



# City of Richmond

## Report to Development Permit Panel

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**To:** Development Permit Panel

**Date:** April 28, 2014

**From:** Wayne Craig  
Director of Development

**File:** DP 13-645579

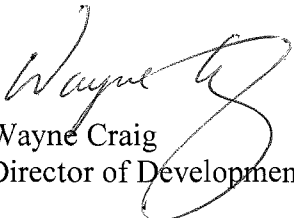
**Re:** **Application by NSDA Architects on behalf of the Pacific Autism Family Centre Foundation for a Development Permit at 1001 Hudson Avenue (formerly part of 3600 Lysander Lane)**

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### Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a 5,553m<sup>2</sup> building for treatment of, and education about, Autism Spectrum Disorder at 1001 Hudson Avenue on a site zoned "Auto-Oriented Commercial (ZC10) ) – Airport and Aberdeen Village"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum commercial parking spaces setback (Zoning Bylaw s 7.5.17) from 1.5 metres to zero metres along the northern lot line.

  
Wayne Craig  
Director of Development

WC:dcb

## Staff Report

### Origin

NSDA Architects, on behalf of The Pacific Autism Family Centre Foundation, has applied to the City of Richmond for permission to develop 1001 Hudson Avenue in order to construct a 5,553 m<sup>2</sup> building for treatment of and education about Autism Spectrum Disorder. The site is currently zoned “Auto-Oriented Commercial (ZC10) – Airport and Aberdeen Village”. The development site is currently vacant of any structures.

The proposed development will be a purpose built facility that seeks to address the significant needs of their clients.

*“The Pacific Autism Family Centre (PAFC) is designed to respond to the challenge of Autism Spectrum Disorder (ASD) in British Columbia. Its core purpose is to be a provincial knowledge centre that incorporates state of the art resources for research, information, learning assessment, treatment and support in order to build capacity for addressing the lifespan needs of individuals with ASD and their families across British Columbia. The concept for this centre involves both a new building in Richmond and services in regions across the province through a ‘hub, spoke and satellite’ framework.”* (NSDA, Advisory Design Panel Submission Oct 16, 2013).

The Richmond facility will include:

- Knowledge centre      Training, meeting and counselling rooms, video conference facilities etc.;
- Information centre      Counselor and advisor work spaces, education programs, information resources, etc.;
- Lifespace centre      Skills classrooms, computer training lab for youths and adults, etc.;
- Recreation centre      A half court gym, fitness area, changing facilities, etc.;
- Clinic & research centre      Medical and psychological assessment, observation rooms, a laboratory and other research resources, family meeting rooms, etc.; and
- Treatment centre      Space for 30 children ages 3 to 10 for assessment, motor training, music/art, observation, etc.

The facility will also contain a cafeteria, staff facilities, administration areas, partner agency rooms and a multipurpose room that will facilitate evening lectures or events.

The PAFC proponents have funding commitments totalling approximately \$28 million dollars from private and government sources for this project. The PAFC concept was presented by a delegation to General Purposes Committee on June 3, 2013.

**Development Information**

Please refer to attached Development Application Data Sheet (Attachment 1) for a comparison of the proposed development data with the relevant Bylaw requirements.

The 9,310 m<sup>2</sup> development site was recently subdivided (SD 13-634340) from the parent property (3600 Lysander Lane) and is located between Cessna Drive and the middle arm of the Fraser River and between Hudson Avenue to the north and Boeing Avenue to the south. The subject site is now owned by the Pacific Autism Family Centre (PAFC) Foundation- a non-profit organization. The development site had previously been used as a parking lot.

The site's existing grade varies from approximately 2.6 m GSC to 4.42 m GSC. As the minimum habitable floor elevation at the subject location is 4.35 m GSC the applicant proposes to raise the site's grade to bring the main floor of the new facility up to 4.7 m GSC. This will also create a better transition between the proposed building and the adjacent outdoor courtyards, play areas and a future dike that will be built along the foreshore area of the property.

The wood frame building will be oriented in a north-south direction and will have somewhat of a stepped massing appearance with the two ends of the structure more closely representing two storeys in height, while the central portion of the building will be a full three storeys in height. The building's appearance will be visually broken up through articulation and variations in the facade materials and glazing.

Secure vegetated court yards and play areas will be located only on the eastern side of the building to reduce traffic and aircraft noise to these areas.

The proposed 5,553 m<sup>2</sup> building is being designed to LEED silver equivalency and incorporates numerous sustainability features to maximize heating and water use efficiencies, conserve electrical energy, provide a high quality interior air supply and ensure a good indoor environmental quality.

Two primary pedestrian entrances to the building are proposed;

- One oriented toward Hudson Avenue closest to temporary parking and a covered drop off area provided by a second floor building projection; and
- One off the main parking area between the building and Cessna Drive that provides more direct access to treatment and education areas.

Two vehicle access entrances are provided to the site, both connecting to Hudson Avenue. A large loading space, shared with two medium loading spaces, is located at the north-eastern corner of the building.

The first two floors of the building will be oriented to the needs of the autism clients while the third floor will be designed for administration and staff facility uses. Interior spaces will be child-friendly with features such as reduced risers on steps and lower height handrails, soft rounded corners on furnishings in play areas, etc. Extensive use of various glazing materials will serve to provide soft, non-glare natural lighting complimenting more neutral colors to create calming, inviting interior spaces.

As a principle source of funding stems from the Provincial Government, the building is being designed to pay close attention to the requirements of the Province's Wood First program. Exterior materials will use combinations of stained wood, laminate panels, metal panels and various forms of translucent and clear glazing. Interior spaces will also make extensive use of wood in structures such as laminated beams and wood columns.

The key structural components and the exterior building envelope will be designed for a 60 year service life.

The proposed Pacific Autism Family Centre (PAFC) is classified as a "minor health service" use which is permitted under the site's existing "Auto-Oriented Commercial (ZC10) – Airport and Aberdeen Village" zoning – consequently a Rezoning is not required.

### **Background**

Development surrounding the subject site is as follows:

- To the north, a 19.28 m high office building at 3600 Lysander Lane on a 20,555 m<sup>2</sup> site zoned "Auto-Oriented Commercial (ZC10)". North of Lysander Lane is the Delta Vancouver Airport Hotel on a 3.04 ha. site zoned "Auto-Oriented Commercial (CA)";
- To the east, Fraser River – middle arm;
- To the south, Boeing Avenue and the 4.94 ha. BC Institute of Technology Sea Island aerospace campus (zoned "Education (ZIS6 – BCIT at Airport)" and;
- To the west is Cessna Drive, Russ Baker Way then the Burkeville residential area (typically large lot single family residential zoned "Single Detached (RS1/E)").

### *Parent Property Subdivision and Offsite Requirements*

As previously noted, the PAFC site was subdivided off the parent property (3600 Lysander Lane) under a separate Subdivision application (SD 13-634340) by PC Urban Properties Corp. on behalf of the original land owner, Lysander Holdings Ltd. Through that Subdivision all the off-site improvements and on-site dike right of way and dike construction provisions were addressed.

The improvements resulting from the Subdivision include:

- A new 1.5 m asphalt walkway and grass boulevard along the entire parent property frontage with Cessna Drive with a step connection to the dike trail at Boeing Avenue;
- Storm, sanitary and water connection installations for the PAFC site;
- Registration of public passage to extend access from Hudson Avenue eastward up to the proposed dike right of way;
- The existing 10m wide dike right of way along the Fraser River foreshore has been increase to approximately 17.5 m between Boeing Avenue and Lysander Lane allowing for future dike expansion;
- A new 10 m wide dike right of way placed in parallel with Boeing Avenue to create a link between the foreshore dike and an existing dike that runs through the BCIT Aerospace campus to the south;



- New dike construction is to be undertaken on the PAFC site within both the foreshore dike and the 10m wide dike SRW paralleling Boeing Avenue; and
- A new public trail will run the entire length of the dike right of way between Cessna Drive and Lysander Lane.

Impacts to the perimeter foreshore trees resulting from the proposed dike construction have been addressed through a separate Environmentally Sensitive Area (ESA) Development Permit (DP13-637525 – approved by Council November 12, 2013). Compensation planting for ESA impacts related to the proposed dike construction has been secured through that application.

#### *Dike Setback and Construction Requirements*

Having considered the addition of the two proposed dike SRWs, the raising of the development site behind the dike and the PAFC's proposed building placement, the Provincial Diking Authority has agreed to waive the standard 7.5m building setback required under the Province's "Flood Hazard Area Land Use Management Guidelines" (correspondence January 24, 2014).

A site specific exemption under Part Five of the City's "Flood Plain Designation and Protection Bylaw 8204" has also been granted by the Senior Manager, Building Approvals under the Bylaw's site specific exemption provisions reducing the required dike setback from the two new SRWs from 7.5m to zero metres. Both these actions were undertaken as part of the Subdivision approval process and are reflected in the proponent's current Development Permit submission.

On March 12, 2014, the Provincial Deputy Inspector of Dikes with the Ministry of Forests, Lands and Natural Resource Operations issued an approval of the dike design for this site under the Dike Maintenance Act.

#### **Rezoning and Public Hearing Results**

As the proposed use conforms to the existing "Auto-Oriented Commercial (ZC10) – Airport and Aberdeen Village" zoning, neither a Rezoning nor a Public Hearing are required for this project.

#### **Staff Comments**

The proposed scheme attached to this report has satisfactorily addressed the urban design issues and other staff design comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the "Auto-Oriented Commercial (ZC10) – Airport and Aberdeen Village" zoning schedule except for the zoning variances noted below.

#### **Zoning Compliance/Variations (staff comments in bold)**

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

- 1) Reduce the minimum commercial parking spaces setback (Zoning Bylaw s 7.5.17) from 1.5 metres to zero metres along the property's northern lot line.

***Staff supports the variance to reduce the minimum parking spaces setback from the northern lot line as this allows perpendicular parking off the public access drive aisle***

*provided by the property to the north. The resulting parking layout allows for the entire building to be shifted northward away from the lot's southern property boundary and the 10 m wide dike right of way required by the City. Staff note that the public access drive aisle is not a through road since it terminates at the dike and therefore the only traffic using the drive aisle will be vehicles accessing the Pacific Autism Family Centre facility. Transportation staff have reviewed and agreed to the site design.*

### **Advisory Design Panel Comments**

The Advisory Design Panel supported moving the application to the Development Permit Panel subject to the applicant giving consideration to the comments of the Panel. A copy of the relevant excerpt from the Advisory Design Panel Minutes from October 23, 2013 is attached for reference (Attachment 2). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '***bold italics***'.

### **Analysis**

#### ***Conditions of Adjacency***

- As proposed, the general building form and massing will comply with OCP form and character guidelines.
- The overall appearance of the building will complement the office building to the north (Lysander Holdings Ltd. office building) and the aerospace educational facility the south (BCIT Aerospace facility). Representatives from both Lysander Holdings and BCIT have advised City staff that they support the proposed design and use.
- With respect to the dike to the east, the facility's main floor and the assorted open space areas will be set at the same level of the dike. This provides a friendlier interface with the dike.
- With respect to the development to the south, there is a significant distance between the two developments and includes a dike trail connection as well as a thick forest along Boeing Avenue.
- To the west, neither Russ Baker Way nor Cessna Drive will be impacted by the proposed development. Landscape screening using tall evergreen shrubs and trees (i.e. Russian Laurel and Red Sunset Maples) will be provided.
- Sensitive natural habitat located between the subject site and the Middle Arm of the Fraser River will be retained and enhanced under a separate Development Permit (DP 13-637525) – approved by Council November 12, 2013. Protective fencing has been required prior the undertaking of dike works as part of that Development Permit.
- The building has been setback from Cessna Drive by 7 m addressing Zoning Bylaw requirements. It will also be setback 7 m from the northern property line, 10 m from the southern property line and generally respects a 17.5 m dike right of way along its eastern side.

#### ***Urban Design and Site Planning***

- The layout of the site in terms of pedestrian and vehicular access, building placement, open space, parking and loading locations and the overall relationship to the dike is supported by staff. Although the design guidelines suggest that parking should be located at the rear of the property, in this case, it is preferable to locate the parking as proposed because:
  - The dike experience will be more attractive bordered by the open spaces and the proposed building than bordered by surface parking;

- The proposed building is being used to screen the adjacent open spaces from the noise of the airport operations and Russ Baker Way – this is a more desirable situation from the perspective of the facility's clients; and
  - Parking is the site use that is least impacted by noise from the airport and Russ Baker Way.
- Vehicle access will be provided directly from Hudson Avenue and secondarily through a public access area shared with the property to the north (3600 Lysander Lane). The two vehicle accesses will provide an alternative access in the event of an emergency.
- A pedestrian walkway will link the PAFC building to the frontage sidewalk along Cessna Drive allowing safe and convenient access to the nearby bus stop.

