



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: January 8, 2025

From: Joshua Reis
Director, Development

File: DP 22-023117

Re: **Application by Wayne Fougere for a Development Permit at
9511 Granville Avenue**

Staff Recommendation

That a Development Permit be issued which would permit the construction of a 12-unit townhouse development at 9511 Granville Avenue on a site zoned "Town Housing (ZT105) – North McLennan (City Centre)".

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

JR:ta
Att. 4

Staff Report

Origin

Wayne Fougere has applied on behalf of the owner, Western Granville Developments Ltd. (Directors: Kelvin W. Leung and Thomas C. Leung), to the City of Richmond for permission to develop a 12-unit townhouse development at 9511 Granville Avenue on a site zoned “Town Housing (ZT105) – North McLennan (City Centre)”. The site currently contains a single-family dwelling with an accessory building in the rear yard. Location and aerial maps of the property are provided in Attachment 1.

The subject site is being rezoned from the “Small-Scale Multi-Unit Housing (RSM/XL)” zone to the “Town Housing (ZT105) – North McLennan (City Centre)” and the “School & Institutional Use (SI)” zone under Richmond Zoning Bylaw 8500, Amendment Bylaw 10588 (RZ 22-023116). The site is also subject to an associated Official Community Plan (OCP) Bylaw 9000 and Bylaw 7100, Amendment Bylaw 10587, to change the land use designation of the northern portion of the site (approximately 392.0 m² in area) to “School”. The northern portion of the site is to be voluntarily transferred to the Richmond School District and consolidated with Henry Anderson Elementary School to the north prior to rezoning bylaw adoption. Both amendment Bylaws were given third reading at the Public Hearing held on October 15, 2024 and the applicant is working to complete all the rezoning requirements. The proposed development permit applies only to that portion of the site to be zoned for town housing.

A Servicing Agreement is required as a condition of Building Permit (BP) issuance and includes, but is not limited to, the following improvements:

- Road widening and frontage improvement work on the site’s Granville Avenue frontage.
- Upgrades to the storm sewer infrastructure along the site’s Granville Avenue frontage.
- New water and sanitary service connections to the subject site, along with public and private utility improvements.

Development Information

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

Background

Development surrounding the subject site is as follows:

- To the North: Henry Anderson Elementary School on property zoned “School & Institutional Use (SI)”.
- To the South: Across Granville Avenue, a 16-unit two-storey townhouse development fronting Granville Avenue on property zoned “Medium Density Townhouses (RTM2)”.
- To the East: A 31-unit three-storey townhouse development fronting Granville Avenue on property zoned “Town Housing (ZT56) – North McLennan (City Centre)”.
- To the West: A 30-unit two to three-storey townhouse development fronting Granville Avenue on property zoned “Medium Density Townhouses (RTM1)”.

Rezoning and Public Hearing Results

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

- Site Plan: Refinement of the site plan to finalize the drive-aisle design, on-site parking (vehicle and bicycle) and pedestrian circulation.
- Landscape Plan: Enhancement of the tree and plant schedule in the landscape plan to provide for a mix of deciduous and coniferous trees, as well as examination of additional planting opportunities to provide for visual interest and screening at key areas.
- Residential Interface: Refinement of the DP drawings to provide for appropriate edge conditions with the adjacent east and west townhouse developments.
- Building Material: Reviewing and finalizing the proposed exterior building material and colour palette.
- Accessibility: Confirming that all aging-in-place and convertible unit features have been incorporated into dwelling unit designs.
- Crime Prevention Through Environmental Design (CPTED): Reviewing the applicant's response to the principles of CPTED.
- Sustainability: Further review of the environmental sustainability features to be incorporated into the project and confirmation of compliance with the applicable Energy Step Code.

Through the review of this DP application, staff worked with the applicant to address these issues in the following ways:

- Enhancement of the tree and plant schedule in the landscape plan to provide a suitably sized mix of deciduous and coniferous trees with the provision of more hardy landscaping species.
- Refinement of the development to provide appropriate edge conditions with the adjacent townhouse developments.
- Refinement of the proposed exterior building design to provide identity to each of the units.
- Accessibility features have been finalized and verified, with aging-in-place features provided in all units and the provision of two Convertible units in Building 3.
- CPTED and Sustainability features have been reviewed and confirmed.

The Public Hearing for the rezoning of this site was held on October 15, 2024. At the Public Hearing, the following concerns about rezoning the property were expressed:

1. Concern regarding how cross access agreements (e.g., easement to allow shared driveway) could be better brought to the attention of buyers when purchasing a property.
At the time of development of the townhouse development (9533 Granville Avenue) to the east, an easement was registered on Title that granted access to a future townhouse development on the subject property. The current practice is to register access agreements through Statutory Right-of-Ways (SRW) and implement on-site design measures that identify the intent for the driveway to service future developments. The applicant has met with the neighbouring strata to discuss an agreement for cost sharing and maintenance of

the easement area. The applicant and the neighbouring strata have confirmed that they have reached an agreement on the use of the easement area.

2. Concern regarding the overall size of each proposed townhouse unit.
The proposal provides for a range of unit sizes between 102.36 m² and 115.84 m². The townhouse buildings are also three storeys in height which is comparable with both townhouse developments on either side (east and west) of the subject site.
3. Concern regarding the perceived limited space available to maneuver parking into the proposed garages.
The applicant provided a Traffic and Parking Report prepared by a registered professional Traffic Engineer to the satisfaction of the City's Transportation Department. The report provided a traffic impact study, a review of the site access, location and design, as well as the connection of the development to adjacent sites. In addition, a majority of the residential parking spaces are provided in a side-by-side arrangement within the townhouse units and the width of the proposed drive aisles are compliant with the City's zoning bylaw.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject DP application. In addition, it complies with the intent of the applicable sections of the OCP and is generally in compliance with the "Town Housing (ZT105) – North McLennan (City Centre)" site-specific zone.

Advisory Design Panel Comments

The Advisory Design Panel (ADP) was held on October 17, 2024. A copy of the relevant excerpt from the ADP minutes from October 17, 2024, is attached for reference (Attachment 3). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '***bold italics***'.

Analysis

Conditions of Adjacency

- The proposed development facilitates the redevelopment of a remnant property to a townhouse development typology that is consistent with the townhouse developments located on either side (east and west) of the subject property.
- The proposed development is in conformance with the area plan for height and massing and the three-storey level consistent with existing townhouse developments.
- The building setbacks are consistent with the requirements for medium density townhouse buildings. The development is respectively setback 3.00 m and 3.02 m from the east and west side property lines adjacent to the neighbouring townhouse developments.
- An increased rear yard setback (4.13 m) and a 1.8 m (6.0 ft.) tall fence is provided along the north property line maintaining privacy and demarcating the rear yard of development from the portion of the site transferred to the school district.
- The units fronting onto Granville Avenue present an appropriate pedestrian front yard interface with a landscaped frontage and a low steel picket fence with gates accessed from the sidewalks along Granville Avenue.

- The applicant proposes to maintain the grading at the existing property lines. Grading in other areas within the site will be gradually raised to allow the development to meet the required Flood Control Level as needed.
- With the exception of the entry points of the two proposed drive aisles along the east property line and the location of the tree protection zone along the southwest portion of the subject site, perimeter drainage will be installed as part of the building permit to ensure any proposed grade change does not adversely impact the surrounding sites.
- The west side yard, where existing trees are to be retained and protected on-site, will remain as a natural infiltration area with two or three catch basins proposed for overflows.
- A low retaining wall will be installed approximately 2.5 m away from portions of the west property line to allow for the maintenance of the site grading at the property line and tree preservation. In certain portions of the low retaining wall, a fence (0.86 m in height) will also be installed for safety.
- Landscaping and trees in the west side yard will be used to provide site screening between the proposed development and the existing townhouse development to the west. A screen has also been included on the second-floor balcony of the unit in the northwest corner of the site to promote privacy between the proposed development and the adjacent townhouse development to the west.
- Overall, landscaping and a variety of trees planted across the site will be used to enhance the pedestrian experience and the interface of the proposed development with adjacent properties. Details on landscaping are provided in the Landscape Design and Open Space Design section of this report.

Urban Design and Site Planning

- The site layout consists of four three-storey buildings containing a total of 12 townhouse units (including one secondary suite) on a site that would be approximately 1,962.0 m² in area after the proposed transfer to the school district and required road dedication along Granville Avenue.
- The buildings are grouped in two, three and four-unit clusters, positioned in a north-south orientation across the site fronting onto Granville Avenue.
- Vehicle and pedestrian access to the site are proposed from Graville Avenue through an easement (BW209087) located on the neighbouring townhouse development (9533 Granville Avenue) to the east. The applicant has met with the neighbouring strata to discuss an agreement for cost sharing and maintenance of the easement area. The applicant and the neighbouring strata have confirmed that they have reached an agreement on the use of the easement area.
- Pedestrian access to each unit is proposed via individual pathways from the public sidewalk and interior pathways within the site.
- Along the Granville Avenue frontage, a 2.0 m sidewalk is proposed with a landscaped and treed boulevard adjacent to curb.
- The proposal provides a total of 26 parking spaces. 23 parking spaces are resident parking spaces, which exceed the bylaw requirement. The resident parking spaces all located in each of the units except for one surface parking space, located in the west side yard, reserved for the secondary suite in Unit 8. A majority of the residential parking spaces are provided in a side-by-side arrangement.

- Three surface parking spaces reserved for visitors, one of which is an accessible parking space, are all evenly located along the east side yard of the site.
- A total of 24 resident bicycle parking spaces (Class 1) are provided within the townhouse units and three visitor bicycle parking spaces (Class 2) are proposed in the east side yard in proximity to the shared outdoor amenity space.
- The shared outdoor amenity area is located about two-thirds into the site on the east side. The shared outdoor amenity space incorporates areas with covered seating and children's play elements. More details of the outdoor amenity space features are included in the Landscape Design and Open Space Design section of this report.
- A mailbox kiosk is provided adjacent to the seating area in the shared outdoor amenity space.
- The required garbage, cardboard recycling and organic waste storage are proposed within each of the townhouse units with door-to-door pick up proposed.

Architectural Form and Character

- The proposed form and massing of the buildings are consistent with the neighbourhood and meet the intent of the guidelines set out in the City Centre Area Plan and North McLennan Sub-Area Plan. Building details used in this project such as the pedestrian-oriented signage, weather protected unit entries, gable roofs, window frames, balconies, distinct siding materials on specific floors and shingle roofs are all typical treatments that can be found in adjacent developments.
- Key building elements such as windows, projections, materials, and colours, are used to create variation and articulation to the overall massing and scale of each building. The vertical articulation of each townhouse unit is marked by gable roof forms and brown Hardie panel boards.
- The proposed façade materials and trim help to add interest to the building elevations identifying the base, middle and top features. Dark grey Hardie board is proposed to wrap around and define the ground floor of each of the buildings, while the middle and top features are mostly finished with Hardie board that is a select shade of white.
- The main entrance into each townhouse unit is marked by a teal blue door which provides an appropriate contrast to the grey, brown and white palette of the buildings. The general colour choices for the proposal are considered suitable for the architectural character of the neighbourhood and meet the intent of the area plan.
- The impact of blank garage doors has been mitigated with panel patterned doors, transom windows and planting islands along the drive aisle.
- As the the subject site is located within the Aircraft Noise Sensitive Development (ANSD) Policy "Area 4", the developer has provided an acoustic and thermal report with recommendations prepared by an appropriate registered professional demonstrating that the interior noise levels and noise mitigation standards in the development complies with the City's OCP. A new Aircraft Noise Sensitive Use covenant is to be registered on Title prior to rezoning bylaw adoption, consistent with the rezoning considerations.

Landscape Design and Open Space Design

- The applicant proposes to retain four on-site trees (tag# 707, 713,719 and 720) located at the Granville Avenue frontage and along the west side property line and incorporate them into the landscaping plan.

Retention of one of the trees (tag# 713) includes cantilevering portions of the garage floor slab of an adjacent proposed building and maintaining the site grading around the tree.

- Tree preservation was reviewed at the rezoning stage where 18 on-site trees (tag# 708-710, 721- 735) were identified for removal. Based on the 2:1 tree replacement ratio stated in the OCP, 36 replacement trees are required. At the time of rezoning 19 replacement trees were proposed. Through the DP, staff worked with the applicant to identify additional opportunity for tree planting on site and as a result, the developer now proposes to plant 21 new trees. More trees could not be provided due to the limited size of the site and space required to ensure the survivability of the trees proposed.
- At the rezoning stage, the developer offered to voluntarily contribute \$13,056.00 (\$768/tree) to the City's Tree Compensation Fund for the planting of replacement trees within the City in lieu of the replacement trees (17 trees) required on-site. Through the DP, two more trees are being proposed to be planted on site. Therefore, the developer will instead voluntarily contribute \$11,520.00 (\$768/tree) to the City's Tree Compensation Fund for the planting of replacement trees within the City in lieu of the replacement trees (15 trees).
- Tree protection fencing is required to be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any construction activities (including demolition) occurring on-site. To ensure the protection of the four on-site trees (tag# 707, 713,719 and 720), a tree survival agreement and a \$35,840.00 Tree Survival Security was secured at the rezoning stage.
- The submitted landscape plan identifies a mixture of soft and hard landscaping features that define a consistent treatment within and along the edges of the site. The landscape plan includes a mix of 21 deciduous and coniferous trees, as well as a variety of shrubs, grasses, ferns, vines and groundcovers to ensure the landscape treatment remains interesting throughout the year.
- A pedestrian-oriented streetscape along Granville Avenue is proposed; with a landscaped edge treatment, low steel fencing with concrete posts and gates and walkways to individual townhouse unit front doors.
- Each unit will have a private outdoor area with landscaping and lawn area.
- An on-site irrigation system is proposed to ensure continued maintenance of all live landscaping.
- A children's play area, containing a forest lake boat, forest bug springer and a tricycle racetrack, is proposed within the shared outdoor amenity area on an impact absorbent play surface. These play structures/elements are chosen to fit into the provided space and to allow multiple children to play at the same time. The equipment provides different play opportunities for the development of social, imagination, balance and motor skills.
- Two benches (one of which is covered) with direct view of the children's play area, are also provided for the use of residents.
- All lighting will be shielded to direct light to desired locations only, respecting neighbouring developments.
- The drive aisles and surface parking stalls will be treated with permeable pavers for better water infiltration. Maintenance instructions for the permeable paving have also been included in the landscape plan details.
- To ensure the provision of landscaping, a legal agreement and associated landscape security in the amount of \$219,936.49 is required prior to Development Permit issuance.

- Indoor amenity space is not proposed on-site. A \$24,792.00 cash-in-lieu contribution (\$2,066.00 per unit) has been secured as a condition of rezoning approval, consistent with the OCP.

Crime Prevention Through Environmental Design

- Site lighting is provided at key locations around the site to promote safety and ease mobility, including drive aisles, adjacent to parking locations, the shared outdoor amenity space and in private yard areas. Additionally, lighting is also provided at building entries (both pedestrian and vehicular).
- Site lighting and clear site lines provide unobstructed views of surrounding areas; plantings near residential entries are low to maximize views and casual surveillance opportunities.
- The location of the shared outdoor amenity space provides easy access, visual transparency and surveillance by the townhouse residents.
- A low picket fence wraps around the shared outdoor amenity space providing safety for users of the amenity space and a physical barrier between the shared outdoor amenity space and the adjacent drive aisle.
- Visitor parking spaces are in the east side yard in areas which have the most visibility from the shared driveway, neighbouring units and the shared outdoor amenity space.

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. The potential conversion of these units will require installation of a stair lift in the future if desired.
- All of the proposed units incorporate aging-in-place features to accommodate mobility constraints associated with aging. These features include:
 - stairwell handrails;
 - 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 Features

- A Certified Energy Advisor has confirmed that the proposed townhouse units will be designed to achieve BC Energy Step Code 3 and EL-4. The report prepared by the Energy Advisor is on file and will be utilized through the BP review process to ensure these measures are incorporated in the BP drawings.
- The following design/features will be incorporated into the development:
 - Ground source heat pumps for space heating and cooling.
 - High-efficiency Energy Recovery Ventilators (ERV's) for fresh air distribution.
 - High-efficiency electric water heaters.
 - High-efficiency double-glazed PVC windows and doors.
 - High thermal resistance insulation.
 - R-24 exterior wall insulation
 - R-50 attic insulation
 - R-15 slab-on-grade insulation
 - High-efficient LED lighting.
 - High quality air barrier construction and quality control measures.

Site Servicing and Frontage Improvements

Servicing requirements and frontage improvements to support the proposed development were identified as part of the rezoning application. Prior to BP issuance, the applicant is required to enter into a Servicing Agreement (SA), secured with a Letter of Credit, for the design and construction of the following, including (but not limited to):

- Frontage improvement work on the site's Granville Avenue frontage, including removal of the existing driveway letdown, and a new 2.0 m sidewalk to be aligned with the existing sidewalks to the east and west of the subject site.
- A new water service connection to the existing watermain along the 9511 Granville Avenue frontage.
- A storm sewer upgrade to 600.0 mm along the entire span of the 9511 Granville Avenue frontage.
- A new sanitary service connection off of the existing 200.0 mm along the rear yard of the proposed site.
- Detailed site servicing and frontage improvement requirements are identified in the DP Considerations (Attachment 4).

Conclusions

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



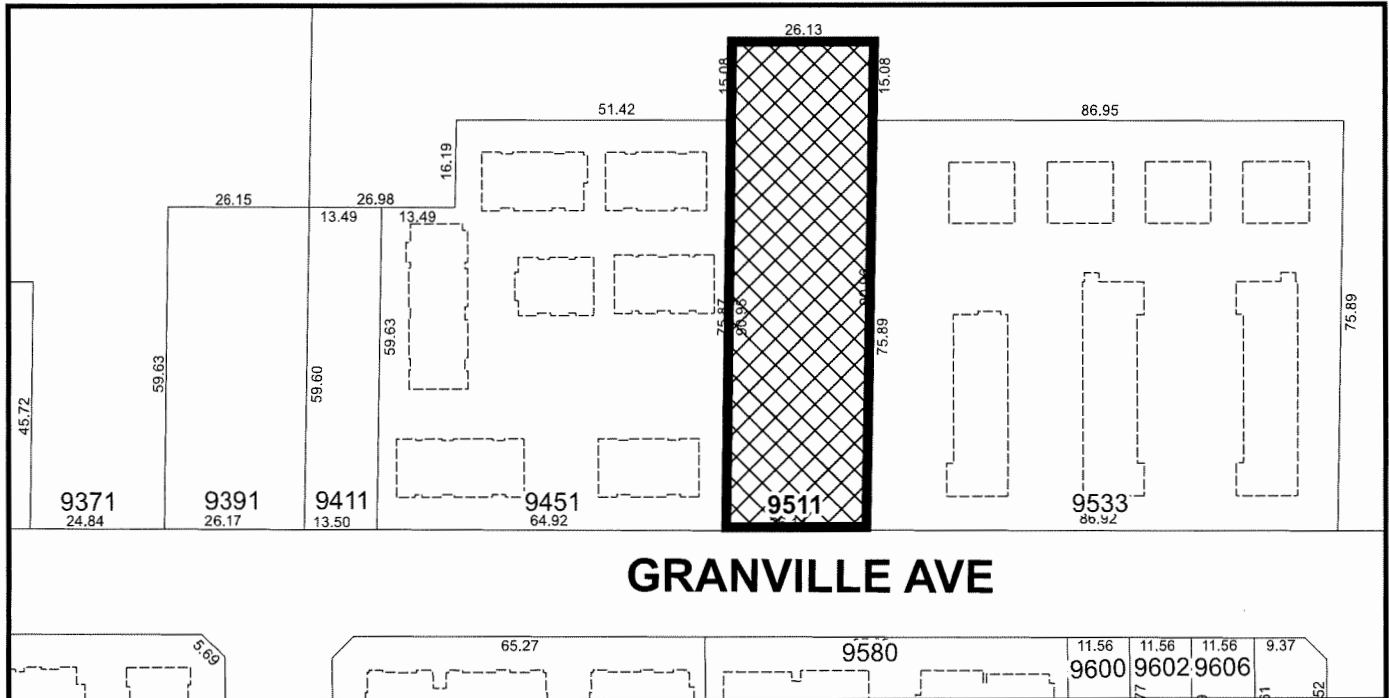
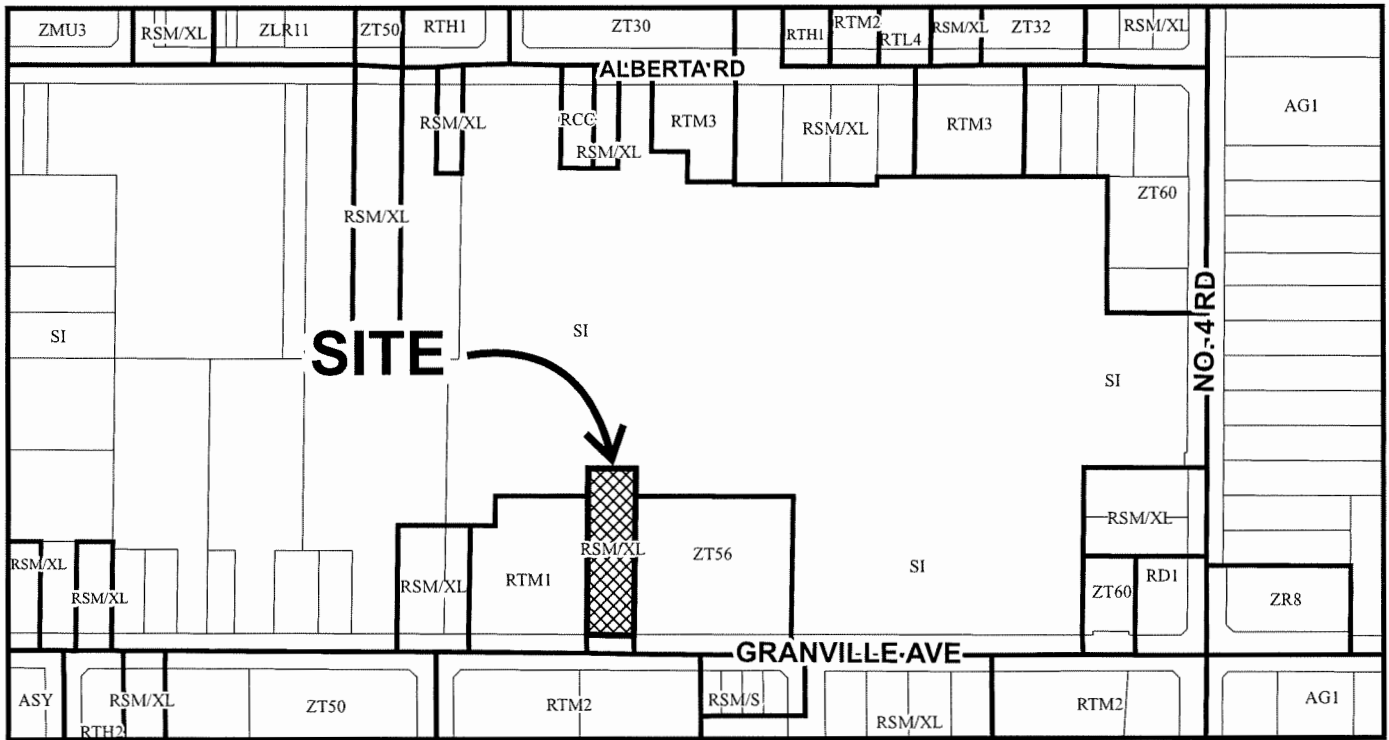
Tolu Alabi
Planner 2
(604-276-4092)

TA:js

- Att. 1: Location and Aerial Map
 2: Development Application Data Sheet
 3: Advisory Design Panel Minutes (Annotated Excerpt from October 17, 2024)
 4: Development Permit Considerations



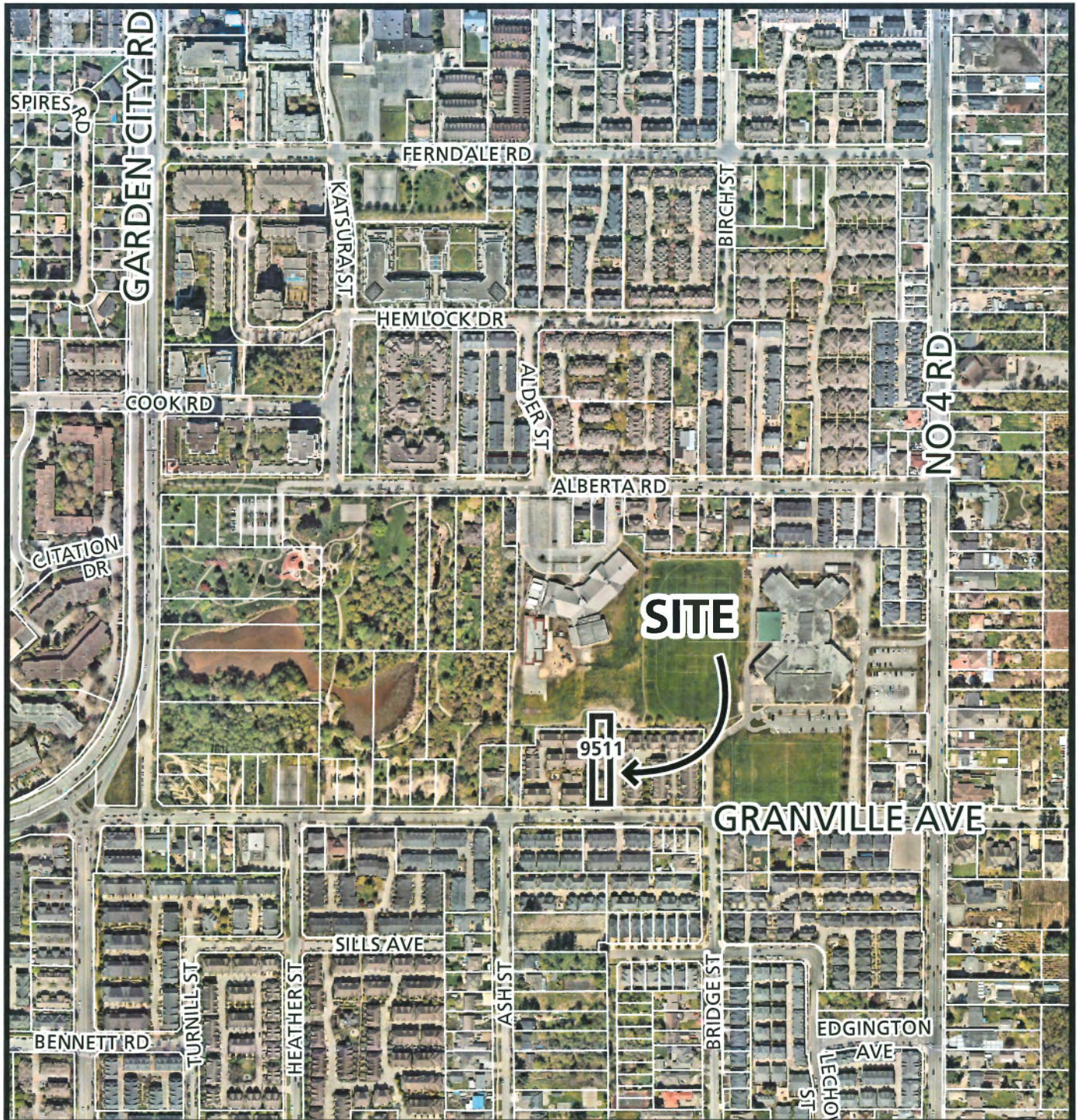
City of Richmond



	<h2>DP 22-023117</h2>	<p>Original Date: 10/11/22</p> <p>Revision Date: 10/31/24</p> <p>Note: Dimensions are in METRES</p>
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City of Richmond



DP 22-023117

Original Date: 12/24/24

Revision Date:

Note: Dimensions are in METRES



DP 22-023117

Attachment 2

Address: 9511 Granville Avenue

Applicant: Wayne Fougere

Owner: Western Granville Developments Ltd.

