



To: Planning Committee
From: Wayne Craig
Director, Development

Date: December 4, 2023
File: TU 23-032827

Re: **Application by BC Housing Management Commission for a Temporary Use Permit at 2520, 2540, 2560, 2580, 2600, 2640 Smith Street and 9031 Bridgeport Road**

Staff Recommendation

1. That the application by BC Housing Management Commission for an extension to Temporary Use Permit (TU 20-918062) that permits a three-storey supportive housing building with 40 studio units at 2520, 2540, 2560, 2580, 2600, 2640 Smith Street and 9031 Bridgeport Road be considered for a period of three-years; and
2. That the application be forwarded to the January 22, 2024 Public Hearing at 7:00 p.m. in the Council Chambers of Richmond City Hall.

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

WC:ac
Att. 5

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Real Estate Services	<input checked="" type="checkbox"/>	
Affordable Housing	<input checked="" type="checkbox"/>	

Staff Report

Origin

The BC Housing Management Commission (BC Housing) has applied to the City of Richmond to extend the existing Temporary Use Permit (TUP) at 2520, 2540, 2560, 2580, 2600, 2640 Smith Street and 9031 Bridgeport Road. This would enable the continued operations of the three-storey 40-unit modular supportive housing building, known as Aster Place, accessed from Smith Street (Attachment 1). The 2,348 m² City-owned site is zoned “Light Industrial (IL)”

Background

Council considered the original TUP at General Purposes Committee (GP) on February 16, 2021 and subsequently approved and issued the permit at the Public Hearing held on March 15, 2021. The existing permit is set to expire on March 15, 2024, three years from the original date of issuance.

Following Council approval of the TUP in 2021, BC Housing entered into a three-year ground lease with the City to use the subject site and also provided Capital and Operating funding for the new temporary supportive housing. The primary purpose of the development was to transition individuals experiencing homelessness, including clients who were residing at the Richmond Emergency Response Centre (located at the former Minoru Place Activity Centre) during the COVID pandemic, into housing. The Council approved ground lease includes a mutual provision that enables the extension of the lease for an additional three years subject to and in conjunction with the extension of the TUP over the same period. BC Housing has an operating agreement with Community Builders which secures the terms regarding building operations. The City has also entered into a Memorandum of Understanding with BC Housing and Community Builders to secure the City’s terms and conditions regarding roles and responsibilities, as well as other aspects related to operations.

This staff report addresses the relevant policies as well as the form and character of the constructed building and details the landscaping secured and installed under the existing TUP. If approved by Council, the TUP extension would be valid for a period of up to three years beginning March 15, 2024, the date the original temporary use permit is set to expire. This is the only extension permitted under this application, after which a new application is required.

Findings of Fact

There is an existing three-storey modular supportive housing building with 40 studio units and access from Smith Street at 2520, 2540, 2560, 2580, 2600, 2640 Smith Street and 9031 Bridgeport Road. The building achieved occupancy and residents began moving on September 19, 2022. A Development Application Data Sheet providing the details about the development is attached (Attachment 2).

Surrounding Development

Development immediately surrounding the subject site is as follows:

- To the North: Across Charles Street, a parking lot on property zoned “Light Industrial (IL),” which is subject to a Temporary Commercial Use Permit (TU 20-891050) to temporarily permit the outdoor storage of rental vehicles on site.
- To the South: A vacant lot zoned “Light Industrial (IL),” which is subject to a proposed Development Permit (DP 18-825663) for a three-storey light industrial building with vehicle access from Beckwith Road.
- To the East: Across Great Canadian Way, a vacant lot zoned “Single Detached (RS1/F)” and a warehouse building on property zoned “Light Industrial (IL)”.
- To the West: Across Smith Street, single-family dwellings, a warehouse building and several vacant lots on properties zoned “Light Industrial (IL)”.

Related Policies & Studies

Official Community Plan and City Centre Area Plan

The Official Community Plan (OCP) land use designation for the subject site is “Commercial”. The City Centre Area Plan (CCAP) and Bridgeport Village Land Use Map designation for the subject site is “Urban Centre T5,” which permits a range of uses including commercial, retail and service uses. The CCAP also identifies the subject site as being included within the CCAP Commercial Reserves and Richmond Arts District. As provided in the OCP, a TUP extension may be considered by Council on the subject site due to its designation as “Commercial”.

Flood Plain Designation and Protection Bylaw 8204

The development meets the requirements of Richmond Flood Plain Designation and Protection Bylaw 8204.

Aircraft Noise Sensitive Development Policy

The subject site is located within Aircraft Noise Area 1A, where aircraft noise-sensitive land uses (i.e., residential, institutional, hospital and daycare) are discouraged. The building has been constructed to meet both CMHC residential interior noise standards and ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy”. The operator of the facility has been responsible for advising all potential residents of the aircraft noise exposure in the area, which is a condition of the existing operating agreement between BC Housing and the operator.

Local Government Act

The *Local Government Act* states that TUPs are valid for a period of up to three years from the date of issuance and that an application for one extension to the Permit may be made and issued for up to three additional years.

Only one extension is permitted, after which a new application is required. The *Local Government Act* allows Council to consider TUP issuance on its own merits and does not limit the number of TUP issuances allowed on a site.

Analysis

Urban Design and Site Planning

- The site has been developed in response to the limited area available for the building footprint when accounting for tree retention and the required space for vehicle parking and loading (Attachment 3).
- The existing building is oriented parallel to Great Canadian Way with a 3 m (10 ft.) landscaped setback that creates a suitable interface with the street and sidewalk.
- The main pedestrian entrance to the building is provided from Smith Street, which provides separation from high-traffic streets and convenient access by emergency response vehicles. There are two secondary entrances on the north and south ends of the building which may be accessed by residents and staff only. An entrance to the electrical room on the main floor is also provided along the west side of the building, restricted to access by staff only. All building entrances are accessed by stairs, with an accessible ramp provided to the main pedestrian entrance.
- Vehicle access is also provided from Smith Street. The driveway was located to achieve maximum tree retention on site as well as minimize conflict with local vehicle traffic.
- The garbage/recycling enclosure exists within the vehicle parking and loading area along the internal (south) side yard setback to minimize visual impacts from street frontages. The location of the enclosure across from the driveway provides convenient access by waste collection vehicles.
- Eight on-site vehicle parking spaces, including one accessible space, are located at the property. 40 Class 1 bicycle parking spaces in the form of a secured bicycle locker are located within the north amenity area along the fence fronting Great Canadian Way. The class 1 bicycle locker area is secured with a 1.8 m (6 ft.) tall chain link fence with gates. 24 Class 2 bicycle parking spaces in the form of bike racks are located near the main building entrance for use by residents, visitors and staff.
- One vehicle parking space is located immediately along the west property line abutting Smith Street. Richmond Zoning Bylaw 8500 requires a 3 m (10 ft.) landscaped setback for parking spaces that abut a public road. The current parking layout is in response to the irregular shape of the subject site and the requirement for adequate on-site vehicle parking and truck turn-around facilities to support the development. The parking space will be screened from the street by 1.2 m (4 ft.) tall fencing and landscaping which will also provide separation from the future sidewalk along Smith Street.
- The operator provided a letter confirming that based on their experience to date, the eight parking spaces and 64 bicycle parking spaces are sufficient in meeting their daily needs for staff and visiting professionals (Attachment 4).

Conditions of Adjacency

- The site and constructed building are located in the Bridgeport Village area of the CCAP and have frontages on Smith Street (west), Charles Street (north), Great Canadian Way (east) and a portion of Beckwith Road (south). The location of the outdoor amenity areas and cedar perimeter fencing is supplemented by a variety of trees and plantings, helping to provide an active and pedestrian-friendly environment along all street frontages.
- To the south, the subject site surrounds a vacant lot which is proposed to be the site of a three-storey light industrial development (DP 18-825663). The proposed light industrial building to the south is proposed to be located along the shared property lines. A 1.8 m (6 ft.) tall chain link fence will be provided along the shared property line.

Architectural Form and Character

- The three-storey building constructed on site is 10 m (33 ft.) in height and is comprised of stacked rectangular modules with large inset windows and architectural frame elements to provide articulation to the elevations. The dominant building materials and colours on the front (west) and rear (east) building facades are light brown Hardi panel with white Hardi trim accents.
- The side (north and south) facades of the building are clad in brown metal cladding, with each facade having several windows and main floor doors at the ends of the building's corridors and stairwells that help enhance accessibility and visual surveillance on site.
- The front building entrance, office and kitchen, located along Smith Street, is inset by approximately 1.5 m (5 ft.), creating shading and a covered front entry deck which is accessed by stairs and an accessible ramp leading down to the ground level.
- The building entrances are weather-protected with a dark brown metal canopy.
- Exterior stairways, the accessible ramp and the front entrance deck are surrounded by black aluminum railings.

Landscape Design and Open Space Design

- At the time of the original TUP application, the applicant provided an Arborist Report identifying on-site and off-site tree species, assessing tree structure and condition and providing recommendations on tree retention, removal or relocation (Attachment #5). Following construction of the building and implementation of the approved landscape and tree management plans, staff inspected the site and can confirm that landscaping, tree planting and tree relocation was carried out and planting are in good condition. This included the following:
 - Two Katsura trees (tags# 1 and 2) located on-site along the Great Canadian Way frontage were in good condition and were relocated to the south amenity area at the southeast corner of the subject site to provide a pleasant, landscaped area for residents as well as to enhance the interfaces between the development, Great Canadian Way and Beckwith Road.
 - Two English oak trees (tags# 3 and 4) located along the Smith Street frontage were in good condition and have been retained and protected.

- One English holly tree (tag# 5) located on-site was in very poor condition and was removed and replaced at 2:1.
- Four Cherry plum trees (tags# C01, C02, C03, C04) located on the City boulevard along Great Canadian Way were in fair condition and have been retained and protected.
- Three Norway maple trees (tags# C05, C06, C07) located on the City boulevard along Great Canadian Way were in good condition and have been retained and protected.
- Three Red Flowering dogwood trees were planted along the Charles Street frontage at the north end of the site to enhance the street frontage.
- There are two outdoor amenity areas for building residents:
- The north amenity area includes a gazebo with covered seating, benches and grassed areas. The gazebo is centrally located within the north amenity area.
- The south amenity area includes resident garden plots.
- Both outdoor amenity areas are screened from surrounding streets by wood fencing supplemented by trees and a mixture of hedges and shrubs.
- The garbage/recycling enclosure exists within the internal (south) side yard setback to minimize visual impacts from the street. The enclosure is made of 2 m (6.5 ft.) tall wood fencing.

Crime Prevention Through Environmental Design

- The existing building includes a substantial number of windows providing surveillance of all main street frontages, including overlook onto the outdoor amenity areas, vehicle parking and loading area, garbage/recycling enclosure and bicycle locker areas.
- The north common outdoor amenity area is enclosed by wood fencing and gates which may be accessed by residents and staff only. The combination of low-height fencing and a mixture of hedges and shrubs enhance casual visual surveillance of the surrounding streetscapes while providing privacy to residents.
- The south common outdoor amenity area is enclosed by wood fencing and gates which may be accessed by residents and staff only. The provision of chain link fencing within the site allows for visibility throughout the site while also restricting access to these areas.
- To prevent light pollution, exterior lighting was designed and placed to focus lighting on the site and avoid unnecessary light spilling onto surrounding properties.

Accessibility

- The existing building includes four barrier-free studio units located on the main floor that are designed to be fully accessible by residents with wheelchairs and walkers.
- An accessible ramp exists on site leading to the main entrance of the building from Smith Street. Two refuge areas are located on the main floor at the north and south ends of the building.

- All of the units incorporate aging-in-place features to accommodate mobility constraints associated with aging. These features include:
 - stairwell handrails;
 - lever-type handles for plumbing fixtures and door handles; and
 - solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

Environmental Sustainability

- This building was required to meet Step 3 of the City's Energy Step Code. Energy modeling was reviewed at the Building Permit stage to confirm compliance.

Site Servicing and Frontage Improvements

- Improvements to the Charles Street and Smith Street frontages included a new 2 m (6.5 ft.) wide asphalt sidewalk immediately behind the existing curb, taking into account tree preservation along Smith Street. The new sidewalk connects to the existing sidewalk from Great Canadian Way and to the future sidewalk at the south end of Smith Street which will be constructed as part of the adjacent three-storey light industrial development (DP 18-825663).
- All frontage improvements and engineering servicing requirements were constructed through a City Work Order as part of the Building Permit process.


