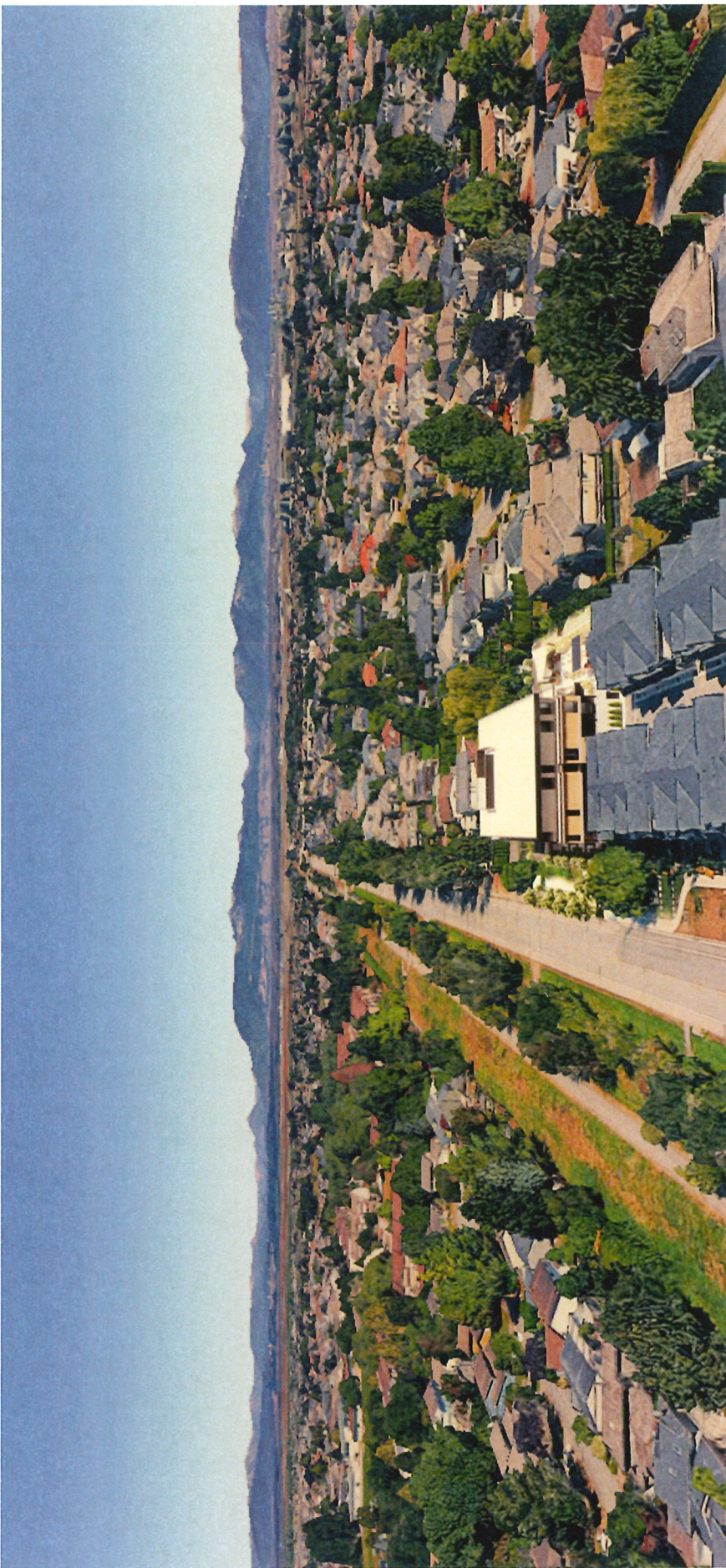


Schedule 1 to the Minutes of
the Development Permit Panel
meeting held on Wednesday,
July 29, 2026



