



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: April 2, 2024

From: Wayne Craig
Director, Development

File: DP 23-024119

Re: Application by Topstream Management Ltd. for a Development Permit at 8635, 8655, 8675 and 8695 Cook Crescent

Staff Recommendation

That a Development Permit be issued which would permit the construction of 28 townhouse units and fourteen secondary suites at 8635, 8655, 8675 and 8695 Cook Crescent on a site zoned "Town Housing (ZT103) – Parking Structure Townhouses (Spires Road – Cook Crescent)".

Wayne Craig
Director, Development
(604-247-4625)

WC:el
Att. 3

Staff Report

Origin

Topstream Management Ltd., on behalf of 1377591 BC Ltd. (Incorporation number: BC1377591; Director: Ke Xiao), has applied to the City of Richmond for permission to develop 28 townhouse units at 8635, 8655, 8675 and 8695 Cook Crescent and the surplus portion of the Spires Road and Cook Crescent road allowance. The applicant has proposed to purchase the surplus road allowance and consolidate it into the development site. A total of 27 multi-level townhouse units and one ground-level flat will be included in the development. The unit sizes range from approximately 83.3 m² (896 ft²) to 180.7 m² (1,945 ft²), providing a mix of two to four-bedroom units. Fourteen of the 27 multi-level townhouse units are proposed to contain a secondary suite (studio or one-bedroom) on the ground level. Parking will be provided on-site within the parking structure at grade.

The site is being rezoned from “Single Detached (RS1/E)” zone to “Town Housing (ZT103) – Parking Structure Townhouses (Spires Road – Cook Crescent)” zone under Bylaw 10465 (RZ 22-012904), which received third reading at the Public Hearing on June 19, 2023. The site currently contains four single-family homes which are currently vacant and which will be demolished.

Frontage improvements which include ditch infill and frontage beautification along the site frontages, road widening, City Centre standard new concrete sidewalk and landscaped boulevard, new fire hydrants, public walkways on-site, upgrades to the storm sewer and sanitary sewer, as well as service connections were secured through the rezoning process and will be constructed through a separate Servicing Agreement (SA 23-026530). The Servicing Agreement must be entered into prior to final adoption of the rezoning bylaw.

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.

Background

Development surrounding the subject site is as follows:

- To the North: An existing duplex on a lot zoned “Two-Unit Dwellings (RD1)” and single-family homes on lots zoned “Single Detached (RS1/E)”. These properties are designated for multiple-family residential developments under the City Centre Area Plan.
- To the East: Across Cook Crescent, single-family homes on lots zoned “Single Detached (RS1/E)”, which are designated for multiple-family residential developments under the City Centre Area Plan.
- To the South: Across Spires Road, a recently completed 64-unit high-density townhouse development (RZ 17-766525 & DP 18-829140) on a lot zoned “Parking Structure Townhouses (RTP4)”.

To the West: An existing duplex and three single-family homes, fronting on Spires Road, on lots zoned “Single Detached (RS1/E)”, which are designated for multiple-family residential developments under the City Centre Area Plan.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on June 19, 2023. No concerns regarding the rezoning application were expressed at the Public Hearing.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff 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 “Town Housing (ZT103) – Parking Structure Townhouses (Spires Road – Cook Crescent)” zone.

Advisory Design Panel Comments

The application was initially reviewed by the Advisory Design Panel (ADP) at the meeting on January 25, 2024, but was referred to a future meeting of the Panel with the applicant addressing the comments of the Panel. Majority of the comments from the Panel are related to the following elements of the proposal:

- Alignment of the entry driveway and parkade configuration.
- Layout of the townhouse clusters on the as well as the configuration of outdoor amenity space and private outdoor spaces on the podium.
- Architectural form and character, including architectural style and treatments, individuality of townhouse units, as well as distinct and clearly identifiable main lobby, etc.

The applicant has revised the design of the proposal significantly based on the comments of the Panel, and the revised design was subsequently presented to ADP at the meeting on March 6, 2024. The Panel was supportive of the application subject to consideration of the Panel’s comments. A copy of the relevant excerpt from the Advisory Design Panel Minutes from March 6, 2024, 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

- The proposed form of development on the subject site is consistent with recent developments along Spires Road, which are grade-oriented housing in the form of high-density townhouses (i.e., low-rise, street wall buildings with common parking structures concealed from public view by non-parking uses).
- The existing site grade along the west property line will be maintained to provide an appropriate transition to the adjacent single-family developments to the west.

- Perimeter drainage will be required as part of the Building Permit to ensure stormwater is managed and addressed through the development and will not impact the neighbouring properties.
- A minimum 3.0 m wide public walkway is proposed at grade along the west property line. An interim 1.83 m high solid wood fence will be installed along the west property lines, but will be removed when the neighbouring sites redevelop and provide another 3.0 m wide SRW to widen the public walkway to a minimum of 6.0 m wide. The site's strata will be responsible for the maintenance of the SRW areas. These arrangements have been secured through the rezoning process.
- Private front yard proposed along the west property line features entry porches with layered planting and trees to create a sense of transition and provide screening opportunities between the proposed development and existing single-family homes to the west.
- The proposed townhouse units are set back 6.05 m from the west property line, which is similar to the typical minimum rear yard setback requirement under the Single-Detached (RS) zone.
- No balconies or rooftop patios are proposed along the west property line.
- A 10 m wide greenway is proposed along the north property line of the subject site. The proposed townhouse units are set back 2.5 m from the greenway. Tree planting plans for the north facing front yards and the greenway have been designed to reduce over-look and to provide a green buffer between the proposed development and the existing adjacent single-family homes to the north.

Urban Design and Site Planning

- Four townhouse blocks are proposed and are positioned to enclose a parking structure at grade. The townhouse blocks are connected by the outdoor courtyard space on the podium, above the parking structure.
- An enclosed lobby is proposed along the Spires Road frontage to provide a secured space for the mailbox kiosk, access to the podium level (via a staircase or an elevator) and access to the enclosed parking area. One pedestrian exit from the podium to street level (via exterior stairs at the north end of the site) will also be provided.
- Vehicular access to the parking structure will be from Spires Road.
- The development will contain 28 units, including:
 - One single-level Basic Universal Housing (BUH) unit at grade with direct access to the adjacent greenway to the north of the site, as well as direct access to the parking structure. This is a family-friendly unit (two-bedroom) and is approximately 83.3 m² (896 ft²) in size.
 - Two four-storey convertible units with main unit entry located on both the ground and podium level.
 - Two three-storey townhouse units with main unit entry located on the podium level.
 - 23 four-storey townhouse units with main unit entry located along the fronting roads or public walkways, as well as a secondary entry on the podium level.

- Fourteen of the four-storey townhouse units are proposed to contain a secondary suite, which exceeds the seven secondary suites proposed at the rezoning stage. The exact number of secondary suites will be confirmed at Building Permit stage.
- The secondary suites are designed to be studio or one-bedroom units with unit sizes ranging from 25.6 m² (275 ft²) to 41.5 m² (447 ft²). The secondary suites will have a direct street-level entry from the fronting roads or public walkways. The principal units will have direct access from the podium.
- The overall size of the proposed outdoor amenity spaces complies with the OCP requirements. The locations and sizes of the outdoor amenity spaces are appropriate for providing open landscape and amenity spaces convenient to all units.
- All ground-level secondary suites and garden suite will have a private outdoor space consisting of a front yard; all townhouse units will have a private outdoor space consisting of a patio on the podium level and/or a rooftop deck.
- Each of the proposed private outdoor spaces at grade includes a lawn/patio area that is large enough to accommodate a table with seating. Each of the proposed private outdoor spaces on the podium level is large enough to accommodate patio furniture for a family.
- While the introduction of Bill 47 by the Provincial Government restricts the requirement of most residential parking requirements in Transit Oriented Areas, applications which received first reading of their rezoning bylaw prior to January 1, 2024, are required to comply with the requirements in the City's current Zoning Bylaw 8500. This application received first reading before January 1st 2024.
- A total of 34 residential parking spaces are proposed, which meets the minimum bylaw requirement.
- The proposal will feature six parking spaces in a tandem arrangement. A restrictive covenant to prohibit the conversion of the tandem garage area into habitable space and to ensure that both parking spaces be assigned to the same dwelling unit where two parking spaces are provided in a tandem arrangement has been secured at rezoning.
- A total of four accessible residential parking stalls are to be provided on-site; three spaces will be assigned to the BUH unit and two convertible units proposed, and one space will be designated for visitor parking.
- A total of six visitor parking spaces (including one accessible parking stall) are to be provided throughout the site. The number of visitor parking spaces proposed is in compliance with the minimum bylaw requirement.
- Both internal and external bicycle parking spaces have been incorporated into the proposal and are in compliance with the Zoning Bylaw requirements.
- The enclosed garbage room housing garbage, recycling and organics storage bins is proposed to be located within the parking structure, by the loading area.
- Indoor amenity space is not proposed on-site. A \$72,310.00 cash-in-lieu contribution (based on 27 units proposed at Rezoning and the rate identified in the OCP) has been secured as a condition of rezoning approval.

Since an additional unit is being proposed at Development Permit stage, an additional cash-in-lieu contribution in the amount of \$4,132.00 is required prior to forwarding this application to Council for approval.

- A 10 m wide Pedestrian Linkage is proposed along the north property line of the development site in accordance with the City Centre Area Plan. This east-west Pedestrian Linkage will include a 4.0 m wide paved multi-use path and planting strips with trees on either side of the pathway. This Pedestrian Linkage will be designed and constructed as part of the Servicing Agreement.
- An approximately 3.0 m wide north-south public walkway is proposed along the west property line to connect Spires Road to the east-west Pedestrian Linkage. A 1.5 m paved pathway will be constructed around the retained trees. This public walkway will also be designed and constructed as part of the Servicing Agreement.

Architectural Form and Character

- The architecture reflects a contemporary take on traditional design that fits well into this developing and diverse neighbourhood.
- Individual peaked roofs and vertical fins cap each unit and reinforce a sense of individuality to the townhouses.
- Variations in unit mass, roof form, horizontal bands, materials and colors further break down the overall scale of the townhouse blocks.
- Large glazing areas are proposed on corner elevations to create a design that engages and wraps the corners, as well as to increase the potential for passive surveillance.
- The main entry to the development is marked by a large metal frame with a large address sign at the main lobby and parkade entrance.
- The proposed building materials (asphalt shingles, hardie board, fluted/wood panel, and metal flashing/panel) are generally consistent with the Official Community Plan (OCP) Guidelines.

Tree Preservation

- 38 bylaw-sized trees on the subject development site and four trees on neighbouring properties were assessed at the rezoning stage.
- Five trees, including a cherry tree (tag# 5675), a magnolia tree (tag# 5676), a spruce tree (tag# 5648), a magnolia tree (tag# 5649), and a Japanese maple tree (tag# 5650), are to be retained and protected on site. A Tree Survival Security of \$50,000.00 has been secured at rezoning.
- Four Western Red cedar trees (tag# OS1, OS2, OS3 and OS4) located on adjacent neighbouring properties at 8000/8020 Spires Road are also identified to be retained and protected.
- 33 trees are identified for removal as they are in poor condition and/or in conflict with the proposed building footprint and/or required frontage upgrade.

- Based on the 2:1 tree replacement ratio goal stated in the OCP, 66 replacement trees are required for the removal of 33 trees.
 - The applicant is proposing to plant 38 replacement trees on-site, including six conifer and 32 deciduous trees at grade.
 - Cash contribution to the City's Tree Compensation Fund in lieu of planting of the remaining 28 replacement trees has been secured at Rezoning stage.
 - The applicant is also proposing to plant 23 additional small ornament deciduous trees on the podium.

Landscape Design and Open Space Design

- A pedestrian-oriented streetscape along the road frontages and public walkways is proposed with a defined edge with layered shrub planting and trees.
- A metal gate is proposed in front of each ground level unit to define the private space; and planting is proposed to separate individual private yards and to provide landscape screening for privacy.
- At the podium level, low-lying landscape buffer and metal gates are proposed along the common walkways to establish an appealing and intimate residential character to encourage socialization and provide for casual surveillance of the common outdoor areas.
- There are two children's play areas proposed on the podium level; one at the north end and one on the south end of the podium courtyard for maximum sun exposure.
- Play equipment has been chosen to fit into the play areas and to provide different play opportunities (i.e., climbing, social, imagination, balance and motor skills) that can be used by different age groups and for multiple purposes.
 - Play area at the north end is designed for younger children; play equipment includes a play panel and a play house.
 - Play area at the south end is designed for older children, a multi-use play structure with a slide is proposed.
 - A bench is also proposed in each of the play areas for caregivers.
- Outdoor amenity on the podium level also feature a multi-use gym equipment and a ping pong table.
- Wall-mounted lighting and bollard lighting are proposed throughout the site and will be DarkSky compliant.
- A high-efficiency on-site irrigation system is proposed to ensure continued maintenance of live landscaping.
- In order to ensure that the proposed landscaping works are completed, the applicant is required to provide a landscape security of \$340,054.72 in association with the development.

Crime Prevention Through Environmental Design

- Each private area has been provided with a secure space clearly delineated through landscaping, distinct paving and gating.

- Each unit has direct surveillance of its exterior private space and over the semi-private areas on-site, from occupied rooms.
- Security lighting has been provided for all public areas around the perimeter and common areas within.
- All parking stalls and long-term bicycle stalls are located inside the gated parkade.

Sustainability

- While the subject site is located within the City Centre District Energy Utility (CCDEU) service area this development proposal is exempted from the DEU requirements due to the scale, logistic and timing of the project.
- The project will be designed to meet Step Code 3 requirements of the BC Energy Step Code with a low-carbon energy system.
- The developer advised that the following features will be included in the building design:
 - An electric air source heat pump system for efficient heating and cooling. The condenser units for the garden unit is to be located on the podium; and the condenser units for the townhouse units are to be located on the roof decks.
 - Low energy consumption/low-flow fixtures and appliances.
 - Dual flush toilets to reduce sewage input.
 - Light-colored roof pavers for the roof decks to reduce heat absorption and cooling loads.
 - Solar-powered hardscape LED lighting to reduce on-site electrical power demands.

Accessible Housing

- The proposed development includes one basic universal housing unit that is designed to be easily renovated to accommodate a future resident in a wheelchair. This single-storey unit is required to incorporate all of the accessibility provisions listed in the Basic Universal Housing Features section of the City's Zoning Bylaw and is permitted a density exclusion of 1.86 m² (20 ft²) per unit.
- The proposed development includes two convertible units that are designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of these units will require installation of a vertical lift in the stacked storage space (which has been dimensioned to allow for this in Units #2 and #28) in the future, if desired.
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
 - stairwell hand rails;
 - lever-type handles for plumbing fixtures and door handles; and
 - solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

Conclusion

As the proposed development would meet applicable policies and Development Permit Guidelines, staff recommend that the Development Permit be endorsed, and issuance by Council be recommended.



Edwin Lee
Planner 2
(604-276-4121)

EL:he

- Att. 1: Development Application Data Sheet
2: Excerpt from Advisory Design Panel Meeting Minutes (March 6, 2024)
3: Development Permit Considerations



DP 23-024119

Attachment 1

Address: 8635, 8655, 8675 and 8695 Cook Crescent

Applicant: Topstream Management Ltd.

Owner: 1377591 BC Ltd.

Planning Area(s): City Centre

Floor Area Gross: 4,303 m²

Floor Area Net: 3,956 m²

	Existing	Proposed
Site Area:	3,089.6 m ² (33,256 ft ²)	3,084.8 m ² (33,204 ft ²)
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	This development is subjected to former City Centre Area Plan land use designation: Specific Land Use – Brighthouse Village: General Urban T4 Sub-Area B.1: Mixed Use – Low-Rise Residential & Limited Commercial	No Change
Zoning:	Single Detached (RS1/E)	Town Housing (ZT103) – Parking Structure Townhouses (Spires Road – Cook Crescent)
Number of Units:	4	28 principal units + 14 secondary suites

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.20 Max. based on a site area of 3,302.8 m ²	1.20	none permitted
Max. Floor Area:	3,963.36 m ²	3,956 m ²	none permitted
Lot Coverage – Building:	Max. 45%	43.8%	none
Lot Coverage – Non-porous Surfaces:	Max. 75%	74.7%	none
Lot Coverage – Landscaping:	Min. 20%	31.5%	none
Setback – Front Yard – Spires Road (m):	Min. 3.0 m	3.05 m	none
Setback – Exterior Side Yard – Cook Crescent (m):	Min. 3.0 m	3.05 m	none
Setback – Interior Side Yard - West (m):	Min. 6.0 m	6.05 m	none
Setback – Rear – North (m):	Min. 12.5 m	12.5 m	none

Height (m):	Max. 15.0 m (4 storeys)	14.9 m	none
Development Site Area:	Min. 3,084.8 m ²	3,084.8 m ²	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.2 (R) and 0.2 (V) per unit	1.2 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	34 (R) and 6 (V)	34 (R) and 6 (V)	none
Tandem Parking Spaces:	Max. 50% of required residential spaces (34 x Max. 50% = 17)	6	none
Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on-site (40 x Max. 50% = 20)	20	none
Handicap Parking Spaces:	Min. 2% when 11 or more spaces are required (40 x 2% = 1 spaces)	4	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.20 (Class 2) per unit	1.25 (Class 1) and 0.2 (Class 2) per unit	none
Off-street Parking Spaces – Total:	35 (Class 1) and 6 (Class 2)	35 (Class 1) and 6 (Class 2)	none
Amenity Space - Outdoor	6 m ² /unit x 28 + 10% of net site area = 476 m ²	930.5 m ²	
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	Cash-in-lieu	none

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, March 6, 2024 – 4:00 p.m.
Remote (WebEx) Meeting

3. DP 23-024119 – PARKING STRUCTURE TOWNHOUSES
(Referral from January 25, 2024 ADP Meeting)

ARCHITECT: J+S Architect

LANDSCAPE ARCHITECT: PMG Landscape Architects

PROPERTY LOCATION: 8635, 8655, 8675 and 8695 Cook Crescent

Applicant's Presentation

Coby Xiao, Topstream Management Group, presented the project and together with Landscape Architect Yiwen Ruan, PMG Landscape Architects, answered queries from the Panel.

Panel Discussion

Comments from Panel members were as follows:

- the turnaround of the project design from its original proposal is remarkable; appreciate the applicant for addressing the comments of the Panel;

Noted.

- review the design and height of the gates of residential units as they are climbable by children and would pose a safety concern;

Vertical bars without protruding above the frame are used due to safety concerns. Such design also discourages children from climbing. The proposed gate is 42" in height. Please refer to landscape details L10 for details.

- the applicant has done a very good job in redesigning the project in a short period of time; the changes to the original proposal have significantly improved the project;

Noted.

- the revised project design is a good example of how an applicant addresses the comments of the Panel;

Noted.

- appreciate the proposed changes and support the project moving forward;

Noted.

- support all the positive comments of the Panel; agree that the applicant has done a very good job in redesigning the project; appreciate the modern exterior of the buildings;

Noted.

- agree with the comments of the Panel supporting the changes to the project design; appreciate the applicant for addressing the comments of the Panel and creating something special; the architectural design works well and the renderings presented now incorporate the landscape design; also appreciate the presentation of the changes made to the project design in response to the Panel comments on the project's original design;

Noted.

- support the Panel comment regarding the design and height of the gates of residential units which pose a safety concern for children;

Please see response to similar comments above.

- support the separation of the original children's play area into two sections located in either end of the courtyard; consider adding more seating for adults to make the children's play areas become multi-purpose spaces;

Please refer to Landscape Drawing L5. Apart from benches, planters in height that are 18" in height are proposed around the children's play area as additional seating. These are for adults to sit, rest and socialize while keeping their eyes on their children.

- support the proposed fitness area; consider installing multi-use equipment clusters in the fitness area in lieu of the two proposed fitness equipment;

A multi-use fitness equipment cluster from KOMPAN is proposed. Please refer to landscape plan L5 for details. It can be used by a group of 3 people for multi basic exercises at the same time.

- agree with Panel comments regarding the high quality of the applicant's presentation and responses to the Panel's comments;

Noted.

- overall, the revised design of project is successful;

Noted.

- the overall expression of lower level units is successful; however, the small wood door and small sideway limit the amount of light into these units; consider increasing the amount of glazing for the lower level units;

Now the proposed sidelight is 7'2" in height and 2' in width. Tall windows are used to maximize sunlight penetration into interior. The wood door and sideway configuration enables alignment of them with the glazing on upper levels and improves the overall expression. Please see details on A7.01.

- the door on the north or back side of the building that enters directly into the bedroom looks awkward; investigate opportunities to resolve this and also to improve its relationship with the small yard space;

These spaces are flex spaces, they are free to be changed to another purpose. The beds are placed to acknowledge that these spaces could be changed to bedroom if needed.

We ensure that the yard spaces on the north and west sides are at least 3.05m in width, same as the ones in east and south side. They yards are functional and enjoyable given that they can accommodate layers of planting and open lawn spaces/paving spaces.

- the treatment of building corners is successful; support the approach to highlight the lobby; overall, a varied streetscape has been achieved with a coherent architectural language that unifies it; however, look at how the rainwater leaders are resolved as they should not appear tacked on;

Rainwater leader has been considered in our proposal, the main intention is to elegantly integrate rainwater leader with the fin project in same color. These will need detailed design in BP stage, together with envelope consultant and architect, according to custom requirements.

- a bedroom of convertible unit #28 looks directly into the garbage loading area that is immediately adjacent to it; review the location of the bedroom window or look at ways to shield the bedroom from the adjacent loading and garbage area;

This space is also a flex space, it is free to be changed to another purpose. The bed is placed to acknowledge that this space could be changed to bedroom if needed.

To minimize impact on the interior, this window is in spandrel glass.

Another point to note is that the loading space would only access by truck approximately one time per week. This reduces impact on unit 28.

- look at the last two parking stalls in the drive aisle that are very close to the adjacent wall as it may be difficult to maneuver in and out of it;

Configuration revised; turning path analyses reviewed and accepted by Transportation Department.

- upcoming changes to the BC Building Code may impact the proposed convertible units with respect to clearances; early resolution, i.e. prior to the Building Permit stage, to comply with the changes would be helpful to the project; and

Architect and code consultant are involved in the project to ensure these requirements will be followed.

- three Katsura trees are proposed to be planted over the sod areas on the north side of the site; consider replacing with other tree species that would allow more sunlight into the sod areas as the canopies of Katsura trees get dense over time.

We have replaced Katsura trees with Japanese Maple.

Panel Decision

It was moved and seconded

That DP 23-024119 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.

CARRIED



Development Permit Considerations

Development Applications Department
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 8635, 8655, 8675 and 8695 Cook Crescent

File No.: DP 23-024119

Prior to approval of the Development Permit, the developer is required to complete the following:

1. **(Zoning Amendment)** Final adoption of the Zoning Amendment Bylaw 10465.
2. **(Indoor Amenity)** Contribution of \$4,132.00 in-lieu of on-site indoor amenity space (in addition to the \$72,310.00 in-lieu of on-site indoor amenity space secured at Rezoning for 27 units).
3. **(Landscaping Security)** Receipt of a Letter of Credit for landscaping in the amount of \$340,054.72 (based on the costs estimate provided by a CSLA registered landscape Architect including 10% contingency). A legal agreement is required to accompany the Landscape Security to set the terms for its use and release.
4. **(Development Permit Panel Meeting Notification)** Payment of all fees in full for the cost associated with the Development Permit Panel Meeting Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.
All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.
The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- If the development will be constructed in phases and stratified, a Phased Strata Subdivision Application is required. Each phase of a phased strata plan should be treated as a separate parcel, each phase to comply with the Richmond Zoning Bylaw 8500 in terms of minimum lot area, building setback and parking requirements. Please arrange to have the City's Approving Officer review the proposed phased boundaries in the early DP stages. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.

Initial: _____

- If the development intends to create one or more air space parcels, an Air Space Parcel Subdivision Application is required. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contains prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed _____

Date _____



No. DP 23-024119

To the Holder: Topstream Management Ltd.
Property Address: 8635, 8655, 8675 and 8695 Cook Crescent
Address: 3855 Henning Drive, Unit 207
Burnaby, British Columbia, V5C 6N3

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. 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 #42 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$340,054.72 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.
6. 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 23-024119

To the Holder: Topstream Management Ltd.
Property Address: 8635, 8655, 8675 and 8695 Cook Crescent
Address: 3855 Henning Drive, Unit 207
Burnaby, British Columbia, V5C 6N3

7. 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 , .

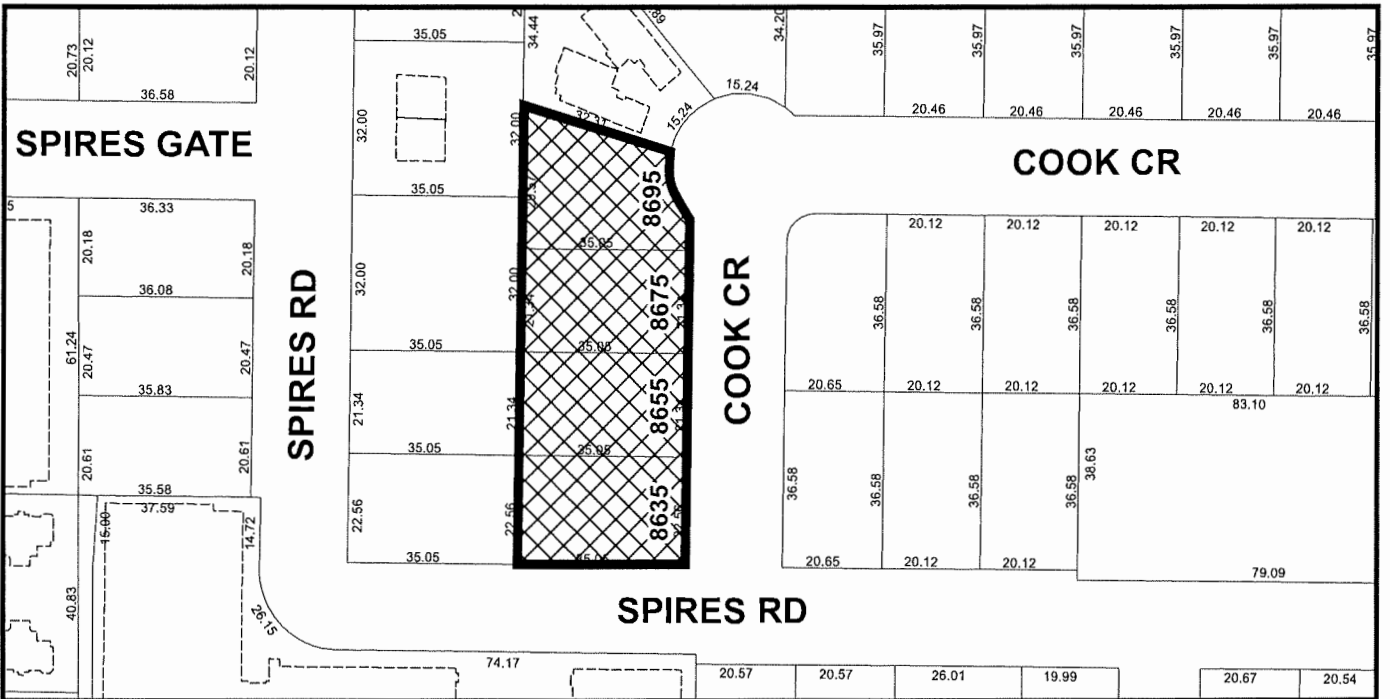
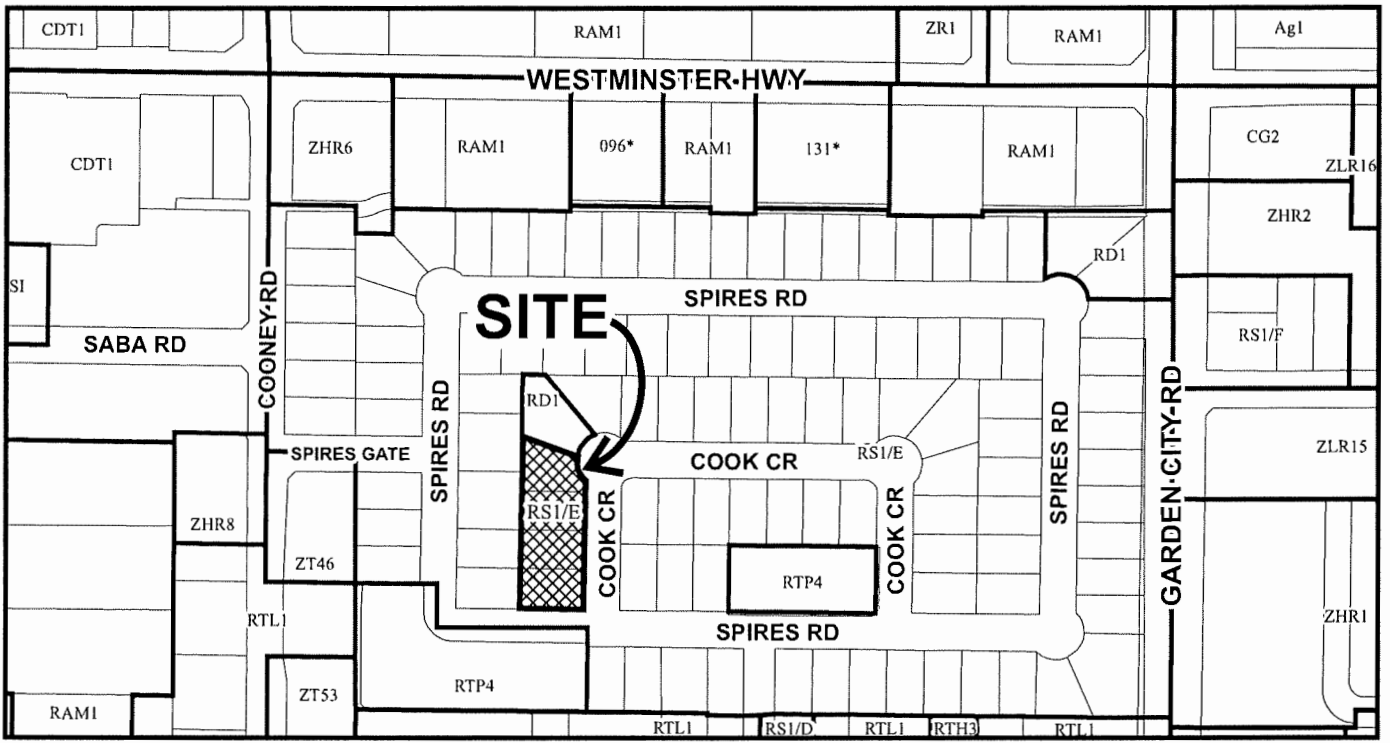
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 23-024119 SCHEDULE "A"

Original Date: 08/08/23

Revision Date:

Note: Dimensions are in METRES



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206-4603 KINGSWAY, BURNABY, BC V5H 4M4
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CONSULTANT

Property Address: 8635, 8655, 8675, 8695 Cook Crescent, Richmond, BC
Legal Description: LOTS 15, 16, 17 & 18, ALL OF SECTION 9 BLOCK 4, NORTH RANGE 6 WEST NWD PLAN 21489

ZONING		
	Existing	Proposed
zoning	RS1/E	ZT103
site area	33,255.1 sq.ft. (3089.5 sq.m.)	35,551 sq.ft. (3302.8 sq.m) Included city land for road upgrade, 2,295 sq.ft. (213.2 sq.m.)
uses	residential, single dwellings	townhouses with parking structure
building maximum height	49.21/15m CITY CENTRE AREA PLAN	48.88' / 14.9m

NET SITE AREA	33,204.5 sq.ft. (3084.8 sq.m.)
DEDICATED AREA	2,346.53 sq.ft. (218.0 sq.m.)
GROSS SITE AREA	35,551 sf. (3302.8 sq.m) EXISTING SITE AREA + PURCHASED CITY LAND
FAR (1.2 ALLOWED)	1.198(BASED ON GROSS SITE AREA)
NET FLOOR AREA	42584 sq.ft. (3956 sq.m.)