### ***Parking and Loading***

- Off-street parking rates relevant to the specific and unique uses proposed for the subject site are not covered by the Zoning Bylaw (Bylaw 8500). To facilitate an understanding of the parking rates that would appropriately apply to this project the applicant retained Bunt and Associates to conduct a parking study for this development. Transportation staff reviewed the study and support its findings and the associated Transportation Demand Management (TDM) measures outlined below.
- The site's parking requirements will be met through provision of 95 parking stalls plus implementation of Traffic Demand Measures (TDM).
- The Transportation Demand Measures (TDM) package is being provided to include the following:
  - An electrical outlet in the Class 1 (employee) bike storage for electric bicycle/scooter charging.
  - End of trip cycling facilities for employees - lockers, changing room and shower.
  - Installation of 120 volt receptacles for electric vehicle charging equipment will be provided in 5 parking spaces (approximately 5% of parking spaces).
- Four handicapped stalls will be located in close proximity to the building entrances.
- Fourteen Class 1 and sixteen Class 2 bike stalls are proposed meeting Zoning Bylaw 8500 requirements. The long term (Class 1) bicycle parking will be accommodated in secure storage rooms within the building while the short term (Class 2) bicycle parking will be accommodated with bicycle racks – typically outside.
- The proposed site plan will meet the City's Zoning Bylaw (No. 8500) requirements for a minimum of fifty percent standard parking spaces.
- A single large sized loading space will be provided on site that can be shared by two medium sized loading spaces. During the site's normal operations the large loading stall would only occasionally be used with the majority of the loading needs being met by the medium stalls.
- A consolidated trash and recycling area has been located in the vicinity of the facility's loading bay. Containers will be pulled out from the covered roof when being picked up for disposal.
- The proposed overall parking and loading configuration and vehicle stall numbers are supported by Bunt's transportation assessment of the proposed uses within the facility.

### ***Architectural Form and Character***

The building massing, formed from a number of stacked and colliding boxes, articulates the different building functions and provides visual interest when viewed from all angles. These

“boxes” will be clad and detailed using a variety of materials and colours further enhancing the visual interest of the building.

The extensive use of wood as cladding material will also provide a facade that is more appropriate for the use of the proposed building. In addition it will provide a pleasant counterpoint to the adjacent developments which are primarily clad in glass and metal.

Additional features that contribute to the building’s form and character include the following:

- The building will be oriented in a north-south orientation with the main mass reaching 17.5 m in height and the gymnasium section dropping to approximately 6.75 m in height.
- Low building extensions are to be placed to enhance three court yards / outdoor play spaces.
- Two multimedia rooms on the second floor of the north end of the building have been extended over the internal drive aisle creating a covered drop off area near the main entrance.
- The building will be well articulated incorporating projections, varying setbacks and variations in height and materials to create a distinctive character and form.
- The exterior materials palette is proposed to include several shades of stained wood cladding, metal siding, five different types of glass (both clear and translucent) and engineered wood panels. Metal and wood sunshades will be employed at key locations around the building and prefinished metal louvers are used to screen rooftop mechanical structures when viewed from all sides.
- Demountable sunshades project 1.2 m into the western side yard setback along a portion of gymnasium and along the eastern side of the building. These projections are permitted under the Zoning Bylaw (sec 4.12.3) and have been accommodated within the registered dike Right Of Way agreement.
- Considerable attention has been paid to orient the design to its client’s needs. Interior design will be kept free of patterns and ornamental detail preferring instead to calming neutral colours, sound absorbing finishes, and an abundance of natural, non-glare lighting. Child friendly features such as low height hand rails on stairs with reduced height risers and contained play areas are all incorporated into the design. Play areas will be furnished with soft rounded corners and the building and the exterior areas will be secured to ensure that children cannot leave the facility unattended.

### ***Landscape Design and Open Space Design***

An Arborist’s report was prepared by Diamond Head Consulting Ltd. (updated August 29, 2013) and is on file. Forty-nine onsite trees were identified through the site survey. The species mix included Black Cottonwood (36), Black Pine (5), Cherry (1), Norway maple (3), Paper birch (1) and Red Alder (3). Of these, 17 trees were non-Bylaw sized trees and 2 Bylaw sized trees were classed as hazard trees. All of the trees were identified as needing to be removed due to conflicts with the proposed building, parking area or the dikes.

A variety of landscape measures are proposed to both enhance the development and contribute to the surrounding area. Included are:

- Twenty six bylaw sized trees will be removed from the subject site. Fifty two replacement trees are proposed – the majority of the replacements are to be 6 cm calliper or greater for deciduous and 3.5m high or greater for coniferous – the only exceptions being 3 Fireglow

Japanese Maples and 2 Colorado Blue Spruce which will both be 2.5 m high. The OCP tree replacement requirement ratio of 2:1 will be met.

- A detailed landscaping plan is provided incorporating trees, shrubs groundcovers perennials and grasses. The landscaping scheme will line the site perimeter, break up extended parking areas and accentuate the three outdoor sitting/play areas along the south side of the building.

Open space for the facility will be provided as outdoor gardens:

- The outdoor gardens will be arranged to accommodate different uses including;
- A family courtyard inclusive of a raised agricultural garden, benches and tables, deciduous trees, etc. as a quiet space for all users;
- An outdoor courtyard for tots ages 3-5 inclusive of an active play structure, resilient rubber surfacing safe play areas, shade trees and quiet zones;
- An outdoor courtyard for children ages 5 -10 inclusive of active play equipment, activity panels, plant materials selected for colour, texture, fragrance and seasonal change;
- An outdoor gym court providing gym and fitness activities outside when weather permits;
- An outdoor rooftop cafeteria patio with views to the Fraser River foreshore.

Perimeter fencing along the east side of the property is proposed to have articulated sections to avoid long runs. This will be enhanced with vegetation strips along both sides of the fence. Visual breaks into the site will be incorporated at key locations along the perimeter fence. This perimeter fencing is necessary for both security and safety reasons.

### ***Sustainability Features***

The applicant has prepared the following sustainability measures which address the sustainability objectives of the OCP:

- The building is proposed to be built to LEED silver equivalent standards and will include features such as a high efficiency boiler plant, electrical energy conservation measures, a central heat recovery ventilation system, radiant floor heating/cooling, low flow faucets, low flush toilets, etc.
- A storm water management plan will be developed for the site (still under development).
- Plumbing fixtures will be selected to reduce indoor potable water use by at least 30%.
- Drought tolerant plant materials and a water efficient landscaping design will aim to reduce outdoor water use by 50%.
- A high-performance building envelope will be incorporated to assist in achieving energy efficiency 40% better than the ASHRAE 90.1 (2007) standard.
- The proponent has committed to diverting at least 75% of the demolition, land-clearing and construction waste from the landfill.
- Five parking stalls are proposed to be equipped with 120 volt electric vehicle charging plug-ins (this is a TDM measure).
- An electrical outlet is proposed in the Class 1 (employee) bike storage for electric bicycle/scooter charging (this is a TDM measure).

### ***Crime Prevention Through Environmental Design(CPTED)***

Staff believe CPTED objectives are being met by the following measures:

- Secured entry doors will be used around the building.
- All parking areas will be visible from within the building and the main entrance ways.

- A combination of solid wood and metal fencing will be installed adjacent to the dike right of way along the east side of the building. This will allow some open space areas to be selectively screened from passersby while other areas will have view lines through. The fencing will afford secure areas for autistic children to play and interact with others.
- A mixture of post top lighting, bollard lighting and soffit lighting will be used to illuminate the parking areas. Cut-offs may be employed to prevent glare to the adjacent roadway if required.
- The main entrances to the building will be highly visible to the adjacent parking areas.

#### ***Aircraft Noise***

- Richmond's Official Community Plan does not identify the subject property as being subject to the City's aircraft noise policies. Irrespective, the proponent's have had an analysis undertaken by an acoustics specialist who has assessed the site and determined that the aircraft noise levels are acceptable for the proposed use.
- Sound absorbing finishes will be incorporated into the building to attenuate a variety of extraneous noise.
- Mechanical systems will be separated from structures and will be acoustically lined.
- Acoustic insulation will be used in the building to address exterior aircraft noise.
- Registration of a aircraft noise covenant on title is included in the Development Permit considerations.

#### ***Flood Construction Level***

- A flood construction level of 4.35m GSC is required for habitable areas on the subject site. The proposed plans indicate that the minimum floor elevation of the buildings will be 4.7 m GSC in order to match the proposed dike construction elevation.

#### **Conclusions**

Considerable effort has been made by the proponent to design a facility that will address the specific needs of their future clients and provide an attractive addition to the area. The design has been well received by Richmond's Advisory Design Panel and specific concerns identified through the review process have all been appropriately addressed.

The variance being sought allowing an elimination of the parking spaces setback along the northern lot line has been reviewed by Transportation staff specifically and has been determined to be acceptable given the road end scenario and the limited number of vehicles that will access that location.

Staff recommend support for the Development Permit to allow construction of a new Autism care facility as outlined in this report and the accompanying plan submission.



David Brownlee  
Planner 2  
DCB:cas

The following are to be met prior to forwarding this application to Council for approval:

- Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until the required landscaping as outlined in DP 13-645579 has been installed to the satisfaction of the Director of Development or a landscape security in the amount of \$226,193.00 inclusive of a 10% contingency cost based on the Landscape Architect's estimate dated January 29, 2014, has been submitted to the City.
- Registration of an aircraft noise indemnity covenant on title.
- Registration of a legal agreement for the provision of TDM measures as outlined in the staff report for DP 13-645579 and identified below:
  - An electrical outlet in the Class 1 (employee) bike storage for electric bicycle/scooter charging.
  - End of trip cycling facilities for employees - lockers, changing room and shower.
  - Installation of 120 volt receptacles for electric vehicle charging equipment will be provided in 5 parking spaces (approximately 5% of parking spaces).

Prior to future Building Permit issuance, the developer is required to complete the following:

- The applicant is to provide a letter of assurance that the site specific sustainability measures as identified at Development Permit will be incorporated/ provided. A LEED silver equivalent checklist is to be submitted.
- The applicant is to provide a letter of assurance that the Transportation Demand Measures as identified below will be incorporated/ provided:
  - An electrical outlet in the Class 1 (employee) bike storage for electric bicycle/scooter charging.
  - End of trip cycling facilities for employees - lockers, changing room and shower.
  - Installation of 120 volt receptacles for electric vehicle charging equipment will be provided in 5 parking spaces (approximately 5% of parking spaces).
- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.*
- Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/tp/special.htm>).



DP 13-645579

Attachment 1

Address: 1001 Hudson Avenue

Applicant: NSDA Architects on behalf of the Pacific Autism

Family Centre Foundation

Owner: Pacific Autism Family Centre  
Foundation

Planning Area(s): Sea Island

Floor Area Gross: 5,553 m<sup>2</sup>

	Existing	Proposed
<b>Site Area:</b>	9,310 m <sup>2</sup>	9,310 m <sup>2</sup>
<b>Land Uses:</b>	Office Parking	Health Service, Minor
<b>OCP Designation:</b>	Commercial	Same
<b>Zoning:</b>	Auto-Oriented Commercial (ZC10) – Airport and Aberdeen Village	Same

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.85	0.58	none permitted
Lot Coverage:	Max. 55%	29.2%	None
Setback – West Property Line: (no other building setbacks are required)	Min. 7.0 m	7.0 m	None
Parking Setback from a lot line (Zoning Bylaw sec. 7.5.17)	Min. 1.5 m	0 m along a portion of the northern property line.	Variance from 1.5m to 0m
Building Height (m):	Max. 20.0 m	17.9 m	None
Lot Size:	No minimums	9,310 m <sup>2</sup>	None
Off-street Parking Spaces – Accessible:	2 spaces (2% of 95)	2 spaces	None
Off-street Parking Spaces – Regular/Commercial:	101 spaces	95 plus Transportation Demand Measures (TDM)	None since supply is within 10% and TDM measures will be applied per Zoning Bylaw
Loading Stalls	Medium: 2 Large: 1	Medium: 2 in shared configuration Large: 1	None
Bicycle Stalls	Class 1: 14 Class 2: 10	Class 1: 14 Class 2: 16	None



Excerpt from the Minutes from  
**The Design Panel Meeting**

Wednesday, October 23, 2013 – 4:00 p.m.  
Rm. M.1.003  
Richmond City Hall

**4. DP 13-645579 – THE PACIFIC AUTISM FAMILY CENTRE FOUNDATION PROPOSES TO CONSTRUCT A 61,270 SQ.FT. BUILDING FOR TREATMENT AND EDUCATION OF AUTISM**

APPLICANT: NSDA Architects

PROPERTY LOCATION: 3600 Lysander Lane

**Applicant's Presentation**

Larry Adams and Garth Ramsey, NSDA Architects, and Rob Barnes presented the project and answered queries from the Panel on behalf of the applicant.