Financial Impact

None.

Conclusion

The purpose of this Temporary Use Permit application is to allow the extension of an existing three-storey modular supportive housing building with 40 studio units on the properties at 2520, 2540, 2560, 2580, 2600, 2640 Smith Street and 9031 Bridgeport Road.

The proposed use at the subject site is supported by City staff on the basis that it is temporary in nature. If endorsed by Council, the applicant is required to submit the required securities and reports prior to consideration at the January 22, 2024 Public Hearing.



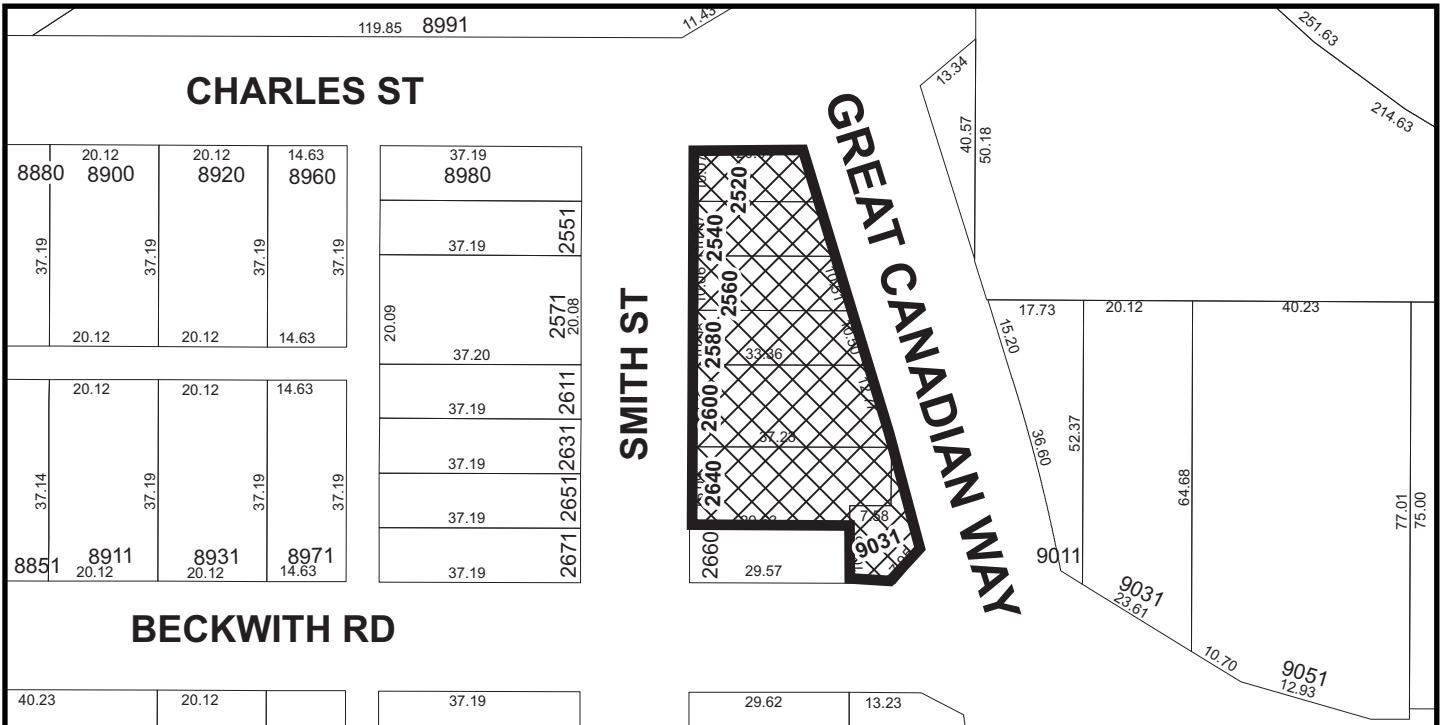
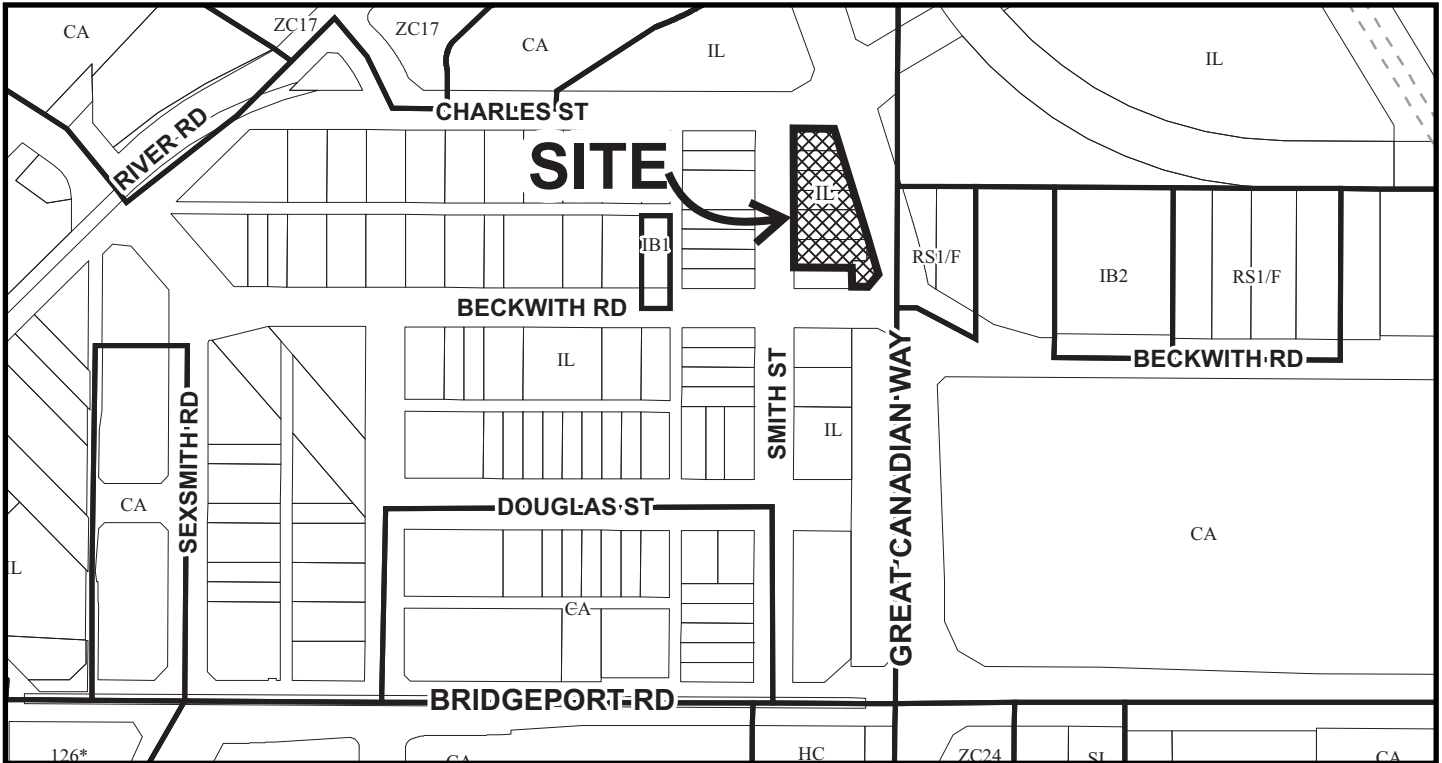
Alexander Costin
Planning Technician – Design
(604-247-4200)

AC:js

- Att. 1: Location Map
2: Development Application Data Sheet
3: Site Plan
4: Letter from Community Builders dated November 22, 2023
5: Tree Management Plan



City of
Richmond



TU 23-032827
PLN - 14

Original Date: 11/27/23
 Revision Date:
 Note: Dimensions are in METRES



City of Richmond



**SUBJECT
PROPERTIES**

CHARLES ST

BECKWITH RD

SEXSMITH RD

DOUGLAS ST

BRIDGEPORT RD

SMITH ST

GREAT CANADIAN WAY

BECKWITH RD



TU 23-032827

PLN - 15

Original Date: 11/28/23

Revision Date:

Note: Dimensions are in METRES



TU 23- 032827

Attachment 2

Address: 2520, 2540, 2560, 2580, 2600, 2640 Smith Street and 9031 Bridgeport Road

Applicant: BC Housing Management Commission Owner: City of Richmond

Planning Area(s): City Centre

Floor Area: Gross: 2,022 m² Net: 1,908 m²

	Existing	Proposed
Site Area	2,347.6 m ²	No change
Land Uses	Vacant	Residential
Zoning:	"Light Industrial (IL)"	No change
Number of Units	None	40

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.2	0.81	None
Lot Coverage for Buildings:	Max. 80%	28%	None
Setback – Front Yard (Smith Street):	Min. 3.0 m	9.5 m	None
Setback – Exterior Side Yard (Charles Street):	Min. 3.0 m	18.5 m	None
Setback – Interior Side Yard (South/Beckwith Road):	None	8.5 m	None
Setback – Rear Yard (Great Canadian Way):	None	3.0 m	None
Height (m):	Max. 15.0 m	10.0 m	None
Lot Size:	None	2,347.6 m ²	None
Off-street Parking Spaces – Accessible:	None	1	None
Off-street Parking Spaces – Total:	0.3 spaces per unit, plus 1 space per staff member (20 spaces)	1 space per staff member (8 spaces)	See Temporary Use Permit
Total Class 1 Bicycle Parking:	1.25 spaces per unit (50 spaces)	40 spaces	See Temporary Use Permit
Total Class 2 Bicycle Parking:	0.2 spaces per unit (8 spaces)	24 spaces	None
Common Indoor Amenity Space:	None	109 m ²	None
Common Outdoor Amenity Space:	None	118 m ²	None