PROPOSED UNIT MIX

Type	Total	Convertible Unit or BUH Unit	Secondary Suite
TH- A1 (4 level Townhouse- 5 bedrooms)	1 (Unit# 01)		
TH- A2 (4 level Townhouse- 5 bedrooms)	1 (Unit# 02)	1 Convertible Unit	
TH-B1 (3level Townhouse-3 bedrooms)	1 (Unit# 03)		
TH- B (4level Townhouse-4 bedrooms)	9 (Unit# 04-12)		Unit#04-12A (1 bed)
TH- C (4 level Townhouse- 4 bedrooms)	1 (Unit# 13)		Unit#04-13A (1 bed)
TH- D1 (4 level Townhouse- 4 bedrooms)	1 (Unit#14)		Unit#04-14A (1 bed)
TH- E (1 level Townhouse-2 bedrooms)	1 (Unit# 15)	1 BUH Unit	
TH- D2(3 level Townhouse- 3 bedrooms)	1 (Unit#16)		
TH- D3 (4 level Townhouse- 4bedrooms)	1 (Unit# 17)		
TH- B2 (4 level Townhouse- 3 bedrooms)	7 (Unit# 18-21,24-26)		
TH- B3 (4 level Townhouse- 4 bedrooms)	2 (Unit# 22,23)		Unit#22A,23A (1 bed)
TH-F (3 level Townhouse- 5 bedrooms)	1 (Unit#27)		
TH-G (4 level Townhouse- 4 bedrooms)	1 (Unit#28)	1 Convertible Unit	Unit#28A (1 bed)
total	28	3 (Included) bylaw required 10%	14(Included) bylaw permitted 50%

PARKING & LOADING				
	Bylaw Required/Allowed		Proposed	
Residential: 1.2 spaces per unit	33.6	sec 7.9.3.1	34	ALL EV STALLS
Visitor: 0.2 spaces per unit	5.6	sec 7.9.3.1	6	
Total spaces(round up to nearest whole #)	40	For >31 spaces provided, minimum 50% shall be standard stalls [sec.7.5.13]	40	21 Standard/Accessible, 19 small stalls

Tandem Parking Space (Included in above Total)	20	Max.50% of required parking stalls	6	6 Standard
Disability: 2% of the required parking space (Included in above total)	4	sec 7.5.14	4	ALL EV STALLS 3 for convertible units, 1 for Visitor
Loading: 1 medium size for 11-80 Residential Units	1	sec 7.13.7	1	13m length, 3.25m width provided for loading area

ON-SITE BICYCLE STORAGE

	Bylaw Required/Allowed		Proposed	
Class 1: Long term 1.25 spaces per unit	35	sec. 7.14.9	35 (12 vertical, 23horizontal @ Parkade)	
Class 2: Short Term 0.2 spaces per unit	6	sec. 7.14.9	6(1@ Lobby Entrance Area,5@east)	
Total	41		41	

SETBACK

North	12.5m from NE/V PL (2.5 m from Greenway SRW)
East	3.05m from NEW PL
South	3.05m from NEW PL
West	6.05m from NEW PL (3.05m from the SRW)

BUILDER'S RESPONSIBILITY TO LAYOUT WORK
It is the Builder's responsibility to lay out and carry out the work as detailed in the contract documents. It is therefore necessary for the builder to pay very close attention to actual site dimensions, geometries and conditions which may vary from those assumed on the drawings.
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ISSUED FOR OP	10/07/2023
ISSUED FOR OP COORDINATION	28/09/2023
ISSUED FOR RZ RE-SUBMISSION	06/04/2023
ISSUED FOR RZ RE-SUBMISSION	20/03/2023
ISSUED FOR RZ APPLICATION	14/04/2022
REVISION	DATE(DMY)

ISSUED FOR: [Signature]

OP RE-SUBMISSION: 27/03/2024

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PROJECT
8635-8695 COOK CRESCENT
TOWNHOUSE DEVELOPMENT

8635-8695 Cook Crescent,
Richmond BC

CLIENT

SCALE	SEAL
DATE 27/03/2024	
DRAWN BY	
CHECKED BY	
JOB NO.	2024-03-27
21-28	
SHEET TITLE	

Project Data

DRAWING NO.	REVISION NO.
A0.01	

DP 23-024119 April 2, 2024 PLAN #2



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ISSUED FOR R2 RESUBMISSION	06/04/2023
ISSUED FOR R2 RESUBMISSION	20/02/2023
ISSUED FOR R2 APPLICATION	14/04/2022

NO. REVISION DATE(DMY)

ISSUED FOR: DATE(DMY)

ADP RESUBMISSION 27/03/2024

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PROJECT
 8635-8695 COOK CRESCENT
 TOWNHOUSE DEVELOPMENT

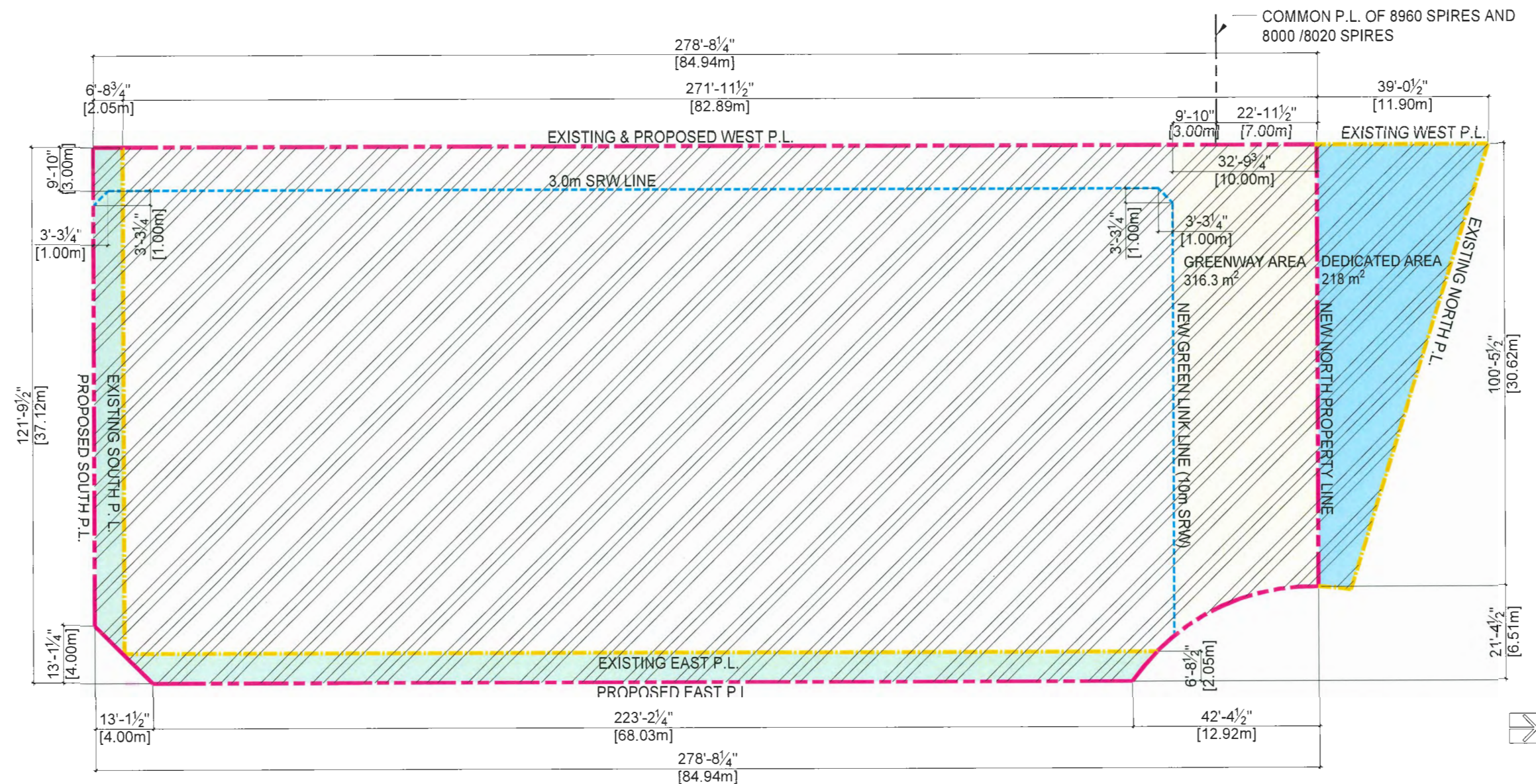
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JOB NO. 21-28	
SHEET TITLE	

Site Area Plan

DRAWING NO. A1.00a REVISION NO.



1 SITE AREA PLAN
 Scale: 1:150

- GROSS SITE AREA (3,302.8 sq.m)
- PROPOSED PROPERTY LINE (Net Site Area 3,084.8 sq.m)
- EXISTING PROPERTY LINE (Existing Site Area 3,089.6sq.m)
- SRW LINE
- PURCHASED CITY LAND (213.2 sq.m)
- DEDICATED AREA (218 sq.m)
- GREENWAY AREA (316.3 m²)

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ISSUED FOR CP COORDINATION	29/05/2023
ISSUED FOR RZ RE-SUBMISSION	09/04/2023
ISSUED FOR RZ RE-SUBMISSION	28/03/2023
ISSUED FOR RZ APPLICATION	14/04/2022

NO. REVISION (DATE(DMY))

ISSUED FOR: (DATE(DMY))

CP RESUBMISSION 27/03/2024

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PROJECT
8635-8695 COOK CRESCENT
TOWNHOUSE DEVELOPMENT

8635-8695 Cook Crescent,
Richmond BC

CLIENT

SCALE SEAL

DATE 27/03/2024

DRAWN BY

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JOB NO.

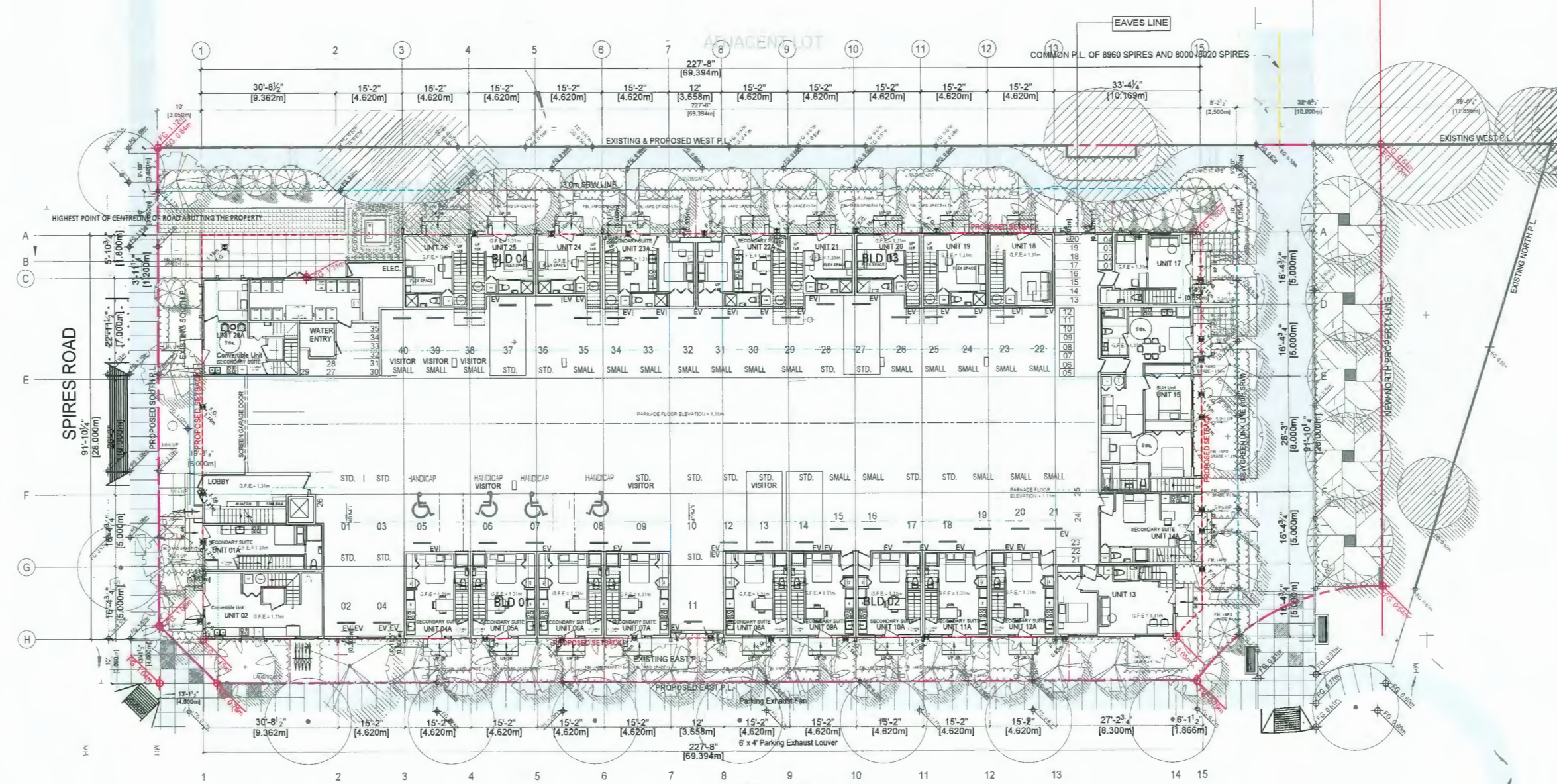
21-28

SHEET TITLE

Master Site Plan

DRAWING NO. REVISION NO.

A1.01



AVERAGE FINISHED GRADE CALCULATION			
	SITE	BLDG	TOTAL AVG.
SW CORNER	1.12	1.31	
SE CORNER	1.04	1.15	
NE CORNER	0.86	1.05	
NW CORNER	0.64	1.00	
AVG GRD	0.92	1.13	1.02

1 MASTER SITE PLAN
Scale: 1:150

- - - - - PROPOSED PROPERTY LINE
- - - - - EXISTING PROPERTY LINE
- - - - - SRW LINE
- - - - - SETBACK LINE
- - - - - EAVES PROJECTION

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ISSUED FOR DP	19/07/2023
ISSUED FOR DP COORDINATION	28/06/2023
ISSUED FOR RZ RE-SUBMISSION	06/04/2023
ISSUED FOR RZ RE-SUBMISSION	20/03/2023
ISSUED FOR RZ APPLICATION	14/02/2022
NO. REVISION	DATE(D/M/Y)
REVISIONS:	
ISSUED FOR:	DATE(D/M/Y)

ADP RE-SUBMISSION 27/03/2024

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PROJECT
8635-8695 COOK CRESCENT TOWNHOUSE DEVELOPMENT

8635-8695 Cook Crescent,
Richmond BC

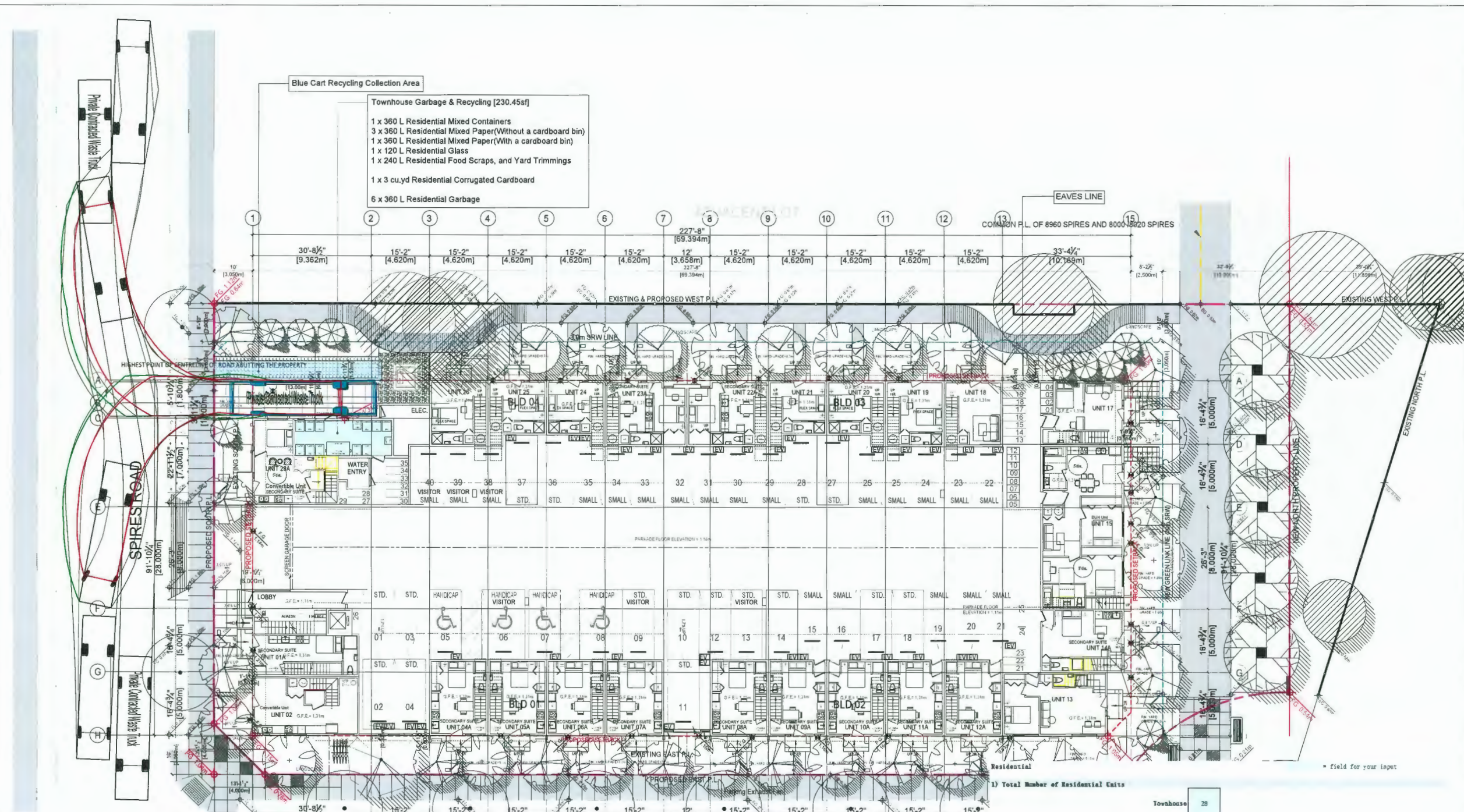
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SCALE
DATE 27/03/2024
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JOB NO.
21-28
SHEET TITLE

Waste Management Plan

DRAWING NO. REVISION NO.

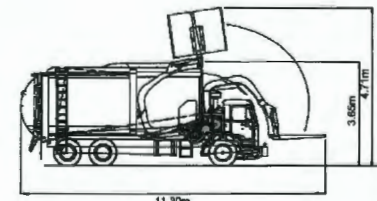
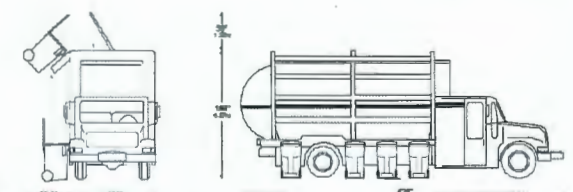
A1.02a



1 WASTE MANAGEMENT PLAN
Scale: 1:150

2. Centralized Collection: Blue Cart Recycling
SUV/medium size trucks - side and top loading

Truck Specifications	Truck with Bin Specifications
Length 425' / 10.90 m	425' / 10.90 m
Width 108' / 2.74 m	108' / 2.74 m
Height 108' / 2.74 m	218' / 5.54 m



Private Contracted Waste Truck
Overall Length 11.30m
Overall Width 2.60m
Overall Body Height 3.65m
Min Body Ground Clearance 0.445m
Track Width 2.60m
Lock-to-lock time 4.00m
Curb to Curb Turning Radius 11.100m

1) Total Number of Residential Units

Townhouse	28
Apartment/Condominium	

Townhouse	Number of Bins	Size of Bin	Collection Frequency
Residential Mixed Containers	1	360L	1x per Week
Residential Mixed Paper (Without a cardboard bin)	3	360L	1x per Week
Residential Mixed Paper (With a cardboard bin)	1	360L	1x per Week
Residential Glass	1	120L	1x per Week
Residential Food Scraps, and Yard Trimmings	1	240L	1x per Week
Residential Corrugated Cardboard	1	3-d	1x per Week
Residential Garbage	6	360L	1x per Week

3) Storage Space Requirements

Townhouse	Storage Area Required for One Bin	Number of Bins	Total Space Required
Residential Mixed Containers	1.37 m ²	1	1.37 m ²
Residential Mixed Paper (Without a cardboard bin)	1.37 m ²	3	4.11 m ²
Residential Mixed Paper (With a cardboard bin)	1.37 m ²	1	1.37 m ²
Residential Glass	0.74 m ²	1	0.74 m ²
Residential Food Scraps, and Yard Trimmings	1.04 m ²	1	1.04 m ²
Residential Corrugated Cardboard	4.41 m ²	1	4.41 m ²
Residential Garbage	1.37 m ²	6	8.22 m ²
Space Allocation without cardboard bin	5.89 m²		15.48 m²
Space Allocation with cardboard bin	10.3 m²		25.84 m²

It is assumed that the space over 270 units, to seek garbage services from a private hauler. The calculation above is not intended to be used for the garbage dumpster/compactor.

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NO.	REVISION	DATE(D/M/Y)
ADP	25/01/2024	
ISSUED FOR DP RESUBMISSION	19/12/2023	
ISSUED FOR DP	1/07/2023	
ISSUED FOR DP COORDINATION	24/06/2023	
ISSUED FOR R2 RESUBMISSION	05/04/2023	
ISSUED FOR R2 RESUBMISSION	20/03/2023	
ISSUED FOR R2 APPLICATION	14/04/2022	

ADP Resubmission 23/02/2024

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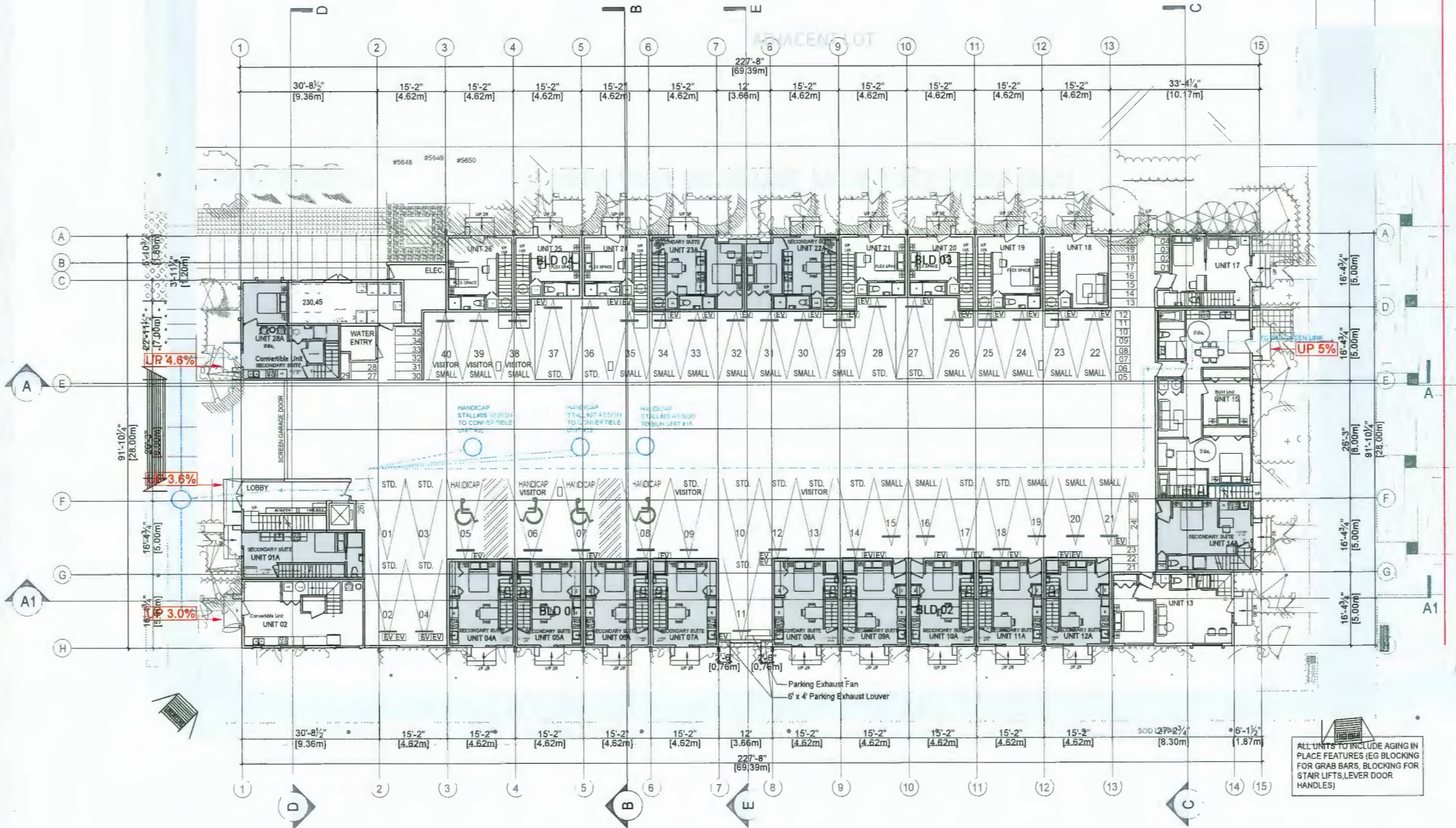
PROJECT
8635-8695 COOK CRESCENT
TOWNHOUSE DEVELOPMENT

8635-8695 Cook Crescent,
Richmond BC
CLIENT

SCALE	SEAL
DATE 23/02/2024	
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JOB NO. 21-28	
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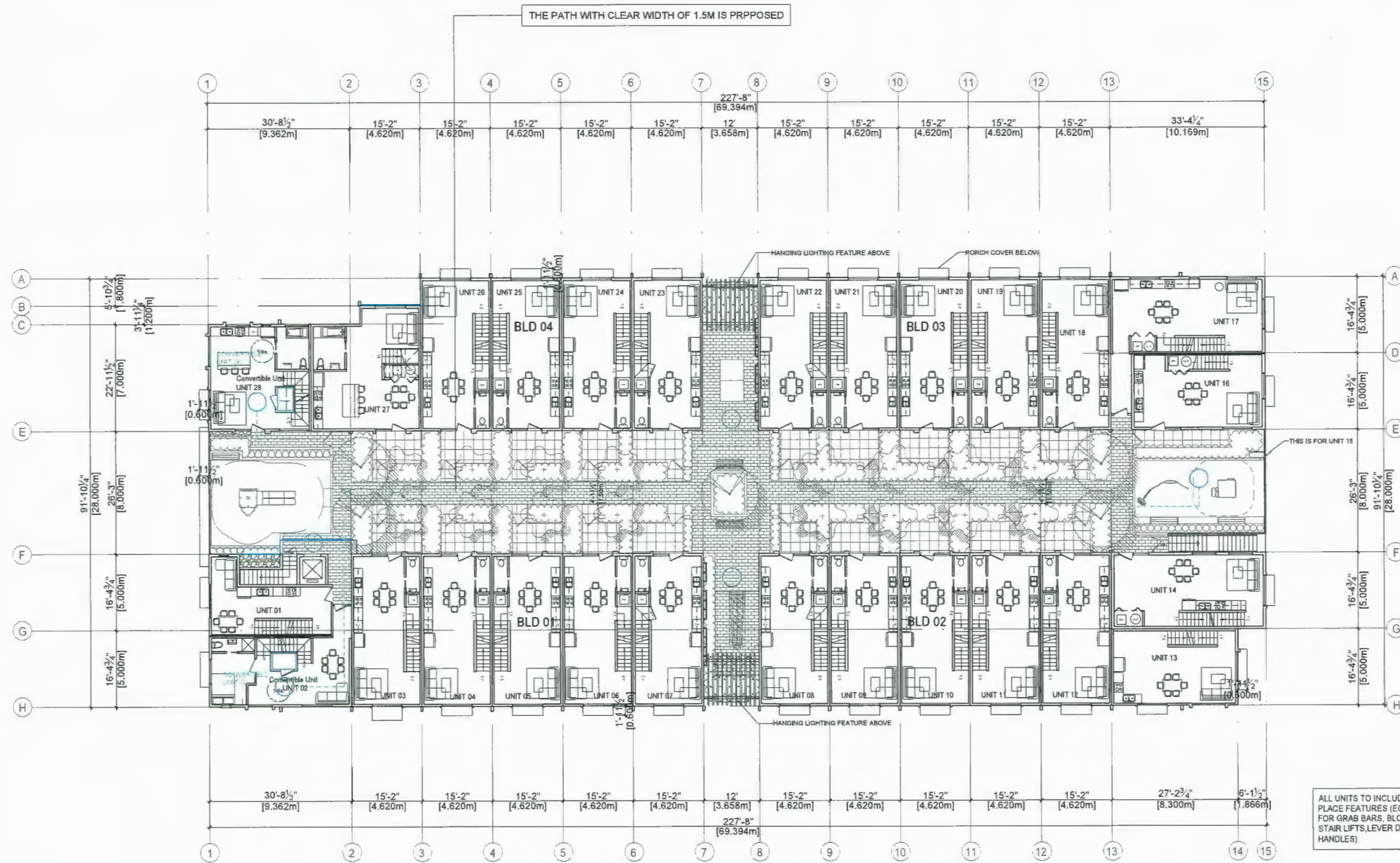
Convertible Unit Access Plan (GndFL)

DRAWING NO. A2.07a REVISION NO.



