



**Development Permit Panel
Wednesday, August 9, 2023**

Time: 3:30 p.m.
Place: Remote (Zoom) Meeting
Present: Cecilia Achiam, General Manager, Community Safety, Chair
Peter Russell, Acting General Manager, Engineering and Public Works
James Cooper, Director, Building Approvals

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,
July 26, 2023, be adopted.*

CARRIED

**1. DEVELOPMENT PERMIT 21-940028
(REDMS No. 7236092)**

APPLICANT: The Panatch Group
PROPERTY LOCATION: 10140, 10160, 10180 No.1 Road and 4051 Cavendish Drive
INTENT OF PERMIT:

Permit the construction of 35 townhouse units at 10140, 10160, 10180 No.1 Road and 4051 Cavendish Drive on a site zoned "Town Housing (ZT88) - No. 1 Road (Steveston)".

Applicant's Comments

David Jacobson and Kush Panatch, representing The Panatch Group, introduced the project and highlighted the following:

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- the project has been designed to fit well with the existing neighbourhood;
- the proposed development consists of 35 townhouse units, including six affordable housing units and 29 market residential units;
- the design and quality of materials of the affordable housing units is not differentiated from the market residential units;
- all six affordable housing units and four market residential units are convertible units;
- four of the units will contain a secondary suite;
- two significant trees will be retained and protected in the central outdoor amenity area;
- the proposed common outdoor amenity spaces exceed the City's minimum requirement and a significant portion is dedicated to the children's play area;
- the project has been designed to achieve Step Code Level 3 of the BC Energy Step Code and includes a low-carbon energy system;
- Level 2 electric vehicle (EV) charging will be provided in each residential garage; and
- an east-west public walkway is proposed along the south property line to provide a pedestrian connection from No. 1 Road to Cavendish Drive.

Taizo Yamamoto, Yamamoto Architecture Inc., with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1), provided additional background information on the proposed development, noting that (i) an emergency vehicle access and pedestrian connector will be provided to connect the two ends of Cavendish Drive along the east side of the subject site, (ii) a secondary outdoor amenity area including an active children's play area will be provided in addition to the central outdoor amenity area, (iii) the heights of some buildings has been reduced to provide an appropriate interface with adjacent single-family homes, and (iv) the proposed massing and architectural design of the buildings are informed by their site context and existing adjacent developments.

Mary Chan-Yip, PMG Landscape Architects, briefed the Panel on the main landscaping features of the project, noting that (i) a diverse palette of planting materials is proposed for the project, (ii) appropriate landscaping is proposed for the frontage and along the edges of the subject site, (iii) lighting will be provided for the public walkway along the south property line, (iv) all units will be provided with a semi-private yard with a patio and landscaped area, (v) a wood deck is proposed in the central outdoor amenity area to protect the root zone of the two retained trees, (vi) permeable pavers are strategically installed on the subject site, (vii) appropriate types of lighting will be provided throughout the site, and (viii) an on-site highly efficient smart irrigation system is proposed.

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Staff Comments

Suzanne Smith, Acting Director, Development, noted that (i) the six affordable housing units are secured with a housing agreement, (ii) there are no variances associated with the proposal, (iii) two on-site trees located in the outdoor amenity area, six trees located on adjacent properties, and one City tree will be retained and protected, (iv) 62 on-site trees were removed, (v) 66 replacement trees are proposed to be planted, (vi) the applicant will provide a voluntary contribution to the City's Tree Compensation Fund for the remaining replacement trees that are required, (vii) the Servicing Agreement associated with the project includes frontage improvements along No. 1 Road, a new emergency vehicle access and pedestrian connector along Cavendish Drive, a public walkway along the south property line and water, storm sewer, and sanitary sewer upgrades, and (viii) the project has been designed to achieve BC Energy Step Code Level 3 with a low-carbon energy system including heat pumps and will be designed to be solar ready.

Panel Discussion

In reply to a query from the Panel, Ms. Smith advised that staff provided an updated location map for the subject site that excludes the adjacent property to the north at 10120 No. 1 Road (attached to and forming part of these minutes as Schedule 2). Also, she noted that the developer had made efforts to include the adjacent property to the north into the proposed development but was unsuccessful.

In reply to further queries from the Panel, Ms. Smith confirmed that the proposed emergency vehicle access/pedestrian connector along Cavendish Drive and the east-west public walkway are owned by the City.

In reply to queries from the Panel, the applicant noted that (i) the attic on the third floor of convertible unit C1 will be within the single roof form of the building that will read like a two-and a half-storey building, (ii) the applicant could consider installing a pedestrian pathway to connect the secondary play area to the emergency vehicle access/pedestrian connector, (iii) no benches are proposed along the emergency access/pedestrian connector along Cavendish Drive, (iv) a detached utility building is provided adjacent to the central outdoor amenity area, (v) the sod boulevard with street trees along Cavendish Drive could be usable and provide play opportunities, (vi) the convertible units are accessible from the outside to their main entries, (vii) the Fire Department has been consulted regarding fire truck access into the site, (viii) the type of heat pumps proposed for the project has been proven to have no noise concerns, and (ix) the heat pumps are located on the ground floor and away from areas that are noise sensitive.

Correspondence

None.

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Gallery Comments

Mark Nielsen, 8-10177 Pugwash Place, expressed support for the proposed east-west public walkway and the retention of significant trees on the subject site. In addition, he queried (i) whether the remaining replacement trees that could not be accommodated on the site would be planted elsewhere, and (ii) when should site preparation activities occur, e.g. preloading, considering that significant site preparation activities has been undertaken on the subject site and a development permit has yet to be issued for the proposed development.

In reply to the query regarding the replacement trees, Ms. Smith noted that (i) the voluntary contribution the applicant would pay to the City's Tree Compensation Fund in lieu of planting the remaining required replacement trees on-site would be used by the City's Parks Department to plant trees elsewhere, and (ii) the City's Parks Department will determine where the replacement trees would be planted, if possible in areas immediately adjacent to the subject site.

In reply to the query on the timing of site preparation activities, the applicant noted that although there is a risk that a development permit will not be issued for the project or the project will be modified, the developer had already started preloading activities in order to save time.

In reply to the same query, Edwin Lee, Planner 2, noted that there is no permit required for site preparation activities and the timing would be the developer's decision.

Panel Discussion

The Panel expressed support for the proposal, noting that the project is sensitively designed.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of 35 townhouse units at 10140, 10160, 10180 No.1 Road and 4051 Cavendish Drive on a site zoned "Town Housing (ZT88) - No. 1 Road (Steveston)".

CARRIED

2. New Business

None.

CARRIED

3. Date of Next Meeting: August 23, 2023

4.

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ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:18 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, August 9, 2023.

Cecilia Achiam
Chair

Rustico Agawin
Committee Clerk

Schedule 1 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
August 9, 2023



CNCL - 189

10140, 10160 & 10180 NO 1 ROAD & 4051
& 4068 CAVENDISH DRIVE, RICHMOND.

YAMAMOTO ARCHITECTURE

DESIGN PANEL
AUGUST 9TH, 2023

PROJECT INFORMATION

PROJECT STATISTICS

TOTAL FAR = 42,833 SF / 3,979.31 SQM (.65 FAR)

35 TOWNHOUSE UNITS

6 AFFORDABLE UNITS (BUILDINGS 1 & 2)

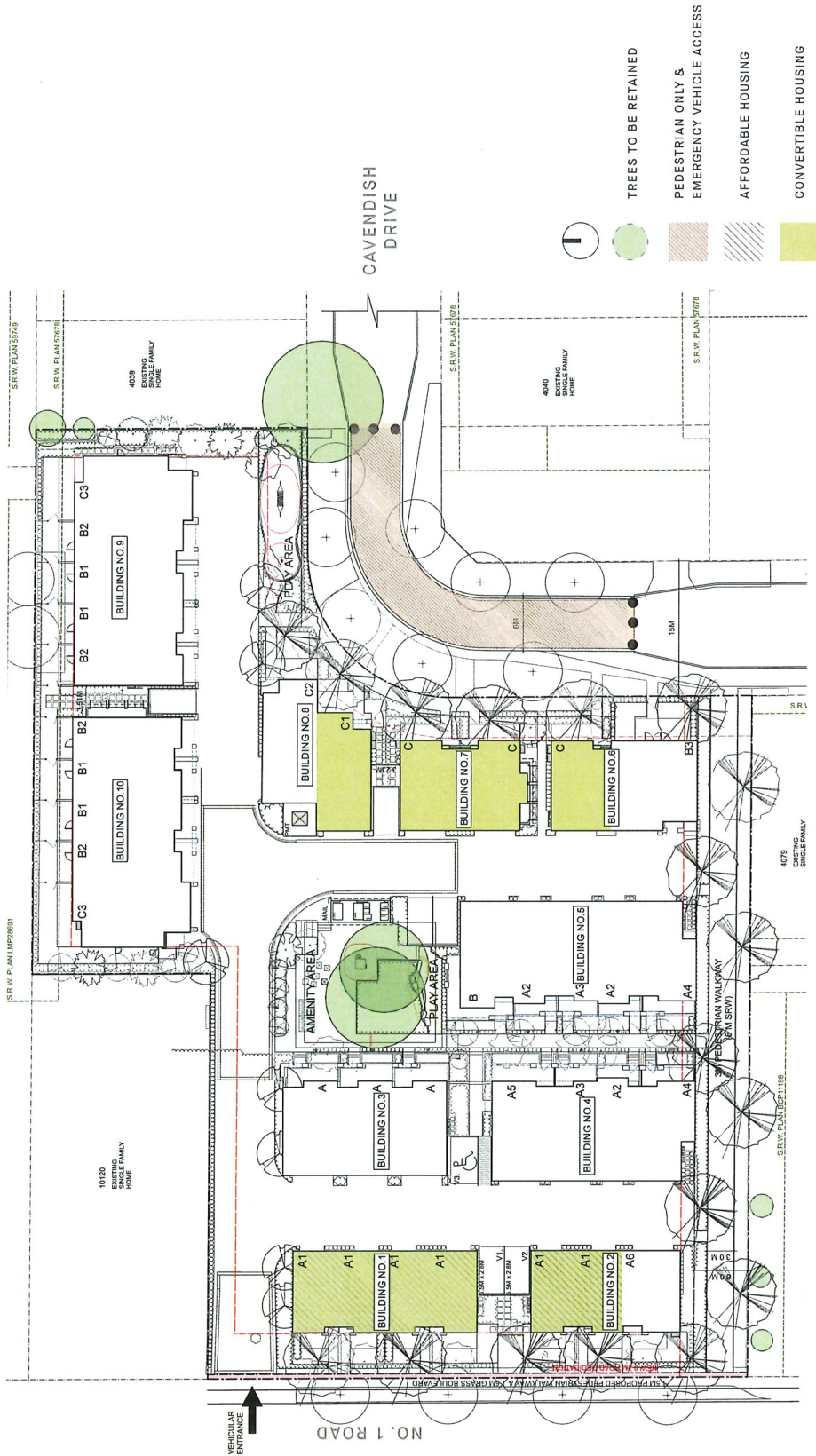
4 CONVERTIBLE UNITS (BUILDINGS 6, 7 & 8)