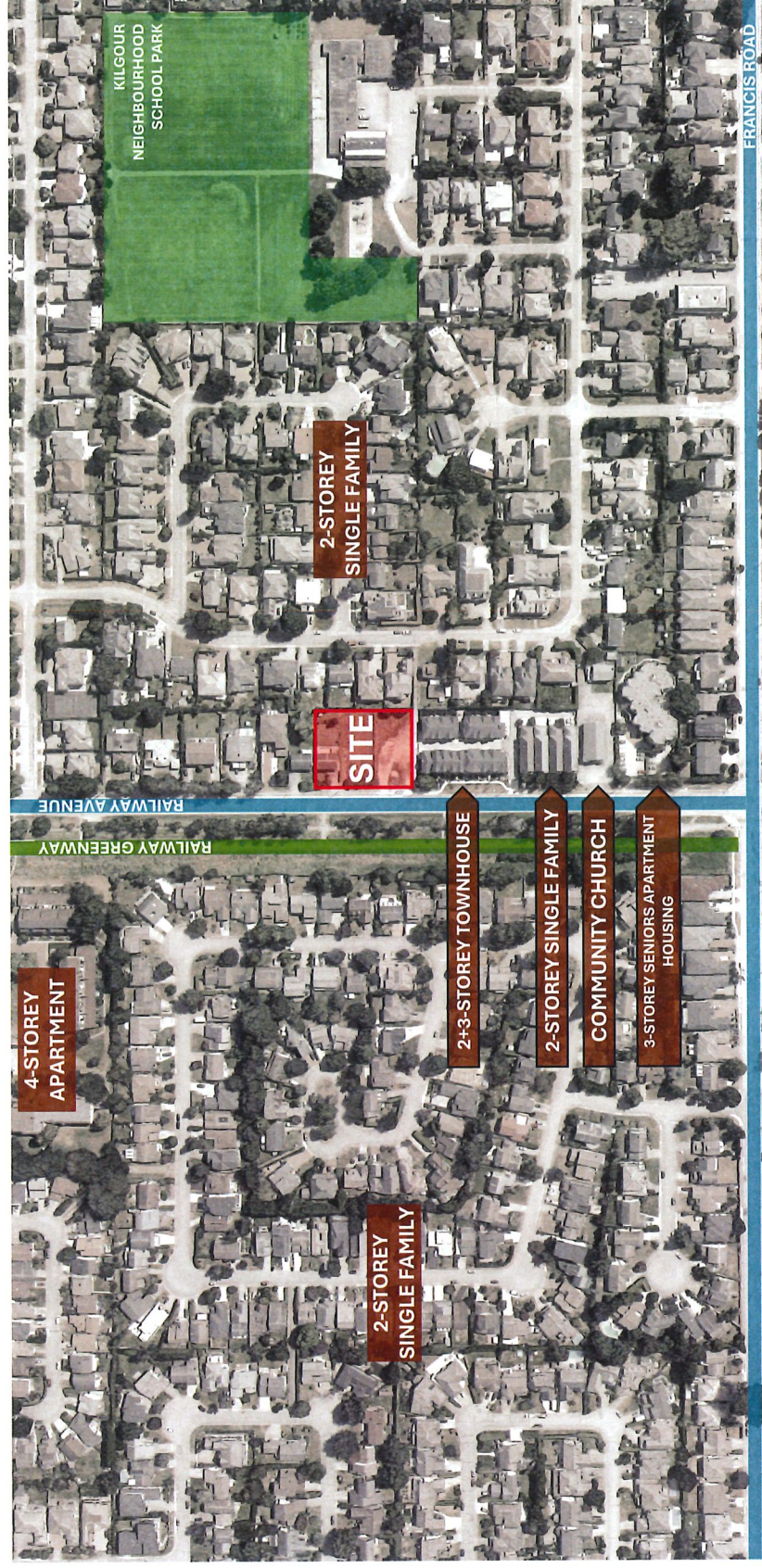
RAILWAY AVENUE SENIORS RENTAL HOUSING

8520, 8540, 8560 Railway Avenue, Richmond, BC

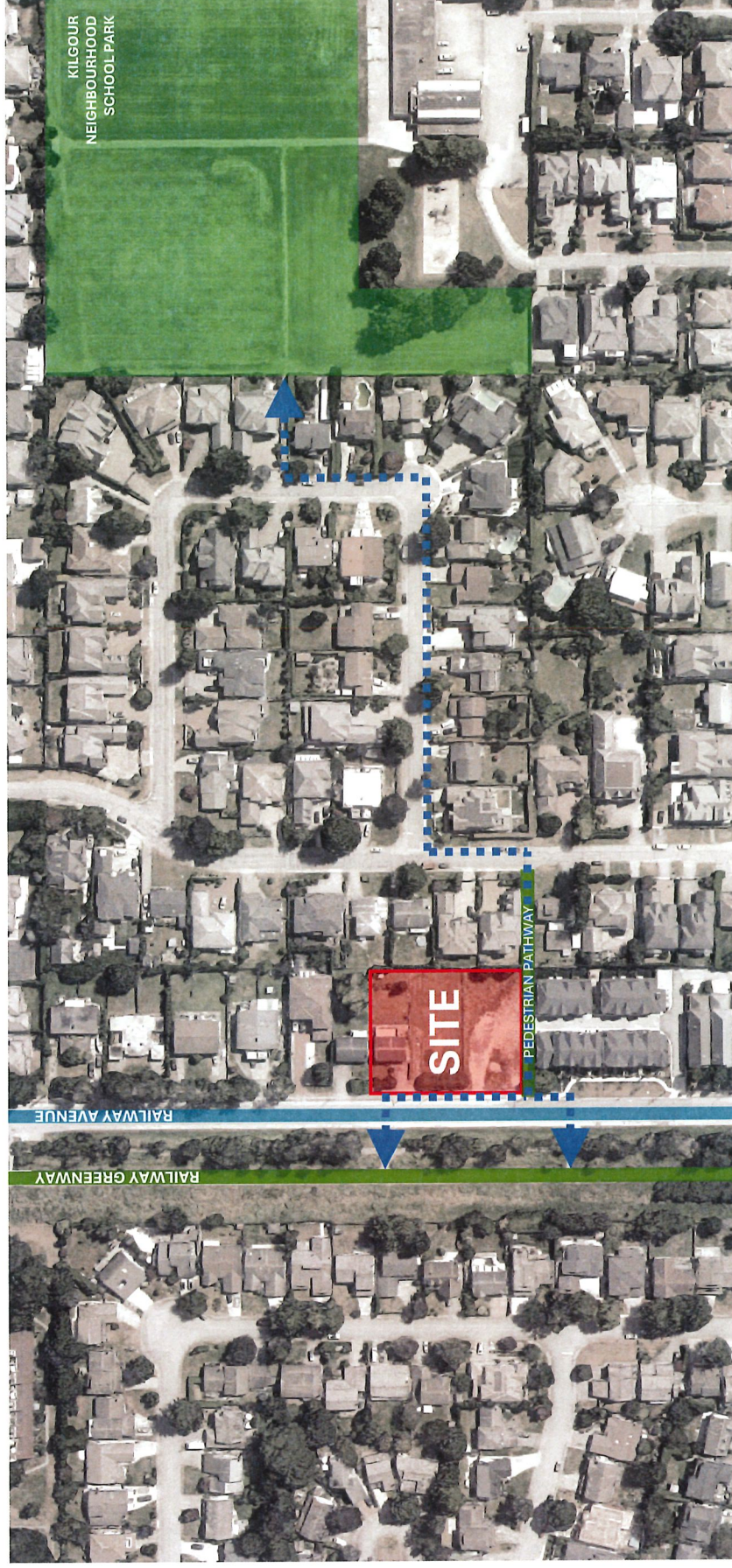
Development Permit Panel

kasian 

Neighbourhood Context



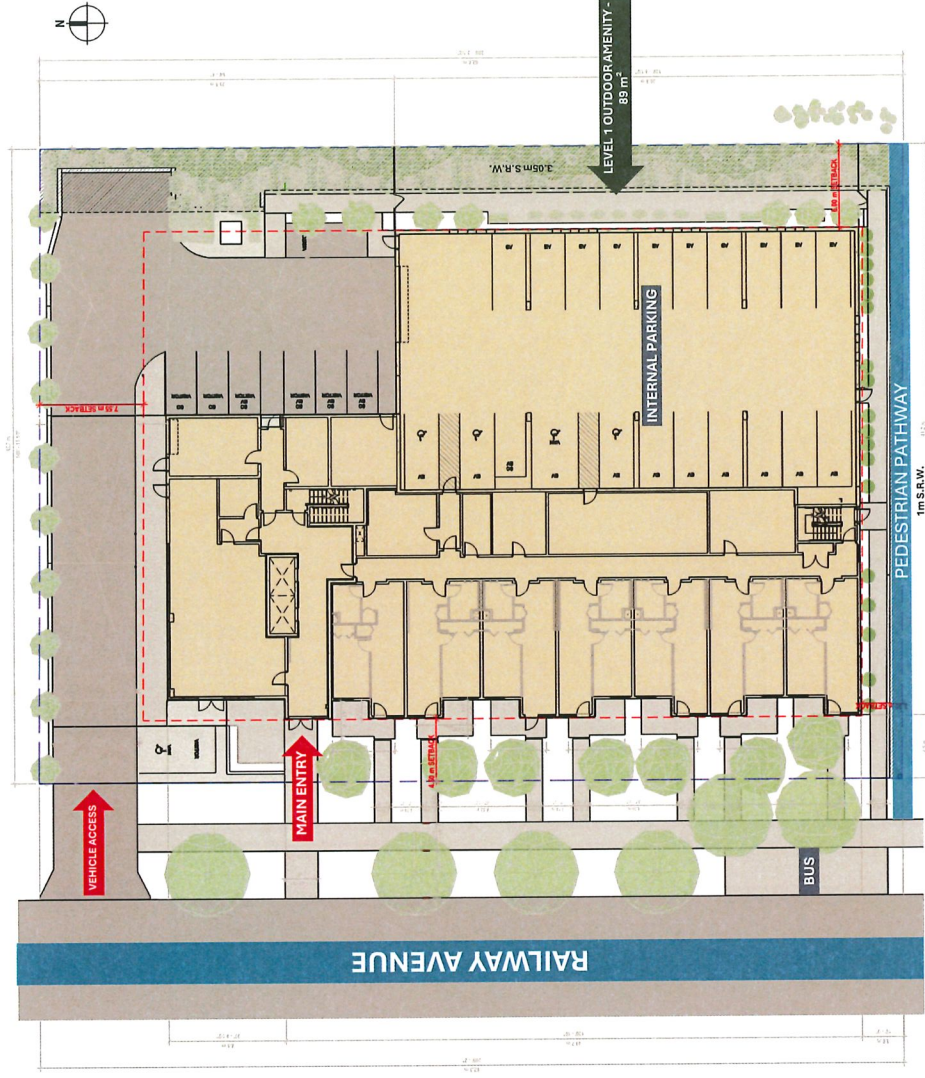
Neighbourhood Context



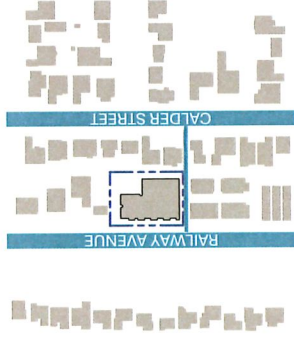


kasian*
DP PANEL

Site Response



SITE PLAN



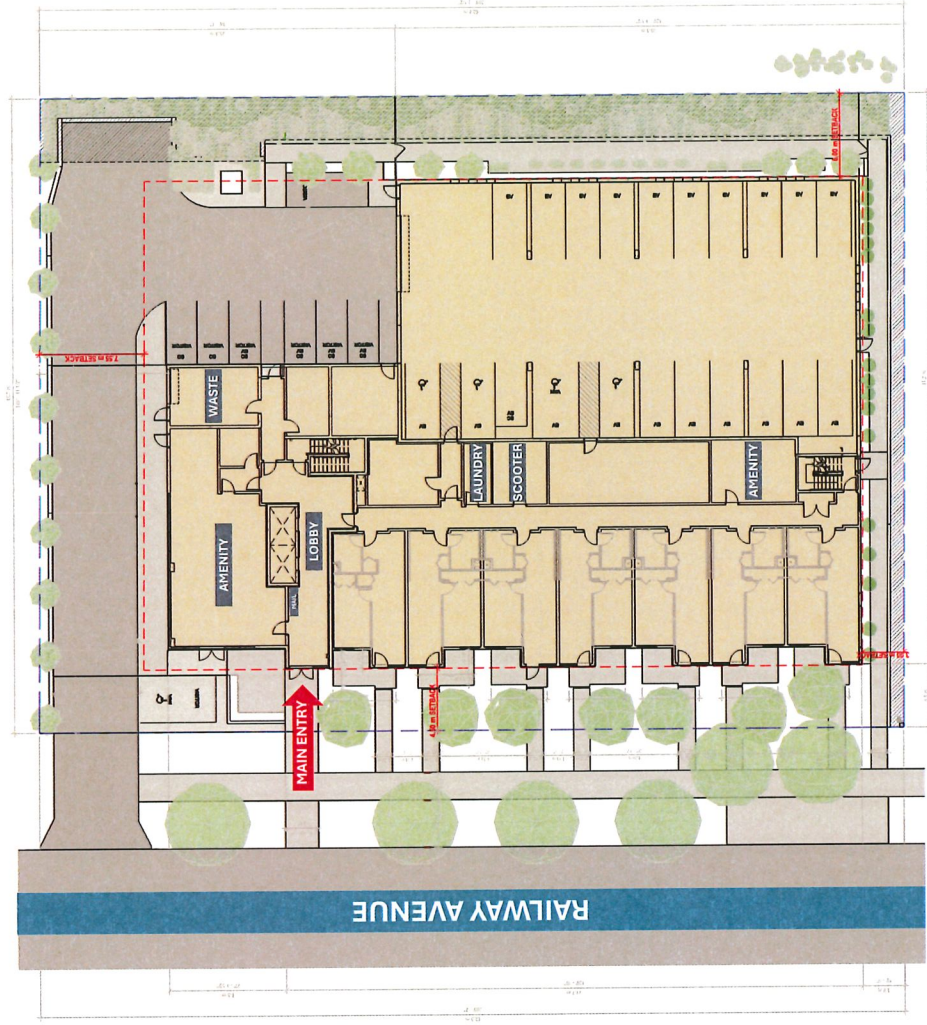
29

vehicle parking stalls

25

resident bicycle stalls

Programming & Accessibility



GROUND FLOOR



05

accessible vehicle parking stalls

134.6 m²

indoor amenity

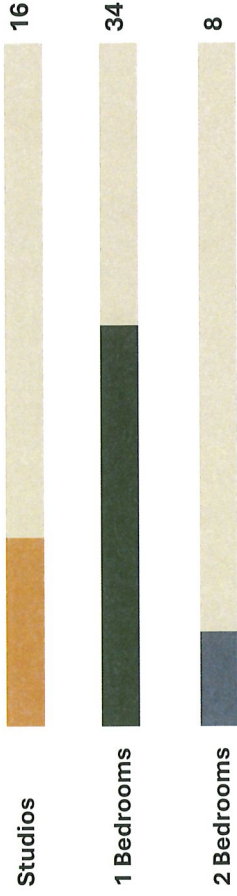
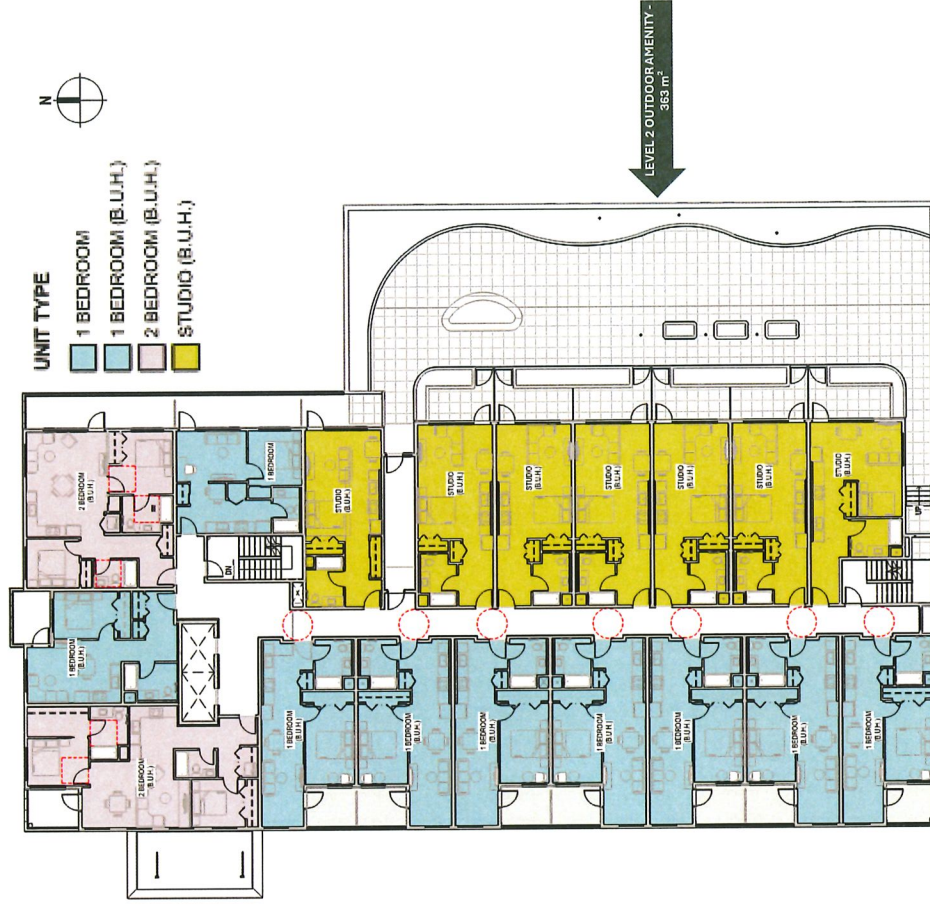
10