LEGEND
SCALE 1:250

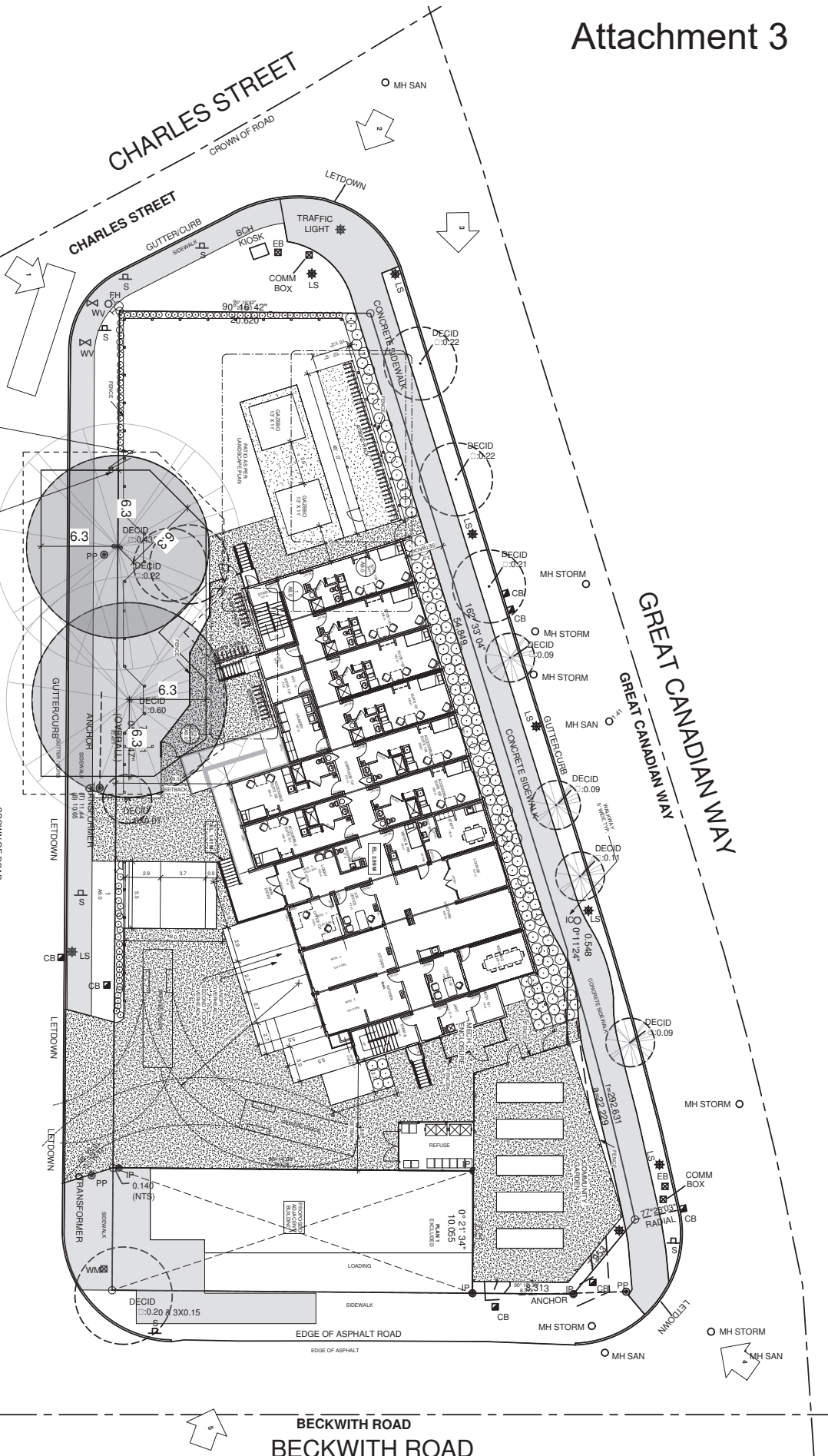
SUPPLY & INSTALL 9.5" PRIMARY CONCRETE SAW BASE TO NEW PAVEMENT LOCATION

APPROXIMATE LOCATION OF EXISTING PAVEMENT FOR THREE PHASE SERVICE

SMITH STREET



AS BUILT DRAWINGS Date: October 20/ 2023



BECKWITH ROAD
BECKWITH ROAD

A1.1
DRAWING NO.

BC HOUSING			
2520-2640 SMITH STREET, RICHMOND, BC			
SITE PLAN			
20 09	Author: DB	Checker: GB	October 28/ 2022

GENERAL CONTRACTOR:	PLN 17
LANDSEA	ARCHITECTURE
7-3805 PROGRESS WAY	VANCOUVER, BC
SQUAMISH, BC	CONTACT: NIGEL HARRISON 604-313-6506
CONTACT: MIKE COVINE 604-815-4500	

BUILDING PERMIT REVISION

Gerry Blonski
architect a.i.b.c.
Suite 1A, 12488 82nd Ave, Surrey, B.C. V3W 2E9
PH: 572-3608
FAX: 572-3700



COMMUNITY BUILDERS
STRIVING FOR EXCELLENCE IN COMPASSION

November 29, 2023

Shauna Semenowich
Community Builders
325-1130 West Pender Street
Vancouver, BC
V6E 4A4

File number: TU23 032827

Re: Parking and bike storage at 2600 Smith Street (program: Aster Place)

To the attention of the City of Richmond Planning & Development Division,

This letter is to confirm that the proposed eight parking stalls at 2600 Smith Street meet and exceed our requirements for vehicle parking at this site. These eight stalls sufficiently meet the maximum anticipated need for staff and visiting professionals.

We have provide the following parking statistics based on Community Builders' current parking needs at our other supportive housing and shelter sites:

Full-Time Staff:	2 Support Workers
	1 Building Caretaker
	0-1 Chef, currently only 1 of our housing sites has a chef working full-time

Visiting Community Builders Staff:	1-2
Visiting Professionals:	1-2
Visitors with Vehicles:	Rarely
Total:	5-8

We will also ensure all tenants are informed that this onsite parking is reserved for the use of staff and visiting professionals only during the application process.

We also confirm that there is sufficient bike storage for staff and residents.



COMMUNITY BUILDERS
STRIVING FOR EXCELLENCE IN COMPASSION

Please note that we will also advise all potential tenants of the aircraft exposure in the area so that they can make an informed decision before pursuing tenancy with us.

We thank you for your ongoing support and look forward to continuing to work with the City of Richmond.

Please reach out to me if you have any further questions.

Kind regards,

Shauna Semenowich

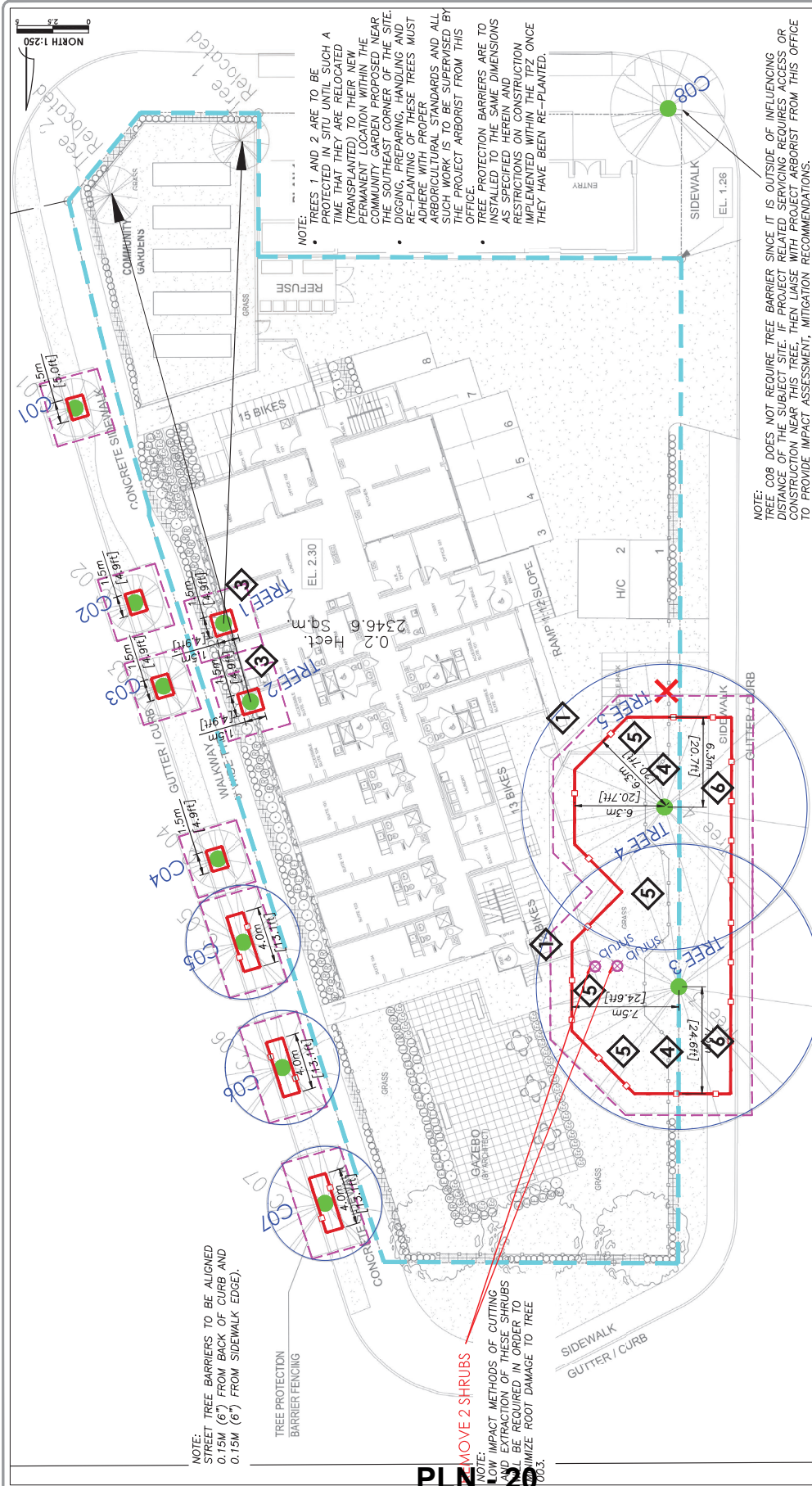
Shauna Semenowich

Director of Operations

Community Builders

325-1130 West Pender St. Vancouver, BC

(o) 778.379.3940



NOTE: STREET TREE BARRIERS TO BE ALIGNED 0.15M (6") FROM BACK OF CURB AND 0.15M (6") FROM SIDEWALK EDGE).

TREE PROTECTION BARRIER FENCING

PLN 20

NOTE: LOW IMPACT METHODS OF CUTTING AND EXPOSURE OF THESE SHRUBS TO MINIMIZE ROOT DAMAGE TO TREE

NOTE: TREES 1 AND 2 ARE TO BE PROTECTED IN SITU UNTIL SUCH A TIME THAT THEY ARE RELOCATED (TRANSPLANTED) TO THEIR NEW PERMANENT LOCATION WITHIN THE COMMUNITY GARDEN PROPOSED NEAR THE SOUTHWEST CORNER OF THE SITE. RE-PLANTING OF THESE TREES MUST ADHERE WITH PROPER ARBORICULTURAL STANDARDS AND ALL SUCH WORK IS TO BE SUPERVISED BY THE PROJECT ARBORIST FROM THIS OFFICE. TREE PROTECTION BARRIERS ARE TO BE INSTALLED TO THE SAME DIMENSIONS AS SPECIFIED HEREIN AND CONSTRUCTION MUST BE IN ACCORDANCE WITH THE INSTRUCTIONS ON THE DRAWING. TREES WHICH HAVE BEEN RE-PLANTED.

NOTE: COB DOES NOT REQUIRE TREE BARRIER SINCE IT IS OUTSIDE OF INFLUENCING DISTANCE OF THE SUBJECT SITE. IF PROJECT RELATED SERVICING REQUIRES ACCESS OR CONSTRUCTION NEAR THIS TREE, THEN LIAISE WITH PROJECT ARBORIST FROM THIS OFFICE TO PROVIDE IMPACT ASSESSMENT, MITIGATION RECOMMENDATIONS.

APPENDIX C: TREE MANAGEMENT DRAWING SHEET 2

PROJECT:	BP APP - TEMPORARY MODULAR HOUSING
ADDRESS:	2520 TO 2440 SMITH ST RICHMOND BC
CLIENT:	LANDSEA - HIGHLAND
CITY REF:	ACL FILE: 20184
PLOT SIZE:	22'X34' REV #: 1 DATE: JAN 21, 2021

cdgroup.co

ARBORTECH CONSULTING

SUITE 105-12051 HORSESHOE WAY, RICHMOND, BC V7A 1V4 604.275.3484



No. TU 23-032827

To the Holder: BC HOUSING MANAGEMENT COMMISSION

Property Address: 2520, 2540, 2560, 2580, 2600, 2640 SMITH STREET AND
9031 BRIDGEPORT ROAD

Address: UNIT 1701 – 4555 KINGSWAY
BURNABY, BC V5H 4V8

1. This Temporary Use 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 Temporary Use 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 subject property may be used for a three-storey modular supportive housing building with 40 studio units and vehicle access from Smith Street.
4. The "Richmond Zoning Bylaw 8500" is hereby temporarily varied to:
 - a) reduce the required landscaped parking setback from 3.0 m to zero;
 - b) reduce the number of required vehicle parking spaces from 20 to 8 spaces; and
 - c) reduce the number of required Class 1 bicycle parking spaces from 50 to 40 spaces.
5. Any temporary buildings, structures and signs shall be demolished or removed and the site and adjacent roads shall be maintained and restored to a condition satisfactory to the City of Richmond, upon the expiration of this Permit or cessation of the use, whichever is sooner.
6. As a condition of issuance of this Permit, Council is retaining the \$43,366.40 in security associated with TU 20-891050 for this three year extension 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 and comply with all the undertakings given in Schedule "B" attached hereto, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of

To the Holder: BC HOUSING MANAGEMENT COMMISSION

Property Address: 2520, 2540, 2560, 2580, 2600, 2640 SMITH STREET AND
9031 BRIDGEPORT ROAD

Address: UNIT 1701 – 4555 KINGSWAY
BURNABY, BC V5H 4V8

the completed landscaping in order to ensure that the agreed upon plant material has survived.