1 Convertible Unit Access Plan (Gnd FL)
Scale: 1:150

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1 Convertible Unit Access Plan (2nd FL)
Scale: 1:150

NO.	REVISION	DATE(DMY)
1	ISSUED FOR DP RESUBMISSION	25/01/2024
2	ISSUED FOR DP	19/12/2023
3	ISSUED FOR DP	10/07/2023
4	ISSUED FOR DP COORDINATION	24/08/2023
5	ISSUED FOR R2 RESUBMISSION	06/04/2023
6	ISSUED FOR R2 RESUBMISSION	25/03/2023
7	ISSUED FOR R2 APPLICATION	16/02/2022

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PROJECT
8635-8695 COOK CRESCENT
TOWNHOUSE DEVELOPMENT

8635-8695 Cook Crescent,
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CLIENT

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Convertible Unit Access
Plan (2nd FL)

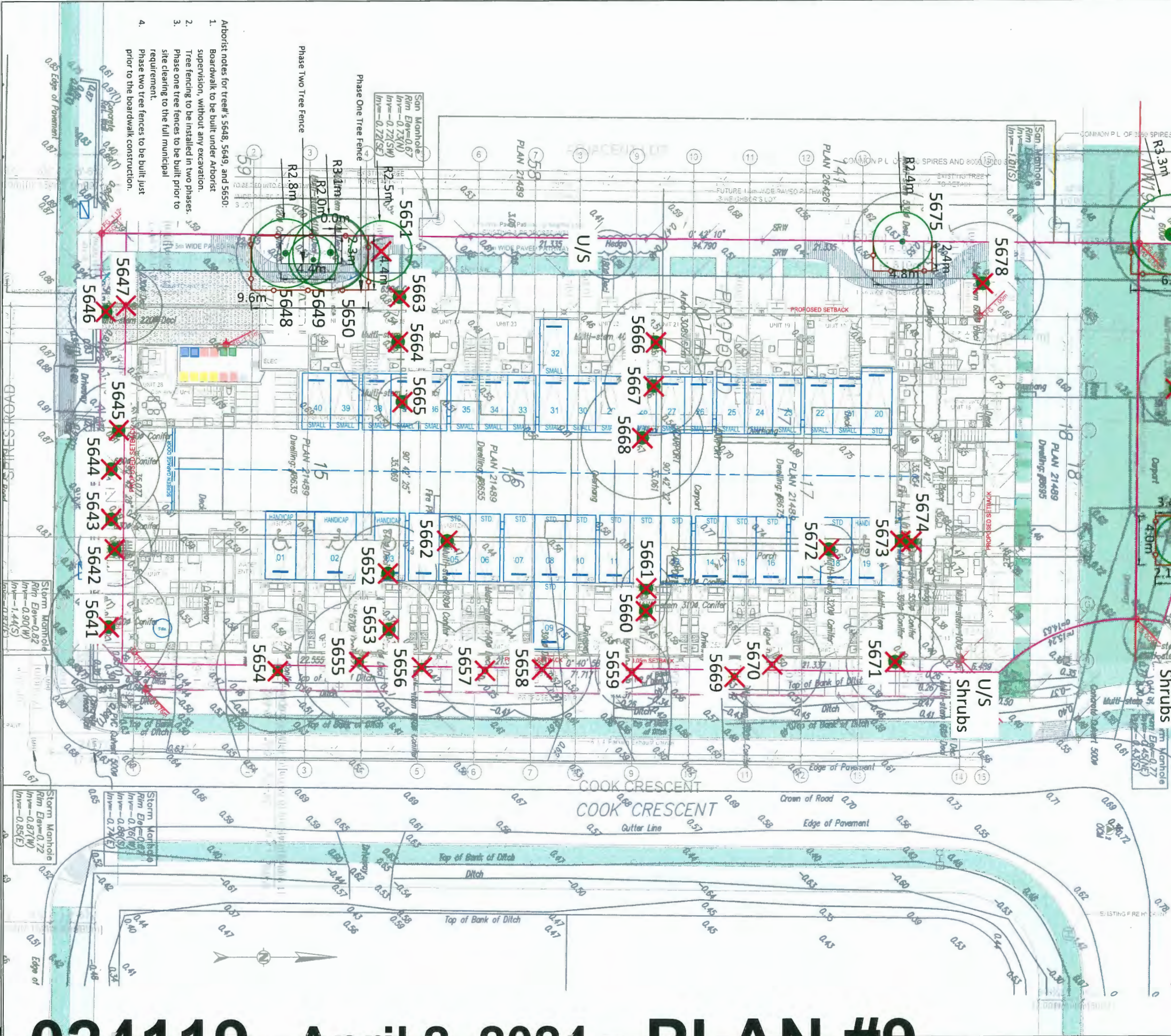
DRAWING NO.	REVISION No.
A2.07b	

DP 23-024119 April 2, 2024 PLAN #8

LEGEND

- CRITICAL ROOT ZONE
- SURVEYED TREE TO BE RETAINED
- ✗ TREE TO BE REMOVED
- REFERENCE DRAWINGS

- Author notes for tree#s 5648, 5649, and 5650:
1. Boardwalk to be built under arborist supervision, without any excavation.
 2. Tree fencing to be installed in two phases: Phase one tree fences to be built prior to site clearing to the full municipal requirement.
 3. Phase two tree fences to be built just prior to the boardwalk construction.



3-024119 April 2, 2024 PLAN #9

Tree Inventory Table for 8635, 8655, 8675 and 8695 Cook Crescent

Tag #	Location	Species Common Name	Botanical Name	DBH (cm)	Height (m)	Dripline Radius (m)	Retention Value Rating	Retain/Remove
5641	City	Douglas-Fir	<i>Pseudotsuga menziesii</i>	90	20	7	Low	Remove
5642	City	Douglas-Fir	<i>Pseudotsuga menziesii</i>	40	20	2	Low	Remove
5643	City	Douglas-Fir	<i>Pseudotsuga menziesii</i>	68	20	6	Low	Remove
5644	City	Douglas-Fir	<i>Pseudotsuga menziesii</i>	73	20	6	Low	Remove
5645	City	Douglas-Fir	<i>Pseudotsuga menziesii</i>	75	20	6	Low	Remove
5646	City	Cherry Laurel	<i>Prunus laurocerasus</i>	32	3	2	Medium	Remove
5647	City-shared	Silver Maple	<i>Acer saccharinum</i>	23	7	4	Nil	Remove
5648	On Site	Spruce spp.	<i>Picea spp.</i>	43	20	5	Medium	Retain
5649	On Site	Magnolia	<i>Magnolia spp.</i>	32	6	4	Medium	Retain
5650	On Site	Japanese Maple	<i>Acer palmatum</i>	47	6	5	Medium	Retain

Tag #	Location	Species Common Name	Botanical Name	DBH (cm)	Height (m)	Dripline Radius (m)	Retention Value Rating	Retain/Remove
5651	On Site	Willow spp.	<i>Salix spp.</i>	38	6	5	Medium	Remove
5652	On Site	Willow spp.	<i>Salix spp.</i>	62	18	5	Low	Remove
5653	On Site	English Holly	<i>Ilex aquifolium</i>	48	12	3	Medium	Remove
5654	City	Douglas-Fir	<i>Pseudotsuga menziesii</i>	71	24	7	Low	Remove
5655	On Site	Deodar Cedar	<i>Cedrus deodara</i>	66	24	7	Medium	Remove
5656	City-shared	Western Red Cedar	<i>Thuja plicata</i>	60	12	6	Medium	Remove
5657	City	Apple spp.	<i>Malus spp.</i>	36	6	6	Medium	Remove
5658	City-shared	Cherry spp.	<i>Prunus spp.</i>	33	6	6	Low	Remove
5659	City	Apple spp.	<i>Malus spp.</i>	34	6	6	Medium	Remove
5660	On Site	Lawson Cypress	<i>Chamaecyparis lawsoniana</i>	20	8	1	Low	Remove
5661	On Site	Lawson Cypress	<i>Chamaecyparis lawsoniana</i>	20	8	1	Low	Remove
5662	On Site	Lawson Cypress	<i>Chamaecyparis lawsoniana</i>	20	8	1	Low	Remove
5663	On Site	Norway Spruce	<i>Picea abies</i>	64	24	6	Low	Remove
5664	On Site	Japanese Maple	<i>Acer palmatum</i>	33	5	4	Medium	Remove
5665	On Site	Forsythia	<i>Forsythia spp.</i>	20	5	3	Medium	Remove
5666	On Site	Tree of Heaven	<i>Ailanthis altissima</i>	30	5	3	Low	Remove
5667	On Site	Paper Birch	<i>Betula papyrifera</i>	48	20	3	High	Remove
5668	On Site	Plum	<i>Prunus spp.</i>	43	14	3	High	Remove
5669	City	Western Red Cedar	<i>Thuja plicata</i>	50	9	2	Medium	Remove

Tag #	Location	Species Common Name	Botanical Name	DBH (cm)	Height (m)	Dripline Radius (m)	Retention Value Rating	Retain/Remove
5970	City	Apple spp.	<i>Malus spp.</i>	36	6	4	Medium	Remove
5971	City	Cherry spp.	<i>Prunus spp.</i>	53	4	4	Medium	Remove
5672	City	Lawson Cypress	<i>Chamaecyparis lawsoniana</i>	30	9	2	Medium	Remove
5673	City	Lawson Cypress	<i>Chamaecyparis lawsoniana</i>	30	9	2	Medium	Remove
5674	City	Lawson Cypress	<i>Chamaecyparis lawsoniana</i>	30	9	2	Medium	Remove
5675	Shared	Cherry spp.	<i>Prunus spp.</i>	37	7	3	Medium	Retain
5676	On Site	Magnolia	<i>Magnolia spp.</i>	25	4	3	Medium	Retain
5677	On Site	Black Walnut	<i>Juglans nigra</i>	24	4	3	Low	Remove
5678	On Site	Cherry spp.	<i>Prunus spp.</i>	49	10	4	Medium	Remove
OS1	Off Site	Western Red Cedar	<i>Thuja plicata</i>	50	20	6	Medium	Retain
OS2	Off Site	Western Red Cedar	<i>Thuja plicata</i>	35	20	6	Medium	Retain
OS3	Off Site	Western Red Cedar	<i>Thuja plicata</i>	35	20	6	Medium	Retain
OS4	Off Site	Western Red Cedar	<i>Thuja plicata</i>	35	20	6	Medium	Retain

NO. DESCRIPTION DATE

1 DP SUBMISSION 2024/03/25

8635-8695 COOK CRESCENT TOWNHOUSE DEVELOPMENT

TREE INVENTORY TABLE

PROJECT:
DATE: 2024/03/25
DRAWN BY:
CHECKED BY:

SCALE:

DP 23-024119

April 2, 2024

PLAN #10

All information is extracted from the Arbor Report dated February 8, 2024, from Diamond Head 20's Summit. Please refer to Arbor Report for details.



MAGLIN BENCH 970 BACKED IPE WOOD

MATERIAL LEGEND	
	SOD LAWN
	BOARDWALK
	CONCRETE PAVING
	SAW-CUT CONCRETE WITH CHARCOAL COLOUR PANELS
	MAGLIN 970 BACKED IPE WOOD
	REFER TO DETAIL
	5' - 6' HT SOLID WOOD FENCE

PLANT SCHEDULE				PMG PROJECT NUMBER: 22065
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
3		ACER PALMATUM 'BLOODGOOD'	RED JAPANESE MAPLE	8CM CAL; B&B
1		GLEDITSIA T. INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	8CM CAL; B&B
9		LIQUIDAMBAR STYRACIFLUA 'EMERALD SENTINEL'	EMERALD SENTINEL SWEETGUM	8CM CAL; B&B
2		MAGNOLIA KOBUS	KOBUS MAGNOLIA (WHITE)	8CM CAL; STD; B&B
12		PARROTTIA PERSICA 'RUBY VASE'	RUBY VASE PERSIAN IRONWOOD	8CM CAL; TREE FORM; B&B
6		PINUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRIAN BLACK PINE	4M HT; B&B
5		STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	8CM CAL; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

NOTE: ALL SOFT LANDSCAPE AREAS TO BE IRRIGATED USING DESIGN/BUILD HIGH EFFICIENCY, DRIP IRRIGATION SYSTEM WITH RAIN SENSOR. PROVIDE SHOP DRAWINGS FOR CONSULTANT REVIEW PRIOR TO CONSTRUCTION.

REQUIRED REPLACEMENT TREES (8CM CAL): 58
ACTUAL REPLACEMENT TREES: 47
DEFICIT: 11

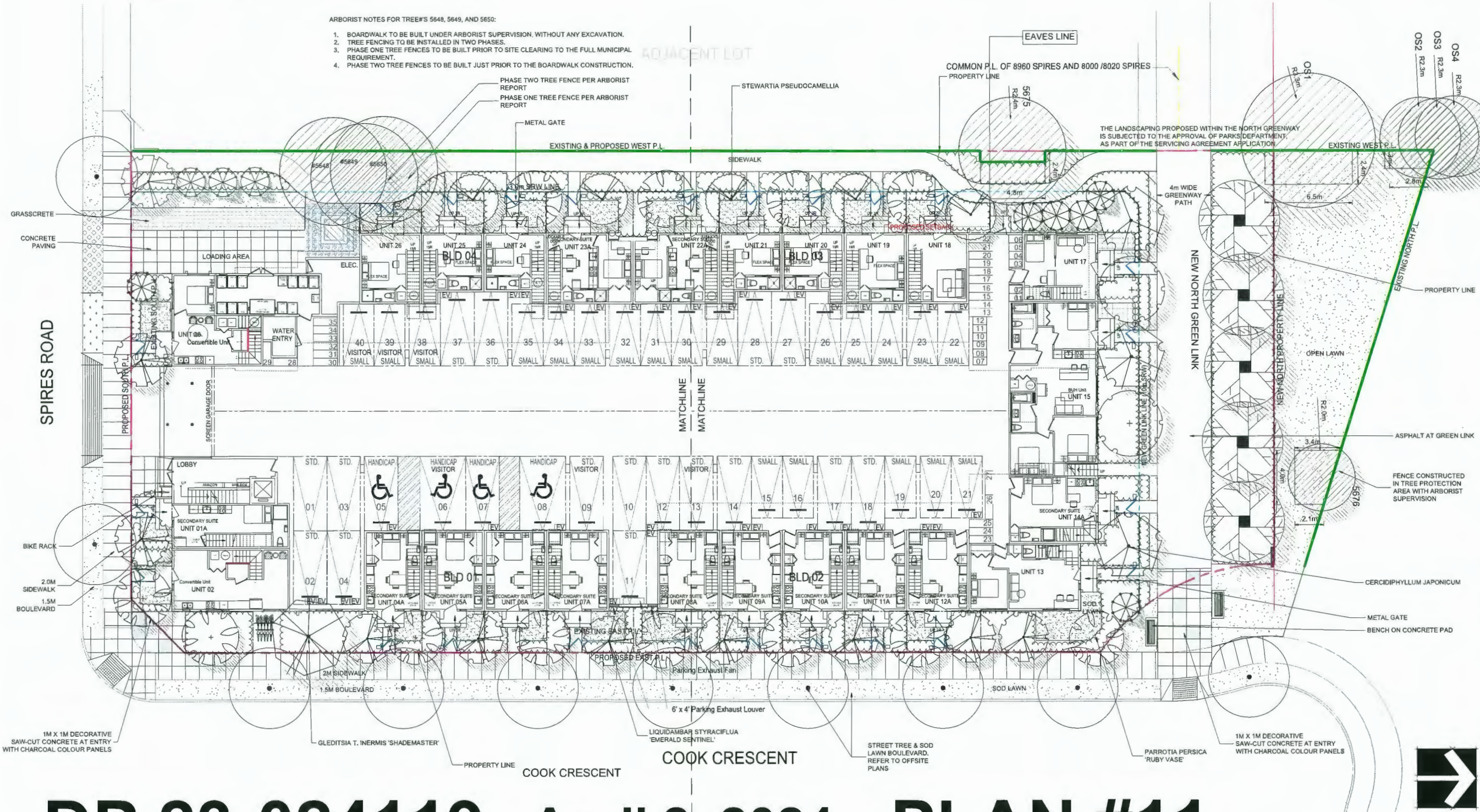
PLANT SCHEDULE - SRW				PMG PROJECT NUMBER: 22065
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
5		AESCULUS CARNEA 'BRIOTIF'	RED HORSE CHESTNUT	8CM CAL; 1.8M STD; B&B
1		LIQUIDAMBAR STYRACIFLUA 'EMERALD SENTINEL'	EMERALD SENTINEL SWEETGUM	8CM CAL; B&B
3		PINUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRIAN BLACK PINE	4M HT; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

ARBORIST NOTES FOR TREE#S 5648, 5649, AND 5650:

1. BOARDWALK TO BE BUILT UNDER ARBORIST SUPERVISION, WITHOUT ANY EXCAVATION.
2. TREE FENCING TO BE INSTALLED IN TWO PHASES.
3. PHASE ONE TREE FENCES TO BE BUILT PRIOR TO SITE CLEARING TO THE FULL MUNICIPAL REQUIREMENT.
4. PHASE TWO TREE FENCES TO BE BUILT JUST PRIOR TO THE BOARDWALK CONSTRUCTION.

PHASE TWO TREE FENCE PER ARBORIST REPORT
PHASE ONE TREE FENCE PER ARBORIST REPORT



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Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
18	24.MAR.14	ISSUED FOR DP	RJ
17	24.MAR.12	NEW SITE PLAN	RJ
16	24.FEB.21	NEW SITE PLAN	YR
15	24.FEB.18	NEW SITE PLAN	YR
14	24.FEB.14	NEW SITE PLAN	RJ
13	24.JAN.10	NEW SITE PLAN	YR
12	23.DEC.15	REVISION PER COMMENTS	MC/YR
11	23.NOV.03	REVISION PER COMMENTS	MNM
10	23.OCT.27	NEW SITE PLAN	MC
9	23.JUN.28	NEW SITE PLAN	MC
8	23.APR.05	SITE PLAN COORDINATION	MC
7	23.MAR.20	NEW SITE PLAN	DO
6	23.MAR.14	NEW SITE PLAN	JR
5	23.MAR.09	NEW SITE PLAN	JR
4	23.MAR.06	NEW SITE PLAN	JR
3	22.DEC.20	NEW SITE PLAN	MC
2	22.DEC.16	NEW SITE PLAN	MC
1	22.DEC.08	NEW SITE PLAN	DO

CLIENT:

PROJECT:

RESIDENTIAL DEVELOPMENT
8635-8695 COOK CRESCENT
RICHMOND, BC

DRAWING TITLE:
**LANDSCAPE PLAN
GROUND LEVEL**

DATE: 22.APR.12 DRAWING NUMBER:
SCALE: 1:150 **L1**
DRAWN: DO
DESIGN: DO
CHK'D: MCY OF 11

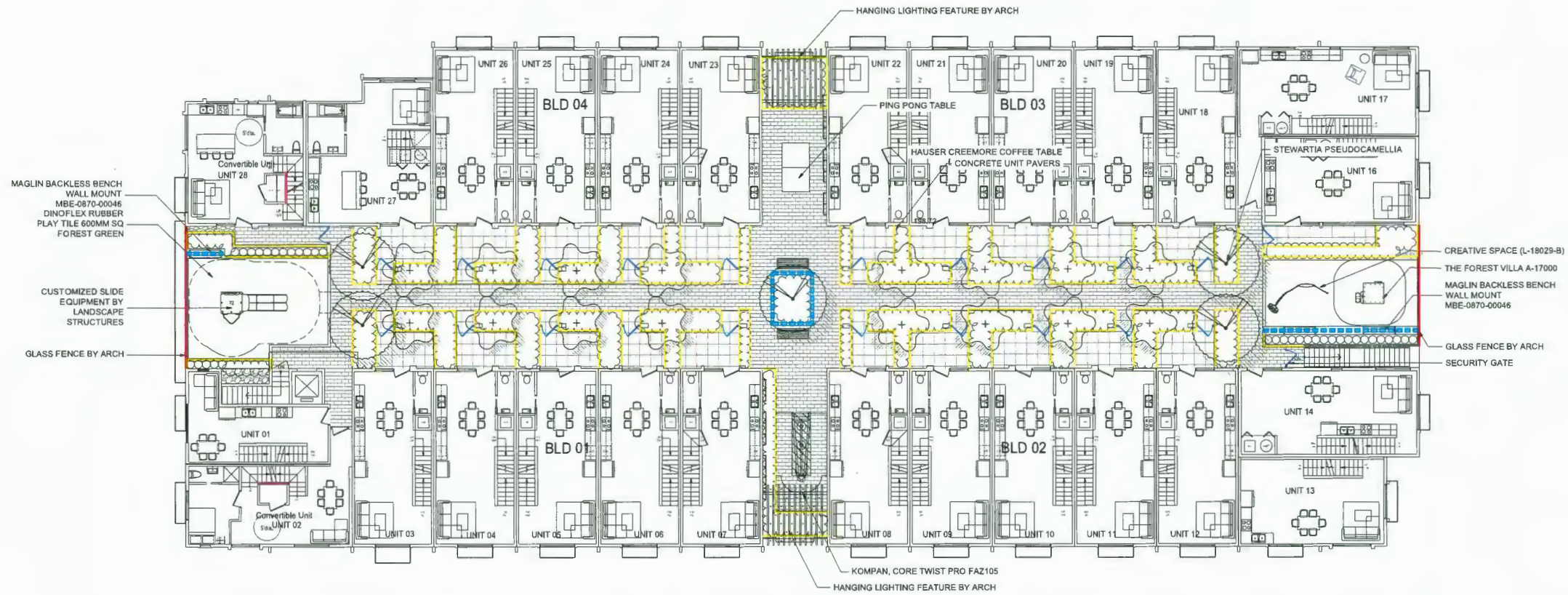
PMG PROJECT NUMBER: 22-065

DP 23-024119 April 2, 2024 PLAN #11



22065-19.ZIP

SEAL:

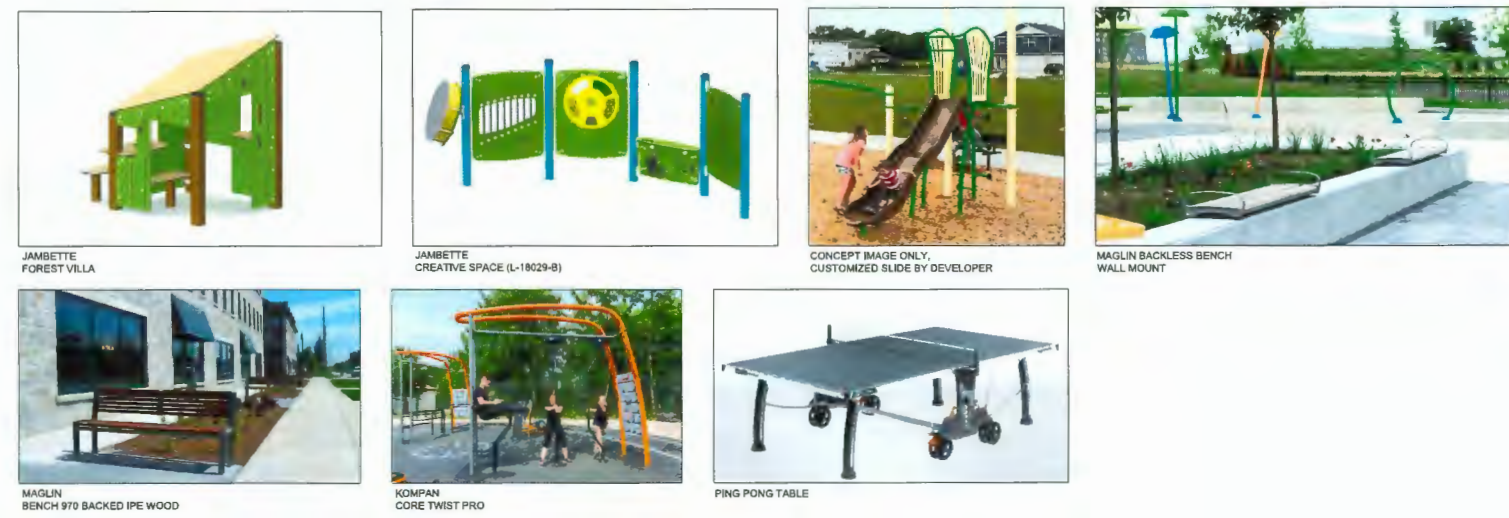


MATERIAL LEGEND	
	SOD LAWN
	BELGARD HOLLAND STONE
	BELGARD CORTEZ SLAB
	DINOFLEX RUBBER PLAY TILE 600MM SQ FOREST GREEN
	MAGLIN 970 BACKED IPE WOOD
	JAMBETTE THE FOREST VILLA A-17000
	JAMBETTE CREATIVE SPACE (L-18029-B)
	REFER TO DETAIL
	PING PONG TABLE
	CUSTOMIZED SLIDE EQUIPMENT BY LANDSCAPE STRUCTURES
	KOMPAN CORE TWIST PRO FAZ105
	MAGLIN BACKLESS BENCH WALL MOUNT MBE-0870-00046
	18" HT. RETAINING WALL
	6" CONCRETE CURB
	GLASS FENCE BY ARCH

