



**City of  
Richmond**

## **Report to Development Permit Panel**

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**To:** Development Permit Panel

**Date:** May 24, 2023

**From:** Wayne Craig  
Director of Development

**File:** DP 21-936149

**Re: Application by Gradual Architecture Inc. for a Development Permit at 6520  
Williams Road**

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### **Staff Recommendation**

That a Development Permit be issued which would:

1. Permit the construction of eight townhouse units at 6520 Williams Road on a site zoned "Low Density Townhouses (RTL4)"; and
2. Vary the provision of Richmond Zoning Bylaw 8500 to reduce the minimum required lot width from 40.0 m to 36.6 m.

A handwritten signature in black ink that reads "Wayne Craig".

Wayne Craig  
Director of Development

WC:mp  
Att. 2

## Staff Report

### Origin

Gradual Architecture Inc. has applied to the City of Richmond on behalf of Londonpark Holdings Ltd. (Director Long Fei Liu) for permission to develop eight (8) townhouse dwellings at 6520 Williams Road on a site zoned “Low Density Townhouses (RTL4)”. The site currently contains a single detached dwelling which does not contain a secondary suite. The existing dwelling would be demolished. A location map is provided in Attachment 1.

The site is being rezoned from the “Single Detached (RS1/E)” zone to the “Low Density Townhouses (RTL4)” zone for this project under Bylaw 10224 (RZ 17-792242).

A Servicing Agreement is required as a condition of building permit issuance and includes, but is not limited to, the following improvements:

- 0.1 m road dedication along the entire Williams Road frontage; and
- Removal of the existing sidewalk and replacement with new 1.5 m concrete sidewalk at the property line, 1.5 m landscaped boulevard with street trees and street lighting, and 0.15 m curb and gutter.

### Development Information

Please refer to attached Development Application Data Sheet (Attachment 2) 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 Williams Rd, a single detached dwelling on a property zoned “Single Detached (RS1/C)” with vehicle access from Sheridan Road.   |
| To the south and west: | Steveston London Secondary School and Park on properties zoned “School and Institutional Use (SI)”.  |
| To the east:           | A single detached dwelling on a property zoned “Single Detached (RS1/E)” with vehicle access from Williams Road. This property is part of a separate rezoning application including both the properties at 6560 and 6580 Williams Road (RZ 21-945388), which is currently under staff review. The proposed rezoning would permit development of townhouses with shared vehicle access from the subject site. |

### Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage:

- Compliance with Development Permit Guidelines for the form and character of multiple-family projects provided in the Official Community Plan (OCP).

- Articulation of the west elevations adjacent to the park space to enhance the buildings' appearance and maximize sunlight and views.
- Review of the size and species of on-site trees to ensure bylaw compliance and to achieve an acceptable mix of coniferous and deciduous species on-site.
- Review of the proposed driveway design and requirement for a vehicle turn-around area, and possibility of retaining Tree #7 if the adjacent site to the east proceeds for redevelopment.
- Refinement of the shared outdoor amenity area design, including the choice of play equipment, to create a safe and vibrant environment for children's play and social interaction.
- Review the long-term design of the temporary turn-around area, such as future conversion to additional outdoor amenity space.
- Review of relevant accessibility features for the one proposed convertible unit and aging-in-place design features in all units.
- Review of a sustainability strategy for the development proposal.

The Public Hearing for the rezoning of this site was held on February 16, 2021. No public correspondence was received at the Public Hearing.

Staff worked with the applicant to address the above design issues in the following ways:

- Detailed architectural and landscape plans have been provided to demonstrate that the proposed development is generally consistent with the Development Permit guidelines for multi-family projects and Arterial Road Guidelines for Townhouses in the OCP.
- The applicant has refined the design while maintaining the general character presented to Council at the rezoning stage. The west elevations of the buildings have been modified by providing additional glazing and architectural details to add visual interest and take advantage of the natural sunlight and views to better orient end units to the adjacent park.
- Detailed landscape plans have been submitted to provide for a mix of coniferous and deciduous replacement trees, which meet the bylaw size requirements.
- The proposed driveway design has been reviewed and approved by the Transportation Department. The on-site vehicle turn-around area is required for the proposed development as the rezoning application for the proposed townhouse development on the adjacent sites at 6250 and 6280 Williams Road is still under staff review. Tree #7 would be removed to enable the construction of the required vehicle turn-around area.
- The design of the outdoor amenity area for this proposal includes two children's play structures and a bench to promote social interaction. A plan showing details of the conversion of the above-noted on-site turn-around area into expanded outdoor amenity, once the adjacent site access has been developed, is attached the DP.
- The proposed accessibility features include aging-in-place features in all units and one convertible unit.
- The applicant has provided a sustainability strategy and a letter from a Certified Energy Advisor indicating that the project will achieve Step 3 of the BC Energy Step Code consistent with current City regulations.

The above issues are discussed further in the "Analysis" section of this report.

Staff have not received any comments from the public in response to the placement of the DP application notification sign on the subject site.

### **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 (Plans #1 to #18). In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the “Low Density Townhouses (RTL4)” zone, except for the zoning variance noted below.

### **Zoning Compliance/Variations (staff comments in bold)**

The applicant requests to vary the provision of Richmond Zoning Bylaw 8500 to reduce the minimum lot width from 40.0 m to 36.6 m.

- ***Staff supports the proposed variance as the proposal is generally consistent with the guiding principles of the Arterial Road Land Use Policy and guidelines, and does not result in the creation of an orphan development site. The two properties to the east meet the minimum assembly size for Arterial Road townhouses and would share the driveway access to Williams Road with the subject site. This variance was noted in the rezoning report and no concern was expressed at the rezoning stage and the Public Hearing.***

### **Analysis**

#### ***Conditions of Adjacency***

- The proposed townhouses have been designed with consideration of the existing surrounding context. All of the units are three storeys with an open park space to the west and a larger setback of 7.65 m provided on the east side adjacent to the existing single family house.
- The subject site to the east is the subject of a proposed townhouse development application that is currently under staff review. The current site plan submitted for the proposed development to the east shows three-storey townhouses with wider west side yard setbacks ranging from 5.0 m to 6.5 m provided to three-storey portion of the buildings.
- The west elevations of the townhouses on the subject site have been refined by providing additional windows and architectural details to add visual interest and take advantage of the natural sunlight and views to the adjacent park.
- A statutory right-of-way allowing vehicle access to and from the adjacent future development site through the subject site has been secured at rezoning. Signage indicating that the driveway on the subject site is connected to the future adjacent townhouse development is proposed to be installed at the south end of the north-south portion of the drive aisle.

#### ***Urban Design and Site Planning***

- The proposed development consists of eight (8) townhouse dwellings in two four-unit clusters arranged on either side of a central east-west drive aisle.
- Vehicular access to the proposed development is to be from Williams Road through a new driveway, with future connection to the neighbouring property to the east, secured by a statutory of right-of-way at the time of rezoning.

- The four units in the front building along Williams Road are proposed to have direct pedestrian access from the street through landscaped front yards. The four units at the rear of the property have pedestrian access from the drive aisle.
- All of the units are three-storeys, with living space primarily located on the second and third storeys, and have private outdoor space at grade in the form of a landscaped front or rear yard. For the four units fronting Williams Road, balconies facing the interior drive aisle are provided in addition to the front yards facing Williams Road. The four units facing the drive aisle include decks facing the park.
- All four end units have a rooftop deck recessed within the structure of the roof in addition to the front or rear yards.
- The common shared outdoor amenity area is proposed at the southeast corner of the site, where it can be expanded should the adjacent site to the east be redeveloped and the on-site vehicle turn-around area be no longer required. The amenity area on the subject site includes play structures for young children and bench seating.
- Cash-in-lieu of indoor amenity space was secured through rezoning (\$14,152) consistent with OCP policy.
- All townhouse units are proposed to have two enclosed vehicle parking spaces; four of the units have parking spaces in a side-by-side arrangement and four have parking spaces in a tandem arrangement. Level 2 EV charging is accommodated in each garage in accordance with the City requirements. Class 1 bicycle parking spaces are accommodated in the garages.
- Two visitor parking spaces are provided at the west end of the drive aisle and visitor bicycle parking is located at the entrance to the site.
- A garbage and recycling room and the mailbox kiosk are located at the site entrance.

#### ***Architectural Form and Character***

- The proposed development presents a modern architectural approach with a simple colour scheme of white and grey. The apparent mass of the buildings is reduced through the use of projections, recesses, materials, colours and windows.
- Individuality of units is expressed through private landscaped yards with gates, covered entry porches for the street-fronting units, the use of vertical elements, and material and colour changes.
- The proposed main building materials include HardiPanel in white, ceramic-coated siding panels in grey for the first storey to provide a distinct bottom, cedar soffits, wood finish aluminum siding, and a metal roof.
- The proposed colour palette consists of a combination of white and grey with dark walnut color for accent walls, front doors and soffits to add warmth and visual interest.

#### ***Landscape Design and Open Space Design***

- On-site tree retention and removal was assessed as part of the rezoning application, at which time it was determined that one tree on the subject site, one tree on the neighbouring property and four trees on City property are to be retained and protected. The Landscape Plan includes the proposed Tree Management Plan (Plan #16) showing the trees to be retained and removed.
- The Magnolia tree located within the proposed common outdoor amenity area will be retained and protected.

- Consistent with the 2:1 tree replacement ratio policy in the OCP, the Landscape Plan shows that eight deciduous and coniferous replacement trees are proposed to be planted. A variety of shrubs, perennials, grasses and groundcover is also proposed.
- The Landscape Plan notes that all soft landscaped areas are to be irrigated through installation of an automated system consistent with the industry standards.
- Common outdoor amenity space is located at the southeast corner of the site, and will benefit from solar exposure. The space contains children's play structures and bench seating. Bollards are proposed to separate the outdoor amenity space from the turn-around area to ensure safety.
- To define the street edge, 4' high fencing with pedestrian gates is proposed. Solid wood privacy fencing is proposed along the side property lines and the existing hedge along the south property line is proposed to be maintained.
- In future, the vehicle access on the subject site will be shared with the future development to the east. Upon completion, turning movement will be accommodated in the resulting T-shaped drive aisle, and the proposed vehicle turn-around area will no longer be required. This area could be used to expand the site's common outdoor amenity area. The applicant has provided a landscape plan to show the potential conversion of the vehicle turn-around area. The future plan consists of additional lawn area with a tree and relocation of the shrubs to the north to define the edge. The plan is attached to the Development Permit (Plan #18). Prior to issuance of the DP, a legal agreement is required to be registered on title to require conversion of the temporary turn-around area into additional outdoor amenity area in accordance with the plan attached to the DP once the adjacent site is redeveloped, and prohibit conversion of the area into additional parking spaces or any other uses.
- A landscape security in the amount of \$71,051.28 is required prior to Development Permit issuance to ensure that the agreed upon landscape works are installed.

### ***Crime Prevention Through Environmental Design***

- The applicant has identified that the proposal responds to the following principles of CPTED, as encouraged in the design guidelines contained within the OCP.
  - The edges are clearly defined by the existing hedge at the south property line and the proposed 6' fence on the east and west property lines. The proposed 4' fences at the north property line to provide unobstructed views of surrounding areas.
  - The outdoor amenity area is unobstructed by landscaping and is visible from the driveway and buildings.
  - Adequate lighting is provided to enhance security, particularly dark distant corners such as visitor parking areas.

### ***Site Servicing and Off-site Improvements***

- A Servicing Agreement is required as a condition of Building Permit issuance for the design and construction of the servicing upgrades and off-site improvements.
- The servicing requirements and off-site improvements identified during the rezoning application process include:
  - 0.1 m road dedication along the entire Williams Road frontage.
  - Removal of the existing sidewalk and replacement with 1.5 m concrete sidewalk at the property line, 1.5 m landscaped boulevard, and 0.15 m concrete curb and gutter.

- Removal of the existing driveway crossing and replacement with frontage works as described above.

### ***Accessible Housing***

- The proposed development includes one convertible unit that is designed with the potential to be easily renovated to accommodate a future resident in a wheelchair (Unit #8). The potential conversion of these units will require the installation of a stair lift. The list of convertible unit features and floor plans are included in Plan #13 attached to the DP.
- 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; and
  - solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

### ***Sustainability***

- The applicant has submitted written confirmation from a Certified Energy Advisor that the proposed design will meet the required BC Energy Step Code 3 requirements. The key technical elements include additional insulation in building assemblies (walls, roofs, floor, and slab), 1.20 U value or lower for windows, and air source heat pumps.
- A key component of achieving greater energy efficiency is the use of heat pumps. The heat pumps are proposed on the second-floor balconies facing the drive aisle for the units at the front of the property, and the rear patios for the units at the rear of the property. The applicant has submitted a report prepared by a qualified acoustic consultant noting that the proposed units can achieve compliance with the City's Noise Bylaw.
- Grasscrete is proposed for the temporary turn-around area to enhance permeability.
- 100% of the residential parking spaces are provided with Level 2 EV charging in the garage in accordance with Richmond Zoning Bylaw 8500.

### **Conclusions**

As the proposed development would meet applicable policies and Development Permit Guidelines, staff recommend that the Development Permit be endorsed, and issuance by Council be recommended.



Minhee Park,  
Planner 2

MP:cas

Attachment 1: Location Map  
Attachment 2: Development Application Data Sheet

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$71,051.28.
- Registration of a legal agreement to require future conversion of the temporary turn-around area into additional outdoor amenity space in accordance with the plan attached to the Development Permit and prohibit conversion of the area into parking spaces once the adjacent property to the east is redeveloped and the turn-around area is no longer needed. This legal agreement can be combined with the legal agreement for SRW.

Prior to future Building Permit issuance, the developer is required to complete the following:

- Submission of an acoustic report and recommendations prepared by an appropriate registered professional to demonstrate that the interior noise levels and noise mitigation standards comply with the City’s Official Community Plan and Noise Bylaw requirements. The report should address noise from proposed exterior mechanical systems (e.g., heat pumps). Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards as follows:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

- Incorporation of accessibility features in the Building Permit plans as determined via the Development Permit process.
- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>).







**DP 21-936149**

**Attachment 2**

Address: 6520 Williams Road

Applicant: Gradual Architecture Inc.

Owner: Londonpark Holdings Ltd.

