



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: September 24, 2019

From: Wayne Craig
Director, Development

File: DP 18-829234

Re: **Application by Interface Architecture Inc. for a Development Permit at 5631, 5635, 5651, 5691, 5711, 5731 and 5751 Steveston Highway**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 28 townhouse units at 5631, 5635, 5651, 5691, 5711, 5731 and 5751 Steveston Highway on a site zoned "Medium Density Townhouses (RTM2)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the front yard setback to Steveston Highway from 6.0 m to 4.5 m for proposed Buildings #1 and #2 on the eastern half of the site, and from 6.0 m to 5.6 m for proposed Buildings #9 and #10 on the western half of the site.


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

WC:el
Att. 3

Staff Report

Origin

Interface Architecture Inc. has applied to the City of Richmond for permission to develop 28 townhouse units at 5631, 5635, 5651, 5691, 5711, 5731 and 5751 Steveston Highway. Two of the 28 townhouse units are proposed to contain a ground-level secondary suite. The site is being rezoned from the “Single Detached (RS1/B)” zone and the “Single Detached (RS1/E)” zone to the “Medium Density Townhouses (RTM2)” zone for this project under Bylaw 9982 (RZ 16-733904), which received Third Reading following the Public Hearing on February 19, 2019. The site is currently vacant, but previously contained seven single-family homes.

Frontage improvements including beautification works and installation of a new fire hydrant were secured through the rezoning process and will be constructed through a separate Servicing Agreement (SA 19- 866920). The Servicing Agreement must be entered into prior to final adoption of the rezoning bylaw.

Development Information

Please refer to 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, existing single-family dwellings on lots zoned “Single Detached (RS1/B)”;
- To the east, a 10-unit two-storey townhouse complex on a lot zoned “Low Density Townhouses (RTL1)”;
- To the south, across Steveston Highway, existing single-family dwellings on lots zoned “Single Detached (RS1/E)”;
- To the west, a number of single-family homes and duplexes on lots zoned “Single Detached (RS1/B)”, “Single Detached (RS1/E)” or “Two-Unit Dwellings (RD1), which are all identified for townhouse development under the Arterial Road Land Use Policy.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on February 19, 2019. No concerns regarding the rezoning application were expressed at the Public Hearing.

Staff Comments

The proposed scheme attached to this Report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the “Medium Density Townhouses (RTM2)” zone except for the zoning variances noted below.

Zoning Compliance/Variances (staff comments in bold)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

- 1) Reduce the front yard setback from 6.0 m to 4.5 m for proposed Buildings #1 and #2 on the eastern half of the site, and from 6.0 m to 5.6 m for proposed Buildings #9 and #10 on the western half of the site.

(Staff supports the proposed variances recognizing that a 2.0 m wide road dedication along the frontage of the eastern half of the site is required, and that the Arterial Road Guidelines for Townhouses in the OCP support reduced front yard setback where a 6.0 rear yard setback is provided. A large rear yard setback is proposed to better accommodate tree retention. The resulting distance from the back of curb to the building face would be approximately 10.2 m. The resulting reduced front yard setback does not compromise tree preservation or tree planting opportunity along the site frontage. The proposed architectural design provides appropriate building articulation and interface with neighbouring properties. To address the road traffic noise from Steveston Highway, the project acoustical engineer confirmed that the proposed development is designed to meet the interior noise limits as per the CMHC standards. This variance was identified at rezoning stage, and no concerns were identified at that time.)

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 April 24, 2019 is attached for reference (Attachment 2). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '**bold italics**'.

Analysis***Conditions of Adjacency***

- The proposed form, massing, and orientation of the buildings are compatible to the existing adjacent developments on the block.
- While three-storey units are proposed along Steveston Highway, the building height is stepped down to one storey along the side property lines to provide appropriate transition to the adjacent single-family home to the west and two-storey townhouse development to the east.
- Two-storey units in duplex form as well as the outdoor amenity area are proposed along the rear (north) property line to minimize privacy and overlook concerns.
- The existing site grade along the rear (north) property line, except for the northeast corner of the site, will be maintained to provide an appropriate transition to the adjacent single-family properties to the north. A 1.8 m tall wood fence will be installed along the rear property line to protect the privacy of the neighbouring single-family homes.
- The side grade at the northeast corner of the site will be raised to match the existing site grade of the adjacent townhouse development to the east, and to provide a barrier free outdoor private space to the convertible unit (Unit #9) at this corner of the site. The height of the proposed retaining wall along the north property line within the rear yard of Unit #9 would be approximately 0.74 m to 0.87 m, and the height of the proposed fence on top of the retaining wall will be reduced to approximately 1.2 m.

- A number of existing trees and hedgerows will be retained and a variety of new trees will be planted along the rear and side property lines to enhance the interfaces between the proposed townhouse development and the existing adjacent residential developments.
- The proposed side yard setbacks exceed the minimum side yard setback requirement under the “Medium Density Townhouses (RTM2)” zone to provide a larger buffer to the adjacent single-family home to the west and townhouse development to the east. 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.
- A 2.8 m tall wood trellis with vines is proposed at the ends of the drive aisle to provide a landscaped visual screen.
- 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.
- Adjacent properties to the west have future potential for redevelopment as townhouses. A statutory right-of-way (SRW) allowing access to/from the adjacent future development site through the subject site (over the internal drive aisle) has been secured at rezoning.

Urban Design and Site Planning

- The site layout includes 12 two-storey units and 16 three-storey units in 10 clusters.
- The layout of the townhouse units is oriented around a single driveway, providing access to the site from Steveston Highway and an east-west internal manoeuvring aisle providing access to the unit garages.
- Vehicle access will be limited to right-in/right-out only. Registration of a right in/right out only covenant on Title is required prior to Development Permit Issuance. A raised island will be required to channelize and enforce the no left turn access restrictions.
- Units along Steveston Highway are designed to have a strong street presence with individual front entrances and yards; units along the rear (north) property line will have access from the internal drive aisle.
- Two of the three-storey townhouse units in Buildings #2 and #9 (i.e. C-F units) will each contain a ground-level secondary suite of approximately 26.7 m² (288 ft²) in size.
- 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 each of the secondary dwelling units.
- A total of six visitor parking spaces, including two accessible visitor parking spaces, 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 (30 m² per unit) of the OCP. All units will have private outdoor spaces consisting of a front or a rear yard; the three-storey units will also have a covered deck/balcony on the second floor facing the internal drive aisle.

- Outdoor amenity space is proposed opposite to the site entry for maximum casual surveillance opportunity and sun exposure. The size and location of the outdoor amenity space is appropriate in providing open landscape and amenity space convenient to all units. A mailbox kiosk will be provided at the entrance to the outdoor amenity space.
- No indoor amenity space is proposed. A \$37,000 cash-in-lieu contribution has been secured as a condition of rezoning approval, consistent with the OCP.
- Two garbage, recycling and organic waste storage enclosures are proposed. The enclosures have been incorporated into the design of the Buildings #1 and #10 to minimize the visual impact.

Architectural Form and Character

- The design of this project follows the West Coast tradition of simple forms and clean lines.
- A pedestrian scale is generally achieved along Steveston Highway and the internal drive aisle through the inclusion of variation in building projections, recesses, varying material/colour combinations, landscape features, and the use of individual unit entrances.
- The impact of blank garage doors has been mitigated with panel patterned doors, transom windows, unit entrances, and planting islands along the drive aisle.
- The proposed building materials (fiber cement panel siding/lap siding and fiberglass asphalt roof shingles, etc.) are generally consistent with the Official Community Plan (OCP) Guidelines.
- A palette of warm earth tone colours with charcoal accents is proposed. Some Cedar wood elements are selected to enhance the “west coast modern” aesthetic.

Landscape Design and Open Space Design

- Tree preservation was reviewed at rezoning stage; a total of 62 bylaw-sized trees were identified on site, 14 trees were noted on the neighbouring properties, and seven trees are noted on the city’s boulevard.
- 52 trees on-site were identified for removal. Based on the 2:1 tree replacement ratio stated in the Official Community Plan (OCP), 104 replacement trees are required. The applicant is proposing to plant 56 replacement trees on-site, including nine conifers and 47 deciduous trees. In lieu of planting the remaining replacement trees on-site, a voluntary contribution of \$24,000 has been secured at the rezoning stage.
- Two Norway Maples trees (tag# 2159 and 2160), eight trees (tag# 864-872) located along the rear property line and 14 trees (tag# 788-791, 882, 884, 2013-2105, 2174 -2178) located on adjacent neighbouring properties are identified to be retained and protected. Tree protection fencing is required to be installed as per the Arborist Report recommendations prior to any construction activities (including demolition) occurring on-site. Prior to a Development Permit issuance, submission of a Tree Survival Security, as part of the Landscape Letter of Credit, will be required to ensure that all trees identified for retention will be protected.
- Parks Operations staff has authorized the removal of seven Sycamore Maple trees located along the Steveston Highway frontage due to their poor condition and conflicts with proposed frontage improvements. Compensation of \$9,100 has been secured at Rezoning stage.

- The street edge along Steveston Highway will be defined with landscaping including various trees, shrubs and ground covers. A low 42 in. tall transparent aluminum fence with gates will be installed along the road frontage to accommodate visually interesting plant species.
- Each unit will have a private front yard with an outdoor patio to generate animation along the streetscape. The front yards will be separated with low aluminum fence with landscaping to provide privacy for individual units. All units along the rear (north) property line will have a private yard with a patio and a small lawn/landscaped area.
- Landscaping will be provided along the main east-west internal drive aisle. Trellis with landscaping will be provided at the ends of the internal drive aisle to provide visual interests at the terminuses.
- An on-site irrigation system is proposed to ensure continued maintenance of live landscaping.
- The location of outdoor amenity space provides easy access and visual transparency and surveillance for the townhouse residents. The proposed trellis at the terminus point of the entry driveway/entrance to the outdoor amenity space provides visual screening and spatial definition.
- A multi-functional play structure and natural play elements such as flat boulders and balance logs are proposed within the outdoor amenity area. These play structures/elements are chosen to fit into the provided space and to allow multiple children to play at the same time. The equipment provides different play opportunities for the development of social, imagination, balance, and motor skills. Benches are also proposed near the children's play area for caregivers.
- An interpretive heritage signage for the former Martianoff Residence (which was located on the development site at 5731 Steveston Highway) has been incorporated into the landscape design. While the Martianoff Residence is not identified in the City's current Heritage Inventory, the house has been identified as having heritage value. In order to commemorate the former Martianoff Residence, the developer has agreed to install an interpretive heritage signage at the entrance to the proposed townhouse development. The design of the signage will be reviewed by the City's Heritage Planner. To ensure the approved design of the interpretive heritage signage will be installed and maintained by the future strata, prior to the issuance of Development Permit, the applicant is required to register a legal agreement on Title to specify the design and the maintenance arrangement.
- Permeable pavers with decorative pattern will be used at the vehicle entrance, at the ends of the internal drive aisle, and on all surface parking spaces to break up the expansive paved surface on-site.
- In order to ensure that the proposed landscaping works are completed, the applicant is required to provide a landscape security of \$174,762.40 in association with the Development Permit.

Crime Prevention Through Environmental Design

- Site lighting and clear sight lines provide unobstructed views of surrounding area.
- 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 Steveston Highway, the amenity area as well as internal 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. The subject development will have until December 31, 2019 to submit an acceptable Building Permit application in order to build under previous energy efficiency requirements. Should the deadline pass the proposed development would then be subject to the Energy Step Code.
- 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 applicant has committed to incorporating solar photovoltaic (PV) installations into the proposed development. Four Photovoltaic (PV) solar panels will be installed on the roof of each townhouse unit (supplying 1.2kW/unit per unit). This on-site energy generation is intended to supplement power use; the applicant advised that future owners would have the flexibility to add more solar panels.
- The architect advised that low-flow toilets and showers as well as EnergyStar appliances will also be incorporated into the development.

Accessible Housing

- The proposed development includes three 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 chair lift (where the staircase has been dimensioned to accommodate this in “BC” units) 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

The applicant has satisfactorily addressed staff's comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design. The applicant has presented a development that fits into the existing context. On this basis, staff recommend support of this Development Permit application.



Edwin Lee
Planner 1
(604-276-4121)

EL:blg

Attachment 1: Development Application Data Sheet

Attachment 2: Excerpt from Advisory Design Panel Meeting Minutes (April 24, 2019)

Attachment 3: Development Permit Considerations



DP 18-829234

Attachment 1

Address: 5631, 5635, 5651, 5691, 5711, 5731 and 5751 Steveston Highway

Applicant: Interface Architecture Inc. Owner: 1104773 BC Ltd. and Enrich Properties Steveston Ltd.

Planning Area(s): Steveston (Schedule 2.4)

Floor Area Gross: 5,270.0 m² Floor Area Net: 3,735.7 m²

	Existing	Proposed
Site Area:	5,858.6 m ²	5,757.2 m ²
Land Uses:	Single-Family Residential/Two-Family Residential	Multiple-Family Residential
OCP Designation:	Single-Family Residential	Multiple-Family Residential
Zoning:	Single Detached (RS1/B) and Single Detached (RS1/E)	Medium Density Townhouses (RTM2)
Number of Units:	7 single-family homes	28 townhouse units + 2 secondary suites

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65	0.65	none permitted
Lot Coverage – Building:	Max. 40%	39.9%	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	64.7%	none
Lot Coverage – Landscaping:	Min. 25%	28.1%	none
Setback – Front Yard (m):	Min. 6.0 m	4.5 m @ Buildings 1 & 2 5.6 m @ Buildings 9 & 10	Variance Requested
Setback – East Side Yard (m):	Min. 3.0 m	3.32 m	none
Setback – West Side Yard (m):	Min. 3.0 m	3.53 m	none
Setback – Rear Yard (m):	Min. 3.0 m	6.0 m	none
Height (m):	Max. 12.0 m (3 storeys)	11.81 m (3 storeys)	none
Lot Width:	Min. 50.0 m	129.06 m	none
Lot Depth:	Min. 35.0 m	44.76 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) + 1 (R) per secondary suite	none
Off-street Parking Spaces – Total:	56 (R) and 6 (V)	58 (R) and 6 (V)	none

Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (56 x Max. 50% = 28)	0	none
Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on-site (64 x Max. 50% = 32)	16	none
Handicap Parking Spaces:	Min. 2% when 11 or more spaces are required (64 x 2% = 2 spaces)	2	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.25 (Class 1) and 0.21 (Class 2) per unit	none
Off-street Parking Spaces – Total:	35 (Class 1) and 6 (Class 2)	35 (Class 1) and 6 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 28 units = 168 m ²	168 m ²	none

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, April 24, 2019 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

1. **DP 18-829234 – 28-UNIT ARTERIAL ROAD TOWNHOUSE DEVELOPMENT**

ARCHITECT: Interface Architecture Inc.

LANDSCAPE
ARCHITECT: PMG Landscape Architects

PROPERTY LOCATION: 5631, 5635, 5651, 5691, 5711, 5731 and 5751 Steveston Highway

Applicant's Presentation

Ken Chow, Interface Architecture, 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:

- support staff comments regarding the uniformity of the design of the street fronting units, including materials and colours, and their strong horizontal and unwavering rooflines; the applicant is advised to address these concerns;
Due to some interior layout revisions, we were able to enhance the facade articulation:
 - ***At 3rd floor, stepped back the exterior wall (at the stair/closet) by 12" (previously flush).***
 - ***At these stepped back wall sections, now also clad with gray board/batten (to match 1st & 2nd levels) to visually enhance the separation of units.***
 - ***At the roof line, the 'serrated' roof eave line is offset 3-ft (previously 2-ft).***
- not concerned with the size of the duplex units at the back in relation to the adjacent single-family homes to the north; however, support the staff comment that the design of the roofline could be varied and further refined to strengthen the vertical expression of the buildings, e.g., slightly bell-cast over the bedroom or incorporating a false bay;
The simple roof forms over the duplex buildings are consistent with the fronting 3-storey buildings as intended (i.e. unifying project feature). However, we did add a box window at the rear elevation and extended some board/batten cladding up to the roof line for additional interest.

- appreciate the efficient site lay-out and the simplified massing;

Noted. The site plan follows the ideal layout as suggested by the arterial road guidelines, which addresses all of the key issues (i.e. truck turnaround, neighbour adjacencies, site circulation, common amenities, sense of entry, etc.). The simplified massing was a design intention from the start, balanced by facade visual interest created by the interplay of materials, exterior wall relief, variegated eave lines, well-defined entry canopies, and landscaping.

- consider wrapping the board and batten treatment around the corner to the middle of the sides of the three-storey corner units to mitigate the chopped off appearance of the side views of the buildings;

Yes, agree. Have extended the board and batten cladding more extensively to the side elevations (to provide a more equitable proportion of exterior materials).

- consider further articulating the eave lines of the eastern three-storey buildings as the western building's roofline is articulated by footprint changes; the flat dormer effect in the two-storey back units could be introduced in the eastern three-storey building roofs to provide further articulation to their roof shape;

We're assuming the reference is to the east Building #2, which does not have a footprint shift at a unit. A footprint shift would have been desirable, but the site tapers narrower at the east end. Any additional eave juggling would be out of place, and if achieved, would be considered for all of the 3 remaining frontage buildings (#1, #9, #10). The flat dormer effect from the duplexes is already echoed in the 3rd level balcony decks (with glass railings over), so we feel that the eave articulation is sufficient.

- consider instead of additional surface parking stalls on the site, providing more landscaping;

At Rezoning Stage, 2 small outdoor parking spaces have been secured for the 2 secondary suites. No extra visitor parking space is proposed.

- support Panel comments regarding further articulation of the roof lines; proposed building height and unused attic space allow for the reshaping of the roofline and further altering the ridge line; proposed variation of the ridge and eave lines of three-storey units along Steveston Highway is not sufficient;

We believe the roof forms are appropriate and sufficient as they are. The design intent was to achieve a 'westcoast modern' residential form and character. 'Modern' suggests a certain degree of simplicity which is achieved by the simple single-gabled roof forms (and trimless windows and glass guardrails). 'Westcoast' suggests 'timber' materials (i.e. lapsiding, board/batten, entry column/beams) in natural colours, and 'residential'-scale involves including elements such as multi-paned windows, variegated eave lines, rhythmic vertical bays/wall relief, stepped back decks/balconies, entry stoop weather protection.

- roofs of street fronting three-storey end units could come down to mitigate their chopped off appearance;

Comment is understandable, but again, that is part of the desired 'simplicity' of form.

- consider dropping down the roof of the two 2-storey buildings framing the outdoor amenity area to allow more sunlight penetration into the amenity area;

Same comment. Also there is sufficient separation between Buildings 5 & 6, and the amenity area is open in the north-south direction for max light penetration.

- consider installing more natural play features over a single play structure to maximize the play space and play opportunities in the small outdoor amenity area;

It was understood that Council preferred to have a 'higher-quality' play structure in addition to natural play features in the outdoor amenity area.

- support staff comment that the retaining wall in the middle of the rear yards of Units 18,19 and 20 will reduce the size of the usable yard space and affect the functionality of the private outdoor spaces for these units;

After a careful design review of the rear yards, the design team (arch, civil, landscape) determined that:

- *adding stepped planters at the rear foundation wall is the best way to handle the rear grade drop,*
- *new retaining walls at the NW and NE corners of the site are the best way to transition the side PL retaining walls around the corner*

- Appreciate retaining existing trees which have strong habitat value; consider replacing existing cedar hedge to increase yard area as significant pruning would not be aesthetically valuable;

Hedge at NW corner straddles the common PL, so cannot removed.

- consider simplifying the proposed on-site paving treatment and installing paving materials to match and reflect the more contemporary architecture style of the buildings;

The selected pavers (see L1) are spec'd in Charcoal and Harvest Blend colours. In our opinion, they do suit the style of the buildings.

- consider simplifying the different kinds of fencing materials; the applicant could use cedar fencing throughout the proposed development as it is more consistent with the proposed building architecture and materials;

The landscape drawings have been reviewed thoroughly and revised accordingly, but the fencing materials are as proposed at the ADP meeting. The 42"ht aluminum rail fence is in keeping with the 'modern' design direction (i.e. metal/glass balcony guardrail, black metal window frames and gutters, etc.).

- appreciate the applicant showing how the project will achieve the EnerGuide 82 rating; support the proposed sustainability features of the project, e.g., installing air source heat pumps and solar PV panels; applicant is encouraged to use heat recovery ventilation;

Noted. No change in specs as presented at ADP.

- consider installing more natural play elements in the outdoor amenity area; also consider installing a reinforcement mat at the base of the play slide to maintain a landing surface;

It was understood that Council preferred to have a 'higher-quality' play structure in addition to natural play features in the outdoor amenity area. The Fibar resilient surface provides a safe, permeable, accessible surface:

- concern regarding the proposed location of the garbage and recycling enclosures proximity to Steveston Highway; consider removing the proposed garbage and recycling enclosures if allowed by the City and allowing individual garbage and recycling pick-ups in front of units to make the entry/exit driveway safer;

The concern is that the service trucks entering the site may hold up vehicles following behind and stacking into the street. Since the service vehicles will need to do a 3-point turn in order to 'head out' back onto Steveston Hwy, it is recommended that trucks make the 3-point turn 'before making the garbage or recycle pick ups. That should mitigate any potential queuing at the site entry.

- parking for secondary suites may not be required; however, the applicant could provide two surface parking stalls for the secondary suites by relocating the two LPT/PMT; could enhance the livability and marketability of the two secondary suites;

The two surface parking spaces have been secured for the two secondary suites at Rezoning. Relocation of the LPT/PMT not required.

- appreciate the site frontage as it will improve pedestrian circulation along Steveston Highway;

Noted.

- consider installing a more accessible surface paving material for the children's play area;

The Fibar surface is both safe and accessible (see above).

- support the use of permeable pavers with different textures and colours to differentiate the site entrance and other pedestrian circulation areas on the site; will help improve the pedestrian circulation network on the site; and

Noted.

- incorporating public art into the project would enhance the public realm.

Project is contributing \$33,430.12 to City's Public Art fund in lieu of on-site artwork. Hopefully, the project is considered well-designed.

Panel Decision

It was moved and seconded

That DP 18-829234 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



Address: 5631, 5635, 5651, 5691, 5711, 5731 and 5751 Steveston Highway

File No.: DP 18-829234

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

1. Final adoption of the Zoning Amendment Bylaw 9982.
2. Registration of a legal agreement on title to restrict access to the property to right in/right out movements only.
3. Registration of a legal agreement on title to ensure that the design of the interpretive heritage signage to be installed on site is consistent with the design approved by the city's heritage planner and that the interpretive heritage signage will remain on site and will be maintained by the future strata.
4. Receipt of a Letter-of-Credit for landscaping and tree survival security in the amount of \$174,762.40. No Landscape Letter of Credit will be returned until the post-construction assessment report, confirming the protected trees survived the construction, prepared by the Arborist, is reviewed by staff.

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

1. The subject development will have until December 31, 2019 to submit an acceptable Building Permit application in order to build under previous energy efficiency requirements (i.e., EnerGuide 82). Should the deadline pass the proposed development would then be subject to the Energy Step Code.
2. Installation of appropriate tree protection fencing around all trees and hedges to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit and submit landscaping security (i.e. \$52,000 in total) to ensure the replacement planting will be provided.
3. 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.
4. Incorporation of energy efficiency, CPTED, sustainability, noise mitigation and accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
5. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
6. 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



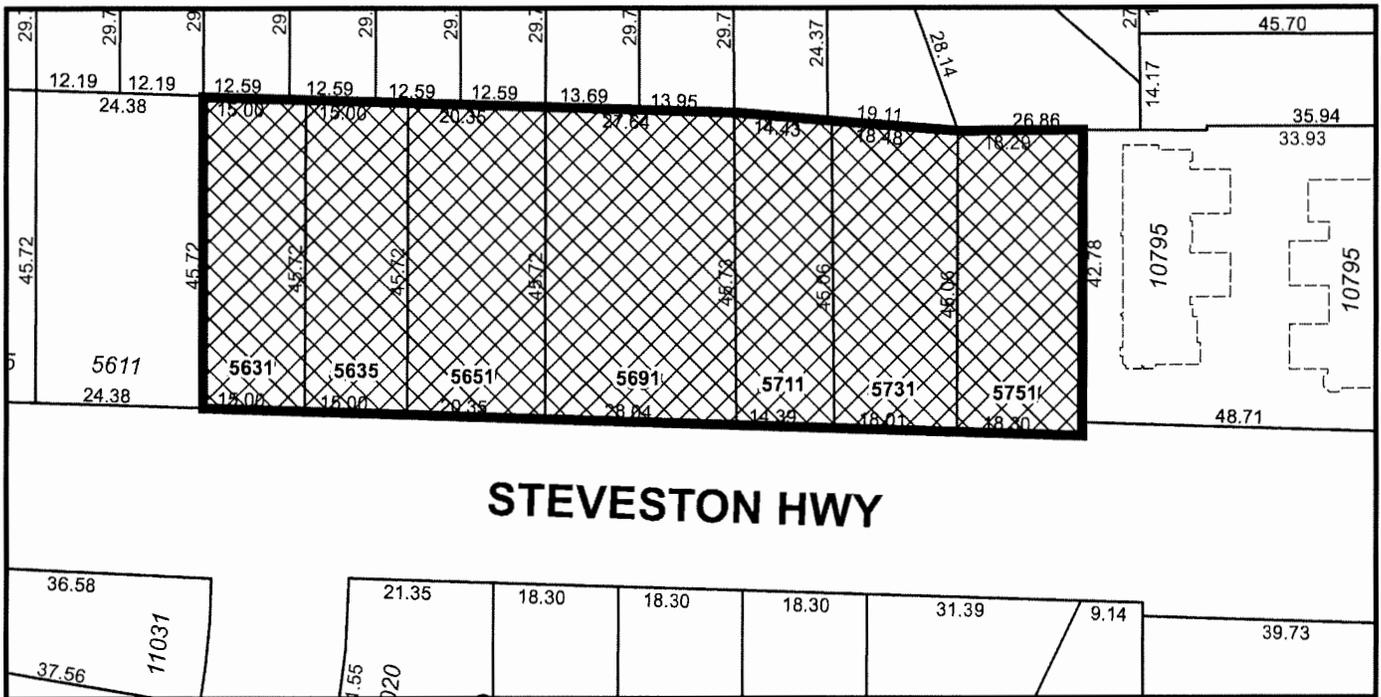
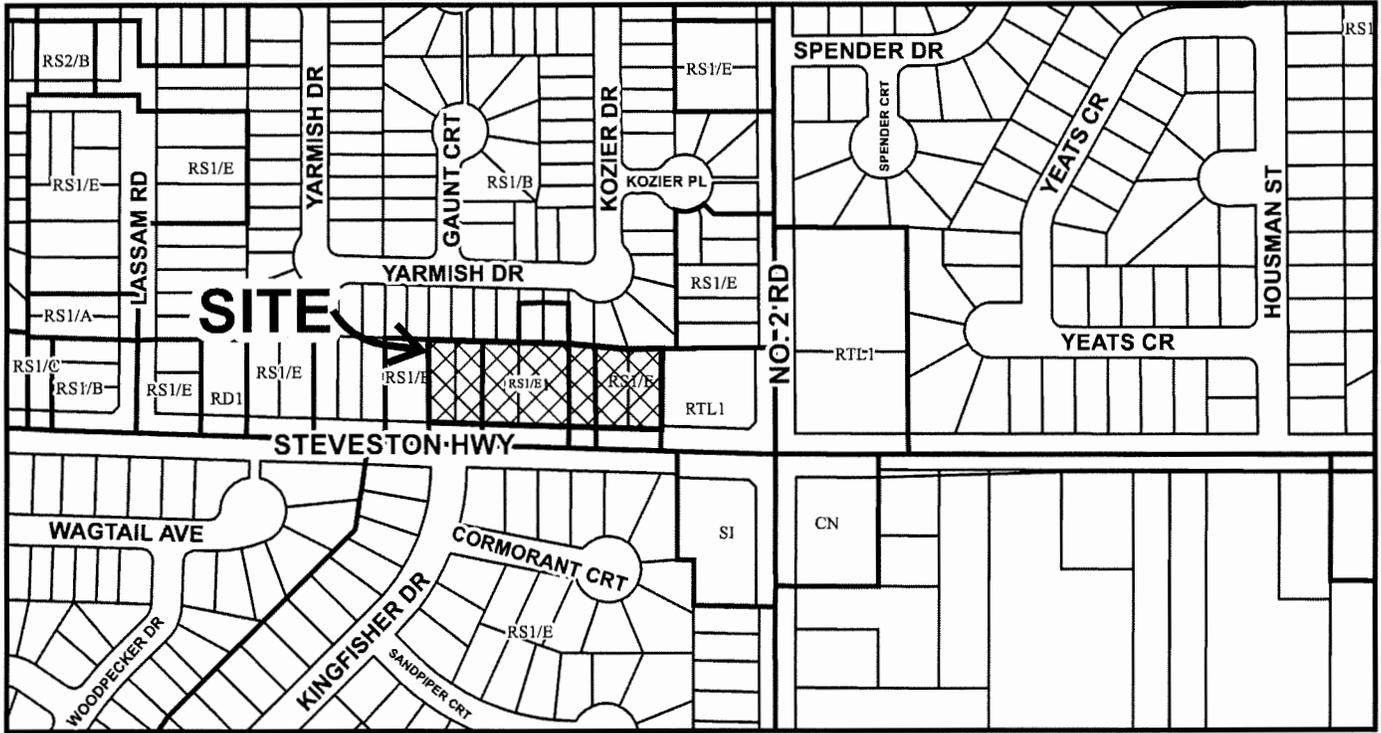
No. DP 18-829234

To the Holder: INTERFACE ARCHITECTURE INC.
Property Address: 5631, 5635, 5651, 5691, 5711,
5731 AND 5751 STEVESTON HIGHWAY
Address: C/O UNIT 230, 11590 CAMBIE ROAD
RICHMOND, BC V6X 3Z5

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 reduce the front yard setback from 6.0 m to 4.5 m for proposed Buildings #1 and #2 on the eastern half of the site, and from 6.0 m to 5.6 m for proposed Buildings #9 and #10 on the western half of the site.
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 #4 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 \$174,762.40 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



DP 18-829234 SCHEDULE "A"

Original Date: 08/22/18

Revision Date:

Note: Dimensions are in METRES

DEVELOPMENT PERMIT APPLICATION - SEPT 06, 2019

28-UNIT TOWNHOUSE DEVELOPMENT

5631, 5635, 5651, 5691, 5711, 5731, 5751
 STEVESTON HWY, RICHMOND BC

REVISIONS		
SEP 06, 2019	DP Resubmission	
JUL 16, 2019	DP Resubmission	
APR 12, 2019	ADP Submission	
APR 03, 2019	DP Resubmission	
MAR 11, 2019	DP Resubmission	
JULY 18, 2018	DP Submission	
APRIL 04, 2016	RZ Application	
CONSULTANTS		



VIEW ALONG STEVESTON HWY LOOKING NORTH-EAST



CONTEXTUAL IMAGES

EXAMPLE OF HERITAGE INTERPRETIVE SIGNAGE
 (SEE SITE PLAN ON A1.1 FOR PROPOSED LOCATION)

