



Development Permit Panel
Wednesday, January 17, 2024

Time: 3:30 p.m.
Place: Remote (Zoom) Meeting
Present: Cecilia Achiam, General Manager, Community Safety, Chair
John Irving, General Manager, Engineering and Public Works
Peter Russell, Director, Sustainability and District Energy

The meeting was called to order at 3:30 p.m.

MINUTES

It was moved and seconded
That the minutes of the meeting of the Development Permit Panel held on December 13, 2023 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 20-919145
(REDMS No. 7317348)

APPLICANT: Jonathan King
PROPERTY LOCATION: 4571, 4591 and 4611/4631 Steveston Highway

INTENT OF PERMIT:

- 1. Permit the construction of 16 townhouse units at 4571, 4591 and 4611/4631 Steveston Highway on a site zoned "Low Density Townhouses (RTL4)".
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the front yard setback along Steveston Highway from 6.0 m to 4.50 m.

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Applicant's Comments

Jiang Zhu, Imperial Architecture Ltd., with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1), provided background information on the proposed development, highlighting the following:

- the proposed form, massing, and architectural design of the townhouse buildings are compatible with adjacent residential developments;
- a north-south entry driveway off Steveston Highway is proposed along the west property line and the proposed east-west internal drive aisle will provide shared access to future developments to the east and west;
- the development's proposed common outdoor amenity space will be available for shared use with the future development to the west;
- two electric vehicle (EV) charging will be provided for each garage;
- the unit entries and the proposed common outdoor amenity area are fully accessible; and
- the development includes two convertible units.

Zhipin Li, Homing Landscape Architecture, Corp., with the aid of the same visual presentation, briefed the Panel on the main landscape features of the project, noting that (i) existing landscape conditions such as existing trees and hedges will be retained as much as possible and additional trees are proposed to be planted to provide privacy, (ii) changes to existing site grade will be minimized for landscaping, (iii) a significant amount of native plant species is proposed for landscaping, (iv) the proposed common outdoor amenity space exceeds the required size and provides for a variety of uses, and (v) the proposed on-site turnaround area will be landscaped and used as an additional outdoor amenity space when the adjacent property to the west will redevelop in the future.

Staff Comments

Wayne Craig, Director, Development, noted that (i) the shared use of the proposed common outdoor amenity between the proposed development and the future development to the west is just a design intent and there is no formal sharing arrangement between the two developments, (ii) the project has been designed to achieve Level 3 of the BC Energy Step Code with on-site Low-Carbon Energy Systems, (iii) there is a Servicing Agreement associated with the project for frontage works and site services, (iv) the Servicing Agreement includes a provision for turning restriction within the driveway to ensure right-in/right-out turning movements, (v) the proposed front yard setback was identified at the time of rezoning, (vi) an acoustical report was provided by the applicant confirming that the units will meet Canada Mortgage and Home Corporation (CMHC) internal noise standards, and (vii) there will be future cross access over the east-west internal drive aisle with adjacent properties to the west and east of the subject site secured by a Statutory Right-of-Way.

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Panel Discussion

In reply to a query from the Panel regarding the design of the two buildings fronting Steveston Highway, the applicant noted that (i) the two buildings are not identical as they have different roof forms to provide some variation in building design, and (ii) permeable pavers will be installed on the entry driveway, visitor parking stalls, internal pedestrian walkways and entries to common areas.

In reply to queries from the Panel, Mr. Craig noted that (i) there are other developments along Steveston Highway that have right-in/right-out turning restrictions for vehicle access, and (ii) all required replacement trees will be accommodated on the subject site.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel expressed support for the project, noting that (i) the design of the proposed development has taken into consideration the existing adjacent developments as well as the future redevelopment of neighbouring properties, and (ii) the provision of low-carbon energy systems for the project is appreciated.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of 16 townhouse units at 4571, 4591 and 4611/4631 Steveston Highway on a site zoned "Low Density Townhouses (RTL4)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to reduce the front yard setback along Steveston Highway from 6.0 m to 4.50 m.*

CARRIED

2. **DEVELOPMENT PERMIT 21-943418** (REDMS No. 7451673)

APPLICANT: Karla Castellanos Architect

PROPERTY LOCATION: 13888 Wireless Way

3.

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INTENT OF PERMIT:

1. Permit the construction of a three-storey light industrial and ancillary office building on a new lot created through subdivision of the west portion (proposed Lot 1) of the subject site at 13888 Wireless Way, on a site zoned “Industrial Business Park (ZI3) – Crestwood Area (East Cambie)”.
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) reduce the required number of parking spaces from 2.8 spaces to 0.75 spaces for each 100 m² of gross leasable floor area of building on Lot 1;
 - (b) reduce the minimum required number of large-sized on-site designated loading spaces on Lot 1 from 1 space to 0 spaces; and
 - (c) reduce the minimum percentage of standard parking spaces on Lot 2 from 50 per cent to 30 per cent.

Applicant's Comments

Karla Castellanos, KCC Architecture, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 2), provided background information on the proposed development, highlighting the following:

- the proposal is a redevelopment of an existing site through subdivision of the lot to create a new lot;
- pedestrian access to the two buildings will be from the existing sidewalk along Wireless Way;
- a three-storey building for light industrial and ancillary office use is proposed on the new Lot 1 which has been designed to allow flexibility of use by future tenants;
- the proposed building mimics the form and character of the existing building;
- each unit will have a separate entry and a common lobby and corridor will also be provided for access to the individual units;
- high performance building materials are proposed to provide more efficient energy performance for the building;
- the Riparian Management Area (RMA) along the south edge of the site will be fully restored on new Lot 1 and partially restored on Lot 2;
- parking for Lot 1 is provided in front of the units;
- screening will be provided for the proposed rooftop mechanical equipment;
- architectural treatment, i.e. different wall textures with interesting patterns and colours, is proposed for the flat west façade of the new building to provide visual interest; and
- there are three proposed variances related to parking and loading.

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Clark Kavolinas, C. Kavolinas and Associates Inc., with the aid of the same visual presentation, briefed the Panel on the main landscape features of the project, noting that (i) landscaped and treed islands are proposed to break up the surface parking area in front of the proposed building on Lot 1, (ii) native plant species are proposed to be installed within the RMA setback along the south property line, (iii) a row of trees will be planted along the east side of Lot 2 and three additional trees will be incorporated into the existing surface parking area on Lot 2, and (iv) bicycle racks will be installed near the pedestrian access to the new building off Wireless Way.

Staff Comments

Mr. Craig noted that (i) there is a Servicing Agreement associated with the project for frontage works, (ii) there will be invasive plant removal within the RMA along the southern edge of the site and a three-year monitoring period over the planting within the RMA, (iii) an Agricultural Land Reserve (ALR) buffer covenant will be registered as a condition of the subject application, and (iv) the provision of rooftop solar panels is included in the project for on-site electricity generation approximately 40% of the roof area.

In reply to a query from the Panel, Mr. Craig noted that (i) the three proposed parking variances associated with the project were reviewed and accepted by the City's Transportation Department, (ii) the project's proposed Transportation Demand Management (TDM) package includes the provision of a three-year transit pass program for tenants or owners of the new building and a shuttle service to bring employees between the site and the Bridgeport Canada Line station, and (iii) the proposed TDM measures are secured by a legal agreement and will run for a minimum of three years.

In reply to a further query from the Panel, Mr. Craig noted that there will be improvements on the RMA along the southern edge of Lot 2 which include the removal of invasive species and additional planting within the planting area which require the removal of some parking stalls in Lot 2.

Panel Discussion

In reply to queries from the Panel, the applicant noted that (i) there will be 11 stratified units, (ii) each unit consists of three-storeys and have its own rooftop solar panels, and (iii) one roughed-in electric vehicle (EV) charging infrastructure will be allocated for each unit to accommodate future installation of an EV charging station.

The Panel then advised that the applicant clarify during the Building Permit stage the location and percentage of parking stalls that will be provided with roughed-in EV charging infrastructure.

Correspondence

None.

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Gallery Comments

None.

Panel Discussion

The Panel expressed support for the project, noting that the applicant has put a lot of thought into the design of the project.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of a three-storey light industrial and ancillary office building on a new lot created through subdivision of the west portion (proposed Lot 1) of the subject site at 13888 Wireless Way, on a site zoned “Industrial Business Park (ZI3) – Crestwood Area (East Cambie)”;* and
2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) *reduce the required number of parking spaces from 2.8 spaces to 0.75 spaces for each 100 m² of gross leasable floor area of building on Lot 1;*
 - (b) *reduce the minimum required number of large-sized on-site designated loading spaces on Lot 1 from 1 space to 0 spaces; and*
 - (c) *reduce the minimum percentage of standard parking spaces on Lot 2 from 50 per cent to 30 per cent.*

CARRIED

3. **DEVELOPMENT PERMIT 22-021165**

(REDMS No. 7501936)

APPLICANT: 0853803 BC Ltd. and 1121648 BC Ltd.

PROPERTY LOCATION: 6571 and 6591 No. 1 Road

INTENT OF PERMIT:

1. Permit the construction of eight townhouse units at 6571 and 6591 No. 1 Road on a site zoned “Low Density Townhouses (RTL4)”.
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum required lot width on major arterial roads from 50.0 m to 40.2 m.

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Applicant's Comments

Eric Law, Eric Law Architect, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 3), provided background information on the proposed development, highlighting the following:

- the project has been designed in consideration of its site context;
 - a new driveway is proposed along the north side adjacent to the existing single-family home to the north (6551 No. 1 Road) and secured by a Statutory-Right-of-Way (SRW) to provide more separation and shared access to the neighbouring property when it redevelops in the future;
- the site grade along the west property line will be raised to provide an appropriate interface with the adjacent townhouse development to the west and enhance the usability of the backyards of the rear units of the proposed development;
- the proposal includes one convertible unit;
- the project has been designed to achieve Level 3 of the BC Energy Step Code with Low Carbon Emission Systems; and
- the proposed landscaping for the three-storey front units along No. 1 Road includes installation of berms to reduce their apparent height to read like two-storey units.

Yiwen Ruan, PMG Landscape Architects, with the aid of the same visual presentation, briefed the Panel on the main landscape features of the project, noting that (i) permeable pavers are proposed to identify key points on the driveway and internal drive aisle, (ii) the common outdoor amenity area includes a children's play equipment and bench seating, (iii) nine trees are proposed to be planted on-site, and (iv) on-site irrigation will be provided for soft landscaping.

In addition, Mr. Law noted that one on-site and one off-site tree will be removed and four replacement trees will be installed.

Panel Discussion

In reply to a query from the Panel, Mr. Law noted that mechanical equipment for the townhouse units will be installed on the second floor of the units.

Staff Comments

Mr. Craig noted that (i) there is a Servicing Agreement associated with the project for frontage works and site services, and (ii) the proposed lot width variance is a technical variance and was identified at rezoning.

Correspondence

Shiraz and Almas Mohamed, 6551 No. 1 Road (Schedule 4)

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Mr. Craig noted that the letter of Mr. Shiraz Mohamed and his wife, owners of the adjacent single-family home to the north (6551 No. 1 Road), pertains to land use which is outside of the purview of the Panel.

Gallery Comments

None.

Panel Discussion

The Panel expressed concern regarding the site grade, in particular the elevations of the driveway, internal drive aisle and ground floor/garage of the townhouse units which meet the bylaw requirements but are below the street level and potentially at risk of flooding.

Mr. Craig noted one option would be to refer the application back to staff to increase the site grade and provide time for the applicant to consider how that would be accomplished and address any architectural changes before returning. The other option for the Panel would be to endorse the Permit with direction that site grading be amended prior to the application being presented to City Council for consideration; however, the application would not then return to the Panel and would limit any changes the applicant could make to the application.

In reply to a query from the Panel, Mr. Law noted that the heating system includes an electrical hot water tank, located on second level. It was noted the equipment could be potentially located at grade once overall site grade is raised.

Discussion ensued regarding the need for the applicant to address this concern, and as a result of the discussion, the following **referral motion** was introduced:

It was moved and seconded

That DP 22-021165 be referred back to staff in order for the applicant to work with staff to increase the site grade and introduce necessary changes to the project design in order to mitigate the risk of flooding in the proposed development.

CARRIED

4. New Business

It was moved and seconded

That the Development Permit Panel meeting tentatively scheduled on Wednesday, January 31, 2024 be cancelled.

CARRIED

5. Date of Next Meeting: February 14, 2024

8.

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ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:59 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, January 17, 2024.

Cecilia Achiam
Chair

Rustico Agawin
Committee Clerk



16 UNIT TOWNHOUSE DEVELOPMENT (DP 20-919145)
AT 4571, 4591, 4611 STEVESTON HIGHWAY, RICHMOND, BC
ISSUED DDP REVIEW 2024-01-17

Project Data					
Lot	City Address	Legal Description	PID	Lot Size	
Lot 1	4711 STEVESTON HWY, RICHMOND, BC	LOT 48 SEC 35 BLK 414 R5 ZONING DISTRICT 1211	003-088-045		
Lot 2	4591 STEVESTON HWY, RICHMOND, BC	LOT 72 SEC 35 BLK 414 R5 ZONING DISTRICT 1211	003-780-333		
Lot 3	4611 STEVESTON HWY, RICHMOND, BC	LOT 541 SEC 35 BLK 414 R5 ZONING DISTRICT 1211	003-752-117		
Site Area	3313.12 SF			3021.04	
Area FSA Allowed (R14 Zone)	0.6		Max. Allowed		
Area FSA Allowed	19187.96 SF	1801.20 (M)	Max. Allowed		
Total Net Floor Area Proposed	18188.74 SF	1801.20 (M)			
Total FSA Provided	0.6				

Project Statistics			
Category	Existing	Proposed	Notes
Building	R14	R14	
Land Use	Single Family Detached	Townhouse	
CCP Designation	Neighborhood Residential	Neighborhood Residential	
Amount of Units	3	18	
Floor Area Ratio	0.6	0.6	
Set Coverage (Building)	40% Max.	30%	
Set Coverage (Non Permeable Material)	40% Max.	41%	See Landscape Drawing LL-2
Set Coverage (Tree Landscaping)	31% Min.	31%	See Landscape Drawing LL-2
Setback - Front Yard (Overall)	1.00 Meters	4.52 Meters	Variances Required
Setback - Side Yard (Overall)	1.00 Meters	7.00 Meters	
Setback - Side Yard (East)	1.00 Meters	3.00 Meters	
Setback - Rear Yard (Overall)	1.00 Meters	6.01 Meters	
Setback - Additional Set Back to E (West)	1.50 Meters	11.00 Meters	
Setback - Additional Set Back to E (East)	1.50 Meters	8.57 Meters	See Elevation Detail 1-A3.2
Sight Triangles - 8 Storey Buildings	11.00 Meters	11.87 Meters	See Elevation Detail 1-A3.3
Sight Triangles - 8 Storey Buildings	4.00 Meters	8.57 Meters	

Average Grading Calculation				
Point	Location	Existing Grade	Proposed Grade	Notes
1	Southwest	1.10 Meter	1.10 Meter	Adjacent to City sidewalk
2	Southwest	1.20 Meter	1.60 Meter	Adjacent to City sidewalk. New Grades to meet at grades nearby
3	Southwest	1.20 Meter	1.60 Meter	Within 30% rise grades to meet at grades on adjacent sites
4	Southwest 1	0.90 Meter	0.90 Meter	Within 30% rise existing street
5	Southwest 2	1.00 Meter	1.00 Meter	Within 30% rise grades to meet at grades on adjacent sites
6	Southwest 3	0.92 Meter	0.92 Meter	Within 30%
7	Building A Southwest	1.37 Meter	1.37 Meter	
8	Building A Southwest	1.37 Meter	1.37 Meter	
9	Building A Southwest	1.37 Meter	1.37 Meter	
10	Building A Southwest	1.37 Meter	1.37 Meter	
11	Building B Southwest	1.37 Meter	1.37 Meter	
12	Building B Southwest	1.37 Meter	1.37 Meter	
13	Building B Southwest	1.37 Meter	1.37 Meter	
14	Building B Southwest	1.37 Meter	1.37 Meter	
15	Building C Southwest	1.37 Meter	1.37 Meter	
16	Building C Southwest	1.37 Meter	1.37 Meter	
17	Building C Southwest	1.37 Meter	1.37 Meter	
18	Building C Southwest	1.37 Meter	1.37 Meter	
19	Building D Southwest	1.37 Meter	1.37 Meter	
20	Building D Southwest	1.37 Meter	1.37 Meter	
21	Building D Southwest	1.37 Meter	1.37 Meter	
22	Building D Southwest	1.37 Meter	1.37 Meter	
23	Building E Southwest	1.37 Meter	1.37 Meter	
24	Building E Southwest	1.37 Meter	1.37 Meter	
25	Building E Southwest	1.37 Meter	1.37 Meter	
26	Building E Southwest	1.37 Meter	1.37 Meter	
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95	Building E Southwest	1.37 Meter	1.37 Meter	
96	Building E Southwest	1.37 Meter	1.37 Meter	
97	Building E Southwest	1.37 Meter	1.37 Meter	
98	Building E Southwest	1.37 Meter	1.37 Meter	
99	Building E Southwest	1.37 Meter	1.37 Meter	
100	Building E Southwest	1.37 Meter	1.37 Meter	

Floor Area Calculation						
	Building A	Building B	Building C	Building D	Building E	Total (SF)
Gross Floor Area	894.31	894.31	894.31	894.31	894.31	4472.15
Floor Area Exemption	3188.91	3188.91	3188.91	3188.91	3188.91	15944.55
Net Floor Area	3499.92	3499.92	3499.92	3499.92	3499.92	17499.61

Building Coverage Calculation						
	Building A	Building B	Building C	Building D	Building E	Total
Building Area	3720.42	3720.42	3720.42	3720.42	3720.42	18612.10
Net Site Area						3313.12
Total Building Coverage Ratio						56%

Ground Floor Interior Elevation Calculation			
Element	Height	Area	Volume
Height of Ground Floor	1.37 Meter		
Floor Projections for 11 Living Spaces	0.1 Meter		
Excluded 11 Windows Elevations for Living Spaces	2.17 Meter		

Outdoor Amenity Area Calculation			
Category	Area (sqm)	Volume (m³)	Notes
Total Amount of Units	18		
Proposed Outdoor Amenity Area Area	6.00 (M²)	64.53 (M³)	
Outdoor Amenity Area Required	96.00 (M²)	1033.13 (M³)	
Outdoor Amenity Area Provided	310.24 (M²)	2163.83 (M³)	
Outdoor Amenity Area Compliance	YES		
Outdoor Amenity Entry Width Required	0.90 Meters		
Outdoor Amenity Entry Width Provided	0.90 Meters		
Outdoor Amenity Entry Width Compliance	YES		

Parking Calculation			
Category	Units	Notes	Requirements
Required Parking (Per Unit)	18		18
Available Parking (On-Site)	18		18
Net Parking (On-Site)	0		0
Required Parking (Per Unit)	18		18
Available Parking (On-Site)	18		18
Net Parking (On-Site)	0		0

Parking Calculation by Unit			
Unit #	Units	Notes	Requirements
Unit 1	2		2
Unit 2	2		2
Unit 3	2		2
Unit 4	2		2
Unit 5	2		2
Unit 6	2		2
Unit 7	2		2
Unit 8	2		2
Unit 9	2		2
Unit 10	2		2
Unit 11	2		2
Unit 12	2		2
Unit 13	2		2
Unit 14	2		2
Unit 15	2		2
Unit 16	2		2
Unit 17	2		2
Unit 18	2		2

Covered Park Area Calculation											
Unit #	Unit 7	Unit 8	Unit 9	Unit 10	Unit 11	Unit 12	Unit 13	Unit 14	Unit 15	Unit 16	Unit 18
Unit #	Unit 7	Unit 8	Unit 9	Unit 10	Unit 11	Unit 12	Unit 13	Unit 14	Unit 15	Unit 16	Unit 18
Area (sqm)	231.44	231.44	231.44	231.44	231.44	231.44	231.44	231.44	231.44	231.44	231.44
Total Covered Park Area	2777.28										

Building Coverage Calculation											
Unit #	Unit 7	Unit 8	Unit 9	Unit 10	Unit 11	Unit 12	Unit 13	Unit 14	Unit 15	Unit 16	Unit 18
Unit #	Unit 7	Unit 8	Unit 9	Unit 10	Unit 11	Unit 12	Unit 13	Unit 14	Unit 15	Unit 16	Unit 18
Area (sqm)	3499.92	3499.92	3499.92	3499.92	3499.92	3499.92	3499.92	3499.92	3499.92	3499.92	3499.92
Total Building Coverage	41999.04										

Units Outdoor Area Calculation											
Unit #	Unit 7	Unit 8	Unit 9	Unit 10	Unit 11	Unit 12	Unit 13	Unit 14	Unit 15	Unit 16	Unit 18
Unit #	Unit 7	Unit 8	Unit 9	Unit 10	Unit 11	Unit 12	Unit 13	Unit 14	Unit 15	Unit 16	Unit 18
Area (sqm)	338.72	338.72	338.72	338.72	338.72	338.72	338.72	338.72	338.72	338.72	338.72
Total Outdoor Area	4064.64										

General Notes												
Item	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	
1. AGING IN PLACE FEATURES SUCH AS STEAIRWELL HANDRAILS, BOLD BLOCKS BY NEARBY WALLS TO FACILITATE FUTURE BRAD BAR INSTALLATION BEHIND TOILET, BATHUB AND SHOWER AND "LIVE-TIE" HANDLES FOR FUTURE BATHS AND DOOR HANDLES WILL BE PROVIDED IN ALL UNITS.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
2. UNIT 12 & 14 ARE CONVERTIBLE UNIT.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
3. UNIT 18 CONTAINS A LOCK-OFF UNIT.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
4. THE PROJECT WILL PROVIDE AN AIR SOURCE HEAT PUMP AC UNIT WITH RYMECHANICAL VENTILATION SYSTEM TO ACHIEVE STEP CODE REQUIREMENTS. FOLLOWING SUSTAINABLE FEATURES WILL ALSO BE PROVIDED BY THE PROJECT:	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
(A) SOLAR HOT WATER READY REQUIREMENT	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
(B) ENERGY STAR APPLIANCES AND LIGHT BULBS	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
(C) LOW E DOUBLE GLAZED WINDOWS	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
(D) POWER CABLE BY PRIVATE GARAGE FOR CHARGING ELECTRIC CARS	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
5. THE MECHANICAL HEATING AND COOLING SYSTEM (AIR SOURCE HEAT PUMP SYSTEM) TO COMPLY WITH ALIATIVE REQUIREMENTS IN BCOC-2016 AND APPROVE 35 REGULATORY THE STANDARDS OF THERMAL COMFORT.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
6. AN AUTOMATED IRRIGATION SYSTEM FOR FUTURE GO-ON-GOING MAINTENANCE WILL BE INSTALLED. SEE LANDSCAPE	Yes	Yes	Yes	Yes								

LANDSCAPE LEGENDS

SYMBOL	MATERIALS	DETAILS
	PEDESTRIAN CONCRETE UNIT PAVERS	2/L3.0
	CONCRETE SLAB PAVING	6/L3.0
	CIP CONCRETE PAVING	1/L3.0
	80MM AQUA PAVES STANDARD PERMEABLE PAVERS FOR DRIVEWAY & PARKING SURFACE	3/L3.0
	80MM AQUA PAVES STANDARD PERMEABLE PAVERS FOR PEDESTRIAN PATH SURFACE	3/L3.0
	RUBBER PLAYGROUND SURFACE	
	LAWN	4/L3.4
	PLANTING BED	3/L3.4
	GRAVEL	4/L3.0
	BIKE RACKS	2/L3.1
	SANDBOX WITH COVER	3/L3.1
	2x8' MUD KITCHEN	1/L3.1
	BENCH	6/L3.1
	8'-0" HIGH WOOD FENCE	4/L3.2
	4' HIGH METAL FENCE	3/L3.2
	WOOD SCREEN AROUND AC UNIT	2/L3.2
	STEPPING STONE PATH	

- DO NOT SCALE DRAWINGS.
- LAYOUT DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS.
- ALL EXISTING INFORMATION APPROXIMATE ONLY. VERIFY ALL EXISTING GRADES AND DIMENSIONS WITH SITE CONDITIONS. REPORT DISCREPANCIES TO CONSULTANT TEAM PRIOR TO PROCEEDING.
- THE CONTRACTOR IS TO PROTECT ALL EXISTING UTILITIES, HARD SURFACES, STRUCTURES, WALLS, AND TREES FOR DURATION OF CONSTRUCTION.
- THE LOCATION OF ALL PROPOSED HARDSCAPE AND SITE FURNISHINGS ARE TO BE FLAGGED OUT ON-SITE BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL OFF-SITE WORKS TO CONFORM TO CITY OF RICHMOND STANDARDS.
- LAYOUT OF ALL OFF-SITE WORKS, INCLUDING FURNISHINGS, PATHWAYS, WALLS, PLANTING, ETC., TO BE CONFIRMED WITH CITY OF RICHMOND PRIOR TO INSTALLATION.