Planning Area(s): Blundell

Floor Area Gross: 1,467.07 m<sup>2</sup>

Floor Area Net: 987.28 m<sup>2</sup>

	Existing	Proposed
<b>Site Area:</b>	1,648.1 m <sup>2</sup>	1,645.6 m <sup>2</sup>
<b>Land Uses:</b>	Single Detached	Townhouses
<b>OCP Designation:</b>	Neighbourhood Residential	No Change
<b>Zoning:</b>	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
<b>Number of Units:</b>	One Single Detached Dwelling	Eight Townhouse Dwellings

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.6	0.6	none permitted
Lot Coverage:	Max. 40 %	35.1 %	None
Lot Width	Min. 40 m	36.6 m	<b>Vary the lot width by 3.4 m</b>
Setback – Front Yard:	Min. 6.0 m	6.2 m	None
Setback – East Side Yard:	Min. 3.0 m	7.6 m	None
Setback – West Side Yard:	Min. 3.0 m	3.8 m	None
Setback – Rear Yard:	Min. 3.0 m	4.8 m	None
Height (m):	Max. 12 m	11.2 m	None
Off-street Parking Spaces – Total	18 regular stalls (including 2 visitor stalls)	18 regular stalls (including 2 visitor stalls)	None
Tandem Parking Spaces	Max. 50%	8 (50%)	None



No. DP 21-936149

To the Holder:                      Gradual Architecture  
Property Address:                  6520 Williams Road  
Address:                              Unit 205- 8168 Granville Street  
    Vancouver BC V6P 4Z4

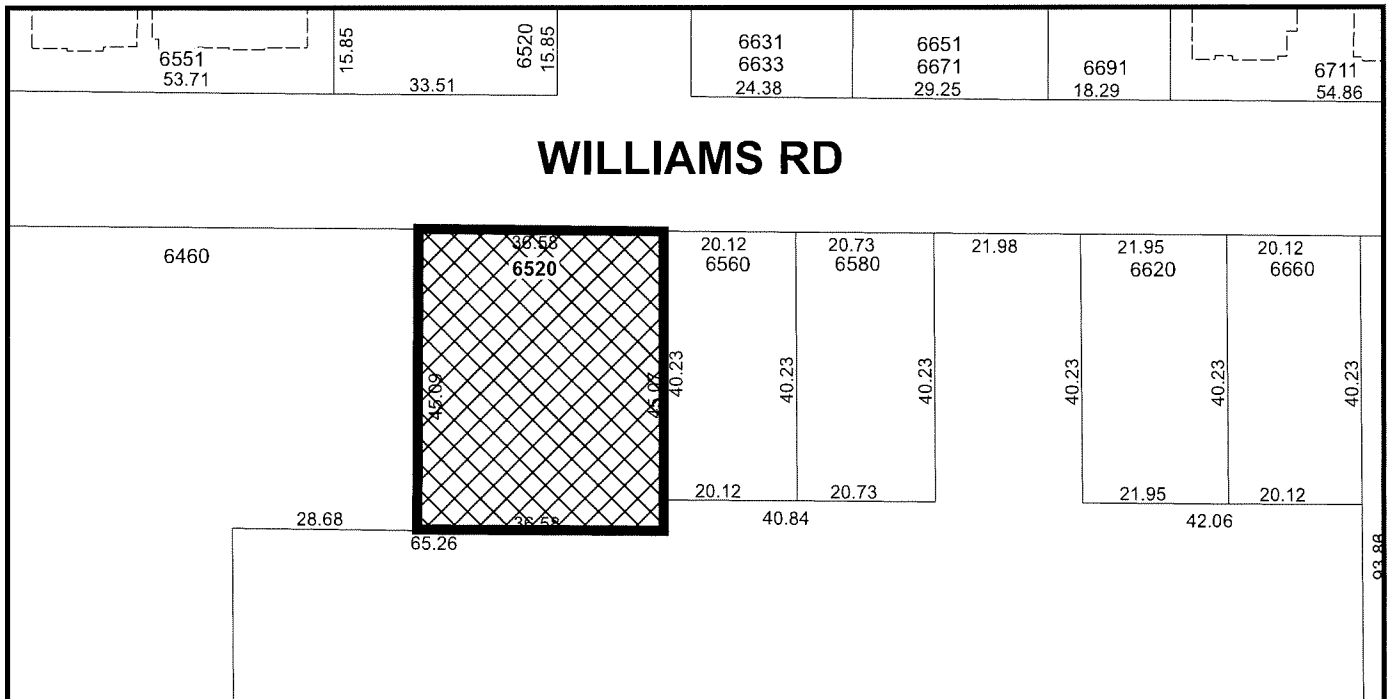
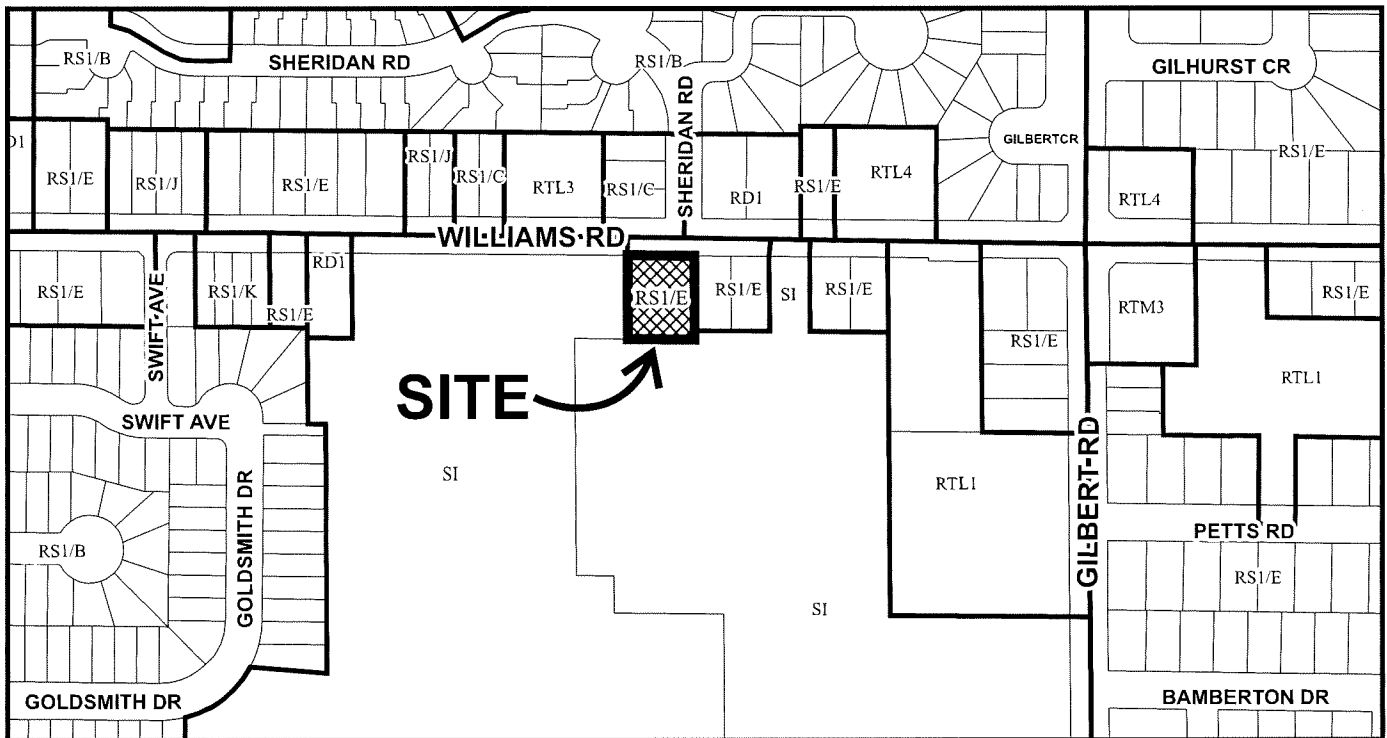
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1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
  - a) Reduce the minimum lot width from 40.0 m to 36.6 m.
4. 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 #18 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$71,051.28 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.
7. 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.





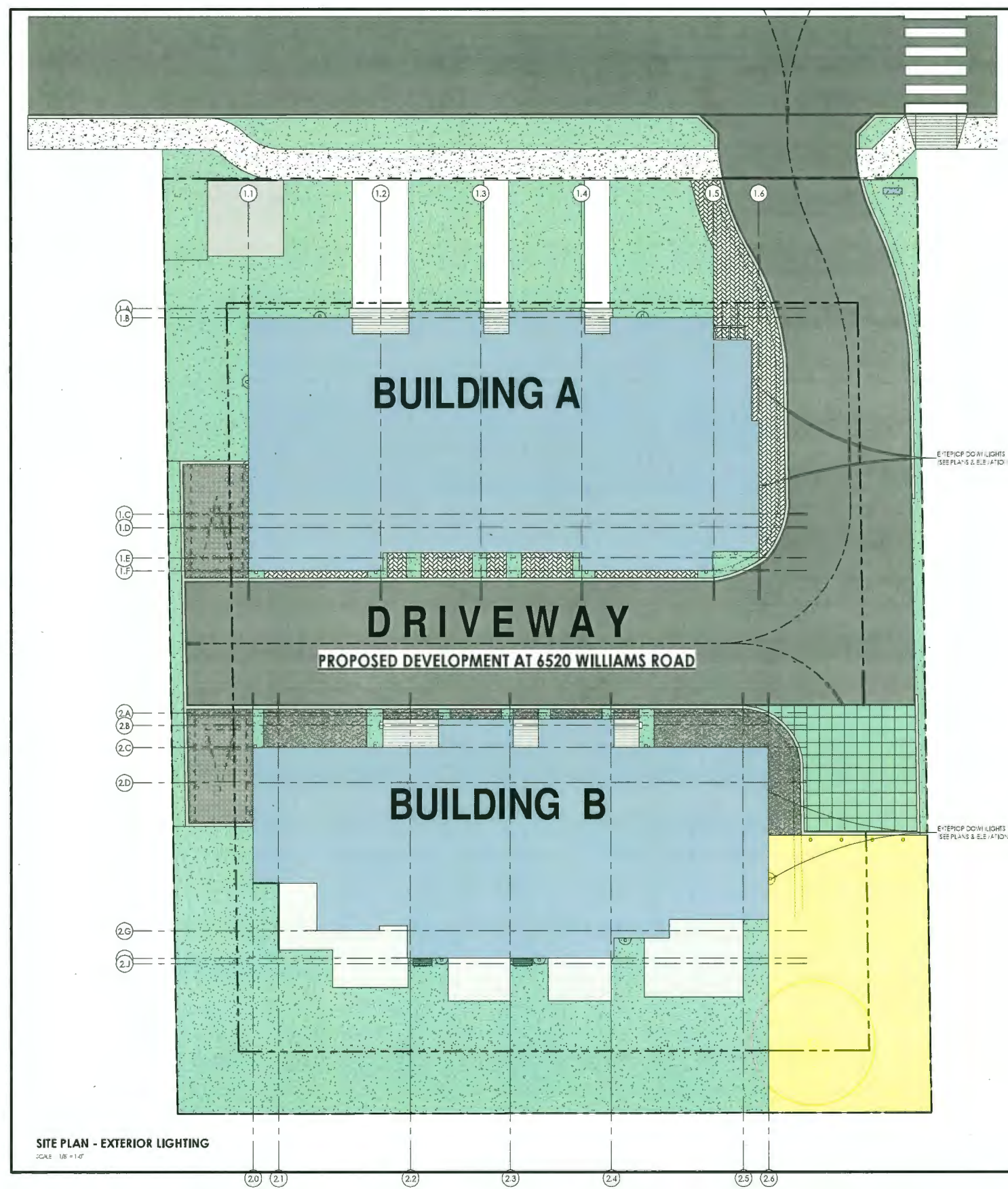
# City of Richmond



	<h2>DP 21-936149 SCHEDULE "A"</h2>	Original Date: 08/12/21 Revision Date: Note: Dimensions are in METRES
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SITE PLAN - EXTERIOR LIGHTING  
SCALE: 1/8" = 1'-0"

**DP21-936149 Plan #3**

NO.	DATE	DESCRIPTION
REVISIONS:		
10	MAY 17, 2023	DP #10
9	APR 21, 2023	DP #9
8	APR 01, 2023	DP #8
7	MAR 18, 2023	DP #7
6	DEC 13, 2022	DP #6
5	OCT 30, 2022	DP #5
4	SEPT 08, 2022	DP #4
3	JUL 18, 2022	DP #3
2	MAR 19, 2022	DP #2
1	APR 07, 2021	DP #1

ISSUE:

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PROJECT NAME:  
**LONDON PARK TOWNHOUSE DEVELOPMENT**  
 DP 21-936149

6520 WILLIAMS ROAD  
 RICHMOND, BC

DRAWN BY: NU/DF/SW	ISSUE # 6
SCALE: AS SHOWN	PROJECT NO: GA-G118

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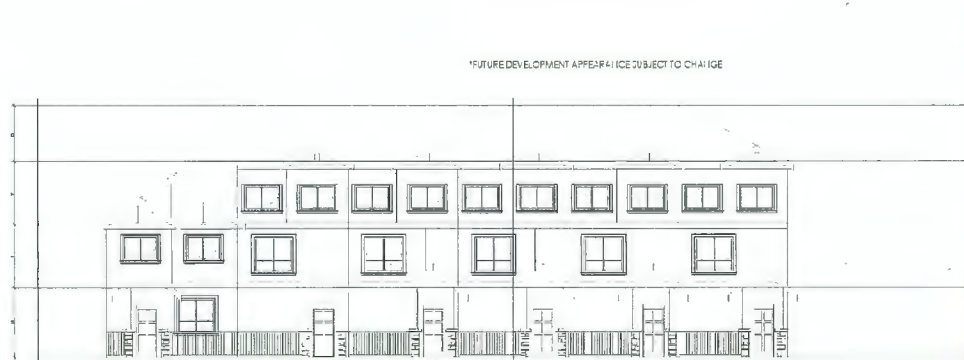
SHEET TITLE:  
**SITE PLAN - EXTERIOR LIGHTING**

REVISION NO:	SHEET NO: <b>A1.3</b>
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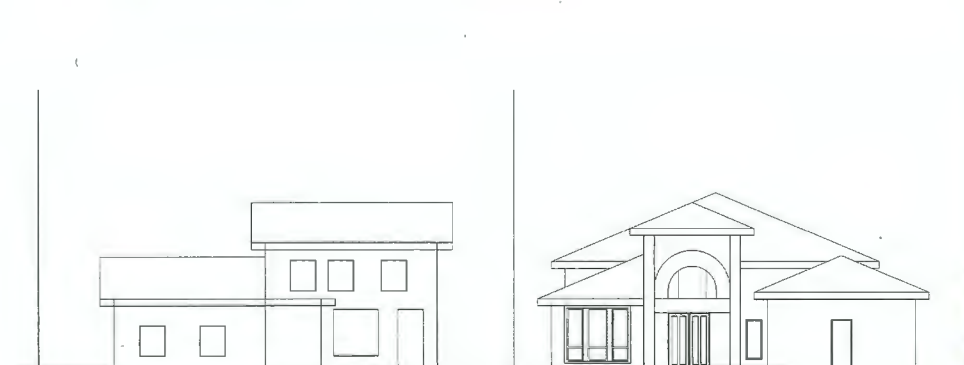
EXISTING STREETScape PHOTOS  
SCALE: 1/8" = 1'-0"



