



Development Permit Panel
Wednesday, May 10, 2023

Time: 3:30 p.m.
Place: Remote (Zoom) Meeting
Present: John Irving, General Manager, Engineering and Public Works, Acting Chair
Cecilia Achiam, General Manager, Community Safety
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 Wednesday,
February 15, 2023, be adopted.

CARRIED

1. DEVELOPMENT PERMIT 21-932383
(REDMS No. 6913890)

APPLICANT: Flat Architecture Inc.
PROPERTY LOCATION: 8951, 8971 Spires Road and 8991 Spires Gate
INTENT OF PERMIT:

- 1. Permit the construction of 22 townhouse units and two secondary suites at 8951, 8971 Spires Road and 8991 Spires Gate and the surplus portion of Spires Road on a site zoned "Parking Structure Townhouses (RTP4)" zone; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
(a) reduce the minimum lot width from 40 m to 33.5 m; and
(b) reduce the minimum lot area from 2,400 m2 to 2,000 m2.

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Applicant's Comments

Rajinder Warraich, Flat Architecture Inc., 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, including its site context, site layout, architectural design, building elevations, and exterior cladding materials and colours, highlighting the following:

- 22 residential units and two secondary suites are proposed in three townhouse blocks;
- the proposal includes two Basic Universal Housing Units (BUH) units;
- a future lane will be provided along the west property line of the subject site and a pedestrian walkway is proposed along the site's south property line;
- the Tudor style architecture of the townhouse buildings is consistent with the recently completed townhouse development to the south;
- the entrance to the parking podium and the main pedestrian entrance to the building are located along Spires Road;
- the central courtyard on the podium level is surrounded by the three townhouse blocks;
- stairs are proposed on Spires Gate and Spires Road frontages to provide pedestrian access to the podium;
- two common outdoor amenity areas are provided on the podium level;
- private outdoor spaces will be provided for townhouse units at grade and on the podium level; and
- lighting will be provided along the future lane along the west property line and along the pedestrian walkway to the south of the subject site.

Ruchir Dhall, Architecture Panel Inc., added that the landscape design for ground-oriented units in the proposed development matches the landscaping of the recently completed neighbouring townhouse development. Also, he noted that other main landscape features of the project include distinct landscaping for semi-private and common outdoor amenity spaces to provide visual separation, separation between the picnic area and community gardens on the podium level outdoor amenity area, and flowering plants and ornamental shrubs will be installed at the site's pedestrian entrance near the intersection of Spires Gate and Spires Road.

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Staff Comments

Wayne Craig, Director, Development, noted that (i) there are two technical variances proposed for the project relating to the site area and site geometry which were noted at the time of rezoning, (ii) there is a Servicing Agreement associated with the project which include, among others, frontage improvements and utility works along Spires Gate and Spires Road, (iii) two Basic Universal Housing (BUH) units are included in the project, and (iv) the project has been designed to achieve Step Code Level 3 of the BC Energy Step Code.

Panel Discussion

In reply to a query from the Panel regarding potential security concerns on the future lane along the west property line, Mr. Warraich noted that (i) there are no grade changes from the future lane to the subject site and adjacent developments, and (ii) proposed measures to address potential security and safety concerns include locating the children's play area overlooking the future lane, installing larger windows on the side of residential units adjacent to the future lane, installing lighting along the lane, and temporarily treating the future lane as a private space including installing a fence and gate until the lane will be fully developed in the future.

In reply to a query from the Panel regarding access from the parkade to the residential units, Mr. Warraich noted that (i) there is no direct access from the parkade to the residential units except for the two secondary suites, and (ii) an exit stair is provided in the parkade to provide access to residential units on the podium level.

In reply to a query from the Panel regarding how the project would achieve Step Code Level 3 of the BC Energy Step Code, Mr. Warraich stated that the project will be using a high efficiency condenser system in addition to other proposed sustainability measures.

In reply to a query from the Panel regarding the provision of parking in the proposed development, Mr. Warraich confirmed that some of the residential parking spaces will be in tandem arrangement.

In reply to a further query from the Panel, Mr. Craig confirmed that there is a restrictive covenant to prohibit the conversion of the tandem garage area into habitable or storage space and to ensure that both parking spaces are assigned to the same dwelling unit.

Correspondence

Jose Gonzalez, 8935 Cook Crescent ([Schedule 2](#))

Mr. Craig noted that Mr. Gonzalez raised concerns regarding construction impacts to the neighbourhood including pedestrian safety, vehicle safety, overall access to the neighbourhood, and continuity of frontage treatments, landscaping and sidewalks.

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In reply to Ms. Gonzalez's concerns, Mr. Craig noted that (i) should the project proceed, it would be required to provide a Construction Parking and Management Plan as a condition of Building Permit issuance, (ii) the plan will be reviewed and approved by the Transportation Department, (iii) the City is aware of construction related concerns in the area and is carefully monitoring the situation, (iv) residents could contact the City's Bylaw Department should they have any construction related concern in the area, (v) overall access to the neighbourhood would be addressed by the Construction Parking and Management Plan, (vi) the proposed development will be providing sidewalks along their frontages, (vii) the sidewalk along the Spires Road frontage of the proposed development will be connected to the recently installed sidewalk along the adjacent townhouse development to the south.

Gallery Comments

None.

Panel Discussion

The Panel expressed support for the project, noting that its design has addressed potential security and safety concerns.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of 22 townhouse units and two secondary suites at 8951, 8971 Spires Road and 8991 Spires Gate and the surplus portion of Spires Road on a site zoned "Parking Structure Townhouses (RTP4)" zone; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) *reduce the minimum lot width from 40 m to 33.5 m; and*
 - (b) *reduce the minimum lot area from 2,400 m² to 2,000 m².*

CARRIED

2. DEVELOPMENT PERMIT 21-943565
(REDMS No. 7202148)

APPLICANT: Orion Construction

PROPERTY LOCATION: 9800 Van Horne Way

INTENT OF PERMIT:

Permit the construction of two multi-tenant light industrial buildings at 9800 Van Horne Way on a site zoned "Light Industrial (IL)".

4.

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Applicant's Comments

Jeremy Paquin, Orion Construction, Ruchir Dhall, Architecture Panel Inc. and Darcy Forcier, D. Force Design Inc., with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 3), introduced the project and provided background information on the proposed development including its site context, site layout, design rationale, architectural design, exterior cladding materials, and proposed sustainability measures, highlighting the following:

- the two proposed multi-tenant light industrial buildings will provide a total of 44 units as strata titled units;
- vehicular access to the site is provided on River Drive and Van Horne Way;
- outdoor amenity spaces for employees are distributed throughout the site; and
- design changes in response to Advisory Design Panel comments relating to pedestrian safety and accessibility, hard and soft landscaping, outdoor amenity spaces, location of amenities such as garbage enclosure, and number of electric vehicle (EV) charging stations to be provided have been incorporated in the project.

Jessica Thiessen, Krahn Group of Companies, with the aid of the same visual presentation, briefed the Panel on the main landscaping features of the project, noting that (i) planting along the perimeter of the site and pockets of planting throughout the parking area have been added, (ii) proposed planting materials are native and adapted species that will provide four season interest, and (iii) existing trees along the south property line will be retained.

Anabella Alfonzo Raffalli, Aartplace, with the aid of the same visual presentation, provided background information on the public art in the project, noting that (i) the proposed public art has gone through the City's public art process, (ii) public art will be installed on the plaza area at the northwest corner of the subject site, (iii) the public art concept references the history of Richmond and surrounding landmarks and natural elements, and (iv) sustainable painting materials will be used for the public art.

Staff Comments

Mr. Craig noted that (i) there will be a Servicing Agreement associated with the project for frontage works along Van Horne Way and River Drive and City utility works, (ii) out of a total of 21 existing trees on the site, seven trees along the south property line will be retained and 14 trees will be removed either due to poor health condition or due to being impacted by building demolition and construction, (iii) 40 new trees are proposed to be planted on the site, exceeding the City's required 2:1 replacement ratio, and (iv) a Statutory Right-of-Way over a portion of the south property line will be provided to help in the installation of a future City road on the CP Rail corridor.

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Panel Discussion

In reply to queries from the Panel, the applicant noted that (i) there would be future rooftop mechanical units with improvements by future tenants, (ii) the high parapets on the buildings would screen the rooftop mechanical units from views from the street, (iii) the building rooftops in the subject site would be visible from Canada Line, (iv) proposed species of planting materials in the plaza area at the northeast corner of the site are small and grow vertically and would not interfere with the proposed seating in the area, (v) Building B has been designed with dock loading for large trucks while Building A has been designed to accommodate loading for smaller vehicles, (vi) maintenance of the public art surface painting will be addressed through the strata property management plan, (vii) overall, there is a smaller amount of glass in the proposed development compared to those of residential buildings, and (viii) there is provision for individual units in the two buildings to install their own EV charging stations for all their parking stalls.

Discussion ensued regarding the long-term maintenance of public art in the project and in reply to a query from the Panel, Mr. Craig confirmed that the project's development permit will be registered on title and staff will work with the strata to ensure that the landscape and public art will be maintained.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel expressed support for the project, noting that it is well thought out and the proposed landscaping and public art would enhance pedestrian, cyclist and motorist experience in the area.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of two multi-tenant light industrial buildings at 9800 Van Horne Way on a site zoned "Light Industrial (IL)".

CARRIED

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3. DEVELOPMENT PERMIT 22-019430
(REDMS No. 7181149)

APPLICANT: Talvinder Jagde

PROPERTY LOCATION: 10151 Ainsworth Crescent

INTENT OF PERMIT:

1. Permit the construction of a coach house at 10151 Ainsworth Crescent on a site zoned “Single Detached with Granny Flat or Coach House Edgemere (REI)”; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) increase the maximum setback that a coach house is permitted to be located from the south property line from 2.0 m to 5.95 m; and
 - (b) decrease the minimum setback that a coach house is permitted to be located from the north property line from 2.0 m to 0.90 m.

Applicant’s Comments

Talvinder Jagde, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 4), provided background information on the proposed development, including its site context, architectural design, unit layout, and exterior cladding materials, highlighting the following:

- the proposed variances are requested to locate the proposed coach house outside of the tree protection zone of a significant tree on the neighbouring property to the south;
- the proposed coach house has been designed to minimize impacts to neighbouring properties due to the requested setback variances;
- there are no windows proposed on the north and south sides of the coach house to address concerns of overlook into the neighbouring properties;
- the proposed coach house will complement the character of the principal dwelling through the use of similar materials, finishes and colours;
- the proposed location of the coach house will not overshadow neighbouring properties;
- landscaping will be installed to provide screening and privacy for the yards of neighbouring properties; and
- the proposed coach house will achieve Step Code 3 of the BC Energy Step Code.

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Panel Discussion

Discussion ensued regarding the proposed landscaping under the dripline of the significant retained tree and as a result of the discussion, staff were directed to work with the applicant to ensure protection of the root zone and survivability of proposed plantings under the tree.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of a coach house at 10151 Ainsworth Crescent on a site zoned "Single Detached with Granny Flat or Coach House Edgemere (REI)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) *increase the maximum setback that a coach house is permitted to be located from the south property line from 2.0 m to 5.95 m; and*
 - (b) *decrease the minimum setback that a coach house is permitted to be located from the north property line from 2.0 m to 0.90 m.*

CARRIED

4. New Business

It was moved and seconded

That the Development Permit Panel meeting tentatively scheduled on Thursday, May 25, 2023 be cancelled.

CARRIED

5. Date of Next Meeting: June 14, 2023

8.

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ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:35 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, May 10, 2023.

