



To: Development Permit Panel

Date: September 19, 2024

From: Joshua Reis
Director, Development

File: DP 23-029476

Re: **Application by Interface Architecture Inc. for a Development Permit at 5800,
5840, 5860 Granville Avenue**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 18 townhouse units at 5800, 5840, 5860 Granville Avenue on a site zoned "Low Density Townhouses (RTL4)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Reduce the minimum exterior side yard (north yard) from 6.0 m to 4.5 m.
 - b) Permit an electrical closet projection of 0.6 m into the front yard (west yard).

Joshua Reis, MCIP, RPP, AICP
Director, Development
(604-247-4625)

JR:cl
Att. 3

Staff Report

Origin

Interface Architecture Inc. has applied on behalf of 1275306 BC Ltd. (Directors: Satwant Singh Atwal and Surinder S. Grewal), to the City of Richmond for permission to develop 18 townhouse units at 5800, 5840, 5860 Granville Avenue, on a site zoned “Low Density Townhouses (RTL4)”. A location map of the subject site is provided in Attachment 1.

The site is being rezoned from the “Small-Scale Multi-Unit Housing (RSM/L)” zone to the “Low Density Townhouses (RTL4)” zone for this project under Richmond Zoning Bylaw 8500, Amendment Bylaw 10470 (RZ 21-922202). The Bylaw was given third reading at the Public Hearing held on July 17, 2023, and the applicant is working to complete all of the rezoning requirements.

A Servicing Agreement is required prior to Building Permit issuance for servicing and frontage improvements, including without limitation drainage upgrades along Ledway Road and construction of boulevard improvements along Granville Avenue and Ledway Road.

Development Information

Please refer to attached Development Application Data Sheet for a comparison of the proposed development data with the relevant Bylaw requirements (Attachment 2).

Background

The subject site is located on the southeast corner of the intersection of Granville Avenue and Ledway Road. The site currently consists of three properties, each containing an existing single-detached dwelling and each having an individual driveway crossing. Existing development immediately surrounding the subject site is as follows:

To the North: Across Granville Avenue, are lots zoned “Low Density Townhouses Zone (RTL1)”, “Medium Density Low Rise Apartments (RAM1)”, and “Assembly (ASY)” containing multi-family housing and the Canadian Martyrs Catholic Church, respectively.

To the South: Are lots zoned “Small-Scale Multi-Unit Housing (RSM/L)”, each containing single-detached dwellings fronting Linscott Road.

To the East: Is a lot zoned “Small-Scale Multi-Unit Housing (RSM/L)” containing a single-detached dwelling fronting Granville Avenue, which is designated for “Arterial Road Townhouse” under the Arterial Road Land Use Policy in the Official Community Plan (OCP).

To the West: Across Ledway Road are lots zoned “Small-Scale Multi-Unit Housing (RSM/L)”, each containing single-detached dwellings fronting Ledway Road.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on July 17, 2023. At the Public Hearing, one member of the public inquired about the redevelopment potential of their property, and two members of the public expressed concerns about driveway access, increased traffic and demolition of a 12-year-old dwelling to facilitate the development proposal.

Staff note that this redevelopment proposal is consistent with the OCP and Arterial Road Land Use Policy and the Traffic and Parking Assessment was reviewed, and the findings supported by the City's Transportation Department as part of the Rezoning Application review process.

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit (DP) stage:

- Examining site planning and landscaping opportunities with respect to the entry drive-aisle, extent of surface parking, outdoor amenity space, children's play structure and permeable surfaces.
- Refining the proposal to clarify the proposed lot grading and to demonstrate compliance with the maximum allowable building height.
- Confirming that all aging-in-place and convertible unit features have been incorporated into the dwelling design.
- Reviewing and finalizing the proposed exterior building material and colour palette.
- Reviewing the applicant's response to the principles of Crime Prevention Through Environmental Design (CPTED).
- Gaining a better understanding of the proposed environmental sustainability features associated with the project, including how the proposal will meet the Energy Step Code.

Through the review of this DP application, staff worked with the applicant to address these issues to the City's satisfaction and to ensure that the proposed architectural form and character is consistent with the intent of the applicable design guidelines contained within the OCP. The applicant has made revisions to the proposal to address the design issues identified, including:

- Refining the design of the drive-aisle at the entry to facilitate future shared access to neighbouring properties to the east upon their redevelopment.
- Enhancing the common outdoor amenity space with additional plant material and a more robust children's play structure.
- Increasing the amount of permeable surface on-site to maximize stormwater infiltration potential, to add visual interest and to serve as cues signifying the transition to areas used by both pedestrians and vehicles.
- Finalizing the proposed lot grading to ensure compliance with the flood construction level and maximum building height, while ensuring that existing grade is maintained within tree protection zones and an appropriate transition is provided to neighbouring properties.
- Demonstrating that all relevant accessibility features are incorporated into the design of the convertible units and that aging-in-place features are incorporated into all units.

- Refining the proposed architectural form and character, exterior building material scheme and colour palette to ensure consistency with the design guidelines in the OCP.
- Providing additional information to confirm how the proposal responds to Energy Step Code, and to the principles of environmental sustainability and Crime Prevention Through Environmental Design (CPTED).

Staff Comments

The proposed scheme attached to this report (Plans # 1 to # 6) has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject DP application. In addition, it complies with the intent of the applicable sections of the OCP and is generally in compliance with the “RTL4” zone, with the exception of the zoning variances noted below.

Zoning Compliance/VariANCES (staff comments in *bold italics*)

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

- a) Reduce the minimum exterior side yard (north yard) from 6.0 m to 4.5 m.

Staff supports the proposed variance for the following reasons:

- *The proposed 4.5 m setback from the property line along Granville Avenue enables a deeper setback to be provided to the south property line, resulting in a more sensitive interface with existing adjacent single-detached housing to the south.*
- *Although the setback is reduced, the proposal maintains consistency with the minimum private outdoor space guidelines in the OCP in the form of yards at ground-level for all units and secondary spaces in the form of balconies off the main living areas on the second level for some units.*
- *Due to the site’s location on an arterial road, the applicant has submitted an acoustic report and documentation by registered professionals confirming that the units as designed, will comply with the standards for interior noise levels and thermal comfort conditions identified in the OCP. Prior to final adoption of the rezoning bylaw, a traffic noise covenant is to be registered on Title of the subject site for public awareness and to ensure that construction complies with the City’s standards.*
- *This variance was identified as part of the Rezoning Application and no concerns on this matter were raised by members of the public at that time.*

- b) Permit an electrical closet projection of 0.6 m into the front yard (west yard).

Staff supports the proposed variance for the following reasons:

- *The Zoning Bylaw permits an electrical closet to project up to 0.6 m into a side yard and rear yard, but not into the front yard. The corner lot geometry of the subject site after land assembly results in the front yard being technically off the shorter frontage along Ledway Road, into which an electrical closet projection is not permitted.*
- *Staff supports this projection into the front yard (west yard) along Ledway Road as it is consistent with the intent of the Zoning Bylaw were this not a corner lot.*

Advisory Design Panel Comments

The Advisory Design Panel reviewed this proposal on May 23, 2024 and supported the proposal to move forward to the DP Panel subject to the application giving consideration to the comments identified by the Panel members. A copy of the relevant excerpt from the Advisory Design Panel meeting minutes is attached for reference (Attachment 3). The design response from the applicant has been included immediately following the specific Advisory Design Panel comments and is identified in *'bold italics'*.

Analysis

Conditions of Adjacency

- The proposed townhouses at the subject site have been designed with consideration of the existing surrounding housing context and are consistent with the design guidelines in the OCP for townhouses on arterial roads.
- Three-storey units are proposed along Granville Avenue and Ledway Road, which are either set back at least 7.5 m from, or step down to two storeys within 7.5 m of, common property lines with existing two-storey housing to the east and south, respectively.
- In the rear of the property, two-storey units in duplex form, with wider than minimum setbacks, are proposed along the interface with existing single-detached housing to the east and south (i.e., at least 6.0 m). New solid privacy fencing and hedging is also provided along common property lines with properties to the east and south.
- In addition, the proposed building and landscape design along the Granville Avenue and Ledway Road frontages provides for a pedestrian-oriented experience in the public realm.

Site Planning, Access, and Parking

- The proposed development is for 18 townhouse units on a site that will be approximately 3,155 m² in area after the required corner cut road dedication at the intersection of Granville Avenue and Ledway Road.
- The site layout consists of five buildings arranged along a drive-aisle having access to Granville Avenue, as follows:
 - Two three-storey buildings are proposed along Granville Avenue, north of the east-west leg of the drive-aisle (Buildings 1 and 2). Building 1 contains five units and Building 2 contains six units.
 - Two two-storey duplex buildings are proposed south of the east-west leg of the drive-aisle (Buildings 4 and 5).
 - One three-storey building that steps down to two storeys at the south end is proposed along Ledway Road to the west of the north-south leg of the drive-aisle, which contains three units (Building 3).
- Vehicle access to the subject site is proposed from Granville Avenue, consistent with the guidelines in the OCP for townhouses on arterial roads and was reviewed and supported by the City's Transportation Department as part of the Rezoning Application.

Prior to final adoption of the rezoning bylaw, the applicant is required to register on Title a Statutory Right-of-Way (SRW) over the drive-aisle for Public-Right-of-Passage to enable access to be shared in future by neighbouring properties to the east upon their redevelopment.

- Pedestrian access to the site is proposed via the driveway off Granville Avenue as well as via a pathway with entry trellis off Ledway Road. The dual use of the driveway by both vehicles and pedestrians is highlighted by decorative and permeable pavers at transition zones such as the main entry leading up to the Outdoor Amenity Space and the pedestrian entry off Ledway Road.
- On-site parking is provided consistent with Richmond Zoning Bylaw 8500. Resident vehicle parking spaces are proposed in individual garages and in surface parking spaces. Four surface parking spaces are proposed in the southwest portion of the site for visitors. Bike parking is also proposed within individual garages, while a bike rack for visitors is proposed at the entry to the Outdoor Amenity Space.
- Waste and recycling bins are to be located in individual garages consistent with the proposed door-to-door collection.

Architectural Form and Character

- The proposed exterior design aims for a contemporary architectural vocabulary, which is considered appropriate given the existing surrounding context and the site's proximity to the City Centre.
- The proposed building massing and height are consistent with the design guidelines for Arterial Road Townhouses as the units are grouped into small building clusters and three-storey portions of buildings are located closest to the arterial road, stepping down to two-storeys along the interface with existing adjacent two-storey housing.
- To provide visual interest and further break down the building mass, portions of the upper floors are stepped back from the floors below and a combination of hipped and shed roof forms are used.
- The residential character of the development is reflected in the use of small-scale, pedestrian-oriented features such as street-fronting pedestrian entrances with meaningful eave projections, articulation at different levels of the building façade and an appropriate variety of building cladding materials and colours.
- The proposed colour palette and cladding material consist of white Hardie panels with matching reveal edges, Hardie vertical-patterned panel siding in blue and light tan accent colours and Hardie lap siding in a dark tan accent colour.

Open Space & Landscape Design

- Common outdoor amenity space is located in the southeast corner of the site (122 m²), which is larger than the 108 m² design guideline in the OCP. The space contains the mail kiosk, bench seating, a children's play structure that provides for climbing, jumping and sliding, as well as a variety of plants and a Pacific Dogwood tree.

- Private outdoor space for each of the units is provided consistent with the size guidelines in the OCP (min. 30m² per unit) and is primarily in the form of yards at grade, with secondary balconies for the three-storey buildings along either the internal drive-aisle or Ledway Road.
- Tree retention and removal was assessed as part of the Rezoning Application, at which time it was identified that:
 - Five trees on the subject site are to be retained and protected (Trees # 455, 457, 458, 459, 467).
 - Four trees shared with City-owned property and neighbouring property to the east are to be retained and protected (Trees # 456, and 473, 474, 475, respectively).
 - Five trees on neighbouring properties to the south and east are to be retained and protected (Trees # N01, N04, N05, N06, and an unnumbered Walnut tree).
 - Two trees located in the boulevard on City-owned property are to be retained and protected (Trees # C05 and C06).
 - 11 on-site trees (one of which is shared with the City) are proposed to be removed (Trees # 460-465, 468-472), for which 22 replacement trees are required to be planted and maintained on-site consistent with the 2:1 replacement ratio in the City's OCP and Tree Protection Bylaw.
 - Two trees on neighbouring properties to the south (Trees # N02, N03) and two trees on City-owned property (Trees # C02, C03) are proposed to be removed
Note: prior to removal of Trees # N02 and N03, the applicant must obtain tree removal permits and provide tree replacement on those properties (with authorization of/coordination with the neighbouring property owners). The applicant is also required to provide a \$4,500.00 contribution to the City's Tree Compensation Fund prior to final adoption of the rezoning bylaw for removal of the City trees.
 - Three non-bylaw hedgerows are proposed to be removed from the subject site, as are two non-bylaw hedgerows in the boulevards on City-owned property (#C01, C07).
- For eight of the trees retained on City-owned property and the subject site (Trees # C05, C06, 455-459), the design of the required frontage improvements is being adjusted to align the new sidewalk to the outside edge of the tree protection zone. The design will be further refined through the Service Agreement design review process.
- To ensure that retained trees are protected, the applicant is required to submit Tree Survival Securities totalling \$65,000.00 and enter into a legal agreement that sets the terms for the use and release of the securities prior to final adoption of the rezoning bylaw.
- The Landscape Plan shows that a mix of 24 deciduous and coniferous trees are proposed to be planted and maintained on-site, which exceeds the required number of replacement trees (i.e., Vine maple, Pacific Dogwood, Toba Hawthorn, Honey locust and Serbian spruce).
- A variety of shrubs, perennials and ground covers are also proposed on-site (e.g., Juniper, Hick's Yew, Azalea, Salal, Spirea, Ferns and Bugleweed).
- The Landscape Plan indicates that all soft landscaped areas are to be equipped with an automatic irrigation system approved by the registered Landscape Architect and installed by an accredited irrigation contractor.

- To define the street edge and clearly distinguish between public and private space, low aluminum picket fencing with pedestrian gates is proposed, while solid wood privacy fencing is proposed along common property lines with adjacent properties.
- To ensure that the Landscape Plan is adhered to, the applicant is required to submit a Landscaping Security in the amount of \$135,447.33, which is based on 100 per cent of the landscape cost estimate prepared by the Registered Landscape Architect (including all materials, installation and a 10 per cent contingency) prior to DP issuance. The applicant must also enter into a legal agreement that sets the terms for the use and release of the Landscaping Security.
- The proposed lot grading is designed to accommodate the required flood construction level while gently sloping to match the existing lot grade elevations at common property lines with adjacent properties.
- A concept for exterior lighting is provided, which illustrates that appropriate building-mounted lighting is proposed at all unit entries and on the sides of buildings, as well as a bollard light at the pedestrian pathway to the site off Ledway Road.

Indoor Amenity Space

- Consistent with the OCP, and as considered as part of the Rezoning Application, the applicant proposes to submit a contribution in the amount of \$37,188.00 to the City's Leisure Facilities Reserve Fund prior to final adoption of the rezoning bylaw in-lieu of providing common indoor amenity space on-site.

Accessible Housing

- 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 or with mobility constraints. The potential conversion of these units will require the installation of a stair lift.
- 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.

Sustainability

- The applicant has submitted written confirmation from their certified Energy Advisory that the proposed design will meet BC Energy Step Code 3 with a low-carbon energy system. The key technical elements that enable this performance target to be achieved include additional insulation in floor, wall and roof assemblies, electric domestic hot water heating and air source heat pumps for both heating and cooling.
- The proposed energy performance target is consistent with the provisions for in-stream applications that were submitted to the City prior to October 31, 2023, subject to the DP application being considered and endorsed by the DP Panel and a complete Building Permit

application being submitted prior to October 31, 2024. The applicant is aware that if these deadlines are not met, the proposal must be updated to meet the current BC Energy Step Code performance targets (e.g., Step 3 + EL-4).

- To minimize visual impact, the heat pump condenser units for Buildings 1 and 2 are proposed to be located on the balconies along the internal drive-aisle; for Building 3 are located under the balconies behind the support columns; and for Buildings 4 and 5 are located abutting the rear building facades and screened with landscaping.
- The applicant has provided a report from an acoustical engineer confirming that the proposed heat pumps will comply with the City’s Noise Regulation Bylaw.
- Additional environmental sustainability features of the proposal identified by the applicant include:
 - Energized outlets to support electric vehicle (EV) charging for all resident parking spaces, an energized outlet for one visitor parking space, and opportunity charging for one visitor parking space, as required by Richmond Zoning Bylaw 8500.
 - Permeable pavers within a portion of the drive-aisle and within the surface parking spaces to maximize stormwater infiltration potential.
 - Low-flow toilets and showers, energy-efficient LED lighting and Energy Star appliances.

Crime Prevention Through Environmental Design (CPTED)

- The applicant has indicated that CPTED principles have been accounted for in the proposed design, such as the single vehicle access point off Granville Avenue and clearly-defined pedestrian access point off Ledway Road; the centralized outdoor amenity space within sight of the entrance and with a high level of passive surveillance; appropriately-sized windows on all building elevations to monitor adjacent private outdoor spaces and building entries; and lighting at unit entries and along the drive-aisle.

Site Servicing and Off-site Improvements

- Servicing and off-site improvements to support the proposed development were identified during the Rezoning Application review process and will be undertaken as part of a Service Agreement to be entered into prior to Building Permit issuance. The scope of work includes, without limitation: drainage upgrades along approximately 50 m of Ledway Road to increase the size of the storm sewer to 600 mm diameter; water, storm and sanitary service connections and boulevard improvements to contain a new treed/grass boulevard and concrete sidewalk along both Granville Avenue and Ledway Road, as well as an off-street bike path along the Granville Avenue frontage.
- The design of the frontage improvements is to be adjusted to facilitate retention of eight of the existing City-street trees and trees on the subject site, and the design will be further refined through the SA design review process.

Conclusions

This proposal is for an 18-unit townhouse development on a land assembly involving three lots at 5800, 5840, 5860 Granville Avenue.

The applicant has addressed the design issues identified through the Rezoning Application review process, as well as additional staff comments regarding site planning, urban design, architectural form and character, and landscape design as part of the DP Application review process. The proposal provides an appropriate response to the surrounding housing context and conforms to the applicable policies and design guidelines contained within the OCP.

The proposed development complies with the requirements of the “RTL4” zone, with the exception of the variances discussed.

On this basis, staff recommend that the DP be endorsed, and issuance by Council be recommended.



Cynthia Lussier
Planner 2
(604-276-4108)

CL: js

- Att. 1. Location Map
- 2. Development Application Data Sheet
- 3. Excerpt from the May 23, 2024 Advisory Design Panel meeting minutes and the Applicant’s design response

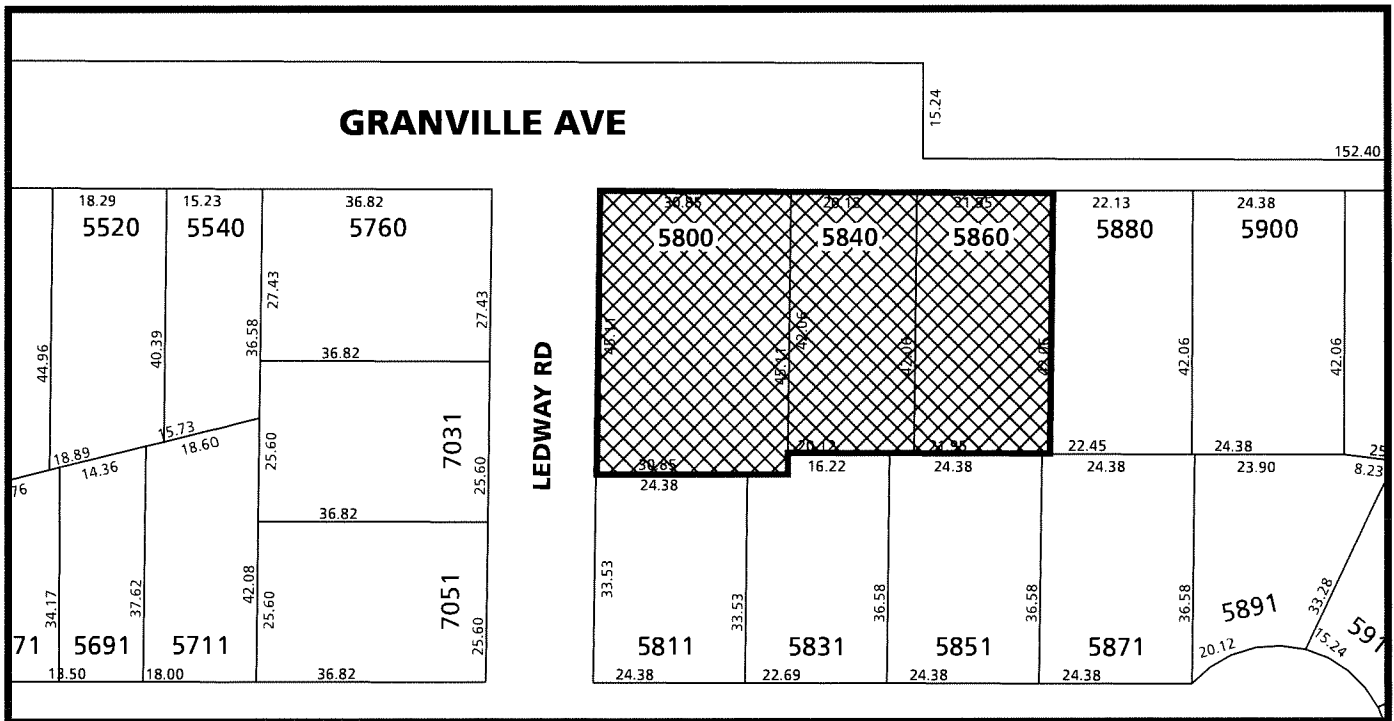
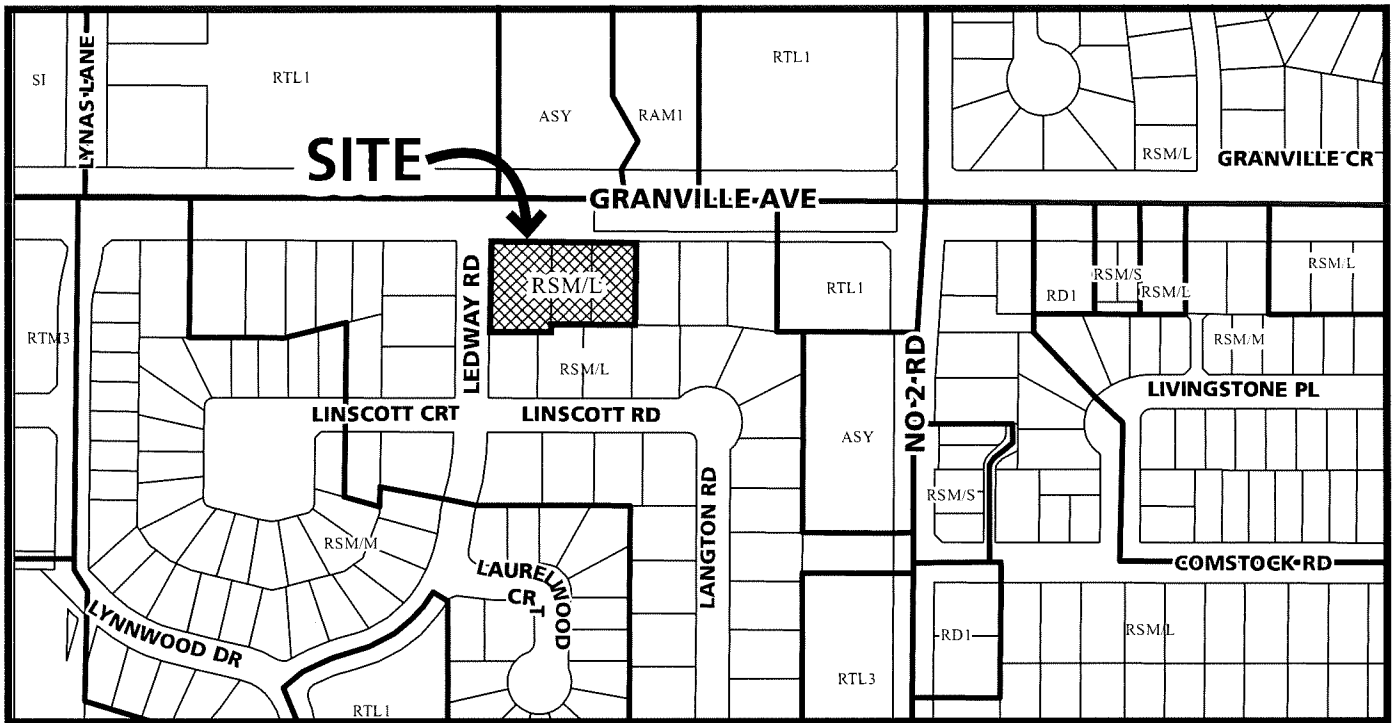
The following are to be met prior to forwarding this application to Council for approval:


- 1. Final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10470.
- 2. Receipt of a Letter of Credit or other form of security acceptable to the City for landscaping in the amount of \$135,447.33 (100 per cent of the cost estimate provided by the Registered Landscape Architect, including all materials, installation, and a 10 per cent contingency). To accompany the landscaping security, a legal agreement that sets the terms for use and release of the security must be entered into between the applicant and the City.
- 3. 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 future Building Permit issuance, the developer is required to complete the following:

- Incorporation of accessibility measures in Building Permit plans and construction, as determined via the Rezoning and Development Permit applications (e.g., aging-in-place features in all units and two convertible units).
- Incorporation of energy efficiency measures in Building Permit plans and construction to meet or exceed the applicable Energy Step Code performance target. Note: The applicant is aware that if the deadline for in-stream applications is not met, the proposal must be updated to meet the current BC Energy Step Code performance targets (e.g., Step 3 + EL-4).

- Obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<https://www.richmond.ca/services/transportation/special.htm#TrafficPlan>).
- If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.



	<h1 style="text-align: center;">DP 23-029476</h1>	<p>Original Date: 10/24/23 Revision Date: 09/17/24 Note: Dimensions are in METRES</p>
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DP 23-029476

Address: 5800, 5840, 5860 Granville Avenue

Applicant: Interface Architecture Inc.

Owner: 1275306 BC Ltd.