7. As a condition of the issuance of this Permit, the City has received written confirmation from the project mechanical engineer confirming that the PTAC and HRV systems within the Building Permit submission meet the ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy” standards for interior living spaces while also meeting the acoustic requirements in the report from BAP Acoustics, dated January 7, 2021.
8. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications in Schedule “B” attached hereto.
9. This permit provides the Holder a 3-year extension from the date the current TUP expires. This TUP extension is valid from March 15th, 2024 to March 15th, 2027.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

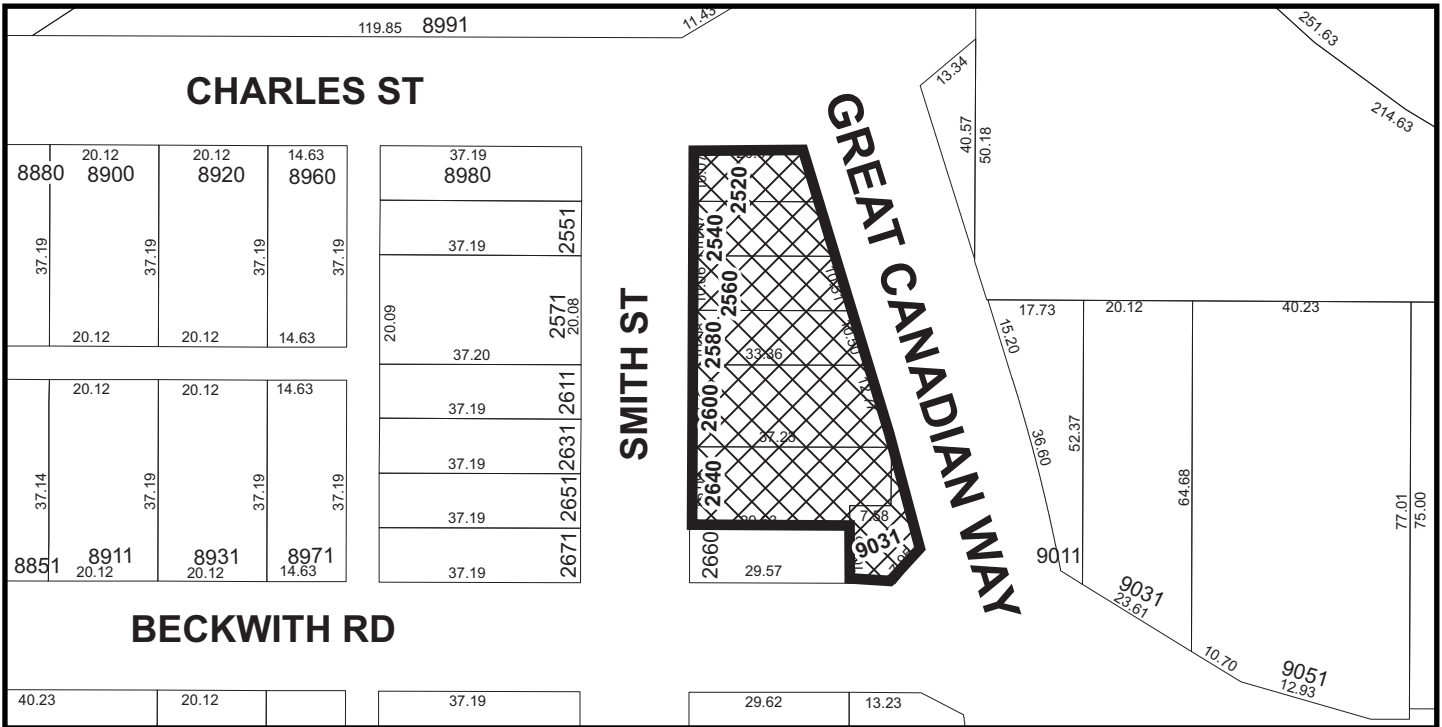
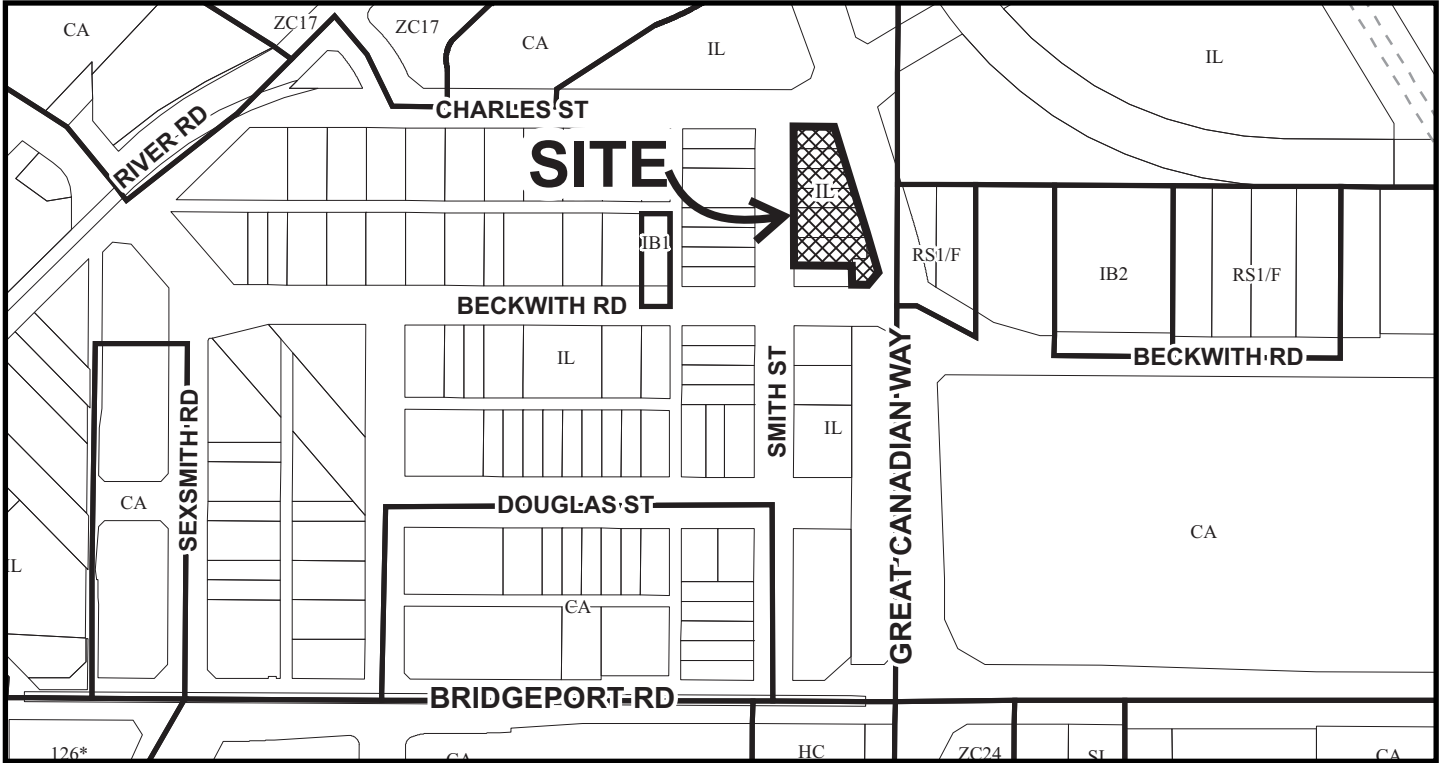
DELIVERED THIS DAY OF , .

MAYOR

CORPORATE OFFICE



City of
Richmond



TU 23-032827

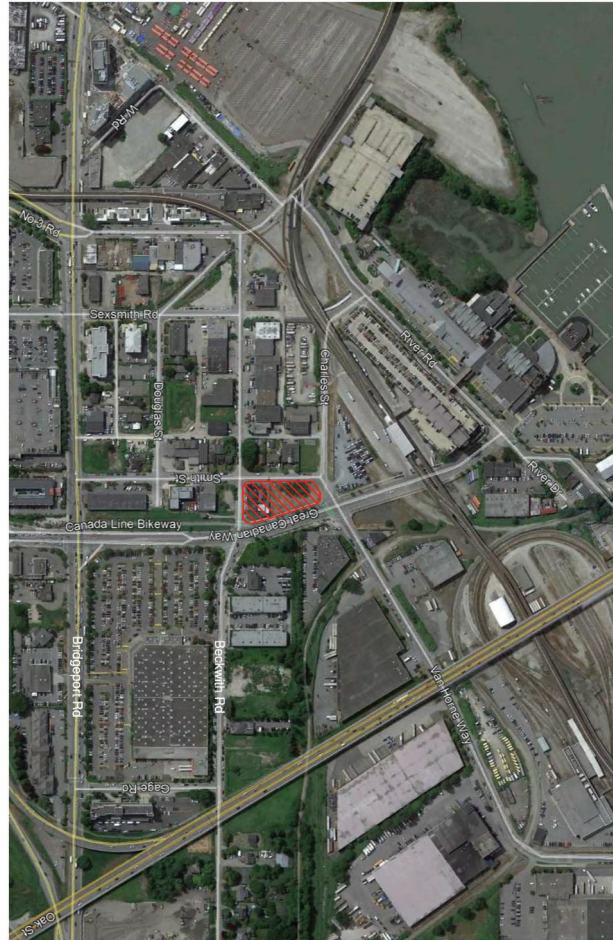
PLN - 23

Original Date: 11/27/23

Revision Date:

Note: Dimensions are in METRES

Schedule "B"



VICINITY MAP
1:2500



PROJECT STATISTICS

ITEM	QUANTITY	UNIT
FOUNDATION	1	FOUNDATION
CONCRETE	1	CONCRETE
STEEL	1	STEEL
WOOD	1	WOOD
GLASS	1	GLASS
MECHANICAL	1	MECHANICAL
ELECTRICAL	1	ELECTRICAL
PLUMBING	1	PLUMBING
LANDSCAPE	1	LANDSCAPE
TOTAL	1	TOTAL

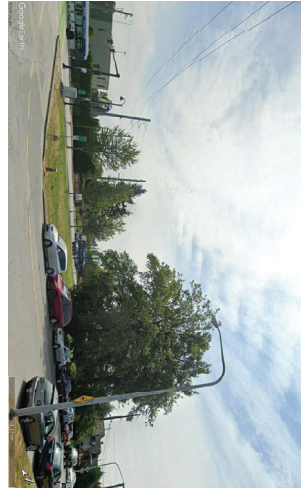
SMALL LIGHT TYPES

TYPE	QUANTITY	UNIT
STANDARD	1	STANDARD
ACCENT	1	ACCENT
RECESSED	1	RECESSED
TRIM	1	TRIM
TOTAL	1	TOTAL

PLANNING PROVIDED
 7
 ARCHITECTURE PROVIDED
 43
 RESERVE SERVICE LOCATIONS
 43
 VENDOR SERVICE STALL
 43

SUBMITTED FOR TOP

<p>A0.1</p> <p>DRAWING NO.</p>	<p>SMITH STREET RICHMOND HOUSING PROJECT - BC HOUSING</p> <p>2520-40 SMITH STREET, RICHMOND, BC</p> <p>CONTEXT PLAN</p>	<p>CLIENT: LANDSEA 2-2602 PROGRESS WAY SQUAMISH, BC CONTACT: MIKE COYNE 604-815-4500</p> <p>PLN 24</p> <p>MODULAR CONTRACT: HANCOCK BLDG SOLUTIONS VANCOUVER, BC CONTACT: NOEL HARRISON 604-313-6506</p>	<p>Gerry Blonski architect a.i.b.c.</p> <p>PH: 572-3606 FAX: 572-3750</p>
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1. GREAT CANADIAN WAY & CHARLES ST. LOOKING SOUTHEAST



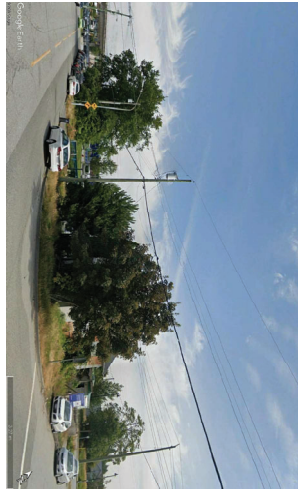
2. GREAT CANADIAN WAY & CHARLES ST. LOOKING SOUTHWEST



3. GREAT CANADIAN WAY LOOKING SOUTHWEST



4. GREAT CANADIAN WAY & BECKWITH RD. LOOKING NORTHWEST



5. SMITH ST. & BECKWITH RD. LOOKING NORTHEAST

SUBMITTED FOR TFP

A0.2
DRAWING NO.