Planning Area(s): McLennan North Sub-Area Plan

Floor Area Gross: 2,156.24 m² (23,209.57 ft²) Floor Area Net: 1,373.4 m² (14,783.15 ft²)

	Existing	Proposed
Site Area	2,371.0 m ²	1,962.0 m ²
Land Uses	Single Family Residential	Townhouses and School
OCP Designation	Neighbourhood Residential (NRES)	Neighbourhood Residential (NRES) and School (SCH)
Zoning	Small-Scale Multi-Unit Housing (RSM/XL)	Town Housing (ZT105) – North McLennan (City Centre) and School & Institutional Use (SI)
Number of Units	1	12

Lot B		Bylaw Requirement	Proposed	Variance
Floor Area Ratio (FAR)		Max. 0.70	0.70	None Permitted
Buildable Floor Area*		Max. 1,373.4 m ² (14,783.15 ft ²)	1,373.4 m ² (14,783.15 ft ²)	None Permitted
Lot Coverage	Building	Max. 40.0 %	38.0 %	none
	Non-porous Surfaces	Max. 65.0 %	50.0 %	none
	Live Landscaping	Max. 25.0 %	25.0 %	none
Lot Width		Min. 25.0 m	26.1 m	none
Lot Depth		Min. 70.0 m	75.1 m	none
Lot Size		Min. 1,950.0 m ²	1,962.0 m ²	none
Setback – Front Yard		Min. 6.0 m	6.03 m	none
Setback – East Side Yard		Min. 3.0 m	3.00 m	none
Setback – West Side Yard		Min. 3.0 m	3.02 m	none
Setback – Rear Yard		Min. 3.0 m	4.28 m	none
Height – Building		Max. 12.0 m at 3 storeys	11.6 m	none
Parking Spaces (Zone 3) – Resident		Min. 1.4/unit (Min. 17 spaces)	23 spaces	none
Parking Spaces – Visitor		Min. 0.2/unit (Min. 3 spaces)	3 spaces	none

Lot B	Bylaw Requirement	Proposed	Variance
Parking Spaces – Total	Min. 20 spaces	26 spaces	none
Parking Spaces – Accessible	Min. 1 space	3 spaces	none
Small Car Parking Spaces	Max. 7 spaces	7 spaces	none
Tandem Parking Spaces	Max. 50% (11 spaces)	17% (4 spaces)	none
Bicycle Parking Spaces – Class 1	Min. 1.25/unit (Min. 15 spaces)	24	none
Bicycle Parking Spaces – Class 2	Min. 0.20/unit (Min. 3 spaces)	3	none
Amenity Space – Indoor	50.0 m ² / Cash in lieu	Cash in lieu	none
Amenity Space – Outdoor	6.0 m ² (64.59 ft ²)/unit Min. 72.0 m ² (775.0 ft ²)	90.0 m ²	none

* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.

**Annotated Excerpt from the Minutes from
Advisory Design Panel Meeting
Wednesday, October 17, 2024 – 4:00 p.m.**

DP 22-023117: 12-UNIT TOWNHOUSE DEVELOPMENT

ARCHITECT:	Fougere Architecture Inc.
LANDSCAPE ARCHITECT:	Donald V.S. Duncan Development Consultant Landscape Architect
PROPERTY LOCATION:	9511 Granville Avenue

Applicant's Presentation

Architect Wayne Fougere, Fougere Architecture Inc., and Donald Duncan, of Donald V.S. Duncan Development Consultant Landscape Architect, introduced the project and answered queries from the Panel.

Panel Discussion

Comments from the Panel were as follows:

- support the location of the van accessible parking stall (stall V3) which provides adequate space for a ramp coming out from the side of a van; ***Noted.***
- appreciate that one of the convertible units is provided with a lock-off unit as it would provide an additional income for the future resident of the convertible unit; ***Noted.***
- understand the reasons for the lack of access between the subject site and the adjacent school property to the north; ***Noted.***
- ensure that a maintenance plan is included for the permeable paving on the subject site; ***Maintain permeable paving areas so as to ensure that water infiltrates freely. Remove debris like leaves, trash, and grass clippings on a weekly basis. Vacuum or sweep the surface to prevent clogs. Pressure wash the surface annually to rehabilitate the pore structure as required to ensure ongoing infiltration.***
- challenging to look at some of the plant material on the planting plan; ***The planting plan has been updated to make it more legible.***
- concerned about the survivability of the *Azalea japonica* proposed to be planted along the internal drive isle between the garages as they could be damaged due to inadequate clearance for vehicles manoeuvring around the planted areas; consider replacing with a more hardy species; ***The Azalea have been replaced by Purple Fountain Grass (Pennisetum rubrum).***

- *Metasequoia glyptostroboides* and *Populus tremula* trees are large trees and not suitable for planting in the proposed development considering the small size of the planting areas; ***The Metasequoia have been replaced by Slender Hinoki False Cypress (Chamaecyparis obtusa 'Gracilis'). The Populus have been replaced by Goldspire Ginkgo (Ginkgo biloba 'Goldspire').***
- appreciate the intent to retain the Norway maple tree (tag #713) at the southwest corner of the site; however, retaining this tree would be challenging as its roots are sensitive to disturbance; investigate opportunities to install some narrow trees along this side; ***It is recognized that retention of the Norway Maple may be challenging. However, given the recommendation of retention by the arborist and the aesthetic value of the tree, every effort will be made to minimize disturbance of its roots. Should adequate root protection prove impractical at the time of construction, suitable replacement trees will be determined in consultation with City staff.***
- appreciate the proposed design of the children's play area, especially the provision of a trike path; support its intent to complement the children's play area of the adjacent development to the east as its users may include children from the two adjacent developments; ***Noted.***
- there is opportunity to install a dry creek bed as an additional component of the stormwater infiltration strategy for the subject site; ***The intent is not to install a dry creek bed as an additional component of the stormwater infiltration strategy.***

As the 'tree protection zone' is lower than the proposed developed portion of the site, we will propose 2 or 3 catch basins to ensure the low area is not susceptible to oversaturation, and potentially affecting the health of the existing trees – which we would typically do in this situation, in coordination with the Project Arborist. This area will remain as a natural infiltration area, with the catch basins essentially acting as overflows – noting that there will be minimal (if any) regrading permitted within the 'tree protection zone'. The addition of creek type rock could be added to this area, to achieve a 'dry creek bed' appearance, in accordance with the input/recommendations of the Project Arborist and Project Landscape Architect. It is anticipated that the addition of creek rock would result in minimal (if any) changes to the characteristics of the natural infiltration of the area.

- the southern east-west internal drive aisle looks bare; consider installing small columnar trees along this drive aisle; also consider installing a group of trees at the terminus of the northern internal drive aisle as there are no trees planted in this area; ***This comment may refer to the north drive aisle, which has space for tree planting while the southern aisle does not. Two additional trees (Ginkgo) and shrub planting (Prunus L. 'Otto Luyken') have been added to the end of the drive aisle.***

- the proposed central common walkway area will be in shade a lot of time as indicated in the shadow study; consider opportunities to enhance it as a central feature;
As the primary pedestrian access to five of the residential units, the central common walk is a vital part of the on-site circulation system. It is also a charming stroll lined by mixed hedge plantings and picket fences defining private gardens. Given the compact nature of this development, those private gardens are precious. In recognition of this, it is most appropriate that the central walk be designed for movement only and not as a place where other residents might linger or recreate. It is intended to solely serve the adjacent units.
- support the overall lighting plan; however, consider installing more lighting fixtures in the outdoor amenity area;
An additional building mounted light fixture has been added to the amenity area. In addition, it should be noted that there is a light fixture proposed for inside the seating shelter.
- consider removing the existing fence along the west property line of the adjacent development to the east to create a sense of openness between the two developments and enable the two developments to experience the landscaping of each development;
It is agreed that the removal of the dividing fence is desirable, however, the neighbouring development wants to keep it. Per discussions between the developer and the east neighbour, the fence will be kept and the developer agreed to cover the cost of any demolition and maintenance of this fence that may happen due to new construction.
- the applicant has done a good job in a tight site; *Noted with thanks.*
- appreciate the applicant's presentation; the applicant has done a lot with a tight and difficult site; *Noted with thanks.*
- consider installing a wall or a screen on the second floor balcony of townhouse Unit No. 9 to provide privacy to the adjacent townhouse development to the west;
Considered. Please see revised elevations with screen added.
- agree with the Panel comment that the applicant consult with the adjacent development to the east to remove the existing fence along their shared driveway and create a more integrated design along their common property line to soften the eastern edge of the subject site; also consider installing additional plantings along the eastern edge of the subject site to provide visual interest that would benefit the two properties;
It is agreed that the removal of the dividing fence is desirable, however, the applicant lack the legal right to demolish the barrier.
- consider installing landscape buffers to provide screening for the windows of the Building 3 unit adjacent to the children's play area; also look at different play equipment to tighten up the fall radius;
As the ground level windows adjacent to the playground open onto the garage of the unit, there should be no appreciable privacy issue for the residents. Fall radii are nominal and it is felt that the current configuration offers a good mix of play options and is complimentary to the neighbour's play area.

- concerned about the location of the van accessible parking stall (stall V3) in front of the entry door of Unit 12 of Building No. 4 as it may impact the access to the entry door of the unit, especially if the accessible van will be using a ramp; consider looking at ways to improve the sense of arrival for the unit, e.g. review the unit's floor plan and consider relocating the stairs to the interior wall side to help push the entry door away from the corner;
As noted in the first ADP comment above, this parking stall location gives adequate space for the aisle beside the parking.
- in general, the building façades are successful; however, the brown panels on Building 1 north elevation and Building 3 south elevation (which sit not under the gables but at their sides) are more successful than on Building 1 south elevation in terms of highlighting the gables and as a mass; review the design of the Building 1 south elevation, particularly the placement of brown panels on the building façade; and
We reviewed the opportunity to add brown panels on building 1 south elevation as shown on building 3 elevations. However, application of brown panels in between the gable locations on Building 1 south elevation seems excessive as there are minimal projections/recesses to break the material finish. The brown panel application on the bay window projection below the gables on this elevation is carefully chosen so that the building base colour remains white and any projection or recesses on the façade is treated differently with brown panels. Similar approach is applied to all building elevations.
- consider adding a downspout or reveal at Building 3 north elevation between the two units to provide identity to each of the units in keeping with the Development Permit Guidelines.
Downspouts added to building 3 north and south elevations.

Panel Decision

It was moved and seconded

That the DP 22-023117 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



City of
Richmond

Development Permit Considerations

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

Address: 9511 Granville Avenue

File No.: DP 22-023117

Prior to a Development Permit* being forwarded to the Council for Development Permit issuance, the developer is required to:

1. **(Rezoning Bylaw Adoption)** Final Adoption of Rezoning Amendment Bylaw 10588.
2. **(Landscape Plan and Security)** Receipt of a Letter-of-Credit for landscaping in the amount of \$219,936.49. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs and 10% contingency. If the required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$768/tree to the City's Tree Compensation Fund for off-site planting is required.
3. **(Fees - Notices)** Payment of all fees in full for the cost associated with the Development Permit Panel Meeting Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

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

1. **(Legal Agreements)** Confirmation of compliance with legal agreements associated with the development.
2. **(Construction Parking and Traffic Management Plan)** Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
3. **(Accessibility Measures)** Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. **(Servicing Agreement)** Enter into a Servicing Agreement (SA)* for the design and construction of the servicing and frontage improvements described herein. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to,

I. Frontage Improvements

Frontage improvements are required to meet Engineering Design Specifications, Official Community Plan ("OCP") guidance, and City of Richmond bylaws. The following frontage improvements shall be completed by the development along its Granville Avenue frontage. From north to south, starting at the new south property line:

- (i) Install a 2.0 m sidewalk.
- (ii) Install a 1.5 m landscaped and treed boulevard up to the new curb.
- (iii) Install a new 0.15 m wide curb and gutter to be aligned with the existing curb and gutter along the east and west of the proposed development.
- (iv) Relocation, modification, upgrade, or installation of City-owned and third party assets along the southern frontage of the development site, including but not limited to bus stops, utility and light poles, pre-ducting, fire hydrants, railings and signage, to accommodate the frontage works outlined above.
- (v) Removal of the existing driveway letdown to support the above frontage works.

Note: A 0.65 m road dedication along the entire Granville Avenue frontage is to be provided to support the required frontage improvements. The exact dimensions of the above frontage improvements are to be determined as part of the road functional design process and legal surveys at SA stage.

II. Water Works

- (i) Using the OCP Model, there is 795.0 L/s of water available at a 20 psi residual at the Granville Ave frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- (ii) At Applicant's cost, the Applicant is required to:
 - (a) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - (b) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
 - (c) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2n-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the building permit process (or via the servicing agreement process, if one is required).
- (iii) At Applicant's cost, the City will:
 - (a) Complete all tie-ins for the proposed works to existing City infrastructure.
 - (b) Cut and cap and remove the existing water service connection fronting Granville Avenue.
 - (c) Install a new water service connection. The tie-in shall be to the existing 300 mm watermain along Granville Avenue frontage.

III. Storm Sewer Works

- (i) At Applicant's cost, the Applicant is required to:
 - (a) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
 - (b) Replace the existing 525 mm storm sewer along the Granville Avenue frontage of the site with a new 600 mm storm sewer that spans the entire 9511 Granville Avenue frontage. Approximate length of required upgrade is 26.0 m. Tie-in the newly proposed storm sewer to manhole STMH107355 and to a newly installed manhole fronting the east property line of the site.
- (ii) At Applicant's cost, the City will:
 - (a) Complete all tie-ins for the proposed works to existing City infrastructure.
 - (b) Cut and cap and remove three existing storm service connections and inspection chambers located at the frontage along Granville Avenue. Confirm the capacity and condition of the one existing storm connection and inspection chamber. Retain the existing connection and inspection chamber if they are in good condition and have capacity to service the proposed development. If not install a new storm service connection off of the new 600 mm storm sewer along the Granville Avenue Frontage, complete with inspection chamber to service the site.

IV. Sanitary Sewer Works

- (i) At Applicant's cost, the Applicant is required to:
 - (a) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
- (ii) At Applicant's cost, the City will:
 - (a) Complete all tie-ins for the proposed works to existing City infrastructure.
 - (b) Install a new sanitary service connection off of the existing 200 mm sanitary sewer along the rear-yard of the proposed site, complete with inspection chamber. The tie-in shall be at the West-face of the existing manhole SMH50796 at the Northwest corner of 9533 Granville Avenue.

V. Street Lighting

- (i) At Applicant's cost, the Applicant is required to:
 - (a) Review street lighting levels along the road frontage, and upgrade as required.

VI. General Items

- (i) At Applicant's cost, the Applicant is required to:
 - (a) Complete other frontage improvements as per Transportation requirements.
 - (b) Coordinate with BC Hydro, Telus and other private communication service providers:

Initial: _____

- To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To underground overhead service lines.
- (c) Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development and proposed undergrounding works, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:
- BC Hydro PMT – 4.0 x 5.0 m
 - BC Hydro LPT – 3.5 x 3.5 m
 - Street light kiosk – 1.5 x 1.5 m
 - Traffic signal kiosk – 2.0 x 1.5 m
 - Traffic signal UPS – 1.0 x 1.0 m
 - Shaw cable kiosk – 1.0 x 1.0 m
 - Telus FDH cabinet – 1.1 x 1.0 m
- (d) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.
- (e) Coordinate the servicing agreement design for this development with the servicing agreement(s) for the adjacent development(s), both existing and in-stream. The developer's civil engineer shall submit a signed and sealed letter with each servicing agreement submission confirming that they have coordinated with civil engineer(s) of the adjacent project(s) and that the servicing agreement designs are consistent. The City will not accept the 1st submission if it is not coordinated with the adjacent developments. The coordination letter should cover, but not be limited to, the following:
- Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
 - Pipe sizes, material and slopes.
 - Location of manholes and fire hydrants.
 - Road grades, high points and low points.
 - Alignment of ultimate and interim curbs.
 - Proposed street lights design.
- (f) Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
5. **(Construction Hoarding)** Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

Initial: _____

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- If the development will be constructed in phases and stratified, a [Phased Strata Subdivision Application](#) is required. Each phase of a phased strata plan should be treated as a separate parcel, each phase to comply with the Richmond Zoning Bylaw 8500 in terms of minimum lot area, building setback and parking requirements. Please arrange to have the City's Approving Officer review the proposed phased boundaries in the early DP stages. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- If the development intends to create one or more air space parcels, an [Air Space Parcel Subdivision Application](#) is required. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

(Signed concurrence on file)

Signed

Date



No. DP 22-023117

To the Holder: Western Granville Developments Ltd.
Property Address: 9511 Granville Avenue
Address: C/O Kelvin W. Leung
250-8833 Odlin Crescent
Richmond, BC V6X 3Z7

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #22 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$219,936.49. to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit
No. DP 22-023117

To the Holder: Western Granville Developments Ltd.

Property Address: 9511 Granville Avenue

Address: C/O Kelvin W. Leung
250-8833 Odlin Crescent
Richmond, BC V6X 3Z7

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

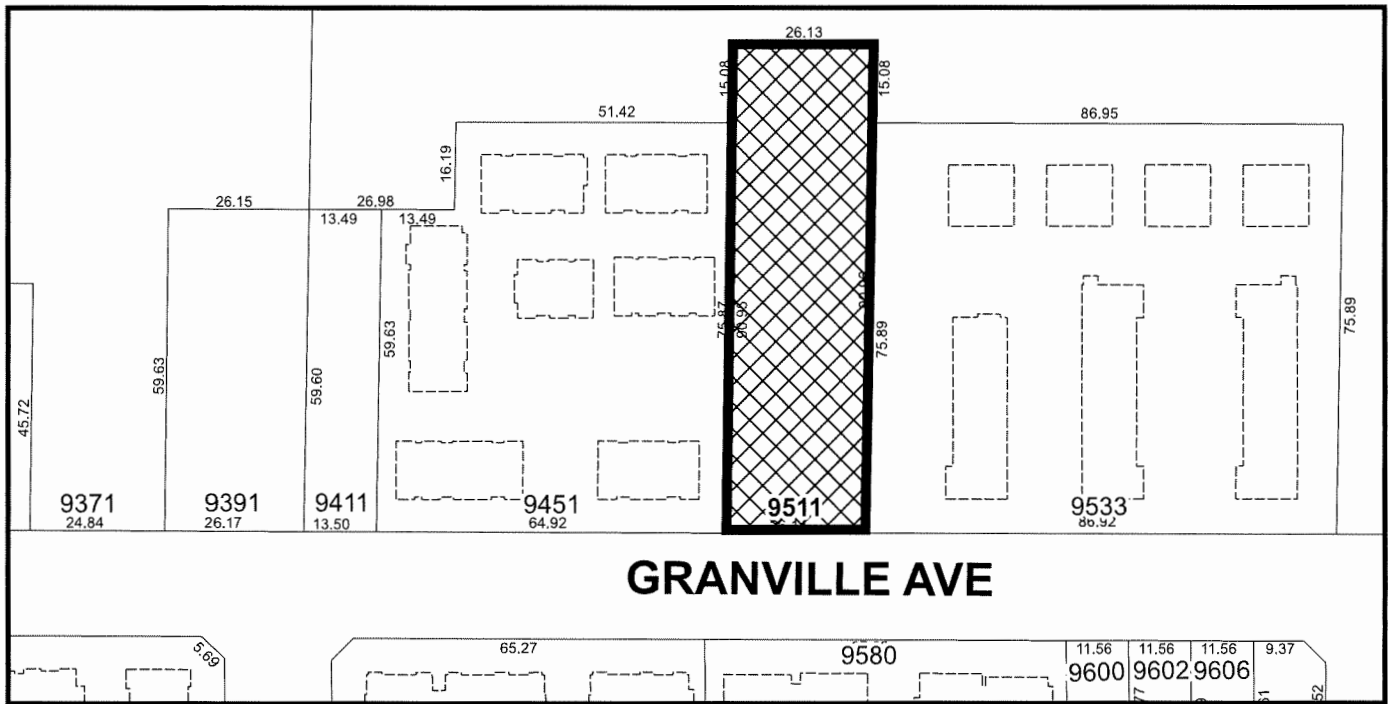
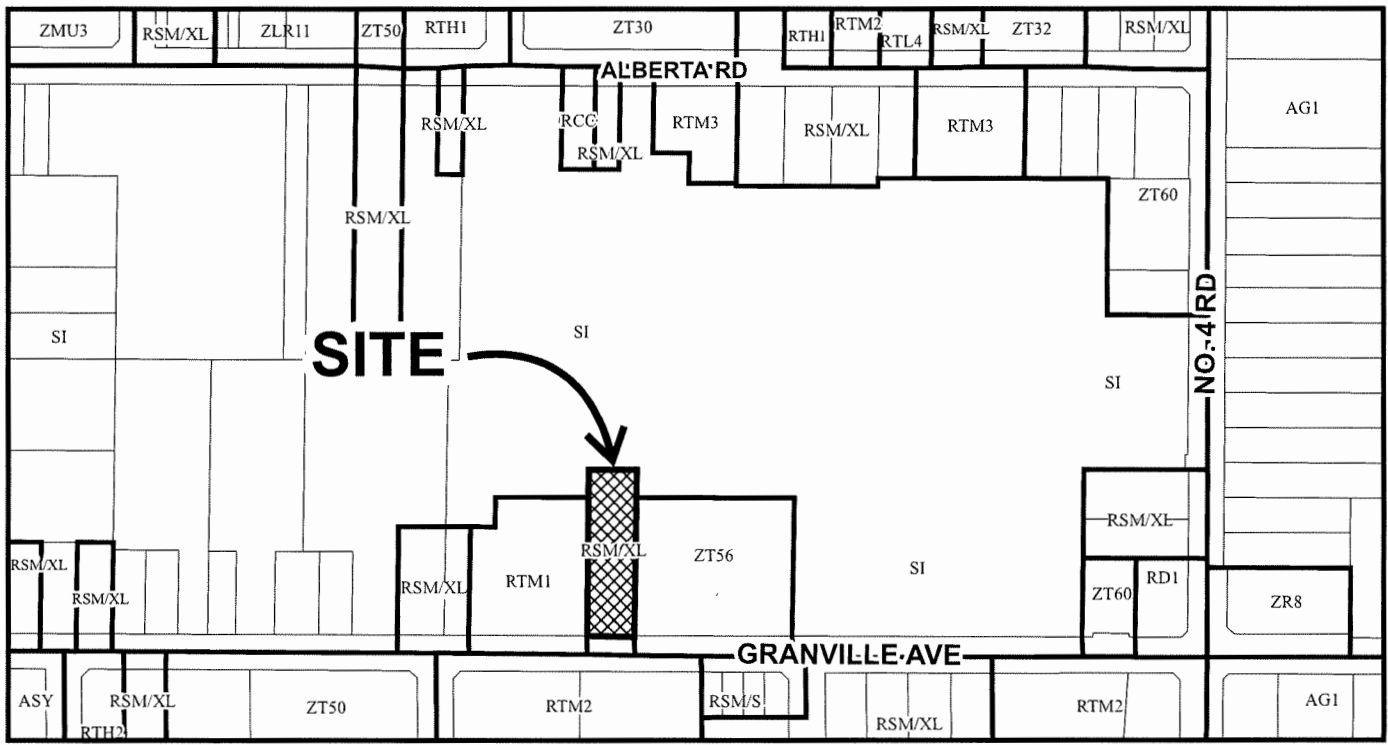
ISSUED BY THE COUNCIL THE


DELIVERED THIS DAY OF , .