Planning Area(s): Blundell

	Existing	Proposed
Site Area:	3,163 m ²	3,155 m ² (after the required 4 m x 4 m corner cut road dedication)
Land Uses:	Single detached housing	Townhousing
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Small-Scale Multi-Unit Housing (RSM/L)	Low Density Townhouses (RTL4)
Number of Units:	3	18

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.60	0.60	None permitted
Floor Area (Net):	Max. 1,893.00 m ² Max. (20,376.08 ft ²)	1,891.61 m ² (20,361.00 ft ²)	None permitted
Lot Coverage – Buildings:	Max. 40%	35.8%	None
Lot Coverage – Non-porous Surfaces:	Max. 65%	57.6%	None
Lot Coverage – Live Plant Material:	Min. 25%	27.2%	None
Setback – Front Yard (West):	Min. 6.0 m	6.0 m	To permit a 0.6 m electrical closet projection
Setback – Exterior Side Yard (North):	Min. 6.0 m	4.5 m	To reduce from 6.0m to 4.5 m
Setback – Side Yard (South):	Min. 3.0 m	6.0 m	None
Setback – Rear Yard (East):	Min. 3.0 m	6.8 m	None
Building Height (m):	Max. 12.0 m (3 storeys)	11.93 m (Bldgs. 1 & 2) 8.92 m (Bldgs. 3) 8.99 m (Bldgs. 4 & 5)	None
Minimum Lot Depth:	Min. 35.0 m	72.9 m	None
Minimum Lot Width:	Min. 30.0 m	43.6 m (average)	None

	Bylaw Requirement	Proposed	Variance
On-site Vehicle Parking Spaces:	Min. 2.0/unit - 36 spaces (R) Min. 0.2/unit - 4 spaces (V)	36 spaces (R) 4 spaces (V)	None
Standard Size:	Min. 50% (18 spaces)	86.1% (31 spaces)	None
Small Size:	Max. 50% (18 spaces)	13.9 % (5 spaces)	
Tandem Vehicle Parking Spaces:	Max. 50% (18 spaces)	50 % (18 spaces)	None
Accessible Vehicle Parking Spaces:	Min. 2% (1 Van Accessible space)	1 Van Accessible space	None
Total Vehicle Parking Spaces:	40 spaces	40 spaces	None
Amenity Space – Indoor:	Min. 70 m ²	Cash-in-lieu	None
Amenity Space – Outdoor:	Min. 6 m ² /unit (i.e., 108 m ²)	122 m ²	None

Excerpt from the Minutes from
The Advisory Design Panel Meeting

Thursday, May 23, 2024 – 4:00 p.m.
Remote Meeting

**DP 23-029476 – PROPOSAL TO DEVELOP 18 TOWNHOUSE UNITS, WITH
VEHICLE ACCESS TO/FROM GRANVILLE AVENUE**

ARCHITECT: Interface Architecture Inc.

LANDSCAPE ARCHITECT: Donald V.S. Duncan Development Consultant Landscape
Architect

PROPERTY LOCATION: 5800, 5840, 5860 Granville Avenue

Applicant's Presentation

Architect Ken Chow, Interface Architecture Inc, and Landscape Architect Donald Duncan, Donald V.S. Duncan Development Consultant Landscape Architect, presented the project and answered queries from the Panel.

Panel Discussion

Comments from Panel members were as follows:

- overall, appreciate the design of the project which is simple, utilitarian, and straightforward; also appreciate the form and character of the building which has a bit of a traditional look, is residential-looking and broken down in scale; the building massing also addresses well the project's site context;
- like the idea of differentiating the buildings with colours; however, the rationale behind the proposed placement of colours is not clear as it appears random, particularly at the ends of the buildings;

Cladding materials at Level 3 revised to Hardie panel (Arctic White); the side elevations are revised/simplified accordingly.

- understand the rationale behind the proposed fencing; however, consider a more transparent fencing to provide more visual connection to the subject site as some of the proposed fencing look solid;

The frontage fence is composed of 25 x 25 pickets on 100 mm centres. The top rail has been removed to lighten the appearance.

- agree with the Panel comment that the applicant reduce the amount of fencing especially along the frontages and ensure that retained trees located adjacent to the fence will be protected during the installation of fencing;

The amount of fencing has been reduced, particularly near the retained trees.

- agree with the Panel comment that the approach to break down the building massing is appropriate for the neighbourhood; *Noted.*
- also agree with the Panel comment that there is no clear rationale for the use of colours in the buildings;

The colour scheme has been simplified: (i) the base of the building is dark brown horizontal Hardie siding, (ii) the two accent colours remain only in certain areas, (iii) and the white Hardie panel are found mainly at the upper levels.

- the design of the balconies looks like an afterthought; the balconies appear tacked on and do not integrate well with the overall architecture of the buildings;

This comment referred to the Ledway-facing balconies of Building 3. They are now redesigned with wider support columns and clad with Hardie panel to be visually integrated with the building.

- in general, the scale of the project is appropriate for the neighbourhood; *Noted.*
- appreciate the retained trees in the subject site; *Noted*
- agree with the staff comment to replace the proposed yew hedges along street frontages with evergreen flowering shrubs as yews tend to grow tall; *Noted*
- appreciate the alternating pattern of planting of two tree species in the yards of each unit along Granville Avenue; however, consider replacing the Slender Hinoki False Cypress with a more visually permeable tree species along the Granville Avenue frontage to make it more inviting but retain them in the middle between the two yards;

The False Cypress has been replaced by the slender form of the Serbian Spruce (Picea omorika).

- concerned about the survivability of proposed planting under the overhangs and balconies, particularly on the Granville Avenue side and the south side; installing year-round irrigation would help but is expensive;

An irrigation system will be provided. Plantings under some overhangs have been reduced where appropriate, and retained where the overhang is nominal and where the plants are adjacent to open lawn.

- the two lawn areas located between buildings will be in full shade; consider replacing with full shade ground cover as lawns require a lot of sunlight exposure to survive;

Lawns between buildings have been replaced with mass plantings of Chocolate Bugleweed (Ajuga reptans)

- consider installing ground cover directly in front of the fence along the Granville Avenue and Ledway Road sides of the subject site in order to mitigate the austere and utilitarian appearance of the boulevard;

The fence on Ledway Road has been offset by 650 mm behind shrubs to soften the appearance.

- consider installing buffer planting between the children's play area and the adjacent yard;

In addition to the solid privacy fencing along property lines, a hedge has been added between the children's play area and the adjacent properties and solid privacy fencing also is provided alongside the adjacent unit's private outdoor space.

- the location of the children's play area appears isolated and not part of the subject development;

The children's play area is adjacent to the mailboxes, bike parking, and seating area. It is also aligned with the main access to the site.

- overall, appreciate the clear presentation of the project; *Noted.*
- appreciate the applicant for not only providing a space for a stairlift for the convertible units but also for providing the technical information for the lift (i.e., the specifications);

Noted. The specifications are included on sheet A2.4.

- the two convertible units are located adjacent to each other in the same building; consider relocating one of the convertible unit to another building to address their segregation from other residential units;

The two convertible units have been relocated and are now in Units # 15 and 18.

- if a manual will be provided for future owners/occupants of the convertible units, consider recommending a portable rather than a fixed ramp for use on the south entrance of the convertible units so it can be easily be moved to facilitate access to the yards of neighbours the owners would like to visit;

This is the correct option for accessing the yards from the convertible units, and the removable ramp option is shown on sheet A2.4.

- balconies dominate the façade on Building 3 fronting Ledway Road and the front doors appear recessive; consider introducing design changes to make the doors more dominant;

These three entry door alcoves are now more visually prominent by increasing the shed roofs from 3:12 to 6:12 slopes.

- overall, the architectural treatment is reasonable in terms of massing, scale and character of the proposed development; *Noted.*

- agree with Panel comments regarding the lack of rationale for the proposed use of colours and materials; review the transitions in the use of colours and materials on the same plane and clarify the rationale and logic for the transitions, e.g. clarify the relationship between the base versus the upper levels, particularly at the side elevations where material changes appear random; similarly with the relationship of textures between the materials in trying to use textures to highlight the design concept;

The colour and material scheme has been simplified, and transitions have been improved: (i) the base of the building is dark brown horizontal Hardie siding, (ii) the two accent colours remain only in certain areas, (iii) and the white Hardie panel are found mainly at the upper levels.

- consider installing additional smaller windows on building elevations fronting Ledway Road;

Additional small windows have been added to the third level of Building 3 fronting Ledway Road.

- rear entries fronting the mews for Buildings 1, 2, and 3, could be treated to read like main entry doors in terms of character; also look at ways to extend the porch and make the entries more inviting, especially for children using the mews for play space ;

The doors fronting the drive-aisle have been revised to entry doors with glass inserts, to match those on the front entries.

- agree with Panel recommendation to reduce the amount of fencing especially at the end of the mews facing Ledway Road; also consider shifting the fence line further inside the property line to allow planting in front of the fence to soften the appearance of the fence;

The extent of the fence has been reduced and it has been set back from the property line on Ledway Road to allow for low shrub plantings in front.

- review the design of the entry gates to the residential units along Granville Avenue and Ledway Road and investigate opportunities to punctuate the streetscape to provide a better sense of address to the units;

The new fence design differentiates the gates from the fence to punctuate the entries.

- consider installing a planted buffer between the children's play area and the adjacent residential unit to mitigate noise coming from the children's play area;

Solid wood fencing is provided to the west of the children's play area, and a hedge and solid wood fencing is provided on the east side.

- consider installing a planted buffer between the visitor parking stalls and the adjacent yard at the southwest corner of the subject development; consider installing trees as there is a large open area at the southwest corner of the site; also consider relocating the electrical closet on the west elevation of Building 2 to this area;

Due to the existing 6 m wide statutory right-of-way for the sanitary sewer in the southwest corner of the site, building encroachments and tree planting are not permitted in this area.

- consider extending the on-site pedestrian accessible path up to the Ledway Road sidewalk and if necessary, install a gate that is accessible;

The accessible pedestrian path off the Ledway Road sidewalk has been widened to 1.5 m consistent with City guidelines, complete with entry trellis. At the dead-end of the drive-aisle, permeable pavers have been added to signify the transition zone to an area that is used by both vehicles and pedestrians.

- overall, the project is appropriate for the neighbourhood and the residential character of the project is apparent and generally well handled; ***Noted.*** and
- consider extending the strip of pedestrian walkway (that links the dead-end drive aisle to the Ledway Road sidewalk) up to the project's children's play area to provide a safe and continuous on-site pedestrian pathway.

To emphasize shared use of the drive-aisle by vehicles and pedestrians, the drive-aisle has been treated with permeable pavers in a herringbone pattern at key areas, such as the site's main entry up to the outdoor amenity space containing the children's play area, as well as where it meets the pedestrian path off Ledway Road.

The following written comment submitted by Panel member David Semczyszyn was read into the record by Virendra Kallianpur, Staff Liaison for the Panel:

- pleased to see the use of permeable pavers in the project. ***Noted.***

Clarification was sought by the applicant regarding the comments of the Panel. In reply, the Panel members stated the following:

- with regard to the Panel recommendation to relocate one of the two adjacent convertible units in Building 4, it was clarified that the applicant consider relocating the two convertible units farther from each other, i.e., one convertible unit to be located on the west end of Building 4 and the other convertible unit to be located on the east end of Building 5;

The two convertible units are now relocated to Units # 15 and 18.

- with regard to the Panel recommendation to extend the strip of pedestrian walkway from the Ledway Road sidewalk up to the children's play area and the proposed width and paving material to be used, it was clarified that the recommended pathway width be between 900 mm to 1200 mm and the same AquaPave unit pavers at the site entrance with a different colour be used for paving; and

The accessible pedestrian path off the Ledway Road sidewalk has been widened to 1.5 m consistent with City guidelines, complete with entry trellis. At the dead-end of the drive-aisle, matching permeable pavers to those used at the site entrance have been added to signify the transition to an area that is used by both vehicles and pedestrians.

- with regard to the Panel recommendation to reduce the amount of fencing and improve its transparency, it was clarified that the applicant consider (i) reviewing the relationship of posts (i.e., the concrete posts that frame the entrances to the yards) and the gates, (ii) reviewing the design of fencing as they stand out and appear not integrated with the building massing and consider a picketed fence with no solid top to enhance transparency, (iii) reviewing the height of fencing along the site's front yards, and (iv) investigating opportunities to reduce fencing at the end of the mews in order to highlight the accessible path into the development.

Fencing has been revised to include gates that are characterized by posts and a top rail, while the remainder of the fencing along the frontages includes pickets with no top rail. Side yard fences are retained at 1.8 m in height as solid privacy fencing. Fencing at the mews end has been removed, with a trellis providing an entry feature.

Panel Decision

It was moved and seconded

That DP 23-029476 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



No. DP 23-029476

To the Holder: Interface Architecture Inc.
Property Address: 5800, 5840, 5860 Granville Avenue
Address: Unit 230 - 11590 Cambie Road
Richmond BC V6X 3Z5

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
 - a) Reduce the minimum exterior side yard (north yard) from 6.0 m to 4.5 m.
 - b) Permit an electrical closet projection of 0.6 m into the front yard (west yard).
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; on-site parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans # 1 to # 6 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$135,447.33 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit
No. DP 23-029476

To the Holder: Interface Architecture Inc.
Property Address: 5800, 5840, 5860 Granville Avenue
Address: Unit 230 - 11590 Cambie Road
Richmond BC V6X 3Z5

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

This Permit is not a Building Permit.

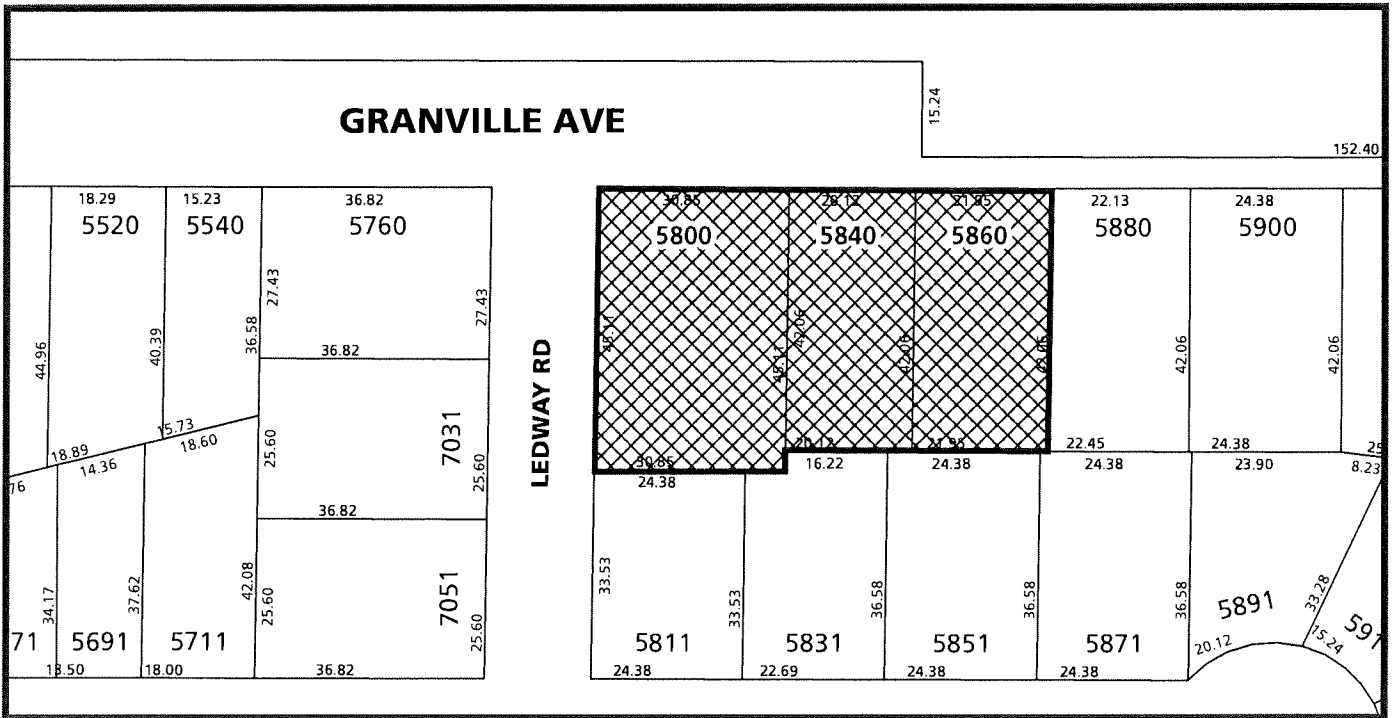
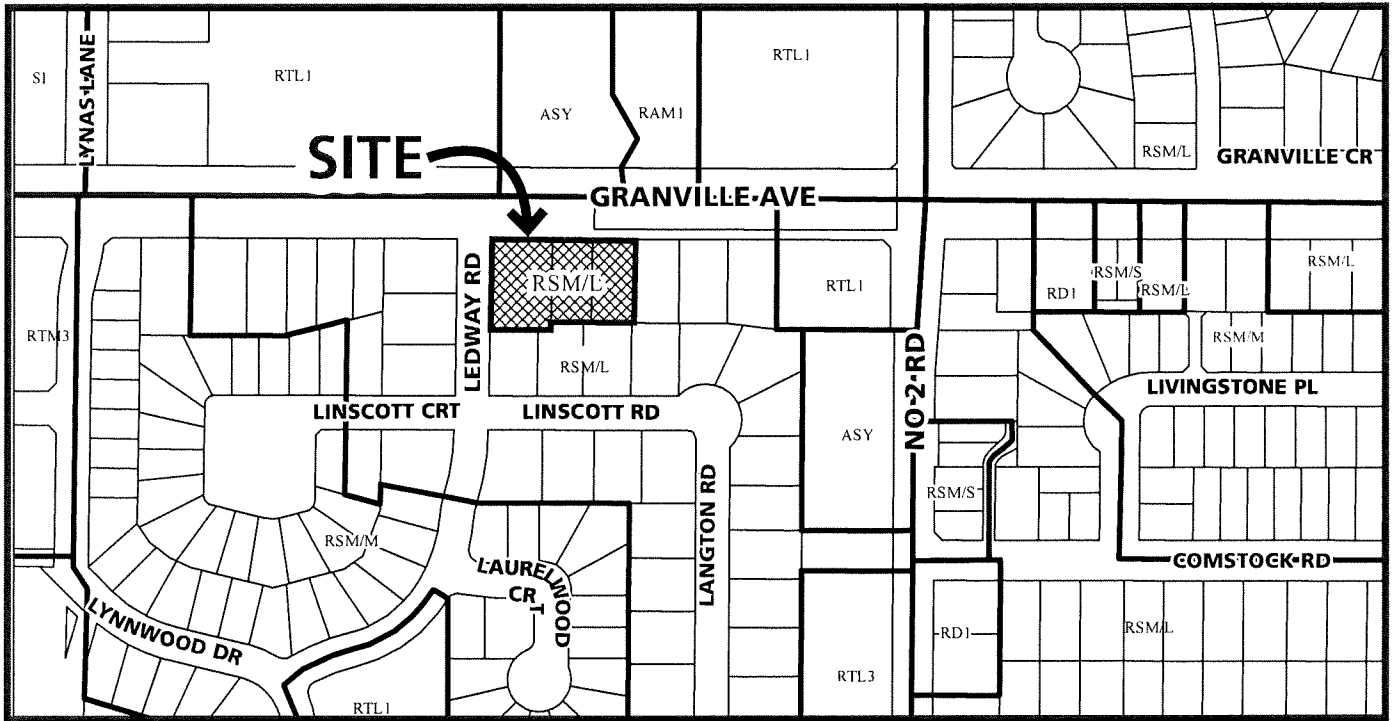
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE
DAY OF , .

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



	<h2>DP 23-029476 SCHEDULE "A"</h2>	Original Date: 10/24/23 Revision Date: 09/17/24 Note: Dimensions are in METRES
--	--	--

DEVELOPMENT PERMIT APPLICATION

RESUBMISSION: SEPT 17, 2024

PROPOSED 18-UNIT TOWNHOUSE DEVELOPMENT
5800 / 5840 / 5860 GRANVILLE AVENUE

RZ 21-922202 / DP 23-029476



PERSPECTIVE VIEW



5900 GRANVILLE AVENUE



5880 GRANVILLE AVENUE



CONTEXTUAL MAP



5760 GRANVILLE AVENUE ALONG GRANVILLE AVE



5771 GRANVILLE AVE.



5791 GRANVILLE AVE.



7031 LEDWAY ROAD



5760 GRANVILLE AVENUE ALONG LEDWAY ROAD

REVISIONS	
SEP 17, 2024	DP4 RE-SUBMISSION
JULY 08, 2024	DP3 RE-SUBMISSION
MAY 10, 2024	ADP SUBMISSION
MAY 02, 2024	DP2 RE-SUBMISSION
SEP 22, 2023	DP APPLICATION
MAR 09, 2023	RZ3 RE-SUBMISSION
OCT 15, 2021	RZ2 RE-SUBMISSION
DEC 23, 2020	RZ1 APPLICATION
CONSULTANTS:	
<p>SEPT 19 2024 DP 23-029476 PLAN # 1</p> <p>ALL DETAILS AND OTHER INFORMATION SHOWN HEREON ARE THE PROPERTY OF THE PROJECT ARCHITECT AND SHALL BE USED ONLY FOR THE PROJECT SHOWN HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.</p> <p>THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS OR FOR THE CONSEQUENCES OF THE USE OF THIS DRAWING FOR ANY PURPOSES OTHER THAN THOSE INTENDED BY THE ARCHITECT.</p> <p>THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS OR FOR THE CONSEQUENCES OF THE USE OF THIS DRAWING FOR ANY PURPOSES OTHER THAN THOSE INTENDED BY THE ARCHITECT.</p>	
SEAL:	

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PROJECT:
Proposed 18-Unit
Townhouse Development

3 LOT ASSEMBLY
5800 / 5840 / 5860
GRANVILLE AVENUE
RICHMOND, BC

PROJECT NO.:
2008GRAN

SCALE:

DATE:
Dec 23, 2020

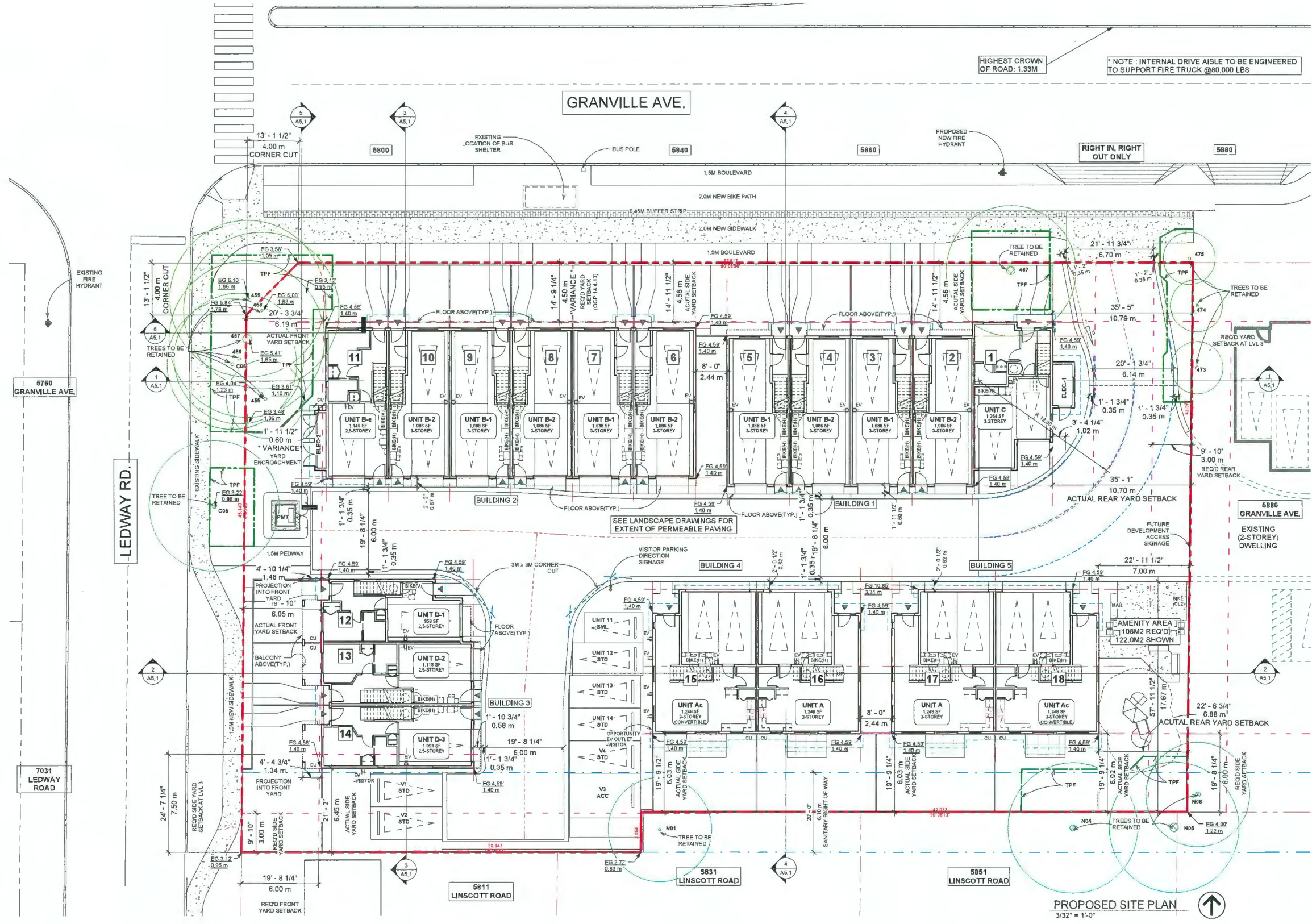
DRAWN BY:
KYC, SRS

CHECK BY:
KYC

SHEET TITLE:
COVER SHEET

DRAWING SHEET

A0.0



HIGHEST CROWN OF ROAD: 1.33M
 * NOTE : INTERNAL DRIVE AISLE TO BE ENGINEERED TO SUPPORT FIRE TRUCK @80,000 LBS

REVISIONS	
SEP 17, 2024	DP4 RE-SUBMISSION
JULY 08, 2024	DP3 RE-SUBMISSION
MAY 10, 2024	ADP SUBMISSION
MAY 02, 2024	DP2 RE-SUBMISSION
SEP 22, 2023	DP APPLICATION
MAR 09, 2023	RZ3 RE-SUBMISSION
OCT 15, 2021	RZ2 RE-SUBMISSION
DEC 23, 2020	RZ1 APPLICATION

CONSULTANTS:

SEPT 19 2024
DP 23-029476
PLAN # 1.B

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SEAL:

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PROJECT	Proposed 18-Unit Townhouse Development
3 LOT ASSEMBLY	5800 / 5840 / 5860 GRANVILLE AVENUE RICHMOND, BC
PROJECT NO.:	2008GRAN
SCALE:	3/32" = 1'-0"
DATE:	Dec 23, 2020
DRAWN BY:	KYC, SRS
CHECK BY:	KYC
SHEET TITLE:	PROPOSED SITE PLAN