John Irving
Acting Chair

Rustico Agawin
Committee Clerk

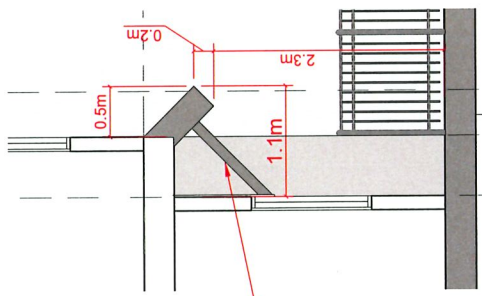
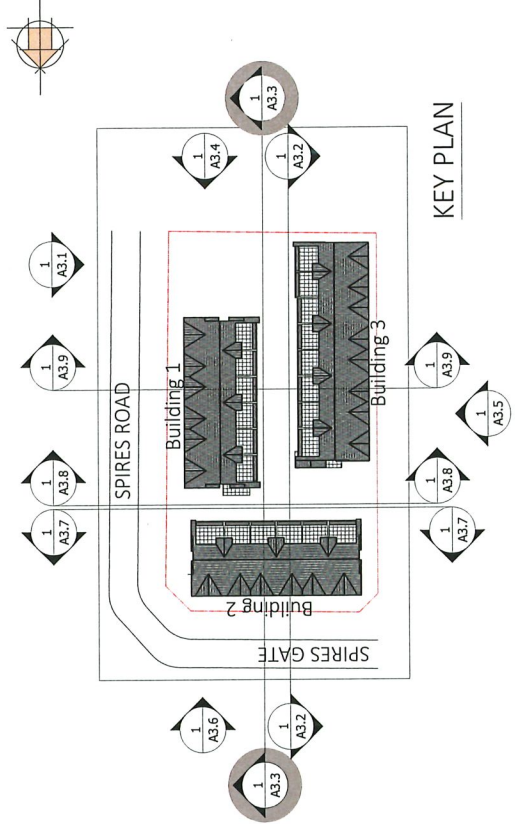
REV	DESCRIPTION	BY	DATE
1	Issued For PD	R.W	02/08/23

1 TRIM BOARDS/PANELS: WOOD
PAINT TO MATCH SIDER
2 ASPHALT SHINGLES
3 EXTERIOR SIDER: HIGH DENSITY FIBRE
CEMENT BOARD CW EASY TRIMS TO
MATCH SIDER
4 INTERNAL SIDER: GRAY
SYSTEM, ARCTIC WHITE
5 MIDNIGHT SKY
BRICKVENER BY MUTUAL MATERIALS
6 FASCIA AND BARGE BOARD: WOOD
SHERWIN WILLIAMS SLEE GRAY
7 VINYL WINDOWS: BLACK COLOUR
CW BLACK FRAME WITH MOUTINS

- PARKADE GATE AND SERVICE DOORS: METAL DOOR - FINISH - BLACK COLOUR
- R/W/L GUTTERS: GENTEK METALLIC GREY SP4
- SOFFIT: VINYL WHITE
- RAILING: ALUMINIUM PIQUET RAILING - FINISH - BLACK COLOUR



REV	DESCRIPTION	BY	RW	DATE
1	Issued For PP	RW	02/08/22	

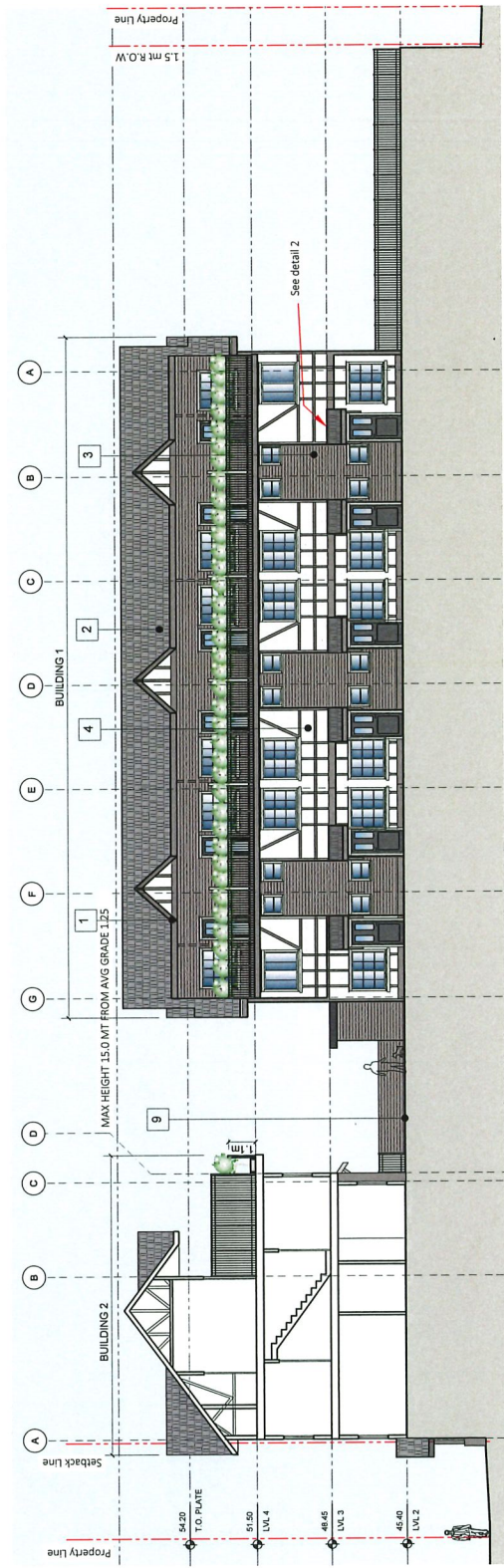


2 Sectional detail of canopy over door
 Scale: 1/4"=1'

MATERIAL BOARD PLAN

TAG NO	DESCRIPTION
1	TRIM BOARDS/POSTS: PAINT TO MATCH AGED PEWTER
2	ASPHAL SHIRINGLES: TIMBERLINE HD PEWTER GRAY
3	EXTERIOR HIGH DENSITY FIBRE CEMENT BOARD C/W EASY TRIMS TO MATCH: AGED PEWTER
4	TRADITIONAL 3 COAT STUCCO SYSTEM: ARCTIC WHITE
5	MIDNIGHT SKY: MUTUAL MATERIALS
6	FASCIA AND BARGE BOARD: SHERWIN WILLIAM ELLIE GRAY
7	BLACK WINDOWS C/W BLACK FRAME WITH MUNTINS
8	REFER LANDSCAPE DWGS FOR PLANTING/VINES
9	PAVERS: REFER LANDSCAPE DWGS

Side member



1 Podium Level Elevations / WEST ELEVATION
 Scale: 1/16"=1'

REV	DESCRIPTION	BY	DATE
1	Issued For DP	R.W	02/08/23

3D VIEW

A4.1



1 VIEW FROM SPIRES RD
 Scale: N.T.S.



1 VIEW FROM PODIUM
SOME INTS.

REV	DESCRIPTION	R/W	DATE
1	Issued For DP	R/W	20/02/23

REV	DATE	DESCRIPTION
1	02/08/22	Issued For DP

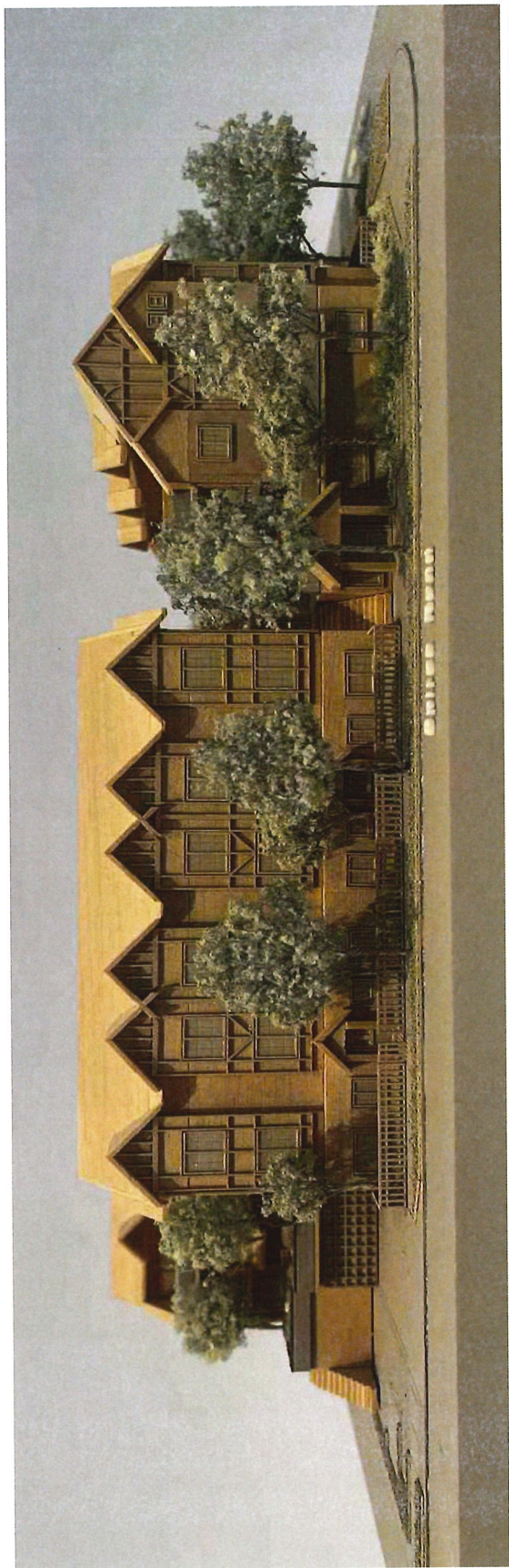
3D VIEW

A4.4

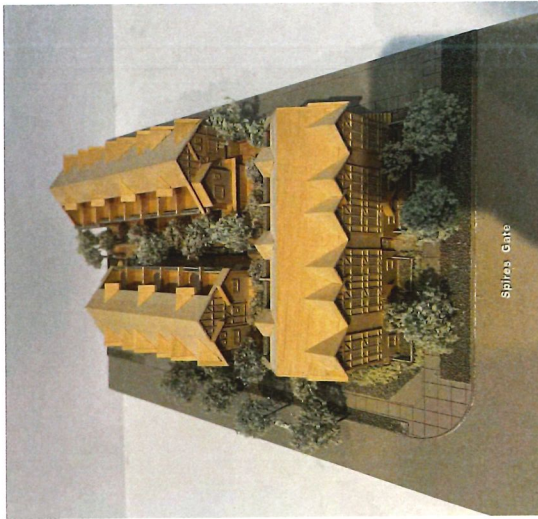


1 VIEW FROM NORTHWEST CORNER
 Scale: N.T.S.

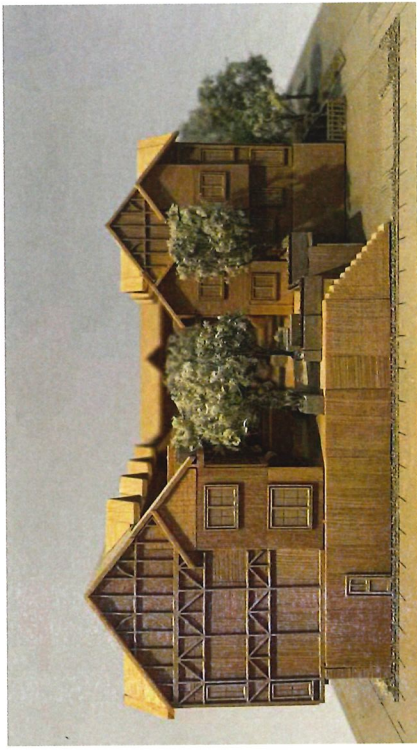
REV	DESCRIPTION	DATE	RW
1	Issued For DP	02/08/22	



1 VIEW FROM SPIRES RD / EAST SIDE
 Scale: N.T.S.



4 BIRDS VIEW FROM SPIRES GATE / NORTH SIDE
 Scale: N.T.S.



2 VIEW FROM SOUTH SIDE
 Scale: N.T.S.

GENERAL NOTES

All materials and workmanship to CLS Standards, latest edition. Soil depths and subgrade preparation, soil quality and plant sizes to meet or exceed that standard.

Plant sizes in this list are specified according to the BC Landscape Standards' latest edition. Container sizes are specified as per 'CNLA Standards'. Both plant sizes and container sizes are to be confirmed with the contractor. The contractor shall also provide a list of plant species and container sizes for approval. The contractor shall also provide a list of plant species and container sizes for approval. The contractor shall also provide a list of plant species and container sizes for approval.

All plant material must be provided from the certified 'Disease Free' nursery. All plant material must conform to the latest edition of the CLS Landscape Standards. Provide certification upon request. All landscaping and landscape materials to conform to the latest edition of the CLS standards.