SMITH STREET RICHMOND HOUSING PROJECT - BC HOUSING			
2520-40 SMITH STREET, RICHMOND, BC			
SITE PHOTOS			
20.09	Author	Checker	Nov. 03, 2020

CLIENT: LANDSEA 738527 PROGRESS WAY COXWATER, BC CONTACT: MIKE COYNE | 604-815-4500

PLN 25

MODULAR HOUSING UNIT: WILCOCK BUILDING SOLUTIONS VANCOUVER, BC CONTACT: NIGEL HARRISON | 604-313-5585

Gerry Blonski
architect a.i.b.c.

Ph: 572-3606 Fax: 572-3700
Suite 1A, 12468 82nd Ave., Surrey B.C. V3W 3E9



VIEW FROM SOUTH WEST CORNER OF THE BUILDING



VIEW FROM NORTH EAST CORNER OF THE BUILDING



VIEW FROM SOUTH EAST CORNER OF THE BUILDING

SUBMITTED FOR TWP

A0.3 <small>DRAWING NO.</small>	SMITH STREET RICHMOND HOUSING PROJECT - BC HOUSING <small>2520-40 SMITH STREET, RICHMOND, BC</small> <small>RENDERING/NO</small>		<small>CLIENT:</small> LANGSEA 7385Y HODGESS WAY SURREY, BC VAN/WH/CLINE CUFFNE 604-913-4300	<small>MODULAR CONSULTANT:</small> WESTCOAST HIGHLAND BUILDING SOLUTIONS VANCOUVER, BC CONTACT: NIKEL HARRISON 604-210-6266	Gerry Blonski architect a.l.b.c. <small>Suite 114 - 12668 - 62nd Ave., Surrey, B.C. V3W 3E9</small> <small>Ph: 604-866-8200</small> <small>Fax: 604-866-8200</small>
	<small>25-09</small>	<small>Author</small>	<small>Checker</small>	<small>Nov. 03, 2020</small>	

1/28/2021 9:46:44 PM

SURVEY PLAN OF PARTS OF BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT

LANDS DEALT WITH:

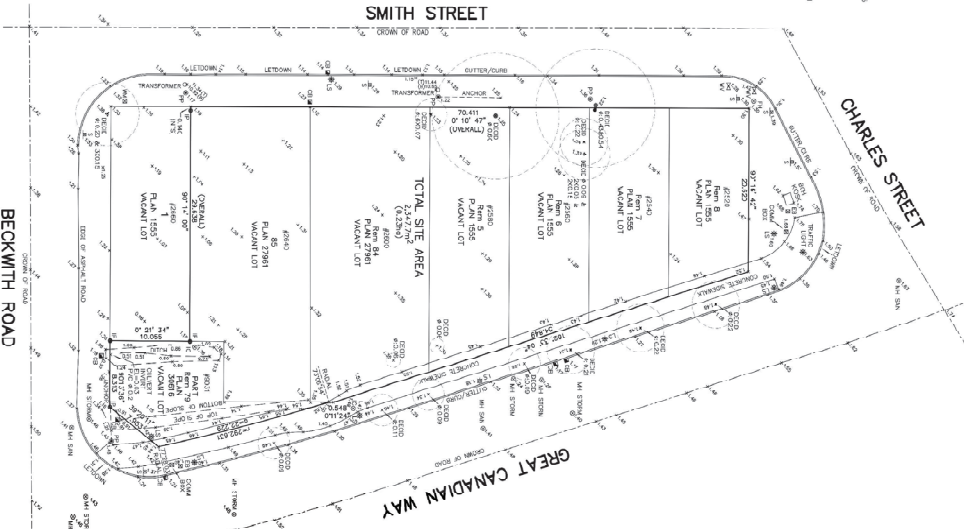
- (1) LOT 8 EXCEPT PART DESIGNATED ROAD ON PLAN B23834 REC. CO-1-48-137
- (2) LOT 7 EXCEPT PART DESIGNATED ROAD ON PLAN B23833 REC. CO-1-48-137
- (3) LOT 6 EXCEPT PART DESIGNATED ROAD ON PLAN B23832 REC. CO-1-48-144
- (4) LOT 5 EXCEPT PART DESIGNATED ROAD ON PLAN B23831 REC. CO-1-48-133
- (5) LOT 4 EXCEPT PART DESIGNATED ROAD ON PLAN B23830 REC. CO-1-48-133
- (6) LOT 3 EXCEPT PART DESIGNATED ROAD ON PLAN B23829 REC. CO-1-48-133
- (7) LOT 2 EXCEPT PART DESIGNATED ROAD ON PLAN B23828 REC. CO-1-48-133
- (8) LOT 1 EXCEPT PART DESIGNATED ROAD ON PLAN B23827 REC. CO-1-48-133
- (9) LOT 95 SECTION 21 AND 22 BEHAV. ROW AND PLAN 22981 REC. CO-1-205-791
- (10) LOT 96 SECTION 21 AND 22 BEHAV. ROW AND PLAN 22981 REC. CO-1-205-791
- (11) LOT 97 SECTION 21 AND 22 BEHAV. ROW AND PLAN 22981 REC. CO-1-205-791
- (12) LOT 98 SECTION 21 AND 22 BEHAV. ROW AND PLAN 22981 REC. CO-1-205-791
- (13) LOT 99 SECTION 21 AND 22 BEHAV. ROW AND PLAN 22981 REC. CO-1-205-791
- (14) LOT 100 SECTION 21 AND 22 BEHAV. ROW AND PLAN 22981 REC. CO-1-205-791
- (15) LOT 101 SECTION 21 AND 22 BEHAV. ROW AND PLAN 22981 REC. CO-1-205-791
- (16) LOT 102 SECTION 21 AND 22 BEHAV. ROW AND PLAN 22981 REC. CO-1-205-791
- (17) LOT 103 SECTION 21 AND 22 BEHAV. ROW AND PLAN 22981 REC. CO-1-205-791
- (18) LOT 104 SECTION 21 AND 22 BEHAV. ROW AND PLAN 22981 REC. CO-1-205-791
- (19) LOT 105 SECTION 21 AND 22 BEHAV. ROW AND PLAN 22981 REC. CO-1-205-791
- (20) LOT 106 SECTION 21 AND 22 BEHAV. ROW AND PLAN 22981 REC. CO-1-205-791
- (21) LOT 107 SECTION 21 AND 22 BEHAV. ROW AND PLAN 22981 REC. CO-1-205-791
- (22) LOT 108 SECTION 21 AND 22 BEHAV. ROW AND PLAN 22981 REC. CO-1-205-791
- (23) LOT 109 SECTION 21 AND 22 BEHAV. ROW AND PLAN 22981 REC. CO-1-205-791
- (24) LOT 110 SECTION 21 AND 22 BEHAV. ROW AND PLAN 22981 REC. CO-1-205-791
- (25) LOT 111 SECTION 21 AND 22 BEHAV. ROW AND PLAN 22981 REC. CO-1-205-791
- (26) LOT 112 SECTION 21 AND 22 BEHAV. ROW AND PLAN 22981 REC. CO-1-205-791
- (27) LOT 113 SECTION 21 AND 22 BEHAV. ROW AND PLAN 22981 REC. CO-1-205-791
- (28) LOT 114 SECTION 21 AND 22 BEHAV. ROW AND PLAN 22981 REC. CO-1-205-791
- (29) LOT 115 SECTION 21 AND 22 BEHAV. ROW AND PLAN 22981 REC. CO-1-205-791
- (30) LOT 116 SECTION 21 AND 22 BEHAV. ROW AND PLAN 22981 REC. CO-1-205-791
- (31) LOT 117 SECTION 21 AND 22 BEHAV. ROW AND PLAN 22981 REC. CO-1-205-791
- (32) LOT 118 SECTION 21 AND 22 BEHAV. ROW AND PLAN 22981 REC. CO-1-205-791
- (33) LOT 119 SECTION 21 AND 22 BEHAV. ROW AND PLAN 22981 REC. CO-1-205-791
- (34) LOT 120 SECTION 21 AND 22 BEHAV. ROW AND PLAN 22981 REC. CO-1-205-791

**CURRENT CIVIC ADDRESSES:
#2523-#2510 SMITH STREET
#8231 BECKWITH ROAD
RICHMOND, BC**



LEGEND

- 1. INDICATES ROAD RIGHT-OF-WAY
- 2. INDICATES ROAD CENTERLINE
- 3. INDICATES EASEMENT
- 4. INDICATES LUMPY BOUNDARY
- 5. INDICATES LUMPY CENTERLINE
- 6. INDICATES LUMPY RIGHT-OF-WAY
- 7. INDICATES LUMPY CENTERLINE
- 8. INDICATES LUMPY RIGHT-OF-WAY
- 9. INDICATES LUMPY CENTERLINE
- 10. INDICATES LUMPY RIGHT-OF-WAY
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- 13. INDICATES LUMPY CENTERLINE
- 14. INDICATES LUMPY RIGHT-OF-WAY
- 15. INDICATES LUMPY CENTERLINE
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- 17. INDICATES LUMPY CENTERLINE
- 18. INDICATES LUMPY RIGHT-OF-WAY
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- 24. INDICATES LUMPY RIGHT-OF-WAY
- 25. INDICATES LUMPY CENTERLINE
- 26. INDICATES LUMPY RIGHT-OF-WAY
- 27. INDICATES LUMPY CENTERLINE
- 28. INDICATES LUMPY RIGHT-OF-WAY
- 29. INDICATES LUMPY CENTERLINE
- 30. INDICATES LUMPY RIGHT-OF-WAY



NOTES:
1. THIS SURVEY PLAN WAS PREPARED BY THE ENGINEER IN CHARGE OF THE SURVEY AND IS SUBJECT TO THE PROVISIONS OF THE SURVEY ACT AND THE REGULATIONS THEREUNDER.
2. THIS SURVEY PLAN IS NOT VALID UNLESS IT IS ACCOMPANIED BY THE ORIGINAL SURVEY FIELD NOTES AND FIELD BOOKS.
3. THIS SURVEY PLAN IS NOT VALID UNLESS IT IS ACCOMPANIED BY THE ORIGINAL SURVEY FIELD NOTES AND FIELD BOOKS.
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SMITH STREET RICHMOND HOUSING PROJECT - BC HOUSING
2520-40 SMITH STREET, RICHMOND, BC
SURVEY PLAN
DATE: 2020-11-03
DRAWING NO. A0.4
AUTHOR: William Aoyagi
CHECKER: Richard R. Stokier
DATE: 2020-11-03

SUBMITTED FOR TYP

A0.4
DRAWING NO.