PLANT SCHEDULE		PMG PROJECT NUMBER: 22-065		
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	16	ACER PALMATUM 'TWOMBLY'S RED SENTINEL'	COLUMNAR RED JAPANESE MAPLE	2.5M HT; B&B
	5	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	5CM CAL; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

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NO.	DATE	REVISION DESCRIPTION	DR.
18	24.MAR.14	ISSUED FOR DP	
17	24.MAR.12	NEW SITE PLAN	JU
16	24.FEB.21	NEW SITE PLAN	YR
15	24.FEB.18	NEW SITE PLAN	YR
14	24.FEB.14	NEW SITE PLAN	AJ
13	24.JAN.10	NEW SITE PLAN	YR
12	23.DEC.15	REVISION PER COMMENTS	MC/YR
11	23.NOV.02	REVISION PER COMMENTS	NMM
10	23.OCT.27	NEW SITE PLAN	MC
9	23.JUN.28	NEW SITE PLAN	MC
8	23.APR.05	SITE PLAN COORDINATION	
7	23.MAR.20	NEW SITE PLAN	DO
6	23.MAR.14	NEW SITE PLAN	JR
5	23.MAR.09	NEW SITE PLAN	JR
4	23.MAR.06	NEW SITE PLAN	JR
3	22.DEC.20	NEW SITE PLAN	MC
2	22.DEC.16	NEW SITE PLAN	MC
1	22.DEC.06	NEW SITE PLAN	DO

CLIENT:

PROJECT:

RESIDENTIAL DEVELOPMENT
8635-8695 COOK CRESCENT
RICHMOND, BC

DRAWING TITLE:
LANDSCAPE PLAN LEVEL 2

DATE: 22.APR.12 DRAWING NUMBER:
SCALE: 1:150 **L5**
DRAWN: DO
DESIGN: DO
CHK'D: MCY OF 11

PMG PROJECT NUMBER: 22-065

DP 23-024119 April 2, 2024 PLAN #15



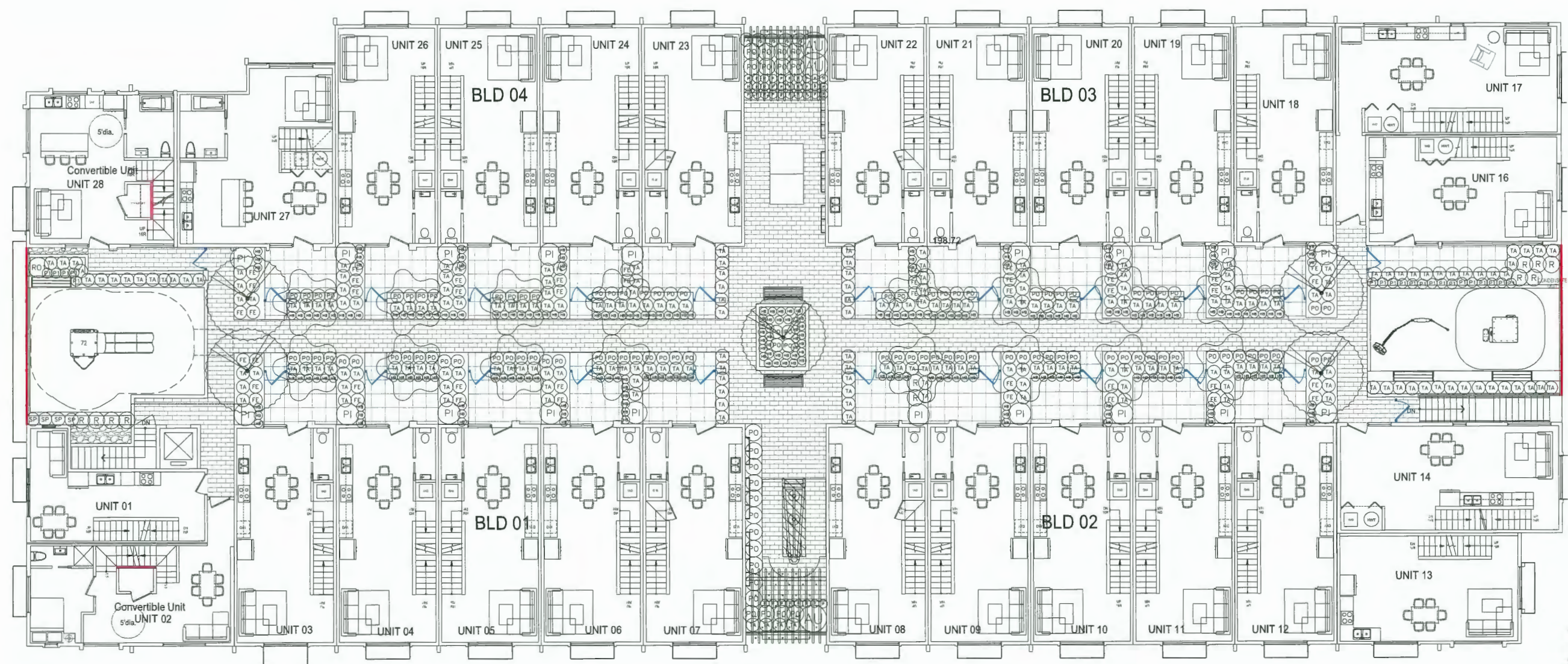
22065-19.ZIP

SEAL:

PLANT SCHEDULE				PMG PROJECT NUMBER: 22-065
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
AL	3	AUCUBA JAPONICA 'SERRATIFOLIA'	SAWTOOTHED JAPANESE AUCUBA	#3 POT: 50CM
PI	19	PIERIS JAPONICA 'VALLEY VALENTINE'	PIERIS; RED BLOOMS	#3 POT: 50CM
TA	11	RHODODENDRON 'BOW BELLS'	RHODODENDRON	#3 POT: 50CM
RO	11	ROSA MEIDLAND 'BONICA'	BONICA ROSE	#2 POT: 40CM
SP	4	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA; PINK	#2 POT: 40CM
YEW	238	TAXUS X MEDIA 'H.M. EDDIE'	EDDIE'S YEW	1.5M B&B
GRASS				
FE	47	FESTUCA CINEREA 'ELIJAH BLUE'	FESTUCA	#1 POT
FO	20	PENNISSETUM ALOPECUROIDES 'LITTLE BUNNY'	FOUNTAIN GRASS	#1 POT
PERENNIAL				
HE	228	HELLEBORUS x HYBRIDUS	LENTEN ROSE	15CM POT
GC				
P	38	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#1 POT: 15CM
PO	120	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT: 25CM

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18	24.MAR.14	ISSUED FOR DP	
17	24.MAR.12	NEW SITE PLAN	RJ
16	24.FEB.11	NEW SITE PLAN	YR
15	24.FEB.10	NEW SITE PLAN	YR
14	24.FEB.10	NEW SITE PLAN	RJ
13	24.JAN.10	NEW SITE PLAN	YR
12	23.DEC.15	REVISION PER COMMENTS	MC/YR
11	23.NOV.03	REVISION PER COMMENTS	MM/M
10	23.OCT.27	NEW SITE PLAN	MC
9	23.JUN.28	NEW SITE PLAN	MC
8	23.APR.05	SITE PLAN COORDINATION	
7	23.MAR.20	NEW SITE PLAN	DO
6	23.MAR.14	NEW SITE PLAN	JR
5	23.MAR.09	NEW SITE PLAN	JR
4	23.MAR.06	NEW SITE PLAN	JR
3	22.DEC.20	NEW SITE PLAN	MC
2	22.DEC.16	NEW SITE PLAN	MC
1	22.DEC.06	NEW SITE PLAN	DO

CLIENT:

PROJECT:

RESIDENTIAL DEVELOPMENT
8635-8695 COOK CRESCENT
RICHMOND, BC

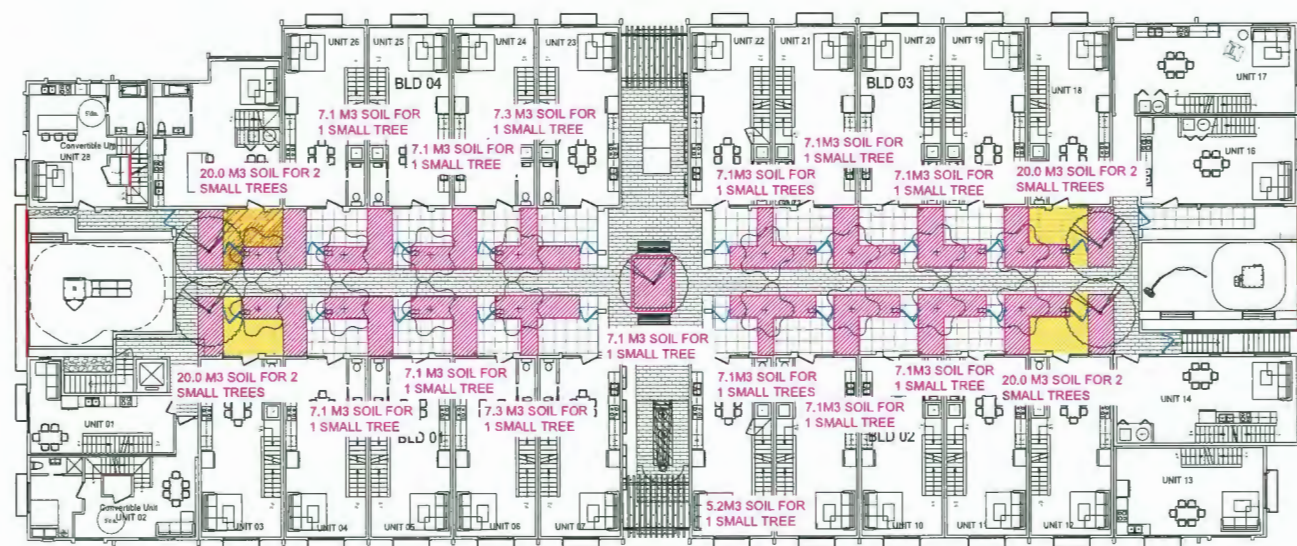
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**SHRUB PLAN
LEVEL 2**

DATE: 22.APR.12 DRAWING NUMBER:
SCALE: 1:100 **L6**
DRAWN: DO
DESIGN: DO
CHKD: MCY OF 11



DP 23-024119 April 2, 2024 PLAN #16

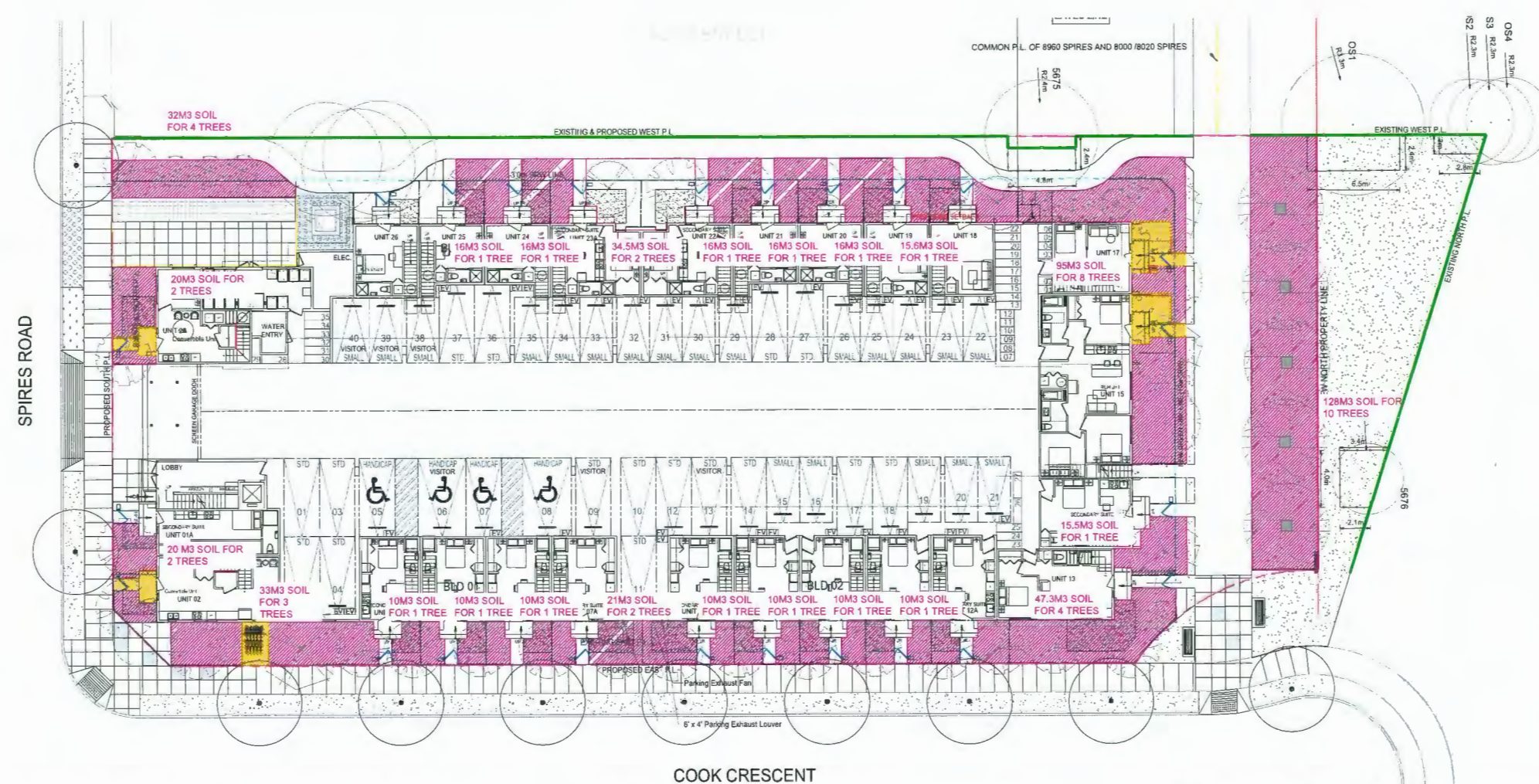
SEAL:



STRUCTURAL SOIL
AREA WITH 900MM SOIL DEPTH

NOTE: THE SOIL DEPTH FOR REST AREAS REFERS TO LANDSCAPE SPECIFICATIONS, OR CANADIAN LANDSCAPE STANDARD.

LEVEL 2



NO.	DATE	REVISION DESCRIPTION	DR.
18	24.MAR.14	ISSUED FOR DP	
17	24.MAR.12	NEW SITE PLAN	RJ
16	24.FEB.23	NEW SITE PLAN	YR
15	24.FEB.18	NEW SITE PLAN	YR
14	24.FEB.14	NEW SITE PLAN	RJ
13	24.JAN.10	NEW SITE PLAN	YR
12	23.DEC.15	REVISION PER COMMENTS	MC/YR
11	23.NOV.03	REVISION PER COMMENTS	MNM
10	23.OCT.27	NEW SITE PLAN	MC
9	23.JUN.28	NEW SITE PLAN	MC
8	23.APR.05	SITE PLAN COORDINATION	
7	23.MAR.20	NEW SITE PLAN	DO
6	23.MAR.14	NEW SITE PLAN	JR
5	23.MAR.09	NEW SITE PLAN	JR
4	23.MAR.06	NEW SITE PLAN	JR
3	22.DEC.20	NEW SITE PLAN	MC
2	22.DEC.16	NEW SITE PLAN	MC
1	22.DEC.06	NEW SITE PLAN	DO

CLIENT:

PROJECT:
RESIDENTIAL DEVELOPMENT
8635-8695 COOK CRESCENT
RICHMOND, BC

DRAWING TITLE:
SOIL VOLUME PLAN

DATE: 22.APR.12 DRAWING NUMBER:
SCALE: 1:200 **L7**
DRAWN: DO
DESIGN: DO
CHK'D: MCY OF 11

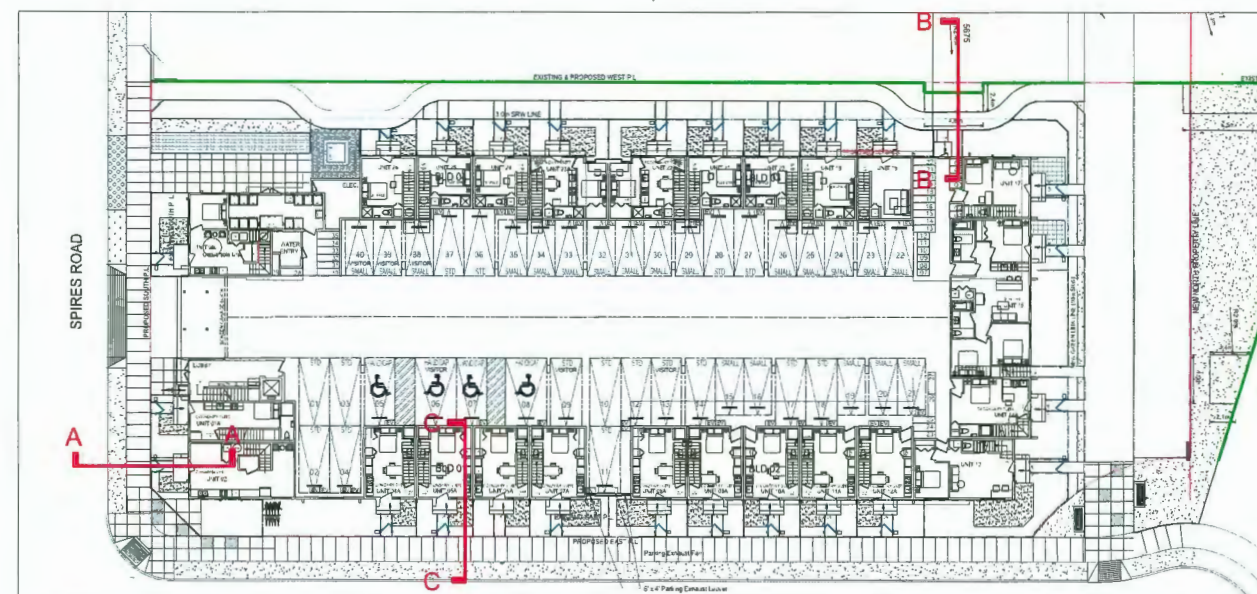


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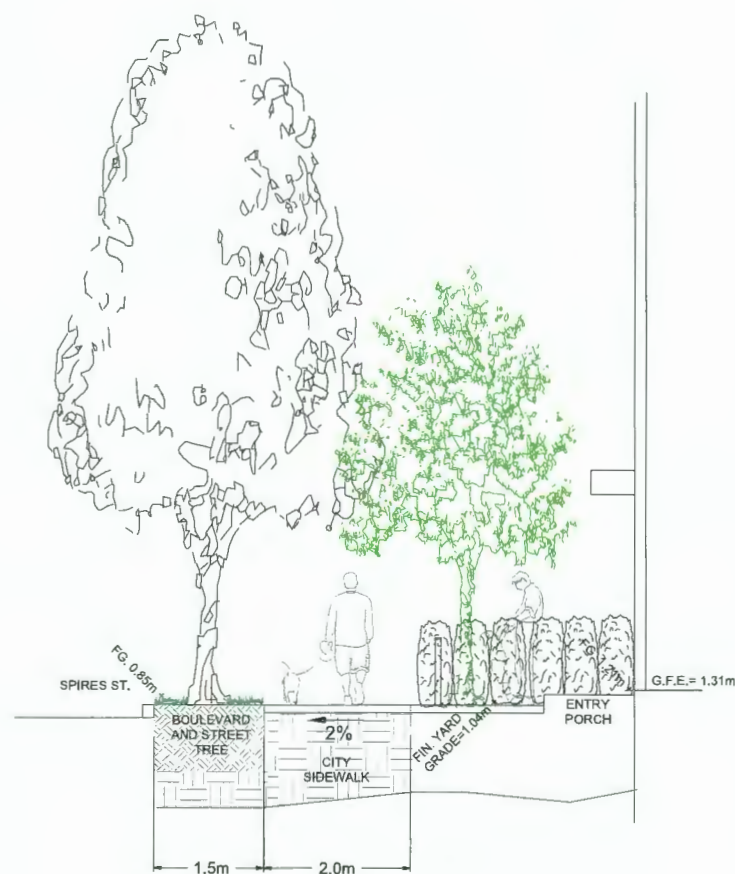


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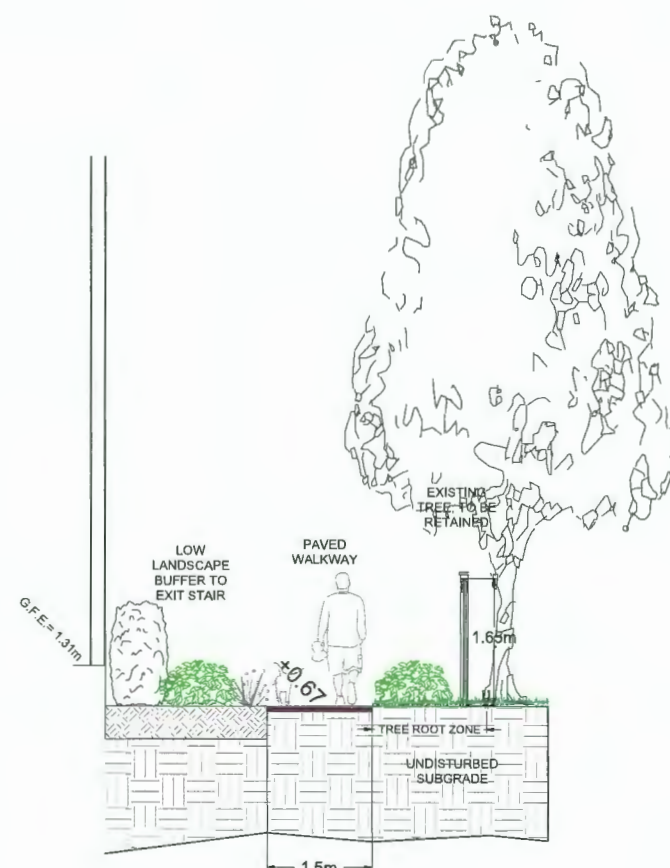
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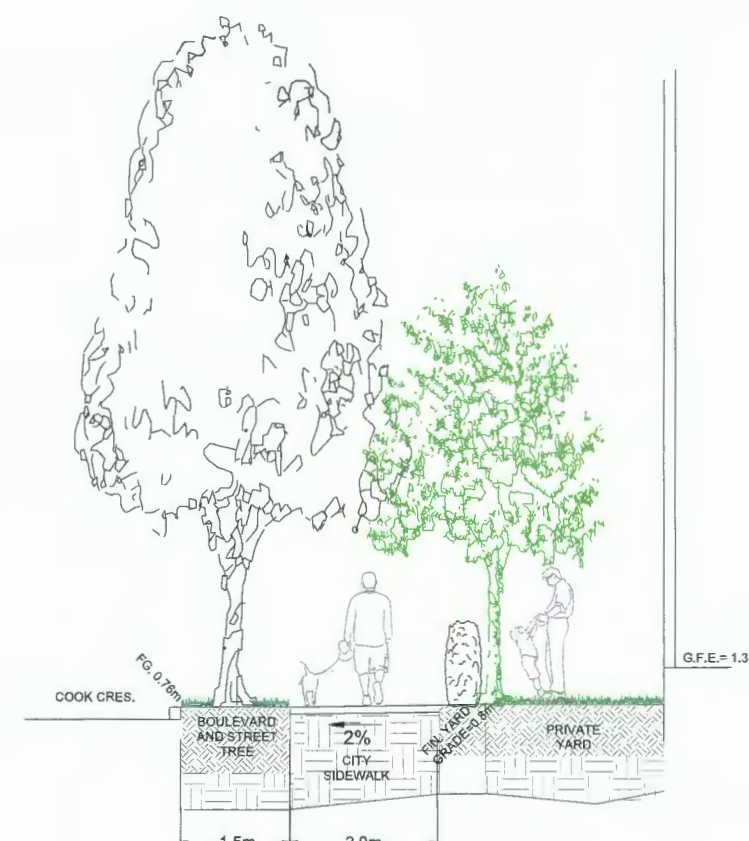
KEY PLAN



A SPIRES ROAD FRONTAGE
1:50



B TREE PROTECTION AREA
1:50



C COOK CRESCENT FRONTAGE
1:50

NO.	DATE	REVISION DESCRIPTION	DR.
18	24.MAR.14	ISSUED FOR DP	
17	24.MAR.12	NEW SITE PLAN	RJ
16	24.FEB.21	NEW SITE PLAN	YR
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14	24.FEB.14	NEW SITE PLAN	RJ
13	24.JAN.10	NEW SITE PLAN	YR
12	23.DEC.15	REVISION PER COMMENTS	MC/YR
11	23.NOV.03	REVISION PER COMMENTS	MINM
10	23.OCT.27	NEW SITE PLAN	MC
9	23.JUN.28	NEW SITE PLAN	MC
8	23.APR.05	SITE PLAN COORDINATION	
7	23.MAR.20	NEW SITE PLAN	DO
6	23.MAR.14	NEW SITE PLAN	JR
5	23.MAR.09	NEW SITE PLAN	JR
4	23.MAR.06	NEW SITE PLAN	JR
3	22.DEC.20	NEW SITE PLAN	MC
2	22.DEC.16	NEW SITE PLAN	MC
1	22.DEC.06	NEW SITE PLAN	DO

CLIENT:

PROJECT:

RESIDENTIAL DEVELOPMENT
8635-8695 COOK CRESCENT
RICHMOND, BC

DRAWING TITLE:

LANDSCAPE SECTIONS - GROUND

DATE: 22.APR.12 DRAWING NUMBER:
SCALE: 1:50 **L8**
DRAWN: DO
DESIGN: DO
CHK'D: MCY OF 11

22065-19.ZIP

PMG PROJECT NUMBER:

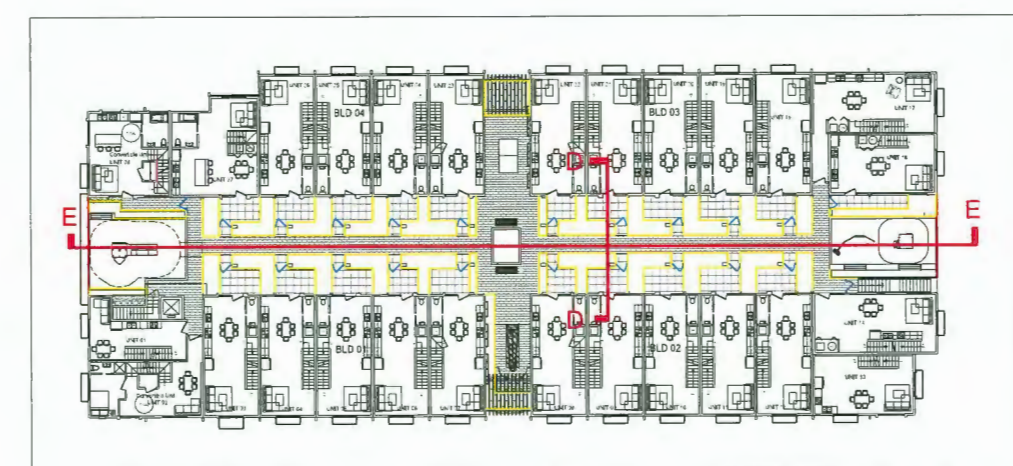
22-065

DP 23-024119 April 2, 2024 PLAN #18

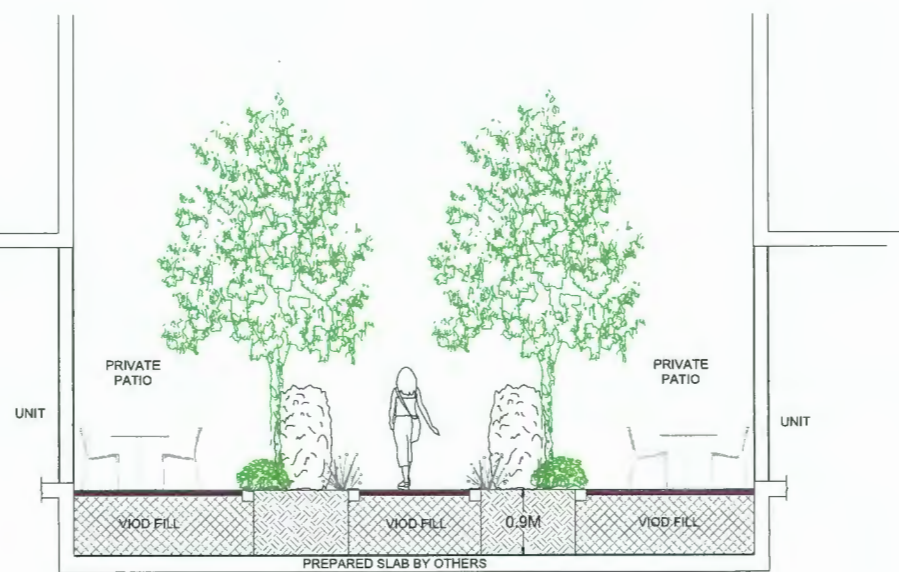
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p: 604 294-0011 ; f: 604 294-0022