scooter stalls with charging access

451.6 m²

outdoor amenity

Unit Mix



08
market rental units

58
total units

50 / 80%
LEMR affordable units

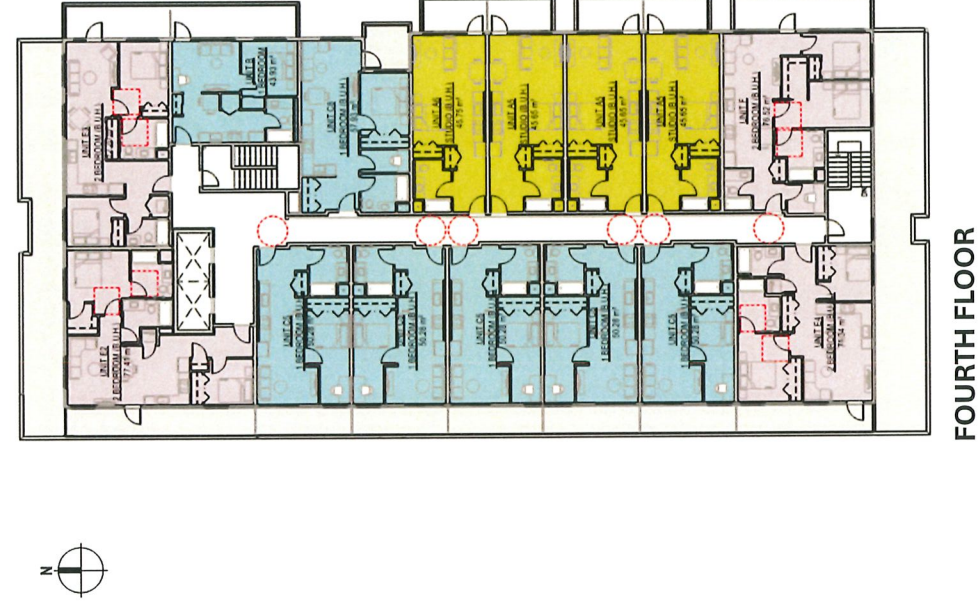
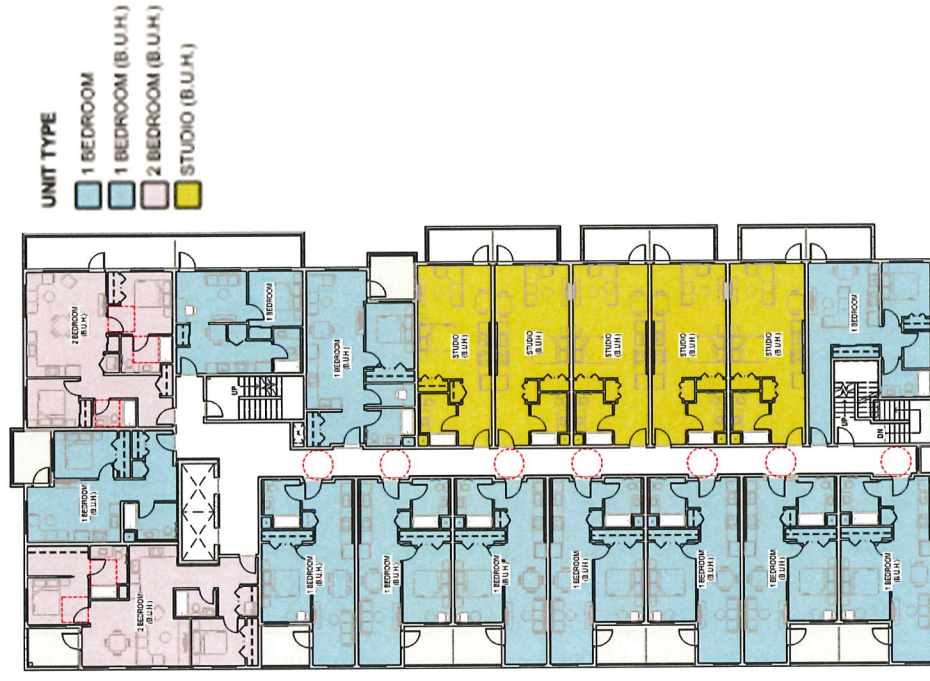
54 / 93%

Basic Universal Housing (B.U.H.) units

kasian 
DP PANEL

SECOND FLOOR

Unit Mix



Architectural Expression



WEST ELEVATION | RAILWAY AVENUE



NORTH ELEVATION | SIDE YARD



EAST ELEVATION | REAR YARD



SOUTH ELEVATION | SIDE YARD

Materiality



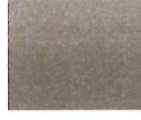
1. PREFINISHED VINYL WINDOWS SYSTEM (DOUBLE GLAZED) CW INSULATED GLASS UNITS (IGU)



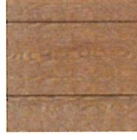
2. PREFINISHED FROSTED GLASS PANEL FOR BALCONY RAILING



3. CEMENTITIOUS PANEL - GREY FIBRE VERTICAL SHIPLAP



4. CEMENTITIOUS FASCIA BOARD IN PEARL GREY



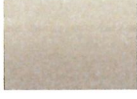
5. IN WOODTONE MOUNTAIN CEDAR RUSTIC SERIES OR SIMILAR



6. CEMENTITIOUS FASCIA BOARD IN DARK GREY OR SIMILAR



7. CEMENTITIOUS TEXTURED VERTICAL SIDING IN ARTIC WHITE



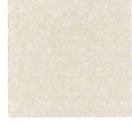
8. PAINTED CONCRETE MASONRY UNIT IN ARTIC WHITE



9. ROOFTOP MECHANICAL EQUIPMENT SCREEN



10. CEMENTITIOUS TEXTURED VERTICAL SIDING IN LIGHT MIST



11. PERFORATED METAL SOFFIT IN CASHMERE

kasian DP PANEL

Perspective Views



NORTHWEST CORNER PERSPECTIVE | RAILWAY AVENUE

Perspective Views



SOUTHWEST CORNER PERSPECTIVE | RAILWAY AVENUE

Perspective Views



NORTHWEST CORNER AERIAL PERSPECTIVE | RAILWAY AVENUE

Perspective Views



NORTHEAST CORNER AERIAL PERSPECTIVE



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AND APPROVAL BEFORE
PROCEEDING WITH WORK.

LANDSCAPE DRAWING INDEX

DRAWING INDEX	
SHEET No.	SHEET NAME
L0.0	LANDSCAPE COVER SHEET
L0.1	LANDSCAPE DESIGN RATIONALE
L1.0	LANDSCAPE LAYOUT & MATERIALS PLAN - LEVEL 1
L1.1	LANDSCAPE LAYOUT & MATERIALS PLAN - LEVEL 2
L1.2	LANDSCAPE SECTIONS
L1.3	POROUS SURFACE & LIVE LANDSCAPING AREA DIAGRAM
L1.4	PRECEDENTS
L1.5	LANDSCAPE DESIGN-BUILD IRRIGATION PLAN - LEVEL 1
L1.6	LANDSCAPE DESIGN-BUILD IRRIGATION PLAN - LEVEL 2
L1.7	LANDSCAPE LIGHTING PLAN - LEVEL 1
L1.8	LANDSCAPE LIGHTING PLAN - LEVEL 2
L2.0	LANDSCAPE PLANTING PLAN & PLANT LIST - LEVEL 1
L2.1	LANDSCAPE PLANTING PLAN & PLANT LIST - LEVEL 2
L3.0	HARDSCAPE DETAILS
L3.1	HARDSCAPE DETAILS
L3.2	FURNITURING DETAILS
L3.3	FURNITURING DETAILS
L3.4	FURNITURING DETAILS
L3.5	SOFTSCAPE DETAILS

GENERAL NOTES

ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN
CONJUNCTION WITH ALL OTHER LANDSCAPE ARCHITECTURAL DRAWINGS, DETAILS,
SPECIFICATIONS, AND OTHER CORRESPONDENCE THAT MAY BE ISSUED DURING THE COURSE
OF THE CONTRACT.

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DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING
TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE
PROCEEDING WITH WORKS.

THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS. ANY
UNCLEAR ISSUES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT. NO CLAIM SHALL BE
ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLIGENCE OF THIS ADVICE.

ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSIDERED
TO BE COMPLETE OR ACCURATE.