- Min. growing medium depths over prepared subgrade shall be:
 - 300mm
 - 450mm
 - 600mm
 - 750mm
 - 900mm (around root balls)
- Lawn areas
- Ground Cover Areas
- Planting Beds
- Tree Pits

Growing medium shall have physical and chemical properties as described in the standards for 'Ground areas, except for the areas over structures where the medium shall conform to the requirements for level 1 applications. Processing and mixing of the growing medium shall be done off-site using a mechanized screening process. Proposed growing medium shall be tested by a recognized laboratory. The contractor shall guarantee that the soil submitted for testing is a sample representative of the soil to be used at the site.

On-Site or imported soils shall satisfy the requirements of the standards for growing medium. Soils shall be virtually free from subsoil, wood including woody plant parts, weed or reproductive parts of the weeds, plant pathogenic organisms, toxic material, stones over 30mm, and foreign objects.

All planting beds shall receive min. 50mm bark mulch.

The contractor shall maintain clean working conditions, remove all refuse and debris and present the site in a safe and clean condition upon completion of all works.

All plant species and varieties may not be substituted without the approval of the Landscape architect.

Plant material shall be protected from frost damage during winter months.

All plant material to be set with one coat of clear penetrating preservative.

All planted areas to be equipped with automatic irrigation system.

Automatic zoned irrigation system to be provided with following primary zones.

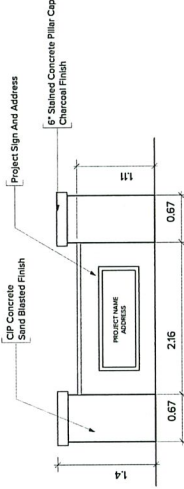
- Street level boulevard areas including the ROW's, setbacks not part of private yards, driveway access etc. These include chiefly Inground planters.
- Podium level public areas. This includes planting in planter beds and on slab.
- Individual yards on site level. Mainly in ground planting.
- Individual yards on podium level. Mainly planter.
- All amenity areas on podium level. Mainly planter beds.

These have been carefully chosen to address the varying volume of growing medium to be catered for and will employ suitable heads and discharge.

Landscape Plans are prepared based on latest architecture drawings Revision no. 3 on 30 March 2022.

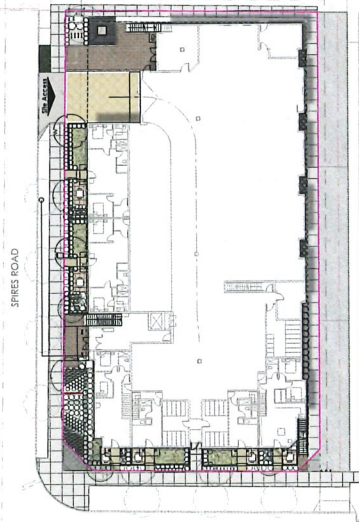


2 SOME PROPOSED PLANTS



3 PROJECT SIGNAGE DETAIL (P2)

Scale: NTS



1 Key Plan-Street Level
Scale: 1:300

DESIGN RATIONALE AND SUMMARY

Being an infill development among a mix of other townhouse complexes and rapidly evolving residential lots, the contextual treatment demands sensitivity and appropriate placement of elements.

We are proposing a relatively simple mix of surfaces and their configuration owing to a very small scale of such surfaces such as pathways to the units and the alleyways. We have chosen to limit our selection to 2 or 3 clear finishes and reserved a more complex hierarchy of surfaces for the deck level.

The planting on the boulevard edges has been very carefully configured with some matching trees of the surrounding boulevard and what might be contextually appropriate with scale and available light of way. Similarly, being cognizant of the space requirements for the deck level planting, we have chosen to limit the trees and place the built up planters to the perimeter where possible for structural reasons. The trees selected for the internal layout are small and relatively fast in number.

This development is amidst a rapidly changing area where a number of developments have sprung up in the past few years. Our design concept advocates a sensitive scheme that merges with the general transformation of the area.

The multi-user nature of the residential development demands privacy for the various units and their accessible spaces. The element used to define these spaces (private patios from one another) are emerald cedar (Thuja occidentalis smaragd) and faux. These columnar hedge plants are used in tandem with smaller hedging material such as the Spirea and the following perennials to allow for multiple layers of textural relief.

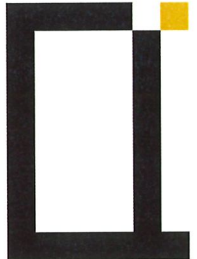
The north east corner of the site, and the area by main lobby are treated with multiple layers of ornamental grasses and flowering perennials which are placed in a way that emphasizes the project's green and create a welcoming landscape for those entering the site and building. Some of the proposed plants are PENNisetum HAWELI, BLUE OAT GRASS and Hemerocallis illospatheus, in addition to a focus buffer in the background to provide privacy for adjacent unit.

Vines and trellises are proposed along the west side of the building providing additional visually appealing green elements to the building to be enjoyed by pedestrians.

Outdoor Spaces

The outdoor amenity has been designed with a linear two zone concept. The main constituents are the Social recreational area and a playground. The social area has been augmented with an open area for residents to enjoy amenities like the garden plots. These are placed with raised planters c/w spout and work bench for the residents use at the deck level.

Further, we have proposed use of native plants requiring lower water intake and offering trees that encourage bird habitat such as the Bitter Cherry towards the lane.



ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN

Unit 208, 1493 Foster Street, White Rock, BC | (604)731-1456 | info@architecturepanel.com

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Project
8951, 8971 Spires Rd,
8991 Spires Gate

Owner

Sheet Title

KEY PLAN

No	Date	Issue Notes
K	05-04-22	DP Resubmission
L	05-07-22	DP Resubmission
M	03-10-22	DP Resubmission
N	27-10-22	DP Resubmission
O	20-01-23	DP Resubmission
P	21-03-23	DP Resubmission
Q	03-04-23	DP Resubmission

Consultants	Contractors	Sheet No.	Total Sheets
FLAT Architecture	AHJ City of Richmond	L1	18

Documents

DP Application

Checked By

RD

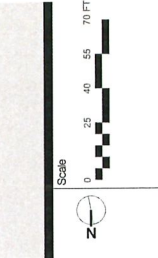
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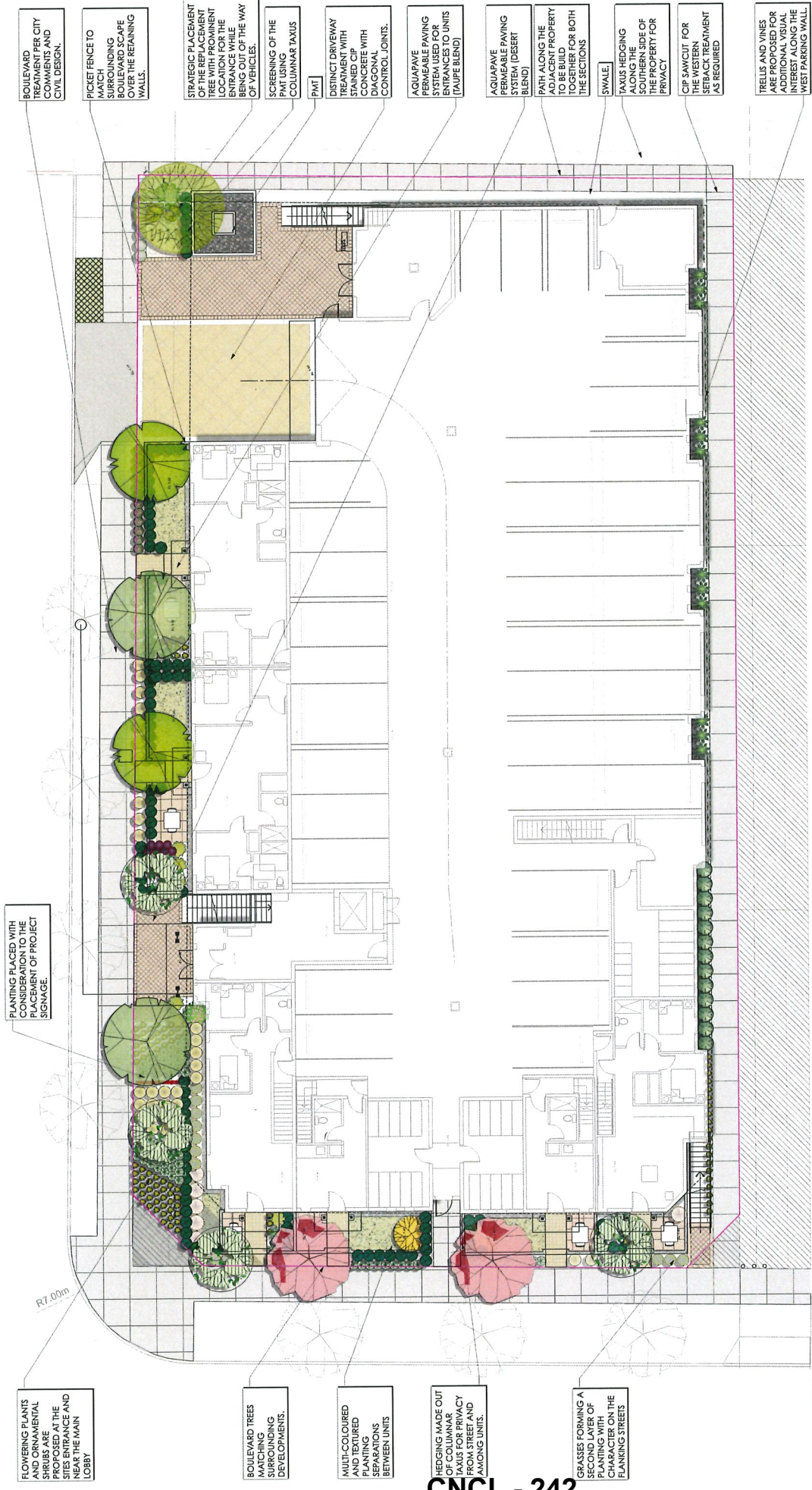
SD

Reviewed By

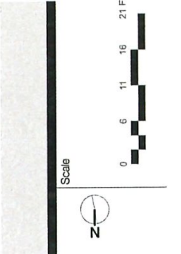
RD

Status





1 Concept Plan-Street Level
Scale: 1/8" = 1'-0"



No	Date	Issue Notes
K	05-04-22	DP Resubmission
L	05-07-22	DP Resubmission
M	03-10-22	DP Resubmission
N	27-10-22	DP Resubmission
O	20-01-23	DP Resubmission
P	21-03-23	DP Resubmission
Q	03-04-23	DP Resubmission

Project: **8951, 8971 Spires Rd, 8991 Spires Gate**
 Owner: [Redacted]
 Consultants: **FLAT Architectural Inc.**
 Contractors: **AHJ City of Richmond**
 Documents: **DP Application**

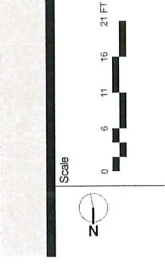
Total Sheets	Sheet No.	Checked By	Status
18	L2	RD	REVISION

Drawn By: **SD**
 Reviewed By: **RD**
 Checked By: **RD**
 Status: **REVISION**

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1 Concept Plan-Deck Level
Scale: 1/8" = 1'-0"



No	Date	Issue Notes
K	05-04-22	DP Resubmission
L	05-07-22	DP Resubmission
M	05-10-22	DP Resubmission
N	05-10-22	DP Resubmission
O	05-10-22	DP Resubmission
P	05-10-22	DP Resubmission
Q	05-10-22	DP Resubmission