HOMING LANDSCAPE ARCHITECTURE
 ADDRESS: 1423 WITHAMUR
 VANCOUVER, BC, CANADA V6H 1K8
 CELL: 778-323-3550
 EMAIL: HOMINGLANDSCAPE@GMAIL.COM

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Revisions

NO.	Date	Note
1	2022-01-21	ISSUED FOR DP
2	2022-08-19	ISSUED FOR DP
3	2023-01-24	ISSUED FOR DP
4	2023-02-25	ISSUED FOR DP
5	2023-08-23	ISSUED FOR ADP COMMENTS
6	2023-12-03	ISSUED FOR DP

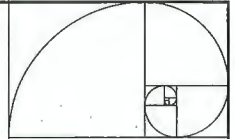
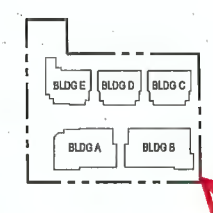
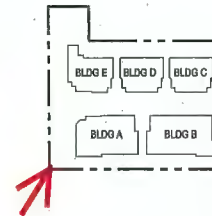
STEVESTON HWY TOWNHOUSE DEVELOPMENT

PROJECT ADDRESS:
 4571/4559/14611 STEVESTON HIGHWAY
 RICHMOND, BC, CANADA

PROJECT NUMBER: 21-14
 SCALE: 3/32"=1' (1:128)
 DRAWN BY: EL
 REVIEWED BY: EL

Landscape Layout and Materials Plan

L1.0



IMPERIAL ARCHITECTURE
 AMELIA, VA PHONE: 800.775.1420 FAX: 800.775.1421
 EMAIL: IMPERIAL.ARCHITECTURE@IMPERIAL.COM
 TELEPHONE: 541-888

ARCHITECTURE
 INTERIOR
 DESIGN
 PLANNING

Copyright Reserved

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Dimensions:

The Contractor shall verify all dimensions, and immediately report any errors or omissions to Imperial Architecture, 120 WEST BUCKLEBROOK DRIVE.

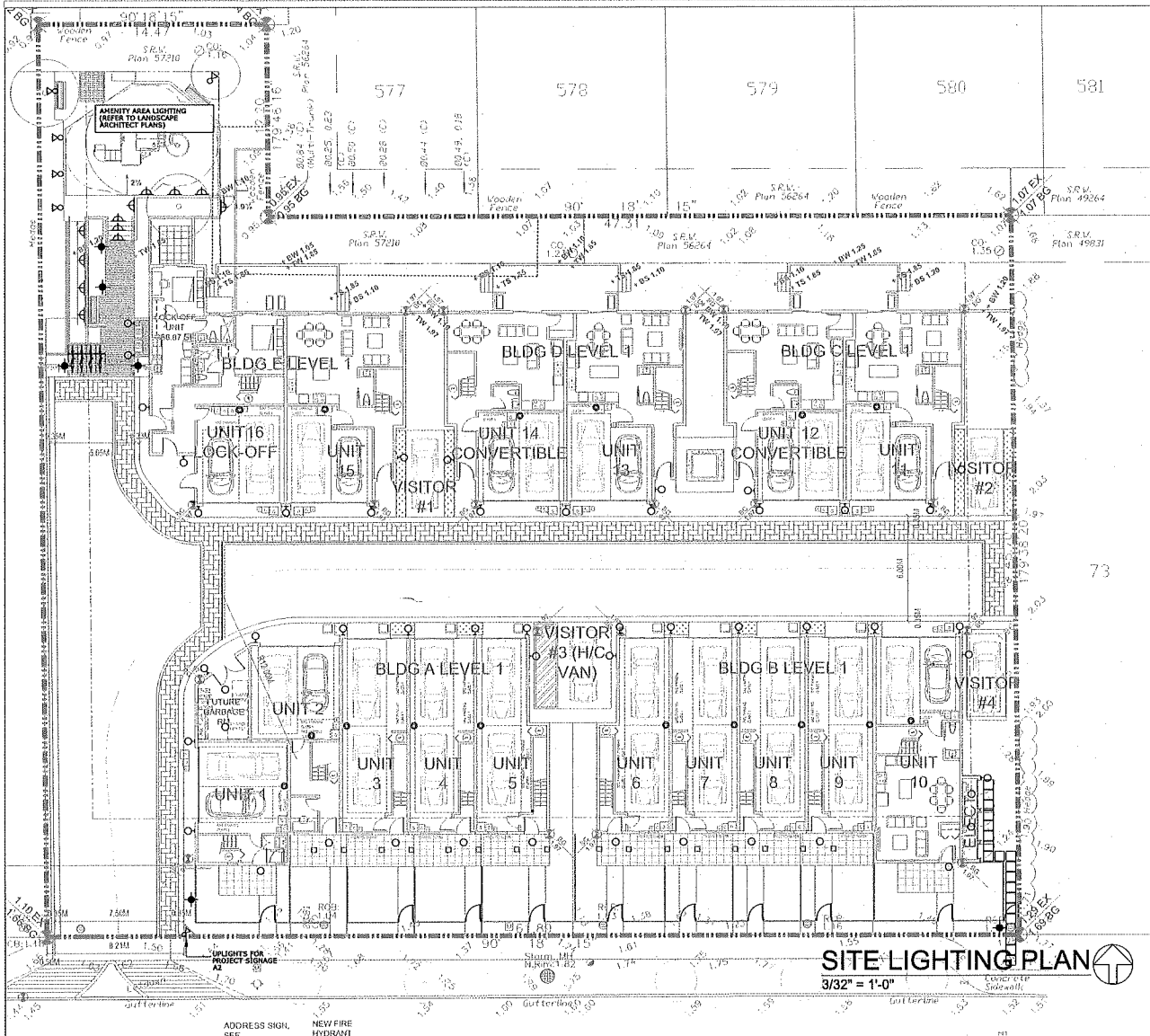
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BLDG B FOR PERMITS	J.E.	J.R.	24.11.17
BLDG C FOR PERMITS	J.E.	J.R.	23.11.17
BLDG D FOR PERMITS	J.E.	J.R.	23.11.18
BLDG E FOR PERMITS	J.E.	J.R.	23.08.20
BLDG A FOR REVISE	J.E.	J.R.	23.05.18
BLDG B FOR PERMITS	J.E.	J.R.	23.05.18
BLDG C FOR PERMITS	J.E.	J.R.	23.05.18
BLDG D FOR PERMITS	J.E.	J.R.	23.05.18
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BLDG D FOR PERMITS	J.E.	J.R.	23.08.18
BLDG E FOR PERMITS	J.E.	J.R.	18.12.17
BLDG A FOR PERMITS	J.E.	J.R.	18.12.17
BLDG B FOR PERMITS	J.E.	J.R.	17.04.20

Client/Project
 STEVESTON HWY TOWNHOUSE DEVELOPMENT
 4571, 4581 & 4611 STEVESTON HWY,
 RICHMOND, BC (P 20-810146)

Title
 COLOR RENDERING
 (BIRD EYE VIEWS)

Project No. Scale
 #8217 N.T.S.

Drawing No. Sheet Rankin
 A.0.11 of 1



SITE LIGHTING LEGEND	
	WALL MOUNTED COMPACT LED LIGHT, OPAL LENS, SUITABLE FOR EXTERIOR USE.
	42" H LED BOLLARDS, ROUND, DARK BRONZE FINISH, LAMPRED & GLASS LENS. MOUNT ON 9" DIA x 34" DEEP CONCRETE BASE WITH ANCHOR BOLTS.
	STEP LIGHTS: OUTDOOR, LED 120V, APPROVED FOR WET LOCATIONS. SIMILAR TO WAC 396-LED100, BLACK FINISH.
	CEILING LIGHTS: SURFACE MOUNTED CEILING LIGHTS, LED 120V, 15W, 11" DIA. SIMILAR TO KUZCO LIGHTING FK2022-BK.
	UP-LIGHT, LED 120V, APPROVED FOR WET LOCATIONS. SIMILAR TO WAC #5012-3088, BLACK FINISH.
	EV OUTLET: ONE ENERGIZED OUTLET SUPPLYING LEVEL 2, 32A CHARGING FOR ELECTRIC VEHICLE CHARGING. ADDITIONAL OUTLET MUST BE ELECTRIC VEHICLE EMERGENCY MANAGEMENT SYSTEM (EVEMS)

SITE LIGHTING PLAN
3/32" = 1'-0"

NO.	DATE	ISSUED FOR
1	28OCT21	HYDRO

NO.	DATE	REVISIONS
1	04JUL2023	SITE PLAN UPDATED, LIGHTING LAYOUT ADJUSTED, EVC NOTE REV.
2	06JUL2023	AMENITY AREA UPDATED
3	22AUG2023	SITE PLAN & LTO UPDATED

NO.	DATE	REVISIONS
1	04JUL2023	SITE PLAN UPDATED, LIGHTING LAYOUT ADJUSTED, EVC NOTE REV.
2	06JUL2023	AMENITY AREA UPDATED
3	22AUG2023	SITE PLAN & LTO UPDATED

ARCHITECTS:

IMPERIAL ARCHITECTURE
 DIVISION OF AN ABC CONTRACTING FRANCHISE
 1000 WESTERN AVENUE, SUITE 200
 RICHMOND, BC V6X 3A8
 TEL: 604-277-3157
 FAX: 604-277-3158

SEAL:
 PERMIT TO PRACTICE #1901540

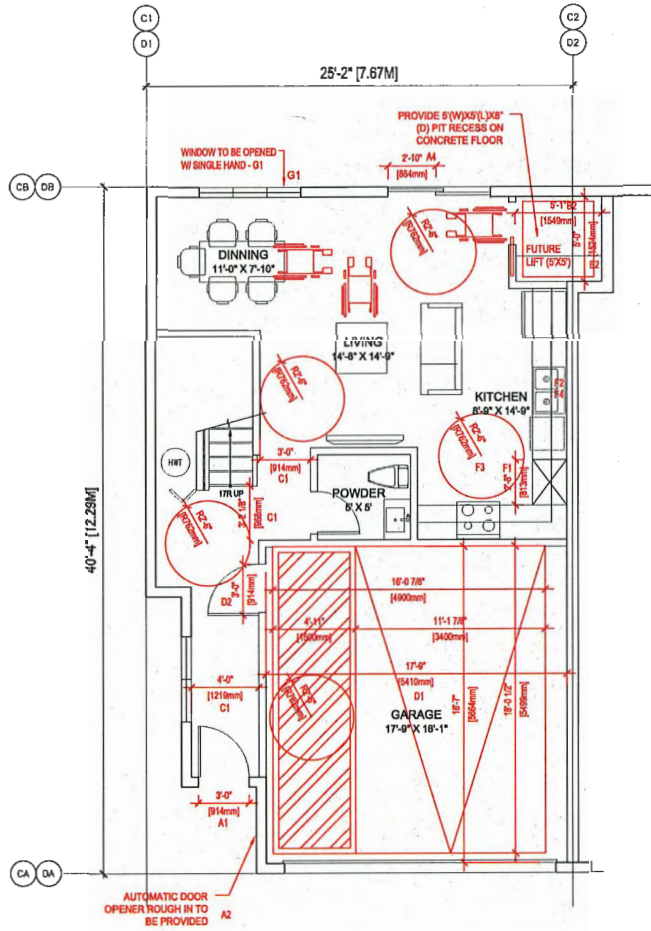
ELECT. CONSULTANT

LIEW ENGINEERING LTD.
 Electrical Consulting Engineers
 108-1121 Horseshoe Way
 Richmond, BC, V7A 5G7
 Tel/Fax: 604-277-3157
 Email: rliewengld@liew.net

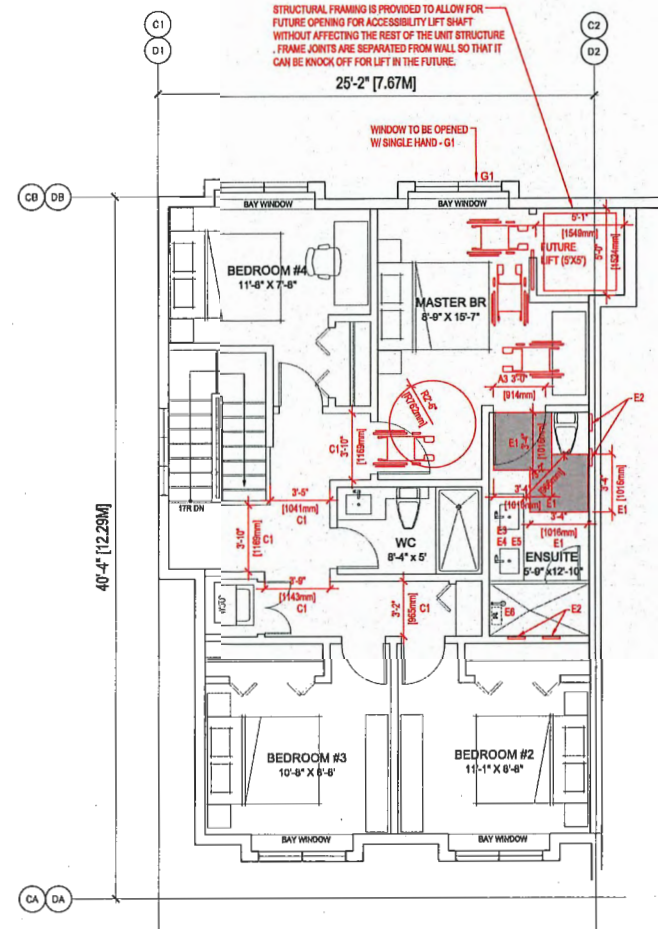
PROJECT NAME & ADDRESS:
TOWNHOUSE DEVELOPMENT
 4611 STEVESTON HWY
 RICHMOND, BC

DATE: OCT 2021
 SCALE: AS SHOWN
 CHECKED: RVL
 DRAWN:

DRAWING TITLE:
SITE LIGHTING PLAN
 PROJECT NO. 2118
 DWG. NO. E3



1 CONVERTIBLE UNIT (12 & 14) L1 PLAN
SCALE 1/4"=1'-0"



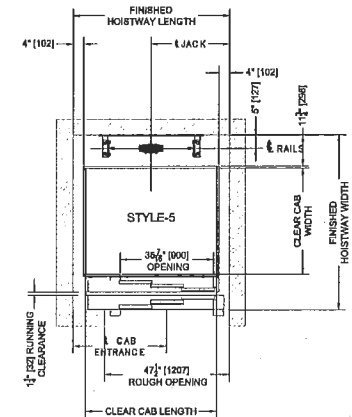
2 CONVERTIBLE UNIT (12 & 14) L2 PLAN
SCALE 1/4"=1'-0"

CONVERTIBLE UNIT GUIDELINES (NOTE: SAFERHOME CRITERIA PROPOSED FOR INCLUSION ARE SHOWN IN BOLD ITALICS)			
A	DOORS & DOORWAYS	A1	ENTRY DOORS ARE A MINIMUM 863 MM BUT IDEALLY 914 MM AND HAVE CLEAR ACCESS.
		A2	ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE MIN. 1220 MM DEPTH BY DOOR WIDTH PLUS 600 MM ON LATCH SIDE (NOT NEEDED IF ROUGH IN WIRING PROVIDED FOR FUTURE AUTOMATIC DOOR OPENER).
		A3	INTERIOR DOORS TO MAIN LIVING AREAS, 1 BATHROOM AND 1 BEDROOM, MIN. 800 MM CLEAR OPENING WITH FLUSH THRESHOLDS MAX. 13 MM HEIGHT. DEMONSTRATE WHEELCHAIR ACCESS BETWEEN THE HALLWAY AND ROOMS AND WIDEN HALLWAY AND / OR DOORWAY(S) IF NECESSARY TO SECURE ACCESS.
		A4	PATIO / BALCONY MIN. 860 MM CLEAR OPENING. SMALL REMOVABLE WOOD RAMP WILL BE USED TO ADAPT 2" HEIGHT DIFFERENCE BETWEEN FINISHED SURFACES WHEN THE UNIT IS CONVERTED TO ACCESSIBLE UNIT (I.E. WHEN THE ELEVATOR IS INSTALLED)
		A5	ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH BC BUILDING CODE.
		A6	LEVER-TYPE HANDLES FOR ALL DOORS
B	VERTICAL CIRCULATION	B2	VERTICAL LIFT, DEPRESSED SLAB AREA, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECS. FRAMING TO ACCOMMODATE SHAFT CONSTRUCTION WITHOUT IMPACT TO SURROUNDING STRUCTURE.
		B3	AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2" X 12" SOLID LUMBER AT 914 MM TO CENTRE.
C	HALLWAYS	C1	MIN. 900 MM WIDTH.
D	GARAGE	D1	MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4 M GARAGE WIDTH.
		D2	ACCESS FROM GARAGE TO LIVING AREA MIN. 800 MM CLEAR OPENING.
E	BATHROOM (MIN.1)	E1	TOILET CLEAR FLOOR SPACE MIN. 1020 MM AT SIDE AND IN FRONT.
		E2	WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION AT TOILET, TUB AND SHOWER. REINFORCED WITH 2" X 12" SOLID LUMBER IN ALL BATHTUB, SHOWER, AND TOILET LOCATIONS.
		E3	LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.
		E4	PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FAUCETS.
		E5	CABINETS UNDERNEATH SINK(S) ARE EASILY REMOVED.
		E6	DEMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESSIBLE (LAYOUT OR FIXTURE PLACEMENT)
F	KITCHEN	F1	CLEAR AREA NEEDED UNDER FUTURE WORK SPACE. PLUMBING AND GAS PIPES (IN-WALL AND IN-FLOOR) LOCATED CLEAR OF UNDER COUNTER AREA OF FUTURE WORK SPACE (STOVE, SINK & MIN. 810 MM WIDE COUNTER). ALL PIPES ARE BROUGHT IN NO HIGHER THAN 304 MM TO 355 MM TO THE CENTRE OF THE PIPE FROM FLOOR LEVEL.
		F2	CABINETS UNDERNEATH SINK ARE EASILY REMOVED.
		F3	1500 MM TURNING DIAMETER OR TURNING PATH DIAGRAM.
		F4	LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.
G	WINDOWS	G1	MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN & LIVING ROOM)
H	OUTLETS & SWITCHES	H1	PLACEMENT LOCATIONS OF ELECTRICAL OUTLETS: BESIDE WINDOW, BOTTOM OF STAIRWAYS, BESIDE SWITCHES TOILET, ABOVE EXTERNAL DOORS (OUTSIDE AND INSIDE) ON FRONT FACE OF KITCHEN COUNTER, WITHIN PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIDNS.
		H2	UPGRADE TO FOUR-PLEX OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE AND RECREATION ROOM.

Style 5				
clear cab size	hoistway width	hoistway length	jack centerline	entrance centerline
40" x 50"	60-1/2"	59-1/2"	29-3/4"	35-3/4"
40" x 54"	60-1/2"	63-1/2"	31-3/4"	39-3/4"
42" x 60"	62-1/2"	69-1/2"	34-3/4"	45-3/4"
48" x 60"	68-1/2"	69-1/2"	34-3/4"	45-3/4"
minimum*	54-1/2"	59-1/2"		



Garaventa Lift
 T 800 663 6556 (toll free North America)
 E info@garventallift.com I www.garventallift.com





July 20, 2023

Building Approval Department
City of Richmond
6911 No. 3 Road, Richmond,
British Columbia

To whom it may concern,

Re: DP 20-919145 - 4571, 4591, 4611 Steveston Hwy, Richmond

I, Jiang Zhu Architect AIBC, am the architect for the Development Permit Application for DP 20-919145 – the 16-unit townhouse development at 4571, 4591, 4611 Steveston Hwy, Richmond.

On behalf of the design consultant team, we hereby confirm that:

The applicable Energy Step Code performance targets have been considered in design, and that a Qualified Energy Modeler has been engaged to ensure that the proposed design can achieve the applicable performance targets.

For reference and record, below is the contact information of the Qualified Energy Modeler for this project:

Jack Cui, M.Sc. P.Eng., LEED AP
Senior Energy Modelling Specialist | Division Manager
JRS ENGINEERING
300 – 4595 Canada Way, Burnaby BC V5G 1J9
jcui@jrseengineering.com

Please refer to the attached letter from JRS dated July 7th, 2023 outlining details and pathways chosen by the consultant team for achieving the city's step code requirements.

Regards,



Jiang Zhu, Architect AIBC, CP, MRAIC, LEED AP BD+C
Principal
Imperial Architecture Ltd.
Tel: 778-938-8552
Imperial.architecture@gmail.com



July 7, 2023

Development Permit Document
Drawing Requirements
Development Applications Department
City of Richmond
6911 No. 3 Road, Richmond, BC V6Y 2C1

Re: 4611 Steveston – Development Permit Application
DP 20-919145 - 4571, 4591, 4611 Steveston Hwy
Sustainability Strategy

As a part of the Development Permit Application for 4611 Steveston JRS Engineering (JRS) hereby commits to assisting the project team in implementing sustainability strategies. The proposed project is located at 4611 Steveston Highway, Richmond, BC, and the project will be developed as a 16-unit townhouse complex with a total of five buildings.

The following sustainability strategies have been analysed and included in the building designs in order to reduce energy consumption and reduce greenhouse gas emissions, and thus achieve the BC Energy Step Code compliance:

- Step 3 with Low Carbon Energy System. Effective July 1, 2022, Energy Step Code requirements for Part 9 Residential Buildings in Richmond include Step 5^(a), Step 4^(b), or Step 3^(b) + Low Carbon Energy System**. The project will target a low carbon energy system and thus Step 3 applies.
 - (a) Building envelope performance requirements can be achieved using all compliance pathways defined in BCBC.
 - (b) Building performance requirements must be achieved using adjusted TEDI and MEUI compliance pathways.
- ** Annual limit of ≤ 500 kg CO₂e per housing unit, or ≤ 2.5 kg CO₂e/ m² of conditioned floor area and ≤ 1000 kg CO₂e per housing unit.
- The proposed building skin is listed in the Appendix A
- Air source heat pump to reduce heating and cooling energy
- HRV/ERV to reduce heating/cooling energy for conditioning ventilation air
- Energy Star appliances to reduce energy consumption
- Electric hot water tank to further reduce the greenhouse gas emissions

The project team will coordinate to incorporate the measures required to meet all requirements of the Richmond's BC Energy Step Code for Part 9 Townhomes.

Please contact the undersigned if you should require any additional information.

JRS ENGINEERING
EGBC Permit to Practice #1002464

Per:

Jack Cui, MSc, PEng, LEED AP
Sr Energy Modelling Specialist | Division Manager



PROPOSED BUILDING SKIN

The following building skin performance has been proposed to achieve Step 3 + Low Carbon Energy System:

- R17.8 Wall
- R31.3 Roof
- Window Performance: $U=0.25$, $SHGC=0.35$
- Window to wall ratios:
 - Building A: 14.2%
 - Building B: 13.4%
 - Building C: 13.5%
 - Building D: 13.5%
 - Building E: 12.4%
- Airtight air barrier system

STEVESTON HWY TOWNHOUSE DEVELOPMENT

LANDSCAPE SET: ISSUED FOR ADP COMMENTS

DECEMBER 3, 2023



**HOMING
LANDSCAPE
ARCHITECTURE**
ADDRESS: 1423 W11TH AVENUE,
VANCOUVER, BC, CANADA V6H 1K9
CELL: 778-325-3550
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

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LANDSCAPE DRAWING INDEX

DRAWING INDEX	
SHEET No.	SHEET NAME
L 0.0	LANDSCAPE COVER SHEET AND DESIGN RATIONALE
L 0.1	LANDSCAPE TREE MANAGEMENT PLAN
L 0.2	LANDSCAPE REPLACEMENT TREE PLAN
L 1.0	LANDSCAPE LAYOUT AND MATERIALS PLAN
L 1.1	LANDSCAPE GRADING PLAN
L 1.2	POROUS SURFACE DIAGRAM
L 1.3	OUTDOOR AMENITY AREA ENLARGEMENT PLAN
L 1.4	LANDSCAPE SECTIONS
L 1.5	FUTURE OUTDOOR AMENITY & TURNAROUND AREA PLAN
L 2.0	LANDSCAPE PLANTING PLAN - NORTH AREA
L 2.1	LANDSCAPE PLANTING PLAN - SOUTH AREA
L 2.2	LANDSCAPE PLANT LIST
L 2.3	DESIGN-BUILD IRRIGATION PLAN
L 3.0	HARDSCAPE DETAILS
L 3.1	FURNISHING DETAILS
L 3.2	FURNISHING DETAILS
L 3.3	FURNISHING DETAILS
L 3.4	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 CORRESPONDANCE THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.

IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER 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 CONSTRUED 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 CSLA LANDSCAPE STANDARD, LATEST EDITION.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING 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.

LANDSCAPE DESIGN RATIONALE

The site is surrounded by single family houses on the north, west and east sides, and the landscape design intends to ensure the privacy of the adjacent neighbors. Existing hedges along the east property line will be retained and evergreen trees are proposed there to create a dense landscape buffer which addresses any potential privacy and overlook concerns. Evergreen hedges are proposed along the north property line, and a solid 6' high privacy fence with vines is proposed along the west property line. All the landscape elements and design strategies mentioned above will help to protect the privacy of adjacent neighbors.

The landscape design intends to bring nature close to the local residents. Lawn, flower beds, native shrubs, and a mix of deciduous and evergreen trees are proposed in the front yards along the Steveston Highway, which creates a green buffer between the private houses and the public sidewalk. The raised planters with wood trellis and vines are provided to maximize the planting opportunities in the limited spaces along the internal drive aisle. The raised planters also work as green dividers between the adjacent garages. There are large patios, lawn, planting beds and trees in the backyards of the Units 11 to 16, and the existing trees behind the Units 14 to 16 are also to be retained as the important landscape features and the green background of the houses.

A large outdoor amenity space is located at the northwestern corner of the site which is highly visible from the driveway entry. Three removable bollards are designed at the entry of the outdoor amenity area to stop vehicles and ensure pedestrian's safety. Bike racks and mailbox are also located there for easy access for everyone including the disabled. The key program of the outdoor amenity space is a playground with various play elements for children at various ages. A large play structure is proposed in the center of playground to provide active play opportunities such as climbing, jumping, running and sliding for older kids. Stepping stones in planting bed creates a nature play zone where children at various ages can access nature to improve their creativity. Sandbox and mud kitchen are provided to help the children to develop their social and communication skills while they are playing. An existing evergreen hedge is retained on the west and a couple of large trees will be planted on the west and south sides of the playground to provide enough shade for the children and their parents. Two benches are provided for parents to sit and observe their children play. A 6' high privacy fence will be installed around the playground to ensure the children's safety. A multi-functional lawn is provided at the north end of the outdoor amenity space for flexible programs. The playground is designed at the existing grades, and a maximum 10% slope ramp and stair are used to connect the playground with the amenity space entrance. A pedestrian path in different color of pavers is proposed along the north side of internal drive aisle to provide a safe pedestrian access to the outdoor amenity entrance.