LAYOUT OF HARDSCAPE, SITE FURNITURE, SOIL PLANTING, AND ALL OTHER MATERIALS IS TO
BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

ALL PLANTING SHALL BE IN ACCORDANCE WITH CSA LANDSCAPE STANDARD, LATEST EDITION.

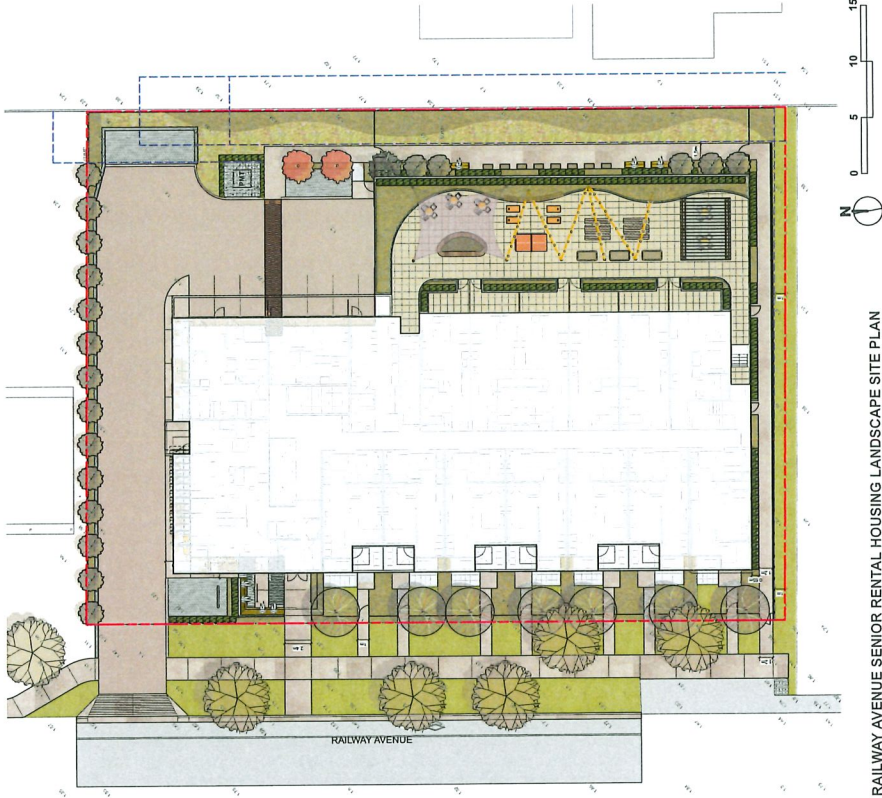
THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND
ELEVATION OF UTILITIES OR CONCEALED STRUCTURES AT THE PROJECT SITE.
THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO
CARRY OUT ITS OPERATIONS.

HOMING LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION,
AND ELEVATION OF UTILITIES OR CONCEALED STRUCTURES AT THE PROJECT SITE.
FINAL SELECTION AND APPROVAL OF ALL STREET TREES TO BE DONE BY THE CITY OF
RICHMOND.

RAILWAY AVENUE SENIOR RENTAL HOUSING DEVELOPMENT

LANDSCAPE SET: ISSUED FOR DP

JULY 7, 2026



RAILWAY AVENUE SENIOR RENTAL HOUSING LANDSCAPE SITE PLAN

RAILWAY AVENUE SENIOR RENTAL HOUSING DEVELOPMENT

PROJECT ADDRESS:
5500 15400 RAILWAY AVENUE,
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-20

SCALE: AS SHOWN

DRAWN BY: EL

REVIEWED BY: EL

Landscape Cover Sheet

PLAN #3 L0.0



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5		2026-03-22	ISSUED FOR DP	
6		2026-06-12	ISSUED FOR DP	
7		2026-07-07	ISSUED FOR DP	

RAILWAY AVENUE
SENIOR RENTAL
HOUSING
DEVELOPMENT

PROJECT ADDRESS:
8520,8540,8560 RAILWAY AVENUE,
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-20

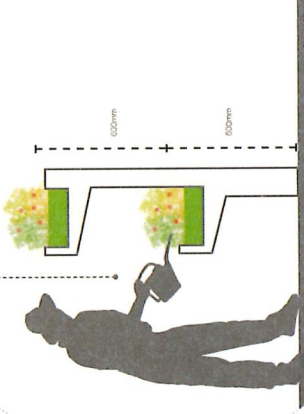
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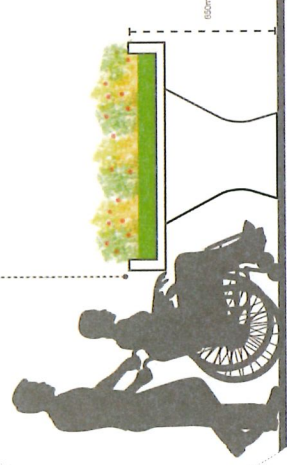
REVIEWED BY: 22

Landscape Design Rationale

PLAN #3.a L0.1



BENCHTOP PLANTERS ENABLE
WHEELCHAIR CLEARANCE BENEATH AND
EASY SURFACE ACCESS



The site is surrounded by single family houses on the north and east sides, future townhouse development on the south side, and Railway Avenue and future townhouse development on the landscape design intends to protect the Railway Greenway on the west side. Landscape design intends to protect the privacy of neighbors, and creates a strong connection between the site and the Railway Avenue and Railway Greenway. A row of columnar trees with shrubs underneath are installed along the north property line to create a green buffer between the site and the north neighbor. The green buffer will protect the north neighbor's privacy and prevent overlooking. A 3-meter wide landscape buffer is also provided along the east property line within the SRV to ensure the privacy of the east neighbor. Greenwall trellis system with vines are proposed on the south side of parkade building to create a green wall facing the future townhouse development in the south. Low terraced concrete planters are proposed along the west property line to separate the public boulevard with the private front yards. The main entry is proposed at the northwest corner of the site, which creates a direct pedestrian and cycling connection with the Railway Greenway.

The landscape is designed for the seniors. No steps are proposed in the outdoor landscape areas to ensure universal accessibility. A continuous flush concrete path is proposed on the ground level around the building to provide a safe outdoor walking route. The path improves the mobility for the seniors, and provides them with easy access to the outdoor amenity space east of parkade building. A set of benches are provided along the path for the seniors to sit and rest frequently, and all the benches are designed specifically for the seniors including the disabled seniors. 36 inches high raised wood garden beds are proposed in the outdoor amenity space east of parkade building, and the seniors can easily enjoy gardening there without bending.

Accessing to nature is challenging for the seniors, especially for the disabled seniors. The landscape design intends to provide equitable access to nature for the seniors to benefit their physical and mental health. The raised wood agricultural planters in the center of the roof amenity space on the top of the parkade are designed specifically for the seniors. The seniors with wheelchairs can easily move close to the planters and enjoy gardening there. Concrete planting beds are designed to be 42 inch above the patio along the edges of the roof amenity space, and the seniors do not need to bend when working in the planting beds. Evergreen shrubs are proposed in the raised planting in the planters beds. Evergreen shrubs are proposed in the raised planting beds to prevent overlooking to the neighbors. Besides, a 18" high planter with wood bench seating along the edges is proposed on the roof amenity space, which provides the opportunity for the seniors to touch the plants and feel their texture when sitting on the bench.



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		7	2026-07-07	ISSUED FOR DP

RAILWAY AVENUE
SENIOR RENTAL
HOUSING
DEVELOPMENT

PROJECT ADDRESS:
8520,8540,8560 RAILWAY AVENUE,
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-20

SCALE: 3/32"=1'0"(1:128)

DRAWN BY: EI

REVIEWED BY: EL

Landscape Layout & Materials Plan - Level 1

PLAN #3.b L1.0

SymBOL	MATerIALS	DETAILS
	PERMEABLE PAVER FOR INTERNAL DRIVEWAY	30.0.0
	PEDESTRIAN CONCRETE UNIT PAVERS	20.0.0
	CIP CONCRETE PAVING	10.0.0
	18"X18" CONCRETE PAVING	50.0.0
	24"X24" PORCELAIN PAVING	30.0.1
	GRAVEL	40.0.0
	ASPHALT DRIVEWAY, PER CIVIL	
	STANDARD ASPHALT PAVING FOR CIVIL	60.0.0
	LAWN	60.0.0
	PLANTING BED	40.0.0.0
	RAISED WOOD GARDEN BED	10.0.0
	CONCRETE PLANTER	10.0.0.1
	BENCH	40.0.0
	FOLDABLE TABLE AND CHAIRS	20.0.0
	BIKE RACKS	10.0.0
	PICNIC TABLE AND BENCHES	20.0.0
	6'-0" HIGH WOOD FENCE	60.0.0
	GUARDRAIL	50.0.0

1. NO SCALE DRAWINGS.
2. LAYOUT DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS.
3. ALL EXISTING UTILITIES SHALL BE PROTECTED AND NOT REMOVED OR COVERED. ONLY EXPOSED UTILITIES SHALL BE RELOCATED OR DELETED. ALL EXISTING UTILITIES SHALL BE IDENTIFIED BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR IS TO PROTECT ALL EXISTING UTILITIES, HARDWARE, TREES, WALLS AND EXISTING PARCELS DURING CONSTRUCTION.
5. THE LOCATION OF ALL PROPOSED WARDEN AND GATE FURNISHINGS ARE TO BE PLACED OUT INSIDE BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. ALL OFF-SITE WORKS TO CONFORM TO CITY OF RICHMOND STANDARDS.
7. LAYOUT OF ALL OFF-SITE WORKS, INCLUDING FURNISHINGS, PATHWAYS, WALLS, PLANTING ETC. IS TO BE CONFIRMED WITH CITY OF RICHMOND STANDARDS.



