



**Development Permit Panel  
Thursday, October 16, 2025**

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Wayne Craig, General Manager, Planning and Development, Chair  
Roeland Zwaag, General Manager, Engineering and Public Works  
Milton Chan, Director, Engineering

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 September 10, 2025:*

(1) *be amended to read as follows in the second bullet under Item No. 1:*

*“in 2024, a Development Permit (DP 24-012258) application proposing changes to the previously approved DP (DP 18-821292) was considered and endorsed by the Development Permit Panel which includes, among others, changing the use and form of Building L from office to hotel use;” and*

(2) *be adopted, as amended.*

**CARRIED**

**1. DEVELOPMENT PERMIT 25-007857  
(REDMS No. 8142278)**

APPLICANT: Pacific West Architecture Inc.

PROPERTY LOCATION: 8251 Alexandra Road

INTENT OF PERMIT:

To permit exterior renovations to the existing building at 8251 Alexandra Road on a site zoned “Auto-Oriented Commercial (CA)”.

## Development Permit Panel

### Thursday, October 16, 2025

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#### Applicant's Comments

Patrick Yang, of Pacific West Architecture Inc., introduced the project and, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1), highlighted the following:

- the proposed exterior renovations of the existing restaurant building and related site improvements are consistent with the City's applicable standards and guidelines;
- the existing driveway entry and overall service parking will remain unchanged, and a new medium sized loading space, proposed waste and recycling area and Class 1 bicycle parking, will be provided at the rear of the building;
- frontage improvements include construction of a new pedestrian sidewalk along Alexandra Road, together with reconstruction of the existing driveway access;
- two accessible vehicle parking spaces located closest to the main entrance of the building have been provided and, to accommodate improvements including the loading space and garbage enclosure, five existing parking spaces will be removed;
- for the architecture form and character, the existing canopy and skylight above the main entry is proposed to be removed and will be replaced by a new metal canopy, and the existing sunscreen into the southern most portion of the building is to be removed and replaced with a new metal canopy, to provide weather protection for the pedestrian walkway along the east side of the building and the main entrance.
- yellow gold composite panels are being proposed at the south side of the building, a charcoal composite panel has been proposed for the backside of the building, the existing white concrete block wall facing west will be repainted to a charcoal colour, and the metal canopy will also be charcoal colour, all keeping with the overall proposed design approach to modernize the building's appearance;
- the building's height, massing and setbacks remain unchanged;
- all exterior lighting will be high performance LED lighting to reduce energy consumption; and
- in conclusion, the design will transform the building into a contemporary, sustainable and functional asset.

Eason Li, of Homing Landscape Architecture, with the aid of the same visual presentation, briefed the Panel on the landscape aspect of the project, noting that (i) design focus includes landscape improvements at the building entrance to Alexandra Road, with the overall landscape design at the building entrance to match the architectural form of the building's entrance, (ii) retain most of the overall landscaping including existing planting bed and trees along the east property line to the north and large shrubs along the west property line, creating a green landscape buffer to the neighbouring properties, (iii) proposing two street trees in the City's boulevard, providing a further green buffer on Alexander Road and the property, (iv) will relocate two of the existing trees to the back beside the proposed waste and recycling areas, providing healthy conditions for the trees

## **Development Permit Panel**

### **Thursday, October 16, 2025**

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in the long term, (v) the landscape planting plan is a balance between ornamental plants and native plants, with more than half of the shrubs and ground cover to be used on the project to be native species, drought tolerant, providing an ecological benefit to the project and the City, (vi) the overall landscape lighting is designed to comply with the dark sky lighting principles and minimum light pollution, proposing bollard lighting near/on the building and softer lights to ensure the area is safe for pedestrians and vehicle traffic at night, and (vii) high privacy screens along the recycling areas are proposed to ensure there is no visual impact to the neighbours.

#### **Staff Comments**

Mr. Reis noted that (i) a servicing agreement is required prior to issuance of the Building Permit for the project, (ii) Servicing Agreement works include a new sidewalk, boulevard with planting and curb and reconstruction of the existing driveway, (iii) there is the relocation of two existing trees to elsewhere on the subject property, (iv) all new landscape areas are proposed to be irrigated using an automatic irrigation system, and (v) the yellow metal composite panels on the building south frontage are proposed to be lit by low voltage LED lighting, and as part of the consideration of this application, the Applicant will be required to register a legal agreement to ensure this feature is installed with a dimmer.

#### **Panel Discussion**

In reply to queries from the Panel, the applicant noted (i) they are still working to find the final product for the composite panels and will make sure the panels meet the requirements and standard of longevity, and (ii) with respect to signage, it depends on the design of the sign in the future, the existing signage used a concrete base, however the intent is to create a low planter along the base of the existing sign or the future sign so there will be some ornamental plants inside all the planters.

In reply to queries from the Panel, staff clarified that while the applicant's plans show two trees to be planted within the City's Alexandra Road boulevard, the number and location of trees will be confirmed through the review and coordination of the Servicing Agreement which is required prior to building permit issuance.

The applicant was requested to speak to rooftop mechanical equipment, including where on the building it would be located, and if the intent was specifically to locate on the northern portion within the recessed portion of the roof.

#### **Correspondence**

None.

#### **Gallery Comments**

None.

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**Thursday, October 16, 2025**

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**Panel Discussion**

Discussion ensued with regard to the rooftop mechanical system and as a result, direction was provided for staff to work with the applicant on any potential screening of the rooftop mechanical system prior to advancing the application for Council consideration.

**Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would permit exterior renovations to the existing building at 8251 Alexandra Road on a site zoned "Auto-Oriented Commercial (CA)".*

**CARRIED**

**2. New Business**

None.

**3. Date of Next Meeting: October 29, 2025**

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (3:53 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 Thursday, October 16, 2025.

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Wayne Craig  
Chair

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Lorraine Anderson  
Legislative Services Associate

**DEVELOPMENT PERMIT PANEL**  
**DP 25-007857**

October 16, 2025

Schedule 1 to the Minutes of the  
Development Permit Panel  
meeting held on Thursday,  
October 16, 2025