POTENTIAL EAST NEIGHBOURING DEVELOPMENT  
SCALE: 1/8" = 1'-0"



STREETScape W/ POTENTIAL EAST NEIGHBOURING NEW DEVELOPMENT  
SCALE: 1/8" = 1'-0"



EXISTING EAST NEIGHBOURING HOUSES  
SCALE: 1/8" = 1'-0"



STREETScape W/ EXISTING EAST NEIGHBOURING HOUSES  
SCALE: 1/8" = 1'-0"

# DP21-936149 Plan #4

NO.	DATE	DESCRIPTION
10	MAY 17, 2023	DP #10
9	APR 27, 2023	DP #9
8	APR 21, 2023	DP #8
7	MAR 28, 2023	DP #7
6	DEC 2, 2022	DP #6
5	DEC 20, 2022	DP #5
4	SEP 28, 2022	DP #4
3	JUN 28, 2022	DP #3
2	MAR 19, 2022	DP #2
1	APR 07, 2021	DP #1
1.0	DATE	DESCRIPTION

REVISIONS:

NO.	DATE	DESCRIPTION
10	MAY 17, 2023	DP #10
9	APR 27, 2023	DP #9
8	APR 21, 2023	DP #8
7	MAR 28, 2023	DP #7
6	DEC 2, 2022	DP #6
5	DEC 20, 2022	DP #5
4	SEP 28, 2022	DP #4
3	JUN 28, 2022	DP #3
2	MAR 19, 2022	DP #2
1	APR 07, 2021	DP #1
1.0	DATE	DESCRIPTION

ISSUE



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SEAL:

PROFESSIONAL SEAL: SEE PLAN 1.0 FOR PROFESSIONAL SEAL CERTIFICATE AND SIGNATURE  
 TECHNICAL: CHECKED BY THE ARCHITECTURAL BOARD OF BC AND THE ASSOCIATION OF PROFESSIONAL ARCHITECTS OF BC  
 THE ARCHITECTURAL PROFESSIONAL BOARD OF BC IS A REGULATORY BODY AND DOES NOT PROVIDE A GUARANTEE OF THE QUALITY OF THE ARCHITECTURAL SERVICES PROVIDED BY THE ARCHITECTS. SEARCH IN THE ARCHITECTURAL BOARD OF BC REGISTERED ARCHITECTS LIST AND ON THE ARCHITECTS' WEBSITE FOR THE LIST OF REGISTERED ARCHITECTS AND ARCHITECTS' FIRMS.

PROJECT NAME:

**LONDON PARK TOWNHOUSE DEVELOPMENT**  
 DP 21-936149

6520 WILLIAMS ROAD  
 RICHMOND, BC

DRAWN BY: NJ/DF/SW  
 ISSUE # 6

SCALE: AS SHOWN  
 PROJECT NO: GA-G118

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SHEET TITLE:

**STREETScape**

REVISION NO: SHEET NO:

A1.4



PERSPECTIVE VIEW - EAST (BOTH BLDGS)



PERSPECTIVE VIEW - WEST (BOTH BLDGS)

**DP21-936149 Plan #5**

NO	DATE	DESCRIPTION
REVISIONS:		
10	APR 17 2023	DP #10
9	APR 21 2023	DP #9
8	APR 05 2023	DP #8
7	MAR 28 2023	DP #7
6	DEC 22 2022	DP #6
5	OCT 26 2022	DP #5
4	SEP 08 2022	DP #4
3	AUG 08 2022	DP #3
2	MAY 16 2022	DP #2
1	APR 07 2021	DP #1
10	DATE	DESCRIPTION

ISSUE:



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PROJECT NAME:

**LONDON PARK  
 TOWNHOUSE  
 DEVELOPMENT**  
 DP 21-936149

**6520 WILLIAMS ROAD  
 RICHMOND, BC**

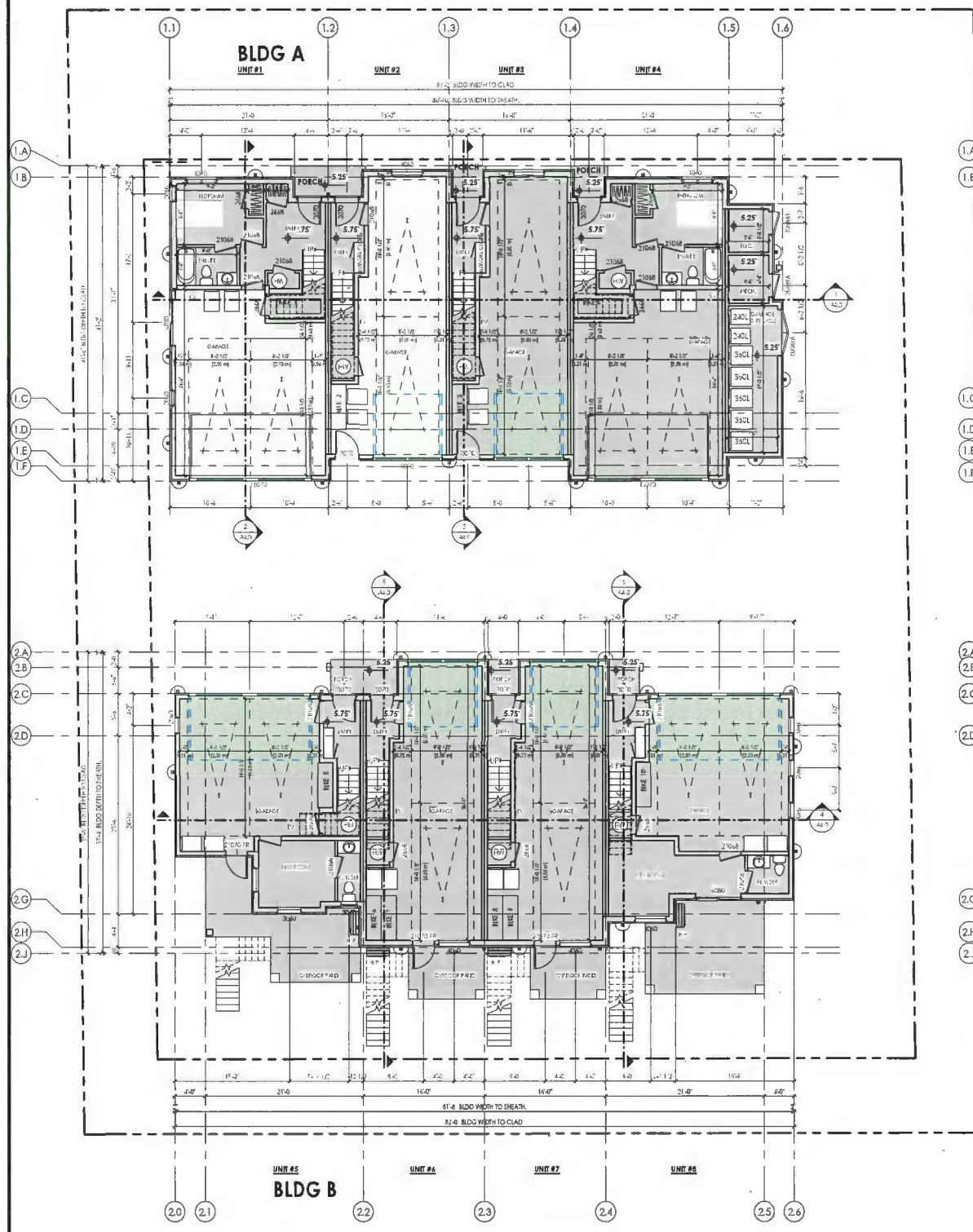
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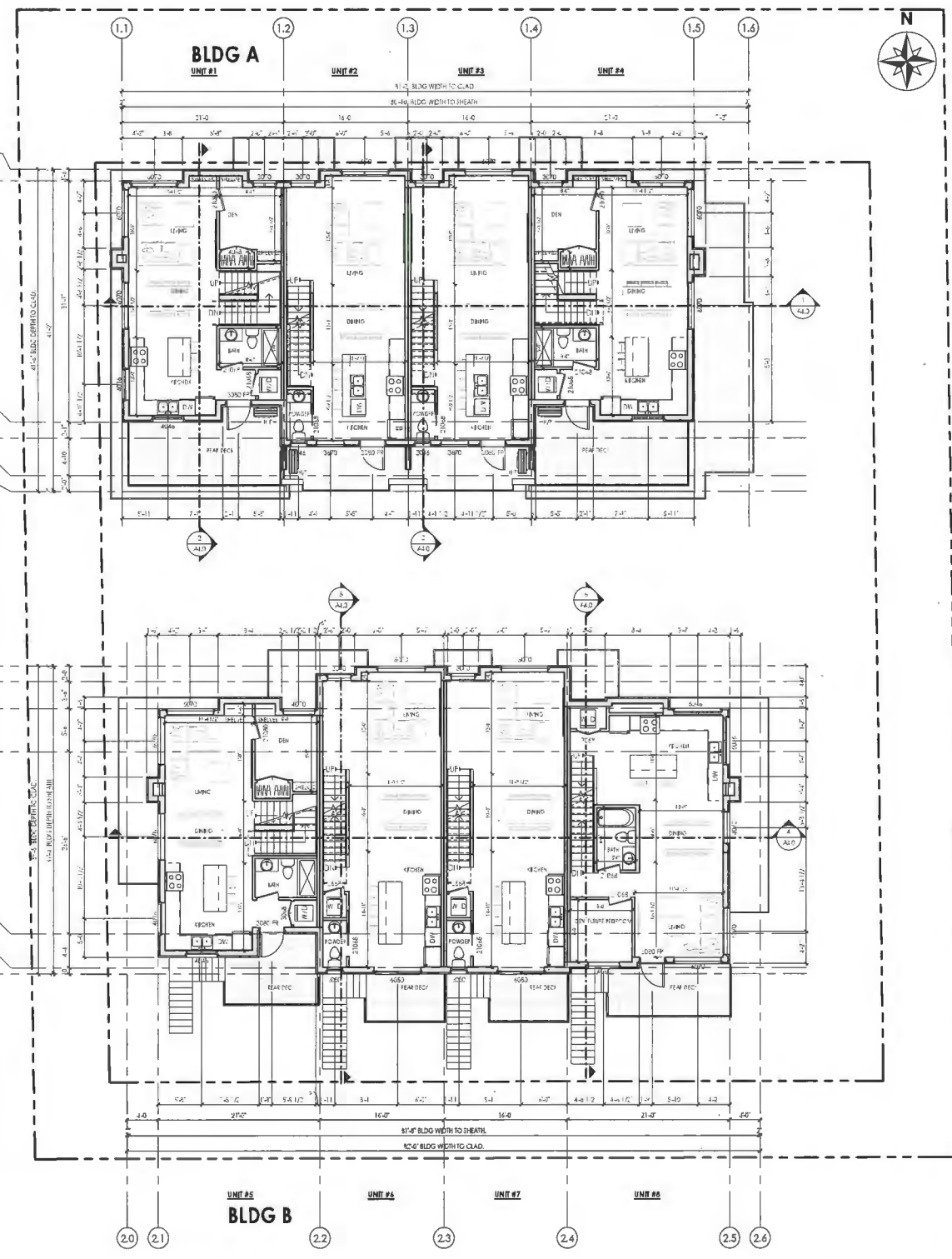
SHEET TITLE:

**PERSPECTIVE  
 VIEWS**

REVISION NO:	SHEET NO:
	<b>A1.7</b>



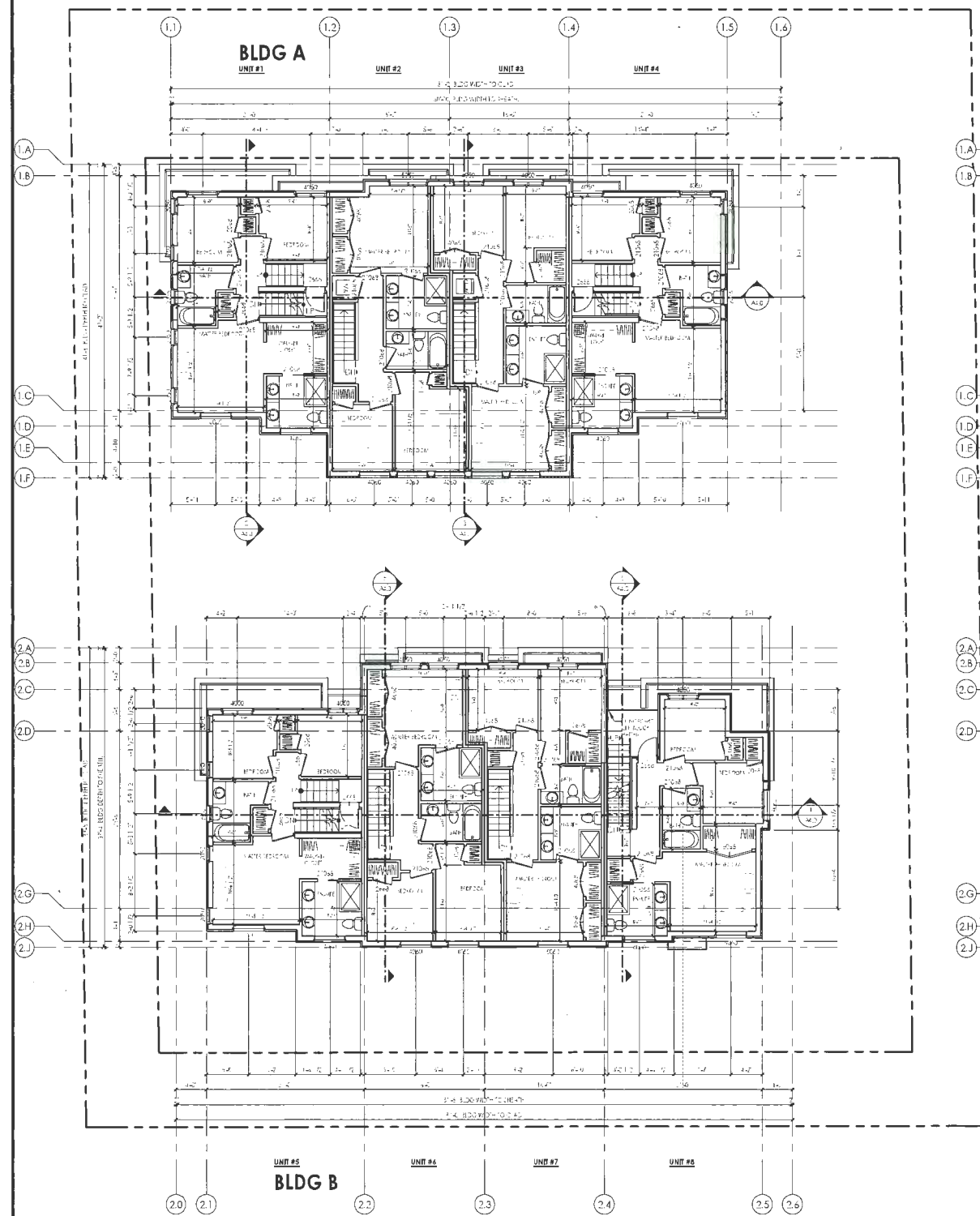
1 1ST FLR PLAN  
1/8" = 1'-0"