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7	2026-07-07	ISSUED FOR DP

RAILWAY AVENUE SENIOR RENTAL HOUSING DEVELOPMENT

PROJECT ADDRESS:
1423 WILLOW AVENUE,
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-20

SCALE: 3/32"=1'0"(1:128)

DRAWN BY: EL

REVIEWED BY: EL

Landscape Layout & Materials Plan - Level 2

PLAN #3.c L1.1

LANDSCAPE LEGENDS

SYMBOL	MATERIALS	DETAILS
--------	-----------	---------

PERMEABLE PAVEMENT FOR
INTERNAL DRIVEWAY

PERMEABLE PAVEMENT

PERMEABLE PAVEMENT

CIP CONCRETE PAVING

18"X18" CONCRETE

24"X24" PORCELAIN
PAVING

GRAVEL

ASPHALT DRIVEWAY,
PER CIVIL

STAMPED ASPHALT
PAVING, PER CIVIL

LAWN

PLANTING BED

RAISED WOOD GARDEN
BED

CONCRETE PLANTER

BENCH

MOVABLE TABLE AND
CHAIRS

BIKE RACKS

PICNIC TABLE
AND BENCHES

6"X6" HIGH WOOD
FENCE

GUARDRAIL

SUN SHADE SAIL,
REVIEWED AND
APPROVED BY
ENGINEER

PROPOSED EVERGREEN HEDGE
FOR PRIVACY

PROPOSED EVERGREEN HEDGE
FOR PRIVACY

PROPOSED EVERGREEN HEDGE
FOR PRIVACY

PROPOSED EVERGREEN HEDGE
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PROPOSED EVERGREEN HEDGE
FOR PRIVACY



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	6	2026-06-12	ISSUED FOR DP
	7	2026-07-07	ISSUED FOR DP

PROJECT ADDRESS: 8520.8540.8560 RAILWAY AVENUE,
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-20
SCALE: AS SHOWN
DRAWN BY: EL
REVIEWED BY: EL

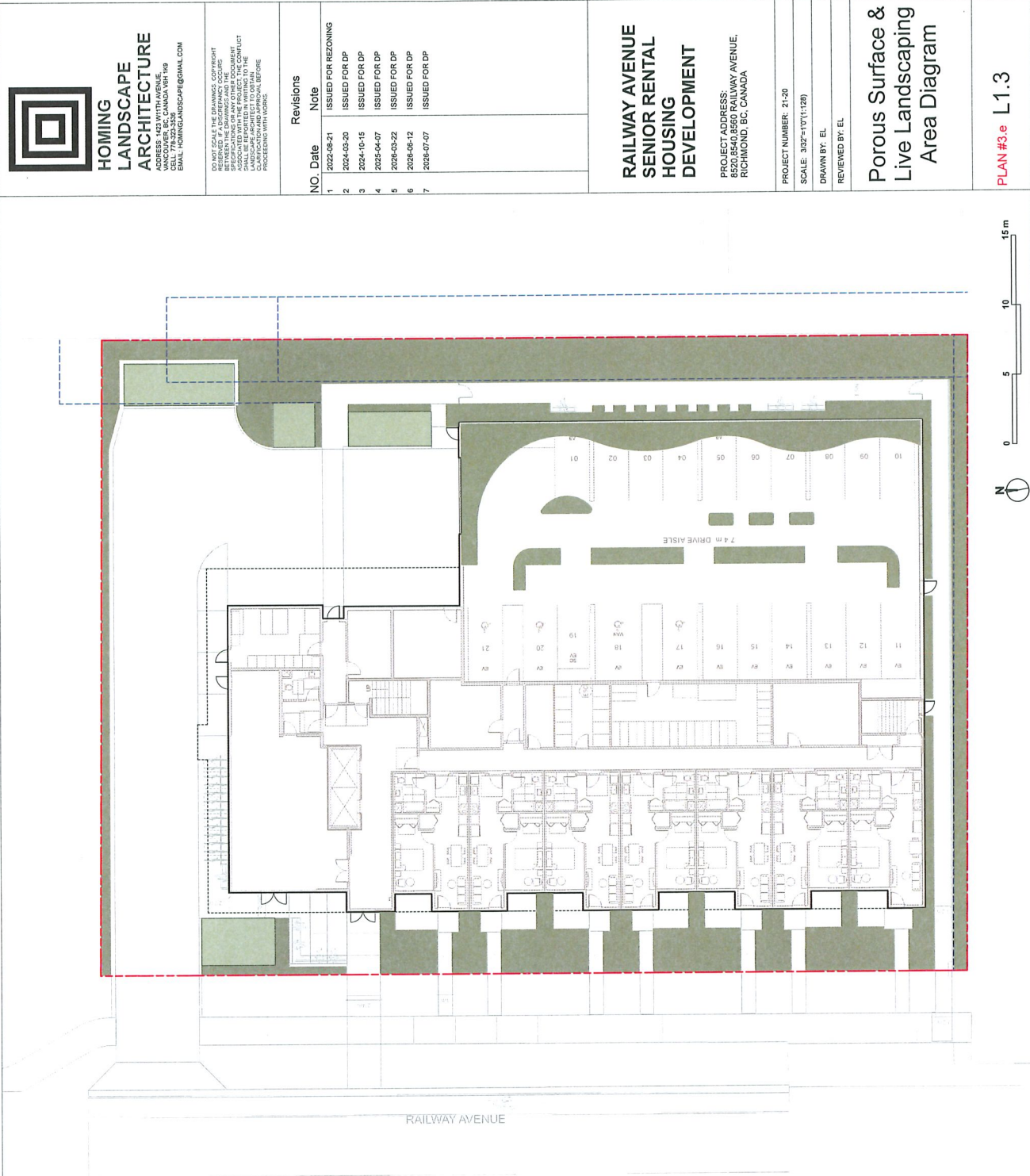
PLAN #3.d L1.2



POROUS SURFACE LEGENDS

SYMBOL	MATERIALS	AREA
	POROUS LANDSCAPING WITH LIVE PLANT MATERIAL: PERMEABLE PAVER & GRAVEL SHRUB	580.09 m ²
	POROUS LANDSCAPING WITH LIVE PLANT MATERIAL: PERMEABLE PAVER & GRAVEL SHRUB	66.47 m ²

TOTAL POROUS SURFACE AREA: 646.56 m²
TOTAL LOT AREA: 2859.34 m²
TOTAL POROUS SURFACE AREA COVERAGE
PERCENTAGE: 23%
TOTAL NON-POROUS SURFACE AREA COVERAGE
PERCENTAGE: 77%
TOTAL POROUS LANDSCAPING AREA COVERAGE
PERCENTAGE: 20.3%



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7	2022-07-07	ISSUED FOR DP

**RAILWAY AVENUE
SENIOR RENTAL
HOUSING
DEVELOPMENT**

PROJECT ADDRESS:
1423 WILLOW AVENUE,
VANCOUVER, BC, CANADA

PROJECT NUMBER: 21-20

SCALE: 3/32"=1'0" (1:128)

DRAWN BY: EL

REVIEWED BY: EL

**Porous Surface &
Live Landscaping
Area Diagram**



**HOMING
LANDSCAPE
ARCHITECTURE**
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VANCOUVER, BC CANADA V6H 1W9
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Revisions

NO.	Date	Note
1	2023-09-21	ISSUED FOR REZONING
2	2024-02-20	ISSUED FOR DP
3	2024-10-15	ISSUED FOR DP
4	2025-04-07	ISSUED FOR DP
5	2025-05-22	ISSUED FOR DP
6	2025-06-12	ISSUED FOR DP
7	2025-07-07	ISSUED FOR DP

RAILWAY AVENUE SENIOR RENTAL HOUSING DEVELOPMENT

PROJECT ADDRESS:
8520, 8540, 8560 RAILWAY AVENUE,
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-20

SCALE: N/A

DRAWN BY: EL

REVIEWED BY: EL

Precedents

PLAN #3.f L1.4



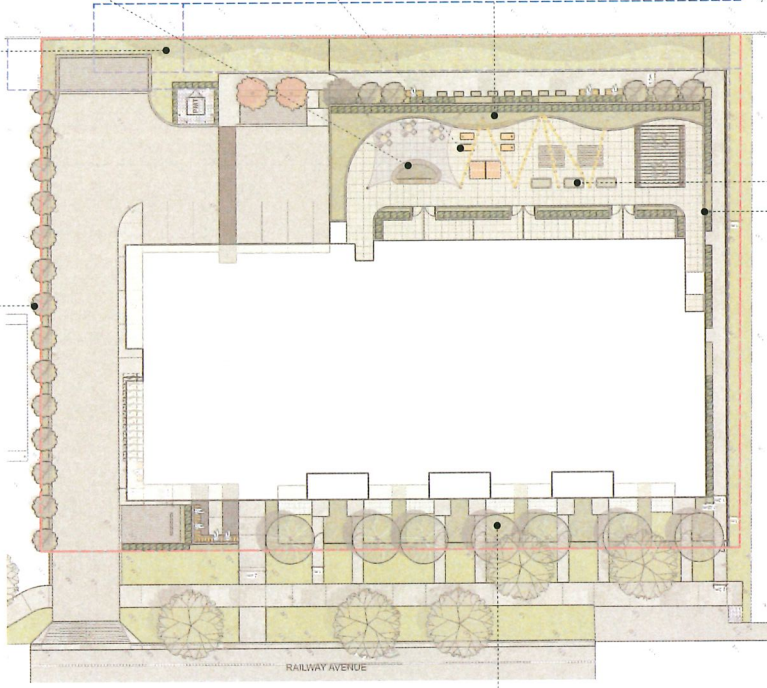
a row of columnar trees to define the edge



garden



planter with wood bench seating



outdoor lightings

raised planting bed

raised agricultural planters



plants along path



green wall



**HOMING
LANDSCAPE
ARCHITECTURE**
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CELL: 778.323.3525
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Revisions

NO.	Date	Note
1	2022-09-21	ISSUED FOR REZONING
2	2024-03-20	ISSUED FOR DP
3	2024-10-15	ISSUED FOR DP
4	2025-04-07	ISSUED FOR DP
5	2025-03-22	ISSUED FOR DP
6	2025-06-12	ISSUED FOR DP
7	2025-07-07	ISSUED FOR DP