**PROPOSED SITE AND BUILDING RENOVATION**

CIVIC ADDRESS: 8251 ALEXANDRA RD, RICHMOND BC



1 LOCATION PLAN  
Scale: N.T.S.

**SUBJECT PROPERTY:  
8251 ALEXANDRA RD.,  
RICHMOND, BC**



2 VIEW 1



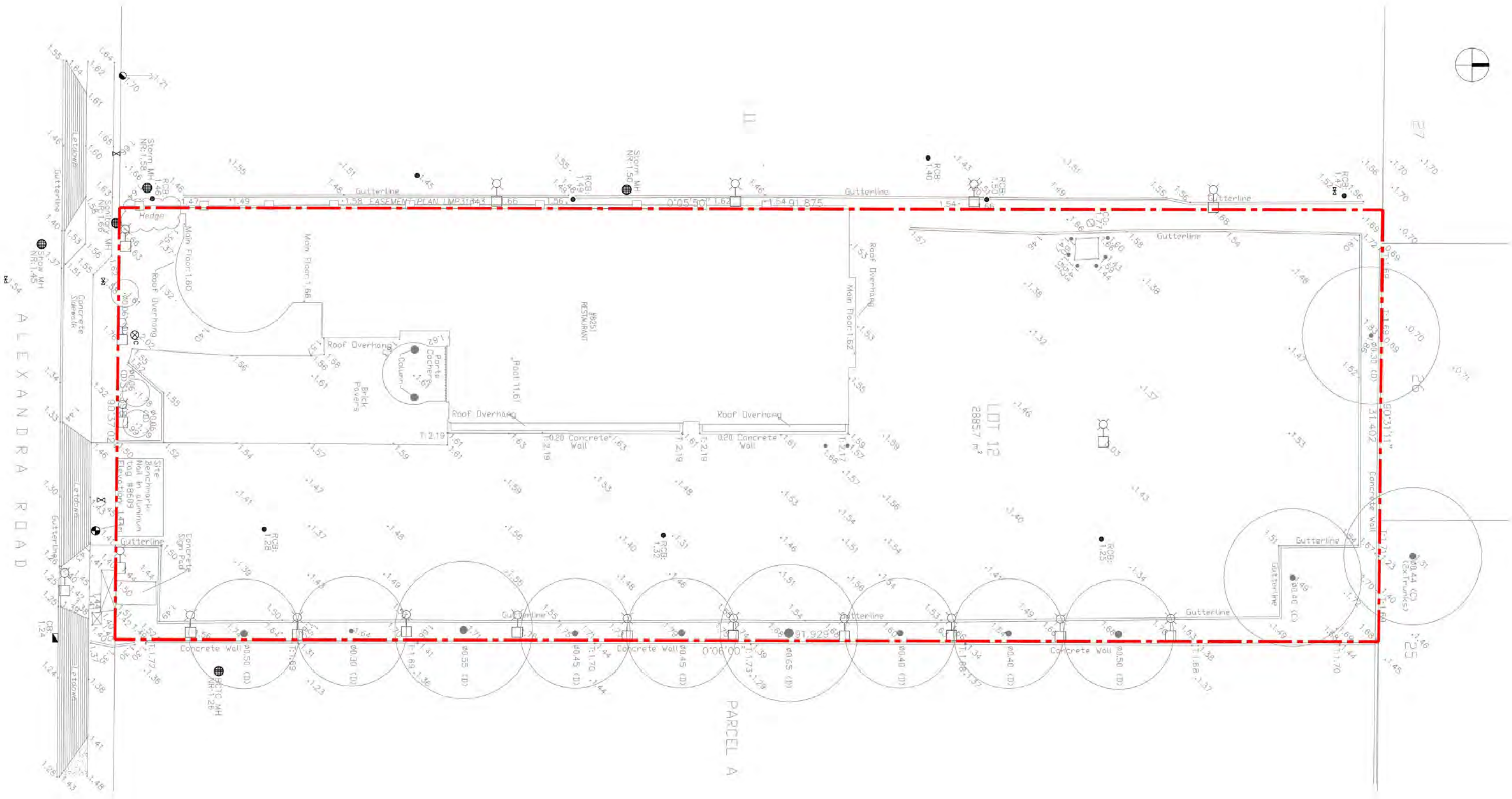
3 VIEW 2



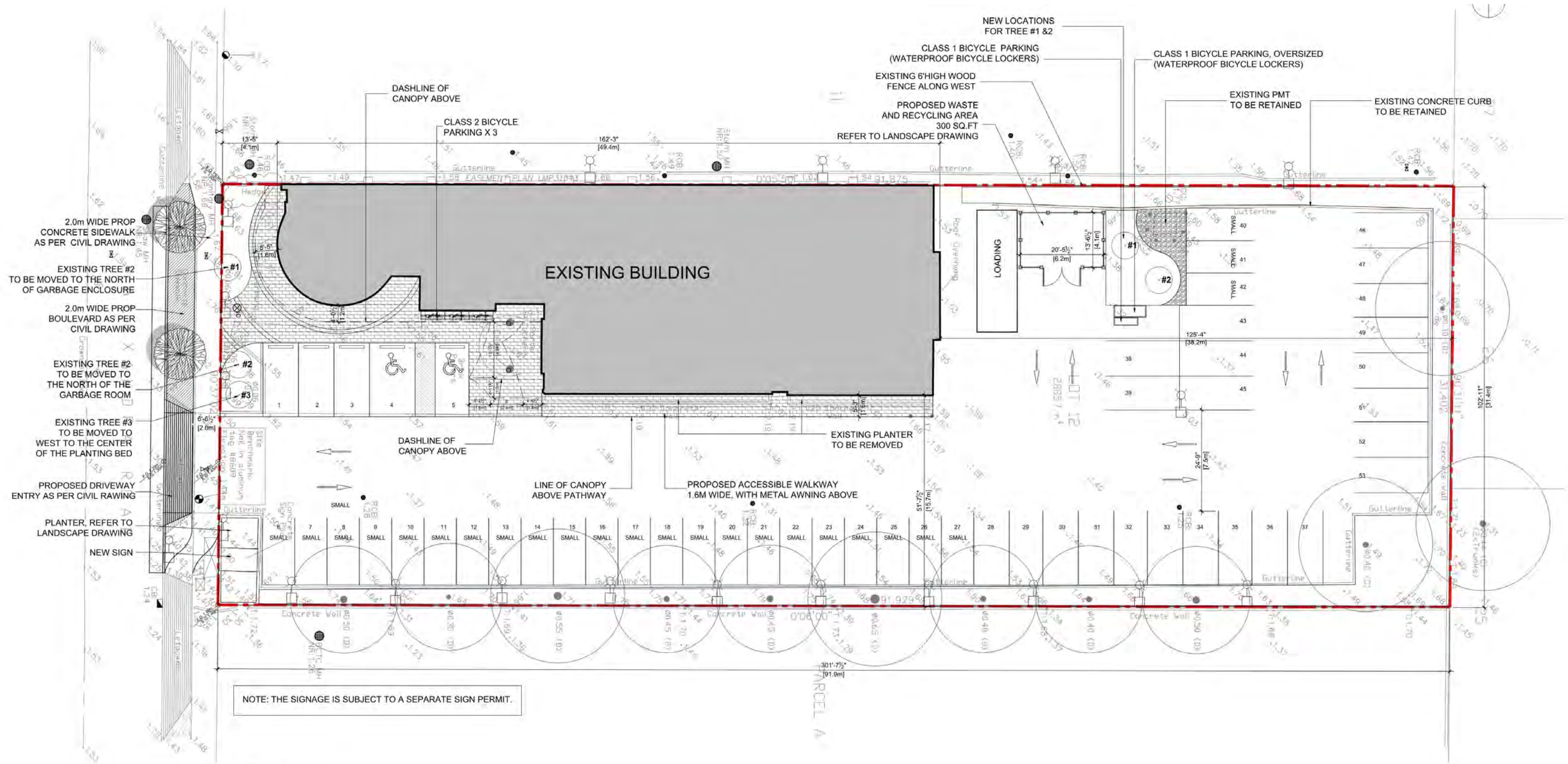
4 VIEW 3



5 VIEW 4



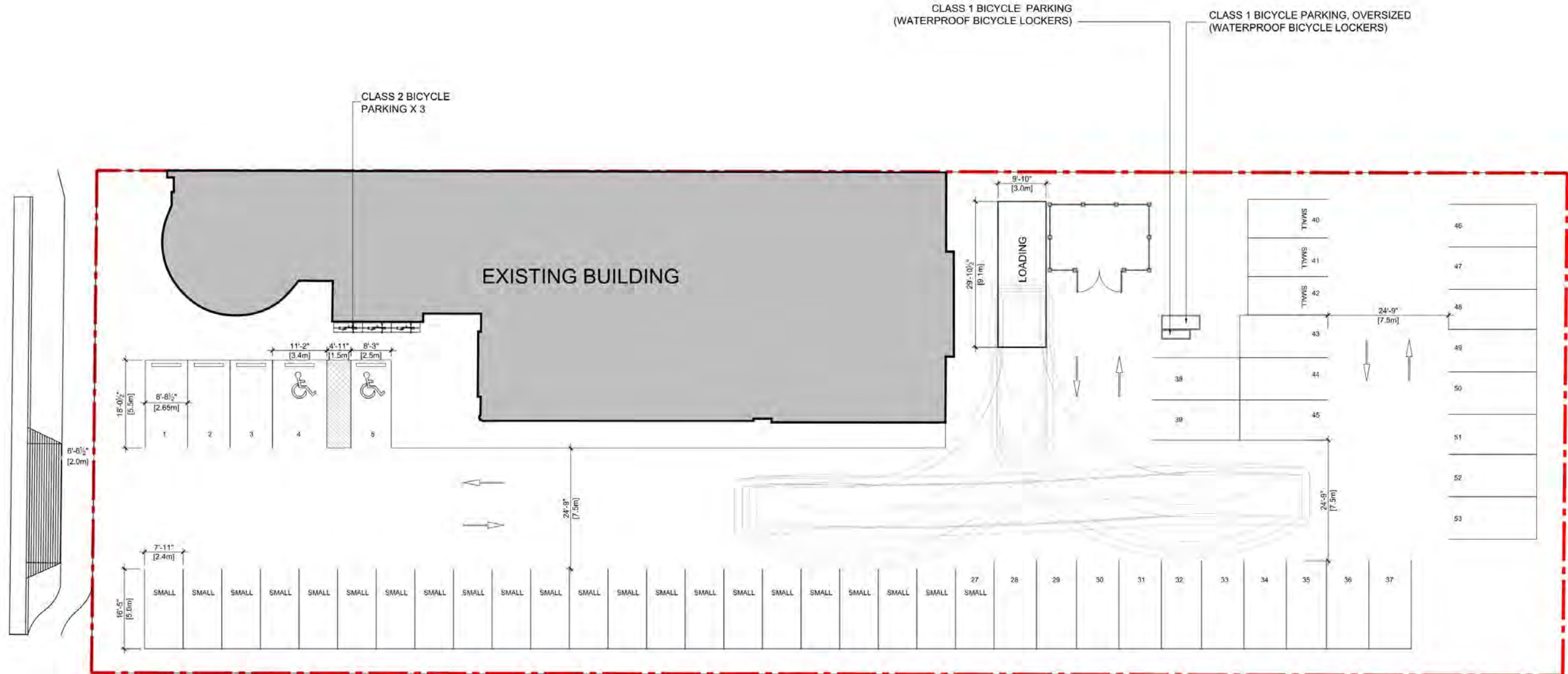
**1 SITE SURVEY**  
 Scale: 3/32"=1'-0"



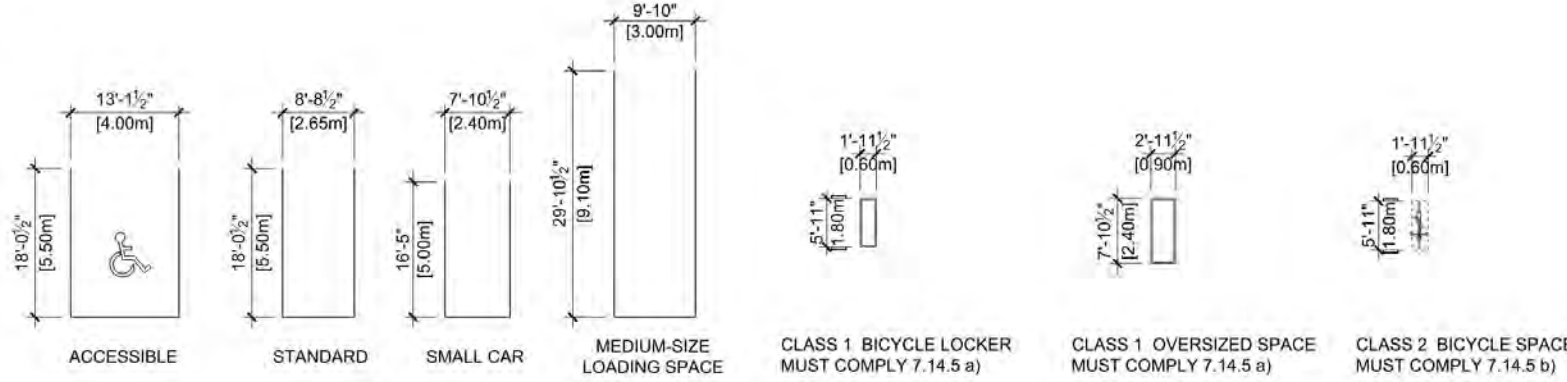
NOTE: THE SIGNAGE IS SUBJECT TO A SEPARATE SIGN PERMIT.

1 PROPOSED SITE PLAN  
Scale: 3/32"=1'-0"





1 **PARKING PLAN**  
Scale: 3/32"=1'-0"

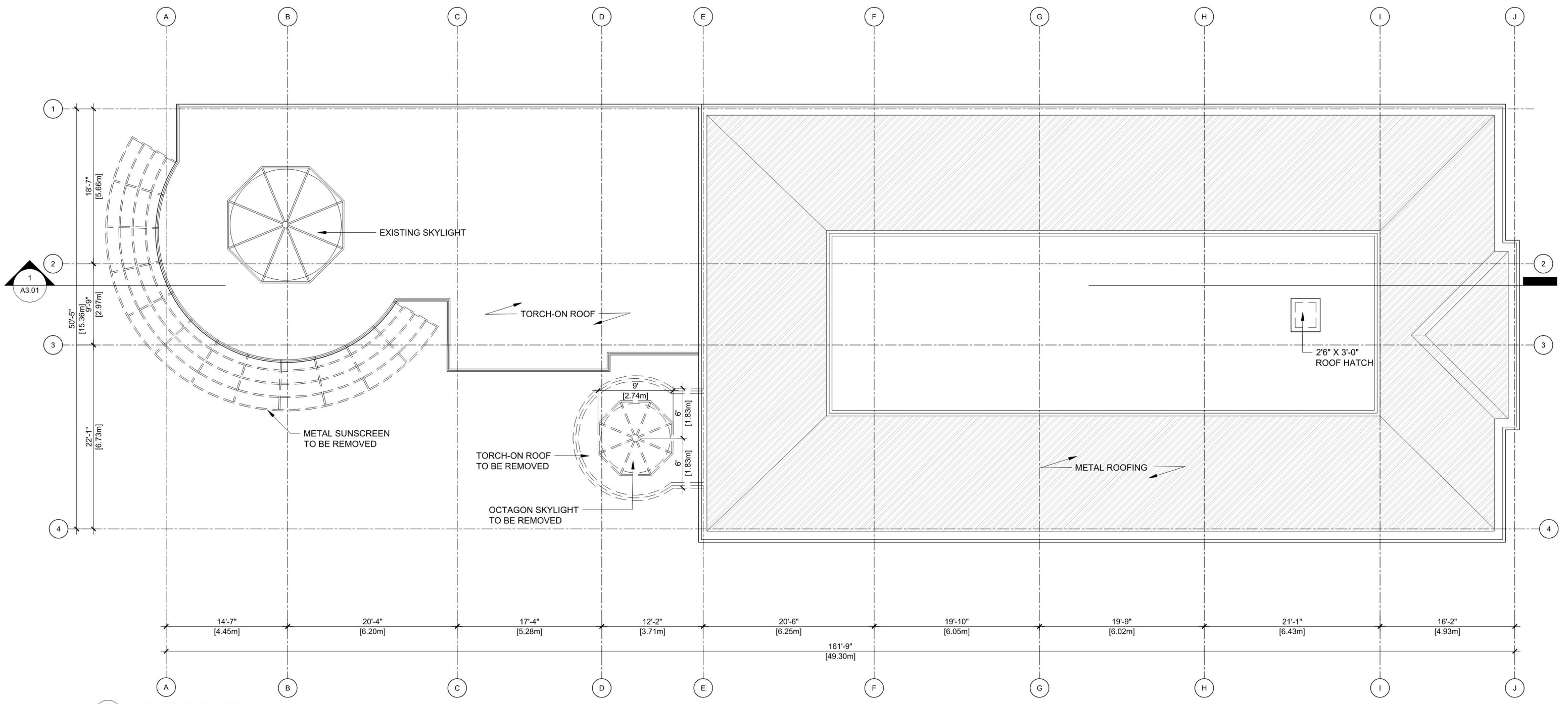


	Off-Street Parking, Bicycle Parking, and Loading Requirements		Provided	VARIANCE
Minimum Parking Requirements (Zone 1, City Centre)	3.75 spaces per 100.0 m2 of gross leasable floor area 3.75 x 569.5m2/100=21.3	Total Required: 22	Regular size: 26 Small car: 25 Accessible: 2 Total: 53	None
Accessible Parking	min. 2% when 11 or more 2% x 55=1.1	2	2	None
Parking Stall Dimension	Standard: 2.65m W x 5.5 m L Small: 2.4m W x 5m L Accessible: 2.5m W x 5.5m L + Shared Aisle: 1.5m	Small : max 50% when 31 or more	Small Car: 25 (49%)	None
Drive Aisle Width	7.5m		7.5m	None
Loading requirement	1 Medium size on-site designated		1 Medium size on-site designated	None
Loading space size	Medium: 9.1m L x 3m W x 3.8m H Large: 18.4m L x 3.5m W x 4.3m H		Medium: 9.1m L x 3m W x 3.8m H	None
Bicycle Parking	Class 1: 0.27 / 100.0 m2 gross leasable area greater than 100 m2 0.27 x 569.5/100=1.5	2	2 (including 1 oversized)	None
	Class 1 bicycle spaces shall include 5% as oversized spaces 5% x 2=0.1	1	1	None
	Class 2: 0.4 / 100.0 m2 gross leasable area greater than 100 m2 0.4 x 569.5/100=2.3	3	3	None
Bicycle Dimension	1.8m (horizontal)/1.0m (vertical) L x 0.6m W x 1.9m H		1.8m (horizontal) L x 0.6m W x 1.9m H.	None