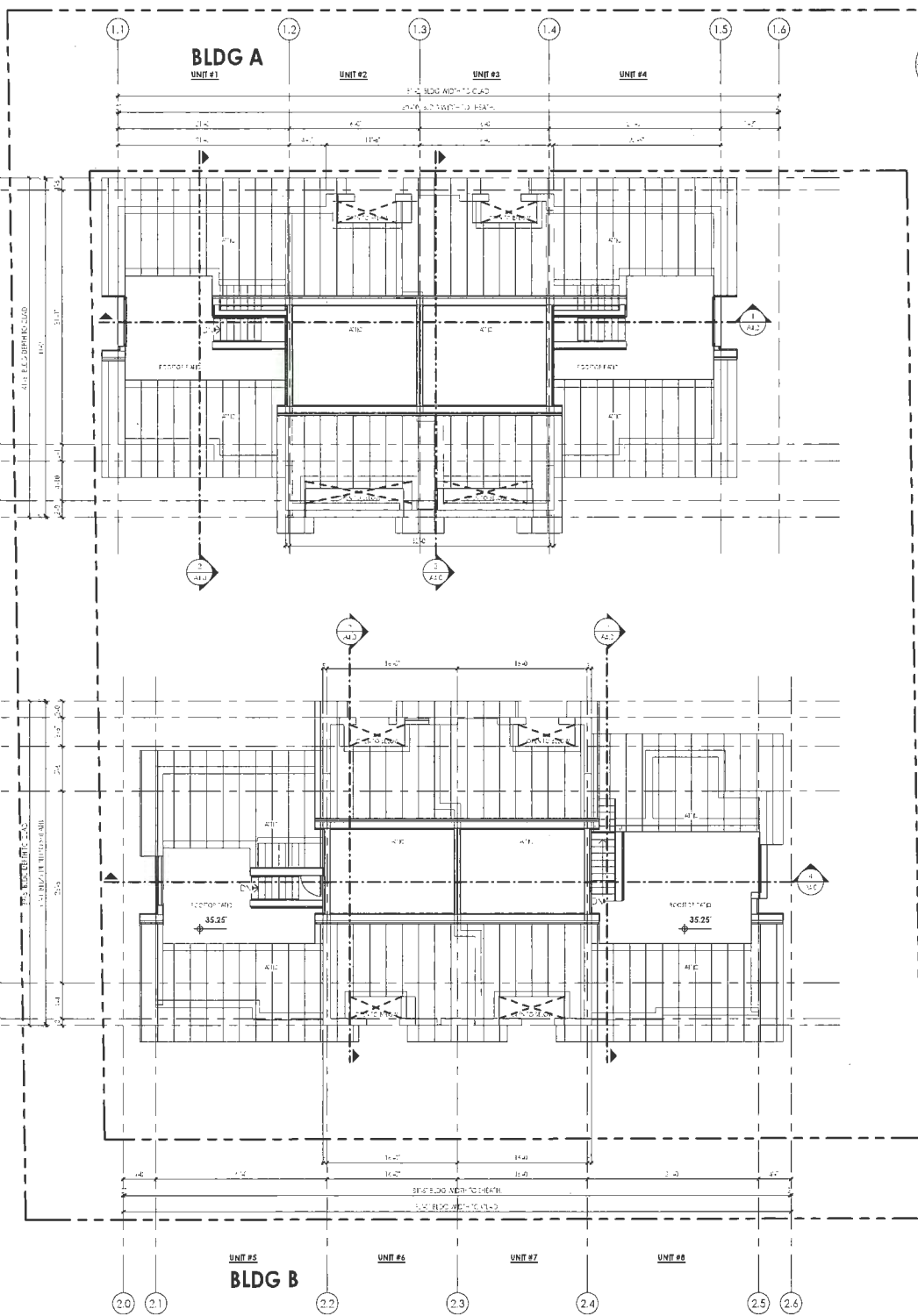
2 2ND FLR PLAN  
1/8" = 1'-0"

**DP21-936149 Plan #6**

NO.	DATE	DESCRIPTION
REVISIONS:		
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9	APR 21, 2023	DP #9
8	APR 03, 2023	DP #8
7	MAR 08, 2023	DP #7
6	DEC 26, 2022	DP #6
5	OCT 26, 2022	DP #5
4	SEP 08, 2022	DP #4
3	JUNE 30, 2022	DP #3
2	MAR 14, 2022	DP #2
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DRAWN BY:	ISSUE #	
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<b>1ST/2ND FLR PLANS</b>		
REVISION NO.:	SHEET NO.:	
	A2.0	




1 3RD FLR PLAN  
1/8" = 1'-0"

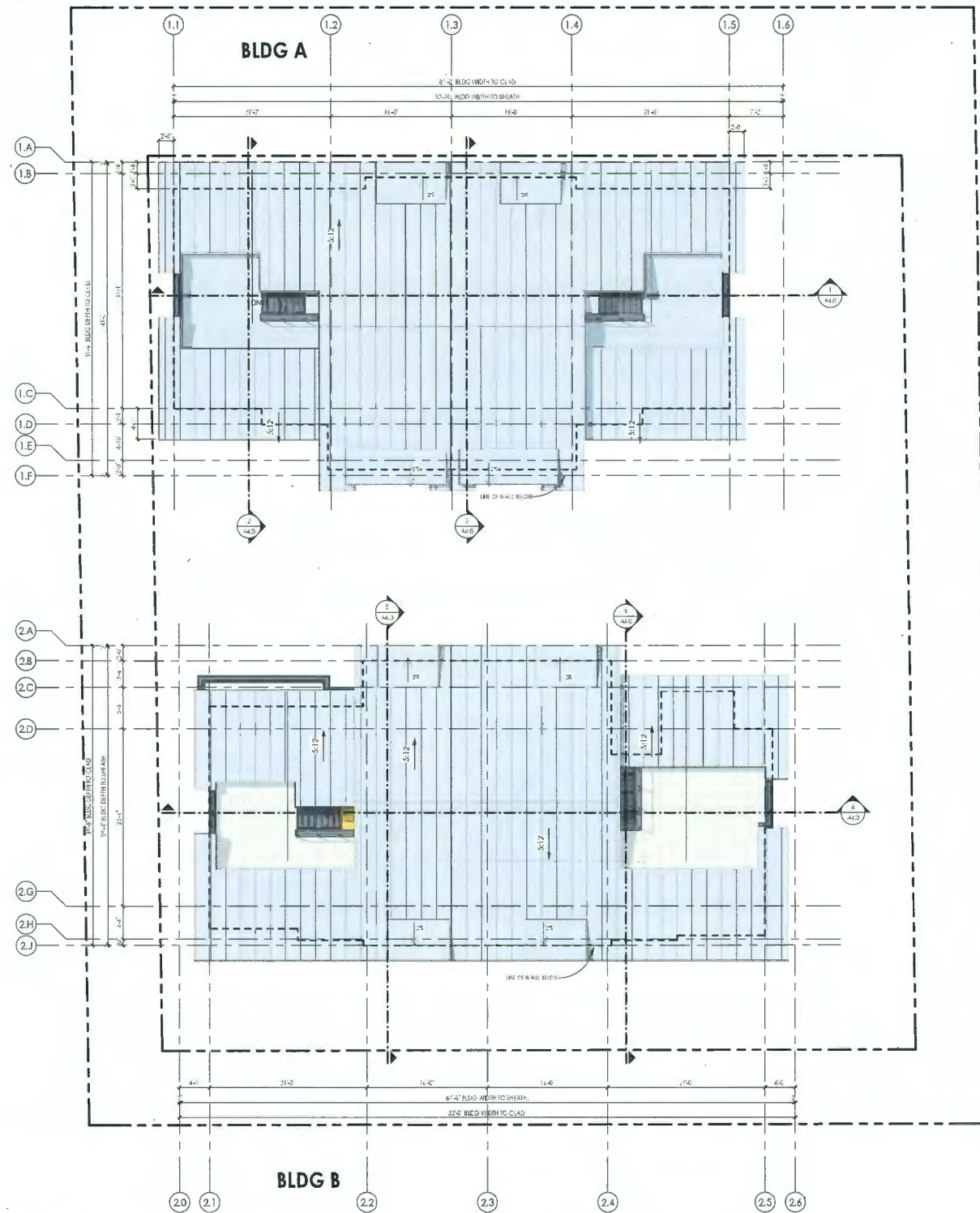


2 4TH FLR PLAN  
1/8" = 1'-0"

**DP21-936149 Plan #7**



REV	DATE	DESCRIPTION
REVISIONS:		
1	MAY 17 2023	DP #10
2	APR 27 2023	DP #9
3	APR 12 2023	DP #8
4	MAY 15 2023	DP #7
5	APR 20 2023	DP #6
6	APR 12 2023	DP #5
7	APR 12 2023	DP #4
8	APR 12 2023	DP #3
9	APR 12 2023	DP #2
10	APR 12 2023	DP #1
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NU/DF/SW	6	
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SHEET TITLE:		
<b>3RD/4TH FLR PLANS</b>		
REVISION NO.:	SHEET NO.:	
	A2.1	



1 ROOF PLAN  
1/8" = 1'-0"

- NOTES:**
- ALL UNITS SHALL HAVE A GRIP IN PLACE FEATURES INCLUDING:
    - BLOCKING IN BATHROOM WALLS FOR GRAB BARS.
    - BLOCKING IN THE STAIR WELLS TO ACCOMMODATE LEFT INSTALLATION AT A FUTURE DATE.
    - LEVEL DOOR HANDLES.
  - UNIT #6 SHALL BE CONVERTED INTO AN ACCESSIBLE UNIT. SEE SHEET ASD - UNIT #6 - DETAILED PLAN.
  - ALL INTERIOR GARAGES TO HAVE LEVEL 2 VEHICLE CHARGE OUTLETS (VOLTAGE OF 200V TO 240V; CURRENT OF 16A TO 80A).
  - OUTLETS & SWITCHES:
    - PLACEMENT LOCATIONS OF ELECTRICAL OUTLETS: BESIDE WINDOW, BOTTOM OF STAIRWAYS, BESIDE TOILET, ABOVE EXTERIOR DOOR (OUTSIDE AND INSIDE), ON FRONT FACE OF SCHED 40 COUNTER, WITHIN PROXIMITY OF CONTROL CENTER FOR SMART HOME SYSTEMS.
    - FOUR-PLEX OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE, AND RECREATION ROOM.

- DOORS & DOORWAYS:
  - ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH BC BUILDING CODE.
  - LEVER-TYPE HANDLES FOR ALL DOORS.
- BATHROOMS:
  - WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION AT TOILET, TUB AND SHOWER, REINFORCED WITH 2"x12" SOLID LUMBER BY ALL BATHROOM, SHOWER, AND TOILET LOCATIONS.
  - LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.
  - PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FAUCETS.
  - CABBAGE UNITS (EARTH SHAKES) ARE EASILY REMOVED.
- IFBCHEN:
  - CLEAR AREA IS REQUIRED UNDER FUTURE WORKSPACE, PLUMBING AND GAS PIPES IN WALL AND FLOOR, LOCATED CLEAR OF UNDER-COUNTER AREA OF FUTURE WORKSPACE (TWO 24" x 24" x 18" WIDE COUNTER); ALL PIPES ARE BROUGHT UP TO HIGHER THAN 50" (18" TO 25") TO THE CENTER OF THE PIPE FROM FLOOR LEVEL.
  - CABBAGE UNITS (EARTH SHAKES) ARE EASILY REMOVED.
  - 1500 RPM TURN RATIO DIAPHRAGM ON TURNING PATH DIAPHRAGM.



NO.	DATE	DESCRIPTION
REVISIONS:		
10	MAY 17, 2023	DP #10
9	APR 21, 2023	DP #9
8	APR 01, 2023	DP #8
7	MAR 20, 2023	DP #7
6	DEC 2, 2022	DP #6
5	OCT 30, 2022	DP #5
4	SEP 08, 2022	DP #4
3	JUL 26, 2022	DP #3
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DP 21-936149

6520 WILLIAMS ROAD  
RICHMOND, BC

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SHEET TITLE:  
**ROOF PLAN**

REVISION NO.:	SHEET NO.:
	<b>A2.2</b>

**DP21-936149 Plan #8**




- MATERIAL LIST**
- |  |   |  |  |
|--|---|--|--|
| 1. STANDING SEAM METAL ROOF<br>GRAY                                    | 2. HARDIE PANELS (4x8) - LIGHT<br>PAINTED, BM - CAUM OC-22        | 9. SOLID WOOD DOOR<br>NATURAL WOOD - DARK NATIONAL WALNUT    | 13. LONGBOARD - WOODGRAIN FINISH<br>DARK NATIONAL WALNUT                     |
| 3. ALUMINUM FINISHING<br>CHARCOAL                                      | 6. HARDIE PANELS (4x8) - DARK<br>PAINTED, BM - 1-B CHARCOAL HC-16 | 10. METAL GARAGE DOOR & MAIN DOOR<br>BM - HEAPHOTONIE CO-161 | 14. LONGBOARD LINY & LOCK Slatfin - WOODGRAIN FINISH<br>DARK NATIONAL WALNUT |
| 4. FACIA & TRIM (COLOUR TO MATCH CLADDING)<br>PAINTED, BM - CAUM OC-22 | 7. CERAMIC CERAMIC COATED SIDING PANELS<br>9 REVEALS - CHARCOAL   | 11. WOOD-CLAD POST & BEAMS<br>PAINTED, BM - OC-22 CAUM       |  |
| 5. PAINTED, BM - 1-B CHARCOAL HC-16<br>PAINTED, DARK NATIONAL WALNUT   | 8. VERTICAL THERMALLY BROKEN W/IDOA<br>7/8\"/>                    |  |  |

## DP21-936149 Plan #9

NO	DATE	DESCRIPTION
10	MAY 7, 2023	DP # 6
9	APR 21, 2023	DP # 5
8	APR 03, 2023	DP # 4
7	MAR 21, 2023	DP # 3
6	FEB 24, 2023	DP # 2
5	DEC 20, 2022	DP # 1
4	SEP 08, 2022	DP # 0
3	AUG 18, 2022	DP # 0
2	MAY 19, 2022	DP # 0
1	APR 07, 2021	DP # 0
1.0	DATE	DESCRIPTION

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PROJECT NAME:  
**LONDON PARK TOWNHOUSE DEVELOPMENT**  
DP 21-936149