RAILWAY AVENUE SENIOR RENTAL HOUSING DEVELOPMENT

PROJECT ADDRESS:
1423 WITTH AVENUE,
VANCOUVER, BC, CANADA
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-20

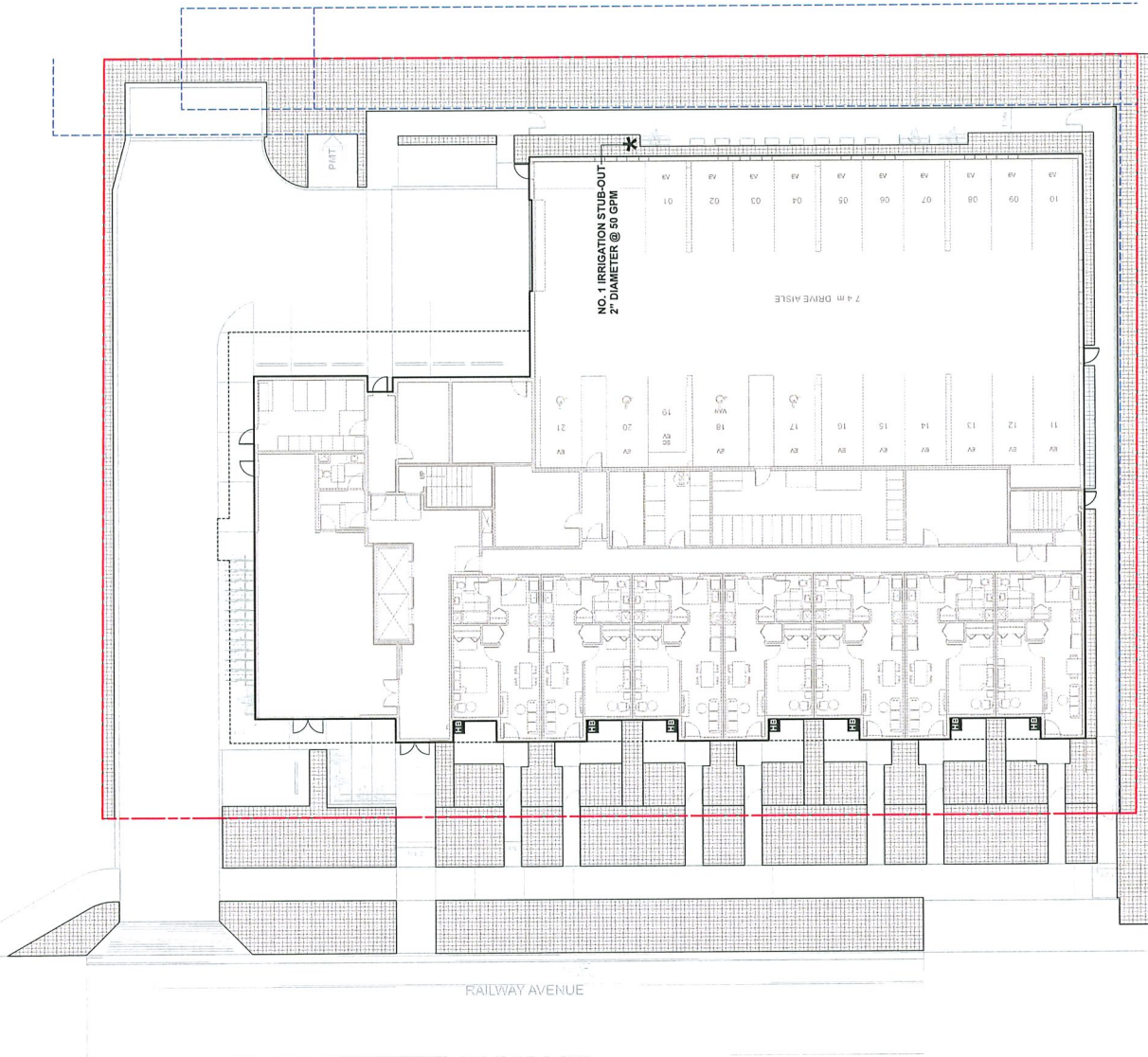
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DRAWN BY: EL

REVIEWED BY: EL

Landscape Design-Build Irrigation Plan - Level 1

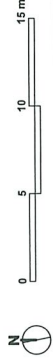
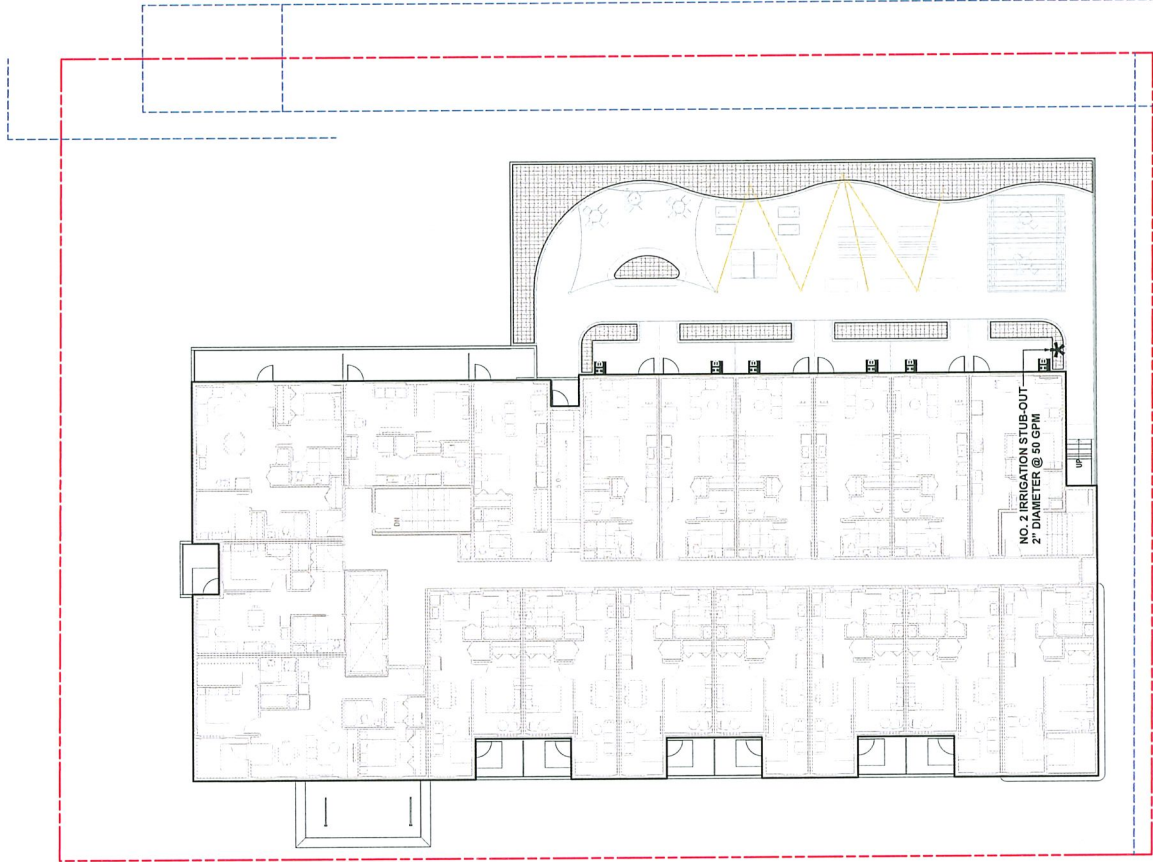
PLAN #3.9 L1.5



IRRIGATION LEGENDS

KEY	DESCRIPTION
*	WATER STUB-OUT SCHEMATIC ONLY. REFER TO MECHANICAL
RE	HOSE BIB SCHEMATIC ONLY. REFER TO MECHANICAL
	IRRIGATION AREA

IRRIGATION LEGENDS	
KEY	DESCRIPTION
*	WATER STUB-OUT SCHEMATIC ONLY, REFER TO MECHANICAL
HE	HOSE BIB SCHEMATIC ONLY, REFER TO MECHANICAL
	IRRIGATION AREA



**HOMING
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Revisions	
NO.	Date
1	2022-08-21
2	2024-03-20
3	2024-10-15
4	2025-04-07
5	2025-03-22
6	2025-06-12
7	2026-07-07

ISSUED FOR REZONING
ISSUED FOR DP
ISSUED FOR DP
ISSUED FOR DP
ISSUED FOR DP
ISSUED FOR DP
ISSUED FOR DP

**RAILWAY AVENUE
SENIOR RENTAL
HOUSING
DEVELOPMENT**

PROJECT ADDRESS:
1423 WITTH AVENUE, VANCOUVER,
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-20
SCALE: 3/32"=1'0"(1:128)
DRAWN BY: EL
REVIEWED BY: EL