PLAN#1

DP 18-829234

CONTACTS

- Architect**
INTERFACE ARCHITECTURE INC.
 #230 - 11590 CAMBIE ROAD
 RICHMOND, B.C. V6X 3Z5
 Tel: 604-821-1182
 Fax: 604-821-1146
 Email: kang@interfacearchitecture.com
- Surveyor**
J. C. TAIN AND ASSOCIATES
 #115 - 8633 COULIN CRESCENT
 RICHMOND, BC V6X 3Z7
 Tel: 604-271-6926
 Fax: 604-271-6925
 Email: office@jctain.com
- Civil**
CORE CONCEPT CONSULTING
 #201 - 2638 VIBING WAY
 RICHMOND, BC V6V 3B7
 Tel: 604-276-5940
 Fax: 604-276-5941
 Email: info@coreconceptconsulting.com
- Landscape Architect**
PIG LANDSCAPE ARCHITECTS
 SUITE C100 - 4188 STILL CREEK DRIVE
 BURNABY, BC V5C 6G8
 Tel: 604-441-1111
 Fax: 604-294-0023
 Email: murray@piglandscape.com
- Arboretist**
PROGERS CREEK TREE CONSULTANTS
 7785 WOODBURN AVENUE
 RICHMOND, BC V6V 4W4
 Tel: 604-271-6202
 Fax: 604-437-0870
 Email: ghem_murray@shaw.ca

DRAWING LIST

- Architectural**
- A1.0 COVER SHEET
 - A1.1 PROJECT DATA AND SITE PLAN
 - A1.2 FIRE ACCESS & PARKING / TRUCK TURNING PLAN
 - A1.3 SITE AREA OVERLAYS / AVG FINISHED GRADE
 - A1.4 F.A.R. OVERLAY BY UNITS & FLOOR AREA BREAKDOWN
 - A1.5 F.A.R. OVERLAY BY BUILDING
 - A2.1 FLOOR PLANS: BUILDING 1 & 2
 - A2.2 ELEVATIONS: BUILDING 1 & 2
 - A2.3 FLOOR PLANS: BUILDING 3, 4 & 5
 - A2.4 ELEVATIONS: BUILDING 3, 4 & 5
 - A2.5 FLOOR PLANS: BUILDING 6, 7 & 8
 - A2.6 ELEVATIONS: BUILDING 6, 7 & 8
 - A2.7 FLOOR PLANS: BUILDING 9 & 10
 - A2.8 ELEVATIONS: BUILDING 9 & 10
 - A2.9 FLOOR PLANS: CONVERTIBLE UNIT (Bc)
 - A5.1 STREETS CAPES & SITE SECTIONS S1, S2
 - A5.2 SITE SECTIONS S3, S4, & S5
 - A5.3 SITE SECTIONS S6, S7, S8, S9, & S10
 - A9.1 MATERIAL BOARD
 - A9.2 SHADOW STUDY
 - A9.3 PERSPECTIVES
- Landscape**
- L1 LANDSCAPE PLAN
 - L2 LANDSCAPE SHRUB PLAN
 - L3 LOT COVERAGE PLAN
 - L4 TREE MANAGEMENT PLAN
 - L5 LANDSCAPE DETAILS
 - L6 LANDSCAPE DETAILS
- Civil (On-site)**
- C1 LOT GRADING
- Arboretist**
- REPORT DATED AUGUST 27, 2018
- Survey**
- SURVEY DATED JULY 10, 2017

INTERFACE:

Suite 230
 11590 Cambie Road
 Richmond BC
 Canada V6X 3Z5
 T 604 821 1182
 F 604 821 1146
www.interfacearchitecture.com

PROJECT	Proposed 28-Unit Townhouse Development
1 LOT ASSEMBLY	5631 / 5635 / 5651 / 5691 / 5711 / 5731 / 5751 STEVESTON HWY RICHMOND, BC
PROJECT NO.	171812VZ
SCALE	As Noted
DATE	March 30, 2017
DRAWN BY	KYC, SRS, WAL
CHECKED BY	KYC
SHEET TITLE	COVER SHEET

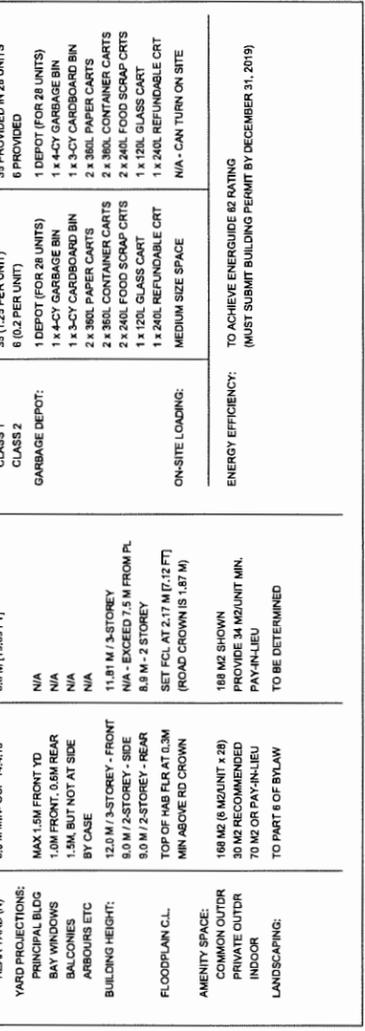
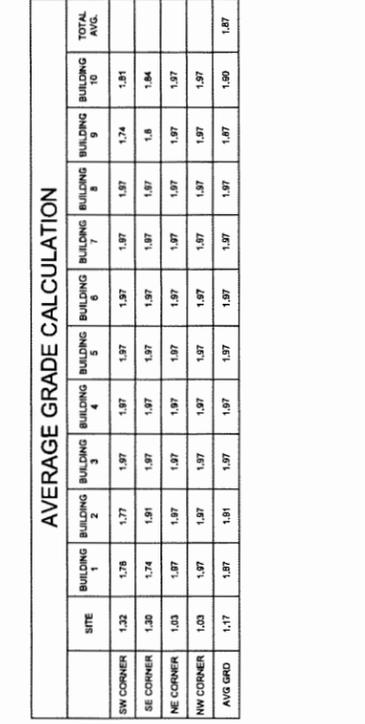
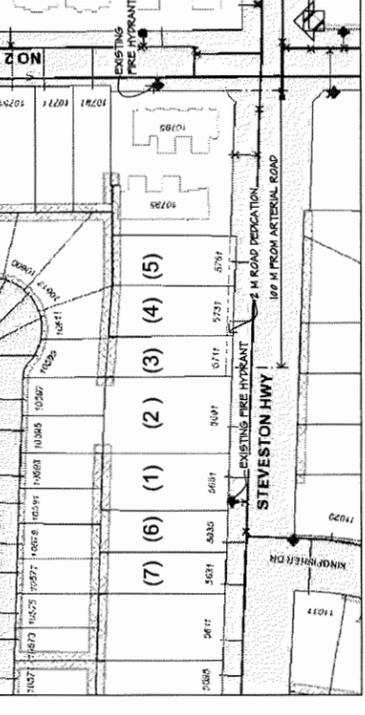
DRAWING
A1.0
 SEP 24 2019

ZONING SUMMARY		★ VARIANCE REQUESTED	
LOT SIZE:	GRASS AREA DEDICATION NET AREA	63,061 sf = 1.43 ACRES (6,658.5 m ²) 1,092 sf = 0.03 ACRES (101.4 m ²) 61,970 sf = 1.423 ACRES (5,757.2 m ²)	RTM2 PROPOSED (CURRENTLY: RT1, RS1E & RS1C) MEDIUM DENSITY TOWNHOUSES
MINIMUM LOT SIZE:	PROPOSED	50 M (W) X 35M (D) FAR 0.85 + 0.1 AMENITY 40% MAX FOR BLDGS 65% MAX NON-POROUS 25% MIN LIVE PLANTS	56 (20 UNIT RESIDENTS) 2 (1 PER LOCKOFF UNIT) 8 (0.20 UNIT VISITORS) 56 LEVEL 2 EV ENERGIZED OUTLETS FOR EACH RESIDENT SPACE) 50% MAX 50% MAX 2% OF SPACES MIN.
DENSITY:		120m WIDE X 46m DEEP FAR 0.85 + 0.1 AMENITY 39.9% (24,706 SF / 61,970 SF) 64.7% (40,081 SF / 61,970 SF) 28.1% (17,395 SF / 61,970 SF)	28% (18 OUT OF 64) N/A 2 HIC VISITOR SPACES 35 PROVIDED IN 28 UNITS (0.2 PER UNIT)
LOT COVERAGE:		4.5 M MIN. - OCP 14.4:13 3.0 M (9.84) MIN 3.0 M (9.84) MIN 6.0 M MIN. - OCP 14.4:13	1 DEPOT (FOR 28 UNITS) 1 1.4-CY GARBAGE BIN 1 3-CY CARDBOARD BIN 2 360L CONTAINER CARTS 2 240L FOOD SOAP CRTS 1 1.20L GLASS CART 1 2.40L REFUNDABLE CRT N/A - CAN TURN ON SITE
LOT IMPERMEABLE:		11.81 M / 3-STORY - FRONT 9.0 M / 2-STORY - SIDE 8.9 M - 2 STOREY TOP OF HAB FLR AT 0.3M MIN ABOVE RD CROWN	MEDIUM SIZE SPACE
YARD SETBACKS:		168 M2 SHOWN 30 M2 RECOMMENDED 70 M2 OR PAY-IN-LIEU TO PART 6 OF BYLAW	TO ACHIEVE ENERGIQUE B2 RATING (MUST SUBMIT BUILDING PERMIT BY DECEMBER 31, 2019)
YARD SETBACKS:		168 M2 SHOWN 30 M2 RECOMMENDED 70 M2 OR PAY-IN-LIEU TO PART 6 OF BYLAW	
YARD SETBACKS:			

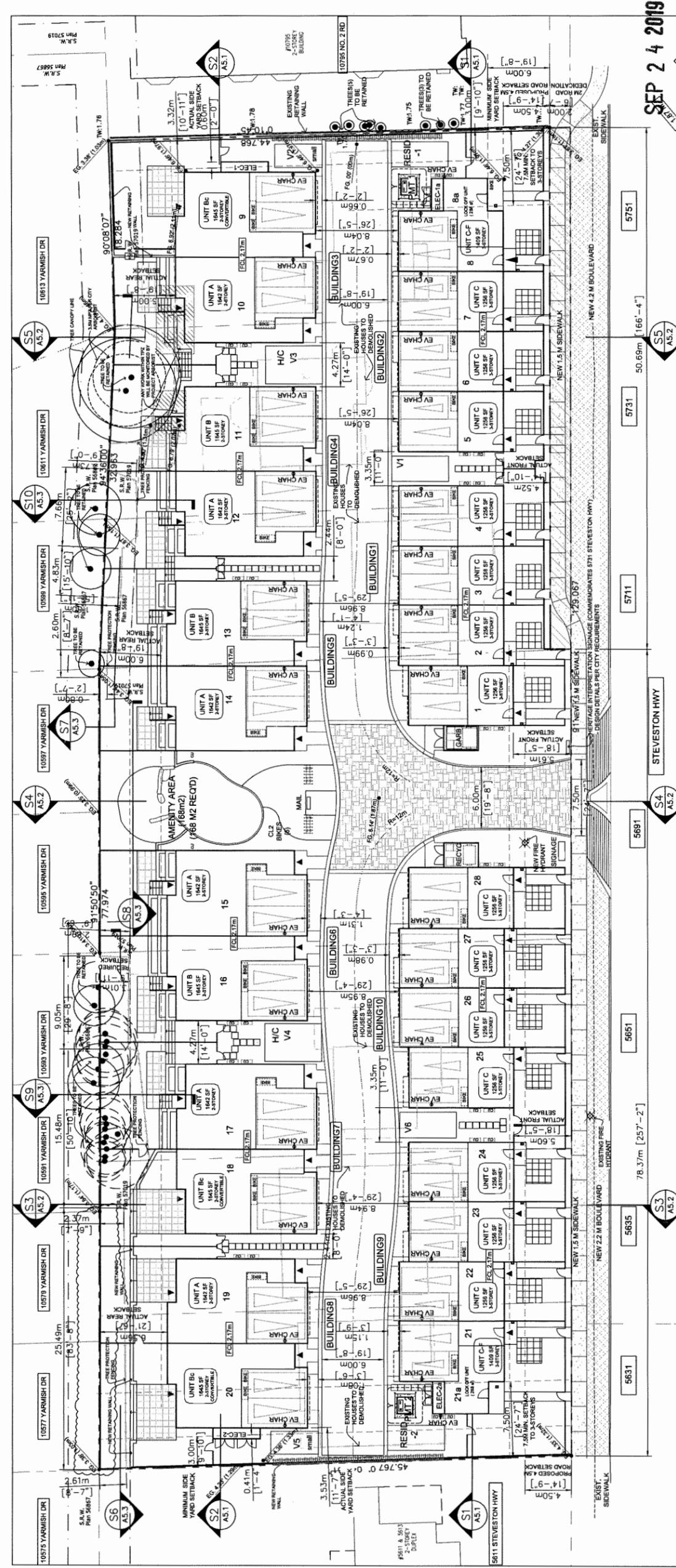
PROJECT DESCRIPTION																																																	
<p>AN RTM2 ZONING IS PROPOSED TO MAXIMIZE FAR FOR THIS 28-UNIT TOWNHOUSE DEVELOPMENT. THE DEVELOPMENT IS LOCATED ON A 1.423-ACRE PARCEL WITH A 28-UNIT TOWNHOUSE DEVELOPMENT (COP 14.4).</p> <p>THE 7 LOT SITE FRONTING ONTO STEVESTON HWY (A MAJOR ARTERIAL ROAD WITH NO-LEFT-TURN ACCESS) IS IMMEDIATELY ADJACENT TO SINGLE-FAMILY PROPERTIES TO THE WEST & NORTH. A 2M WIDE ROAD DEDICATION IS REQUIRED FOR THE EAST PORTION OF THE PARCEL TO ALLOW ACCESS TO THE WEST SIDE OF THE PARCEL TO A NET AREA OF 91,970 SF. (1.423 AC).</p> <p>THE (10-BUILDING DEVELOPMENT IS COMPRISED OF: * 8 DUPLEXES (2-STORY), 4-FOURPLEXES (ALL 3-STORY) * WILL PROVIDE 3 CONVERTIBLE UNITS * ALL REQUIRED PARKING - 2 EXTRA VISITOR SPACES * ON-SITE SUPR TRUCK MONITORING * ONE VEHICLE IS REQUESTED. THE FRONT YARD SETBACK IS REDUCED FROM 30M TO 20M MINIMUM PER COP 14.4.</p>	<p>FAR AREA BY BUILDING</p> <table border="1"> <thead> <tr> <th>BLDG NO.</th> <th>NO. UNIT</th> <th>BLDG GR0383</th> <th>BLDG FAR AREA</th> </tr> </thead> <tbody> <tr><td>1</td><td>4.1C</td><td>7.44 m²</td><td>0.214 m²</td></tr> <tr><td>2</td><td>3.1C, 1.1CF</td><td>7.89 m²</td><td>0.237 m²</td></tr> <tr><td>3</td><td>1.1A, 1.1B</td><td>4.76 m²</td><td>0.139 m²</td></tr> <tr><td>4</td><td>1.1A, 1.1B</td><td>4.68 m²</td><td>0.136 m²</td></tr> <tr><td>5</td><td>1.1A, 1.1B</td><td>4.68 m²</td><td>0.136 m²</td></tr> <tr><td>6</td><td>1.1A, 1.1B</td><td>4.68 m²</td><td>0.136 m²</td></tr> <tr><td>7</td><td>1.1A, 1.1B</td><td>4.68 m²</td><td>0.136 m²</td></tr> <tr><td>8</td><td>1.1A, 1.1CF</td><td>7.89 m²</td><td>0.237 m²</td></tr> <tr><td>9</td><td>3.1C, 1.1CF</td><td>7.89 m²</td><td>0.237 m²</td></tr> <tr><td>10</td><td>4.1C</td><td>7.44 m²</td><td>0.214 m²</td></tr> <tr><td>TOTAL</td><td></td><td>60.726 m²</td><td>1.653 m²</td></tr> </tbody> </table>	BLDG NO.	NO. UNIT	BLDG GR0383	BLDG FAR AREA	1	4.1C	7.44 m ²	0.214 m ²	2	3.1C, 1.1CF	7.89 m ²	0.237 m ²	3	1.1A, 1.1B	4.76 m ²	0.139 m ²	4	1.1A, 1.1B	4.68 m ²	0.136 m ²	5	1.1A, 1.1B	4.68 m ²	0.136 m ²	6	1.1A, 1.1B	4.68 m ²	0.136 m ²	7	1.1A, 1.1B	4.68 m ²	0.136 m ²	8	1.1A, 1.1CF	7.89 m ²	0.237 m ²	9	3.1C, 1.1CF	7.89 m ²	0.237 m ²	10	4.1C	7.44 m ²	0.214 m ²	TOTAL		60.726 m ²	1.653 m ²
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TOTAL		60.726 m ²	1.653 m ²																																														

AVERAGE GRADE CALCULATION											
SITE	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4	BUILDING 5	BUILDING 6	BUILDING 7	BUILDING 8	BUILDING 9	BUILDING 10	TOTAL AVE.
SW CORNER	1.32	1.76	1.77	1.97	1.97	1.97	1.97	1.97	1.74	1.81	1.81
SE CORNER	1.30	1.74	1.91	1.97	1.97	1.97	1.97	1.97	1.58	1.84	1.84
NE CORNER	1.03	1.97	1.97	1.97	1.97	1.97	1.97	1.97	1.97	1.97	1.97
NW CORNER	1.03	1.97	1.97	1.97	1.97	1.97	1.97	1.97	1.97	1.97	1.97
AVE. GRD	1.17	1.97	1.97	1.97	1.97	1.97	1.97	1.97	1.97	1.97	1.97

DP RESUBMISSION - 28-UNIT TOWNHOUSES			
RZ 16-733904	DP 18-829234	SA	BP
LEGAL DESCRIPTIONS: (1) LOT 774, PLAN 60002 (2) PARCEL "A" (REF 0132) LOT 38 EXCEPT PART SUBDIVIDED BY PLAN 578741 PLAN 1746 (3) LOT 911, PLAN 56886 (4) LOT 910, PLAN 56886 (5) LOT 909, PLAN 56886 (6) LOT 908, PLAN 56886 (7) LOT 907, PLAN 56886 ALL OF SECTION 36 BLOCK 4 NORTH-RANGE 7 WEST NEW WESTMINSTER DISTRICT			
CIVIC ADDRESSES: (1) 16581 P.D. 003-761-100 (2) 16581 P.D. 013-246-004 (3) 16511 P.D. 004-859-834 (4) 16571 P.D. 002-561-557 (5) 16531 P.D. 004-868-029 (6) 16531 P.D. 004-868-029 (7) 16531 P.D. 004-306-481			



INTERFACE:
 Suite 230
 11599 Ambler Road
 Richmond BC
 Canada V6X 3Z5
 T 604 821 1162
 F 604 821 1146
 www.interfacearchitecture.com



PROPOSED SITE PLAN
 Scale: 1/16" = 1'-0"
 SEP 24 2019
 DP 18-829234
 PLAN #1A

REVISIONS:

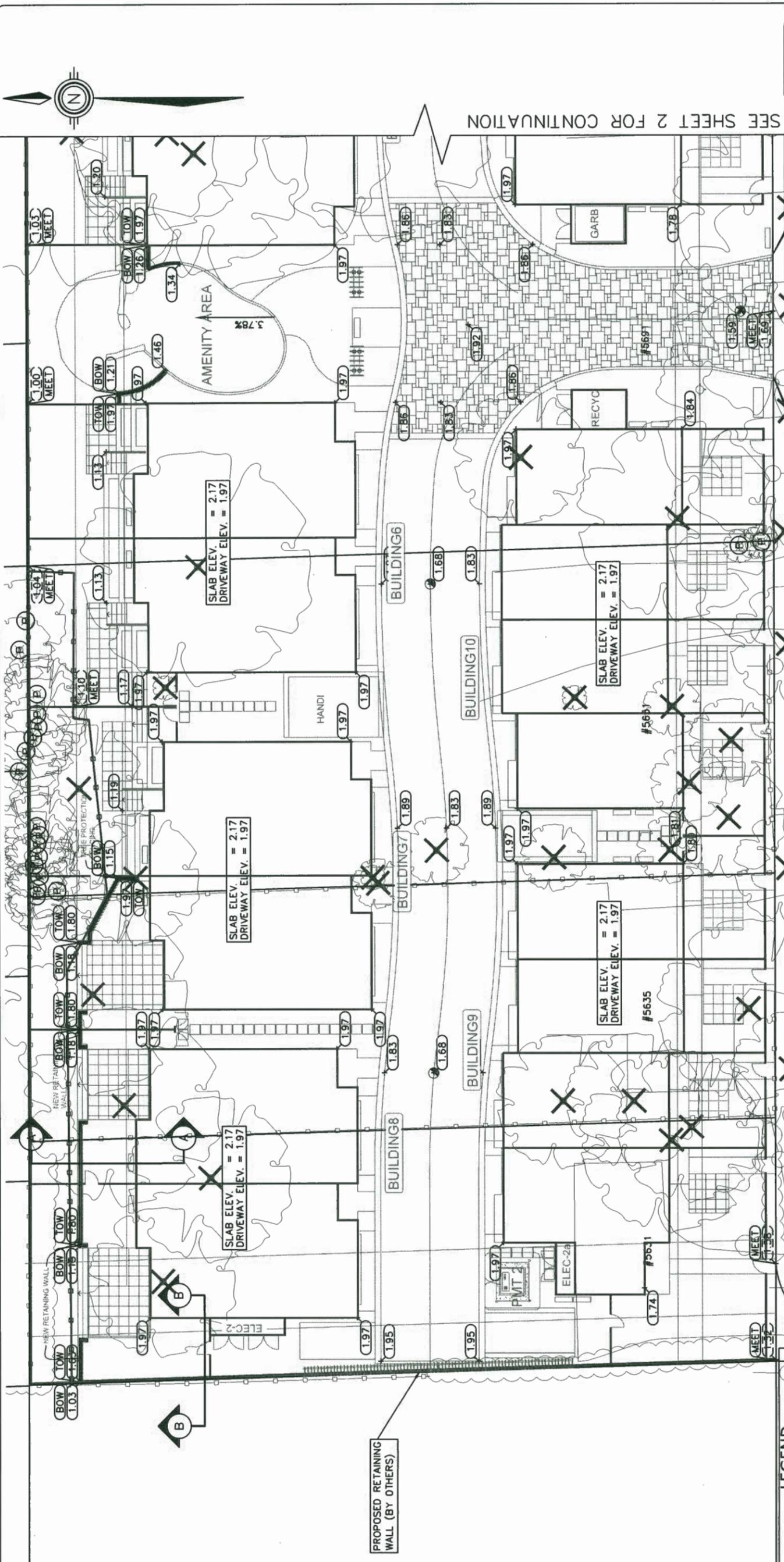
SEP 05, 2019	DP Resubmission
JUL 16, 2019	DP Resubmission
APR 12, 2019	ADP Submission
APR 05, 2019	DP Resubmission
MAR 11, 2019	DP Resubmission
JULY 16, 2016	DP Submission
APRIL 04, 2016	PZ Application

CONSULTANTS:

PROJECT: Proposed 28-Unit Townhouse Development
 7 LOT ASSEMBLY
 5631 / 5635 / 5651 / 5681 / 5711 / 5731 / 5751
 STEVESTON HWY
 RICHMOND, BC

PROJECT NO. 17165TVZ
 SCALE As Noted
 DATE March 30, 2017
 DRAWN BY KYC, SRS, WAL
 CHECKED BY KYC
 SHEET TITLE PROJECT DATA, SITE/PARKING PLAN

DRAWING A1.1
 PLAN #1A



City of Richmond
6911 No. 3 ROAD RICHMOND B.C. V6Y 2C1

PLAN
SCALE: 1:250

TITLE: **LOT GRADING**

5631-5751 STEVESTON HWY SEP 24 2019
CITY FILE: PLAN #1B

DESIGN: SP	DWG. No. DP 18-029234	DATE: MAR 2019
DRAWN: GG	SCALE: 1:250	SEC. No.: 36-4-7
CHECKED: BTR	DATE: MAR 2019	SHT No.: 1 OF 3
ENGINEER: BTR		

NOT FOR CONSTRUCTION

3 SEP 2019

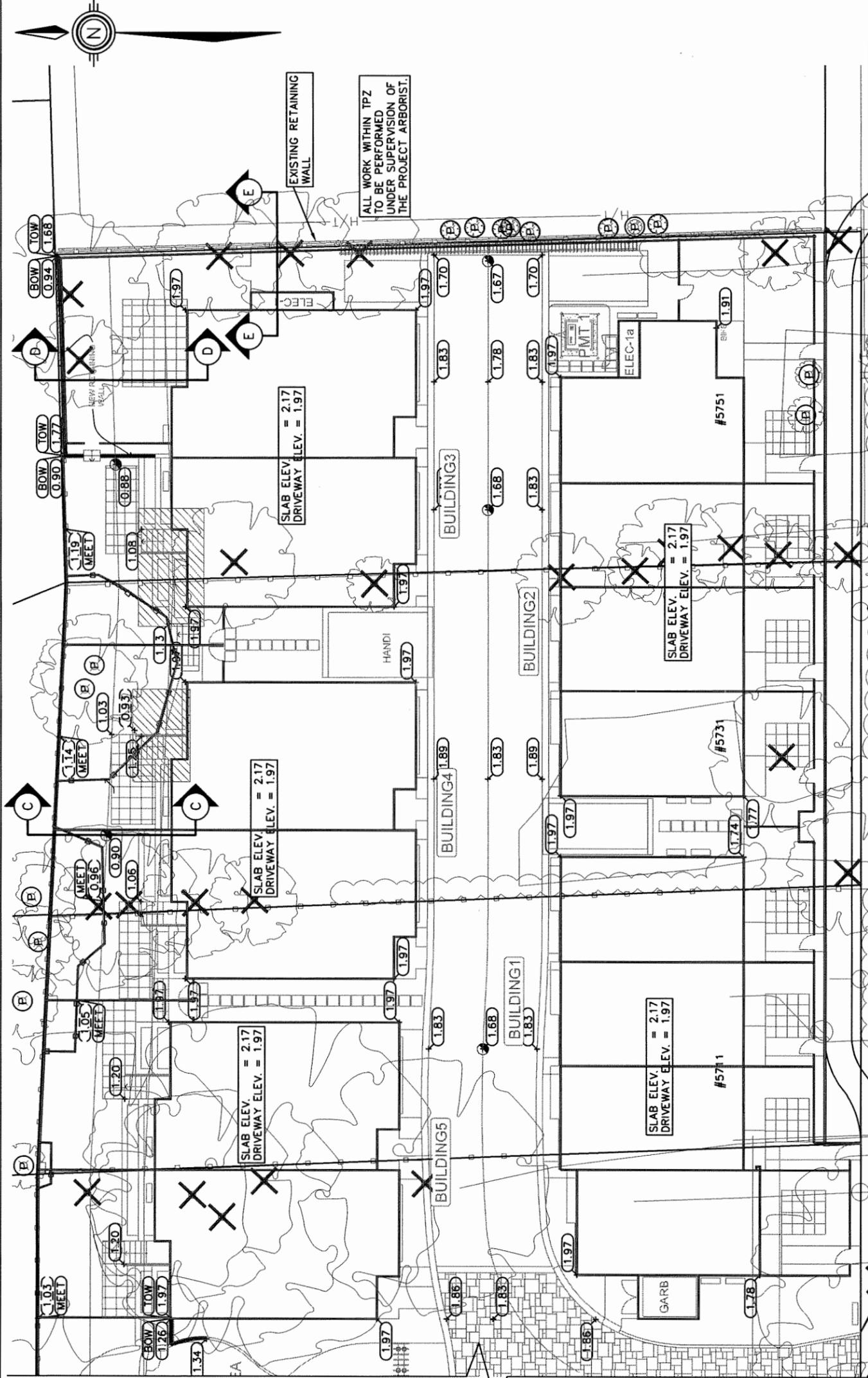
Core Concept CONSULTING LTD.
#220-2639 Viking Way, Richmond, BC, V6V 3B7
www.coreconceptconsulting.com

ENRICH PROPERTIES STEVESTON LTD
Core Concept Consulting Project No. 18050
DWG. 1 OF 3

LEGEND

	TREE TO BE REMOVED
	TREE TO BE PRESERVED
	TREE PROTECTION FENCE

REV'N	DATE	BY	CH.	DESCRIPTION	REVISIONS
0.	3 SEP 2019	SP	BTR	ISSUED FOR DP	



PLAN
SCALE: 1:250

City of Richmond
6911 No. 3 ROAD RICHMOND B.C. V6Y 2C1

TITLE: **LOT GRADING**

5631-5751 STEVESTON HWY SEP 24 2019

CITY FILE: **DP**

DWG. No.: **107029234**

DESIGN:	SP
DRAWN:	GC
CHECKED:	BTR
ENGINEER:	BTR

SCALE: 1 : 250

DATE: MAR 2019

SEC. No.: 36-4-7
SHT No.: 2 OF 3

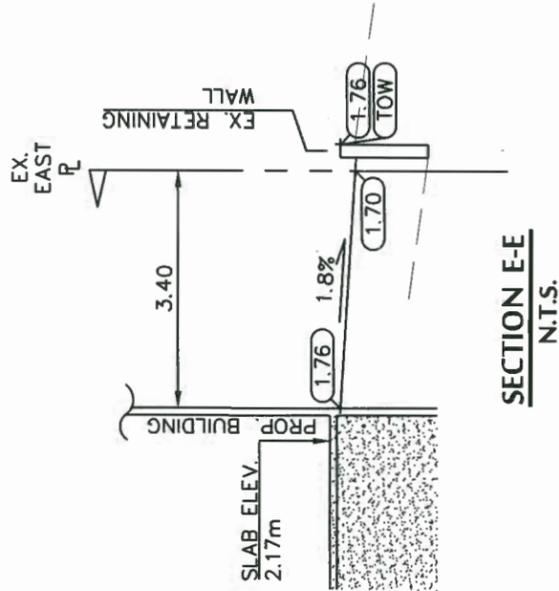
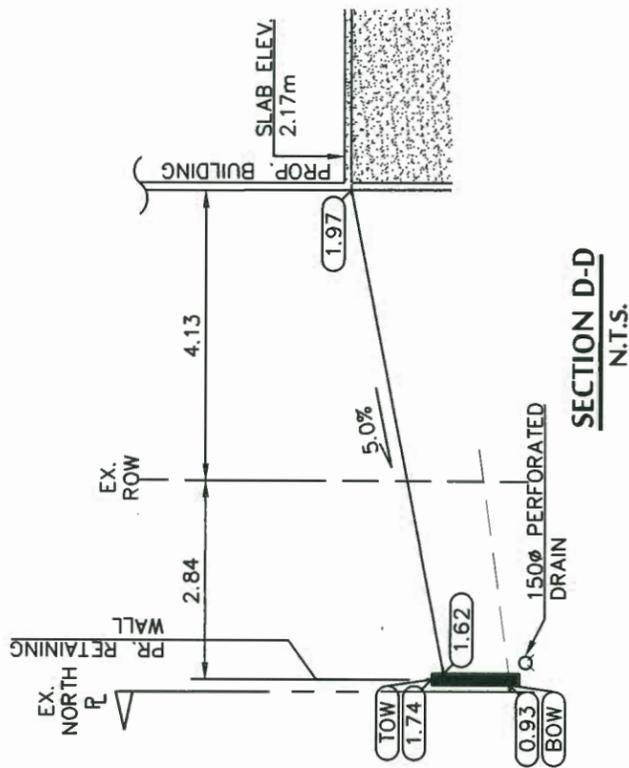
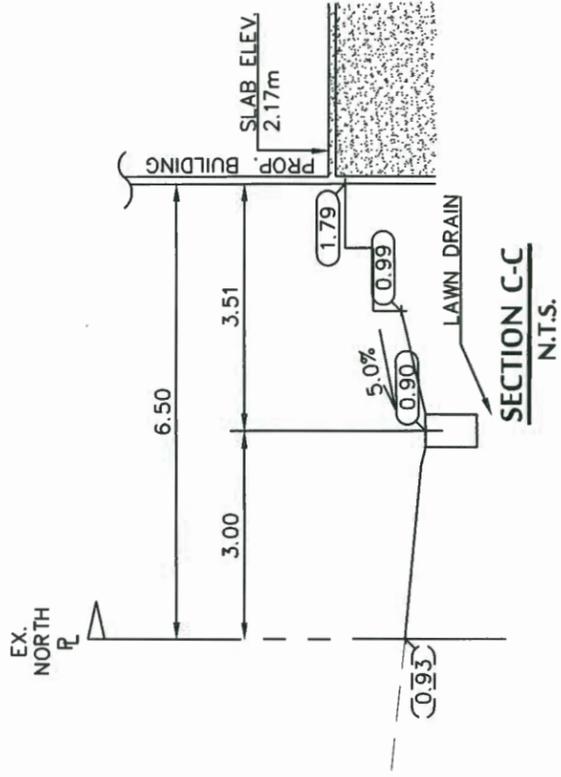
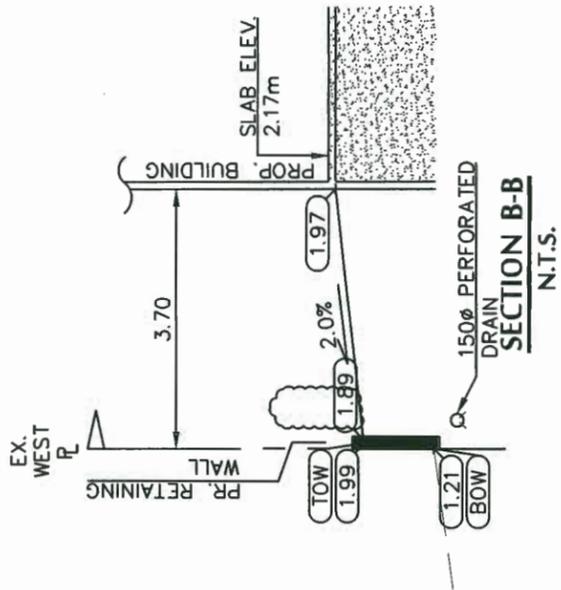
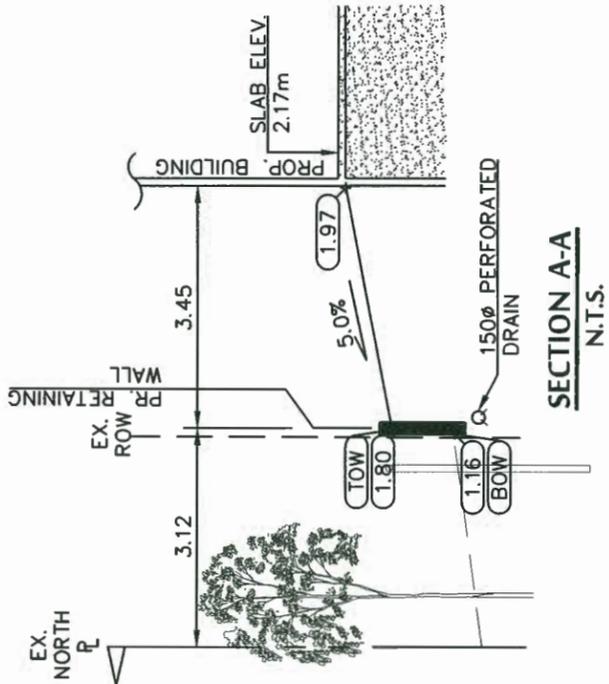
NOT FOR CONSTRUCTION

