR INSTALLATION OF GRAB-BARS, PROVISION OF BLOCKING TO STAIR WALLS TO ACCOMMODATE LIFT INSTALLATION AT A FUTURE DATE, AND PROVISION OF LEVEL DOOR HANDLES.
 - 5) THERE WILL BE NO STEP PROPOSED AT THE FRONT ENTRY OF THE CONVERTIBLE UNIT #03, #04.

Table of upgrades and commitments:

All units: The following list of upgrades will be installed in all units

Component	Upgrade	Commitment
Solar Hot Water Ready requirement	Upgrade "per the requirements of the BC Solar Hot Water Ready regulation"	Supply with forced warm air heating installed per BCBC Section 9.3.3.4

Unit 12: The following list of upgrades have been identified for Unit 12. If all of these upgrades are installed in Unit 12, and in other units assessed to have similar or better energy performance, energy modelling indicates the units will achieve or exceed an EnerGuide 82 rating.

Component	Upgrade	Commitment
Ventilation:	Air Source Heat Pump	Supply with forced warm air heating installed per BCBC Section 9.3.3.4
Space Heating:	Air Source Heat Pump	Air Source Heat Pump (ASHP), Seer >14.5; HSPF > 7.5. This upgrade shall provide the projects mechanical Professional Engineer to provide a letter to the City of Richmond which specifies the equipment and confirms that the equipment complies with Noise Regulations Bylaw No. 8855.

WESTGATE

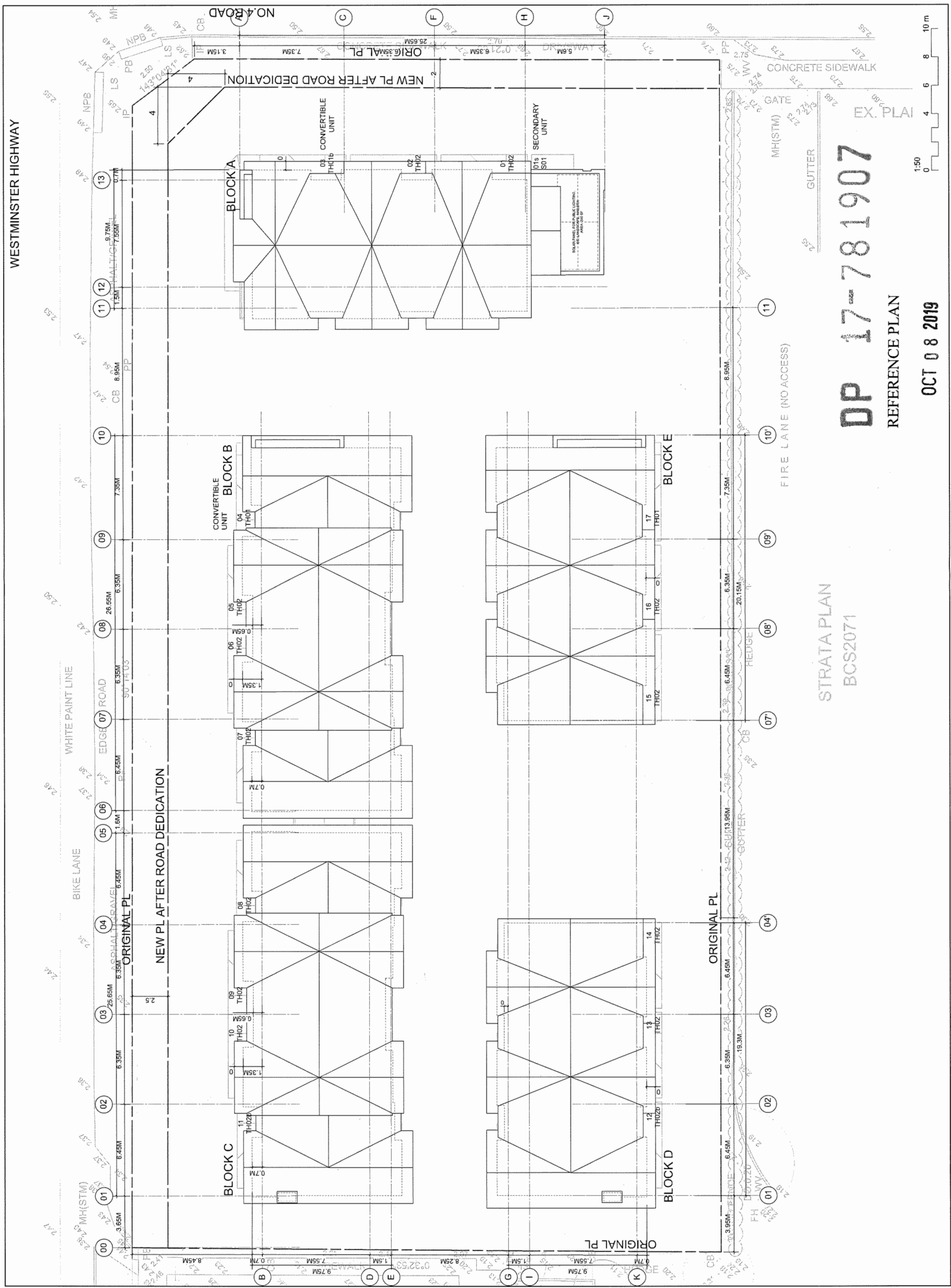
6017 NO.4 ROAD

3RD FLOOR PLAN

REFERENCE PLAN

A2.03

OCT 08 2019



ISSUED FOR:

- 12. OCTOBER 03 2019 ISSUED FOR DP RESUBMISSION, 6TH
- 11. AUGUST 29 2019 ISSUED FOR DP RESUBMISSION, 7TH
- 10. JULY 22 2019 ISSUED FOR DP RESUBMISSION, 6TH
- 9. JUNE 22 2019 ISSUED FOR DP RESUBMISSION, 5TH
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- 7. OCTOBER 16 2018 ISSUED FOR DP RESUBMISSION, 3RD
- 6. AUGUST 29 2018 ISSUED FOR DP RESUBMISSION
- 5. APRIL 12 2018 ISSUED FOR DP RESUBMISSION
- 4. DECEMBER 12 2017 ISSUED FOR REZONING-DP RESUBMISSION
- 3. NOVEMBER 6 2017 ISSUED FOR REZONING-DP RESUBMISSION
- 2. AUGUST 3 2017 ISSUED FOR REZONING-DP
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WESTGATE

6017 NO.4 ROAD

ROOF PLAN

DRAWN: _____

PLOT DATE: _____

CHECKED: _____

A2.04

15-05

DP 17-781907

REFERENCE PLAN

OCT 08 2019

STRATA PLAN
BCS2071



ISSUED FOR:

FOR CONSTRUCTION
FOR CONSTRUCTION
FOR CONSTRUCTION

12. OCTOBER 03 2019 ISSUED FOR DP RESUBMISSION, 8TH
11. AUGUST 28 2019 ISSUED FOR DP RESUBMISSION, 7TH
10. JULY 29 2019 ISSUED FOR DP RESUBMISSION, 6TH
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6. AUGUST 28 2018 ISSUED FOR DP RESUBMISSION, 2ND
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38%
OCT 08 2019

REFERENCE PLAN

17-781907

WESTGATE

6017 NO.4 ROAD

UNIT PLANS
TH01, TH01b
CONVERTIBLE UNIT

DRAWN: _____ CHECKED: _____
PLOT DATE: _____

A2.21

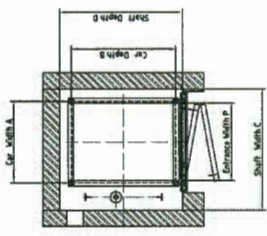
15-05

- ### Convertible Unit Guidelines
- Doors & Doorways**
 - Entry doors are a minimum 863 mm but ideally 914 mm and have clear access.
 - Entry door clear exterior floor space min. 1220 mm depth by door width plus 600 mm on both side (not needed if rough framing provided for future window door opening).
 - Interior door to min. 813 mm clear in living areas, bathroom and bedroom, min. 863 mm clear opening with flush thresholds max. 13 mm height. Demonstrate wheelchair access between the hallway and rooms and wider hallway and doorway(s) if necessary to secure access.
 - Handrails**
 - Min. 900 mm width.
 - Garage**
 - Min. 1 accessible parking space with min. 4 m garage width.
 - Access from garage to living area min. 800 mm clear opening.
 - Toilet clear floor space min. 1020 mm at 866 and in front.
 - Bathroom (Min. 1)**
 - Wall blocking for future grab bar installation at toilet, tub and shower. Reinforced with 2" x 12" solid lumber in all bathtub, shower, and toilet locations.
 - Lever-type handles for plumbing fixtures.
 - Pressure and temperature control valves are installed on all shower faucets.
 - Cabinets underneath sink(s) are easily removed.
 - Demonstrate bath and shower controls are accessible (layout or fixture placement).
 - Clear area needed under future work space. Plumbing and gas pipes (in-wall and in-floor) located clear of under counter area of future work space (stove, sink & min. 810 mm wide counter). All pipes are brought in no higher than 304 mm to 353 mm to the centre of the pipe from floor level.
 - Cabinets underneath sink are easily removed.
 - 1500 mm turning diameter or turning path diagram.
 - Kitchen**
 - Lever-type handles for plumbing fixtures.
 - Min. 1 window that can be opened with a single hand (bathroom, kitchen, living room)
 - Placement locations of electrical outlets: beside window, bottom of stairways, beside toilet, above external doors (outside and inside), on front face of kitchen counter, within proximity of control centre for smart home options.
 - Upgrade to four-plex outlets in master bedroom, home office, garage, and recreation room.
 - Windows**
 - Outlets & Switches**



105 - 566 Seymour Street, Vancouver, BC Canada V6S 1S5
Tel: 604.971.1802 Fax: 604.971.3888
Email: info@canadahomeelevator.com