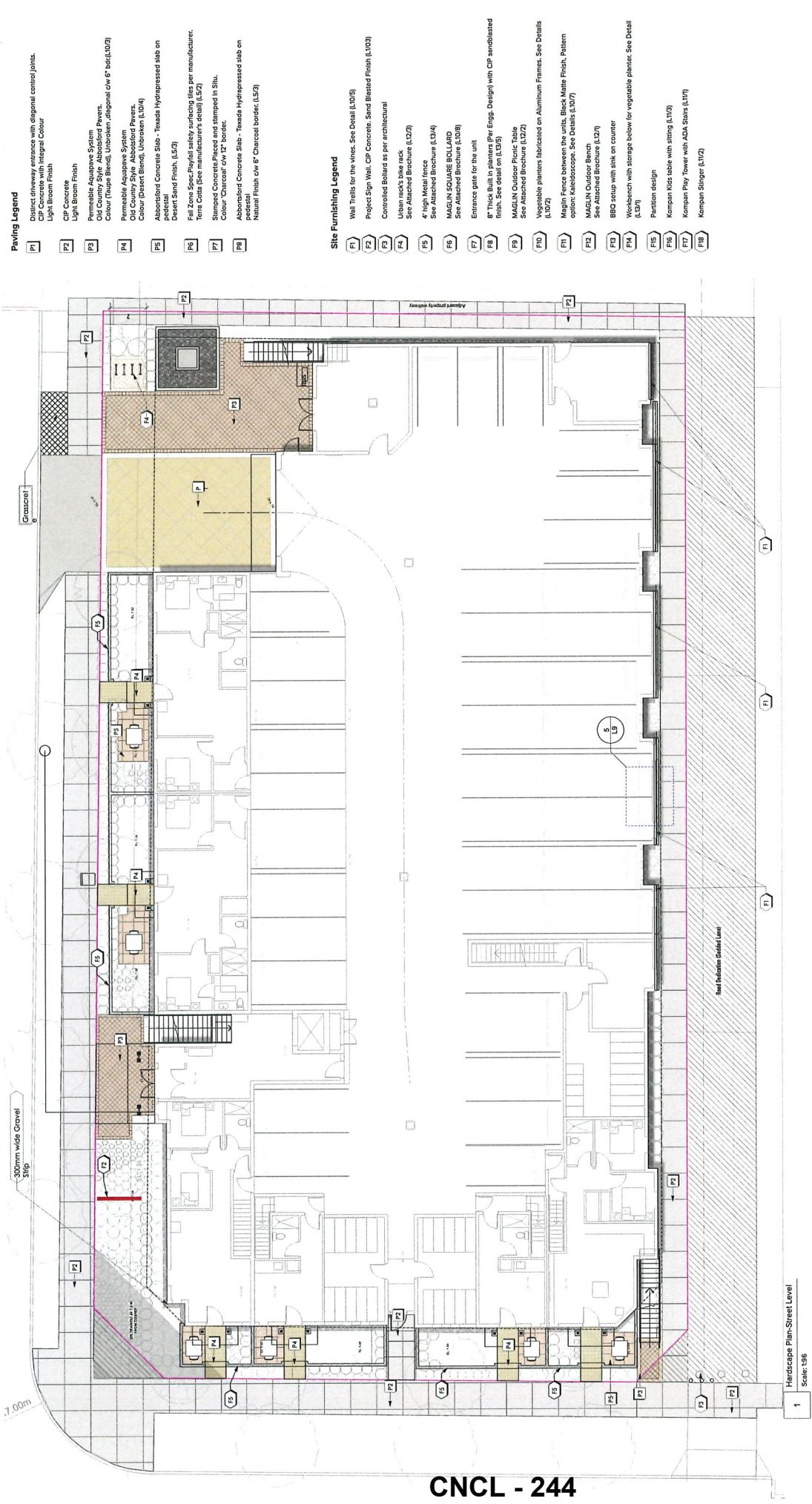
Project: 8951, 8971 Spires Rd, 8991 Spires Gate
 Consultant: FLAT Architectural Inc.
 Contractor: AHJ City of Richmond
 Checked By: RD
 Status: REWORKING

Total Sheets: 18
 Sheet No.: L3
 Drawn By: SD
 Reviewed By: RD

Owner: [Redacted]
 Sheet Title: CONCEPT (DECK LEVEL)

ARCHITECTURE PANEL INC.
 ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
 Unit 205, 1493 Foster Street, White Rock, BC | (604)783-1450 | info@architecturepanel.com

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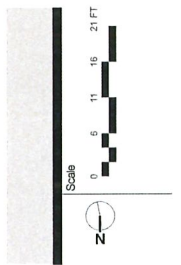


Paving Legend

- P1 Distinct driveway entrance with diagonal control joints. Grey to match adjacent concrete. Integrate in Colour. Light Brown Finish.
- P2 C/P Concrete. Light Brown Finish.
- P3 Permeable Asphaltic System. Pavers. Colour (Tussock Blend), Unbroken adjacent CW 6" bed (L10/3).
- P4 Permeable Asphaltic System. Old Country Style. Abbotford Pavers. Colour (Dorset Blend), Unbroken (L10/4).
- P5 Abbotford Concrete Slab - Texas Hydrated sub on precast. Desert Sand Finish. (L5/3).
- P6 Fall Zone Spec. Playfall safety surfacing tiles per manufacturer. Terra Cotta (See manufacturer's detail) (L5/2).
- P7 Stamped Concrete Placed and stamped in Situ. Colour 'Charcoal' CW 12" border.
- P8 Abbotford Concrete Slab - Texas Hydrated sub on precast. Natural Finish CW 6" Charcoal border. (L5/3).

Site Furnishing Legend

- F1 Wall Trellis for the vines. See Detail (L10/5)
- F2 Project Sign Wall, C/P Concrete. Sand Blasted Finish (L10/3)
- F3 Controlled Balcony as per architectural
- F4 Urban rack's bike rack. See Attached Brochure (L12/3)
- F5 4' High Metal fence. See Attached Brochure (L13/4)
- F6 MAGLIN SQUARE BOLLARD. See Attached Brochure (L10/8)
- F7 Entrance gate for the unit
- F8 8" Thick Bull in planter (Per Engr. Design) with C/P sandblasted finish. See detail on (L13/5)
- F9 MAGLIN Outdoor Picnic Table. See Attached Brochure (L12/2)
- F10 Vegetable planters fabricated on Aluminum Frames. See Details (L10/2)
- F11 Magna Fence between site with Black White Finish. Pattern optional. Microscopic. See detail (L10/7)
- F12 MAGLIN Outdoor Bench. See Attached Brochure (L12/1)
- F13 BBO setup with sink on counter
- F14 Workbench with storage below for vegetable planter. See Detail (L13/1)
- F15 Partition design
- F16 Kompan Kids table with sitting (L11/2)
- F17 Kompan Play Tower with ADA stairs (L11/1)
- F18 Kompan Slinger (L11/2)



No	Date	Issue Notes
K	05-04-22	DP Resubmission
L	05-07-22	DP Resubmission
M	03-10-22	DP Resubmission
N	27-10-22	DP Resubmission
O	20-01-23	DP Resubmission
P	21-03-23	DP Resubmission
Q	03-04-23	DP Resubmission

Consultants
 PLAT Architectural Inc.

Contractors
 A&J City of Richmond

Drawn By
 SD

Checked By
 RD

Status
 REZONING

Project
 8951, 8971 Spires Rd,
 8991 Spires Gate

Owner

Sheet Title
 HARDSCAPE/SITE
 FURNISHINGS

Total Sheets
 18

Sheet No.
 L4

Drawn By
 SD

Checked By
 RD

Status
 REZONING

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Project
 8951, 8971 Spires Rd,
 8991 Spires Gate

Owner

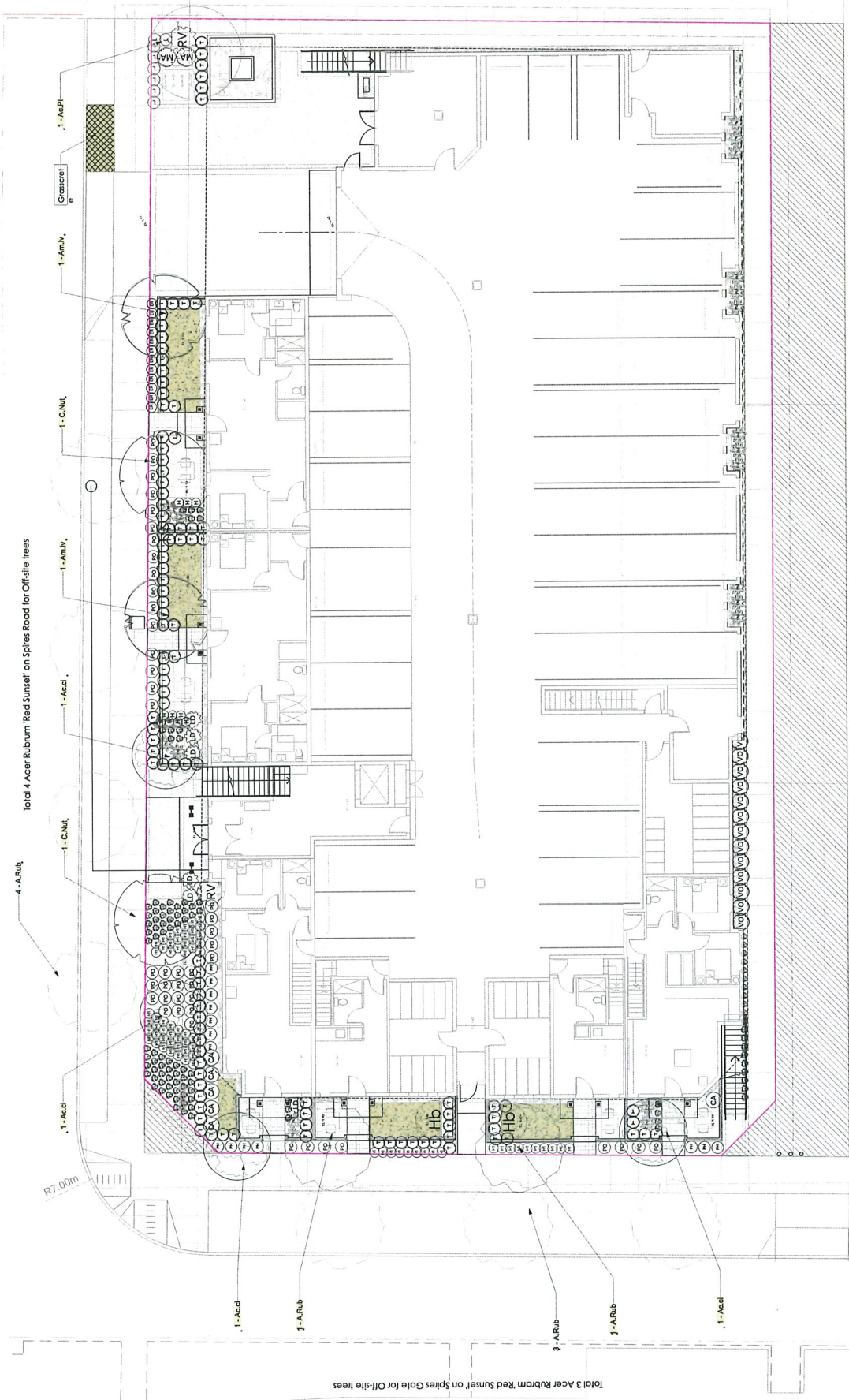
Sheet Title
 HARDSCAPE/SITE
 FURNISHINGS

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Hardscape Plan-Sheet Level
 Scale: 1:50

CNCL - 246

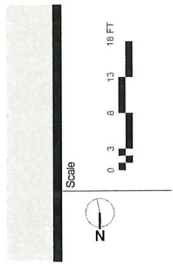


A smart irrigation system will be provided to cover all common landscaping areas.



1 Planting Plan-Street Level
Scale: 1/8" = 1'-0"

See Plant Schedules, tables and descriptions on L9



No	Date	Issue Notes
K	05-04-22	DP Resubmission
L	05-07-22	DP Resubmission
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O	20-01-23	DP Resubmission
P	21-03-23	DP Resubmission
Q	03-04-23	DP Resubmission

Consultants
FLAT Architectural Inc.