**Panel Discussion**

*Comments from the Panel were as follows:*

- very clever plan; like the massing, articulation and materials; concern on how the facility will operate;
- appreciate the details provided on the electrical and mechanical aspect of the project;
- applicant has incorporated sustainable features in the building; building is energy efficient and has a good passive design; LEED Silver standard objective may be too conservative;
- good architecture; challenging program of the centre has been addressed well by the architecture of the building; the building would be a welcome addition to the neighbourhood;
- challenges facing the proposed development are handled well;
- great addition to the area; hope that the actual development will reflect the renderings more than the model;
- like the use of diffuse lighting and different types of glazing to create a softer lighting;
- good view of the Fraser River makes the location of the building suitable for its intended use;

- the proposed development is close to the airport and fire hall; however, it fits well into the neighbourhood;
- the landscape is well resolved;
- good architecture; hope that the building will function well; appreciate the energy efficiency of the building;
- concern on the back roof and the parkade in front; consider screening to isolate the building from the asphalt; and
- good use of the site; would be a good addition to the area; hope that the proposed development functions well.

**Panel Decision**

It was moved and seconded

*That DP 13-645579 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Panel.*

**CARRIED**

***NSDA response to Design Panel comments:***

*The project use and overall design characteristics seem to have been well received by the panel. Screening of parking and the adjacent Russ Baker Way has been incorporated as mentioned.*



**No. DP 13-645579**

To the Holder: NSDA ARCHITECTS ON BEHALF OF THE PACIFIC AUTISM  
FAMILY CENTRE FOUNDATION

Property Address: 1001 HUDSON AVENUE

Address: c/o NSDA ARCHITECTS  
201-134 ABBOTT STREET  
VANCOUVER, BC V6B 2K4

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
  - a) Reduce the minimum commercial parking spaces setback (per Zoning Bylaw s.7.5.17) from 1.5 metres to zero metres along the northern lot line.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #14 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, a legal agreement is to be registered on Title to ensure that no final Building Permit inspection is granted until the required landscaping as outlined in DP 13-645579 has been installed to the satisfaction of the Director of Development or a landscape security in the amount of \$226,193.00 has been submitted to the City. Once received, the security is held to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

## Development Permit

No. DP 13-645579

To the Holder: NSDA ARCHITECTS ON BEHALF OF THE PACIFIC AUTISM  
FAMILY CENTRE FOUNDATION

Property Address: 1001 HUDSON AVENUE

Address: c/o NSDA ARCHITECTS  
201-134 ABBOTT STREET  
VANCOUVER, BC V6B 2K4

---

8. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF , .

ISSUED BY THE COUNCIL THE

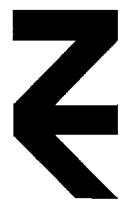
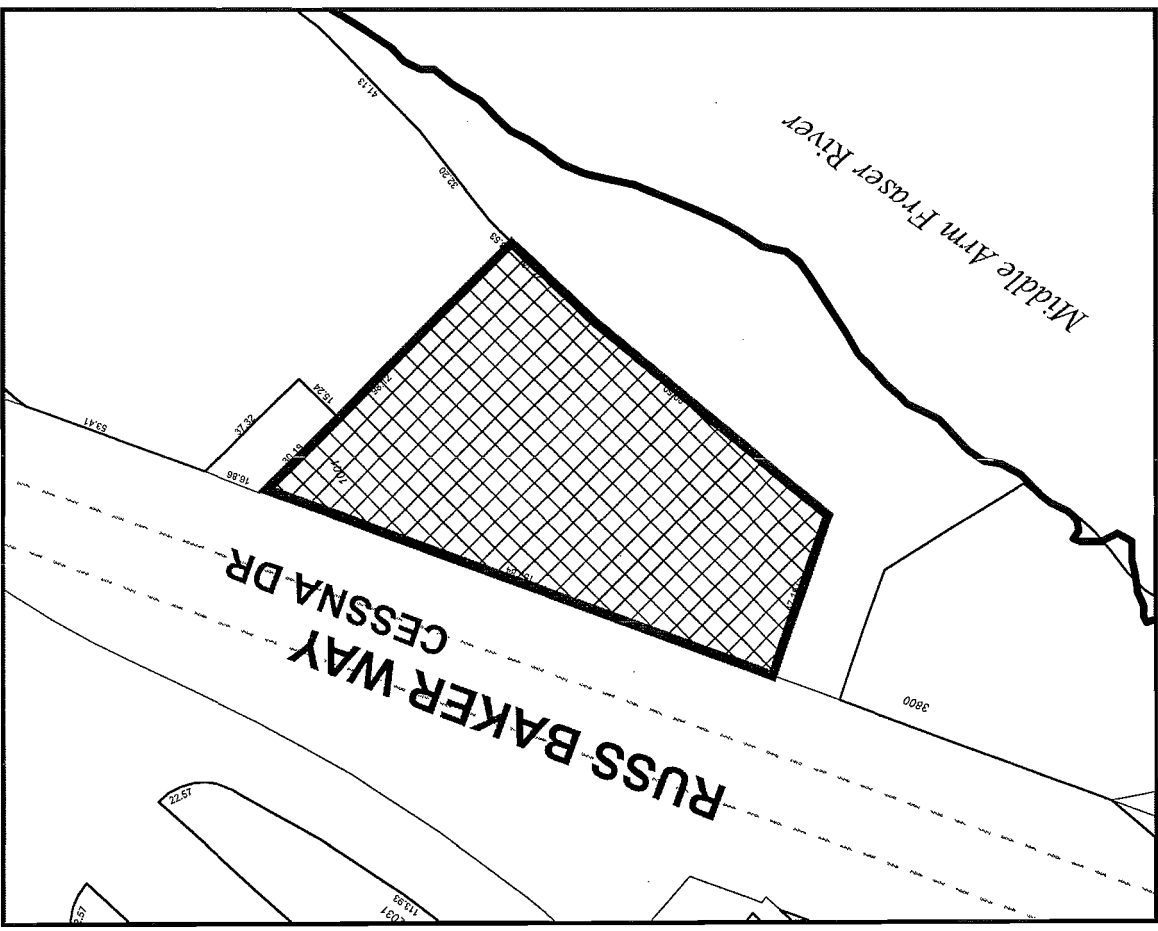
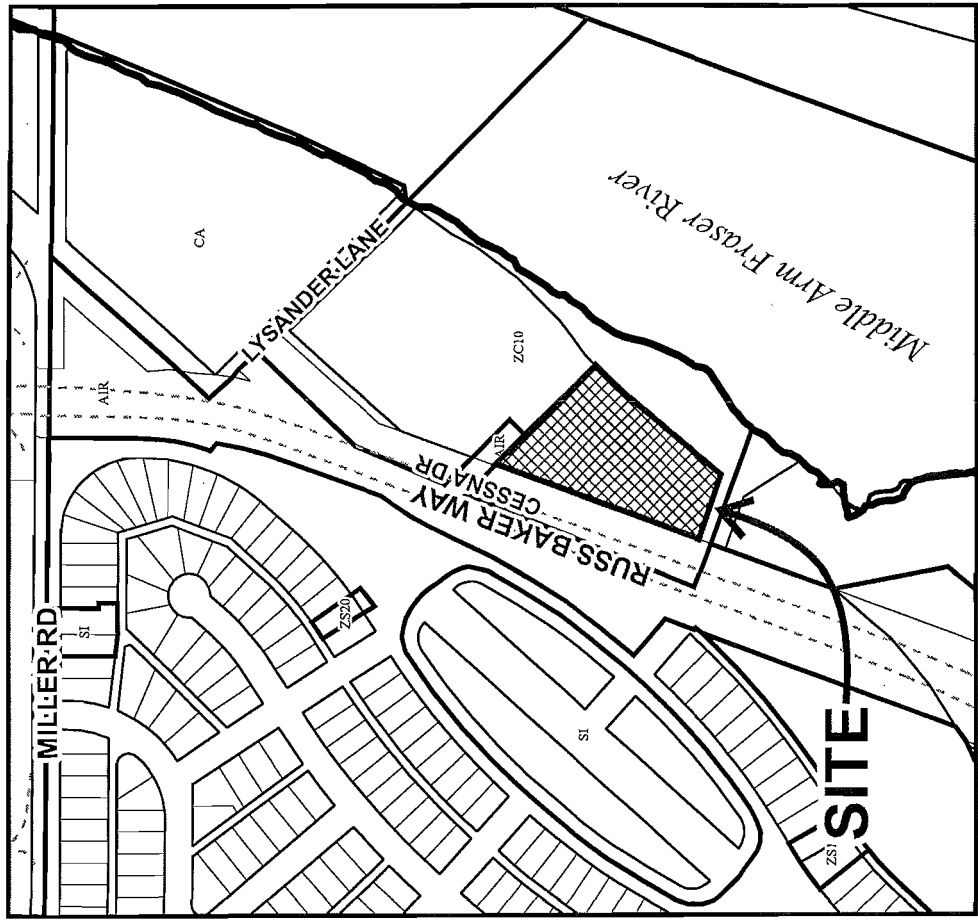
DELIVERED THIS DAY OF , .

---

MAYOR



City of  
Richmond



# DP 13-645579 SCHEDULE "A"

Original Date: 09/16/13  
Revision Date: 04/22/14  
Note: Dimensions are in METRES



# Pacific Autism Family Centre

1001 Hudson Avenue

Location Plan



## Consultants

## Drawing List

## Statistics



View from the North West

**Survey**  
Chapman Land Surveying Ltd  
107 - 100 Park Royal South  
West Vancouver, B.C. V7T 1A2  
Tel: 604-926-7311 Fax: 604-926-6923

**Structural**  
Farr + Epp Structural Engineers  
201 1672 West 1st Avenue  
Vancouver, B.C. V6J 1G1  
Tel: 604-731-7412 Fax: 604-731-7620

**Geotechnical**  
Horizon Engineering  
114 - 2433 Doulton Hwy.  
North Vancouver, B.C. V7H 0A1  
Tel: 604-990-0546 Fax: 604-990-0553

**Electrical**  
MMM Group Ltd  
Suite 700 - 1045 Howe Street  
Vancouver, B.C. V6Z 2A9  
Tel: 604-263-7232 Fax: 604-263-9141

**Mechanical**  
MMM Group Ltd  
Suite 700 - 1045 Howe Street  
Vancouver, B.C. V6Z 2A9  
Tel: 604-263-7232 Fax: 604-263-9141

**Building Code**  
LMDG Building Code Consultants, Ltd.  
4th Floor, 760 Beatty Street  
Vancouver, B.C. V6B 2M1  
Tel: 604-682-7146 Fax: 604-682-7149

**Sustainability**  
PNN Inc.  
Suite 200 - 13775 Commerce Parkway  
Richmond, B.C. V6V 2Y4  
Tel: 604-244-6101 Fax: 604-244-6161

**Transport / Traffic**  
Bunt & Associates Engineering  
1550 - 1050 West Pender  
Vancouver, B.C. V6E 4T3  
Tel: 604-685-6427 Fax: 604-685-6579

**Architectural**  
NSDA Architects  
201-134 Abbott Street, Vancouver, BC V6B 2K4  
Tel: 604-689-1926 Fax: 604-683-2241

**A-000** Location Plan/Project Information  
**A-002** Site photos  
**A-003** Revised Survey  
**A-004** Context Plan  
**A-005** Perspectives  
**A-006** Perspectives  
**A-007** Perspective

**A-100-1** Site Plan 1  
**A-100-2** Site Plan 2  
**A-101** Main Floor Plan  
**A-102** Second Floor Plan  
**A-103** Third Floor Plan  
**A-104** Roof Plan

**A-401** East & North Elevations  
**A-402** West & South Elevations  
**A-403** Building Sections  
**A-404** Material sample board

**FAR-001** Area Overlays Main and Second Floors  
**FAR-002** Area Overlay Third Floor/Slw Coverage

**Landscape**  
**Perry + Associates** Landscape Architecture  
200 - 1550 West 6th Avenue  
Vancouver B.C. V6J 1R2  
Tel: 604-736-4116 Fax: 604-736-4116

**L-1.0** Landscape Layout Plan Level 1  
**L-1.1** Landscape Layout Plan Level 2  
**L-1.2** Landscape Tree Management Plan  
**L-1.3** Landscape Lighting Coordination Plan  
**L-2.0** Landscape Planning Plan  
**L-3.0** Landscape Sections  
**L-3.1** Landscape Details  
**L-4.0** Landscape Materials & Precedent Images

Address	1001 Hudson Avenue
Legal Description	PART OF PROJECTA, SECTION 23, BLOCK 5 NORTH VANCOUVER DISTRICT PLAN BCP 22413 WESTMINSTER DISTRICT PLAN BCP 22413
Previous Street Address	Part of 3563 Ysander Lane, Richmond
Site Area	Sq. feet Sq. metres
100,212	9,310
Floor Area Ratio (Using CoR method)	Sq. metres
2,360.3	2,360.3
Area Overlay Main Floor	1,831.1
Area Overlay Second Floor	1,248.5
Area Overlay Third Floor	0.0
Area Overlay Rooftop Service Rooms	0.0
Area Overlay Total	5,440.0
Zone	2C-10
FAR	Allowable 0.86 Proposed 0.86
Site Coverage	Allowable 0.86 Proposed 0.86
Building Height	20.5m 17.5m
Gross Building Area	Sq. feet Sq. metres
26,386.0	2,360.3
13,800.0	1,261.3
59,776	5,553
Total Gross Area	5,553
Major Components	Sq. feet Sq. metres
Information Centre	2,682 250.1
Reception Centre	3,148 291.4
Recreation Centre	5,356 497.6
Toys and games	523 48.6
Information Resources (library)	1,040 96.6
Second Floor	Sq. feet Sq. metres
Cafeteria	1,468 136.3
Multi-purpose room (inc. storage and AV)	3,234 299.1
Lifespan Centre	4,470 415.3
Cine & Research	5,010 465.4
Third Floor	Sq. feet Sq. metres
Board/ meeting room	943 87.6
Administration	1,960 181.9
Audio Visual/ IT	788 72.8
Staff Facilities	1,283 119.1
Parking	4,000 371.8