**Landscape
Design-Build
Irrigation Plan -
Level 2**

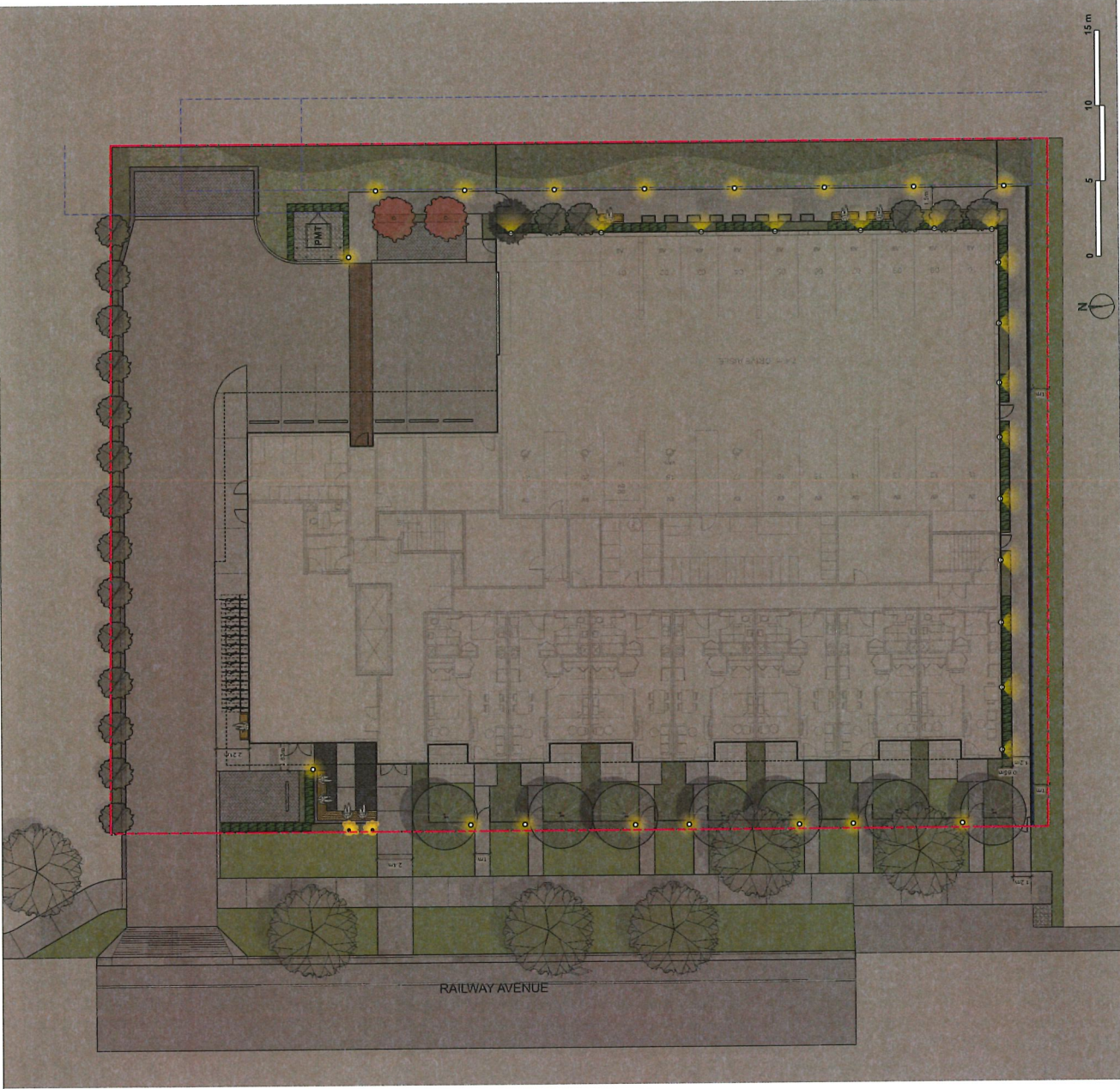
PLAN #3.h L1.6

LANDSCAPE LIGHTING LEGENDS

SYMBOL	MATERIALS
	TREE UP LIGHT WITH SHIELD
	STEP WALL LIGHT
	BOLLARD LIGHT WITH SHIELD
	LED STRING LIGHT
	DOWN LIGHT
	WALL MOUNTED DOWNLIGHT

LIGHTING NOTES

1. LIGHTING PLANS PROVIDE FOR INFORMATION ONLY. ALL ELECTRICAL REQUIREMENTS, QUANTITIES, AND LOCATIONS TO BE APPROVED BY THE CLIENTS PRIOR TO ORDERING AND INSTALLATION.
2. CONTRACTOR TO COORDINATE RECESSED FORMING, ELECTRICAL CONDUIT, AND LOCATION LOGISTICS WITH OTHER TRADES AS REQUIRED.
3. SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY THE CLIENTS PRIOR TO ORDERING AND INSTALLATION.
4. CONTRACTOR TO ENSURE ALL LIGHTING WIRE AND FIXTURES ARE INSTALLED IN ACCORDANCE WITH ALL ELECTRICAL REGULATIONS AND SAFETY REQUIREMENTS.



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Revisions

NO.	Date	Note
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4	2025-04-07	ISSUED FOR DP
5	2025-03-22	ISSUED FOR DP
6	2025-06-12	ISSUED FOR DP
7	2026-07-07	ISSUED FOR DP

RAILWAY AVENUE
SENIOR RENTAL
HOUSING
DEVELOPMENT

PROJECT ADDRESS:
1423 WITTH AVENUE,
VANCOUVER, BC, CANADA

PROJECT NUMBER: 21-20

SCALE: 3/32"=1'0"(1:128)

DRAWN BY: EL

REVIEWED BY: EL

Landscape
Lighting Plan -
Level 1

PLAN #3.i L1.7

LANDSCAPE LIGHTING LEGENDS

SYMBOL	MATERIALS
	 TREE UPLIGHT WITH SHIELD
	 STEPWALL LIGHT
	 BOLLARD LIGHT WITH SHIELD
	 LED STRING LIGHT
	 DOWN LIGHT
	 WALL MOUNTED DOWNLIGHT

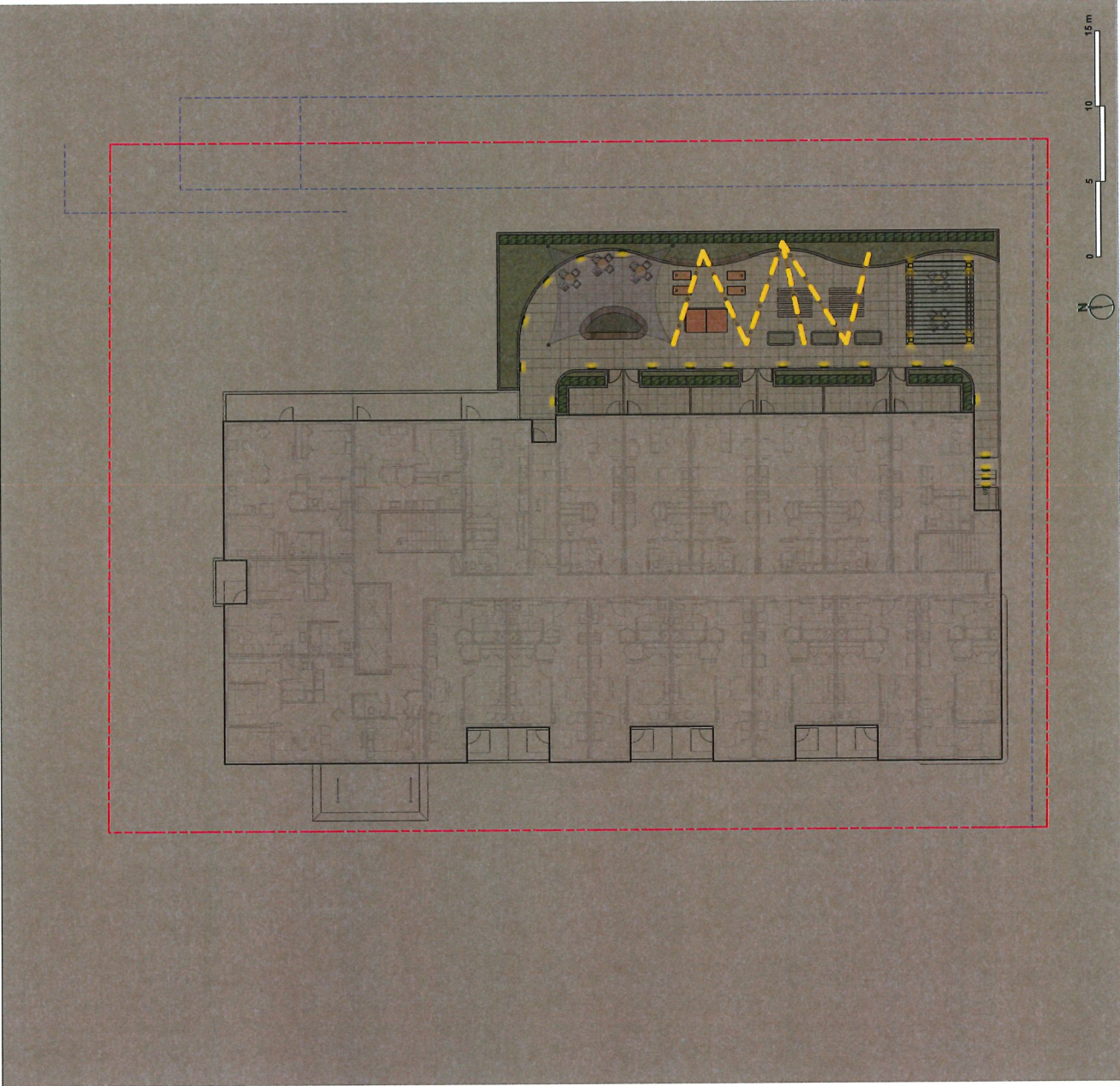
LIGHTING NOTES

1. LIGHTING PLANS PROVIDED FOR INFORMATION ONLY. ALL EXTERIOR LIGHT FIXTURES, QUANTITIES, AND LOCATIONS TO BE APPROVED BY THE CLIENTS PRIOR TO ORDERING AND INSTALLATION.

2. CONTRACTOR TO COORDINATE RECESSED FORMING, TRUSSES, AND LOCATION LOGISTICS WITH OTHER TRADES AS REQUIRED.

3. SITE MATERIALS TO BE APPROVED BY THE CLIENTS PRIOR TO ORDERING AND INSTALLATION.

4. CONTRACTOR TO ENSURE ALL LIGHTING WIRE AND FIXTURES REGULATIONS AND SAFETY REQUIREMENTS.



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Revisions

NO.	Date	Note
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3	2024-10-15	ISSUED FOR DP
4	2025-04-07	ISSUED FOR DP
5	2026-03-22	ISSUED FOR DP
6	2028-06-12	ISSUED FOR DP
7	2028-07-07	ISSUED FOR DP

**RAILWAY AVENUE
SENIOR RENTAL
HOUSING
DEVELOPMENT**

PROJECT ADDRESS:
RAILWAY AVENUE,
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-20

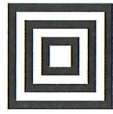
SCALE: 3/32"=1' (1:128)

DRAWN BY: EL

REVIEWED BY: EL

**Landscape
Lighting Plan -
Level 2**

PLAN #3j L1.8



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Revisions

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5	2025-03-22	ISSUED FOR DP
6	2025-06-12	ISSUED FOR DP
7	2025-07-07	ISSUED FOR DP

RAILWAY AVENUE SENIOR RENTAL HOUSING DEVELOPMENT

PROJECT ADDRESS:
8520 8540/8560 RAILWAY AVENUE,
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-20