Revisions

NO.	Date	Note
1	2022-01-21	ISSUED FOR DP
2	2022-08-19	ISSUED FOR DP
3	2023-01-24	ISSUED FOR DP
4	2023-02-26	ISSUED FOR DP
5	2023-08-23	ISSUED FOR ADP COMMENTS
6	2023-12-03	ISSUED FOR DP

STEVESTON HWY TOWNHOUSE DEVELOPMENT

PROJECT ADDRESS:
4571A/59/146 11 STEVESTON HIGHWAY
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-14

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

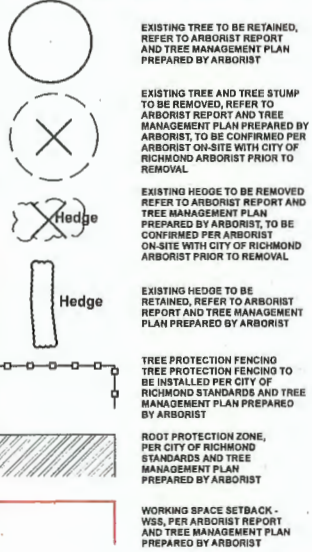
DRAWN BY: EL

REVIEWED BY: EL

Landscape Cover
Sheet & Design
Rationale

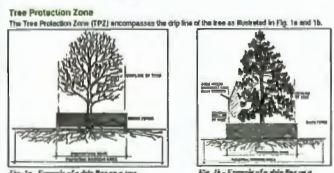
L0.0

TREE MANAGEMENT LEGEND

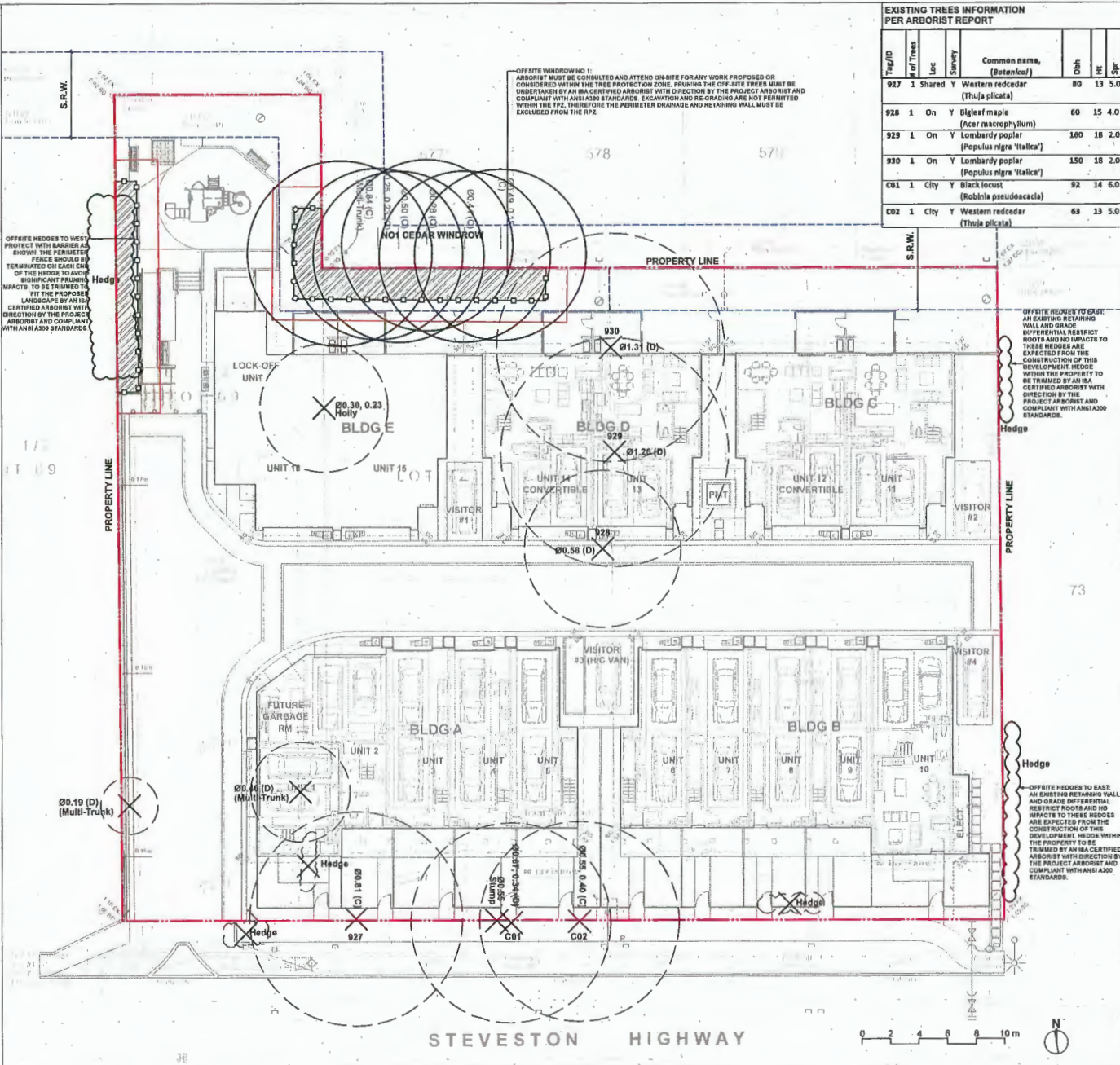


TREE MANAGEMENT NOTES

- DO NOT REMOVE OR RELOCATE ANY TREE, EXCEPT AS INDICATED ON PLANS.
- DO NOT ALTER EXISTING GRADE OR STORE MATERIALS UNDER THE DRIP LINE OR WITHIN TREE PROTECTION ZONE. EXCAVATION WITHIN DRIP LINES OF TREES ONLY WHERE INDICATED ON PLANS.
- INFORM ARBORIST WHEN ALL TREE BARRIERS HAVE BEEN INSTALLED. ARBORIST TO PROVIDE WRITTEN INSPECTION AND APPROVAL OF ALL BARRIERS AND SUBMIT INSPECTION REPORT TO CITY OF RICHMOND STAFF FOR REVIEW AND APPROVAL PRIOR TO DEMOLITION / MOBILIZATION CONSTRUCTION ACTIVITY.
- CONTRACTOR TO CONTACT CITY ARBORIST, PROJECT ARBORIST AND LANDSCAPE ARCHITECT 48 HOURS PRIOR TO ANY CONSTRUCTION WORK AFFECTING THE DRIP LINE OF TREES.
- CONSTRUCTION WORK WITHIN THE DRIP LINES OF TREES SHALL MINIMIZE DISTURBANCE TO TREES AND ROOTS.
- ALL ROOTS GREATER THAN 2cm IN DIAMETER SHOULD BE HAND PRUNED.
- ADEQUATELY CARE FOR TREES THROUGHOUT CONSTRUCTION, WATER THE RETAINED TREES REGULARLY.
- STUMPS TO BE CUT FLUSH TO GRADE AND DUG OUT IF NOTED TO BE REMOVED FROM SITE.



Notes: If the tree is on an adjacent property, the drip line must still be protected on your side of the property line. If the branches have been cut or pruned, the TPZ must protect the original drip line of the tree (D.L.).



EXISTING TREES INFORMATION PER ARBORIST REPORT

Tag ID	# of Trees	Loc	Survival	Common name, (Botanical)	DBH	Ht	Sp
927	1	Shared	Y	Western redcedar (Thuja plicata)	80	13	5.0
928	1	On	Y	Bigleaf maple (Acer macrophyllum)	60	15	4.0
929	1	On	Y	Lombardy poplar (Populus nigra 'Italica')	160	18	2.0
930	1	On	Y	Lombardy poplar (Populus nigra 'Italica')	150	18	2.0
C01	1	City	Y	Black locust (Robinia pseudoacacia)	92	34	6.0
C02	1	City	Y	Western redcedar (Thuja plicata)	63	13	5.0

HOMING LANDSCAPE ARCHITECTURE
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Revisions

NO.	Date	Note
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4	2023-02-25	ISSUED FOR DP
5	2023-08-23	ISSUED FOR ADP COMMENTS
6	2023-12-03	ISSUED FOR DP

STEVESTON HWY TOWNHOUSE DEVELOPMENT

PROJECT ADDRESS:
457145814611 STEVESTON HIGHWAY
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-14
 SCALE: 3/32"=1'0"(1:120)
 DRAWN BY: EL
 REVIEWED BY: EL

Landscape Tree Management Plan

L0.1

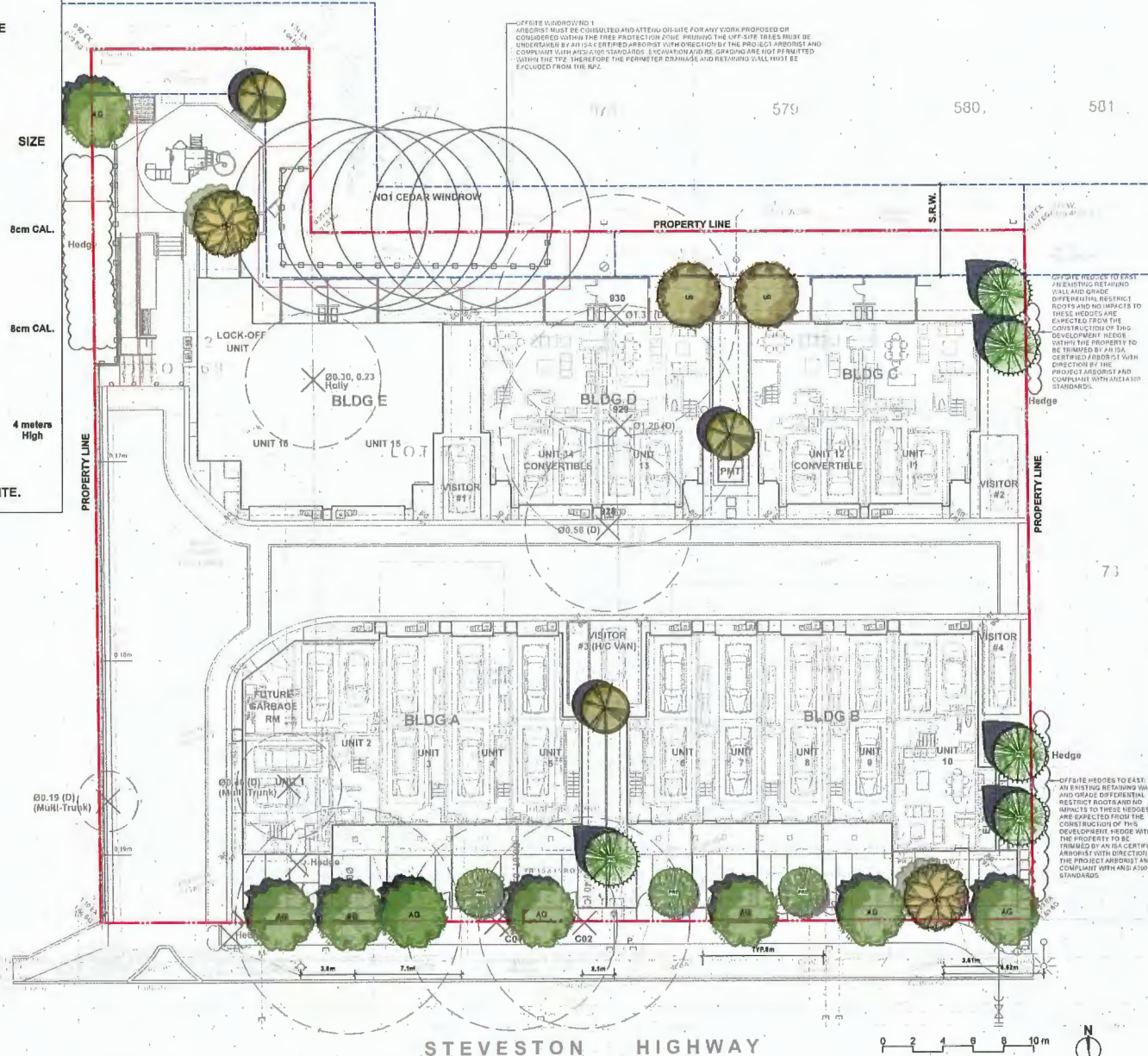
REPLACEMENT TREES SUMMARY

TOTAL 6 TREES MEASURING 20 CENTIMETERS DBH TO BE REMOVED, WHICH REQUIRES 12 REPLACEMENT TREES.

REPLACEMENT TREES LEGEND

LATIN NAME	COMMON NAME	QUALITY	SIZE
 AG	Acer griseum Paperbark Maple	7	8cm CAL.
 LA	Liquidambar styraciflua American Sweetgum	2	8cm CAL.
 P	Pinus contorta var. contorta Shore pine	6	4 meters High

TOTAL 14 REPLACEMENT TREES TO BE INSTALLED ON SITE.




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Revisions

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4	2023-02-25	ISSUED FOR DP
5	2023-08-23	ISSUED FOR ADP COMMENTS
6	2023-12-03	ISSUED FOR DP

**STEVESTON HWY
TOWNHOUSE
PROJECT**

PROJECT ADDRESS:
4571/4581/4811 STEVESTON HIGHWAY
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-14
SCALE: 3/32" = 1'0" (1:128)
DRAWN BY: EL
REVIEWED BY: EL

**Landscape
Replacement Tree
Plan**

L0.2

LANDSCAPE LEGENDS

SYMBOL	MATERIALS	DETAILS
	PEDESTRIAN CONCRETE UNIT PAVERS	2L3.0
	CONCRETE SLAB PAVING	5L3.0
	CIP CONCRETE PAVING	1L3.0
	80MM AQUA PAVES STANDARD PERMEABLE PAVERS FOR DRIVEWAY & PARKING	3L3.0
	80MM AQUA PAVES STANDARD PERMEABLE PAVERS FOR PEDESTRIAN PATH	3L3.0
	RUBBER PLAYGROUND SURFACE	
	LAWN	4L3.4
	PLANTING BED	3L3.4
	GRAVEL	4L3.0
	BIKE RACKS	2L3.1
	SANDBOX WITH COVER	3L3.1
	2'x5' MUD KITCHEN	1L3.1
	BENCH	5L3.1
	6'-0" HIGH WOOD FENCE	4L3.2
	4' HIGH METAL FENCE	3L3.2
	WOOD SCREEN AROUND A/C UNIT	2L3.2
	STEPPING STONE PATH	

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- ALL EXISTING INFORMATION APPROXIMATE ONLY. VERIFY ALL EXISTING GRADES AND DIMENSIONS WITH SITE CONDITIONS. REPORT DISCREPANCIES TO CONSULTANT TEAM PRIOR TO PROCEEDING.
- THE CONTRACTOR IS TO PROTECT ALL EXISTING UTILITIES, HARD SURFACES, STRUCTURES, WALLS, AND TREES FOR DURATION OF CONSTRUCTION.
- THE LOCATION OF ALL PROPOSED HARDSCAPE AND SITE FURNISHINGS ARE TO BE FLAGGED ON SITE BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL OFF-SITE WORKS TO CONFORM TO CITY OF RICHMOND STANDARDS.
- LAYOUT OF ALL OFF-SITE WORKS, INCLUDING FURNISHINGS, PATHWAYS, WALLS, PLANTING, ETC., TO BE CONFIRMED WITH CITY OF RICHMOND PRIOR TO INSTALLATION.



**HOMING
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Revisions		
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5	2023-08-23	ISSUED FOR ADP COMMENTS
6	2023-12-03	ISSUED FOR DP

**STEVESTON HWY
TOWNHOUSE
DEVELOPMENT**

PROJECT ADDRESS:
4571/4569/4611 STEVESTON HIGHWAY
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-14
SCALE: 3/32"=1'0" (1:120)
DRAWN BY: EL
REVIEWED BY: EL

**Landscape Layout
and Materials Plan**

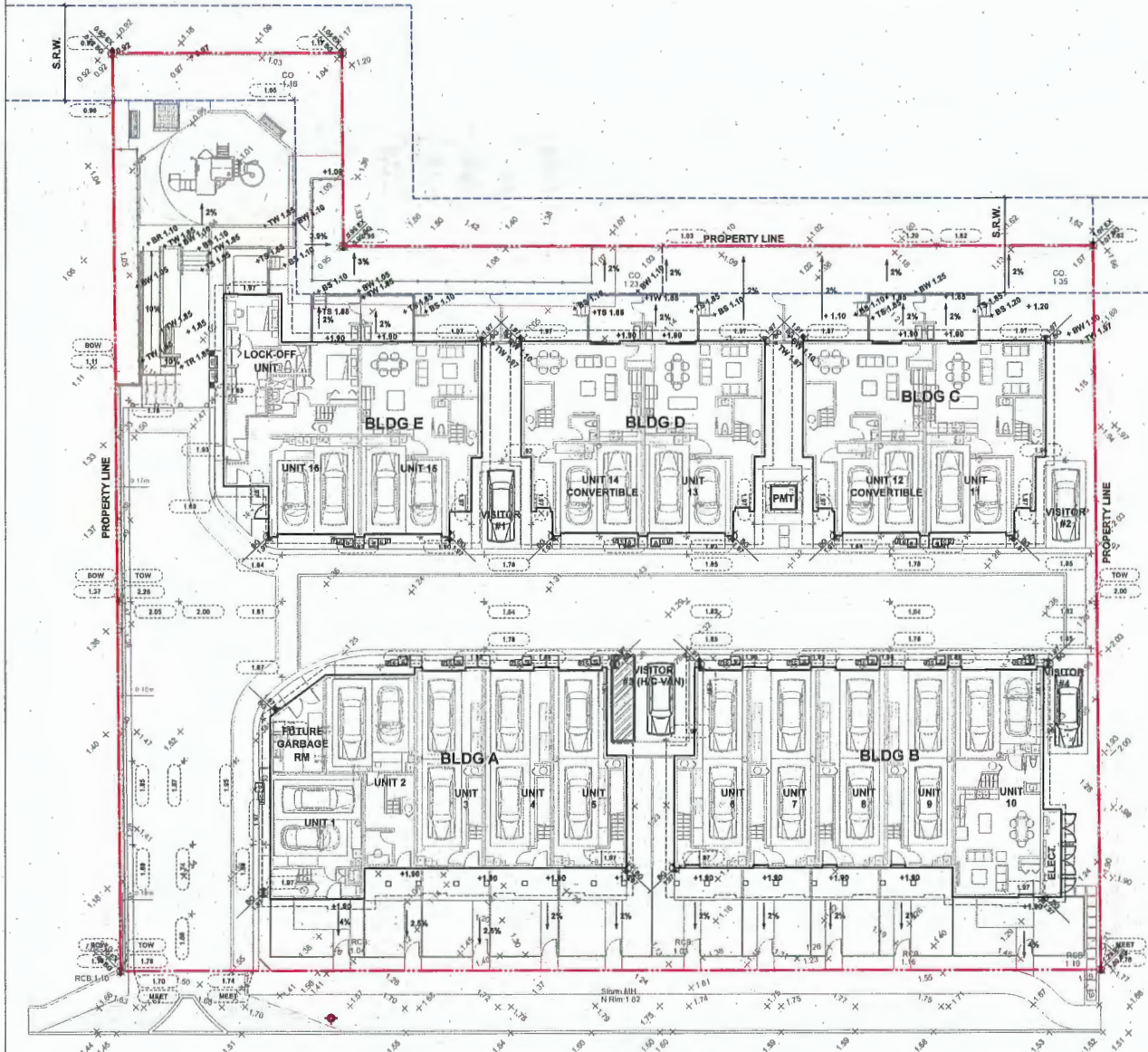
L1.0

GRADING LEGEND

KEY	DESCRIPTION
+1.90	PROPOSED SPOT ELEVATIONS
+TW 1.85	PROPOSED TOP OF WALL ELEVATION
+BW 1.08	PROPOSED BOTTOM OF WALL ELEVATION
+TS 1.85	PROPOSED TOP OF STAIR ELEVATION
+BS 1.16	PROPOSED BOTTOM OF STAIR ELEVATION
1.81	PROPOSED ELEVATIONS PER CIVIL
2%	SLOPE PERCENTAGE
X 1.40	EXISTING ELEVATIONS, PER SURVEY

GRADING NOTES

1. ALL DIMENSIONS/ELEVATIONS ARE METRIC (METER, UNLESS OTHERWISE NOTED). DO NOT SCALE DRAWINGS.
2. ALL GRADING INFORMATION IS PRELIMINARY ONLY.
3. REFER TO CIVIL DRAWINGS OFF-SITE ROAD GRADING INFORMATION.
4. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING ELEVATIONS.
5. ALL EXISTING SURVEY INFORMATION APPROXIMATE. VERIFY ALL EXISTING GRADES WITH SITE CONDITIONS. REPORT DISCREPANCIES TO CONSULTANT TEAM PRIOR TO PROCEEDING.
6. THE CONTRACTOR SHALL IDENTIFY AND PROTECT ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ANY CONFLICTS FOUND WITH UTILITIES SHALL BE CLARIFIED WITH THE CONSULTANT TEAM PRIOR TO PROCEEDING.
7. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND TO DRAINAGE STRUCTURES. SOFT LANDSCAPE AREAS TO BE A MAXIMUM 3:1 SLOPE.



STEVESTON HIGHWAY



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5	2023-08-23	ISSUED FOR ADP COMMENTS
6	2023-12-03	ISSUED FOR DP