Common Shared Areas		Sq. Feet	Sq. metres
Common Meeting & Cabin Rooms		867	91.7
Circulation, Stairs, Elevators, Waiting Seating		13,008	1,208.6
Atriums		470	43.6
Copper & Workshops		683	78.2
Workrooms accessed from Public Areas		542	50.3
Recycling and garbage enclosure		1,012	94.0
Mechanical and Electrical			
not including roof top mech/elect rooms			
Parking	Required	Proposed	
No. of Spaces	see report	86	
Small Car stalls (max. 50%)		45	
Regular Car stalls		46	
Small <del>medium</del> vans		2	
Regular Accessible stalls		2	
Loading	Required	Proposed	
Gross leasable area (see "for spaces included)	34,727	3226.2	
Medium-3m x 9m x 3.8mH	1.3		
Large-3.5m x 18.4m x 4.3mH	1.3		
Bicycle Spaces			
Gross leasable area	34,727	3226.2	
Per each 100dm of gross leasable area using office ratios (see "for spaces included)	0.27		
Class 2	8.7	16	
Outdoor racks	8.7		
Class 1	12.9	14	
Bicycle room lockers (w/ changing outlet)			
Glassing	Façade Area	Glass Area	Percent
North	803.0	118.0	23%
East	13,008.0	500.0	40%
South	470.0	171.0	34%
West	13,327.0	661.0	48%
MP Rooms	67.5	27.0	40%
Totals	3860.5	1477	40%

Consultants

Date  
03 Sep 2013  
01 Oct 2013  
16 Oct 2013  
2 April 2014

Issue / Revision  
Issued for Development Permit  
Re: 1001 Hudson Avenue  
Submitted to City of Richmond  
Submitted to City of Richmond  
Submitted to City of Richmond  
Submitted to City of Richmond



Seal



**NSDA**  
**ARCHITECTS**

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www.nsda.ca

**NEAR STANISZKUS DOLL ADAM**  
Project  
Pacific Autism Family Centre  
1001 Hudson Avenue Richmond BC  
DP 13-645579 PAF-C



Location Plan  
Project Information

Project Number  
13018  
Scale  
NTS  
Sheet Number  
A-000

MAY 1 4 2014

DP 13 - 645579

Plan #1











Drawn / Rev. 01/14  
31 May 2013  
31 May 2013  
02 Sep 2013  
19 Oct 2013  
19 Oct 2013  
4 Sep 2014  
Issued / Rev. 01/14  
Sherry Cormack, Inc.  
Architect / Consultant  
Issued for Development Permit  
Revised by: L. W. W. W.  
Revised by: L. W. W. W.  
Revised by: L. W. W. W.



View from the south



View from the north west



View from the north west above Russ Baker Way



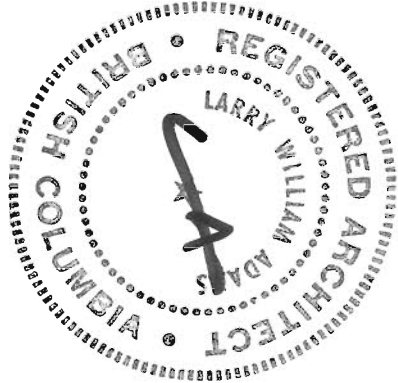
View from the south west above Cassara Drive



Consultants

Date  
21 May 2013  
31 May 2013  
01 Jun 2013  
02 Jun 2013  
16 Oct 2013  
6 April 2014

Issue / Revisions  
Starting Committee Map  
Advisory Committee Map  
Based on Development Permit  
Revised on 16 Oct 2013  
Submission to Advisory Design Panel  
Re-submission for DP



View from across the Fraser River



View from the north west



View from the north



View of the toddler's courtyard from the south east

Seal

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www.nsda-bc.ca

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Project  
Pacific Autism Family Centre  
Cessna Drive Richmond



Sheet Title  
Perspective Views

Project Number  
13018  
Scale  
NTS  
Sheet Number  
A-006

**DP 13-645579**

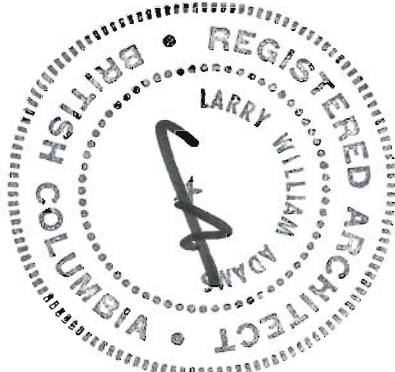
MAY 14 2014

Reference



Consultants

Date	Issue / Revisions
27 May 2013	Shelving Committee Map
31 May 2013	Advisory Committee Map
29 July 2013	Shelving Committee Map
3 September 2013	Development Permit Application
1 October 2013	Shelving Committee Review
18 Oct 2013	Submission to Advisory Design Panel
6 April 2014	Re-submission to DP



Scale



Sheet Title

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Project

Pacific Autism Family Centre  
Cessna Drive Richmond

Project Number

13018

Scale

NTS

Sheet Number

A-007

MAY 14 2014

DP 13-645579

Reference



Date: 21 May 2013  
21 May 2013  
21 May 2013  
03 Sept 2013  
01 Oct 2013  
4 April 2014

Issue / Revision  
Issued: Committee Map  
Advisory Committee Map  
Design: Planning Application  
Revised: Site Plan  
Final: Final Submission



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Project:  
Pacific Family Autism Centre  
1001 Hudson Ave, Richmond  
DP 13-645579 PAFC



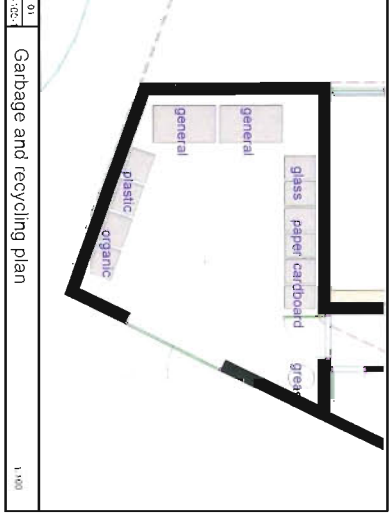
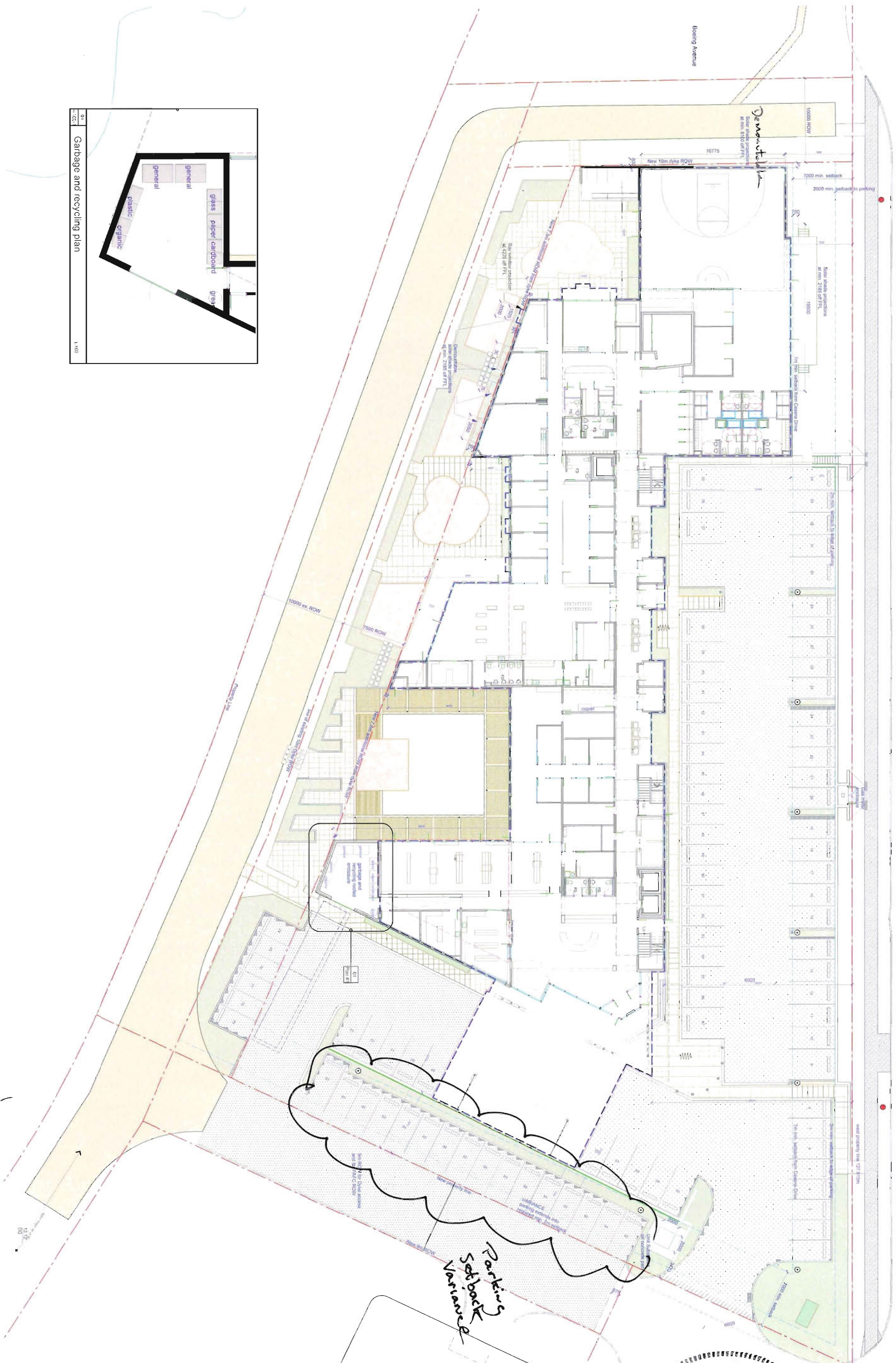
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Site Plan 1

Project Number:  
13018  
Scale:  
1:200  
Sheet Number:  
A-100-1

MAY 14 2014

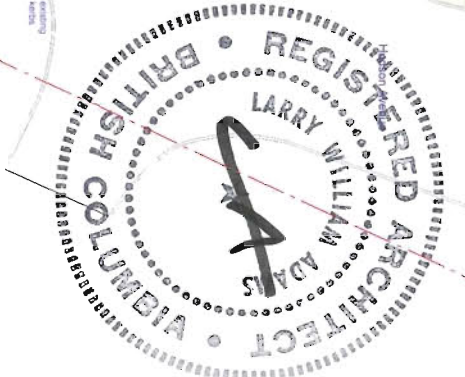
DP 13-645579

Plan #2





Date	Name / Revision
27 May 2013	Revised Consultant Map
31 May 2013	Revised Consultant Map
18 July 2013	SC Review
03 Sept 2013	Development Permit Application
07 Oct 2013	Revised N.T. (BTRD)
4 April 2014	Dev. Permit Re-submission



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Project  
Pacific Family Autism Centre  
1001 Hudson Ave, Richmond  
DP 13-645579 PAFC



Site PLAN 2

Project Number  
13018  
Scale  
1:200  
Sheet Number  
A-100-2  
Plan #3

DP 13-645579

MAY 14 2014



Cassara Drive

Date		Issue / Revision	
21 May 2013	Issued for Review	Issued for Review	
11 May 2013	Issued for Review	Issued for Review	
13 July 2013	Issued for Review	Issued for Review	
02 Sept 2013	Issued for Review	Issued for Review	
07 Oct 2013	Issued for Review	Issued for Review	
4 April 2014	Issued for Review	Issued for Review	



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**Pacific Family Autism Centre**  
1001 Hudson Ave. Richmond  
DP 13-645579 PAFC