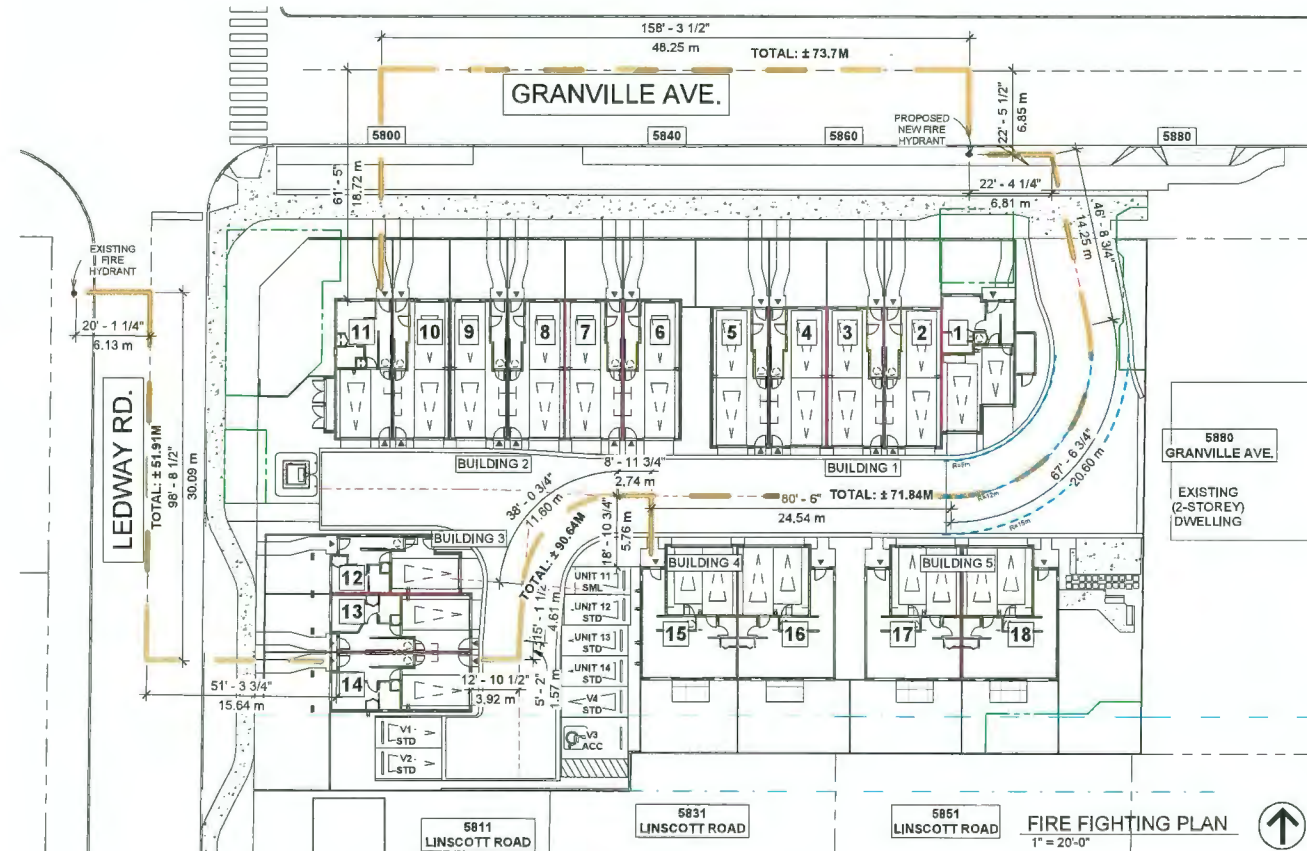
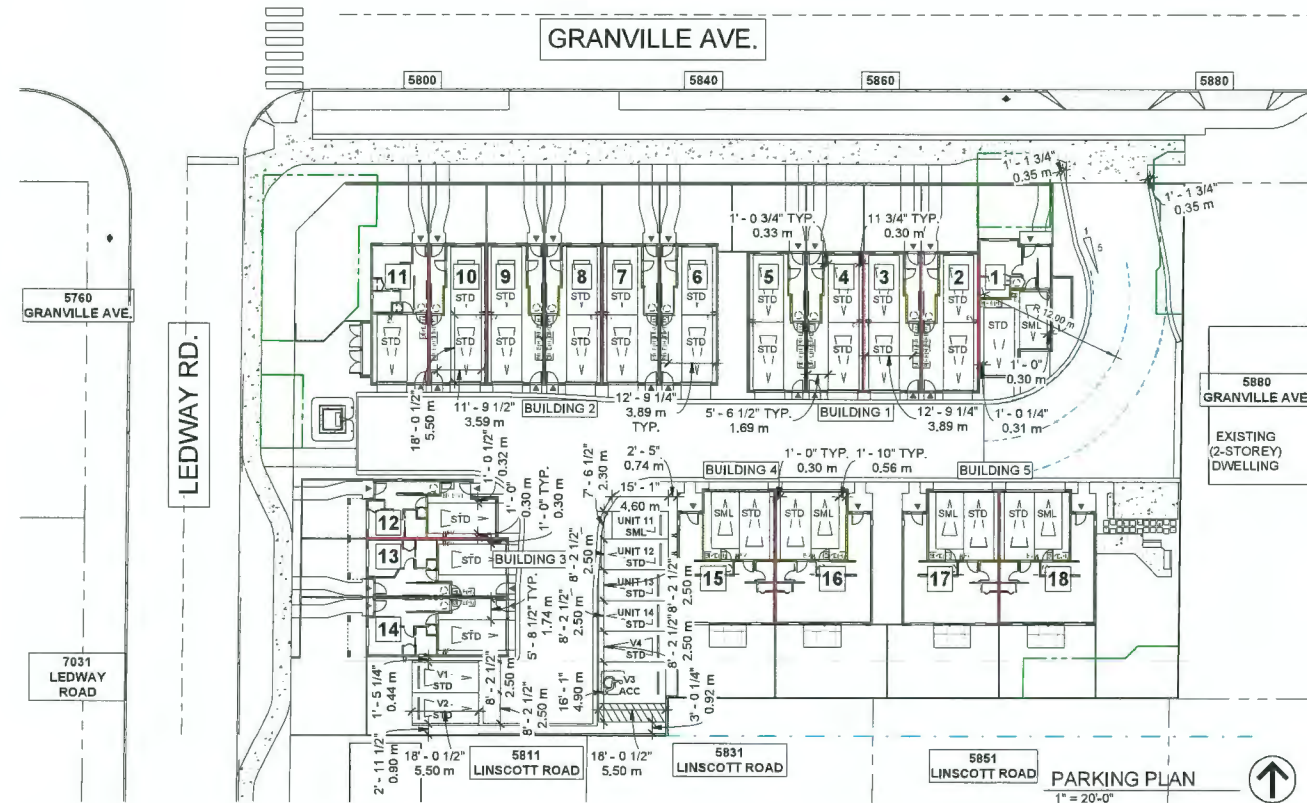
DRAWING SHEET:

A1.2

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

PARKING STALL TYPES				
CAR (ACCESSIBLE VAN)	CAR (STANDARD)	CAR (SMALL)	BIKE (HORIZONTAL)	BIKE (VERTICAL)
16'-1" 4.90 m	8'-2 1/2" 2.50 m	7'-6 1/2" 2.30 m	1'-11 1/2" 0.60 m	1'-11 1/2" 0.60 m
18'-0 1/2" 5.50 m	18'-0 1/2" 5.50 m	15'-1" 4.60 m	5'-10 3/4" 1.80 m	3'-9 1/4" 1.00 m

- NOTE:
- ALL RESIDENTIAL PARKING SPACES ARE CAPABLE OF LEVEL 2 EV CHARGING
 - 1 VISITOR PARKING SPACE WITH LEVEL 2 ENERGIZED CHARGING OUTLET
 - 1 VISITOR PARKING SPACE WITH OPPURTUNITY CHARGING



REVISIONS:	
SEP 17, 2024	DP4 RE-SUBMISSION
JULY 08, 2024	DP3 RE-SUBMISSION
MAY 10, 2024	ADP SUBMISSION
MAY 02, 2024	DP2 RE-SUBMISSION
SEP 22, 2023	DP APPLICATION
MAR 09, 2023	RZ3 RE-SUBMISSION
OCT 15 2021	RZ2 RE-SUBMISSION
DEC 23, 2020	RZ1 APPLICATION
CONSULTANTS:	
SEPT 19 2024 DP 23-029476 PLAN # 2	
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SEAL:	

INTERFACE:
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 www.interfacearchitecture.com

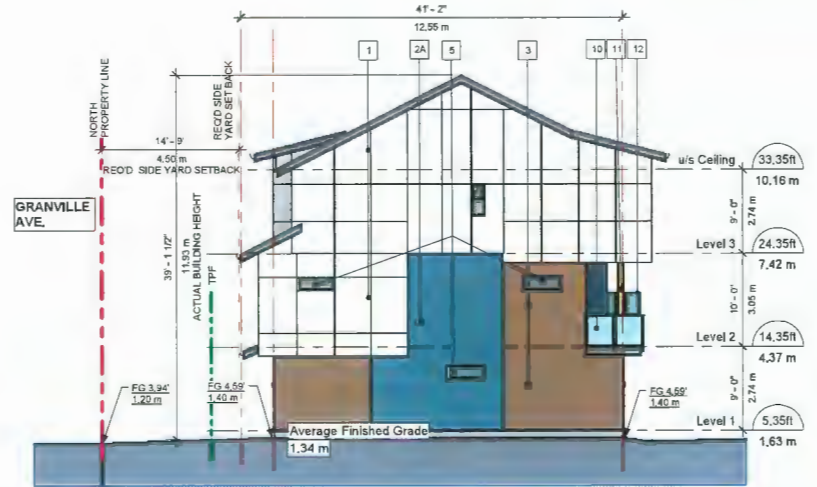
PROJECT:	
Proposed 18-Unit Townhouse Development	
3 LOT ASSEMBLY	
5860 / 5845 / 5860 GRANVILLE AVENUE RICHMOND BC	
PROJECT NO.:	
2008GRAN	
SCALE:	
1" = 20'-0"	
DATE:	
Dec 23, 2020	
DRAWN BY:	
KYC, SRS	
CHECK BY:	
KYC	
SHEET TITLE:	
PARKING PLAN, FIRE FIGHTING PLAN	
DRAWING SHEET:	
A1.3	



NORTH ELEVATION (ALONG GRANVILLE AVE.) - BUILDING 1
1/8" = 1'-0"



SOUTH ELEVATION (ALONG DRIVE AISLE) - BUILDING 1
1/8" = 1'-0"



WEST ELEVATION - BUILDING 1
1/8" = 1'-0"



EAST ELEVATION - BUILDING 1
1/8" = 1'-0"

EXTERIOR FINISHES

- 1 FIBER CEMENT PANEL SIDING
HARDIPANEL (SMOOTH)
Colour: Arctic White
Reveal: White (match with siding colour)
- 2 FIBER CEMENT PANEL SIDING
HARDIPANEL (SIERRA 8)
Colour: A - BM CC-782 (Georgian Bay)
B - BM CC-410 (Boardwalk)
- 3 FIBER CEMENT LAP SIDING
HARDIPANEL (SELECT CEDARMILL)
Colour: BM 2163-20 (Pony Brown)
- 4 FIBERGLASS ASPHALT ROOF SHINGLES
Colour: Dark Gray (Multicolour, Textured)
- 5 VINYL-FRAMED DOUBLE-GLAZED WINDOWS
Vinyltek or Equivalent, Colour: White
- 6 DOUBLE-GLAZED VINYL SLIDING DOOR
Colour: White
- 7 ALUMINUM FASCIA GUTTER
Colour: BM HC166 (Kendall Charcoal)
- 8 ENTRY SOLID WOOD DOOR WITH SIDELIGHT
Door Colour: Natural Cedar Stain
- 9 OVERHEAD WOOD PANEL GARAGE DOOR
Colour: BM CC-100 (Flurry)
- 10 METAL RAILING W/ TRANSLUCENT GLASS
Railing Colour: Dark Gray
- 11 BUILT UP POST - REFER TO DETAILS
Door Colour: Natural Cedar Stain
- 12 6' HIGH TRANSLUCENT GLASS PARTITION
TO MATCH RAILING SYSTEM
- 13 ELECTRICAL ROOM DOOR
Colour: BM AF-685 (Thunder)
- 14 GARAGE MAN DOOR
Colour: BM 2163-20 (Pony Brown)

REVISIONS:

SEP 17, 2024	DP4 RE-SUBMISSION
JULY 08, 2024	DP3 RE-SUBMISSION
MAY 10, 2024	ADP SUBMISSION
MAY 02, 2024	DP2 RE-SUBMISSION
SEP 22, 2023	DP APPLICATION
MAR 09, 2023	RZ3 RE-SUBMISSION
OCT 15, 2021	RZ2 RE-SUBMISSION
DEC 23, 2020	RZ1 APPLICATION

CONSULTANTS:

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SEPT 19 2024
DP 23-029476
PLAN # 3

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www.interfacearchitecture.com

PROJECT:

Proposed 18-Unit
Townhouse Development
3 LOT ASSEMBLY
5800 / 5840 / 5860
GRANVILLE AVENUE
RICHMOND, BC

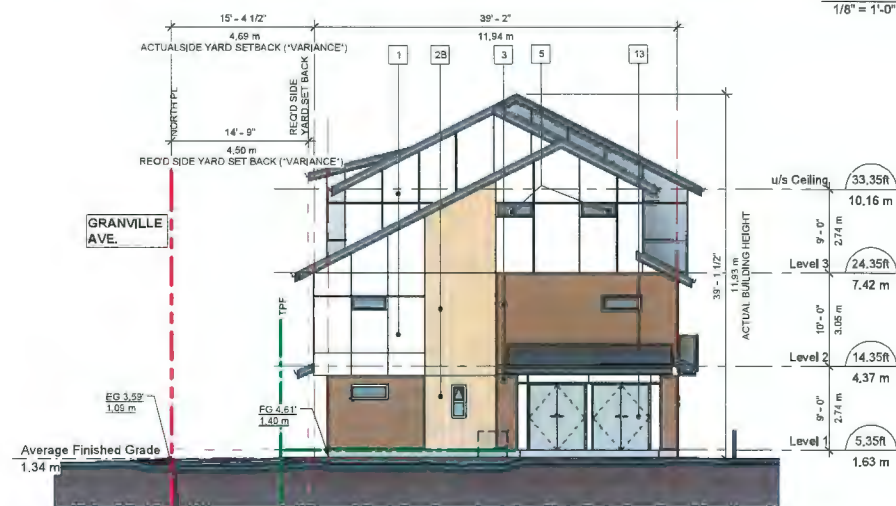
PROJECT NO.:
2008GRAN
SCALE:
1/8" = 1'-0"
DATE:
Dec 23, 2020
DRAWN BY:
SRS, AL
CHECK BY:
KC
SHEET TITLE:
BUILDING ELEVATIONS -
BUILDING 1
DRAWING SHEET:



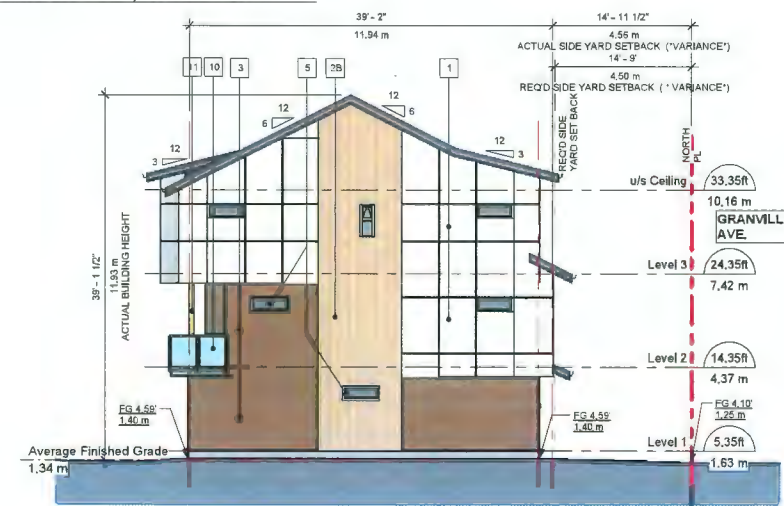
SOUTH ELEVATION (ALONG DRIVE AISLE) - BUILDING 2
1/8" = 1'-0"



NORTH ELEVATION (ALONG GRANVILLE AVE.) - BUILDING 2
1/8" = 1'-0"



WEST ELEVATION - BUILDING 2
1/8" = 1'-0"



EAST ELEVATION - BUILDING 2
1/8" = 1'-0"

EXTERIOR FINISHES

- 1 FIBER CEMENT PANEL SIDING
HARDIPANEL (SMOOTH)
Colour: Arctic White
Reveal: White (match with siding colour)
- 2 FIBER CEMENT PANEL SIDING
HARDIPANEL (SIERRA B)
Colour: A - BM CC-782 (Georgian Bay)
B - BM CC-410 (Boardwalk)
- 3 FIBER CEMENT LAP SIDING
HARDIPANEL (SELECT CEDARMILL)
Colour: BM 2163-20 (Pony Brown)
- 4 FIBERGLASS ASPHALT ROOF SHINGLES
Colour: Dark Gray (Multicolour, Textured)
- 5 VINYL-FRAMED DOUBLE-GLAZED WINDOWS
Vinytek or Equivalent, Colour: White
- 6 DOUBLE-GLAZED VINYL SLIDING DOOR
Colour: White
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Door Colour: Natural Cedar Stain
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- 11 BUILT UP POST - REFER TO DETAILS
Door Colour: Natural Cedar Stain
- 12 6' HIGH TRANSLUCENT GLASS PARTITION
TO MATCH RAILING SYSTEM
- 13 ELECTRICAL ROOM DOOR
Colour: BM AF-685 (Thunder)
- 14 GARAGE MAN DOOR
Colour: BM 2163-20 (Pony Brown)

REVISIONS:

SEP 17, 2024	DP4 RE-SUBMISSION
JULY 08, 2024	DP3 RE-SUBMISSION
MAY 10, 2024	ADP SUBMISSION
MAY 02, 2024	DP2 RE-SUBMISSION
SEP 22, 2023	DP APPLICATION
MAR 09, 2023	RZ3 RE-SUBMISSION
OCT 15, 2021	RZ2 RE-SUBMISSION
DEC 23, 2020	RZ1 APPLICATION

CONSULTANTS:

SEPT 19 2024
DP 23-029476
PLAN # 3.A

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THE CONTRACTOR AND THE SUBCONTRACTORS.

SELECTION AND SUBSTITUTIONS SHALL
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OR CHANGES REFERRED TO IN THIS DRAWING & THE
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NEGLIGENCE OR THE NEGLIGENCE OF THE
CONTRACTOR AND THE SUBCONTRACTORS.

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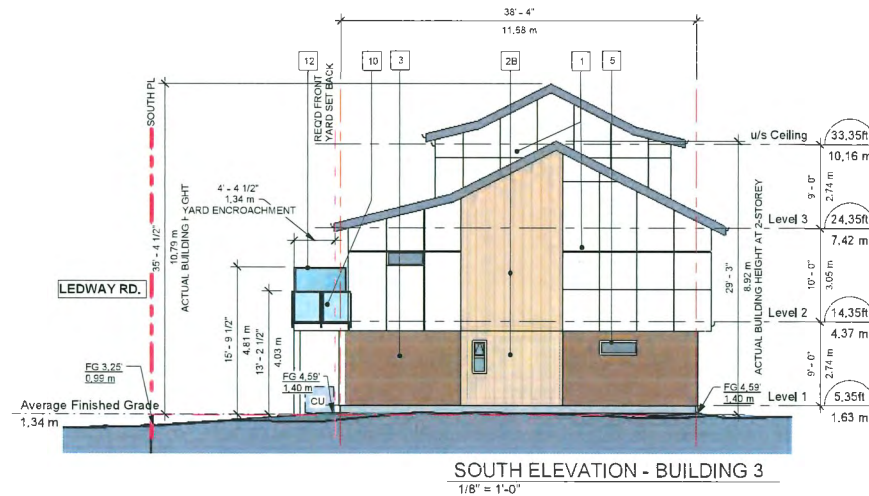
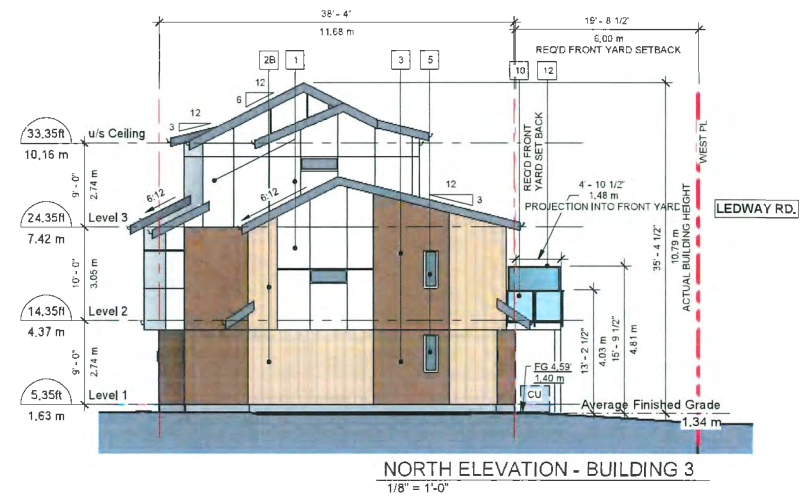
INTERFACE:

Suite 200
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Canada V6X 3Z5
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www.interfacearchitecture.com

PROJECT
Proposed 18-Unit
Townhouse Development
3 LOT ASSEMBLY
5600 / 5840 / 5860
GRANVILLE AVENUE
RICHMOND, BC

PROJECT NO.:
2004GRAN
SCALE:
1/8" = 1'-0"
DATE:
Dec 23, 2020
DRAWN BY:
SRS, AL
CHECK BY:
KC
SHEET TITLE:
BUILDING ELEVATIONS -
BUILDING 2
DRAWING SHEET

A3.2



EXTERIOR FINISHES

- 1 FIBER CEMENT PANEL SIDING
HARDIPANEL (SMOOTH)
Colour: Arctic White
Reveal: White (match with siding colour)
- 2 FIBER CEMENT PANEL SIDING
HARDIPANEL (SIERRA 8)
Colour: A - BM CC-782 (Georgian Bay)
B - BM CC-410 (Boardwalk)
- 3 FIBER CEMENT LAP SIDING
HARDIPANEL (SELECT CEDARMILL)
Colour: BM 2163-20 (Pony Brown)
- 4 FIBERGLASS ASPHALT ROOF SHINGLES
Colour: Dark Gray (Multicolour, Textured)
- 5 VINYL-FRAMED DOUBLE-GLAZED WINDOWS
Vinyltek or Equivalent, Colour: White
- 6 DOUBLE-GLAZED VINYL SLIDING DOOR
Colour: White
- 7 ALUMINUM FASCIA GUTTER
Colour: BM HC166 (Kendall Charcoal)
- 8 ENTRY SOLID WOOD DOOR WITH SIDELIGHT
Door Colour: Natural Cedar Stain
- 9 OVERHEAD WOOD PANEL GARAGE DOOR
Colour: BM CC-100 (Flurry)
- 10 METAL RAILING W/ TRANSLUCENT GLASS
Railing Colour: Dark Gray
- 11 BUILT UP POST - REFER TO DETAILS
Door Colour: Natural Cedar Stain
- 12 6' HIGH TRANSLUCENT GLASS PARTITION
TO MATCH RAILING SYSTEM
- 13 ELECTRICAL ROOM DOOR
Colour: BM AF-685 (Thunder)
- 14 GARAGE MAN DOOR
Colour: BM 2163-20 (Pony Brown)

REVISIONS

DATE	DESCRIPTION
SEP 17 2024	DP4 RE-SUBMISSION
JULY 08 2024	DP3 RE-SUBMISSION
MAY 10 2024	ADP SUBMISSION
MAY 02 2024	DP2 RE-SUBMISSION
SEP 22 2023	DP APPLICATION
MAR 09 2023	R23 RE-SUBMISSION
OCT 15 2021	R22 RE-SUBMISSION
DEC 23 2020	R21 APPLICATION

CONSULTANTS

INTERSEARCH INC.
1550 Cambie Road
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SEPT 19 2024 DP 23-029476 PLAN # 3.B

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PROJECT

Proposed 18-Unit
Townhouse Development
3 LOT ASSEMBLY
5800 / 5840 / 5860
GRANVILLE AVENUE
RICHMOND BC

PROJECT NO.