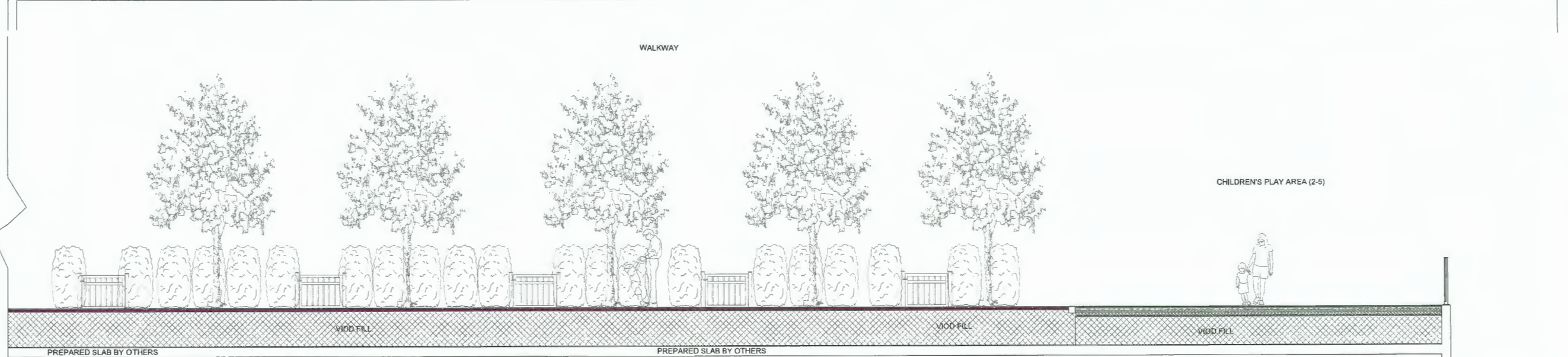
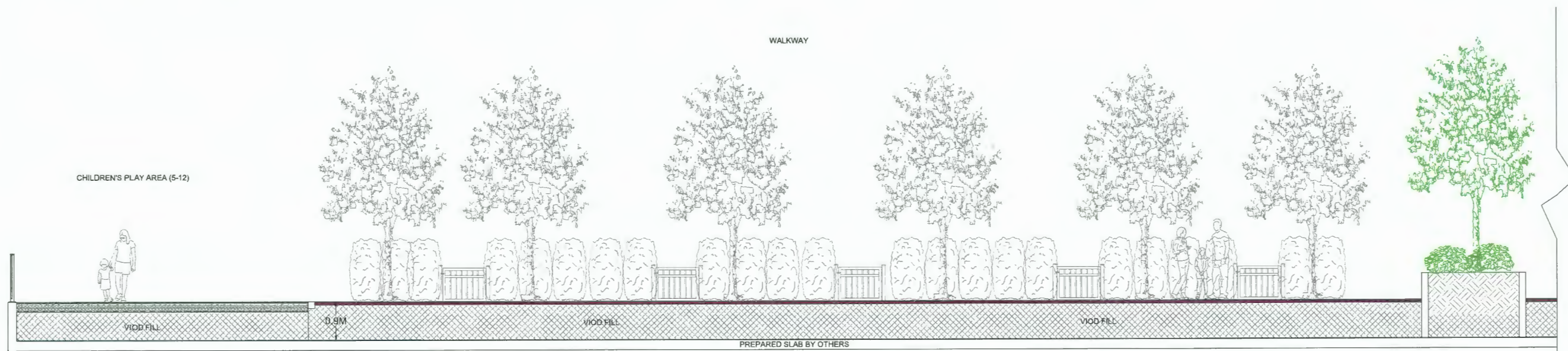
SEAL:



KEY PLAN



D EAST WEST PODIUM
1:50



NO.	DATE	REVISION DESCRIPTION	DR.
18	24.MAR.14	ISSUED FOR DP	
17	24.MAR.12	NEW SITE PLAN	RJ
16	24.FEB.21	NEW SITE PLAN	YR
15	24.FEB.18	NEW SITE PLAN	YR
14	24.FEB.14	NEW SITE PLAN	RJ
13	24.JAN.10	NEW SITE PLAN	RJ
12	23.DEC.15	REVISION PER COMMENTS	MC/YR
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8	23.APR.05	SITE PLAN COORDINATION	
7	23.MAR.20	NEW SITE PLAN	DO
6	23.MAR.14	NEW SITE PLAN	JR
5	23.MAR.09	NEW SITE PLAN	JR
4	23.MAR.06	NEW SITE PLAN	JR
3	22.DEC.20	NEW SITE PLAN	MC
2	22.DEC.16	NEW SITE PLAN	MC
1	22.DEC.06	NEW SITE PLAN	DO

CLIENT:

PROJECT:

RESIDENTIAL DEVELOPMENT

8635-8695 COOK CRESCENT
RICHMOND, BC

DRAWING TITLE:

LANDSCAPE SECTIONS - LEVEL 2

DATE: 22.APR.12 DRAWING NUMBER:

SCALE: 1:50

DRAWN: DO

DESIGN: DO

CHKD: MCY

L9

OF 11

22065-19.ZIP

PMG PROJECT NUMBER:

22-065

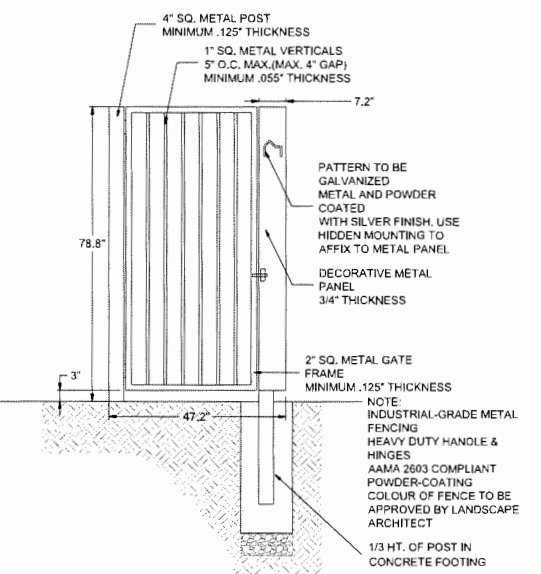
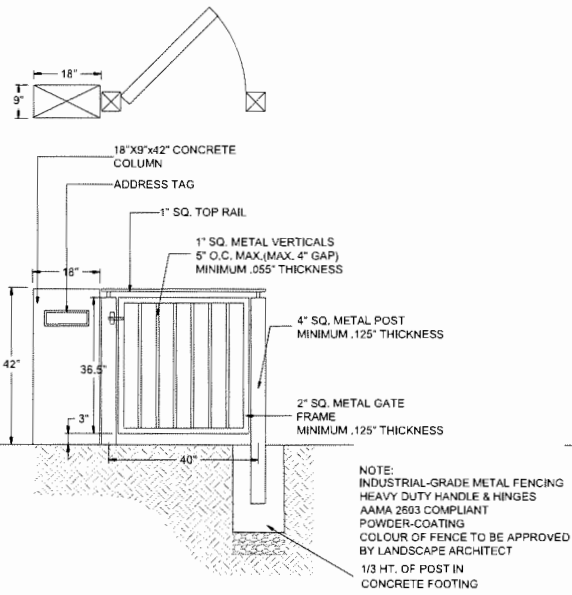
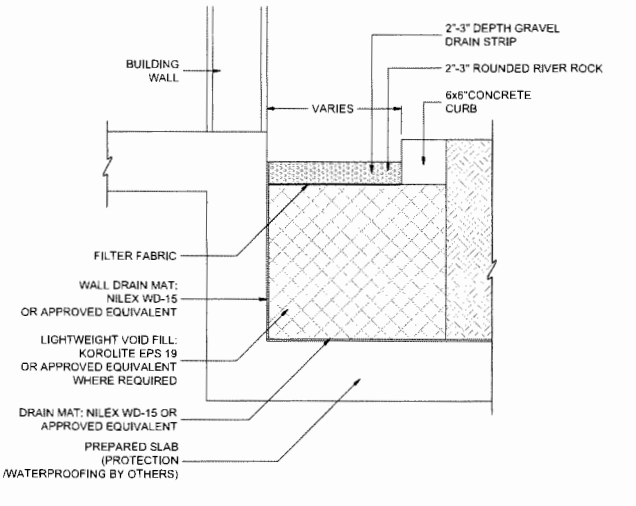
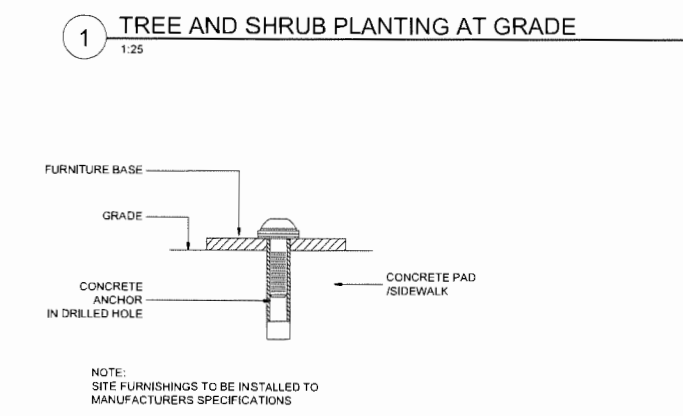
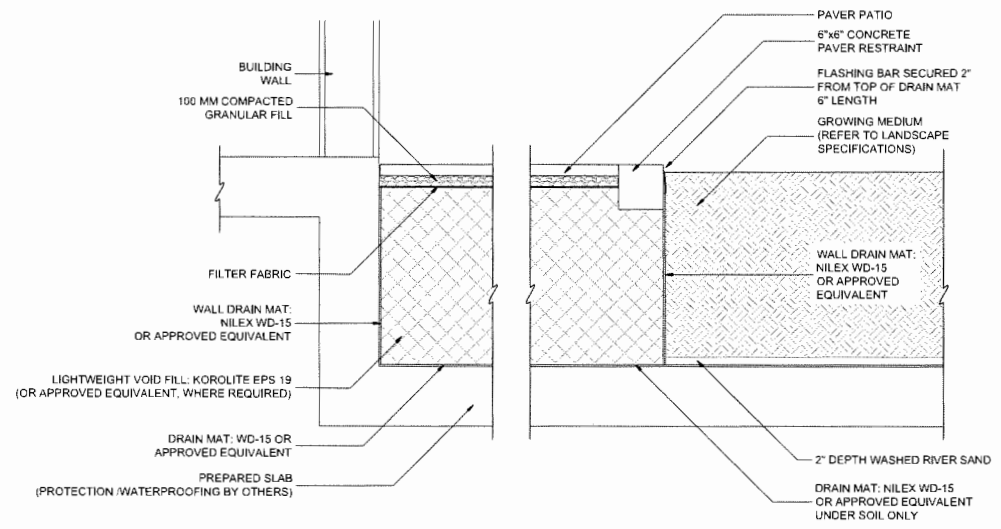
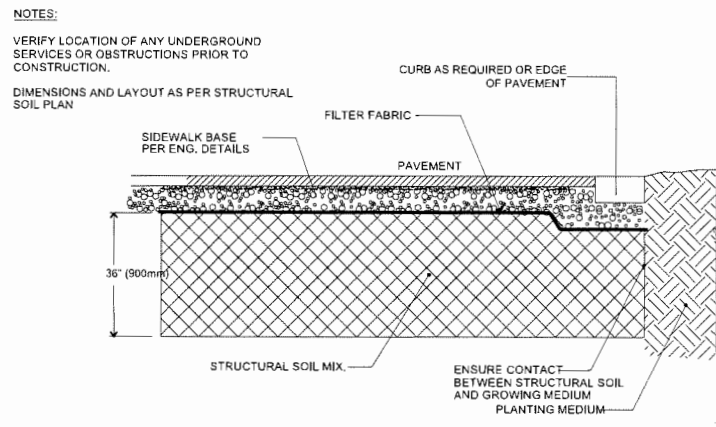
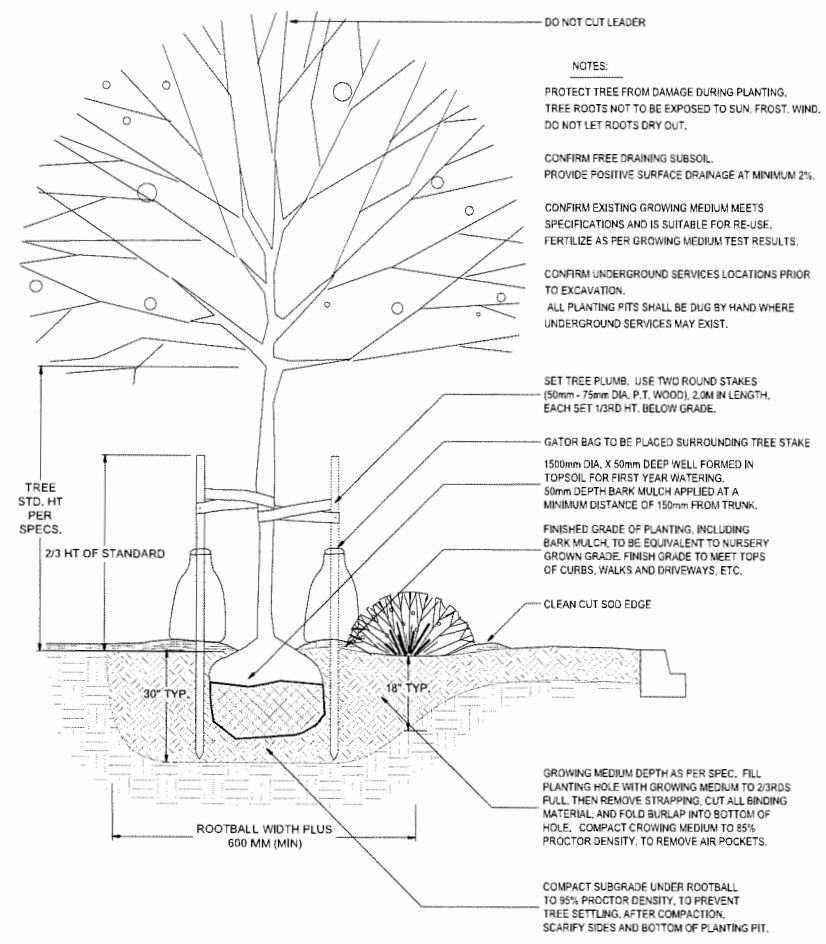
DP 23-024119 April 2, 2024 PLAN #19

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Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
18	24 MAR 14	ISSUED FOR DP	
17	24 MAR 12	NEW SITE PLAN	RJ
16	24 FEB 21	NEW SITE PLAN	YR
15	24 FEB 18	NEW SITE PLAN	YR
14	24 FEB 14	NEW SITE PLAN	RJ
13	24 JAN 10	NEW SITE PLAN	YR
12	23 DEC 15	REVISION PER COMMENTS	MCY
11	23 NOV 03	REVISION PER COMMENTS	MM
10	23 OCT 27	NEW SITE PLAN	MC
9	23 JUN 28	NEW SITE PLAN	MC
8	23 APR 05	SITE PLAN COORDINATION	
7	23 MAR 20	NEW SITE PLAN	DO
6	23 MAR 14	NEW SITE PLAN	JR
5	23 MAR 09	NEW SITE PLAN	JR
4	23 MAR 06	NEW SITE PLAN	JR
3	22 DEC 20	NEW SITE PLAN	MC
2	22 DEC 16	NEW SITE PLAN	MC
1	22 DEC 06	NEW SITE PLAN	DO

CLIENT:

PROJECT:

RESIDENTIAL DEVELOPMENT
8635-8695 COOK CRESCENT
RICHMOND, BC

DRAWING TITLE:
LANDSCAPE DETAILS

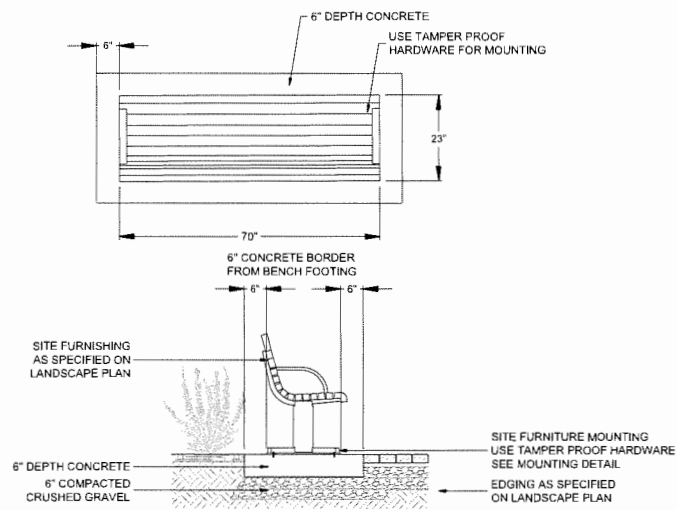
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SCALE: AS NOTED **L10**
DRAWN: DO
DESIGN: DO
CHK'D: MCY OF 11

PMG PROJECT NUMBER: 22-065

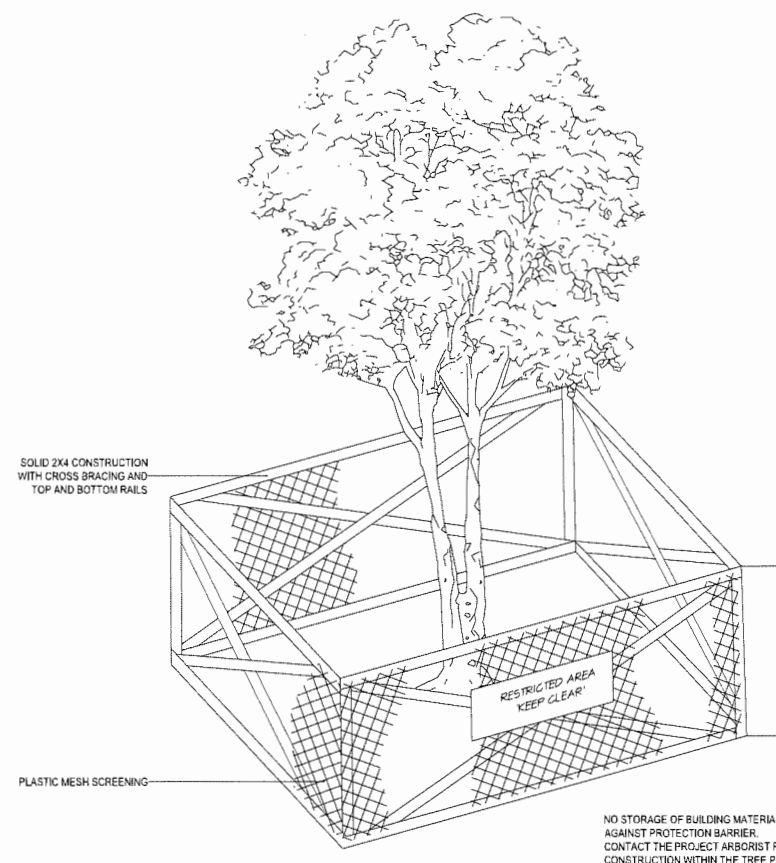
DP 23-024119 April 2, 2024 PLAN #20

22065-19.ZIP

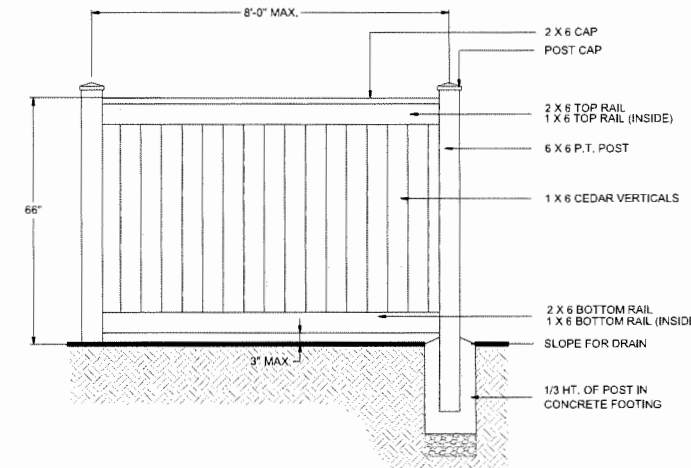
SEAL:



8 BENCH ON CONCRETE PAD
1:25

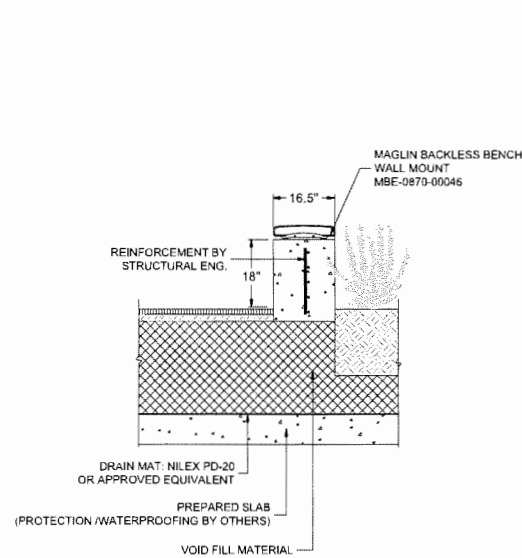


9 TREE PROTECTION FENCE
NTS

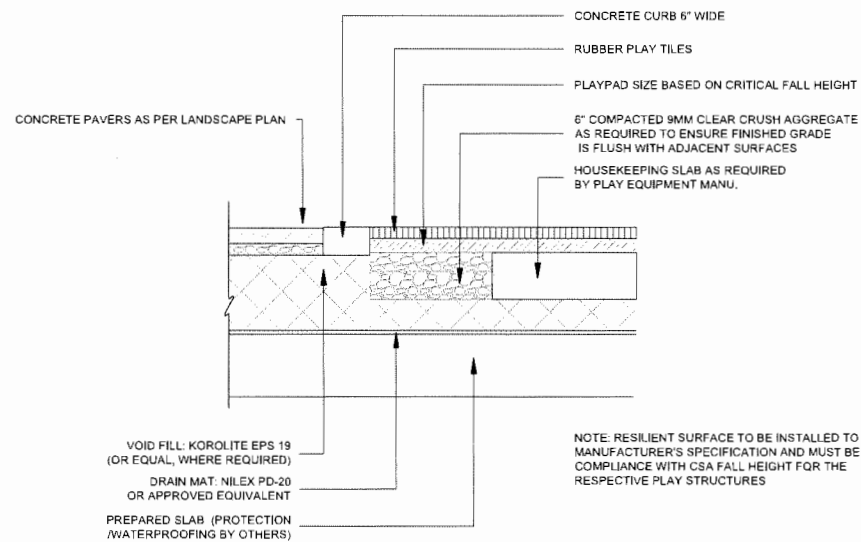


NOTES:
1. ALL POST TO BE PRESSURE TREATED TO CSA STANDARDS. ALL OTHER MEMBERS TO BE MINIMUM #2 CONSTRUCTION GRADE UNLESS OTHERWISE SPECIFIED.
2. APPLY TWO COATS PRESERVATIVE TO ALL END CUTS.
3. ALL HARDWARE TO BE HOT DIPPED GALVANIZED.
4. APPLY TWO COATS OF STAIN ACCORDING TO MANUFACTURER'S SPECIFICATIONS. AND IN A COLOUR TO MATCH BUILDING AS APPROVED BY THE PROJECT ARCHITECT.

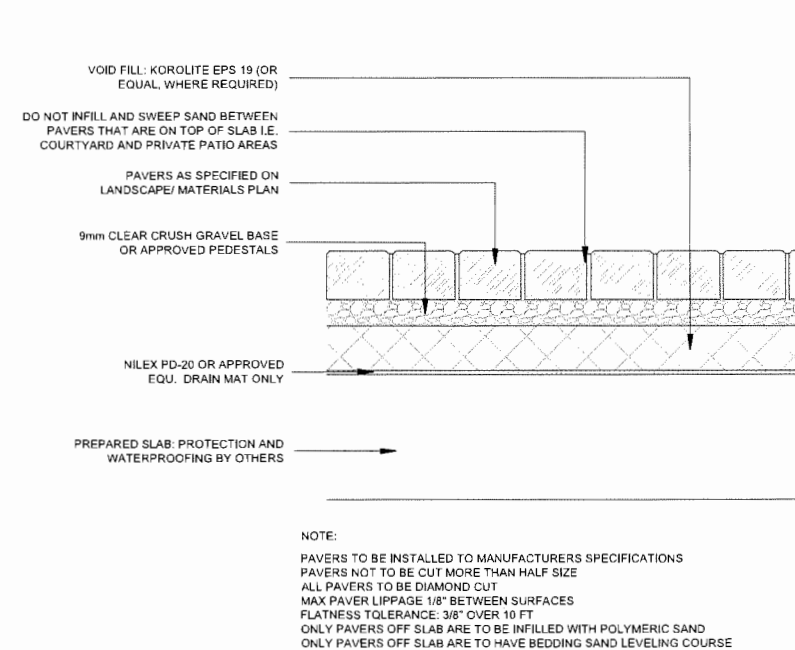
10 5'-6" HT. WOOD FENCE
1:25



11 18" HT. SEAT WALL
1:25



12 PLAY TILE SURFACE EDGE
1:12



13 PAVERS ON SLAB WITH VOID FILL
1:12

NO.	DATE	REVISION DESCRIPTION	DR.
18	24.MAR.14	ISSUED FOR DP	
17	24.MAR.12	NEW SITE PLAN	RJ
16	24.FEB.21	NEW SITE PLAN	YR
15	24.FEB.18	NEW SITE PLAN	YR
14	24.FEB.14	NEW SITE PLAN	RJ
13	24.JAN.10	NEW SITE PLAN	YR
12	23.DEC.15	REVISION PER COMMENTS	MC/YR
11	23.NOV.03	REVISION PER COMMENTS	MNM
10	23.OCT.27	NEW SITE PLAN	MC
9	22.JUN.28	NEW SITE PLAN	MC
8	23.APR.05	SITE PLAN COORDINATION	MC
7	23.MAR.20	NEW SITE PLAN	DD
6	23.MAR.14	NEW SITE PLAN	JR
5	23.MAR.09	NEW SITE PLAN	JR
4	23.MAR.06	NEW SITE PLAN	JR
3	22.DEC.20	NEW SITE PLAN	MC
2	22.DEC.16	NEW SITE PLAN	MC
1	22.DEC.06	NEW SITE PLAN	DD

CLIENT:

PROJECT:

RESIDENTIAL DEVELOPMENT

8635-8695 COOK CRESCENT
RICHMOND, BC

DRAWING TITLE:

LANDSCAPE DETAILS

DATE: 22.APR.12 DRAWING NUMBER:

SCALE: AS NOTED

DRAWN: DO

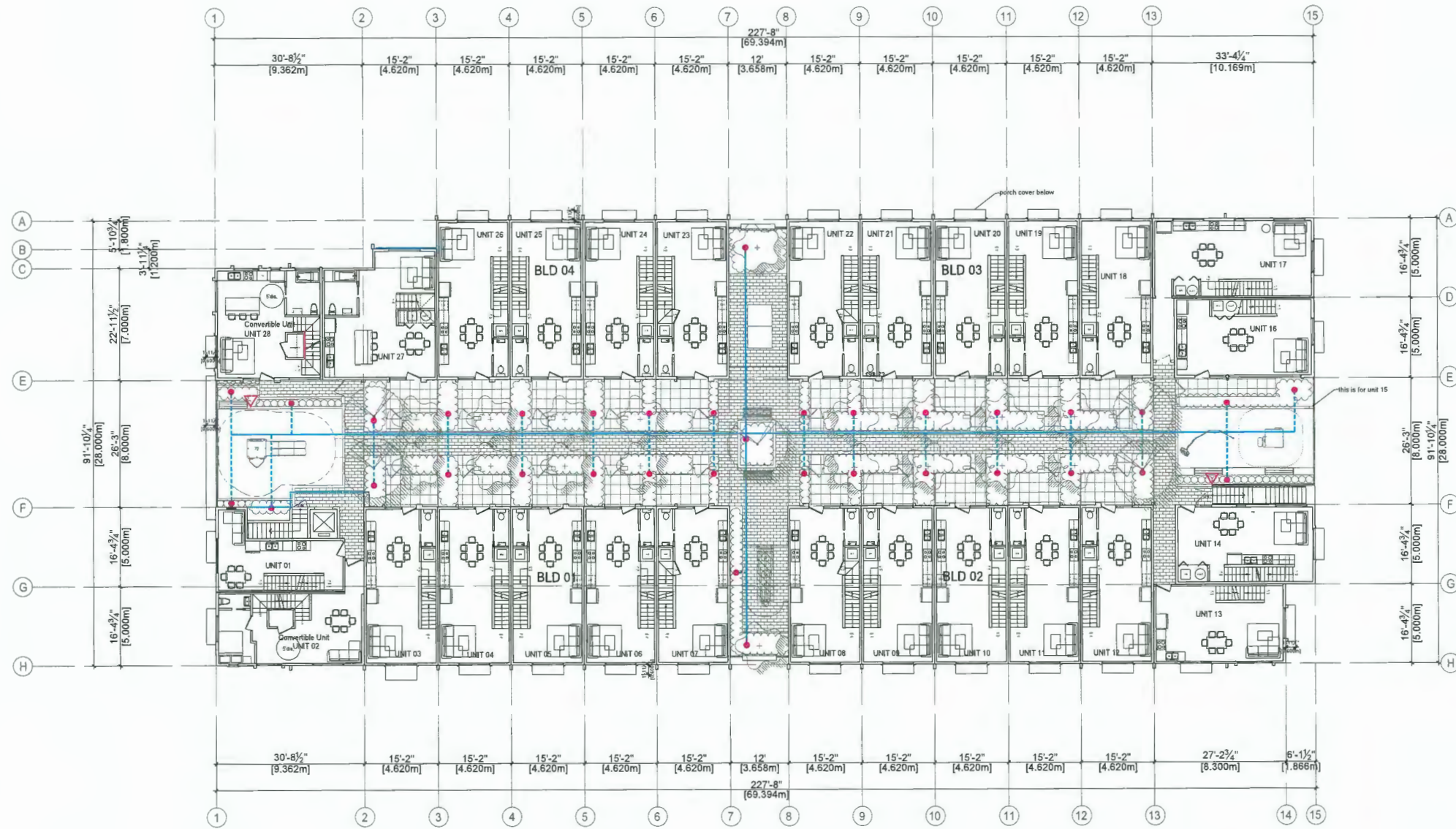
DESIGN: DO

CHK'D: MCY

OF 11

PMG PROJECT NUMBER:

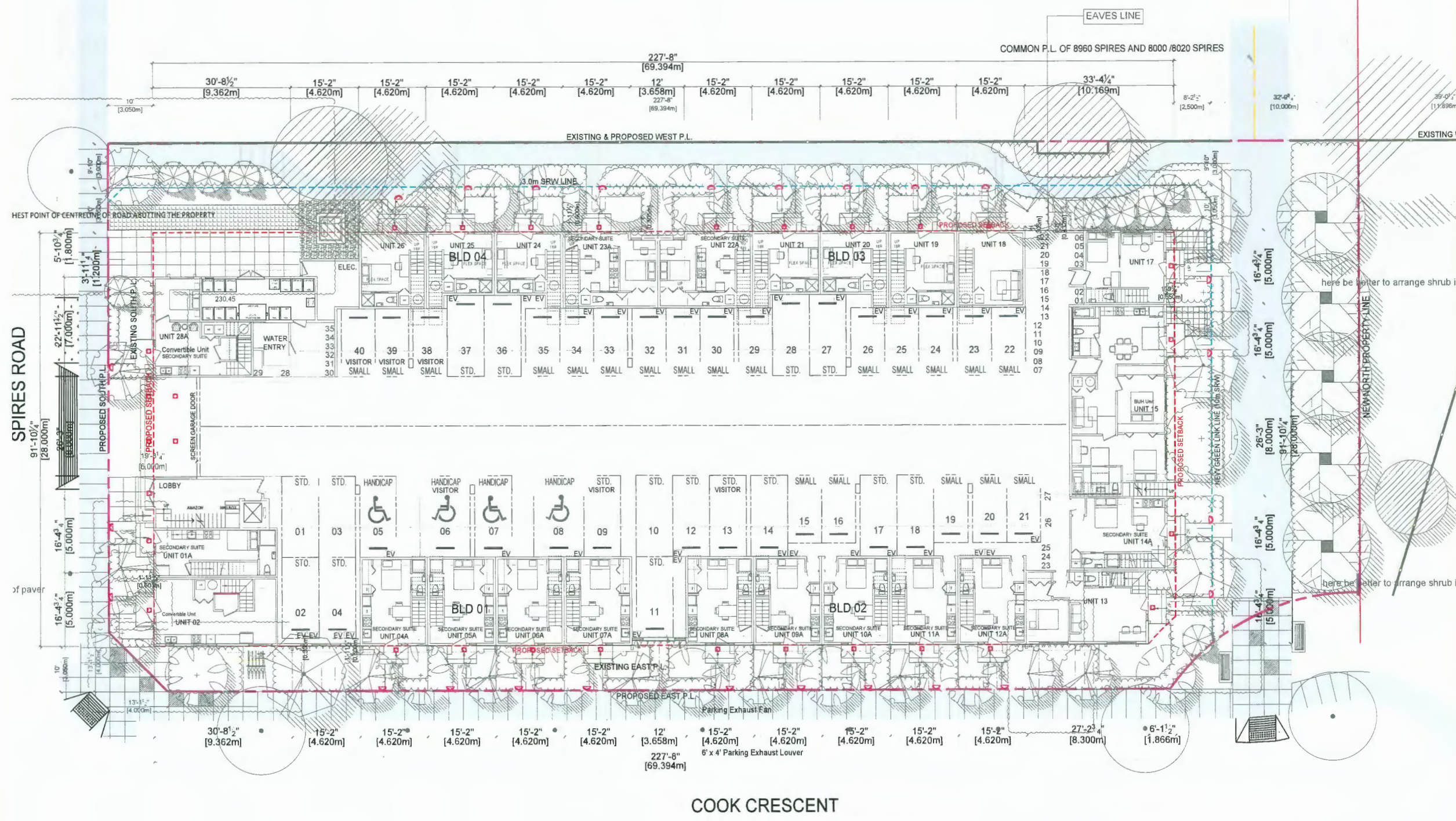
22-065



1 2ND FLOOR IRRIGATION PLAN
Scale: 1:150

IRRIGATION SCHEDULE	
	HOSE BIB
	4" POP UP SPRINKLER
	3/4" BRANCH PIPE
	1 1/2" PVC MAIN PIPE

DP 23-024119 April 2, 2024 PLAN #23



1 GROUND FLOOR LIGHTING PLAN
Scale: 3/32" = 1'-0"

COOK CRESCENT



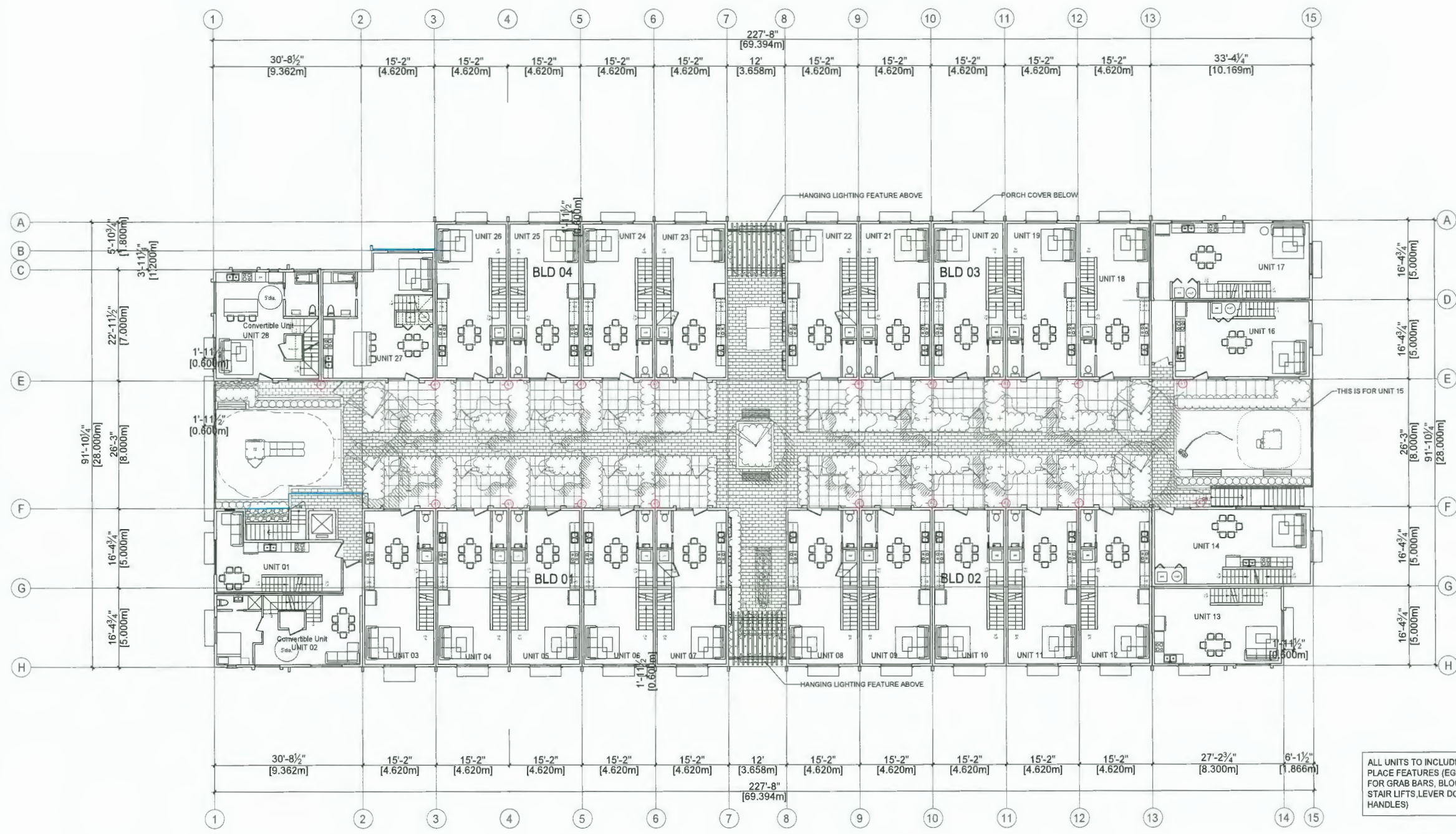
OUTDOOR WALL MOUNT LED LIGHT C/W DARK SKY COMPLIANCE
CONCEPTUAL IMAGE

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	LAMP NOTES	LOCATION
	RECESSED POT LIGHT C/W DARK SKY COMPLIANCE		OUTDOOR
	OUTDOOR WALL MOUNT LED LIGHT C/W DARK SKY COMPLIANCE		OUTDOOR (WET LOCATION)

NOTE: ELECTRICAL SIGNIFIER TO CONFIRM

GROUND FLOOR LIGHTING PLAN



ALL UNITS TO INCLUDE AGING IN PLACE FEATURES (EG BLOCKING FOR GRAB BARS, BLOCKING FOR STAIR LIFTS, LEVER DOOR HANDLES)

1 2ND FLOOR PLAN
Scale: 3/32" = 1'-0"

TUBE ARCHITECTURAL LED OUTDOOR WALL MOUNT, DOUBLE SIDED CONCEPTUAL IMAGE



LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	LAMP	NOTES	LOCATION
Ⓜ	TUBE ARCHITECTURAL LED OUTDOOR WALL MOUNT, DOUBLE SIDED			OUTDOOR

NOTE: ELECTRICAL ENGINEER TO CONFIRM



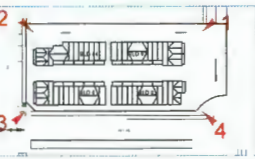
3/F LIGHTING PLAN



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ISSUED FOR DP COORDINATION	28/06/2023
ISSUED FOR RZ RE-SUBMISSION	06/04/2023
ISSUED FOR RZ RE-SUBMISSION	20/03/2023
ISSUED FOR RZ APPLICATION	14/04/2022
NO. REVISION	DATE(DMMY)
REVISIONS:	
ISSUED FOR:	DATE(DMMY)
ADP RESUBMISSION	27/03/2024

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PROJECT
8635-8695 COOK CRESCENT TOWNHOUSE DEVELOPMENT

8635-8695 Cook Crescent,
 Richmond BC

CLIENT

SCALE	SEAL
DATE 27/03/2024	
DRAWN BY	
CHECKED BY	
JOB NO. 21-28	
SHEET TITLE	

Perspective Rendering-01

DRAWING NO.	REVISION No.
A6.01	



1 VIEW FROM NORTHWEST



2 VIEW FROM SOUTHWEST



3 VIEW FROM SOUTHEAST



4 VIEW FROM NORTHEAST

DP 23-024119 April 2, 2024 PLAN #26



1 VIEW FROM EAST



2 VIEW FROM WEST TO EAST AT PODIUM

DP 23-024119 April 2, 2024 PLAN #27

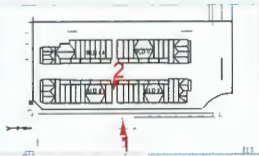


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ISSUED FOR RZ RESUBMISSION	28/03/2023
ISSUED FOR RZ APPLICATION	14/04/2022
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JOB NO.	
21-28	
SHEET TITLE	

Perspective Rendering-02

DRAWING NO.	REVISION No
A6.02	



1 VIEW OF THE FEATURE ABOVE THE AMENITY

2 VIEW FROM PODIUM YARD

3 VIEW FROM CHILDREN'S PLAY AREA



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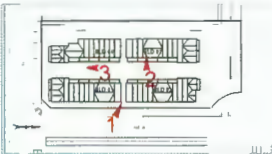
BUILDER'S RESPONSIBILITY TO LAYOUT WORK

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ISSUED FOR R2 RE-SUBMISSION	20/03/2023
ISSUED FOR R2 APPLICATION	14/04/2022

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ACP RESUBMISSION 27/03/2024

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TOWNHOUSE DEVELOPMENT

8635-8695 Cook Crescent,
Richmond BC

CLIENT

SCALE SEAL

DATE 27/03/2024

DRAWN BY

CHECKED BY

JOB NO.
21-28

SHEET TITLE

Perspective Rendering-03

DRAWING NO. REVISION NO.

A6.03

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ISSUED FOR R2 RE-SUBMISSION	08/04/2023
ISSUED FOR R2 RE-SUBMISSION	20/03/2023
ISSUED FOR R2 APPLICATION	14/04/2022

REVISIONS:

NO.	REVISION	DATE(DMY)

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	DATE(DMY)

DP RE-SUBMISSION 27/03/2024

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PROJECT

8635-8695 COOK CRESCENT TOWNHOUSE DEVELOPMENT

8635-8695 Cook Crescent, Richmond BC

CLIENT

SCALE

DATE 27/03/2024

DRAWN BY

CHECKED BY

JOB NO.

21-28

SHEET TITLE

East & West Elevations

DRAWING NO.

REVISION NO.

A3.01a



1 WEST ELEVATION
Scale: 1:150



2 EAST ELEVATION
Scale: 1:150

BUILDER'S RESPONSIBILITY TO LAYOUT WORK
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ISSUED FOR DP RESUBMISSION	16/12/2023
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ISSUED FOR DP COORDINATION	29/06/2023
ISSUED FOR R2 RE-SUBMISSION	09/04/2023
ISSUED FOR R2 RE-SUBMISSION	29/03/2023
ISSUED FOR R2 APPLICATION	14/04/2022

NO. REVISION: DATED(MY)

REVISIONS:

ISSUED FOR: DATE(MY)

CP RESUBMISSION 27/03/2024

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Richmond BC

CLIENT

SCALE SEAL

DATE 27/03/2024

DRAWN BY

CHECKED BY

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21-28

SHEET TITLE

South & North Elevations

South & North Elevations

DRAWING NO. REVISION NO.

A3.01b



1 SOUTH ELEVATION
Scale: 1:150



2 NORTH ELEVATION
Scale: 1:150

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1 NORTH ELEVATION
Scale: 1:150

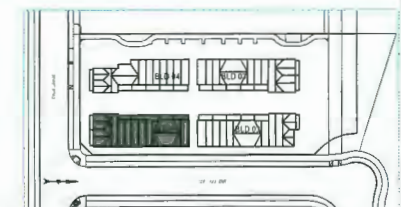
2 EAST ELEVATION
Scale: 1:150



3 SOUTH ELEVATION
Scale: 1:150

4 WEST ELEVATION
Scale: 1:150

- | | |
|---|--|
| 1. Asphalt Shingles Roof (Gray Finish) | 9. Pre-finished Windows Frame (Black) |
| 2. Hardie Board (White Finish) | 10. Metal Railing With Clear Glazing(Gray Paint) |
| 3. Hardie Board (Gray Finish) | 11. Pre Matte-finished Metal Panel (BM Green Thumb CSP-870) |
| 4. Hardie Board (Taupe Finish) | 12. Pre Matte-finished Metal Panel (BM Spring Sky 674) |
| 5. Natural Walnut Fluted Panel | 13. Pre Matte-finished Metal Panel (BM Yellow Highlighter 2021-40) |
| 6. Natural Walnut Wood Panel | 14. Pre Matte-finished Metal Panel (BM Orange Appeal 124) |
| 7. Charcoal Metal Flashing | 15. Frosted Tempered Glass Screen |
| 8. Hardie Board in Gray Finish for Window Edge Trim | |



NO.	REVISION	DATE(D/M/Y)
ADP		25/01/2024
	ISSUED FOR DP RESUBMISSION	19/12/2023
	ISSUED FOR DP	19/07/2023
	ISSUED FOR DP COORDINATION	24/06/2023
	ISSUED FOR R2 RE-SUBMISSION	09/04/2023
	ISSUED FOR R2 RE-SUBMISSION	20/03/2023
	ISSUED FOR R2 APPLICATION	14/04/2022

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PROJECT
8635-8695 COOK CRESCENT
TOWNHOUSE DEVELOPMENT

8635-8695 Cook Crescent,
Richmond BC

CLIENT

SCALE	SEAL
DATE	27/03/2024
DRAWN BY	
CHECKED BY	
JOB NO.	2024-03-27
21-28	

SHEET TITLE

Elevations(BLD1)

DRAWING NO.	REVISION NO.
A3.02	

DP 23-024119 April 2, 2024 PLAN #33



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1 WEST ELEVATION
Scale: 1:150

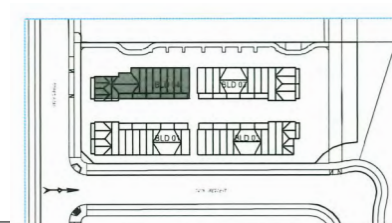
2 SOUTH ELEVATION
Scale: 1:150



3 EAST ELEVATION
Scale: 1:150

4 NORTH ELEVATION
Scale: 1:150

- 1. Asphalt Shingles Roof (Gray Finish)
- 2. Hardie Board (White Finish)
- 3. Hardie Board (Gray Finish)
- 4. Hardie Board (Taupe Finish)
- 5. Natural Walnut Fluted Panel
- 6. Natural Walnut Wood Panel
- 7. Charcoal Metal Flashing
- 8. Hardie Board in Gray Finish for Window Edge Trim
- 9. Pre-finished Windows Frame (Black)
- 10. Metal Railing With Clear Glazing(Gray Paint)
- 11. Pre Matte-finished Metal Panel (BM Green Thumb CSP-870)
- 12. Pre Matte-finished Metal Panel (BM Spring Sky 674)
- 13. Pre Matte-finished Metal Panel (BM Yellow Highlighter 2021-40)
- 14. Pre Matte-finished Metal Panel (BM Orange Appeal 124)
- 15. Frosted Tempered Glass Screen



ADP	25/01/2024
ISSUED FOR DP RESUBMISSION	15/12/2023
ISSUED FOR DP	10/07/2023
ISSUED FOR DP COORDINATION	26/09/2023
ISSUED FOR RC RESUBMISSION	13/09/2023
ISSUED FOR RT RESUBMISSION	20/03/2023
ISSUED FOR RC APPLICATION	14/02/2022
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REVISIONS:

ISSUED FOR:	DATE(DMY)

DP RESUBMISSION	27/01/2024
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PROJECT
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CLIENT

SCALE	27/03/2024	SEAL
DATE	15/03/2024	
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CHECKED BY		
JOB NO.		
21-28		
SHEET TITLE		

Elevations(BLD4)

DRAWING NO.	A3.05	REVISION NO.
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DP 23-024119 April 2, 2024 PLAN #36

BUILDER'S RESPONSIBILITY TO LAYOUT WORK
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ISSUED FOR DP COORDINATION	13/06/2023
ISSUED FOR RZ RE-SUBMISSION	06/04/2023
ISSUED FOR RZ RE-SUBMISSION	29/3/2023
ISSUED FOR RZ APPLICATION	14/04/2022
NO. REVISION	DATE(DMY)

REVISIONS:
ISSUED FOR: DATE(DMY)

ADP RE-SUBMISSION	27/03/2024
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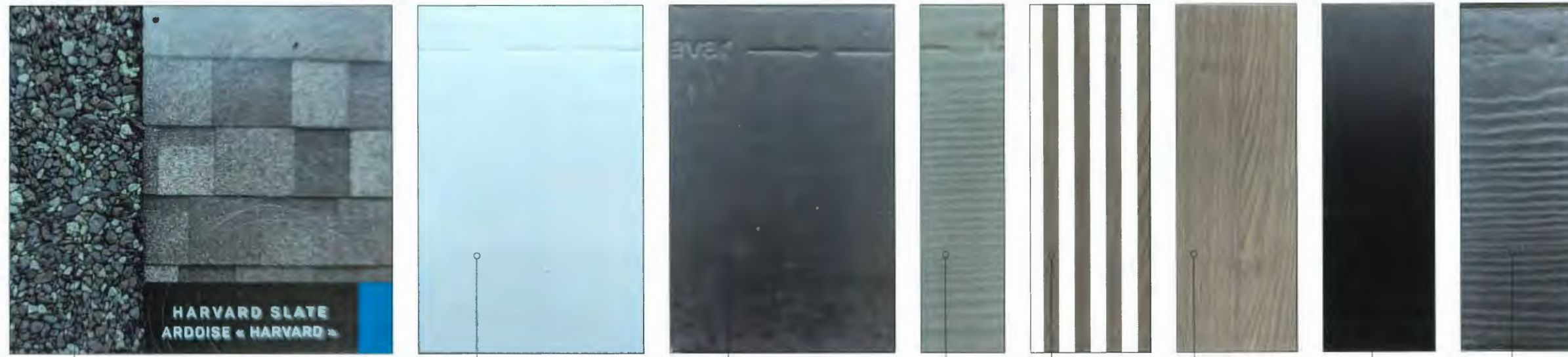
PROJECT
8635-8695 COOK CRESCENT
TOWNHOUSE DEVELOPMENT

8635-8695 Cook Crescent,
Richmond BC
CLIENT

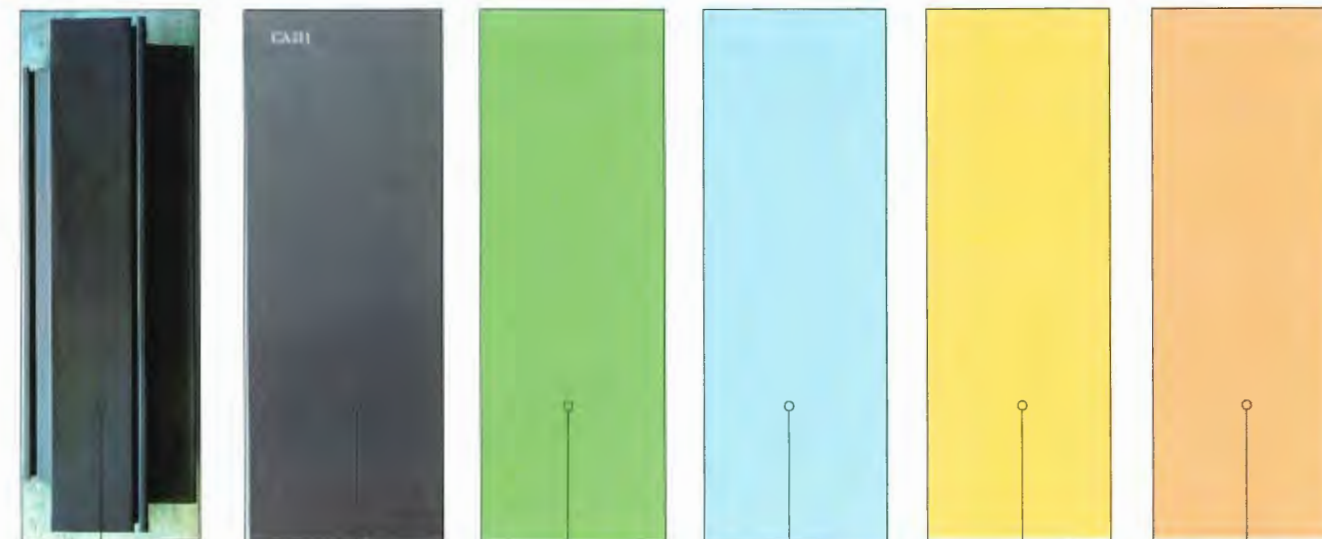
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DATE	27/03/2024
DRAWN BY	
CHECKED BY	
JOB NO.	2024-03-27
21-28	
SHEET TITLE	

Material Precedents

DRAWING NO.	REVISION No
A3.00a	



1 2 3 4 5 6 7 8



9 10 11 12 13 14



15

Material Legend

1. Asphalt Shingles Roof (Gray Finish)
2. Hardie Board (White Finish)
3. Hardie Board (Gray Finish)
4. Hardie Board (Taupe Finish)
5. Natural Walnut Fluted Panel
6. Natural Walnut Wood Panel
7. Charcoal Metal Flashing
8. Hardie Board in Gray Finish for Window/Door/Edge Trim
9. Pre-finished Windows Frame (Black)
10. Metal Railing With Clear Glazing(Gray Paint)
11. Pre Matte-finished Metal Panel (BM Green Thumb CSP-870)
12. Pre Matte-finished Metal Panel (BM Spring Sky 674)
13. Pre Matte-finished Metal Panel (BM Yellow Highlighter 2021-40)
14. Pre Matte-finished Metal Panel (BM Orange Appeal 124)
15. Frosted Tempered Glass Screen

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ISSUED FOR DP RESUBMISSION	1912/2023
ISSUED FOR DP	1307/2023
ISSUED FOR DP COORDINATION	2806/2023
ISSUED FOR RZ RESUBMISSION	0604/2023
ISSUED FOR RZ RESUBMISSION	2004/2023
ISSUED FOR RZ APPLICATION	1404/2022
NO. REVISION	DATE(DMY)
REVISIONS:	
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DP RESUBMISSION	2703/2024

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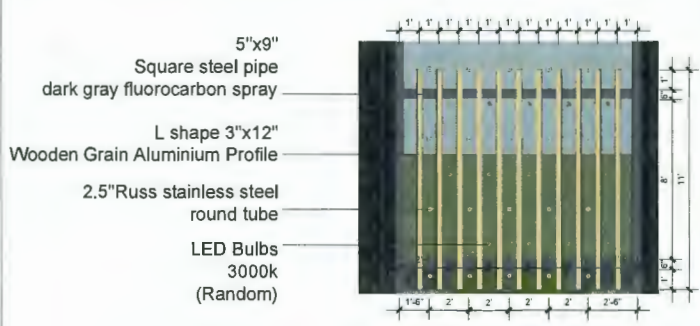
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SCALE	SEAL
DATE 27/03/2024	
DRAWN BY	
CHECKED BY	
JOB NO. 21-28	
SHEET TITLE	