Classic (CLS Model):
Construction or Drywall Hoistway Residential Home Elevator with hydraulic cylinder at side

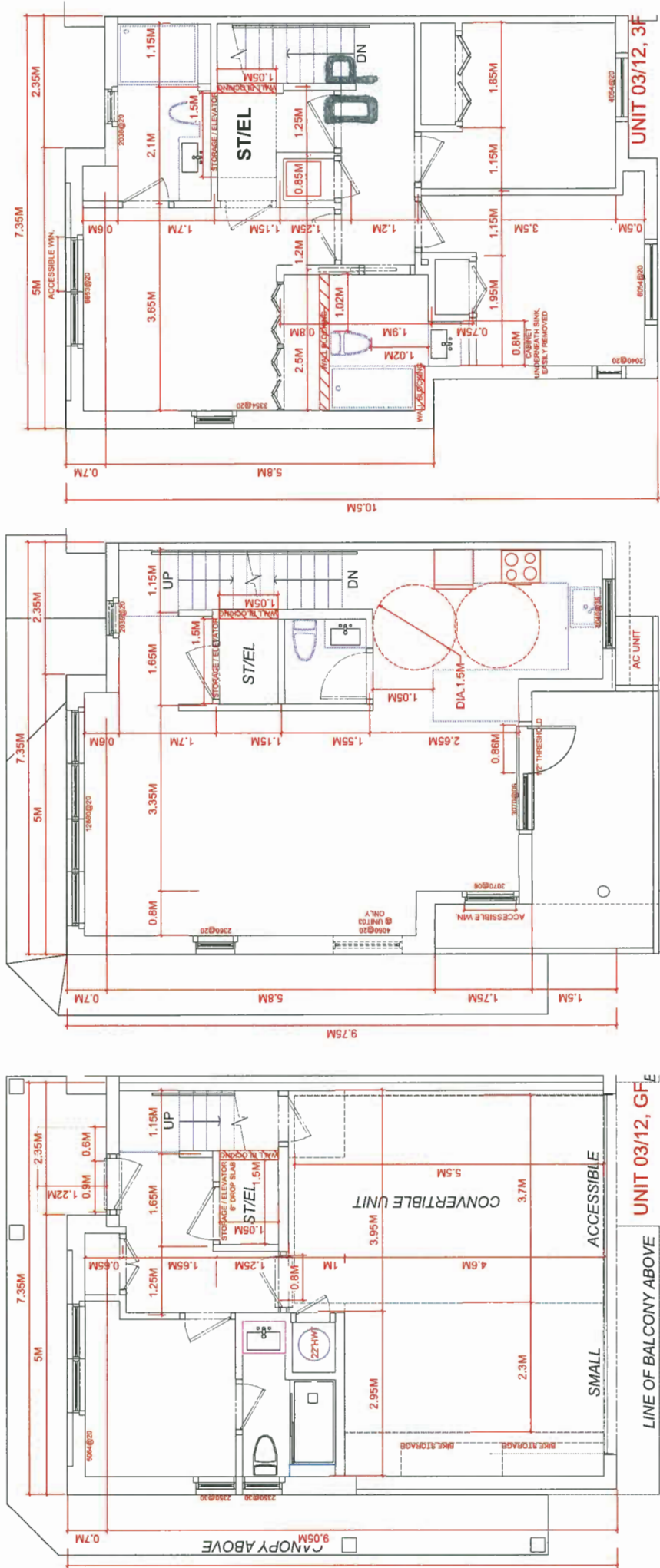


*Specifications shown are for reference only and subject to final engineering.

Model No.	Capacity (kg)	Car Width (mm)	Car Depth (mm)	Shaft Width (mm)	Shaft Depth (mm)	Entrance Width (mm)
CLS-F-5000	500	9'-3"	2'-7"	4'-11"	8'-3"	3'-1"
CLS-F-7000	700	9'-3"	3'-3"	4'-11"	8'-3"	3'-1"
CLS-F-7000	1000	10'-0"	4'-11"	5'-11"	9'-3"	3'-1"
CLS-F-8000	1000	10'-0"	5'-11"	6'-11"	10'-0"	3'-1"
CLS-F-8000	1250	10'-0"	6'-11"	7'-11"	10'-0"	3'-1"

Minimum Overhead: 9'-3" (2820mm) measured from the first step finished floor level to the underside of hoistway.
Minimum Pit Depth: 4" (100mm) measured from the first step finished floor level to the top of pit surface.
Also available (Please contact us for dimensions):
• Opposite (Front and Rear) entrances
• Angled (Front and Side or Rear and Side) entrances

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TH01b
CONVERTIBLE UNIT



1:20

FOR ALL UNITS, LEVER DOOR HANDLES, BLOCKING TO BATHROOMS FOR INSTALLATION OF GRAB-BARS AND TO ACCOMMODATE LIFT INSTALLATION AT A FUTURE DATE ARE TO BE PROVIDED.