STEVESTON HWY TOWNHOUSE DEVELOPMENT

PROJECT ADDRESS:
457/459/4611 STEVESTON HIGHWAY
RICHMOND, BC, CANADA


PROJECT NUMBER: 21-14
SCALE: 3/32"=1'(1:128)
DRAWN BY: EL
REVIEWED BY: EL


Landscape Grading Plan

L1.1

POROUS SURFACE LEGENDS

SYMBOL MATERIALS AREA

 POROUS LANDSCAPING WITH LIVE PLANT MATERIAL: LAWN, GROUND COVER & SHRUB 7998 f2

 POROUS HARDSCAPE MATERIAL: PERMEABLE PAVER & GRAVEL 4679 f2

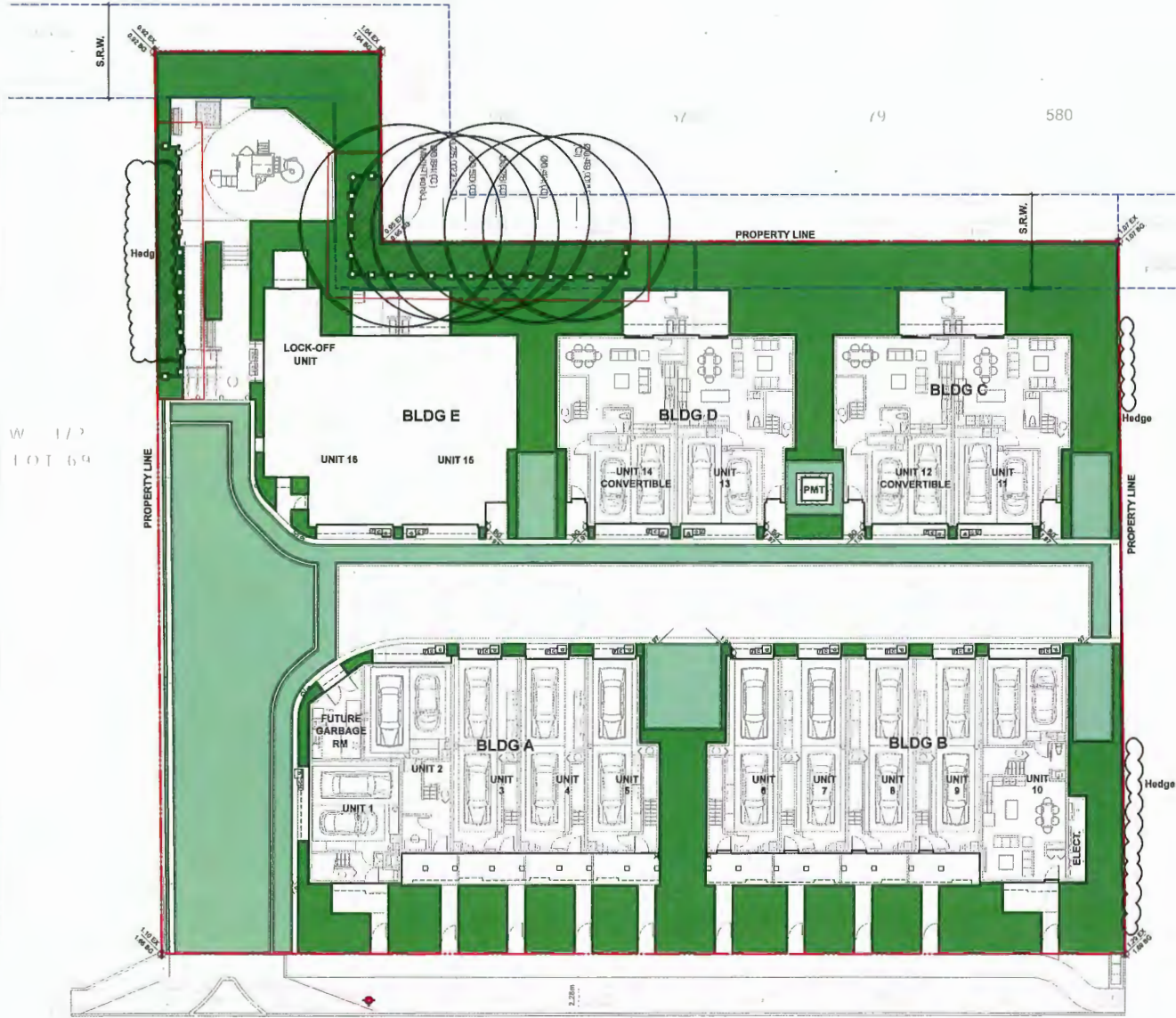
TOTAL POROUS SURFACE AREA: 12677 f2

TOTAL LOT AREA: 32315 f2

TOTAL POROUS SURFACE AREA COVERAGE PERCENTAGE: 39%

TOTAL NON-POROUS SURFACE AREA COVERAGE PERCENTAGE: 61%

TOTAL POROUS LANDSCAPING AREA COVERAGE PERCENTAGE: 26%



HOMING LANDSCAPE ARCHITECTURE
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6	2023-12-03	ISSUED FOR DP

STEVESTON HWY TOWNHOUSE DEVELOPMENT

PROJECT ADDRESS:
 4571/4591/4611 STEVESTON HIGHWAY
 RICHMOND, BC, CANADA

PROJECT NUMBER: 21-14

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

DRAWN BY: EL

REVIEWED BY: EL

Porous Surface Diagram

L1.2

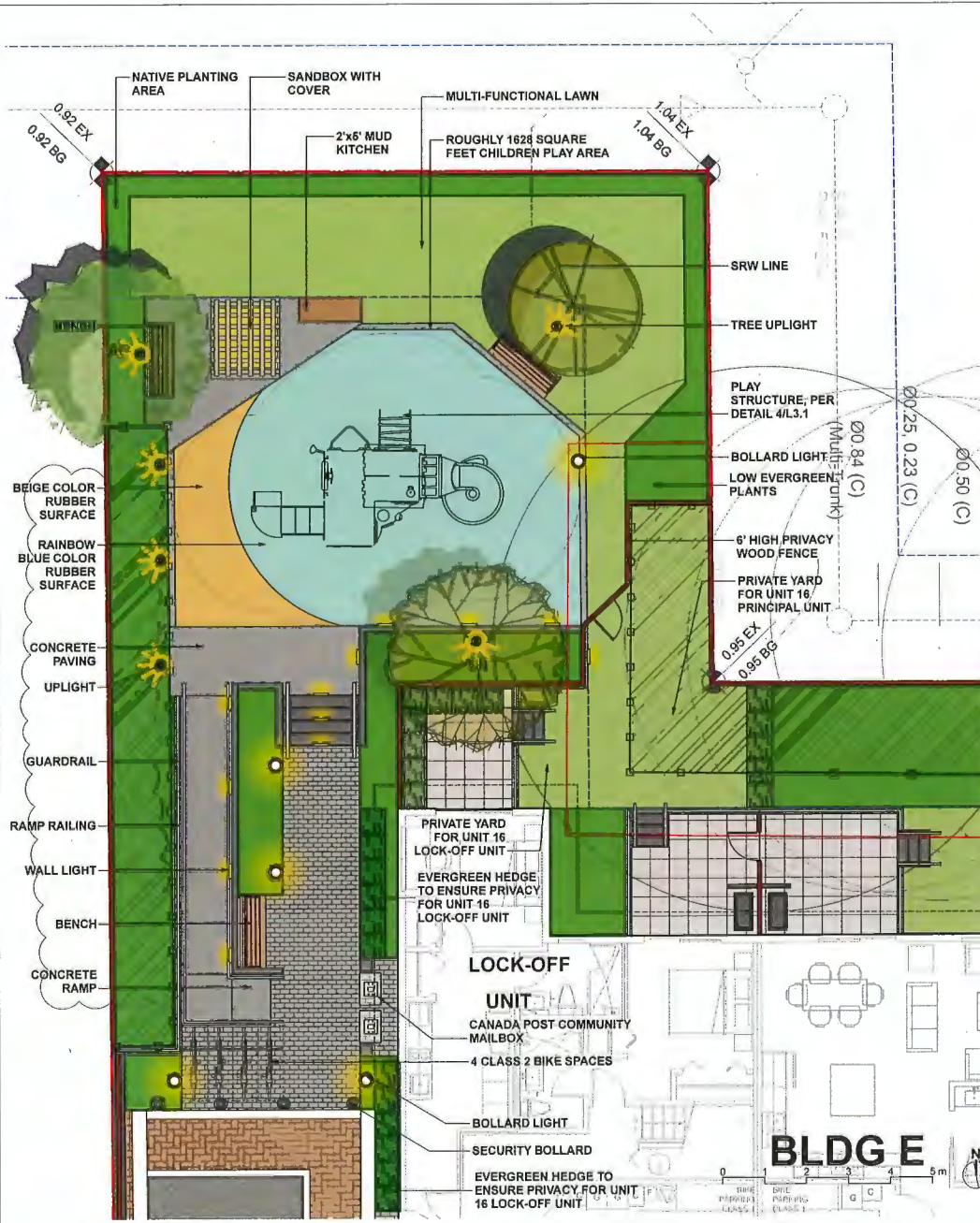
STEVESTON HIGHWAY



LANDSCAPE LEGENDS

SYMBOL	MATERIALS	DETAILS
	PEDESTRIAN CONCRETE UNIT PAVERS	2/L3.0
	CONCRETE SLAB PAVING	5/L3.0
	CIP CONCRETE PAVING	1/L3.0
	80MM AQUA PAVES STANDARD PERMEABLE PAVERS FOR DRIVEWAY & PARKING	3/L3.0
	80MM AQUA PAVES STANDARD PERMEABLE PAVERS FOR PEDESTRIAN PATH	3/L3.0
	RUBBER PLAYGROUND SURFACE	
	LAWN	4/L3.4
	PLANTING BED	3/L3.4
	GRAVEL	4/L3.0
	BIKE RACKS	2/L3.1
	SANDBOX WITH COVER	3/L3.1
	2'x6' MUD KITCHEN	1/L3.1
	BENCH	6/L3.1
	6'-0" HIGH WOOD FENCE	4/L3.2
	4' HIGH METAL FENCE	3/L3.2
	WOOD SCREEN AROUND A/C UNIT	2/L3.2
	STEPPING STONE PATH	

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Stepping stone and nature play



Sand play



Play structure



Mud Kitchen



HOMING LANDSCAPE ARCHITECTURE

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4	2023-02-25	ISSUED FOR DP
5	2023-08-23	ISSUED FOR ADP COMMENTS
6	2023-12-03	ISSUED FOR DP

STEVESTON HWY TOWNHOUSE DEVELOPMENT

PROJECT ADDRESS:
4571/4591/4611 STEVESTON HIGHWAY
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-14

SCALE: 1:50

DRAWN BY: EL

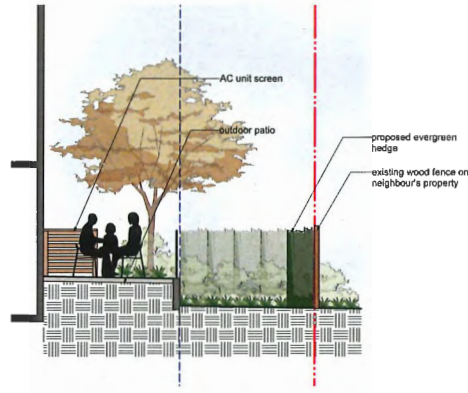
REVIEWED BY: EL

Outdoor Amenity Area Enlargement Plan

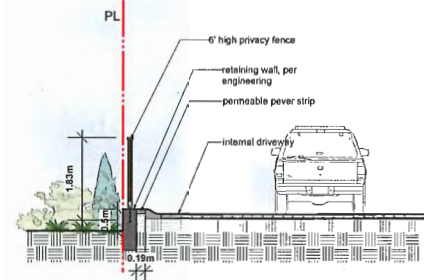
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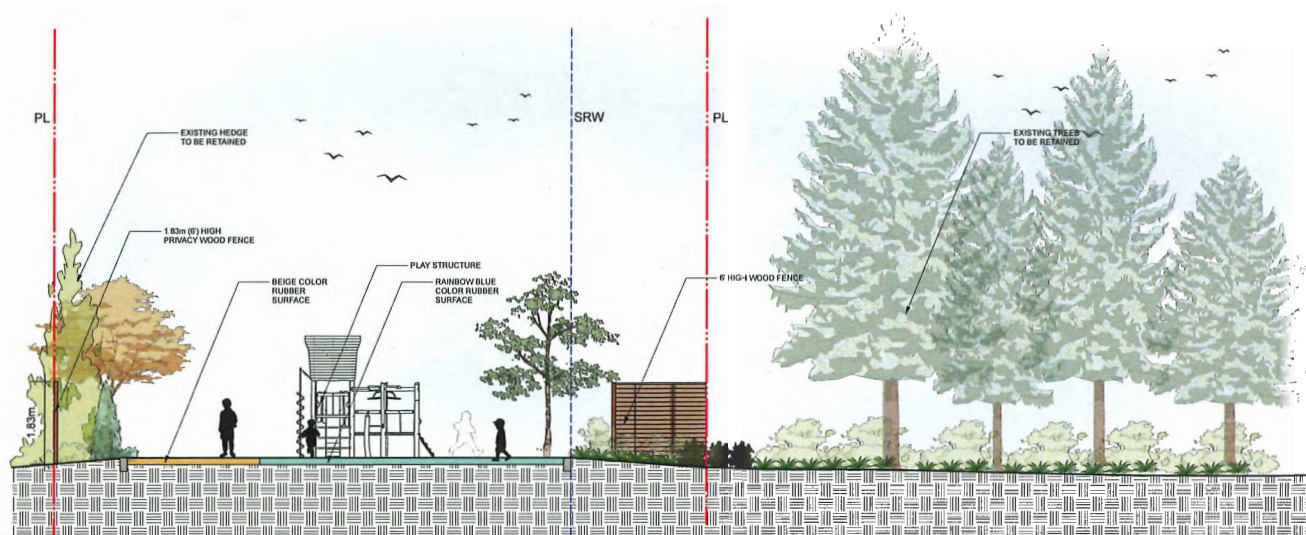
SECTIONS KEY PLAN



1 SECTION A
1/50



2 SECTION B
1/50



3 SECTION C
1/50



**HOMING
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ARCHITECTURE**

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5	2023-08-23	ISSUED FOR ADP COMMENTS
6	2023-12-03	ISSUED FOR DP

**STEVESTON HWY
TOWNHOUSE
DEVELOPMENT**

PROJECT ADDRESS:
457145914511 STEVESTON HIGHWAY
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-14

SCALE: AS SHOWN

DRAWN BY: EL

REVIEWED BY: EL

**Landscape
Sections**

L1.4

LANDSCAPE LEGENDS

SYMBOL	MATERIALS	DETAILS
	PEDESTRIAN CONCRETE UNIT PAVERS	2A.3.0
	CONCRETE SLAB PAVING	5L.3.0
	CIP CONCRETE PAVING	1L.3.0
	80MM AQUA PAVES STANDARD PERMEABLE PAVERS FOR DRIVEWAY & PARKING	3L.3.0
	80MM AQUA PAVES STANDARD PERMEABLE PAVERS FOR PEDESTRIAN PATH	3L.3.0
	RUBBER PLAYGROUND SURFACE	
	LAWN	4L.3.4
	PLANTING BED	3L.3.4
	GRAVEL	4L.3.0
	BIKE RACKS	2L.3.1
	SANDBOX WITH COVER	3L.3.1
	2x6" MUD KITCHEN	1L.3.1
	BENCH	5L.3.1
	6'-0" HIGH WOOD FENCE	4L.3.2
	4' HIGH METAL FENCE	3L.3.2
	WOOD SCREEN AROUND A/C UNIT	2L.3.2
	STEPPING STONE PATH	

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A CONCEPT PLAN FOR THE FUTURE USE OF THE TURN AROUND AREA WHEN IT IS NO LONGER WARRANTED.



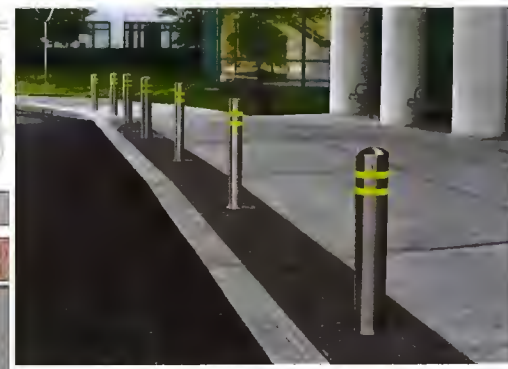
WOOD PLANTER WITH TREE



COMPOSITE WOOD PICNIC TABLE AND BENCHES



SECURITY BOLLARD



HOMING LANDSCAPE ARCHITECTURE
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2	2022-05-19	ISSUED FOR DP
3	2023-01-24	ISSUED FOR DP
4	2023-04-25	ISSUED FOR DP
5	2023-09-23	ISSUED FOR ARCH COMMENT
6	2023-12-03	ISSUED FOR DP

STEVESTON HWY TOWNHOUSE DEVELOPMENT

PROJECT ADDRESS:
 4571/4551/4611 STEVESTON HIGHWAY
 RICHMOND, BC, CANADA

PROJECT NUMBER: 21-14
SCALE: 1:50
DRAWN BY: EL
REVIEWED BY: EL

Future Outdoor Amenity & Turnaround Area Plan

L1.5



**HOMING
LANDSCAPE
ARCHITECTURE**
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EMAIL: HOMINGLANDSCAPE@GMAIL.COM

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

Revisions

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4	2023-02-25	ISSUED FOR DP
5	2023-08-23	ISSUED FOR ADP COMMENTS
6	2023-12-03	ISSUED FOR DP

**STEVESTON HWY
TOWNHOUSE
DEVELOPMENT**

PROJECT ADDRESS:
4571/4591/4611 STEVESTON HIGHWAY
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-14

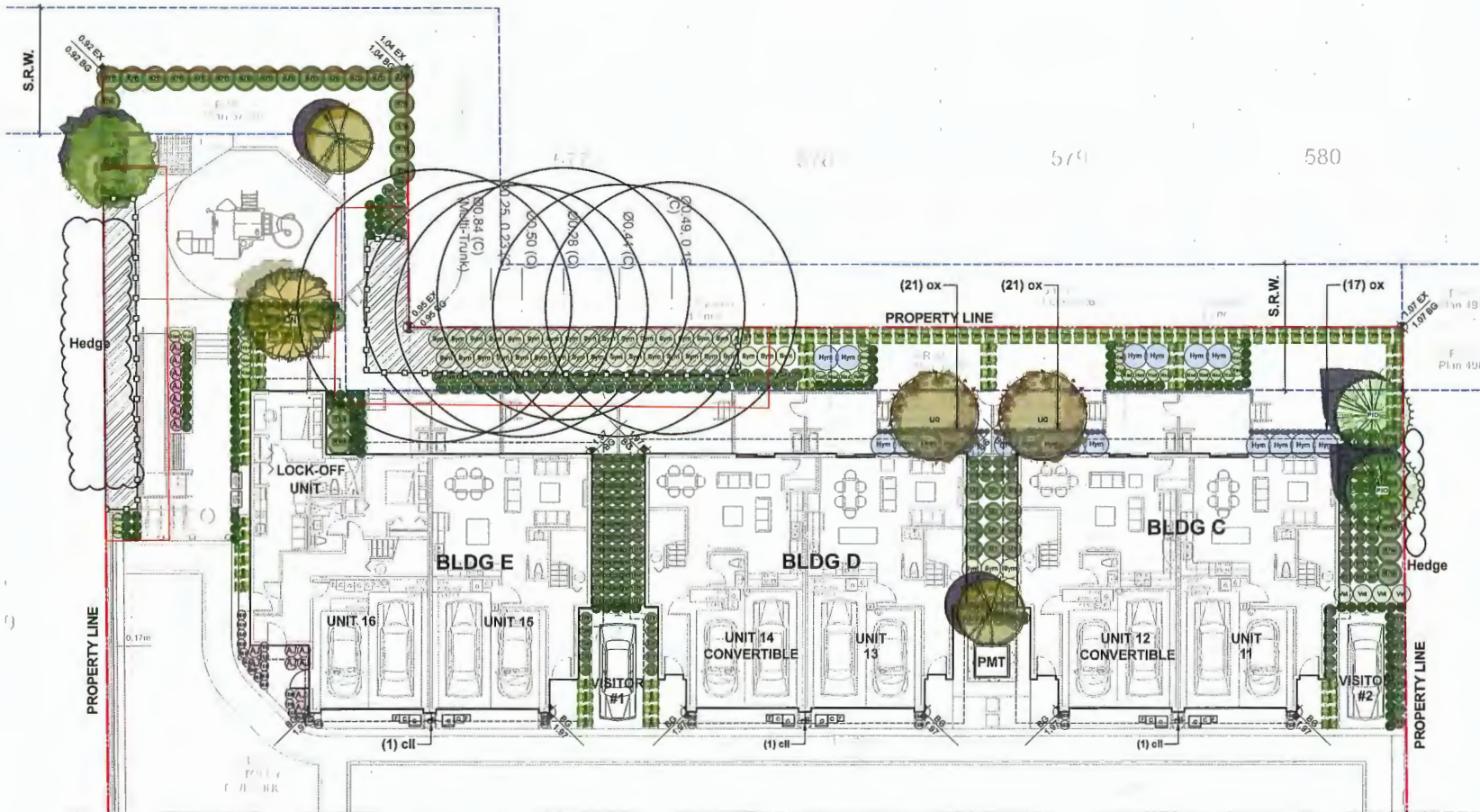
SCALE: 1/8"=1'0"(1:96)

DRAWN BY: EL

REVIEWED BY: EL

**Landscape
Planting Plan -
North Area**

L2.0



SEE PLAN L2.1



**HOMING
LANDSCAPE
ARCHITECTURE**
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EMAIL: HOMINGLANDSCAPE@GMAIL.COM

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Revisions

NO.	Date	Note
1	2022-01-21	ISSUED FOR DP
2	2022-08-19	ISSUED FOR DP
3	2023-01-24	ISSUED FOR DP
4	2023-02-25	ISSUED FOR DP
5	2023-08-23	ISSUED FOR ADP COMMENTS
6	2023-12-03	ISSUED FOR DP

**STEVESTON HWY
TOWNHOUSE
DEVELOPMENT**

PROJECT ADDRESS:
4571/4591/4611 STEVESTON HIGHWAY
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-14

SCALE: 1/8"=1'0" (1:96)

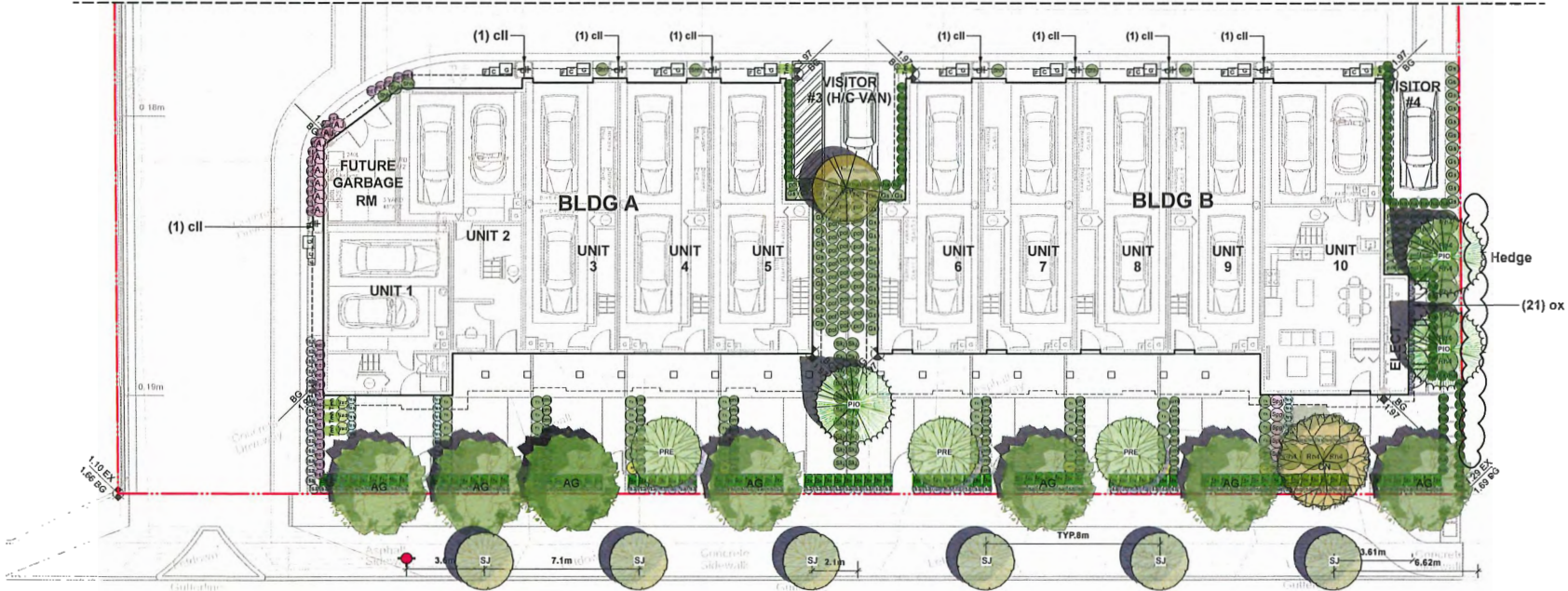
DRAWN BY: EL

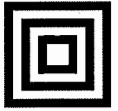
REVIEWED BY: EL

**Landscape
Planting Plan -
South Area**

L2.1

SEE PLAN L2.0





**HOMING
LANDSCAPE
ARCHITECTURE**

ADDRESS: 1423 W11TH AVENUE,
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5	2023-08-23	ISSUED FOR ADP COMMENTS
6	2023-12-03	ISSUED FOR DP

**STEVESTON HWY
TOWNHOUSE
DEVELOPMENT**

PROJECT ADDRESS:
4571/4591/4611 STEVESTON HIGHWAY
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-14

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

DRAWN BY: EL

REVIEWED BY: EL

**Landscape Plant
List**

L2.2

ONSITE PLANT LIST					
ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
TREES (DECIDUOUS & CONIFEROUS)					
AG	Acer griseum	Paperbark Maple	9	8cm cal.	
BEP	Betula papyrifera	Paper Birch	3	6cm cal.	
CN	Cornus nuttallii 'Eddie's White Wonder'	'Eddie's White Wonder' Dogwood	2	6cm cal.	
LIQ	Liquidambar styraciflua	American Sweetgum	2	8cm cal.	
PIO	Pinus contorta var. contorta	Shore Pine	5	4m high.	
PRE	Prunus emarginata	Bitter Cherry	3	6cm cal.	
SHRUBS					
Arb	Arbutus unedo 'Compacta'	Compact Strawberry Bush	14	#3 pot	
AJ	Azalea japonica 'Kent's Pride'	Kent's Pride Azalea	23	#2 pot	
Bx	Buxus microphylla	Littleleaf Boxwood	91	#2 pot	
ec1	Erica carnea	Spring Heath	30	#1 pot	
Gs	Gaultheria shallon	Salal	109	#2 pot	
Hym	Hydrangea macrophylla	Bigleaf Hydrangea	20	#3 pot	
Ma	Mahonia aquifolium	Oregon Grape Holly	12	#2 pot	
Nad	Nandina domestica	Heavenly Bamboo	32	#2 pot	
Rh4	Rhododendron 'PJM'	PJM Rhododendron	32	#3 pot	
Shh	Sarcococca hookeriana var. humilis	Sweet Box	8	#2 pot	
Skj	Skimmia japonica	Japanese Skimmia	25	#3 pot	
Spq	Spiraea x bumalda 'Goldflame'	Goldflame Spiraea	6	#2 pot	
Sym	Symphoricarpos alba	Snowberry	42	#2 pot	
Tmh	Taxus x media 'Hicksii'	Hick's Yew	110	4' High	
Th	Thuja occidentalis 'Smaragd'	Emerald Cedar	40	#2 pot	
Vot	Vaccinium ovatum 'Thunderbird'	Thunderbird Evergreen Huckleberry	4	#3 pot	
PERENNIALS & GROUNDCOVERS					
em	Euphorbia x martinii	Martin's Spurge	8	#1 pot	
lsa	Lavandula angustifolia	English Spike Lavender	136	#2 pot	
ox	Oxalis oregana	Oregon Oxalis	80	#1 pot	
pol	Polystichum munitum	Western sword fern	190	#1 pot	
GRASSES					
cmi	Carex morrowii 'Ice Dance'	Ice Dance Japanese Sedge	48	#1 pot	
fes	Festuca glauca	Boulder Blue Fescue	26	#1 pot	
ha	Hakonechloa macra 'Aureola'	Golden Japanese Forest Grass	206	#1 pot	
VINES					
cil	Clematis ligusticifolia	Western White Clematis	11	#1 pot	

OFFSITE PLANT LIST					
ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
TREES (DECIDUOUS & CONIFEROUS)					
SJ	Styrax japonicus	Japanese Snowbell Tree	6	6cm cal.	