3 SEP 2019

REV'N	DATE	BY	CH.	ISSUED FOR DP	DESCRIPTION
0.	3 SEP 2019	SP	BTR		

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

ENRICH PROPERTIES STEVESTON LTD
Core Concept Consulting Project No. 18050
DWG. 2 OF 3



City of Richmond
6911 NO. 3 ROAD RICHMOND B.C. V6Y 2C1

TITLE: LOT GRADING
5631-5751 STEVESTON HWY SEP 24 2019
CITY FILE: PLAN 18-29234 ID

DESIGN:	SP
DRAWN:	GC
CHECKED:	BTR
ENGINEER:	BTR
DWG. No.:	1: 250
SCALE:	DATE: MAR 2019
SEC. No.:	36-4-7
SHT No.:	3 OF 3

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

ENRICH PROPERTIES STEVESTON LTD
Core Concept Consulting Project No. 18050
DWG. 3 OF 3

REV'N	DATE	BY	CH.	DESCRIPTION
0.	3 SEP 2019	SP	BTR	ISSUED FOR DP

REVISIONS

NOT FOR CONSTRUCTION
3 SEP 2019

REVISIONS	DATE	DESCRIPTION
SEP 08, 2019	DP Resubmission	
JUL 16, 2019	DP Resubmission	
APR 12, 2019	ADP Submission	
APR 05, 2019	DP Resubmission	
MAR 11, 2019	DP Resubmission	
JULY 16, 2018	DP Submission	
APRIL 04, 2018	PZ Application	
CONSULTANTS		

All drawings and other information shown herein are to be used in accordance with the terms of the contract and shall not be used for any other purpose without the written consent of the architect.

The drawing shall be the responsibility of the architect and shall not be used for any other purpose without the written consent of the architect.

Contractor shall verify all dimensions and conditions of all existing conditions shown on the drawings and conditions shown on the drawings.

SEAL

INTERFACE:
 Suite 230
 11580 Cambie Road
 Richmond BC
 Canada V6X 3Z5
 T 604 821 1162
 F 604 821 1161
 www.interfacearchitecture.com

PROJECT
 Proposed 28-Unit
 Townhouse Development
 ZLOT ASSEMBLY
 5631 / 5635 / 5651 / 5691 /
 5711 / 5731 / 5751
 STEVESTON HWY
 RICHMOND, BC

PROJECT NO.
 17185V2

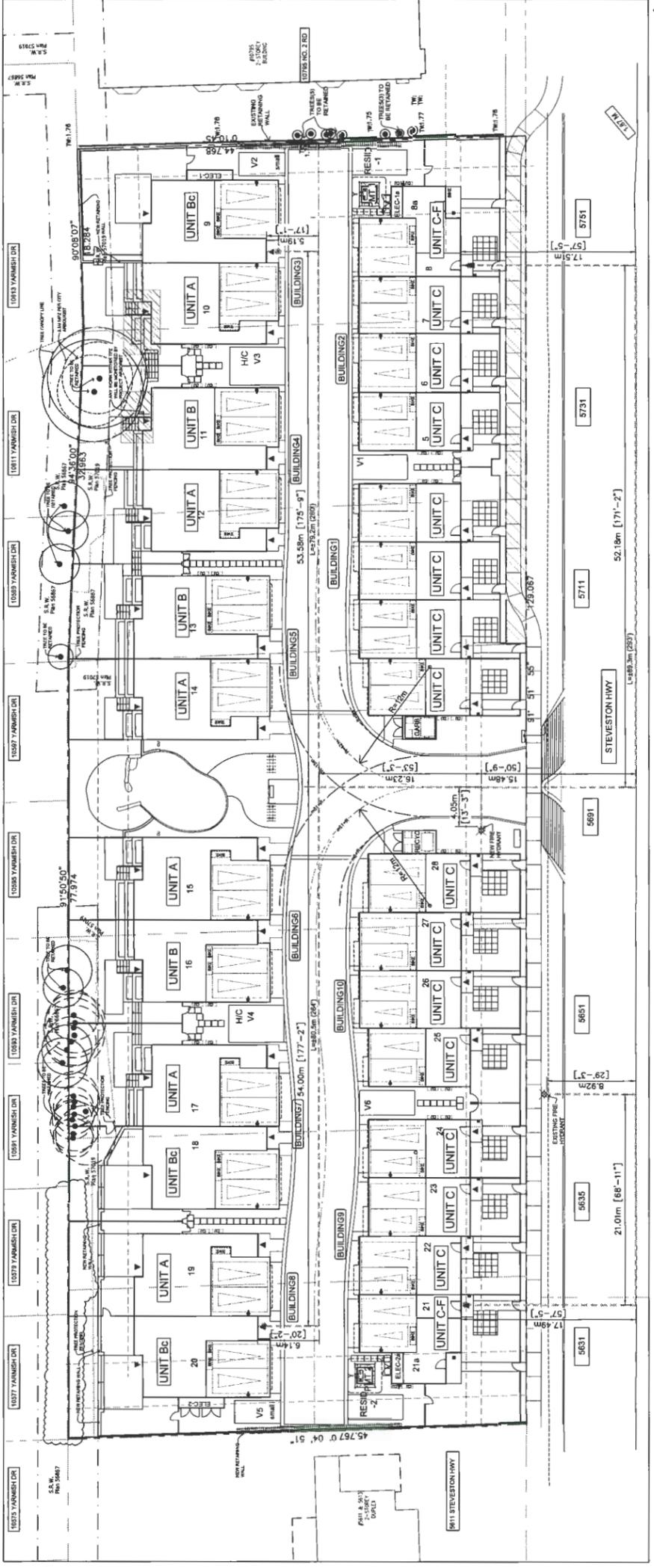
SCALE
 As Noted

DATE
 March, 30, 2017

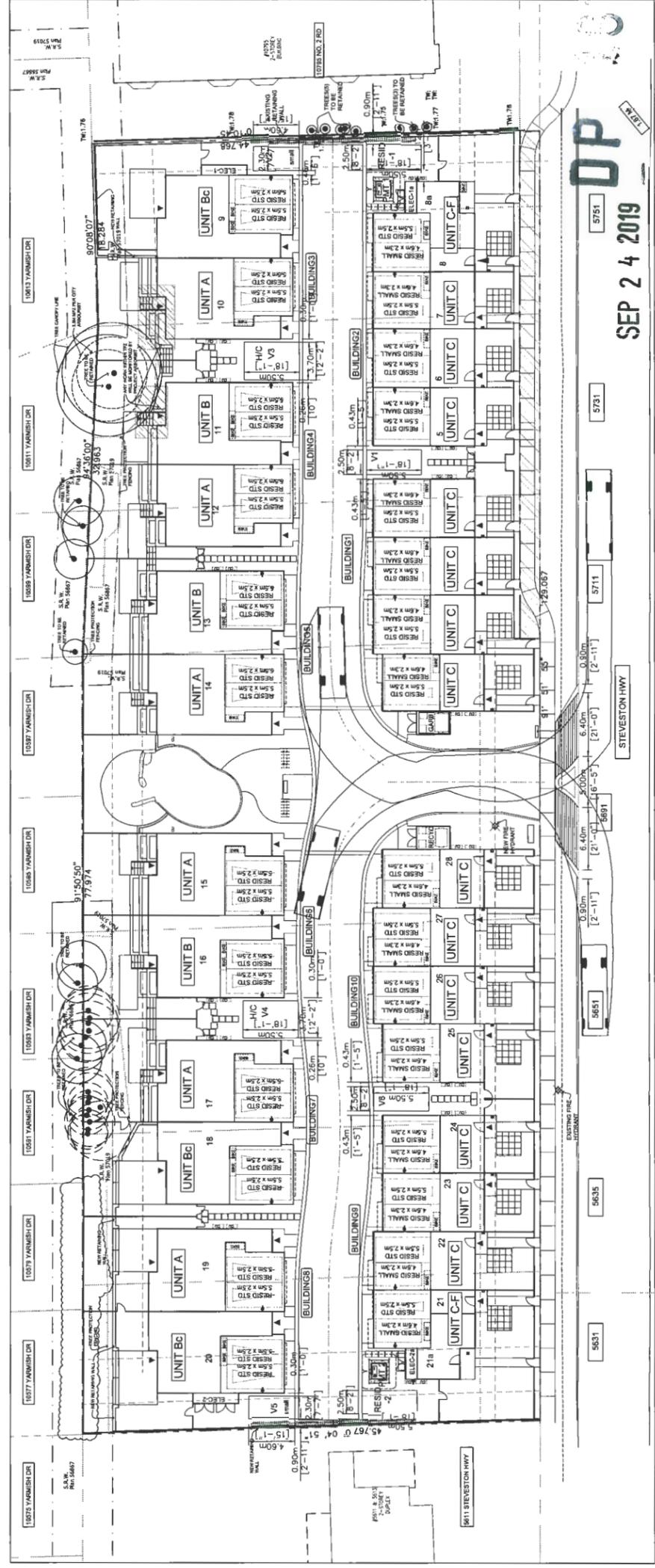
DRAWN BY
 KYC, SRS, WAL

CHECKED BY
 KYC

SHEET TITLE
 FIRE ACCESS PLAN /
 TRUCK TURNING PLAN



FIRE ACCESS PLAN
 SCALE: 1"=20'-0"

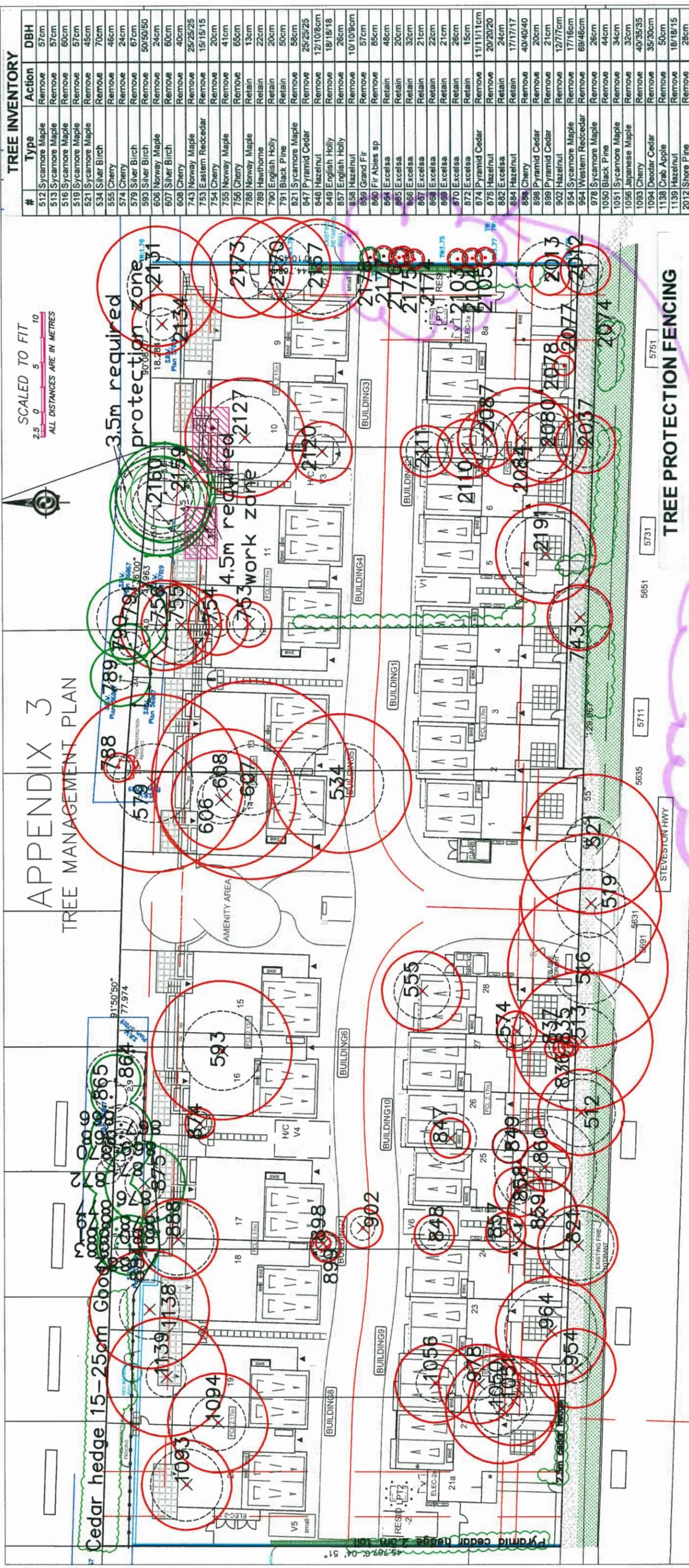


NOTE: LEVEL 2 EV ENERGIZED OUTLET TO BE PROVIDED IN EACH RESIDENTIAL PARKING SPACES PER ZONING BYLAW

SEP 24 2019
DP
PLAN #2

29234
A1.2

PARKING / TRUCK TURNING PLAN
 SCALE: 1"=20'-0"



APPENDIX 3
TREE MANAGEMENT PLAN

TREE INVENTORY

#	Type	Action	DBH
512	Sycamore Maple	Remove	57cm
513	Sycamore Maple	Remove	57cm
516	Sycamore Maple	Remove	60cm
519	Sycamore Maple	Remove	57cm
521	Sycamore Maple	Remove	45cm
534	Silver Birch	Remove	70cm
555	Cherry	Remove	46cm
574	Cherry	Remove	24cm
579	Silver Birch	Remove	67cm
593	Silver Birch	Remove	50/50/50
606	Norway Maple	Remove	24cm
607	Silver Birch	Remove	60cm
608	Cherry	Remove	40cm
743	Norway Maple	Remove	25/25/25
753	Eastern Redcedar	Remove	15/15/15
754	Cherry	Remove	20cm
755	Norway Maple	Remove	41cm
756	Cherry	Remove	65cm
788	Norway Maple	Retain	13cm
789	Hawthorne	Retain	22cm
790	English Holly	Retain	20cm
791	Black Pine	Retain	50cm
821	Sycamore Maple	Remove	58cm
847	Pyramid Cedar	Remove	25/25/25
848	Hazelnut	Remove	12/10/8cm
849	English Holly	Remove	18/18/18
857	English Holly	Remove	26cm
858	Hazelnut	Remove	10/10/8cm
889	Grand Fir	Remove	57cm
890	Fir Abies sp	Remove	85cm
894	Excelsa	Retain	48cm
895	Excelsa	Retain	32cm
896	Excelsa	Retain	20cm
897	Excelsa	Retain	21cm
898	Excelsa	Retain	22cm
899	Excelsa	Retain	21cm
870	Excelsa	Retain	26cm
872	Excelsa	Retain	15cm
874	Pyramid Cedar	Remove	11/11/11cm
875	Hazelnut	Remove	20/20/20
882	Excelsa	Retain	24cm
884	Hazelnut	Retain	17/17/17
889	Cherry	Remove	40/40/40
898	Pyramid Cedar	Remove	20cm
899	Pyramid Cedar	Remove	21cm
902	Hazelnut	Remove	12/7/7cm
954	Sycamore Maple	Remove	17/16cm
964	Western Redcedar	Remove	69/46cm
978	Sycamore Maple	Remove	26cm
1050	Black Pine	Remove	44cm
1051	Sycamore Maple	Remove	34cm
1056	Japanese Maple	Remove	32cm
1094	Decodar Cedar	Remove	35/30cm
1093	Cherry	Remove	50cm
1138	Crab Apple	Remove	18/18/15
1139	Hazelnut	Remove	28cm
2012	Shore Pine	Remove	56cm
2013	Mountain Ash	Remove	40cm
2037	Western Redcedar	Remove	20cm
2074	Excelsa	Remove	20cm
2080	Western Redcedar	Remove	52cm
2084	Western Redcedar	Remove	43cm
2087	Fig	Remove	17/14cm
2103	Pyramid Cedar	Retain	9/8cm
2104	Pyramid Cedar	Retain	6/5cm
2105	Pyramid Cedar	Retain	10cm
2110	Lilac	Remove	9/9/7cm
2111	Holly	Remove	25/25cm
2120	Holly	Remove	29cm
2127	Douglas Fir	Remove	70cm
2131	Plum	Remove	35/35/35
2134	Fig	Remove	10/10/9cm
2159	Norway Maple	Retain	45cm
2160	Norway Maple	Retain	46cm
2167	Western Redcedar	Remove	75cm
2170	Western Redcedar	Remove	51cm
2173	Western Redcedar	Remove	67cm
2174	Japanese Maple	Retain	8cm
2175	Japanese Maple	Retain	14cm
2176	Japanese Maple	Retain	12cm
2177	Japanese Maple	Retain	10cm
2191	Purple Plum	Remove	38/38/35

TREE PROTECTION FENCING

Minimum Radial Distance from trunk

#	Type	DBH	Metres	Feet
788	Norway Maple	13cm	1.5m	4.9ft
789	Hawthorne	22cm	3.0m	9.8ft
790	English Holly	20cm	2.0m	6.6ft
791	Black Pine	50cm	4.0m	13.1ft
864	Excelsa	48cm	2.9m	9.5ft
865	Excelsa	20cm	2.5m	8.2ft
866	Excelsa	32cm	2.5m	8.2ft
867	Excelsa	21cm	2.5m	8.2ft
868	Excelsa	22cm	2.5m	8.2ft
869	Excelsa	21cm	2.5m	8.2ft
870	Excelsa	26cm	2.5m	8.2ft
872	Excelsa	15cm	2.5m	8.2ft
882	Excelsa	24cm	2.5m	8.2ft
884	Hazelnut	17/17/17	3.0m	9.8ft
2159	Norway Maple	45cm	3.0m	9.8ft
2160	Norway Maple	46cm	3.0m	9.8ft

These trees are located to the east of an existing retaining wall and do not require fencing protection.

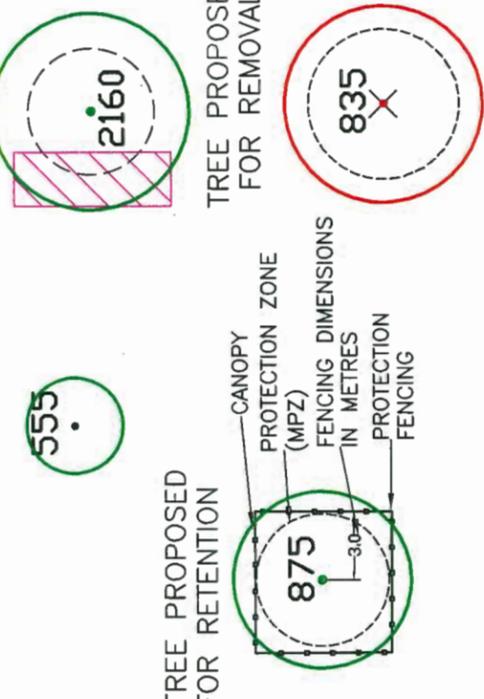
Froggers Creek
Tree Consultants Ltd
7763 McGregor Avenue Burnaby BC V5J 4H4
Telephone: 604-721-6002 Fax: 604-437-0970

5631, 5635, 5651, 5691, 5711 Steveston Hwy Richmond
DRAWN BY: GM
July 15, 2019

TREE PROTECTION PLAN
THE DRAWING PLOTS ALL TREES PROPOSED FOR RETENTION, REMOVAL, THEIR CANOPIES, PROTECTION ZONES AND PROTECTION FENCING IN RELATION TO PROPOSED LAYOUT

- 1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING
- 2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.
- 3. ALL MEASUREMENTS ARE METRIC

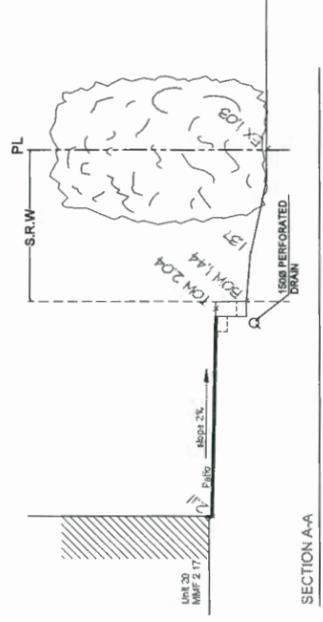
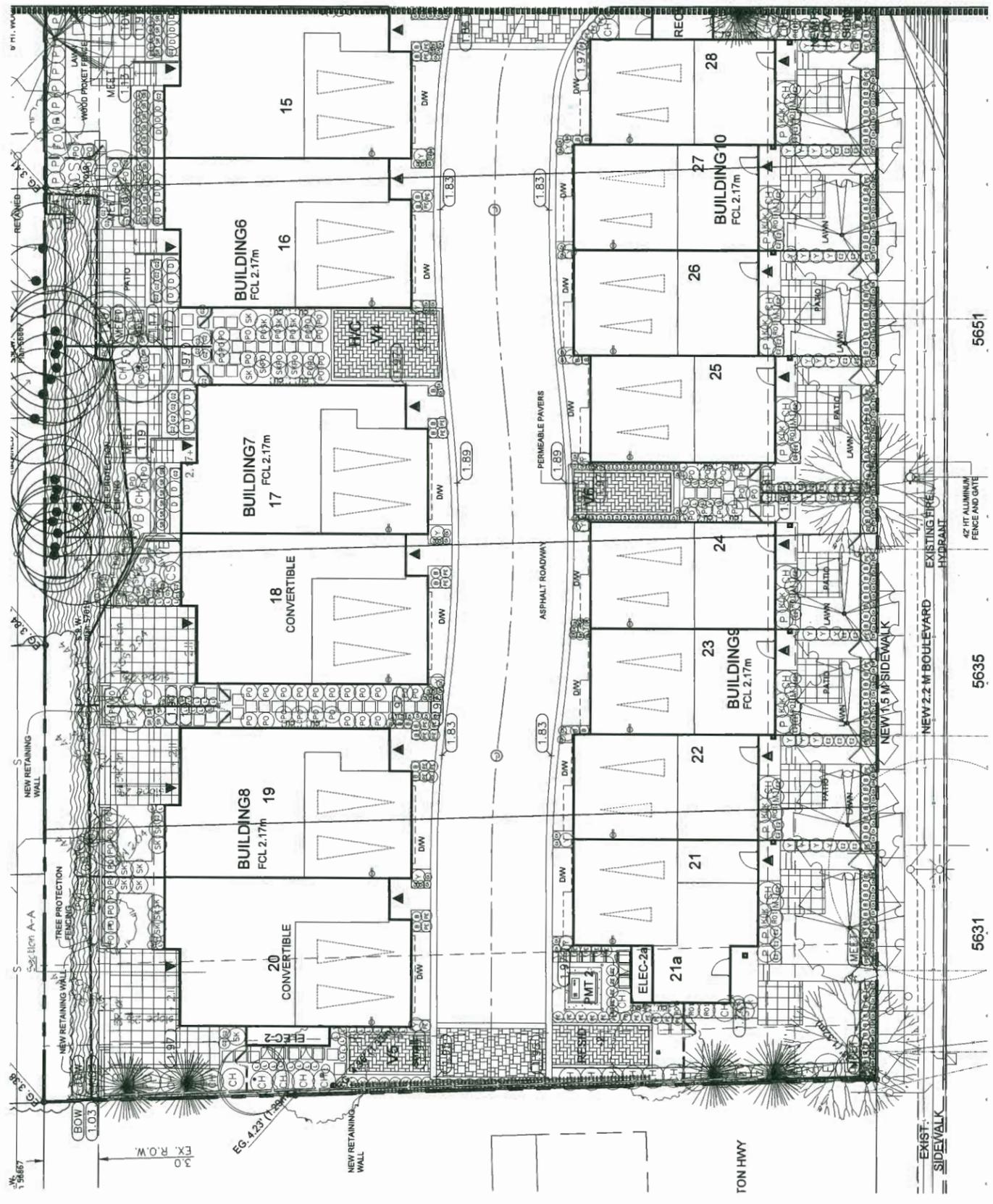
LEGEND



SEAL:

PLANT SCHEDULE		
KEY	QTY	BOTANICAL NAME
GRASS	378	CAREX ICE DANCE
	57	MISCANTHUS SINENSIS EVEREST
	36	MISCANTHUS SINENSIS LITTLE KITTEH
	217	PENNISETUM ALOPECUROIDES 'HAMELIN'
	8	STIPA TENISSISIMA
W/VE	9	CLEMATIS TANGUTICA AUREOLYN
PERENNIAL	10	HEMEROCALLIS 'PURPLE DORO'
	14	LIRIOPE MURCARI
OC	43	DRYOPTERIS ERYTHROSORA 'BRILLIANCE'
	83	EUONYMUS JAPONICA 'EMERALD GAJET'
	33	GAULTHERIA SHALLOON
	173	POLYSTICHUM MUNITUM

PLANT SCHEDULE		
KEY	QTY	BOTANICAL NAME
SHRUB	1	AUCUBA JAPONICA MR. GOLDSTRIKE
	214	BUXUS MICROPHYLLA 'WINTER GEM'
	30	BERNARDINI
	30	CORNUS STEREA
	10	EUONYMUS ALATA 'COMPACTUS'
	7	FOXTHERGILLIA GARDENI
	4	HYDRANGEA M. ENDLESS SUMMER
	36	KALMIA LATIFOLIA 'ELF'
	3	PYRUS JAPONICA 'VALLEY FIRE'
	13	PRUNUS LAUROCERASUS 'ZABELIANA'
	4	RHOODOENDRON 'CHRISTMAS CHEER'
	2	RHOODOENDRON 'NAOMI'
	1	RHOODOENDRON 'P.J.M. ELITE'
	2	ROSA 'SCARLET MEIDLAND'
	36	ROSA MEDILAND 'BONICA'
	3	SKIMMIA JAPONICA (10% MALE)
	84	SKIMMIA REEVESIANA
	10	SPIRAEA X BUMALDA 'GOLDMOUND'
	8	SPIRAEA X BUMALDA 'LIME MOUND'
	88	TAXUS X MEDIA 'TRICKS'
	1	VIBURNUM P.T. 'MARIES'
	7	VIBURNUM X BURKWOODII



NO.	DATE	REVISION DESCRIPTION	DR.
14	18 SEP 03	NEW SITE PLAN	DD
15	19 AUG 02	REVISION AS PER CITY REQUEST	DD
16	19 JUL 02	REVISION AS PER CITY COMMENTS	DD
17	19 JUN 04	UPDATED SITE PLAN	MC
18	19 JUN 07	NEW SITE PLAN	MC
19	19 MAY 08	NEW SITE & CIVIL PLANS	DD
20	18 MAR 12	REVISION AS PER CITY COMMENTS	DD
21	18 FEB 12	NEW SITE PLAN	DD
22	18 NOV 12	NEW SITE PLAN	DD
23	18 NOV 12	NEW SITE PLAN & CITY COMMENTS	DD
24	18 JUL 18	ISSUED FOR O.P.	DD
25	18 JUN 18	NEW SITE PLAN	DD
26	17 APR 18	NEW SITE PLAN	DD
27	17 APR 18	NEW SITE PLAN	DD
28	17 APR 18	NEW SITE PLAN	DD

CLIENT: ENRICH PROPERTIES STEVESTON LTD.