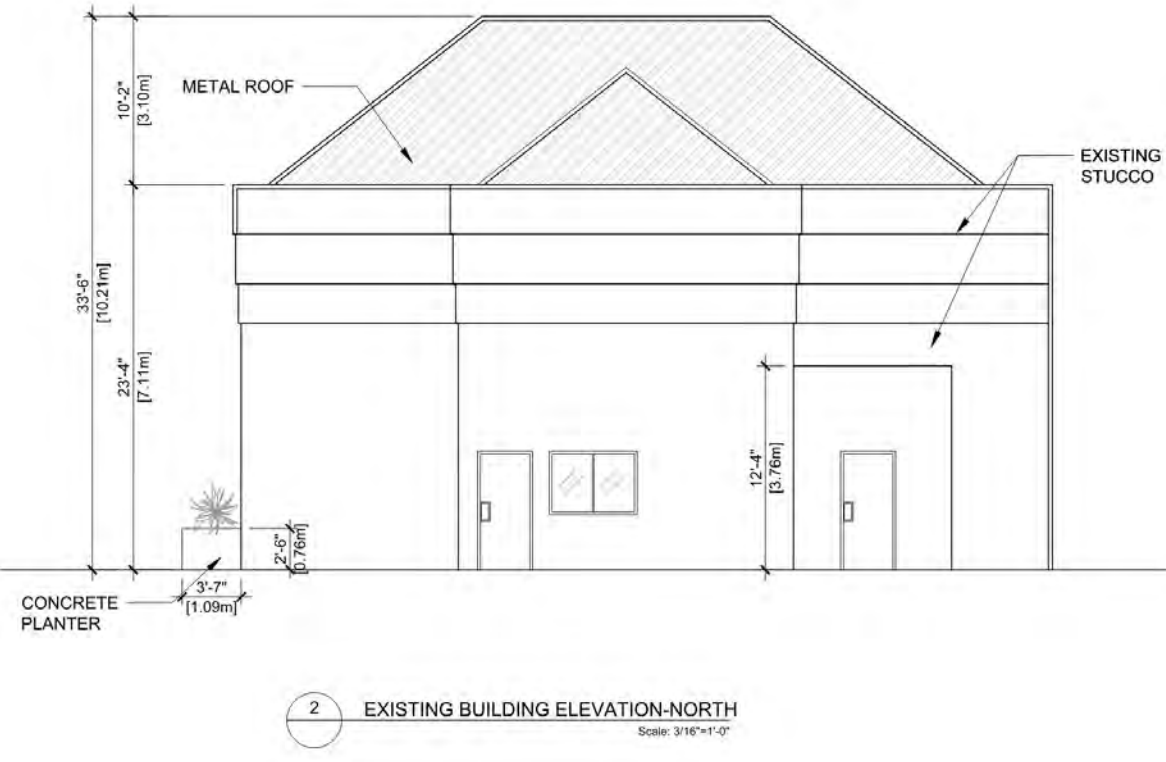
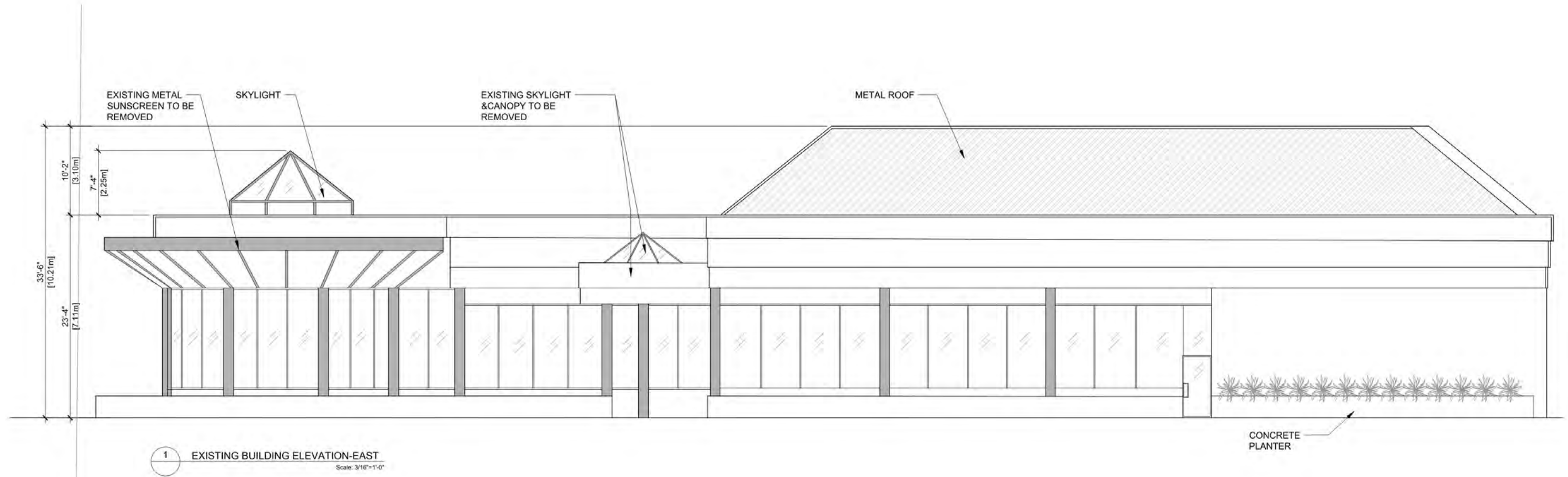


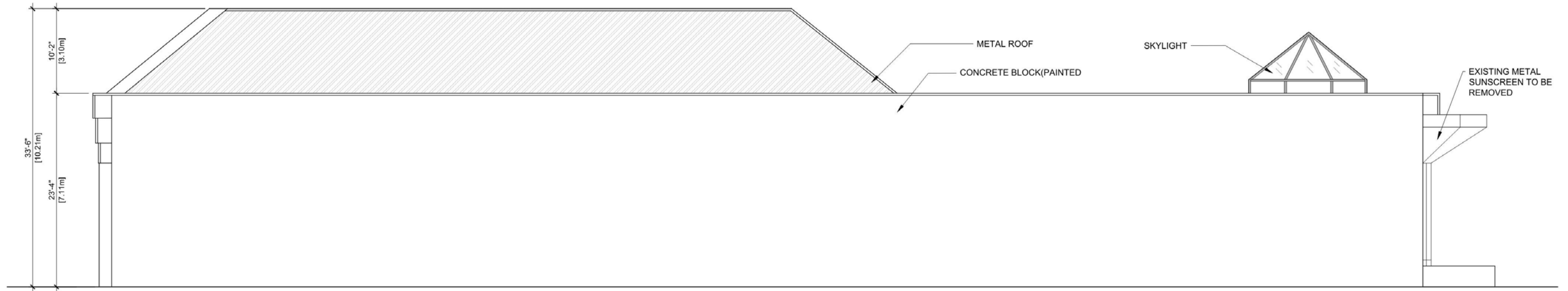
1 EXISTING FLOOR PLAN  
Scale: 3/16"=1'-0"