PLANTING NOTES:

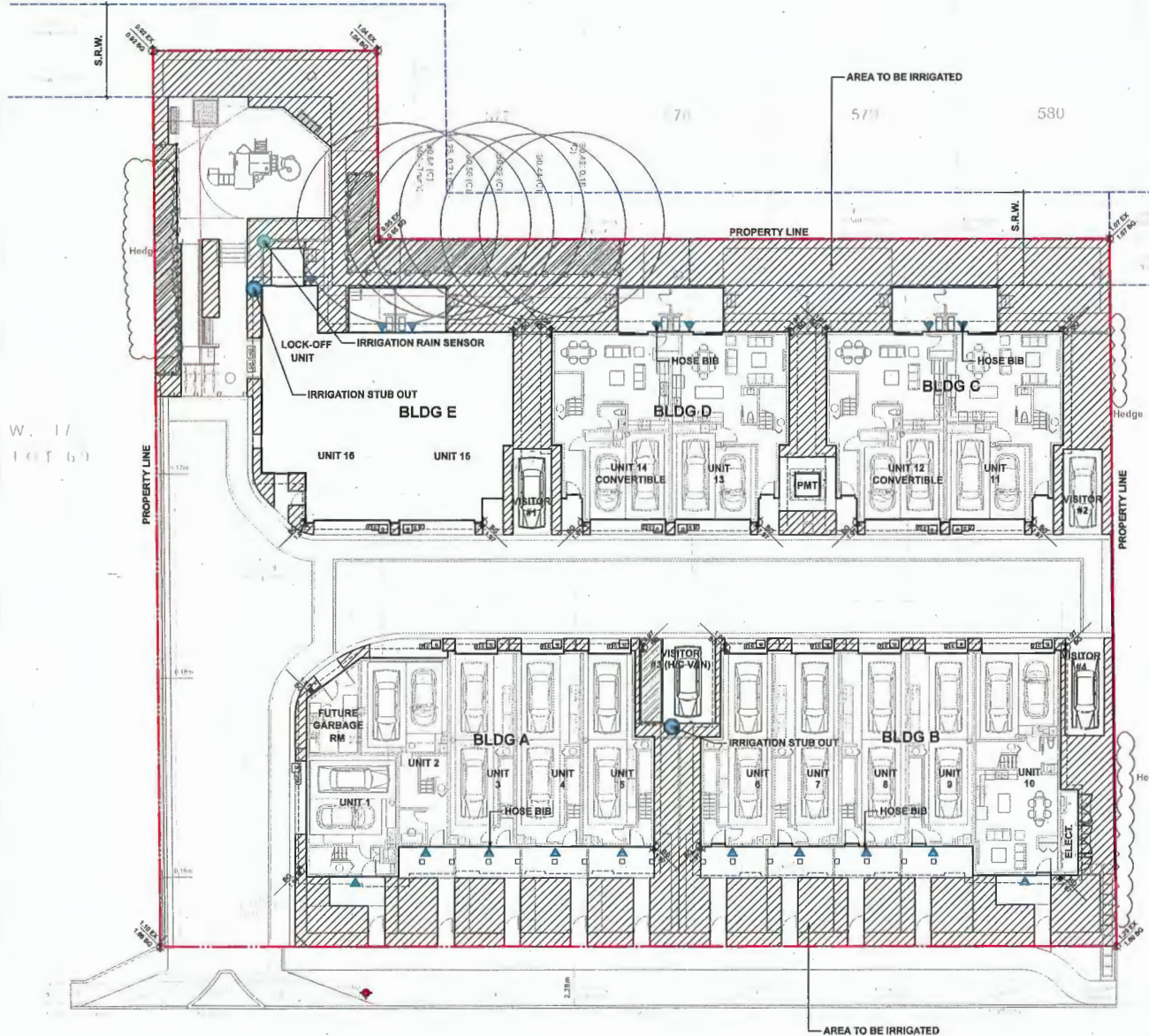
- 1) In case of discrepancy between plant numbers on this list and on the plan, the latter shall prevail.
- 2) All planting shall be in accordance with CSLA Landscape Standard, latest edition.
- 3) The Landscape Contractor shall ensure that the on-site planting medium/soil meets the specification & recommendations of the soil analysis taken at the level of Substantial Completion. All recommendations of the soil analysis shall be executed prior to Final Acceptance of the landscape works by the Consultant and the municipal authorities.
- 4) Minimum planting medium depths:
 lawn - 6"/150mm
 groundcover - 12"/300 mm
 shrubs - 18"/450 mm
 trees - 24"/600 mm (around & beneath rootball)
- 5) All plant material to be supplied on the job site must be obtained from a nursery participating in the BCLNA Phytolithora ramorum Certification Program.

IRRIGATION DIAGRAM LEGEND

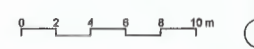
- KEY DESCRIPTION**
-  AREA TO BE IRRIGATED
 -  IRRIGATION STUB OUT
 -  RAIN SENSOR
 -  HOSE BIB

DESIGN-BUILD IRRIGATION NOTES:

1. LANDSCAPE CONTRACTOR TO PROVIDE COMPLETE DESIGN-BUILD SERVICES FOR ALL AUTOMATIC SITE IRRIGATION WORKS.
2. IRRIGATION CONTRACTOR PERFORMING THE WORK MUST HAVE MINIMUM (5) FIVE YEARS DOCUMENTED EXPERIENCE, AND A MEMBER IN GOOD STANDING OF THE IABC (IRRIGATION INDUSTRY ASSOCIATION OF BC).
3. IRRIGATION TO CONFORM TO ALL LOCAL PLUMBING AND ELECTRICAL CODE REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH MECHANICAL AND ELECTRICAL CONSULTANTS AND TRADES.
4. IRRIGATION TO CONFORM TO ALL IABC STANDARDS WITH THE FOLLOWING EXCEPTIONS:
 - a. MATERIALS SECTION 98: ALL PIPE TO BE MINIMUM CLASS 200
 - b. MATERIALS SECTION 93: NO WIRE SMALLER THAN 14 GAUGE DIRECT BURIAL
5. COORDINATE WITH CIVIL CONTRACTOR TO PROVIDE PVC SLEEVING WHERE REQUIRED.
6. IRRIGATION STUB-OUTS AND HOSE BIBS PER MECHANICAL PLANS.
7. PROVIDE SHOP DRAWINGS FOR IRRIGATION LAYOUT TO CONSULTANT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND INSTALLATION. INCLUDE SLEEVING, DRIP LINE, PIPE SIZE, VALVE BOXES, ETC., AND ALL IRRIGATION COMPONENT SPECIFICATIONS. VALVE BOXES TO BE LOCATED IN LOW-VISIBLE, PLANTED AREAS ONLY AND LOCATIONS TO BE APPROVED.
8. HIGH EFFICIENCY IRRIGATION TECHNOLOGY TO BE EMPLOYED INCLUDE, BUT ARE NOT LIMITED TO: CENTRAL SHUT-OFF VALVE, HIGH EFFICIENCY DRIP IRRIGATION LINES AND MOTION SENSOR/RAIN DELAY CONTROLLER.
9. TEST SYSTEM PRIOR TO COMPLETION OF LANDSCAPE WORKS TO ENSURE NO LEAKAGE AND SPECIFIED PSI IS MET. PROVIDE WRITTEN NOTICE THAT PRESSURE TESTING HAS MET STANDARDS (LEAKS SHALL NOT BE REPAIRED BY PATCHING).
10. PROVIDE COVERAGE AND CONTROLLER TEST WHEN SYSTEM IS COMPLETE AND MAKE ADJUSTMENTS AS REQUIRED.
11. PROVIDE AS-BUILT RECORD DRAWINGS TO SCALE SHOWING LOCATIONS OF ALL CONCEALED COMPONENTS, PIPING SYSTEM AND CONDUIT.
12. MAINTAIN AND OPERATE IRRIGATION PER MANUFACTURER'S RECOMMENDATIONS THROUGHOUT WARRANTY PERIOD - WHITENIZE AS REQUIRED.
13. PROVIDE (3) COPIES OF INSTRUCTIONS MANUALS FOR OPERATION AND MAINTENANCE OF SYSTEM AND CONTROLS, SEASONAL ACTIVITY AND SHUTDOWN AND MANUFACTURER'S PARTS CATALOGUE.
14. INSTRUCT OWNER'S PERSONNEL IN THE OPERATION AND MAINTENANCE OF SYSTEM INCLUDING ADJUSTING OF SPRINKLER HEADS, USE OPERATION AND MAINTENANCE MATERIAL AS BASIS FOR DEMONSTRATION.



STEVESTON HIGHWAY



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STEVESTON HWY TOWNHOUSE DEVELOPMENT

PROJECT ADDRESS:
4571/4591/4611 STEVESTON HIGHWAY
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-14

SCALE: 302"=10'(1:128)

DRAWN BY: EL

REVIEWED BY: EL

Design-Build Irrigation Plan

L2.3



**HOMING
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**STEVESTON HWY
TOWNHOUSE
DEVELOPMENT**

PROJECT ADDRESS:
4571/4591/4611 STEVESTON HIGHWAY
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-14

SCALE: AS SHOWN

DRAWN BY: EL

REVIEWED BY: EL

**Hardscape
Details**

L3.0

**AQUAPAVE STANDARD PAVER
BY ABBOTSFORD CONCRETE PRODUCTS**

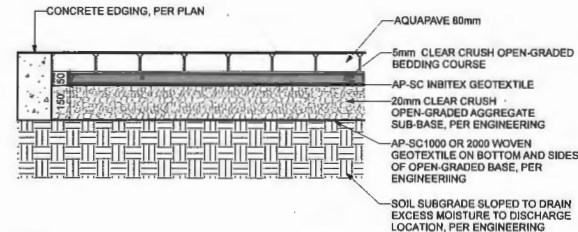
PATTERN: RUNNING BOND
LENGTH: 8-3/8" (221MM)
WIDTH: 4-5/16" (110MM)
THICKNESS: 3-1/8" (80MM)



COLOR: CHARCOAL
DRIVEWAY & VISITOR PARKING

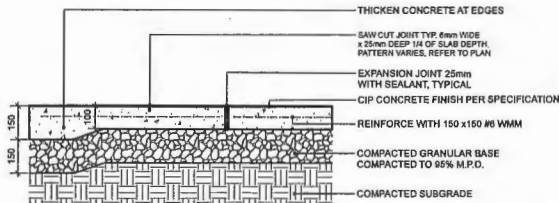


COLOR: DESERT SAND
PEDESTRIAN PATH



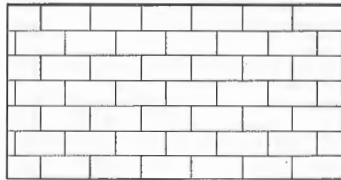
NOTE:
1. REFER TO ENGINEERING DRAWINGS FOR THE BASE MATERIALS INSTALLED UNDERNEATH THE PAVERS.
2. THE CONDITIONS UNDER THE PAVERS SHALL BE APPROVED BY ENGINEERS BEFORE PAVERS INSTALLATION.

**3 AQUAPAVE PERMEABLE PAVER
Scale: 1:10**

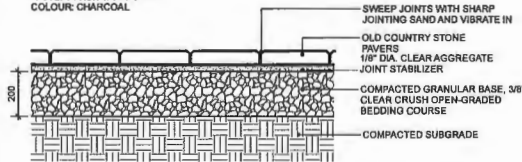


NOTES:
1. EXPANSION JOINTS 6m O.C. MAX. CONTROL JOINTS @ 1.6m O.C. ADJUST TO SUIT SITE LAYOUT PLAN.
2. ALL SCORELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION.

**1 CIP CONCRETE ON GRADE (TYPICAL)
Scale: 1:10**

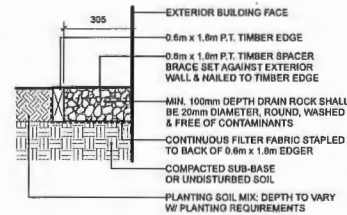


PLAN
CLASSIC STANDARD PAVERS - STANDARD SIZE BY
ABBOTSFORD CONCRETE (1-800-463-4091)
DIMENSIONS: STANDARD 225(L) x 112.5(W) x 60(T) mm (9-7/8" x
4-7/16" x 2-3/8")
PATTERN: RUNNING BOND
COLOUR: CHARCOAL



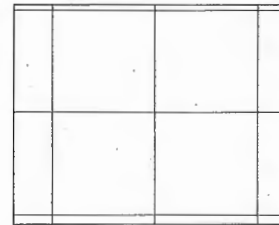
NOTE:
USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION.

**2 CONCRETE UNIT PAVING ON GRADE
Scale: 1:10**

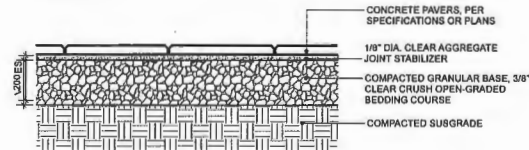


NOTE: ALL LUMBER SIZES ARE SHOWN AS NOMINAL

**4 GRAVEL DRAIN STRIP - ON GRADE
Scale: 1:10**



PLAN
TEXADA HYDRAPRESSED SLABS BY ABBOTSFORD CONCRETE PRODUCTS (1-800-463-4091)
DIMENSIONS: 457 mm x 457 mm x 40 mm
COLOUR: NATURAL
PATTERN: GRID



NOTE:
1. USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION.
2. BLACKJACK PEDESTAL SYSTEM AVAILABLE FROM ABBOTSFORD CONCRETE PRODUCTS, INSTALLATION PER MANUFACTURERS INSTRUCTIONS.

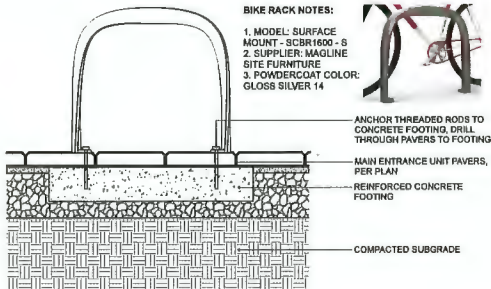
**6 CONCRETE SLAB PAVING
Scale: 1:10**



1 MUD KITCHEN BY HABITAT SYSTEMS



4 PLAY STRUCTURE BY LANDSCAPE STRUCTURES



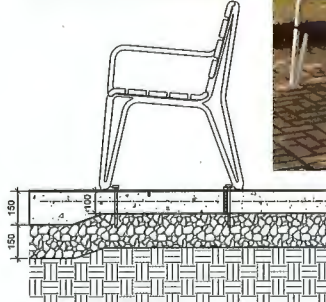
NOTE:
PER SUPPLIER FOR SPECIFICATIONS AND INSTALLATIONS.

2 BIKE RACK
Scale: 1:10



3 SANDBOX

2300 ICONIC BACKED BENCH BY MAGLINE SITE FURNITURE (1-800-716-6696)
 MODEL: MBE-2300-00017
 LENGTH: 70" (177.8cm)
 HEIGHT: 33.3" (84.5cm)
 DEPTH: 25.6" (64.8cm)
 SEAT HEIGHT: 18" (45.7cm)
 WEIGHT: 122.5lbs (55.6kg)
 COLOUR: STANDARD POWDERCOAT SILVER 14



6 BENCH
1:10



**HOMING
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ARCHITECTURE**

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**STEVESTON HWY
TOWNHOUSE
DEVELOPMENT**

PROJECT ADDRESS:
4571/4591/4611 STEVESTON HIGHWAY
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-14

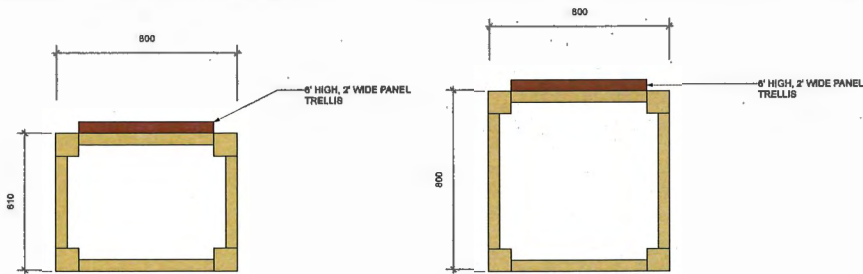
SCALE: AS SHOWN

DRAWN BY: EL

REVIEWED BY: EL

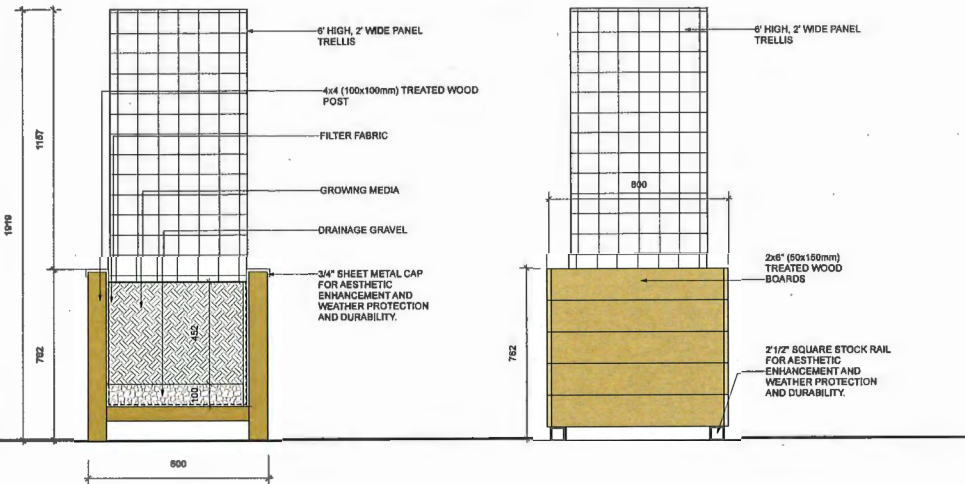
**Furnituring
Details**

L3.1



PLAN

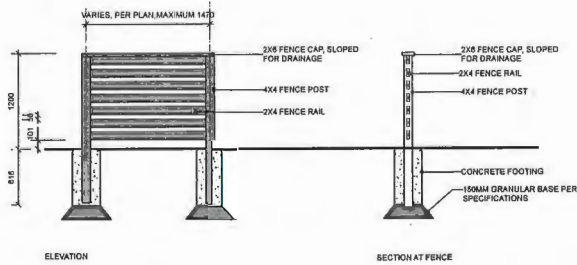
PLAN



SECTION

ELEVATION

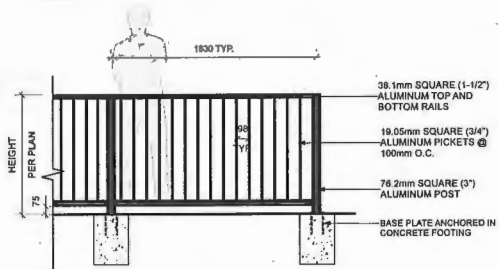
1 RAISED WOOD PLANTER WITH TRELLIS
Scale: 1:25



ELEVATION

SECTION AT FENCE

2 4' HIGH WOOD SCREEN FOR A/C UNITS
Scale: 1:25

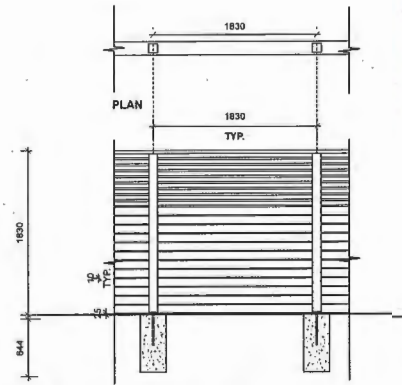


- NOTES:
1. ALL METAL ALUMINUM WITH BLACK POWDERCOAT FINISH (TO BE FACTORY APPLIED)
 2. ALL WELDED CONSTRUCTION
 3. PROVIDE SHOP DRAWINGS FOR APPROVAL
 4. CONCRETE FOOTING TO BE CONFIRMED BY STRUCTURAL ENGINEER.

3 METAL FENCE
Scale: 1:20

NOTE:

8' HIGH FENCE IS MEASURED FROM THE AVERAGE FINISHED SITE GRADE (MEASURED AT A POINT 1.0m FROM BOTH SIDES OF THE PROPERTY LINE) TO THE TOP OF THE FENCE.



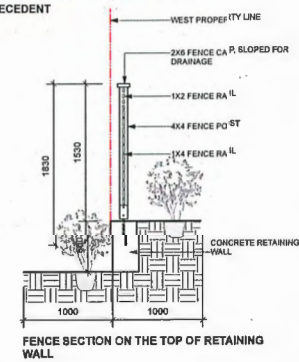
TYPICAL FENCE ELEVATION ON GRADE

- NOTES:
1. ALL WOOD EXPOSED TO VIEW SHALL BE C AND BETTER CLEAR CEDAR.
 2. ALL WOOD SHALL BE STRAIGHT, SOUND, AND FREE OF SPLITS, WARPS, CRACKS, LARGE KNOTS, AND OTHER DEFECTS.
 3. WOOD PRESERVATIVE TO BE USED SHALL BE OLYMPIC MAXIMUM WATERPROOFING SEALANT, "CEDAR TREAT".
 4. ALL CUTS TO BE SQUARE AND CLEAN.
 5. ALL METAL FIXTURES TO BE GALVANIZED (OR WHERE NOTED - STAINLESS STEEL).
 6. ALL STRUCTURAL FASTENERS TO BE GALVANIZED CARRIAGE BOLTS (IE, TRELLIS, AND GATE)

4 8' HIGH WOOD PRIVACY SCREEN
Scale: 1:25



PRECEDENT



FENCE SECTION ON THE TOP OF RETAINING WALL



**HOMING
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**STEVESTON HWY
TOWNHOUSE
DEVELOPMENT**

PROJECT ADDRESS:
4571/4591/4611 STEVESTON HIGHWAY
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-14

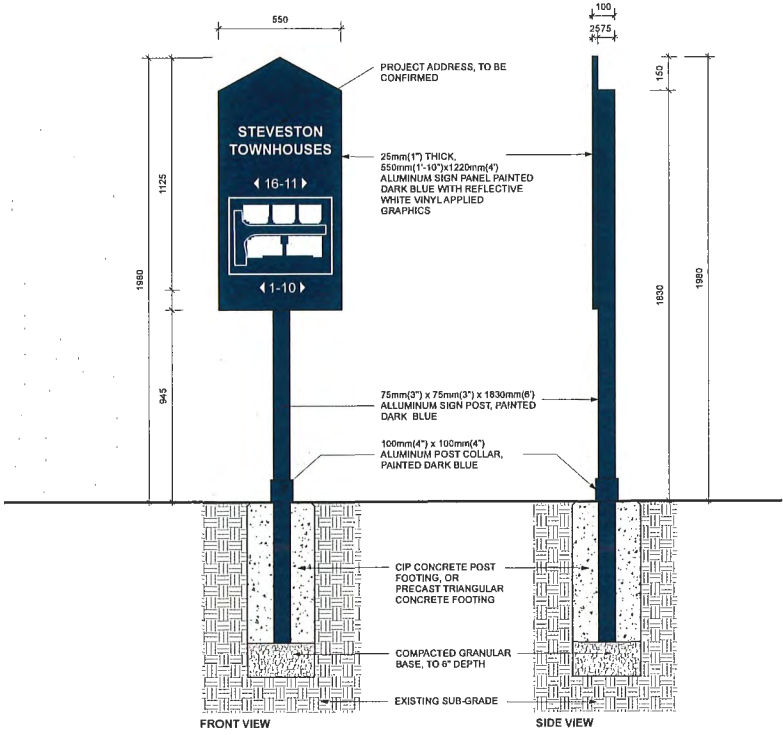
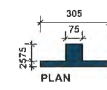
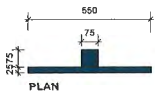
SCALE: AS SHOWN

DRAWN BY: EL

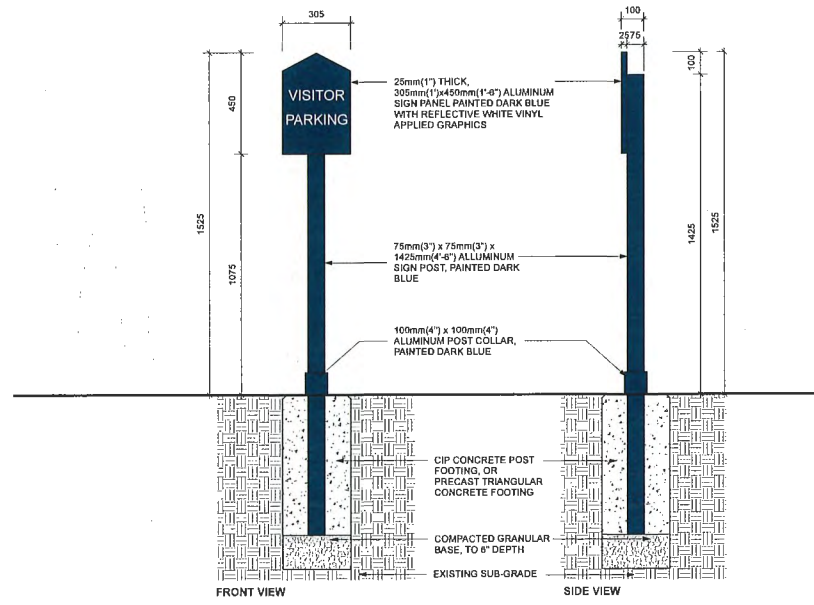
REVIEWED BY: EL

**Furnituring
Details**

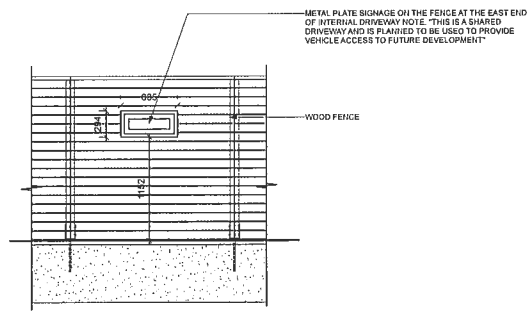
L3.2



1 ADDRESS SIGN AND FIRE PROTECTION ORIENTATION SIGN
Scale: 1:10



2 VISITOR PARKING SIGN
Scale: 1:10



3 METAL PLATE NOTIFICATION SIGN
Scale: 1:25

HOMING LANDSCAPE ARCHITECTURE
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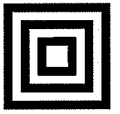
Revisions		
NO.	Date	Note
1	2022-01-21	ISSUED FOR DP
2	2022-08-19	ISSUED FOR DP
3	2023-01-24	ISSUED FOR DP
4	2023-02-25	ISSUED FOR DP
5	2023-09-23	ISSUED FOR ADP COMMENTS
6	2023-12-03	ISSUED FOR DP

STEVESTON HWY TOWNHOUSE DEVELOPMENT

PROJECT ADDRESS:
4571/4591/4611 STEVESTON HIGHWAY
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-14
SCALE: AS SHOWN
DRAWN BY: EL
REVIEWED BY: EL

Furnituring Details



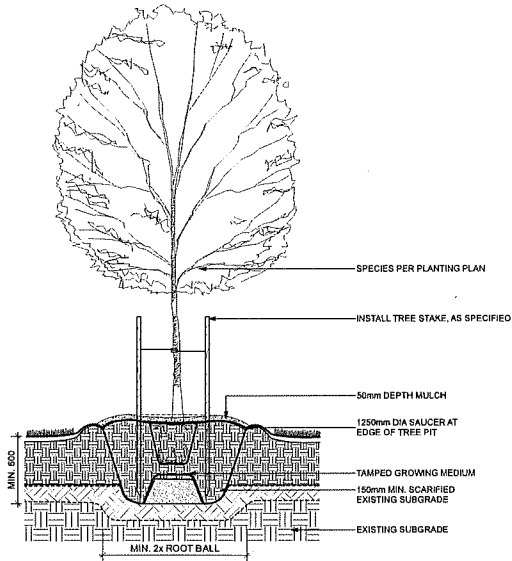
**HOMING
LANDSCAPE
ARCHITECTURE**

ADDRESS: 1423 W1TH AVENUE,
VANCOUVER, BC, CANADA V6H 1K9
CELL: 778-323-3530
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

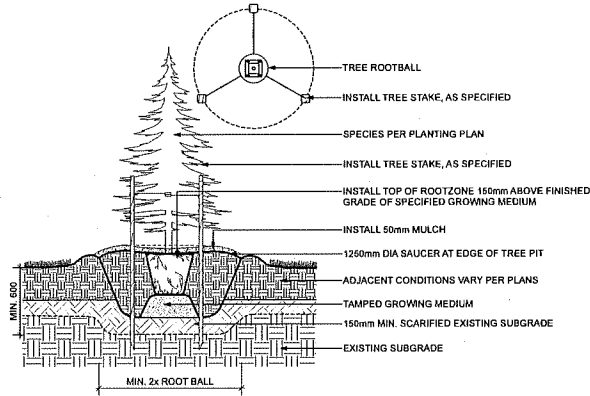
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LANDSCAPE ARCHITECT TO OBTAIN
CLARIFICATION AND APPROVAL BEFORE
PROCEEDING WITH WORK.