PROJECT:
28 UNIT TOWNHOUSE DEVELOPMENT

5631-5751 STEVESTON HIGHWAY RICHMOND

DRAWING TITLE:
LANDSCAPE SHRUB PLAN

DATE: April 07, 2017
SCALE: 3/32"=1'-0"
DRAWN: DDMM
DESIGN: DDDD
CHKD: MONKY

DRAWING NUMBER:
L2
OF 5
PMG PROJECT NUMBER:
16-072

SEP 2 4 2019
PLAN # 3B

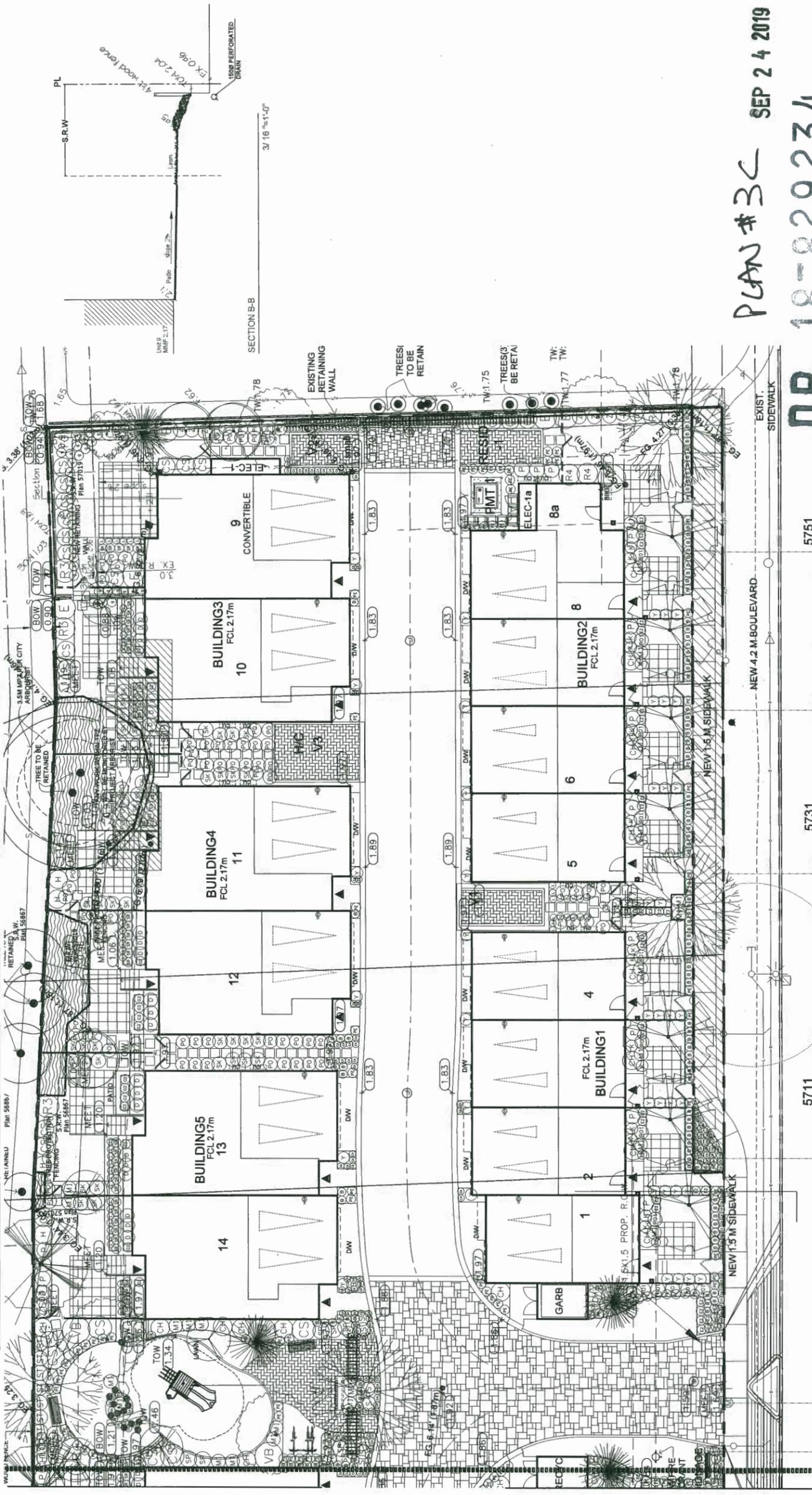
DP 18-829234

SEAL:

PLANT SCHEDULE			PMG PROJECT NUMBER: 18-072	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
GRASS				
378	(C)	CAREX 'ICE DANCE'	FROSTED SEDGE	#1 POT
57	(C)	CAREX OSHIMENSIS 'EVEREST'	EVEREST JAPANESE SEDGE	#1 POT
36	(C)	MISCANTHUS SINENSIS 'LITTLE KITTEN'	COMPACT MAIDEN GRASS	#1 POT
217	(C)	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
9	(C)	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT
VINE				
9	(C)	CLEMATIS 'TANGUTICA AUREOLIN'	TANGUTICA CLEMATIS	#2 POT; 90CM; STAKED
PERENNIAL				
10	(C)	HEMEROCALLIS 'PURPLE D'ORO'	PURPLE D'ORO DAYLILY	#1 POT
140	(C)	LIRIOPE MUSCARI	BLUE LILY-TUFT	15CM POT
43	(C)	DRYOPTERIS ERYTHROGORA 'BRILLANCE'	BRILLANCE AUTUMN FERN	#2 POT; 46CM
83	(C)	EQUISETUM JAPONICA 'EMERALD GAIETY'	EQUISETUM SILVER VARIEGATED	#2 POT; 28CM
33	(C)	GAULTHERIA SHALLOON	WESTERN SWORD FERN	#1 POT; 30CM
173	(C)	POLYSTICHUM MONTANUM	WESTERN SWORD FERN	#1 POT; 28CM

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 TYPES. * ALL PLANTS ARE TO BE SUPPLIED BY THE LANDSCAPE ARCHITECT'S 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 - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY

PLANT SCHEDULE			PMG PROJECT NUMBER: 18-072	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
1	(M)	AUCUBA JAPONICA 'MR. GOLDSTRIKE'	MR. GOLDSTRIKE AUCUBA	#3 POT; 50CM
214	(M)	LITTLE-LEAF BOX	LITTLE-LEAF BOX	#2 POT; 25CM
50	(M)	MEXICAN MOCK ORANGE	MEXICAN MOCK ORANGE	#3 POT; 50CM
38	(M)	CORNUS DOGWOOD	CORNUS DOGWOOD	#3 POT; 50CM
10	(E)	EUCONYMIUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#3 POT; 50CM
7	(F)	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	#2 POT; 40CM
4	(H)	HYDRANGEA M. 'ENDLESS SUMMER'	ENDLESS SUMMER BIGLEAF HYDRANGEA	#2 POT; 80CM
36	(K)	KALIMA LATIFOLIA 'ELF'	DWARF MOUNTAIN LAUREL	#2 POT; 50CM
33	(P)	PIERIS JAPONICA 'VALLEY FIRE'	VALLEY FIRE PIERIS	#2 POT; 50CM
13	(R)	PRUNUS LAURO-CERASUS 'ZABELIANA'	CHRISTMAS CHEER RHODODENDRON	#2 POT; 50CM
2	(R)	RHODODENDRON 'CHRISTMAS CHEER'	CHRISTMAS CHEER RHODODENDRON	#2 POT; 50CM
1	(R)	RHODODENDRON 'NAOMI'	NAOMI RHODODENDRON	#2 POT; 50CM
35	(R)	P.J.M. ELITE RHODODENDRON	P.J.M. ELITE RHODODENDRON	#2 POT; 40CM
36	(R)	ROSA SCARLET MEDIAN'	ROSA SCARLET MEDIAN ROSE	#2 POT; 40CM
84	(S)	SONOMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#2 POT; 30CM
10	(S)	SPRASEA X BUKALDA 'GOLDMOUND'	GOLDMOUND SPRSEA	#2 POT; 40CM
88	(S)	SPRASEA X BUKALDA 'LIMEMOUND'	LIMEMOUND SPRSEA	#2 POT; 40CM
1	(T)	TAXUS X MEDIA 'HICKS'	HICKS YEW	1.2M BAB
7	(W)	VIBURNUM P.T. 'MARIESI'	MARIESI DOUBLE FILE VIBURNUM	1.0M HT; BAB
7	(W)	VIBURNUM X 'BURKWOODII'	BURKWOOD VIBURNUM	1.0M HT; BAB; TREE FORM



PLAN #3C
SEP 24 2019
DP 18-829234

NEW 4.2 M BOULEVARD

5711

5731

5751

EXIST. SIDEWALK

NEW 1.3 M SIDEWALK

NO.	DATE	REVISION DESCRIPTION	DR.
1	17.07.20	NEW SITE PLAN	DR
2	18.01.20	NEW SITE PLAN	DR
3	18.01.20	NEW SITE PLAN	DR
4	18.01.20	NEW SITE PLAN	DR
5	18.01.20	NEW SITE PLAN	DR
6	18.01.20	NEW SITE PLAN	DR
7	18.01.20	NEW SITE PLAN	DR
8	18.01.20	NEW SITE PLAN	DR
9	18.01.20	NEW SITE PLAN	DR
10	18.01.20	NEW SITE PLAN	DR
11	18.01.20	NEW SITE PLAN	DR
12	18.01.20	NEW SITE PLAN	DR
13	18.01.20	NEW SITE PLAN	DR
14	18.01.20	NEW SITE PLAN	DR
15	18.01.20	NEW SITE PLAN	DR
16	18.01.20	NEW SITE PLAN	DR
17	18.01.20	NEW SITE PLAN	DR
18	18.01.20	NEW SITE PLAN	DR
19	18.01.20	NEW SITE PLAN	DR
20	18.01.20	NEW SITE PLAN	DR
21	18.01.20	NEW SITE PLAN	DR
22	18.01.20	NEW SITE PLAN	DR
23	18.01.20	NEW SITE PLAN	DR
24	18.01.20	NEW SITE PLAN	DR

CLIENT: ENRICH PROPERTIES STEVESTON LTD.

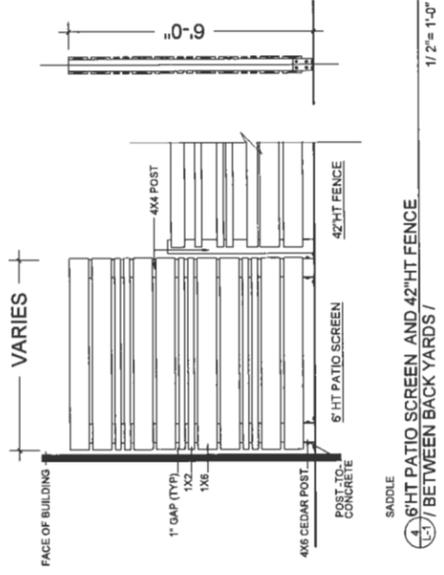
PROJECT:
28 UNIT TOWNHOUSE DEVELOPMENT
5631-5751 STEVESTON HIGHWAY
RICHMOND

DRAWING TITLE:
LANDSCAPE SHRUB PLAN

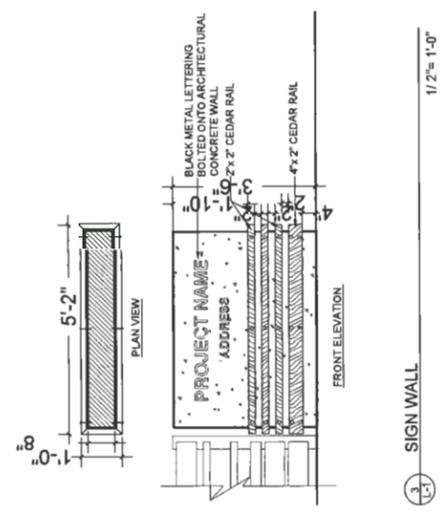
DATE: April 07, 2017
SCALE: 3/32"=1'-0"
DRAWN: DCHM
DESIGN: DDDD
CHKD: MCKCY
DRAWING NUMBER: L3
OF 5
PMG PROJECT NUMBER: 18-072

SEAL:

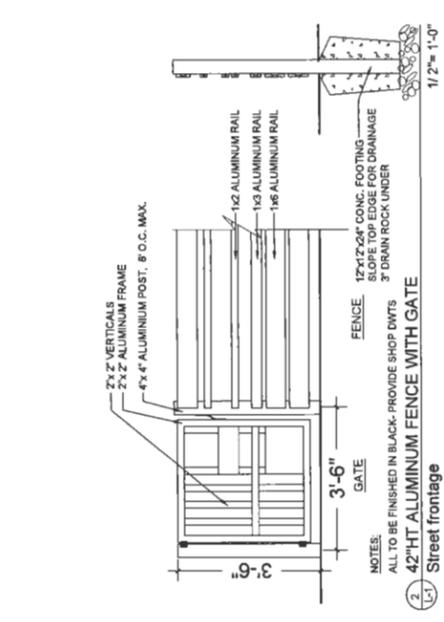
- NOTES:**
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
 2. ALL POSTS PRESSURE TREATED OTHER MEMBERS TO BE CEDAR. #2 (CONSTRUCTION) GRADE MINIMUM.
 3. ALL FINISHES TO BE AS SHOWN.
 4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION.
 5. FINISH SELECTION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



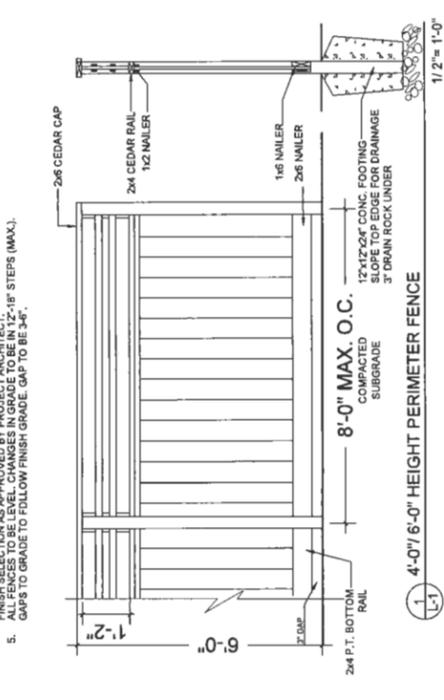
4 6FT PATIO SCREEN AND 42"HT FENCE
1/2" = 1'-0"



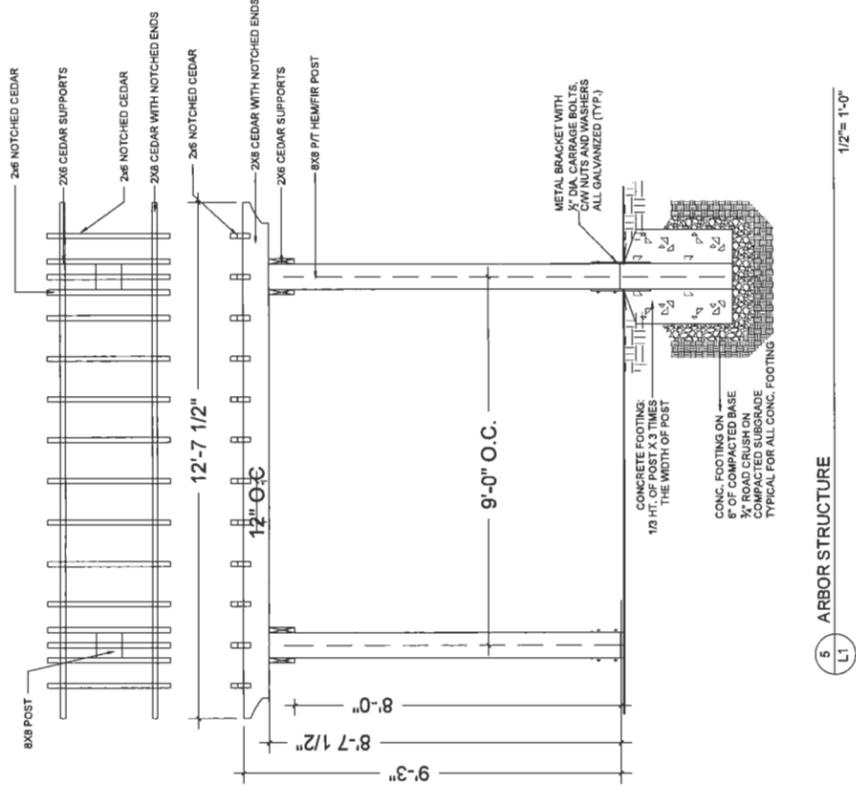
3 SIGN WALL
1/2" = 1'-0"



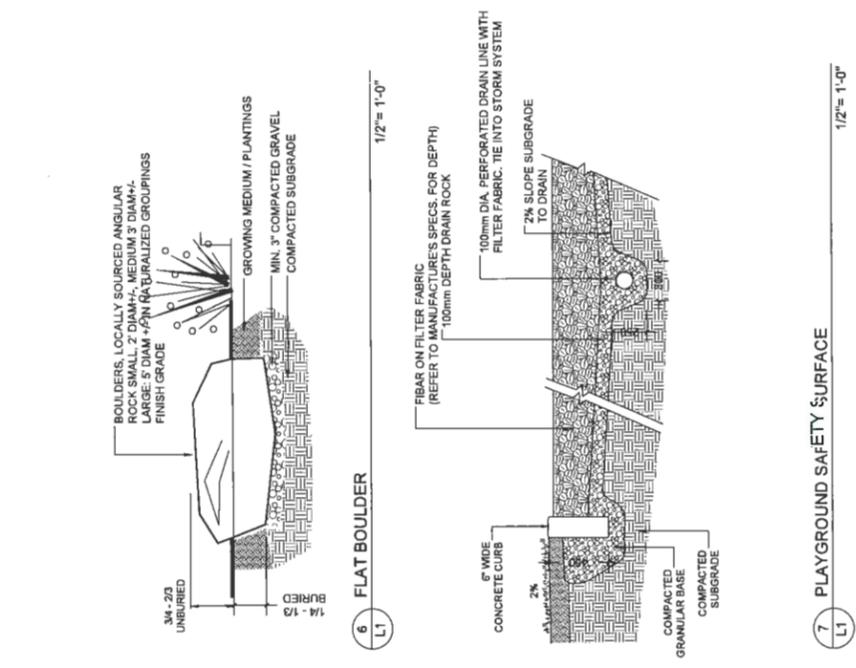
2 42"HT ALUMINUM FENCE WITH GATE
1/2" = 1'-0"



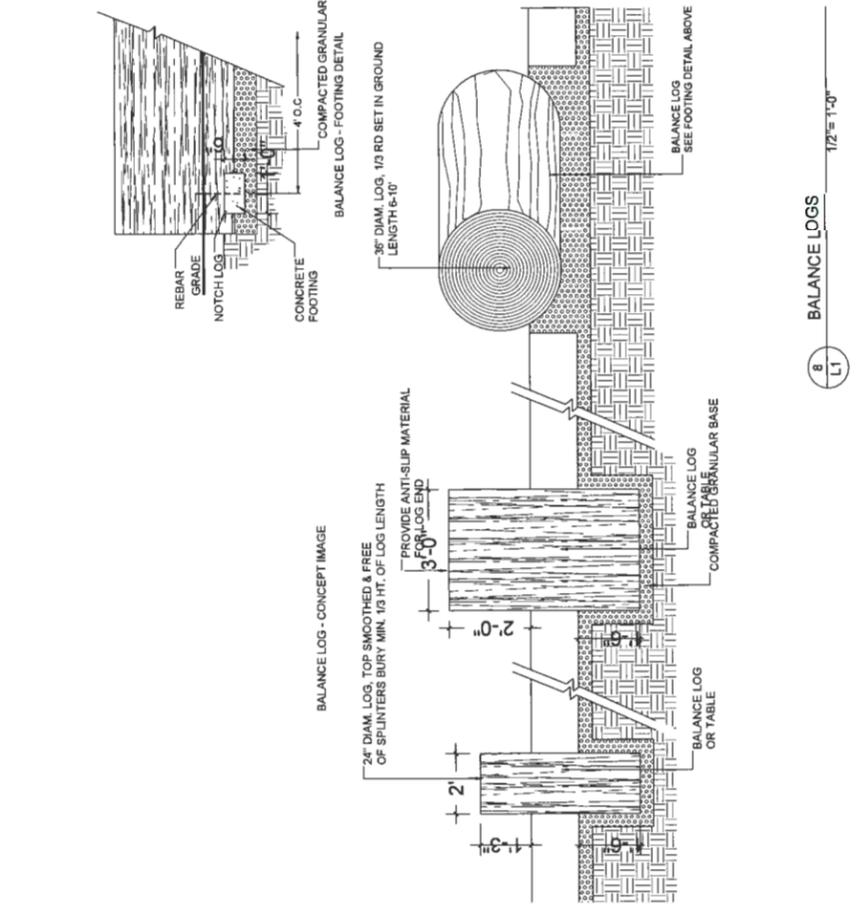
1 4'-0" 6'-0" HEIGHT PERIMETER FENCE
1/2" = 1'-0"



5 ARBOR STRUCTURE
1/2" = 1'-0"



7 PLAYGROUND SAFETY SURFACE
1/2" = 1'-0"



8 BALANCE LOGS
1/2" = 1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
1	17-NOV-09	NEW SITE PLAN	DR.
2	18-JUN-05	NEW SITE PLAN	DR.
3	18-AUG-02	ISSUED FOR DP	DR.
4	18-NOV-02	NEW SITE PLAN	DR.
5	19-FEB-02	NEW SITE PLAN	DR.
6	19-MAR-02	REVISION AS PER CITY COMMENTS	DR.
7	19-MAR-02	NEW SITE PLAN	DR.
8	19-MAY-02	NEW SITE & CIVIL PLANS	DR.
9	19-JUN-02	NEW SITE PLAN	DR.
10	19-JUN-02	REVISION AS PER CITY COMMENTS	DR.
11	19-AUG-02	UPDATED SITE PLAN	DR.
12	19-AUG-02	REVISION AS PER CITY REQUEST	DR.
13	19-AUG-02	NEW SITE PLAN	DR.
14	19-SEP-02	NEW SITE PLAN	DR.

CLIENT: ENRICH PROPERTIES STEVESTON LTD.

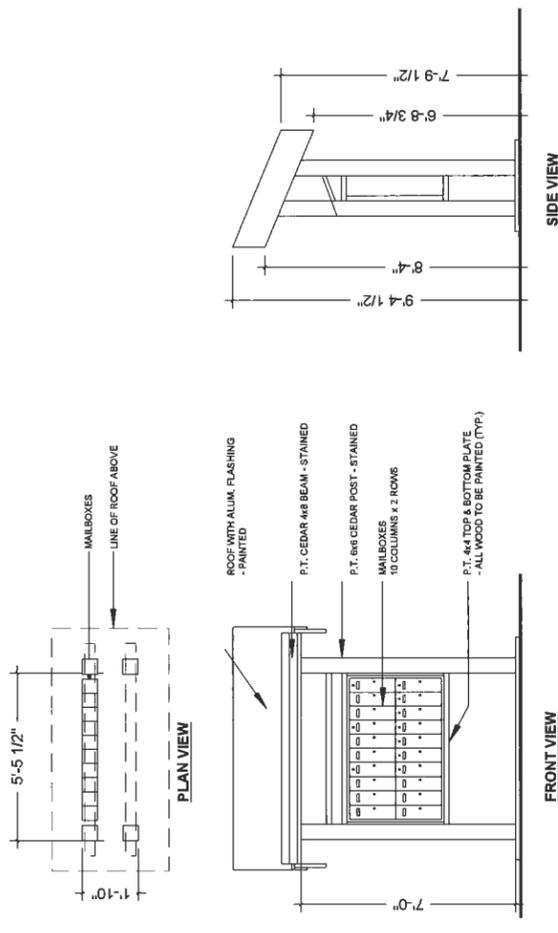
PROJECT:
28 UNIT TOWNHOUSE DEVELOPMENT
5631-5751 STEVESTON HIGHWAY
RICHMOND

DRAWING TITLE:
LANDSCAPE DETAILS

DATE: APR 07, 2017
SCALE: AS SHOWN
DRAWN: DD
DESIGN: DD
CHKD: MCY
DRAWING NUMBER:
L4
OF 5
PMG PROJECT NUMBER:
16072-13.ZIP

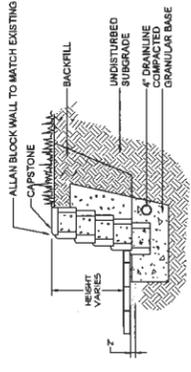
PLAN #3D
SEP 24 2019
DP 18029234

SEAL:

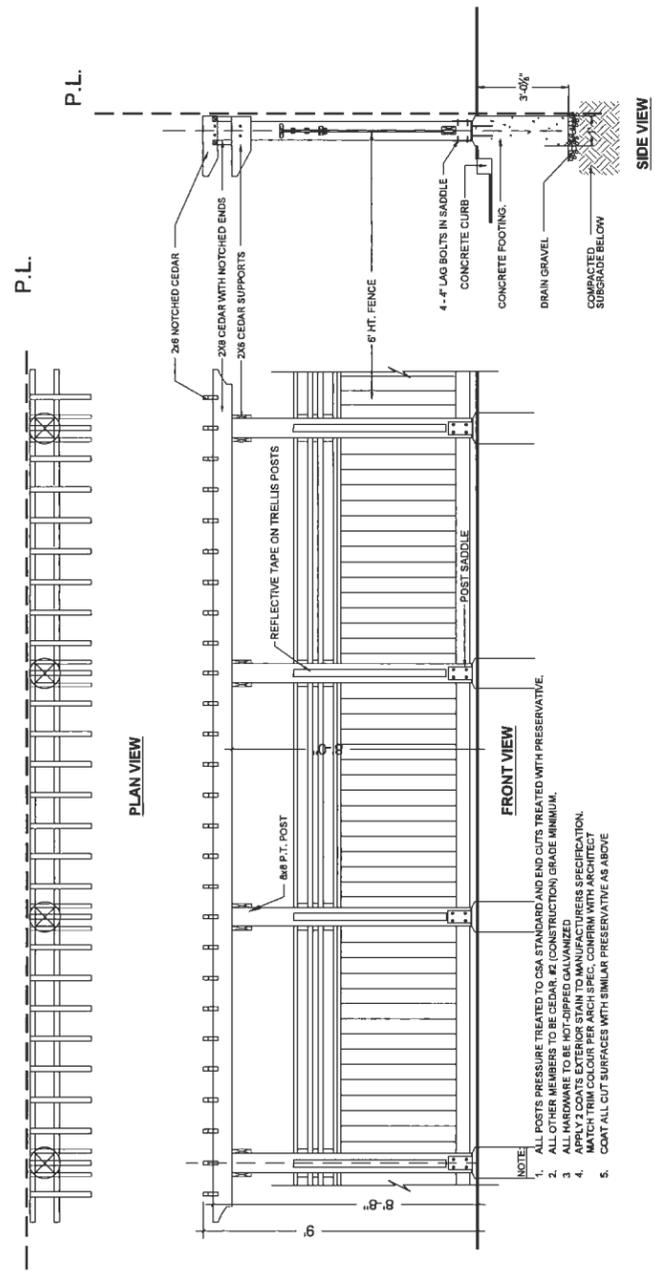


10 MAIL KIOSK
L-2
3/8" = 1'-0"

NOTES:
1. USE ENGINEERING DWG FOR HEIGHT OF WALLS
2. ALLAN BLOCK CLASSIC WALL COLOUR TO MATCH EXISTING
3. INSTALL WALL AS PER MANUFACTURERS SPECIFICATIONS



11 PROPOSED ALLAN BLOCK WALL
L-2
3/8" = 1'-0"



9 TRELLIS STRUCTURE
L-2
3/8" = 1'-0"

NOTE:
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 TO BE HOT-DIPPED GALVANIZED.
4. ALL HARDWARE TO BE HOT-DIPPED GALVANIZED.
5. COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE

NO.	DATE	REVISION DESCRIPTION	DR.
14	15 SEP 23	NEW SITE PLAN	DD
13	15 AUG 22	REVISION AS PER CITY REQUEST	DD
12	15 JUL 20	REVISION AS PER CITY COMMENTS	DD
11	15 JUN 14	UPDATED SITE PLAN	MC
10	15 JUN 07	NEW SITE PLAN	MC
9	15 MAR 20	NEW SITE & CIVIL PLANS	DD
8	15 MAR 15	REVISION AS PER CITY COMMENTS	DD
7	15 MAR 11	NEW SITE PLAN	DD
6	15 FEB 22	NEW SITE PLAN	DD
5	15 NOV 22	NEW SITE PLAN & CITY COMMENTS	DD
4	15 NOV 22	NEW SITE PLAN & CITY COMMENTS	DD
3	15 JUL 15	ISSUED FOR DP	DD
2	15 JUN 01	NEW SITE PLAN	DD
1	17 NOV 09	NEW SITE PLAN	DD

CLIENT: ENRICH PROPERTIES STEVESTON LTD.