2008GPAN

SCALE:

1/8" = 1'-0"

DATE:

Dec 23 2020

DRAWN BY:

SRS, AL

CHECK BY:

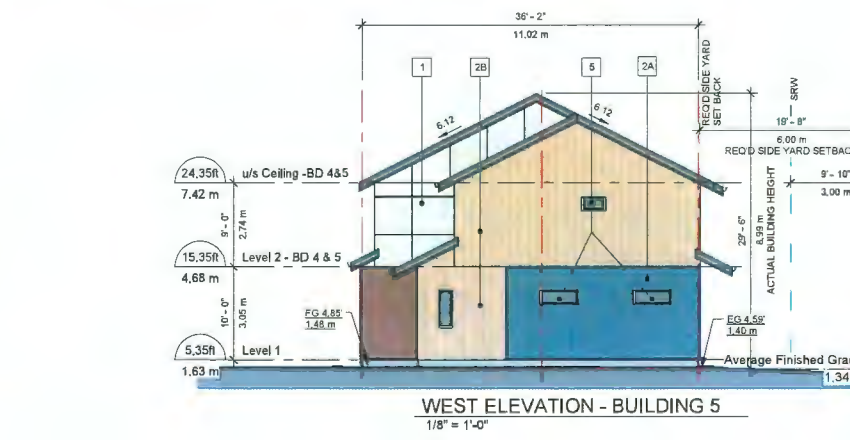
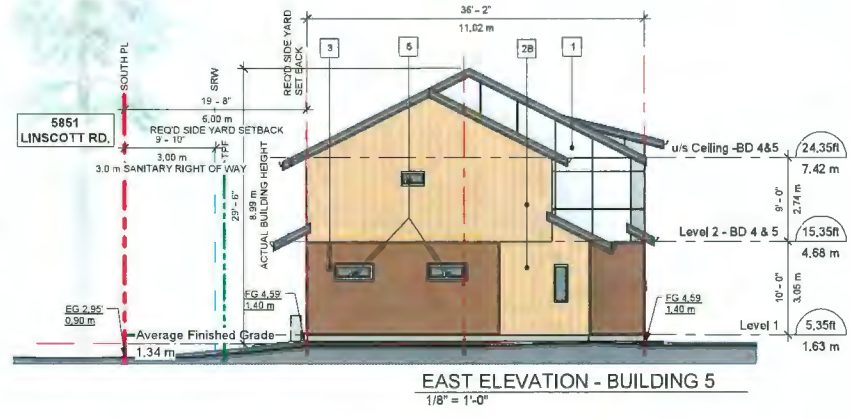
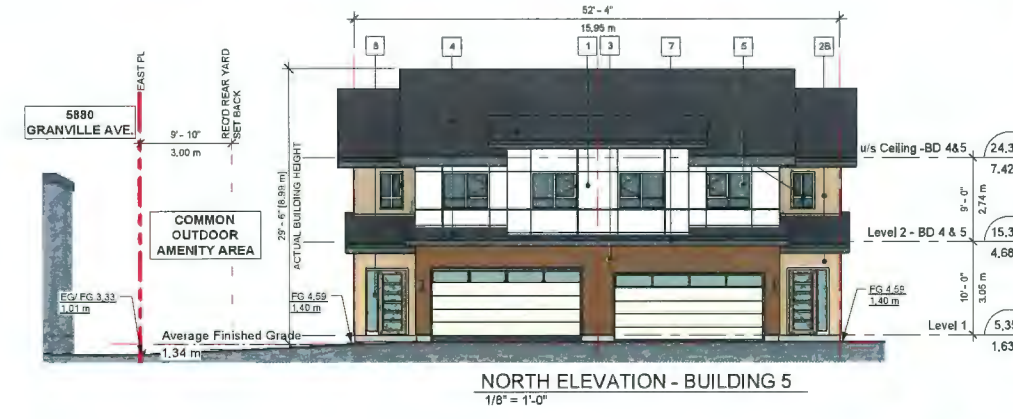
KC

SHEET TITLE:

BUILDING ELEVATIONS -
BUILDING 3

DRAWING SHEET

A3.3



EXTERIOR FINISHES

- 1 FIBER CEMENT PANEL SIDING
HARDIEPANEL (SMOOTH)
Colour: Arctic White
Reveal: White (match with siding colour)
- 2 FIBER CEMENT PANEL SIDING
HARDIEPANEL (SIERRA B)
Colour: A - BM CC-782 (Georgian Bay)
B - BM CC-410 (Boardwalk)
- 3 FIBER CEMENT LAP SIDING
HARDIEPANEL (SELECT CEDARMILL)
Colour: BM 2163-20 (Pony Brown)
- 4 FIBERGLASS ASPHALT ROOF SHINGLES
Colour: Dark Gray (Multicolour, Textured)
- 5 VINYL-FRAMED DOUBLE-GLAZED WINDOWS
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Colour: BM AF-685 (Thunder)
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Colour: BM 2163-20 (Pony Brown)

REVISIONS

SEP 17, 2024	DP4 RE-SUBMISSION
JULY 08, 2024	DP3 RE-SUBMISSION
MAY 10, 2024	ADP SUBMISSION
MAY 02, 2024	DP2 RE-SUBMISSION
SEP 22, 2023	DP APPLICATION
MAR 09, 2023	RZ3 RE-SUBMISSION
OCT 15, 2021	RZ2 RE-SUBMISSION
DEC 23, 2020	RZ1 APPLICATION

CONSULTANTS

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**SEPT 19 2024
DP 23-029476
PLAN # 3.C**

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PROJECT:

Proposed 18-Unit
Townhouse Development:
3 LOT ASSEMBLY
5500 / 5840 / 5850
GRANVILLE AVENUE
RICHMOND, BC

PROJECT NO.:

2008GRAN

SCALE:

1/8" = 1'-0"

DATE:

Dec 23, 2020

DRAWN BY:

SRS, AL

CHECK BY:

KC

SHEET TITLE:

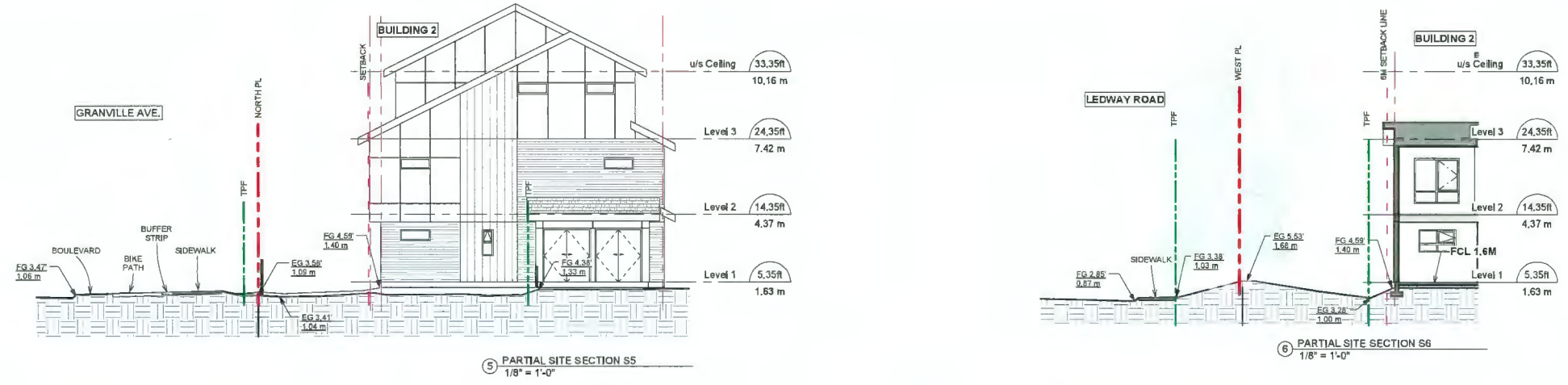
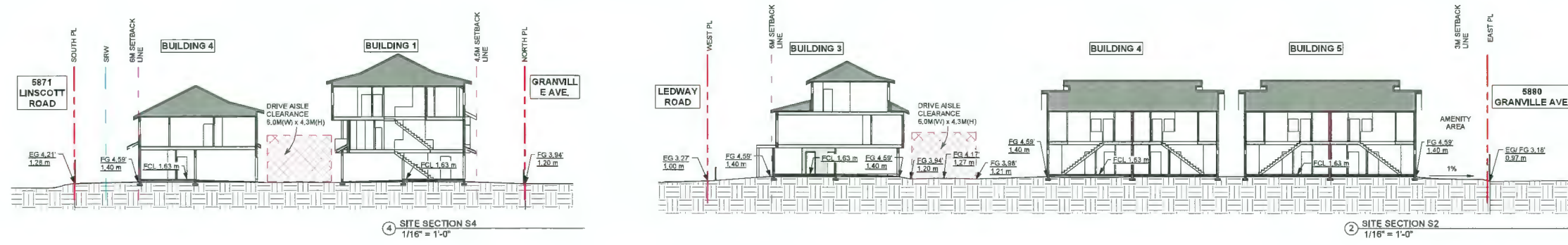
BUILDING ELEVATIONS - BUILDING 4 & 5

DRAWING SHEET

A3.4



STREETSCAPE-Granville Ave.



REVISIONS:

SEP 17, 2024	DP4 RE-SUBMISSION
JULY 08, 2024	DP3 RE-SUBMISSION
MAY 10, 2024	ADP SUBMISSION
MAY 02, 2024	DP2 RE-SUBMISSION
SEP 22, 2023	DP APPLICATION
MAR 09, 2023	RZ3 RE-SUBMISSION
OCT 15, 2021	RZ2 RE-SUBMISSION
DEC 23, 2020	RZ1 APPLICATION

CONSULTANTS:

SEPT 19 2024
DP 23-029476
PLAN # 3.D

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INTERFACE:

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PROJECT:

Proposed 18-Unit
Townhouse Development

3 LOT ASSEMBLY
5800 / 5840 / 5880
GRANVILLE AVENUE
RICHMOND, BC

PROJECT NO.:
2008GRAN

SCALE:
As indicated

DATE:
Dec 23, 2020

DRAWN BY:
SRS, AL

CHECK BY:
KC

SHEET TITLE:
SITE SECTIONS

DRAWING SHEET:

A5.1

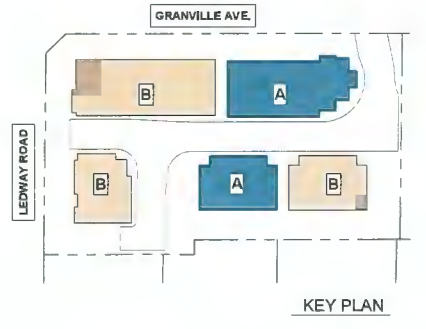


STREETSCAPE ALONG GRANVILLE AVENUE.

1	2A	2B	3 14	4	5 6
FIBER CEMENT PANEL SIDING HARDIE PANEL (SMOOTH) Colour: Arctic White	FIBER CEMENT PANEL SIDING HARDIE PANEL (SIERRA #) Colour: BM CC-782 (Georgian Bay)	FIBER CEMENT PANEL SIDING HARDIE PANEL (SIERRA #) Colour: BM CC-410 (Boardwalk)	FIBER CEMENT LAP SIDING HARDIE PANEL (SELECT CEDARMILL) Colour: BM 2183-20 (Phony brown)	FIBERGLASS ASPHALT ROOF SHINGLES Colour: Dark Gray (Multicolor, Textured)	VINYL-FRAMED DOUBLE-GLAZED WINDOWS Vinytek or Equivalent DOUBLE-GLAZED VINYL SLIDING DOOR Colour: White
7	8 11	9	10 12	13	
ALUMINUM FASCIA GUTTER Colour: BM HC168 (Kendall Charcoal)	ENTRY SOLID WOOD DOOR WITH SIDE/LIGHT BUILT-UP POST Colour: Natural Cedar Stain	OVERHEAD WOOD PANEL GARAGE DOOR Colour: BM CC-100 (Plummy)	METAL RAILING W/ SANDBLASTED GLASS Railing Colour: Dark Gray	ELECTRICAL ROOM DOOR Colour: BM-AF-685 (Thunder)	



STREETSCAPE ALONG LEDWAY ROAD



REVISIONS:

SEP 05, 2024	DP4 RE-SUBMISSION
JULY 08, 2024	DP3 RE-SUBMISSION
MAY 10, 2024	ADP SUBMISSION
MAY 02, 2024	DP2 RE-SUBMISSION
SEP 22, 2023	DP APPLICATION
MAR 09, 2023	RZ3 RE-SUBMISSION
OCT 15, 2021	RZ2 RE-SUBMISSION
DEC 23, 2020	RZ1 APPLICATION

CONSULTANTS:

SEPT 19 2024
DP 23-029476
PLAN # 3.E

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SEAL:

INTERFACE:
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 www.interfacearchitecture.com

PROJECT:
 Proposed 18-Unit
 Townhouse Development
 3 LOT ASSEMBLY
 5800 / 5840 / 5880
 GRANVILLE AVENUE
 RICHMOND, BC

PROJECT NO.:
 2008GRAN

SCALE:
 As indicated

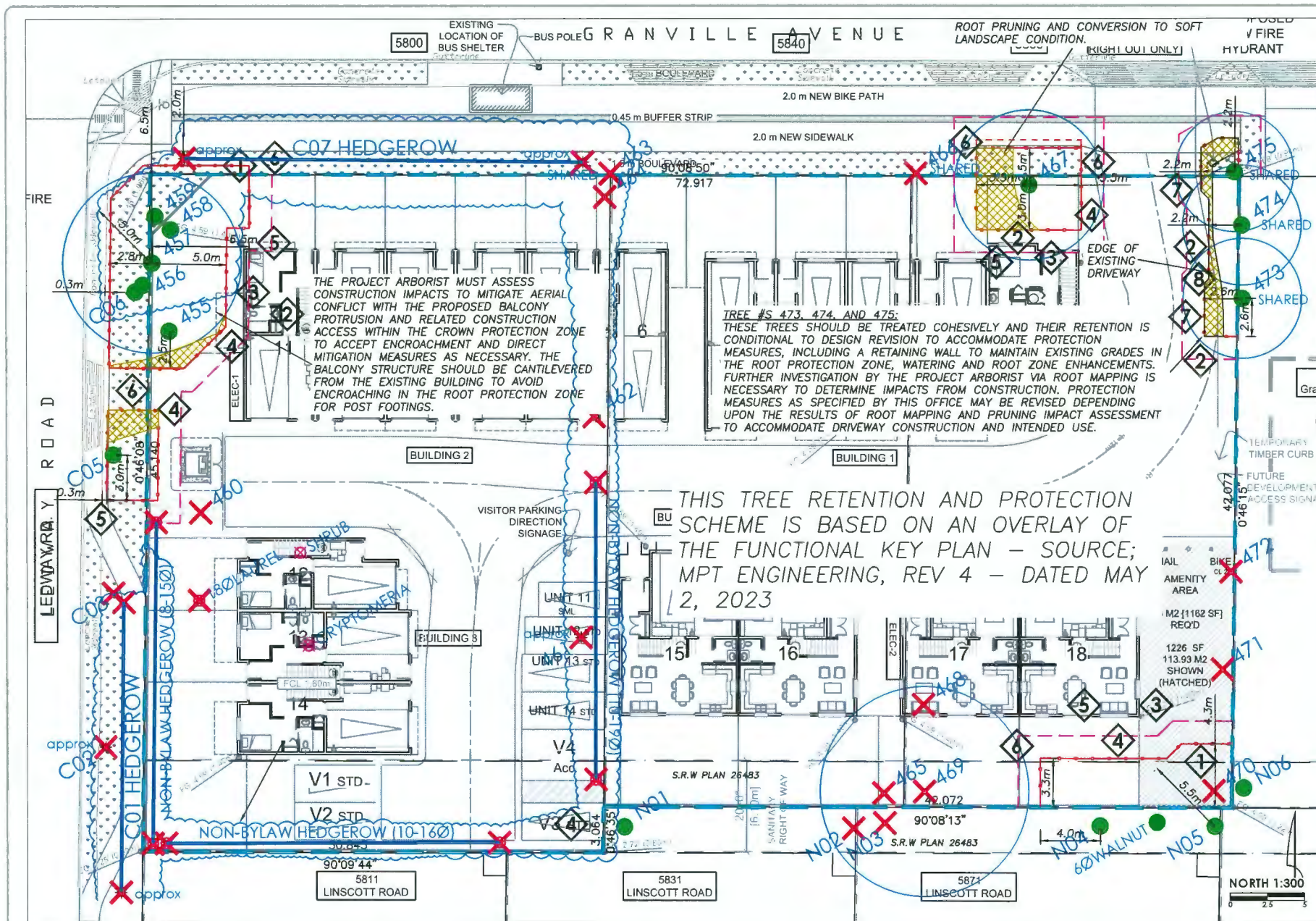
DATE:
 Dec 23, 2020

DRAWN BY:
 SRS, AL

CHECK BY:
 KC

SHEET TITLE:
 MATERIAL BOARD

DRAWING SHEET:
A8.1



LEGEND-TREE PROTECTION:

- Tree Protection Zones (TPZ) are comprised of a CPZ, RPZ and WSS as detailed below and in the site plan and shall be maintained throughout the development.
- All tree protection barriers are dimensioned from the vertical face of the trunk and/or from the reference property line or site feature, as applicable.
- The project arborist should be consulted prior to barrier installation to provide on-site direction as well as to inspect and provide sign-off once they are constructed.
- Barriers aligned with or dimensioned from property lines or ESA setbacks will require surveying/staking prior to the barrier installation and inspection.
- Temporary interim barriers for demolition phases may be applicable, but will be superseded after demolition with the final barrier alignment as applicable.

- **CROWN PROTECTION ZONE - CPZ** (exclusion zone - no access/encroachment of buildings, vehicles, cranes, etc.)

 - **ROOT PROTECTION ZONE - RPZ** (minimum placement for TREE PROTECTION BARRIERS or other site disturbance)

 - **WORKING SPACE SETBACK - WSS** (an offset from RPZ where construction activities require advance approval and/or on-site supervision by the Project Arborist)

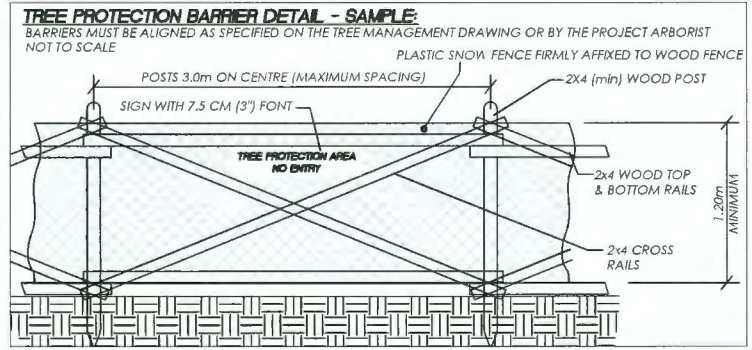
 - **SPECIAL MEASURES REQUIRED** (The Project Arborist required to direct or implement to per the number in the box and as detailed in letter of undertaking - appendix E of report and permit)

LEGEND-TREE RETENTION:

- ADDED TREE: (see attached report and permit for further details)
- ARBORIST TAG NUMBER - ID REFERENCE (see site key plan and assessment for details)
- XXX SURVEY TAG NUMBER - ID REFERENCE (if applicable)
- approx APPROXIMATE LOCATION (by or of a specific tree) (if coordinates to be retained, see requirements for the tree to be accurately located before design is finalized)
- RETENTION tree (per feature, unless otherwise specified)
- REMOVAL tree (municipal permit or approval required, as applicable)
- HIGH RISK tree to be REMOVED or MODIFIED (municipal permit or approval required, as applicable)
- UNDERSIZE TREE that is smaller than bylaw defined size (to be retained, consult this office for protection measures) (if to be retained, a permit may be required from municipality)

THIS TREE RETENTION AND PROTECTION SCHEME IS BASED ON AN OVERLAY OF THE FUNCTIONAL KEY PLAN - SOURCE; MPT ENGINEERING, REV 4 - DATED MAY 12, 2023

SEPT 19 2024
DP 23-029476
PLAN # 4



- TREE PROTECTION ZONE RESTRICTIONS:**
- Trees that are specified to be retained must be protected from damage during all phases of development related work on the site. Any access or construction related work within the TPZ (CPZ, RPZ and/or WSS) requires advance approval, guidance and on-site direction or supervision by the project arborist. General restrictions in the TPZ are as follows:
- No soil disturbance of any scope or to any depth for cuts or fills, including but not limited to: trenching, stripping of over-burden, bulk excavation, fill placement, site preparation, grade transitions, topsoil placement, etc.
 - No passage or operation of machinery, trucks, vehicles or equipment (including small track machines, skid steers, lifts, etc), except as approved and directed by the project arborist, and subject to special measures.
 - No storage of soil, spoil, gravel, construction materials, waste materials, etc.
 - No waste or washing of concrete, stucco, drywall, paint, or other potentially harmful materials.
 - No placement of temporary structures or services.
 - No affixing lights, signs, cables or any other device to retained trees.
 - No pruning or cutting of retained trees, except as approved and directed by the project arborist, and performed by a qualified tree service firm employing ISA Certified Arborists and working to ANSI A300 and ANSI Z133 standards.
 - No landscape finishing, such as but not limited to: installing retaining walls, digging planting holes, placing growing medium, installing irrigation or conduit, etc., except as approved and directed by the project arborist.

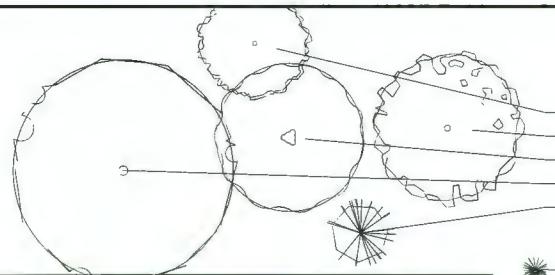
ISSUED FOR PLANNING COMMITTEE REVIEW PURPOSES
CITY LETTER TREE MANAGEMENT DRAWING - SHEET 2 OF 3

ARBORTECH CONSULTING
A1 25 - 6286 203 ST LA-NGLEE BC V2Y 3S1

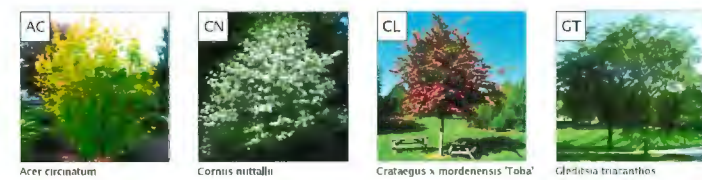
ACL GROUP
604 275 3484 trees@aclgroup.ca

PROJECT:	PROPOSED TOWNHOUSE DEVELOPMENT
ADDRESS:	5800, 5840 & 5860 GRANVILLE AVE., RICHMOND
CLIENT:	HORIZON WEST DEVELOPMENT
CITY REF:	ACL FILE: 20197
PLOT SIZE:	11"X17" REV #: 6 DATE: MAY 15, 2023

PLOT DATE: September 17, 2024 TIME: 3:41 PM FULL PATH AND FILENAME: D:\PROJECTS\2024-0089\5800 GRANVILLE\100-DEVELOPMENT\101-TRIP-01.DWG PLOTSTYLE TABLE



DECIDUOUS TREES



CONIFEROUS TREES



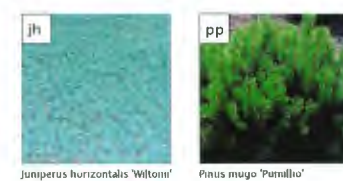
FERNS



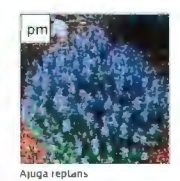
PERENNIALS



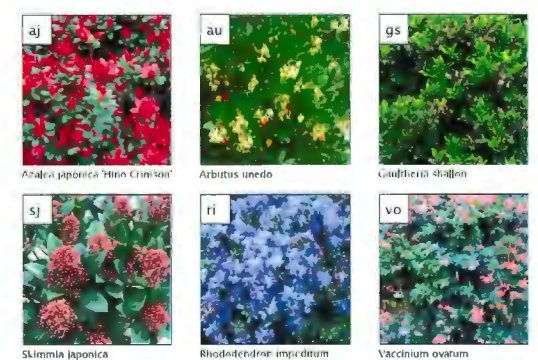
CONIFEROUS SHRUBS



GROUND COVER



BROADLEAF EVERGREEN SHRUBS



PLANT LIST

CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
TREES							
AC	6	Acer circinatum	Vine Maple	4m clump	145mm dia, 80cm root ball dia.	10m height 5m spread	AS SHOWN
CN	6	Cornus nuttallii	Pacific Dogwood	8cm cal	150mm standard 145mm dia, 70cm root ball dia.	10m height 5m spread	AS SHOWN
CL	4	Crataegus x mordenensis 'Toba'	Toba Hawthorn	8cm cal	150mm standard 145mm dia, 70cm root ball dia.	4m height 6m spread	AS SHOWN
GT	1	Gleditsia triacanthos	Honey Locust	8cm cal	150mm standard 145mm dia, 70cm root ball dia.	21m height 21m spread	AS SHOWN
PO	7	Picea omarika	Serbian Spruce	4.0 m ht.	Dwarf-Tight Habit 145mm dia, 80cm root ball dia.	18m height 6m spread	AS SHOWN
CONIFEROUS SHRUBS							
JW	8	Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper	#2 pot	mm, 40cm spread	15cm height 120cm spread	60cm
PP	16	Pinus mugo 'Pumilio'	Dwarf Mugo Pine	#2 pot	mm, 30cm spread mm, 20cm height	250cm spread	75cm
TM	127	Taxus x media 'Hickut'	Hick's Yew	1.2m	mm, 150cm spread mm, 41 pot in TPA - 24 in	150cm height 120cm spread	75cm
IK	32	Thuja o. 'Smaragd'	Smaragd Hedging Cedar	1.5m	mm, 100cm spread	400cm height 100cm spread	75cm
BROADLEAF EVERGREEN SHRUBS							
AH	41	Azalea japonica 'Hino Crimson'	Crimson Japanese Azalea	#2 pot	mm, 200cm height	180cm height 120cm width	75cm
AU	13	Arbutus unedo 'Compacta'	Dwarf Strawberry Tree	#5 pot	mm, 45cm height mm, 41 pot in TPA - 6 in	100cm height 100cm spread	100cm
GS	119	Gaultheria shallon	Salal	#1 pot	mm, 20cm height	100cm height 120cm spread	65cm
SJ	28	Skimmia japonica	Japanese Skimmia	#2 pot	mm, 15cm height mm, 41 pot in TPA - 1 in	180cm height 130cm spread	75cm
RI	42	Rhododendron 'Impeditum'	Impeditum Rhododendron	#2 pot	mm, 30cm height mm, 41 pot in TPA - 3 in	80cm height 75cm spread	75cm
VO	103	Vaccinium ovatum 'Thunderbird'	Evergreen Huckleberry	#2 pot	mm, 60cm height mm, 41 pot in TPA - 5 in	140cm height 190cm spread	75cm
DECIDUOUS SHRUBS							
CS	18	Cornus stolonifera	Redtwig Dogwood	#1 pot	mm, 50cm height heavy	300cm height 200cm spread	90cm
CC	2	Cotinus cogg. 'Royal Purple'	Smoke Tree	#5 pot	mm, 40cm height heavy	200cm height 150cm width	90cm
RS	7	Ribes s. 'King Edward VII'	King Edward VII Currant	#1 pot	mm, 40cm height	170cm height 140cm spread	75cm
PERENNIALS							
AJ	45	Ajuga reptans 'Rheinland'	Rheinland False Spirea	#1 pot	mm, 25cm height	55cm height 60cm spread	45cm
FERNS							
PM	8	Polystichum munium	Swordfern	#1 pot	mm, 25cm height	100cm height 100cm spread	60cm
GROUND COVERS							
AI	586	Ajuga reptans 'Chocolate Chip'	Chocolate Bugleweed	10cm pot	mm, 25cm spread 10cm dia.	10cm height 80cm spread	30cm
LA		Lawn	Shade Tolerant Blend				30cm

GENERAL NOTES

1. COMPLIANCE, GOVERNMENT - ALL WORK SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY OF RICHMOND AND SHALL COMPLY WITH ALL STANDARDS AND REGULATIONS OF THE SAME. CONTRACTORS SHALL ENSURE COMPLIANCE OF ALL WORK PRIOR TO INSTALLATION.

2. COMPLIANCE, BCNTA BCSEA - ALL MATERIAL, SHIPPING PROCEDURES, AND INSTALLATION OF LANDSCAPE ELEMENTS SHALL CONFORM TO LATEST EDITION OF BCNTA/BCSEA LANDSCAPE STANDARD AVAILABLE AT COMMENCEMENT OF WORK.

3. COMPLIANCE, MMCD - ALL WORKS SHALL CONFORM TO THE LATEST UNIFORM SPECIFICATIONS AND SPECIFICATIONS AVAILABLE AT COMMENCEMENT OF WORK WHERE NO SPECIFIC DETAIL NOTE OR SPECIFICATION IS PROVIDED IN THE DRAWING SET OR ATTACHED MATERIALS.

4. EXISTING SERVICES - REFER TO ENGINEERING DRAWINGS FOR LOCATIONS OF ALL BURIED SERVICES. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL UTILITIES LOCATIONS AND ANY AND ALL COSTS WHICH ARISE FROM DAMAGE TO SERVICES CAUSED BY ANY ACT OR FAILURE TO ACT OF THE CONTRACTOR.

5. COORDINATION - THESE DRAWINGS SHALL BE TAKEN TO BE PART OF THE LARGER SET OF DRAWINGS AND SPECIFICATIONS, WHETHER DIRECTLY ATTACHED OR NOT, ISSUED FOR THE CONSTRUCTION OF THE ASSOCIATED BUILDING WORKS. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH SUCH DOCUMENTATION AND, WHERE CONFLICTS ARISE, THE CONTRACTOR SHALL IMMEDIATELY REPORT SUCH CONFLICTS TO THE LANDSCAPE ARCHITECT. THE WORK IS TO BE DONE IN ACCORDANCE WITH THE CONTRACTOR OR CONTRACTORS ENGAGED IN CONSTRUCTION OF SUCH ADJACENT WORKS.

6. CONCRETE, FORMS - THE CONTRACTOR SHALL COMPARE DIMENSIONS PROVIDED WITH SITE CONDITIONS AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT AND THE ENGINEER. ONCE COMPLETED THE CONTRACTOR SHALL CALL FOR INSPECTION OF THE FORMS PRIOR TO PLACING STEEL REINFORCEMENT. CONTACT LANDSCAPE ARCHITECT A MINIMUM OF 48 HOURS PRIOR TO DESIRED INSPECTION TIME.

7. CONCRETE, REINFORCEMENT - ALL CONCRETE REINFORCEMENT SHALL BE INSPECTED AND APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO POURING OF CONCRETE. CONTACT STRUCTURAL ENGINEER A MINIMUM OF 48 HOURS PRIOR TO DESIRED INSPECTION TIME.