Revisions

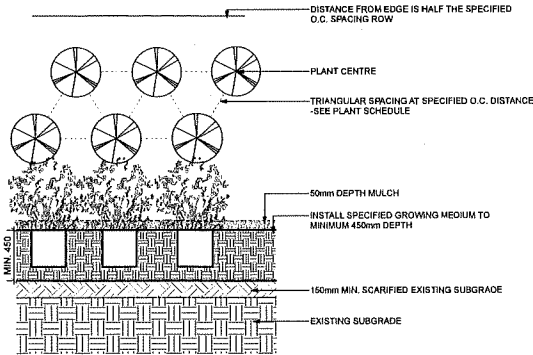
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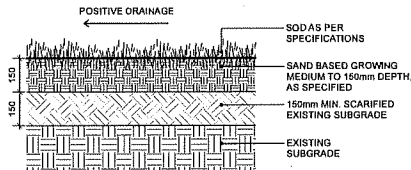
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Scale: 1:20



3 CONIFEROUS TREE PLANTING ON GRADE (TYPICAL)
Scale: 1:20



2 PLANTING ON GRADE (TYPICAL)
Scale: 1:20



4 SOD LAWN (TYPICAL)
Scale: 1:10

**STEVESTON HWY
TOWNHOUSE
DEVELOPMENT**

PROJECT ADDRESS:
4571/4591/4611 STEVESTON HIGHWAY
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-14

SCALE: AS SHOWN

DRAWN BY: EL

REVIEWED BY: EL

**Softscape
Details**

L3.4

SYMPHONY HILL TECH CENTRE 2

13888 WIRELESS WAY RICHMOND BC

DEVELOPMENT PERMIT PANEL PRESENTATION



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1.0 INTRODUCTION

2.0 PROJECT CONTEXT

3.0 DESIGN PROPOSAL

4.0 LANDSCAPE

5.0 RENDERINGS

2025.01.15

1.0 INTRODUCTION

- PROJECT OBJECTIVE
- DESIGN PROGRAM
- EXISTING SITE
- DESIGN CONCEPT

1.1 PROJECT INTRODUCTION

The property is situated between Wireless Way and Westminster Highway, west of Sparwood Place, encompassing a total area of 20,088.73 square meters. Currently zoned as I3 Industrial Business Park in the Crestwood Area, the site hosts a three-story building at its centre. The proposed development aims to subdivide the western portion of the property, **aligning with the city's initiative to enhance industrial land density.**

Benefiting from its strategic location, the site boasts convenient access to major transportation routes such as Westminster Highway, Knight Street, and No. 6 Road, connecting to key highways in the lower mainland.

Surrounded by operational industrial developments to the north, east, and west, the property faces Westminster Highway to the south, featuring a statutory right of way along its southern boundary. Notably, this right of way is intended to extend Sparwood Place, providing secondary access to the adjacent western property.

In response to preliminary comments received on August 12, 2021, the City initially requested a separate site access for the new parcel. However, following a thorough review with the client, it was determined that sharing site access with the existing building would be preferred. This arrangement allows for the creation of a welcoming pedestrian plaza in front of the new building, enhancing the overall design and functionality of the development.



1.0 INTRODUCTION

1.1 INTRODUCTION

2.0 PROJECT CONTEXT

2.1 PROJECT PROPOSAL

2.2 PROJECT CASE

2.3 SITE CONTEXT

2.1 SITE CONTEXT



AG | Agriculture & Golf CV | Vehicle Sales IB | Industrial Business Park IL | Light Industrial SI | School & Institutional ZI | Industrial Business Park - Crestwood Area (East Cambie)

2.2 APPLICABLE POLICIES & GUIDELINES



Climate Action Programs



Community Energy and Emissions Plan 2050



Development Permit Guidelines



Flood Protection Management Strategy 2019



Official Community Plan (OCP)



Waste Management Design Guidelines

1.0 INTRODUCTION

1.1 PROJECT GOALS

1.2 PROJECT CONTEXT

3.0 DESIGN PROPOSAL

3.1 CONCEPT

3.2 IMPLEMENTATION

3.1 DESIGN RATIONALE

3.1.1 Building Layout

The proposed new development comprises **a three-story building, with the first two levels designated for multi-tenant industrial units. The third level is allocated for additional office space**, either for the units below or for new tenants. All units will be offered as strata properties.

Assuming that the primary service connections are available along Wireless Way, service rooms have been strategically positioned to face North, specifically towards Wireless Way. To ensure a visually unobtrusive appearance, the illumination of the building will be confined within the property boundaries. Rooftop units will be carefully situated to remain out of sight from the street; where visibility is unavoidable, aesthetic screening will be implemented.

In response to the City's preliminary comments, parking has been meticulously provided. The parking spaces for the existing building adhere to the zoning requirements outlined in the original submission, ensuring compliance with city regulations.

3.1.2 Building Form and Character

The architectural design incorporates **prominent featured walls to seamlessly mirror and integrate with the existing building, maintaining a cohesive aesthetic**. The proposed building height is meticulously set at 14.3 meters.

The strategically positioned canopies introduce strong lines, highlighting and defining the entrances to each unit. Varied parapet heights, reveals, and painted stripes contribute to the nuanced articulation evident throughout the building elevations.

A judicious combination of materials and colours has been selected to accentuate both individuality and a harmonious overall design. In addition, the maximization of windows serves the dual purpose of allowing ample natural light to permeate interior spaces, enhancing the overall functionality and aesthetic appeal of the structure.

3.1 DESIGN RATIONALE

3.1.3 Accessibility Strategy

The accessible path leading to each building aligns with public accessibility standards, ensuring uniformity. Positioned in front of each building, the path runs parallel to the entire length of the structure. This layout **allows individuals using wheelchairs to easily navigate, providing sufficient space to turn around and maneuver at the entrance door of each unit.**

Internally, the design and finishing of the proposed building are intentionally structured for future stratification upon completion. As a result, we are currently adhering to the minimum code requirements per unit. This approach affords flexibility to prospective tenants, enabling them to tailor their spaces according to specific needs and preferences once they assume occupancy.

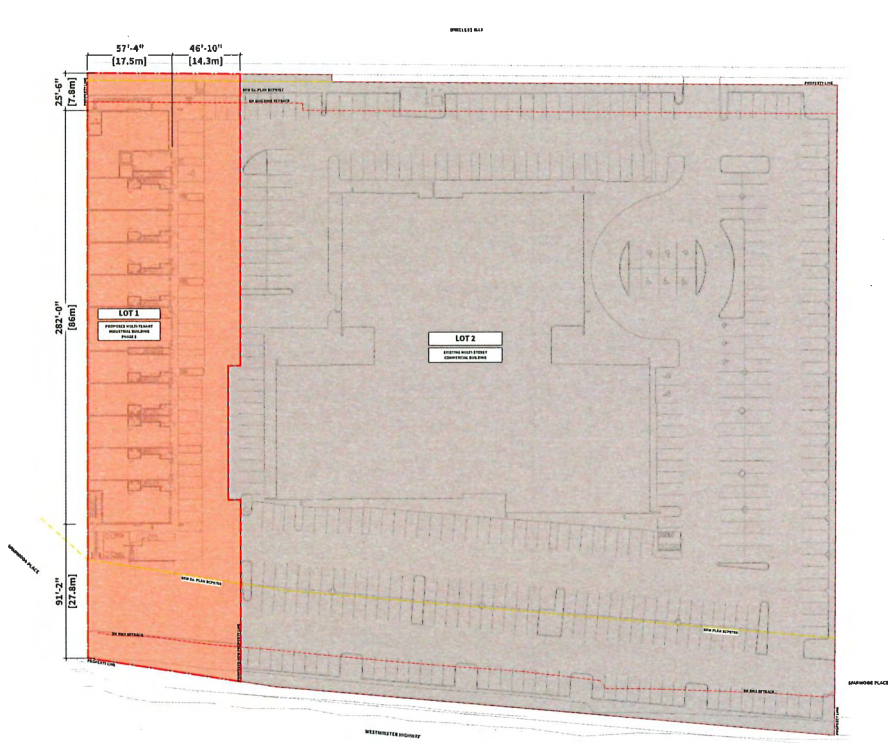
3.1.4 Sustainability Statement

The buildings incorporate **high-performance building materials**, including insulated tilt-up panels, double glass units with e-coating, and insulated overhead doors, reflecting a commitment to energy efficiency and sustainability. Specifically, windows in office/mezzanine areas feature canopies to mitigate direct sunlight, while strategically positioned **skylights enhance natural light within the warehouse, contributing to reduced energy consumption.**

To promote the use of electric vehicles, the new industrial facility will be equipped with one charging station for each unit. Thoughtful landscape design, encompassing both soft and hard elements, has been implemented to elevate common areas, minimize water consumption, and utilize native plants to reduce irrigation requirements.

In alignment with water conservation practices, all toilets within the facility will adhere to water-efficient standards. Complying with the latest British Columbia Building Code (BCBC) requirements during the Building Permit coordination process, we will develop a comprehensive building energy model. This model will ensure the **optimization of the building's energy performance, achieving a harmonious balance among mechanical, electrical, and building envelope components to enhance overall efficiency and effectiveness.**

3.3 LEGAL & SETBACKS



SITE DATA LOT 1

CIVIC ADDRESS

13888 WIRELESS WAY RICHMOND BC

LEGAL DESCRIPTION

LOT B SECTION 5 BLOCK 4 NORTH RANGE 5 WEST
NEW WESTMINSTER DISTRICT PLAN BCP24407
PID 026-714-604

ZONING

INDUSTRIAL BUSINESS PARK (Z13) - CRESTWOOD AREA (EAST
CAMBIE)

SITE AREA

SYMPHONY HILL CORPORATE LOT 1
(PROPOSED BUILDING)

TOTAL SITE AREA 41,568.45 SF (3,861.83 SM)

BUILDING FOOTPRINT

PROPOSED BUILDING 15,891.49 SF (1,476.37 SM)

SETBACKS

FRONT YARD (WIRELESS WAY) 6.0 M PERMITTED
7.3 M PROVIDED

REAR & INTERIOR SIDES YARDS NO MINIMUM REQUIRED

SITE DATA LOT 2

CIVIC ADDRESS

13888 WIRELESS WAY RICHMOND BC

LEGAL DESCRIPTION

LOT B SECTION 5 BLOCK 4 NORTH RANGE 5 WEST
NEW WESTMINSTER DISTRICT PLAN BCP24407
PID 026-714-604

ZONING

INDUSTRIAL BUSINESS PARK (Z13) - CRESTWOOD AREA (EAST
CAMBIE)

SITE AREA

SYMPHONY HILL CORPORATE LOT 2
(EXISTING BUILDING)

TOTAL SITE AREA 174,671.86 SF (16,227.54 SM)

BUILDING FOOTPRINT

EXISTING BUILDING FOOTPRINT 42,231.13 SF (3,923.40 SM)

SETBACKS

FRONT YARD (WIRELESS WAY) 6.0 M PERMITTED
22.94 M PROVIDED

REAR & INTERIOR SIDES YARDS NO MINIMUM REQUIRED

3.4 PROJECT STATISTICS



SITE DATA LOT 1

BUILDING FOOTPRINT

PROPOSED BUILDING 15,891.49 SF (1,476.37 SM)

GROSS FLOOR AREA

LEVEL 1 15,891.49 SF (1,476.37 SM)
 LEVEL 2 9,166.10 SF (851.56 SM)
 LEVEL 3 15,295.71 SF (1,421.01 SM)

TOTAL GFA 40,353.30 SF (3,748.94 SM)

DENSITY (FAR)

PERMITTED 1.00
 PROPOSED **0.97**

LOT COVERAGE

PERMITTED 60%
 PROPOSED **38%**

BUILDING HEIGHT

ALLOWED 13.00 M (42.65') TO THE ROOF DECK
 15.00 M (49.21') FOR MECHANICAL EQUIPMENT & ARCHITECTURAL FEATURES ONLY
 PROPOSED **12.83 M (42.09')**
13.90 M (45.60') ARCHITECTURAL FEATURES WALLS

AVERAGE FINISHED GRADE

PROPOSED **2.40 M**

PARKING REQUIREMENT

INDUSTRIAL, WAREHOUSE 2.80 spaces per 100.0 m² of gross leasable floor area

REQUIRED The gross leasable floor area for the warehouse, including the ancillary office space: 3,436.87 SM
 3,436.87 / 100 x 2.80 = 96.23 (96)

PROPOSED Variance requested to use the Industrial General parking rate of 0.75 spaces per 100.0 m² of gross leasable floor area:
 3,436.87 / 100 x 0.75 = 25.77 (26)

STANDARD PROVIDED 16
 SMALL PROVIDED 16
 TOTAL PROVIDED **32**

ACCESSIBLE PARKING

REQUIRED If required more than 11 spaces 2% are required accessible
 2 x 76 / 100 = 0.52
 PROVIDED **1 (Van Accessible)**

LOADING SPACE

REQUIRED 1 every 1,861 SM GFA, + 1 every 5,000 SM above 1,861 SM
 2

PROVIDED **2 (One medium loading space shared with the garbage truck space)**

BIKE STORAGE

CLASS 1 REQUIRED 3,436.87 / 100 x 0.27 = 9.27 (9)
 PROVIDED **10**

CLASS 2 REQUIRED 3,436.87 / 100 x 0.40 = 13.74 (14)
 PROVIDED **16**

SITE DATA LOT 2

BUILDING FOOTPRINT

EXISTING BUILDING FOOTPRINT 42,231.13 SF (3,923.40 SM)

GROSS FLOOR AREA

EXISTING TOTAL BUILDING AREA 126,693.39 SF (11,770.20 SM)

DENSITY (FAR)

PERMITTED 1.00
 PROPOSED 0.72

LOT COVERAGE

PERMITTED 60%
 PROPOSED 24%

BUILDING HEIGHT

ALLOWED 13.00 M (42.65') TO THE ROOF DECK
 5.00 M (49.21') FOR MECHANICAL EQUIPMENT & ARCHITECTURAL FEATURES ONLY
 EXISTING BUILDING HEIGHT REMAINS AS ORIGINALLY APPROVED BY THE CITY

AVERAGE FINISHED GRADE

EXISTING 3.00 M

PARKING REQUIREMENT

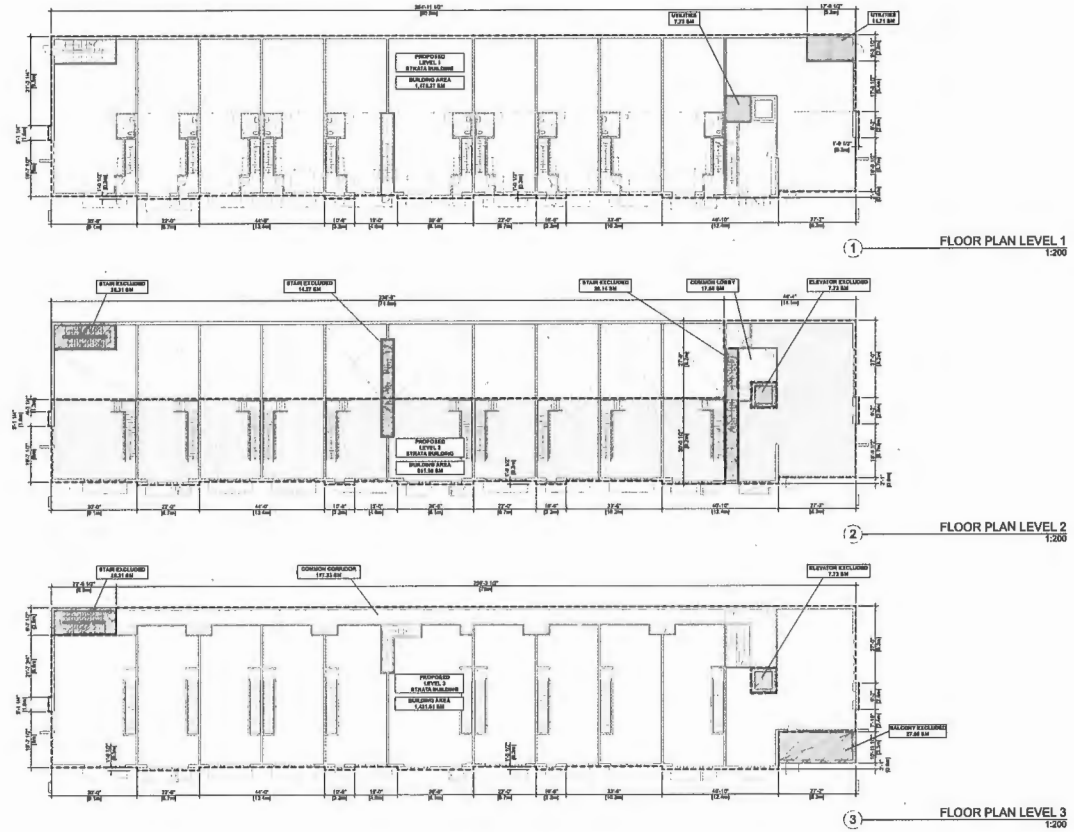
REQUIRED 2.80 spaces per 100.0 m² of gross leasable floor area
 10,826.09 / 100 x 2.80 = 303.13 (304)

STANDARD PROVIDED 111
 SMALL PROVIDED 256
 TOTAL PROVIDED 367

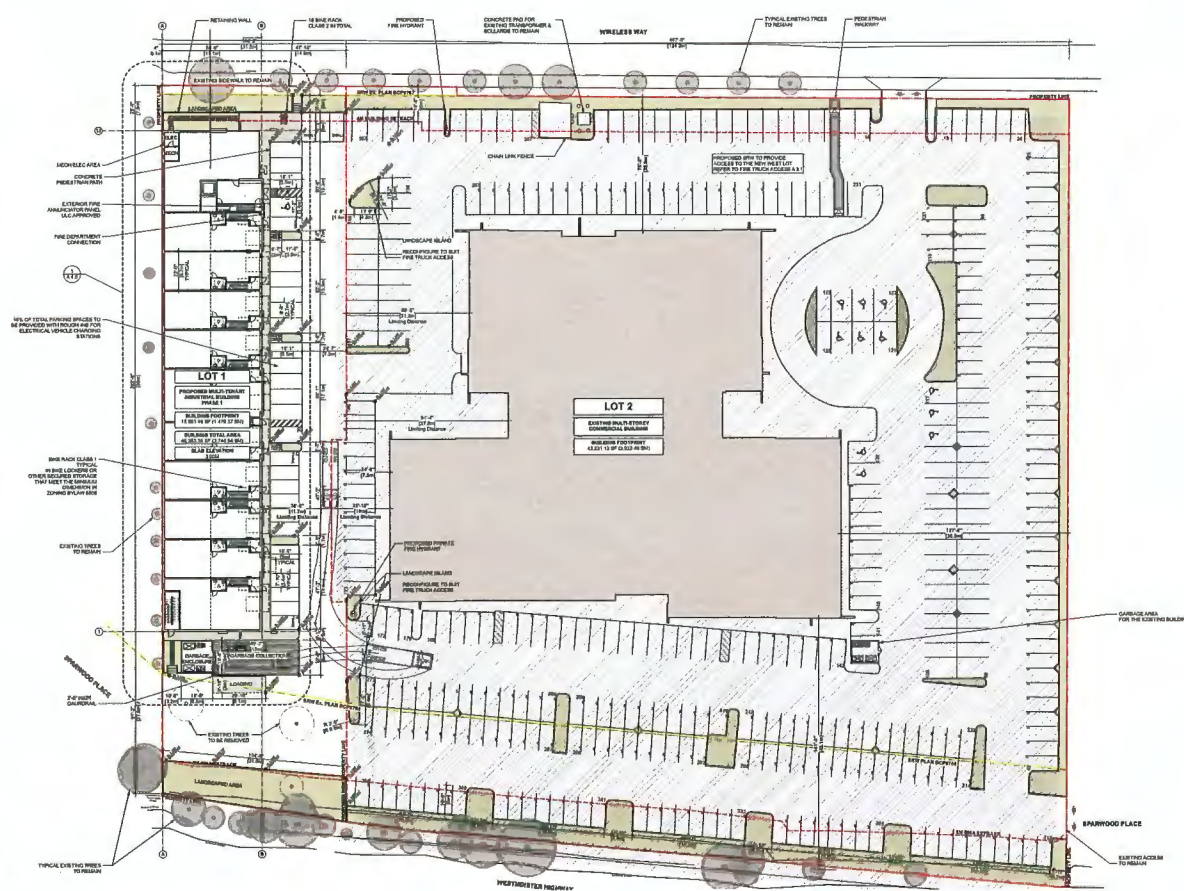
ACCESSIBLE PARKING

REQUIRED If required more than 11 spaces 2% are required accessible
 2 x 303 / 100 = 6.06 (6)
 PROVIDED **11**

3.4 PROJECT STATISTICS

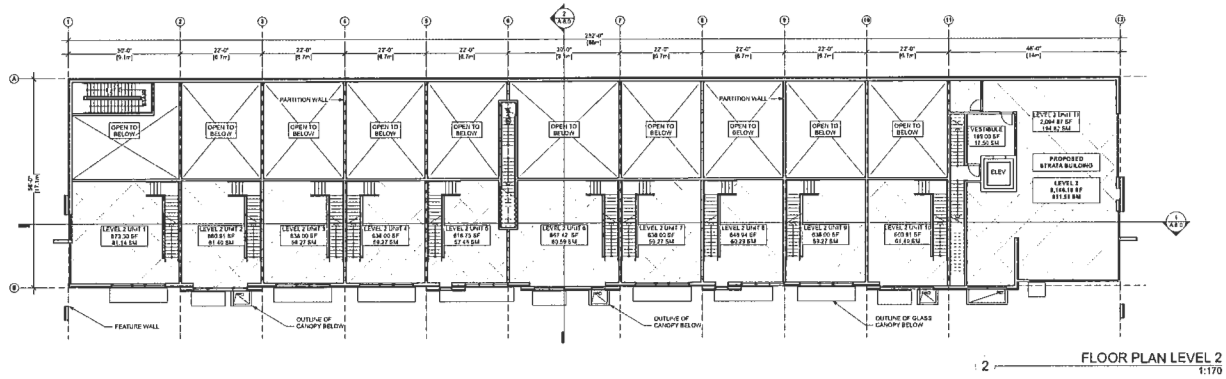
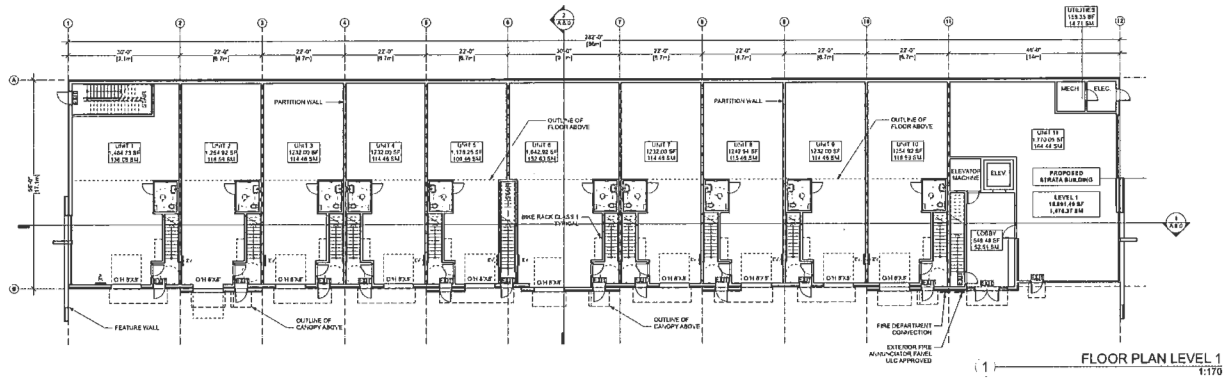