LEGEND	
	EXISTING EXTERIOR WALL
	EXISTING GLAZING PARTITION
	AREA NOT IN SCOPE

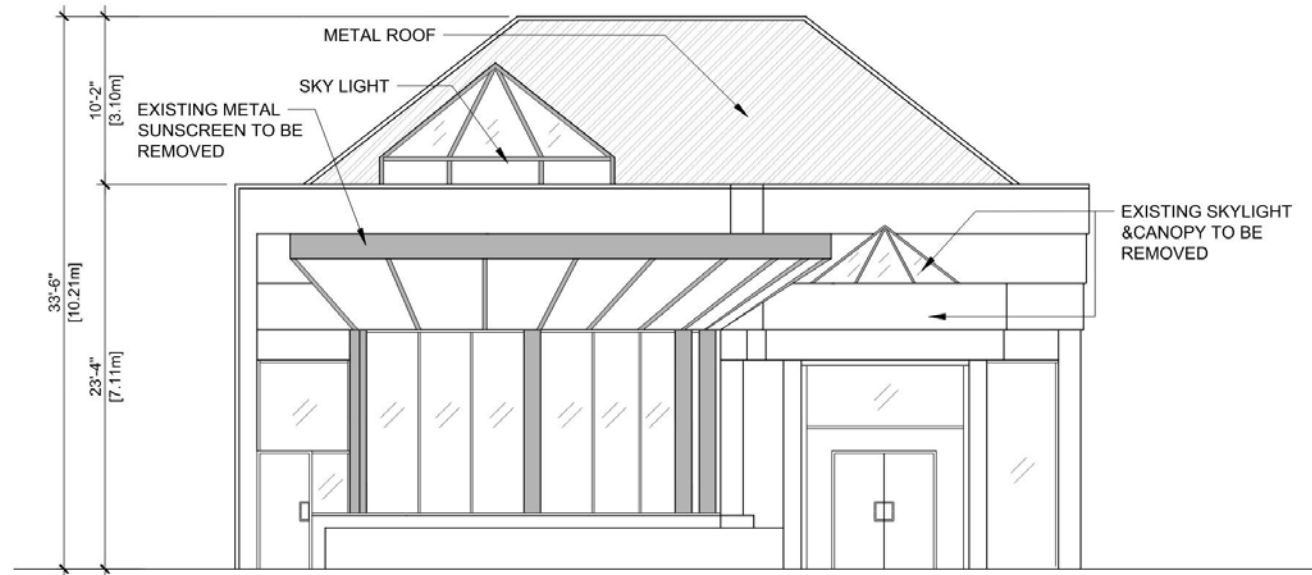


1 EXISTING ROOF PLAN  
Scale: 3/16"=1'-0"

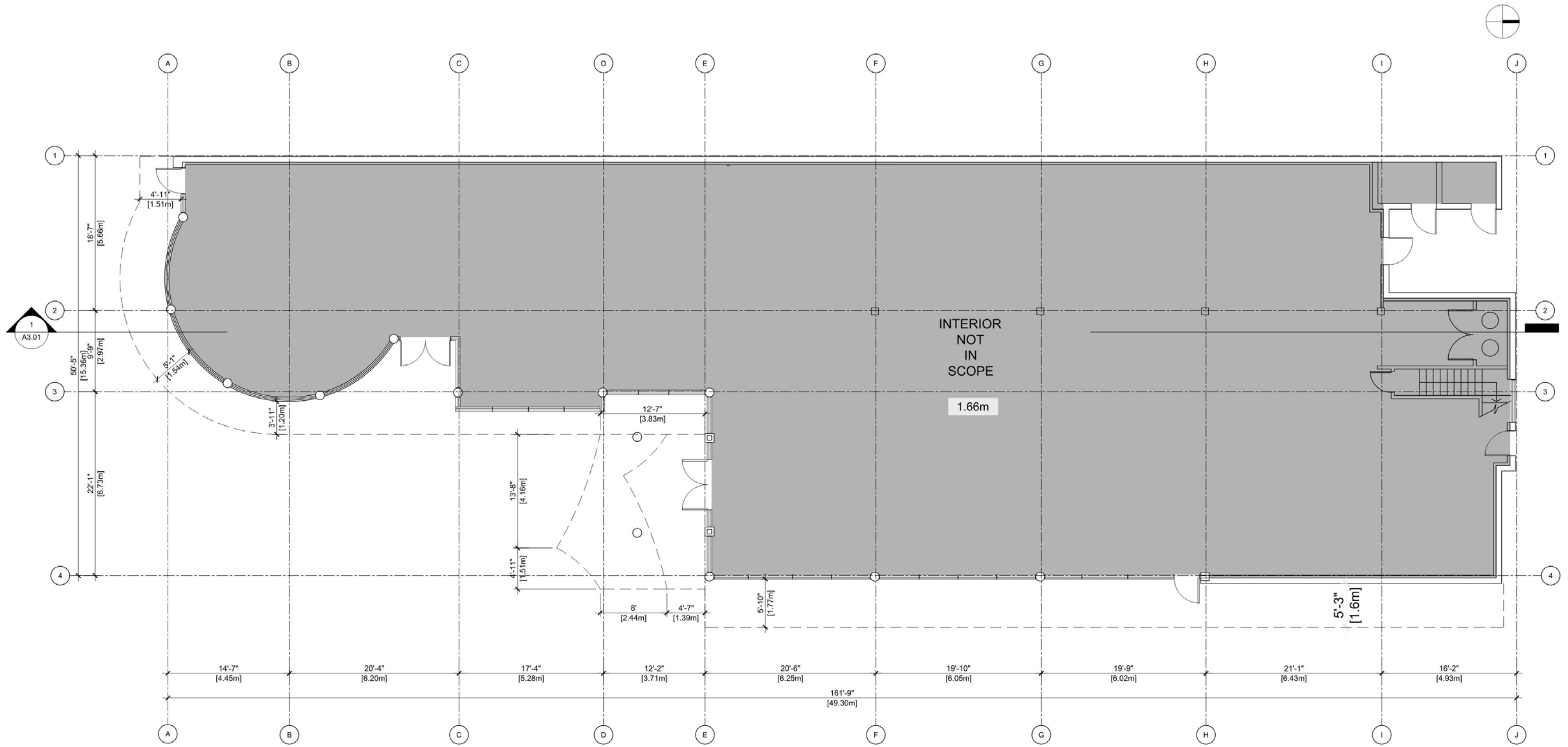




1 EXISTING BUILDING ELEVATION-WEST  
Scale: 3/16"=1'-0"

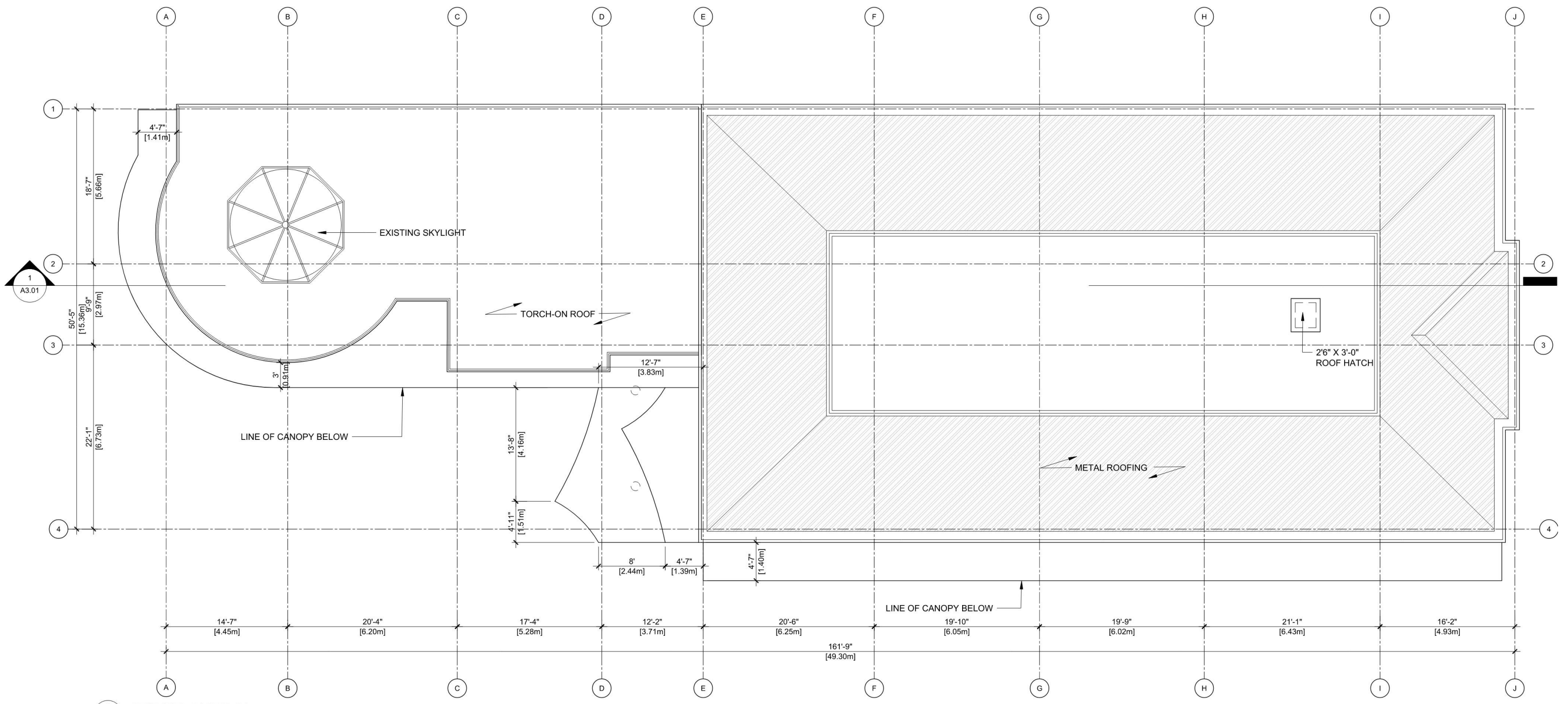


2 EXISTING BUILDING ELEVATION-SOUTH  
Scale: 3/16"=1'-0"



1 PROPOSED FLOOR PLAN  
Scale: 3/16"=1'-0"

LEGEND	
	EXISTING EXTERIOR WALL
	EXISTING GLAZING PARTITION
	AREA NOT IN SCOPE



1  
A3.01

2

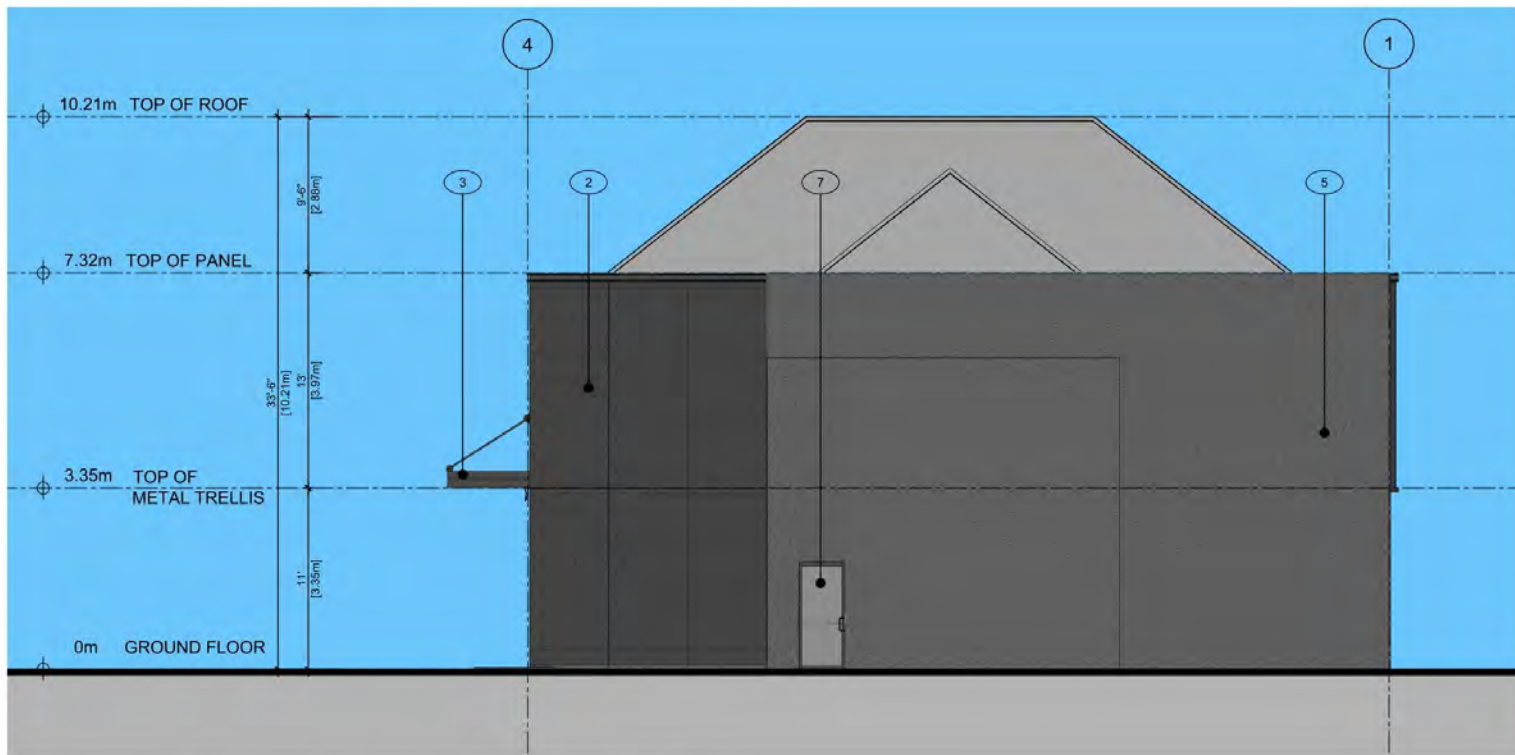
3

4

1 PROPOSED ROOF PLAN  
Scale: 3/16"=1'-0"



1 PROPOSED BUILDING ELEVATION-EAST  
Scale: 3/16"=1'-0"



2 PROPOSED BUILDING ELEVATION-NORTH  
Scale: 3/16"=1'-0"

EXTERIOR MATERIAL LEGEND	
1	METAL COMPOSITE PANEL - COLOR: YELLOW
2	METAL COMPOSITE PANEL - COLOR: CHARCOAL
3	METAL CANOPY
4	EXISTING CONCRETE BLOCK, PAINTED
5	STUCCO, EXISTING - COLOR: DARK GRAY
6	GLAZED WINDOW
7	HOLLOW METAL DOOR
8	STOREFRONT DOOR





1 PROPOSED BUILDING ELEVATION-WEST  
Scale: 3/16"=1'-0"



2 PROPOSED BUILDING ELEVATION-SOUTH  
Scale: 3/16"=1'-0"

EXTERIOR MATERIAL LEGEND	
1	METAL COMPOSITE PANEL - COLOR: YELLOW
2	METAL COMPOSITE PANEL - COLOR: CHARCOAL
3	METAL CANOPY
4	EXISTING CONCRETE BLOCK, PAINTED
5	STUCCO, EXISTING - COLOR: DARK GRAY
6	GLAZED WINDOW
7	HOLLOW METAL DOOR
8	STOREFRONT DOOR