8. GRADING, GENERAL - THE CONTRACTOR SHALL ESTABLISH GRADES SUCH THAT THERE IS, IN ALL AREAS, POSITIVE DRAINAGE TO AN ADJACENT DRAIN. MINIMUM SLOPES SHALL BE AS FOLLOWS:

PEDESTRIAN PAVED AREAS	1%
VEHICULAR PAVED AREAS	1%
LAWN AREAS	2%
PLANTED BEDS	1%

9. GRADING, ALLOWANCES AND TOPSOIL PLACEMENT - OVERALL DEPTH OF PLANTING MEDIUM AFTER SETTLEMENT SHALL BE:

GRASS AREAS	150 MM
SHRUB BEDS	450 MM
GROUND COVER AREAS	300 MM
TREES	600 MM

N.B. ALL SOIL SHALL BE TESTED NOT MORE THAN 14 DAYS PRIOR TO INSTALLATION ON SITE. TESTING SHALL BE SPECIFIC TO THE WORK. CONTRACTOR SHALL AMEND THE SOIL ACCORDING TO THE RECOMMENDATIONS OF THE SOIL TESTING LAB.

10. GRADING, BUILDING FINISHED FLOOR & CORNER ELEVATIONS - SEE ARCHITECTURAL DRAWINGS.

11. GRADING, CELEBRAL RETENTION WORKS - ALL RETENTION WORKS, EITHER SHOWN HERE OR REQUIRED DUE TO UNANTICIPATED CONDITIONS AT THE TIME OF CONSTRUCTION, SHALL BE SPLIT FACED ALLAN BLOCK, WITH THE EXCEPTION OF RETAINING WALLS IN THE SIDE YARD DRAINAGE AREAS SPECIFICALLY NOTED AS PRESSURE TREATED WOOD. SHOULD UNANTICIPATED RETAINING WALLS BE REQUIRED, THE LANDSCAPE ARCHITECT SHALL INFORM THE CITY IN WRITING OF THE LOCATION, HEIGHT AND EXTENT OF SUCH WALL.

12. PLANT MATERIAL, QUANTITIES - CONTRACTOR SHALL CONFIRM ALL PLANT MATERIAL QUANTITIES. ANY DISCREPANCIES BETWEEN THE PLANT LIST AND THE DRAWING SHALL BE REPORTED TO THE CONSULTANT. IN CASE OF DISCREPANCY CONTRACTOR SHALL INSTALL PLANT MATERIAL AS PER DRAWING IN CIRCUMSTANCES WHERE THERE IS A DISCREPANCY BETWEEN GROUND COVER QUANTITY AND SPACING THE SPACING REQUIREMENT WILL PREVAIL.

13. PLANT MATERIAL, SUBSTITUTIONS - NO SUBSTITUTIONS TO PLANT LIST SHALL BE MADE BY CONTRACTOR WITHOUT PRIOR WRITTEN AUTHORIZATION FROM CONSULTANT.

14. PLANT MATERIAL, HEALTH - ALL PLANT MATERIALS MUST BE DISEASE FREE FROM CERTIFIED NUISANCES.

15. MULCH - PLANTING AREAS SHALL BE MULCHED WITH 50 MM OF HEAVY BRUSH MULCH. THE USE OF CEDAR MULCH OR ANY MIX CONTAINING CEDAR IS NOT PERMITTED.

16. IRRIGATION - AN IRRIGATION SYSTEM SHALL BE INSTALLED AS A DESIGN BUILT BY AN ACCREDITED IRRIGATION CONTRACTOR. THE SYSTEM SHALL PROVIDE FULL COVERAGE. THE GENERAL CONTRACTOR SHALL PROVIDE SLEEVES AND CORING AS NECESSARY. A PLAN OF THE PROPOSED SYSTEM SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

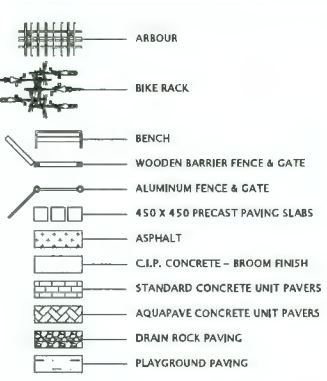
17. ANY CONTINUOUS PLANTINGS HAVING THE POTENTIAL TO FORM A HEDGE-LIKE SHRUB MASS ALONG STREET FRONTS ARE TO BE MAINTAINED AT A MAXIMUM HEIGHT OF 1.2M.

RESIDENTIAL DEVELOPMENT 5800 GRANVILLE AVENUE RICHMOND BC

DRAWING INDEX

L0-01	NOTES & SYMBOLS
L1-02	LANDSCAPE AREAS
L2-01	HARD LANDSCAPE PLAN
L4-01	PLANTING PLAN
L5-01	SOFT LANDSCAPE DETAILS
L5-02	HARD LANDSCAPE DETAILS
L5-03	HARD LANDSCAPE DETAILS
L5-04	PLAY EQUIPMENT DETAILS

HARD LANDSCAPE KEY



DATE	ISSUED FOR	REV
2020-12-23	REZONING	A
2023-05-18	REZONING	B
2023-09-21	D.P.	C
2024-03-12	STREET TREES	C
2024-05-08	D.P.	D
2024-05-30	D.P.	E
2024-07-05	D.P.	F
2024-08-29	D.P.	G
2024-09-17	D.P.	H

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Consultants

Architectural:
Arboret:
Civil:
Structural:
Mechanical:
Electrical:

SEPT 19 2024
DP 23-029476
PLAN # 5

DVSD Donald V. S. Duncan
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New Westminster BC
Canada V3M 6N9
778-791-4323
dvsduncan@gmail.com

RICHMOND FILE #
DP 23-029476

H Project Leader
DVS Duncan
Revision Drawn
DVS Duncan

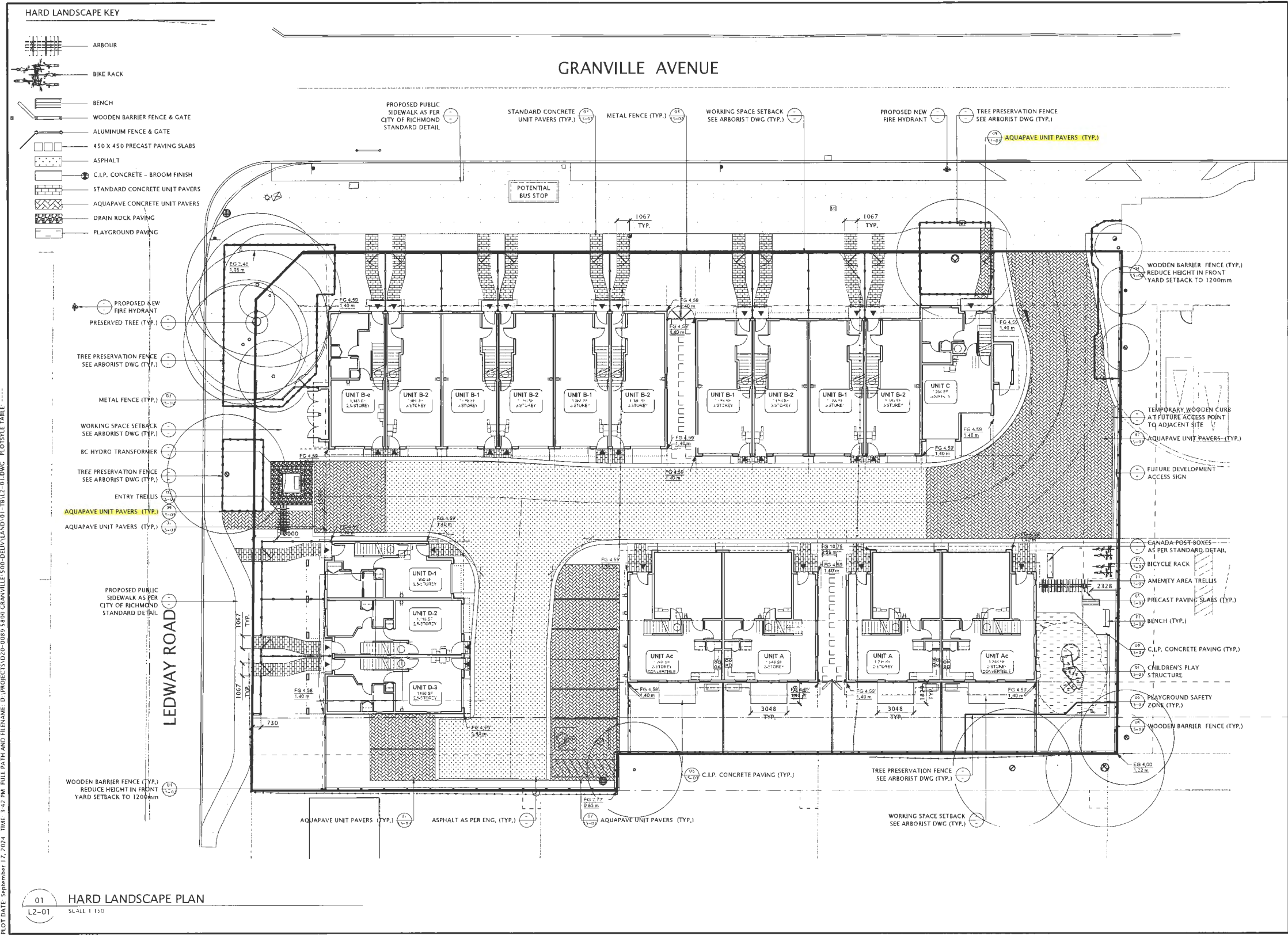
Residential Development
5800 Granville (Granville & Ledway)
Richmond BC

Prepared for:
HorizonDevelopmentWest
6831 Gamba Drive
Richmond BC V7C 2G4

Drawing Title
NOTES & SYMBOLS

Check Scale (may be photo reduced)
0 1 inch 0 10mm

Project No. 20-0089
Drawing No. L0-01



PLOT DATE: September 17, 2024 TIME: 3:42 PM FULL PATH AND FILENAME: D:\PROJECTS\2020-0089\5800 GRANVILLE\5800-DELIV\LAND\01-18\12-01.DWG. PLOT STYLE TABLE: *****

01 HARD LANDSCAPE PLAN
L2-01 SCALE 1/150

DATE	ISSUED FOR	REV
2020-12-23	REZONING	A
2023-05-18	REZONING	B
2023-09-21	D.P.	C
2024-03-12	STREET TREES	C
2024-05-08	D.P.	D
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Consultants
Architectural:
Arboret:
Civil:
Structural:
Mechanical:
Electrical:



SEPT 19 2024
DP 23-029476
PLAN # 5.A

DV Donald V. S. Duncan
SD DEVELOPMENT CONSULTANT
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dvsduncan@gmail.com

RICHMOND FILE #
DP 23-029476

H Project Leader
DVS Duncan
Revision Drawn
DVS Duncan

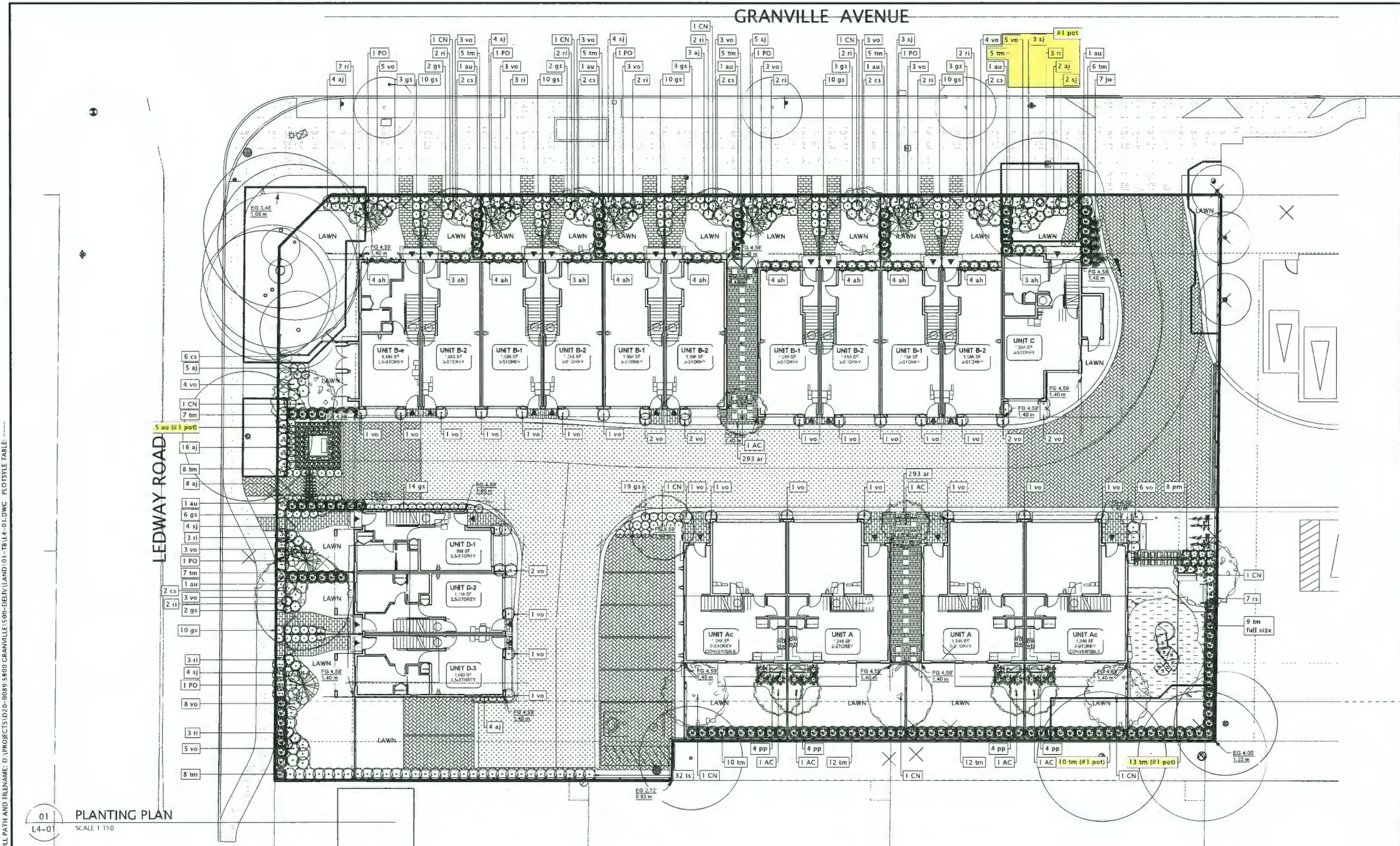
Residential Development
5800 Granville (Granville & Ledway)
Richmond BC

Prepared for:
HorizonDevelopmentWest
6831 Gamba Drive
Richmond BC V7C 2G4

Drawing Title
HARD LANDSCAPE PLAN

Check Scale (may be photo reduced)
0 1 inch 0 10mm

Project No. 20-0089
Drawing No. L2-01



01 PLANTING PLAN
L4-01 SCALE 1:150

PLANT LIST

CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
AC	4	<i>Acacia salicina</i>	Wax Wattle	4m clump	100% survival	4.5m x 3.5m	AS SHOWN
CN	4	<i>Cornus nutans</i>	Red Dogwood	8cm cal	100% survival	1.5m x 1.5m	AS SHOWN
CI	4	<i>Crataegus microcarpa</i>	Thorn Hawthorn	8cm cal	100% survival	1.5m x 1.5m	AS SHOWN
CT	1	<i>Crataegus trichomanes</i>	Honey Locust	8cm cal	100% survival	1.5m x 1.5m	AS SHOWN
PI	2	<i>Pinus resinosa</i>	Southern Spruce	4.0 m ht.	100% survival	4.0m x 1.5m	AS SHOWN

CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
SH	4	<i>Shorea rostrata</i>	Black Dogwood	4.2 pot	100% survival	1.5m x 1.5m	80cm
SH	16	<i>Shorea rostrata</i>	Black Dogwood	4.2 pot	100% survival	1.5m x 1.5m	75cm
SH	12	<i>Shorea rostrata</i>	Black Dogwood	4.2 pot	100% survival	1.5m x 1.5m	75cm
SH	12	<i>Shorea rostrata</i>	Black Dogwood	4.2 pot	100% survival	1.5m x 1.5m	75cm

CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
SH	16	<i>Shorea rostrata</i>	Black Dogwood	4.2 pot	100% survival	1.5m x 1.5m	75cm
SH	12	<i>Shorea rostrata</i>	Black Dogwood	4.2 pot	100% survival	1.5m x 1.5m	75cm
SH	12	<i>Shorea rostrata</i>	Black Dogwood	4.2 pot	100% survival	1.5m x 1.5m	75cm

DATE	ISSUED FOR	REV
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Consultants

Architectural:
Arboret:
Civil:
Structural:
Mechanical:
Electrical:



SEPT 19 2024
DP 23-029476
PLAN # 5.B

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RICHMOND FILE #
DP 23-029476

H Project Leader
DVSDuncan
Revision
DVSDuncan

Residential Development
5800 Granville (Granville & Ledway)
Richmond BC
Prepared for:
HorizonDevelopmentWest
6831 Gamba Drive
Richmond BC V7C 2G4

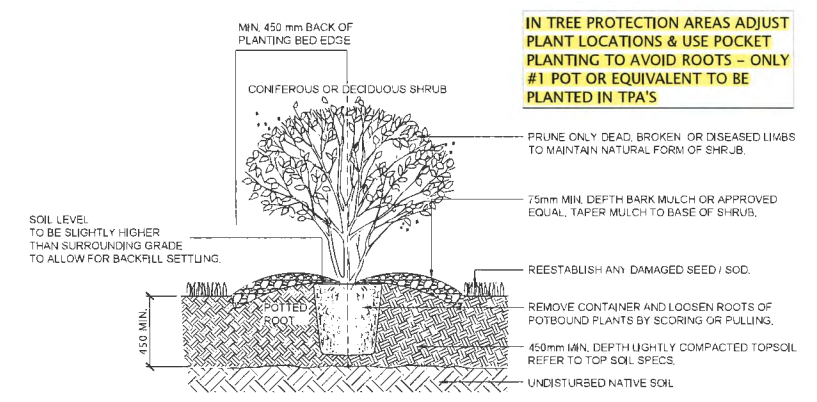
Drawing Title
PLANTING PLAN

Check Scale (may be photo reduced)
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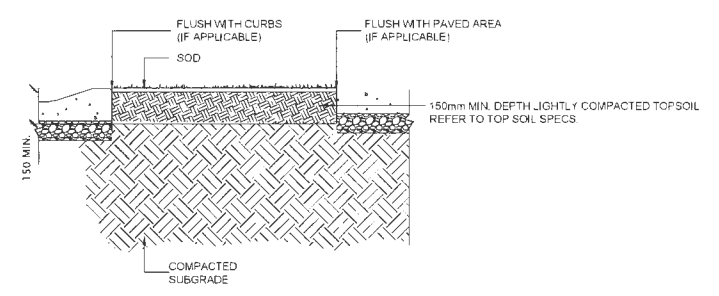
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Drawing No. L4-01

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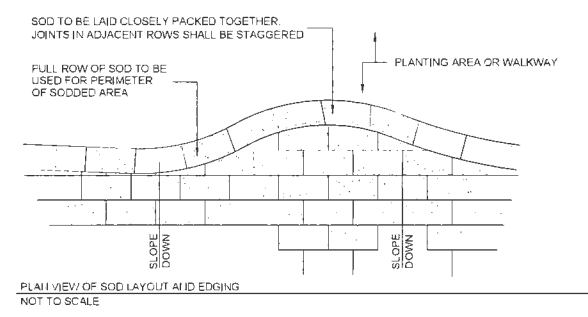
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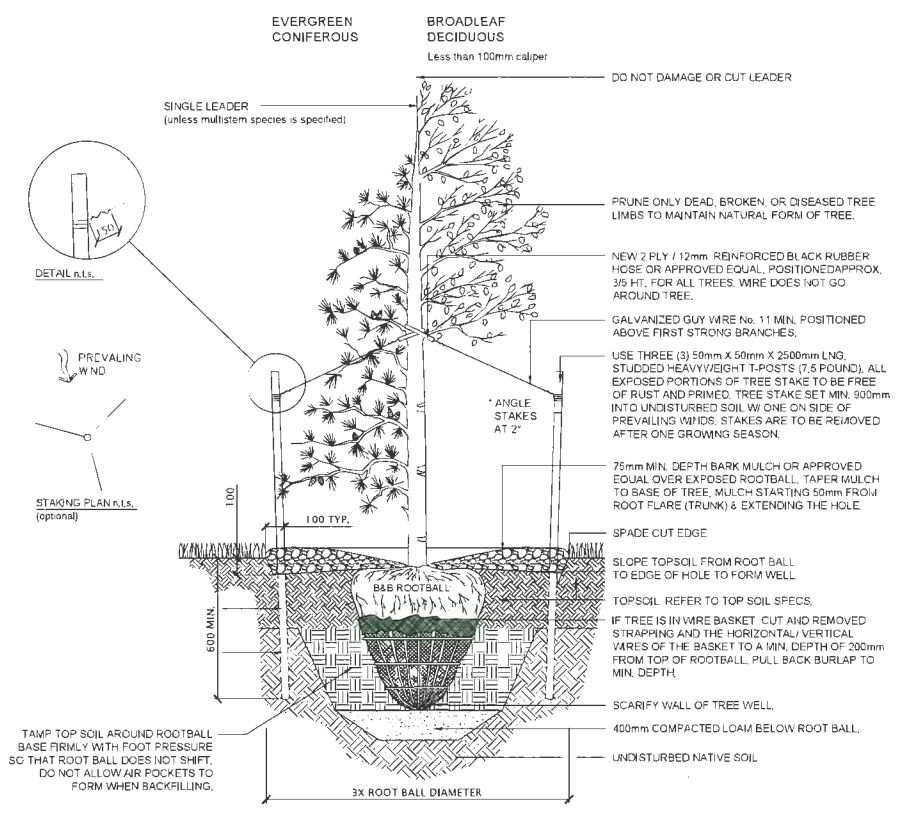
01 TYPICAL SHRUB INSTALLATION
SCALE 1:20



SECTION THROUGH SOD



03 TYPICAL LAWN INSTALLATION
SCALE 1:20



02 TYPICAL TREE INSTALLATION
SCALE 1:20

DATE	ISSUED FOR	REV
2020-12-23	REZONING	A
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Consultants

Architectural:
Artist:
Civil:
Structural:
Mechanical:
Electrical:

SEPT 19 2024
DP 23-029476
PLAN # 5.C

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DEVELOPMENT CONSULTANT
LANDSCAPE ARCHITECT
603 - 220 Eleventh Street
New Westminster BC
Canada V3M 6N9
778-791-4323
dvsduncan@gmail.com

RICHMOND FILE #
DP 23-029476

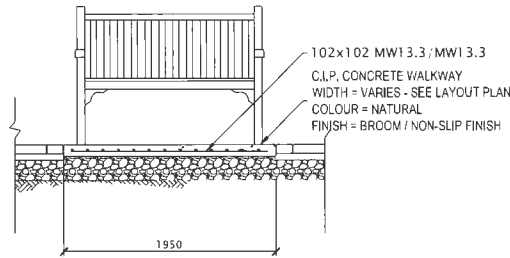
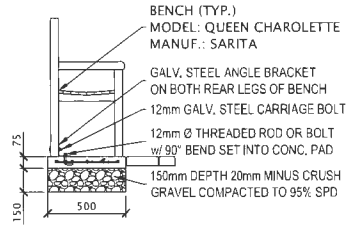
H Project Leader
DVS Duncan
Revision Drawn
DVS Duncan

Residential Development
5800 Granville (Granville & Ledway)
Richmond BC
Prepared for:
HorizonDevelopmentWest
6831 Gamba Drive
Richmond BC V7C 2G4

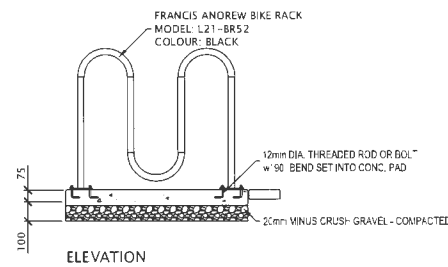
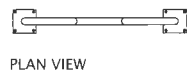
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DETAILS

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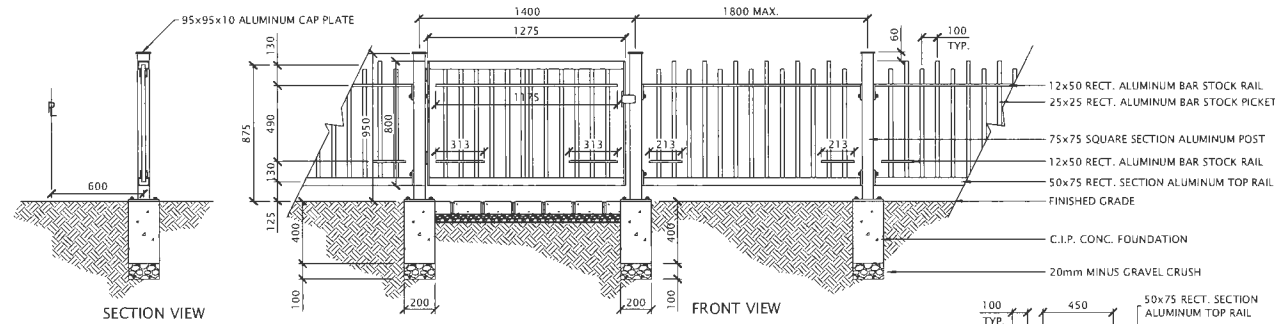
Project No. 20-0089
Drawing No. LS-01



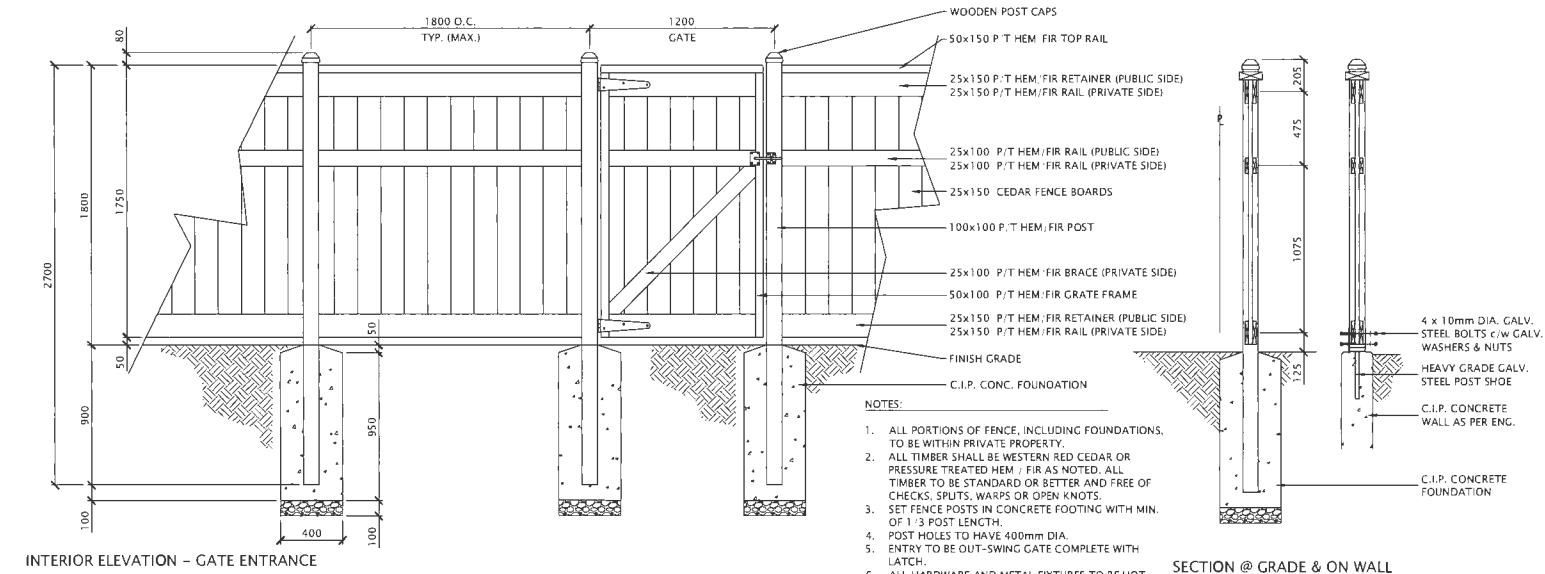
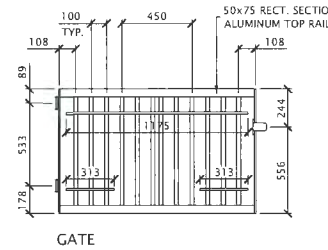
01 BENCH INSTALLATION
 SCALE 1:20