3.5 SITE PLAN

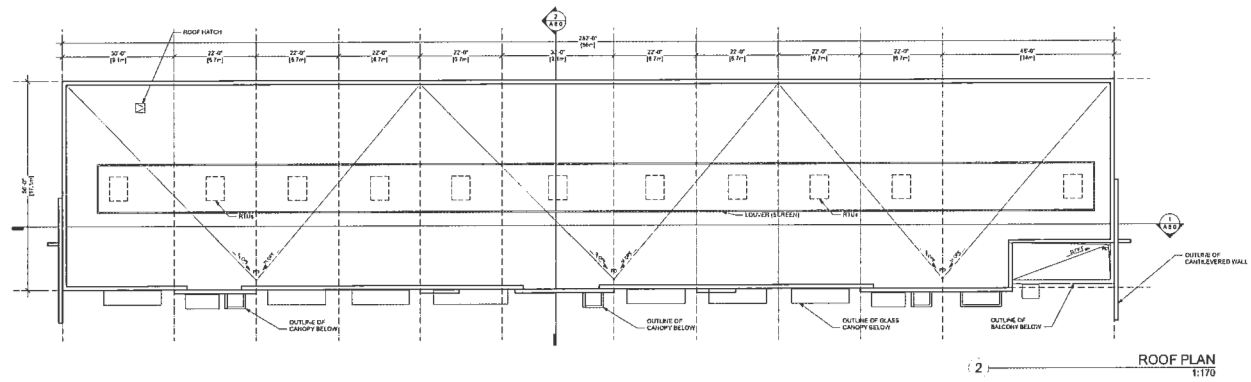
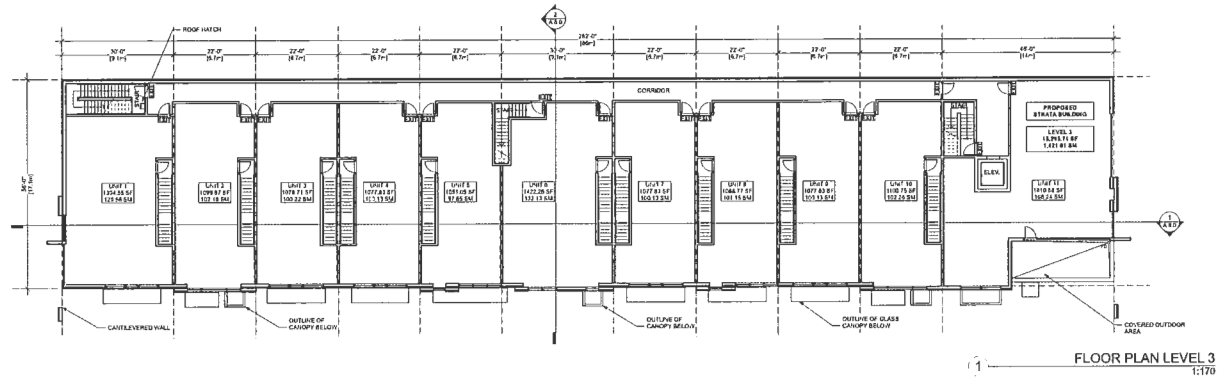


GENERAL NOTES	LEGEND																
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	PROPOSED BUILDING		PROPOSED TREE TO REMAIN														
	PROPOSED NEW LANDSCAPE		EXISTING TREE TO BE REMOVED														
	PROPOSED TREE TO BE REMOVED		EXISTING TREE TO BE REMOVED														

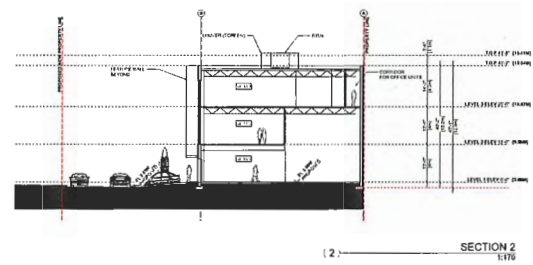
3.6 FLOOR PLANS



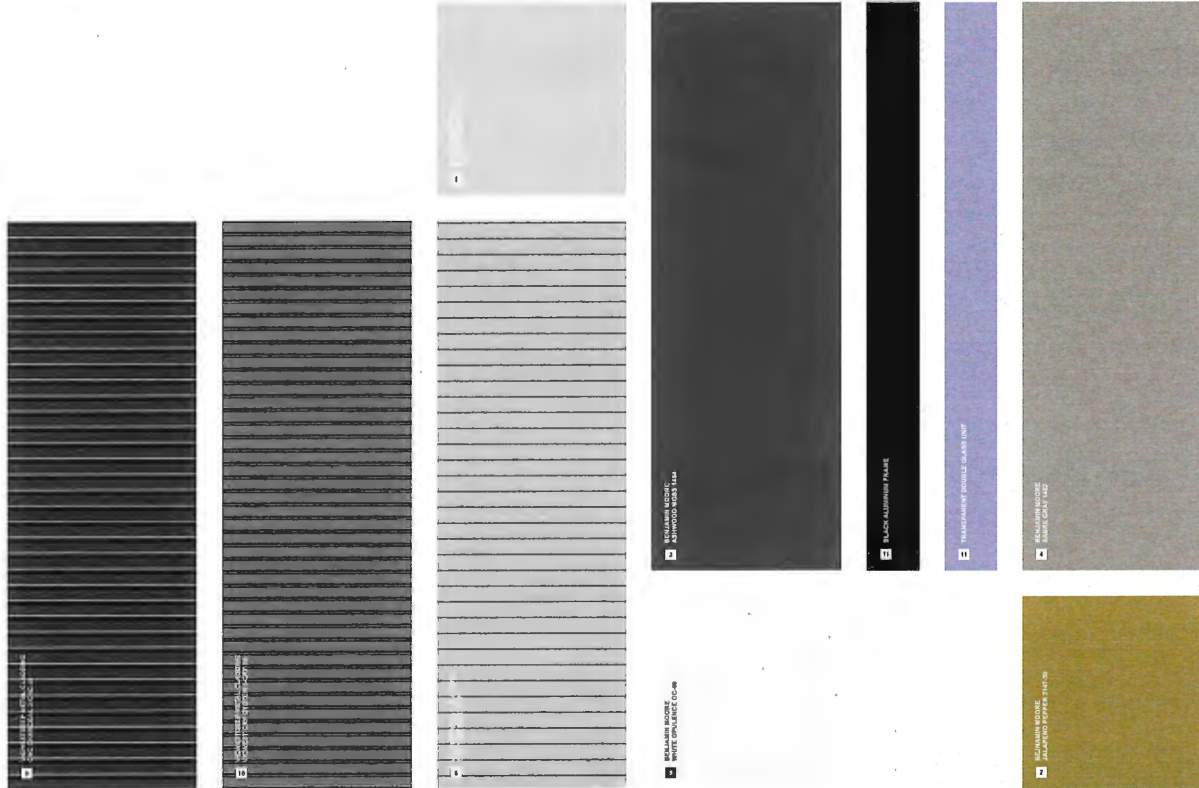
3.6 FLOOR PLANS



3.8 SECTIONS



3.10 MATERIAL STRATEGIES



3.11 SHADOW ANALYSIS



SHADOW ANALYSIS VIEW 01 09:00 AM



SHADOW ANALYSIS VIEW 02 09:00 PM



SHADOW ANALYSIS VIEW 03 09:00 PM



SHADOW ANALYSIS VIEW 04 09:00 AM



SHADOW ANALYSIS VIEW 05 09:00 PM



SHADOW ANALYSIS VIEW 06 09:00 PM

3.0.1.1 SITE PLAN

3.0.1.2 SITE PLAN

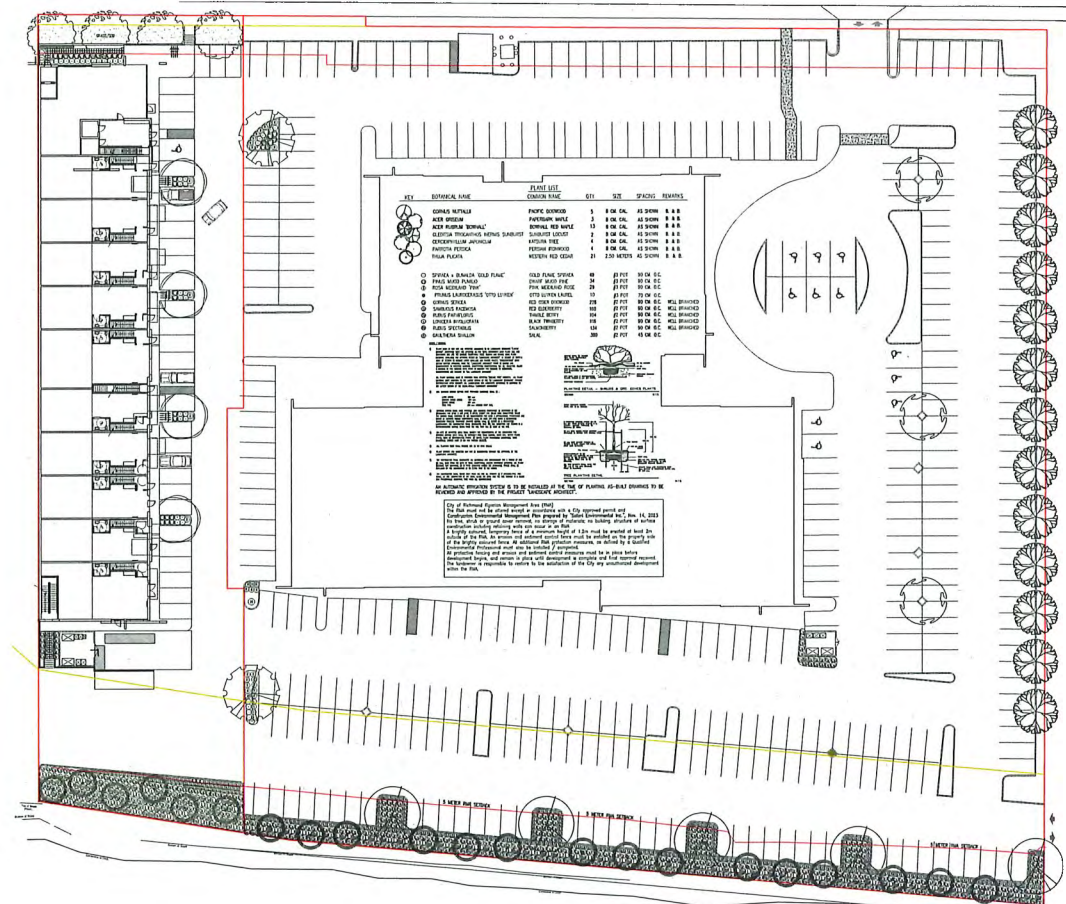
3.0.1.3 SITE PLAN

3.0.1.4 SITE PLAN

4.0 LANDSCAPE

4.0.1.1

4.1 LANDSCAPE PLAN



2.0 CONCEPTUAL

INTRODUCTION

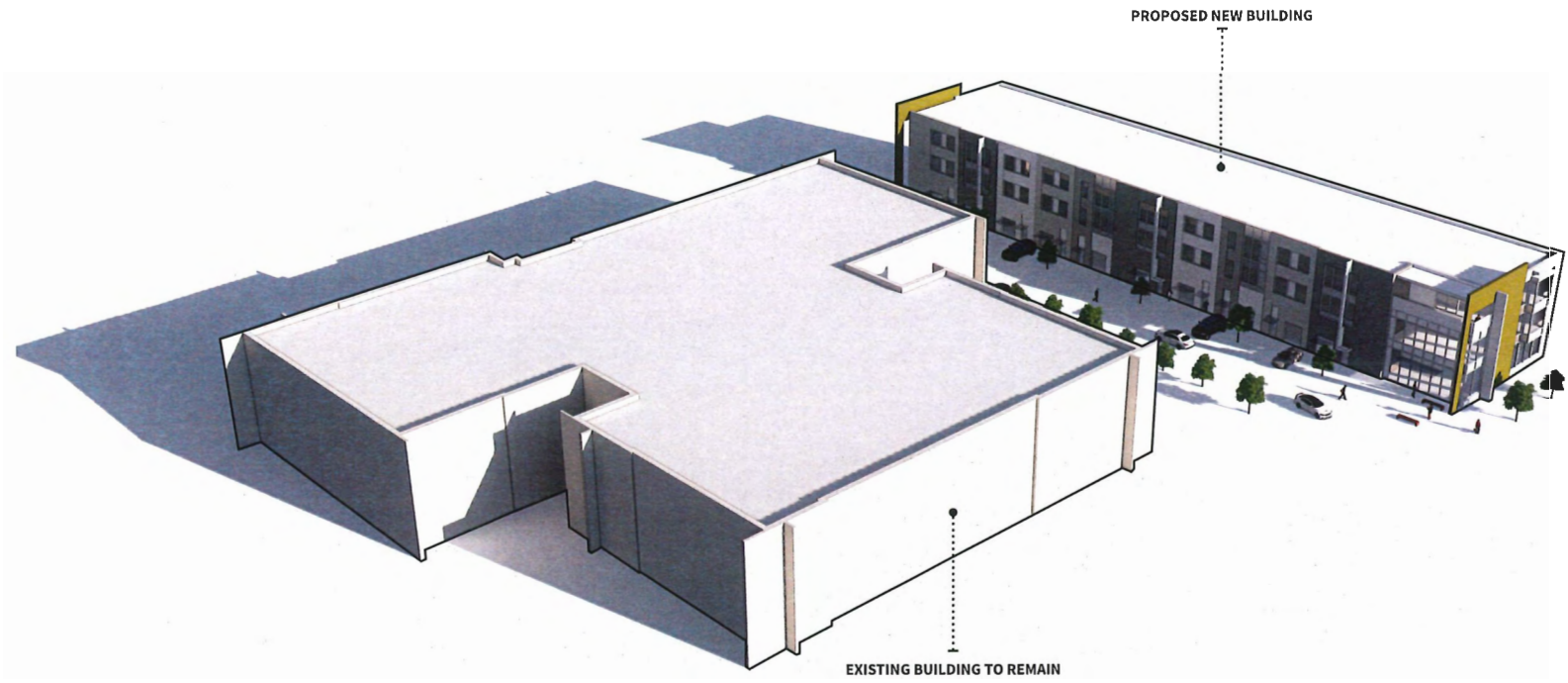
PROJECT OBJECTIVE

DESIGN PHILOSOPHY

LANDSCAPE

5.0 RENDERINGS

5.1 RENDERINGS



5.1 RENDERINGS



5.1 RENDERINGS





SITE VIEW FROM NO. 1 ROAD



SITE VIEW TOWARD NEIGHBOUR TOWNHOUSE AT THE REAR



AERIAL CONTEXT VIEW



SITE VIEW ACROSS NO 1 ROAD



NEIGHBOUR SINGLE FAMILY HOUSE



NEIGHBOUR SINGLE FAMILY HOUSE OPPOSE NO. 1 ROAD

ERIC LAW ARCHITECT

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 TEL: (604) 562-2999
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- REVISION
- 2022.06.30 FOR DEVELOPMENT PERMIT APPLICATION
 - 2022.04.28 FOR CITY DP REVIEW
 - 2022.04.08 FOR CITY DP REVIEW
 - 2022.10.02 FOR CITY DP REVIEW
 - 2022.11.23 FOR CITY DP REVIEW
 - 2022.12.14 FOR CITY DP REVIEW
 - 2023.01.17 FOR CITY DP PRESENTATION

- 2022.03.16 REVISED PER CITY EMAIL COMMENTS
- 2022.11.23 REVISED PER CITY EMAIL COMMENTS
- 2022.10.02 REVISED PER CITY EMAIL COMMENTS
- 2022.08.08 REVISED PER CITY COMMENTS
- 2023.01.28 REVISED PER CITY EMAIL COMMENTS

**PROPOSED TOWNHOUSE
 6571-6581 NO. 1 ROAD
 RICHMOND BC**

CONTEXT

PROJECT NUMBER: 16-03
 ISSUED: 1/5/2024
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 CHECKED BY: EL
 FILENAME: 16-04_SMO_240105-DPP-PRESENT

CONTEXT

DEVELOPMENT PERMIT

DP 22-021165



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 - 4 2023.10.03 FOR CITY OF REVIEW
 - 5 2023.11.20 FOR CITY OF REVIEW
 - 6 2023.12.14 FOR CITY OF REVIEW
 - 7 2024.01.17 FOR CITY DPP PRESENTATION

- 3 2023.12.14 REVISED FOR CITY EMAIL COMMENTS
- 4 2023.11.23 REVISED FOR CITY EMAIL COMMENTS
- 3 2023.10.03 REVISED FOR CITY EMAIL COMMENTS
- 2 2023.08.08 REVISED FOR CITY COMMENTS
- 1 2023.04.28 REVISED FOR CITY EMAIL COMMENTS

**PROPOSED TOWNHOUSE
 6571-6591 NO. 1 ROAD
 RICHMOND BC**

MASSING

PROJECT NUMBER: 16-03
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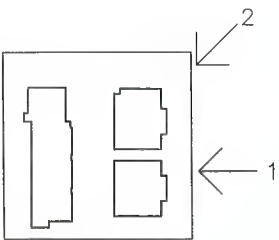
DP 22-021165



1. VIEW ALONG NO 1 ROAD



2. VIEW ALONG NO 1 ROAD SIDEWALK



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 FAX: (250) 505-2887

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- 2023.08.30 FOR DEVELOPER/ PDRM APPLICATION
 - 2023.04.26 FOR CITY OF REVIEW
 - 2023.06.06 FOR CITY OF REVIEW
 - 2023.05.03 FOR CITY OF REVIEW
 - 2023.03.23 FOR CITY OF REVIEW
 - 2023.12.14 FOR CITY OF REVIEW
 - 2024.01.17 FOR CITY OF REVIEW

- 2023.12.14 REVISED PER CITY CHAIR COMMENTS
- 2023.11.23 REVISED PER CITY CHAIR COMMENTS
- 2023.10.03 REVISED PER CITY CHAIR COMMENTS
- 2023.08.08 REVISED PER CITY CHAIR COMMENTS
- 2023.04.26 REVISED PER CITY CHAIR COMMENTS

**PROPOSED TOWNHOUSE
 8571-8591 NO. 1 ROAD
 RICHMOND BC**

ILLUSTRATIVE IMAGES

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IMAGE (1)

DP 22-021165

DEVELOPMENT PERMIT

**ERIC LAW
ARCHITECT**

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V0L 1R0

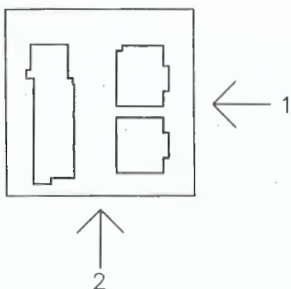
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- 4 2023.10.02 FOR CITY OF REVIEW
- 5 2023.11.03 FOR CITY OF REVIEW
- 6 2023.11.16 FOR CITY OF REVIEW
- 7 2024.01.17 FOR CITY OF REVIEW



1. AERIAL VIEW ALONG NO 1 ROAD



2. AERIAL SOUTH VIEW

- 8 2023.10.11 REVISED FOR CITY COUNCIL COMMENTS
- 9 2023.11.03 REVISED FOR CITY COUNCIL COMMENTS
- 10 2023.10.03 REVISED FOR CITY COUNCIL COMMENTS
- 11 2023.10.06 REVISED FOR CITY COUNCIL COMMENTS
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- 41 2023.04.28 REVISED FOR CITY COUNCIL COMMENTS
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- 100 2023.04.28 REVISED FOR CITY COUNCIL COMMENTS

**PROPOSED TOWNHOUSE
6571-6591 NO, 1 ROAD
RICHMOND BC**

ILLUSTRATIVE IMAGES

PROJECT NUMBER: 16-03
ISSUED: 1/5/2024
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 16-04_SHO_240105-DPP-PRES017

IMAGE (2)

DP 22-021165

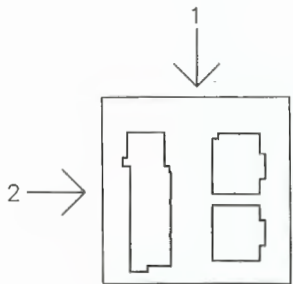
DEVELOPMENT PERMIT



1. AERIAL NORTH VIEW



2. AERIAL WEST VIEW



**ERIC LAW
ARCHITECT**

2024-05-08 10:00 AM
2024-05-08 10:00 AM
2024-05-08 10:00 AM

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NO.	DATE	DESCRIPTION
1	2024-05-08	FOR DEVELOPER REVIEW APPROVAL
2	2024-05-08	FOR CITY OF RICHMOND REVIEW
3	2024-05-08	FOR CITY OF RICHMOND REVIEW
4	2024-05-08	FOR CITY OF RICHMOND REVIEW
5	2024-05-08	FOR CITY OF RICHMOND REVIEW
6	2024-05-08	FOR CITY OF RICHMOND REVIEW
7	2024-05-08	FOR CITY OF RICHMOND REVIEW

1	2024-05-08	FOR CITY OF RICHMOND REVIEW
2	2024-05-08	FOR CITY OF RICHMOND REVIEW
3	2024-05-08	FOR CITY OF RICHMOND REVIEW
4	2024-05-08	FOR CITY OF RICHMOND REVIEW
5	2024-05-08	FOR CITY OF RICHMOND REVIEW
6	2024-05-08	FOR CITY OF RICHMOND REVIEW
7	2024-05-08	FOR CITY OF RICHMOND REVIEW

PROPOSED TOWNHOUSE
6571-6591 NO. 1 ROAD
RICHMOND BC

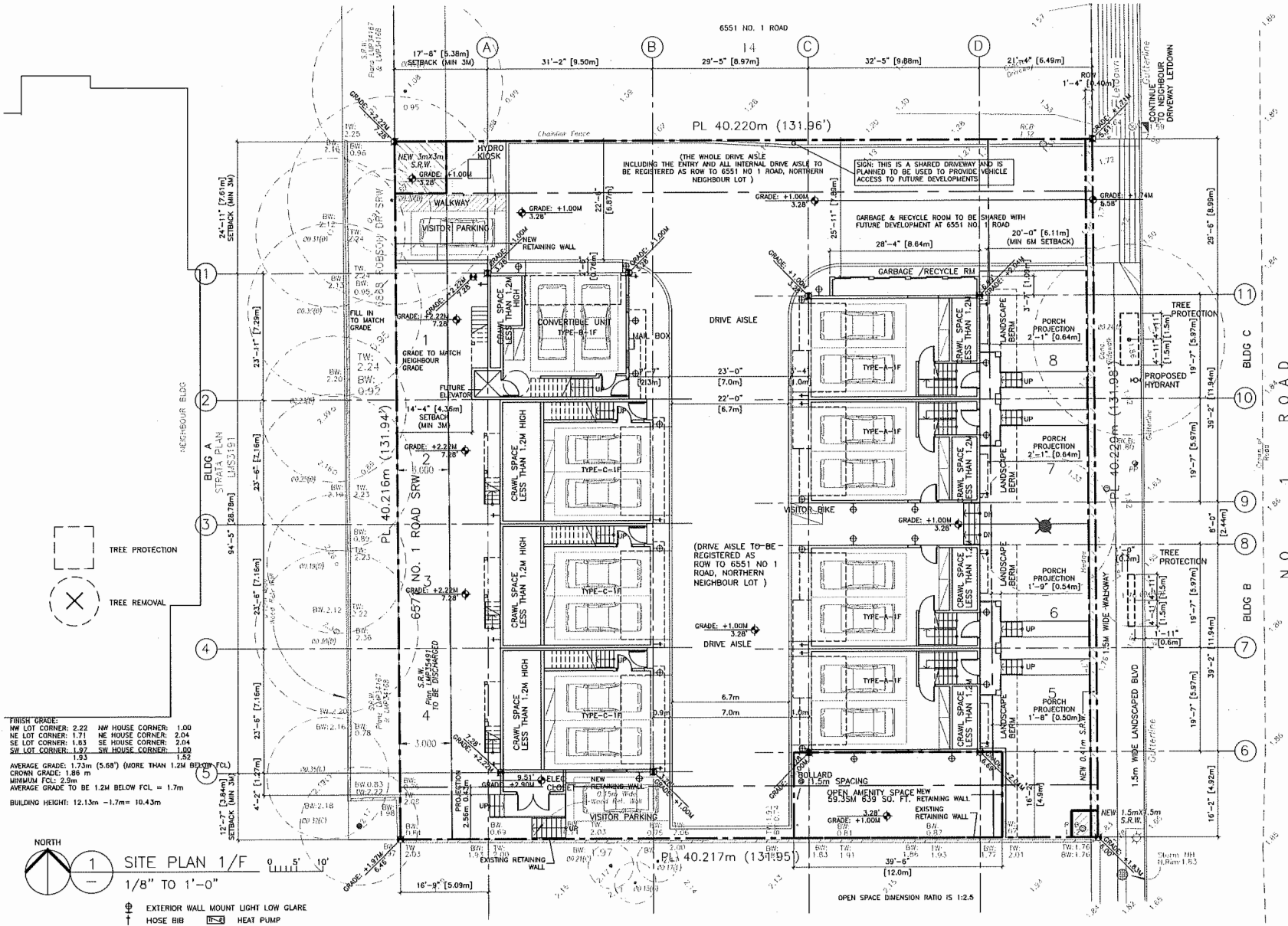
ILLUSTRATIVE IMAGES

PROJECT NUMBER: 16-03
 ISSUED: 1/5/2024
 DRAWN BY: EL
 CHECKED BY: EL
 TEL: 604-271-1111 FAX: 604-271-1112

IMAGE (3)