MAYOR



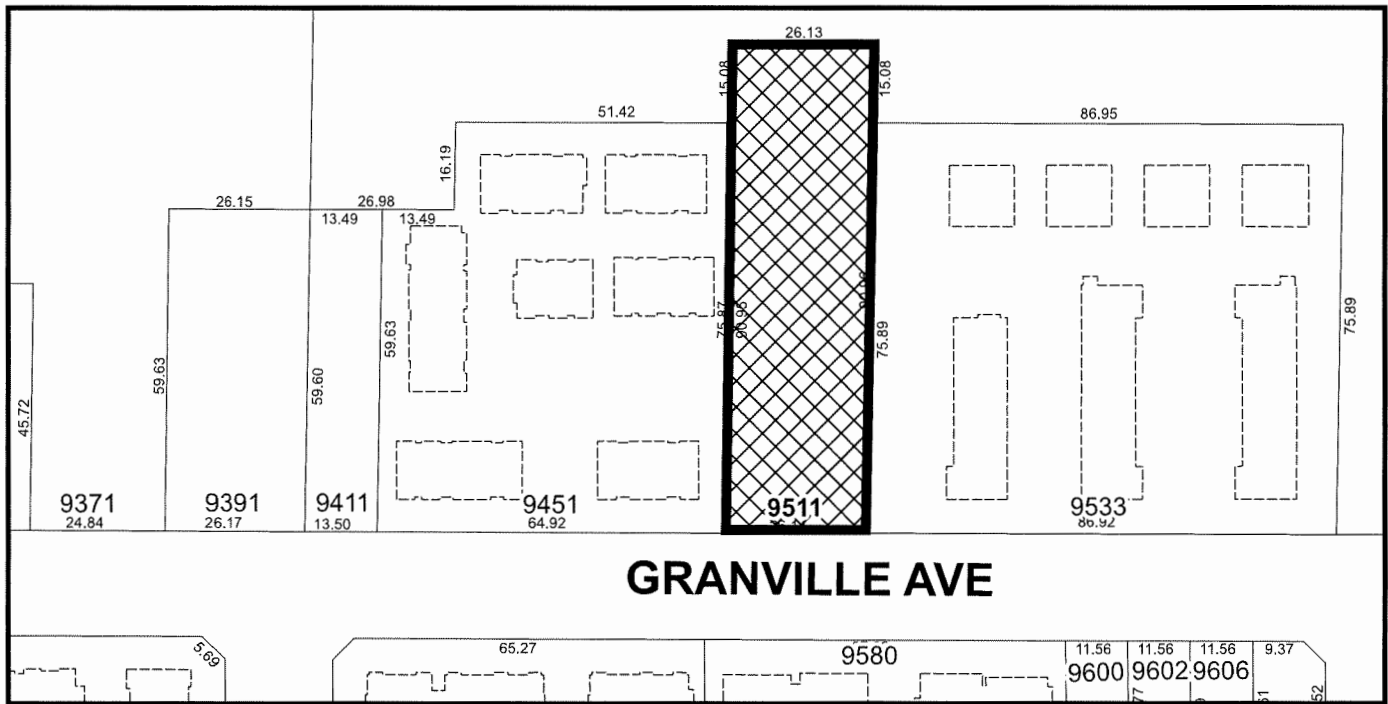
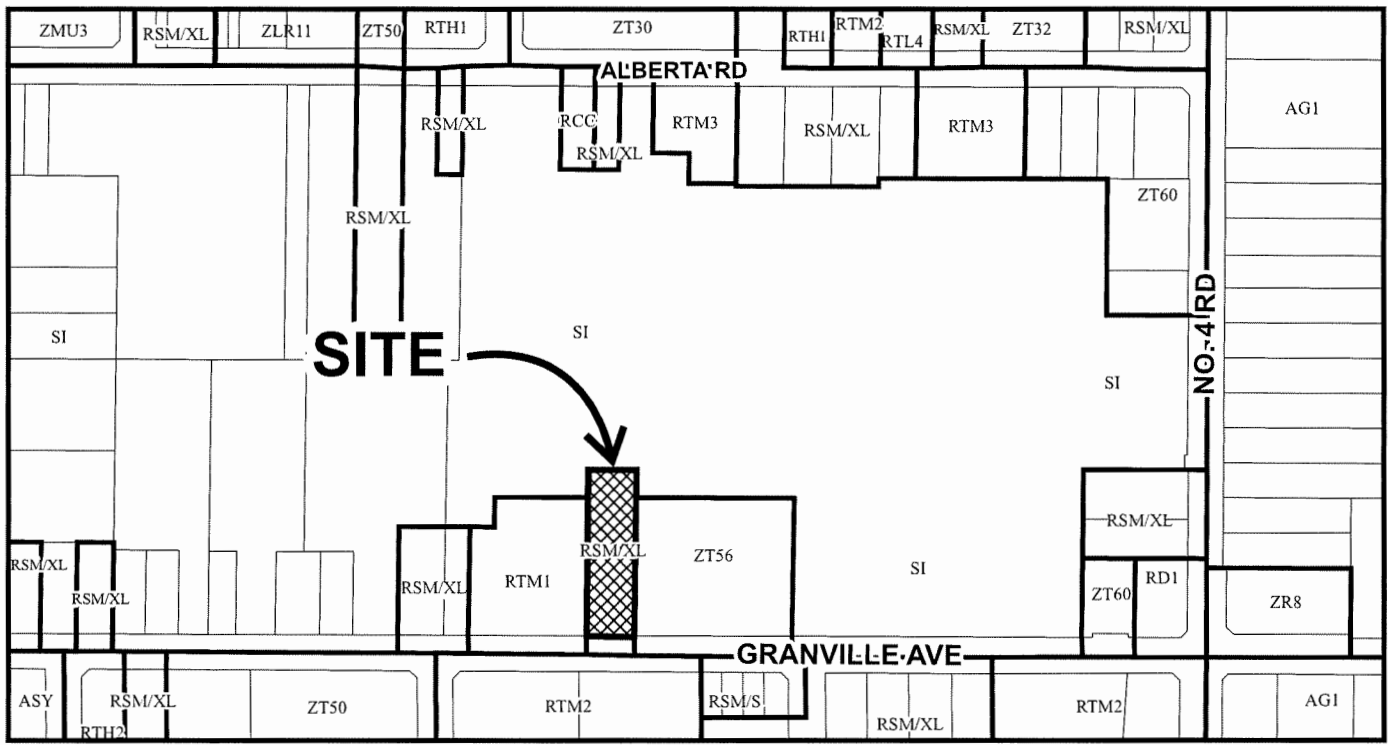
City of Richmond




	<h2>DP 22-023117</h2> <h2>SCHEDULE "A"</h2>	<p>Original Date: 10/11/22</p> <p>Revision Date: 10/31/24</p> <p>Note: Dimensions are in METRES</p>
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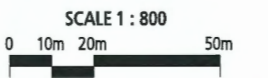
City of Richmond



	<h2>DP 22-023117</h2>	<p>Original Date: 10/11/22</p> <p>Revision Date: 10/31/24</p> <p>Note: Dimensions are in METRES</p>
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CONTEXT PLAN



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**9511
Granville Avenue**
for
Western Construction

RZ 22-023116 & DP 22-023117
SEPTEMBER 24, 2024

FOUGERE
architecture inc.
BRITISH COLUMBIA • ALBERTA • WASHINGTON
202 - 2425 Quebec Street 604.873.2907
Vancouver, BC V5T 4L6 fougerearchitecture.ca



CONTEXT PHOTOS
& STREETScape

SCALE 1 : 800
0 10m 20m 50m

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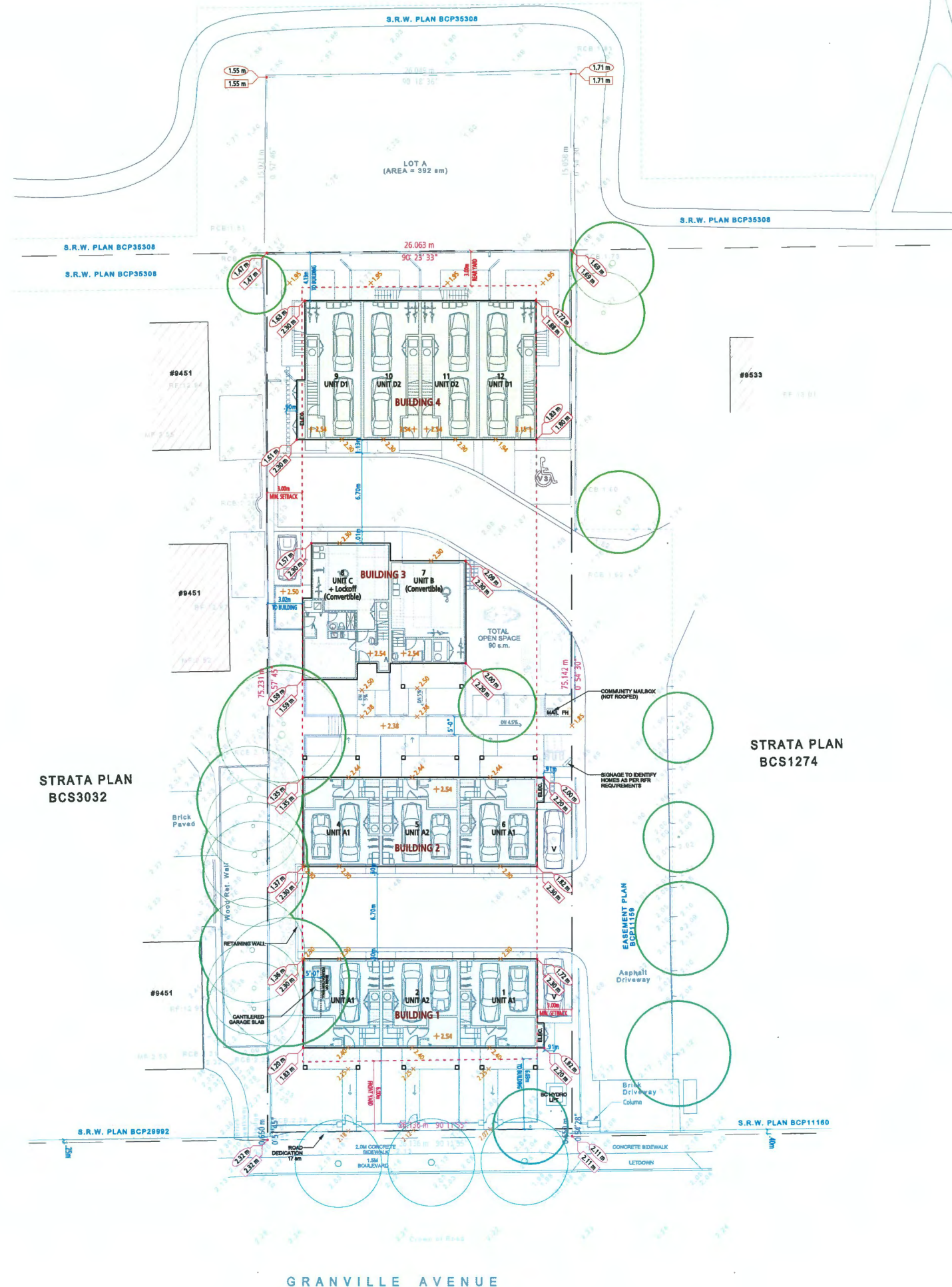
9511 Granville Avenue
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SEPTEMBER 24, 2024

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STREETScape SCALE 1 : 100



SITE DATA

GROSS SITE AREA	2,371 sm
ROAD DEDICATION (SOUTH)	17 sm
LAND DEDICATION (NORTH)	392 sm
NET SITE AREA	1,962 sm

UNIT COUNT	12 UNITS
DENSITY	50.78 UPH
GROSS FLOOR AREA	2,156 sm
NET FLOOR AREA	1,373 sm

PERMITTED ZONING	RS1/F
PROPOSED ZONING	SITE SPECIFIC & SI

GARBAGE/RECYCLING DOOR-TO-DOOR PICKUP

	Required	Proposed
DENSITY (FAR)	0.70	0.70
OPEN SPACE	72 sm	90 sm
PLAY AREA	36 sm	72 sm
COVERAGE	40%	38%
BUILDING HEIGHT	12.00 m	11.60 m
Front Yard Setback (South)	6.0 m	6.03 m
Side Yard Setback (east)	3.0 m	3.00 m
Side Yard Setback (west)	3.0 m	3.02 m
Rear Yard Setback (North)	3.0 m	4.13 m

Flood Construction Level	2.9 m - Area A
Ground Floor Slab Elevation	2.54 m
Highest Point in Crown of Road	2.24 m
Average Site Grade	2.08 m

AVERAGE FINISHED SITE GRADE CALCULATION

Site	1.69 m
	2.11 m
	2.32 m
	1.47 m
Bldg 1	2.30 m
	2.20 m
	1.83 m
	2.30 m
Bldg 2	2.20 m
	2.30 m
	2.30 m
	1.35 m
Bldg 3	2.30 m
	2.20 m
	1.59 m
	2.30 m
Bldg 4	1.88 m
	1.80 m
	2.30 m
	2.30 m
Average	2.05 m

LEGEND

- 0.00 m Existing Grade Elevation
- 0.00 m Finished Grade Elevation
- Survey grades
- Proposed grades
- Trees to retain
- Trees to remove



SITE PLAN

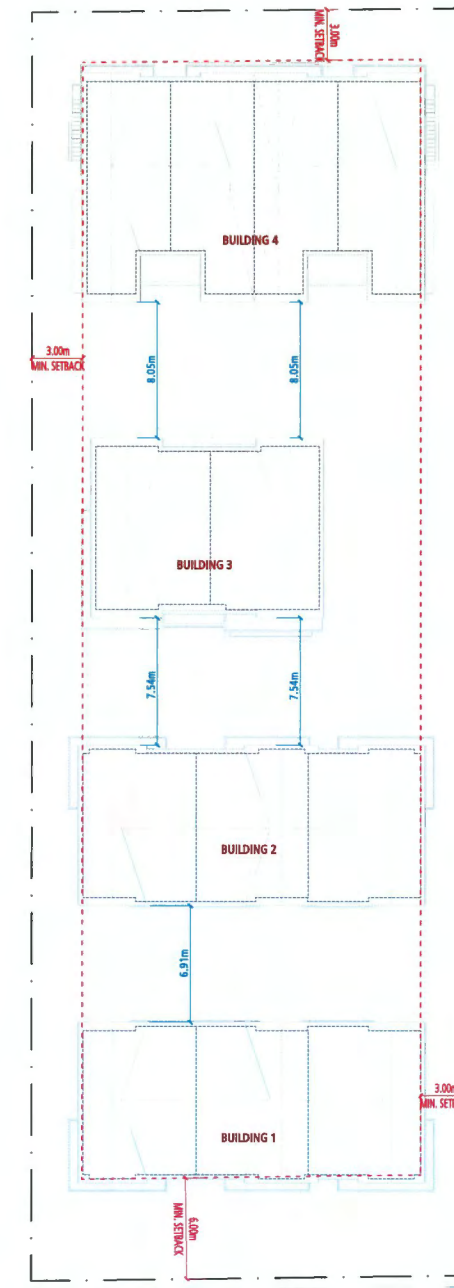
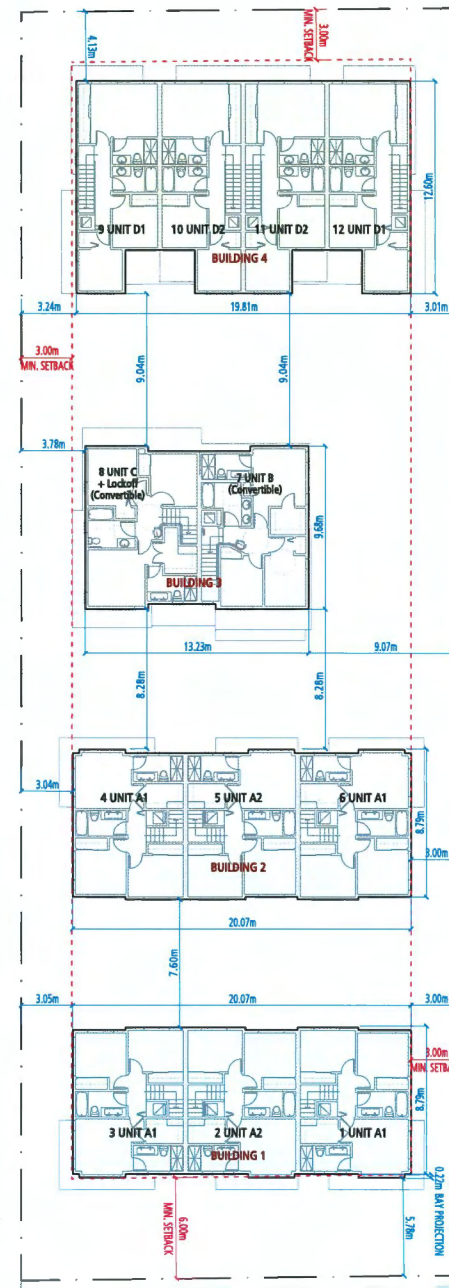
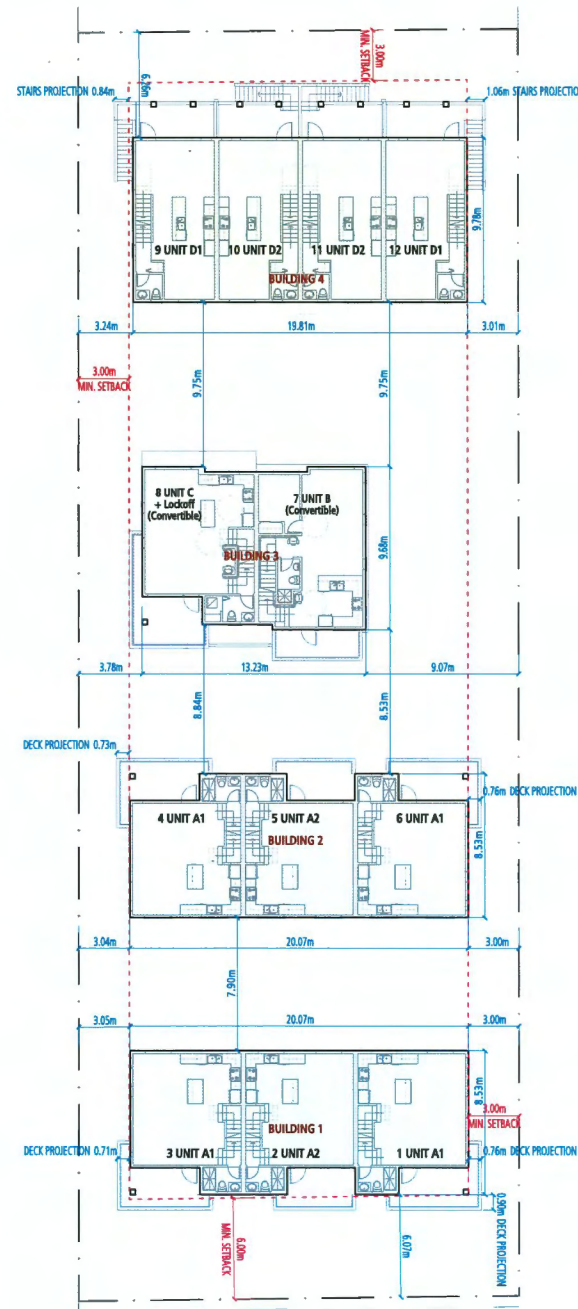
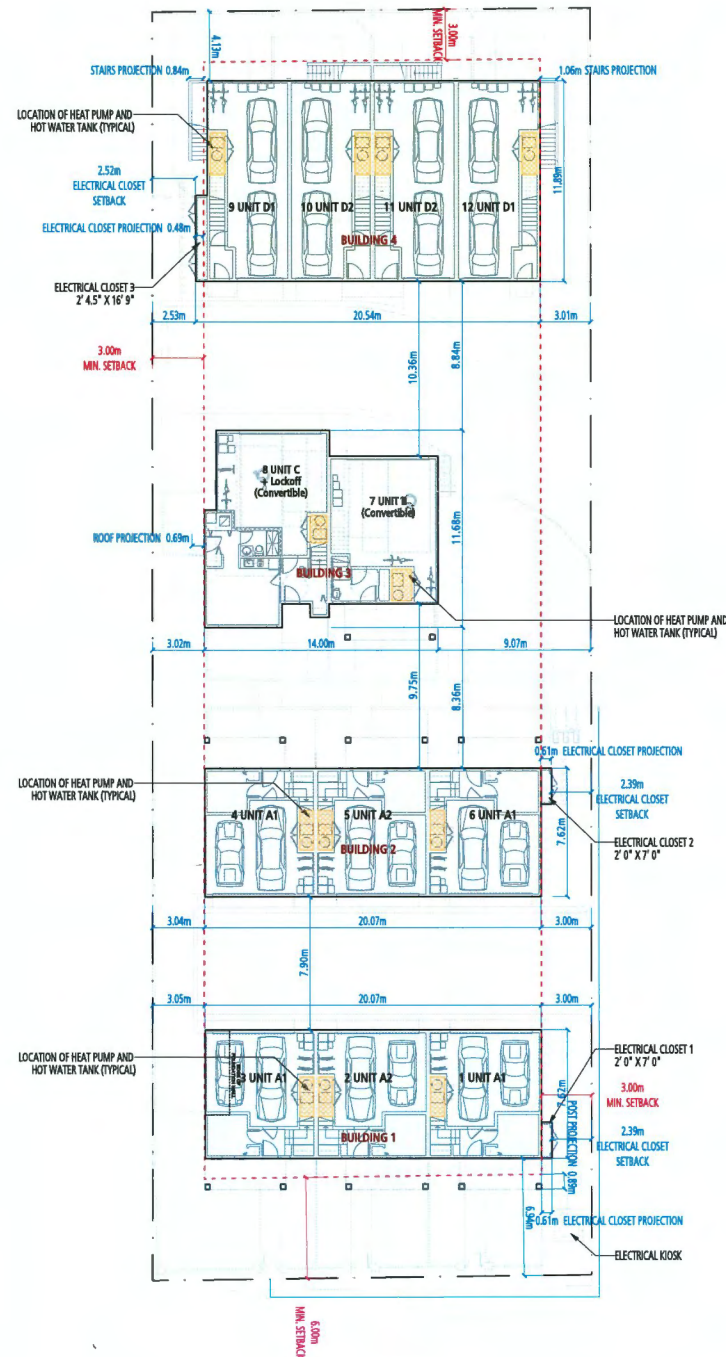
SCALE 1/16" = 1'-0"
0 5.0m 10.0m

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9511 Granville Avenue
for
Western Construction

RZ 22-023116 & DP 22-023117
JANUARY 08, 2025



FLOOR PLANS



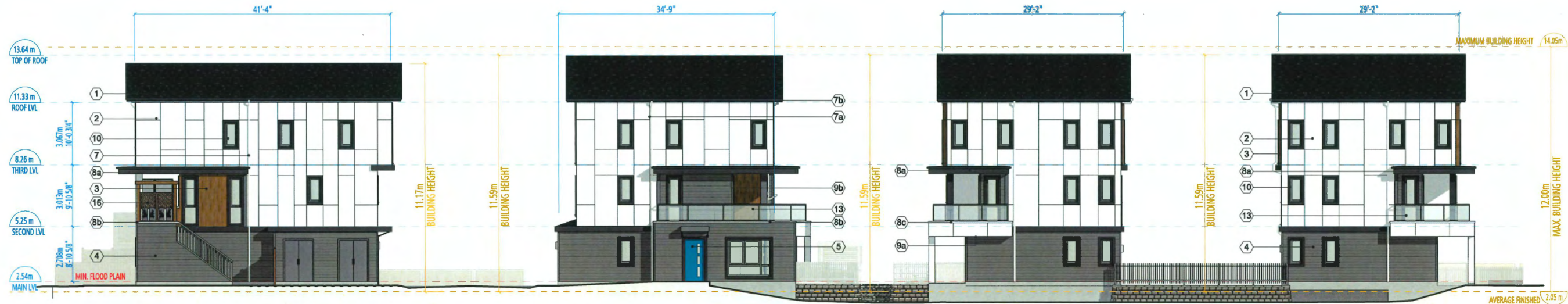
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9511 Granville Avenue for Western Construction

RZ 22-023116 & DP 22-023117 OCTOBER 02, 2024





ELEVATION - WEST

EXTERIOR FINISHES

- ① BP SHINGLES
SHADOW BLACK
- ② HARDIE PANEL-SMOOTH
COLOUR TO MATCH BENJAMIN MOORE -
CHANTILLY LACE 2121-70
- ③ HARDIE PANEL
TRUE GRAIN - FISHER COATING - SEPIA
- ④ HARDIE LAP SIDING
AGED PEWTER
COLOUR TO MATCH BENJAMIN MOORE -
OVERCOAT CC-544
- ⑤ ENTRY DOORS
COLOUR TO MATCH BENJAMIN MOORE -
2057-30 NAPLES BLUE
- ⑥ WOOD FASCIA
COLOUR TO MATCH BENJAMIN MOORE -
UNIVERSAL BLACK 2118-10

DOWNSPOUTS AND GUTTERS
COLOUR TO MATCH BENJAMIN MOORE -

- ⑦a CHANTILLY LACE 2121-70
- ⑦b UNIVERSAL BLACK 2118-10

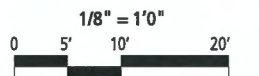
METAL FLASHING
COLOUR TO MATCH BENJAMIN MOORE -

- ⑧a UNIVERSAL BLACK 2118-10
- ⑧b OVERCOAT CC-544
- ⑧c CHANTILLY LACE 2121-70

HARDIE SOFFIT
VENTED CEDARMILL - NUT BROWN
VENTED SMOOTH
COLOUR TO MATCH BENJAMIN MOORE -
UNIVERSAL BLACK 2118-10

- ⑩ VINYL WINDOWS - GREY
- ⑪ GARAGE DOOR - CLOPLAY BRONZE
- ⑫ ELECTRICAL CLOSET DOOR
COLOUR TO MATCH BENJAMIN MOORE -
OVERCOAT CC-544
- ⑬ GLASS AND ALUMINUM RAILING
- ⑭ WOOD PICKET RAILING
- ⑮ PRIVACY SCREEN WITH ALUMINUM FRAME
AND GLASS
- ⑯ WOOD LATTICE SCREEN
STAINED TO MATCH FISHER COATING - SEPIA

ELEVATIONS



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**9511
Granville Avenue**
for
Western Construction

RZ 22-023116 & DP 22-023117
JANUARY 07, 2025



ELEVATION - EAST



BUILDING 1 ELEVATION - SOUTH
BUILDING 2 ELEVATION - NORTH (MIRRORED)



BUILDING 3 ELEVATION - SOUTH



BUILDING 4 ELEVATION - SOUTH



BUILDING 1 ELEVATION - NORTH
BUILDING 2 ELEVATION - SOUTH (MIRRORED)



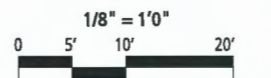
BUILDING 3 ELEVATION - NORTH



BUILDING 4 ELEVATION - NORTH

- EXTERIOR FINISHES**
- ① BP SHINGLES
SHADOW BLACK
 - ② HARDIE PANEL-SMOOTH
COLOUR TO MATCH BENJAMIN MOORE -
CHANTILLY LACE 2121-70
 - ③ HARDIE PANEL
TRUE GRAIN - FISHER COATING - SEPIA
 - ④ HARDIE LAP SIDING
AGED PEWTER
COLOUR TO MATCH BENJAMIN MOORE -
OVERCOAT CC-644
 - ⑤ ENTRY DOORS
COLOUR TO MATCH BENJAMIN MOORE -
2057-30 NAPLES BLUE
 - ⑥ WOOD FASCIA
COLOUR TO MATCH BENJAMIN MOORE -
UNIVERSAL BLACK 2118-10
 - ⑦ DOWNSPOUTS AND GUTTERS
COLOUR TO MATCH BENJAMIN MOORE -
CHANTILLY LACE 2121-70
 - ⑧ UNIVERSAL BLACK 2118-10
 - ⑨ METAL FLASHING
COLOUR TO MATCH BENJAMIN MOORE -
UNIVERSAL BLACK 2118-10
 - ⑩ OVERCOAT CC-644
 - ⑪ CHANTILLY LACE 2121-70
 - ⑫ HARDIE SOFFIT
 - ⑬ VENTED CEDARMILL - NUT BROWN
 - ⑭ VENTED SMOOTH
COLOUR TO MATCH BENJAMIN MOORE -
UNIVERSAL BLACK 2118-10
 - ⑮ VINYL WINDOWS - GREY
 - ⑯ GARAGE DOOR - CLOPLAY BRONZE
 - ⑰ ELECTRICAL CLOSET DOOR
COLOUR TO MATCH BENJAMIN MOORE -
OVERCOAT CC-644
 - ⑱ GLASS AND ALUMINUM RAILING
 - ⑲ WOOD PICKET RAILING
 - ⑳ PRIVACY SCREEN WITH ALUMINUM FRAME
AND GLASS
 - ㉑ WOOD LATTICE SCREEN
STAINED TO MATCH FISHER COATING - SEPIA