64 PARKING STALLS

7 VISITOR STALLS (INCL 1 ACCESSIBLE STALL)

CONTEXT

SITE PLAN



CAVENDISH DRIVE TOWNHOUSES

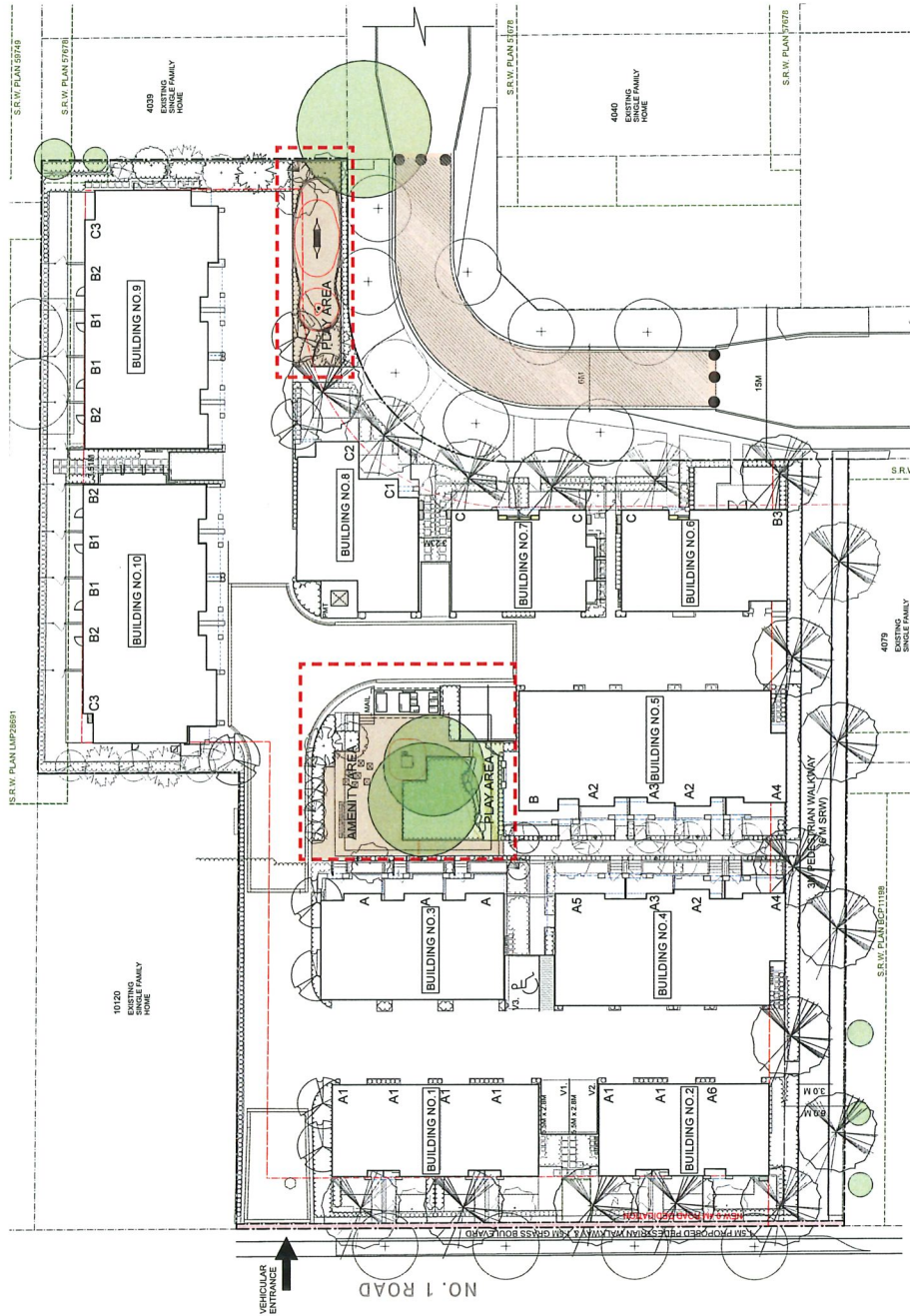
DESIGN PANEL

DESIGN RATIONALE

AMENITY SPACES



VIEW LOOKING TOWARDS CENTRAL AMENITY AREA
 MIN. COMMON OUTDOOR REQ:
 =216 SQM (2325 SQFT)
 COMMON OUTDOOR PROVIDED
 =429.6 SQM (4624 SQFT)
 KIDS PLAY AREAS PROVIDED
 =266.2 SQM (2865.3 SQFT)



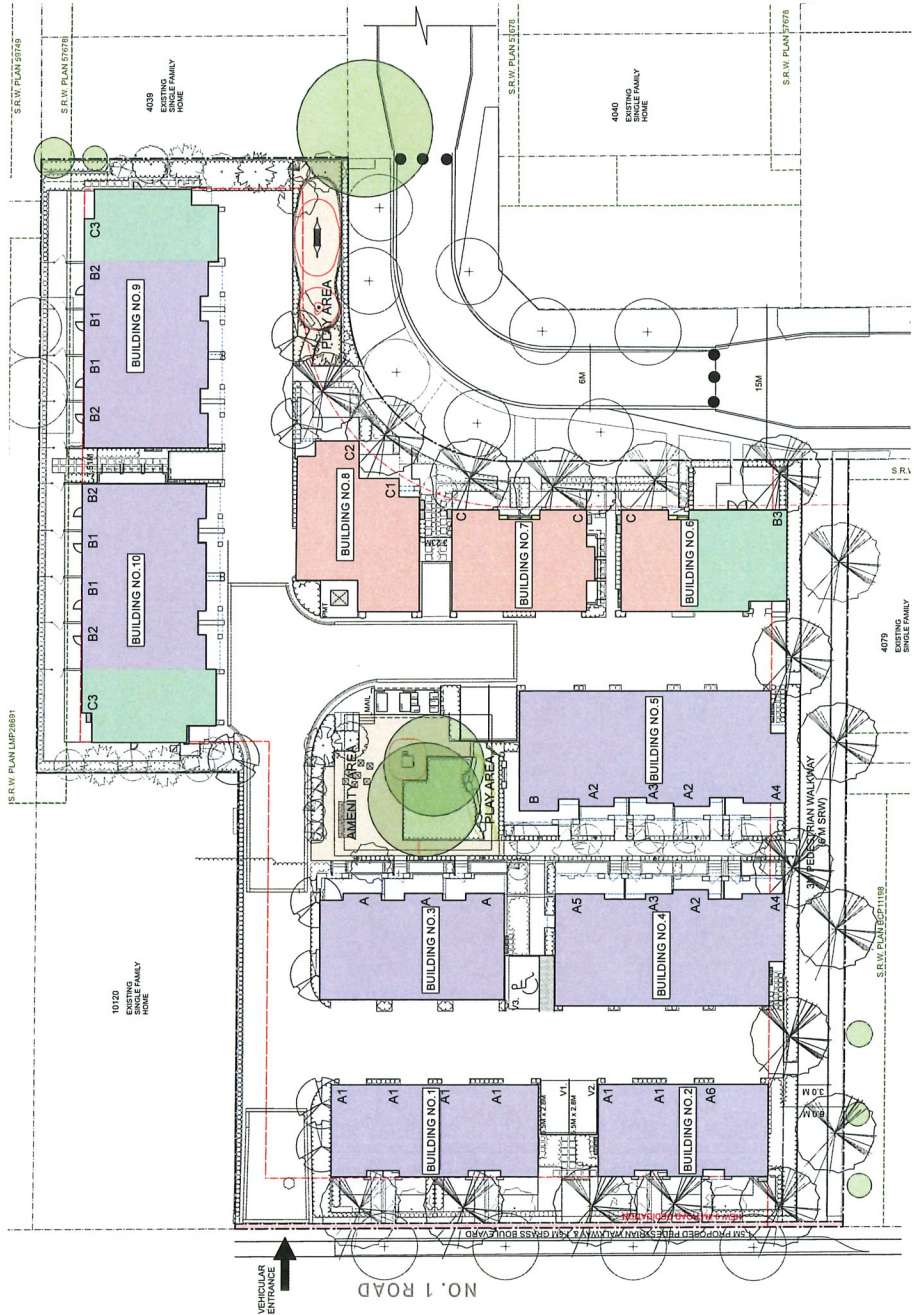
CAVENDISH DRIVE TOWNHOUSES

DESIGN PANEL

DESIGN RATIONALE

BUILDING HEIGHTS

BUILDINGS ALONG CAVENDISH DRIVE AND EXISTING SINGLE FAMILY SIDE YARDS HAVE BEEN STEPPED DOWN TO A TWO STOREY BUILDING HEIGHT TO ALIGN WITH THE EXISTING SINGLE FAMILY STREETSCAPE.