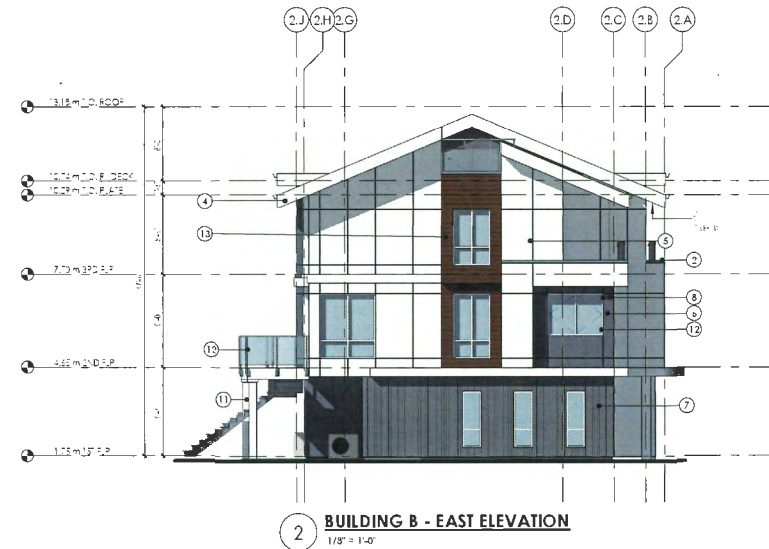
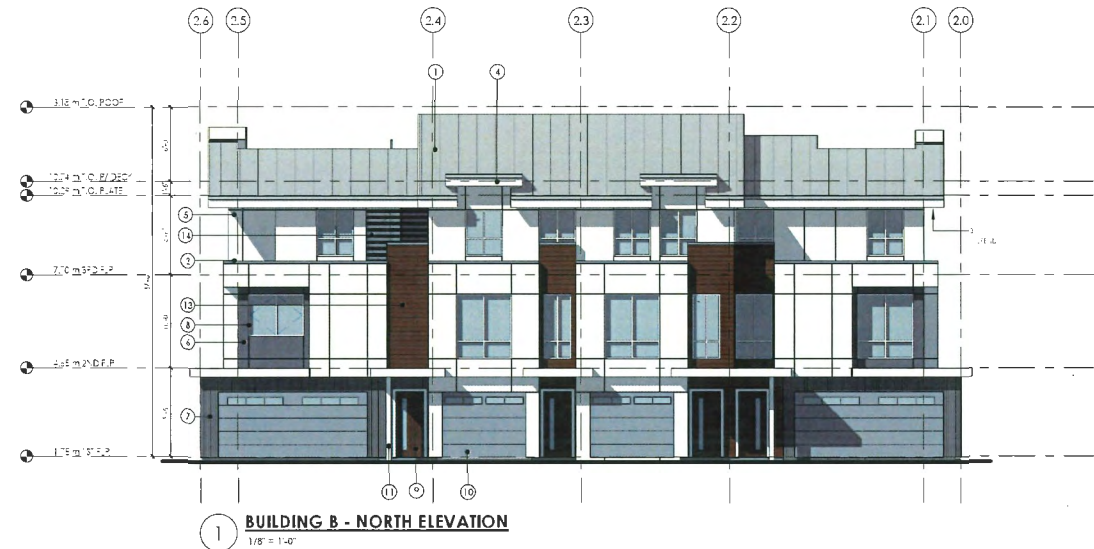
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**BLDG A - ELEVATIONS**


REVISION NO:	SHEET NO: <b>A3.0</b>
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**MATERIAL LIST**

- |   |                             |
|---|-----------------------------|
| 1. STAINLESS STEEL METAL ROOF<br>C.P.A. | 2. HARDBOARD PANELS 1/4\"/> |
|---|-----------------------------|

**DP21-936149 Plan #10**

NO.	DATE	DESCRIPTION
REVISIONS		
1	11/17/2023	DP #10
2	11/17/2023	DP #10
3	11/17/2023	DP #10
4	11/17/2023	DP #10
5	11/17/2023	DP #10
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9	11/17/2023	DP #10
10	11/17/2023	DP #10
11	11/17/2023	DP #10
12	11/17/2023	DP #10
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SHEET TITLE:		
<b>BLDG B - ELEVATIONS</b>		
REVISION NO:	SHEET NO:	
	<b>A3.1</b>	



1. STANDING SEAM METAL ROOF - GRAY



2. TORCH ON ROOF CHARCOAL



6. HARDIE PANEL AND REVEALS - DARK PAINTED, BM - KENDALL CHARCOAL HC-166 PANEL SIZE: 4'x8'

4. FASCIA & TRIM PAINTED, BM OC-22 CALM



5. HARDIE PANEL & REVEALS - LIGHT PAINTED, BM OC-22 CALM PANEL SIZE: 4'x8'



3. CEDAR SOFFIT - TONGUE & GROOVE - DARK NATIONAL WALNUT



10. VINYL WINDOW - WHITE

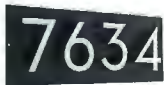


11. SOLID WOOD DOOR DARK NATIONAL WALNUT

13. WOOD-CLAD POST & BEAMS PAINTED, BM OC-22 CALM



8. CERACLAD - REVEALS CHARCOAL



UNIT NUMBER SIGN AT EACH UNIT ENTRY DOOR BLACK BACKGROUND - SILVER LETTERING



7. METAL RAILINGS (FOR GLASS GUARDS) PAINTED CHARCOAL



12. METAL GARAGE DOOR & MAN-DOOR BM - HEARTHSTONE CC-1601



13. LONGBOARD - WOOD FINISH DARK NATIONAL WALNUT

REV	DATE	DESCRIPTION
10	MAY 17 2023	DP #10
9	APR 21 2023	DP #9
8	APR 01 2023	DP #8
7	FEB 28 2023	DP #7
6	DEC 21 2022	DP #6
5	OCT 30 2022	DP #5
4	SEP 08 2022	DP #4
3	JUN 15 2022	DP #3
2	MAY 19 2022	DP #2
1	APR 07 2023	DP #1
103	DATE	DESCRIPTION

REVISIONS:

REV	DATE	DESCRIPTION
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9	APR 21 2023	DP #9
8	APR 01 2023	DP #8
7	FEB 28 2023	DP #7
6	DEC 21 2022	DP #6
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4	SEP 08 2022	DP #4
3	JUN 15 2022	DP #3
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1	APR 07 2023	DP #1
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 PROJECT NO: GA-G118

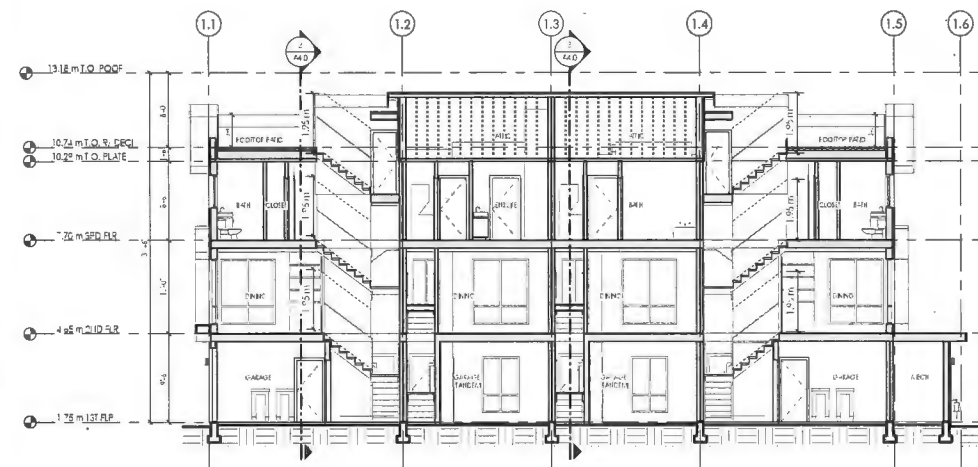
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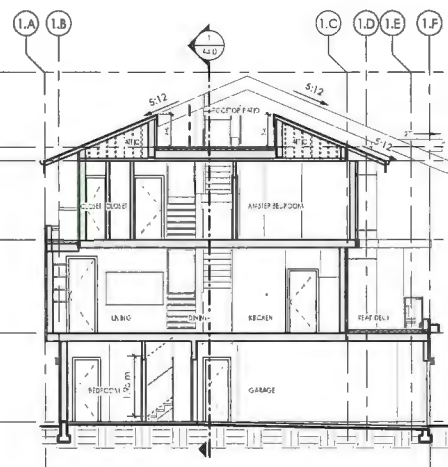
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**A3.2**

**DP21-936149 Plan #11**

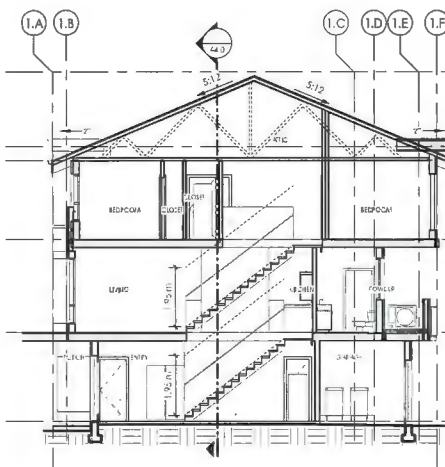




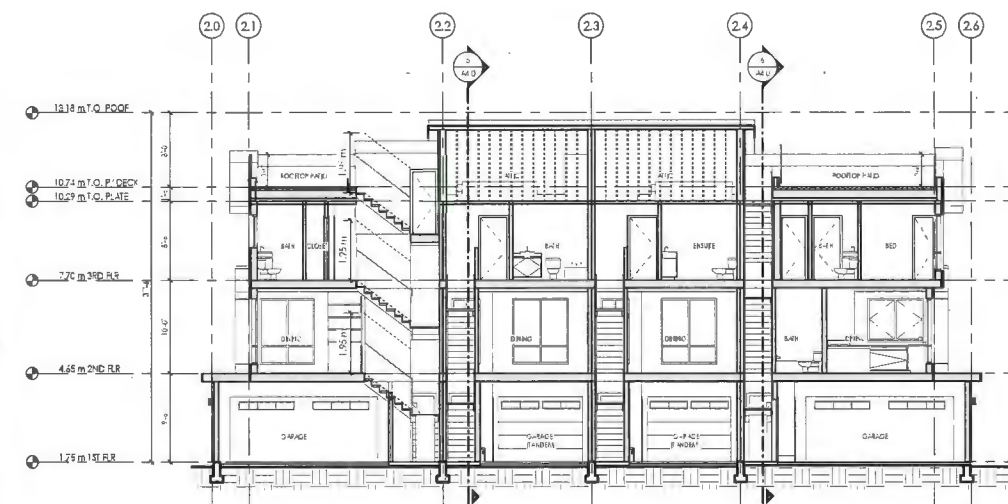
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1/8" = 1'-0"



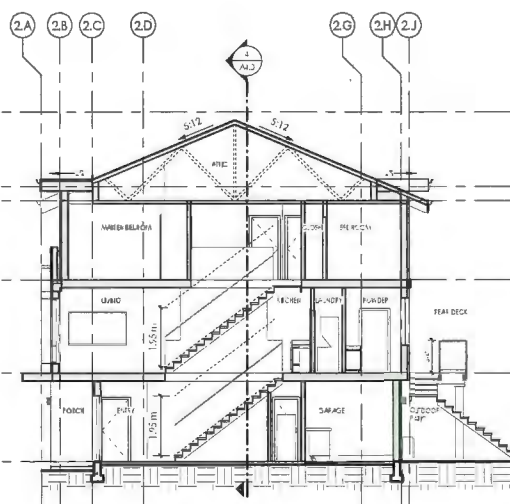
2 BLDG A - CROSS-SECTION 1  
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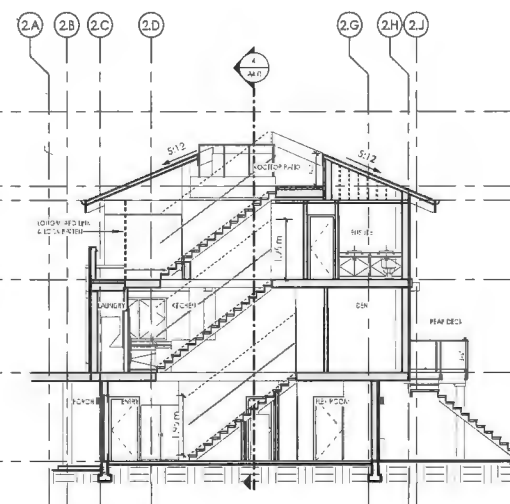
3 BLDG A - CROSS-SECTION 2  
1/8" = 1'-0"



4 BLDG B - LONGITUDINAL SECTION  
1/8" = 1'-0"



5 BLDG B - CROSS-SECTION 1  
1/8" = 1'-0"



6 BLDG B - CROSS-SECTION 2  
1/8" = 1'-0"

**DP21-936149 Plan #12**

NO.	DATE	DESCRIPTION
REVISIONS:		
10	MAY 17, 2023	DP #12
9	APR 21, 2023	DP #5
8	APR 03, 2023	DP #6
7	MAR 06, 2023	DP #7
6	DEC 21, 2022	DP #5
5	OCT 20, 2022	DP #5
4	SEP 08, 2022	DP #4
3	JUN 16, 2022	DP #3
2	MAR 19, 2022	DP #2
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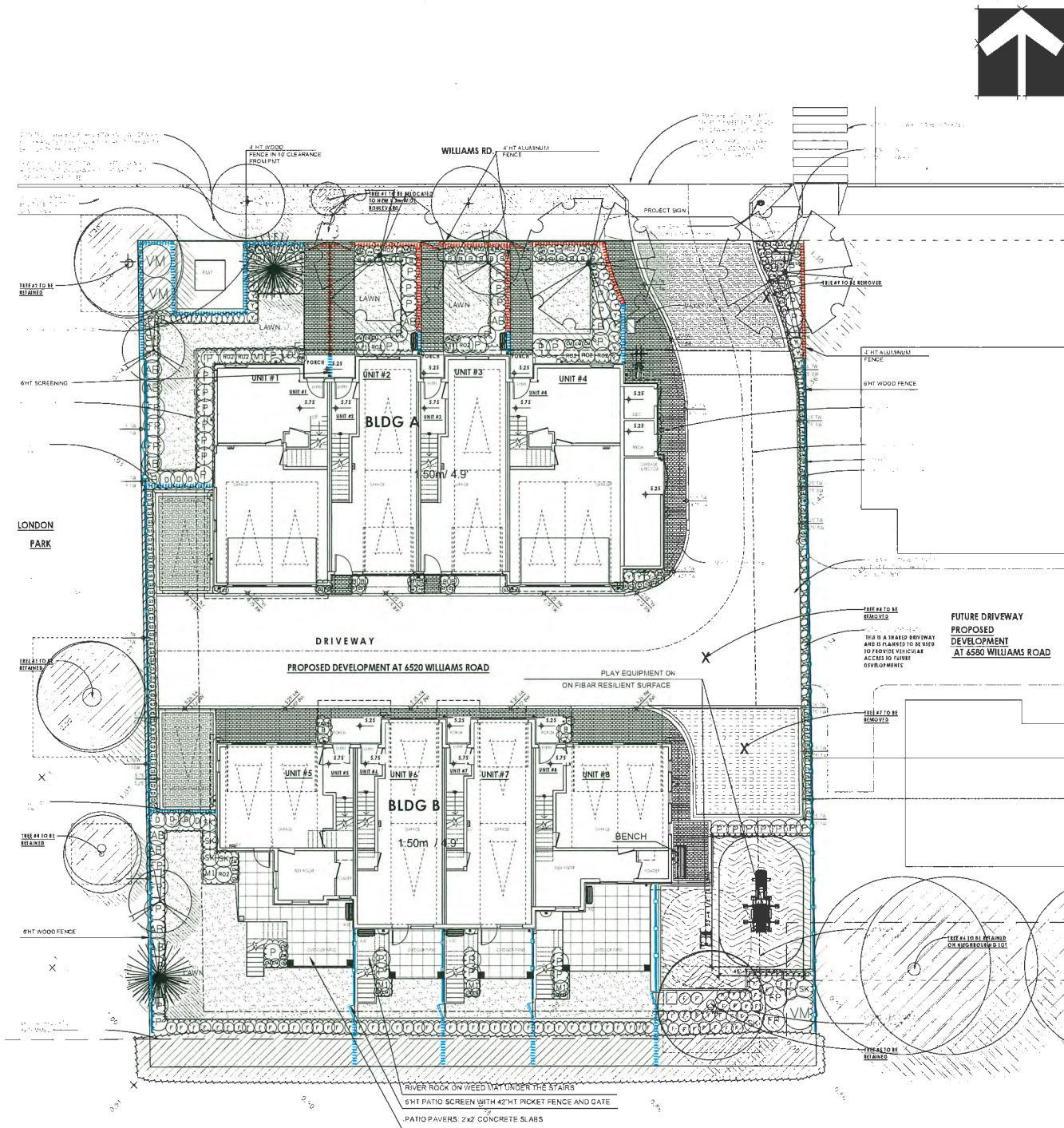
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SHEET TITLE:  
**SECTIONS**