**PACIFIC**  
FAMILY  
Autism Centre  
Main Floor Plan

**DP 13-645579**

MAY 14 2014

Project Number  
13018  
Scale  
1:100  
Sheet Number  
A-101

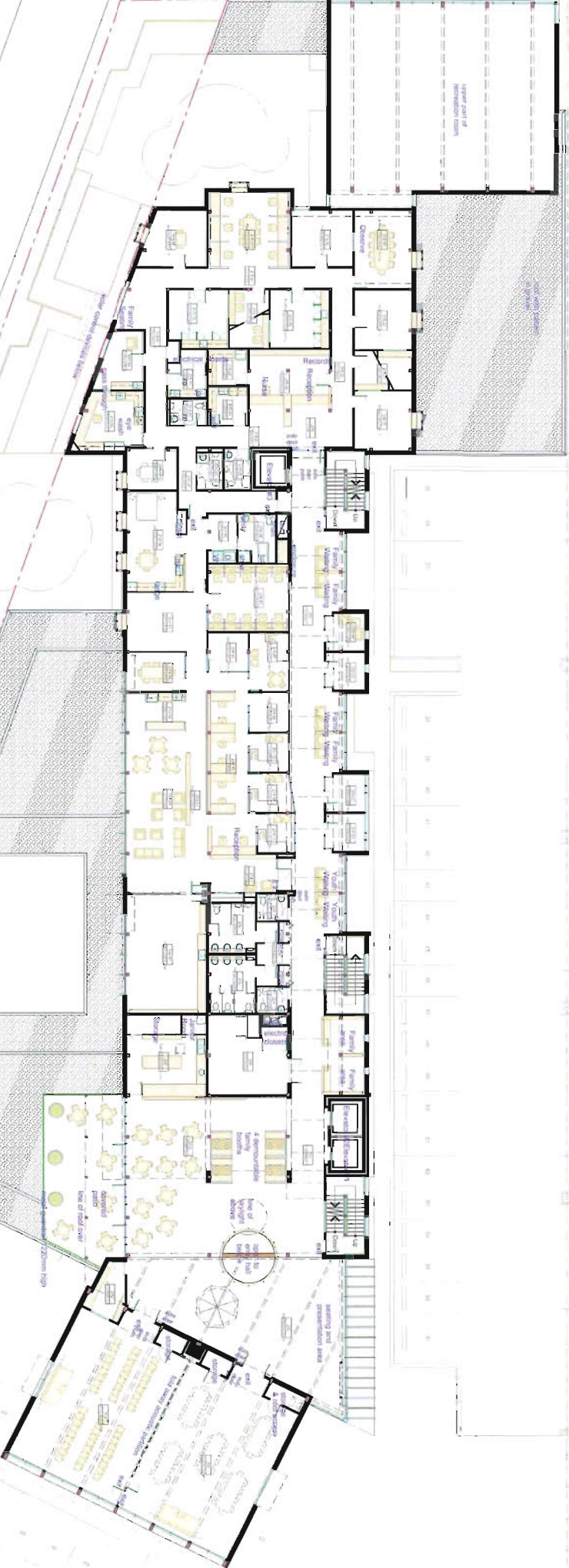
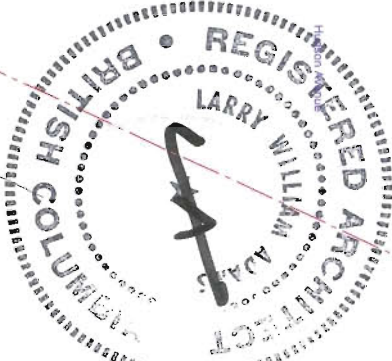
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Cessina Drive

Boeing Avenue

Date		Issue / Revisions	
21 May 2013	Shawing Committee Mtg		
31 May 2013	Advisory Committee Mtg		
14 July 2013	SGP Review		
03 Sept 2013	Development Permit Application		
01 Oct 2013	Revision R1 10m ROW		
4 April 2014	Dev Permit Re-submission		



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**Project**  
Pacific Family Autism Centre  
1001 Hudson Ave. Richmond  
DP 13-645579 PAFC



Second Floor Plan

Project Number  
13018  
Scale  
1:100  
Sheet Number  
A-102

Reference

DP 13-645579

MAY 14 2014





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Project Number  
13018Scale  
1:400

Sheet Number

A-103

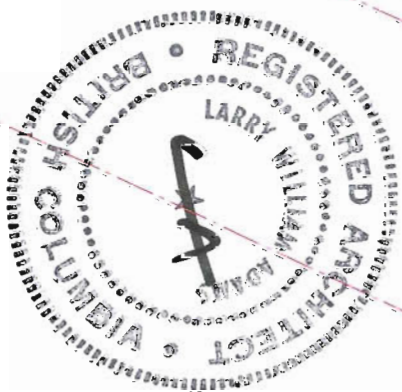
## Reference

10-645279

MAY 14 2014



21 May 2013	Steering Committee, NRC
31 May 2013	Advisory Committee, NRC
18 July 2013	EC Review
03 Sept 2013	Development Permit Application
01 Oct 2013	Design RfI from ROW
5 April 2014	Day Permit, Reclamation

MSDA  
ARCHITECTS

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NEALE STANISZKIS DOLL ADAMS

Architects could conceivably use the architects' written comments

Project

Pacific Family Autism Centre  
1001 Hudson Ave. Richmond  
DP 13-645579 PAFC



## Roof/ Mech Floor Plan

Project Number  
13018  
Scale  
1:100  
Sheet Number  
A-10

DP 13-645579

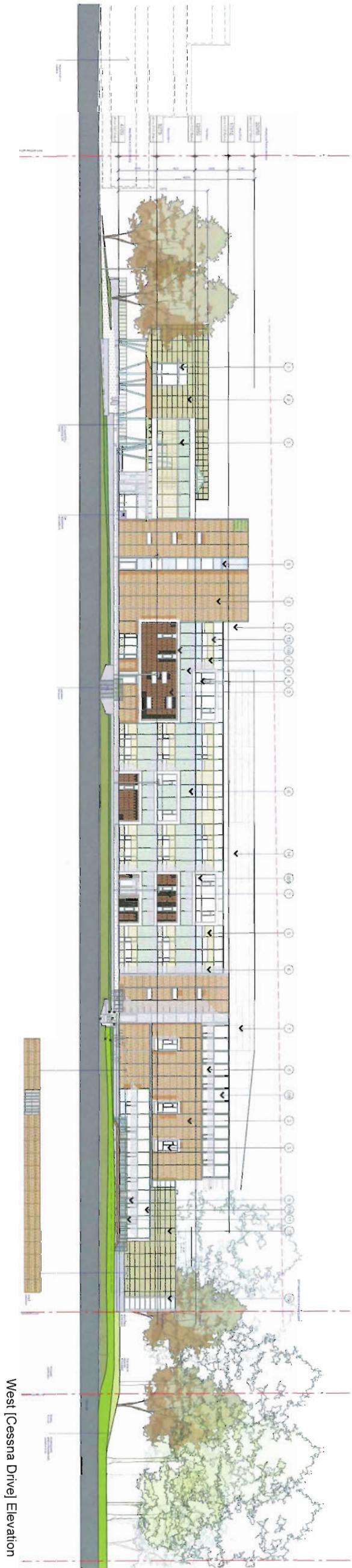
MAY 14 2014

Receives

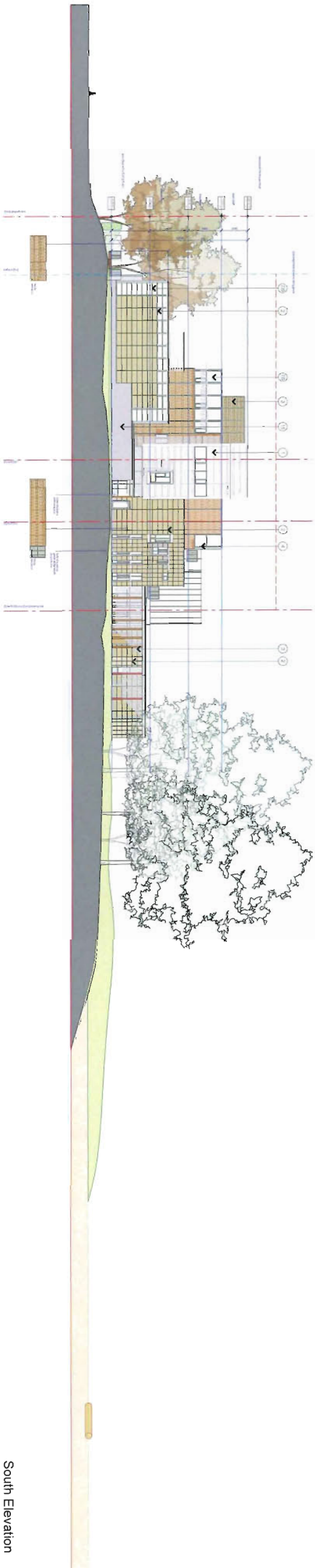








West [Cessna Drive] Elevation



South Elevation

Date: 21 May 2013  
Issue / Revision: 1  
Author: [Name]  
Checked: [Name]  
Scale: 1/250  
Sheet: 1 of 1  
Title: West [Cessna Drive] Elevation  
Project: Pacific Autism Family Centre  
Location: Cessna Drive Richmond, BC, V6X 3K4  
Date: 1/22/14  
Drawn by: [Name]  
Checked by: [Name]  
Scale: 1/250  
Sheet: 1 of 1  
Title: West [Cessna Drive] Elevation

MATERIALS

1. Metal Siding
2. Engineered Wood Panels
3. Stained Wood
4. Anodized Aluminum Frames
5. Clear Glass
6. Translucent glazing
7. Patterned Glass (possibly lined)
8. Spandrel Glass
9. Obscure Glass
10. Translucent insulated panels
11. Galvanized Steel Railing
12. Metal Sunshade
13. Wood Sunshade
14. Prefinished Metal Louvers
15. Architectural Concrete

Note: All materials are to be installed in accordance with the manufacturer's instructions and the local building code. The location of the materials is subject to change.



NSDA  
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NEALE STANISZYN DOLL ADAMS

Neale Staniszyn Doll Adams is a Registered Architect in the Province of British Columbia, Canada. He is a member of the Association of Architects and Technicians of British Columbia (AATBC) and the Canadian Institute of Architects (CIA).

Project:

Pacific Autism Family Centre  
Cessna Drive Richmond  
DP 13-645579 PAF-C



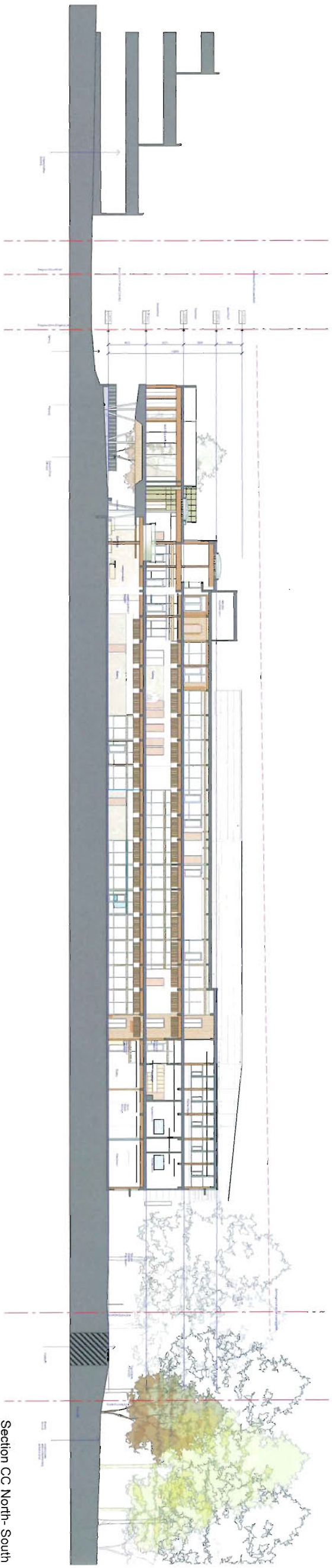
West and South  
Elevations

Project Number:  
13018  
Scale:  
1:250  
Sheet Number:  
A-402

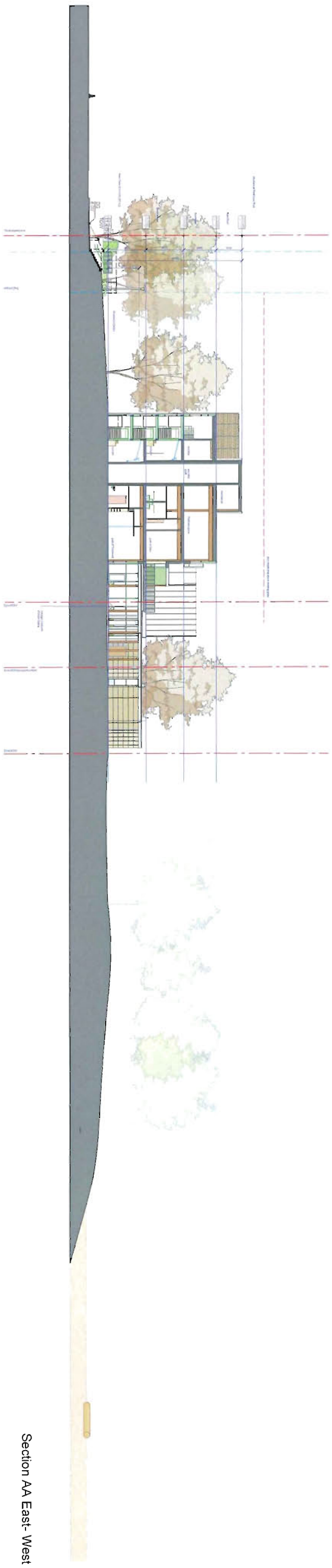
DP 13-645579

MAY 14 2014

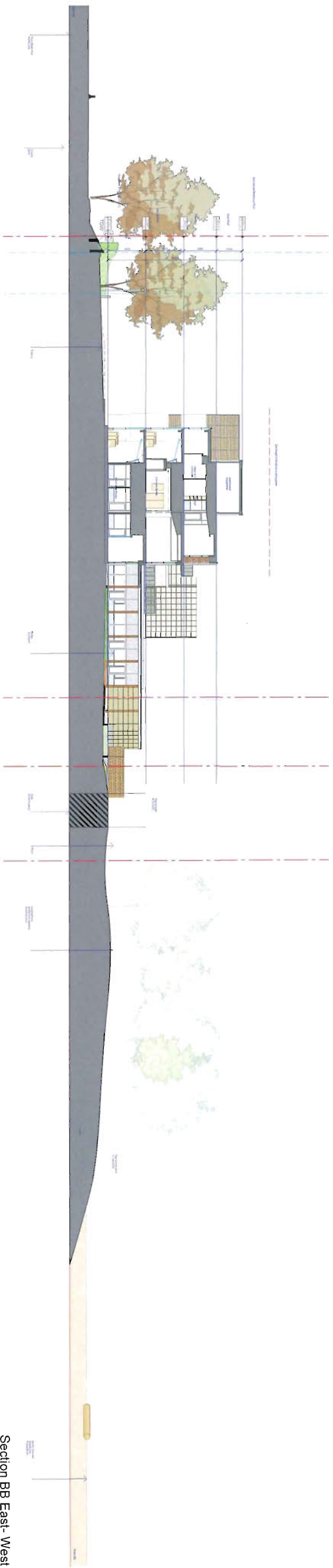




Section CC North-South



Section AA East-West



Section BB East-West

Consultants

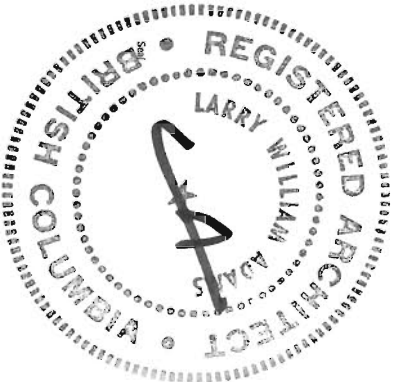
Date	Issue / Revisions
21 May 2013	Steering Committee Mtg
31 May 2013	Advisory Committee Mtg
28 July 2013	Steering Committee Mtg
28 July 2013	Steering Committee Mtg
1 October 2013	Steering Committee Mtg
4 April 2014	Revised for Development Permit

MATERIALS

- 1 Metal Siding
- 2 Engineered Wood Panels
- 3 Stained Wood
- 4 Anodized Aluminum Frames
- 5 Clear Glass
- 6 Translucent glazing
- 7 Patterned Glass (possibly lined)
- 8 Spandrel Glass
- 9 Obscure Glass
- 10 Translucent insulated panels
- 11 Galvanized Steel Railing
- 12 Metal Sunshade
- 13 Wood Sunshade
- 14 Prefinished Metal Louvers
- 15 Architectural Concrete

Note:  
Forces are generally not shown for the benefit of clarity

MAY 14 2014



**NSDA**  
**ARCHITECTS**

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NEALE STANISZEWSKI DOUG ADAMS

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Project

Pacific Autism Family Centre  
1001 Hudson Avenue Richmond  
DP 13-645579 PAFCC



Sheet Title

Building Sections

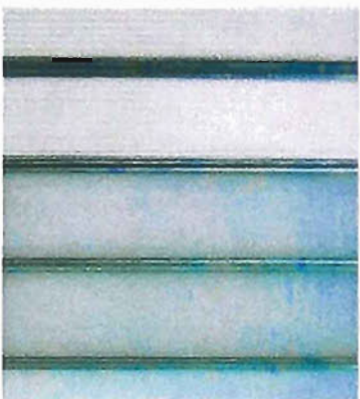
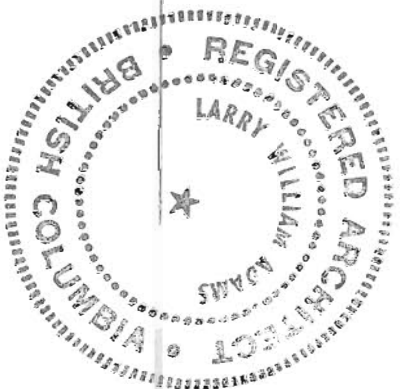
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13018  
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Sheet Number  
A-403

DP 13-645579

Plan #6



# Pacific Autism Family Centre



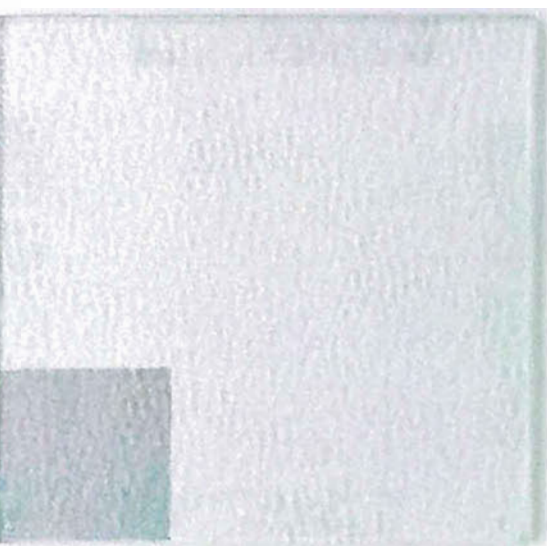
6- glazing CHANNEL GLASS



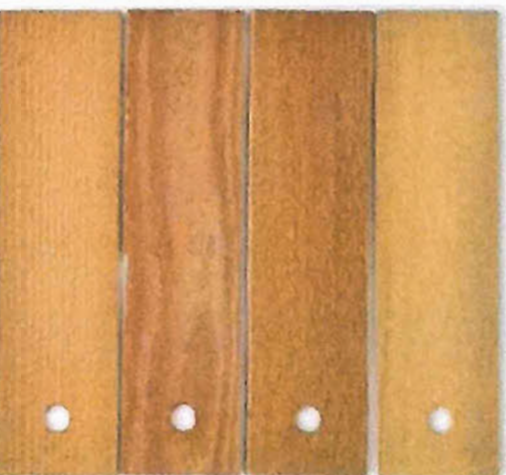
4- exterior cladding METAL SIDING



4- woodgrain aluminum WINDOW FRAMES



7- glazing PATTERNED GLASS



3- exterior cladding STAINED WOOD



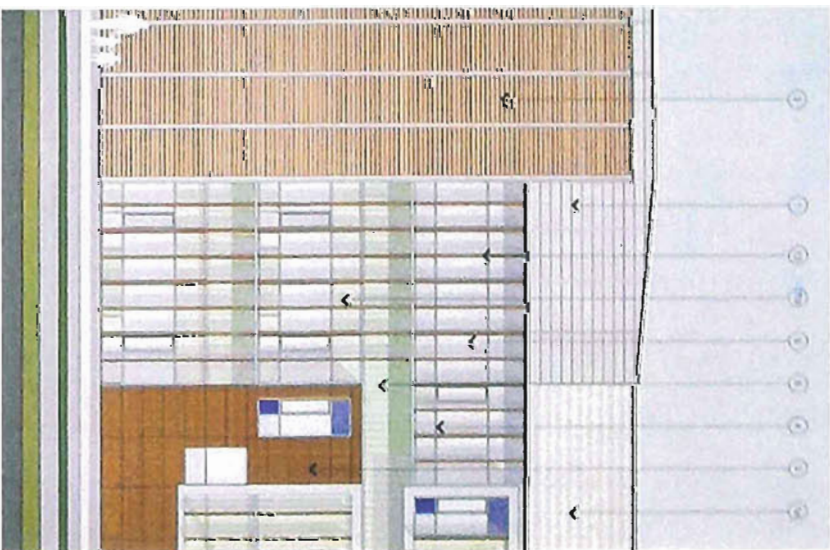
11- perforated stone FAULING



7- glazing PATTERNED GLASS



7- glazing PATTERNED GLASS

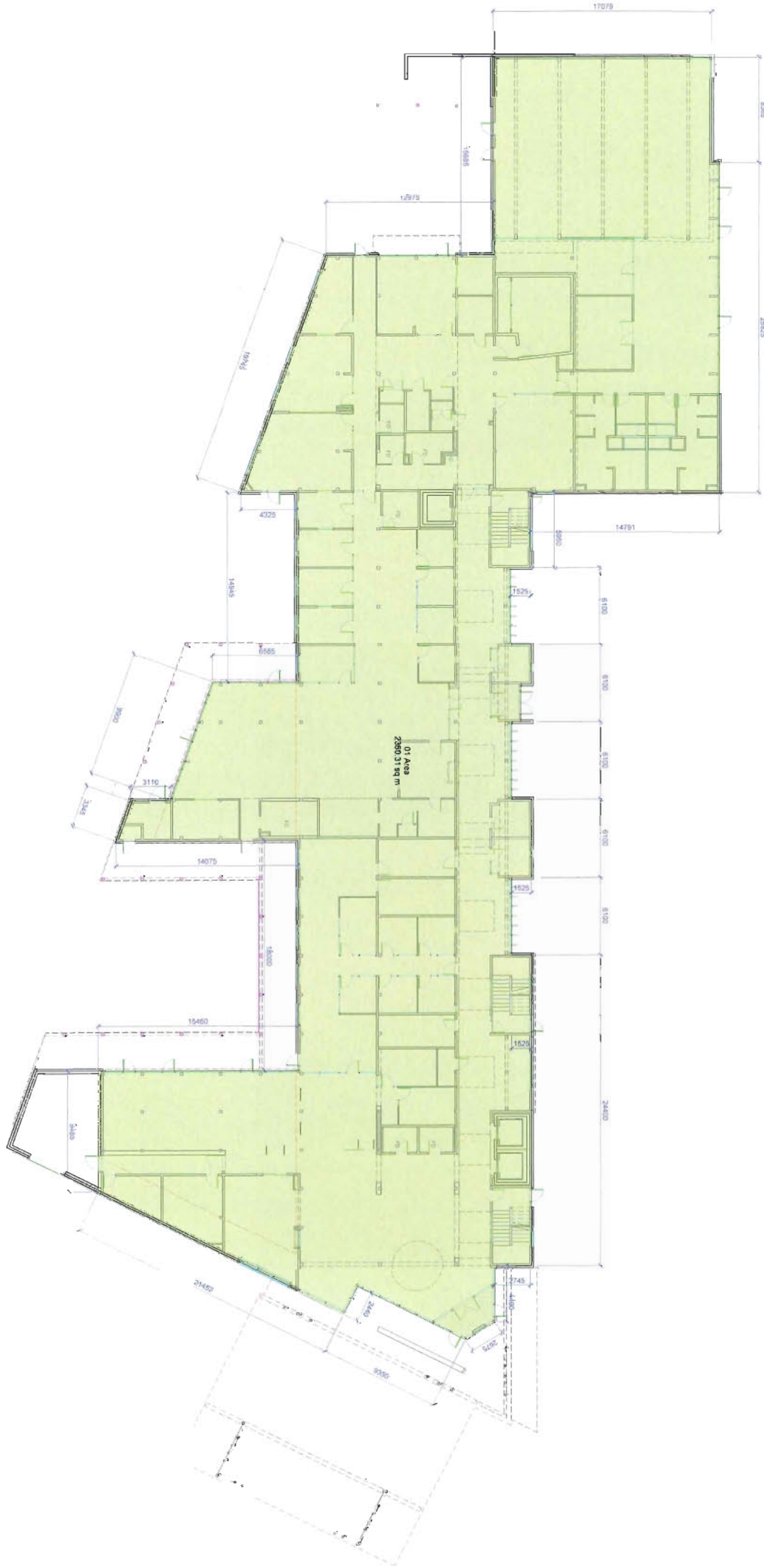


- 1 Metal Siding
- 2 Engineered Wood Panels
- 3 Stained Wood
- 4 Anodized Aluminum Frames
- 5 Clear Glass
- 6 Channel Glass
- 7 Patterned Glass (privacy screen)
- 8 Stained Glass
- 9 Stained Glass
- 10 Translucent Panels
- 11 Camouflaged Stone Façade
- 12 Metal Siding
- 13 Wood Siding
- 14 Perforated Metal Façade

EXTERIOR MATERIAL SAMPLE BOARD

NSDA  
ARCHITECTS

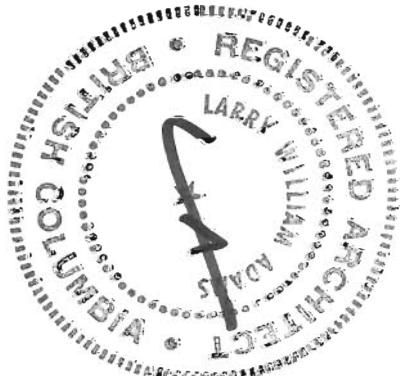




Comments

Date: 03 Sep 2013  
21 Nov 2014  
4 Apr 2014

Issue / Revisions  
Issued for Construction Permit  
Revised for Design Permit  
Revised for Construction Permit