DESIGN PANEL

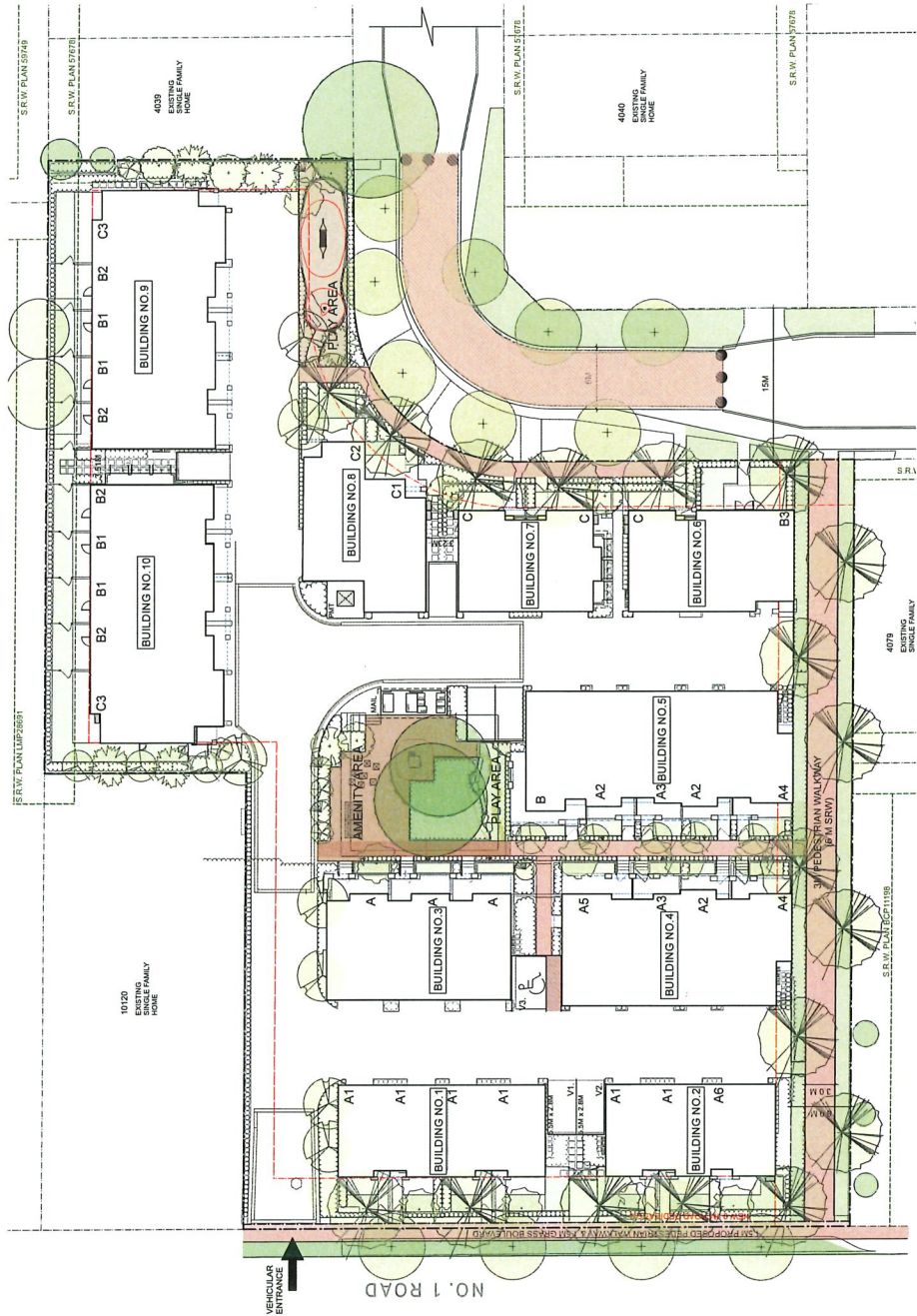
CAVENDISH DRIVE TOWNHOUSES

DESIGN RATIONALE

PEDESTRIAN CIRCULATION



VIEW LOOKING TOWARDS NEW PEDESTRIAN ONLY AND EMERGENCY VEHICLE ACCESS ON CAVENDISH DRIVE



- TREES TO BE RETAINED
- OUTDOOR AMENITY
- PEDESTRIAN CIRCULATION
- PEDESTRIAN ONLY & EMERGENCY VEHICLE ACCESS

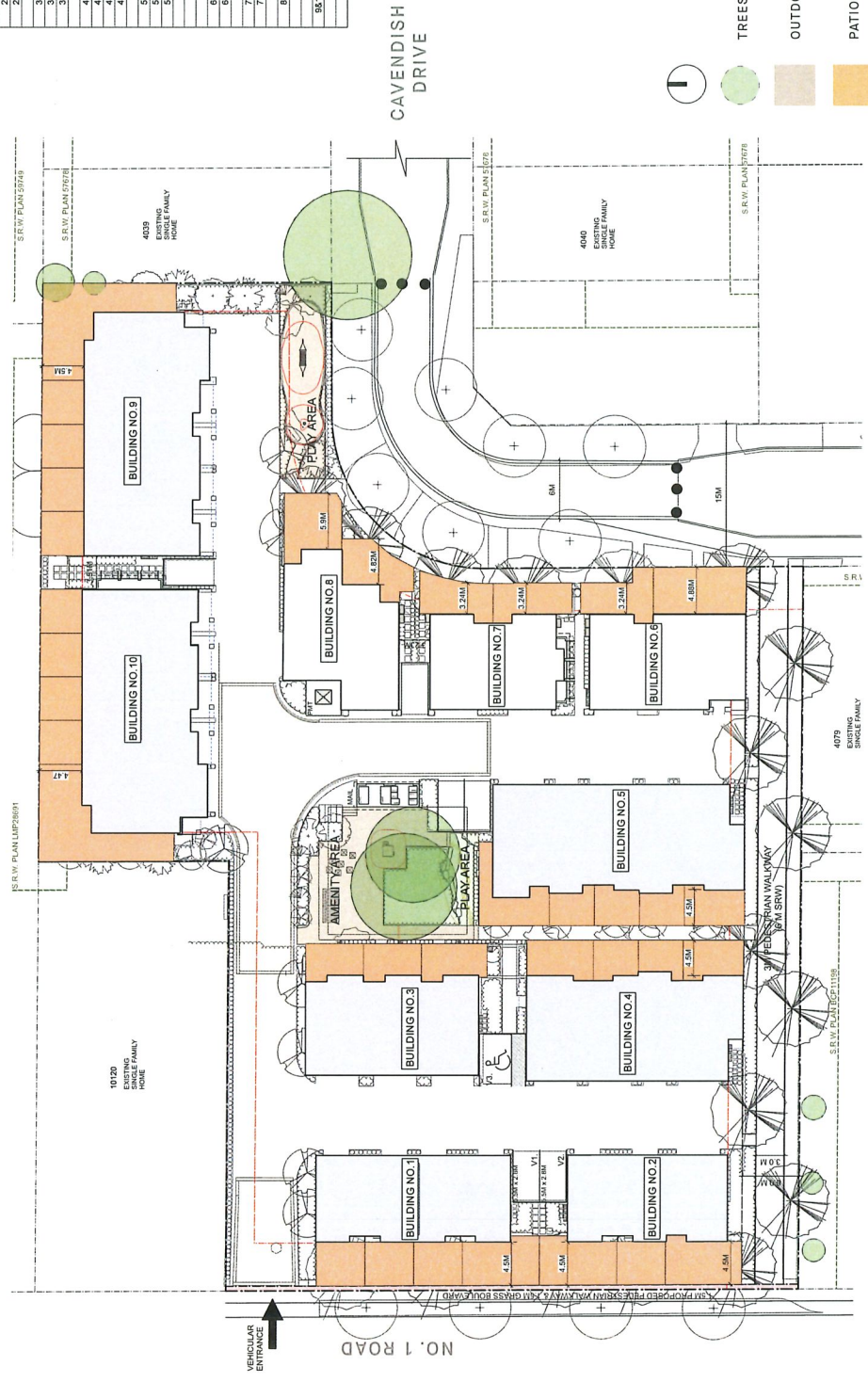
DESIGN PANEL

CAVENDISH DRIVE TOWNHOUSES

DESIGN RATIONALE

OUTDOOR PATIO LAYOUT

BUILDING	UNITS	OUTDOOR (SF)	DECK (SF)	TOTAL (SF)
1	A1 (3)	285	65	350
1	A1	420	65	485
2	A1	420	65	485
3	A	290	100	390
3	A	290	100	390
3	A	290	100	390
4	A2	210	120	330
4	A2	210	120	330
4	A2	202	255	517
4	A5	290	184	474
5	B	384	255	639
5	A2	210	120	330
5	A3	210	122	332
5	A2	210	120	330
5	A4	262	255	517
6	B3	507	0	507
7	C	330	0	330
7	C	330	0	330
7	C	330	0	330
8	C1	376	0	376
8	C2	402	0	402
95.10	B1(2)	223	100	323
95.10	B2(2)	223	100	323
95.10	C3	845	158	1045



Legend:

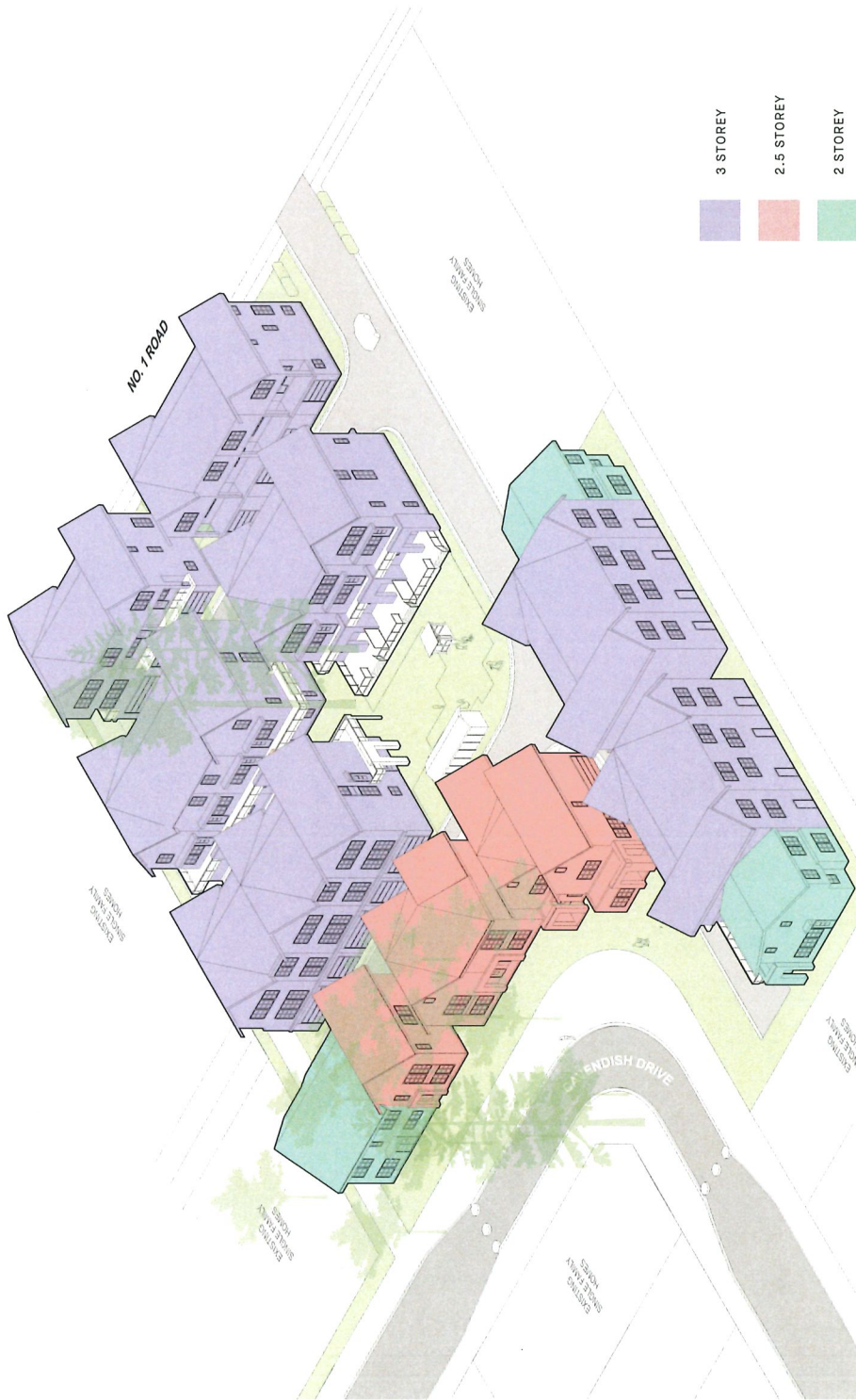
- Trees to be Retained (Green circle)
- Outdoor Amenity (Light brown square)
- Patio (Orange square)

DESIGN PANEL

CAVENDISH DRIVE TOWNHOUSES

DESIGN RATIONALE

BUILDING HEIGHTS - AERIAL PERSPECTIVE



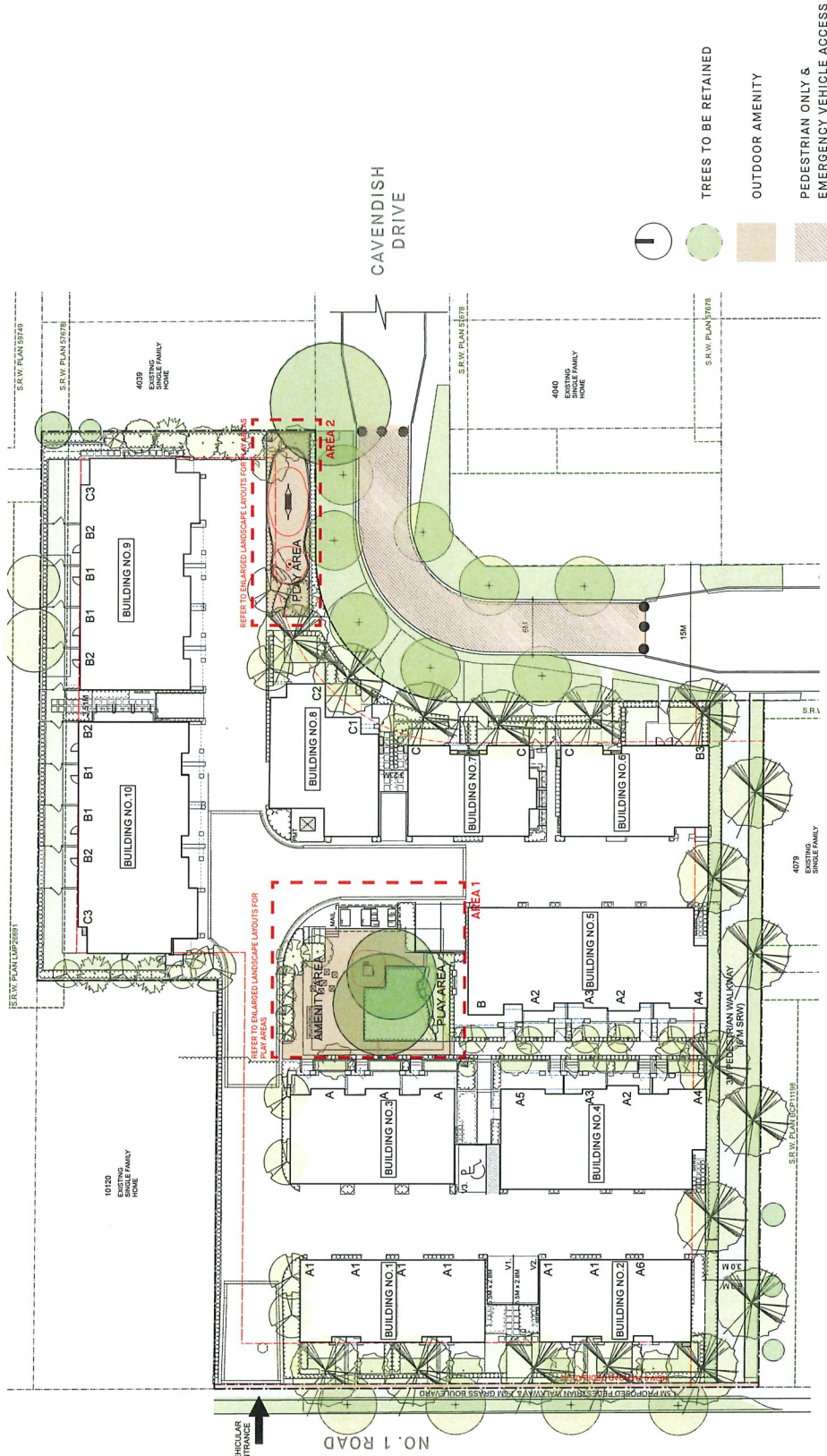
PROPOSED BUILDING | VIEW LOOKING NORTHEAST