02 BICYCLE RACK INSTALLATION
 SCALE 1:20



03 METAL FENCE
 SCALE 1:20



04 WOODEN BARRIER FENCE
 SCALE 1:20

PLOT DATE: September 17, 2024 TIME: 3:08 PM FULL PATH AND FILENAME: D:\PROJECTS\020-0089\5800 GRANVILLE\01-TB\L5-02.DWG PLOTS/SCALE TABLE: -----

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2023-05-18	REZONING	B
2023-09-21	D.P.	C
2024-03-12	STREET TREES	C
2024-05-08	D.P.	D
2024-05-30	D.P.	E
2024-07-05	D.P.	F
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Consultants

Architectural:
 Arborist:
 Civil:
 Structural:
 Mechanical:
 Electrical:

SEPT 19 2024
DP 23-029476
PLAN # 5.D

DVS Donald V. S. Duncan
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 LANDSCAPE ARCHITECT

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 dvsduncan@gmail.com

RICHMOND FILE #
DP 23-029476

H Project Leader
 DVS Duncan
 Drawn
 DVS Duncan
 Revision

Residential Development
 5800 Granville (Granville & Ledway)
 Richmond BC

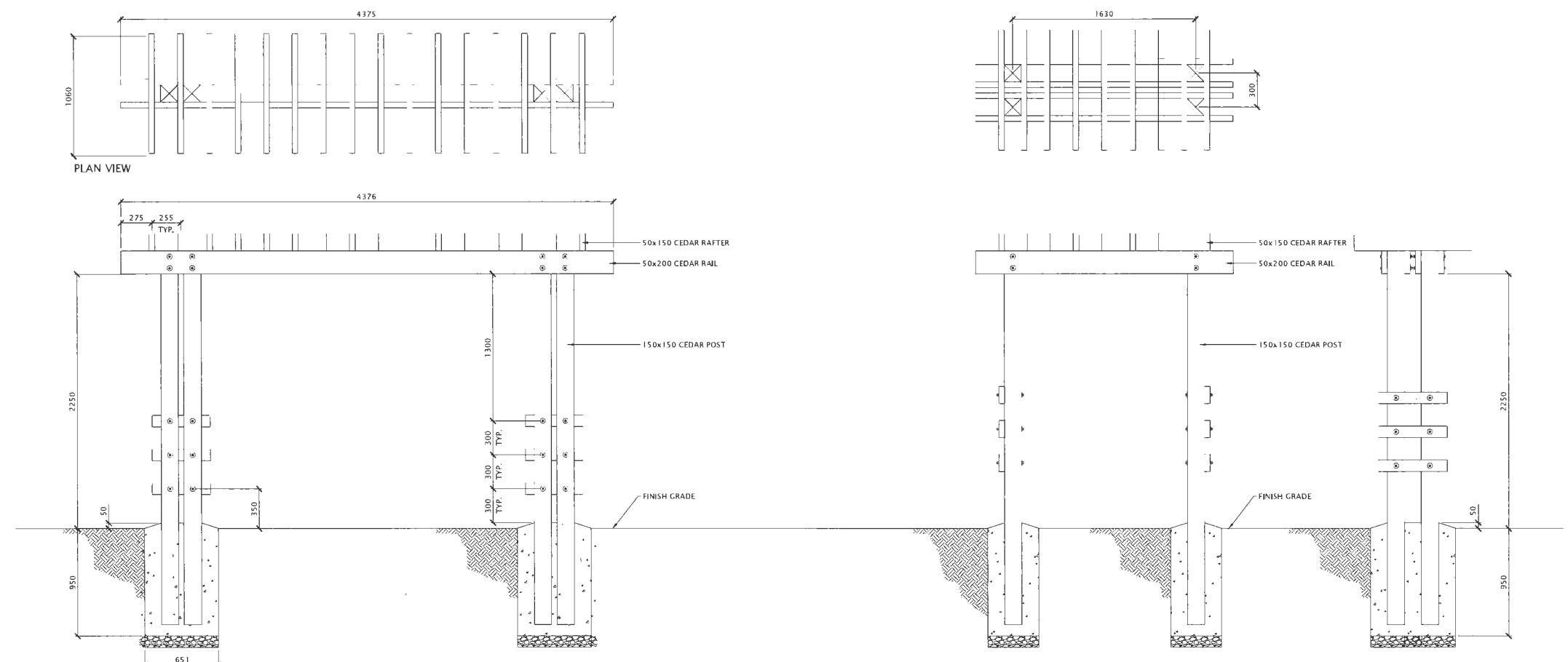
Prepared for:
HorizonDevelopmentWest
 6831 Gamba Drive
 Richmond BC V7C 2G4

Drawing Title
DETAILS

Check Scale (may be photo reduced):
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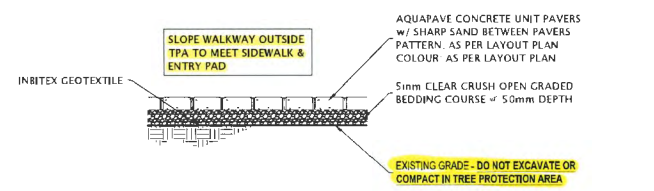
Project No. 20-0089
 Drawing No. L5-02

PLOT DATE: September 17, 2024 TIME: 3:07 PM FULL PATH AND FILENAME: D:\PROJECTS\020-0089\5800 GRANVILLE\00-DEVELOPMENT\01-TB\LS-03.DWG PLOTS/STYLE TABLE: -----

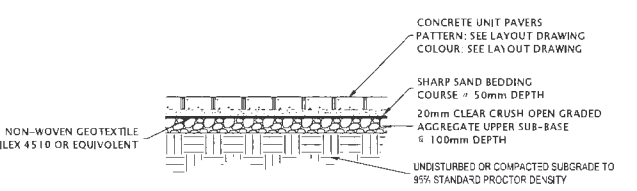


01 AMENITY AREA TRELLIS
SCALE 1/20

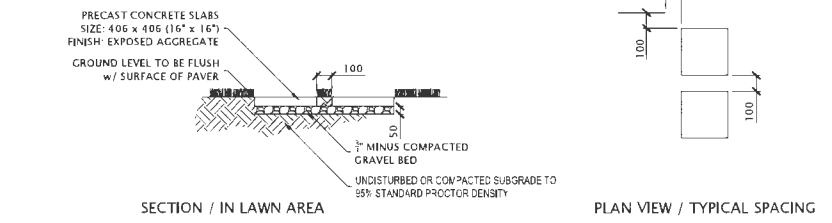
02 ENTRY TRELLIS
SCALE 1/20



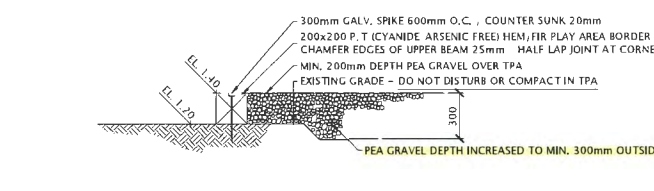
09 PEDESTIAN PERMEABLE PAVER INSTALLATION
SCALE 1/20



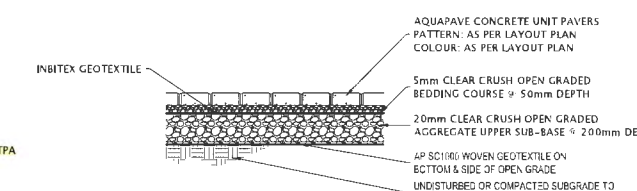
04 STANDARD PAVER INSTALLATION
SCALE 1/20



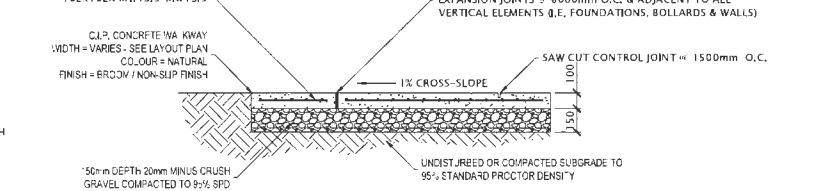
05 PAVING SLAB INSTALLATION
SCALE 1/20



06 PLAYGROUND SAFETY ZONE
SCALE 1/20



07 AQUAPAVE INSTALLATION
SCALE 1/20



08 PEDESTIAN C.I.P. CONCRETE PAVING INSTALLATION
SCALE 1/20

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Consultants

Architectural
Arborealist
Civil
Structural
Mechanical
Electrical

SEPT 19 2024
DP 23-029476
PLAN # 5.E

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RICHMOND FILE #
DP 23-029476

H Project Leader
DVS Duncan
Revision
DVS Duncan

Residential Development
5800 Granville (Granville & Ledway)
Richmond BC

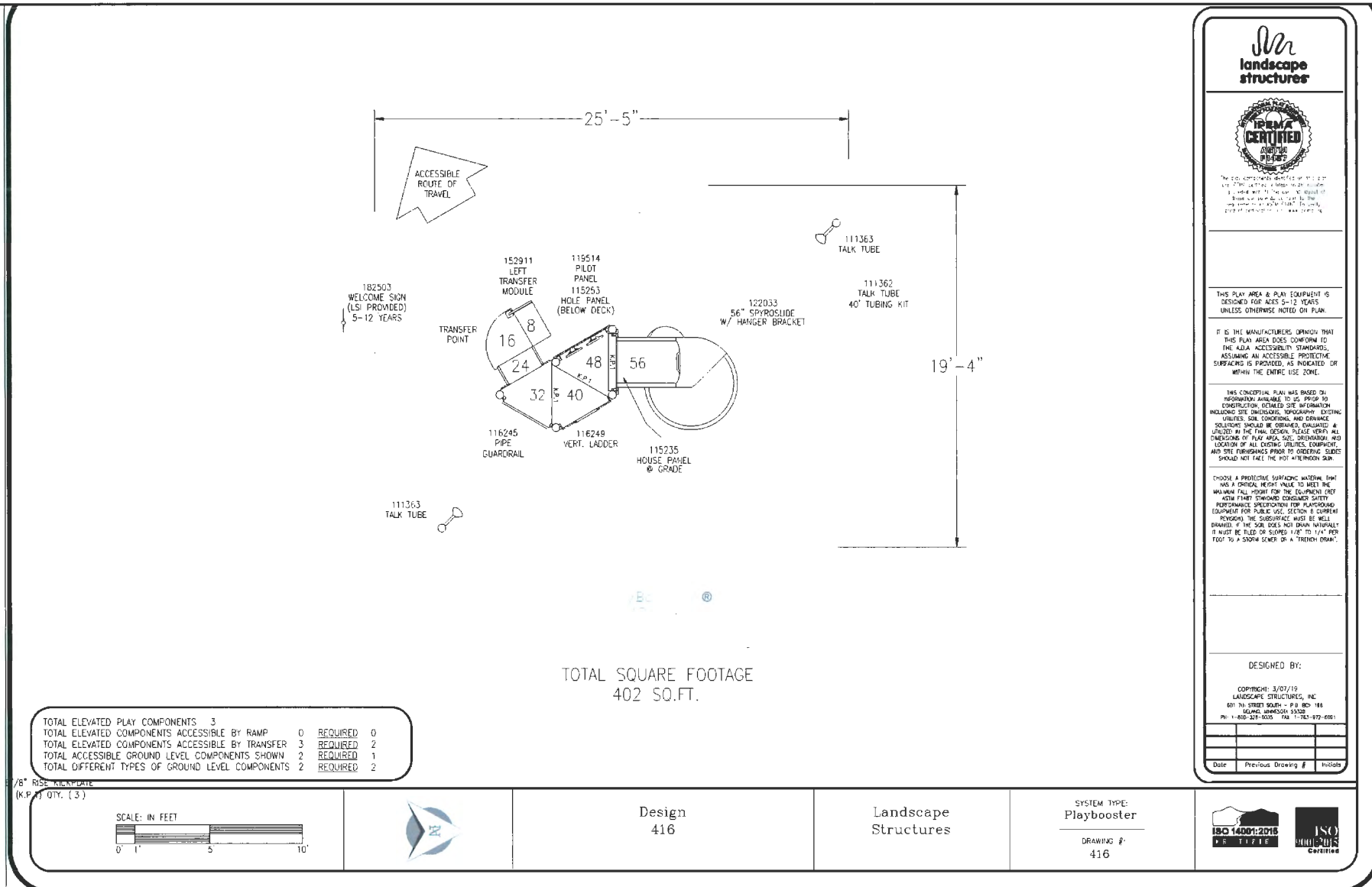
Prepared for:
HorizonDevelopmentWest
6831 Gamba Drive
Richmond BC V7C 2G4

Drawing Title
DETAILS

Check Scale (may be photo reduced)
0 10mm

Project No. 20-0089
Drawing No. L5-03

PLOT DATE: September 17, 2024 TIME: 3:03 PM FULL PATH AND FILENAME: D:\PROJECTS\020-0089\5800 GRANVILLE\00-DELIV\LAND\01-TB\LS-04.DWG PLOTSKYLE TABLE: ----



TOTAL ELEVATED PLAY COMPONENTS	3	REQUIRED	0
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY RAMP	0	REQUIRED	0
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER	3	REQUIRED	2
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN	2	REQUIRED	1
TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS	2	REQUIRED	2

1/8" RISE MAXIMUM
(K.P. QTY. (3))

SCALE: IN FEET
0 1 5 10

Design 416	Landscape Structures	SYSTEM TYPE: Playbooster	DESIGNED BY:
		DRAWING #: 416	

landscape structures

IRMA CERTIFIED

THIS PLAY AREA & PLAY EQUIPMENT IS DESIGNED FOR AGES 5-12 YEARS UNLESS OTHERWISE NOTED ON PLAN.

IT IS THE MANUFACTURER'S OPINION THAT THIS PLAY AREA DOES CONFORM TO THE ADA ACCESSIBILITY STANDARDS, ASSUMING AN ACCESSIBLE PROTECTIVE SURFACING IS PROVIDED, AS INDICATED ON WITHIN THE ENTIRE USE ZONE.

THIS CONCEPTUAL PLAN WAS BASED ON INFORMATION AVAILABLE TO US PRIOR TO CONSTRUCTION. DETAILED SITE INFORMATION INCLUDING SITE DIMENSIONS, SPECIFICATIONS, EXISTING UTILITIES, SOIL CONDITIONS, AND DRAINAGE SOLUTIONS SHOULD BE OBTAINED & LOCATED BY THE FINAL DESIGN. PLEASE VERIFY ALL DIMENSIONS OF PLAY AREA, SURROUNDING AND LOCATION OF ALL EXISTING UTILITIES, EQUIPMENT, AND THE FIRM'S PRIOR TO ORDERING. SLIDES SHOULD NOT FACE THE POST AFTERNOON SUN.

CHOOSE A PROTECTIVE SURFACING MATERIAL THAT HAS A MINIMUM HEIGHT VALUE TO MEET THE MAXIMUM FALL HEIGHT FOR THE EQUIPMENT. MEET WITH YOUR SURFACING CONTRACTOR TO VERIFY PERFORMANCE SPECIFICATIONS FOR PLAYGROUND EQUIPMENT FOR PUBLIC USE. SECTION 4.0 (CURRENT REVISION) THE SURFACING MUST BE WELL DRAINED. IF THE SURFACING IS NOT DRAIN WELL, IT MUST BE FILL OR SLOPED 1/8" TO 1/4" PER FOOT TO A SLOPE GRADE OR A TRENCH DRAIN.

DATE: Previous Drawing # Initial

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801 7th STREET SEASIDE - P.O. BOX 188
SEASIDE, ARIZONA 85528
PH: 1-800-321-0035 FAX: 1-761-972-4001

ISO 14001:2015
ISO 9001:2015
ISO 14001:2015
ISO 9001:2015

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Consultants

Architectural:
Arboret:
Civil:
Structural:
Mechanical:
Electrical:

SEPT 19 2024
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PLAN # 5.F

DVSD Donald V. S. Duncan
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LANDSCAPE ARCHITECT

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DVS Duncan
Revision Drawn
DVS Duncan

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Richmond BC

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6831 Gamba Drive
Richmond BC V7C 2G4

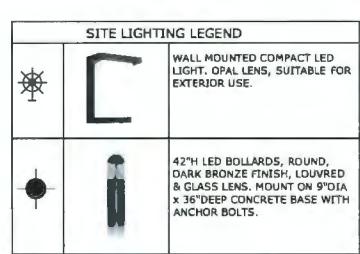
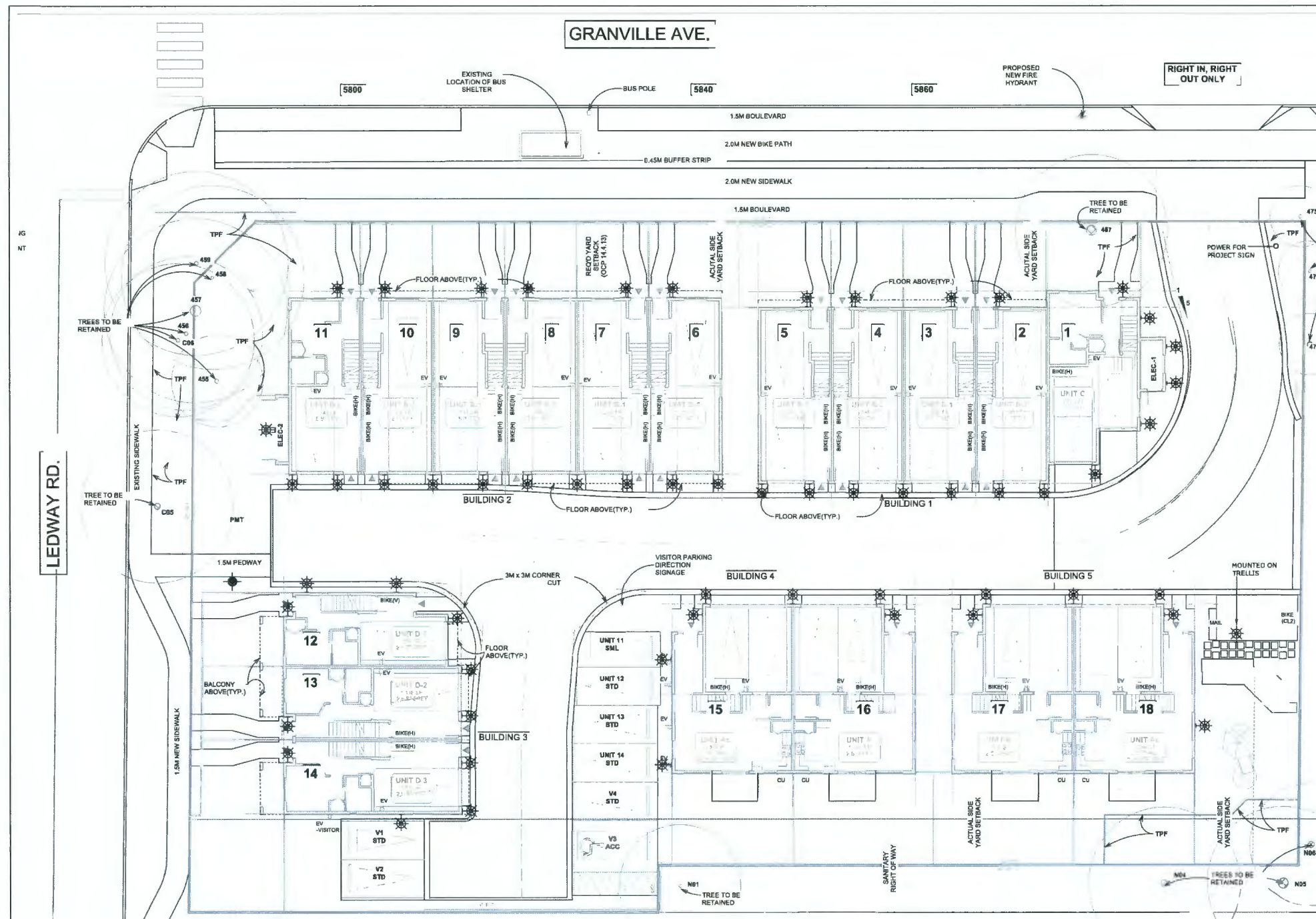
Drawing Title
DETAILS

Check Scale (may be photo reduced)
0 1inch 0 10mm

Project No. 20-0089
Drawing No. LS-04

01 PLAYGROUND EQUIPMENT
LS-04





SITE PLAN
SCALE 3/32" = 1'-0"

NO	REVISIONS	DATE
1		

NO	RECORD OF ISSUES	DATE
1	FOR REVIEW	18SEP24

ARCHITECT:
SEPT 19 2024
DP 23-029476
PLAN # 6

DEVELOPER:

ELECT. CONSULTANT:
LIEW ENGINEERING LTD.
Electrical Consulting Engineers
108-11121 Horseshoe Way
Richmond, BC, V7A 5G7
Tel/Fax: 604-277-3157
Email: rlieweng@telus.net

PROJECT NAME:
TOWNHOUSE DEVELOPMENT

CIVIC ADDRESS:
5800 GRANVILLE AVE
RICHMOND, BC

DRAWING TITLE:
SITE PLAN - LIGHTING

DATE: SEAL:
SCALE:
AS SHOWN
DRAWN BY:
RVL/HRC
CHECKED BY:
RVL PERMIT No. 001540
PROJ. NO:
2303

DRAWING NO.
E102

FS(562)4566



PERSPECTIVE IMAGE - BIRD EYE VIEW LOOKING SOUTH-EAST



PERSPECTIVE IMAGE - BIRD EYE VIEW LOOKING NORTH-EAST

REVISIONS:	
SEP 17, 2024	DP4 RE-SUBMISSION
JULY 08, 2024	DP3 RE-SUBMISSION
MAY 10, 2024	ADP SUBMISSION
MAY 02, 2024	DP2 RE-SUBMISSION
SEP 22, 2023	DP APPLICATION
MAR 09, 2023	RZ3 RE-SUBMISSION
OCT 15, 2021	RZ2 RE-SUBMISSION
DEC 23, 2020	RZ1 APPLICATION

CONSULTANTS:

REFERENCE PLANS

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SEAL:

INTERFACE:
 Suite 230
 11590 Cambie Road
 Richmond BC
 Canada V6X 3Z5
 T 604 821 1162
 F 604 821 1146
 www.interfacearchitect.com

PROJECT: Proposed 18-Unit Townhouse Development 3 LOT ASSEMBLY 5800 / 5840 / 5850 GRANVILLE AVENUE RICHMOND, BC
PROJECT NO.: 2008GRAN
SCALE:
DATE: Dec 23, 2020
DRAWN BY: SRS, AL
CHECK BY: KC
SHEET TITLE: PERSPECTIVES - 1
DRAWING SHEET

A9.1



PERSPECTIVE IMAGE - BIRD EYE VIEW LOOKING SOUTH-WEST



PERSPECTIVE IMAGE - PEDESTRIAN VIEW LOOKING SOUTH-WEST

REVISIONS

SEP 17, 2024	DP4 RE-SUBMISSION
JULY 08, 2024	DP3 RE-SUBMISSION
MAY 10, 2024	ADP SUBMISSION
MAY 02, 2024	DP2 RE-SUBMISSION
SEP 22, 2023	DP APPLICATION
MAR 09, 2023	RZ3 RE-SUBMISSION
OCT 15, 2021	RZ2 RE-SUBMISSION
DEC 23, 2020	RZ1 APPLICATION

CONSULTANTS

REFERENCE PLANS

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SEAL

INTERFACE:

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Canada V6X 3Z5
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F 604 821 1146
www.interfacearchitecture.com

PROJECT

Proposed 18-Unit
Townhouse Development
3 LOT ASSEMBLY
5800 / 5840 / 5860
GRANVILLE AVENUE
RICHMOND, BC

PROJECT NO.