Features Details

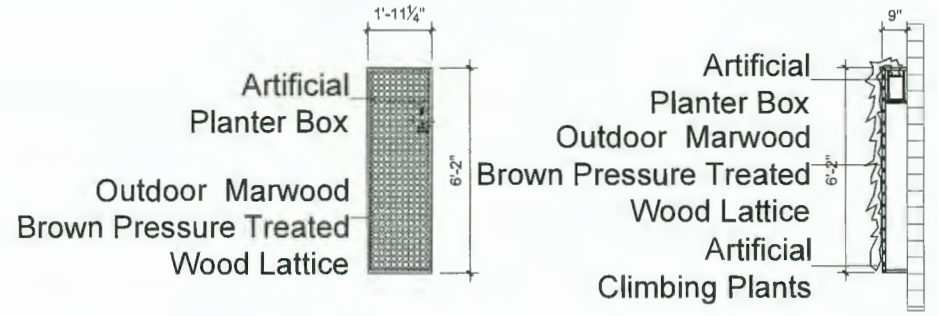
DRAWING NO.	REVISION NO.
A7.00	



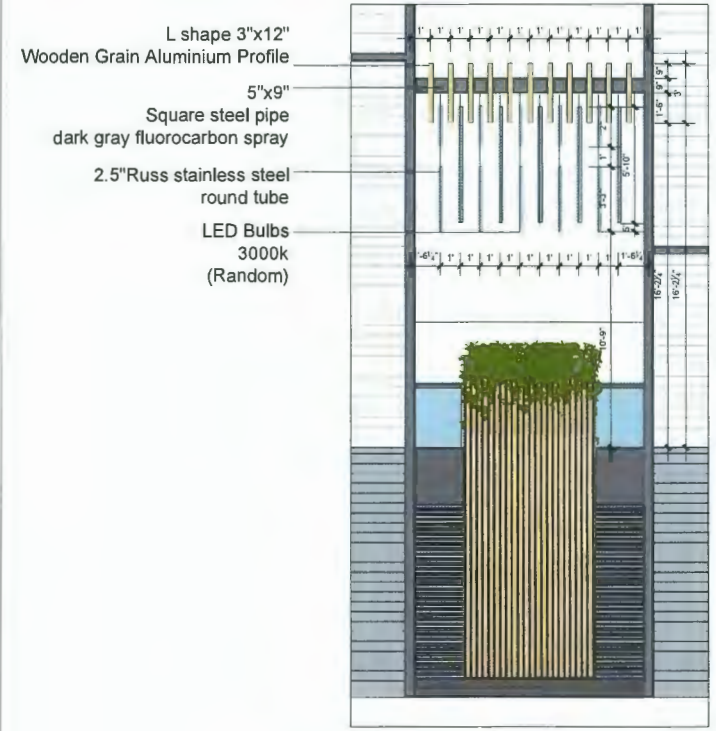
Features Art work 1 PLAN Scale: 1:50



Parkade Ventilation 4 Elevation Scale: 1:50



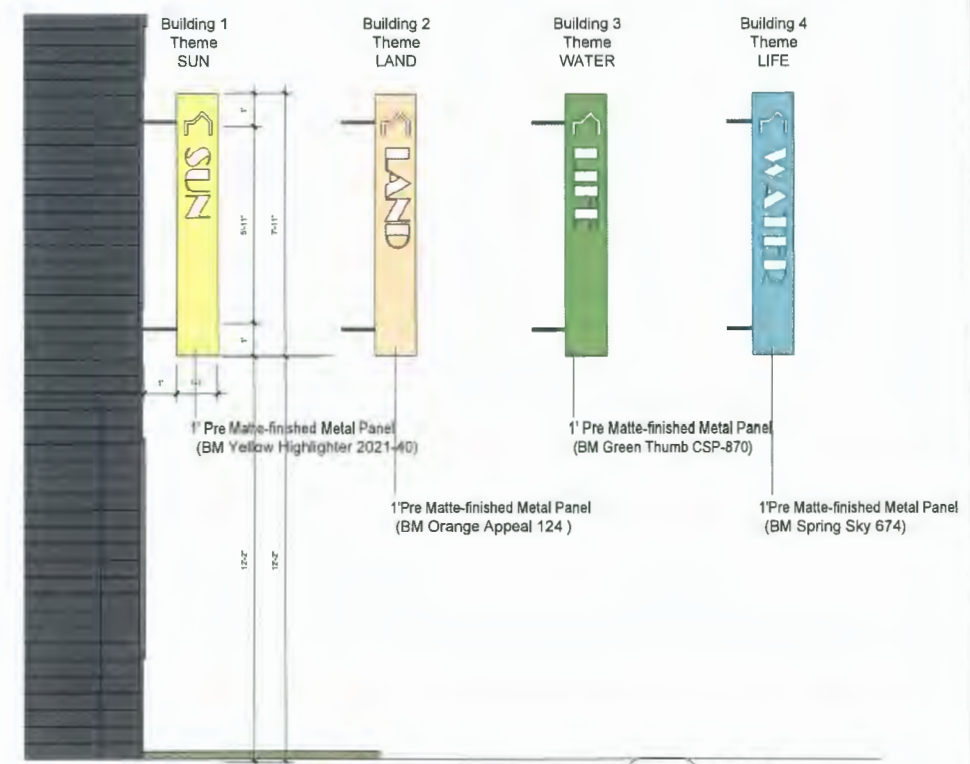
Wall trellis 9 Detail Scale: 1:30



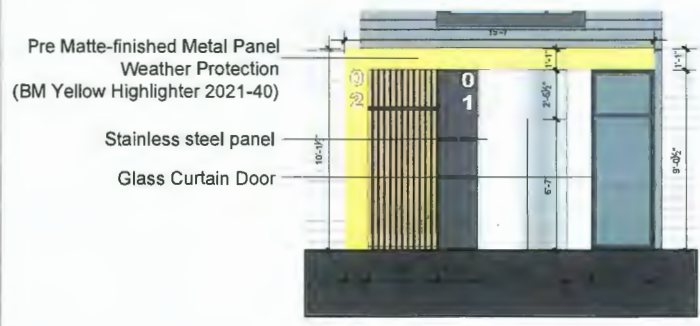
Features Art work 2 Elevation Scale: 1:50



Features Art work 3 Section Scale: 1:50



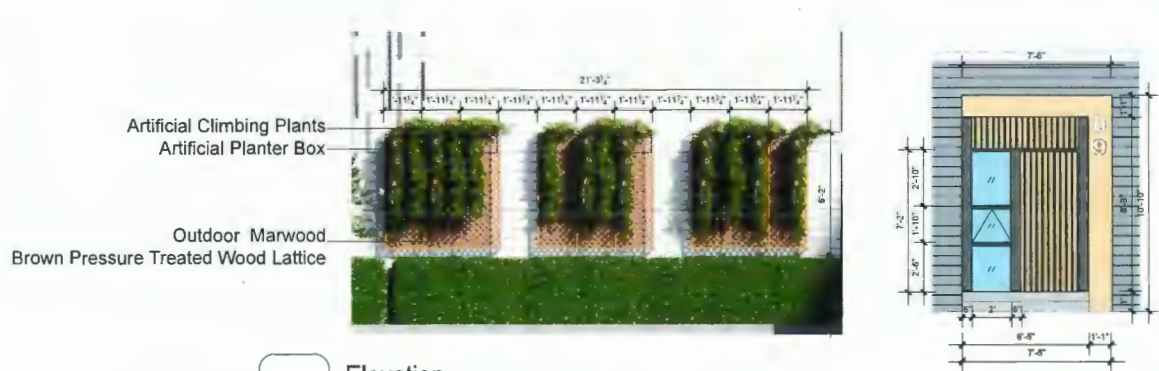
Sign Boards 10 Detail Scale: 1:30



Elevator Weather Protection 5 Elevation Scale: 1:50



Elevator Weather Protection 6 Section Scale: 1:50



Wall trellis 8 Elevation Scale: 1:50

Ground Floor Sideway 7 Elevation Scale: 1:50

SUN & SHADOWS STUDIES



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SPRING EQUINOX TIME Mar 21ST 10:00AM



Mar 21ST 12:00PM



Mar 21ST 2:00PM



Mar 21ST 4:00PM



SUMMER SOLSTICE TIME June 21ST 10:00AM



June 21ST 12:00PM



June 21ST 2:00PM



June 21ST 4:00PM



AUTUMNAL EQUINOX TIME September 21ST 10:00AM



September 21ST 12:00PM



September 21ST 2:00PM



September 21ST 4:00PM

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ISSUED FOR DP RESUBMISSION	19/12/2023
ISSUED FOR OP	19/07/2023
ISSUED FOR OP COORDINATION	28/06/2023
ISSUED FOR R2 RE-SUBMISSION	09/04/2023
ISSUED FOR R2 RE-SUBMISSION	20/03/2023
ISSUED FOR R2 APPLICATION	14/04/2022

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Sun & Shadows Studies

DRAWING NO. REVISION NO.

A0.06

DP 23-024119 April 2, 2024 PLAN #39

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ISSUED FOR DP	10/07/2023
ISSUED FOR DP COORDINATION	28/05/2023
ISSUED FOR RZ RE-SUBMISSION	05/04/2023
ISSUED FOR RZ RE-SUBMISSION	20/03/2023
ISSUED FOR RZ APPLICATION	14/02/2022

NO. REVISION DATE(DMY)

ISSUED FOR: DATE(DMY)

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CLIENT

SCALE SEAL

DATE 27/03/2024

DRAWN BY

CHECKED BY

JOB NO.

21-28

SHEET TITLE

Section A & A1

DRAWING NO. REVISION NO.

A4.01

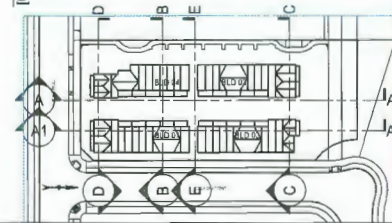


1 SECTION A-A
Scale: 1:150



2 SECTION A1-A1
Scale: 1:150

— FINISHING GRADING
- - - EXISTING GRADING
- - - BUILDING SEPARATIONS



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ISSUED FOR DP	10/07/2023
ISSUED FOR DP COORDINATION	28/06/2023
ISSUED FOR RZ RE-SUBMISSION	05/04/2023
ISSUED FOR RZ RE-SUBMISSION	12/03/2023
ISSUED FOR RZ APPLICATION	14/02/2022

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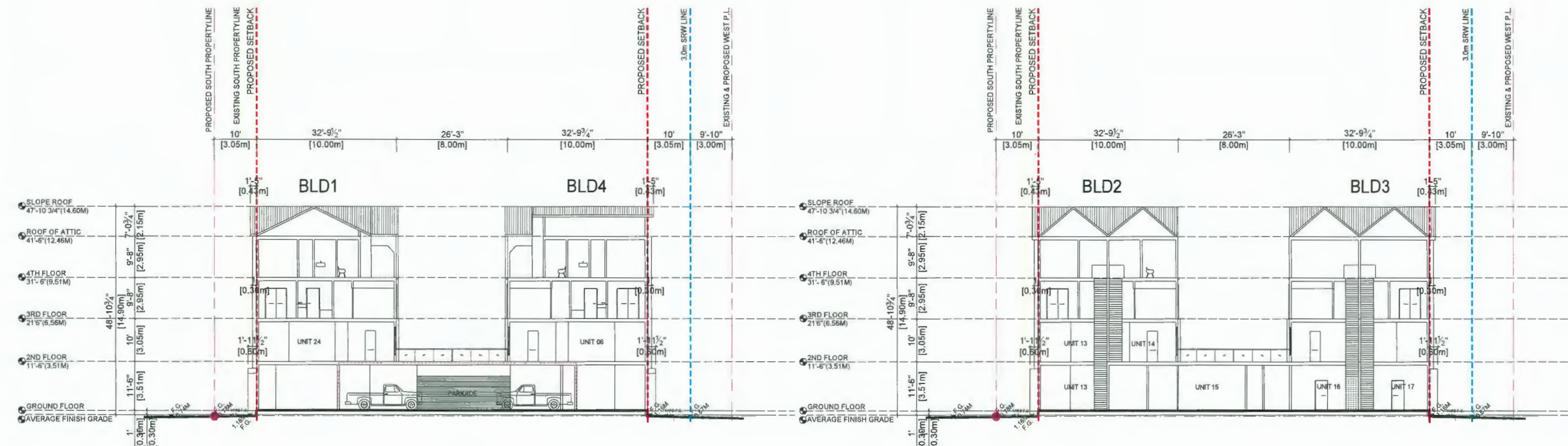
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DATE 27/03/2024	
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JOB NO. 21-28	
SHEET TITLE	

Section B C D E & F

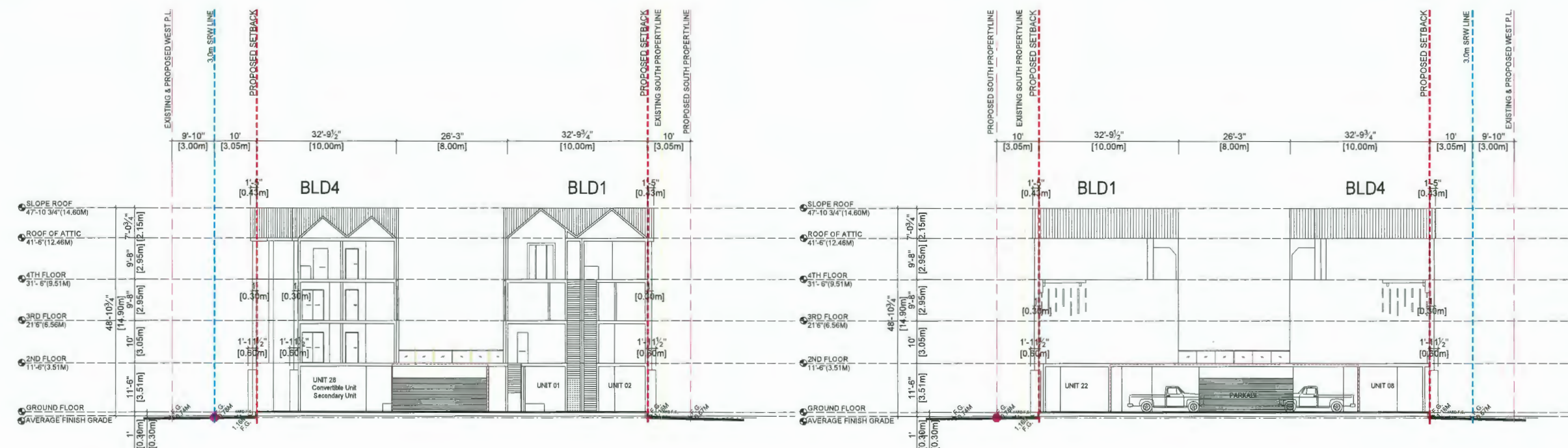
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A4.02



1 SECTION B-B
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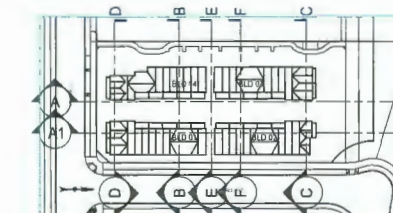
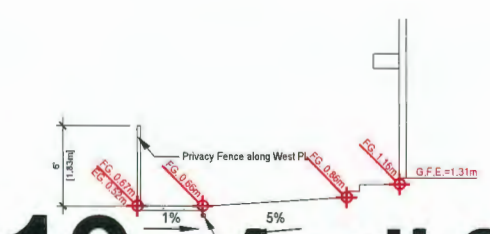
2 SECTION C-C
Scale: 1:150



3 SECTION D-D
Scale: 1:150

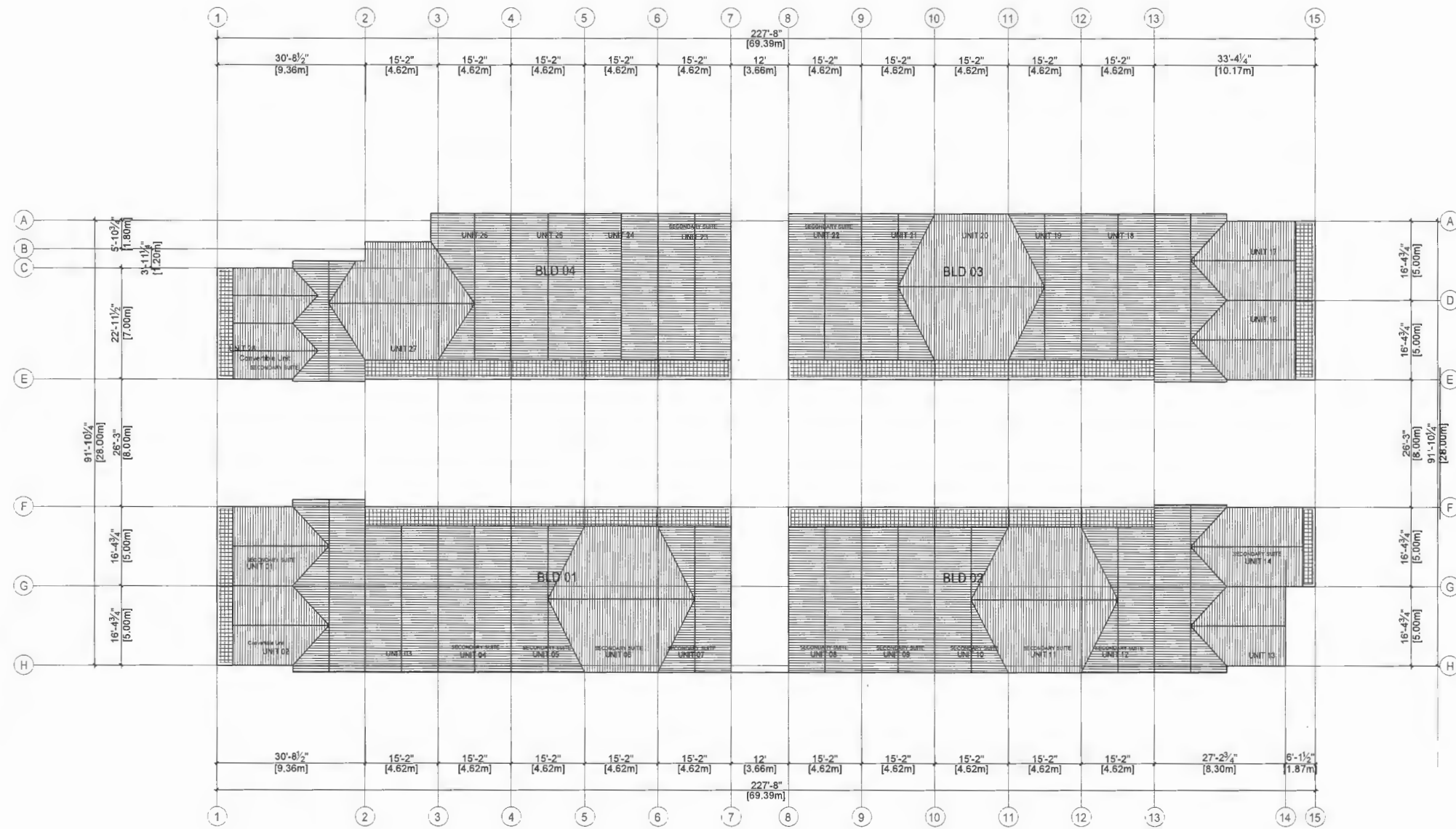
4 SECTION E-E
Scale: 1:150

5 SECTION F-F
Scale: 1:75



BUILDER'S RESPONSIBILITY TO LAYOUT WORK

It is the Builder's responsibility to lay out and carry out the work as detailed in the contract documents. It is therefore necessary for the builder to pay very close attention to actual site dimensions, groundlines and conditions which may vary from those assumed on the drawings.
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1 ROOF PLAN
Scale: 1:150

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ISSUED FOR DP RESUBMISSION	19/12/2023
ISSUED FOR DP	10/07/2023
ISSUED FOR DP COORDINATION	28/06/2023
ISSUED FOR R2 RE-SUBMISSION	05/04/2023
ISSUED FOR R2 RE-SUBMISSION	20/03/2023
ISSUED FOR R2 APPLICATION	14/04/2022
NO. REVISION	DATE(DMY)
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DP RESUBMISSION	27/03/2024

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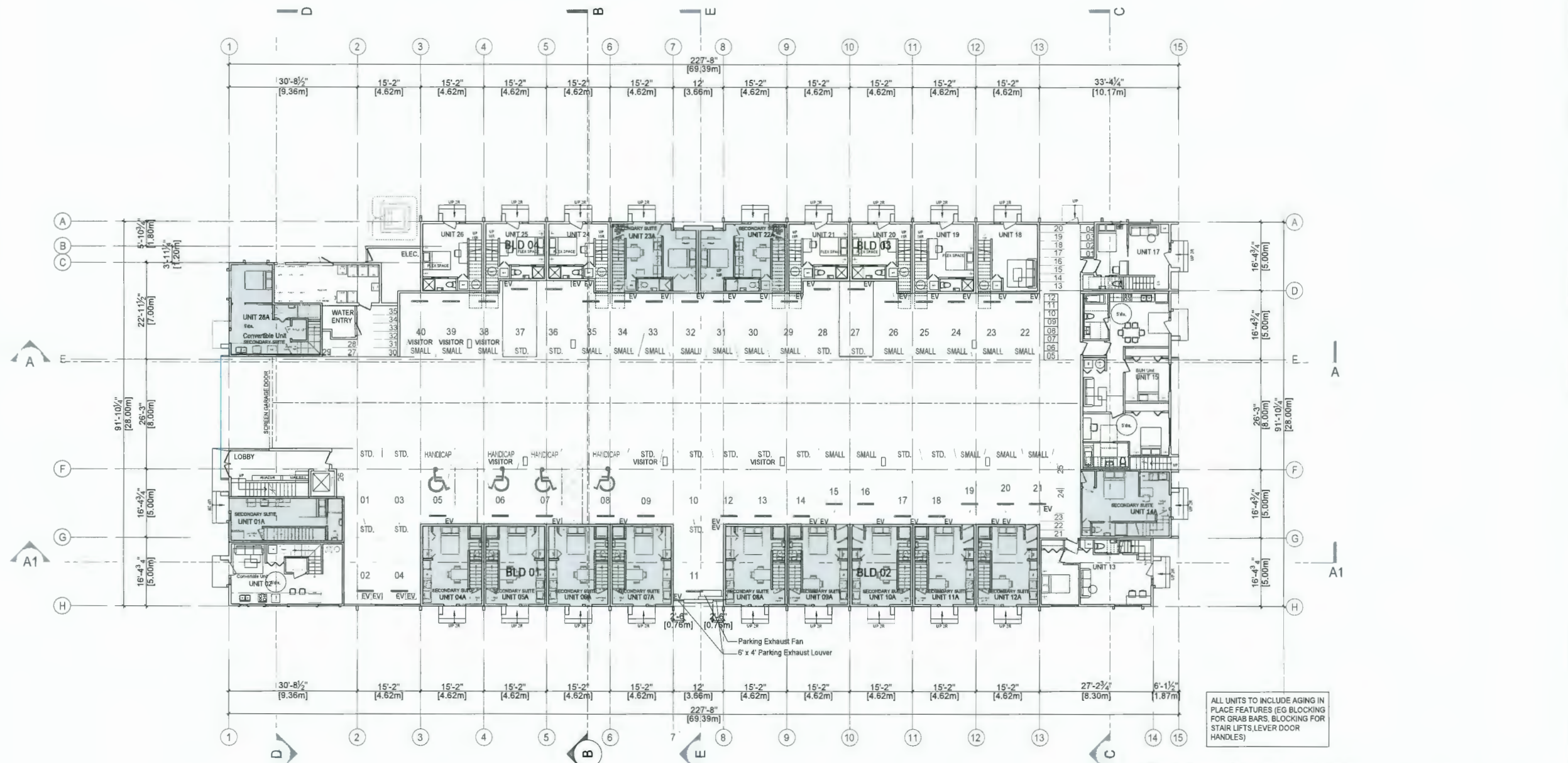
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SCALE	SEAL
DATE: 27/03/2024	
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SHEET TITLE	

Roof Plan

DRAWING NO.:	REVISION NO.:
A2.05	

BUILDER'S RESPONSIBILITY TO LAYOUT WORK
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1 GROUND FLOOR PLAN
Scale: 1:150

Secondary suite area calculation

Unit	Ground floor area(sq.ft)	Stairs area(sq.ft)	total(sq.ft)
Unit01A	300.95	12.83	288.12
Unit04A	299.54	19.44	280.1
Unit05A	299.54	19.44	280.1
Unit06A	299.54	19.44	280.1
Unit07A	299.54	19.44	280.1
Unit08A	299.54	19.44	280.1
Unit09A	299.54	19.44	280.1
Unit10A	299.54	19.44	280.1
Unit11A	299.54	19.44	280.1
Unit12A	299.54	19.44	280.1
Unit14A	356.03	22.5	333.53
Unit22A	354.18	27.43	326.75
Unit28A	31.30	16.50	47.80

Minimum floor area of at least 25.0sq.m(269.1sq.ft.), less than 120sq.m(1291.67sq.ft)

ISSUED FOR:	DATE(D/M/Y)
ISSUED FOR ADP	25/01/2024
ISSUED FOR DP RESUBMISSION	19/03/2023
ISSUED FOR DP	10/07/2023
ISSUED FOR DP COORDINATION	23/05/2023
ISSUED FOR R2 RESUBMISSION	05/04/2023
ISSUED FOR R2 RESUBMISSION	20/03/2023
ISSUED FOR R2 APPLICATION	14/04/2022

NO. REVISION	DATE(D/M/Y)
REVISIONS:	

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DP RESUBMISSION	28/03/2024

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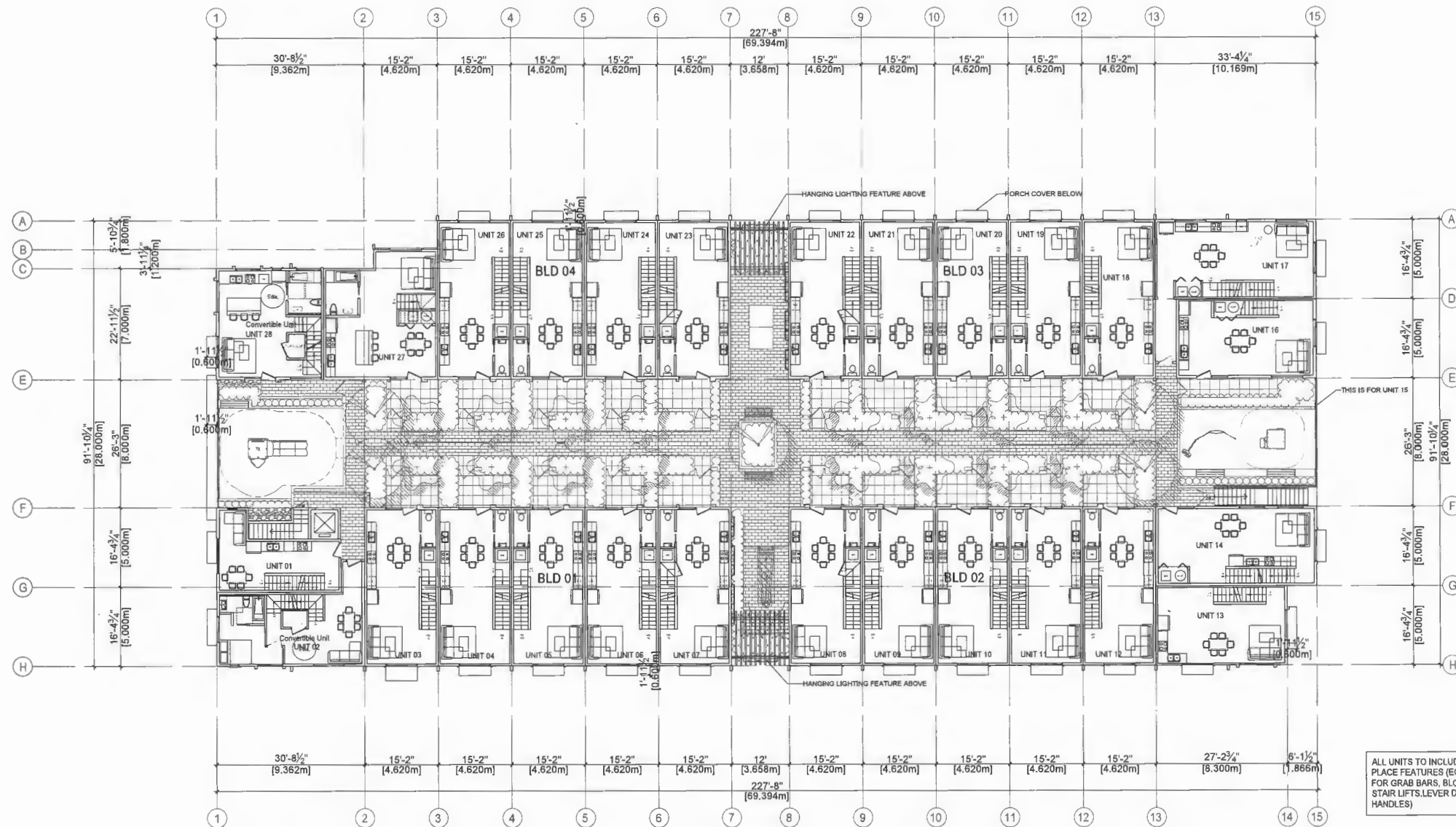
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DATE	28/03/2024
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Ground Floor Plan

DRAWING NO.	REVISION No
A2.01	

DP 23-024119 April 2, 2024 REFERENCE PLAN

BUILDER'S RESPONSIBILITY TO LAYOUT WORK
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ALL UNITS TO INCLUDE AGING IN PLACE FEATURES (EG BLOCKING FOR GRAB BARS, BLOCKING FOR STAIR LIFTS, LEVER DOOR HANDLES)