CAVENDISH DRIVE TOWNHOUSES

DESIGN PANEL

DESIGN RATIONALE

LANDSCAPE PLAN

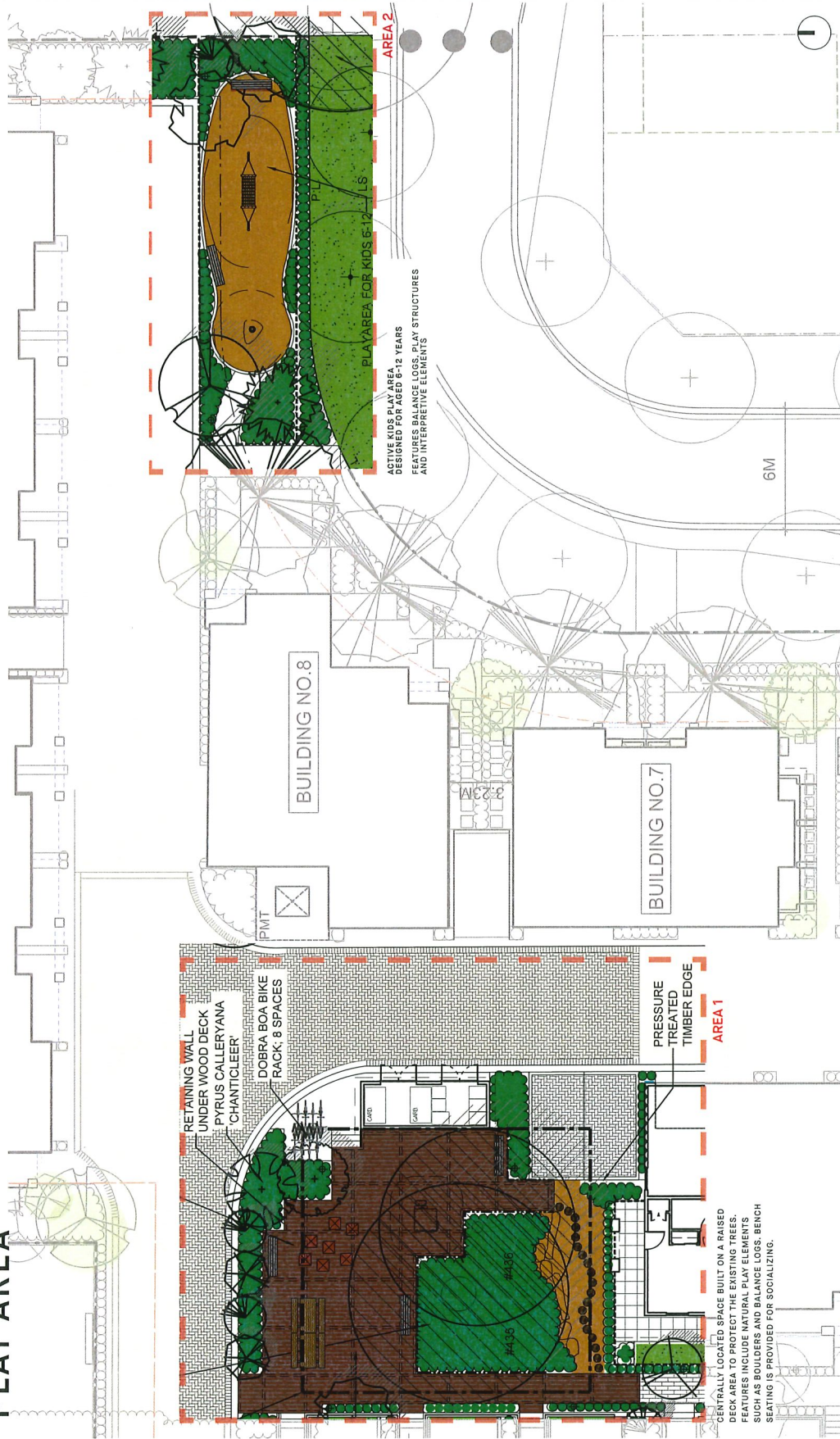


CAVENDISH DRIVE TOWNHOUSES

DESIGN PANEL

DESIGN RATIONALE

PLAY AREA

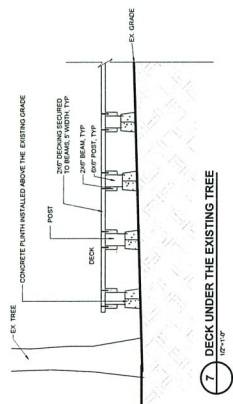


CAVENDISH DRIVE TOWNHOUSES

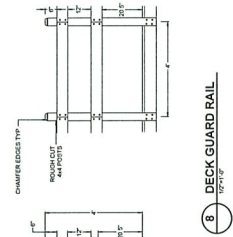
DESIGN PANEL

DESIGN RATIONALE

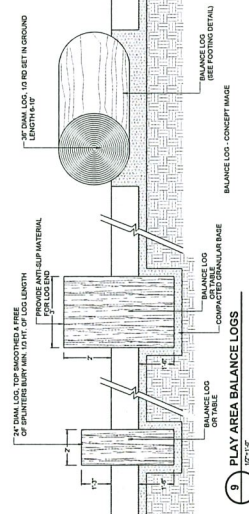
PLAY AREA SPECIFICATIONS



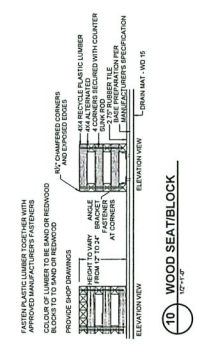
7. DECK UNDER THE EXISTING TREE
10'-7 1/2\"/>



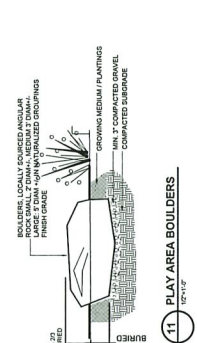
8. DECK GUARD RAIL
10'-7 1/2\"/>



9. PLAY AREA BALANCE LOGS
10'-7 1/2\"/>



10. WOOD SEATBLOCK
10'-7 1/2\"/>



11. PLAY AREA BOULDERS
10'-7 1/2\"/>



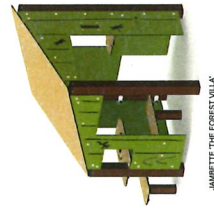
12. 2 SPACE BIKE RACK



13. BENCH - COMPOSITE WISHBONE BAYVIEW



14. TABLE - COMPOSITE



JAMMETTE THE FOREST YULIA



KOMPAN ROCK-IT



KOMPAN HAMMOCK WITH GALVANIZED POSTS



BALANCE LOGS IN FIBER



WOODEN SEATBLOCKS

DESIGN RATIONALE

MATERIAL BLOW-UP



	ENTRY SOFFITS / ROOF SOFFITS CLEAR CEDAR / HEMLOCK
	ASPHALT SHINGLE ROOFING CHARCOAL GREY
	SHERWIN WILLIAMS - ICE CUBE - JAMES HARDIE - HORIZONTAL CEMENT LAP SIDING - JAMES HARDIE - CEMENT FLAT PANEL LAP SIDING
	SHERWIN WILLIAMS - IRON GRAY ALUMINUM DECK RAILINGS
	SHERWIN WILLIAMS - IRON GRAY - VINYL WINDOW FRAME + PATIO DOORS FRAME
	SHERWIN WILLIAMS - PEPPERCORN GREY - JAMES HARDIE - HORIZONTAL CEMENT LAP SIDING - JAMES HARDIE - CEMENT FLAT PANEL SIDING
	SHERWIN WILLIAMS - ICE CUBE - SMOOTH STUCCO ENTRY PORTALS
	BENJAMIN MOORE - TERRACOTTA TILE - ENTRY DOOR FEATURE COLOUR
	BENJAMIN MOORE - WEBSTER GREEN - ENTRY DOOR FEATURE COLOUR