ELEVATIONS



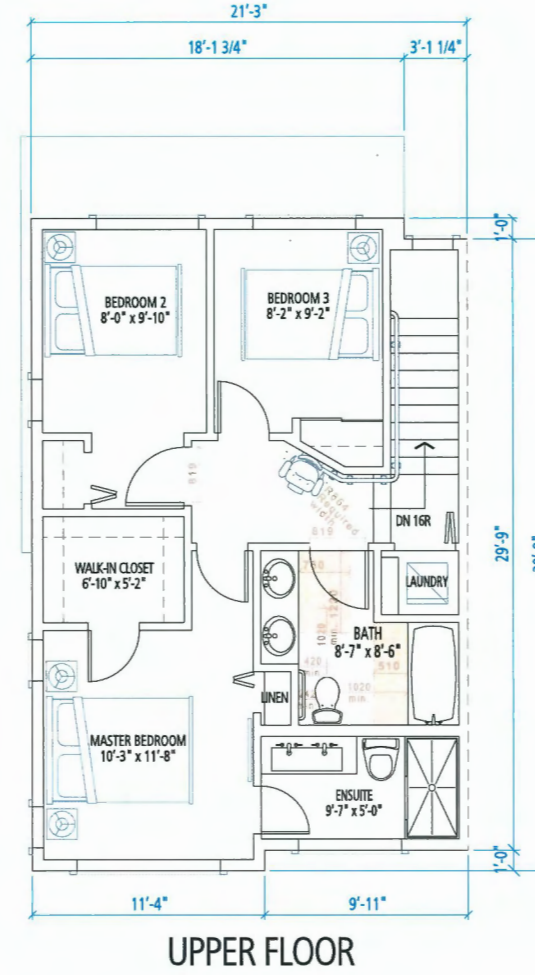
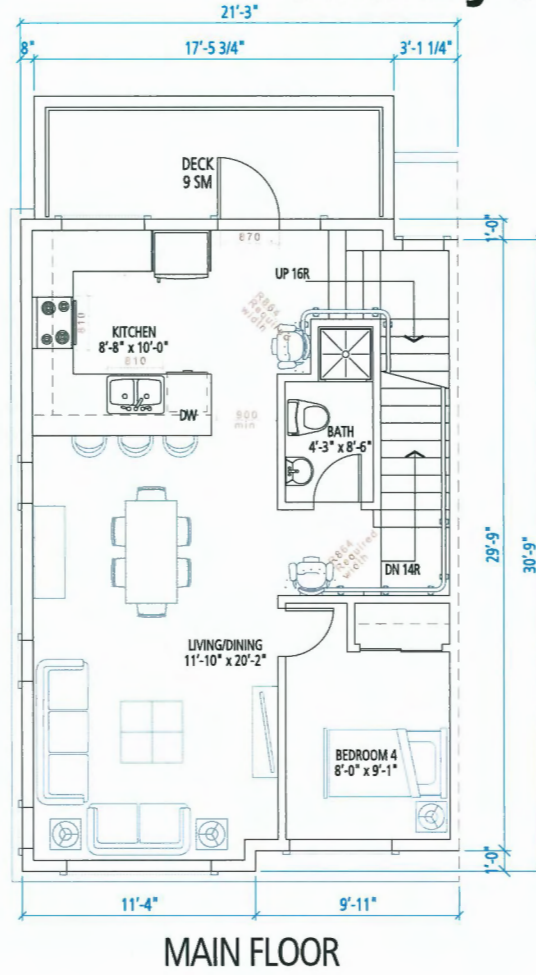
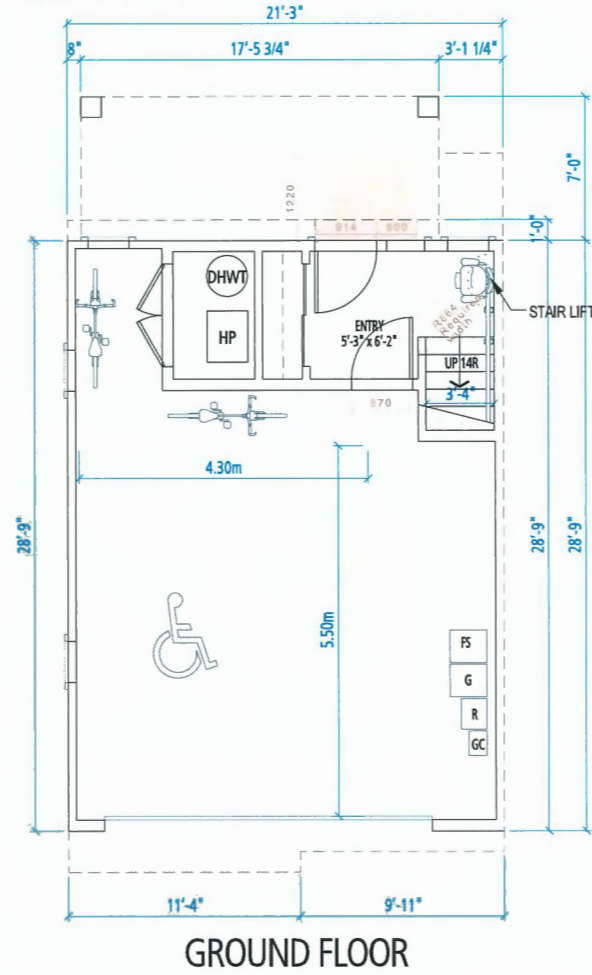
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for
Western Construction

RS 22-023116 & DP 22-023117
JANUARY 07, 2025

UNIT B
(CONVERTIBLE)

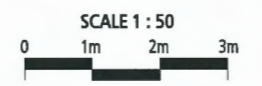


"CONVERTIBLE UNIT" FEATURES:

Convertible unit can accommodate all of the Convertible Unit features identified in the 'Convertible Unit Guidelines for Townhouses'.

- Entry doors minimum 863 mm clear access. Clear floor space min. 1220 mm depth by door width plus 600mm on latch side.
- Patio/balcony doors minimum 860 mm clear opening.
- Min. 900 mm wide hallway.
- Minimum 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 front.
- Wall blocking for future grab bar installation at toilet, tub and shower.
- 1500 mm turning diameter in the kitchen.
- Cabinet underneath sink can easily be removed.
- All interior thresholds will comply with BC Building code.
- Lever-type handles for all doors.
- At the top of all stairways, walls are reinforced with 2" x 12" solid lumber at 914 mm to centre.

CONVERTIBLE UNIT PLANS



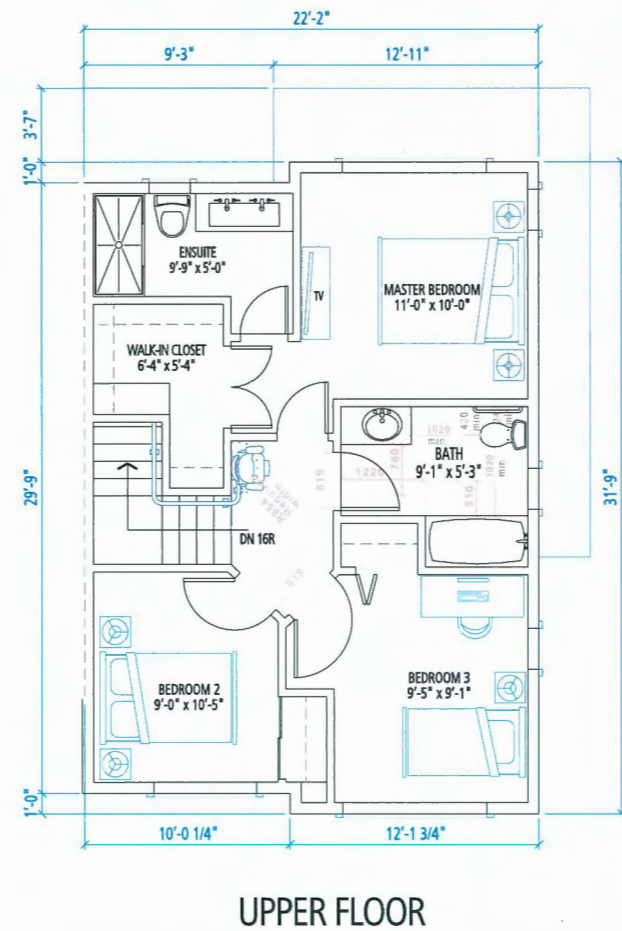
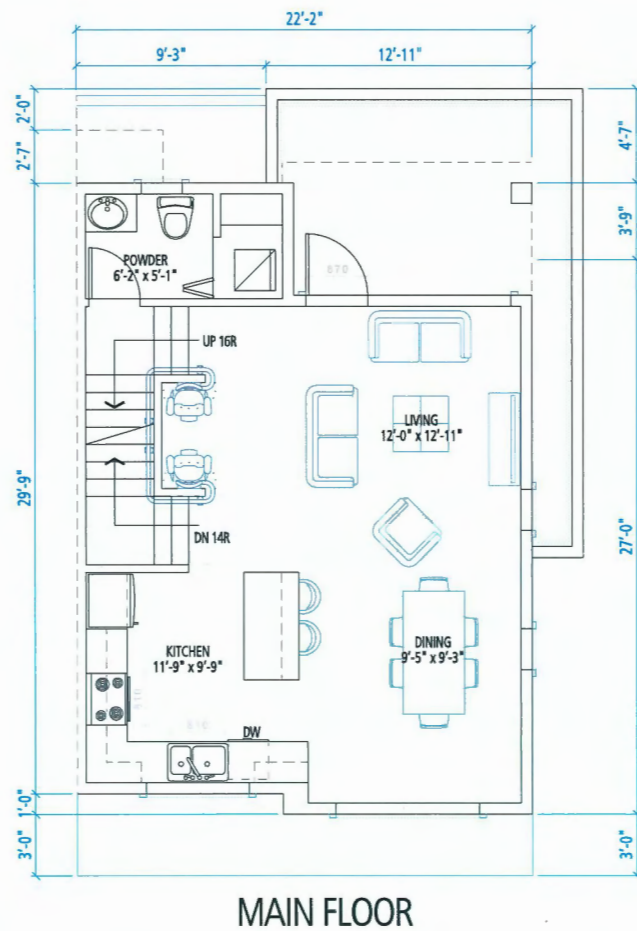
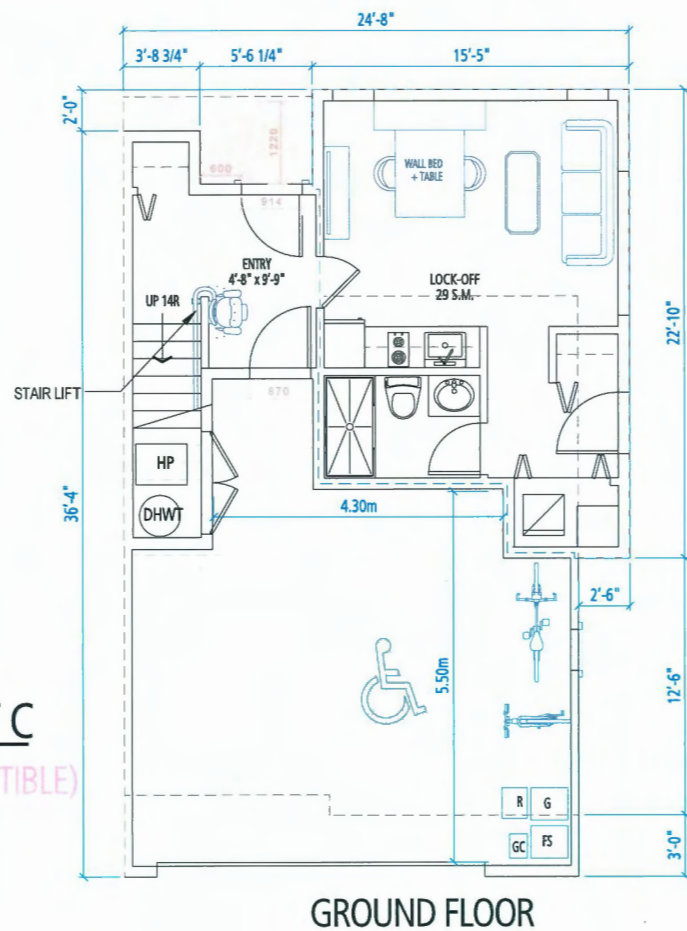
"AGING-IN-PLACE" REQUIREMENTS ON ALL UNITS:

- Solid blocking in washroom walls for future grab-bar installation (beside toilet, bath tub and shower)
- Provision of lever type handles for plumbing fixtures and door handles
- Stairwell handrails
- Entry doors minimum 855 mm clear opening (3'-0" swinging door spec.)
- Door from garage to living area minimum 2'-10" (swinging door spec.)

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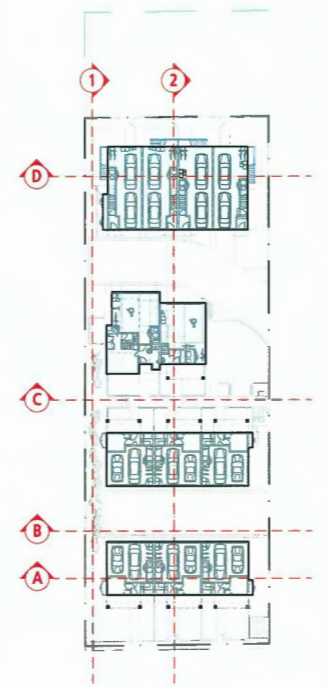
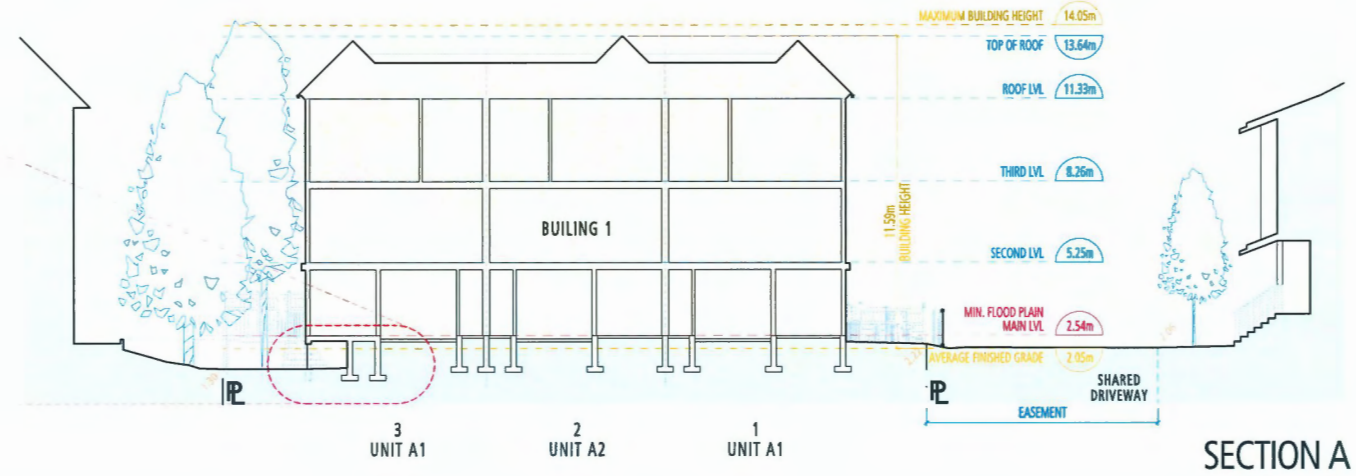
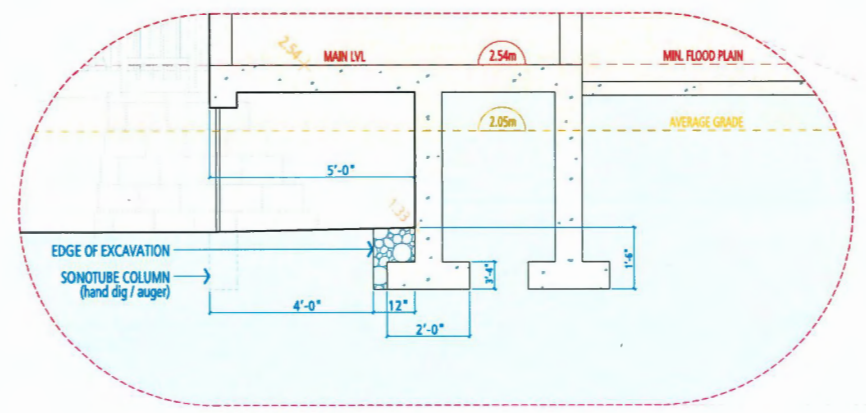
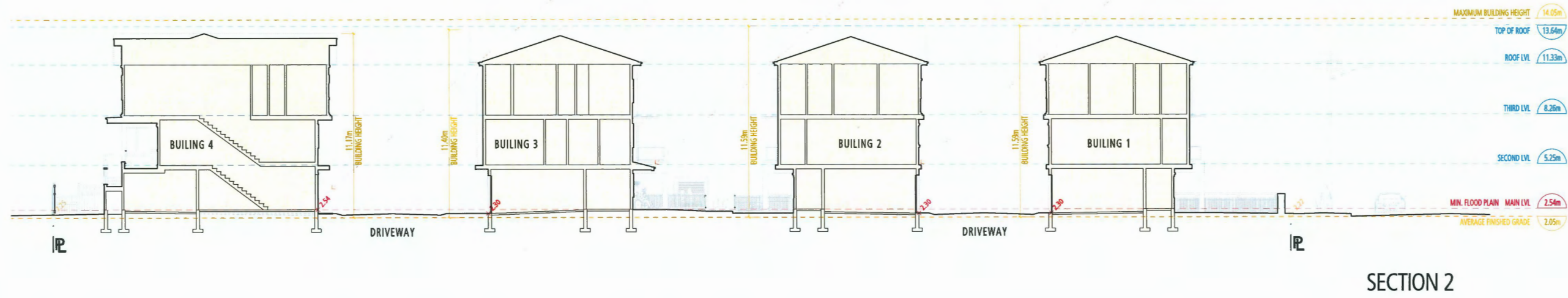


UNIT C
(CONVERTIBLE)



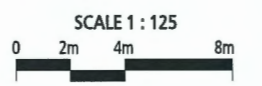
9511 Granville Avenue for Western Construction

RZ 22-023116 & DP 22-023117
DECEMBER 16, 2024



KEY PLAN

SITE SECTIONS

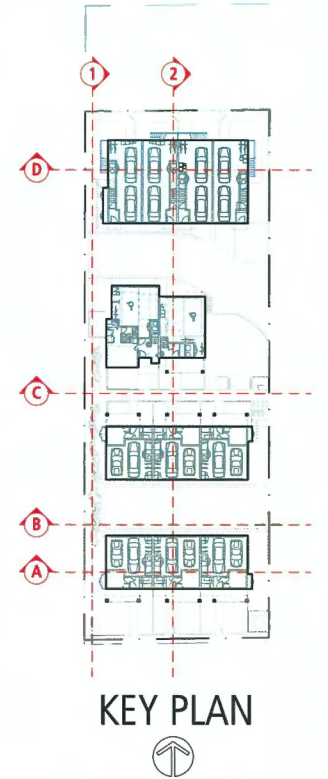
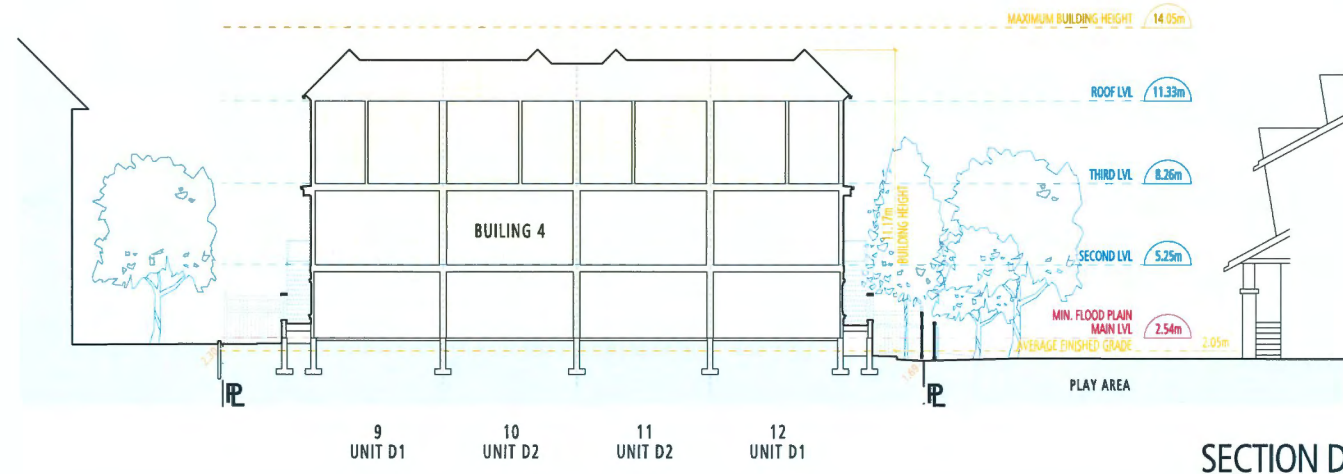
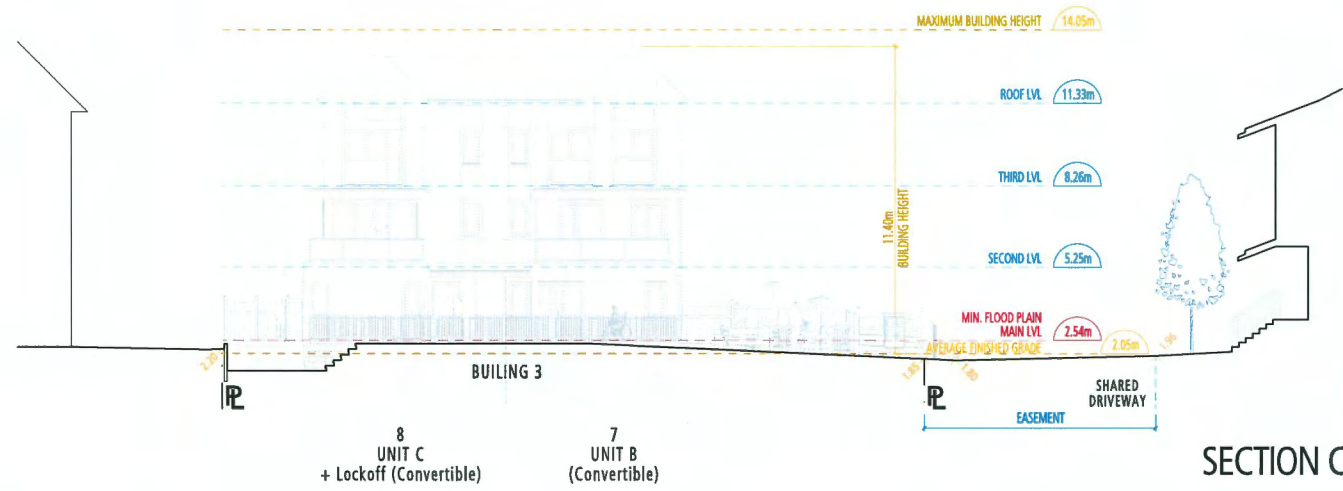
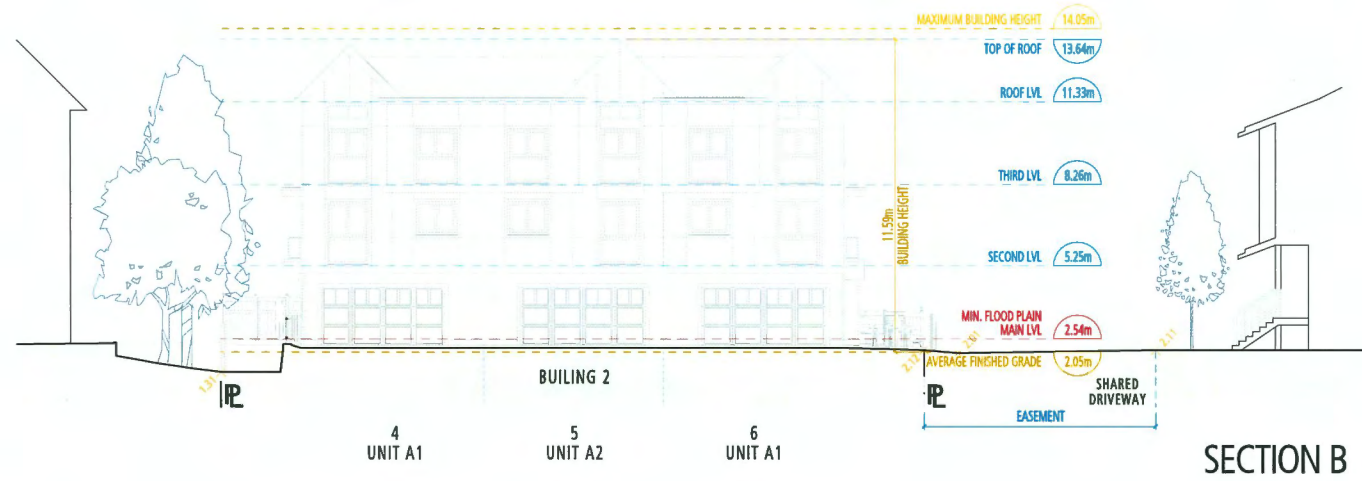


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9511 Granville Avenue
for Western Construction