2019	Author	Checker	Nov. 03. 2020
------	--------	---------	---------------

CLIENT: LANDSEA PROGRESS WA
CONTACT: MIKE COYNE | 604-815-4500

MODULAR 27
WILSON AND BUILDING SOLUTIONS
VANCOUVER, BC
CONTACT: NIGEL HARRISON | 604-613-6586

Gerry Blonski
architect a.i.b.c.
Suite 1A, 12466 82nd Ave., Surrey B.C. V3W 3E9
Ph: 572-3606 Fax: 572-3700

LEGEND
SCALE 1:250



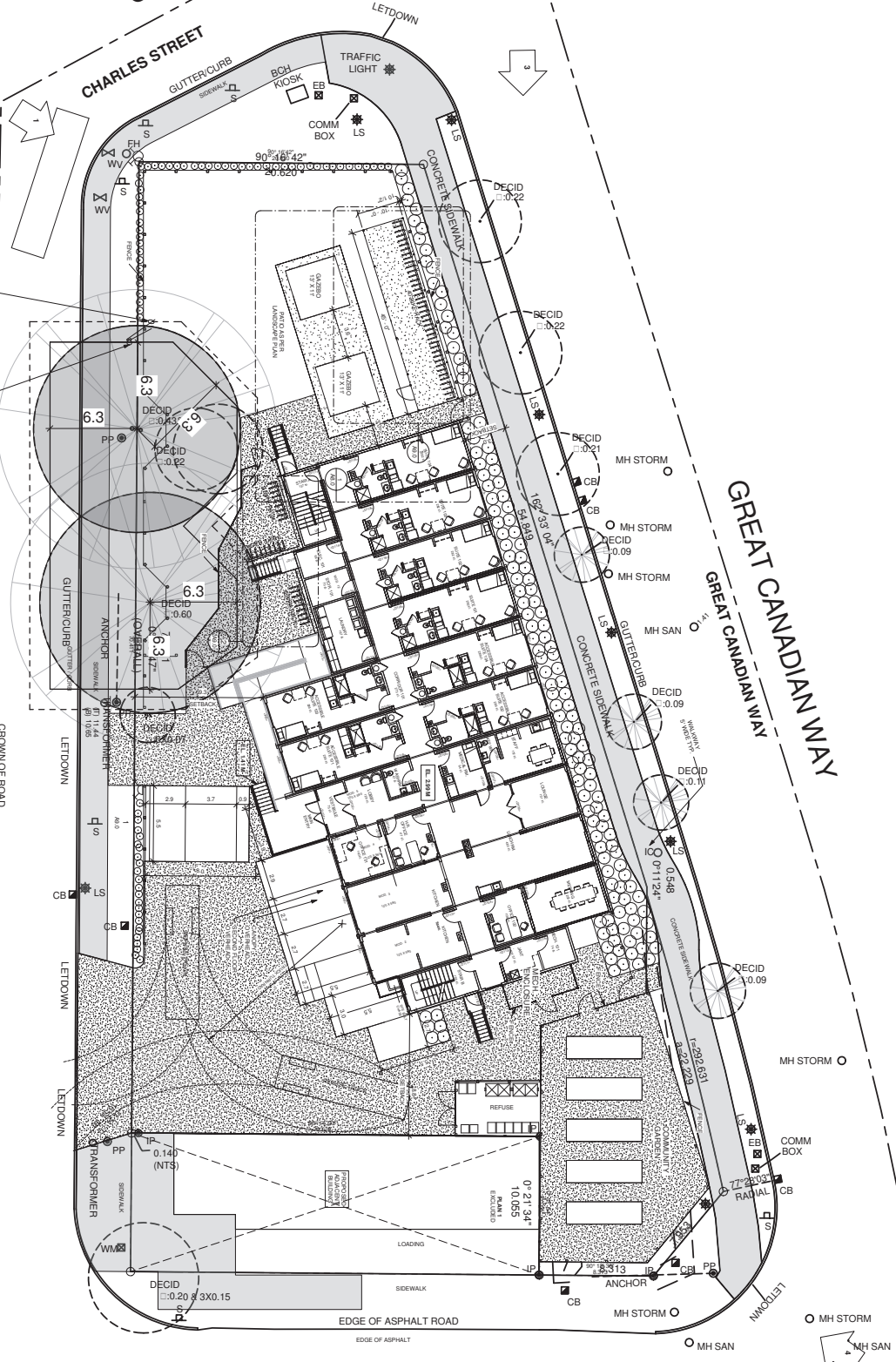
SUPPLY & INSTALL 91.5" PRIMARY CONCRETS AS SHOWN BASED TO NEW PAVEMENT LOCATION

APPROXIMATE LOCATION OF EXISTING PAVEMENT FOR THREE PHASE SERVICE

SMITH STREET

CROWN OF ROAD

CHARLES STREET
CROWN OF ROAD



GREAT CANADIAN WAY
GREAT CANADIAN WAY

BECKWITH ROAD
BECKWITH ROAD



AS BUILT DRAWINGS Date: October 20/ 2023

A1.1
DRAWING NO.

BC HOUSING			
2520-2640 SMITH STREET, RICHMOND, BC			
SITE PLAN			
20 09	Author: DB	Checker: GB	October 28/ 2022

GENERAL CONTRACTOR: LANDSEA 7-3800 PROGRESS WAY SQUAMISH, BC CONTACT: MIKE COVINE 604-815-4500	PLN 28 ARCHITECTURAL CONSULTING AND SOLUTIONS VANCOUVER, BC CONTACT: NIGEL HARRISON 604-313-6506
--	---

BUILDING PERMIT REVISION

Gerry Blonski
architect a.i.b.c.
Suite 1A, 12488 82nd Ave., Surrey, B.C. V3W 2E9
Ph: 572-3608 Fax: 572-3700
www.gerryblonski.com

Revisions

NO.	DATE	DESCRIPTION
01	10/15/20	RISE CRANK SPACE HT. TO SITE
02	10/31/20	RISE CRANK SPACE HT.
03	12/01/20	AREA DATA
04	12/15/20	GEN. LAYOUT & RV. AREA
05	01/12/21	KIT. CAB. RAMP COM. KIT.
06	01/20/21	TRP. RAMP & STEPLANDING



HIGHLAND BUILDING SOLUTIONS
Tel: 604.313.6506
Email: info@highlandbuilding.ca

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Project
2800 Smith Street, Richmond BC, Housing

Drawing
GROUND FLOOR PLAN
7,080 sf (658 sq.M.)

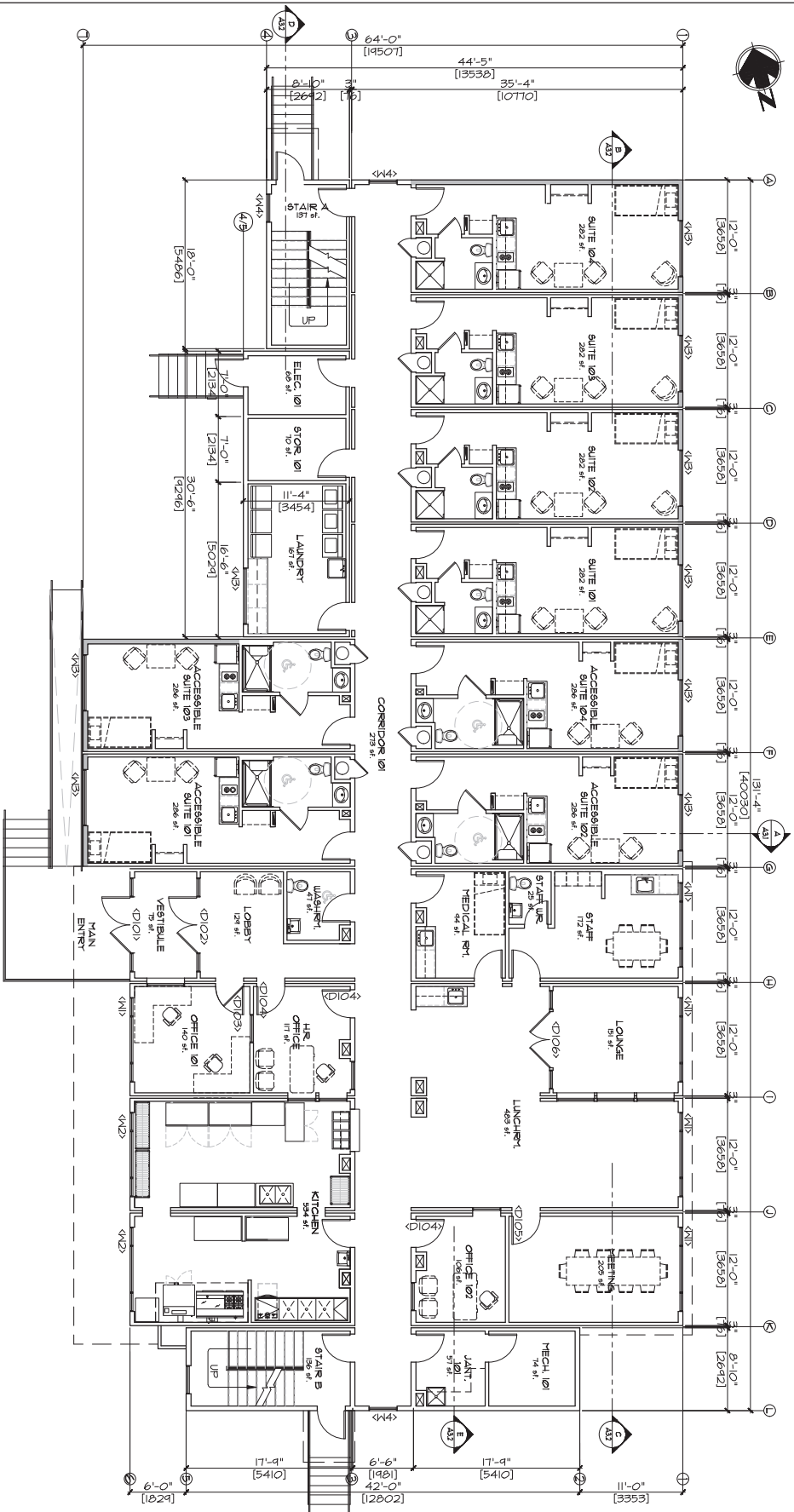
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Drawn: . .

Date: 9EPT. 20, 2020

Project No. 200956-PIA

Drawing No.

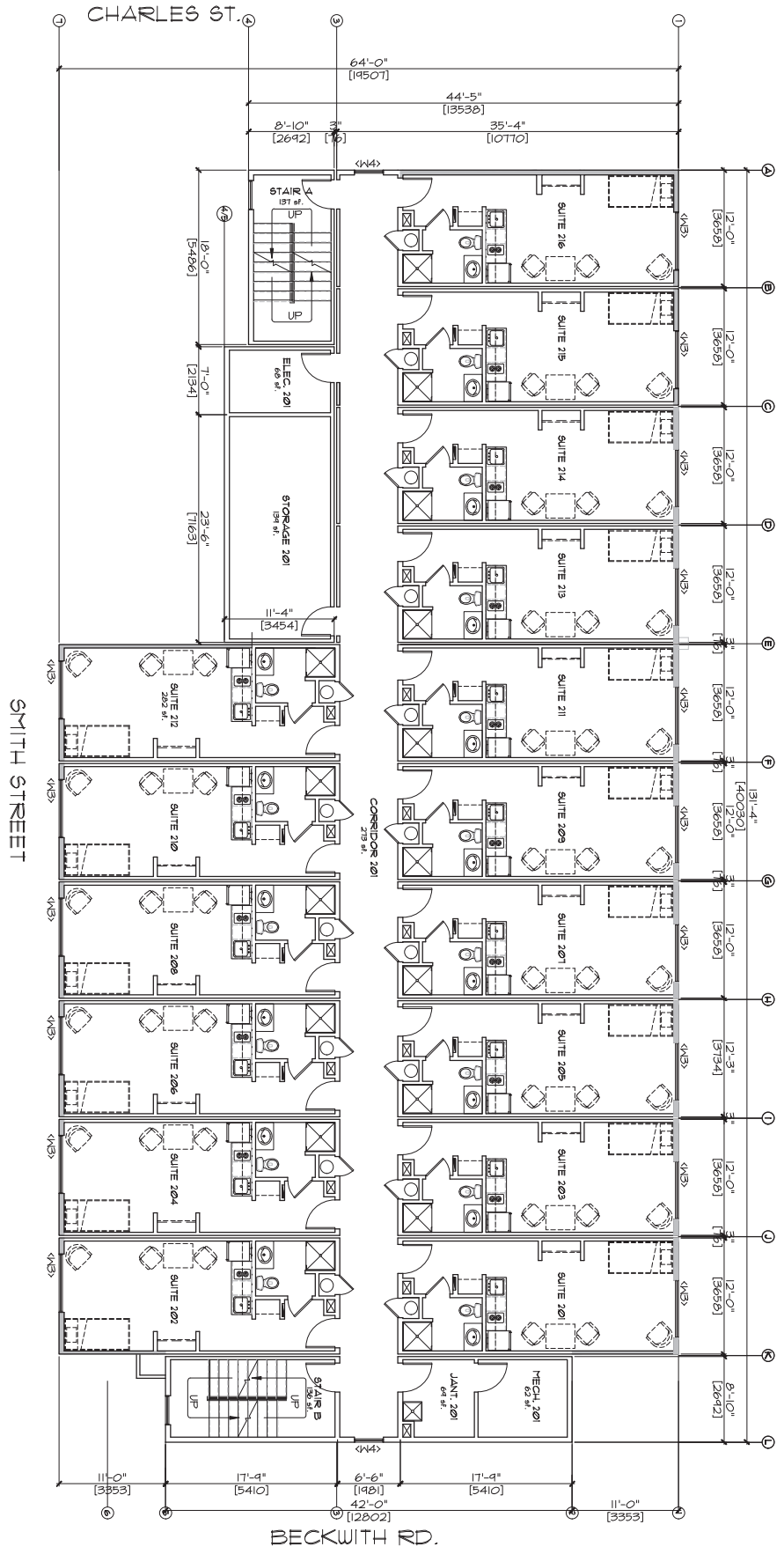


Ⓞ All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging.
These features include:

- Stairwell handrails
- Lever type handles for plumbing fixtures and door handles
- Solid bricking in washroom walls to facilitate future grab rail installation beside toilets, bathtubs and showers Ⓞ



GREAT CANADIAN WAY



© All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging.
 These features include:
 - Stairwell handrails
 - Lever type handles for plumbing fixtures and door handles
 - Solid bricking in washroom walls to facilitate future grab rail installation beside toilets, bathtubs and showers ©

Architect
 Gerry Blonski, a.l.b.c.
 Tel. 604.572.3606

Revisions

NO.	DATE	DESCRIPTION
01	10/24/20	ADJUST TO SITE
02	12/01/20	AREA DATA
03	12/15/20	GEN. LAYOUT & RM. AREA
04	01/12/21	KIT, CAB RAMP CON. KIT.