PROJECT:
28 UNIT TOWNHOUSE DEVELOPMENT

5631-5751 STEVESTON HIGHWAY RICHMOND

DRAWING TITLE:
LANDSCAPE DETAILS

DATE: April 07, 2017
SCALE: AS SHOWN
DRAWN: DD
DESIGN: DD
CHKD: MCY
DRAWING NUMBER: **L5**
OF 5

SEP 24 2019
PLAN # 3E
DP 2024234



PERSPECTIVE IMAGE -LOOKING FRONTAGE OF BLDG 1 AND BLDG 2



PERSPECTIVE IMAGE - BIRD EYE VIEW LOOKING NORTH-EAST

REVISIONS	
SEP 06, 2019	DP Resubmission
JUL 16, 2019	DP Resubmission
APR 12, 2019	ADP Submission
APR 05, 2019	DP Resubmission
MAR 11, 2019	DP Resubmission
JULY 16, 2018	DP Submission
APRIL 04, 2016	RZ Application
CONSULTANTS	

SEAL

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INTERFACE:
 Suite 230
 11590 Cambie Road
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 T 604 821 1162
 F 604 821 1146
 www.interfacearchitecture.com

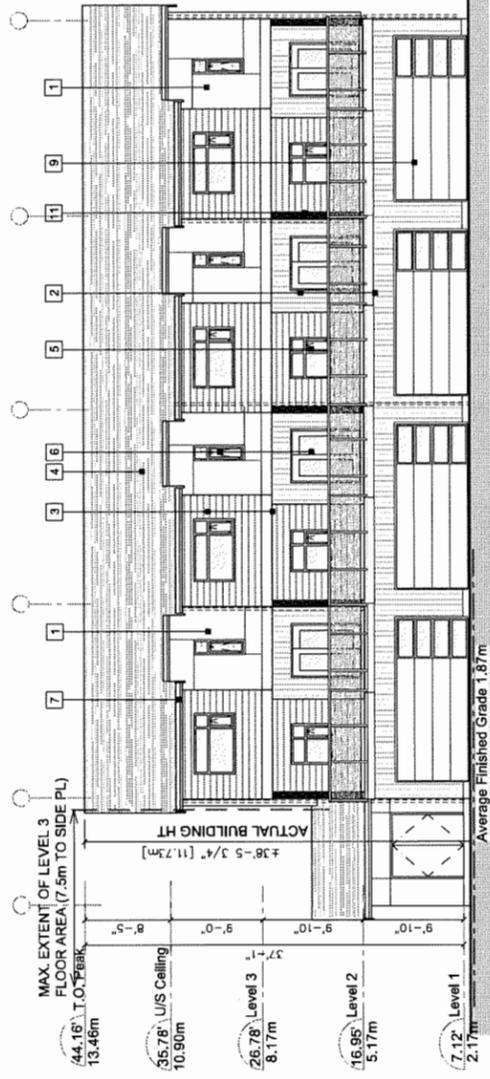
PROJECT	Proposed 28-Unit Townhouse Development 7 LOT ASSEMBLY 5831 / 5836 / 5851 / 5891 / 5711 / 5731 / 5751 STEVENSON HWY RICHMOND, BC
PROJECT NO.	171812VZ
SCALE	As Noted
DATE	March, 30, 2017
DRAWN BY	KYC, SRS, WAL
CHECKED BY	KYC
SHEET TITLE	PERSPECTIVE IMAGES
DRAWING	A9.3

REVISIONS		
SEP 08, 2019	DP Resubmission	
JUL 16, 2019	DP Resubmission	
APR 12, 2019	ADP Submission	
APR 05, 2019	DP Resubmission	
MAR 11, 2019	DP Resubmission	
JULY 16, 2018	DP Submission	
APRIL 04, 2016	RZ Application	
CONSULTANTS		

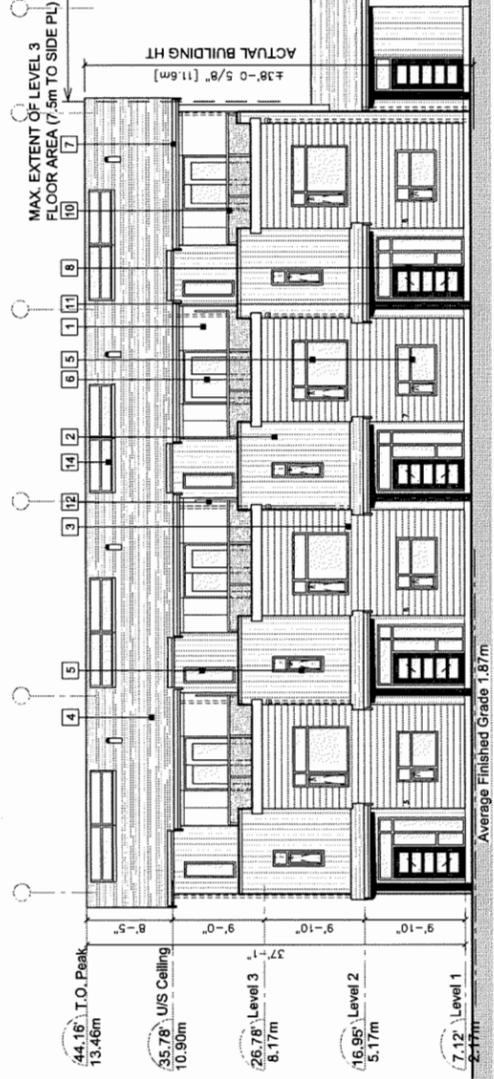
INTERFACE:
 Suite 230
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 F 604 821 1146
 www.interfacearchitecture.com

PROJECT	Proposed 28-Unit Townhouse Development ZLOT ASSEMBLY 5631 / 5635 / 5637 / 5651 / STEVENSON HWY RICHMOND, BC
PROJECT NO.	171681TVZ
SCALE	As Noted
DATE	March 30, 2017
DRAWN BY	KYC, SRS, WAL
CHECKED BY	KYC
SHEET TITLE	ELEVATIONS : BUILDING 1 & 2
DRAWING	

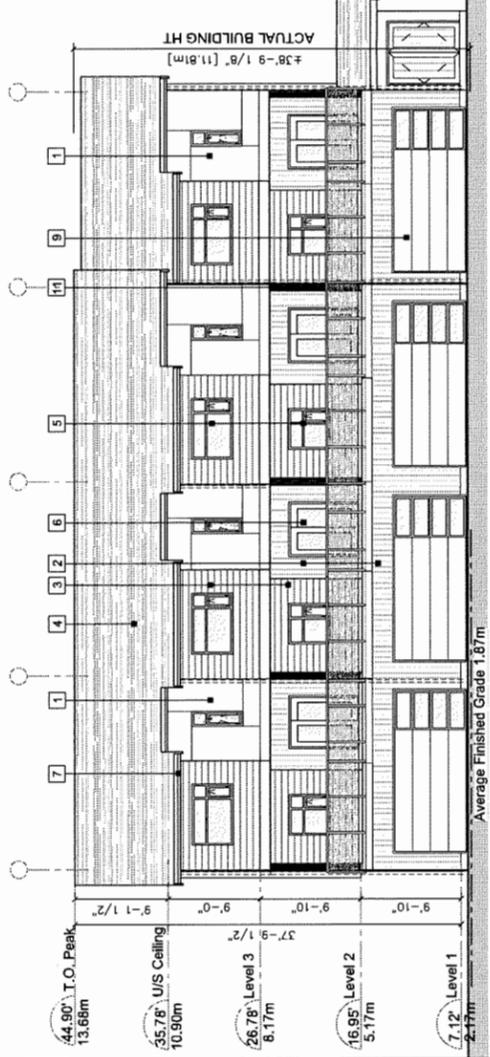
A2.2
 SEP 24 2019



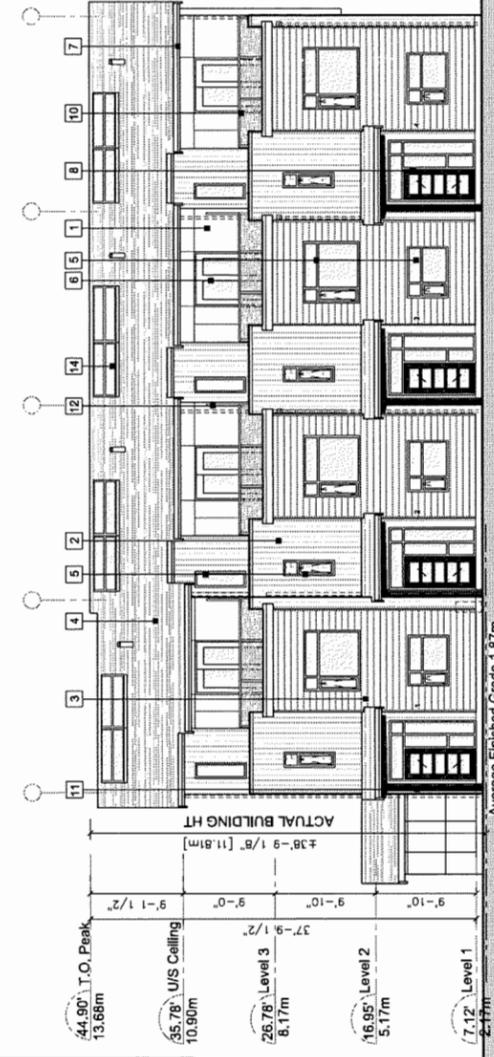
NORTH ELEVATION (DRIVE AISLE) - BUILDING 2
 SCALE: 1/8" = 1'-0"



SOUTH ELEVATION (STREET) - BUILDING 2
 SCALE: 1/8" = 1'-0"



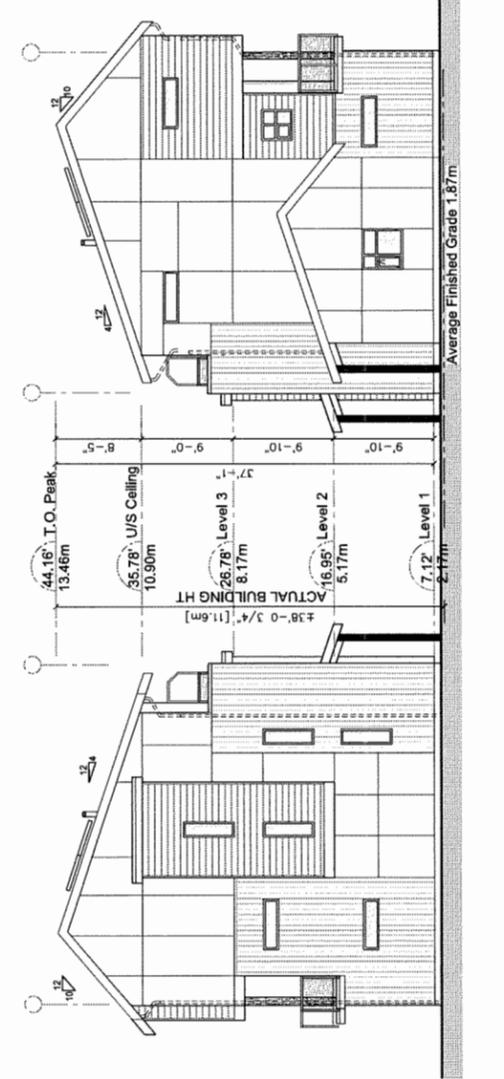
NORTH ELEVATION (DRIVE AISLE) - BUILDING 1
 SCALE: 1/8" = 1'-0"



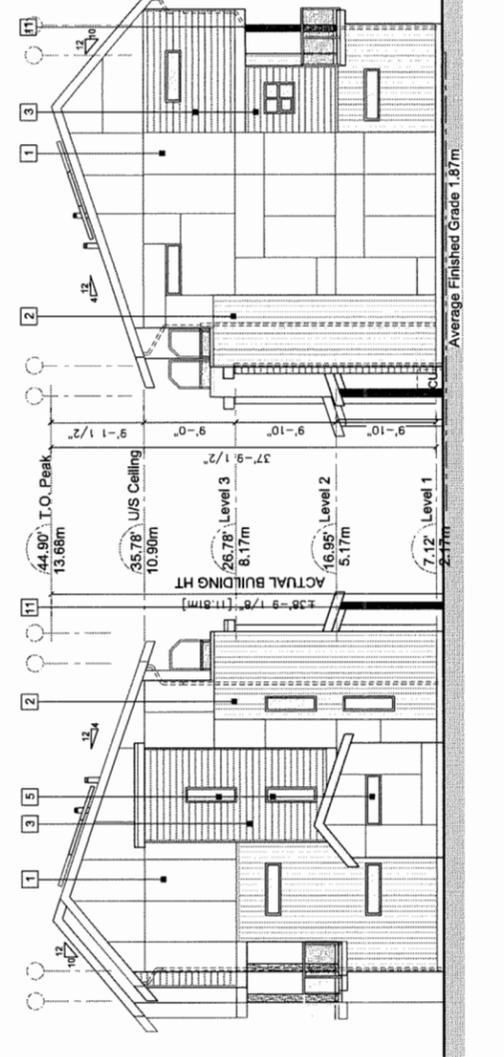
SOUTH ELEVATION (STREET) - BUILDING 1
 SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES

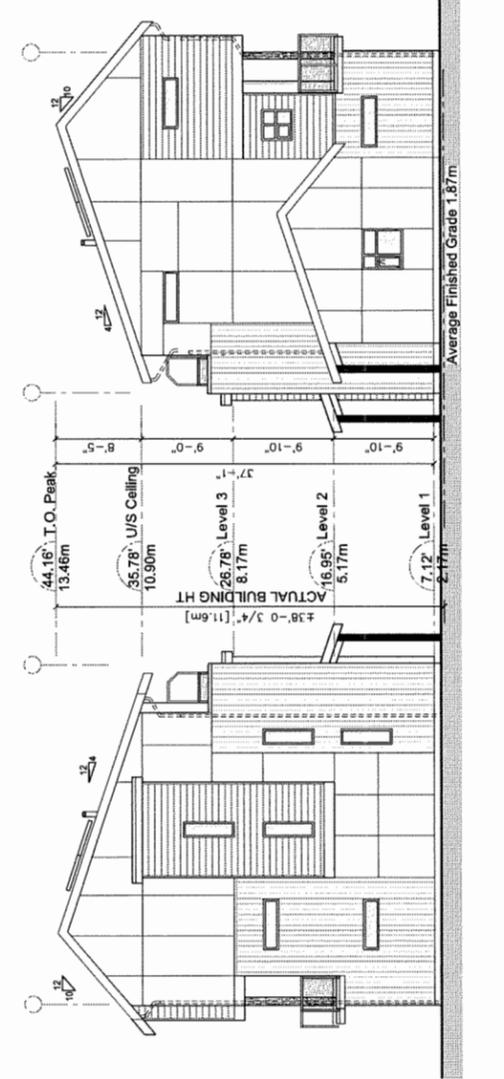
1	FIBER CEMENT PANEL SIDING HardiePanel (Smooth) Colour: Arctic White
2	FIBER CEMENT PANEL SIDING HardiePanel (Sierra 8) Colour: A - BM HC-168 (Chelsea Gray) B - BM HC-172 (Revere Pewter)
3	FIBER CEMENT LAP SIDING HardiePlank (Select CedarMill) Colour: BM 1119 (Fort Summer Tan)
4	FIBERGLASS ASPHALT ROOF SHINGLES Colour: Dark Gray (Multi-colour, Textured)
5	VINYL-FRAMED DOUBLE-GLAZED WINDOWS Vinyltek or Equivalent, Colour: White
6	DOUBLE-GLAZED VINYL SLIDING DOOR Colour: White
7	ALUMINUM FASCIA GUTTER Colour: BM HC166 (Kendall Charcoal)
8	ENTRY SOLID WOOD DOOR WITH SIDELIGHT Door Colour: Natural Cedar Stain
9	OVERHEAD WOOD PANEL GARAGE DOOR Colour: BM HC-168 (Chelsea Gray)
10	METAL RAILING W/ SANDBLASTED GLASS Railing Colour: Dark Gray
11	BUILT UP POST - REFER TO DETAILS Colour: Natural Cedar Stain
12	6" HIGH SANDBLASTED GLASS PARTITION TO MATCH RAILING SYSTEM
13	ELECTRICAL ROOM DOOR Colour: BM HC-168 (Chelsea Gray)
14	SOLAR PANEL Colour: Dark Gray



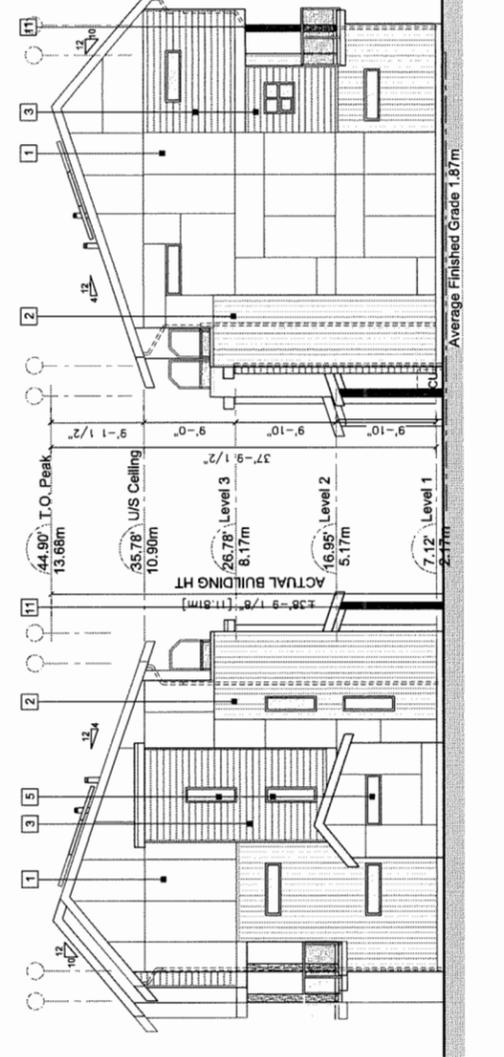
SIDE ELEVATION (WEST) - BUILDING 2
 SCALE: 1/8" = 1'-0"



SIDE ELEVATION (WEST) - BUILDING 1
 SCALE: 1/8" = 1'-0"



SIDE ELEVATION (EAST) - BUILDING 2
 SCALE: 1/8" = 1'-0"



SIDE ELEVATION (EAST) - BUILDING 1
 SCALE: 1/8" = 1'-0"

PLAN #4A DP 18-829234

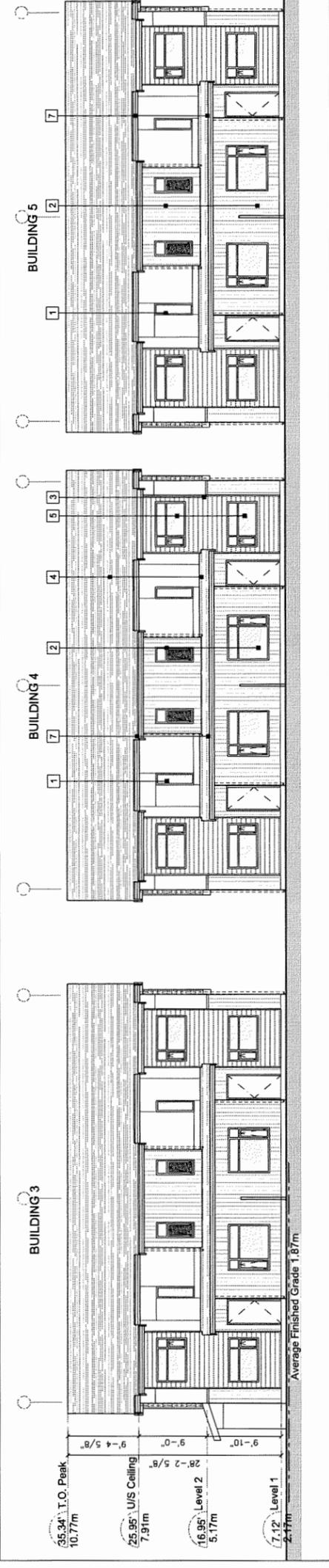
REVISIONS		
SEP 05, 2019	DP Resubmission	
JUL 16, 2019	DP Resubmission	
APR 12, 2019	ADP Submission	
APR 05, 2019	DP Resubmission	
MAR 11, 2019	DP Resubmission	
JULY 16, 2018	DP Submission	
APRIL 04, 2018	RZ Application	
CONSULTANTS		

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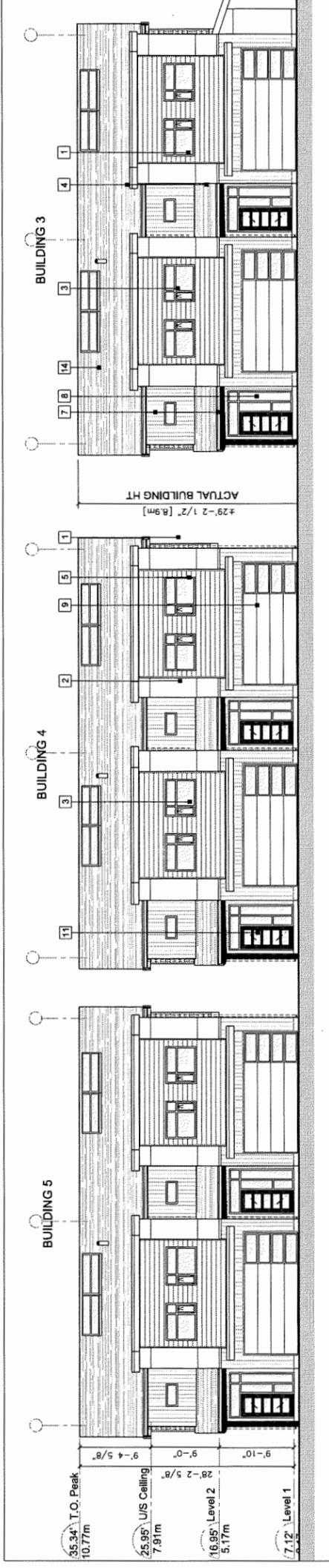
INTERFACE:
 Suite 230
 11390 Carmelite Road
 Richmond, BC V6V 2G6
 Canada V6X 3Z5
 T 604 821 1162
 F 604 821 1146
 www.interfacearchitecture.com

PROJECT	Proposed 28-Unit Townhouse Development 7 LOT ASSEMBLY 5631 / 5635 / 5651 / 5651 / 5711 / 5731 / 5751 STEVESTON HWY RICHMOND, BC
PROJECT NO.	17165TV2
SCALE	As Noted
DATE	March, 30, 2017
DRAWN BY	KYC, SRS, WAL
CHECKED BY	KYC
SHEET TITLE	ELEVATIONS : BUILDINGS 3, 4 & 5
DRAWING	A2.4

SEP 2 4 2019

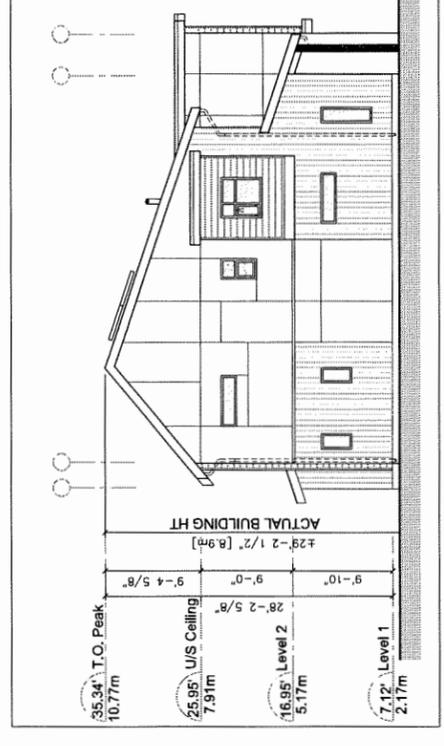


NORTH ELEVATION (REAR YARD) - BUILDING 3, 4 & 5
SCALE: 1/8" = 1'-0"

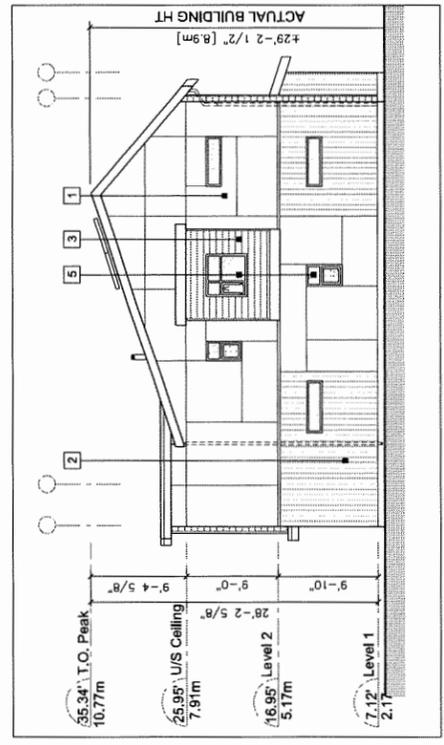


SOUTH ELEVATION (DRIVE AISLE) - BUILDING 3, 4 & 5
SCALE: 1/8" = 1'-0"

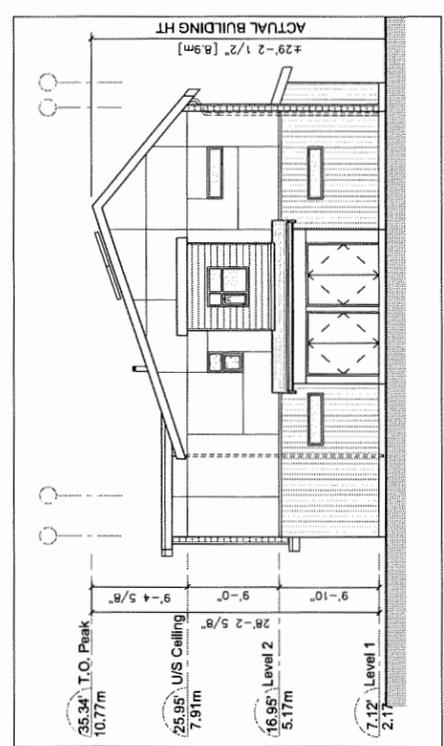
- EXTERIOR FINISHES**
- 1 FIBER CEMENT PANEL SIDING
HARDIPANEL (SMOOTH)
Colour: Arctic White
 - 2 FIBER CEMENT PANEL SIDING
HARDIPANEL (SIERRA 8)
Colour: A - BM HC-168 (Chelsea Gray)
B - BM HC-172 (Revere Pewter)
 - 3 FIBER CEMENT LAP SIDING
HARDIEPLANK (SELECT CEDARMILL)
Colour: BM 1119 (Port Summer Rain)
 - 4 FIBERGLASS ASPHALT ROOF SHINGLES
Colour: Dark Gray (Multicolour, Textured)
 - 5 VINYL-FRAMED DOUBLE-GLAZED WINDOWS
Vinyltek or Equivalent, Colour: White
 - 6 DOUBLE-GLAZED VINYL SLIDING DOOR
Colour: White
 - 7 ALUMINUM FASCIA GUTTER
Colour: BM HC166 (Kendall Charcoal)
 - 8 ENTRY SOLID WOOD DOOR WITH SIDELIGHT
Door Colour: Natural Cedar Stain
 - 9 OVERHEAD WOOD PANEL GARAGE DOOR
Colour: BM HC-168 (Chelsea Gray)
 - 10 METAL RAILING W/ SANDBLASTED GLASS
Railing Colour: Dark Gray
 - 11 BUILT UP POST - REFER TO DETAILS
Colour: Natural Cedar Stain
 - 12 6" HIGH SANDBLASTED GLASS PARTITION
TO MATCH RAILING SYSTEM
 - 13 ELECTRICAL ROOM DOOR
Colour: BM HC-168 (Chelsea Gray)
 - 14 SOLAR PANEL
Colour: Dark Gray



SIDE ELEVATION (WEST) - BUILDING 3, 4 & 5
SCALE: 1/8" = 1'-0"



SIDE ELEVATION (EAST) - BUILDING 4 & 5
SCALE: 1/8" = 1'-0"



SIDE ELEVATION (EAST) - BUILDING 3
SCALE: 1/8" = 1'-0"

PLAN# 4B DP 18-829234

REVISIONS		
SEP 05, 2019	DP Resubmission	
JUL 16, 2019	DP Resubmission	
APR 12, 2019	ADP Submission	
APR 05, 2019	DP Resubmission	
MAR 11, 2019	DP Resubmission	
JULY 16, 2018	DP Submission	
APRIL 04, 2016	RZ Application	
CONSULTANTS		

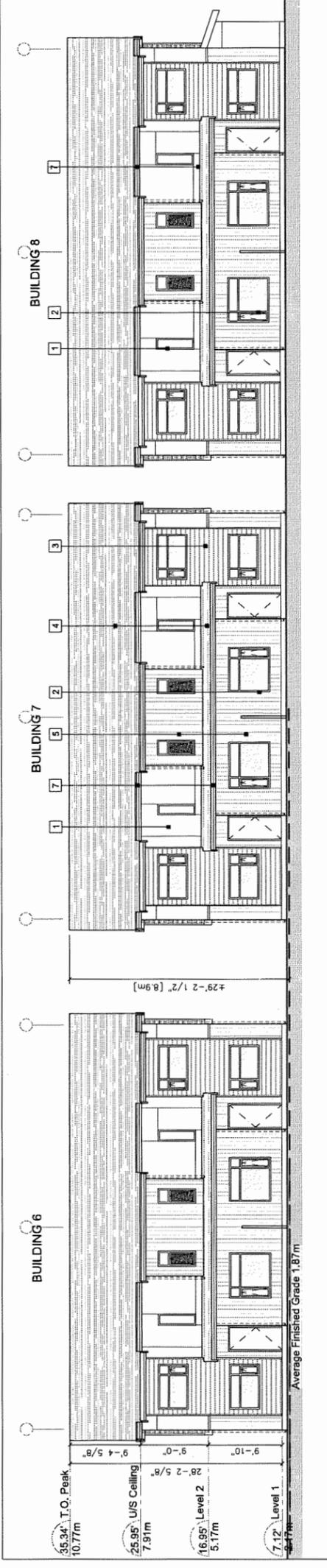
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INTERFACE:
 Suite 230
 11500 Cambie Road
 Richmond BC
 Canada V6X 3Z5
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 F 604 821 1145
 www.interfacearchitecture.com

PROJECT	Proposed 28-Unit Townhouse Development 7 LOT ASSEMBLY 6591 / 6596 / 6565 / 6561 / 6711 / 6731 / 6753 STEVESTON HWY RICHMOND, BC
PROJECT NO.	1716STV2
SCALE	As Noted
DATE	March 30, 2017
DRAWN BY	KYC, SRS, WAL
CHECKED BY	KYC
SHEET TITLE	ELEVATIONS : BUILDINGS 6, 7 & 8
DRAWING	

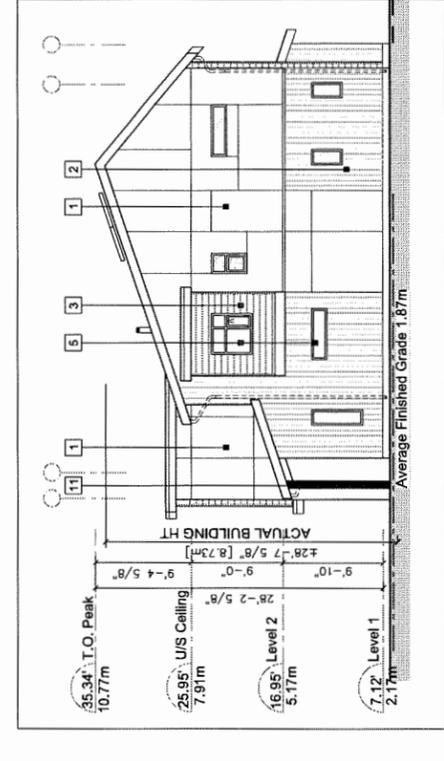
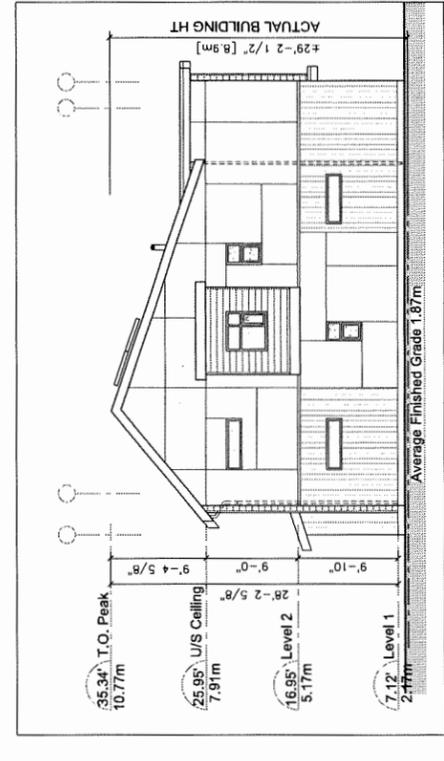
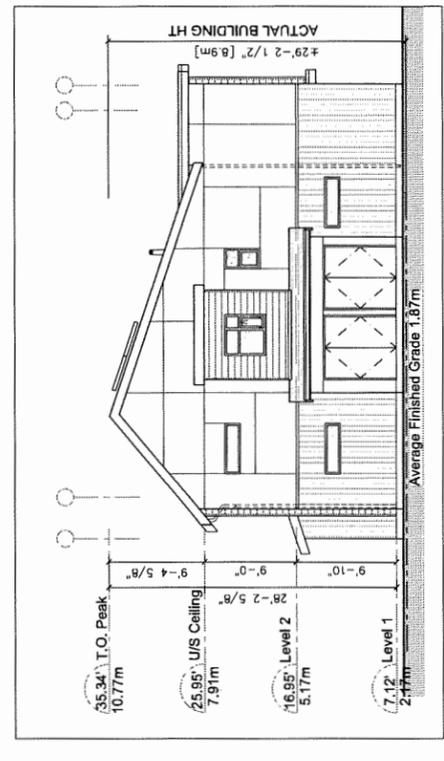
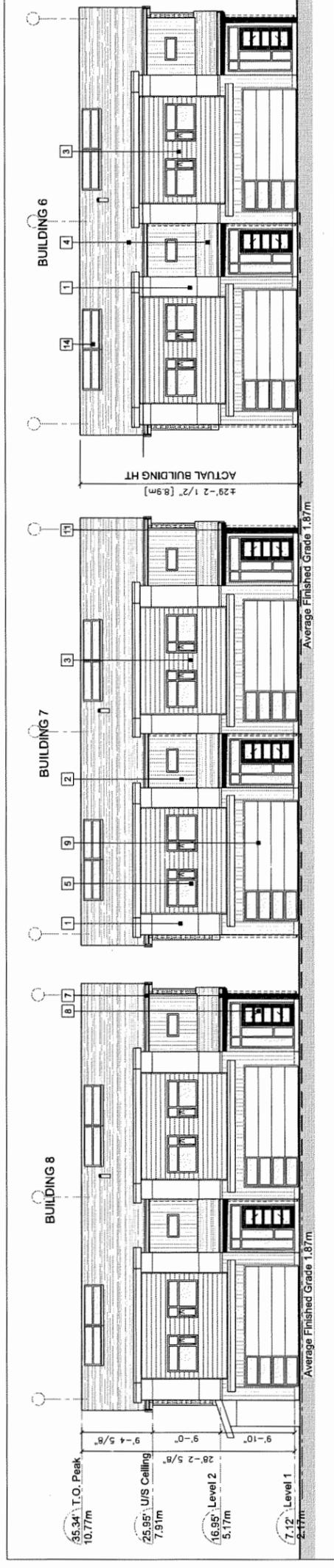
A2.6