1 3D PERSPECTIVE  
NTS



1 3D PERSPECTIVE  
NTS



EXTERIOR MATERIAL LEGEND	
1	METAL COMPOSITE PANEL - COLOR: YELLOW
2	METAL COMPOSITE PANEL - COLOR: CHARCOAL
3	METAL CANOPY
4	EXISTING CONCRETE BLOCK, PAINTED
5	STUCCO, EXISTING - COLOR: DARK GRAY
6	GLAZED WINDOW
7	HOLLOW METAL DOOR
8	STOREFRONT DOOR



LED STRIP LIGHT

1 MATERIAL BOARD  
NTS



METAL COMPOSITE PANEL -  
COLOR:CHARCOAL



STUCCO  
COLOR:DARK GREY

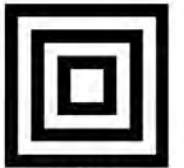


METAL PANEL  
COLOR:YELLOW



METAL CANOPY  
COLOR:CHARCOAL





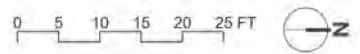
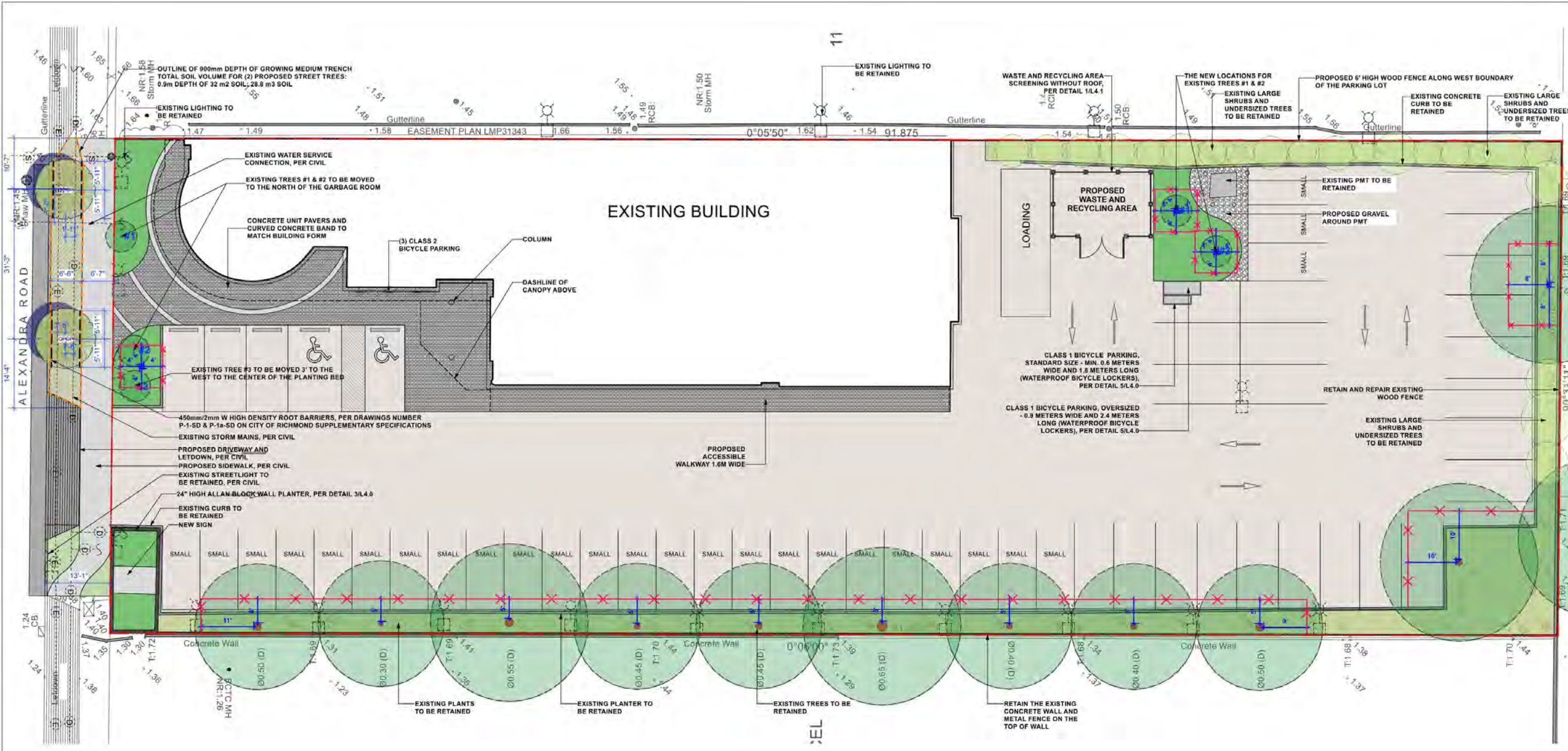
**HOMING  
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ARCHITECTURE**

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EMAIL: HOMINGLANDSCAPE@GMAIL.COM

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Revisions

NO.	Date	Note
1	2025-07-16	ISSUED FOR DP
2	2025-09-10	ISSUED FOR DP
3	2025-09-23	ISSUED FOR DP



**8251 ALEXANDRA ROAD**

PROJECT ADDRESS:  
8251 ALEXANDRA RD, RICHMOND,  
BC, CANADA

**LANDSCAPE LEGENDS**

SYMBOL	MATERIALS	DETAILS	SYMBOL	MATERIALS	DETAILS	SYMBOL	MATERIALS	DETAILS
	PEDESTRIAN CONCRETE UNIT PAVERS	1/L4.0		PROPOSED TREES	1&5 /L4.2		EXTENT OF CONTINUOUS 900MM GROWING MEDIUM TRENCH	
	CIP CONCRETE PAVING	2/L4.0		EXISTING TREES TO BE RETAINED	N/A		ROOT BARRIER	
	ASPHALT PAVING	PER CIVIL		PROPOSED BIKE RACKS	4/L4.0		EXISTING LARGE SHRUBS AND UNDERSIZED TREES TO BE RETAINED	
	PROPOSED LAWN	4/L4.2		TREE PROTECTION FENCING TREE PROTECTION FENCING TO BE INSTALLED PER CITY OF RICHMOND STANDARDS AND TREE MANAGEMENT PLAN PREPARED BY ARBORIST				
	PROPOSED PLANTING BED	3/L4.2						
	EXISTING PLANTS IN THE PLANTING AREA TO BE RETAINED	N/A						
	PROPOSED ALLAN BLOCK WALL PLANTER	3/L4.0						

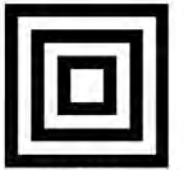
**LANDSCAPE NOTES**

- 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 ONSITE 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.

PROJECT NUMBER: 25-23  
SCALE: 3/32"=1'0" (1:128)  
DRAWN BY: EL  
REVIEWED BY: EL

**Landscape Site Plan**

**PLAN # 3.a**  
**L1.0**



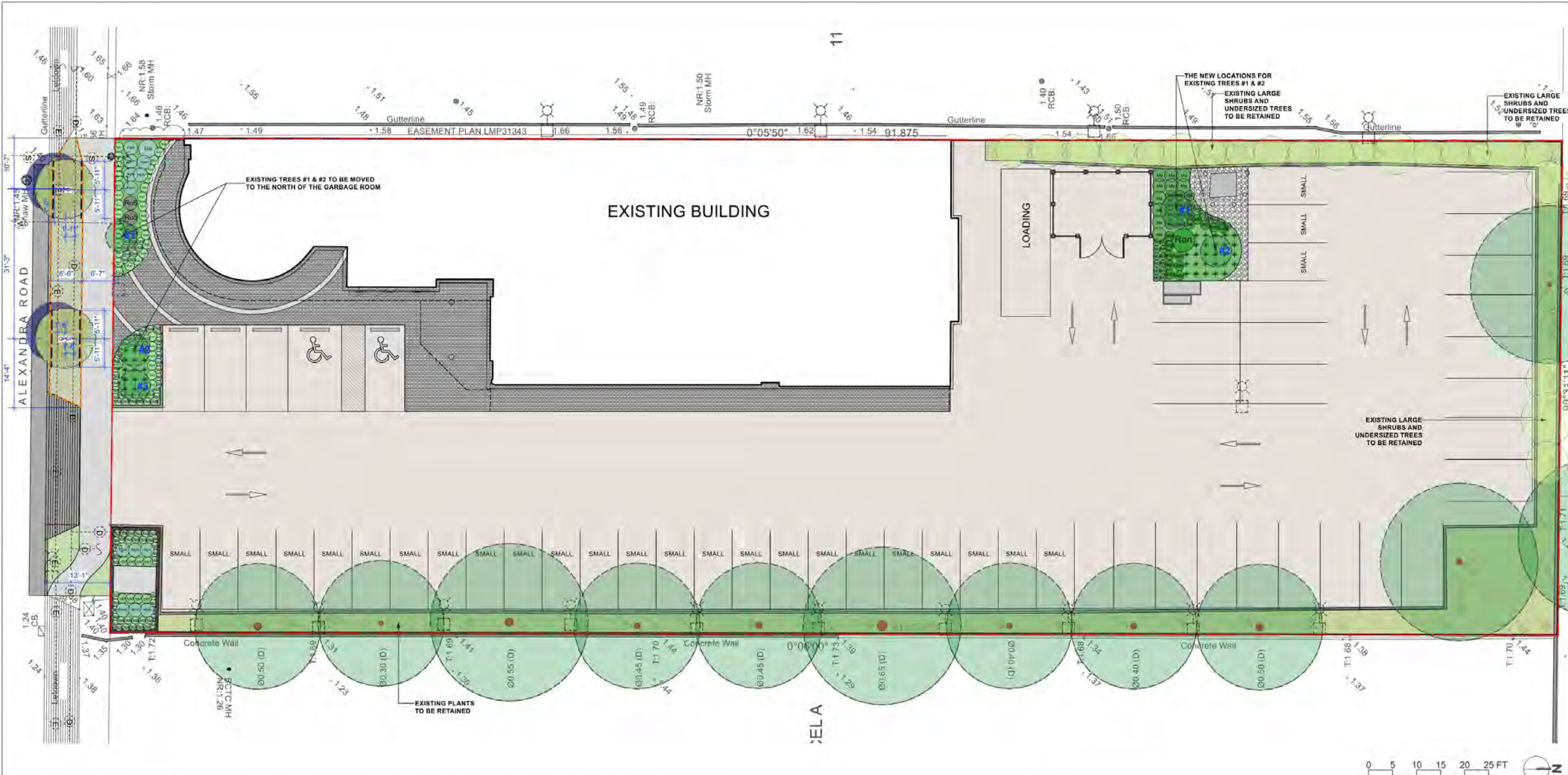
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### Revisions

NO.	Date	Note
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## 8251 ALEXANDRA ROAD

PROJECT ADDRESS:  
8251 ALEXANDRA RD, RICHMOND,  
BC, CANADA

PROJECT NUMBER: 25-23

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

DRAWN BY: EL

REVIEWED BY: EL

## Landscape Planting Plan

PLAN # 3.b

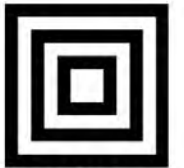
L2.0

ONSITE PLANT LIST					
ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
<b>TREES (DECIDUOUS &amp; CONIFEROUS)</b>					
<b>SHRUBS</b>					
Hym	Hydrangea macrophylla	Bigleaf Hydrangea	12	#5 pot	
Ma	Mahonia aquifolium	Oregon Grape Holly	10	#3 pot	native species
Mn	Mahonia nervosa	Dwarf Oregon Grape	18	#1 pot	native species
Nan	Nandina domestica 'Compacta'	Dwarf Heavenly Bamboo	35	#2 pot	
Ris	Ribes sanguineum	Red Flowering Currant	1	#3 pot	native species
Ron	Rosa nutkana	Native Shrub Rose	1	#5 pot	native species
Ro5	Rosa x 'Scarlet Meidiland'	Scarlet Meidiland Rose	3	#3 pot	
<b>PERENNIALS &amp; GROUNDCOVERS</b>					
adp	Adiantum pedatum	American Maidenhair Fern	12	#1 pot	native species
ar	Arctostaphylos uva-ursi 'Vancouver Jade'	Bearberry, Kinnikinick	42	#1 pot	native species
ble	Blechnum spicant	Deer Fern	12	#1 pot	native species
lsa	Lavandula angustifolia	English Spike Lavender	89	#1 pot	
<b>ORNAMENTAL GRASSES &amp; BAMBOOS</b>					
ckf	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	8	#3 pot	
<b>VINES</b>					

OFFSITE PLANT LIST					
Latin Name	Common Name	ID	Quantity	Scheduled Size	Notes
<b>TREES (DECIDUOUS &amp; CONIFEROUS)</b>					
Quercus palustris 'Green Pillar'	Green Pillar Oak	QPGP	2	6cm cal.	Street trees to be confirmed by the City.