1 2ND FLOOR PLAN
 Scale: 1:150

NO.	REVISION	DATE(D/M/Y)
ADP		25/01/2024
ISSUED FOR CP RESUBMISSION		19/12/2023
ISSUED FOR CP		16/07/2023
ISSUED FOR CP COORDINATION		28/09/2023
ISSUED FOR RZ RESUBMISSION		06/04/2023
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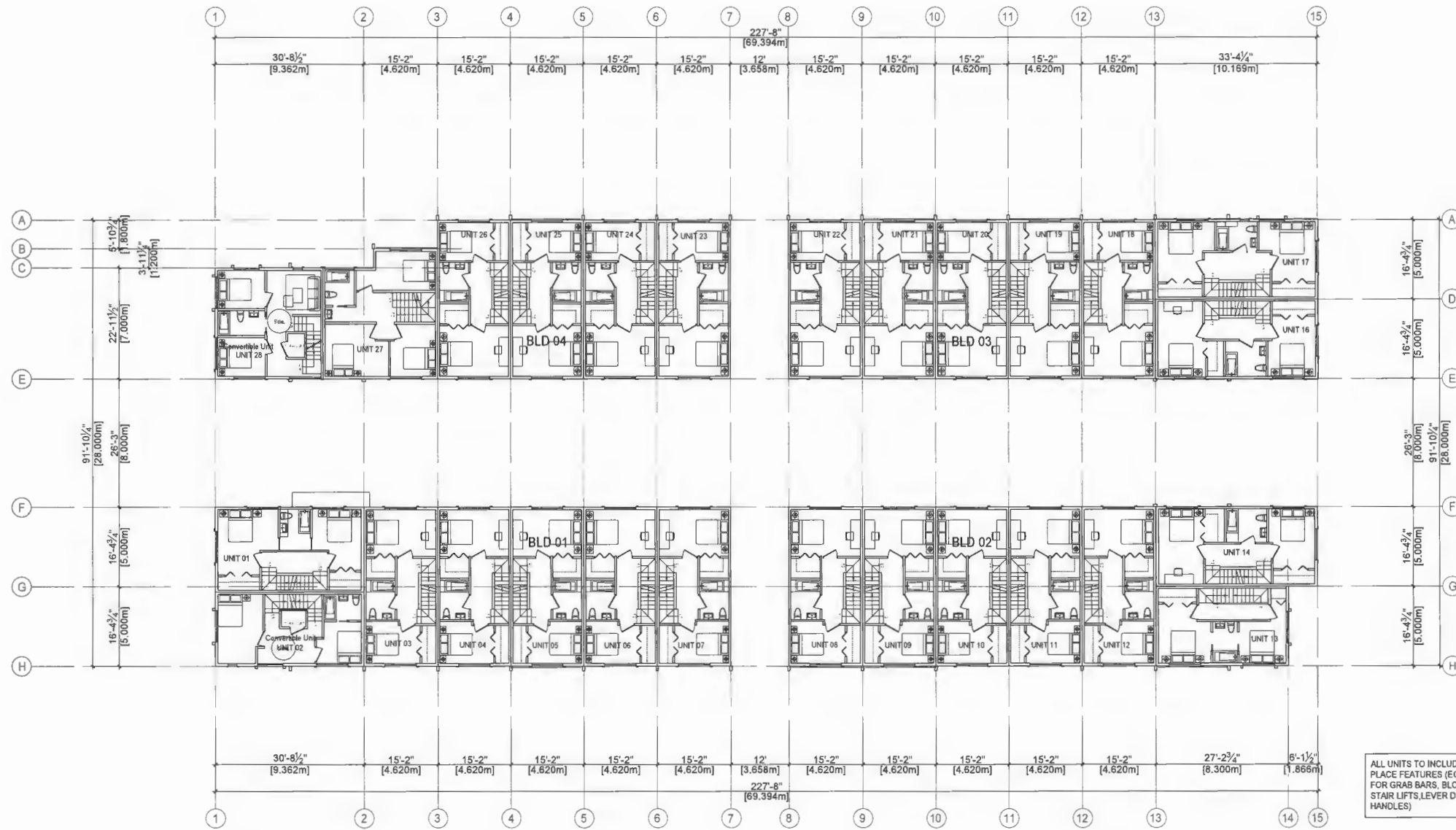
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DATE 15/02/2024	
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2ND Floor Plan

DRAWING NO.	REVISION NO.
A2.02	

DP 23-024119 April 2, 2024 REFERENCE PLAN

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1 3RD FLOOR PLAN
Scale: 1:150

NO.	REVISION	DATE(D/M/Y)
1	ISSUED FOR DP RESUBMISSION	19/12/23
2	ISSUED FOR DP	15/07/23
3	ISSUED FOR DP COORDINATION	28/05/23
4	ISSUED FOR R2 RESUBMISSION	05/04/23
5	ISSUED FOR R2 RESUBMISSION	26/02/23
6	ISSUED FOR R2 APPLICATION	14/02/22

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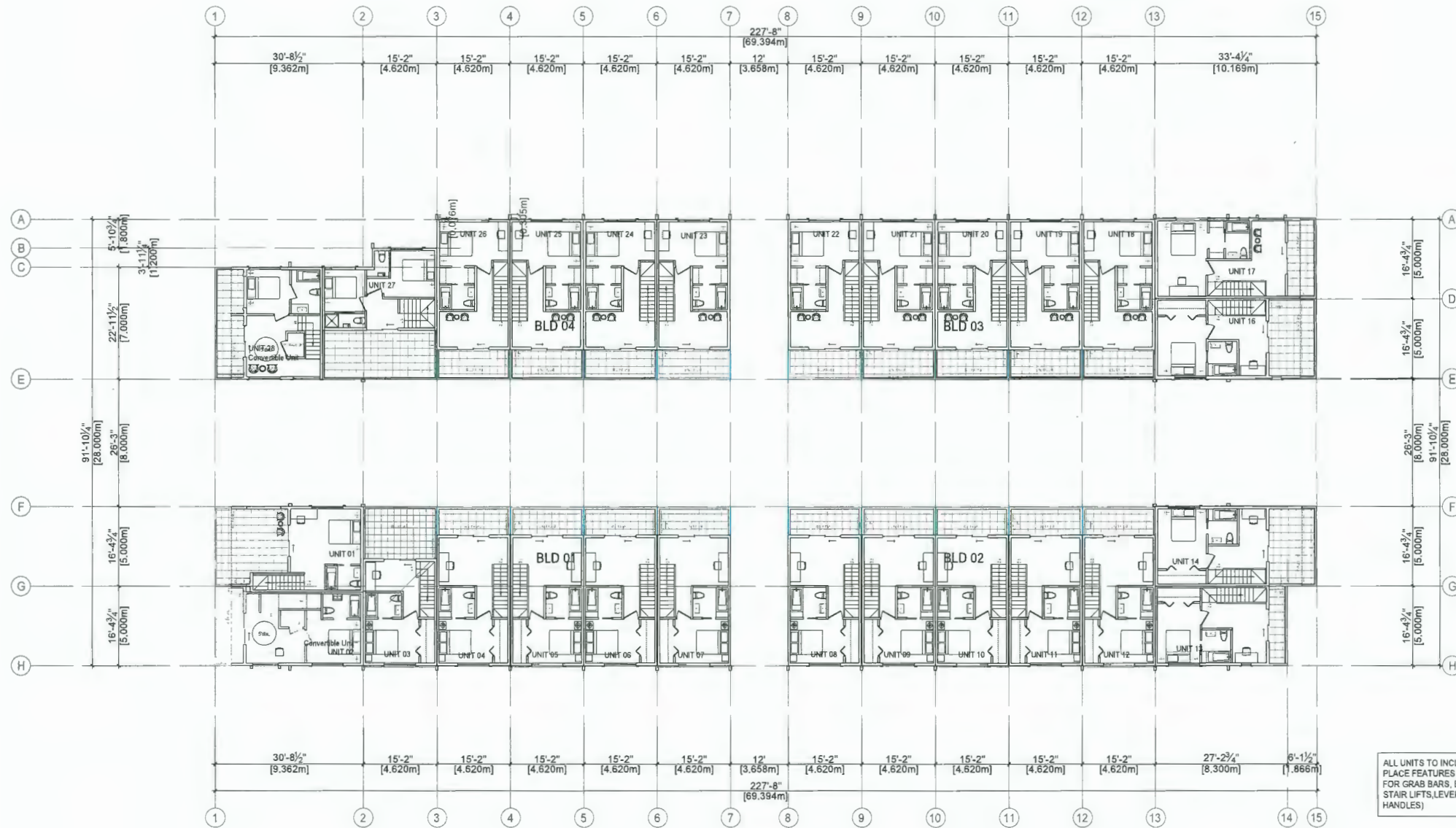
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3RD Floor Plan

DRAWING NO. A2.03	REVISION No.
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1 4TH FLOOR PLAN
Scale: 1:150

1.20M HEIGHT PRIVACY FENCE

1.78M HEIGHT PRIVACY FENCE

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ISSUED FOR CP COORDINATION		28/02/2023
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4TH Floor Plan

DRAWING NO.	REVISION NO.
A2.04	

DP 23-024119 April 2, 2024 REFERENCE PLAN



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ISSUED FOR DP COORDINATION	28/01/2023
ISSUED FOR HC RESUBMISSION	06/04/2023
ISSUED FOR RZ RESUBMISSION	25/03/2023
ISSUED FOR RZ APPLICATION	14/04/2022
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DP RESUBMISSION	15/02/2024

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Enlarged Convertible Unit Plan TH-A2

DRAWING NO	REVISION No
A2.06a	

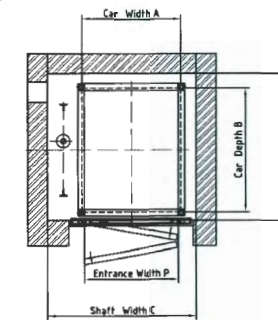
Convertible Unit Guidelines for Townhouses

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. 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.
Vertical Circulation	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
Garage	Min. 1 accessible parking space with min. 4 m garage width Access from garage to living area min. 800 mm clear opening
Bathroom (Min. 1)	Toilet clear floor space min. 1020 mm at side and in front. 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. Demonstrate bath and shower controls are accessible (layout or fixture placement).
Kitchen	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. \$10 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)
Outlets & Switches	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 Upgrade to four-plex outlets in master bedroom, home office, garage, and recreation room

27 May 2013
Planning Committee Report: http://www.richmond.ca/agendafiles/Open_Planning_5-22-2013.pdf

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CANADAHOME ELEVATOR
105 - 568 Seymour Street, Vancouver, BC Canada V6B 3J5
Tel: 604-271-3582 Fax: 604-971-3586
www.CanadaHomeElevator.com Email: info@CanadaHomeElevator.com

Classic (CLS Model):
Construction or Drywall Hoistway Residential Home Elevator with hydraulic cylinder at side

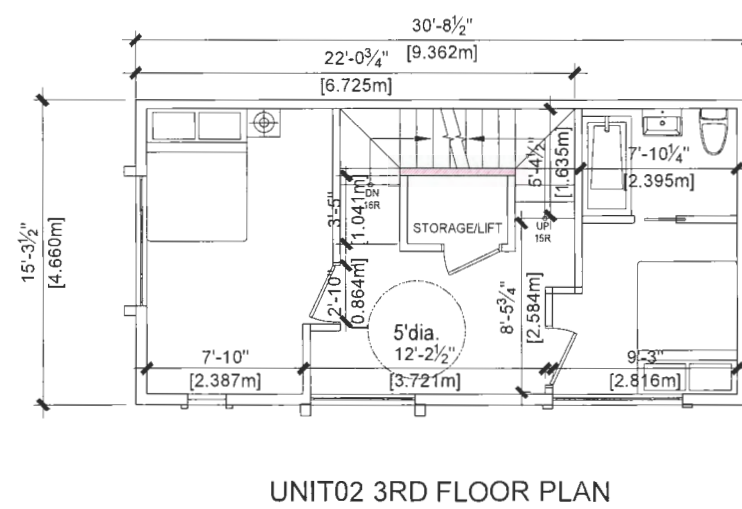
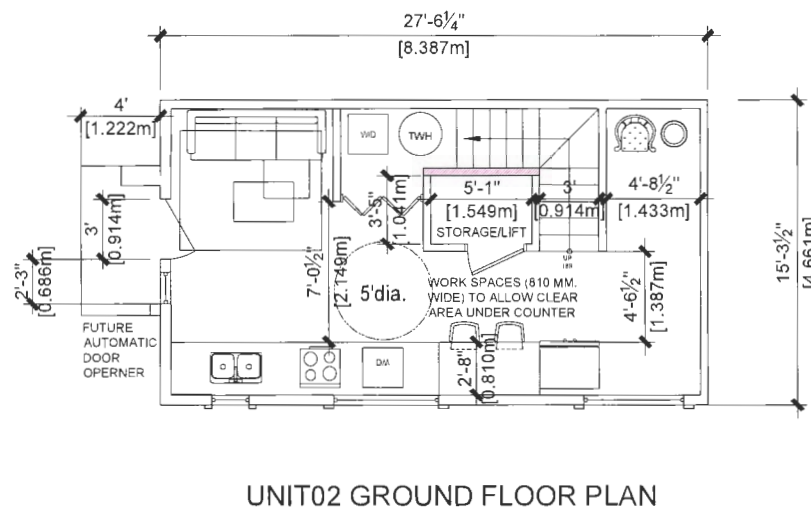
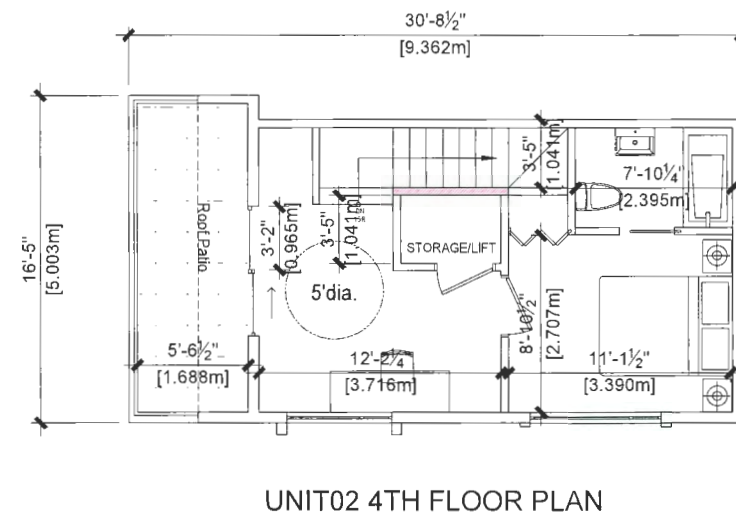
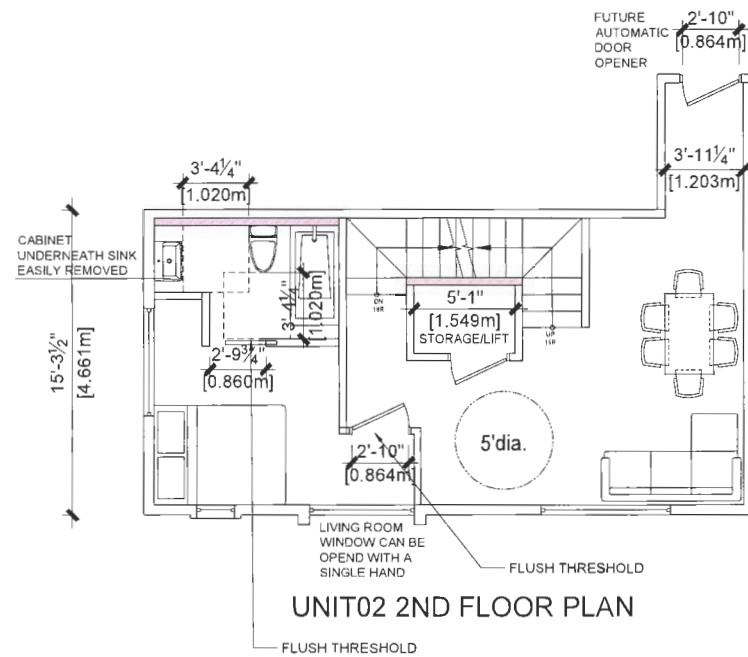


Specifications shown are for reference only and subject to final engineering

Model No.	Capacity Lbs. (Kg)	Car Width A ft-in (mm)	Car Depth B ft-in (mm)	Shaft Width C ft-in (mm)	Shaft Depth D ft-in (mm)	Entrance Width P ft-in (mm)
CLS-F-53327	550 (250)	3'-3" (1000)	2'-7" (800)	4'-11" (1495)	3'-5" (1025)	3'-1" (950)
CLS-F-73333	705 (320)	3'-3" (1000)	3'-3" (1000)	4'-11" (1495)	4'-1" (1225)	3'-1" (950)
CLS-F-83341	880 (400)	3'-3" (1000)	4'-1" (1250)	4'-11" (1495)	4'-10" (1475)	3'-1" (950)

Minimum Overhead: 9'-3" (2820mm) measured from the last stop finished floor level to the underside of hoistway.
Maximum Pit Depth: 4" (100mm) measured from the first stop finished floor level to the top of pit surface

- Also available (Please contact us for dimensions):
- Opposite (Front and Rear) entrances
 - Angled (Front and Side or Rear and Side) entrances



1 Enlarged Convertible Unit Plan-TH-A2 (UNIT02)
Scale: 1:50



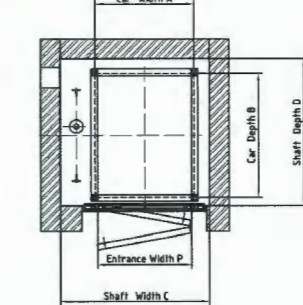
DP 23-024119 April 2, 2024 REFERENCE PLAN

Convertible Unit Guidelines for Townhouses

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 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.
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Classic (CLS Model):
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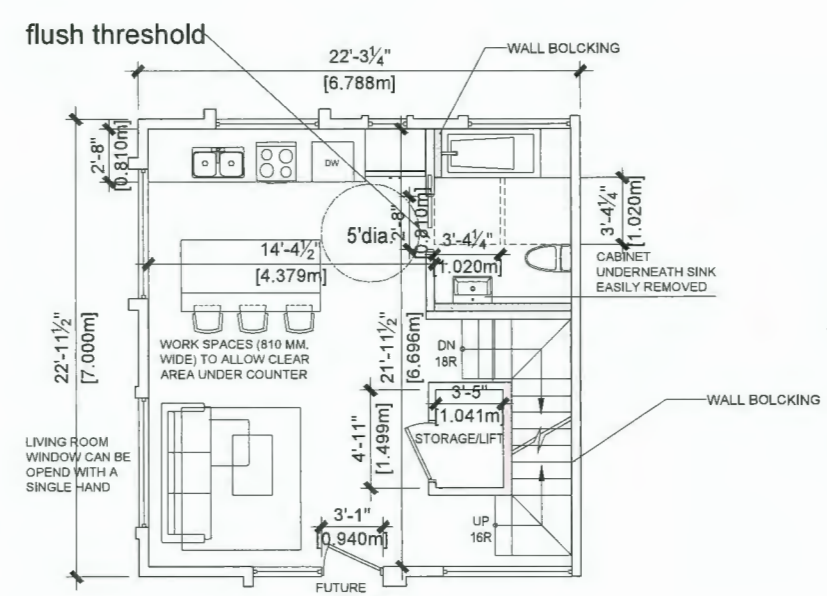


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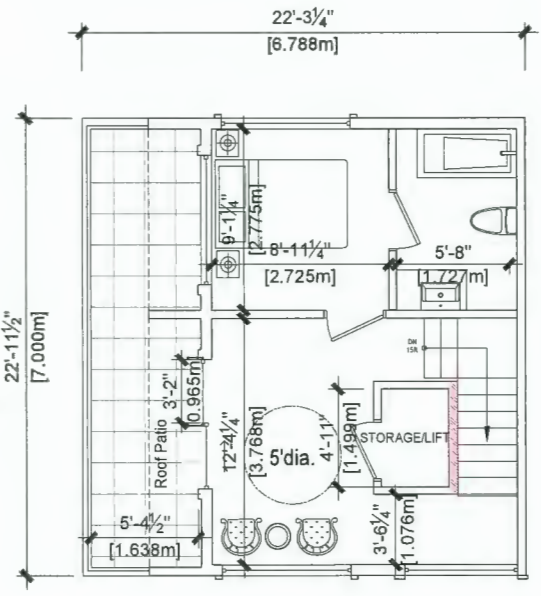
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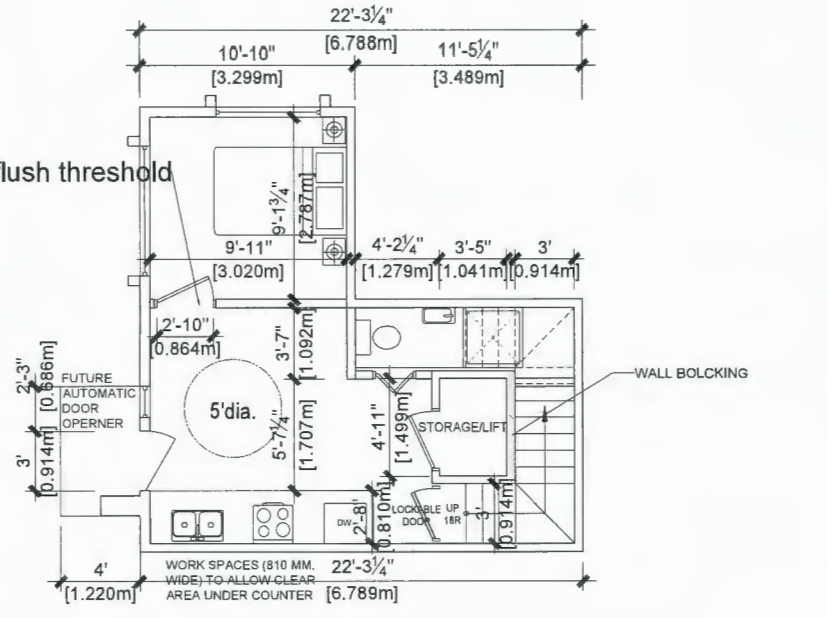
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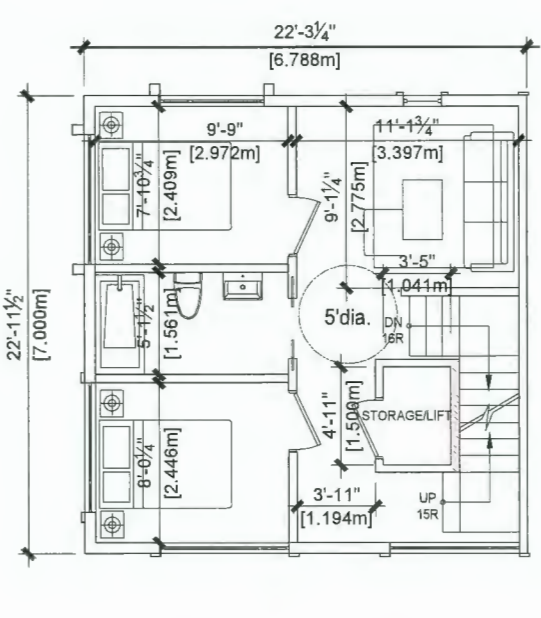
UNIT28 SECOND FLOOR PLAN



UNIT28 4TH FLOOR PLAN



UNIT28 GROUND FLOOR PLAN



UNIT28 3RD FLOOR PLAN

1 Enlarged Convertible Unit Plan-TH-G (UNIT28)
Scale: 1:50



T 604 210 9698 OFFICE@JSARCHITECT.CA
205-4603 KINGSWAY, BURNABY, BC V5H 4M4
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CONSULTANT

BUILDER'S RESPONSIBILITY TO LAYOUT WORK
It is the Builder's responsibility to lay out and carry out the work as detailed in the contract documents. It is therefore necessary for the builder to pay very close attention to actual site dimensions, geometries and conditions which may vary from those assumed on the drawings.
Any discrepancies which the Builder discovers within the contract documents themselves or between the contract documents & site conditions are to be discussed with the Architect immediately before proceeding with any work.
Written dimensions shall have precedence over scaled dimensions.
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ISSUED FOR ADP	21/01/2024
ISSUED FOR DP RESUBMISSION	18/12/23
ISSUED FOR DP	10/07/2023
ISSUED FOR DP COORDINATION	28/04/2023
ISSUED FOR RZ RESUBMISSION	05/04/2023
ISSUED FOR RZ RESUBMISSION	20/03/2023
ISSUED FOR RZ APPLICATION	14/04/2022
NO. REVISION	DATE/AMTY.
REVISIONS:	
ISSUED FOR:	DATE/AMTY.
ADP RESUBMISSION	28/03/2024

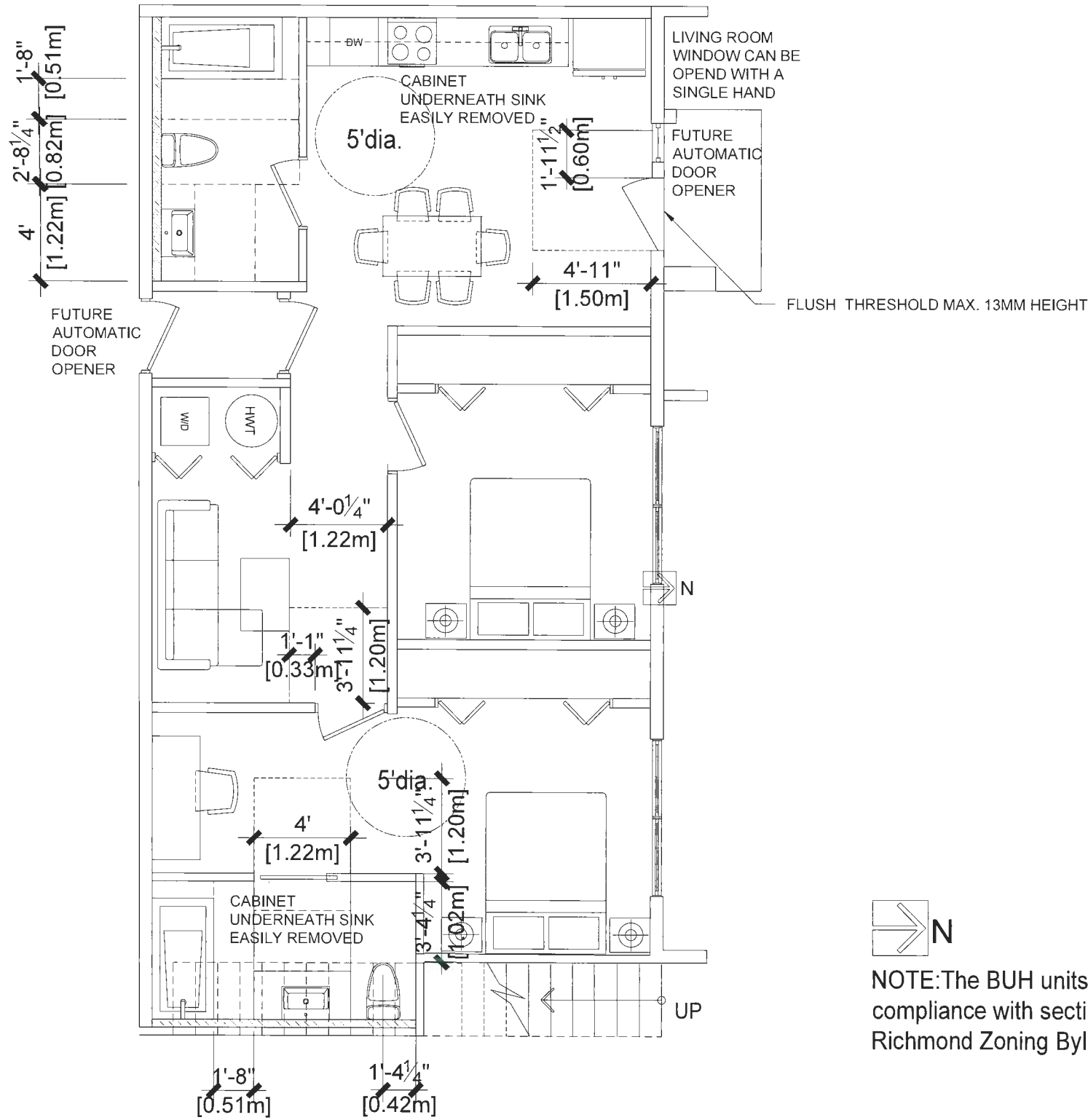
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PROJECT
8635-8695 COOK CRESCENT TOWNHOUSE DEVELOPMENT
8635-8695 Cook Crescent, Richmond BC
CLIENT

SCALE	SEAL
DATE	
DRAWN BY	
CHECKED BY	
JOB NO.	2024-03-28
21-28	
SHEET TITLE	

Enlarged BUH Unit Plan TH-E

DRAWING NO.	REVISION No.
A2.06c	



NOTE: The BUH units will be in compliance with section 4.16 of the Richmond Zoning Bylaw 8500.

1 Enlarged BUH Plan TH-E
Scale: 1:30

DP 23-024119 April 2, 2024 REFERENCE PLAN