RZ 22-023116 & DP 22-023117
DECEMBER 19, 2024



KEY PLAN

SITE SECTIONS

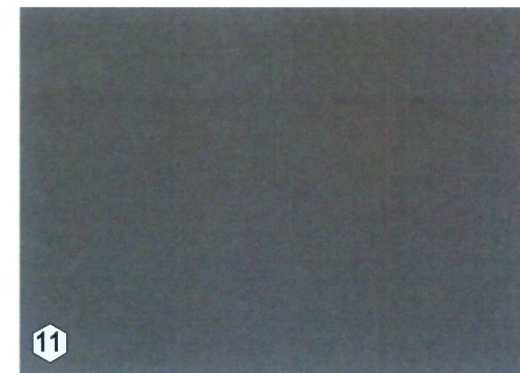
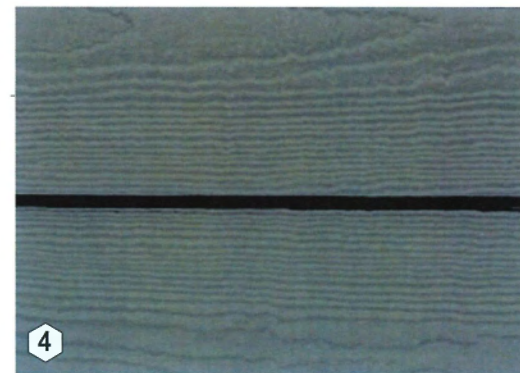
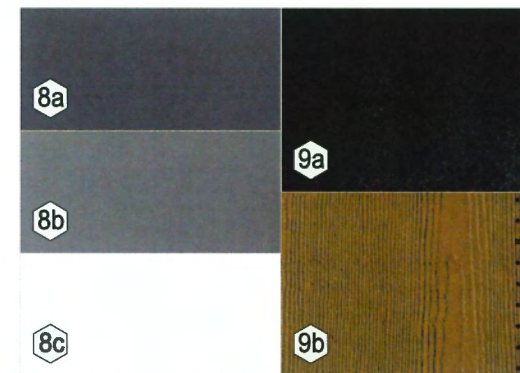
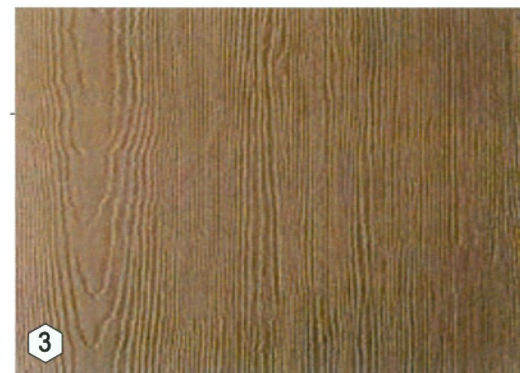
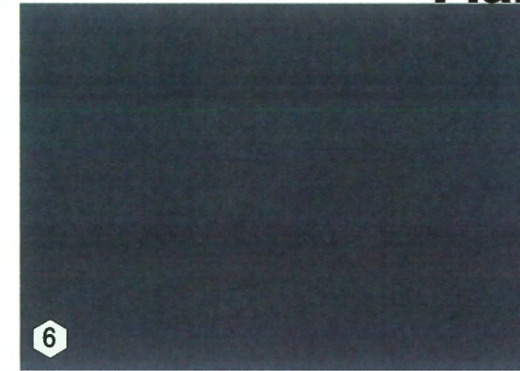
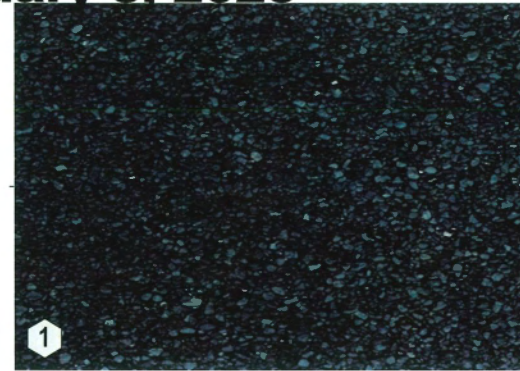


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9511 Granville Avenue
for
Western Construction

RZ 22-023116 & DP 22-023117
DECEMBER 19, 2024



- EXTERIOR FINISHES**
- ① BP SHINGLES
SHADOW BLACK
 - ② HARDIE PANEL-SMOOTH
COLOUR TO MATCH BENJAMIN MOORE -
CHANTILLY LACE 2121-70
 - ③ HARDIE PANEL
TRUE GRAIN - FISHER COATING - SEPIA
 - ④ HARDIE LAP SIDING
AGED PEWTER
COLOUR TO MATCH BENJAMIN MOORE -
OVERCOAT CC-544
 - ⑤ ENTRY DOORS
COLOUR TO MATCH BENJAMIN MOORE -
2057-30 NAPLES BLUE
 - ⑥ WOOD FASCIA
COLOUR TO MATCH BENJAMIN MOORE -
UNIVERSAL BLACK 2118-10
 - DOWNSPOUTS AND GUTTERS
COLOUR TO MATCH BENJAMIN MOORE -
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 - ⑦a UNIVERSAL BLACK 2118-10
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 - ⑮ PRIVACY SCREEN WITH ALUMINUM FRAME
AND GLASS
 - ⑯ WOOD LATTICE SCREEN
STAINED TO MATCH FISHER COATING - SEPIA

MATERIAL BOARD

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**9511
Granville Avenue**
for
Western Construction

RZ 22-023116 & DP 22-023117
JANUARY 07, 2025





**Pacific Sun
Tree
Services**

dave@pacificsuntree.com
www.pacificsuntree.com

Mailbox #460
Unit 130 - 1959 152 St.
Surrey, BC
V4A 0C4

604-323-4270

**TREE
MANAGEMENT
PLAN:
Amendment #2**

Overview

Date: July 23, 2024

Client: Western Granville
Developments Ltd.

Project: Multi-family
Residential

Project Address:
9511 Granville Ave.
Richmond, BC

Tree Recommended
for Retention:



Tree Recommended
for Removal:



Non-Permit Size Tree: NP



Crown Dripline
for Retain Tree:



Crown Dripline
for Remove Tree:

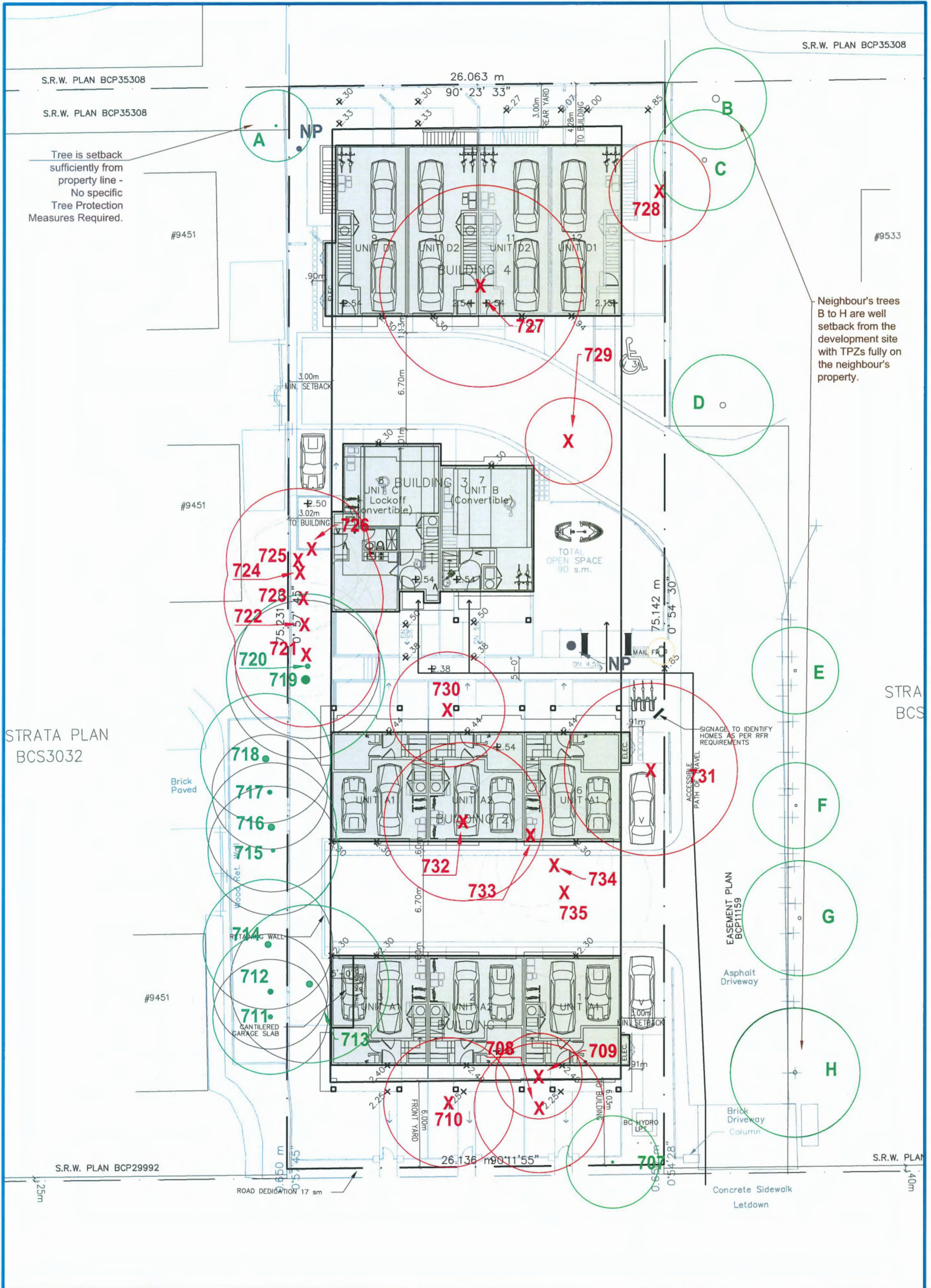


Critical Root Zone



NOTES:

1. Where trees are densely clustered the crown dripline may not be shown for some trees to provide legibility.
2. Trees recommended for retention are illustrated with DBH to scale. Multistemmed trees will reflect calculation for purposes of establishing critical root zone.
3. Calculations and measurements for Tree Barriers, TPZ, CRZ etc, are from the outside trunk of the subject tree.



DP 22-023117

January 8, 2025

Plan #11



Pacific Sun Tree Services
 dave@pacificsuntree.com
 www.pacificsuntree.com
 Mailbox #460
 Unit 130 - 1959 152 St.
 Surrey, BC
 V4A 0C4
 604-323-4270

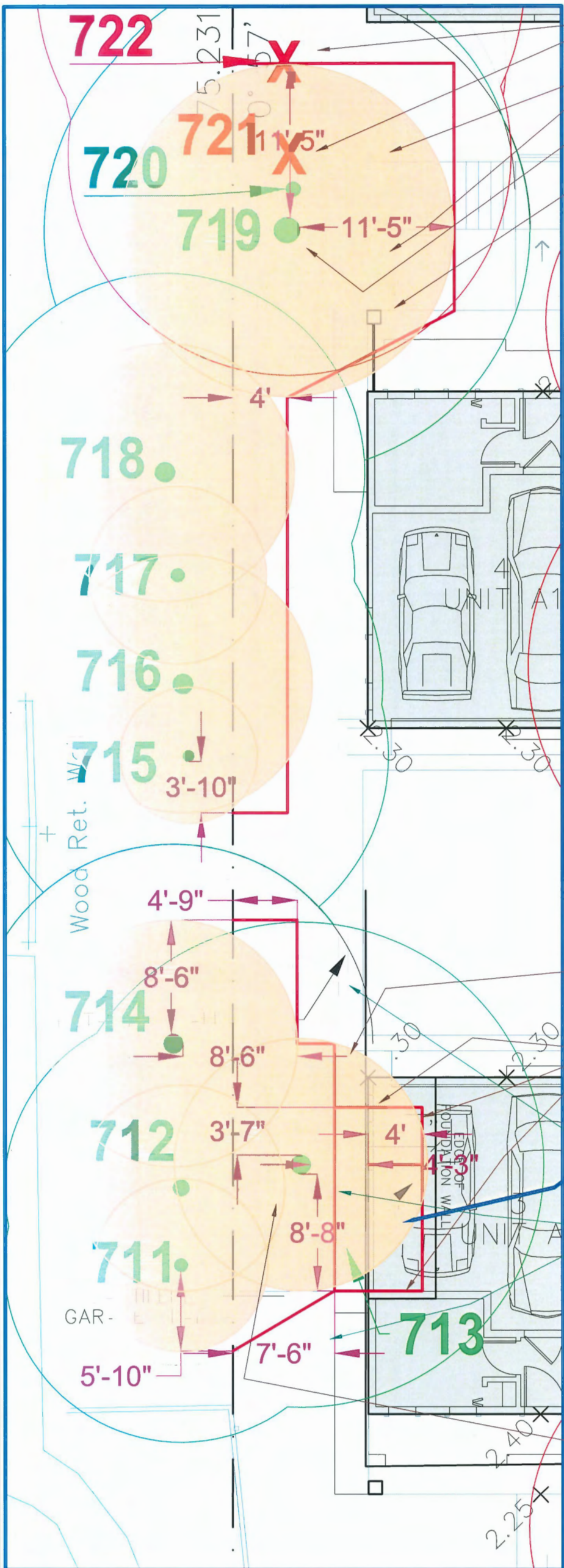
TREE MANAGEMENT PLAN: Amendment #2
Retention & Protection

Date: July 23, 2024
 Client: Western Granville Developments Ltd.
 Project: Multi-family Residential
 Project Address: 9511 Granville Ave. Richmond, BC

Tree Recommended for Retention: ●
 Tree Recommended for Removal: X
 Non-Permit Size Tree: NP ●
 Crown Dripline for Retain Tree: ○
 Crown Dripline for Remove Tree: ○

Tree Protection Barrier (Delineates Tree Protection Zone)
 Critical Root Zone

NOTES:
 1. Where trees are densely clustered the crown dripline may not be shown for some trees to provide legibility.
 2. Trees recommended for retention are illustrated with DBH to scale. Multitemmed trees will reflect calculation for purposes of establishing critical root zone.
 3. Calculations and measurements for Tree Barriers, TPZ, CRZ etc, are from the outside trunk of the subject tree.



TREE REMOVALS:
 Tree #721 & 722 to be conducted under Arborist Supervision. Both stumps to be cut low (not pulled out) and ground with stump grinding under Arborist Supervision.

LANDSCAPING: Fence and/or Retaining Wall
 Within Critical Root Zone area: Construction/Design to be placed overtop existing grade with no excavation. Arborist Supervision of site preparation and installation.

LANDSCAPING: BARK MULCH & Planting Area
 Within 3 feet of Tree #719 and 1 foot of Tree 720 will be Bark Mulch only, placed over top landscape fabric for weed control. Depth of Bark Mulch limited to 6 inches. The remainder of the Critical Root Zone can be a planting area that can have maximum 5 to 6 inches of soil overlaid existing grade (landscape fabric for weed control). Only small growing plants at maturity to be planted. No plants developing continuous coverage.

LANDSCAPING: Deck Post
 Within Critical Root Zone area: Deck post will not have a significant impact as per the root exploration within planned footing area already undertaken - see Addendum to Arborist Report. Arborist Supervision of all site prep and installation for deck post.

GENERAL ARBORIST NOTES

ARBORIST SUPERVISION:

Of all excavation or any other in ground works inside the Tree Barriers and within 6 feet of the outside of the Barriers. This includes any site prep work for Landscaping.

TREE BARRIERS:

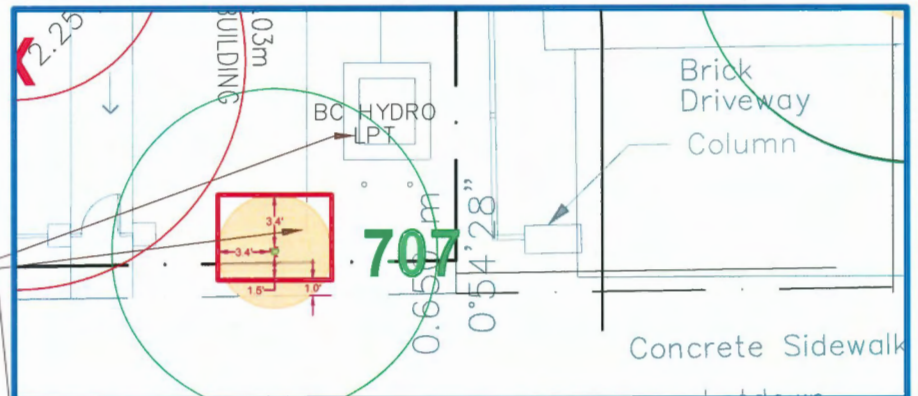
To remain in place until construction is complete and the city has approved their removal. Exception is Temporary Excavation Barrier for cantilevered slab area in Tree Protection Zone for Tree #713 (see notes below).

DEMOLITION:

Where Tree Barriers cannot be constructed prior to Demolition, Arborist Supervision will be conducted of any Demo works until all Tree Barriers have been installed.

SITE DRAINAGE & SERVICING

No plans available at the time of this report. All in ground site drainage should be outside of the Tree Protection Zones. Services should be outside Tree Protection Zones wherever possible and if cannot be avoided, these plans should be provided to the project Arborist for review and comment to be incorporated into the alignment and installation.



LANDSCAPING: FENCE
 Fence post has been removed from the Critical Root Zone. All works within TPZ to be under Arborist Supervision.
BC HYDRO LPT
 Relocated to outside and well clear of TPZ.
EXISTING SERVICE INFRASTRUCTURE
 Existing IC close to the tree will be removed under Arborist Supervision and any infrastructure in ground should be left in place where possible.

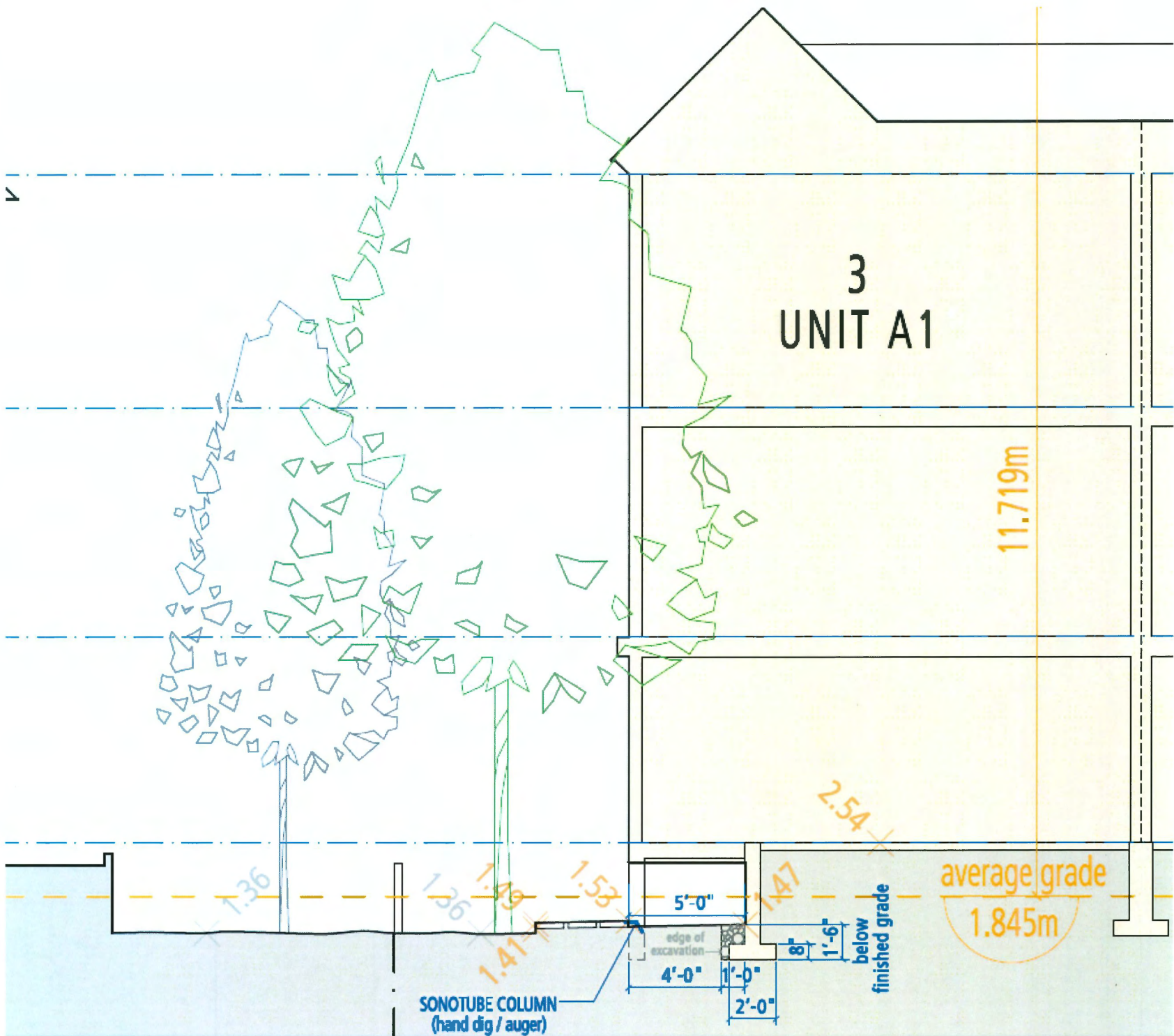
VERY LIMITED WORK SPACE: Feasibility to be verified by builder
 Once the Temporary Excavation Tree Barrier is removed (see note below), the primary Tree Barrier will remain throughout construction and is only 2 1/2 feet from the outside wall of the building. For this plan to be successful, the fact that there is only a narrow walking space for this section must be incorporated into the construction plans including all outside wall works. It appears possible, but should be verified by the builder, that lift access from north and south of the Barrier section can achieve required works. Or scaffolding that accommodates the retention of the Tree Barrier and TPZ within.

TEMPORARY EXCAVATION TREE BARRIER
 Temporary Tree Barrier is in place for construction of foundation wall adjacent to the cantilevered slab. Arborist Supervision of site prep and foundation install for foundation wall and works for cantilever construction. This Tree Barrier section to be in place until building foundation excavation is completed and Arborist summary report is reviewed and approved by the city.

CANTILEVERED SLAB AREA
 To mitigate impact to the critical root zone of Tree #713, the building has been redesigned in this area to reduce excavation requirements for the outer foundation wall. Grading change will be required within the slab area but limited to 8 inches depth below existing grade.

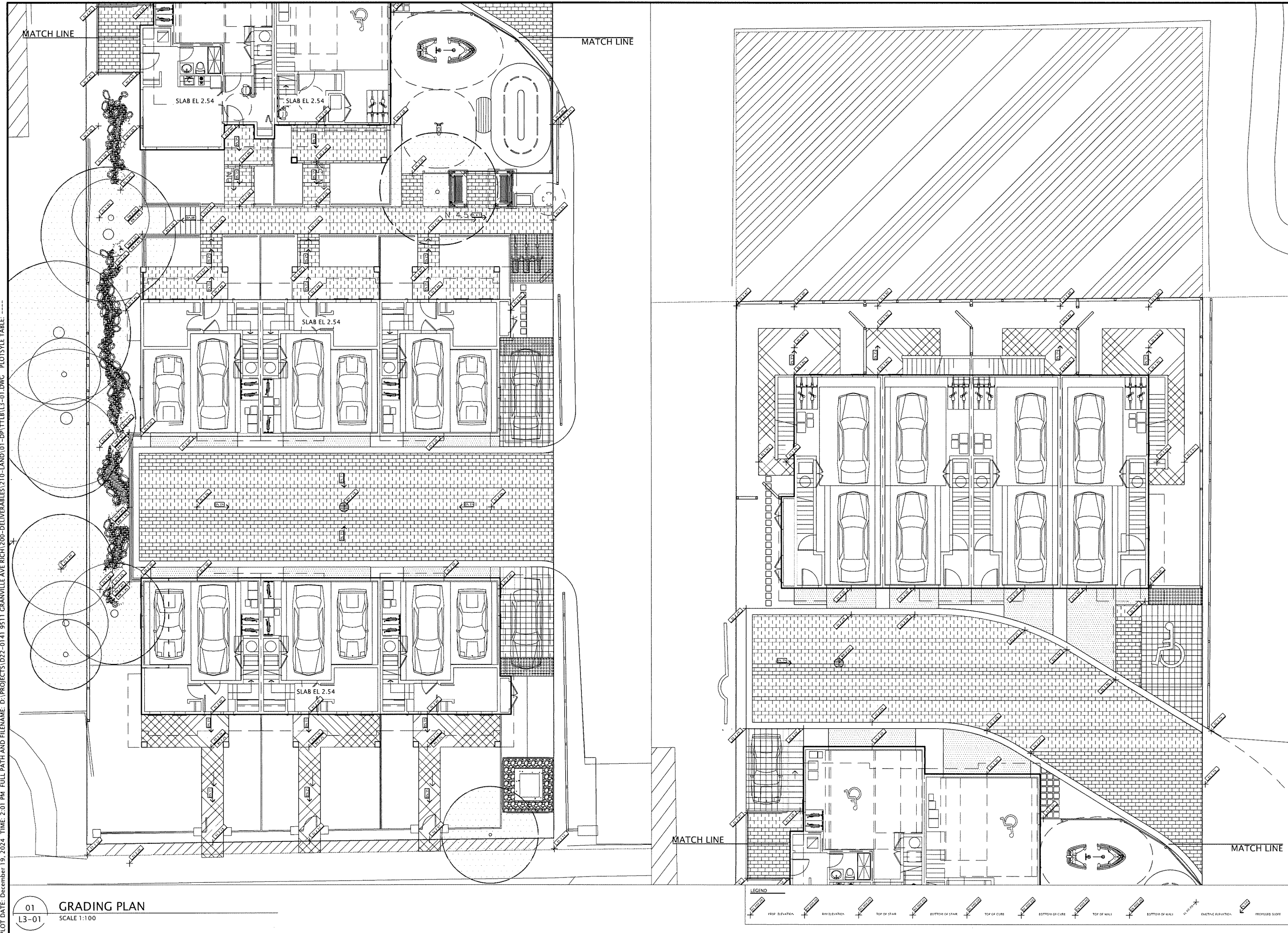
CROWN REMOVAL
 With the close proximity of the building outer wall to the tree, a relatively large portion of the crown will require removal. The final retained crown should be sufficient for maintaining reasonably good health of the tree. Pruning to be conducted or supervised by the project Arborist with the 1st Pass completed in conjunction with land clearing works to ensure sufficient clearance from subsequent, initial construction works. A 2nd Pass will be carried out as the building is constructed (i.e. from the second and/or third floors) to facilitate pruning that meets minimal removal required while providing sufficient building clearance.

LANDSCAPING: BARK MULCH & Planting Area
 Within 4 feet of Tree #713 will be Bark Mulch only, placed at a max depth of 6 inches over top existing grade on landscape fabric for weed control. Throughout remainder of Critical Root Zone, soil can be overlaid the existing grade, on top of landscape fabric for weed control. This planting area should be for smaller growing plants only, without developing continuous coverage.



Section View of cantilevered slab over critical root zone of Tree #713





DATE	ISSUED FOR	REV
2022-08-22	D.P.	A
2024-02-15	D.P.	B
2024-03-20	D.P.	C
2024-10-29	B.P.	C
2024-11-22	B.P.	D
2024-12-17	B.P.	E

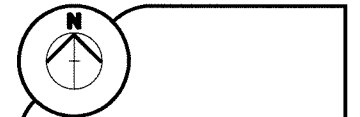
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This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Landscape Architect.