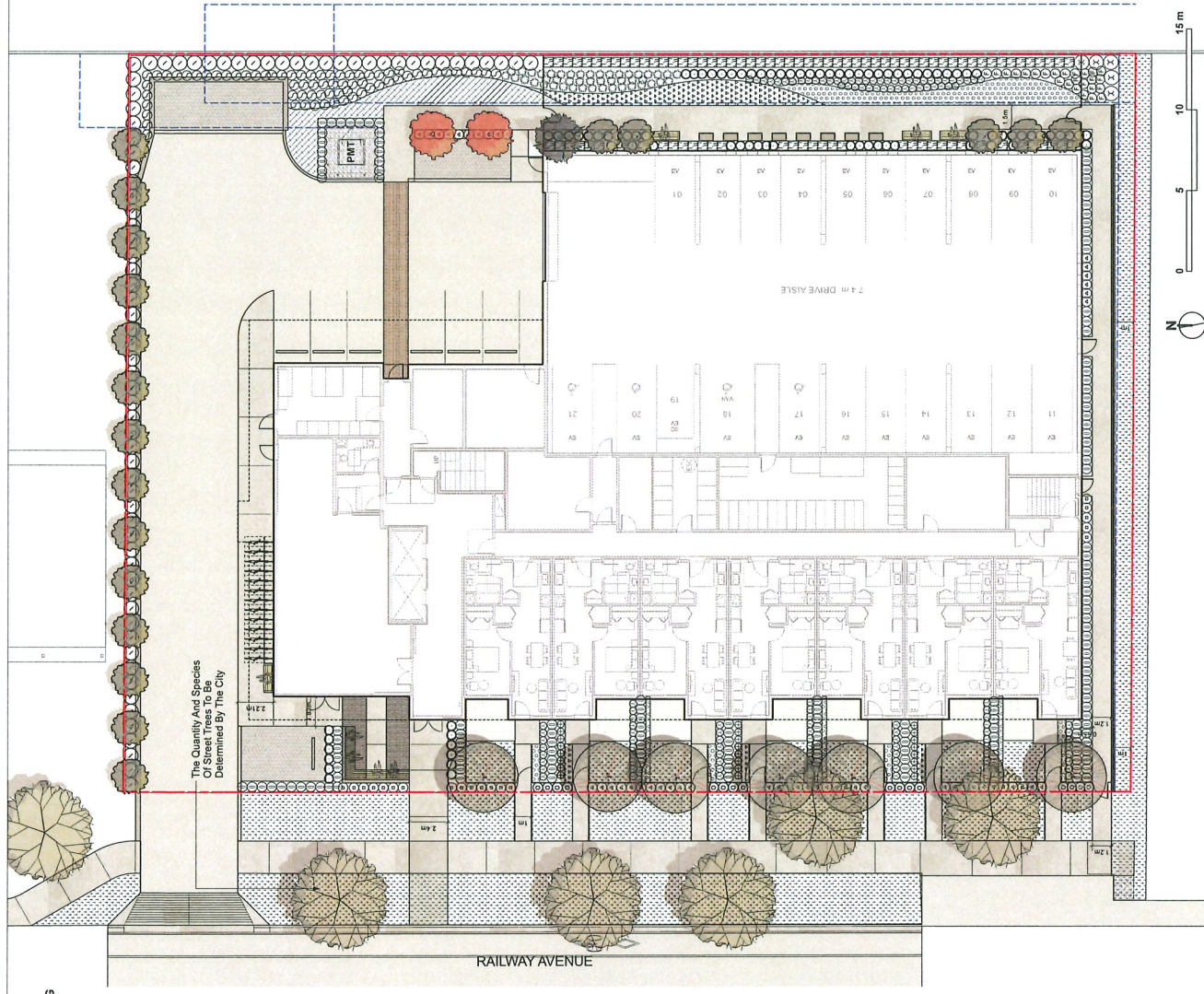
SCALE: 3/32"=1'0" (1:128)

DRAWN BY: EL

REVIEWED BY: EL

Landscape Planting Plan & Plant List - Level 1

PLAN #3.k L2.0



PLANT LIST	COMMON NAME	SIZE	SPACING
TREES			
7 Syrax japonicus	Japanese snowbell	6cm cal., B&B	as shown
2 Acer circinatum	Vine Maple	1.8m height	as shown
1 Thuja heterophylla	Western Hemlock	2m height	as shown
19 Fagus sylvatica 'Dawson Gold'	Dawson Gold Beech	6cm cal., B&B	as shown
SHRUBS			
16 Perfecto Mundo® Double White	Reblooming White Azalea	#2 pot	24" o.c.
11 Lavandula angustifolia 'Hidcote'	English Lavender	#2 pot	18" o.c.
1 Rhododendron 'Cretif'	Pink Rhododendron	#3 pot	36" o.c.
85 Sarcococca hookeriana humilis	Himalayan Sweet Box	#2 pot	24" o.c.
86 Spiraea bumalda 'Goldflame'	Goldflame Spiraea	#2 pot	24" o.c.
76 Perfecto Mundo® Double Pink	Reblooming Pink Azalea	#2 pot	24" o.c.
5 Gaultheria shallon	Sallal	#2 pot	36" o.c.
132 Taxus X Media 'Hicksii'	Hicks Yew	4' height	24" o.c.
156 Thuja occidentalis 'Smaragd'	Emerald Cedar	5' height	18" o.c.
115 Dicotylea formosa	Western bleeding heart	#1 pot	36" o.c.
77 Vaccinium ovatum	Evergreen huckleberry	#3 pot	24" o.c.
29 Eternel Fragrance Daphne	Daphne x transatlantica 'Blanca'	#2 pot	24" o.c.
25 Blechnum spicant	Deer fern	#2 pot	24" o.c.
1 Forsythia x intermedia 'Arnold Dwarf'	Forsythia	#5 pot	48" o.c.
3 Ribes sanguineum	Red flowering currant	#5 pot	48" o.c.
4 Hydrangea paniculata 'Limelight'	Limelight Hydrangeas	#5 pot	42" o.c.
30 Choleysa lemna	Mexican Orange Blossom		
GROUND COVERS, GRASSES & VINES			
150 Pachysandra terminalis	Japanese pachysandra	4" (10cm) pot	15" o.c.
152 Oxalis oregana	Redwood Sorrel	4" (10cm) pot	15" o.c.
0 Fragaria chiloensis	Beach strawberry	4" (10cm) pot	15" o.c.
30 Arctostaphylos uva-ursi	Bearberry	4" (10cm) pot	15" o.c.
138 Hakonechloa macra 'All Gold'	Hakone Grass	#1 pot	18" o.c.

LAWN

431 m2

- NOTES:
- 1) In case of discrepancy between plant numbers on this list and on the plan, the latter shall prevail.
 - 2) All planting shall be in accordance with CSLA Landscape Standard, latest edition.
 - 3) All planting beds to be installed with 2" (50mm) mulch per specifications.
 - 4) Street trees species and locations to be confirmed by the City of Richmond before installation.

PLANT LIST

QTY. BOTANICAL NAME

COMMON NAME

SIZE SPACING

TREES



7 Stryx japonicus Japanese snowbell 6cm cal., B&B as shown



2 Acer circinatum Vine Maple 1.8m height as shown



1 Tsuga heterophylla Western Hemlock 2m height as shown



19 Fagus sylvatica Dawyck Gold Beech 6cm cal., B&B as shown

SHRUBS

16

Perfecto Mundo® Double White

Reblooming White Azalea

#2 pot 24" o.c

112

Lavandula angustifolia 'Hidcote'

English Lavender

#2 pot 18" o.c

11

Rhododendron 'Crete'

Pink Rhododendron

#3 pot 35" o.c

85

Sarcococca hookeriana humilis

Himalayan Sweet Box

#2 pot 24" o.c

86

Spiraea bumalda 'Goldflame'

Goldflame Spiraea

#2 pot 24" o.c

76

Perfecto Mundo® Double Pink

Reblooming Pink Azalea

#2 pot 24" o.c

5

Gaultheria shallon

Salal

#2 pot 35" o.c

132

Taxus X Media 'Hicksii'

Hicks Yew

4' height 24" o.c

156

Thuja occidentalis 'Smaragd'

Emerald Cedar

5' height 24" o.c

115

Dicentra formosa

Western bleeding heart

#1 pot 18" o.c

77

Vaccinium ovatum

Evergreen Huckleberry

#3 pot 35" o.c

29

Elaeagnus argentea

Daphne x transatlantica 'Blarra'

#2 pot 24" o.c

25

Blechnum spicant

Deer fern

#2 pot 24" o.c

1

Forsythia x intermedia 'Arnold Dwarf'

Forsythia

#5 pot 48" o.c

3

Ribes sanguineum

Red Flowering Currant

#5 pot 48" o.c

4

Hydrangea paniculata 'Limelight'

Limelight Hydrangeas

#5 pot 42" o.c

30

Choisya ternata

Mexican Orange Blossom

GROUND COVERS, GRASSES & VINES

150

Pachysandra terminalis

Japanese pachysandra

4" (10cm) pot 15" o.c

152

Oxalis oregana

Redwood Sorrel

4" (10cm) pot 15" o.c

0

Fragaria chiloensis

Beach strawberry

4" (10cm) pot 15" o.c

30

Arctostaphylos uva-ursi

Bearberry

4" (10cm) pot 15" o.c

138

Hakonechloa macra 'All Gold'

Hakone Grass

LAWN

431 m2

NOTES:

- 1) In case of discrepancy between plant numbers on this list and on the plan, the latter shall prevail.
- 2) All planting shall be in accordance with CSLA Landscape Standard, latest edition.
- 3) All planting beds to be installed with 2" (50mm) mulch per specifications.
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Revisions

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5	2025-03-22	ISSUED FOR DP
6	2025-06-12	ISSUED FOR DP
7	2026-07-07	ISSUED FOR DP

**RAILWAY AVENUE
SENIOR RENTAL
HOUSING
DEVELOPMENT**

PROJECT ADDRESS:
2001-1560 POKWY AVENUE,
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-20

SCALE: 3/32"=1'0"(1:128)

DRAWN BY: EL

REVIEWED BY: EL

**Landscape
Planting Plan &
Plant List - Level 2**

PLAN #3.1 L2.1