2008GRAN

SCALE

DATE

Dec 23, 2020

DRAWN BY

SRS, AL

CHECK BY

KC

SHEET TITLE

PERSPECTIVES - 2

DRAWING SHEET

A9.2



PERSPECTIVE IMAGE - PEDESTRIAN VIEW LOOKING NORTH-EAST



PERSPECTIVE IMAGE - PEDESTRIAN VIEW DRIVE AISLE LOOKING WEST

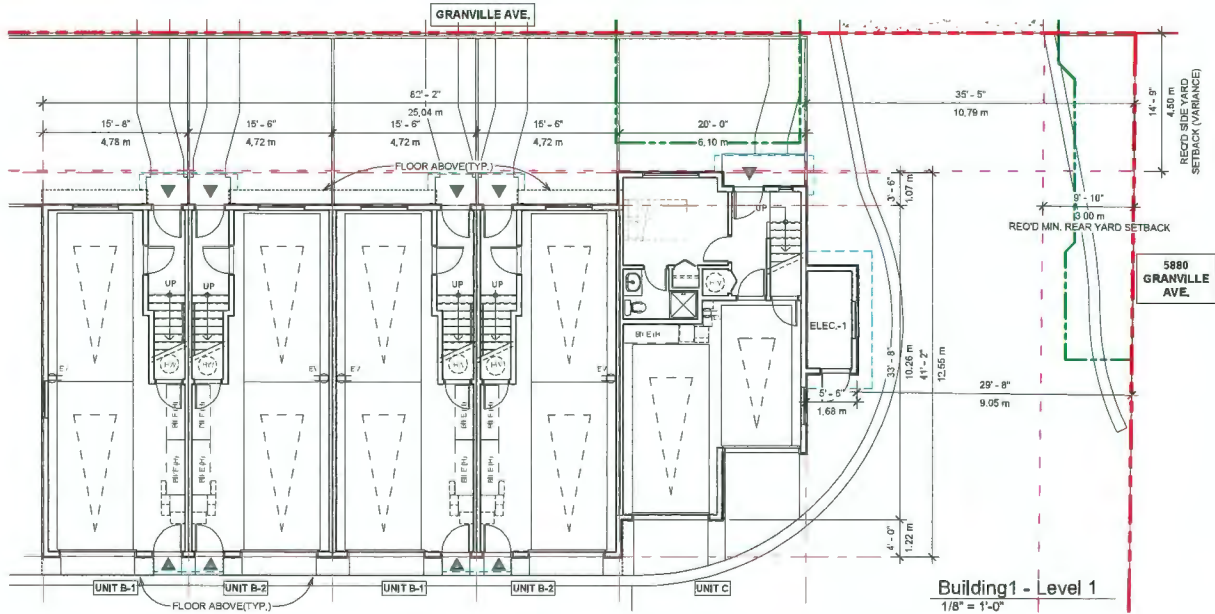
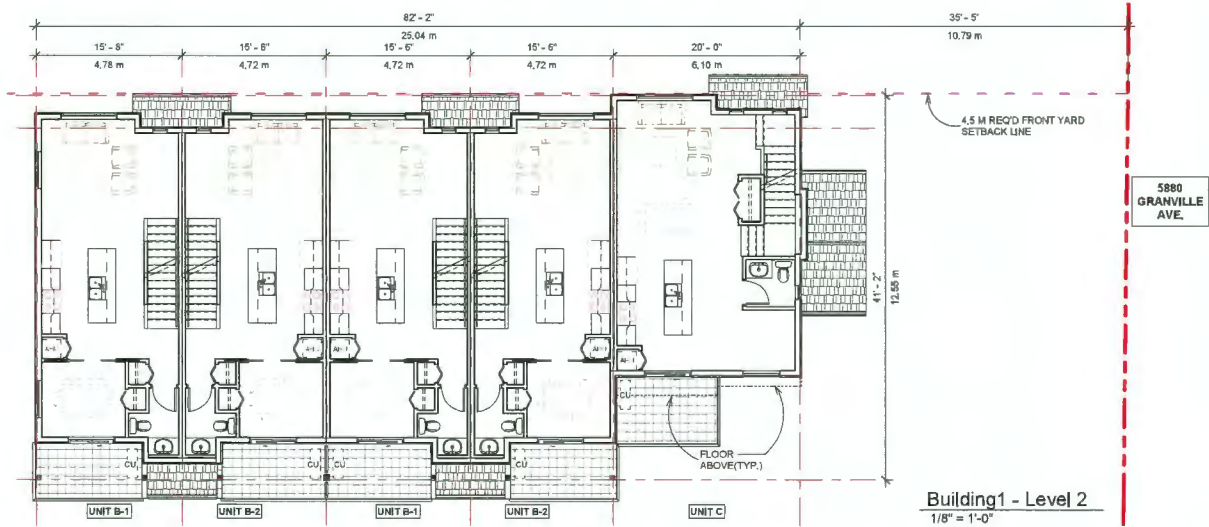
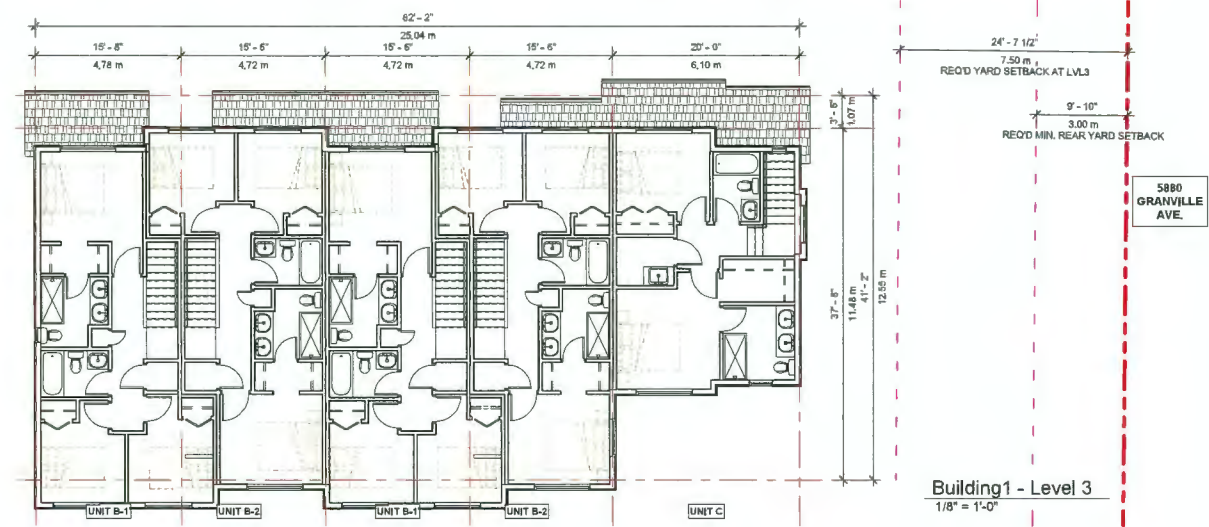
REVISIONS:
SEP 17, 2024 DP4 RE-SUBMISSION
JULY 08, 2024 DP3 RE-SUBMISSION
MAY 10, 2024 ADP SUBMISSION
MAY 02, 2024 DP2 RE-SUBMISSION
SEP 22, 2023 DP APPLICATION
MAR 09, 2023 RZ3 RE-SUBMISSION
OCT 15, 2021 RZ2 RE-SUBMISSION
DEC 23, 2020 RZ1 APPLICATION
CONSULTANTS:
REFERENCE PLANS
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INTERFACE:
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 11590 Cambie Road
 Richmond BC
 Canada V6X 2Z5
 T 604 821 1182
 F 604 821 1146
 www.interfacearchitecture.com

PROJECT:
Proposed 18-Unit Townhouse Development
3 LOT ASSEMBLY
5800 / 5840 / 5860 DRAINVILLE AVENUE RICHMOND, BC
PROJECT NO.:
2008GRAN
SCALE:
DATE:
Dec 23, 2020
DRAWN BY:
SRS, AL
CHECK BY:
KC
SHEET TITLE:
PERSPECTIVES - 3
DRAWING SHEET

A9.3

AGING-IN-PLACE MEASURE (ALL UNITS)	
STARWELL HANDRAILS	
LEVER-TYPE HANDLES FOR:	
- PLUMBING FIXTURE, AND	
- DOOR HANDLES	
SOLID BLOCKING IN WASHROOM WALLS FOR FUTURE GRAB BARRS BESIDE TOILET, BATHTUB AND SHOWER	



REVISIONS	
SEP 17, 2024	DP4 RE-SUBMISSION
JULY 06, 2024	DP3 RE-SUBMISSION
MAY 10, 2024	ADP SUBMISSION
MAY 02, 2024	DP2 RE-SUBMISSION
SEP 22, 2023	DP APPLICATION
MAR 09, 2023	RZ3 RE-SUBMISSION
OCT 15, 2021	RZ2 RE-SUBMISSION
DEC 23, 2020	RZ1 APPLICATION

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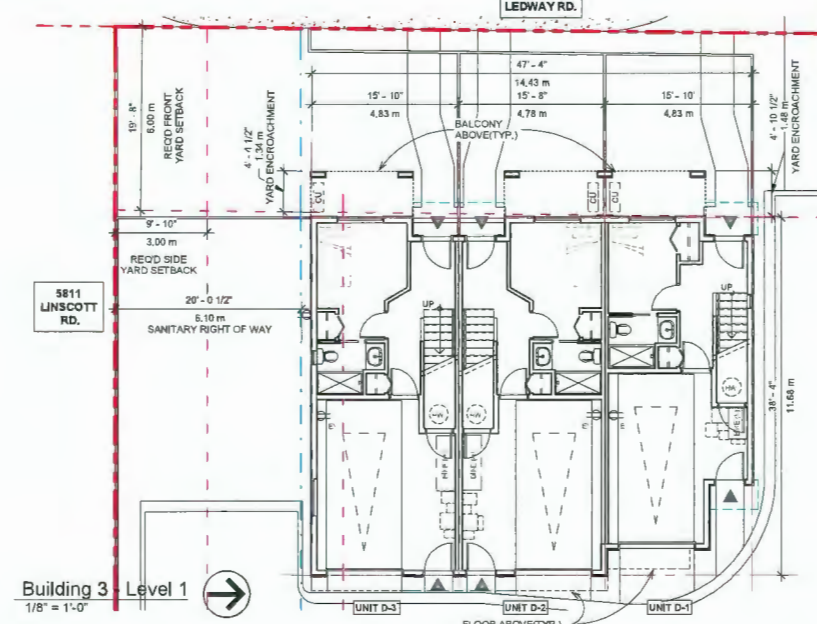
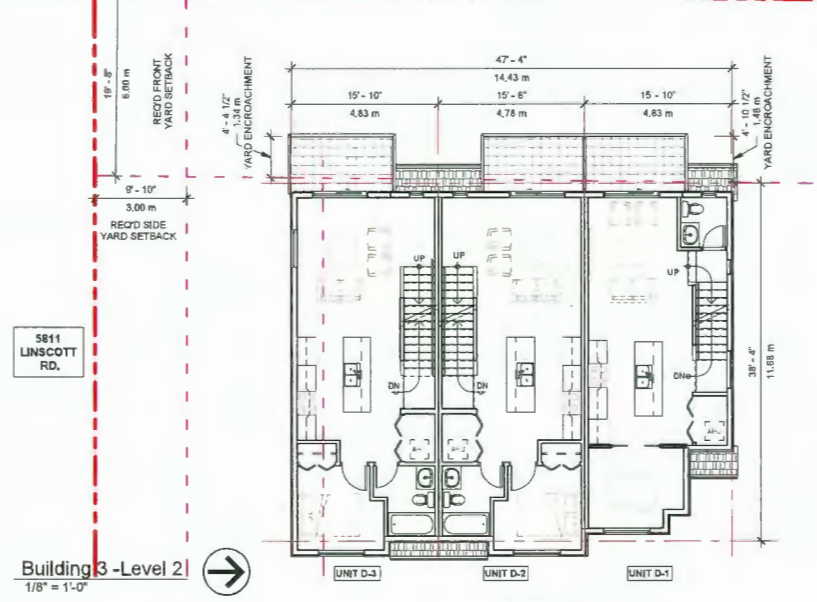
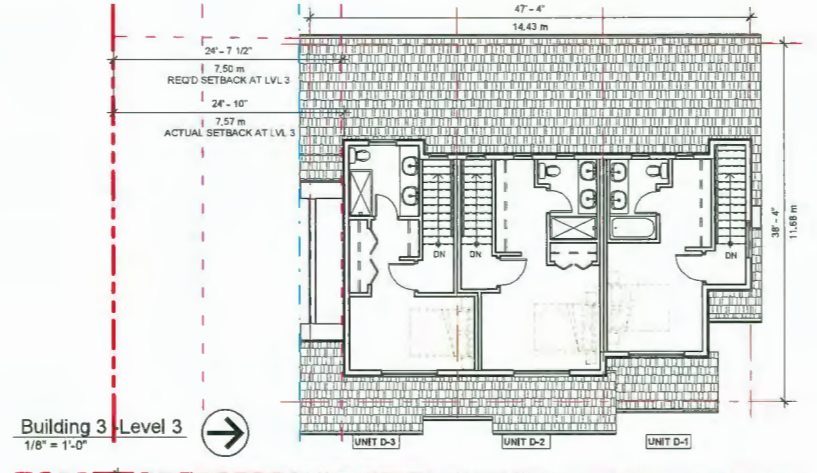
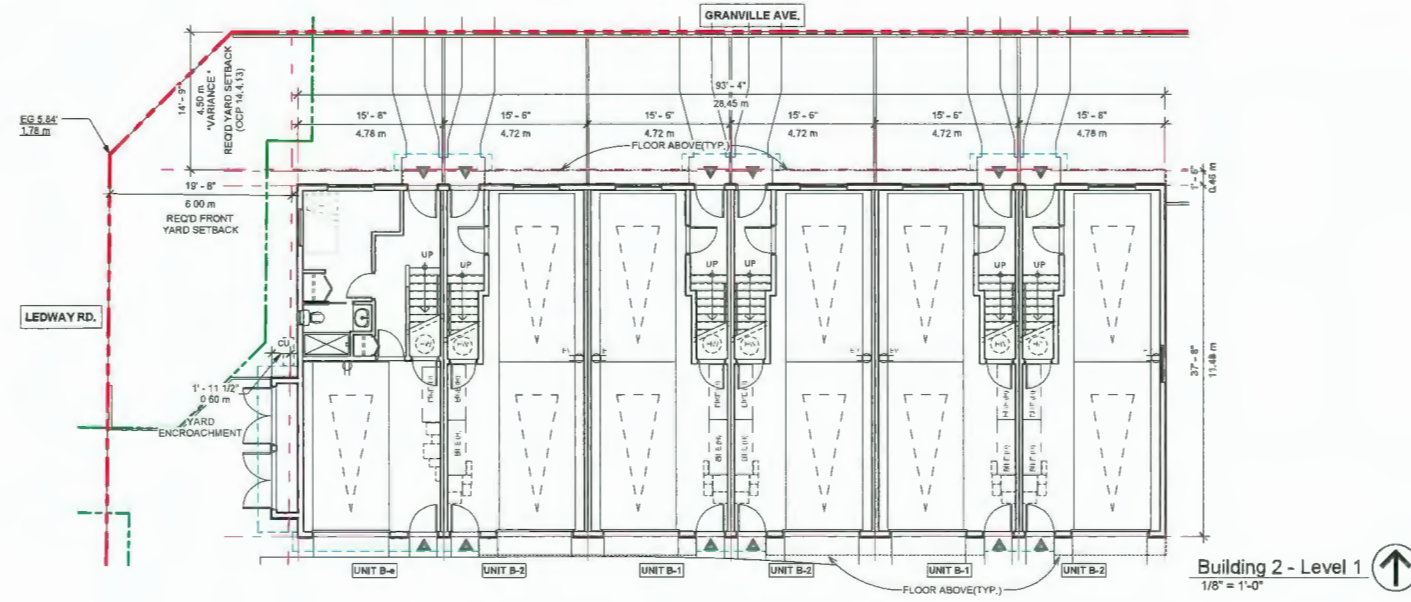
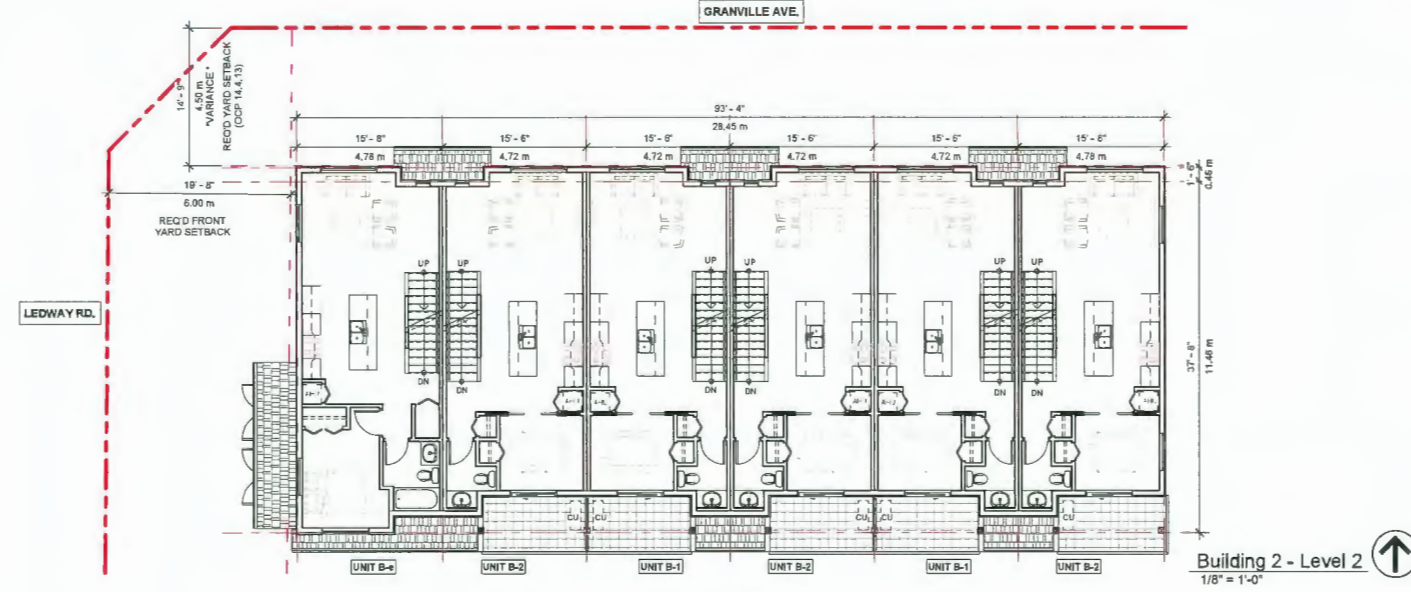
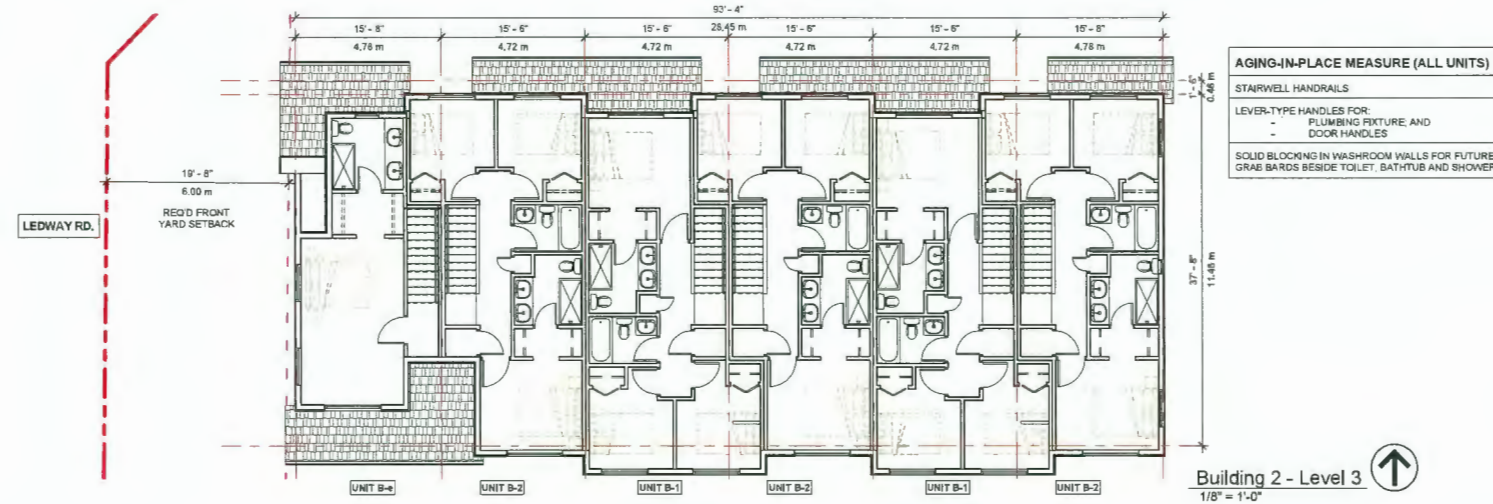
INTERFACE:

Suite 230
11590 Cambie Road
Richmond BC
Canada V6X 3Z5

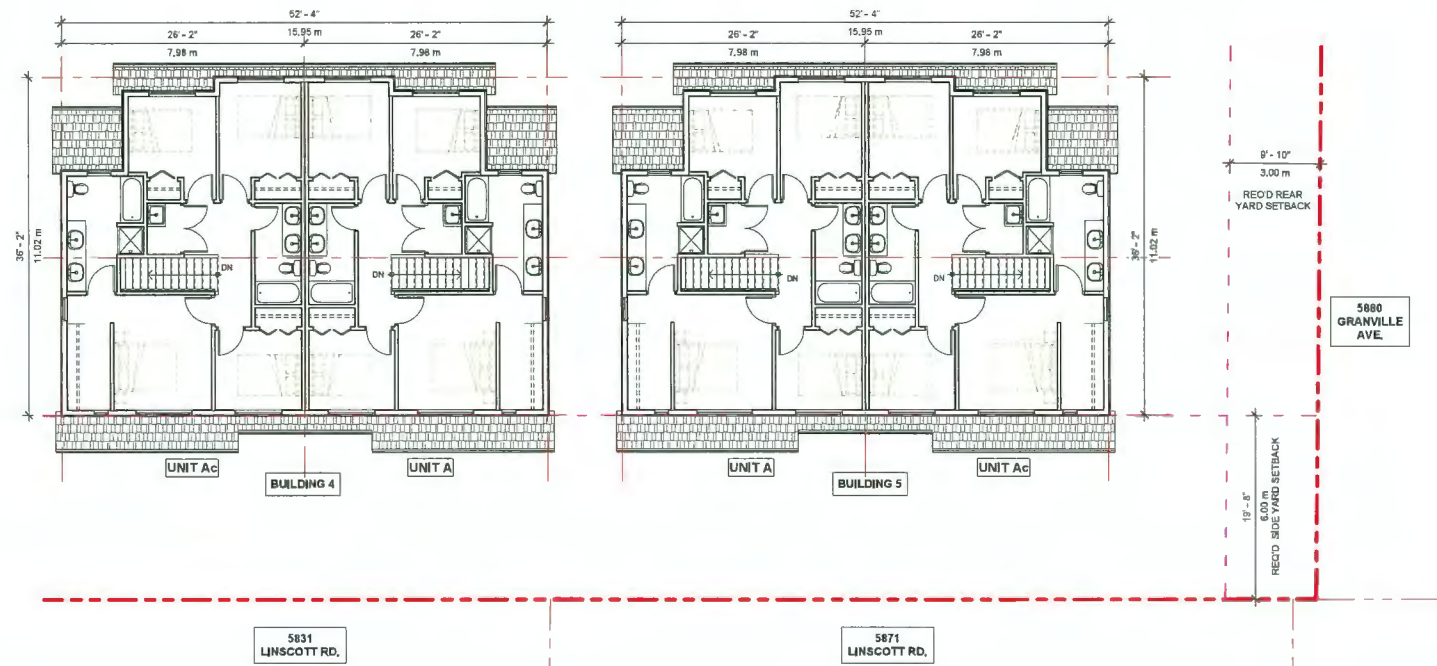
T 604 821 1162
F 604 821 1148
www.interfacearchitecture.com

PROJECT	
Proposed 18-Unit Townhouse Development	
3 LOT ASSEMBLY	
5880 / 5840 / 5850 GRANVILLE AVENUE RICHMOND, BC	
PROJECT NO.: 2008GRAN	
SCALE: As indicated	
DATE: Dec 23, 2020	
DRAWN BY: SRS, AL	
CHECK BY: KC	
SHEET TITLE: FLOOR PLANS - BUILDING 1	
DRAWING SHEET:	

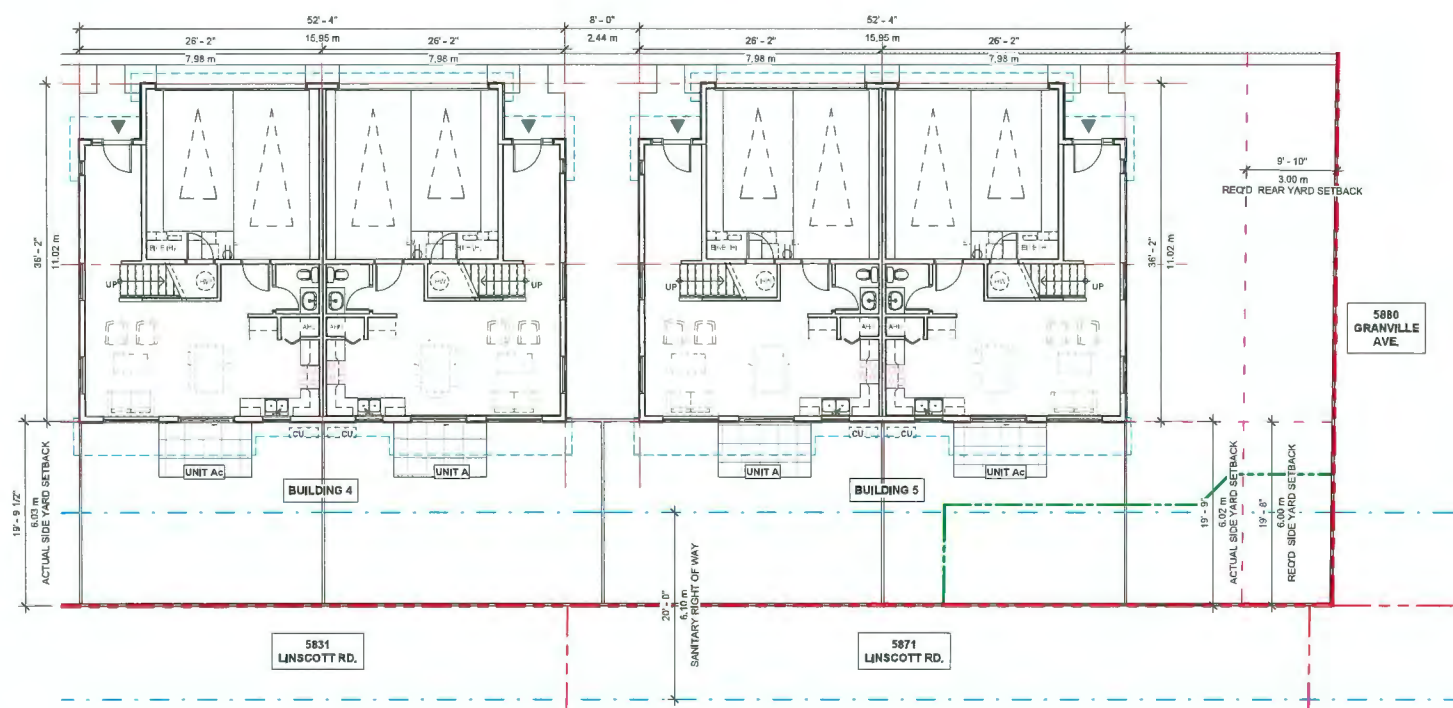
A2.1



REVISIONS:	
SEP 17, 2024	DP4 RE-SUBMISSION
JULY 08, 2024	DP3 RE-SUBMISSION
MAY 10, 2024	ADP SUBMISSION
MAY 02, 2024	DP2 RE-SUBMISSION
SEP 22, 2023	DP APPLICATION
MAR 09, 2023	RZ3 RE-SUBMISSION
OCT 15, 2021	RZ2 RE-SUBMISSION
DEC 23, 2020	RZ1 APPLICATION
CONSULTANTS:	
REFERENCE PLANS	
<p>ALL DETAILS AND THEIR DIMENSIONS SHALL BE TO SCALE AND SHALL BE TO THE SCALE OF THE DRAWING UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON THE SITE.</p> <p>THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON THE SITE.</p> <p>THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON THE SITE.</p>	
INTERFACE:	
<p>Suite 230 11590 Camble Road Richmond BC Canada V6X 3Z5</p> <p>T 604 821 1182 F 604 821 1146 www.interfacearchitecture.com</p>	
PROJECT:	
<p>Proposed 16-Unit Townhouse Development</p> <p>3 LOT ASSEMBLY 5890 / 5845 / 5850 GRANVILLE AVENUE RICHMOND, BC</p>	
PROJECT NO.:	
2008GRAN	
SCALE:	
As indicated	
DATE:	
Dec 23, 2020	
DRAWN BY:	
SRS, AL	
CHECK BY:	
KC	
SHEET TITLE:	
FLOOR PLANS - BUILDING 2 & 3	
DRAWING SHEET:	
A2.2	