Consultants

Architectural: Fougere Architecture Inc.
 Arborist:
 Civil:
 Mechanical:
 Electrical:



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

Richmond Project #
 RZ 22-023116

Revision	Project Leader
E	D. Duncan
	Drawn D. Duncan

Multi-Family Residential
 9511 Granville Avenue
 prepared for:
 Western Granville Dev. Ltd
 Unit 250 - 8833 Odlin Crescent
 Richmond BC V6X 3Z7

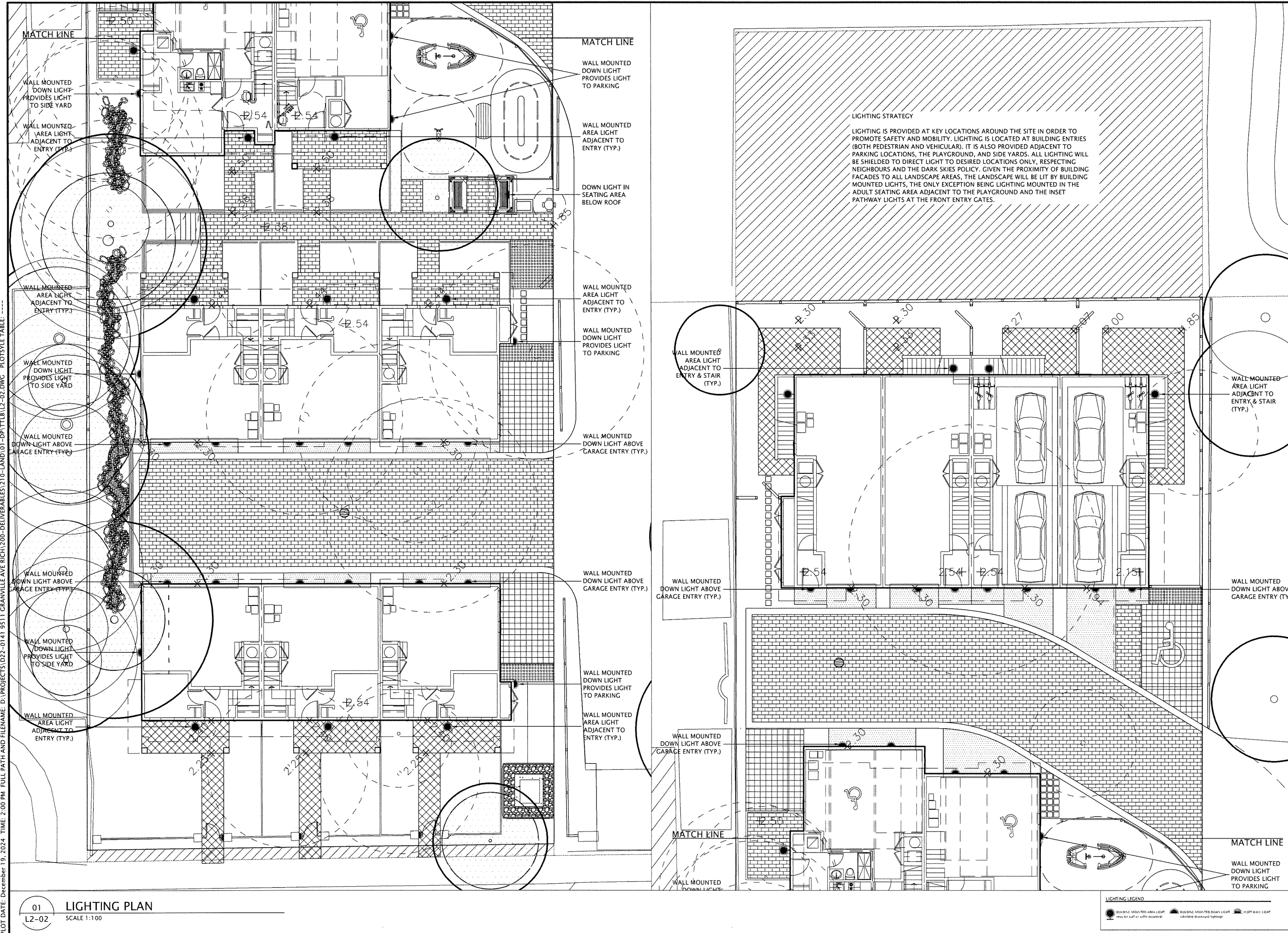
Drawing Title
GRADING PLAN

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

Project No. 22-0141 (WGD# 2022-02)
 Drawing No. L3-01

PLOT DATE: December 19, 2024, TIME: 2:01 PM, FULL PATH AND FILENAME: D:\PROJECTS\DP22-0141\9511 GRANVILLE AVE RICH\200-DELIVERABLES\210-LAND\01-DP1\TLB\L3-01.DWG PLOTSTYLE TABLE: ----

01 GRADING PLAN
 L3-01 SCALE 1:100



DATE	ISSUED FOR	REV
2022-08-22	D.P.	A
2024-02-15	D.P.	B
2024-03-20	D.P.	C
2024-10-29	B.P.	C
2024-11-22	B.P.	D
2024-12-17	B.P.	E

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Richmond Project #
 RZ 22-023116

Revision	Project Leader
E	D. Duncan
	Drawn D. Duncan

Multi-Family Residential
 9511 Granville Avenue
 prepared for:
 Western Granville Dev. Ltd
 Unit 250 - 8833 Odlin Crescent
 Richmond BC V6X 3Z7

Drawing Title
LIGHTING PLAN

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

Project No. 22-0141 (WGD# 2022-02)
 Drawing No. L2-02

PLOT DATE: December 19, 2024, TIME: 2:00 PM, FULL PATH AND FILENAME: D:\PROJECTS\22-023117-01-19511 GRANVILLE AVE (RICH) 200-DELIVERABLES\210-LAND\01-DP\TITLE\L2-02.DWG PLOTSTYLE TABLE: ----

01 LIGHTING PLAN
 L2-02 SCALE 1:100

DRAWING LIST

- L0-01 NOTES AND KEYS
- L1-01 AREAS PLAN
- L1-02 LANDSCAPE CONTEXT
- L2-01 HARD LANDSCAPE PLAN
- L2-02 LIGHTING PLAN
- L3-01 GRADING PLAN
- L4-01 PLANTING PLAN
- L5-01 SOFT LANDSCAPE DETAILS
- L5-02 HARD LANDSCAPE DETAILS
- L5-03 HARD LANDSCAPE DETAILS
- L5-04 HARD LANDSCAPE DETAILS
- L5-05 HARD LANDSCAPE DETAILS

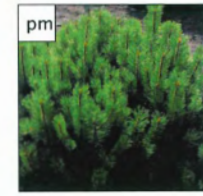
TREES



Chamaecyparis obtusa 'Gracilis'



Ginkgo biloba 'Goldspire'



Pinus mugo mughus

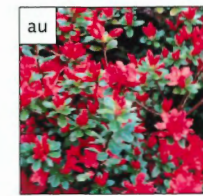


Picea omorika

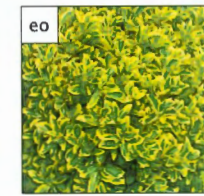


Taxus x media 'Hicksii'

BROADLEAF EVERGREEN SHRUBS



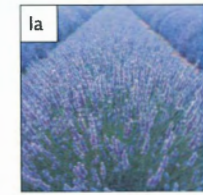
Azalea japonica 'Hino Crimson'



Euonymus j. 'Aureomarginatus'



Gaultheria shallon



Lavandula angustifolia

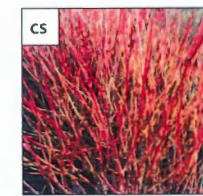


Prunus l. 'Otto Luyken'



Rhododendron 'Vulcan'

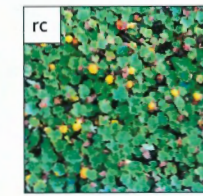
DECIDUOUS SHRUBS



Cornus stolonifera

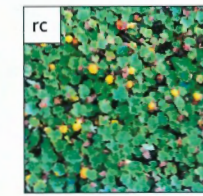


Ribes s. 'King Edward VII'



Rubus calycinoides

GROUND COVER



Rubus calycinoides

VINES

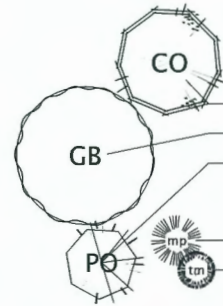


Hydrangea petiolaris

GRASSES



Pennisetum rubrum



PLANT LIST

TREES							
CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
CO	6	Chamaecyparis obtusa 'Gracilis'	Slender Hinoki False Cypress	4.0 m ht.	150cm STD - Dense Tight Habit 8&8 min. 50cm root ball dia.	6m height 2m spread	as shown
GB	12	Ginkgo biloba 'Goldspire'	Goldspire Ginkgo	8cm cal.	150cm STD - 8&8 w/basket min. 50cm root ball dia.	6.0m height 2.0m width	as shown
PO	3	Picea omorika	Serbian Spruce	4.0 m ht.	Dense Tight Habit 8&8 min. 50cm root ball dia.	18m height 6m spread	as shown
CONIFEROUS SHRUBS							
CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
pm	34	Pinus mugo mughus	Mugo Pine	#5 pot	min. 30cm spread 500cm spread	300cm height 500cm spread	as shown
tm	66	Taxus x media 'Hicksii'	Hick's Yew	1.2m	min. 30cm spread	15cm height 120cm spread	75cm
BROADLEAF EVERGREEN SHRUBS							
CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
ah	21	Azalea japonica 'Hino Crimson'	Crimson Japanese Azalea	#2 pot	min. 20cm height	100cm height 120cm width	60cm
eo	19	Euonymus aureomarginatus	Golden Euonymus	#2 pot	min. 20cm height	120cm height 150cm spread	75cm
gs	59	Gaultheria shallon	Salal	#1 pot	min. 20cm height	100cm height 120cm spread	65cm
la	23	Lavandula angustifolia	English Lavender	#1 pot	min. 30cm height	60cm height 75cm spread	75cm
pl	38	Prunus l. 'Otto Luyken'	Otto Luyken Laurel	#2 pot	min. 45cm height	150cm height 300cm spread	60cm
rv	21	Rhododendron 'Vulcan'	Vulcan Rhododendron	#2 pot	min. 45cm height	150cm height 200cm spread	75cm
vo	87	Vaccinium ovatum 'Thunderbird'	Evergreen Huckleberry	#2 pot	min. 60cm height	180cm height 190cm spread	75cm
DECIDUOUS SHRUBS							
CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
cs	6	Cornus stolonifera	Redtwig Dogwood	#1 pot	min. 50cm height heavy	300cm height 200cm spread	90cm
rs	6	Ribes s. 'King Edward VII'	King Edward VII Currant	#1 pot	min. 40cm height	240cm height 120cm spread	75cm
GRASSES							
CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
x	110	Pennisetum rubrum	Purple Fountain Grass	#1 pot		100cm height 60cm spread	45cm
FERNS							
CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
pm	34	Polystichum munitum	Swordfern	#1 pot	min. 25cm height	100cm height 100cm spread	60cm
VINES							
CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
hp	2	Hydrangea petiolaris	Climbing Hydrangea	#2 pot	min. 30cm height heavy	500cm height 200cm spread	as shown
GROUND COVERS							
CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
rc	257	Rubus calycinoides	Creeping Raspberry	10cm pot	min. 25cm spread 30cm O.C.	10cm height 60cm 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/BCSLA - ALL MATERIAL, SHIPPING PROCEDURES, AND INSTALLATION OF LANDSCAPE ELEMENTS SHALL CONFORM TO LATEST EDITION OF BCNTA/BCSLA LANDSCAPE STANDARD AVAILABLE AT COMMENCEMENT OF WORK.
3. COMPLIANCE, MMCD - ALL WORKS SHALL CONFORM TO THE LATEST MMCD DETAILS 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 BOULEVARD WORKS. THESE DRAWINGS SHALL BE READ IN CONCERT 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 COORDINATION 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	5%
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

 NOTE: MIN. 10m3 PER TREE
10. GRADING, BUILDING FINISHED FLOOR & CORNER ELEVATIONS - SEE ARCHITECTURAL DRAWINGS.
11. 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.
12. PLANT MATERIAL, SUBSTITUTIONS - NO SUBSTITUTIONS TO PLANT LIST SHALL BE MADE BY CONTRACTOR WITHOUT PRIOR WRITTEN AUTHORIZATION FROM CONSULTANT.
13. PLANT MATERIAL, HEALTH - ALL PLANT MATERIALS MUST BE DISEASE FREE FROM CERTIFIED NURSERIES.
14. MULCH - PLANTING AREAS SHALL BE MULCHED WITH 50 MM OF HEM/FIR BARK MULCH. THE USE OF CEDAR MULCH OR ANY MIX CONTAINING CEDAR IS NOT PERMITTED.
15. IRRIGATION - THE CONTRACTOR SHALL PROVIDE A DESIGN/BUILD IRRIGATION SYSTEM WITH COVERAGE FOR ALL PORTIONS OF THE LIVING LANDSCAPE. A DESIGN SHALL BE PRESENTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL 14 DAYS BEFORE COMMENCING INSTALLATION OF SAID SYSTEM.
16. MAINTENANCE, PERMEABLE PAVING - MAINTAIN PERMEABLE PAVING AREAS SO AS TO ENSURE THAT WATER INFILTRATES FREELY. REMOVE DEBRIS LIKE LEAVES, TRASH, AND GRASS CLIPPINGS ON A WEEKLY BASIS. VACUUM OR SWEEP THE SURFACE TO PREVENT CLOGS. PRESSURE WASH THE SURFACE ANNUALLY TO REHABILITATE THE PORE STRUCTURE AS REQUIRED TO ENSURE ONGOING INFILTRATION.

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2024-03-20	D.P.	C
2024-10-29	B.P.	C
2024-11-22	B.P.	D
2024-12-17	B.P.	E

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 Arborist:
 Civil:
 Structural:
 Mechanical:
 Electrical:

DVSD Donald V. S. Duncan
 DEVELOPMENT CONSULTANT
 LANDSCAPE ARCHITECT

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

Richmond Project #
 RZ 22-023116

E	Project Leader	D. Duncan
	Drawn	D. Duncan

Multi-Family Residential
 9511 Granville Avenue

prepared for:
 Western Granville Dev.Ltd

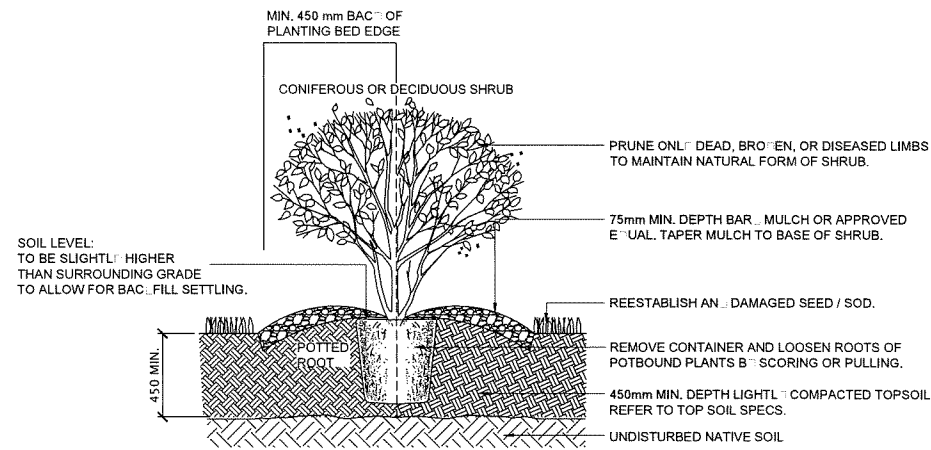
Unit 250 - 8833 Odlin Crescent
 Richmond BC V6X 3Z7

Drawing Title
 NOTES AND KEYS

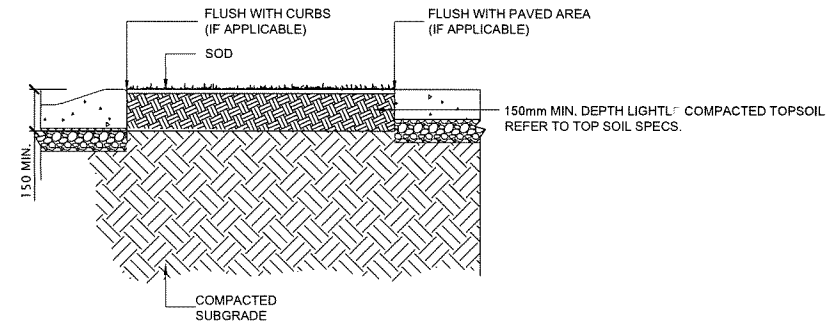
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Project No. 22-0141 (WGD# 2022-02)

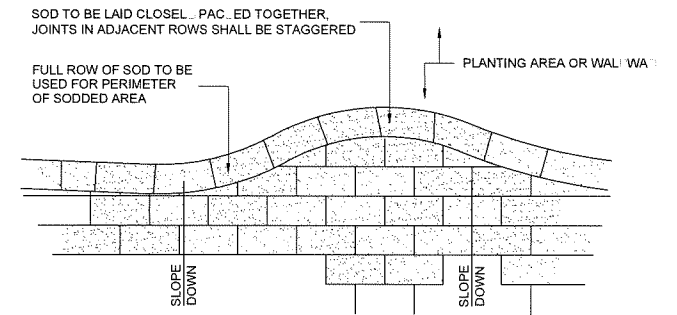
Drawing No. L0-01



01 SHRUB PLANTING
L5-01 N.T.S.

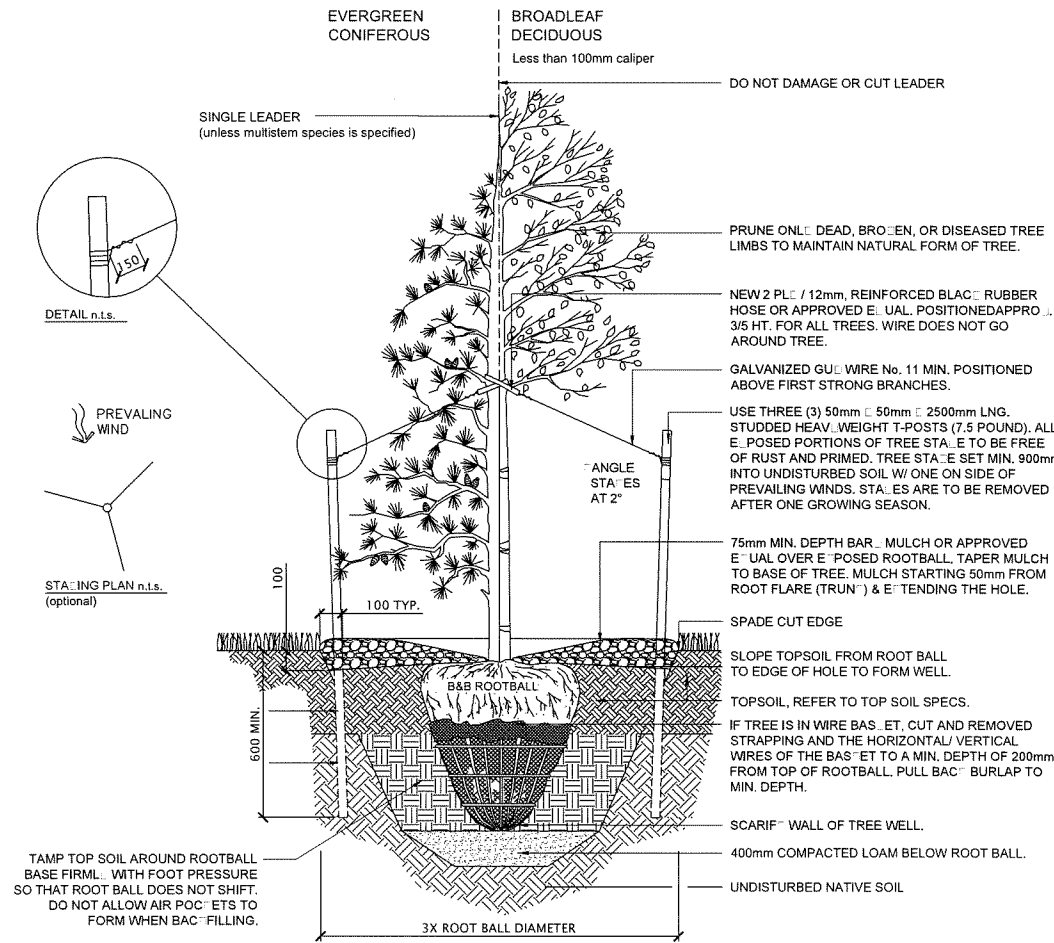


SECTION THROUGH SOD



PLAN VIEW OF SOD LAYOUT AND EDGING
NOT TO SCALE

03 SOD PLANTING
L5-01 N.T.S.



02 TREE PLANTING
L5-01 N.T.S.

DATE	ISSUED FOR	REV
2022-08-22	D.P.	A
2024-02-15	D.P.	B
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Richmond Project #
RZ 22-023116