### 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 Canadian 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 time 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) All plant material to be supplied on the job site must be obtained from a nursery participating in the BCLNA Phytophthora ramorum Certification Program.



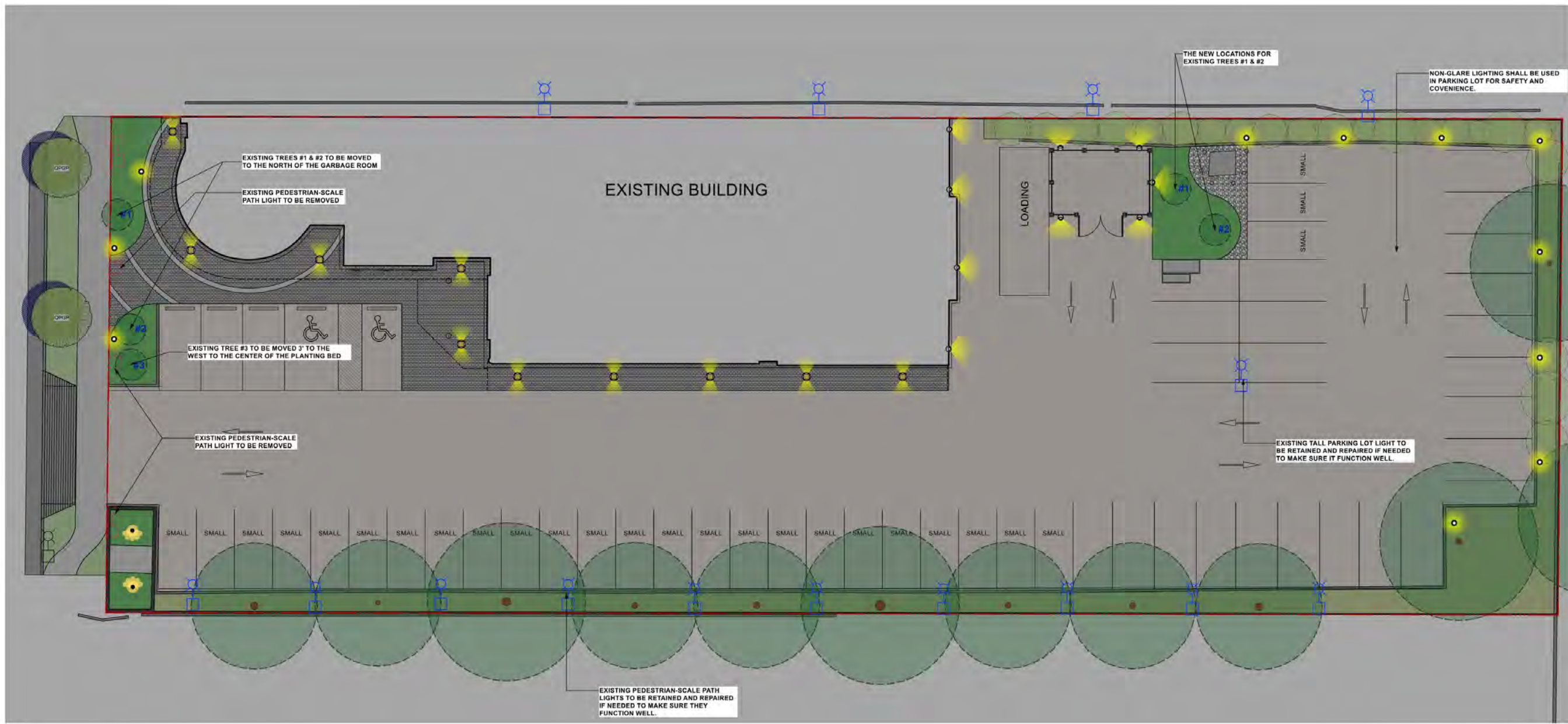
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CLARIFICATION AND APPROVAL BEFORE  
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### Revisions

NO.	Date	Note
1	2025-07-16	ISSUED FOR DP
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3	2025-09-23	ISSUED FOR DP



## 8251 ALEXANDRA ROAD

PROJECT ADDRESS:  
8251 ALEXANDRA RD, RICHMOND,  
BC, CANADA

PROJECT NUMBER: 25-23

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

DRAWN BY: EL

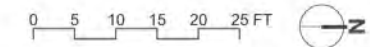
REVIEWED BY: EL

# Conceptual Landscape Lighting Plan

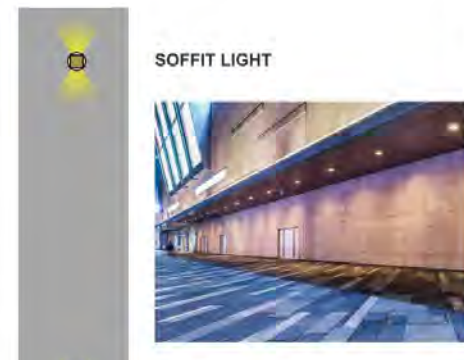
PLAN # 3.c

L3.0

### LANDSCAPE LIGHTING LEGENDS



SYMBOL MATERIALS



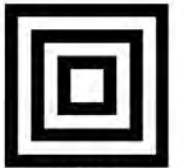
EXISTING LIGHT TO BE RETAINED

EXISTING LIGHT TO BE REMOVED

### LIGHTING NOTES

1. LIGHTING PLANS PROVIDED FOR INFORMATION ONLY. ALL EXTERIOR LIGHT FIXTURES, QUANTITIES, AND LOCATIONS TO BE APPROVED BY THE CLIENTS PRIOR TO ORDERING AND INSTALLATION.
2. CONTRACTOR TO COORDINATE RECESSED FORMING, ELECTRICAL CONDUIT, AND LOCATION LOGISTICS WITH OTHER TRADES AS REQUIRED.
3. SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY THE CLIENTS PRIOR TO ORDERING AND INSTALLATION.
4. ALL EXTERIOR LIGHT FIXTURE LOCATIONS TO BE STAKED BY CONTRACTOR AND APPROVED BY THE CLIENTS AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. CONTRACTOR TO ENSURE ALL LIGHTING WIRE AND FIXTURES MUST BE INSTALLED TO MEET THE LOCAL ELECTRICAL REGULATIONS AND SAFETY REQUIREMENTS.





# HOMING LANDSCAPE ARCHITECTURE

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### Revisions

NO.	Date	Note
1	2025-07-16	ISSUED FOR DP
2	2025-09-10	ISSUED FOR DP
3	2025-09-23	ISSUED FOR DP

## 8251 ALEXANDRA ROAD

PROJECT ADDRESS:  
8251 ALEXANDRA RD, RICHMOND,  
BC, CANADA

PROJECT NUMBER: 25-23

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

DRAWN BY: EL

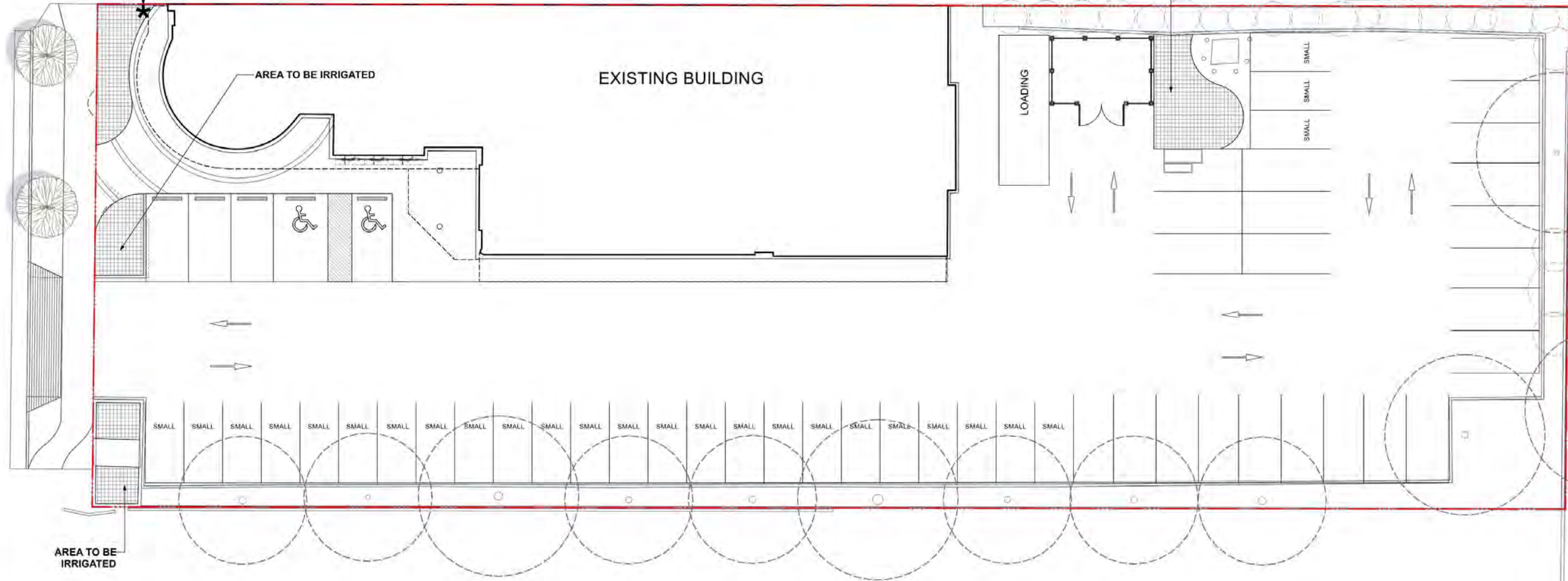
REVIEWED BY: EL

## Design-Build Irrigation Plan

PLAN # 3.d

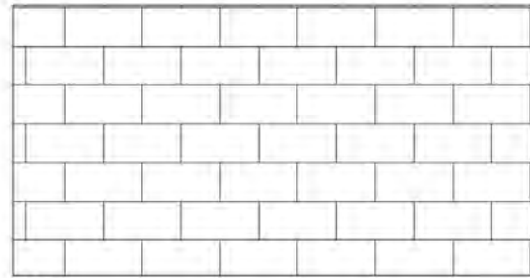
L3.1

IRRIGATION STUB-OUT  
2" DIAMETER @ 50 GPM

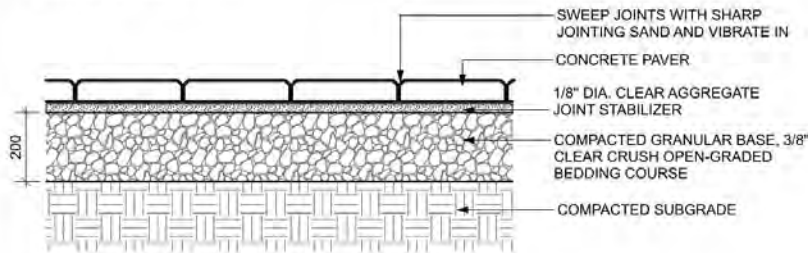


### IRRIGATION LEGENDS

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

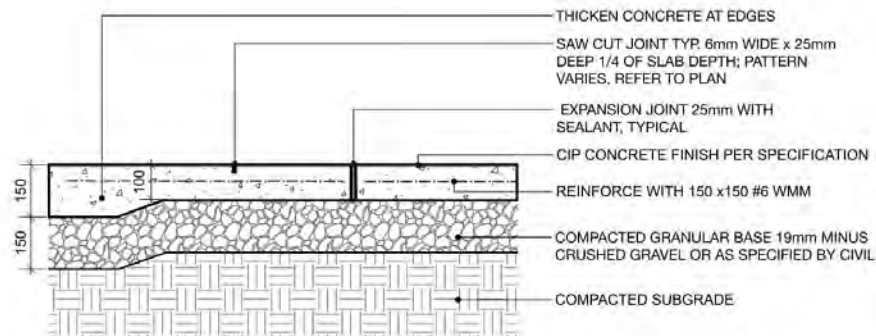


**PLAN**  
**CLASSIC STANDARD PAVERS - STANDARD SIZE BY BELGARD** (877-235-4273)  
 DIMENSIONS: STANDARD 225(L) x 112.5(W) x 60(T) mm (8-7/8" x 4-7/16" x 2-3/8")  
 PATTERN: RUNNING BOND  
 COLOUR: NATURAL