SEP 2 4 2019



EXTERIOR FINISHES

1	FIBER CEMENT PANEL SIDING HARDIPANEL (SMOOTH) Colour: Arctic White
2	FIBER CEMENT PANEL SIDING HARDIPANEL (SIERRA 8) Colour: A - BM HC-168 (Chelsea Gray) B - BM HC-172 (Revetsa Pewter)
3	FIBER CEMENT LAP SIDING HARDIE PLANK (SELECT CEDARMILL) Colour: BM 1119 (Fox Summer Tan)
4	FIBERGLASS ASPHALT ROOF SHINGLES Colour: Dark Gray (Multicolour, Textured)
5	VINYL-FRAMED DOUBLE-GLAZED WINDOWS Vinylek or Equivalent. Colour: White
6	DOUBLE-GLAZED VINYL SLIDING DOOR Colour: White
7	ALUMINUM FASCIA GUTTER Colour: BM HC-166 (Kendall Charcoal)
8	ENTRY SOLID WOOD DOOR WITH SIDELIGHT Door Colour: Natural Cedar Stain
9	OVERHEAD WOOD PANEL GARAGE DOOR Colour: BM HC-168 (Chelsea Gray)
10	METAL RAILING W/ SANDBLASTED GLASS Railing Colour: Dark Gray
11	BUILT UP POST - REFER TO DETAILS Colour: Natural Cedar Stain
12	6" HIGH SANDBLASTED GLASS PARTITION TO MATCH RAILING SYSTEM
13	ELECTRICAL ROOM DOOR Colour: BM HC-168 (Chelsea Gray)
14	SOLAR PANEL Colour: Dark Gray



PLAN 4C

DP 18-829234

PLAN 4C

PLAN 4C

PLAN 4C

PLAN 4C

PLAN 4C

PLAN 4C

REVISIONS		
SEP 05, 2019	DP Resubmission	
JUL 16, 2019	DP Resubmission	
APR 12, 2019	ADP Submission	
APR 05, 2019	DP Resubmission	
MAR 11, 2019	DP Resubmission	
JULY 18, 2018	DP Submission	
APRIL 04, 2016	P2 Application	
CONSULTANTS		

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INTERFACE:

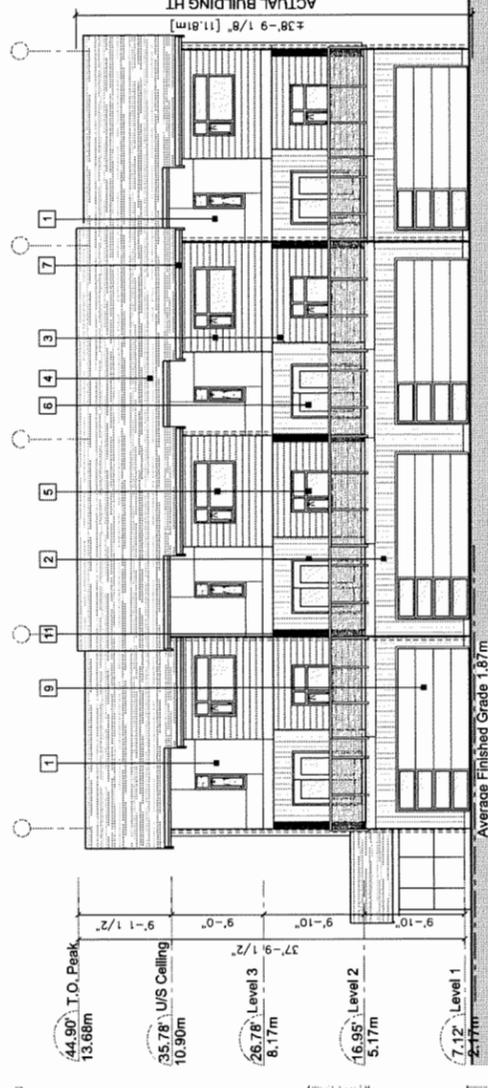
Suite 230
11590 Cambie Road
Richmond BC
Canada V6X 3Z5
T 604 821 1162
F 604 821 1146
www.interfacearchitecture.com

PROJECT	Proposed 28-Unit Townhouse Development ZLOT ASSEMBLY 9521 / 9535 / 9551 / 9591 / 9711 / 9731 / 9751 / 9761 / 9781 / 9801 / RICHMOND, BC
PROJECT NO.	171857VZ
SCALE	As Noted
DATE	March 30, 2017
DRAWN BY	KYC, SRS, WAL
CHECKED BY	KYC
SHEET TITLE	ELEVATIONS - BUILDING 9 & 10

DRAWING

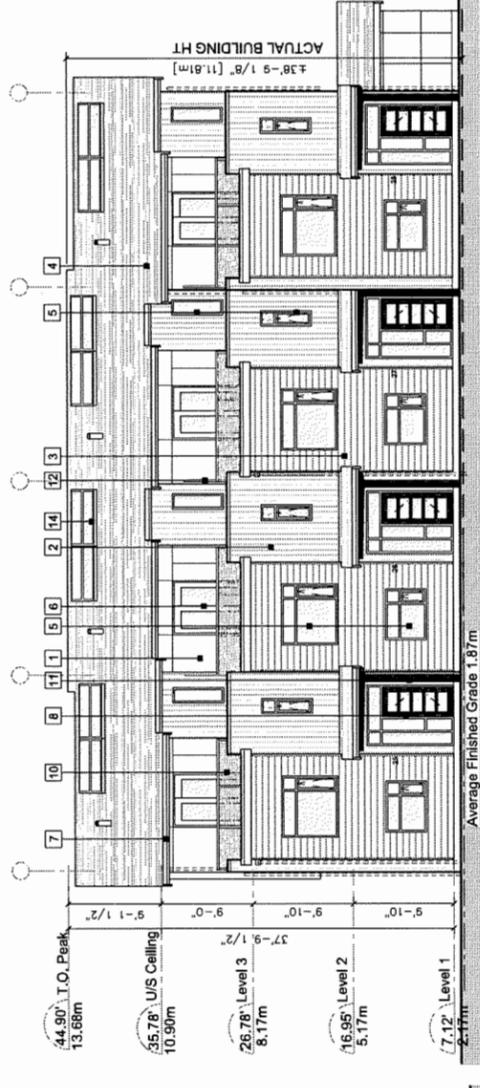
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SEP 2 4 2019



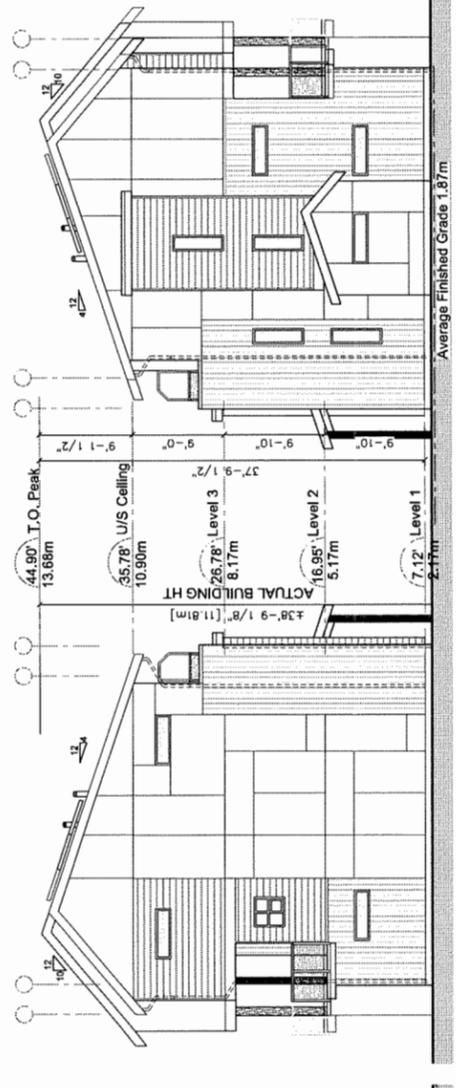
NORTH ELEVATION (DRIVE AISLE) - BUILDING 10

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



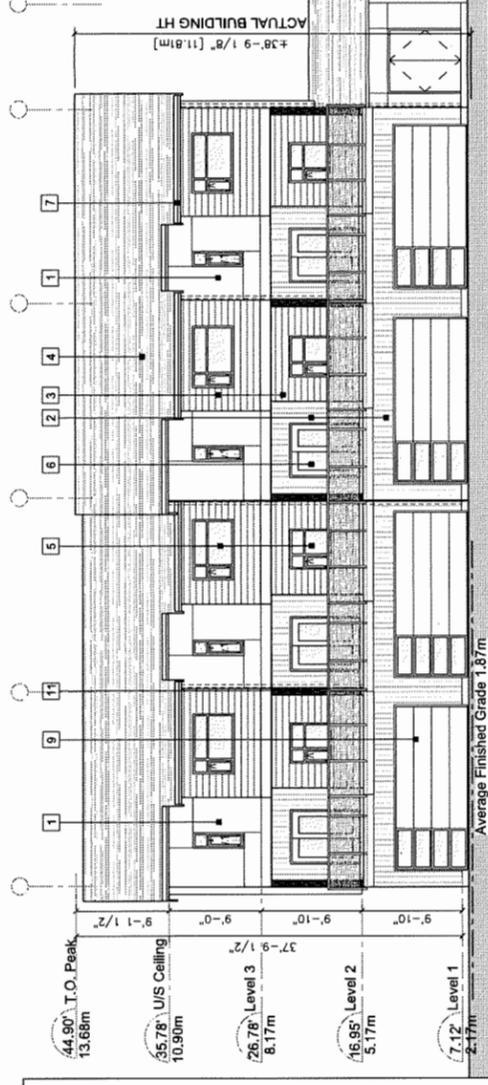
SOUTH ELEVATION (STREET) - BUILDING 10

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



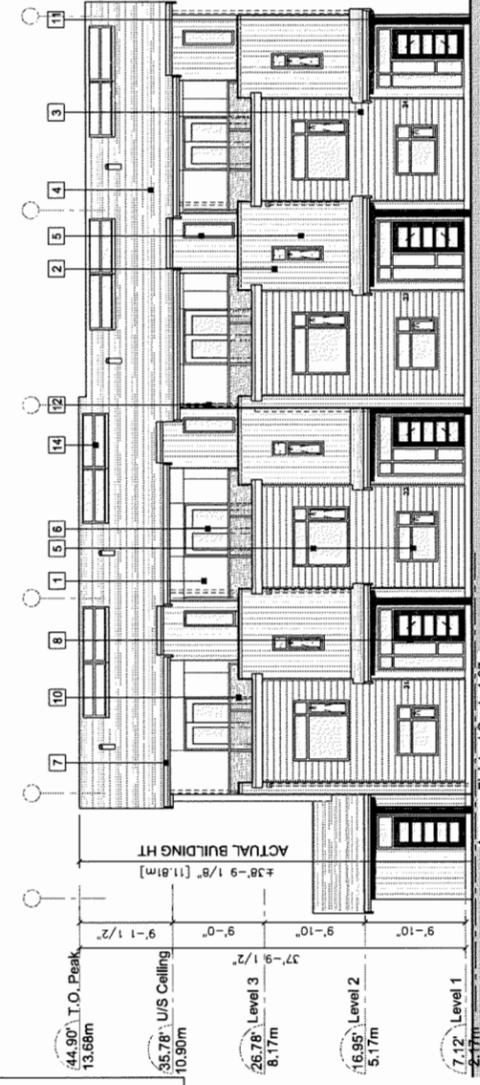
SIDE ELEVATION (EAST) - BUILDING 10

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



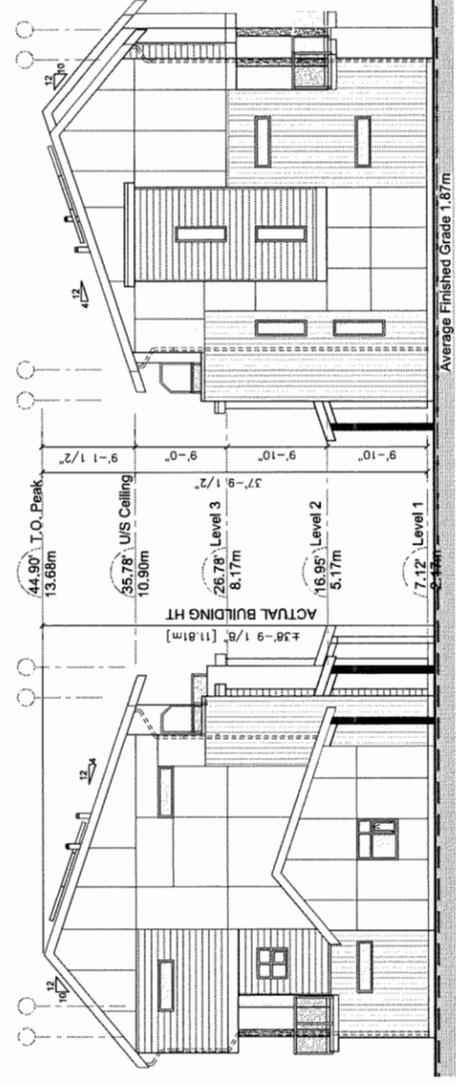
NORTH ELEVATION (DRIVE AISLE) - BUILDING 9

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



SOUTH ELEVATION (STREET) - BUILDING 9

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



SIDE ELEVATION (EAST) - BUILDING 9

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

EXTERIOR FINISHES

1	FIBER CEMENT PANEL SIDING HARDIPANEL (SMOOTH) Colour: Arctic White
2	FIBER CEMENT PANEL SIDING HARDIPANEL (SIERRA 8) Colour: A - BM HC-168 (Chelsea Gray) B - BM HC-172 (Revere Powder)
3	FIBER CEMENT LAP SIDING HARDIPANEL (SELECT CEDARWILL) Colour: BM 1119 (Fort Summer Tan)
4	FIBERGLASS ASPHALT ROOF SHINGLES Colour: Dark Gray (Multi-colour, Textured)
5	VINYL-FRAMED DOUBLE-GLAZED WINDOWS Vinyltek or Equivalent, Colour: White
6	DOUBLE-GLAZED VINYL SLIDING DOOR Colour: White
7	ALUMINUM FASCIA GUTTER Colour: BM HC-166 (Kendall Charcoal)
8	ENTRY SOLID WOOD DOOR WITH SIDELIGHT Door Colour: Natural Cedar Stain
9	OVERHEAD WOOD PANEL GARAGE DOOR Colour: BM HC-166 (Chelsea Gray)
10	METAL RAILING W/ SANDBLASTED GLASS Railing Colour: Dark Gray
11	BUILT UP POST - REFER TO DETAILS Colour: Natural Cedar Stain
12	6" HIGH SANDBLASTED GLASS PARTITION TO MATCH RAILING SYSTEM
13	ELECTRICAL ROOM DOOR Colour: BM HC-166 (Chelsea Gray)
14	SOLAR PANEL Colour: Dark Gray

SIDE ELEVATION (WEST) - BUILDING 9

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

SIDE ELEVATION (WEST) - BUILDING 10

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

SIDE ELEVATION (WEST) - BUILDING 10

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

SIDE ELEVATION (EAST) - BUILDING 9

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

SIDE ELEVATION (WEST) - BUILDING 9

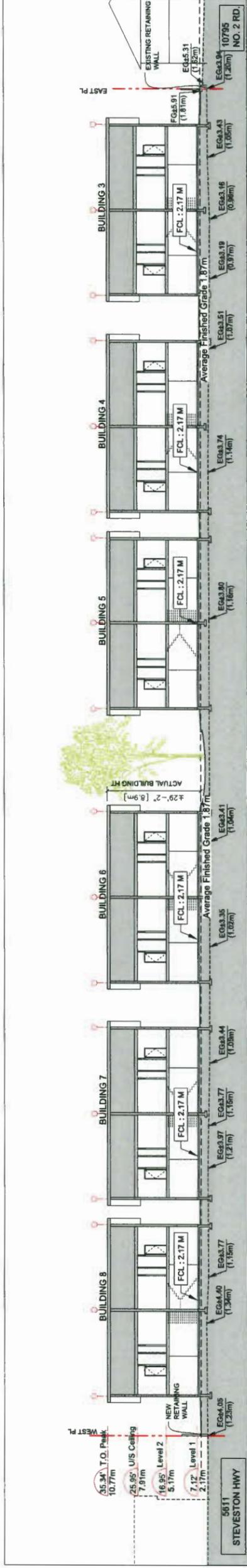
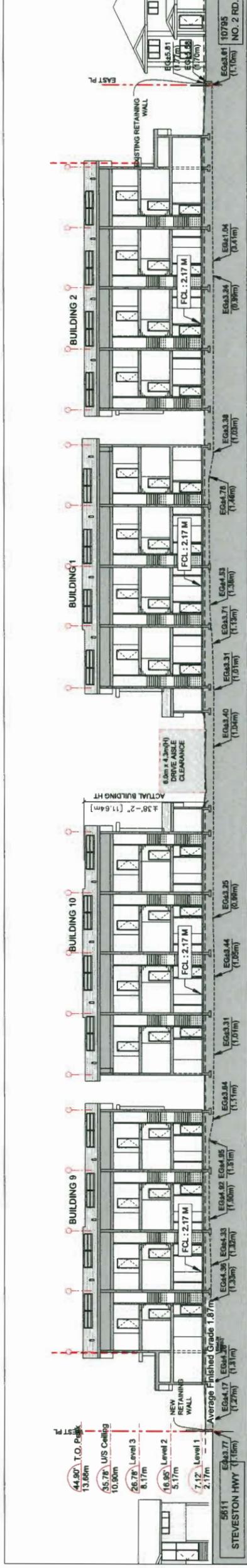
SCALE: 1/8" = 1'-0"

SIDE ELEVATION (WEST) - BUILDING 9

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

PLAN 4D

10-829234



REVISIONS	DATE	BY	DESCRIPTION
SEP 06, 2019	DP Resubmission		
JUL 18, 2019	DP Resubmission		
APR 12, 2019	ADP Submission		
APR 05, 2019	DP Resubmission		
MAR 11, 2019	DP Resubmission		
JULY 16, 2018	DP Submission		
APRIL 04, 2018	RZ Application		

CONSULTANTS

INTERFACE:
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www.interfacearchitecture.com

PROJECT
Proposed 28-Unit
Townhouse Development
7 LOT ASSEMBLY
5631 / 5635 / 5651 / 5691 /
5711 / 5731 / 5751
STEVESTON HWY
RICHMOND, BC

PROJECT NO. 1716STV2
SCALE As Noted
DATE March 30, 2017
DRAWN BY NYC, SRS, WAL
CHECKED BY NYC
SHEET TITLE STREETS CAPES & SITE SECTIONS S1 & S2
DRAWING A5.1

REVISIONS	DATE	DESCRIPTION
SEP 05, 2019	DP Resubmission	
JUL 16, 2019	DP Resubmission	
APR 12, 2019	ADP Submission	
APR 05, 2019	DP Resubmission	
MAR 11, 2019	DP Resubmission	
JULY 16, 2018	DP Submission	
APRIL 04, 2016	RZ Application	
CONSULTANTS		

All designs and site information shown herein are to be used in accordance with the terms of the contract and shall not be used for any other purpose without the written consent of the architect.

The drawings shall be the responsibility of the architect and shall not be used for any other purpose without the written consent of the architect.

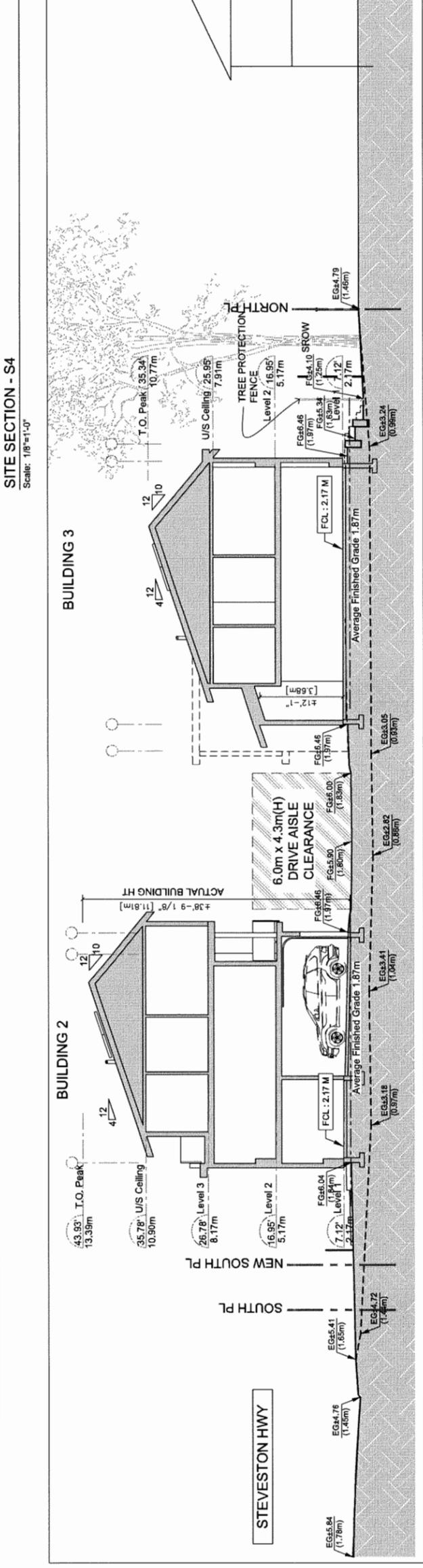
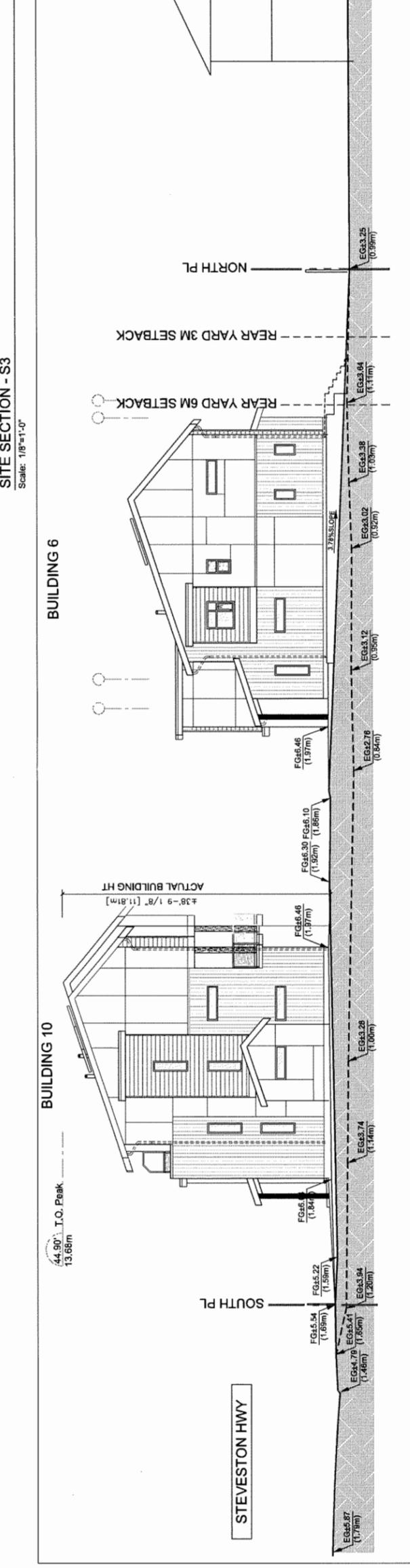
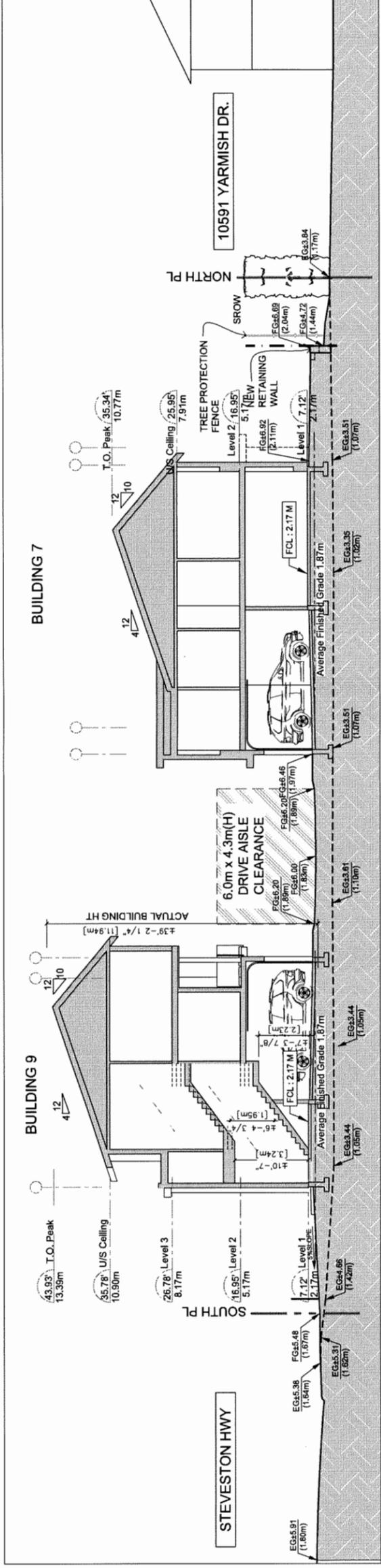
Contractors shall verify and be responsible for all dimensions and elevations shown on the drawings and shall be responsible for all dimensions and elevations shown on the drawings.

SEAL

INTERFACE:
 Suite 220
 11590 Cambie Road
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PROJECT	Proposed 28-Unit Townhouse Development Z LOT ASSEMBLY
PROJECT NO.	116STV2
SCALE	As Noted
DATE	March 30, 2017
DRAWN BY	KYC, SRS, WAL
CHECKED BY	KYC
SHEET TITLE	SITE SECTIONS - S3, S4 & S5
DRAWING	

A5.2



SEP 2 4 2019 PLAN # 4F DP 18-829234

SITE SECTION - S5

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

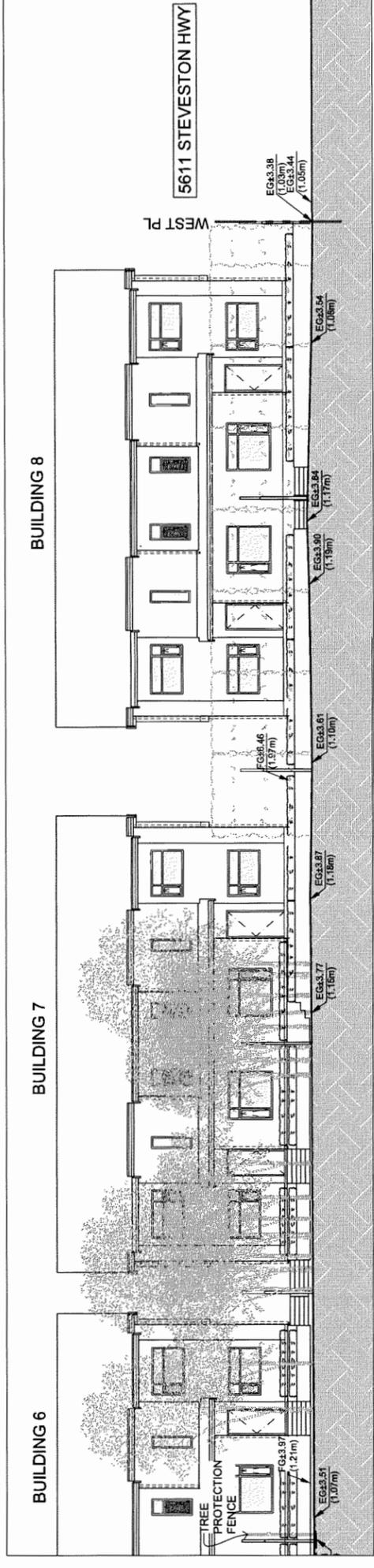
REVISIONS		
SEP 06, 2019	DP Resubmission	
JUL 16, 2019	DP Resubmission	
APR 12, 2019	ADP Submission	
APR 05, 2019	DP Resubmission	
MAR 11, 2019	DP Resubmission	
JULY 16, 2018	DP Submission	
APRIL 04, 2016	RZ Application	
CONSULTANTS		

All designs and specifications shown herein are based on the information provided to the architect by the client. The architect does not warrant the accuracy or completeness of the information provided. The architect is not responsible for any errors or omissions in the drawings or specifications, or for any consequences arising therefrom. The architect's liability is limited to the professional services rendered by the architect.