Scale

**NSDA**  
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Project:  
Pacific Autism Family Centre  
1001 Hudson Avenue Richmond  
DP 13-645579 PAFC

Sheet Title:  
Area Overlays  
Main Floor (01) and Second Floor (01)

Project Number:  
13018  
Scale:  
1:200  
Sheet Number:  
FAR-001

DP 13-645579

MAY 14 2014

Reference

Comments

Date: 03 Sept 2013  
Revised: 04 April 2014  
Issue / Revisions:  
Revised to include project details  
Revised to include project details  
Revised to include project details



Scale

MAY 1 4 2014

**NSDA**  
**ARCHITECTS**

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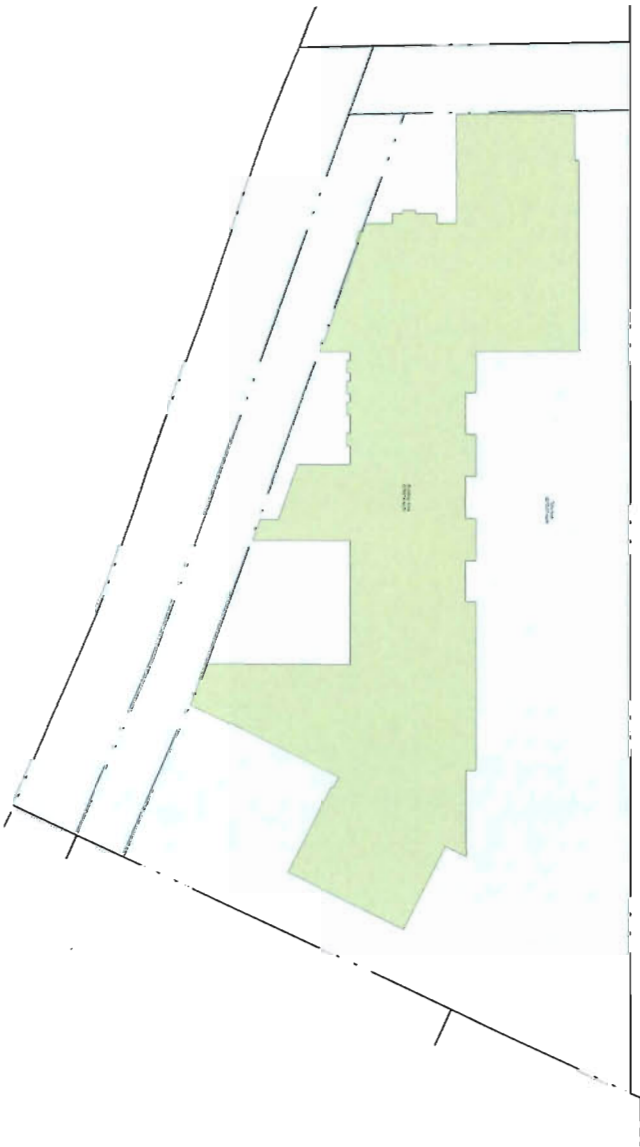
**NEALE STANISZEWS DOLL ADAMS**  
Group of 3 Partners. This plan was designed and drawn by Neale Stanisze  
Group of 3 Partners. This plan was designed and drawn by Neale Stanisze  
Group of 3 Partners. This plan was designed and drawn by Neale Stanisze

**Project:**  
Pacific Autism Family Centre  
1001 Hudson Avenue Richmond  
DP 13-645579 PAF-C

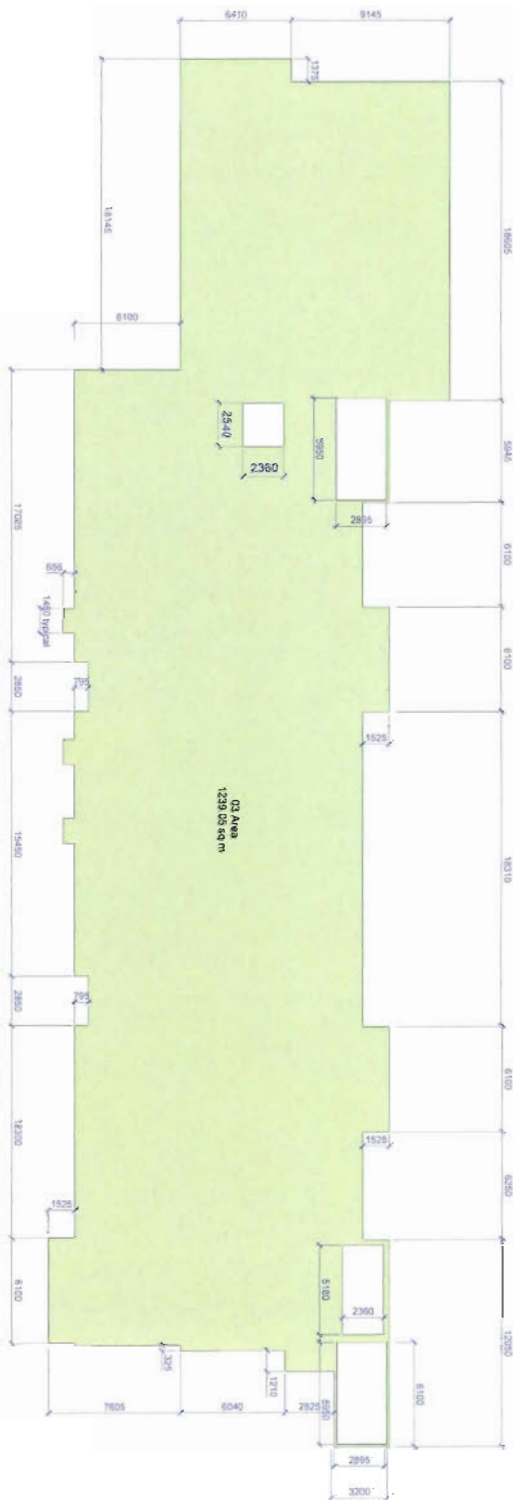
**Sheet Title:**  
Area Overlays  
Third Floor [03] Site Coverage

**Project Number:**  
13018  
**Scale:**  
1:200, site plan 1:500  
**Sheet Number:**  
FAR-002

**DP 13-645579**



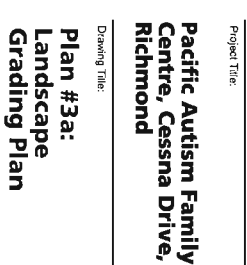
**Site coverage:**  
Building Area: 2706.24m²  
Site Area: 3013.00m²  
Coverage: 29.7%











13-645579

MAY 14 2014

3	Reissue for DP	03/28/14
2	Issue for DP-Rev1-10m ROW	10/09/13
1	Issued for DP	09/03/13
Revision No.		Date

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Drawing Title:  
**Plan #3a:  
Landscape  
Grading Plan**

Project North: Drawn By:

Checked By:

DP

1:200 13-027

Shoel No.:

## 5.1

0302



MAY 14 2014

13-645579

DP



Pacific Autism Family  
Centre, Cessna Drive,  
Richmond

Plan #3b:  
Landscape Tree  
Management Plan

Project No: 13-027



Scale: 1:200

L1.2

3	Reissue for DP	03/28/14
2	Issue for DP-Rev1	10/09/13
1	Issued for DP	09/03/13
Revision No.		Date

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Client:

Project Title:

Drawing Title:

Project No:

Drawn By:

Checked By:

Scale:

Sheet No:

PLAN #10



3	Reissue for DP	03/28/14
2	Issue for DP-Rev1-	10/09/13
1	Issued for DP	09/03/13
Revision No.		Date

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Project Title:  
**Pacific Autism Family  
Centre, Cessna Drive,  
Richmond**

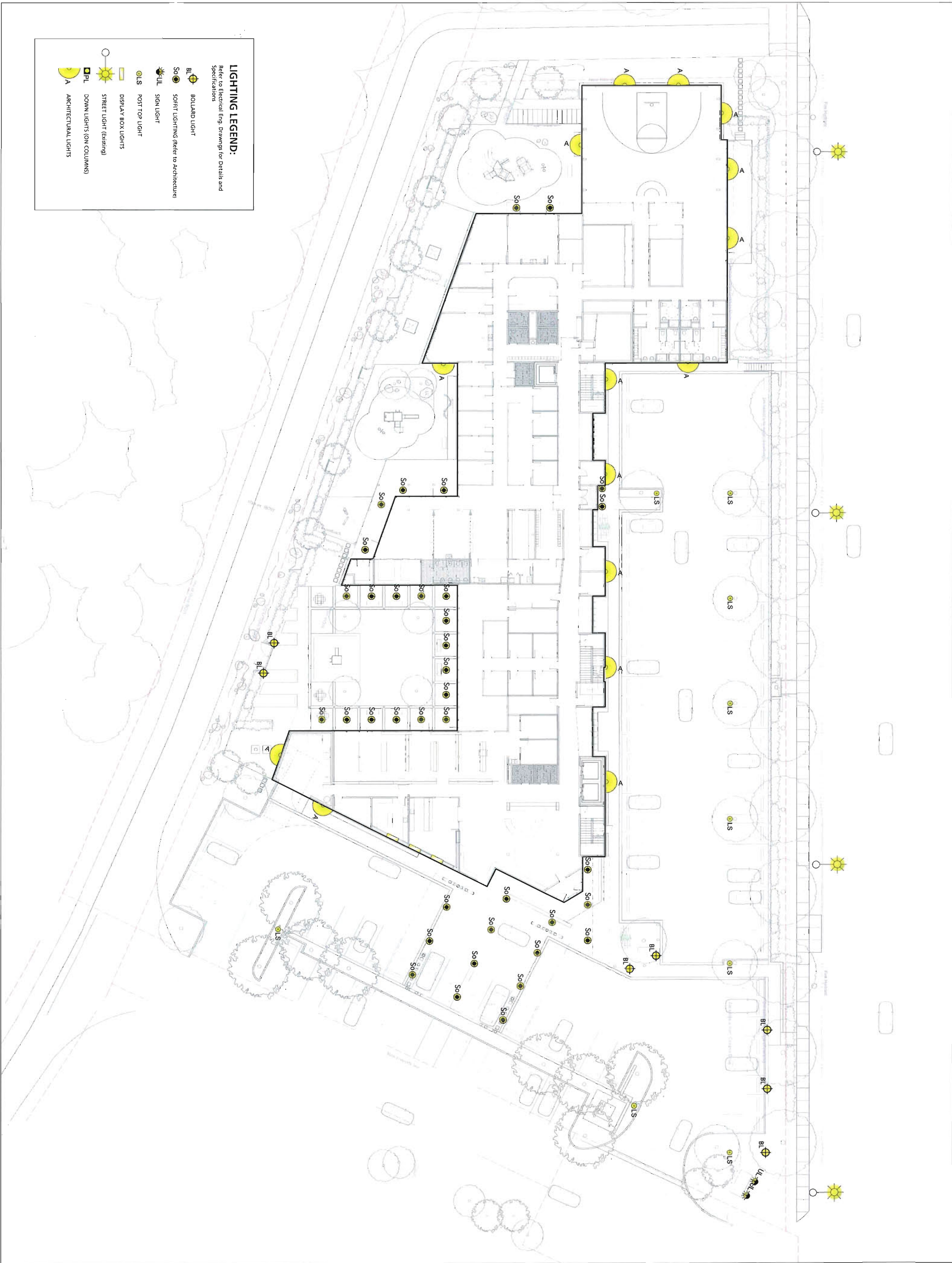
Drawing Title:  
**Plan #3C:  
Landscape Lighting  
Coordination Plan**

Project North:	Drawn By:	DS
Scale:	Checked By:	RP
1:200	Job No.:	13-027
Sheet No.:		

DP

13-027-645579

MAY 14 2014



**LIGHTING LEGEND:**  
Refer to Electrical Eng. Drawings for Details and Specifications

- BL BOLLARD LIGHT
- So SOFT LIGHTING (Refer to Architecture)
- UL SIGN LIGHT
- LS POST TOP LIGHT
- PL DISPLAY BOX LIGHTS
- PL STREET LIGHT (Existing)
- PL DOWN LIGHTS (ON COLUMNS)
- A ARCHITECTURAL LIGHTS

Plan #11

L1.3



MAY 14 2014

13 - 645579

DP

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3 Reissue for DP 03/28/14  
2 Issue for DP-Rev1 10/09/13  
1 Issued for DP 09/03/13