Revision	Project Leader
E	D. Duncan
	Drawn D. Duncan

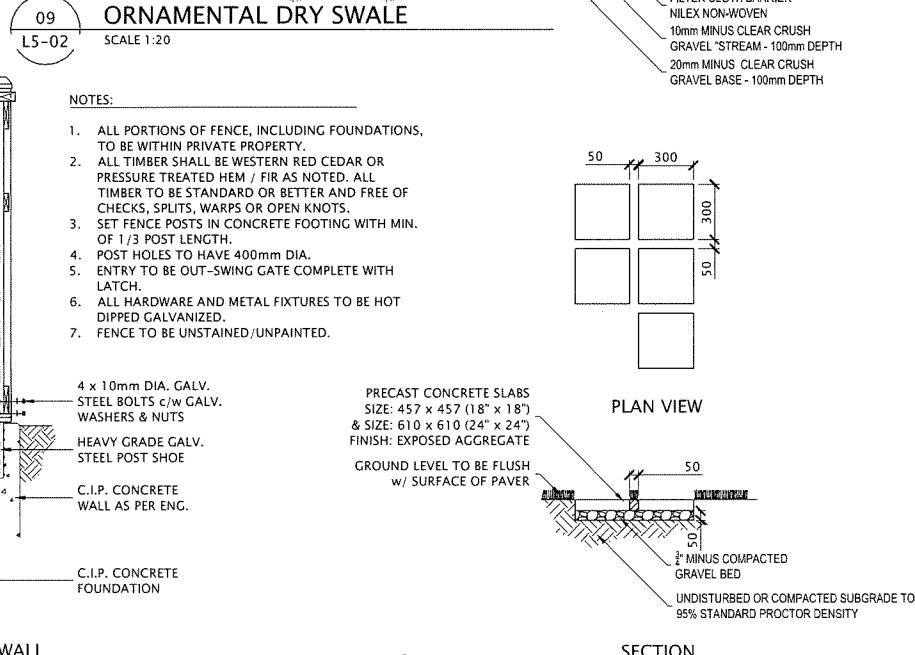
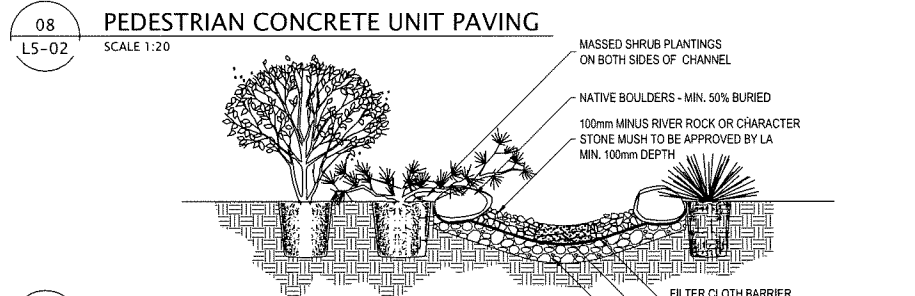
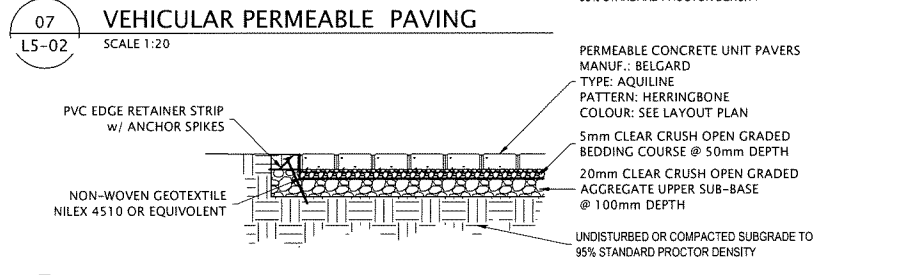
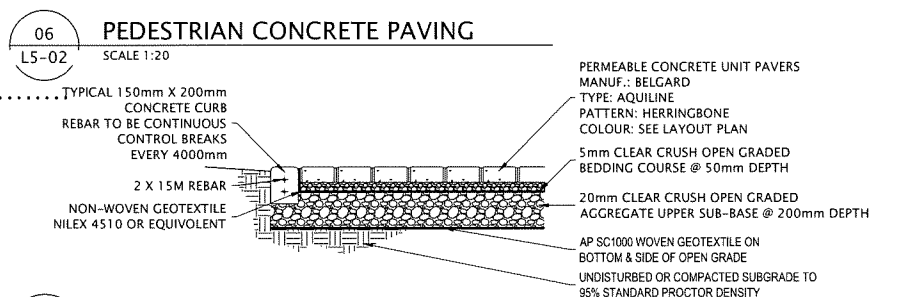
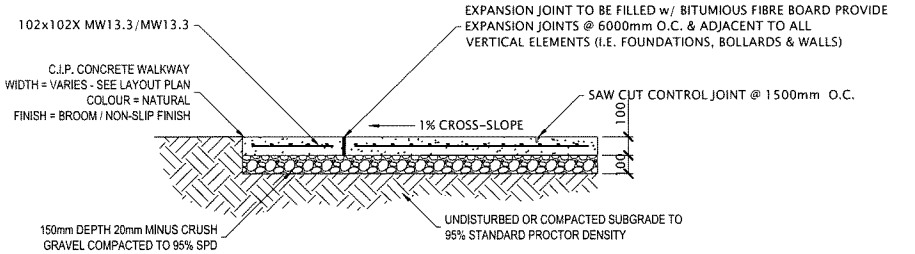
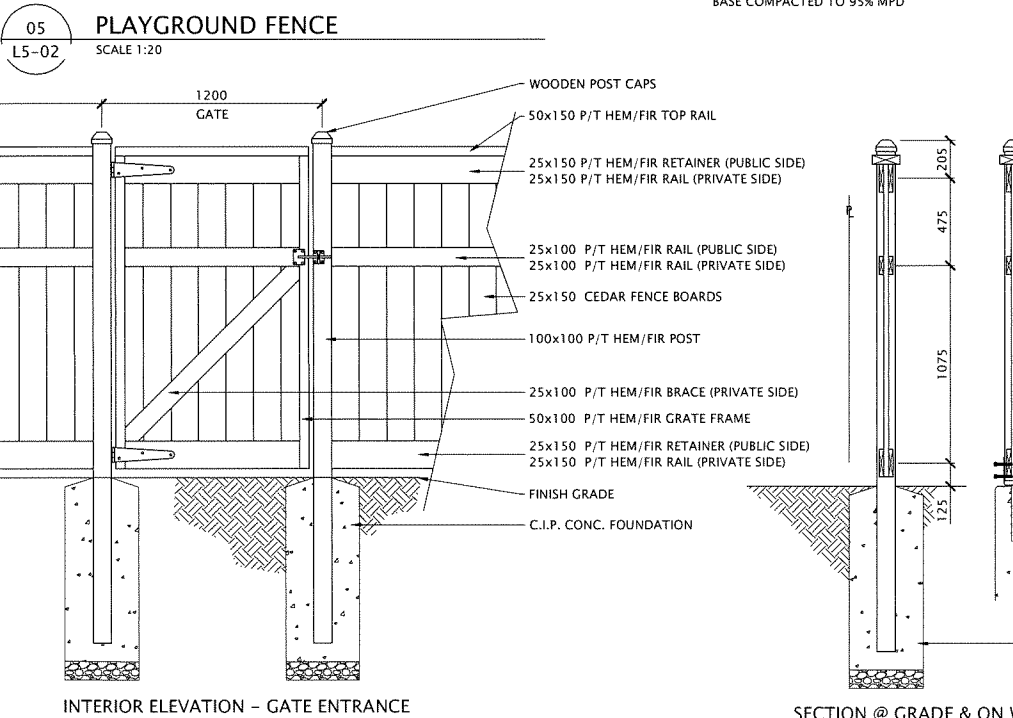
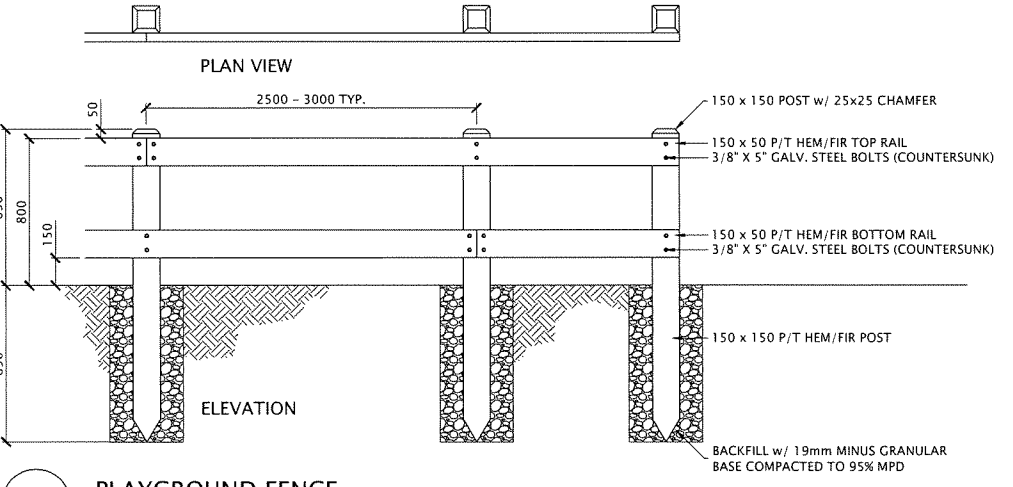
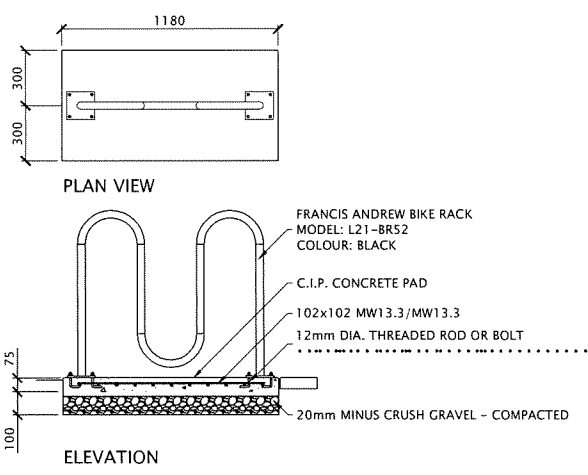
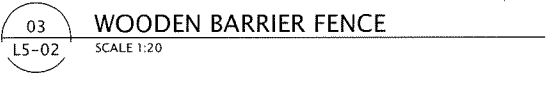
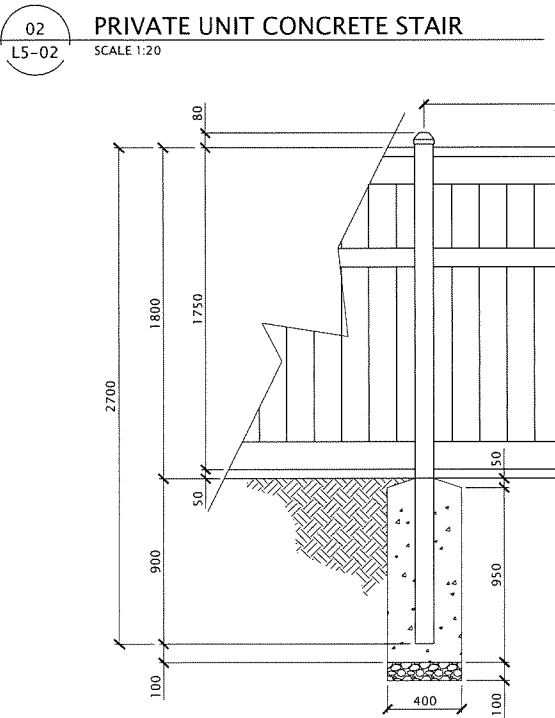
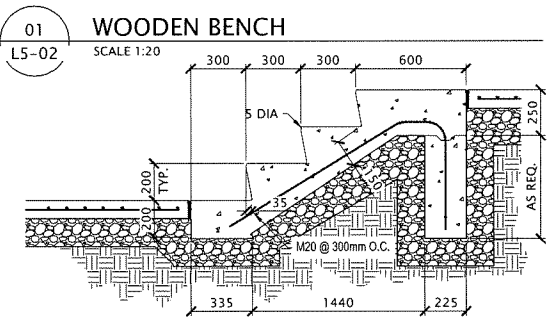
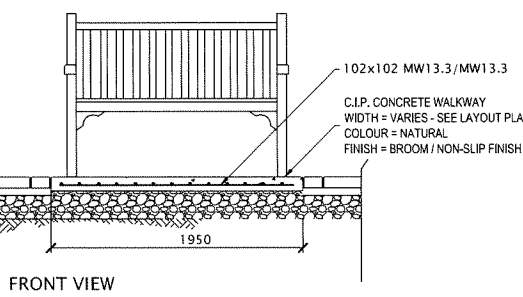
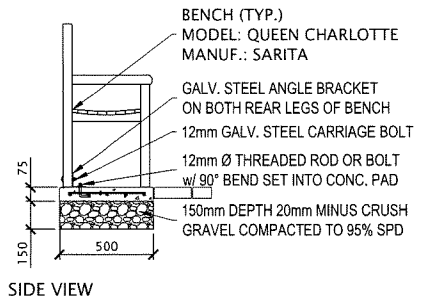
Multi-Family Residential
9511 Granville Avenue
prepared for:
Western Granville Dev. Ltd
Unit 250 - 8833 Odlin Crescent
Richmond BC V6X 3Z7

Drawing Title
SOFT DETAILS

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

Project No. 22-0141 (WGD# 2022-02)

Drawing No. L5-01



- NOTES:**
- ALL PORTIONS OF FENCE, INCLUDING FOUNDATIONS, TO BE WITHIN PRIVATE PROPERTY.
 - ALL TIMBER SHALL BE WESTERN RED CEDAR OR PRESSURE TREATED HEM / FIR AS NOTED. ALL TIMBER TO BE STANDARD OR BETTER AND FREE OF CHECKS, SPLITS, WARPS OR OPEN KNOTS.
 - SET FENCE POSTS IN CONCRETE FOOTING WITH MIN. OF 1/3 POST LENGTH.
 - POST HOLES TO HAVE 400mm DIA.
 - ENTRY TO BE OUT-SWING GATE COMPLETE WITH LATCH.
 - ALL HARDWARE AND METAL FIXTURES TO BE HOT DIPPED GALVANIZED.
 - FENCE TO BE UNSTAINED/UNPAINTED.

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Richmond Project #
 RZ 22-023116

E Project Leader D.Duncan
 Drawn D.Duncan

Multi-Family Residential
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Drawing Title
HARD DETAILS

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

Project No. 22-0141 (WGD# 2022-02)
 Drawing No. L5-02

PLOT DATE: December 17, 2024 TIME: 12:34 PM FULL PATH AND FILENAME: D:\PROJECTS\DP22-0141\9511 GRANVILLE AVE RICH.200-DELIVERABLES\210-LAND\01-DP\TTL\LS-02.DWG PLOTSTYLE TABLE: ----

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2024-02-15	D.P.	B
2024-03-20	D.P.	C
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SD DEVELOPMENT CONSULTANT
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E	Project Leader	D. Duncan
	Drawn	D. Duncan

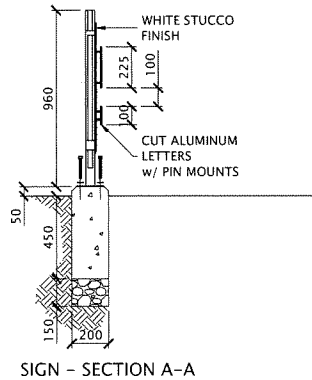
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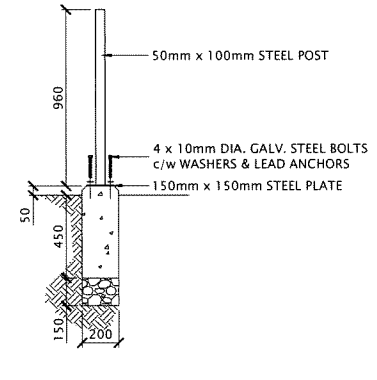
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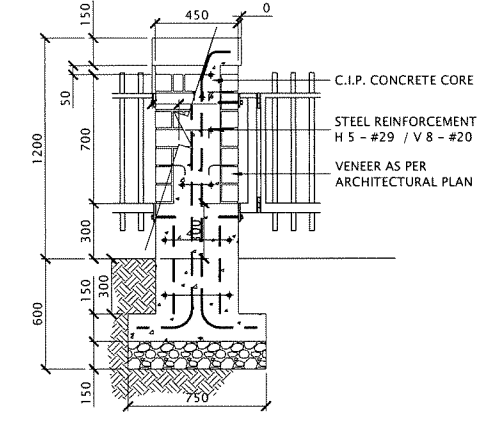
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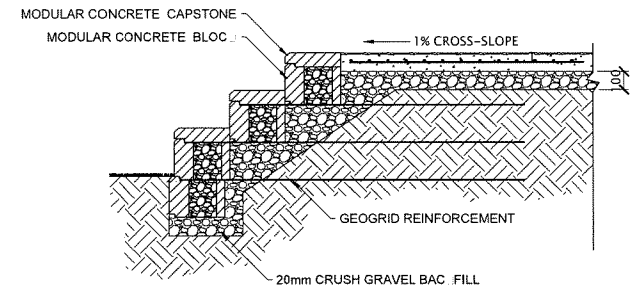
01 FRONTAGE FENCE SIGN PANEL SECTION
 L5-03 SCALE 1:20



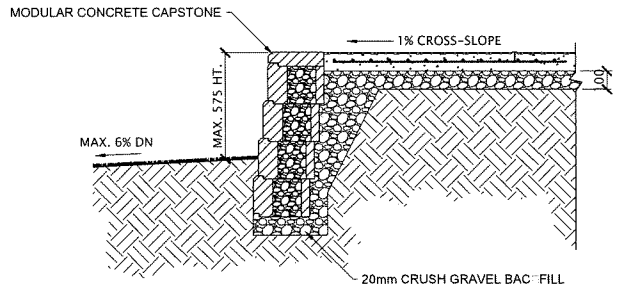
02 FRONTAGE FENCE SUPPORT POST
 L5-03 SCALE 1:20



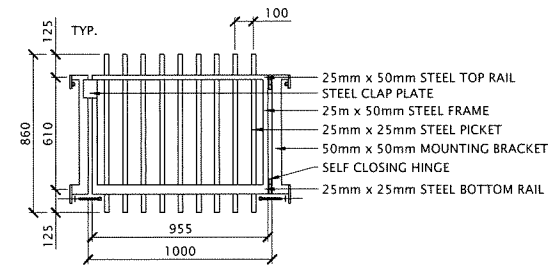
03 FRONTAGE FENCE CONCRETE POST
 L5-03 SCALE 1:20



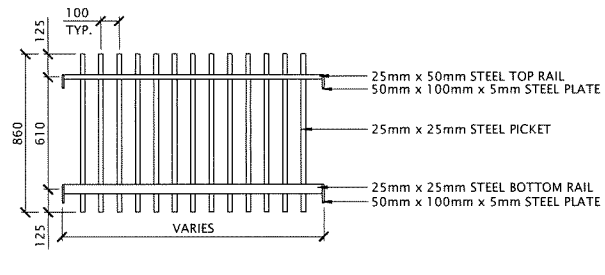
04 MODULAR CONCRETE STAIRWAY
 L5-03 SCALE 1:20



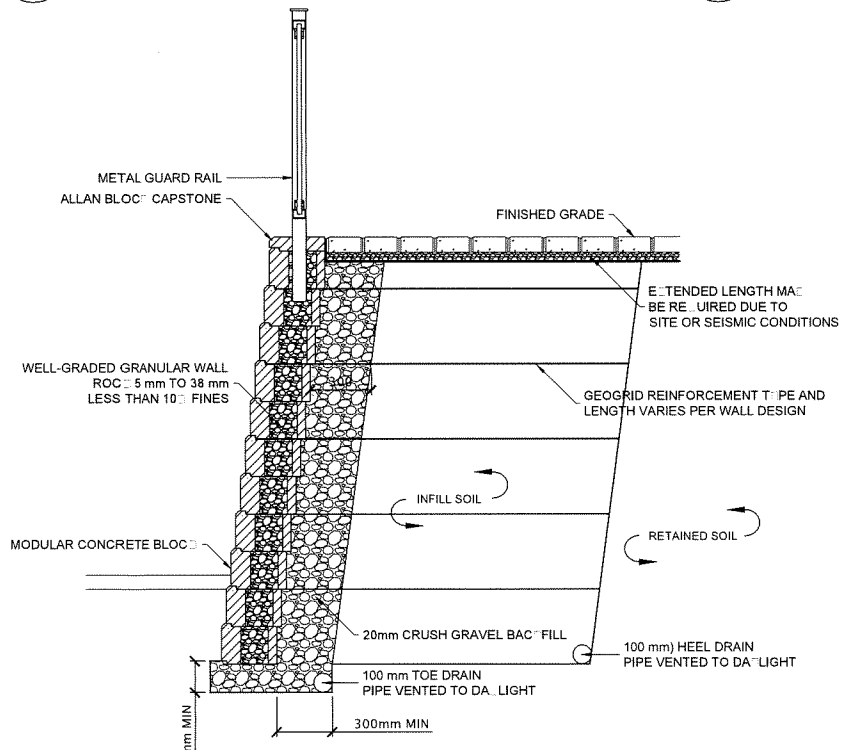
05 LOW MODULAR BLOCK RETAINING WALL
 L5-03 SCALE 1:20



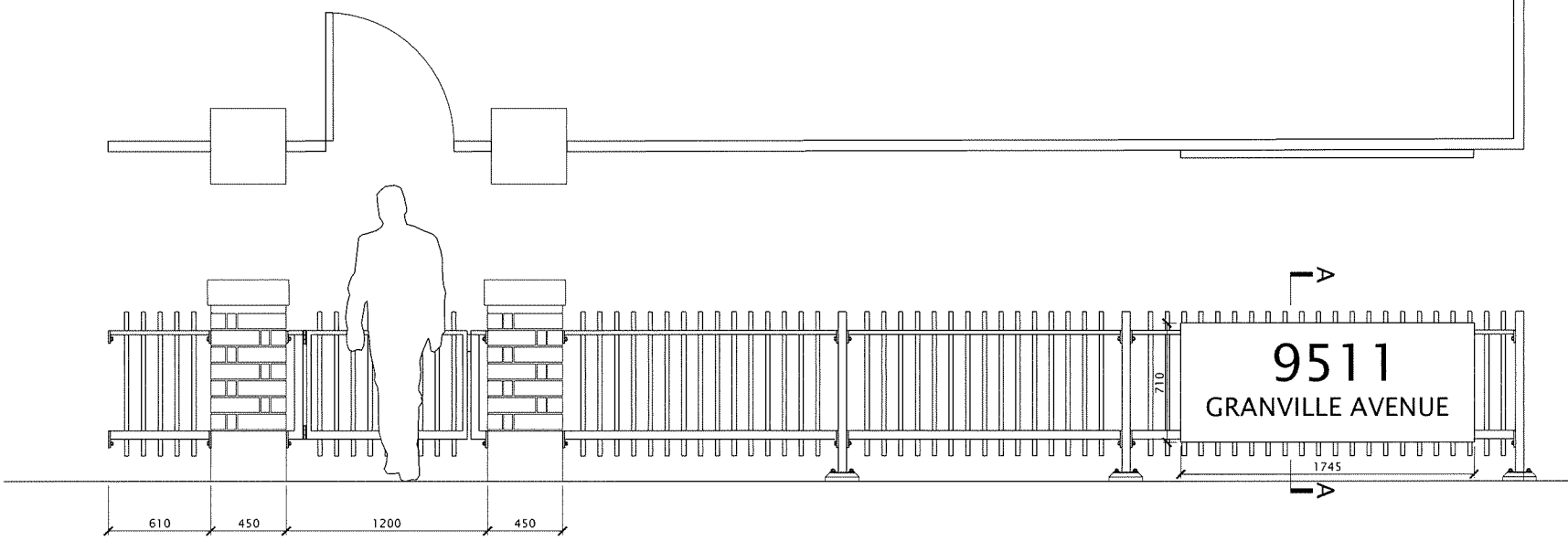
06 TYPICAL METAL GATE
 L5-03 SCALE 1:20



07 TYPICAL METAL FENCE SECTION
 L5-03 SCALE 1:20



08 MODULAR CONCRETE RETAINING WALL w/ REINFORCEMENT
 L5-03 SCALE 1:20



PLOT DATE: December 17, 2024 TIME: 12:36 PM FULL PATH AND FILENAME: D:\PROJECTS\22-0141_9511 GRANVILLE AVE RICH\200-DELIVERABLES\210-LAND\01-DP1\TBL\L5-03.DWG - PLOTS\STYLE TABLE: -----

DATE	ISSUED FOR	REV
2022-08-22	D.P.	A
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 Mechanical:
 Electrical:

DV SD Donald V. S. Duncan
 DEVELOPMENT CONSULTANT
 LANDSCAPE ARCHITECT

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

Richmond Project #
 RZ 22-023116

E Project Leader D.Duncan
 Drawn D.Duncan

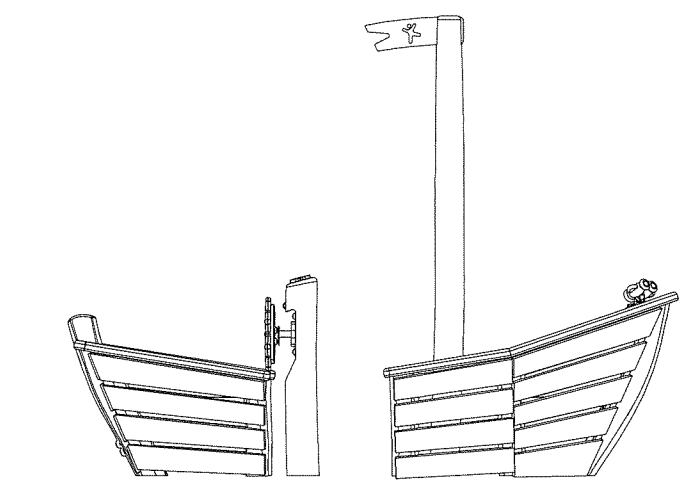
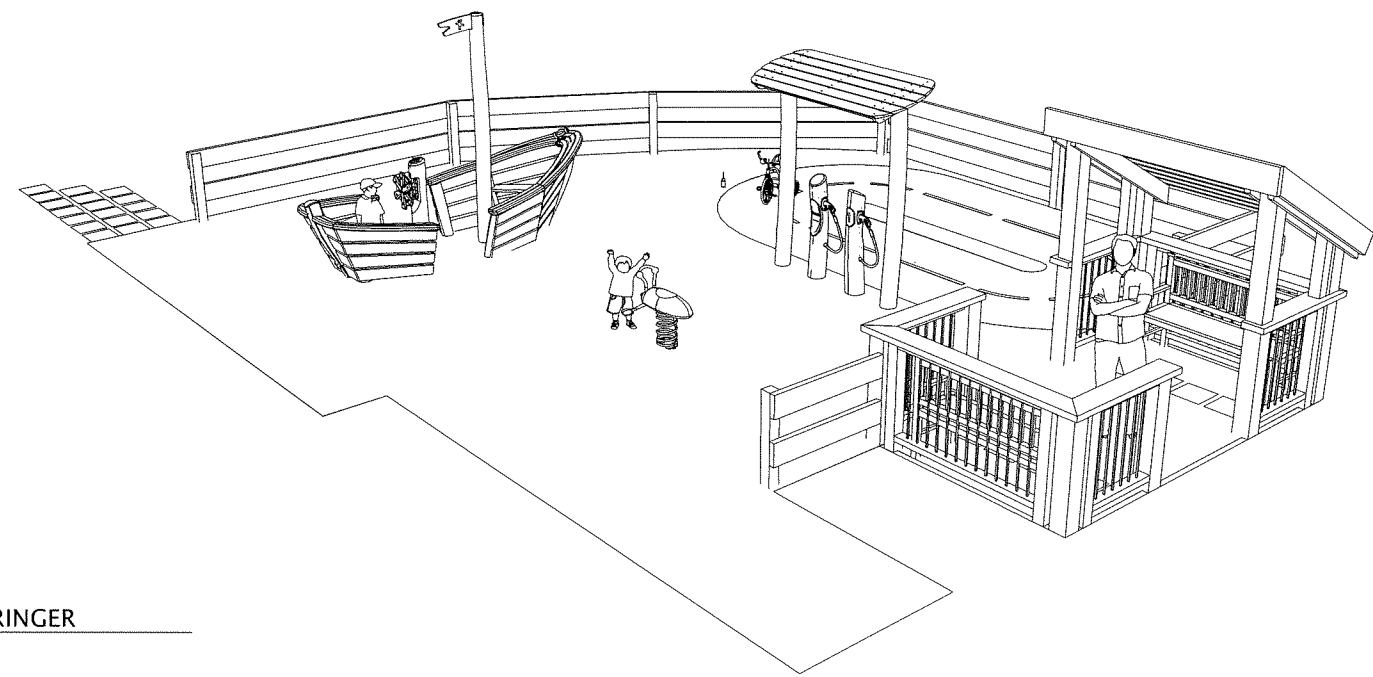
Revision

Multi-Family Residential
 9511 Granville Avenue
 prepared for:
 Western Granville Dev.Ltd
 Unit 250 - 8833 Odlin Crescent
 Richmond BC V6X 3Z7

Drawing Title
HARD DETAILS
 PLAYGROUND

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

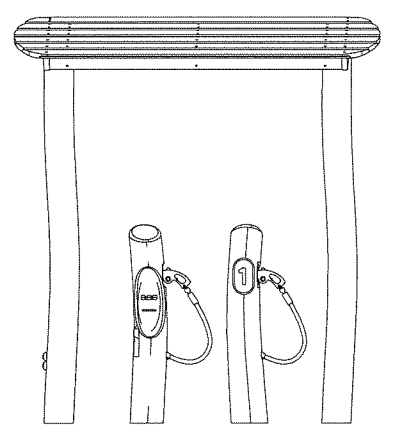
Project No. 22-0141 (WGD# 2022-02)
 Drawing No. L5-04



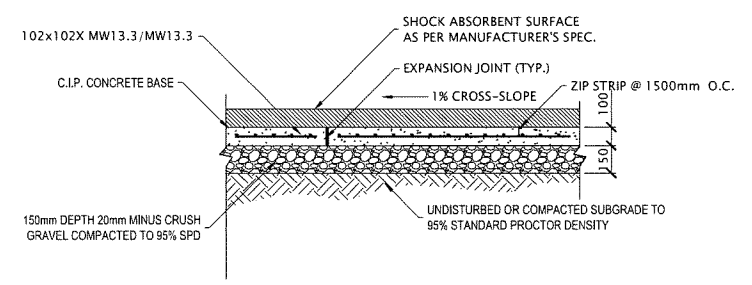
01 NRO520 - FOREST LAKE BOAT w/o FLOOR
 L5-04 SCALE 1:20



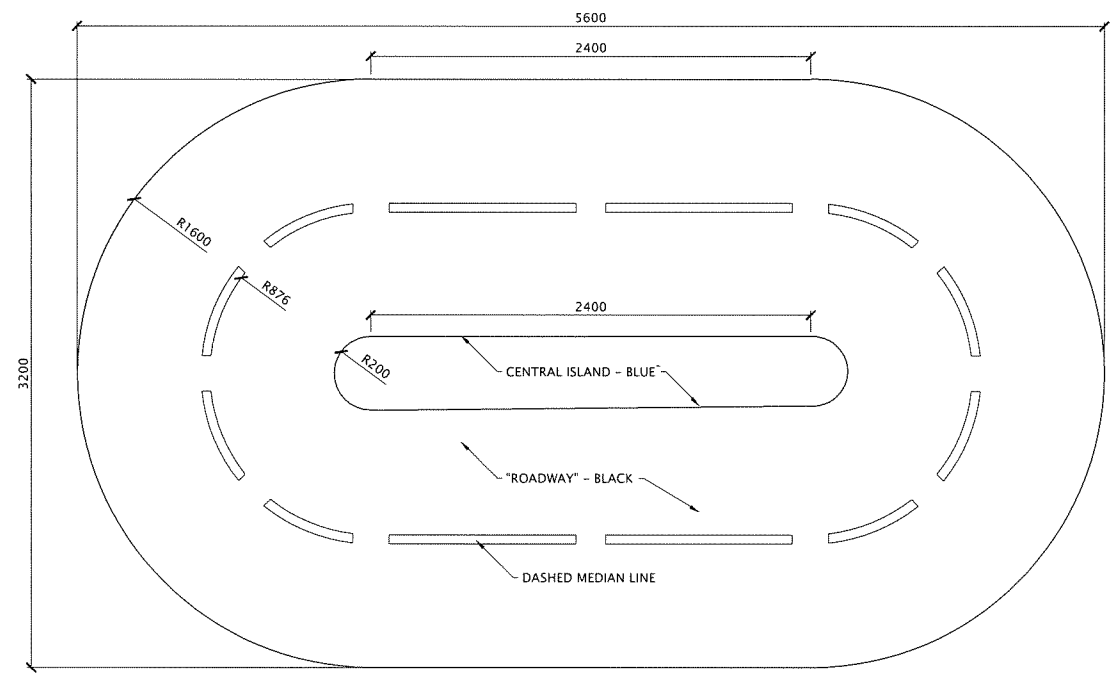
03 NRO112 - FOREST BUG SPRINGER
 L5-04 SCALE 1:20