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

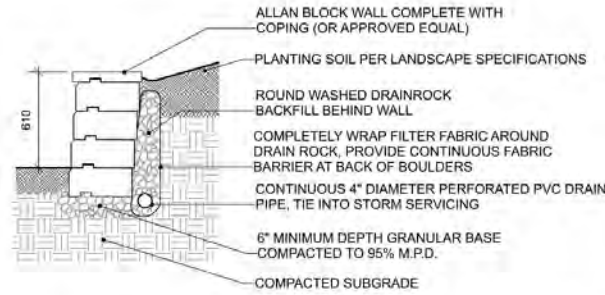
**1 CONCRETE UNIT PAVING ON GRADE**  
 Scale: 1:10



NOTES:  
 1. EXPANSION JOINTS 6m O.C. MAX, CONTROL JOINTS @ 1.5m O.C. ADJUST TO SUIT SITE LAYOUT PLAN.  
 2. ALL SCORELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION.

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

NOTES:  
 1 - INSTALL WALLS PER MANUFACTURER SPECIFICATIONS  
 2 - GLUE CAPS DOWN WITH ADHESIVE RECOMMENDED BY WALL MANUFACTURER.



**3 ALLAN BLOCK WALL PLANTER AROUND THE PROJECT SIGN**  
 Scale: 1:25

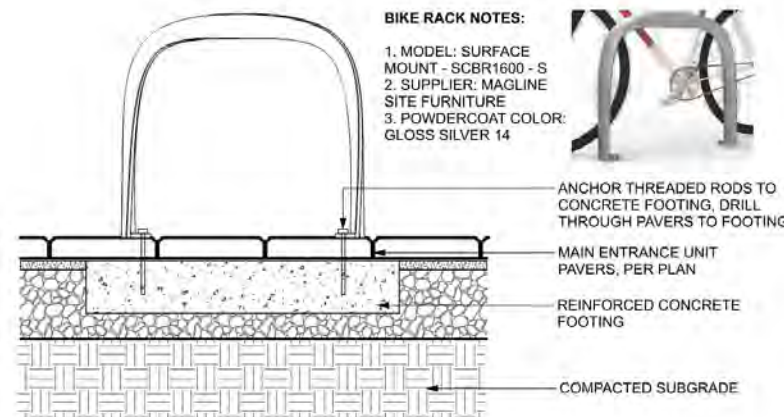


**PRECEDENT**

**NOTES:**

- STANDARD SIZE MODEL: MIN. 0.6 METERS WIDE AND 1.8 METERS LONG
- OVERSIZED MODEL: 0.9 METERS WIDE AND 2.4 METERS LONG
- SUPPLIER: CYCLESAFE OR APPROVED ALTERNATIVE SUPPLIER

**5 OUTDOOR BIKE LOCKER - STANDARD SIZE & OVERSIZED MODELS**  
 Scale: N/A

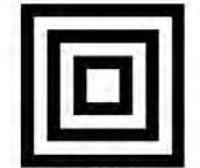


**BIKE RACK NOTES:**  
 1. MODEL: SURFACE MOUNT - SCBR1600 - S  
 2. SUPPLIER: MAGLINE SITE FURNITURE  
 3. POWDERCOAT COLOR: GLOSS SILVER 14



NOTE:  
 PER SUPPLIER FOR SPECIFICATIONS AND INSTALLATIONS.

**4 BIKE RACK**  
 Scale: 1:10



**HOMING  
 LANDSCAPE  
 ARCHITECTURE**

ADDRESS: 1423 W11TH AVENUE,  
 VANCOUVER, BC, CANADA V6H 1K9  
 CELL: 778-323-3536  
 EMAIL: HOMINGLANDSCAPE@GMAIL.COM

DO NOT SCALE THE DRAWINGS. COPYRIGHT RESERVED. 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.

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**8251 ALEXANDRA  
 ROAD**

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 8251 ALEXANDRA RD, RICHMOND,  
 BC, CANADA

PROJECT NUMBER: 25-23

SCALE: AS SHOWN

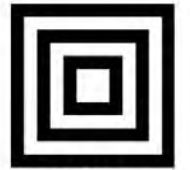
DRAWN BY: EL

REVIEWED BY: EL

**HARDSCAPE &  
 FURNITURING  
 DETILS**

PLAN # 3.e

L4.0



# HOMING LANDSCAPE ARCHITECTURE

ADDRESS: 1423 W11TH AVENUE,  
VANCOUVER, BC, CANADA V6H 1K9  
CELL: 778-323-3536  
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

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BC, CANADA

PROJECT NUMBER: 25-23

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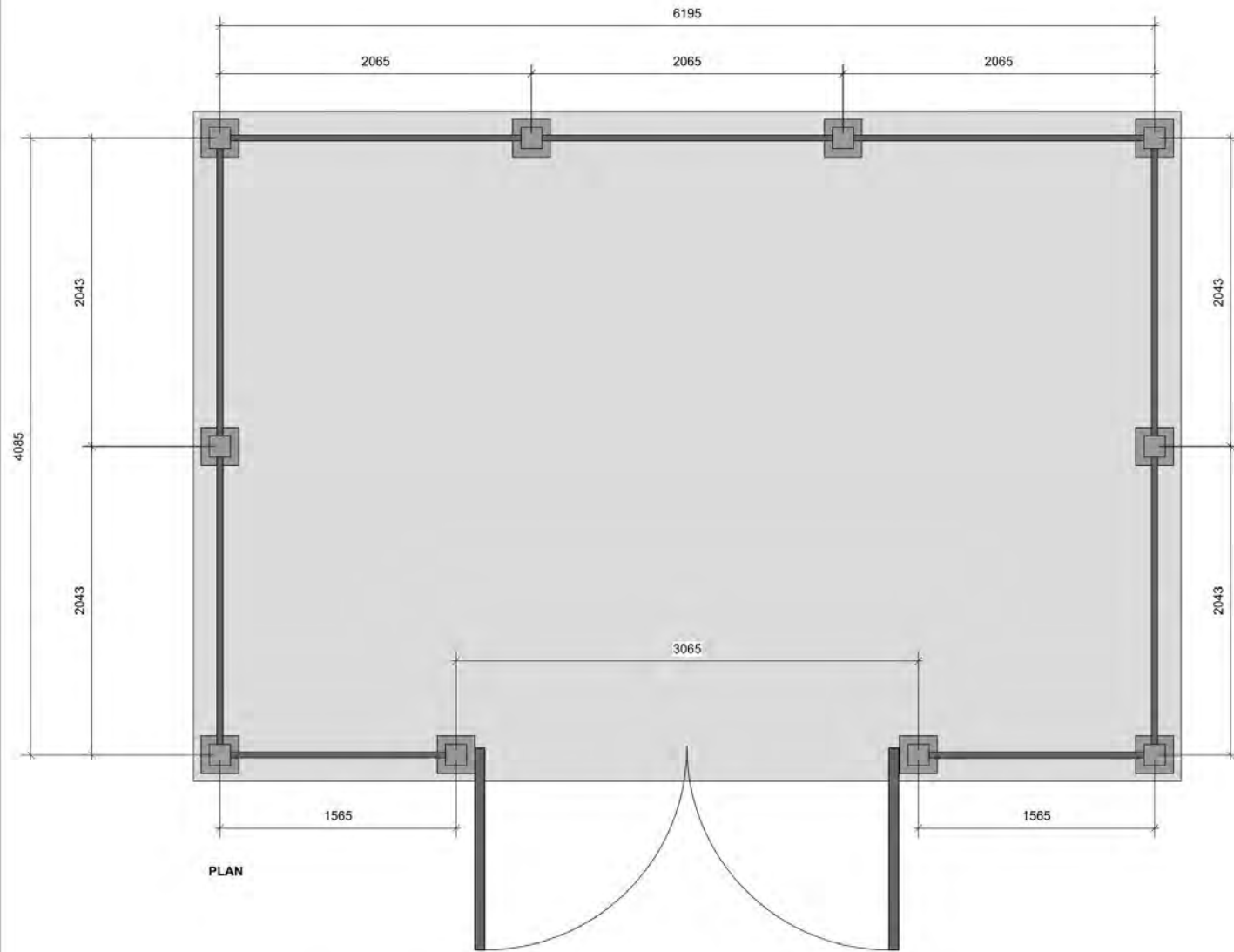
DRAWN BY: EL

REVIEWED BY: EL

## HARDSCAPE & FURNITURING DETILS

PLAN # 3.f

L4.1

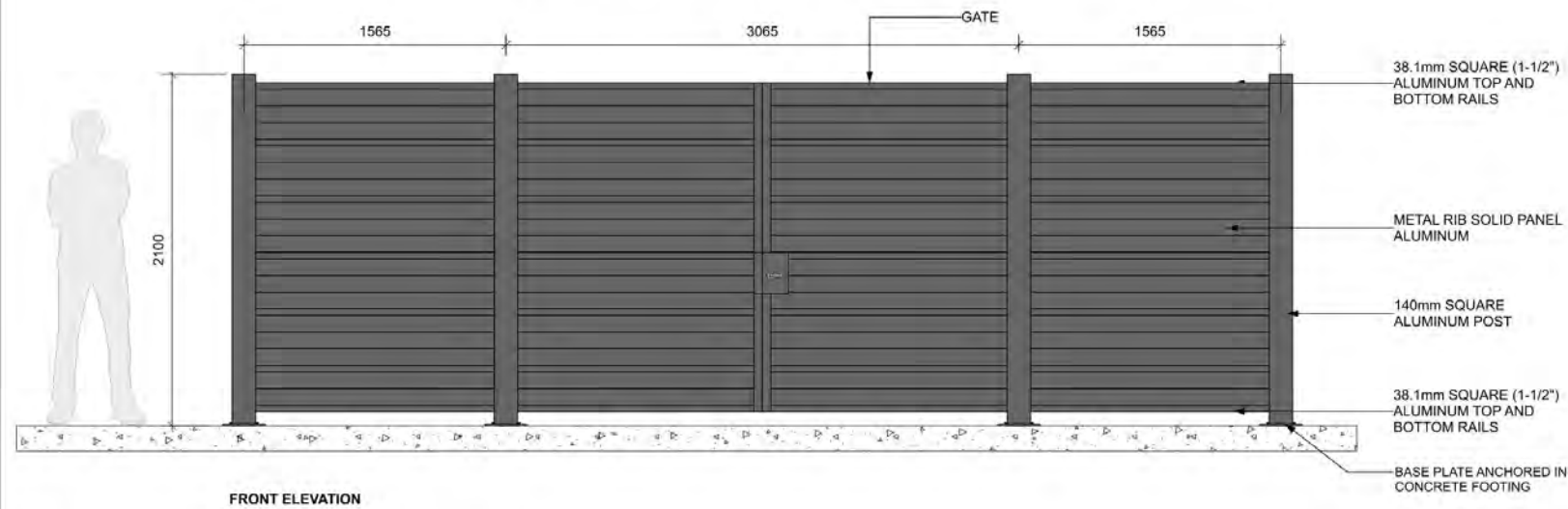


PLAN



PRECEDENT

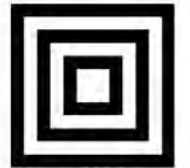
NOTE: THE SCREENING SHALL BE A MINIMUM OF 2.0 METRES IN HEIGHT TO A MAXIMUM HEIGHT THAT IS EQUIVALENT TO THE HEIGHT OF THE REFUSE OR RECYCLING BIN BUT IN NO CASE MORE THAN 2.4 METRES.