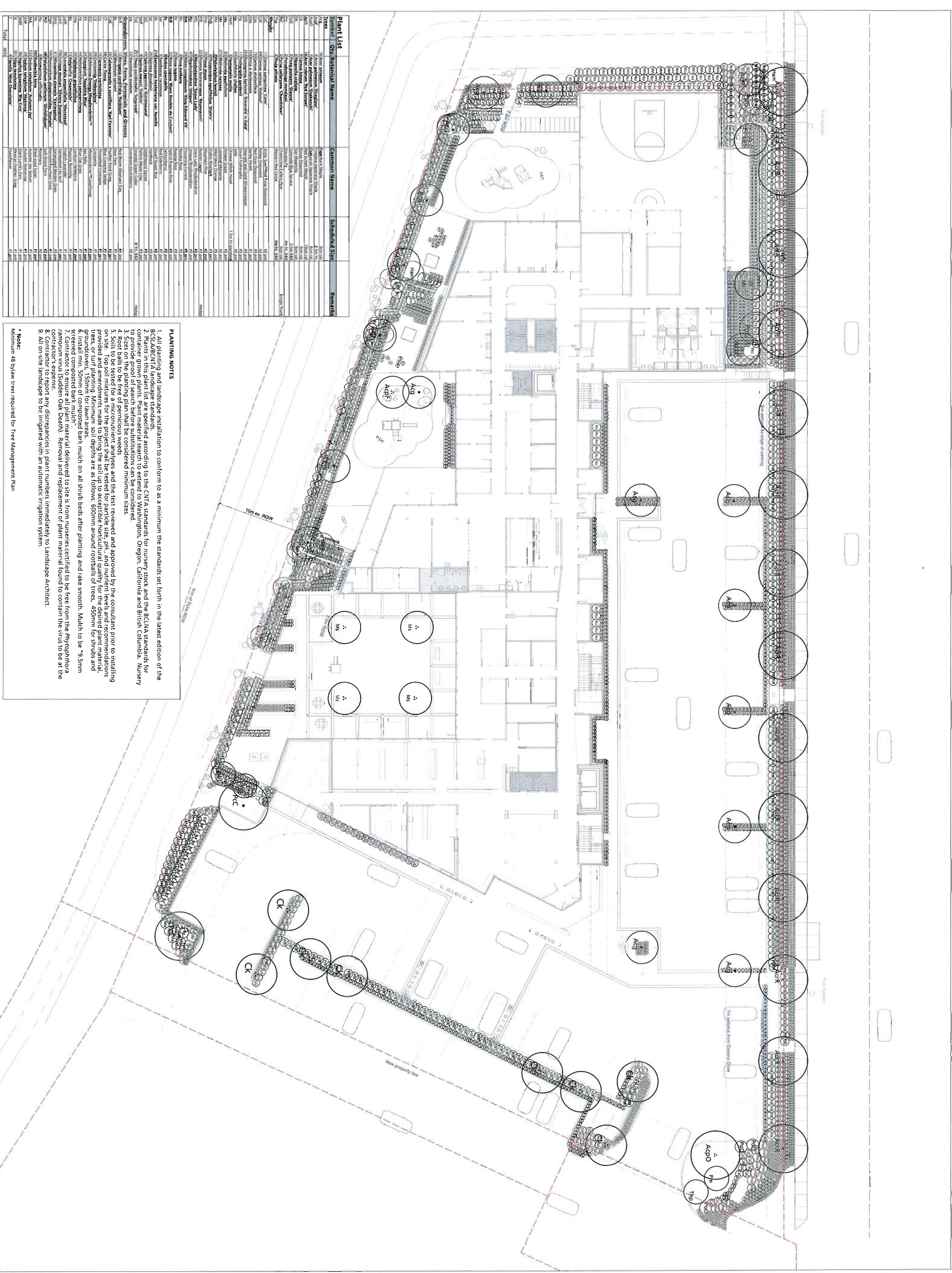
Project Title:  
Pacific Autism Family  
Centre, Cessna Drive,  
Richmond

Drawing Title:  
Plan #3d:  
Landscape  
Planting Plan

Project Name:  
Drawn By:  
DS  
Checked By:  
RB  
Scale:  
1:200  
Job No.:  
13-027

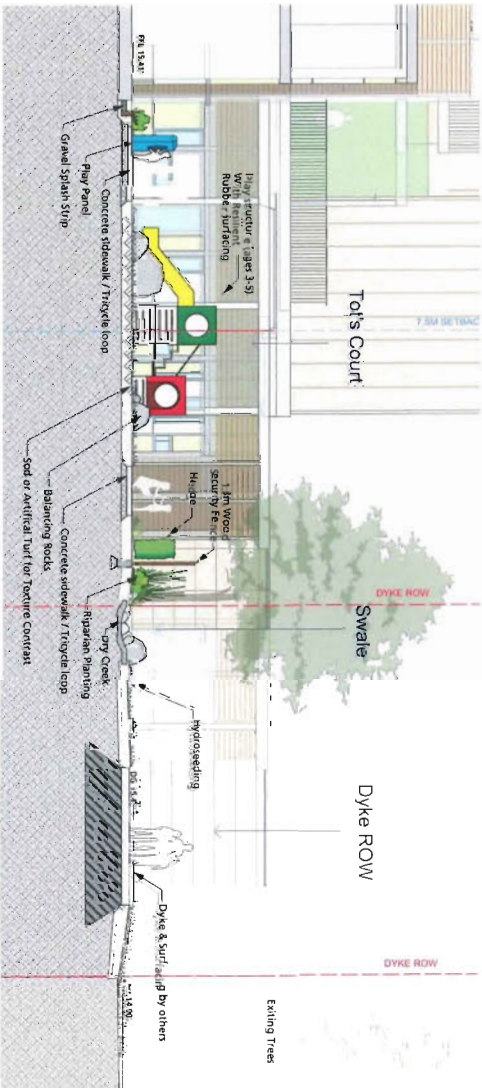
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L2.0

Plan #12

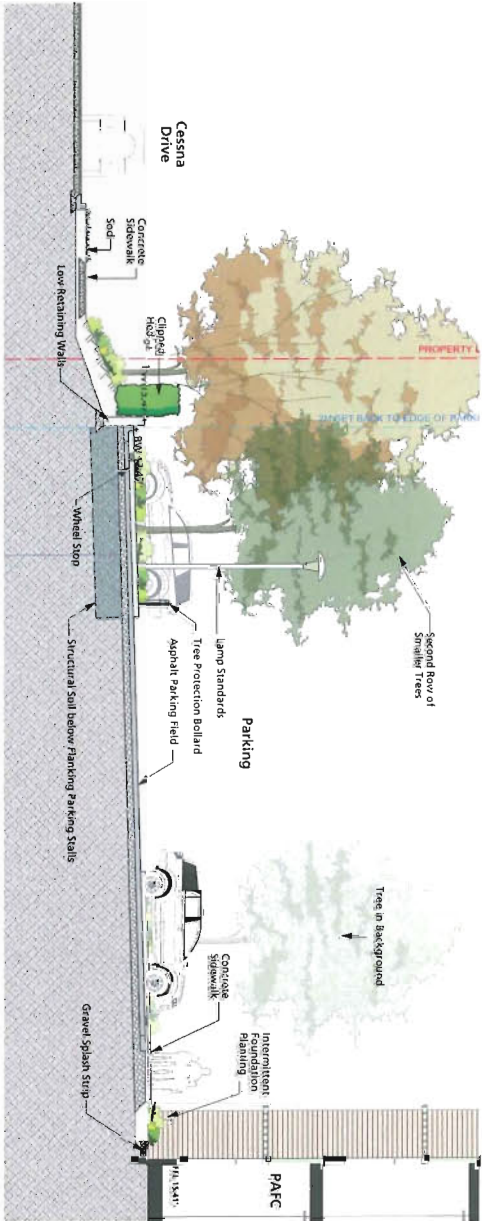


Plant List	Qty	Botanical Name	Scheduled Size	Remarks
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2	1	Abies balsamea	12' x 12'	
3	1	Abies balsamea	12' x 12'	
4	1	Abies balsamea	12' x 12'	
5	1	Abies balsamea	12' x 12'	
6	1	Abies balsamea	12' x 12'	
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9	1	Abies balsamea	12' x 12'	
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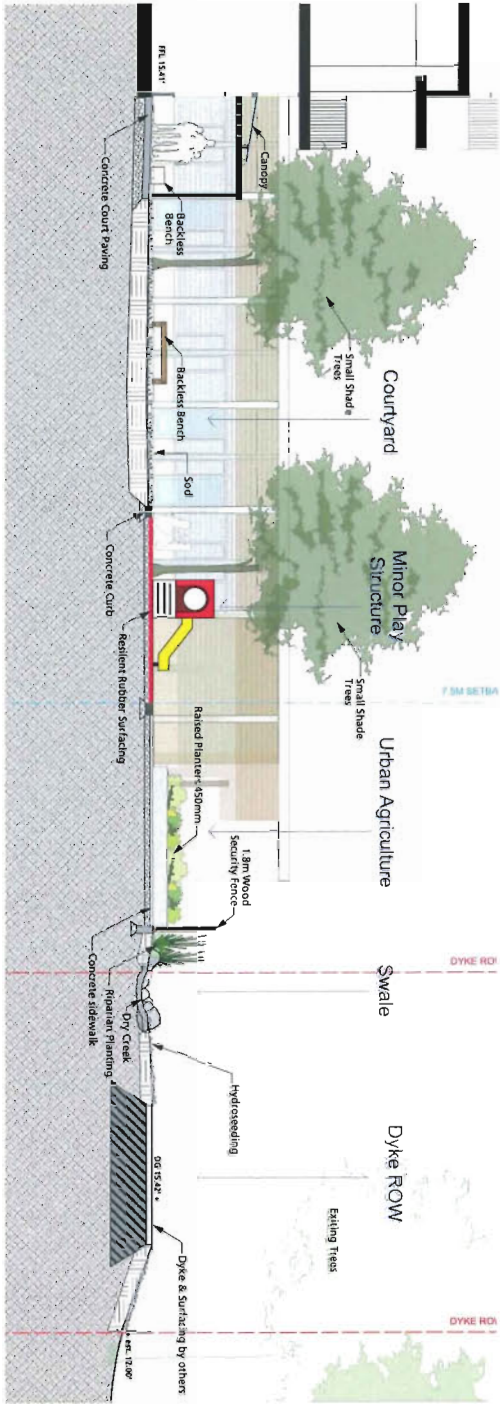




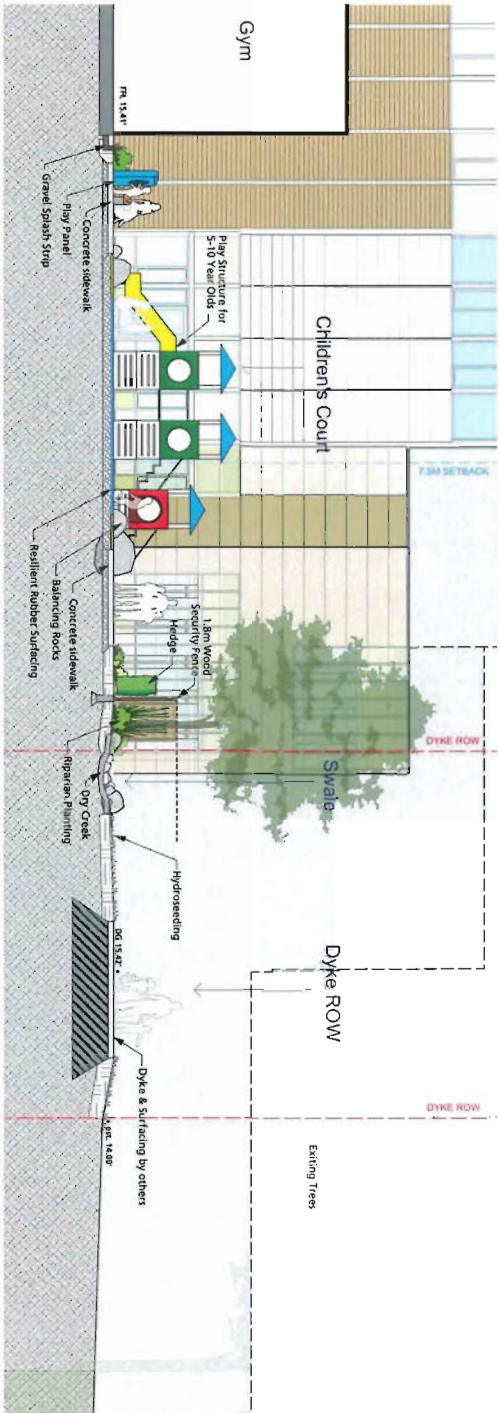
2 Tot's Court Section  
Scale 1:100



1 Typical Parking Lot Section  
Scale 1:100



3 Family Courtyard Section  
Scale 1:100



4 Children's Court Section  
Scale 1:100

3	Reissue for DP	03/28/14
2	Issue for DP-Rev1-	10/09/13
1	Issued for DP	09/03/13

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Project Title:  
**Pacific Autism Family  
Centre, Cessna Drive,  
Richmond**

Drawn By: M/G  
Checked By: RB  
Scale: As Noted  
Job No: 13-027  
Sheet No: 13-027

Plan #3e:  
Landscape Sections

DP

13-645579

MAY 14 2014

L3.0

Plan #13