CAVENDISH DRIVE TOWNHOUSES

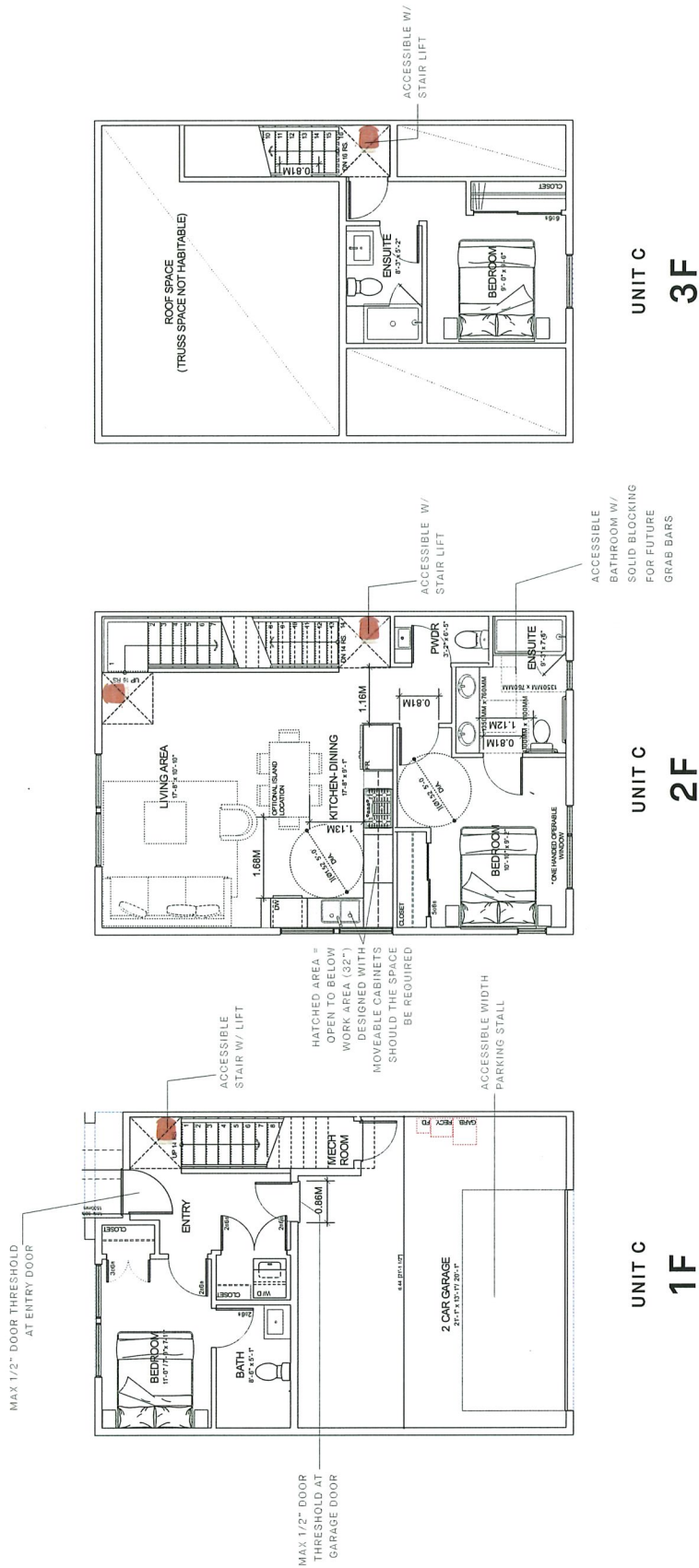
DESIGN PANEL

CONVERTIBLE UNIT GUIDELINES

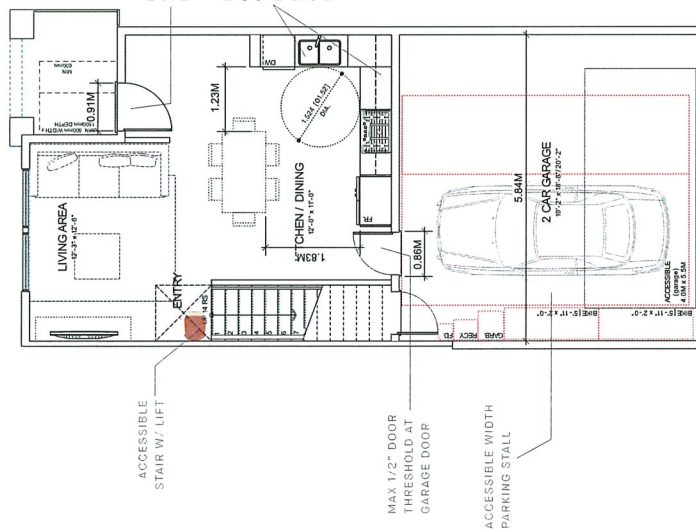
Convertible Unit Guidelines	
Doors & Doorways	Entry doors are a minimum 863 mm but ideally 914 mm and have clear access.
	Entry door clear exterior floor space min. 1220 mm depth by door width plus 600 mm on latch side (not needed if rough in wiring provided for future automatic door opener). Interior doors to main living areas, 1 bathroom and 1 bedroom, min. 800 mm clear opening with flush thresholds max. 13 mm height. Demonstrate wheelchair access between the hallway and rooms and widen hallway and/or doorway(s) if necessary to secure access.
Vertical Circulation	Patio/balcony min. 860 mm clear opening. Note how accessed.
	All interior thresholds within units comply with BC Building Code. Lever-type handles for all doors. Stair lift, staircase width, framing support, and landings, as noted on floor plans in compliance with manufacturer specifications. OR Vertical lift, depressed slab area, and landings, as noted on floor plans in compliance with manufacturer specifications. Framing to accommodate shaft construction without impact to surrounding structure. At the top of all stairways, walls are reinforced with 2" x 12" solid lumber at 914 mm to centre.
Hallways	Min. 900 mm width.
	Min. 1 accessible parking space with min. 4 m garage width.
Garage	Access from garage to living area min. 800 mm clear opening.
	Toilet clear floor space min. 1020 mm at side and in front.
Bathroom (Min. 1)	Wall blocking for future grab bar installation at toilet, tub and shower. Reinforced with 2" x 12" solid lumber in all bathtub, shower, and toilet locations.
	Lever-type handles for plumbing fixtures. Pressure and temperature control valves are installed on all shower faucets. Cabinets underneath sink(s) are easily removed.
Kitchen	Demonstrate bath and shower controls are accessible (layout or fixture placement). Clear area needed under future work space. Plumbing and gas pipes (in-wall and in-floor) located clear of under counter area of future work space (stove, sink & min. 810 mm wide counter). All pipes are brought in no higher than 304 mm to 355 mm to the centre of the pipe from floor level. Cabinets underneath sink are easily removed. 1500 mm turning diameter or turning path diagram.
	Lever-type handles for plumbing fixtures.
Windows	Min. 1 window that can be opened with a single hand (bathroom, kitchen, living room)
	Placement locations of electrical outlets: beside window, bottom of stairways, beside toilet, above external doors (outside and inside), on front face of kitchen counter, within proximity of control centre for smart home options.
Outlets & Switches	Upgrade to four-plex outlets in master bedroom, home office, garage, and recreation room.



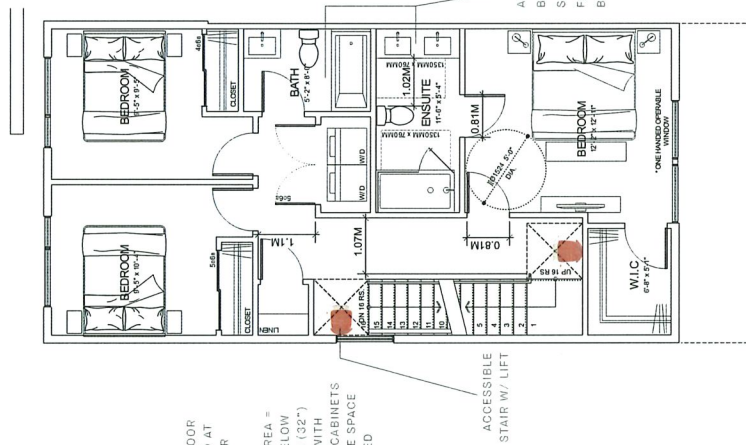
CONVERTIBLE UNIT LAYOUTS



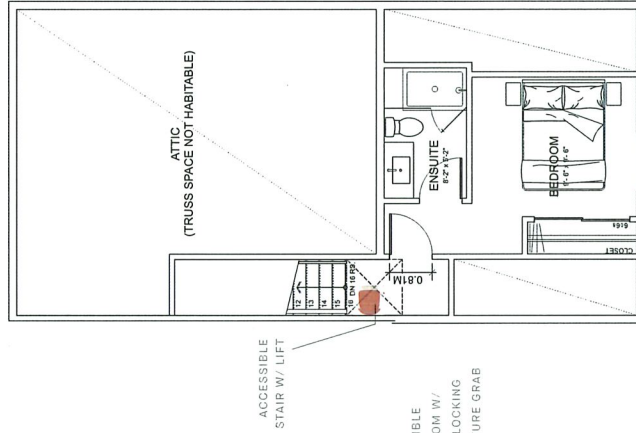
CONVERTIBLE UNIT LAYOUTS



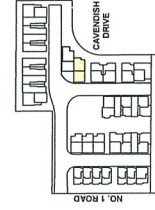
UNIT C1
1F



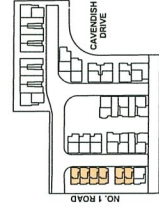
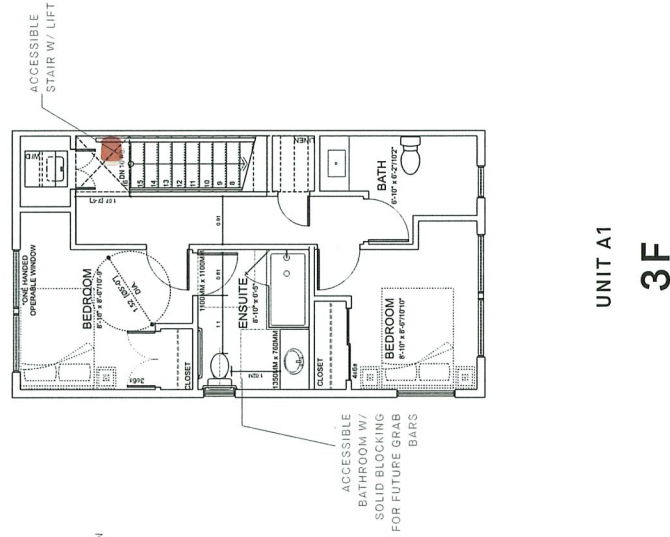
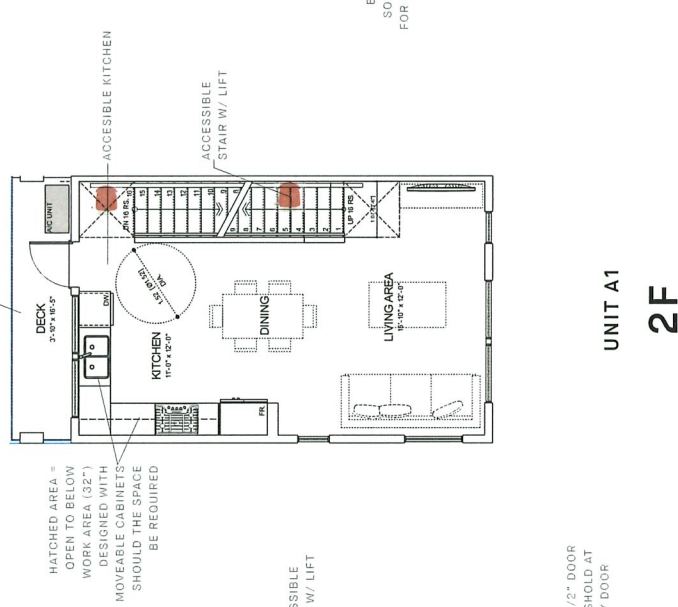
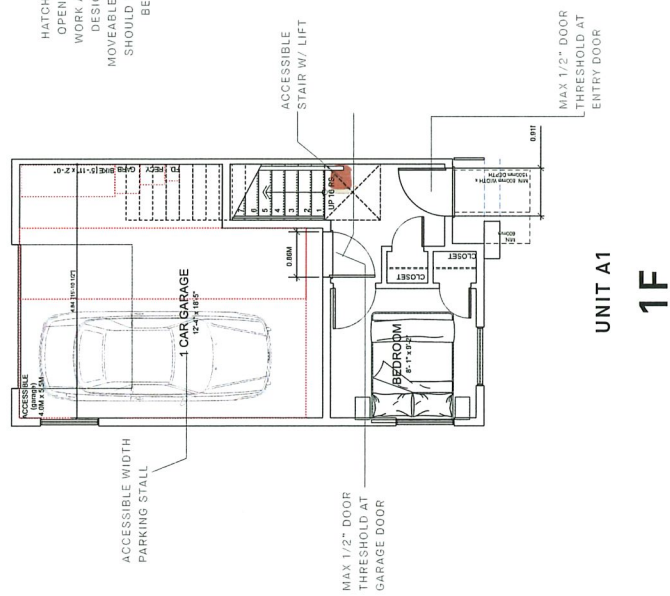
UNIT C1
2F



UNIT C1
3F



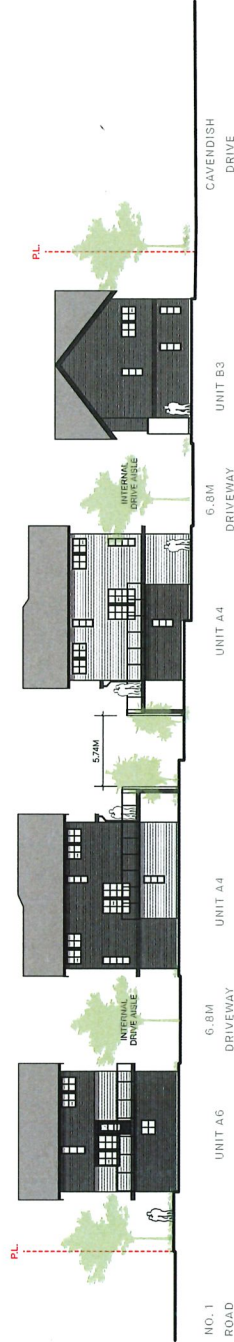
CONVERTIBLE UNIT LAYOUTS



ARCHITECTURE

STREETSCAPE ELEVATIONS

STREETSCAPE ELEVATION - PUBLIC WALKWAY



STREETSCAPE ELEVATION - CAVENDISH DRIVE



STREETSCAPE ELEVATION - NO. 1 ROAD



CAVENDISH DRIVE TOWNHOUSES

DESIGN PANEL

ARCHITECTURE

RENDERING



CAVENDISH DRIVE TOWNHOUSES

DESIGN PANEL

ARCHITECTURE

RENDERING



CAVENDISH DRIVE TOWNHOUSES

DESIGN PANEL

ARCHITECTURE

RENDERING



PROPOSED BUILDING | VIEW ALONG NO. 1 ROAD

CAVENDISH DRIVE TOWNHOUSES

DESIGN PANEL

PROJECT INFORMATION

PROJECT STATISTICS

FAR UNIT CALCULATION:

Table with columns: UNIT, GROSS AREA, STAIRS, NET FLOOR AREA, GARAGE, SALEABLE, EXEMPT AREA, FLOOR AREA. Lists various unit types (A-1F to C-3F) and their corresponding area calculations.

STATISTICS OPTION:

Table detailing project statistics: UNIT ADDRESS, ZONING, SITE AREA, LOT COVERAGE, BALDWIN INC. CITY AREAS, BLOCK STRUCTURES, LOT COVERAGE, FLOOR AREA, GROSS FLOOR AREA, COMMON INDOOR, COMMON OUTDOOR, UNIT OUTDOOR SPACE, LANGRISH, LIVE PLANNING, MAX. ALLOWED FLOOR AREA.

FAR OPTION:

Table detailing FAR options: PROPOSED FLOOR AREA, UNIT TYPE, UNIT AREA, COMMON INDOOR, COMMON OUTDOOR, UNIT OUTDOOR SPACE, LANGRISH, LIVE PLANNING, MAX. ALLOWED FLOOR AREA.

CONVERTIBLE UNIT TYPES:

Table detailing convertible unit types: UNIT TYPE, UNIT AREA, COMMON INDOOR, COMMON OUTDOOR, UNIT OUTDOOR SPACE, LANGRISH, LIVE PLANNING, MAX. ALLOWED FLOOR AREA.

Convertible Unit Guidelines table with columns: Category (Doors & Doorways, Vertical Circulation, Hallways, Garage, Bathroom, Kitchen, Windows, Outlets & Switches) and Description of requirements.