FRONT ELEVATION

- 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.

**1 WASTE AND RECYCLING AREA SCREENING**  
Scale: 1:20



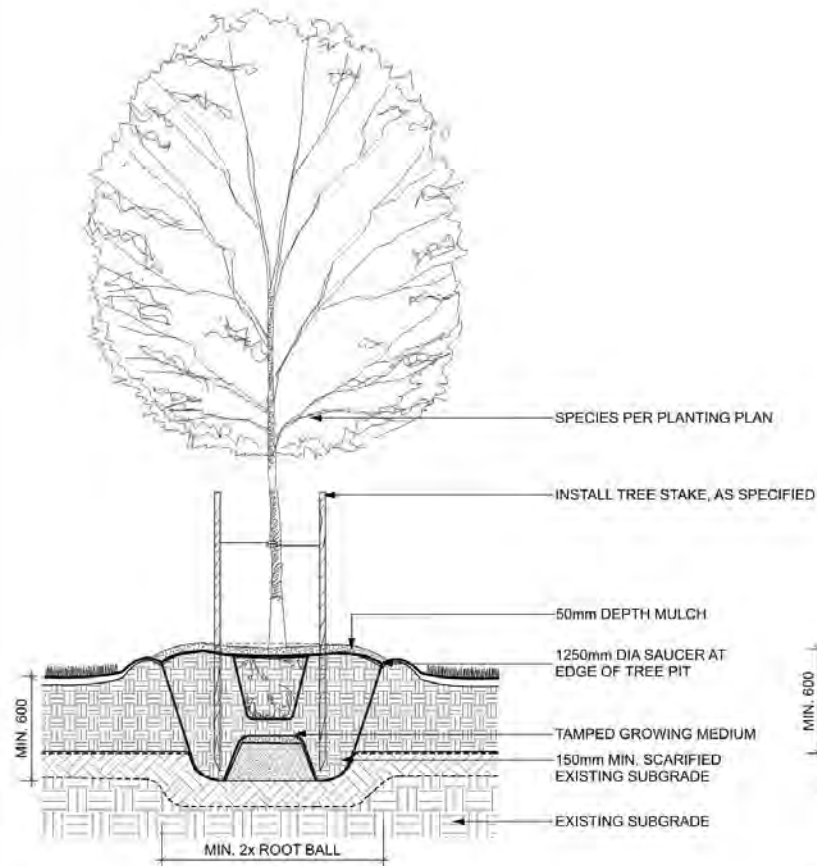
**HOMING  
LANDSCAPE  
ARCHITECTURE**

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EMAIL: HOMINGLANDSCAPE@GMAIL.COM

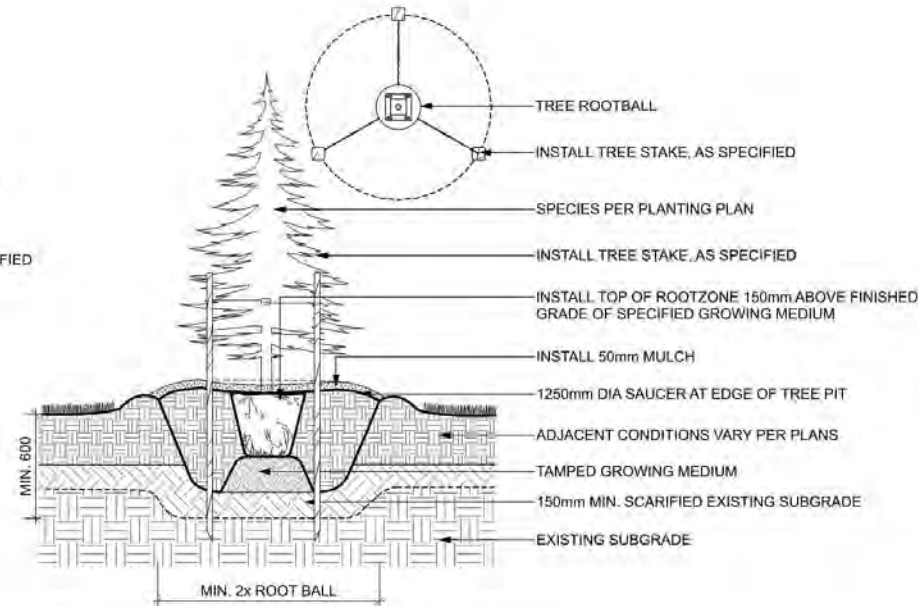
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**Revisions**

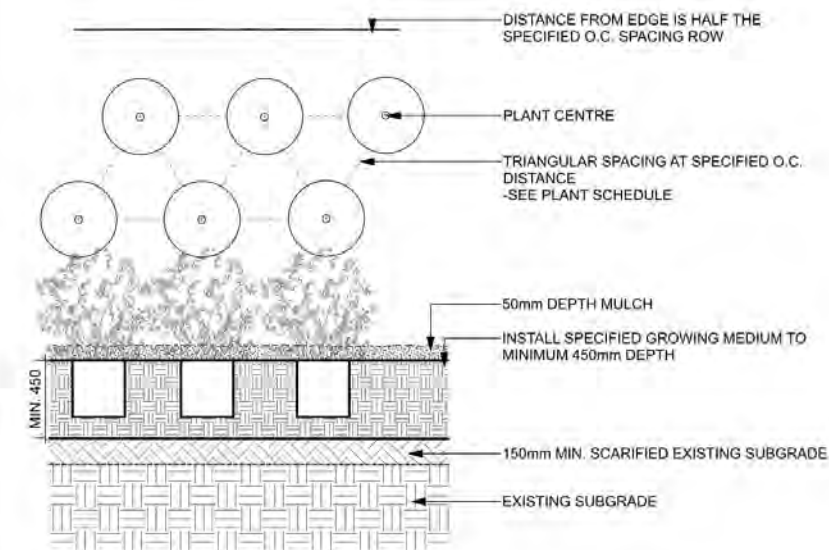
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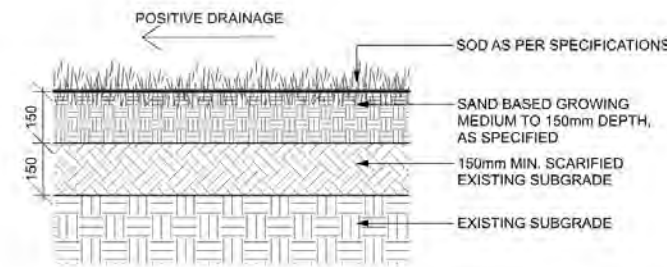
**1 DECIDUOUS TREE PLANTING ON GRADE (TYPICAL)**  
Scale: 1:20



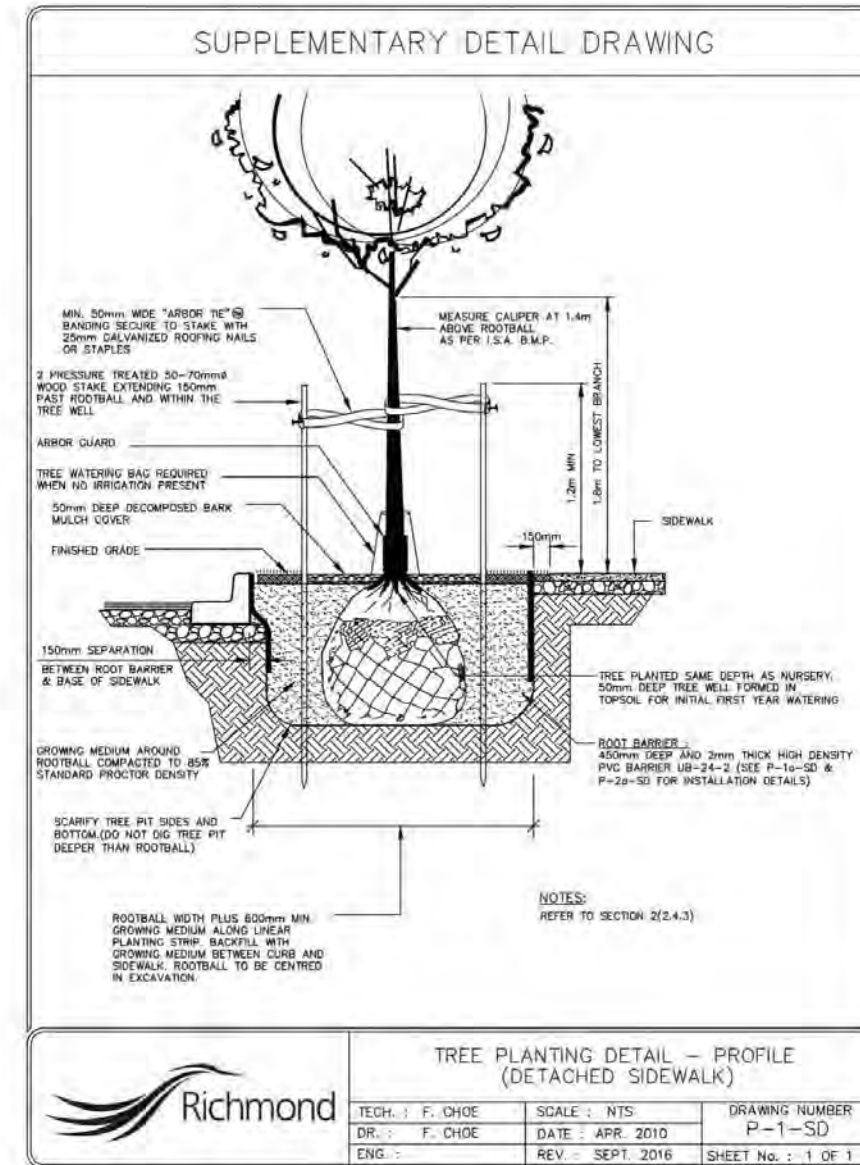
**2 CONIFEROUS TREE PLANTING ON GRADE (TYPICAL)**  
Scale: 1:20



**3 PLANTING ON GRADE (TYPICAL)**  
Scale: 1:20



**4 SOD LAWN (TYPICAL)**  
Scale: 1:10



**5 GRASS BOULEVARD TREE PLANTING DETAIL - CITY OF RICHMOND**  
SCALE: N/A

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ROAD**

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BC, CANADA

PROJECT NUMBER: 25-23

SCALE: AS SHOWN

DRAWN BY: EL

REVIEWED BY: EL

**SOFTSCAPE  
DETILS**

**PLAN # 3.g**  
**L4.2**