REVISION NO:	SHEET NO: <b>A4.0</b>
--------------	--------------------------



SEAL:



**FURNITURE:**



MAGLIN BIKE RACK - MBR500-S\_3  
BLACK COLOR MATTIE FINISH;  
POWDER COATED

MAGLIN BENCH - MLB510-M Metal  
BLACK COLOR MATTIE FINISH;  
POWDER COATED

NOTE: ALL FURNITURE TO BE MOUNTED AS PER MANUFACTURER SPECIFICATIONS

Play equipment by Lambett



LA-16006\_(Eco-mobile\_sur\_jssorts) L-16064\_(Gleissole\_classique\_3)

NOTE: PLAY EQUIPMENT TO BE INSTALLED OVER EXISTING GRADE

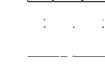
**PAVING MATERIAL KEY**



PATTERN A-  
DRIVEWAY AND VISITOR PARKING:  
PERMEABLE Concrete paver  
by Mutual Materials, typ.  
COLOR- Cascade Herringbone pattern  
Base install to be reviewed prior to finish.  
Installed per manufacturer's specifications



PATTERN B-WALKWAYS  
Holland pavers; Charcoal color;  
RUNNING BONE PATTERN



2'X2' CONCRETE SLAB



GRASSCRETE



FIBAR

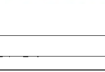
**FENCE KEY**



4' HT ALUMINUM FENCE WITH GATE



6'-0" HT WOOD FENCE WITH LATTICE



4'-0" HT WOOD FENCE

**PLANT SCHEDULE**

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
⊙	2	STREET TREE	TYPE AND LOCATION BY CITY	7CM CAL. 2M STD; B&B

PMG PROJECT NUMBER: 17-236

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARDS. 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 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 CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED CANADIAN LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY

**PLANT SCHEDULE**

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
⊙	3	ACER CIRCINATUM	VINE MAPLE	8CM CAL. B&B
⊙	3	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	8CM CAL. 2M STD. B&B
⊙	2	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMIDAL LUMBER PINE	3.5M HT. B&B
SHRUB				
⊙	31	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE LEAF BOX	#3 POT, 50CM
⊙	13	MAHONIA NERVOSA	LONGLEAF MAHONIA	#2 POT, 25CM
⊙	8	PHOTINIA X FRASERI	FRASER PHOTINIA	#2 POT, 40CM
⊙	47	PIERIS JAPONICA 'VALLEY FIRE'	VALLEY FIRE PIERIS	#3 POT, 50CM
⊙	12	ROSA 'SCARLET MEDIAN'	SCARLET MEDIAN ROSE	#2 POT, 40CM
⊙	8	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#2 POT, 30CM
⊙	34	TAXUS X MEDIA 'HICKSIF'	HICKS YEW	1.2M B&B
⊙	11	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#2 POT, 50CM
⊙	3	VIBURNUM P.T. 'MARIESIT'	MARIE'S DOUBLE FILE VIBURNUM	#3 POT, 50CM
GRASS				
⊙	7	MISCANTHUS SINENSIS 'LITTLE KITTEN'	COMPACT MAIDEN GRASS	#2 POT
⊙	78	FENISTETUM ALOPECUROIDES 'HAMLIN'	DWARF FOUNTAIN GRASS	#1 POT
PERENNIAL				
⊙	70	COIREOPSIS V. 'MOONBEAM'	MOONBEAM TICKSEED	#1 POT
⊙	28	NEPETA X WALKERS JR	DWARF BLUE CATMINT	15CM POT
GC				
⊙	84	POLYSTICHUM MUNITUM	WESTERN SWORD FERN*	#1 POT, 20CM

PMG PROJECT NUMBER: 17-236

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARDS. 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 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 CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED CANADIAN LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY

NOTE:  
\* PROVIDE DESIGNED BUILD-HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM TO I.A.B.C. STANDARDS TO ALL SOFT LANDSCAPE AREAS.  
SHOP DRAWINGS TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

NO.	DATE	REVISION DESCRIPTION	DR
14	23 MAY 18	REVISION AS PER CITY COMMENTS	DD
13	23 APR 27	REVISION AS PER CITY COMMENTS	DD
12	23 APR 26	REVISION AS PER CITY COMMENTS	DD
11	23 APR 24	REVISION AS PER CITY COMMENTS	DD
10	22 NOV 10	NEW SITE PLAN/CITY COMMENTS	DD
9	22 SEP 08	NEW SITE PLAN	DD
8	22 JUL 13	NEW SITE PLAN	DD
7	22 MAR 01	NEW SITE PLAN	DD
6	22 JUN 08	NEW SITE PLAN/CITY COMMENTS	DD
5	22 MAY 07	REVISION AS PER CITY COMMENTS	DD
4	21 APR 14	NEW SITE PLAN/CITY COMMENTS	DD
3	21 MAR 03	REVISION AS PER CITY COMMENTS	DD
2	20 NOV 10	NEW SITE PLAN	DD
1	20 JUN 20	NEW SITE PLAN/CITY COMMENTS	DD

CLIENT:

PROJECT:  
**8 UNIT TOWNHOUSE DEVELOPMENT**  
6520 WILLIAMS ROAD  
RICHMOND

DRAWING TITLE:  
**LANDSCAPE PLAN**

DATE: November 22, 2017 DRAWING NUMBER:

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

DRAWN: DD

DESIGN: DD

CHKD: PCM

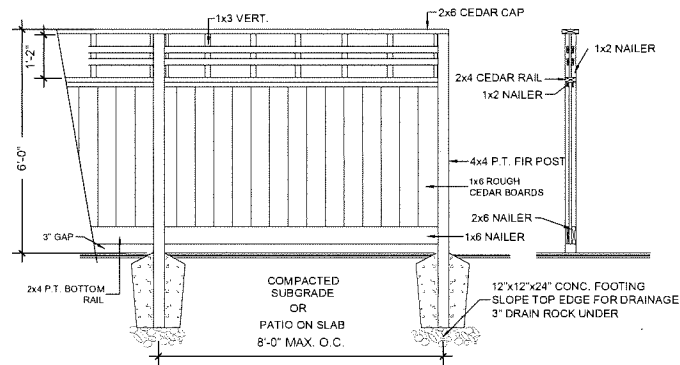
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OF 4

**DP21-936149 Plan #14**

**NOTES:**

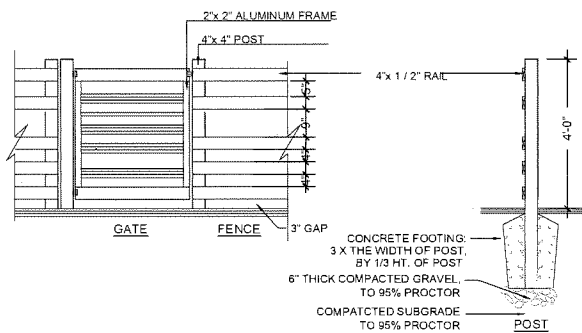
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE CEDAR #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-6".



1 L-1 6'-0" HT WOOD FENCE WITH LATTICE scale 1/2"=1'-0"

**NOTES:**

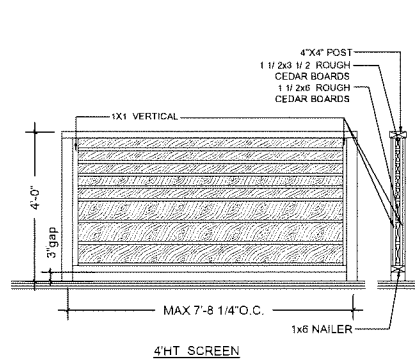
1. METAL MATERIAL: ALUMINUM TO BE POWDER COATED BLACK, TWO COATS.
2. ALL HARDWARE TO BE HOT DIPPED GALVANIZED, MEDIUM GAUGE.
3. GATE HARDWARE TO BE CHOSEN BY OWNER. INSTALL PER MANUFACTURERS INSTRUCTIONS.



2 L-1 4' HT ALUMINUM FENCE WITH GATE scale 1/2"=1'-0"

**NOTES:**

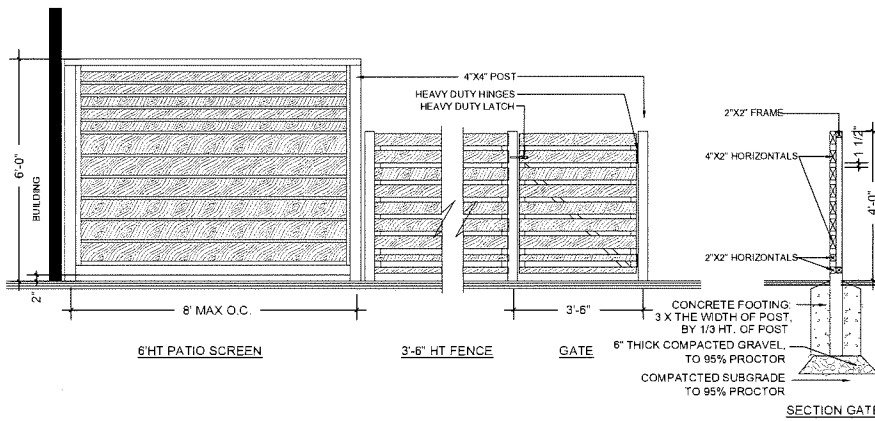
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE CEDAR #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-6".



3 L-1 4' HT WOOD SCREEN-FRONT YARDS scale 1/2"=1'-0"

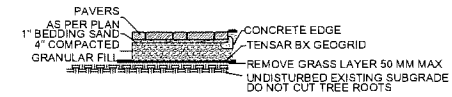
**NOTES:**

1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE CEDAR #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-6".

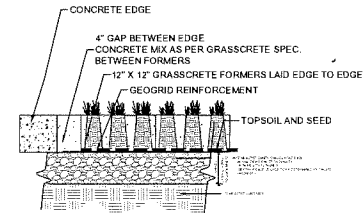


4 L-1 BACKYARDS FENCE LAYOUT scale 1/2"=1'-0"

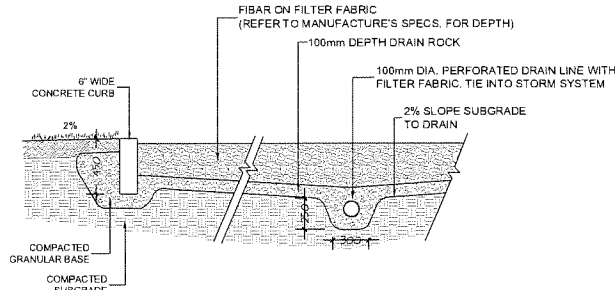
ALL WORK WITHIN THE PROTECTED ROOT ZONES OF TREES MUST BE UNDER THE SUPERVISION OF THE PROJECT ARBORIST



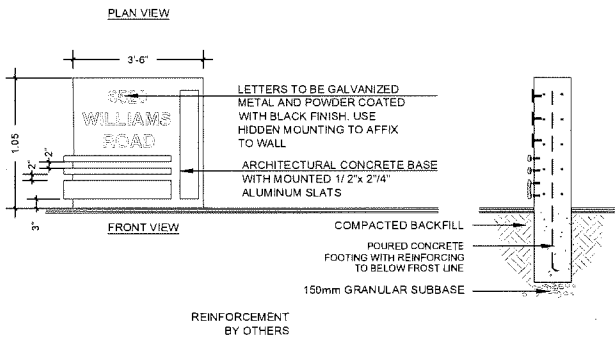
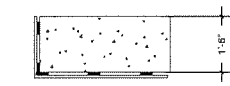
6 L-1 PAVER DETAIL THROUGH ROOT ZONE scale 1/2"=1'-0"



7 L-1 GRASSCRETE DETAIL SCALE: 1"=1'-0"



8 L-1 PLAYGROUND SAFETY SURFACE scale 1/2"=1'-0"



5 L-1 PROJECT SIGN scale 1:30

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Burnaby, British Columbia, V5C 6C9  
p: 604 294-0111 f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
14	23 MAY 18	REVISION AS PER CITY COMMENTS	DD
13	23 APR 17	REVISION AS PER CITY COMMENTS	DD
12	23 APR 16	REVISION AS PER CITY COMMENTS	DD
11	23 APR 14	REVISION AS PER CITY COMMENTS	DD
10	22 NOV 10	NEW SITE PLAN & CITY COMMENTS	DD
9	22 SEP 08	NEW SITE PLAN	DD
8	22 JUL 13	NEW SITE PLAN	DD
7	22 MAR 05	NEW SITE PLAN	DD
6	22 JAN 10	NEW SITE PLAN & CITY COMMENTS	DD
5	21 MAY 07	REVISION AS PER CITY COMMENTS	DD
4	21 APR 14	NEW SITE PLAN & CITY COMMENTS	DD
3	21 MAR 03	REVISION AS PER CITY COMMENTS	DD
2	20 NOV 10	NEW SITE PLAN	DD
1	20 JUN 09	NEW SITE PLAN & CITY COMMENTS	DD