Building 4 & 5 - Level 2
1/8" = 1'-0"



Building 4 & 5 - Level 1
1/8" = 1'-0"

AGING-IN-PLACE MEASURE (ALL UNITS)	
STAIRWELL HANDRAILS	-
LEVER-TYPE HANDLES FOR:	-
- PLUMBING FIXTURE AND DOOR HANDLES	-
SOLID BLOCKING IN WASHROOM WALLS FOR FUTURE GRAB BARS BESIDE TOILET, BATHTUB AND SHOWER	-

CONVERTIBLE UNIT FEATURES CHECKLIST	
DOORS & DOORWAYS	<p>ENTRY DOORS MIN. 863 MM BUT IDEALLY 914MM AND HAVE CLEAR ACCESS</p> <p>ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE MIN 1200 MM DEPTH BY DOOR WIDTH PLUS 600 MM LATCH SIDE (NOT NEEDED IF ROUGH IN WIRING PROVIDED FOR FUTURE AUTOMATIC DOOR OPERATOR)</p> <p>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 HALLWAY AND ROOMS AND WIDEN HALLWAY AND/OR DOORWAYS IF NECESSARY TO SECURE ACCESS</p> <p>PATIO/BALCONY MIN. 860 MM CLEAR OPENING, ACCESSED FROM REAR DOOR AT GROUND FLOOR.</p> <p>ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH BCBC.</p> <p>LEVER-TYPE HANDLES FOR ALL DOORS</p>
VERTICAL CIRCULATION	<p>STAIR LIFT: STAIRCASE WIDTH, FRAMING SUPPORT, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECIFICATION, (E.G. ELAN STRAIGHT RAIL STAIRLIFT (SRE-3000))</p> <p>AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2"x12" SOLID LUMBER AT 914 MM TO CENTRE.</p>
HALLWAYS	MIN. 800 MM WIDTH
GARAGE	MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4M GARAGE WIDTH
BATHROOMS (MIN. 1/UNIT)	<p>WALL BLOCKING FOR FUTURE GRAB BARS AT TOILET, TUB, AND SHOWER, REINFORCED WITH 2"x12" SOLID LUMBER IN ALL BATHTUB, SHOWER, AND TOILET LOCATIONS.</p> <p>LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.</p> <p>PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FAUCETS.</p> <p>CABINETS UNDERNEATH SINK ARE EASILY REMOVED.</p> <p>DEMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESSIBLE (LAYOUT OR FIXTURE PLACEMENT).</p>
KITCHEN	<p>CLEAR AREA NEEDED UNDER FUTURE WORKSPACE, PLUMBING AND GAS PIPES (IN WALL AND IN FLOOR) LOCATED CLEAR OF UNDER COUNTER AREA OF FUTURE WORKSPACE (STOVE, SINK & MIN. 810 MM WIDE COUNTER). ALL PIPES ARE BROUGHT IN NO HIGHER THAN 304 MM TO THE CENTRE OF THE PIPE FROM FLOOR LEVEL.</p> <p>CABINETS UNDERNEATH SINK ARE EASILY REMOVED.</p> <p>1500 MM TURNING DIAMETER OR TURNING PATH DIAGRAM</p> <p>LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.</p>
WINDOWS	MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN, LIVING ROOM)
OUTLET & SWITCHES	<p>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.</p> <p>UPGRADE TO FOUR-POLE OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE, AND RECREATION ROOM.</p>

REVISIONS	
SEP 17, 2024	DP4 RE-SUBMISSION
JULY 08, 2024	DP3 RE-SUBMISSION
MAY 10, 2024	ADP SUBMISSION
MAY 02, 2024	DP2 RE-SUBMISSION
SEP 22, 2023	DP APPLICATION
MAR 09, 2023	RZ3 RE-SUBMISSION
OCT 15, 2021	RZ2 RE-SUBMISSION
DEC 23, 2020	RZ1 APPLICATION

REFERENCE PLANS	
CONSULTANTS:	<p>ALL DETAILS AND OTHER APPROPRIATE (S-100) DETAILS ARE TO BE PROVIDED BY THE CLIENT. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON THE JOB.</p> <p>THIS DRAWING MUST NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.</p> <p>THE ARCHITECT AND/OR SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON THE JOB.</p> <p>THE ARCHITECT IS NOT RESPONSIBLE FOR THE WORK OF ANY OTHER PROFESSIONAL OR TRADE CONTRACTOR AND THE CLIENT'S CONTRACTORS.</p>
SEAL:	

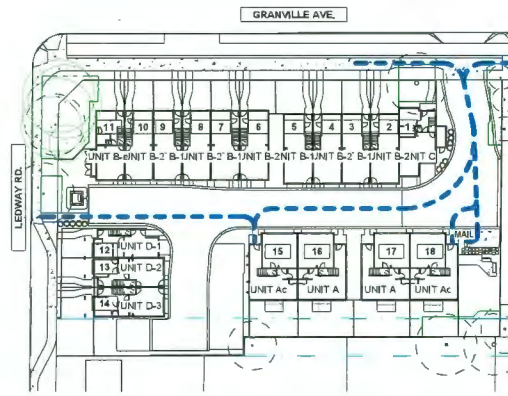
INTERFACE:
 Suite 220
 11800 Cambie Road
 Richmond BC
 Canada V6X 3Z5
 T 604 821 1162
 F 604 821 1146
 www.interfacearchitecture.com

PROJECT	
Proposed 18-Unit Townhouse Development	
3 LOT ASSEMBLY	
5880 / 5840 / 5880 GRANVILLE AVENUE RICHMOND, BC	
PROJECT NO.:	2008GRAN
SCALE:	As indicated
DATE:	Dec 23, 2020
DRAWN BY:	SRS, AL
CHECK BY:	KC
SHEET TITLE:	FLOOR PLANS - BUILDING 4 & 5
DRAWING SHEET:	

A2.3

AGING-IN-PLACE MEASURE (ALL UNITS)

- STAIRWELL HANDRAILS
- LEVER-TYPE HANDLES FOR PLUMBING FIXTURE AND DOOR HANDLES
- SOLID BLOCKING IN WASHROOM WALLS FOR FUTURE GRAB BARS BESIDE TOILET, BATHTUB AND SHOWER

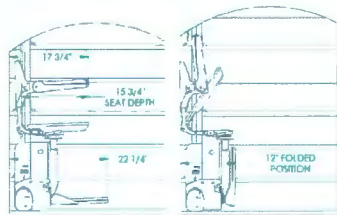


SITE PLAN: ACCESSIBLE PATHS

CONVERTIBLE UNIT FEATURES CHECKLIST	
DOORS & DOORWAYS	ENTRY DOORS MIN. 863 MM BUT IDEALLY 914MM AND HAVE CLEAR ACCESS ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE MIN 1200 MM DEPTH BY DOOR WIDTH PLUS 600 MM LATCH SIDE (NOT NEEDED IF ROUGH IN WRING 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 HALLWAY AND ROOMS AND WIDEN HALLWAY AND/OR DOORWAYS IF NECESSARY TO SECURE ACCESS PATIO/BALCONY MIN. 860 MM CLEAR OPENING, ACCESSED FROM REAR DOOR AT GROUND FLOOR. ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH CBCBC. 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 SPECIFICATION, (E.G. ELAN STRAIGHT RAIL STAIRLIFT (SRE-3000)) AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2"x12" SOLID LUMBER AT 914 MM TO CENTRE.
HALLWAYS	MIN. 900 MM WIDTH
GARAGE	MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4M GARAGE WIDTH ACCESS FROM GARAGE TO LIVING AREA MIN. 800 MM CLEAR OPENING TOILET CLEAR FLOOR SPACE MIN. 1020 MM AT SIDE AND IN FRONT
BATHROOMS (MIN. 1 UNIT)	WALL BLOCKING FOR FUTURE GRAB BARS AT TOILET, TUB, AND SHOWER, REINFORCED WITH 2"x12" SOLID LUMBER IN ALL BATHUB, SHOWER, AND TOILET LOCATIONS. LEVER-TYPE HANDLES FOR PLUMBING FIXTURES. PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FAUCETS. CABINETS UNDERNEATH SINK ARE EASILY REMOVED. DEMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESSIBLE (LAYOUT OR FIXTURE PLACEMENT).
KITCHEN	CLEAR AREA NEEDED UNDER FUTURE WORKSPACE, PLUMBING AND GAS PIPES (IN WALL AND IN FLOOR) LOCATED CLEAR OF UNDER COUNTER AREA OF FUTURE WORKSPACE (STOVE, SINK & MIN. 810 MM WIDE COUNTER). ALL PIPES ARE BROUGHT IN NO HIGHER THAN 304 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)
OUTLET & 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.

TECHNICAL DATA/SPECIFICATION

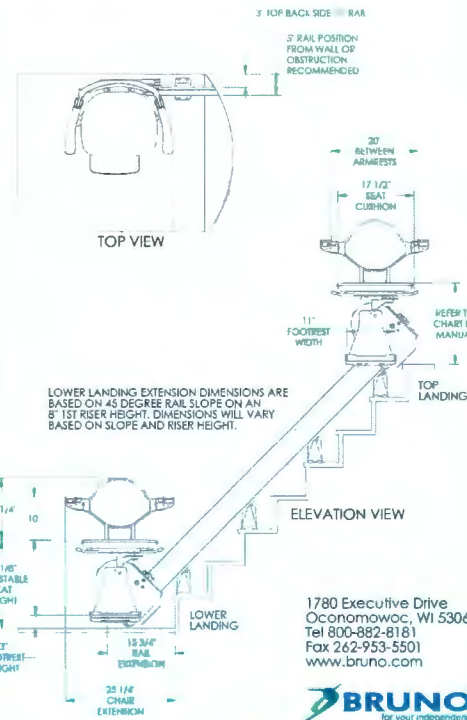
MODEL: SRE-3000 ELAN STRAIGHT RAIL STAIRLIFT, PRIVATE RESIDENCE ONLY
 RATED LOAD: 300 LBS, ONE PASSENGER
 POWER SOURCE: 24 VOLT DC COMPRISED OF (2) 3 AMP/HR 12 VOLT SEALED BATTERIES
 105-230 VOLT AC 0.6 AMP, 24 VOLT DC 1 AMP CONTINUOUS MONITORING CHARGER.
 DRIVE: 24 VOLT DC DIRECT DRIVE SELF LOCKING POSITIVE GEARED MOTOR, 2 POLE RATED, 18 HP MAX., RIGHT ANGLE WORM GEARBOX, 50Nms (402ft. Lb.) TORQUE MAX., 25.5 RPM SPEED MAX., 16 AMP CURRENT MAX.
 SUSPENSION: RACK & PINION - INTEGRATED 80P GEAR RACK ON RAIL WITH SPUR GEAR ON THE OUTPUT SHAFT OF GEARBOX.
 BRAKING: DYNAMIC MOTOR BRAKING THROUGH THE MOTOR CONTROLLER, WORM GEAR, ELECTRO-MECHANICAL MOTOR BRAKE AND OVERSPEED PROTECTION.
 CONTROLS: CONTINUOUS PRESSURE ROCKER SWITCH LOCATED ON THE ARRESTER AND WALL MOUNTED CALL/SEND CONTROLS LOCATED AT BOTH THE TOP AND BOTTOM LANDINGS.
 ANGLES: 22 TO 45 DEGREES (SPECIALS UP TO 52 DEGREES), RIGHT OR LEFT HAND ORIENTATIONS.
 FINAL LIMIT SWITCH: STANDARD



SIDE VIEWS

DIMENSIONS SHOWN IN SIDE VIEWS ARE BASED ON 4-1/2" RAIL POSITION FROM WALL OR OBSTRUCTION

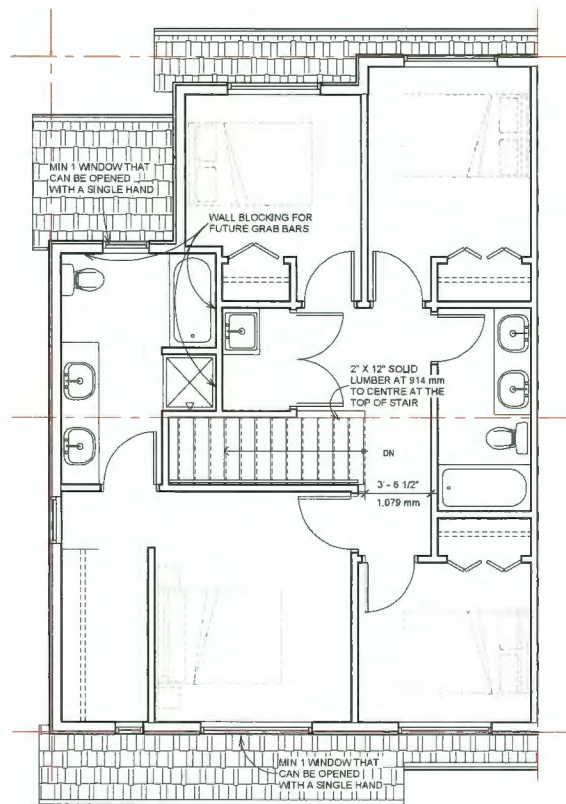
ILS-01345
SHEET 1 OF 3
REV. 1 (6456)(9/01/17)(BHM)



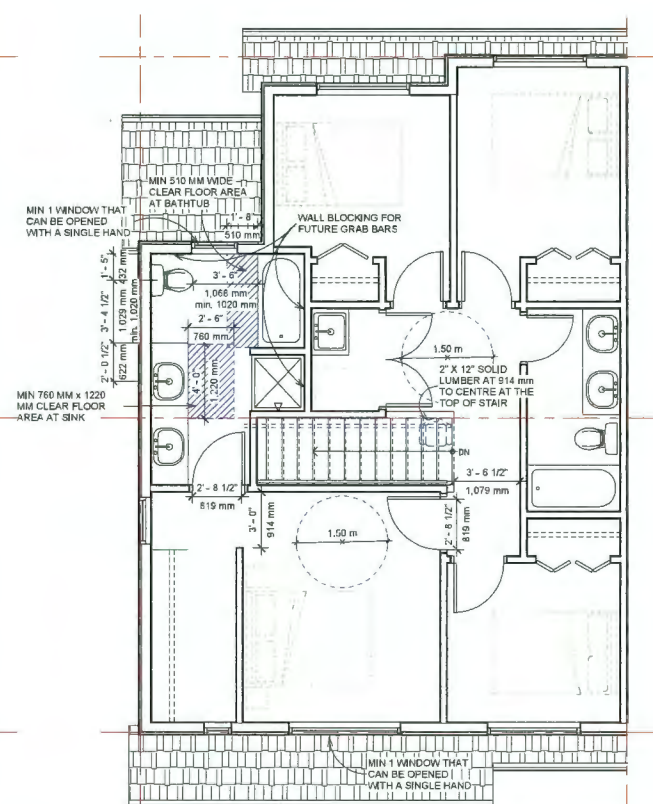
1780 Executive Drive
 Oconomowoc, WI 53066
 Tel 800-882-8181
 Fax 262-953-5501
 www.bruno.com



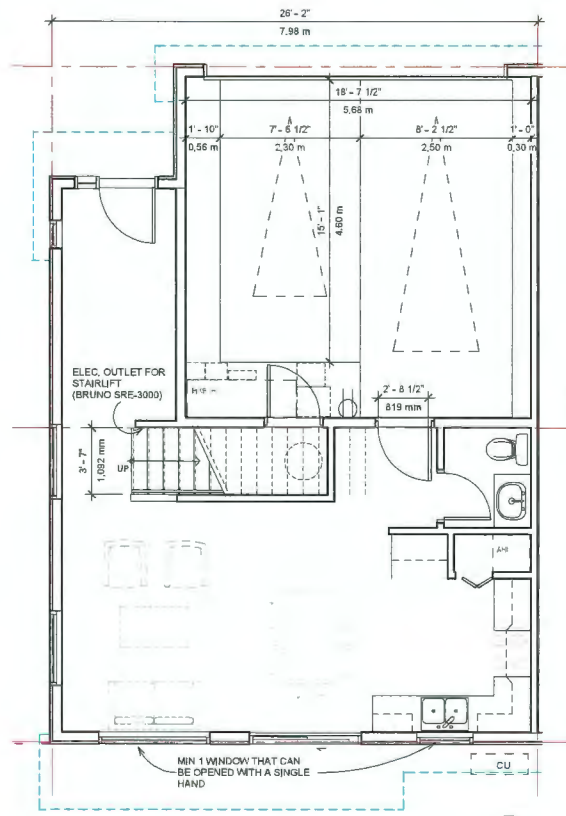
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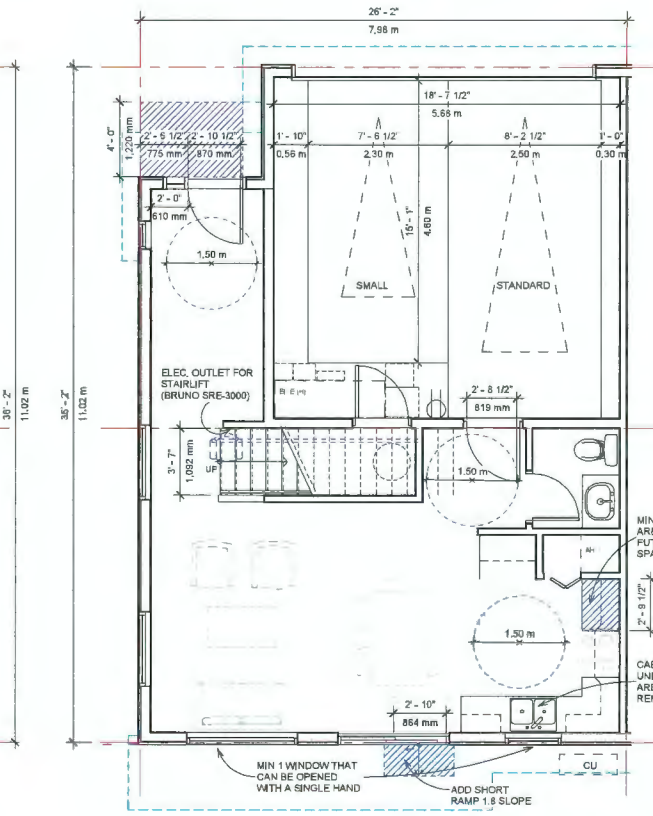
Level 2 - Ac-before conversion
 1/4" = 1'-0"



Level 2 - Ac-after conversion
 1/4" = 1'-0"



Level 1 - Ac-before conversion
 1/4" = 1'-0"



Level 1 - Ac-after conversion
 1/4" = 1'-0"

REVISIONS:	
SEP 17, 2024	DP4 RE-SUBMISSION
JULY 08, 2024	DP3 RE-SUBMISSION
MAY 10, 2024	ADP SUBMISSION
MAY 02, 2024	DP2 RE-SUBMISSION
SEP 22, 2023	DP APPLICATION
MAR 09, 2023	RZ3 RE-SUBMISSION
OCT 15, 2021	RZ2 RE-SUBMISSION
DEC 23, 2020	RZ1 APPLICATION

CONSULTANTS:

REFERENCE PLANS

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THIS DRAWING IS NOT BEING SIGNED BY THE ARCHITECT OR ENGINEER FOR THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRADES AND COORDINATION OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRADES AND COORDINATION OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRADES AND COORDINATION OF THE WORK.

THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OF THE ELECTRICAL SYSTEMS OR THE CONTRACTOR'S AND THE SUCCESSORS.

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PROJECT:
 Proposed 18-Unit
 Townhouse Development
 3 LOT ASSEMBLY
 5500 / 5440 / 5860
 GRANVILLE AVENUE
 RICHMOND, BC

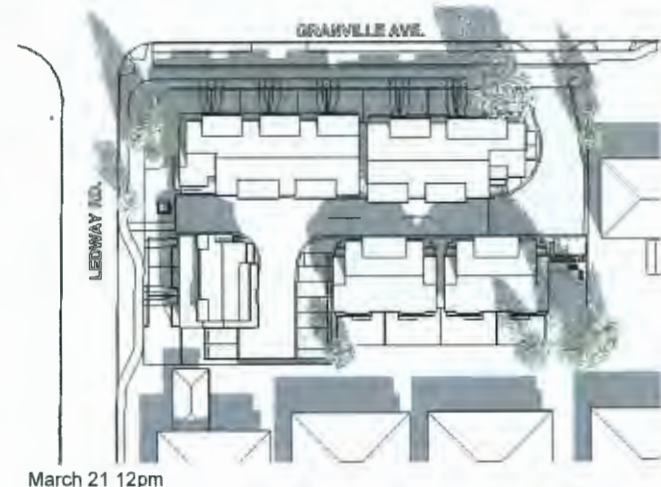
PROJECT NO.:
 2008GRAN
SCALE:
 As indicated
DATE:
 Dec 23, 2020
DRAWN BY:
 SRS, AL
CHECK BY:
 KC
SHEET TITLE:
 FLOOR PLANS -
 CONVERTIBLE UNIT

DRAWING SHEET:
A2.4

SPRING EQUINOX



March 21 9am

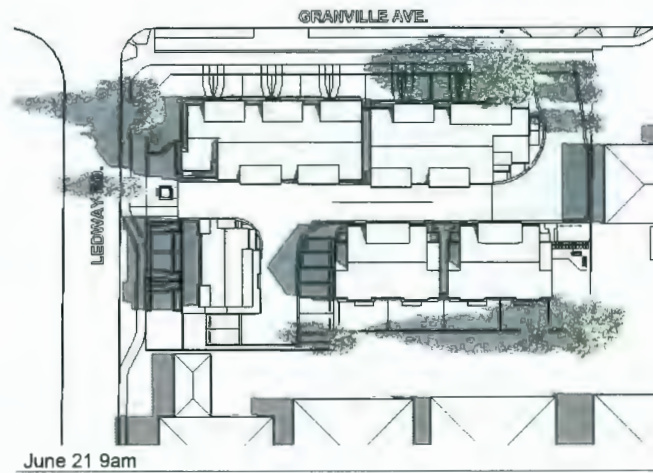


March 21 12pm

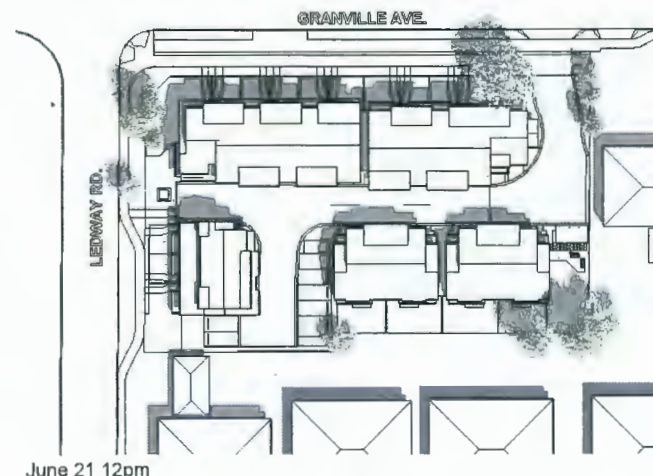


March 21 3pm

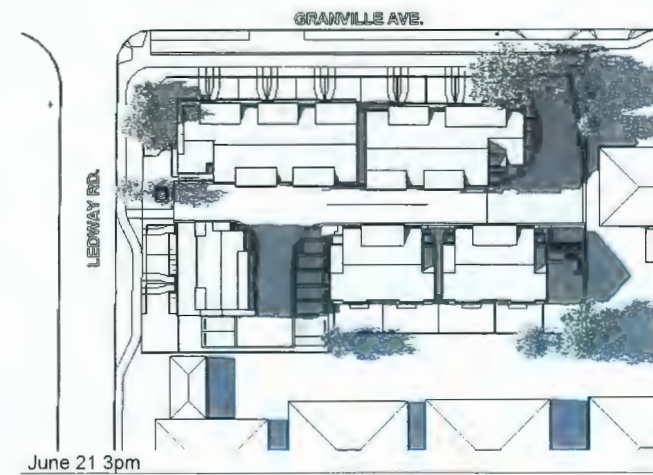
SUMMER SOLSTICE



June 21 9am

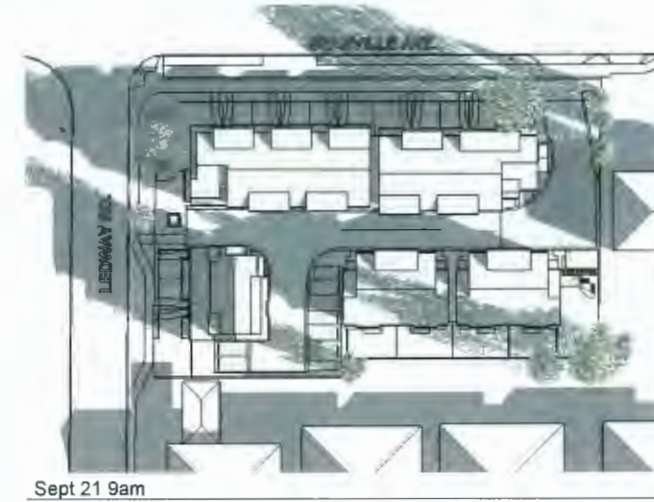


June 21 12pm

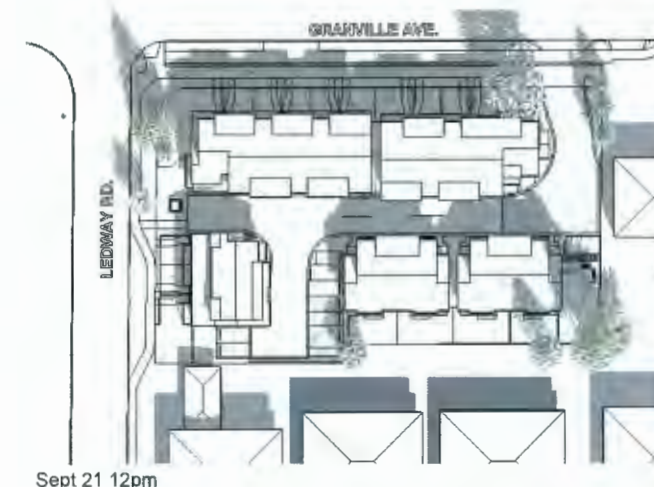


June 21 3pm

AUTUMN EQUINOX



Sept 21 9am



Sept 21 12pm



Sept 21 3pm

REVISIONS:	
SEP 17, 2024	DP4 RE-SUBMISSION
JULY 08, 2024	DP3 RE-SUBMISSION
MAY 10, 2024	ADP SUBMISSION
MAY 02, 2024	DP2 RE-SUBMISSION
SEP 22, 2023	DP APPLICATION
MAR 09, 2023	R23 RE-SUBMISSION
OCT 15, 2021	R22 RE-SUBMISSION
DEC 23, 2020	R21 APPLICATION
CONSULTANTS:	
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<p>PROJECT: Proposed 18-Unit Townhouse Development 3 LOT ASSEMBLY 5800 / 5840 / 5860 GRANVILLE AVENUE RICHMOND, BC</p>
<p>PROJECT NO.: 2008GRAN</p>
<p>SCALE:</p>
<p>DATE: Dec 23, 2020</p>
<p>DRAWN BY: Author</p>
<p>CHECK BY: Checker</p>
<p>SHEET TITLE: SHADOW STUDY</p>
<p>DRAWING SHEET: A6.1</p>