Contractors
ACJ City of Richmond

Checked By
RD

Reviewed By
RD

Project
**8951, 8971 Spires Rd,
8991 Spires Gate**

Owner
City of Richmond

Sheet Title
PLANTING STREET LEVEL

STATUS
REZONING

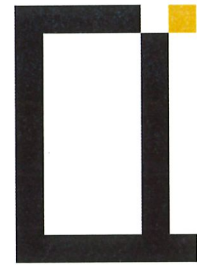
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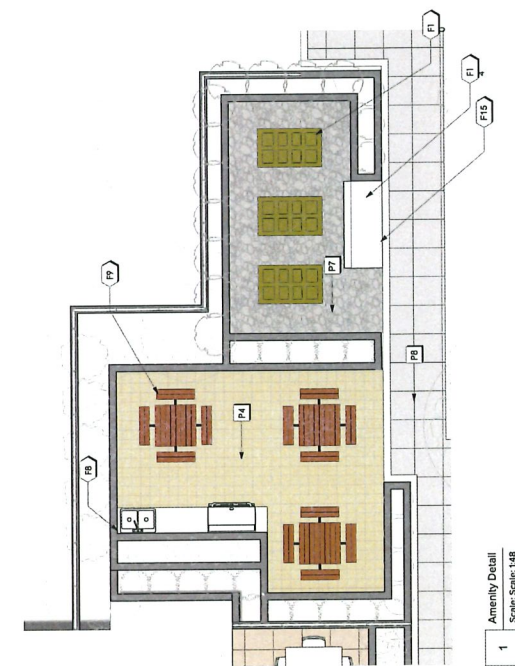
Sheet No.
L6

Drawn By
SD

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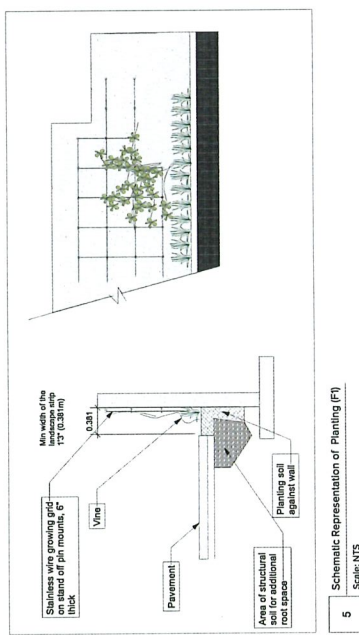
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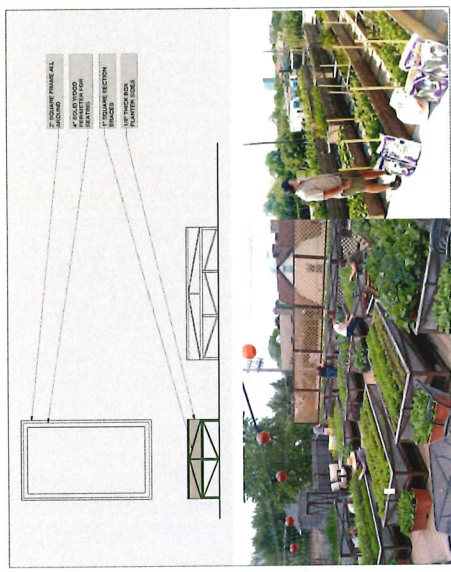


1 Amenity Detail
Scale: 1/8"

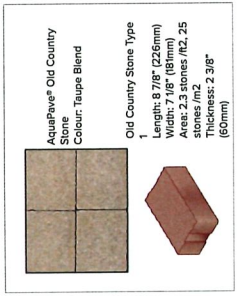
SEE PAVING/SITE FURNISHING LEGENDS ON L4.



5 Schematic Representation of Planting (F)
Scale: NTS



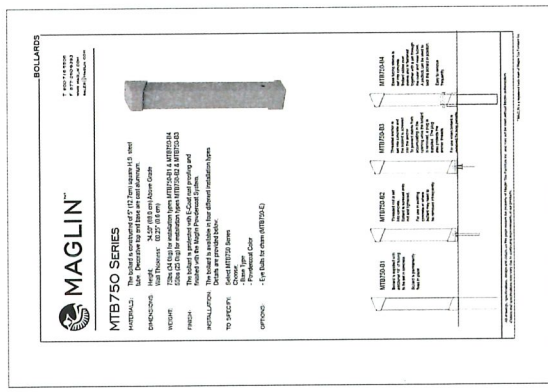
2 Raised Vegetable Planter Detail (FTD)
Scale: NTS



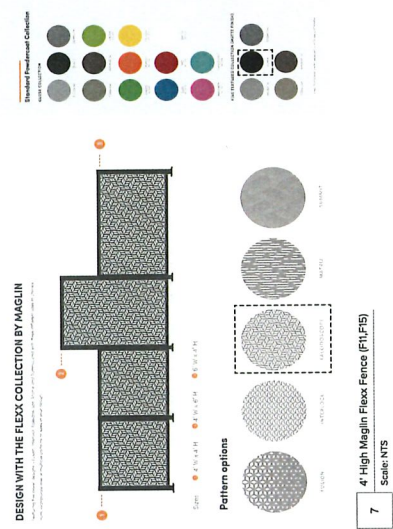
3 Abbotsford Aquapave Taupe Blend (P3)
Scale: NTS



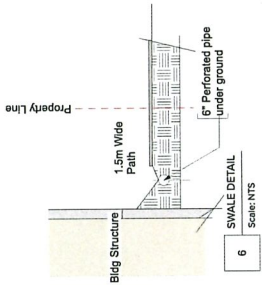
4 Abbotsford Aquapave Desert Sand Blend (P4)
Scale: NTS



8 PROPOSED SQUARE BOLLARDS (F6)
Scale: NTS



7 4' High Maglin Flex Fence (F1,F15)
Scale: NTS



6 SWAILE DETAIL
Scale: NTS

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Project
8951, 8971 Spires Rd,
8991 Spires Gate
Owner

Total Sheets
18

Sheet No.
L9

Contractors
Architecture Panel Inc.

Drawn By
SD

Checked By
RD

Documents
REZONING

Reviewed By
RD

Status
REZONING

City of Richmond

No	Date	Issue Notes
K	05-04-23	DP Resubmission
L	05-07-23	DP Resubmission
M	05-10-23	DP Resubmission
N	27-10-23	DP Resubmission
O	20-01-23	DP Resubmission
P	21-03-23	DP Resubmission
Q	03-07-23	DP Resubmission



DESIGN RATIONALE OF SELECTED LIGHTING

On the entrance of the site from East, we want warm, inviting and calm appearance of the site and did not want too many distractions. So, there are wall light mounted at the entrance of the unit at panner want to create inviting atmosphere for covered shades to eliminate glare. At the corner of SE bicycle parking is screened from the street walkway and provided with bollard light for safe space and sufficient lighting to the wheelchair ramp. Rises of the building light and wall mounted lights at the exterior walls.

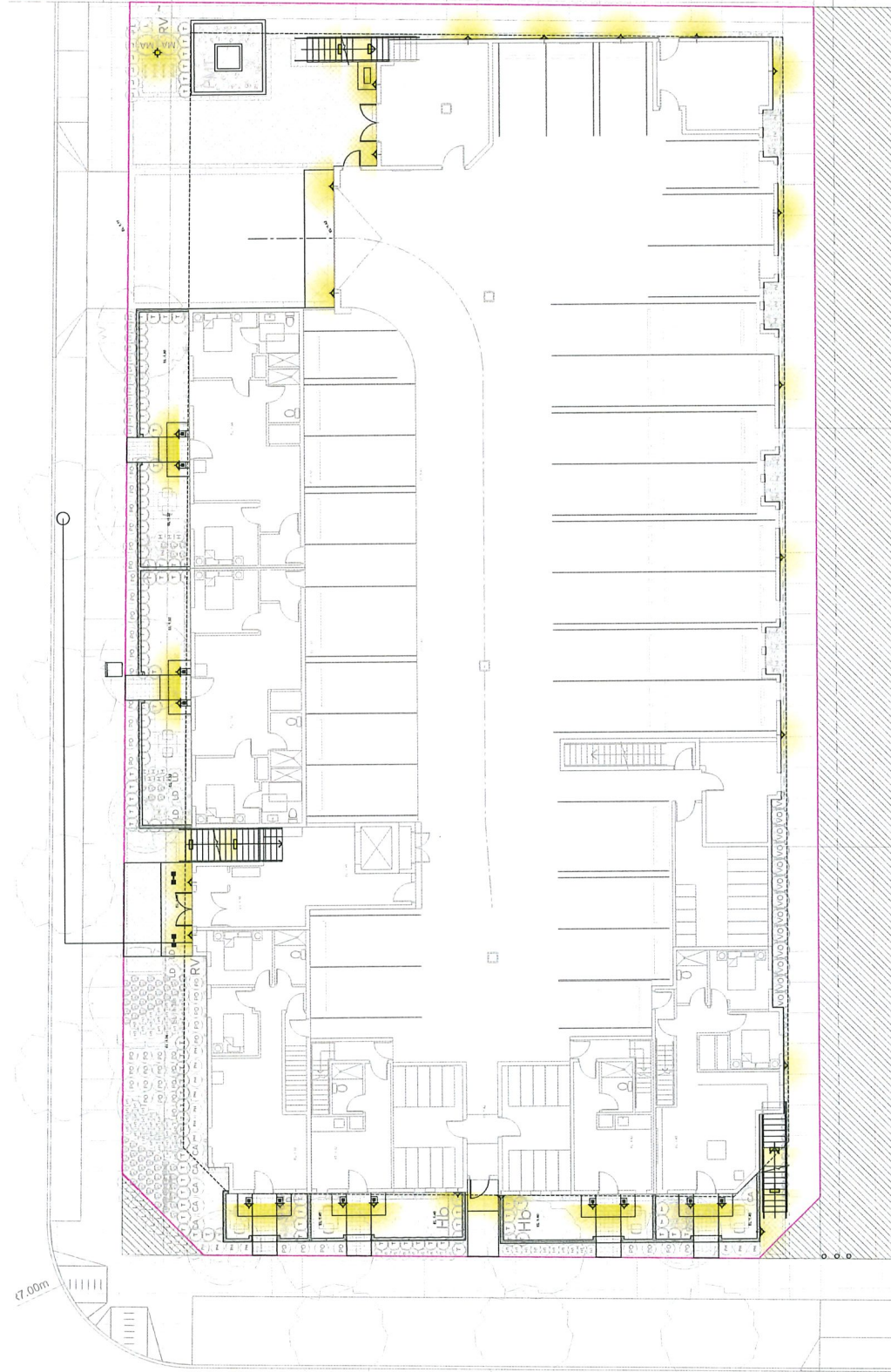
The same concept applied on the North side of the site and wall mounted lights are mounted on exterior walls. Lane along the west and south property line with 1.5m walkway is illuminated with wall mounted lights on the building which provide smooth transition and ample lighting for pedestrian for crossing. The step lights are proposed at the stairs going to the deck level for smooth transition.

The main design criteria followed for lighting are as follows:

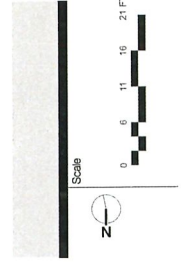
- *Landscape lights are provided only where building mounted lights are incapable of illuminating any external spaces.
- *Most landscape lights used are indirect and do not offer any unwanted glare with built in anti glare shading systems.
- *No direct lighting fixtures are placed anywhere on the suite that offer security and reduce light pollution.



2 Wall Mounted Light
Scale: NTS



1 Lighting Plan-Street Level
Scale: 1/8"



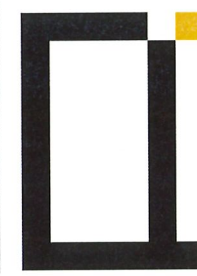
No	Date	Issue Notes
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P	21-03-23	DP Resubmission
C	03-04-23	DP Resubmission

Consultants	Contractors	Sheet No.	Total Sheets
FLAT Architectural Inc.	ALJ City of Richmond	L12	16

Drawn By	Checked By	Status
SD	RD	REZONING

Project: 8951, 8971 Spires Rd,
8991 Spires Gate
Owner: [Redacted]
Sheet Title: LIGHTING PLAN (SITE)

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Schedule 2 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
May 10, 2023

To Development Permit Panel
Date: <u>MAY 10, 2023</u>
Item # <u>1</u>
Re: <u>DP 21-932383</u> <u>8951, 8971 SPIRES ROAD</u> <u>& 8991 SPIRES GATE</u>

From: Jose G <corvette_racer@hotmail.com>
Sent: May 8, 2023 1:56 PM
To: CityClerk
Subject: Feedback for May 10 Development Permit Panel meeting
Attachments: 10.jpg; 20.jpg; 30.jpg; 40.jpg; 50.jpg

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.

Dear Mayor and Council, I am providing feedback for file DP 21-932383, Application by Flat Architecture Inc. for a Development Permit at 8951, 8971 Spires Road and 8991 Spires Gate.