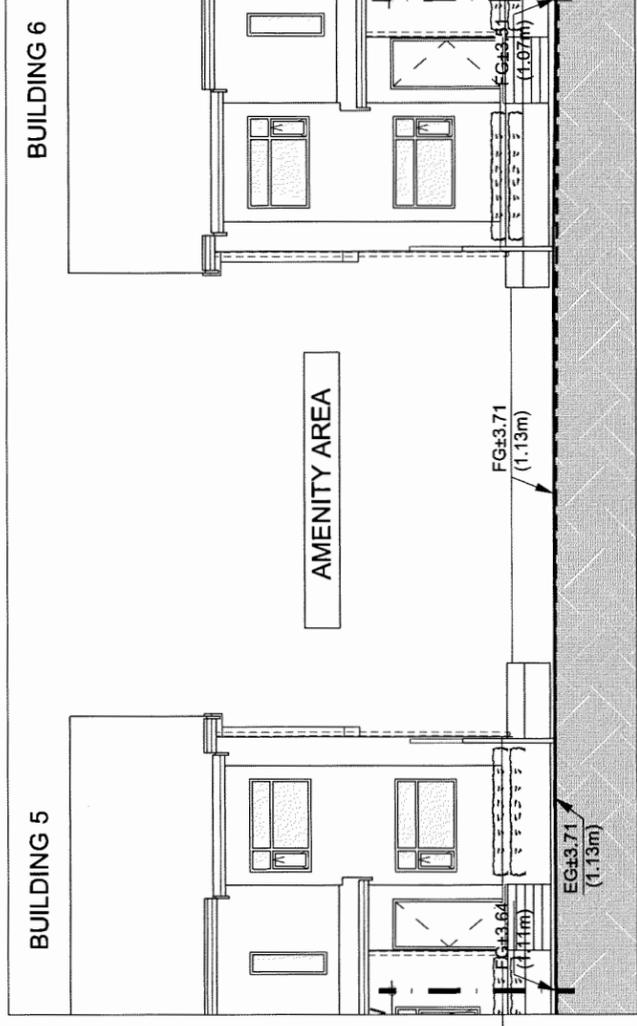
SEAL

INTERFACE:
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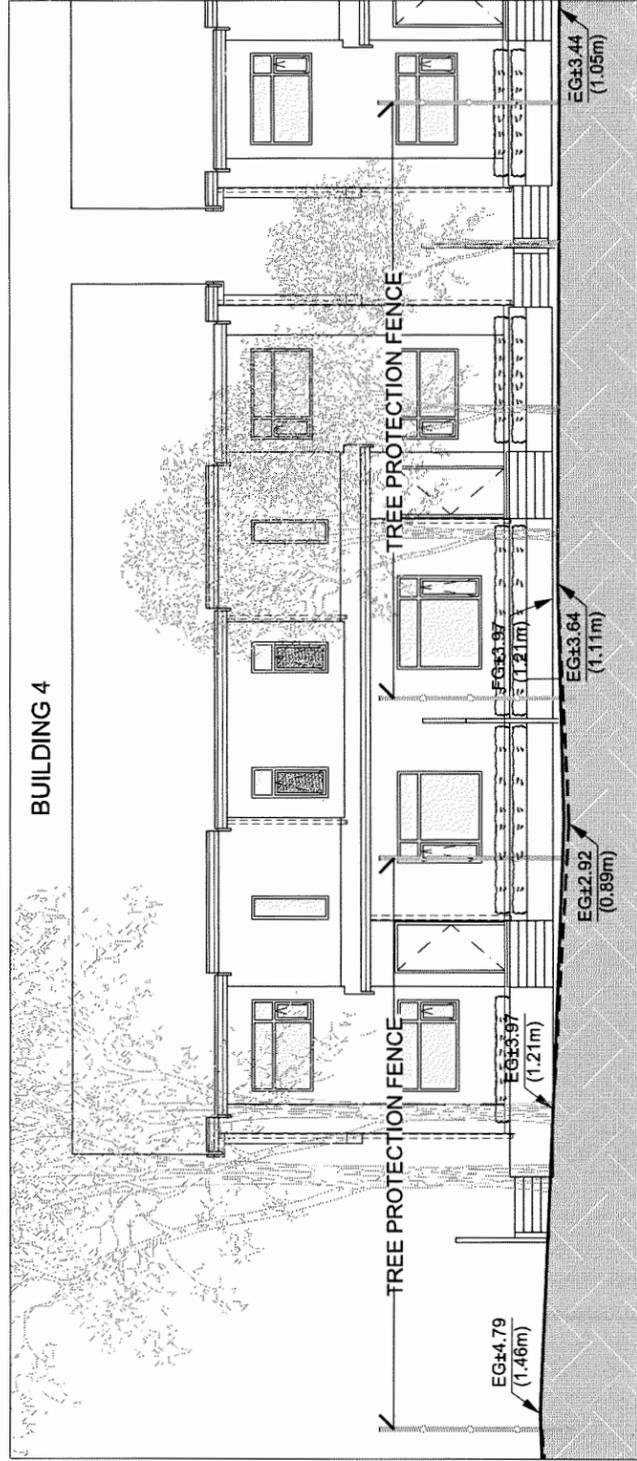
PROJECT	Proposed 28-Unit Townhouse Development 7 LOT ASSEMBLY 5691 / 5693 / 5694 / 5695 / 5711 / 5731 / 5751 STEVESTON HWY RICHMOND, BC
PROJECT NO.	171682V2
SCALE	As Noted
DATE	March 30, 2017
DRAWN BY	KYC, SRC, WAL
CHECKED BY	KYC
SHEET TITLE	SITE SECTIONS - S6, S7, S8, S9 & S10
DRAWING	A5.3



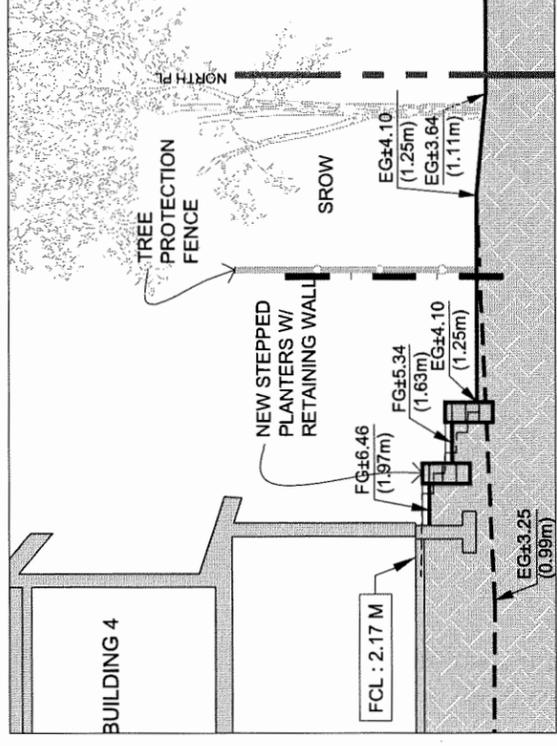
SITE SECTION - S6
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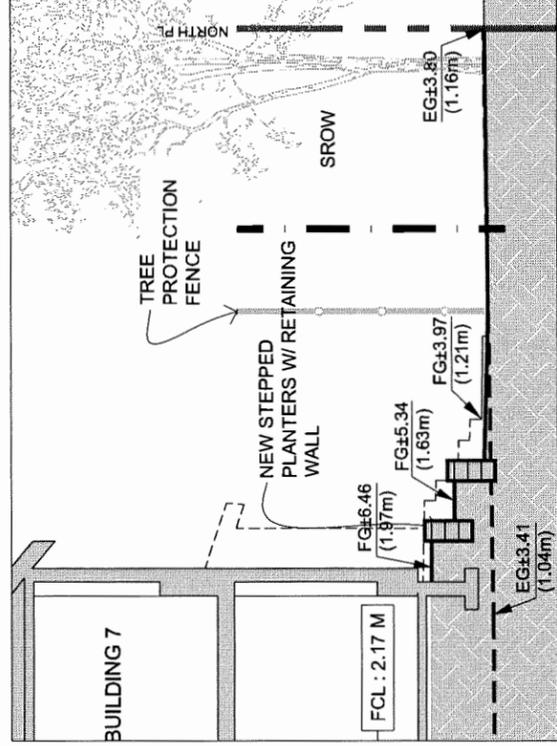
SITE SECTION - S8
 Scale: 3/16"=1'-0"



SITE SECTION - S7
 Scale: 3/16"=1'-0"



SITE SECTION - S10
 Scale: 1/4"=1'-0"



SITE SECTION - S9
 Scale: 1/4"=1'-0"

SEP 24 2019
 PLAN 49
 DP 18-829234

REVISIONS	
SEP 06, 2019	DP Resubmission
JUL 18, 2019	DP Resubmission
APR 12, 2019	ADP Submission
APR 05, 2019	DP Resubmission
MAR 11, 2019	DP Resubmission
JULY 18, 2018	DP Submission
APRIL 04, 2016	RZ Application
CONSULTANTS	

All designs and other information shown herein are for use in the project as shown and are not to be construed as a contract. The drawings shall be interpreted in accordance with the provisions of the Building Act and the regulations thereunder. The drawings shall be interpreted in accordance with the provisions of the Building Act and the regulations thereunder. The drawings shall be interpreted in accordance with the provisions of the Building Act and the regulations thereunder.

INTERFACE:

Suite 230
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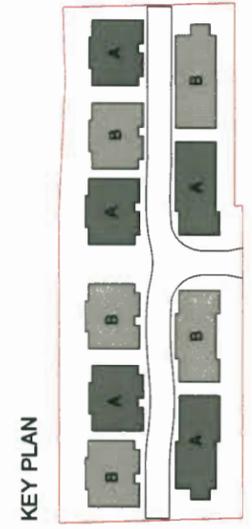
PROJECT
Proposed 28-Unit
Townhouse Development
Z LOT ASSEMBLY
5631 / 5635 / 5651 / 5651 /
5711 / 5731 / 5751
STEVESTON HWY
RICHMOND, BC

PROJECT NO. 1716STV2
SCALE As Noted
DATE March 30, 2017
DRAWN BY KYC, SRS, WAL
CHECKED BY KYC
SHEET TITLE MATERIAL BOARD

DRAWING
A9.1



STREETSCAPE ALONG STEVESTON HWY
Scale: 1/16"=1'-0"



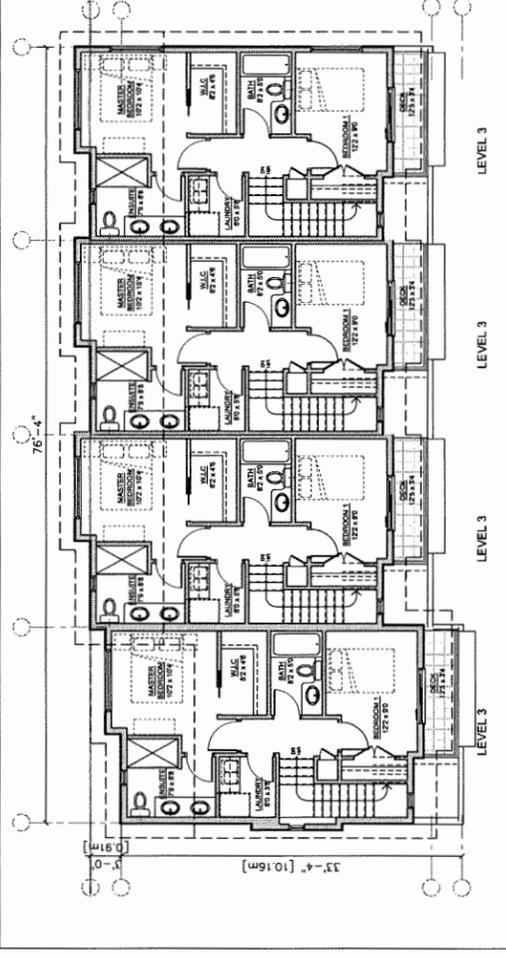
1	FIBER CEMENT PANEL SIDING HARDIEPANEL (SMOOTH) COLOUR: Arctic White	5	6	DOUBLE GLAZED VINYL WINDOW DOUBLE GLAZED VINYL SLIDING DOOR Colour: White
2A	FIBER CEMENT PANEL SIDING HARDIEPANEL (SIERRA 8) COLOUR: BM HC-168 (Chelsea Gray)	7	ALUMINUM FASCIA GUTTER Colour: BM HC166 (Kendall Charcoal)	
2B	FIBER CEMENT PANEL SIDING HARDIEPANEL (SIERRA 8) COLOUR: BM HC-172 (Revere Pewter)	8	ENTRY SOLID WOOD DOOR WITH LIGHT Door Colour: Natural Cedar Stain	
3	FIBER CEMENT LAP SIDING HARDIEPANEL (SELECT CEDARMILL) COLOUR: BM 1119 (Fort Summer Tan)	9	13	OVERHEAD WOOD GARAGE DOOR ELECTRICAL ROOM DOOR Colour: BM HC-168 (Chelsea Gray)
4	FIBERGLASS ASPHALT ROOF SHINGLES COLOUR: DARK GRAY (MULTICOLOR, TEXTURED)	10	12	METAL RAILING WITH SANDBLASTED GLASS & RAIL Railing Colour: Dark Gray
		11	BUILT UP POST - REFER TO DETAILS Colour: Natural Cedar Stain	



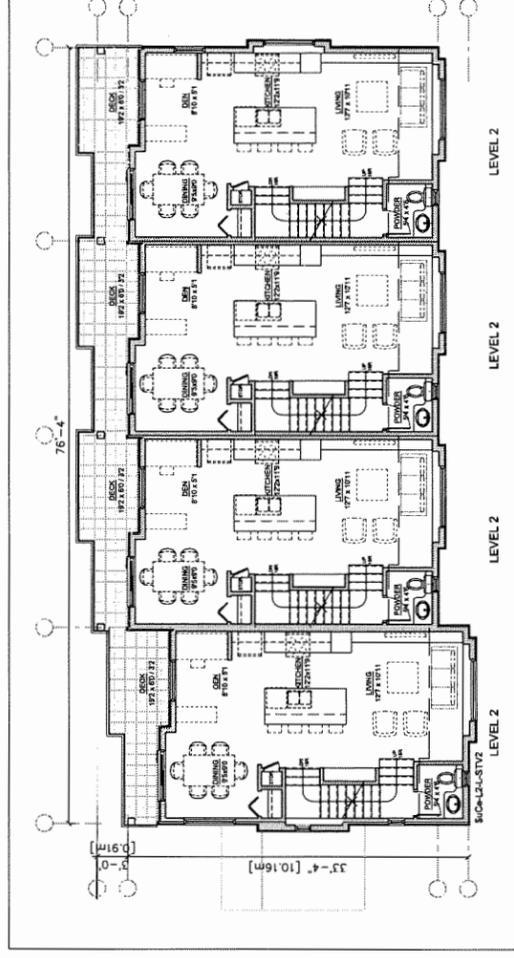
STREETSCAPE ALONG DRIVE AISLE LOOKING NORTH
Scale: 1/16"=1'-0"

SEP 24 2019
PLAN #4H
DP 18-029234

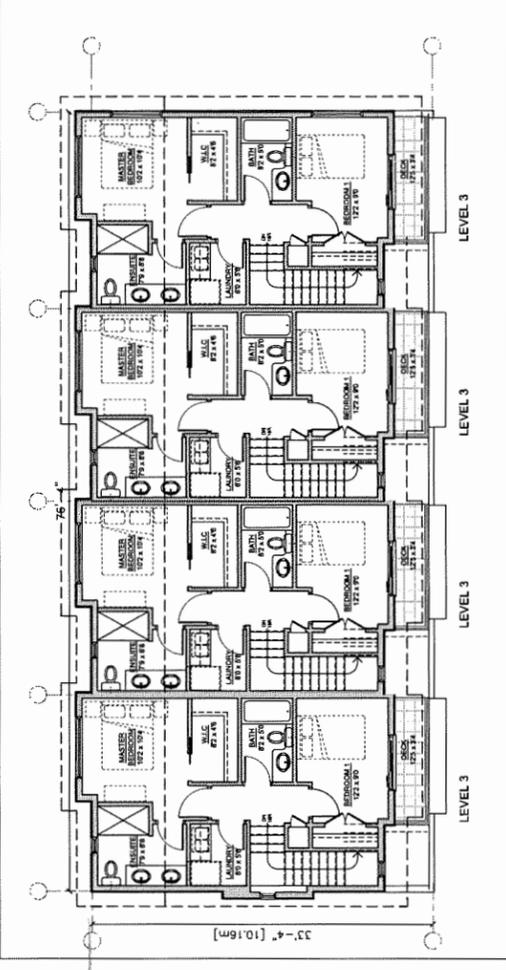
AGING-IN-PLACE MEASURES (ALL UNITS)	
ALL ROOMS	LARGE TOGGLE-TYPE ELECTRICAL SWITCHES
	LEVER TYPE DOOR HANDLES
	MINIMIZE THRESHOLD HEIGHTS (LESS THAN 1/2") WHERE POSSIBLE
	MINIMIZE CONTRAST IN COLOURS OF FLOOR FINISHES WHERE POSSIBLE
STAIRS & LANDINGS	WALL BLOCKING FOR FUTURE ADDITIONAL HANDRAIL INSTALLATION
	INTERMEDIATE STAIR LANDINGS WHENEVER POSSIBLE
BATHROOMS	LESS STEEP RISE/RUN DIMENSIONS WHERE POSSIBLE
	WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION (AT BATHTUB, TOILET)
	INTERMEDIATE STAIR LANDINGS WHENEVER POSSIBLE
	LESS STEEP RISE/RUN DIMENSIONS WHERE POSSIBLE
KITCHEN	WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION (AT BATHTUB, TOILET)
	LEVER HANDLE TAPS AND FAUCETS
	Z-4" SLIDING DOORS WHERE POSSIBLE
HALLWAYS	LEVER HANDLE TAPS AND FAUCETS
	MIN. 900 MM WIDTH



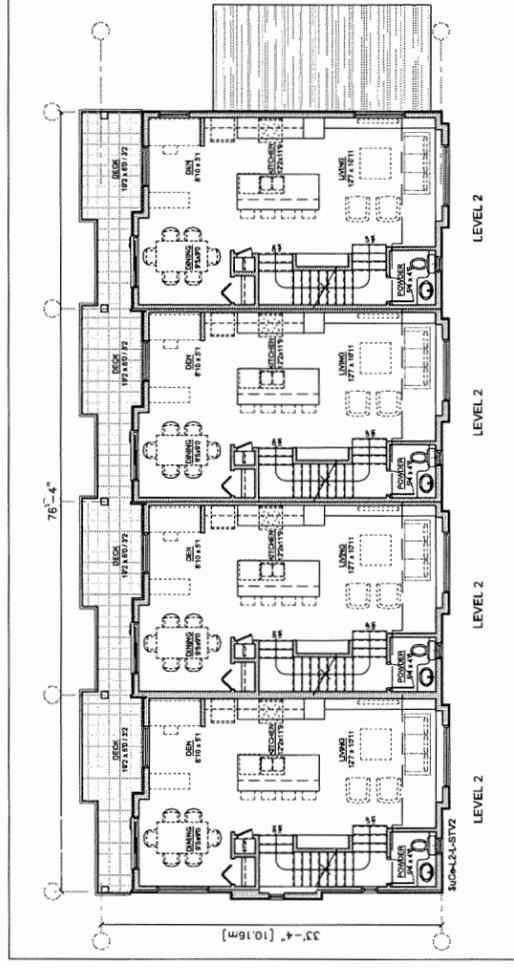
FLOOR PLAN - LEVEL 3 BUILDING 1
SCALE: 1/8" = 1'-0"



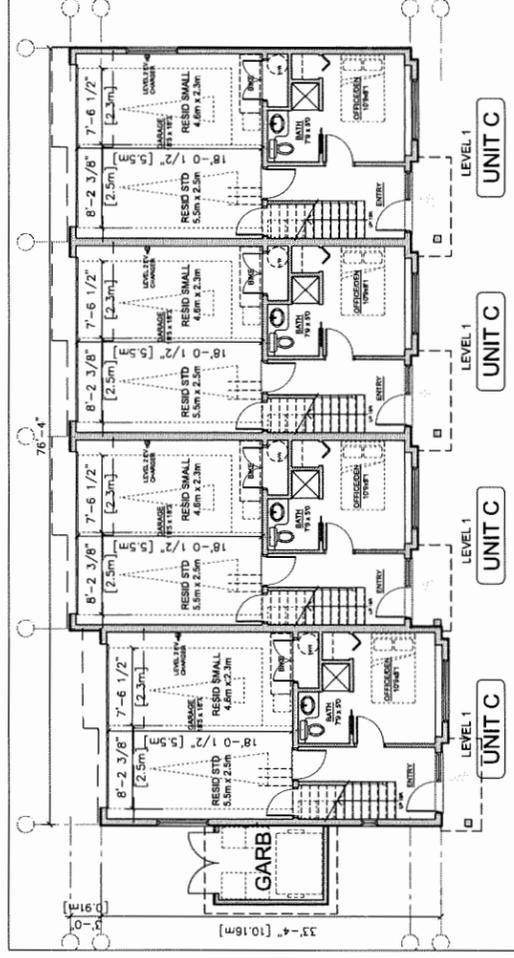
FLOOR PLAN - LEVEL 2 BUILDING 1
SCALE: 1/8" = 1'-0"



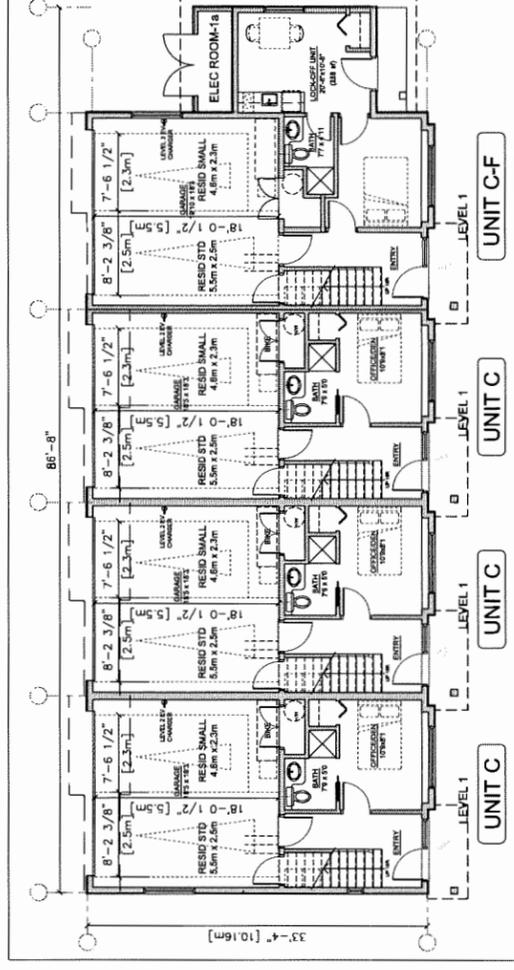
FLOOR PLAN - LEVEL 3 BUILDING 2
SCALE: 1/8" = 1'-0"



FLOOR PLAN - LEVEL 2 BUILDING 2
SCALE: 1/8" = 1'-0"



FLOOR PLAN - LEVEL 1 BUILDING 1
SCALE: 1/8" = 1'-0"



FLOOR PLAN - LEVEL 1 BUILDING 2
SCALE: 1/8" = 1'-0"

REVISIONS	
SEP 08, 2019	DP Resubmission
JUL 16, 2019	DP Resubmission
APR 12, 2019	ADP Submission
APR 05, 2019	DP Resubmission
MAR 11, 2019	DP Resubmission
JULY 16, 2018	DP Submission
APRIL 04, 2016	RZ Application
CONSULTANTS	

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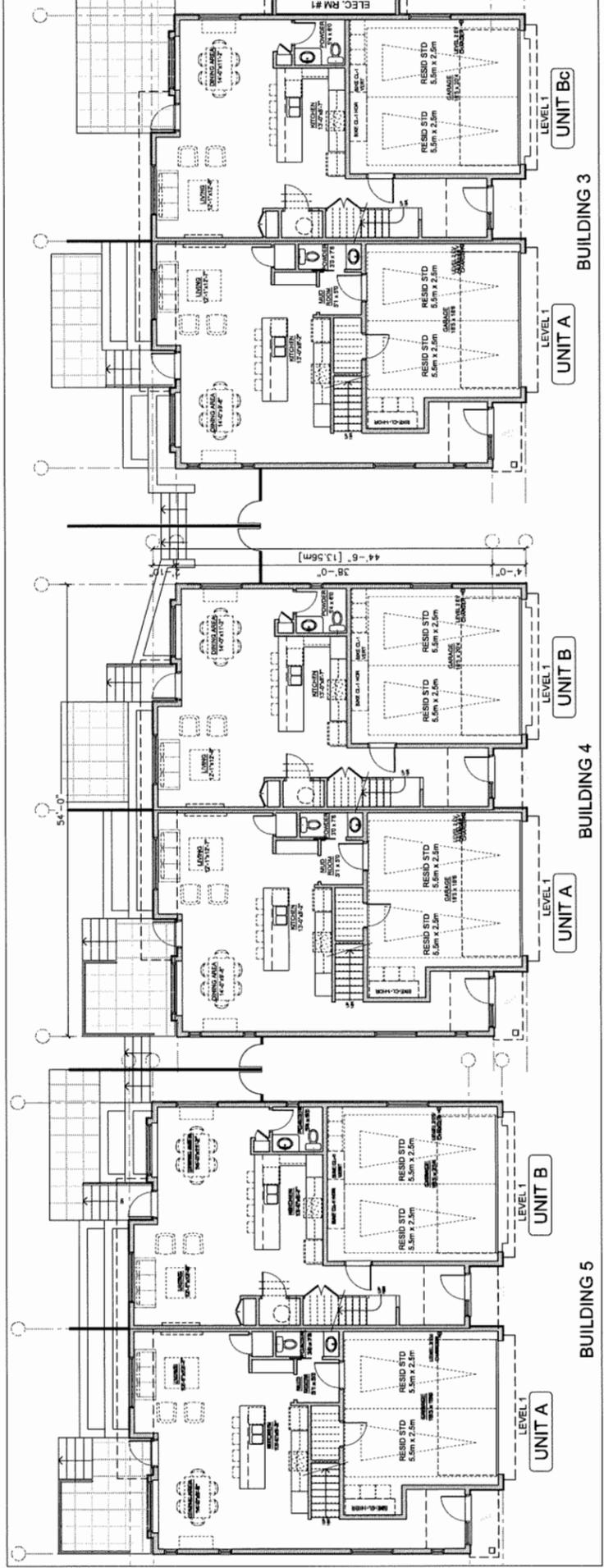
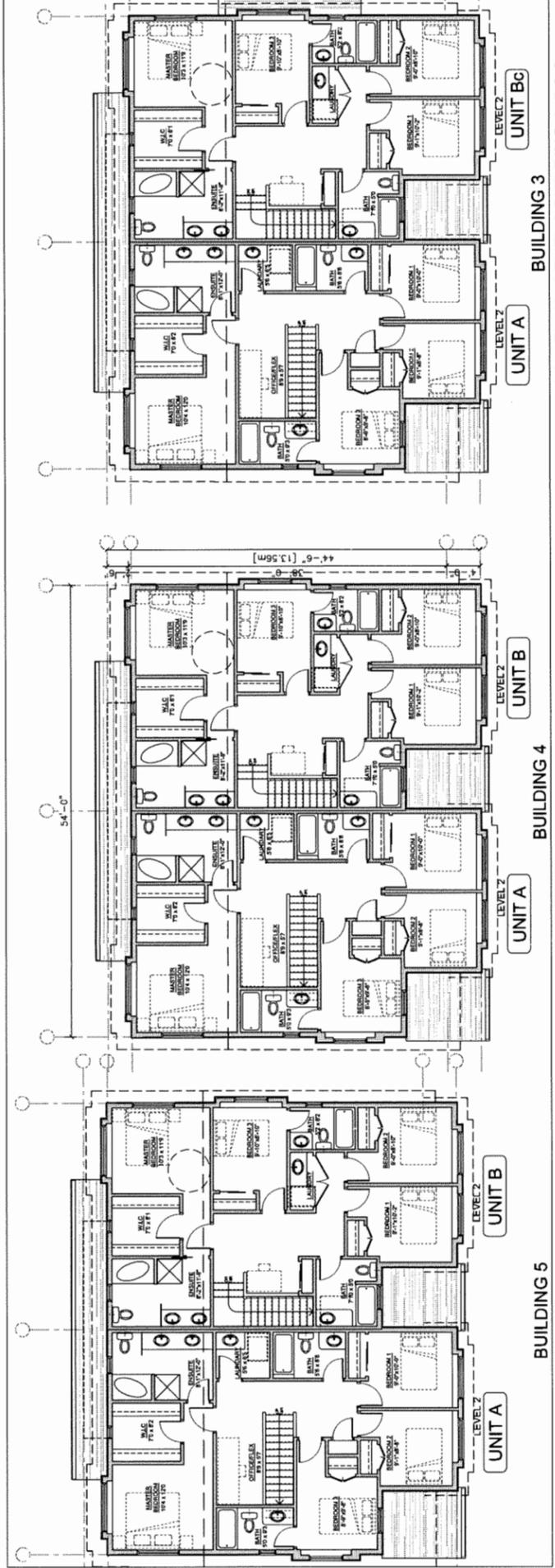
PROJECT	Proposed 28-Unit Townhouse Development Z LOT ASSEMBLY
	5931/5935/5951/5951/ 5711/5731/5751 STATIONARY RICHMOND, BC
PROJECT NO.	171812V2
SCALE	As Noted
DATE	March 30, 2017
DRAWN BY	KYC, SHS, WAL
CHECKED BY	KYC
SHEET TITLE	FLOOR PLANS: BUILDING 1 & 2

DRAWING

NOTE: LEVEL 2 EV ENERGIZED OUTLET TO BE PROVIDED IN EACH RESIDENTIAL PARKING SPACES PER ZONING BYLAW

NOTE: EV CHARGING INFRASTRUCTURE TO BE PROVIDED PER ZONING BYLAW & OCP

AGING-IN-PLACE MEASURES (ALL UNITS)	
ALL ROOMS	LARGE TOGGLE-TYPE ELECTRICAL SWITCHES
	LEVER TYPE DOOR HANDLES
	MINIMIZE THRESHOLD HEIGHTS (LESS THAN 1/2") WHERE POSSIBLE
	MINIMIZE CONTRAST IN COLOURS OF FLOOR FINISHES WHERE POSSIBLE
STAIRS & LANDINGS	WALL BLOCKING FOR FUTURE ADDITIONAL HANDRAIL INSTALLATION
	INTERMEDIATE STAIR LANDINGS WHENEVER POSSIBLE
	LESS STEEP RISER/DIMENSIONS WHERE POSSIBLE
BATHROOMS	WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION (AT BATHTUB, TOILET)
	INTERMEDIATE STAIR LANDINGS WHENEVER POSSIBLE
	LESS STEEP RISER/DIMENSIONS WHERE POSSIBLE
KITCHEN	WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION (AT BATHTUB, TOILET)
	LEVER HANDLE TAPS AND FAUCETS
HALLWAYS	2-8" SLIDING DOORS WHERE POSSIBLE
	LEVER HANDLE TAPS AND FAUCETS
	MIN. 800 MM WIDTH



*NOTE: LEVEL 2 EV ENERGIIZED OUTLET TO BE PROVIDED IN EACH RESIDENTIAL PARKING SPACES PER ZONING BYLAW

REVISIONS	
SEP 05, 2019	DP Resubmission
JUL 16, 2019	DP Resubmission
APR 12, 2019	ADP Submission
APR 05, 2019	DP Resubmission
MAR 11, 2019	DP Resubmission
JULY 16, 2018	DP Submission
APRIL 04, 2016	RC Application
CONSULTANTS	

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SEAL

PROJECT	Proposed 28-Unit Townhouse Development T/LOT ASSEMBLY 5651 / 5655 / 5651 / 5651 / 5715 / 5715 / 5715 / 5715 / 5715 / 5715 / 5715 / 5715 / 5715 / 5715 / 5715 / 5715 / RICHMOND, BC
PROJECT NO.	17165TY2
SCALE	As Noted
DATE	March 30, 2017
DRAWN BY	KYC, SRS, WAL
CHECKED BY	KYC
SHEET TITLE	FLOOR PLANS : BUILDINGS 4 & 5
DRAWING	A2.3