DP 22-021165

DEVELOPMENT PERMIT



FINISH GRADE:
 NW LOT CORNER: 2.22 NW HOUSE CORNER: 1.00
 NE LOT CORNER: 1.71 NE HOUSE CORNER: 2.04
 SE LOT CORNER: 1.83 SE HOUSE CORNER: 2.04
 SW LOT CORNER: 1.97 SW HOUSE CORNER: 1.80
 1.93

AVERAGE GRADE: 1.73m (5.68') (MORE THAN 1.2M (FCL)
 CROWN GRADE: 1.85 m
 MINIMUM FCL: 2.3m
 AVERAGE GRADE TO BE 1.2M BELOW FCL = 1.7m
 BUILDING HEIGHT: 12.13m -1.7m= 10.43m

SITE PLAN 1/F
 1/8" TO 1'-0"
 ⊕ EXTERIOR WALL MOUNT LIGHT GLARE
 † HOSE BIB HEAT PUMP

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- ISSUED
- 2022.08.30 FOR DEVELOPMENT PERMIT APPLICATION
 - 2023.04.28 FOR CITY OF REVIEW
 - 2023.08.08 FOR CITY OF REVIEW
 - 2023.10.03 FOR CITY OF REVIEW
 - 2023.11.03 FOR CITY OF REVIEW
 - 2023.12.14 FOR CITY OF REVIEW
 - 2024.01.17 FOR CITY OF REVIEW

- 2023.12.14 REVISED PER CITY EMAIL COMMENTS
 - 2023.11.22 REVISED PER CITY EMAIL COMMENTS
 - 2023.10.03 REVISED PER CITY EMAIL COMMENTS
 - 2023.08.08 REVISED PER CITY COMMENTS
 - 2023.04.28 REVISED PER CITY EMAIL COMMENTS
- REVISION

PROPOSED TOWNHOUSE
6571-6591 NO. 1 ROAD
RICHMOND BC

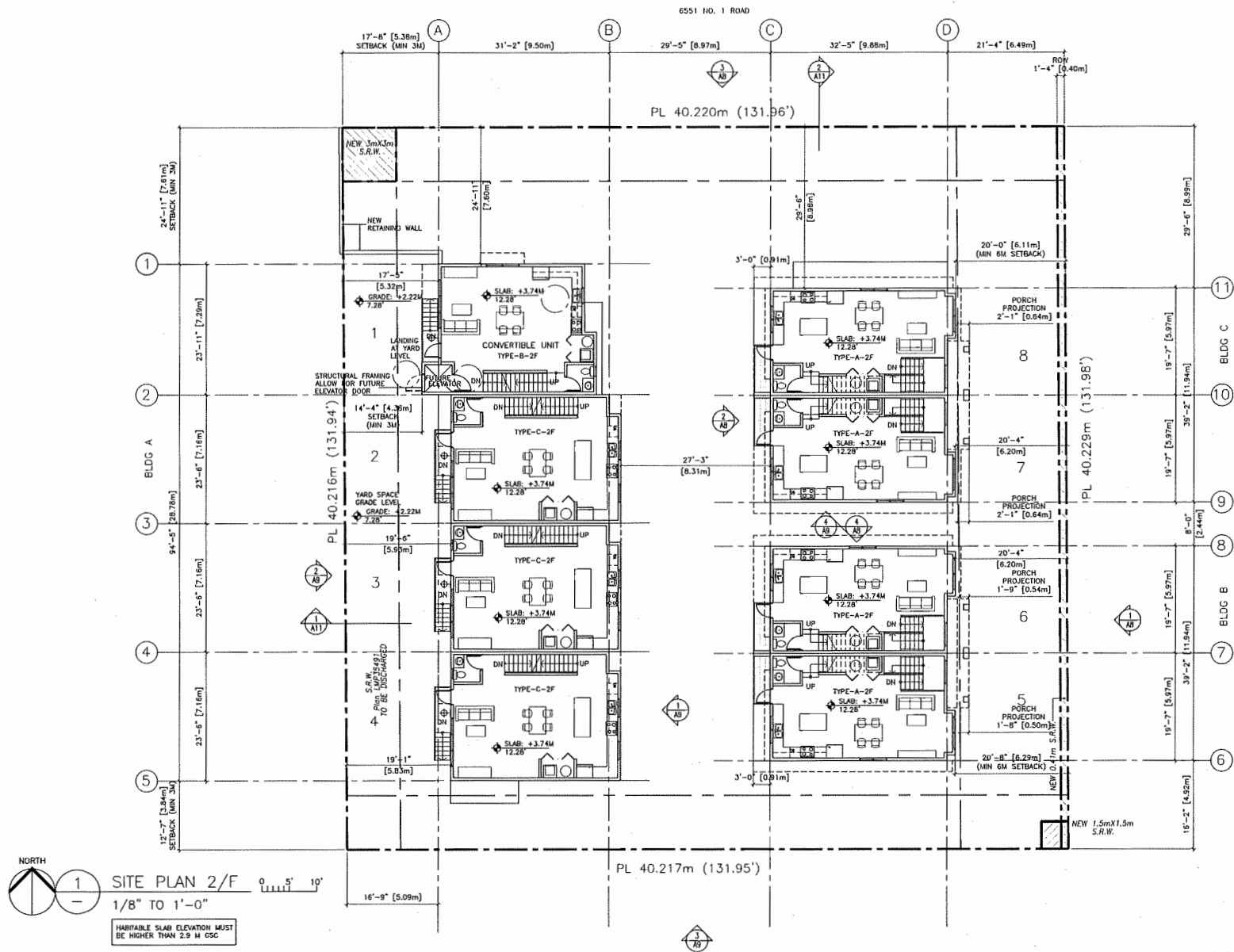
SITE PLAN (1F)

PROJECT NUMBER: 16-03
 ISSUED: 1/5/2024
 DRAWN BY: EL
 CHECKED BY: EL
 FILENAME: 16-04_SHP_240105-DPP-PRESENT

DP 22-021165

A2

DEVELOPMENT PERMIT



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 278 208 WEST AVENUE VANCOUVER BC
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- ISSUED
- 2022.09.30 FOR DEVELOPMENT PERMIT APPLICATION
 - 2023.04.26 FOR CITY OF REVIEW
 - 2023.06.06 FOR CITY OF REVIEW
 - 2023.10.03 FOR CITY OF REVIEW
 - 2023.11.23 FOR CITY OF REVIEW
 - 2023.09.19 FOR CITY OF REVIEW
 - 2024.01.17 FOR CITY OF REVIEW

PROPOSED TOWNHOUSE
8571-6591 NO. 1 ROAD
RICHMOND BC

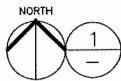
SITE PLAN (2F)

PROJECT NUMBER: 16-03
 ISSUED: 1/5/2024
 DRAWN BY: EL
 CHECKED BY: EL
 FILENAME: 16-04_SHO_240103-DPP-PRESENT

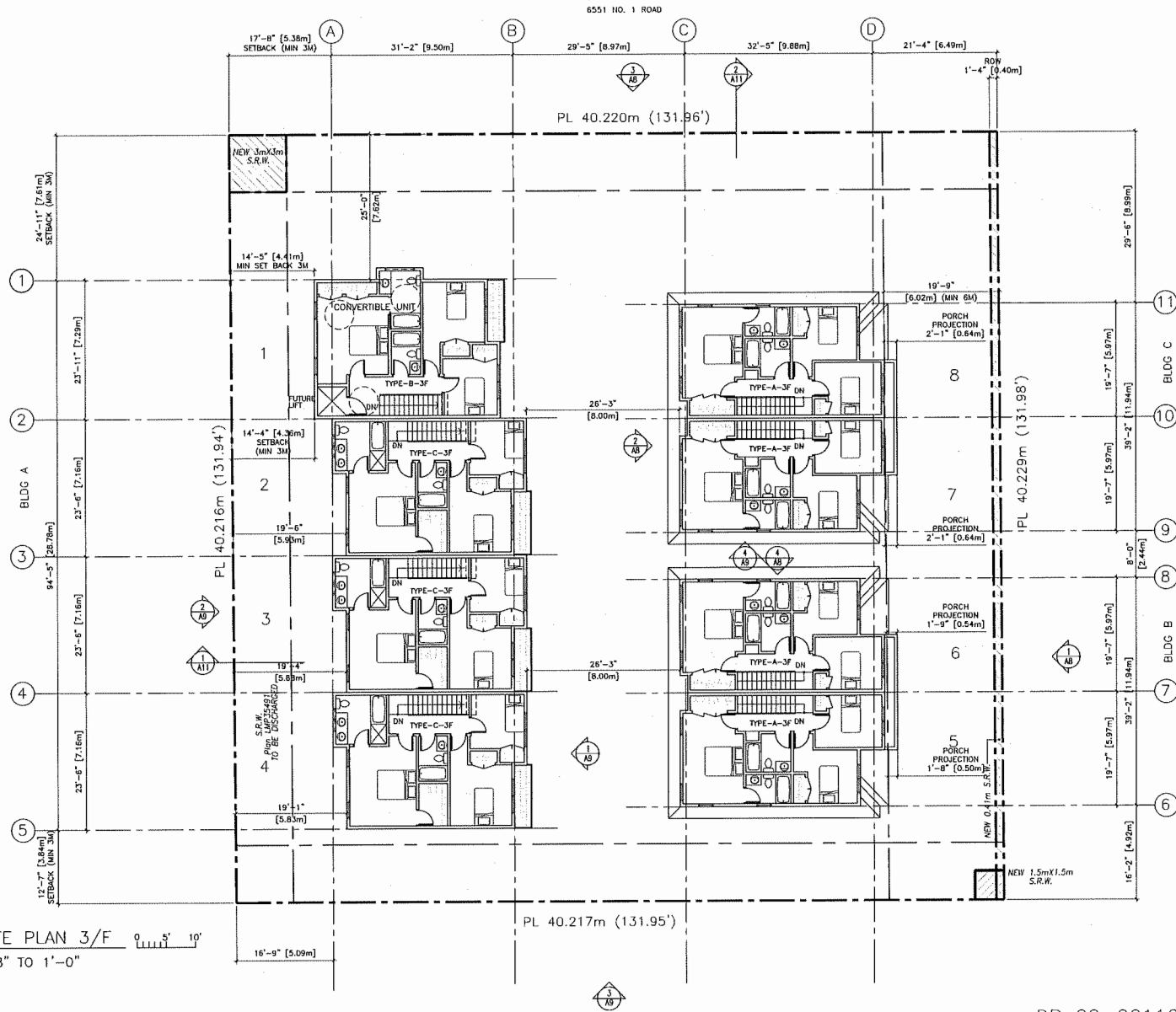
A3

DP 22-021165

DEVELOPMENT PERMIT



SITE PLAN 3/F
1/8" TO 1'-0"



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CONSENT.

- ROAD
- 1 2023.08.30 FOR DEVELOPMENT PERMIT APPLICATION
- 2 2023.04.28 FOR CITY DP REVIEW
- 3 2023.08.08 FOR CITY DP REVIEW
- 4 2023.10.03 FOR CITY DP REVIEW
- 5 2023.11.23 FOR CITY DP REVIEW
- 6 2023.12.14 FOR CITY DP REVIEW
- 7 2024.01.17 FOR CITY DPV PRESENTATION
- 8 2023.12.14 REVISED PER CITY EMAIL COMMENTS
- 9 2023.11.23 REVISED PER CITY EMAIL COMMENTS
- 10 2023.10.03 REVISED PER CITY EMAIL COMMENTS
- 11 2023.08.08 REVISED PER CITY COMMENTS
- 12 2023.04.28 REVISED PER CITY EMAIL COMMENTS

PROPOSED TOWNHOUSE
6571-6591 NO. 1 ROAD
RICHMOND BC

SITE PLAN (3F)

PROJECT NUMBER: 16-03
ISSUED: 1/5/2024
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 16-04_S10_240105-DPP-PRESENT

A4

DP 22-021165

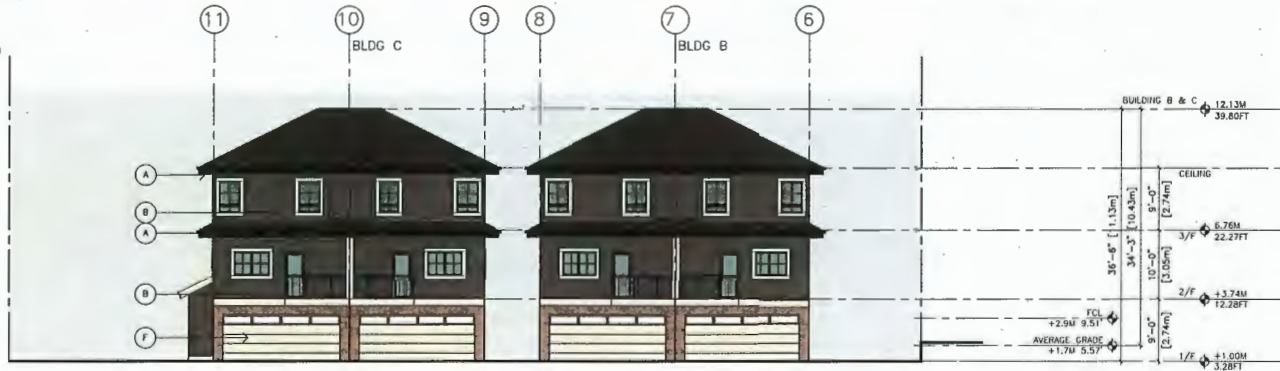
DEVELOPMENT PERMIT



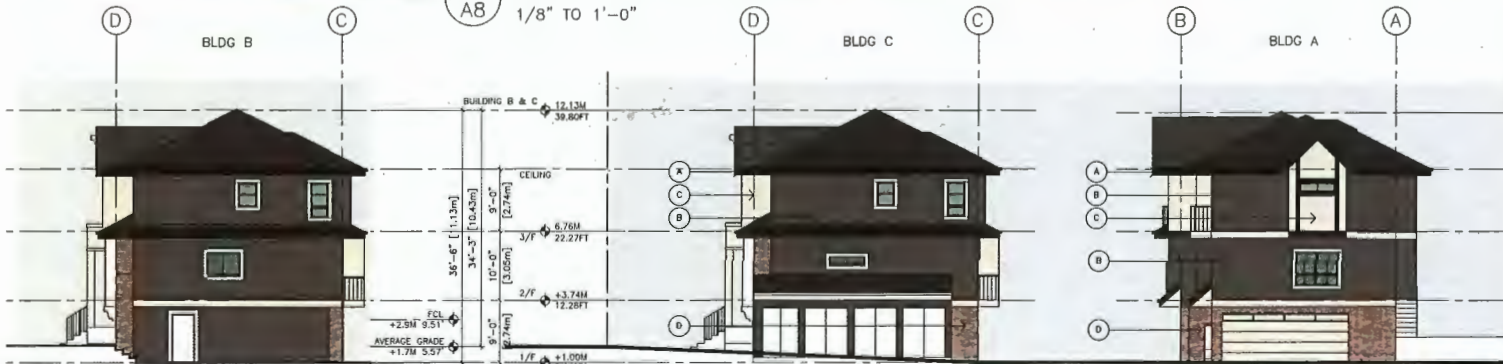
REFER TO **1** EAST ELEVATION (NO. 1 ROAD)
AB 1/8" TO 1'-0"

- A → FASCIA & TRIM BENJAMIN MOORE 2126-20
- B → HARDI PANEL - BENJAMIN MOORE CC546
- C → HARDI BOARD - BENJAMIN MOORE AF20
- D → BRICK - HIGH DESERT
- E → WINDOW TRIM - BENJAMIN MOORE AF20
- F → GARAGE DOOR - BENJAMIN MOORE AF20
- G → DOOR BENJAMIN MOORE 2062-20
- H → DOOR BENJAMIN MOORE HC185

COLOUR LEGEND ALL WINDOW FRAME BLACK
 ALL ALUMINUM RAILING FRAME BLACK
 ALL SOFFIT AND GUTTER BLACK



REFER TO **2** BLDG- B C WEST ELEVATION (INTERNAL)
AB 1/8" TO 1'-0"



REFER TO **4** NORTH ELEV BLDG B
AB 1/8" TO 1'-0"

REFER TO **3** SITE NORTH ELEVATION
AB 1/8" TO 1'-0"

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 210 208 WEST AVENUE WOODBURY BC
 VETZ
 TEL: (604) 800-8099
 FAX: (604) 800-1887

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- NO.048
 - 1 2023.08.30 FOR DEVELOPMENT PERMIT APPLICATION
 - 2 2023.01.18 FOR CITY OF REVIEW
 - 3 2023.08.08 FOR CITY OF REVIEW
 - 4 2023.09.03 FOR CITY OF REVIEW
 - 5 2023.11.23 FOR CITY OF REVIEW
 - 6 2023.12.19 FOR CITY OF REVIEW
 - 7 2024.05.17 FOR CITY OF REVIEW

PROPOSED TOWNHOUSE
8571-8591 NO. 1 ROAD
RICHMOND BC

COLOURS

PROJECT NUMBER: 16-03
 ISSUED: 1/5/2024
 DRAWN BY: EL
 CHECKED BY: EL
 AVERAGE GRADE: FILENAME: 16-04_SMO_240105-OPP-PRESIDIT

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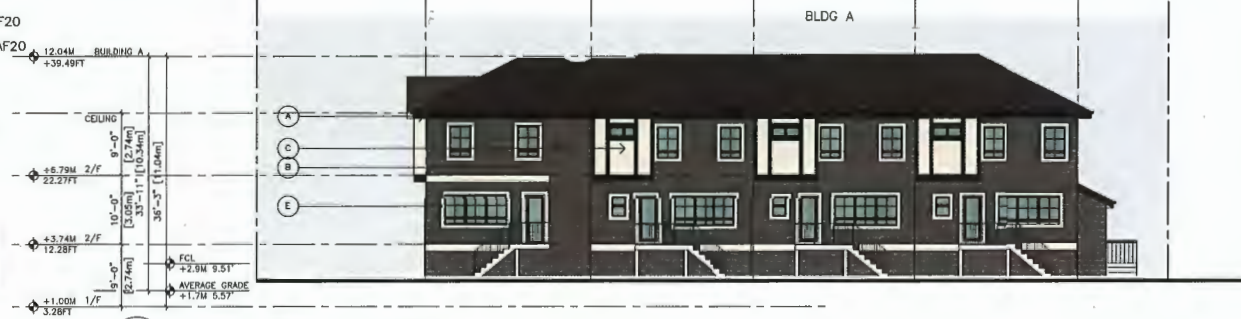
DP 22-021165

DEVELOPMENT PERMIT

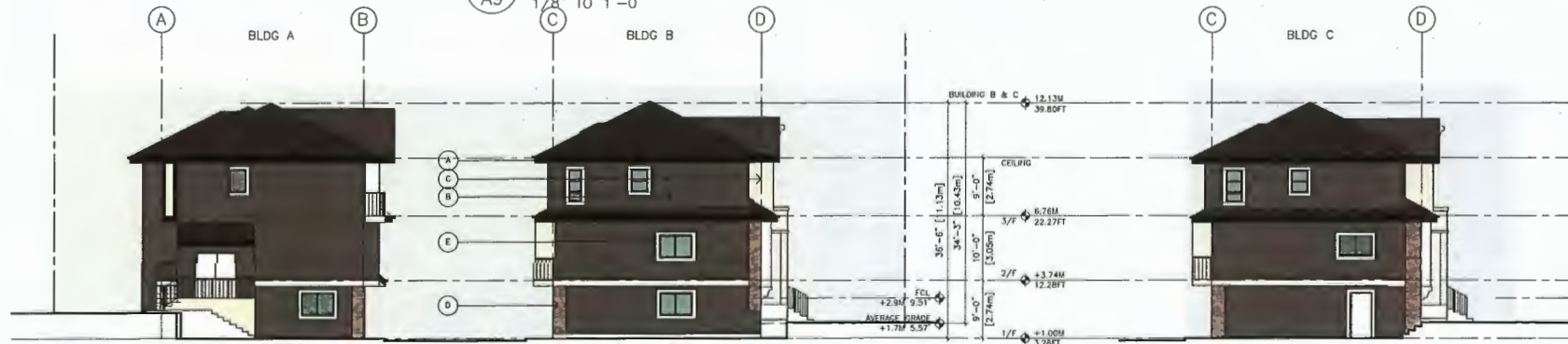


1 BLDG A EAST ELEVATION (INTERNAL)
1/8" TO 1'-0"

- A → FASCIA & TRIM BENJAMIN MOORE 2126-20
- B → HARDI PANEL - BENJAMIN MOORE CC546
- C → HARDI BOARD - BENJAMIN MOORE AF20
- D → BRICK - HIGH DESERT
- E → WINDOW TRIM - BENJAMIN MOORE AF20
- F → GARAGE DOOR - BENJAMIN MOORE AF20
- G → DOOR BENJAMIN MOORE 2062-20
- H → DOOR BENJAMIN MOORE HC185



2 BLDG A WEST ELEVATION
1/8" TO 1'-0"



3 SITE SOUTH ELEVATION
1/8" TO 1'-0"

4 SOUTH ELEVATION BLDG C DP 22-021165
1/8" TO 1'-0"

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FAX: (604) 263-2887

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- REVISED
- 1 2023.08.30 FOR DEVELOPMENT PERMIT APPLICATION
 - 2 2023.04.28 FOR CITY OF PV REVIEW
 - 3 2023.08.08 FOR CITY OF PV REVIEW
 - 4 2023.10.03 FOR CITY OF PV REVIEW
 - 5 2023.11.23 FOR CITY OF PV REVIEW
 - 6 2023.12.15 FOR CITY OF PV REVIEW
 - 7 2024.01.17 FOR CITY OF PV PRESENTATION

- 3 2023.10.14 REVISED PER CITY CIVIL COMMENTS
 - 4 2023.11.23 REVISED PER CITY CIVIL COMMENTS
 - 5 2023.10.03 REVISED PER CITY CIVIL COMMENTS
 - 6 2023.08.08 REVISED PER CITY CIVIL COMMENTS
 - 7 2023.04.28 REVISED PER CITY CIVIL COMMENTS
- REVISION:

PROPOSED TOWNHOUSE
6571-6591 NO, 1 ROAD
RICHMOND BC

COLOURS

PROJECT NUMBER: 16-03
ISSUED: 1/5/2024
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 16-04_340_240105-DPP-PRESDT

A17

DEVELOPMENT PERMIT



BRICK FINISH



BLACK ASPHALT ROOFING



HARDI SIDING SAMPLE



FASCIA & TRIM COLOUR :
BENJAMIN MOORE 2126-20



TRIM, GARAGE DOOR COLOUR:
BENJAMIN MOORE AF20



DOOR COLOUR:
BENJAMIN MOORE HC185



DOOR COLOUR:
BENJAMIN MOORE 2062-20



HARD PANEL PAINT COLOUR:
BENJAMIN MOORE CC546

**ERIC LAW
ARCHITECT**

eric.law.architect@gmail.com
TEL: (604) 529-1088

6571-6591 NO.1 ROAD
RICHMOND BC

SAMPLE

SAMPLE

PROJECT NUMBER: 16-04
ISSUED: 12/28/2023
FILENAME: SAMPLE-BOARD-LABEL.DWG

Schedule 4 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
January 17, 2024

To Development Permit Panel
Date: <u>JANUARY 17, 2024</u>
Item #: <u>3</u>
Re: <u>DP 22-021165</u>

From: Shiraz Mohamed <shirazmohamed@hotmail.com>
Sent: January 17, 2024 10:24 AM
To: CityClerk
Subject: Development Permit Panel Meeting for File 22-021165 Applicant 0853803 BC Ltd

Follow Up Flag: Follow up
Flag Status: Flagged

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hi Ashley Kwan,

My name is Shiraz Mohamed & my wife & I own the adjoining property # 6551 on No 1 Road.

Due to critical weather condition I am unable to attend the above meeting and am resorting to email to put forward my concerns that this permit should not be issued as I have addressed previously to the City the reasons for my concerns. We have lodged our objection to have the two lots developed since the start of this application and the City Planning and Development Division must have all my prior emails and communications.

If the Rezoning Application were to be approved, this would have very negative on both my wife and I:

- The Rezoning would immediately devalue our property causing unnecessary financial duress and hardship
- The Rezoning would make it very difficult to sell our property, once approved
- The Rezoning would greatly limit the redevelopment opportunities of our property and go against the City's development plan
- The Rezoning would interrupt the enjoyment of our property as we would now be sandwiched between two different townhouse developments.

Based on the points above, I strongly urge the City to reconsider and deny this application for Rezoning.

Thank you for your time.

Shiraz & Almas

With regards

Sent from my iPad