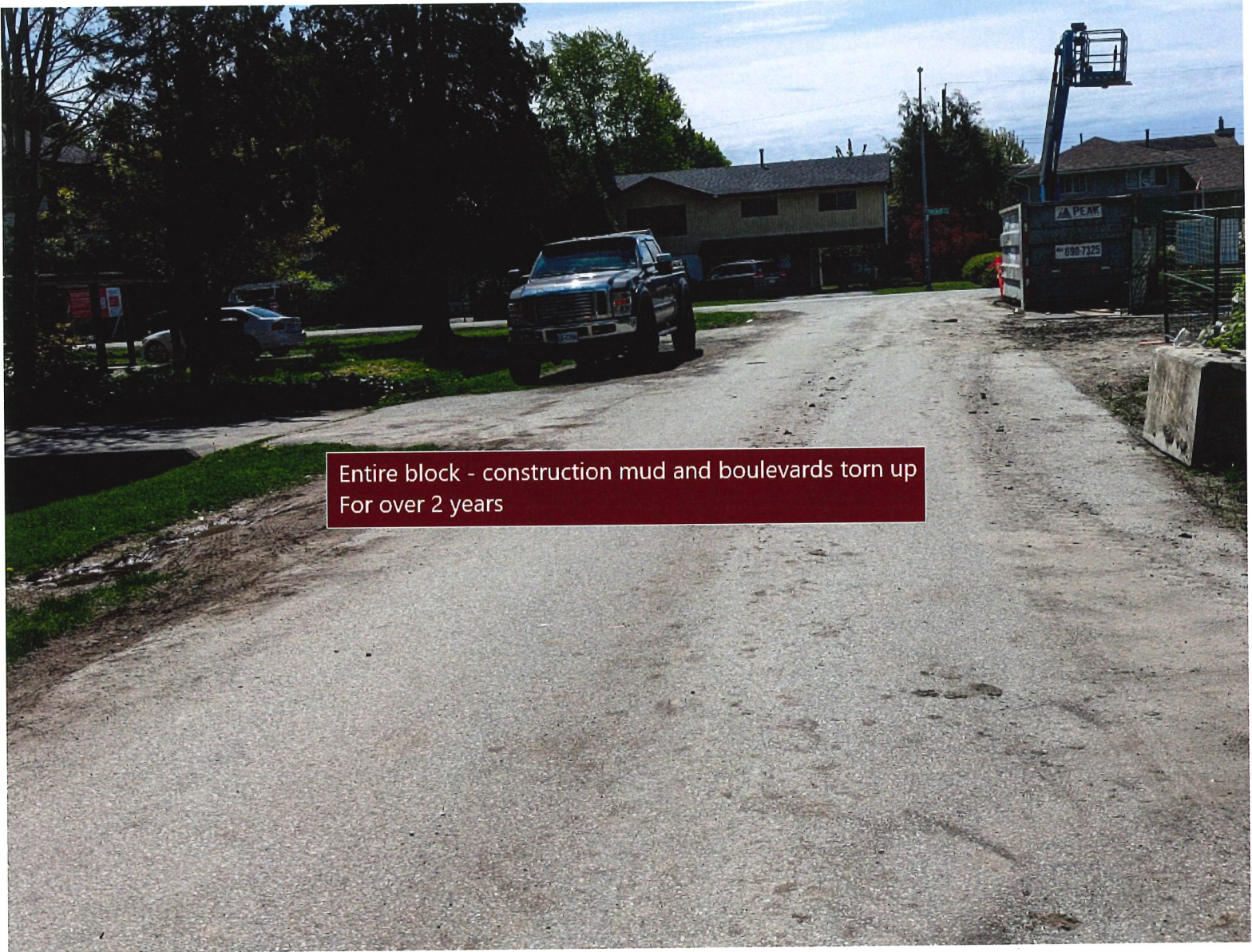
As a long-term resident of the Spires Road area, I have previously provided input on rezoning and development applications in our neighbourhood. I am grateful that key concerns have been taken seriously by members of Council and City Staff. For this application, there are several concerns which continue to be a problem and a few new concerns specific to this application. This development is on one of the only 2 roads into our subdivision. Both of the 2 entry roads are active construction sites, at the preloading stage currently, so the key concerns which should be addressed before the application is approved are:

- 1) Safety of access for pedestrians, including school children. The proposed development and the traffic management plan requirements ignore that the area around the development is heavily used by pedestrians. School children walk to Cook School past the development. Residents walk to the Canada Line, to stores and around the neighbourhood past the development. This development should include a safe path for pedestrians during construction, particularly since this will be a construction site for well more than 2 years.
- 2) Safety for pedestrians and cars across existing construction sites. I'm attaching 4 photos showing the current dirty and dangerous damage from existing construction projects in our neighbourhood. Boulevards are turned into mud pits and construction fences extend to the very edge of the road, leaving only the road for pedestrians to walk. Even City parking restriction signs are behind construction fencing so they're ignored. I've been told that City policy is that road boulevards that are turned into mud pits by construction vehicles will not be fixed by the developer until their project is finished, which in the case of one photographed site, has been **over 2 years** now. Meanwhile pedestrians and cyclists have to walk in the only lane of traffic, competing with cars for space. This is an accident in the making. Why are boulevards not repaired with crushed gravel to address continuing damage during construction?
- 3) Access to our homes. With both Cook Gate and Spires Gate being construction sites, I implore the City to coordinate construction blockages of roads. Currently, when the access from Cook Gate has been blocked due to delivery of construction materials, cement truck pours or crane operations, I've turned around to drive to Spires Gate, but now it will also

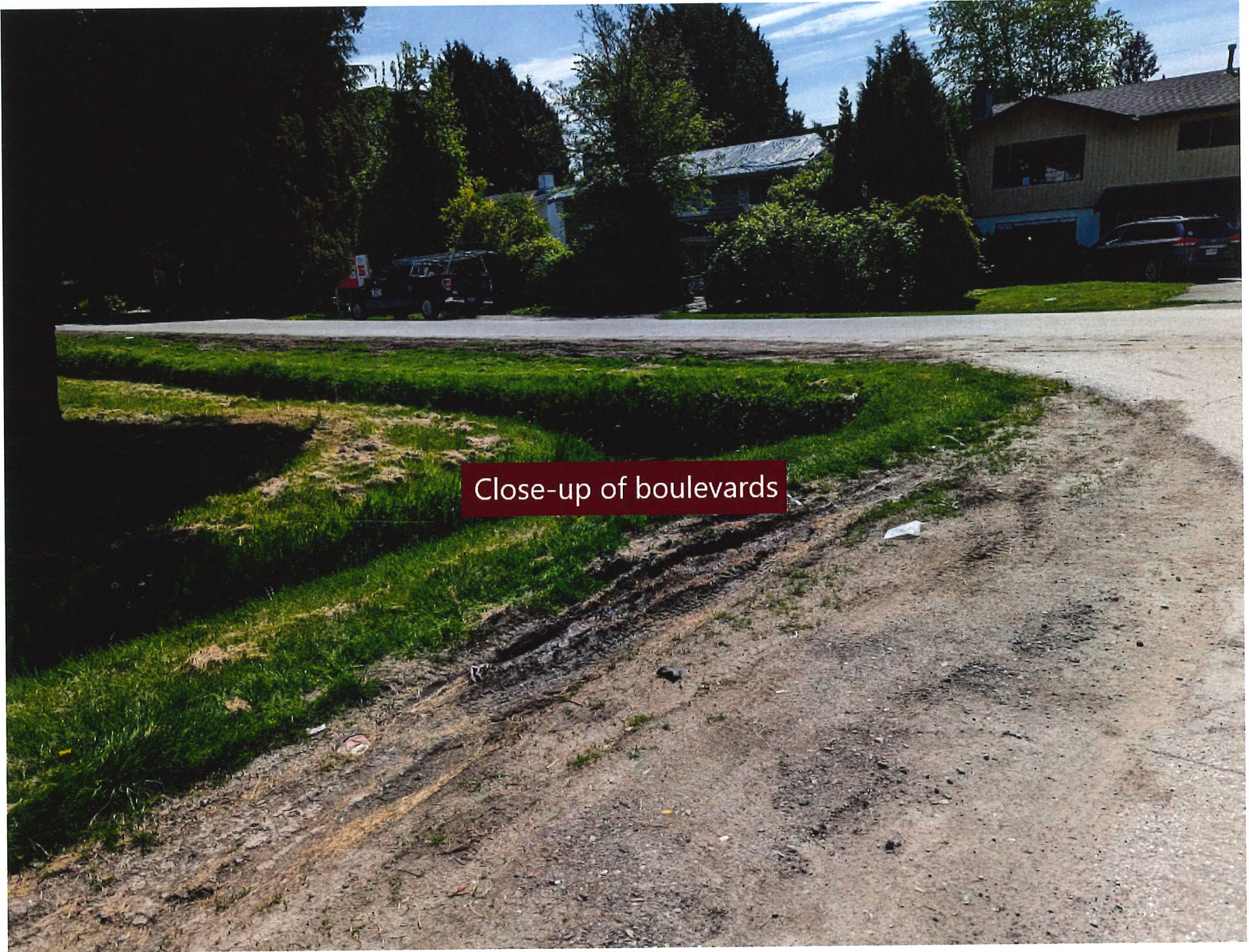
become a construction zone. Which City department is responsible for coordinating road access to ensure residents can get to their homes? Mornings are particularly bad for congestion. We do not want a reoccurrence of the 2 situations where access to our subdivision was completely blocked so even emergency vehicles would be unable to enter.

- 4) Continuity of frontages and landscaping. As you can see in the final attached photo, there is a completed project next to the site for this application. There is also a largely-completed project on the other side. It's unclear if there will be continuity across the 3 sites. Will sidewalks join together without zig-zagging? Will there be similar green shrubs and plantings on the proposed development to be consistent with its neighbours? It's unclear in the requirements for the proposed development whether the variances being requested by the developer and their plans whether they are required to align with neighbours so that there will be continuity and some consistency for pedestrians and residents

... Jose Gonzalez
8935 Cook Crescent



Entire block - construction mud and boulevards torn up
For over 2 years





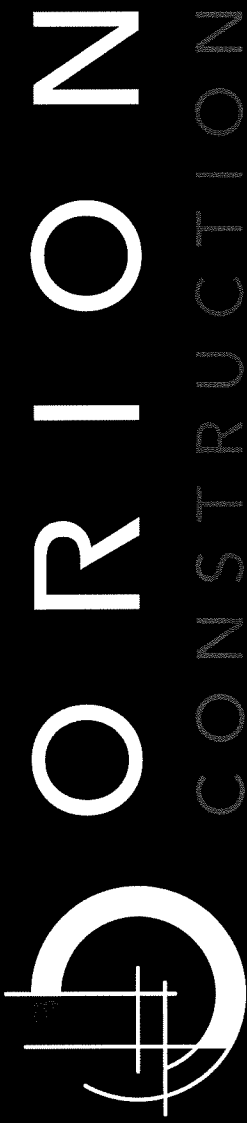
More boulevards damaged by construction vehicles



Road blocked



Neighbouring property's landscaping on Spires Gate



Development Permit Panel

9800 Van Horne Way, Richmond

May 10, 2023

Schedule 3 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
May 10, 2023

Jeremy Paquin, Orion Construction

Darcy Forcier, dForce Design/ARCHITECTURE PANEL

Darren Cruickshanks, dForce Design/ARCHITECTURE PANEL

Ruchir Dhall, dForce Design/ARCHITECTURE PANEL

Jessica Thiessen, KD Planning and Design

Anabella Alfonso Raffalli, AARTPLACE

Introductions.

Project.

9800 Van Horne Way

Two Buildings

Zoning: IL (Light Industrial)

Lot Size: 8.99 Acres

Site Coverage: 48.6% / FAR: 0.62

Building 1000:

34 ft tall;

26 Units;

58,936 sq ft of main floor; &

25,761 sq ft of upper floor.

Building 2000:

35 ft tall;

18 Units;

131,668 sq ft of main floor; &

27,418 sq ft of upper floor.