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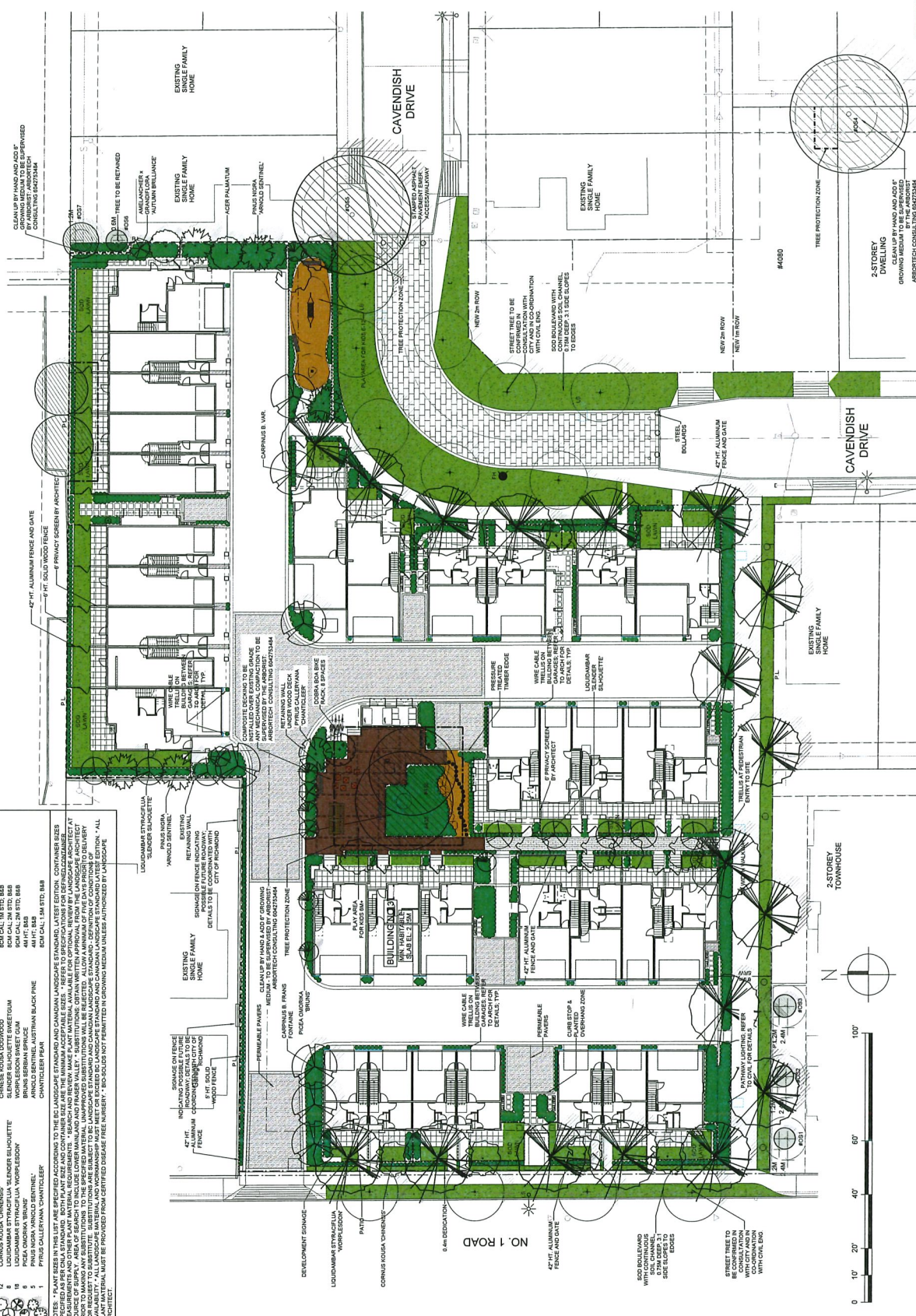
PANG LANDSCAPE ARCHITECTS
 Suite C103 - 4166 SBC Courts Drive
 Richmond, BC
 P: 604-294-0311 | F: 604-294-0222

SEAL:

CNCL - 211

TREE SCHEDULE	COMMON NAME	PLANTED SIZE / REMARKS
1	ACER PALMATUM	8cm CAL, 1M STD, B&B
2	ACER PALMATUM	8cm CAL, 1M STD, B&B
3	AMELANCHIER * AUTUMN BRILLIANCE	8cm CAL, 1M STD, B&B
4	CARPINUS BETULUS FRANS FONTAINE	8cm CAL, 1M STD, B&B
5	CORNUS KUSA WOODMOON	8cm CAL, 1M STD, B&B
6	CORNUS KUSA WOODMOON	8cm CAL, 1M STD, B&B
7	CRATAEGUS SPINOSA WOODMOON	8cm CAL, 1M STD, B&B
8	LIQUIDAMBAR STRYACIFLUA WOODMOON	8cm CAL, 1M STD, B&B
9	PISTIA QUINQUA LUNA	4M HT, 8cm CAL, 1M STD, B&B
10	PSTISIA QUINQUA LUNA	4M HT, 8cm CAL, 1M STD, B&B
11	PRUNUS SPERAN SPRUCE	4M HT, 8cm CAL, 1M STD, B&B
12	PRUNUS SPERAN SPRUCE	4M HT, 8cm CAL, 1M STD, B&B
13	CHAMPECLEER PEAR	8cm CAL, 1M STD, B&B
14	LIQUIDAMBAR STRYACIFLUA	8cm CAL, 1M STD, B&B
15	LIQUIDAMBAR STRYACIFLUA	8cm CAL, 1M STD, B&B
16	LIQUIDAMBAR STRYACIFLUA	8cm CAL, 1M STD, B&B
17	LIQUIDAMBAR STRYACIFLUA	8cm CAL, 1M STD, B&B
18	LIQUIDAMBAR STRYACIFLUA	8cm CAL, 1M STD, B&B
19	LIQUIDAMBAR STRYACIFLUA	8cm CAL, 1M STD, B&B
20	LIQUIDAMBAR STRYACIFLUA	8cm CAL, 1M STD, B&B
21	LIQUIDAMBAR STRYACIFLUA	8cm CAL, 1M STD, B&B
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24	LIQUIDAMBAR STRYACIFLUA	8cm CAL, 1M STD, B&B
25	LIQUIDAMBAR STRYACIFLUA	8cm CAL, 1M STD, B&B
26	LIQUIDAMBAR STRYACIFLUA	8cm CAL, 1M STD, B&B
27	LIQUIDAMBAR STRYACIFLUA	8cm CAL, 1M STD, B&B
28	LIQUIDAMBAR STRYACIFLUA	8cm CAL, 1M STD, B&B
29	LIQUIDAMBAR STRYACIFLUA	8cm CAL, 1M STD, B&B
30	LIQUIDAMBAR STRYACIFLUA	8cm CAL, 1M STD, B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES ARE SPECIFIED IN QUANTITY AND SHALL BE AS SPECIFIED BY THE ARCHITECT.
 1. ALL PLANTING SHALL BE INSTALLED AND MAINTAINED AS SPECIFIED BY THE ARCHITECT.
 2. ALL PLANTING SHALL BE INSTALLED AND MAINTAINED AS SPECIFIED BY THE ARCHITECT.
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○ TREE TO BE RETAINED

○ STREET TREE TO BE CONSULTATION WITH CITY AND MAINTENANCE WITH CAVENGE

PANATCH GROUP

PROJECT: **TOWNHOUSE DEVELOPMENT**
 10140, 10160, 10180 NO. 1 ROAD
 AND 4051, 4068 CAVENDISH DRIVE
 RICHMOND, BC

DRAWING TITLE: **LANDSCAPE PLAN**

DATE: 21 JUN 24
 SCALE: 1/16"=1'-0"
 DRAWN: R
 DESIGN: R
 CHECK: MCT
 PANG PROJECT NUMBER: 21-104

NO.	DATE	REVISION DESCRIPTION	DR.
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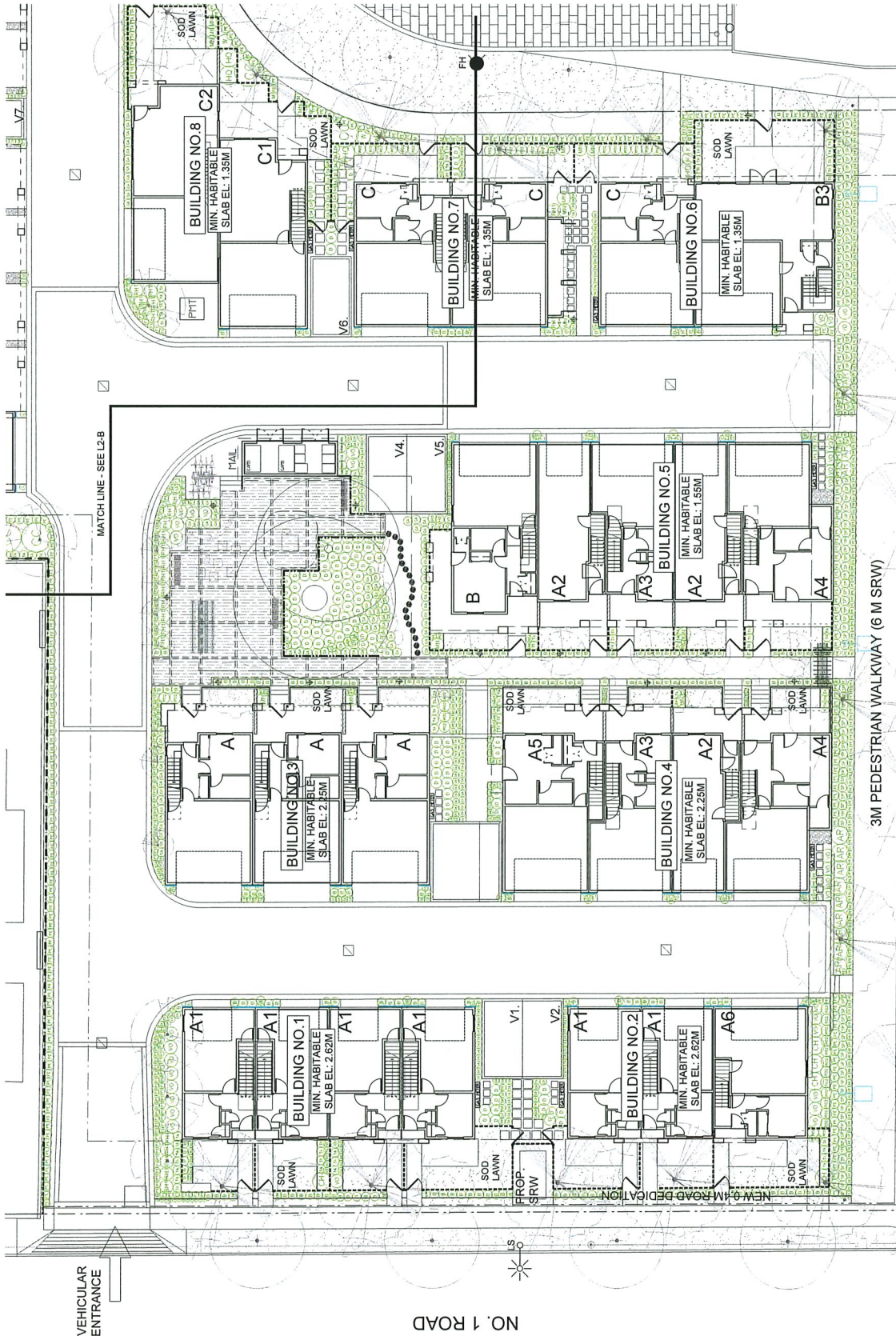
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SEAL

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NO. 1 ROAD



VEHICULAR ENTRANCE

MATCH LINE - SEE L2-B



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PANATCH
GROUP

PROJECT:
TOWNHOUSE DEVELOPMENT
10140, 10160, 10180 NO. 1 ROAD
AND 4052, 4068 CAVENISH DRIVE
RICHMOND, BC

DRAWING TITLE
SHRUB PLAN

DATE: 21 JUL 13
SCALE: 1"=100'
DRAWN: R
CHECKED: R
DATE: 21 JUL 13
PROJECT NUMBER: 21-104

L2

21-104-LDP-212

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P: 604-294-0911 F: 604-294-0022