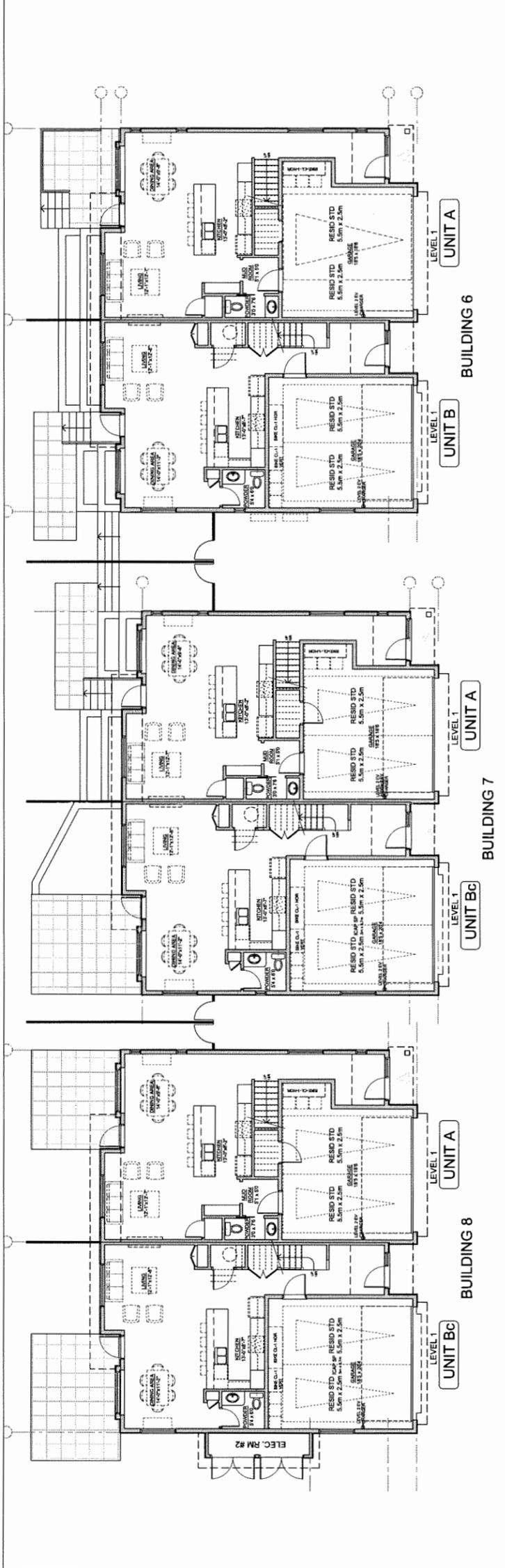
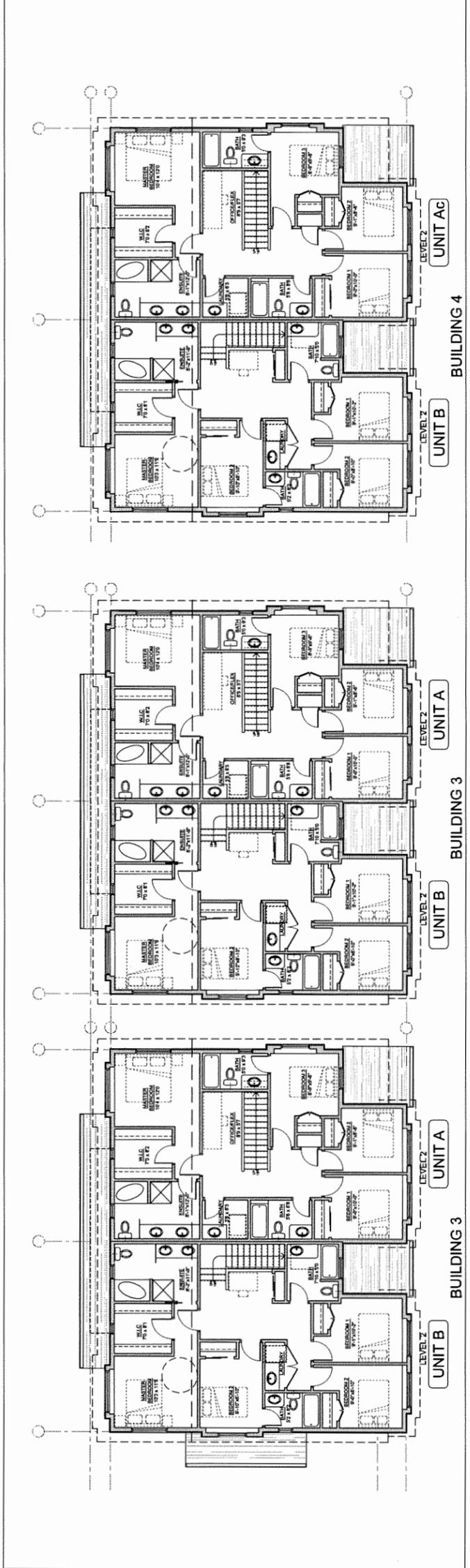
DP 18-829234

SEP 2 4 2019 REFERENCE PLAN

REVISIONS	DATE	DESCRIPTION
SEP 06, 2019	DP Resubmission	
JUL 16, 2019	DP Resubmission	
APR 12, 2019	ADP Submission	
APR 05, 2019	DP Resubmission	
MAR 11, 2019	DP Resubmission	
JULY 16, 2018	DP Submission	
APRIL 04, 2016	FZ Application	
CONSULTANTS		

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PROJECT
 Proposed 28-Unit
 Townhouse Development
 ZLOT ASSEMBLY
 5631 / 5635 / 5651 / 5691 /
 5711 / 5731 / 5751
 CONANTY
 RICHMOND, BC
 PROJECT NO.
 171831Y2
 SCALE
 As Noted
 DATE
 March 30, 2017
 DRAWN BY
 KYC, SRS, WAL
 CHECKED BY
 KYC
 SHEET TITLE
 FLOOR PLANS :
 BUILDINGS 6, 7 & 8
 DRAWING
A2.5



*NOTE: LEVEL 2 EV ENERGIZED OUTLET TO BE PROVIDED IN EACH RESIDENTIAL PARKING SPACES PER ZONING BYLAW

SEP 24 2019
DP 18-829234

REFERENCE PLAN

AGING-IN-PLACE MEASURES (ALL UNITS)	
ALL ROOMS	LARGE TOGGLE-TYPE ELECTRICAL SWITCHES
	LEVER TYPE DOOR HANDLES
	MINIMIZE THRESHOLD HEIGHTS (LESS THAN 1/2") WHERE POSSIBLE
	MINIMIZE CONTRAST IN COLOURS OF FLOOR FINISHES WHERE POSSIBLE
STAIRS & LANDINGS	WALL BLOCKING FOR FUTURE ADDITIONAL HANDRAIL INSTALLATION
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KITCHEN	WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION (AT BATHTUB, TOILET)
	LEVER HANDLE TAPS AND FAUCETS
HALLWAYS	2-8" SLIDING DOORS WHERE POSSIBLE
	LEVER HANDLE TAPS AND FAUCETS
	MIN. 900 MM WIDTH

REVISIONS	
SEP 06, 2019	DP Resubmission
JUL 16, 2019	DP Resubmission
APR 12, 2019	ADP Submission
APR 05, 2019	DP Resubmission
MAR 11, 2019	DP Resubmission
JULY 18, 2018	DP Submission
APRIL 04, 2018	PZ Application
CONSULTANTS	

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PROJECT
 Proposed 28-Unit
 Townhouse Development
 Z LOT ASSEMBLY
 5831 / 5635 / 5651 / 5691 /
 5711 / 5731 / 5751
 STEVESTON HWY
 RICHMOND, BC

PROJECT NO.
 17185TY2

SCALE
 As Noted

DATE
 March 30, 2017

DRAWN BY
 KYC, SRS, WAL

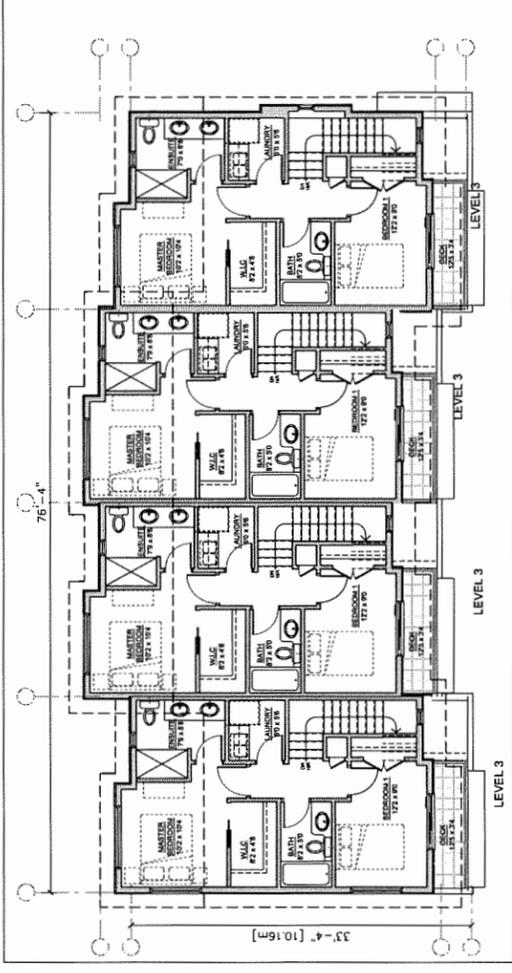
CHECKED BY
 KYC

SHEET TITLE
 FLOOR PLANS :
 BUILDING 9 & 10

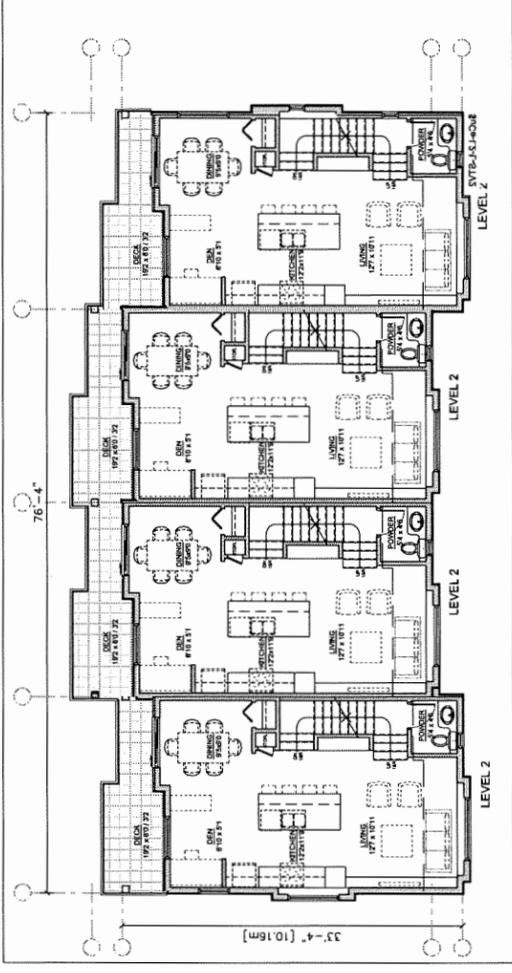
DRAWING

A2.7

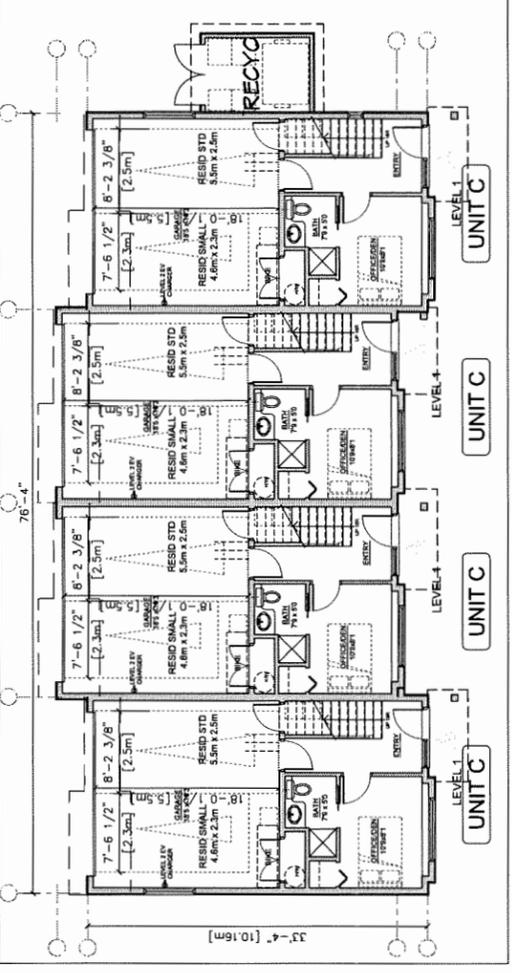
REFERENCE PLAN



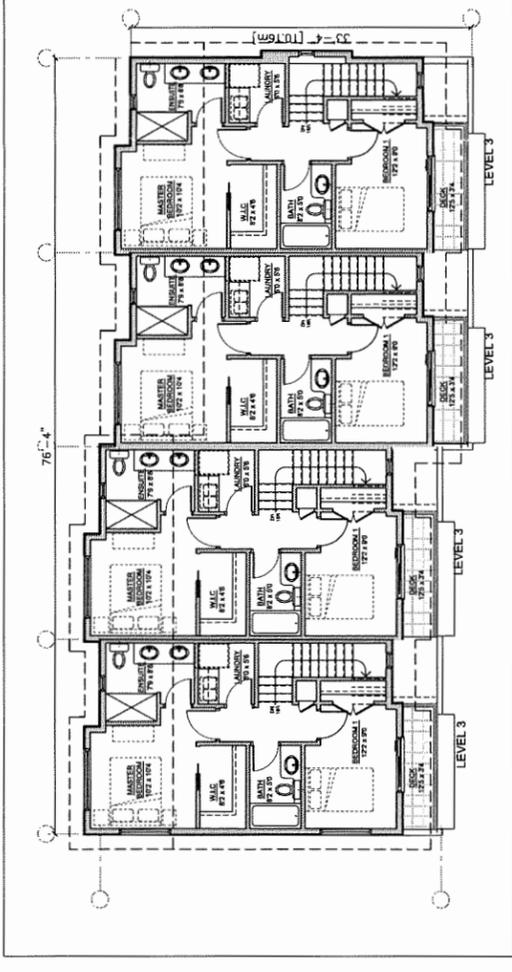
FLOOR PLAN - LEVEL 3 BUILDING 10
 SCALE: 1/8" = 1'-0"



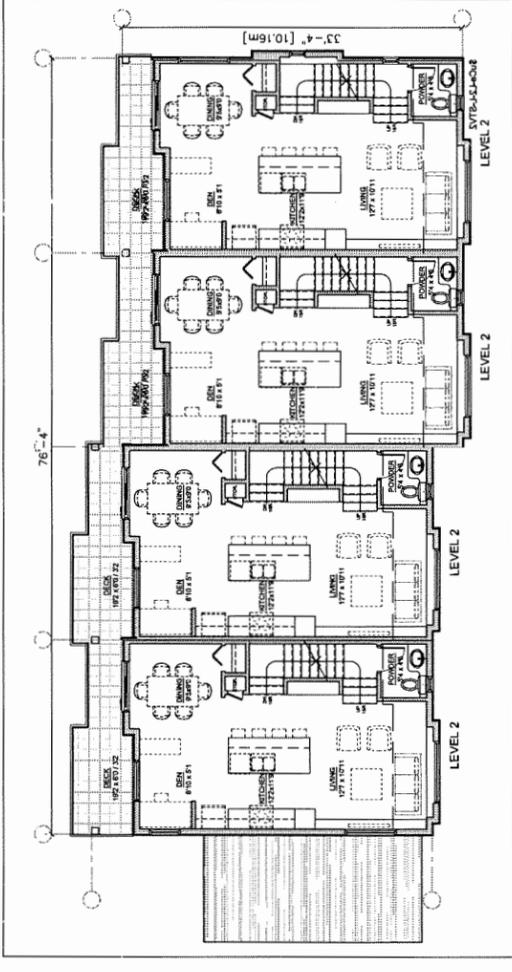
FLOOR PLAN - LEVEL 2 BUILDING 10
 SCALE: 1/8" = 1'-0"



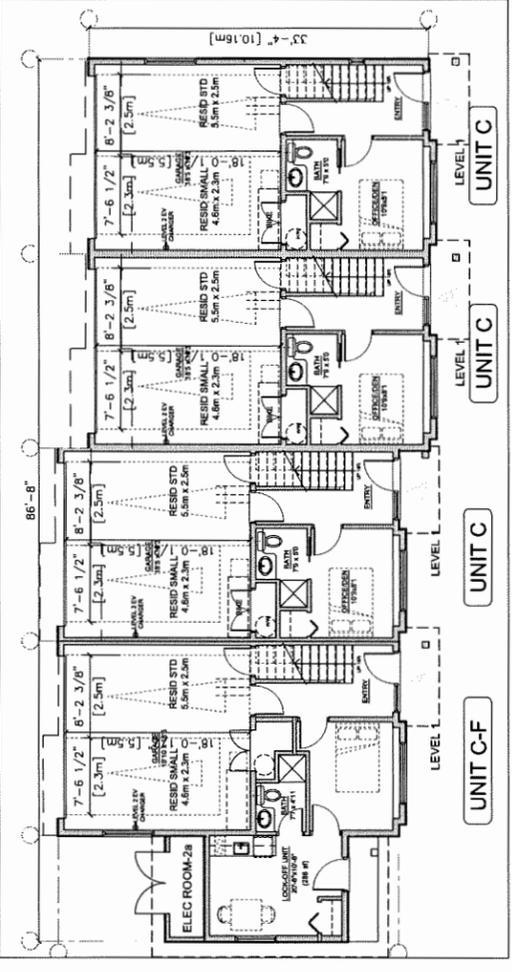
FLOOR PLAN - LEVEL 1 BUILDING 10
 SCALE: 1/8" = 1'-0"



FLOOR PLAN - LEVEL 3 BUILDING 9
 SCALE: 1/8" = 1'-0"



FLOOR PLAN - LEVEL 2 BUILDING 9
 SCALE: 1/8" = 1'-0"

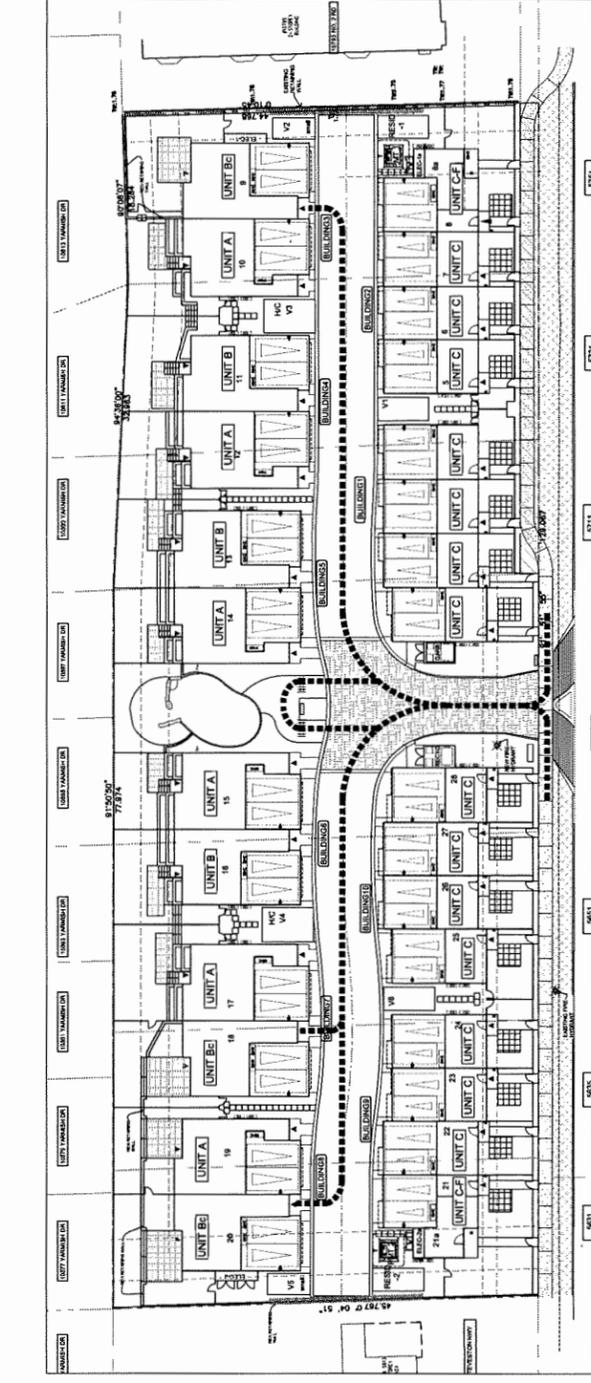


FLOOR PLAN - LEVEL 1 BUILDING 9
 SCALE: 1/8" = 1'-0"

*NOTE: LEVEL 2 EV ENERGIZED OUTLET TO BE PROVIDED IN EACH RESIDENTIAL PARKING SPACES PER ZONING BYLAW

*NOTE: EV CHARGING INFRASTRUCTURE TO BE PROVIDED PER ZONING BYLAW & OCP

SEP 2 4 2019 DP 18-829234



SITE PLAN: ACCESSIBLE PATHS
SCALE: NTS

CONVERTIBLE UNIT FEATURES CHECKLIST	
DOORS & DOORWAYS	ENTRY DOORS MIN. 865 MM BUT IDEALLY 914MM AND HAVE CLEAR ACCESS WIDTH PLUS 800 MM LATCH SIDE (NOT NEEDED IF ROUGH IN WIRING PROVIDED FOR FUTURE AUTOMATIC DOOR OPENER)
	INTERIOR DOORS TO MAIN LIVING AREAS, 1 BATHROOM AND 1 BEDROOM, MIN. 865 MM CLEAR WIDTH. DEMONSTRATE WHEELCHAIR ACCESS BETWEEN HALLWAY AND ROOMS AND WIDEN HALLWAY AND/OR DOORWAYS IF NECESSARY TO SECURE ACCESS
	PATIO/BALCONY MIN. 865 MM CLEAR OPENING. ACCESSIBLE FROM REAR DOOR AT GROUND FLOOR.
	ALL INTERIOR THRESHOLDS WITH-IN UNITS COMPLY WITH BCBC.
VERTICAL CIRCULATION	LEVER-TYPE HANDLES FOR ALL DOORS
	STAIR LIFT, STAIRCASE WIDTH, FRAMING SUPPORT, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPEC.
	SPECS NOTE: BRASS RAIL, STAIR LIFT (ELITE CURVE CRE-2110) MAX. LOAD: 400 LBS. POWER: 240V, COMPRESSED (2) 24K 12V BATTERIES *** PROVISION FOR - IN UNIT Bc (BUILDING 3,7 & 8) ***
	VERTICAL LIFT (FUTURE): DEPRESSED SLAB AREA, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPEC. FRAMING TO ACCOMMODATE SMART CONSTRUCTION WITHOUT IMPACT TO SURROUNDING STRUCTURE.
	AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2X12" SOLID LUMBER AT 9/16" MIN. TO CENTRE.
HALLWAYS	MIN. 900 MM WIDTH
GARAGE	MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4M GARAGE WIDTH ACCESS FROM GARAGE TO LIVING AREA MIN. 800 MM CLEAR OPENING

BATHROOMS (MIN 10'0")	TOILET CLEAR FLOOR SPACE MIN. 1020 MM AT SIDE AND IN FRONT WALL BLOCKING FOR FUTURE GRAB BARS AT TOILET, TUB, AND SHOWER REINFORCED WITH 2X12" 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 ARE EASILY REMOVED. DEMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESSIBLE (LAYOUT OR FIXTURE PLACEMENT).
KITCHEN	CLEAR AREA NEEDED UNDER FUTURE WORKSPACE, PLUMBING AND GAS PIPES ARE BROUGHT IN TO THE UNIT. SINK & MIN. 810 MM WIDE COUNTER. ALL PIPES ARE BROUGHT IN TO NO HIGHER THAN 304 MM TO THE CENTRE OF THE PIPE FROM FLOOR LEVEL.
	CABINETS UNDERNEATH SINK ARE EASILY REMOVED. 1500 MM TURNING DIAMETER OR TURNING PATH DIAGRAM
	LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.
WINDOWS	MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN, LIVING ROOM)
OUTLETS & SWITCHES	PLACEMENT LOCATIONS OF ELECTRICAL OUTLETS, BESIDE WINDOW, BOTTOM CORNER OF DOOR, AND UNDER COUNTER (KITCHEN) AND INSIDE FRONT FACE OF KITCHEN COUNTER, WITHIN PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIONS.
	UPGRADE TO FOUR-FLX OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE, AND RECREATION ROOM.

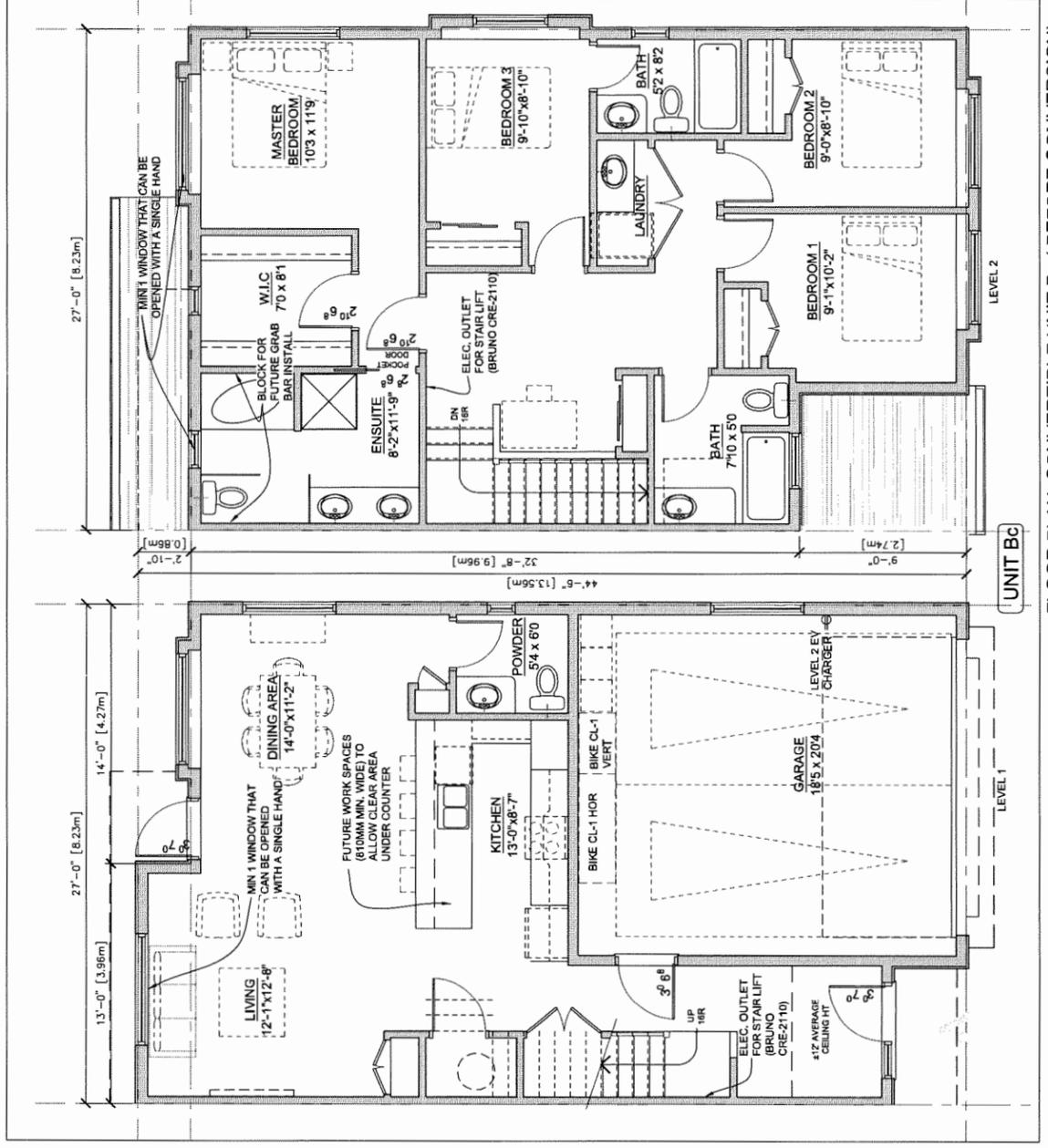
REVISIONS	
SEP 08, 2019	DP Resubmission
JUL 16, 2019	DP Resubmission
APR 12, 2019	ADP Submission
APR 05, 2019	DP Resubmission
MAR 11, 2019	DP Resubmission
JULY 18, 2018	DP Submission
APRIL 04, 2016	RZ Application
CONSULTANTS	

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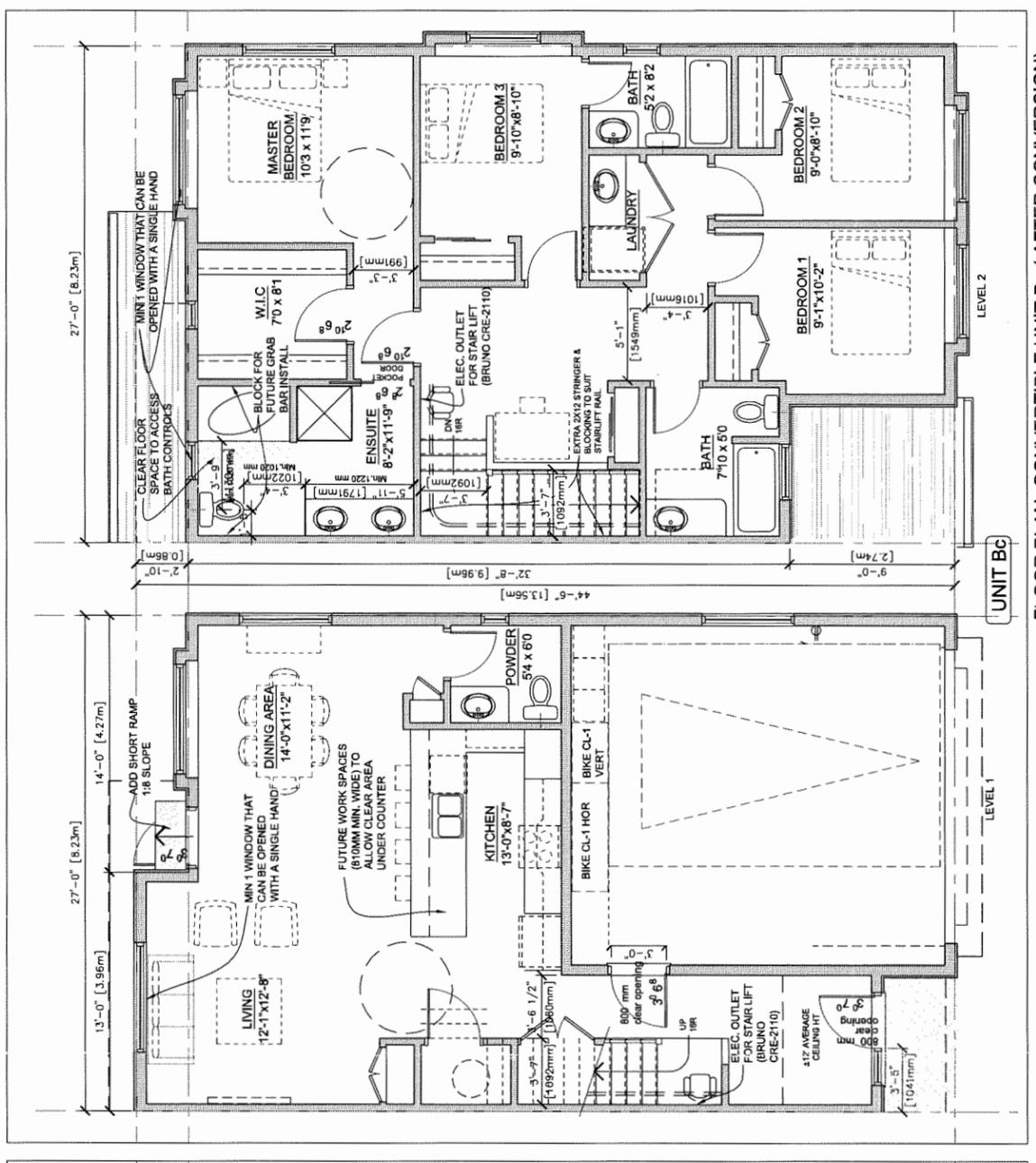
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SEAL

PROJECT	Proposed 28-Unit Townhouse Development Z LOT ASSEMBLY 5831 / 5835 / 5851 / 5881 / 5711 / 5731 / 5751 STEVESTON HWY RICHMOND, BC
PROJECT NO.	1716STVZ
SCALE	As Noted
DATE	March 30, 2017
DRAWN BY	KYC, SRS, WAL
CHECKED BY	KYC
SHEET TITLE	FLOOR PLANS : CONVERTIBLE UNIT (Bc)
DRAWING	A2.9 REFERENCE PLAN



FLOOR PLAN: CONVERTIBLE UNIT Bc (BEFORE CONVERSION)
SCALE: 1/8" = 1'-0"



FLOOR PLAN: CONVERTIBLE UNIT Bc (AFTER CONVERSION)
SCALE: 1/8" = 1'-0"

*NOTE: LEVEL 2 EV ENERGIZED OUTLET TO BE PROVIDED IN EACH RESIDENTIAL PARKING SPACES PER ZONING BYLAW

SEP 24 2019
 DP 108029234