Architectural

PROPOSED INDUSTRIAL BUILDINGS FOR:
CEDAR COAST
VAN HORNE
 9800 VAN HORNE WAY, RICHMOND, BC

LOT A-SEC 22 BLK 5M 625 6M PL LAMPSON, SECTION 22, RANGE 81, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN BOP250 18



1. BUILDING A FROM NORTH-WEST CORNER
 1/200 SCALE



2. BUILDING B FROM RIVER DRIVE
 1/200 SCALE



3. BUILDING A ENTRANCE
 1/200 SCALE



4. BUILDING B TYPICAL UNIT ENTRANCE AND LOADING
 1/200 SCALE

CONSULTANTS LIST:

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 140-5055 27 AVE, SURREY, BC, V4A 6G2
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 CONTACT: CHIP BARRETT

DEVELOPER
ORION CONSTRUCTION
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 TEL: 604-592-2884
 CONTACT: BRADEN SMITH

CIVIL ENGINEER
CENTRAS ENGINEERING LTD.
 1516-2580 GEORGIN DRIVE, SURREY, BC, V2V 8T9
 TEL: 604-592-6427
 CONTACT: STEVE O'CONNELL

GEOTECHNICAL ENGINEER
GEOPACIFIC CONSULTANTS LTD.
 1778 N. 13TH AVENUE, VANCOUVER, B.C., V6P 8P8
 TEL: 604-683-0022
 CONTACT: MATT AINSWORTH

LANDSCAPE ARCHITECT
KD PLANNING & DESIGN LTD
 1400-34071 SLAUGHTS AVENUE, ABSENCE, BC, V2V 4S2
 TEL: 604-882-4020
 FAX: 604-882-1550
 CONTACT: JESSICA THRESEN

ARBORIST
KD PLANNING & DESIGN LTD
 1400-34071 SLAUGHTS AVENUE, ABSENCE, BC, V2V 4S2
 TEL: 604-882-4020
 FAX: 604-882-1550
 CONTACT: ALEX GRONQVOLD

ARCHITECTURAL DRAWING LIST

COVER SHEET	A-00
ARCHITECTURAL PLAN	A-01
FOUNDATION ELEVATION	A-02
STRUCTURAL PLAN	A-03
MECHANICAL PLAN	A-04
ELECTRICAL PLAN	A-05
PLUMBING PLAN	A-06
MECHANICAL PLAN	A-07
MECHANICAL PLAN	A-08
MECHANICAL PLAN	A-09
MECHANICAL PLAN	A-10
MECHANICAL PLAN	A-11
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MECHANICAL PLAN	A-41

CEDAR COAST

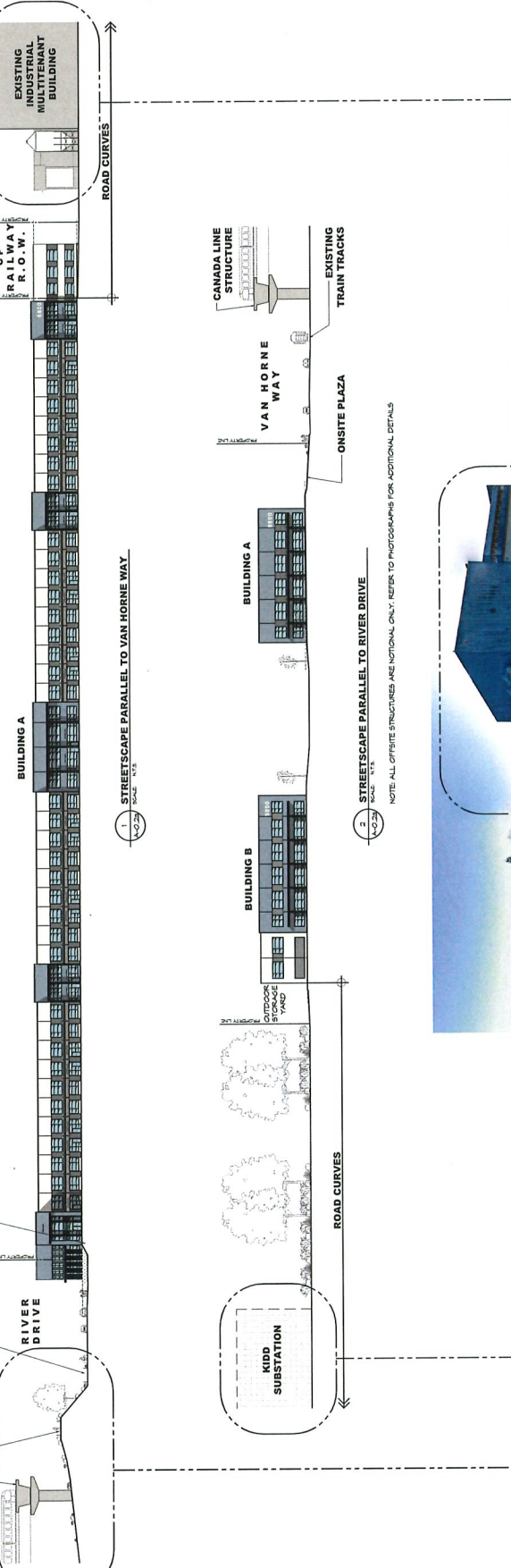
ORION CONSTRUCTION
 104 - 5950 111 STREET, SURREY, BC, V2V 0Y1
 TEL: 604-592-2884
 CONTACT: BRADEN SMITH

CEDAR COAST VAN HORNE
 ADDRESS: 9800 VAN HORNE WAY, RICHMOND, BC
 PROJECT: ORION

COVER SHEET

JOB NO.	2140
DATE	10/1/20
DESIGNED	CHP
CHECKED	CHP
POST DATE	10/1/20
REV	
PROJECT DRAWING NUMBER	MA 1122
REV	4

A-00



1 STREETSCAPE PARALLEL TO VAN HORNE WAY
 SCALE: 1/8" = 1'-0"

2 STREETSCAPE PARALLEL TO RIVER DRIVE
 SCALE: 1/8" = 1'-0"

NOTE: ALL OFFSITE STRUCTURES ARE NOTIONAL ONLY. REFER TO PHOTOGRAPHS FOR ADDITIONAL DETAILS.



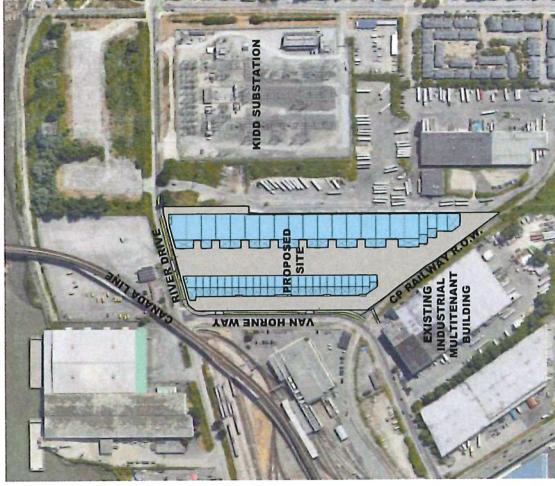
3 VIEW OF NEIGHBOUR TO THE SOUTH
 SCALE: 1/8" = 1'-0"



4 VIEW OF NEIGHBOUR TO THE EAST
 SCALE: 1/8" = 1'-0"



5 VIEW OF INTERSECTION AT RIVER DR
 VAN HORNE WAY
 SCALE: 1/8" = 1'-0"



6 CONTEXT PLAN
 SCALE: 1/8" = 1'-0"

Landscape Architecture

Public Art.

CNCL - 271

Mural by Artist Rory Doyle



6



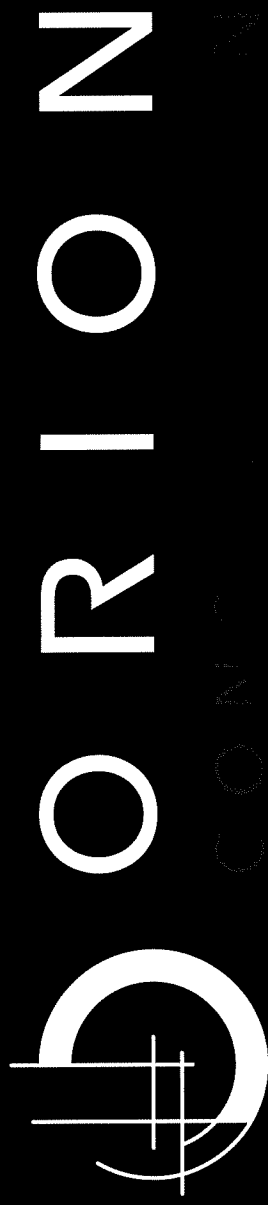
Perspective Rendering

Sustainability.

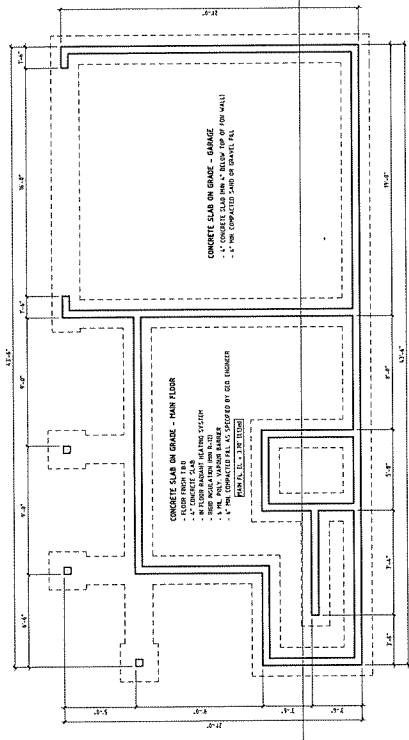
CNCL - 272

Non exhaustive list of sustainability measures:

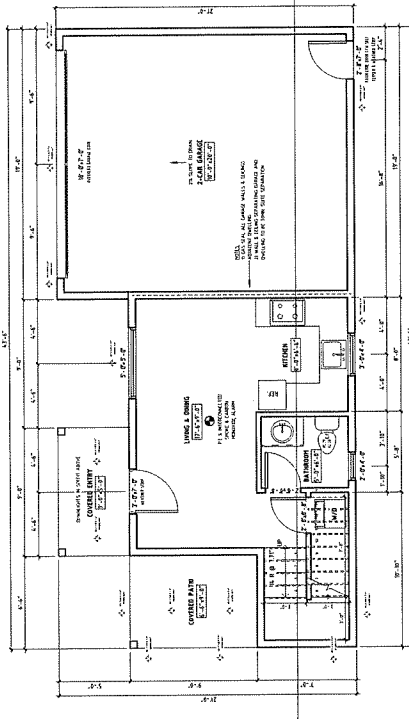
- Level 2 EV charging for 10 parking stalls.
- 100% of units are roughed-in for EV charging.
- Include electrical outlets near select bike parking locations to promote charging of e-bikes (locations TBD as building designs are finalized).
- Efficient parking, circulation, and bay design reduces the amount of idling and driving on site.
- Design all outdoor lighting as high efficiency LED to maximise building efficiency.
- Base building electrical will support tenant installation of high efficiency LED interior lighting and mechanical systems.
- Both buildings will be designed as solar ready to allow for future installations by tenants.
- Reduced water usage through selecting drought resistant species.
- Select endemic flora and ensure alien or invasive species are not planted.
- Limiting the removal of trees and planting new trees.
- Provide facilities to encourage three stream waste separation and recycling.
- Limited window-to-wall ratio (WWR) to reduce solar heat gain.
- Selecting materials that have long-life and low maintenance properties to extend the lifespan of the building and reduce future obsolescence of building elements.
- The development is located within walking distance to bus stops and the Bridgeport SkyTrain and contains a pedestrian-only entrance beautified by public art, thus promoting commuting and visits by transit and by foot.