SEAL

NO.	DATE	REVISION DESCRIPTION	DR.
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PANATCH
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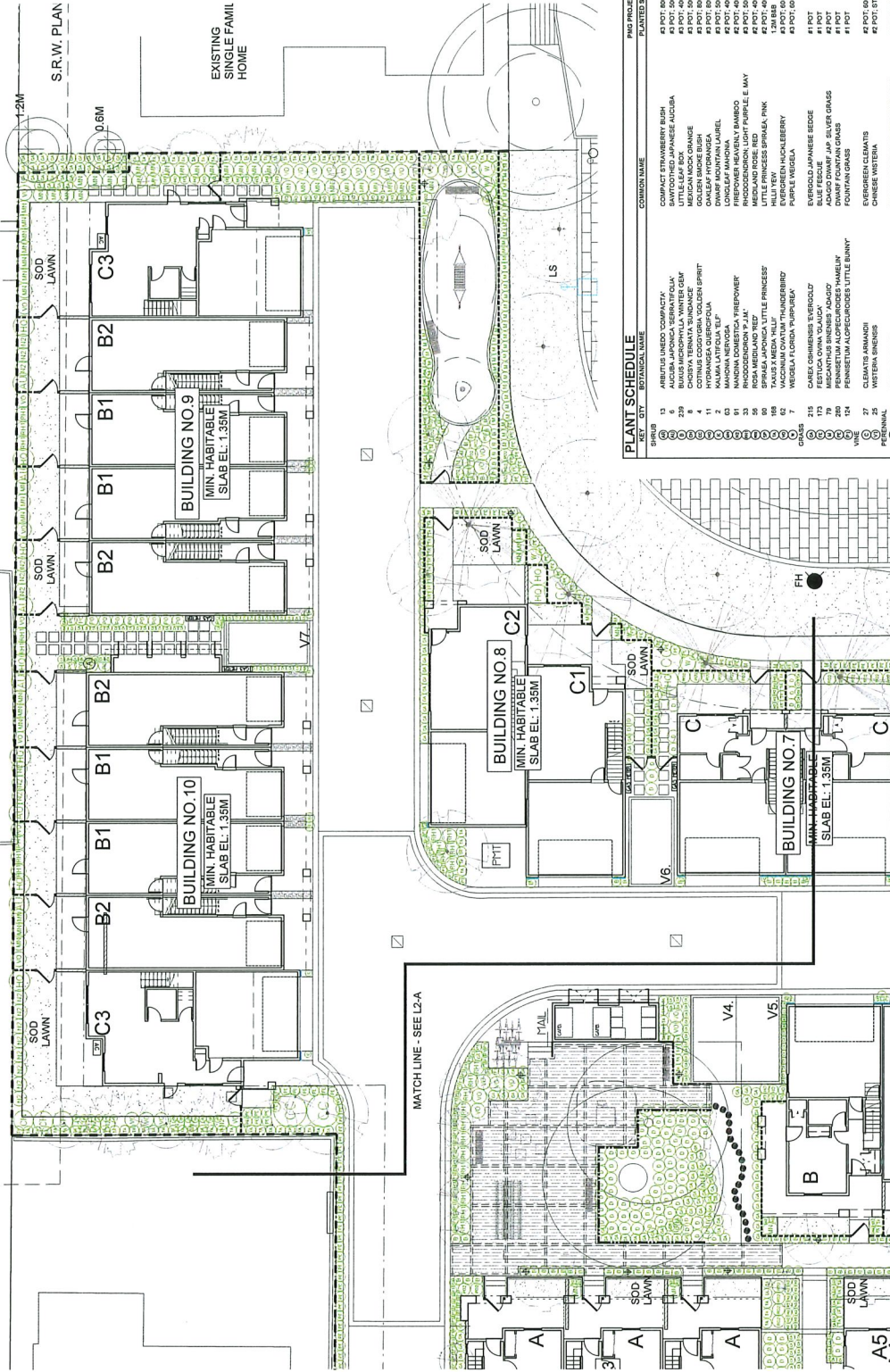
PROJECT:
TOWNHOUSE DEVELOPMENT
10140, 10160, 10180 NO. 1 ROAD
AND 4051, 4068 CAWENISH DRIVE
RICHMOND, BC

DRAWING TITLE
SHRUB PLAN

DATE: 21.04.24 DRAWING NUMBER:
SCALE: 1"=10'-0" **L3**
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CHECK: MCT OF: 13

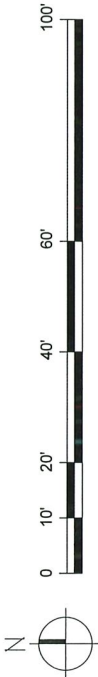
PAGE PROJECT NUMBER: 21-104

S.R.W. PLAN LMP28681



PLANT SCHEDULE

SYMBOL	SET	CITY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1	1	1	SPARGANGLIA ANGUSTIFOLIA	SPARGANGLIA	#1 POT, 60CM
2	2	2	SAURURUS CUCULIARIS	SAURURUS	#1 POT, 60CM
3	3	3	SAURURUS CUCULIARIS	SAURURUS	#1 POT, 60CM
4	4	4	SAURURUS CUCULIARIS	SAURURUS	#1 POT, 60CM
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6	6	6	SAURURUS CUCULIARIS	SAURURUS	#1 POT, 60CM
7	7	7	SAURURUS CUCULIARIS	SAURURUS	#1 POT, 60CM
8	8	8	SAURURUS CUCULIARIS	SAURURUS	#1 POT, 60CM
9	9	9	SAURURUS CUCULIARIS	SAURURUS	#1 POT, 60CM
10	10	10	SAURURUS CUCULIARIS	SAURURUS	#1 POT, 60CM
11	11	11	SAURURUS CUCULIARIS	SAURURUS	#1 POT, 60CM
12	12	12	SAURURUS CUCULIARIS	SAURURUS	#1 POT, 60CM
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14	14	14	SAURURUS CUCULIARIS	SAURURUS	#1 POT, 60CM
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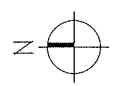
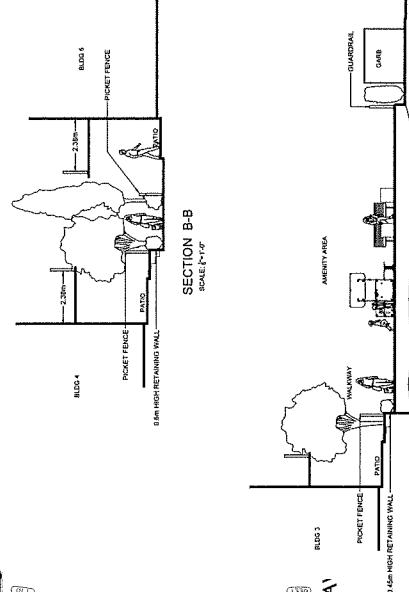
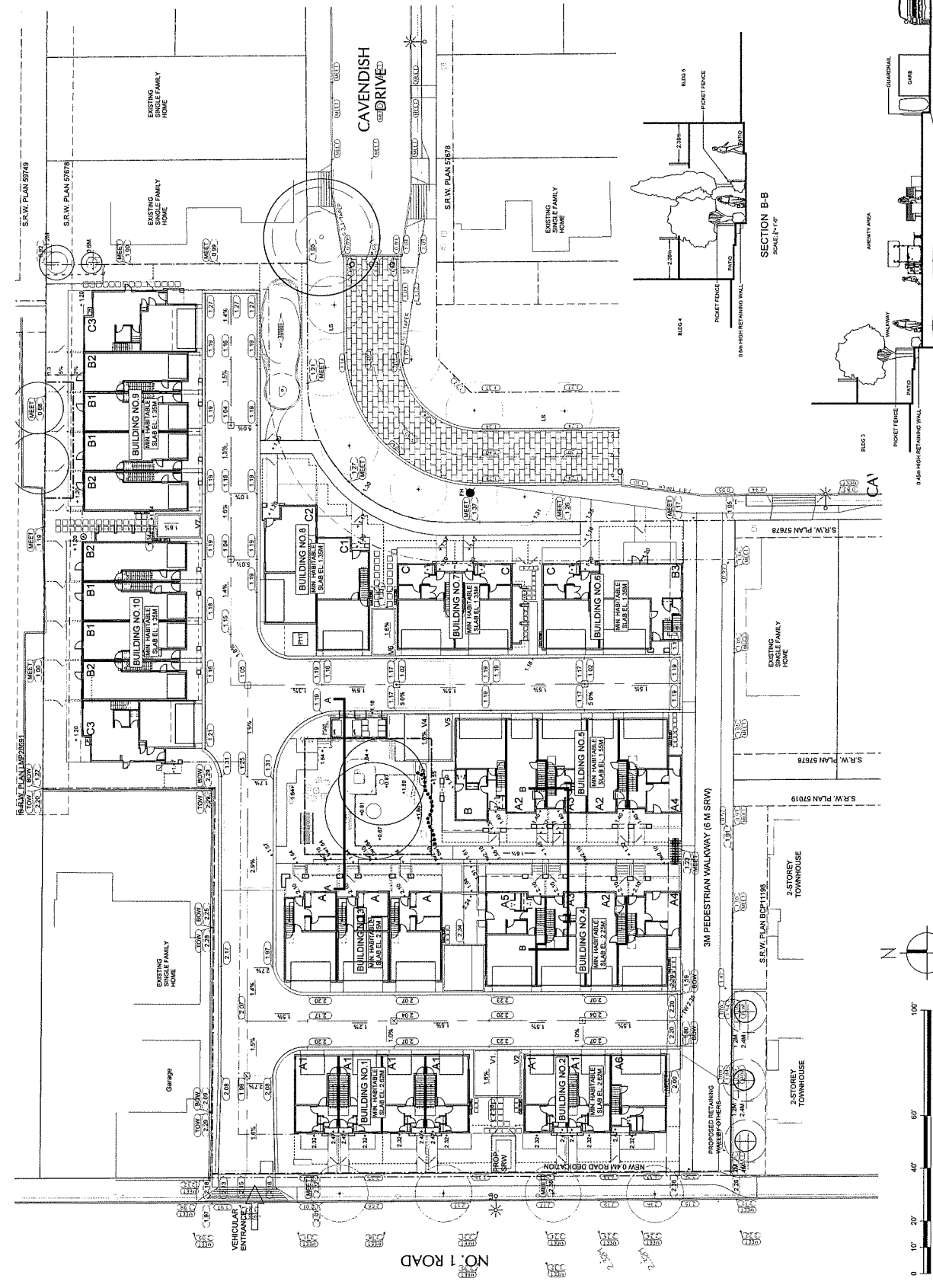
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PROJECT: **TOWNHOUSE DEVELOPMENT**
 10140, 10160, 10180 NO. 1 ROAD
 AND 4051, 4068 CAVENDISH DRIVE
 RICHMOND, BC

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 CHECKED: [Name]
 PROJECT NUMBER: **L4**
 OF 13

PROJ. NUMBER: 21-104



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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
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PANATCH
GROUP

PROJECT:
TOWNHOUSE DEVELOPMENT
10140, 10160, 10180 NO. 1 ROAD
AND 4051, 4068 CAVENDISH DRIVE
RICHMOND, BC

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LANDSCAPE DETAILS

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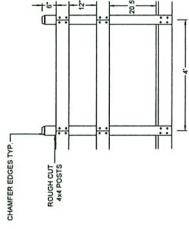
12 2 SPACE BIKE RACK