CLIENT:

PROJECT:  
**8 UNIT TOWNHOUSE DEVELOPMENT**  
6520 WILLIAMS ROAD  
RICHMOND

DRAWING TITLE:  
**LANDSCAPE DETAILS**

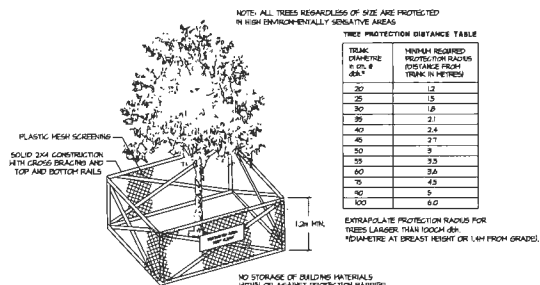
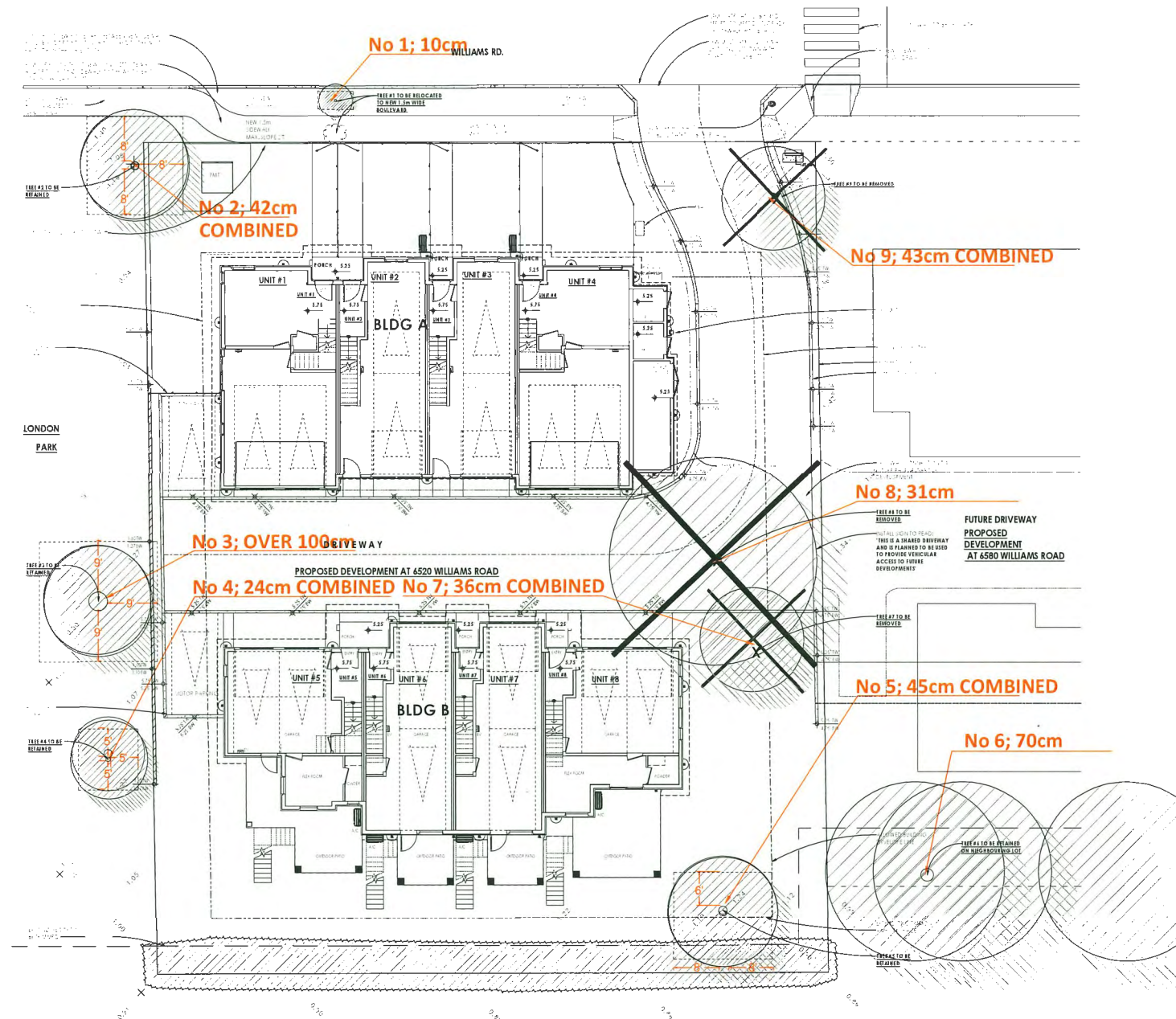
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SCALE:  
DRAWN: DD **3.b**  
DESIGN: DD  
CHKD: PCM OF 4

**DP21-936149 Plan #15**

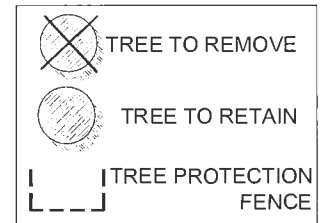
17236-16.2P

PMG PROJECT NUMBER: 17-236

SEAL:



1A TREE PROTECTION BARRIER



TREE #	SPECIES	DBH (cm)	SPREAD (m) est.
1	Golden chain ( <i>Laburnum sp.</i> )	10	1.9m
2	Threadleaf Cypress ( <i>Chamaecyparis pisifera sp.</i> )	42	6.1m
3	Hazelnut ( <i>Corylus sp.</i> )	100	6.1m
4	Magnolia ( <i>Magnolia sp.</i> )	25	4m
5	Magnolia ( <i>Magnolia sp.</i> )	45	6.1m
6	Douglas fir ( <i>Pseudotsuga menziesii</i> )	70	12.2m
7	Japanese Maple ( <i>Acer palmatum sp.</i> )	36	6.1m
8	Dove tree ( <i>Davidia involucrata</i> )	31	11m
9	Magnolia ( <i>Magnolia sp.</i> )	43	6.1m

NO.	DATE	REVISION DESCRIPTION	DR.
14	23 MAY 18	REVISION AS PER CITY COMMENTS	DD
13	23 APR 17	REVISION AS PER CITY COMMENTS	DD
12	23 APR 16	REVISION AS PER CITY COMMENTS	DD
11	23 APR 16	REVISION AS PER CITY COMMENTS	DD
10	22 NOV 10	NEW SITE PLAN/CITY COMMENTS	DD
9	22 SEP 08	NEW SITE PLAN	DD
8	22 JUL 13	NEW SITE PLAN	DD
7	22 MAR 01	NEW SITE PLAN	DD
6	22 JAN 00	NEW SITE PLAN/CITY COMMENTS	DD
5	22 MAY 02	REVISION AS PER CITY COMMENTS	DD
4	22 APR 14	NEW SITE PLAN/CITY COMMENTS	DD
3	22 MAR 05	REVISION AS PER CITY COMMENTS	DD
2	20 NOV 10	NEW SITE PLAN	DD
1	20 JUN 09	NEW SITE PLAN/CITY COMMENTS	DD

CLIENT:

PROJECT:  
**8 UNIT TOWNHOUSE DEVELOPMENT**  
6520 WILLIAMS ROAD  
RICHMOND

DRAWING TITLE:  
**TREE MANAGEMENT PLAN**

DATE: November 22, 2017 DRAWING NUMBER:  
SCALE: 3/32"=1'-0"  
DRAWN: DD  
DESIGN: DD  
CHKD: PCM OF 4

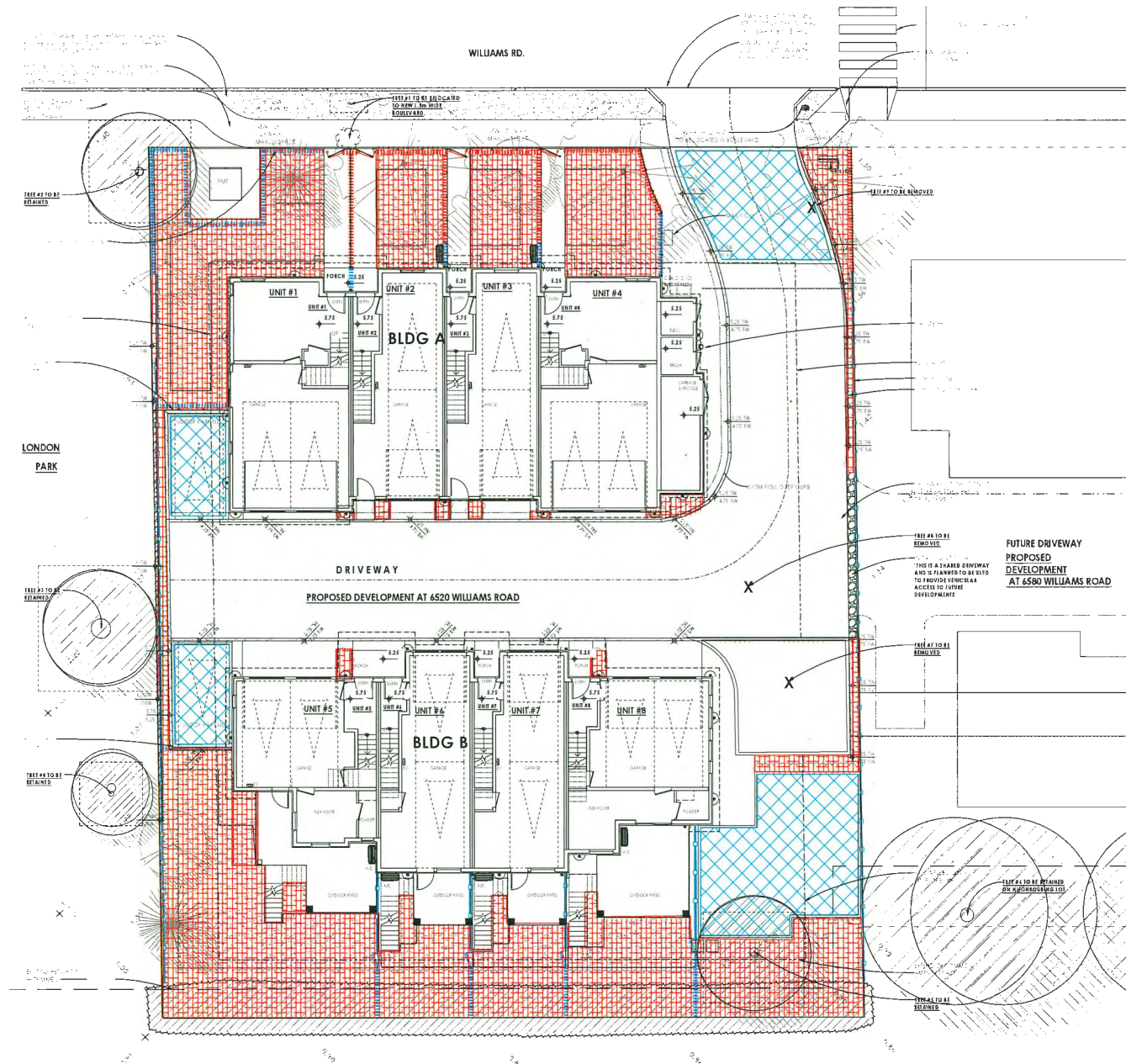
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p: 604 294-0011 ; f: 604 294-0022

SEAL:



 LIVE PLANT MATERIALS  
4468.75 sq.ft. (25.20%)

 PERMEABLE SURFACE  
1507.95 sq.ft. (8.50%)

NO.	DATE	REVISION DESCRIPTION	DR
14	23 MAY 18	REVISION AS PER CITY COMMENTS	DD
13	23 APR 17	REVISION AS PER CITY COMMENTS	DD
12	27 APR 16	REVISION AS PER CITY COMMENTS	DD
11	23 APR 14	REVISION AS PER CITY COMMENTS	DD
10	22 NOV 10	NEW SITE PLAN/ESTY COMMENTS	DD
9	22 SEP 08	NEW SITE PLAN	DD
8	22 JUL 11	NEW SITE PLAN	DD
7	22 MAR 01	NEW SITE PLAN	DD
6	22 MAR 10	NEW SITE PLAN/ESTY COMMENTS	DD
5	21 MAY 07	REVISION AS PER CITY COMMENTS	DD
4	21 APR 14	NEW SITE PLAN/ESTY COMMENTS	DD
3	21 MAR 03	REVISION AS PER CITY COMMENTS	DD
2	20 NOV 10	NEW SITE PLAN	DD
1	20 JUN 05	NEW SITE PLAN/ESTY COMMENTS	DD

CLIENT:

PROJECT:  
**8 UNIT TOWNHOUSE DEVELOPMENT**  
6520 WILLIAMS ROAD  
RICHMOND

DRAWING TITLE:  
**LANDSCAPE PLAN**

DATE: November 22, 2017 DRAWING NUMBER:  
SCALE: 3/32"=1'-0"  
DRAWN: DD  
DESIGN: DD  
CHKD: PCM

**3.d**

OF 4

**DP21-936149 Plan #17**

17236-16.ZIP

PMG PROJECT NUMBER:

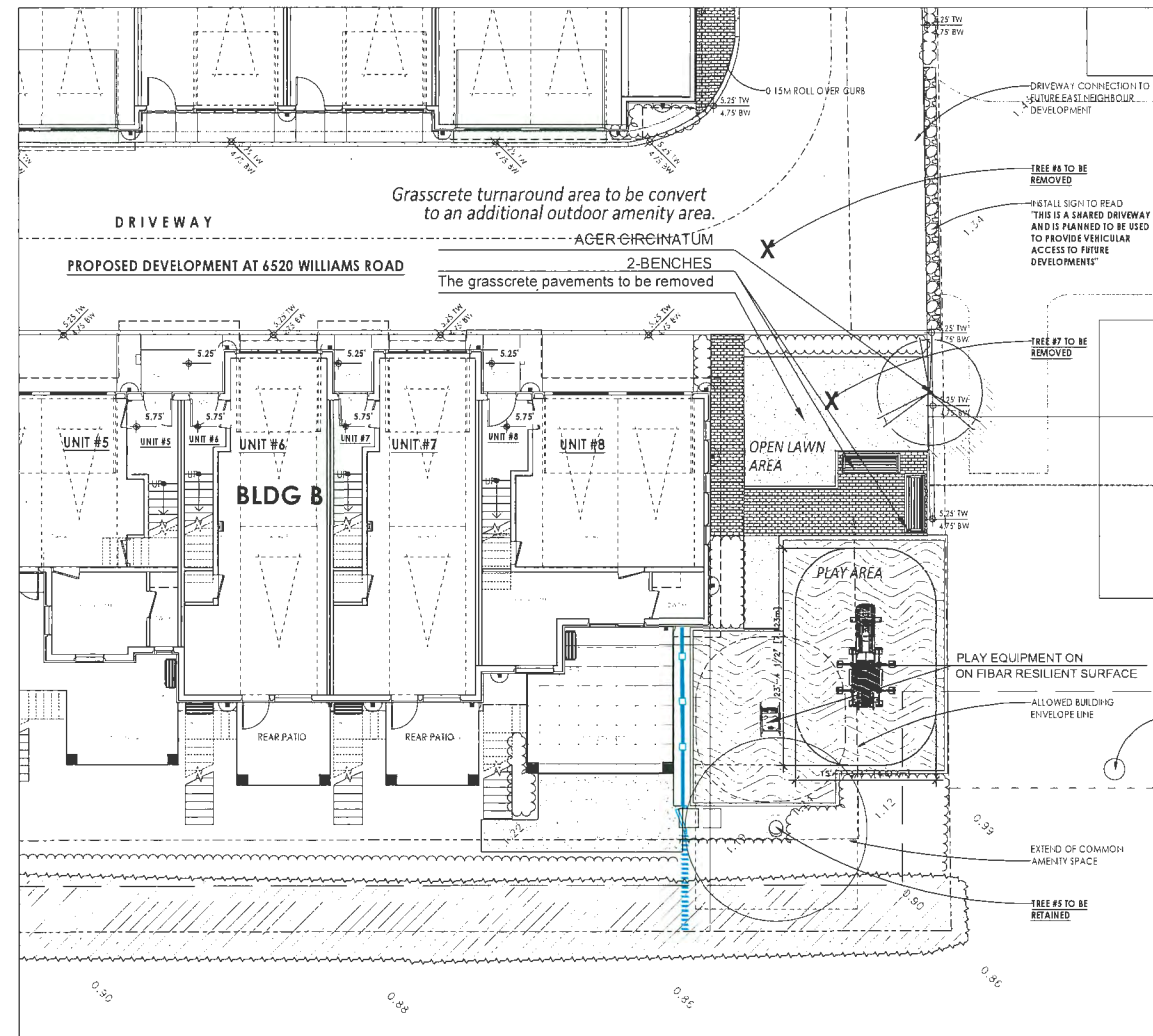
17-236

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p: 604 294-0011 ; f: 604 294-0022

SEAL:



**FURNITURE:**



MAGLIN BIKE RACK - MBR500-S\_3  
BLACK COLOR-MATTE FINISH,  
POWDER COATED



MAGLIN BENCH - MLB510-M Metal  
BLACK COLOR-MATTE FINISH,  
POWDER COATED

NOTE: ALL FURNITURE TO BE MOUNTED AS PER MANUFACTURER SPECIFICATIONS

Play equipment by Jambett



LA-16006\_(Eco-mobile\_sur\_ressorts)



L-16064\_(Glissoire\_classique\_3)

NOTE: PLAY EQUIPMENT TO BE INSTALLED OVER EXISTING GRADE.

NO.	DATE	REVISION DESCRIPTION	OR
14	23 MAY 18	REVISION AS PER CITY COMMENTS	DD
13	23 APR 17	REVISION AS PER CITY COMMENTS	DD
12	23 APR 18	REVISION AS PER CITY COMMENTS	DD
11	23 APR 18	REVISION AS PER CITY COMMENTS	DD
10	22 NOV 10	NEW SITE PLAN/CITY COMMENTS	DD
9	22 SEP 08	NEW SITE PLAN	DD
8	22 JUL 13	NEW SITE PLAN	DD
7	22 MAR 01	NEW SITE PLAN	DD
6	22 APR 10	NEW SITE PLAN/CITY COMMENTS	DD
5	21 MAY 07	REVISION AS PER CITY COMMENTS	DD
4	21 APR 14	NEW SITE PLAN/CITY COMMENTS	DD
3	21 MAR 03	REVISION AS PER CITY COMMENTS	DD
2	20 NOV 10	NEW SITE PLAN	DD
1	20 JUN 09	NEW SITE PLAN/CITY COMMENTS	DD

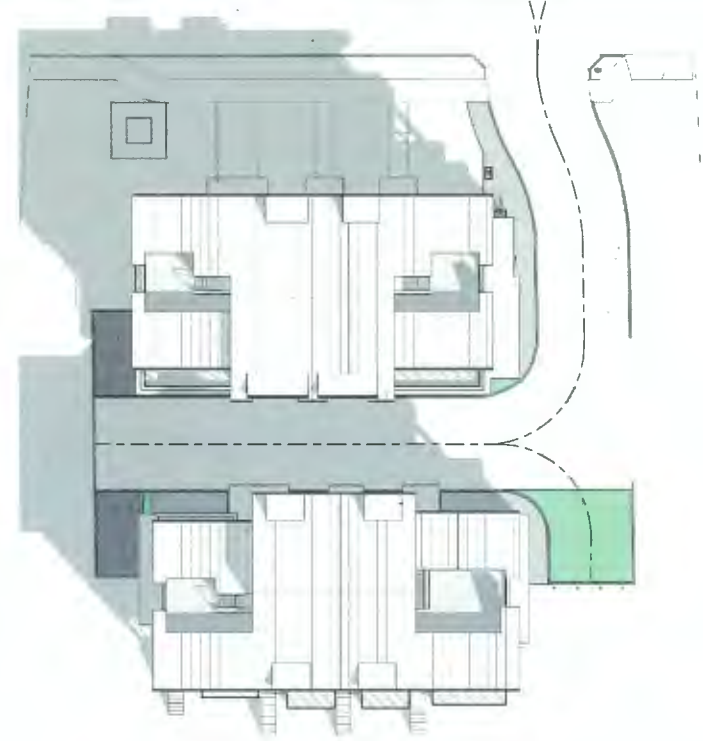
CLIENT:

PROJECT:  
**8 UNIT TOWNHOUSE  
DEVELOPMENT**  
  
6520 WILLIAMS ROAD  
RICHMOND

DRAWING TITLE:  
**FUTURE ADDITIONAL  
AMENITY SPACE**

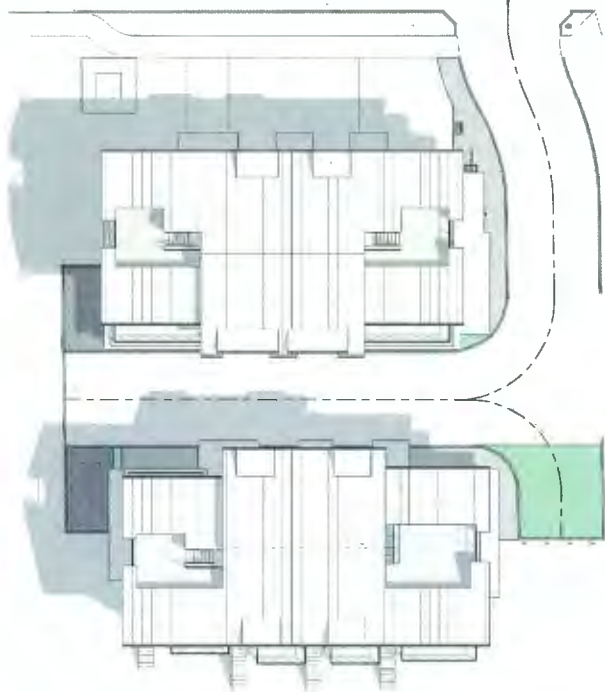
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CHKD: PCM OF 4

**DP21-936149 Plan #18**



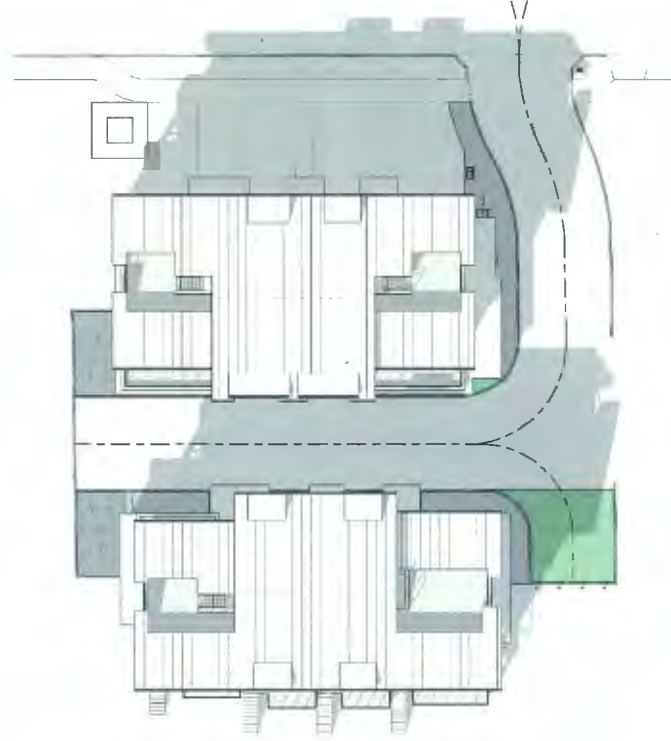
PLAN VIEW - MARCH @ 10 AM

SCALE



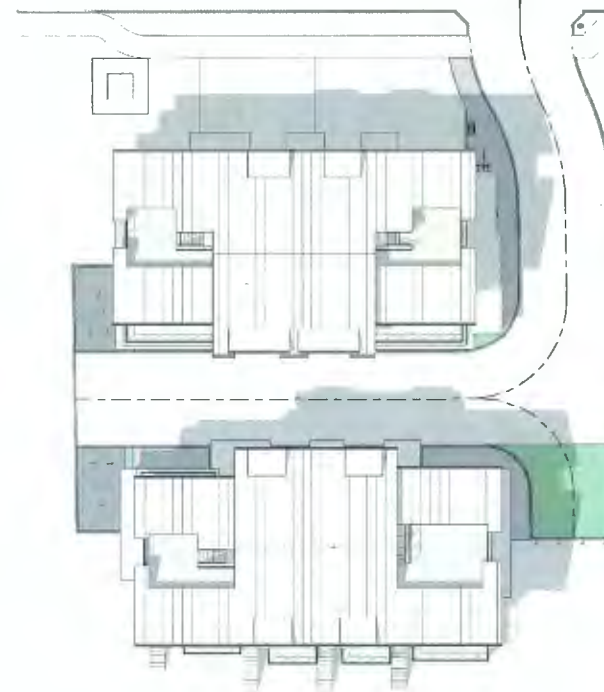
PLAN VIEW - JUNE @ 10 AM

SCALE



PLAN VIEW - MARCH @ 2 PM

SCALE



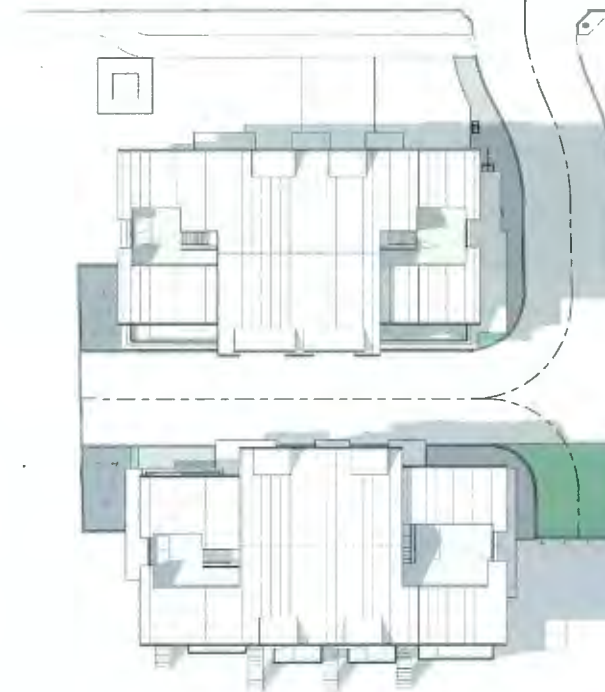
PLAN VIEW - JUNE @ 2 PM

SCALE



PLAN VIEW - MARCH @ 4 PM

SCALE



PLAN VIEW - JUNE @ 4 PM

SCALE

**DP21-936149 Reference Plan**

NO	DATE	DESCRIPTION
REVISIONS:		
10	MAY 17, 2023	DP #10
9	APR 21, 2022	DP #9
8	APR 01, 2021	DP #8
7	FEB 10, 2021	DP #7
6	DEC 02, 2020	DP #6
5	OCT 06, 2020	DP #5
4	SEP 04, 2020	DP #4
3	JUL 15, 2020	DP #3
2	MAY 19, 2022	DP #2
1	APR 07, 2021	DP #1
NO	DATE	DESCRIPTION

NO	DATE	DESCRIPTION
REVISIONS:		
10	MAY 17, 2023	DP #10
9	APR 21, 2022	DP #9
8	APR 01, 2021	DP #8
7	FEB 10, 2021	DP #7
6	DEC 02, 2020	DP #6
5	OCT 06, 2020	DP #5
4	SEP 04, 2020	DP #4
3	JUL 15, 2020	DP #3
2	MAY 19, 2022	DP #2
1	APR 07, 2021	DP #1
NO	DATE	DESCRIPTION

ISSUE:

**GRADUAL ARCHITECTURE**

1. 604.733.7879  
 e. info@gradualarchitecture.com  
 a. 205 - 8148 Granville St.  
 Vancouver, BC Canada V6P 4T4  
 www.gradualarchitecture.com

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PROJECT NAME:  
**LONDON PARK TOWNHOUSE DEVELOPMENT**  
 DP 21-936149  
 6520 WILLIAMS ROAD  
 RICHMOND, BC

DRAWN BY: NU/DF/SW	ISSUE # 6
SCALE: AS SHOWN	PROJECT NO: GA-G118

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SHEET TITLE:  
**SUN SHADE DIAGRAMS FOR MARCH & JUNE**

REVISION NO:	SHEET NO: <b>A1.2</b>
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ORTHO VIEW - NORTHWEST



ORTHO VIEW - NORTHEAST



ORTHO VIEW - SOUTHWEST




ORTHO VIEW - SOUTHEAST

**DP21-936149 Reference Plan**

REV	DATE	DESCRIPTION
10	MAY 17, 2023	DP #10
9	APR 21, 2023	DP #9
8	APR 13, 2023	DP #8
7	FEB 16, 2023	DP #7
6	DEC 14, 2022	DP #6
5	OCT 20, 2022	DP #5
4	SEP 08, 2022	DP #4
3	JUL 19, 2022	DP #3
2	MAR 19, 2022	DP #2
1	APR 07, 2021	DP #1
10	3-1-E	DESCRIPTION

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PROJECT NAME:  
**LONDON PARK TOWNHOUSE DEVELOPMENT**  
 DP 21-936149

6520 WILLIAMS ROAD  
 RICHMOND, BC

DRAWN BY: NJ/DF/SW	ISSUE # 4
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SHEET TITLE:  
**3D ORTHO VIEWS**

REVISION NO:	SHEET NO: <b>A1.6</b>
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