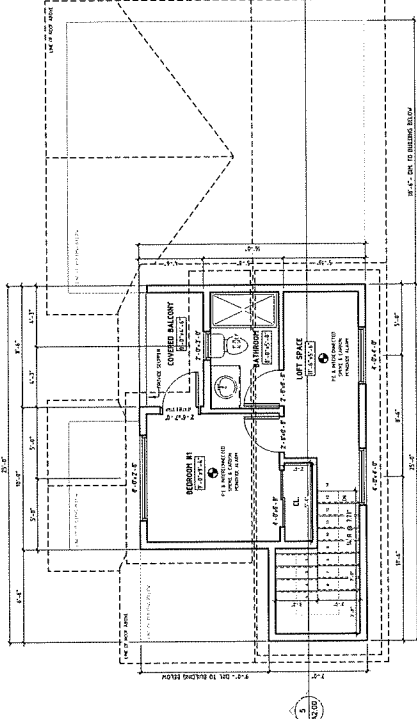
Thank You



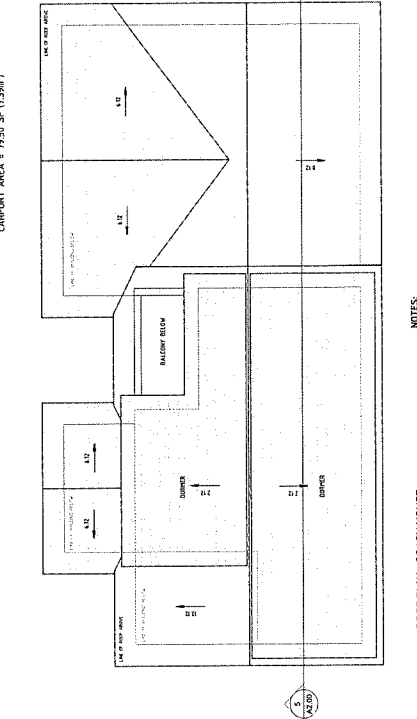
1 FOUNDATION PLAN - COACH HOUSE
1/4" = 1'-0"



2 MAIN FLOOR - COACH HOUSE
1/4" = 1'-0"



3 UPPER FLOOR - COACH HOUSE
1/4" = 1'-0"



4 ROOF PLAN - COACH HOUSE
1/4" = 1'-0"

- NOTES**
- 1) VENT AND DRAIN LOCATIONS TO BE COORDINATED ON SITE BY CONTRACTOR
 - 2) VENTILATION AT 1/200 OF INSULATED AREA
 - 3) OVERHANG TO BE 1'-5" UNLESS NOTED OTHERWISE

AWANA GROUP Email: Team@awana.com Phone: (773) 462-5353		PROJECT RANA RESIDENCE 10151 ANSNORTH CRESCENT, RICHMOND, B.C.	PROJECT NUMBER 2217
GENERAL NOTES: - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL WORK AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. - THE GENERAL CONTRACTOR AND SUB-TRADES SHALL VERIFY AND BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS AND LOCATIONS. - ANY ERRORS, OMISSIONS, OR CONFLICTS SHALL BE IMMEDIATELY REPORTED TO AWANA GROUP BEFORE COMMENCEMENT OF WORK ON SITE. - DIMENSIONS SHALL BE IN FEET AND INCHES UNLESS NOTED OTHERWISE. - ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS NOTED OTHERWISE.		DRAWING TITLE FLOOR PLANS	DRAWN TJ
		DATE APRIL 16TH, 2023	SCALE AS INDICATED
		DRAWING IN A1.00	

AWANA GROUP

Email: info@awana.com
Phone: (770) 423-2520

GENERAL NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS NOTED OTHERWISE.
2. THE EXISTING CONDITIONS ARE AS SHOWN ON THE EXISTING SURVEY AND SHALL NOT BE REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.
3. THE DESIGNER SHALL BE RESPONSIBLE FOR ALL SURVEYING AND FIELD DATA PRIOR TO COMMENCEMENT OF WORK ON SITE.
4. ALL DIMENSIONS SHALL BE PRELIMINARY UNLESS SPECIFICALLY REPORTED TO AWANA GROUP BEFORE COMMENCEMENT OF WORK ON SITE.
5. THE DIMENSIONS SHALL NOT BE CALLED OUT UNLESS IN FEET AND INCHES UNLESS NOTED OTHERWISE.

PROJECT
RANA RESIDENCE
1051 ANSNORTH DESCENT, RICHMOND,
B.C.

DRAWING TITLE
SHADOW STUDY

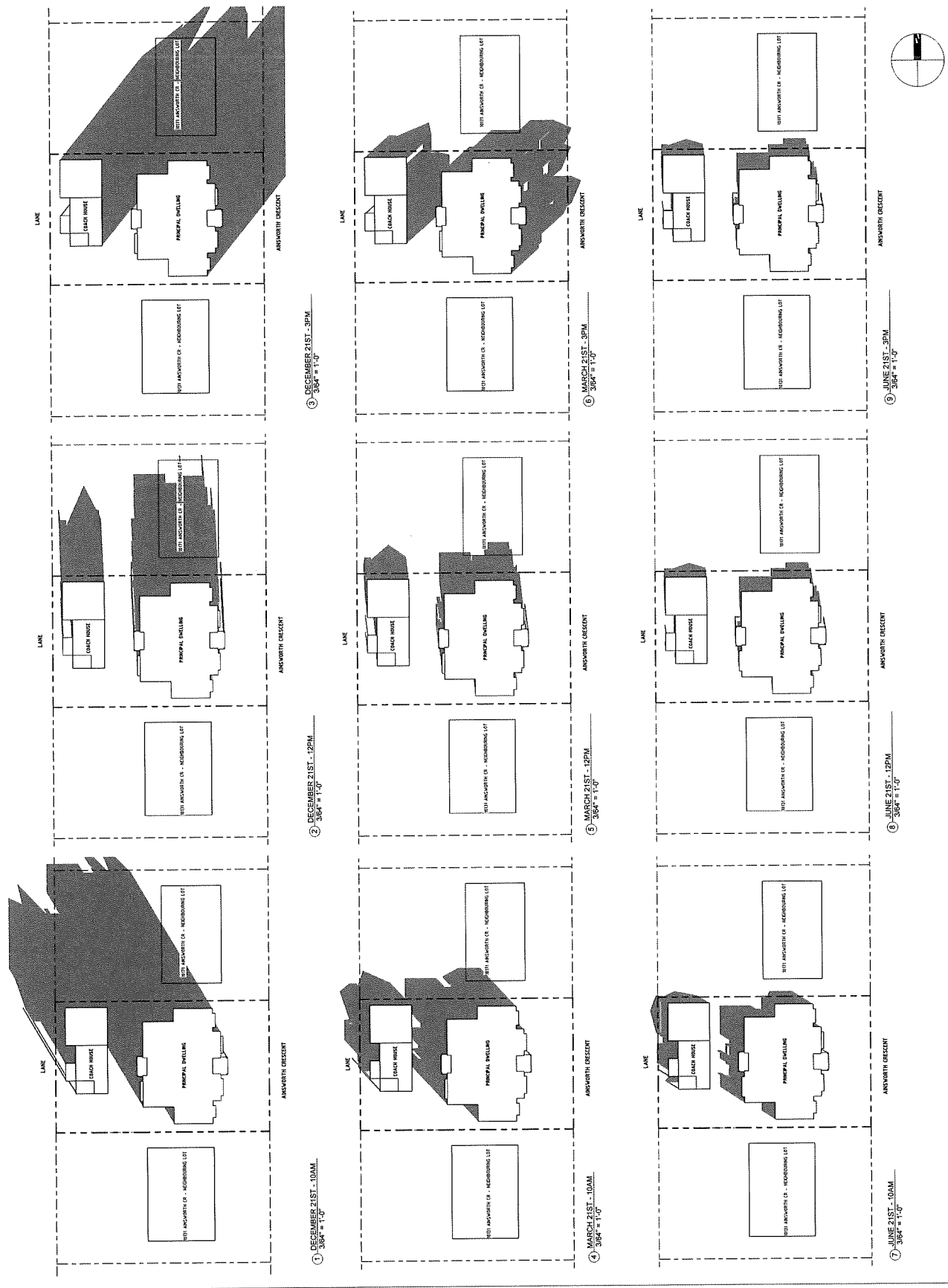
PROJECT NUMBER
2217

DRAWN
TJ

DATE
APRIL 16TH, 2023

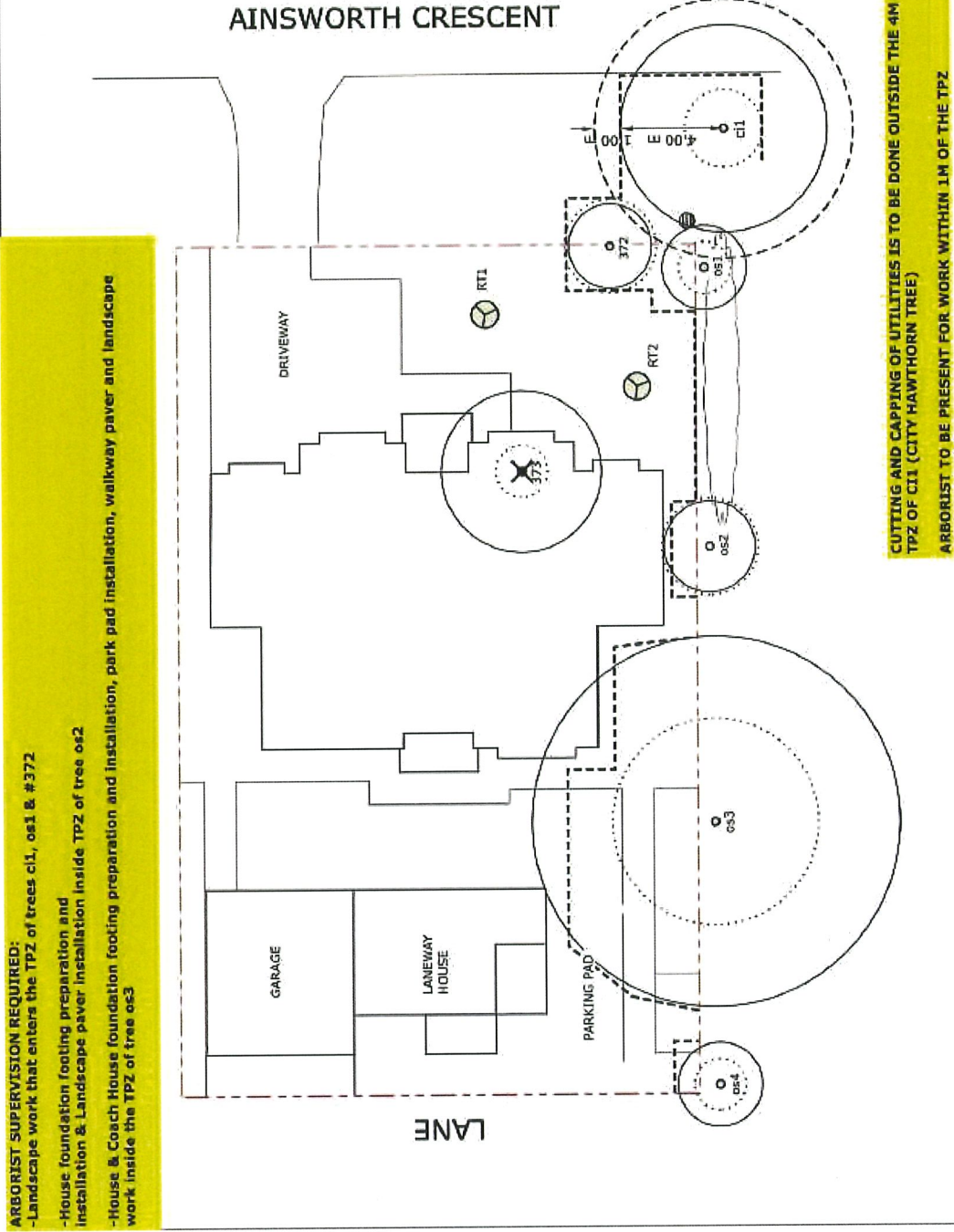
SCALE
As indicated

DRAWING NO
A3.00



ARBORIST SUPERVISION REQUIRED:

- Landscape work that enters the TPZ of trees c11, os1 & #372
- House foundation footing preparation and installation & Landscape paver installation inside TPZ of tree os2
- House & Coach House foundation footing preparation and installation, park pad installation, walkway paver and landscape work inside the TPZ of tree os3



CUTTING AND CAPPING OF UTILITIES IS TO BE DONE OUTSIDE THE 4M TPZ OF C11 (CITY HAWTHORN TREE)
ARBORIST TO BE PRESENT FOR WORK WITHIN 1M OF THE TPZ



**Tree Plan for Construction at
 10151 Ainsworth Crescent,
 Richmond**

Date: December 20, 2022

Tag	Species	DBH (cm)	TPZ (m)
c1	Hawthorn	34	4.00
372	Hawthorn	25	1.50
373	Cypress	48	2.88
os1	Scots Pine	21	1.50
os2	Western Red Cedar	27	1.62
os3	Douglas Fir	110	6.60
os4	Magnolia	23	1.50

Replacement Trees		
Tag	Species	Size
RT1	Gallery Pear	8cm Cal
RT2	Gallery Pear	8cm Cal

Replacement tree selection, planting and maintenance to meet or exceed BCLNA/BSCLA Landscape Standards

Legend

↗ N ↖

dripline: ○ = Undersize tree
 x = remove tree

TPZ TABLE

1m 1:150 5m