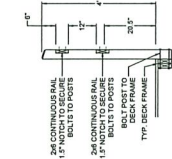
13 BENCH - COMPOSITE WISHBONE BAYVIEW



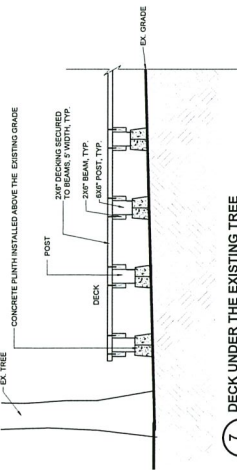
14 TABLE - COMPOSITE



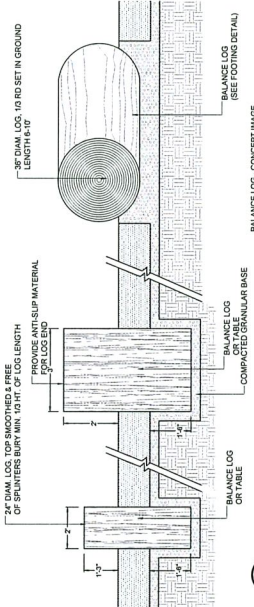
8 DECK GUARD RAIL



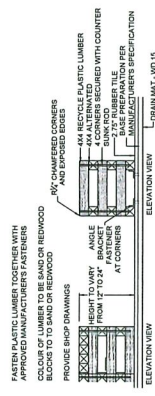
7 DECK UNDER THE EXISTING TREE



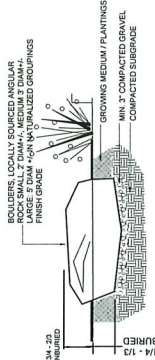
9 PLAY AREA BALANCE LOGS



10 WOOD SEAT/BLOCK



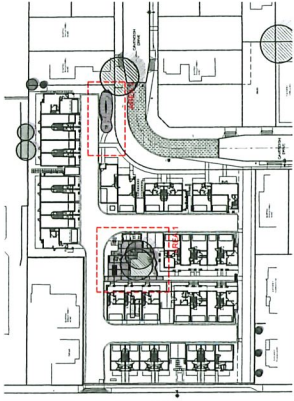
11 PLAY AREA BOULDERS



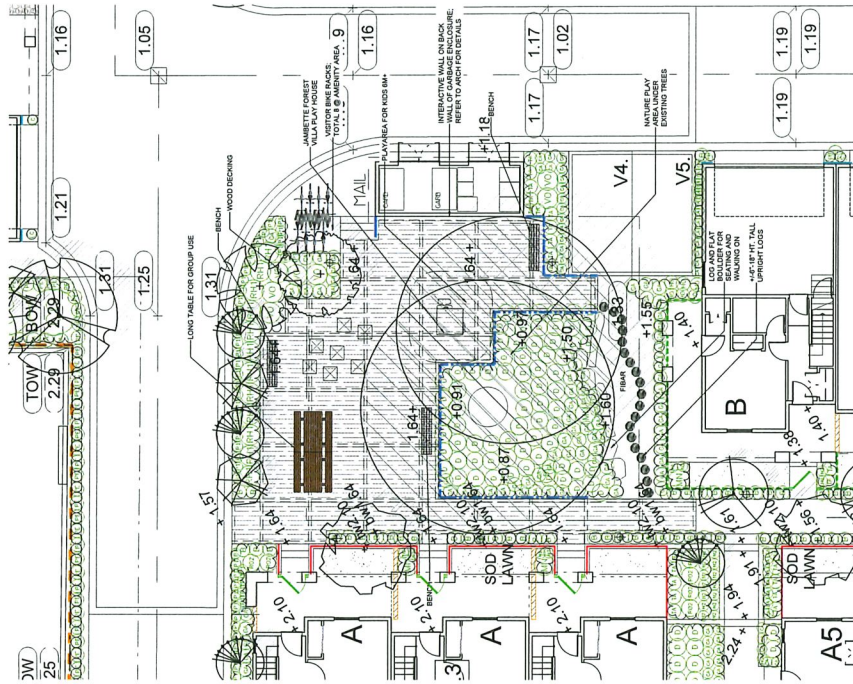
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PANG
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Suite C109 - 4188 Sun Creek Drive
Richmond, BC V6X 2E6
P: 604-294-0311 | F: 604-294-0022

SEAL:



KEY PLAN



AREA 1



JAMETTE THE FOREST VILKA



KOMPAN ROCKIT



KOMPAN HAMMOCK WITH GALVANIZED POISTS

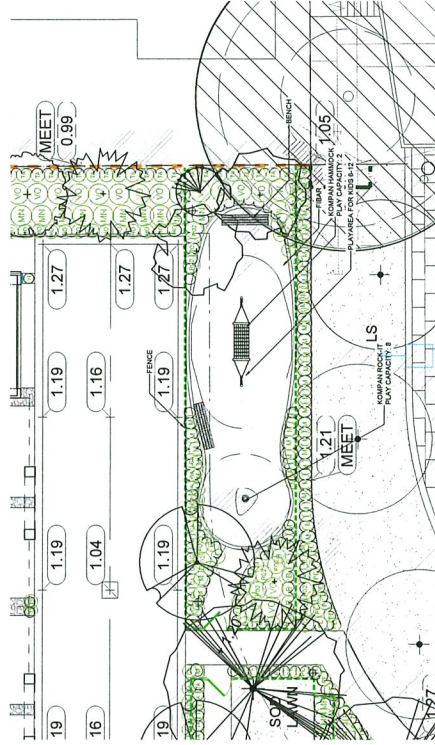


WOODEN BEATBLOCKS



BALANCE LOGS IN FEEL

CNCL - 217



AREA 2

NO.	DATE	REVISION DESCRIPTION	DR.
11	23.04.21	REV. PRELIMINARY CONSULTATION	DN
10	23.04.21	REV. PRELIMINARY CONSULTATION	DN
9	23.04.21	REV. PRELIMINARY CONSULTATION	DN
8	23.04.21	REV. PRELIMINARY CONSULTATION	DN
7	23.04.21	REV. PRELIMINARY CONSULTATION	DN
6	23.04.21	REV. PRELIMINARY CONSULTATION	DN
5	23.04.21	REV. PRELIMINARY CONSULTATION	DN
4	23.04.21	REV. PRELIMINARY CONSULTATION	DN
3	23.04.21	REV. PRELIMINARY CONSULTATION	DN
2	23.04.21	REV. PRELIMINARY CONSULTATION	DN
1	23.04.21	REV. PRELIMINARY CONSULTATION	DN

CLIENT:
PANMATCH GROUP

PROJECT:

TOWNHOUSE DEVELOPMENT
10140, 10160, 10180 NO. 1 ROAD
AND 4051, 4068 CAVENDISH DRIVE
RICHMOND, BC

DRAWING TITLE
PLAYAREA ENLARGEMENT

DATE: 21.JAN.24
SCALE: 1/8"=1'-0"
DRAWN: [Name]
CHECKED: [Name]
DATE: 07.13

DRAWING NUMBER:
L8

PANG PROJECT NUMBER: 21-104

2104-LDP-21P

ARCHITECTURE

MODEL PHOTOS



CAVENDISH DRIVE TOWNHOUSES

DESIGN PANEL

ARCHITECTURE

MODEL PHOTOS



CAVENDISH DRIVE TOWNHOUSES

DESIGN PANEL

ARCHITECTURE

MODEL PHOTOS



CAVENDISH DRIVE TOWNHOUSES

DESIGN PANEL

ARCHITECTURE

MODEL PHOTOS



ARCHITECTURE

MODEL PHOTOS

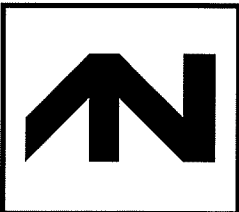
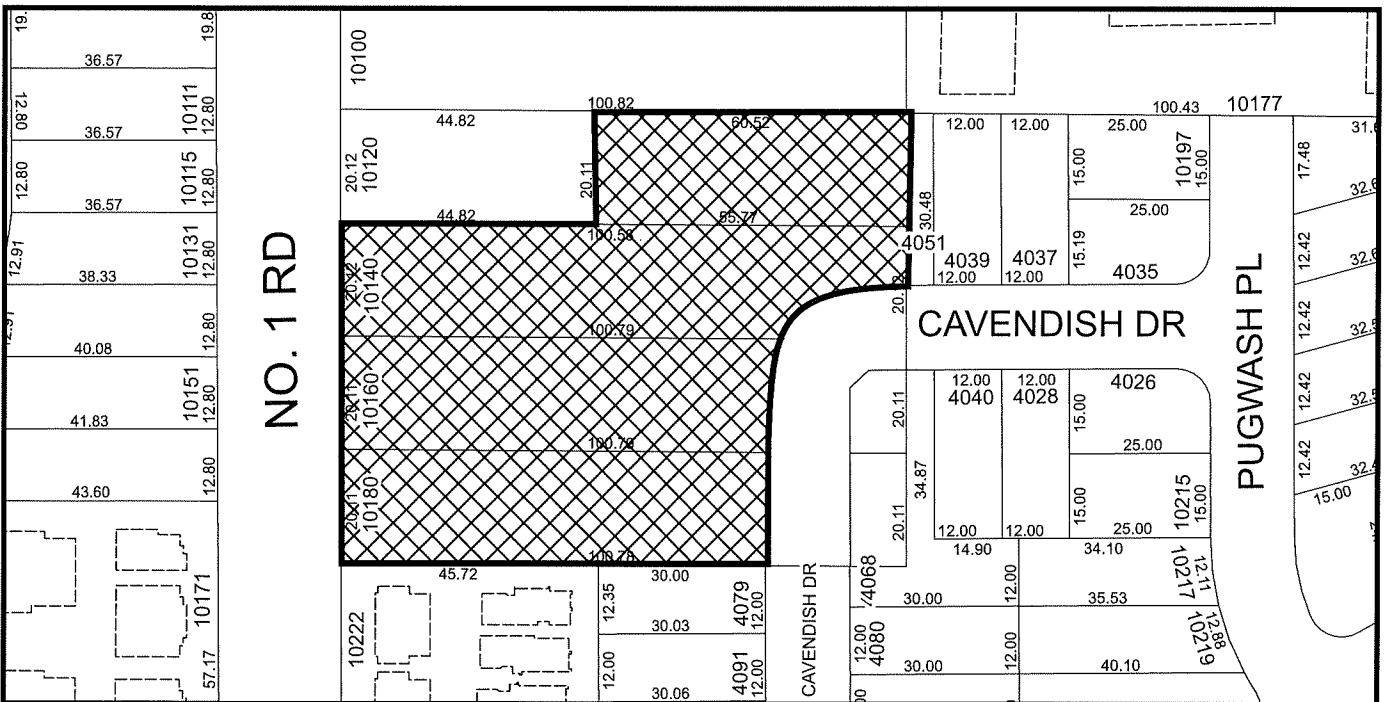
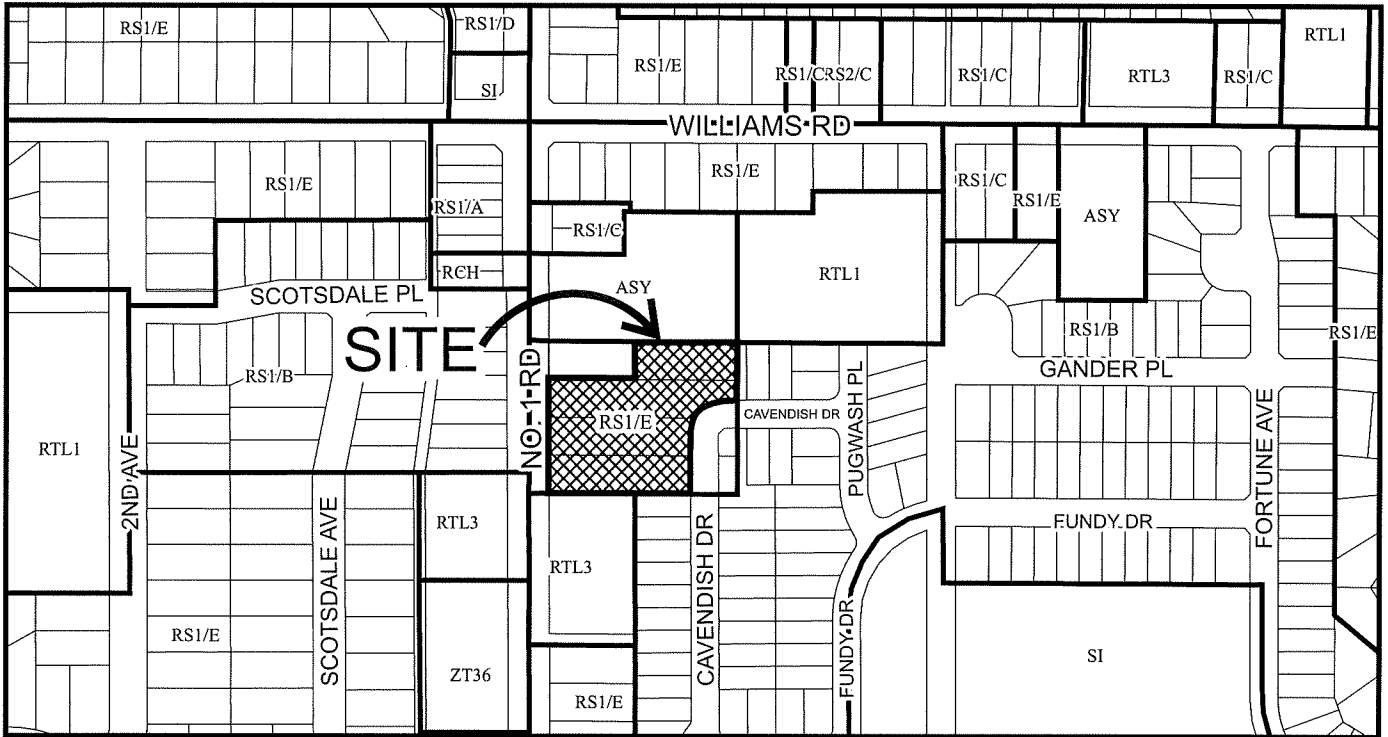


CAVENDISH DRIVE TOWNHOUSES

DESIGN PANEL



City of
Richmond



DP 21-940028
SCHEDULE "A"

Original Date: 10/21/21

Revision Date: 07/12/23

Note: Dimensions are in METRES