Tel: 604-313-6506
 Email: info@highlandbuilding.ca
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Project
 2600 Smith Street, Richmond
 BC, Housing

Drawing
 SECOND FLOOR PLAN
 7,323 sf. (681 sq.M)

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

Drawn: .

Date: SEPT. 20, 2020

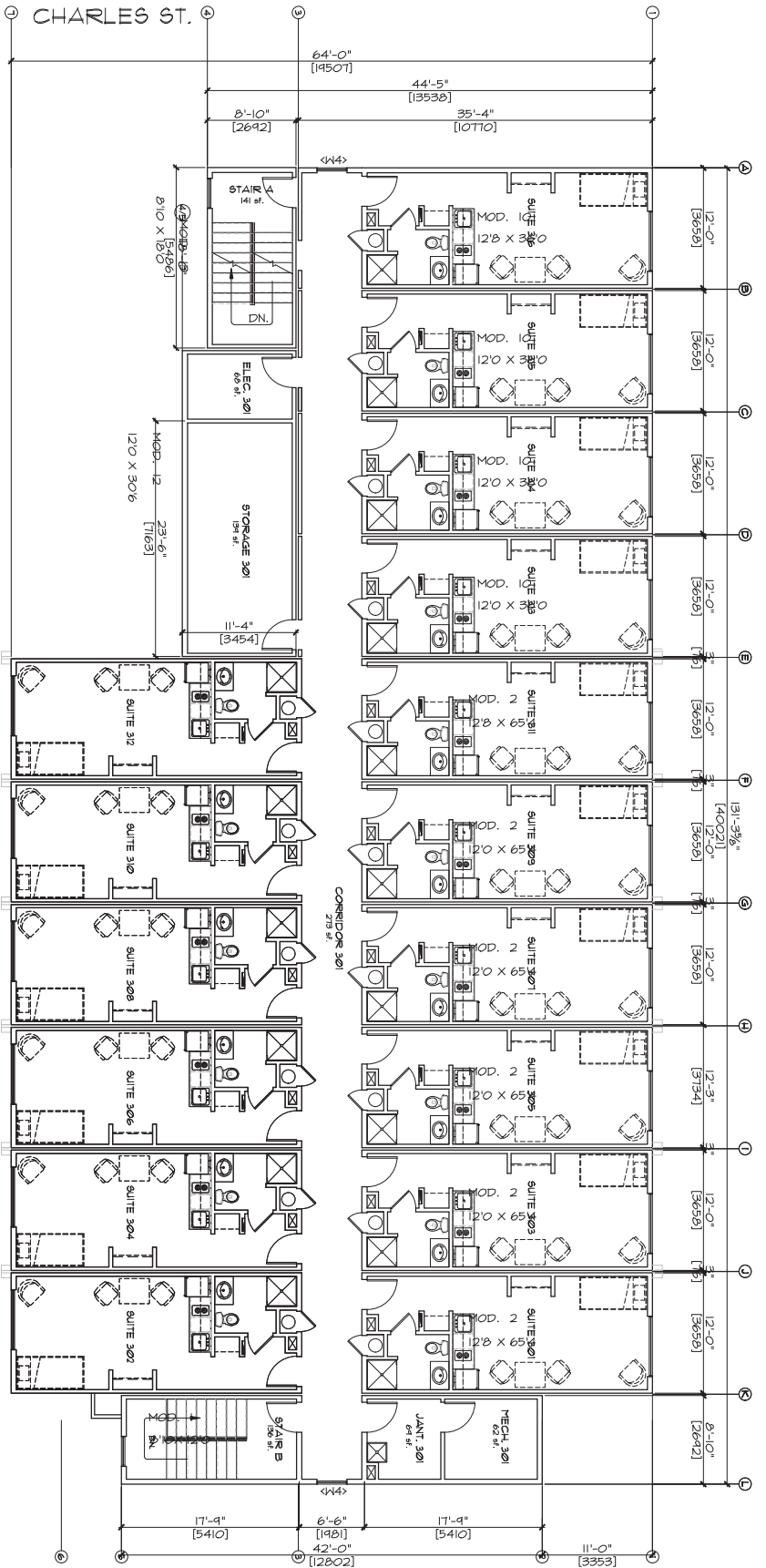
Project No. 200956-PIA

Drawing No.

A12



GREAT CANADIAN WAY



SMITH STREET

BECKWITH RD.

CHARLES ST.

Architect
Garry Blonski, a.l.b.c.
Tel. 604 572 3606

Revisions

NO.	DATE	DESCRIPTION
01	10/24/20	REVISED TO 31 SUITE
02	12/01/20	AREA DATA
03	12/15/20	GEN. LAYOUT & RM. AREA
04	01/12/21	KIT, CAB RAMP CON. KIT.



Tel: 604-313-6506
Email: info@highlandbuilding.ca

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Project
2600 Smith Street, Richmond
BC, Housing

Drawing
THIRD FLOOR PLAN
7,323 sq. ft. (681 sq. M)

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

Drawn: . .

Date: 9EPT. 20, 2020

Project No. 200956-PIA

Drawing No.

A1.3

© All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging.

These features include:

- Stairwell handrails
- Lever type handles for plumbing fixtures and door handles
- Solid bricking in washroom walls to facilitate future grab rail installation beside toilets, bathtubs and showers ©



EXTERIOR FINISH LEGEND

TYPE	COLOR
1 METAL CLADDING	TAN - 6074 VICWEST
2 METAL FLASHING	METRO BROWN - 16164 VICWEST
3 HAND PANELS	AUTUMN TAN JH020
4 HAND TRIM	APRILIC WHITE JH040

A2.1
DRAWING NO.

SMITH STREET RICHMOND HOUSING PROJECT - BC HOUSING
2520-40 SMITH STREET, RICHMOND, BC

ELEVATIONS

2019 Author Checker Nov. 03, 2020

CLIENT: LANDSEA 708577 PROGRESS WAY 2520 SMITH ST RICHMOND BC CONTACT: MIKE COYNE | 604-815-4500

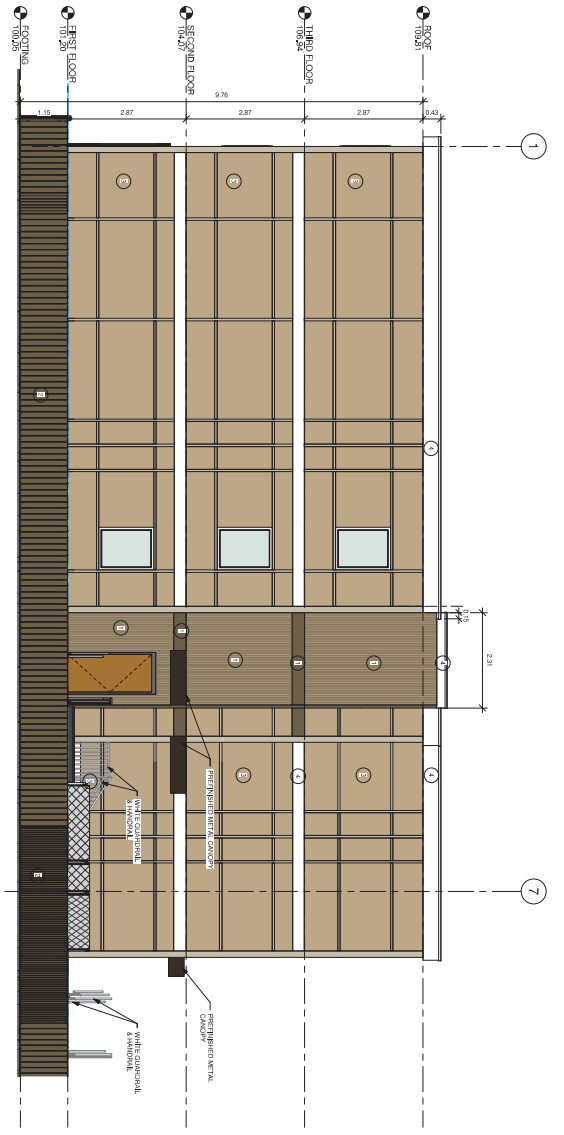
PLN 32

MODULAR CONTRACTOR: WILCOCK BUILDING SOLUTIONS VANCOUVER BC CONTACT: NIGEL HARRISON | 604-313-5556



Gerry Blonski
architect a.i.b.c.

Suite 1A 12468 82nd Ave, Surrey B.C. V3W 3E9
Ph: 572-3606 Fax: 572-3700



SOUTH ELEVATION
T-48



NORTH ELEVATION
T-48

EXTERIOR FINISH LEGEND

TYPE	TYPE	COLOR
①	METAL CLADDING	TAN-16274 M'WEST
②	METAL FLASHING	METRO BROWN--1614 M'WEST
③	HARD PANELS	ALUMINUM TAN JH0240
④	HARD FINISH	ARCTIC WHITE JH1020

SUBMITTED FOR TFP

**SMITH STREET RICHMOND HOUSING
PROJECT - BC HOUSING**
2520-40 SMITH STREET, RICHMOND, BC

ELEVATIONS

20-09 Author Checker Nov. 03, 2020

CLIENT: LANDSEA 708677 PROGRESS WAY QUAMISH, BC CONTACT: MIKE COYNE | 604-815-4500
 MODULAR CONSTRUCTION: **PLN 33** WILCOCK BUILDING SOLUTIONS VANCOUVER, BC CONTACT: NIGEL HARRISON | 604-413-6586

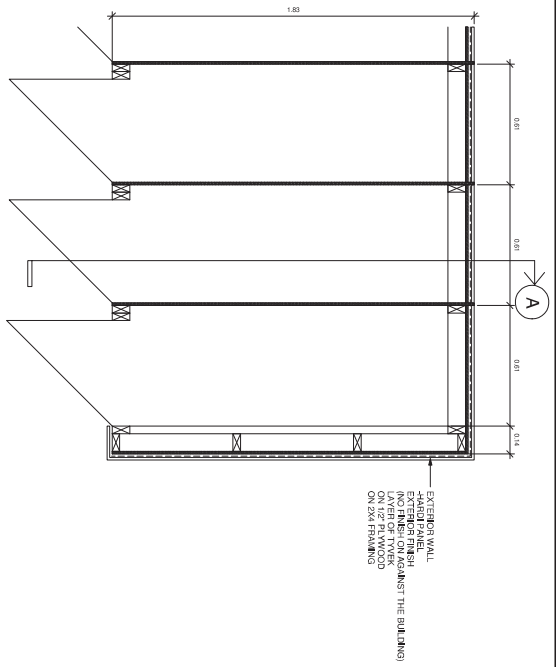
Gerry Blonski
architect a.i.b.c.

Suite 1A, 12468 82nd Ave., Surrey B.C. V3W 3E9
 Ph: 572-3606 Fax: 572-3700

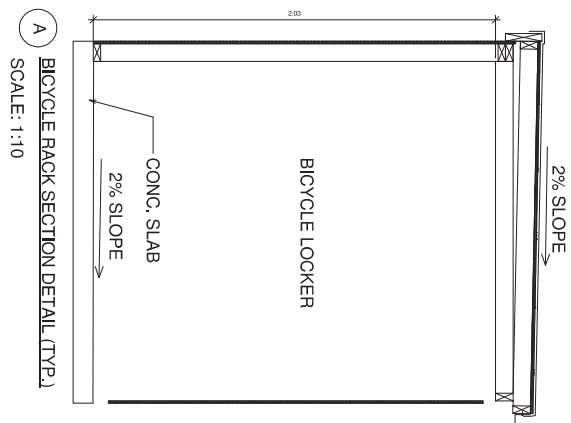
A2.2

DRAWING NO.

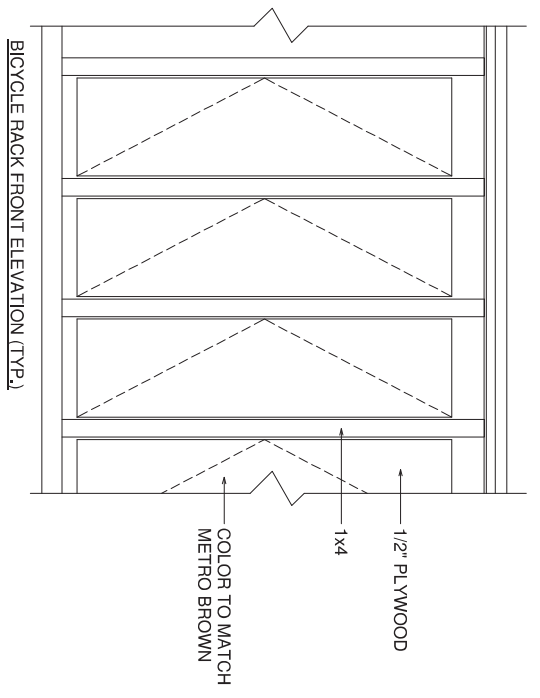
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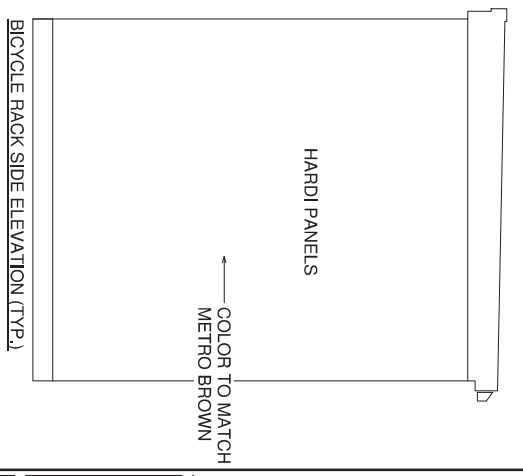
TYP. BICYCLE LOCKERS PLAN
1:10



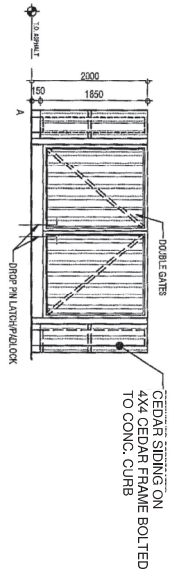
BICYCLE RACK SECTION DETAIL (TYP.)
SCALE: 1:10



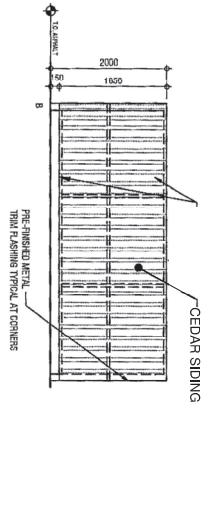
BICYCLE RACK FRONT ELEVATION (TYP.)
SCALE: 1:10



BICYCLE RACK SIDE ELEVATION (TYP.)
SCALE: 1:10



3A Garbage Enclosure Elevation
1:30



3B Garbage Enclosure Elevation
1:30



3C Garbage Enclosure Elevation
1:30

SUBMITTED FOR TYP

**SMITH STREET RICHMOND HOUSING
PROJECT - BC HOUSING**
2520-40 SMITH STREET, RICHMOND, BC

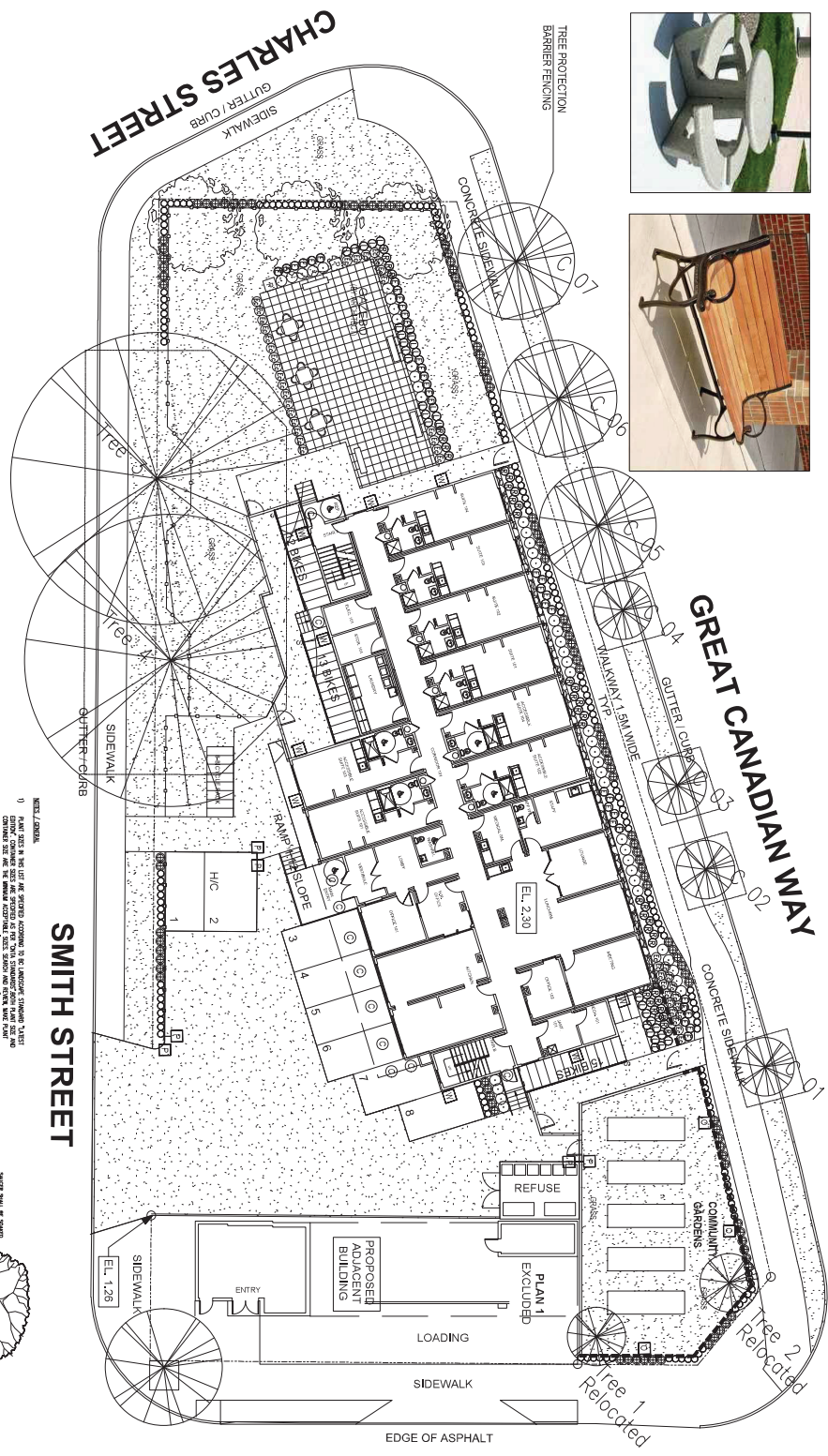
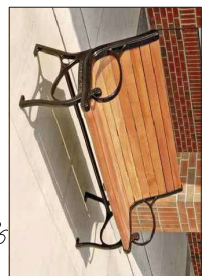
CLIENT: LANDSEA 708627 PROGRESS WAY, SQUAMISH, BC
CONTACT: MIKE COYNE | 604-815-4500
MODULAR CONSTRUCTION: **PLN 34** BUILDING SOLUTIONS
VANCOUVER, BC
CONTACT: NOEL HARRISON | 604-413-6586

Gerry Blonski
architect a.i.b.c.

Ph: 572-3626
Fax: 572-3700
Suite 1A, 12466 82nd Ave., Surrey B.C. V3W 3E9

A3.1
DRAWING NO.

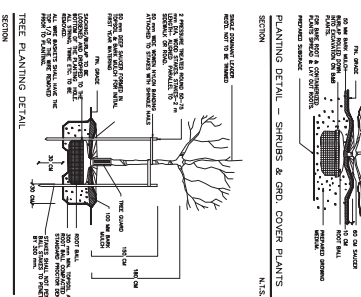
DETAILS
20:09 Author Nov. 03, 2020



KEY	BOTANICAL NAME	PLANT LIST	QTY.	SIZE	SPACING	REMARKS
○	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	3	6 CM. CAL.	AS SHOWN	B. & B.
○	LAVANDULA ANGUSTIFOLIA 'MUNSTED'	LAVENDER	26	#3 POT	65 CM. O.C.	
○	RUBECOKA TRILIOBA	BLACK-EYED SUSAN	30	#3 POT	65 CM. O.C.	
○	EGHIAEAE PURPUREA	PURPLE CONEFLOWER	30	#3 POT	65 CM. O.C.	
○	ESCALONIA NEUPORT DWARF COMPACTA	DWARF ESCALONIA	44	#3 POT	65 CM. O.C.	
○	CALAMAGROSTIS x AQUILEGIA 'KARL FOSTER'	FEATHER REED GRASS	37	#3 POT	70 CM. O.C.	
○	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	164	#3 POT	45 CM. O.C.	
○	PRUNUS LAUROCEASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	100	#3 POT	70 CM. O.C.	

NOTES / GENERAL

- PLANT SIZES IN THIS LIST ARE SIZES ACCORDING TO THE LANDSCAPE STANDARD TABLE CHANGED TO THE 2015 ILLINOIS LANDSCAPE STANDARD TABLE. PLANT SIZES SHALL BE THE SAME AS LISTED UNLESS OTHERWISE NOTED. PLANT SIZES SHALL BE THE SAME AS LISTED UNLESS OTHERWISE NOTED. PLANT SIZES SHALL BE THE SAME AS LISTED UNLESS OTHERWISE NOTED.
- ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED SOURCE. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED SOURCE. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED SOURCE.
- PLANTING SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS LANDSCAPE STANDARD TABLE. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS LANDSCAPE STANDARD TABLE. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS LANDSCAPE STANDARD TABLE.
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BECKWITH ROAD

- LIGHTING LEGEND**
- ALL LIGHT FIXTURES WILL SEEK TO MINIMIZE LIGHT SPILL ONTO ADJACENT LOTS
 - SOFT TRIM
 - BIKE LOCKERS
 - AREA LIGHT
 - FULL CUT OFF
 - CANOPY DOWNLIGHT
 - WALL DOWNLIGHT
 - FULL CUT OFF
 - OUTDOOR GARDEN LIGHT



<p>CLIENT</p> <p>LANESEA c/o NICKEL HARRISON HIGHLAND BUILDING SOLUTIONS 5687 ROCKDALEWAY ROAD OAKLAKE, IL. 62450-0707</p>	<p>DESIGNER</p> <p>CANADIAN & ASSOCIATES INC. BOSTON, MASS. 2462 JONATHAN COURT ROSELAND, MA 02127 PHONE (617) 897-2319</p>	<p>TITLE</p> <p>PLAN VIEW</p> <p>LANDSCAPE PLAN SMITH STREET HOUSING PROJECT 2507 2540 SMITH STREET ROSELAND, IL.</p>	<p>DATE</p> <p>1:150</p> <p>DATE</p> <p>06/20/20</p>	<p>SCALE</p> <p>1:150</p>
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