02 NRO513 - GAS STATION w/ 2 PUMPS
 L5-04 SCALE 1:20



04 IMPACT ABSORBANT PLAY SURFACE
 L5-04 SCALE 1:20



06 TRICYCLE RACE TRACK
 L5-04 SCALE 1:20

05 PLAYGROUND - PERSPECTIVE
 L5-04 SCALE 1:20

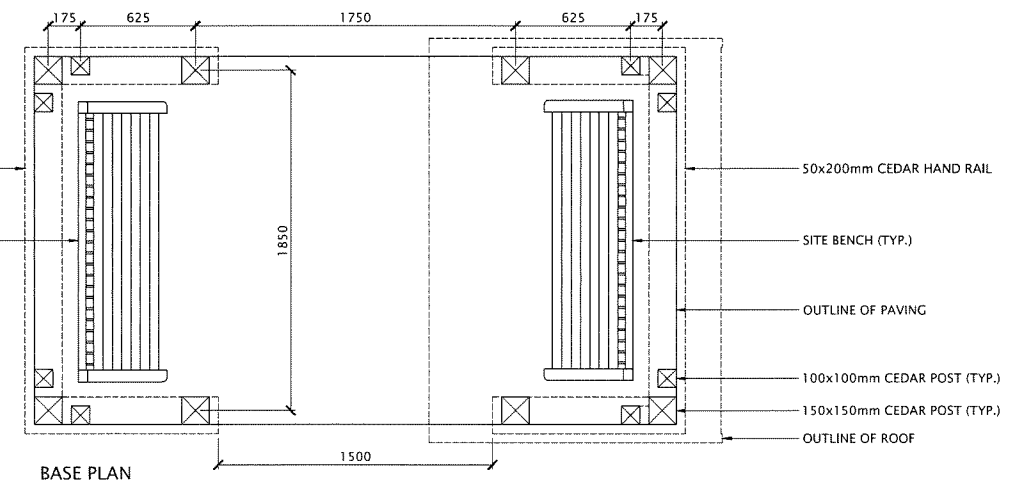
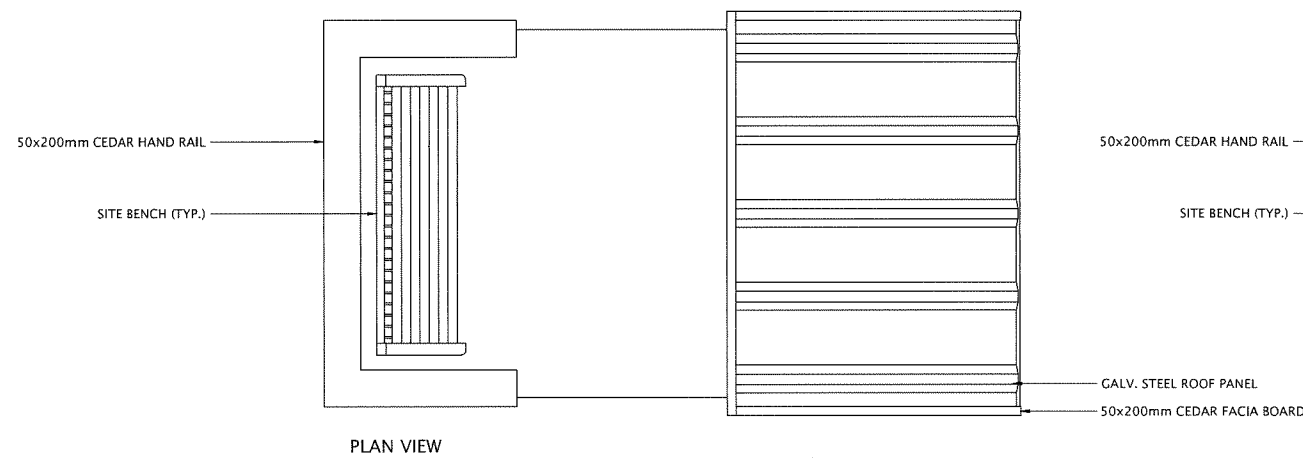
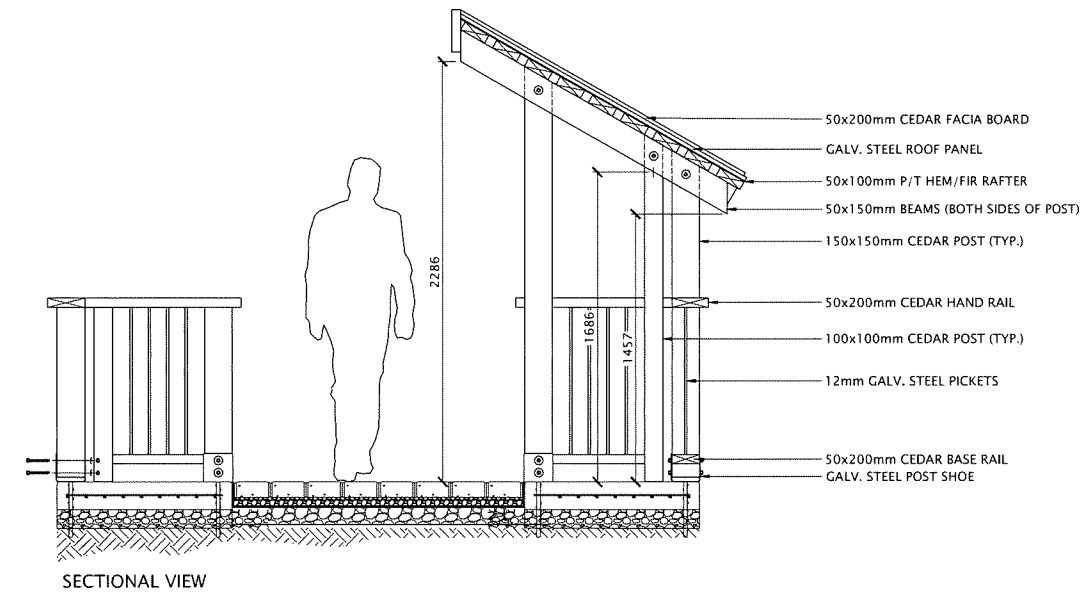
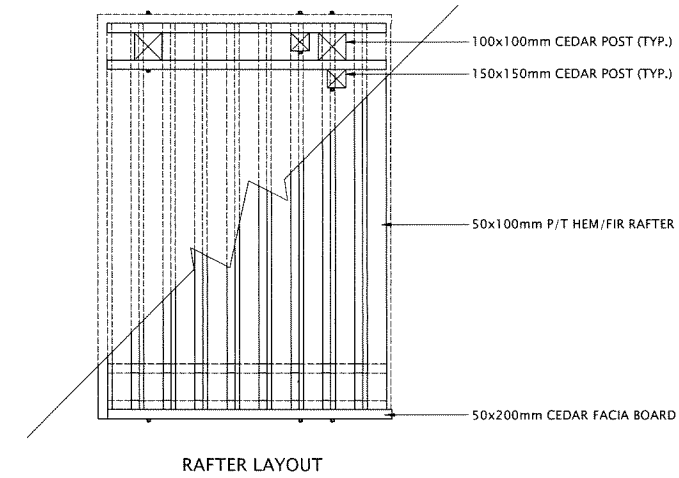
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DATE	ISSUED FOR	REV
2022-08-22	D.P.	A
2024-02-15	D.P.	B
2024-03-20	D.P.	C
2024-10-29	B.P.	C
2024-11-22	B.P.	D
2024-12-17	B.P.	E

All dimensions shall be confirmed on site and discrepancies reported immediately. Required setbacks shall govern in all cases.

This drawing has been prepared solely for the use of the CLIENT and there are no representations of any kind made by Donald V. S. Duncan to any party with whom Donald V. S. Duncan has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Landscape Architect.



Consultants

Architectural: Fougere Architecture Inc.
 Arborist:
 Civil:
 Structural:
 Mechanical:
 Electrical:

DV **Donald V. S. Duncan**
SD **DEVELOPMENT CONSULTANT**
LANDSCAPE ARCHITECT

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

Richmond Project #
 RZ 22-023116

Project Leader
 D. Duncan
 Drawn
 D. Duncan

Multi-Family Residential
 9511 Granville Avenue
 prepared for:
 Western Granville Dev. Ltd
 Unit 250 - 8833 Odlin Crescent
 Richmond BC V6X 3Z7

Drawing Title
HARD DETAILS
 ADULT AMENITY AREA

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

Project No. 22-0141 (WGD# 2022-02)

Drawing No. L5-05

PLOT DATE: December 17, 2024 TIME: 12:37 PM FULL PATH AND FILENAME: D:\PROJECTS\22-023117-01-GRANVILLE AVE RICH\200-DELIVERABLES\210-LAND\01-DP\TLB\L5-05.DWG PLOTS\TABLE: ----



VIEW 1



VIEW 2



1 KEY PLAN


PERSPECTIVES

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**9511
 Granville Avenue**
 for
 Western Construction

RZ 22-023116 & DP 22-023117
 SEPTEMBER 24, 2024



VIEW 3



VIEW 4



KEY PLAN



PERSPECTIVES

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Western Construction

RZ 22-023116 & DP 22-023117
NOVEMBER 25, 2024





VIEW 5



VIEW 6



KEY PLAN



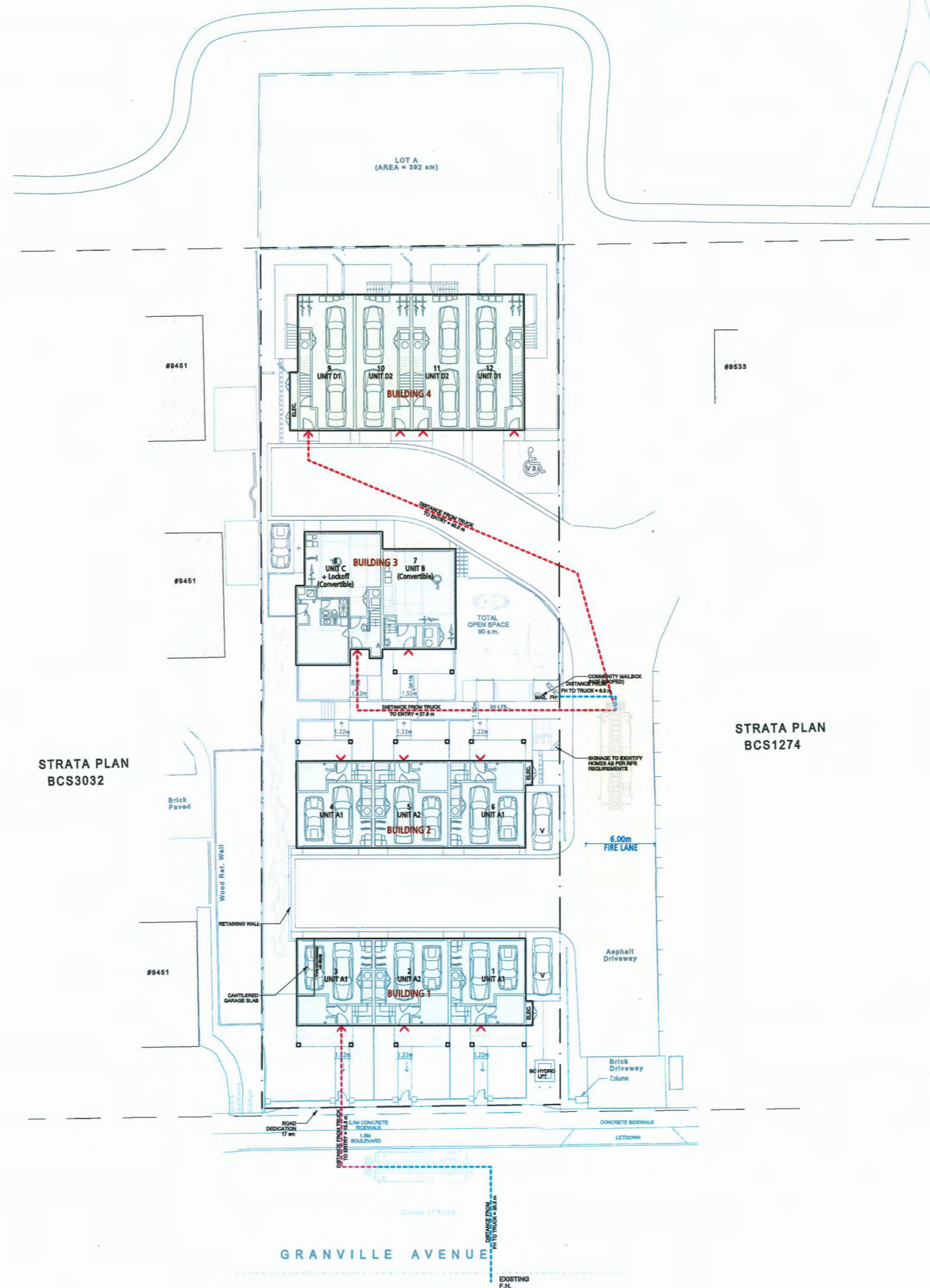
PERSPECTIVES

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**9511
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RZ 22-023116 & DP 22-023117
NOVEMBER 25, 2024



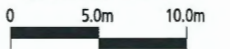
LEGEND

- Principal Entrance
- Fire Access Route
- Distance from FH to truck
- Distance from truck to entry



FIRE FIGHTING PLAN

SCALE 1/16" = 1'-0"



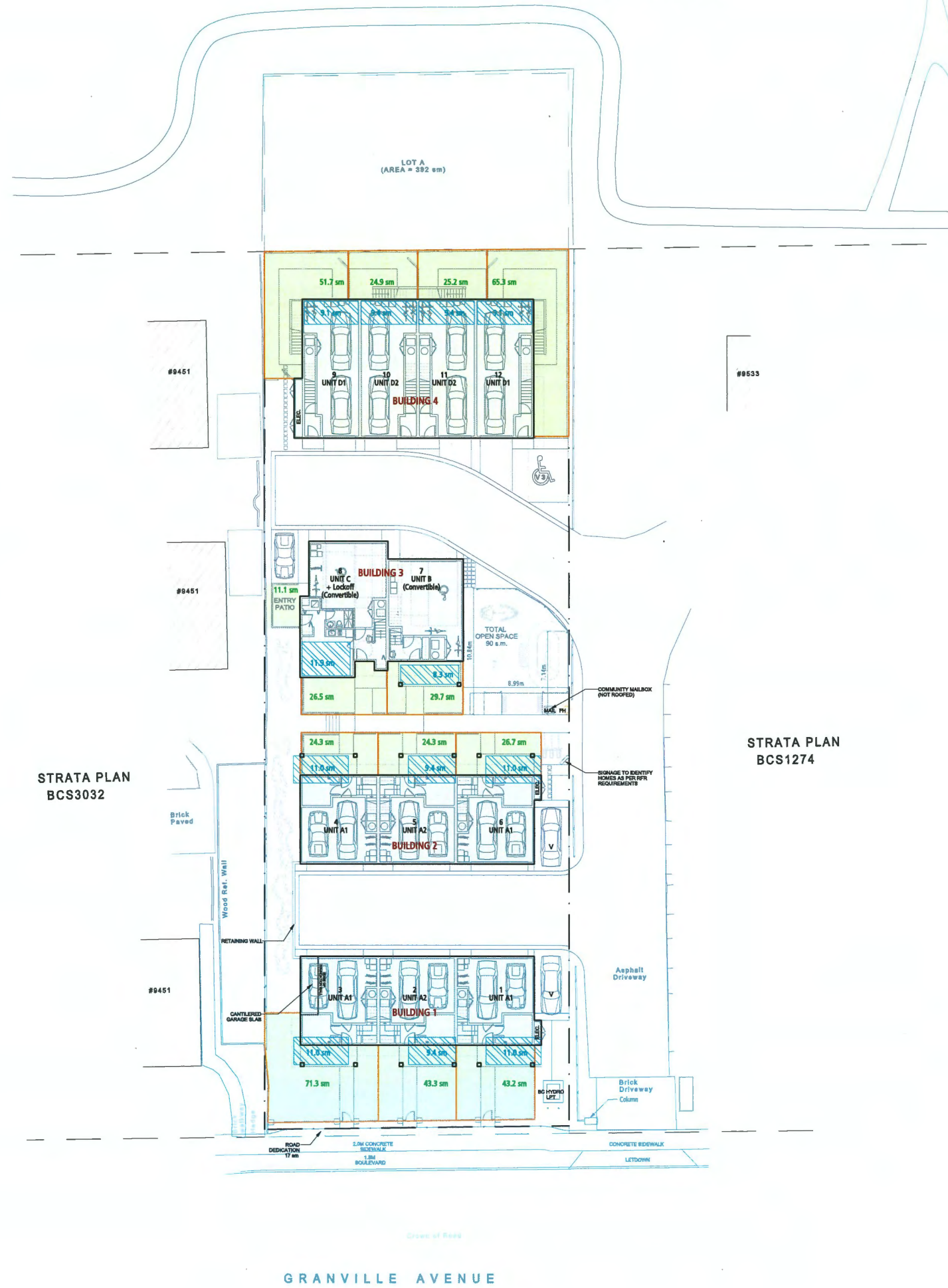
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for
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RZ 22-023116 & DP 22-023117
DECEMBER 23, 2024





LEGEND

- Private outdoor open space @ Ground Level
- Balcony @ Main Floor
- Common outdoor open space

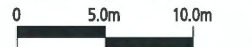
OPENSOURCE CALCULATION

BUILDING NO.	UNIT NO.	YARD AREA AT GROUND LEVEL (s.m.)	BALCONY AREA (MAIN FLOOR) (s.m.)	TOTAL PRIVATE OPEN SPACE (s.m.)
Building 1	Unit 1	43.2	11.0	54.2
	Unit 2	43.3	9.4	52.7
	Unit 3	71.3	11.0	82.3
Building 2	Unit 4	24.3	11.0	35.3
	Unit 5	24.3	9.4	33.7
	Unit 6	26.7	11.0	37.7
Building 3	Unit 7	29.7	8.3	38
	Unit 8	26.5	11.9	38.4
	Lock off	11.1	-	11.1
Building 4	Unit 9	51.7	9.1	60.8
	Unit 10	24.9	9.4	34.3
	Unit 11	25.2	9.4	34.6
	Unit 12	65.3	9.1	74.4
Outdoor Amenity				90.0
Children's Play				72.0



OPEN SPACE CALCULATION

SCALE 1/16" = 1'-0"

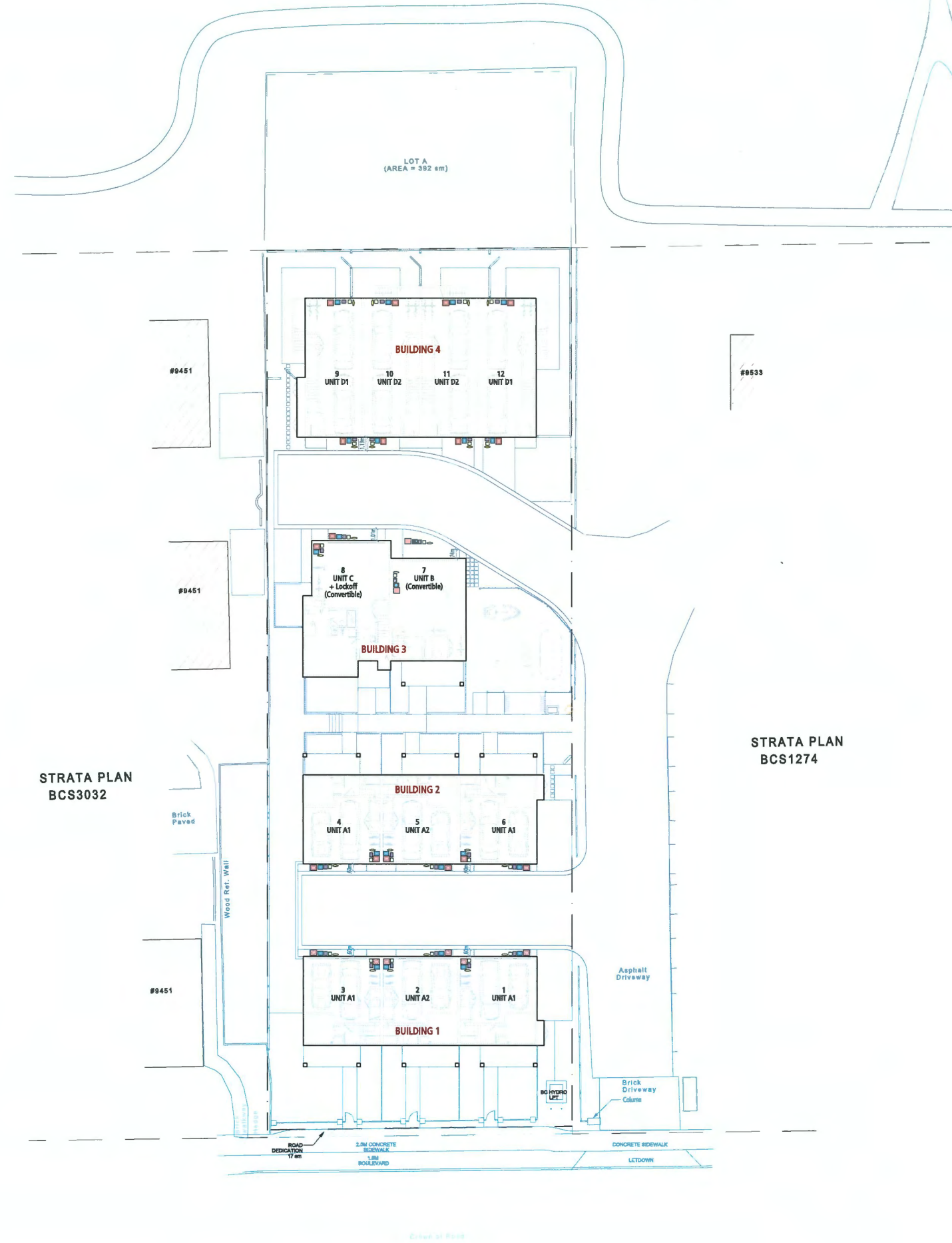


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9511 Granville Avenue for Western Construction

RZ 22-023116 & DP 22-023117
DECEMBER 23, 2024




STRATA PLAN
BCS3032

STRATA PLAN
BCS1274

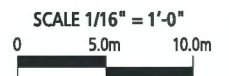
GRANVILLE AVENUE

WASTE MANAGEMENT
CURBSIDE (DOOR-TO-DOOR) COLLECTION

 0.48m x 0.55m	GARBAGE CART 120 LITRES
 0.38m x 0.46m	BLUE BOX
 0.27m x 0.36m	GLASS RECYCLING BIN
 0.28m x 0.30m	GREEN CART 46.5 LITRES
 0.46m	MIXED PAPER RECYCLING BAG



WASTE MANAGEMENT



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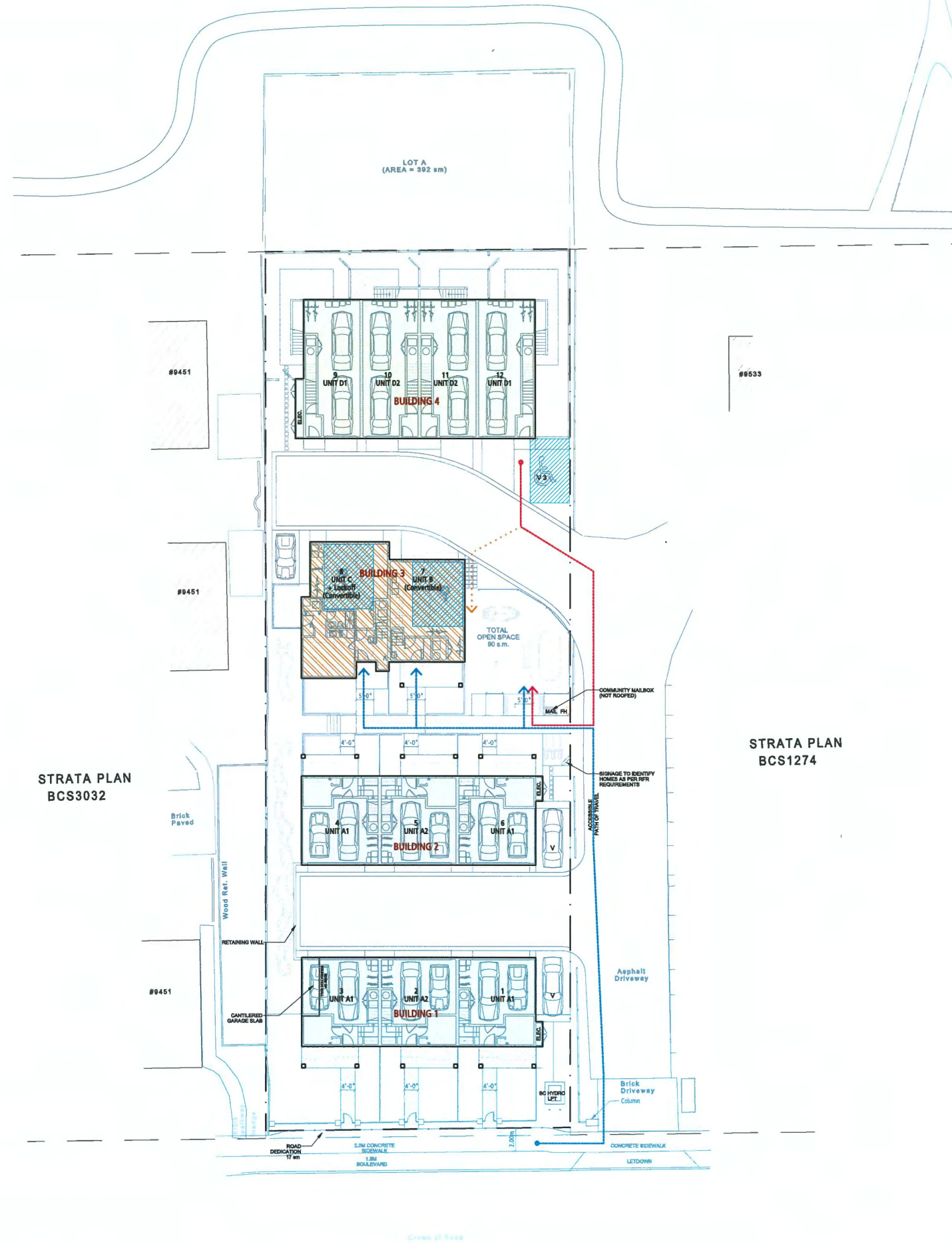


9511
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for
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RZ 22-023116 & DP 22-023117
DECEMBER 19, 2024



FOUGERE
architecture inc.
BRITISH COLUMBIA • ALBERTA • WASHINGTON
202-2425 Quebec Street Vancouver, BC V5T 4L5 604.873.2907
fougerearchitecture.ca



LEGEND

- Accessible path of travel Residents
- Accessible path of travel Visitors
- Convertible units
- Accessible parking stall



ACCESSIBILITY STRATEGY

SCALE 1/16" = 1'-0"
 0 5.0m 10.0m

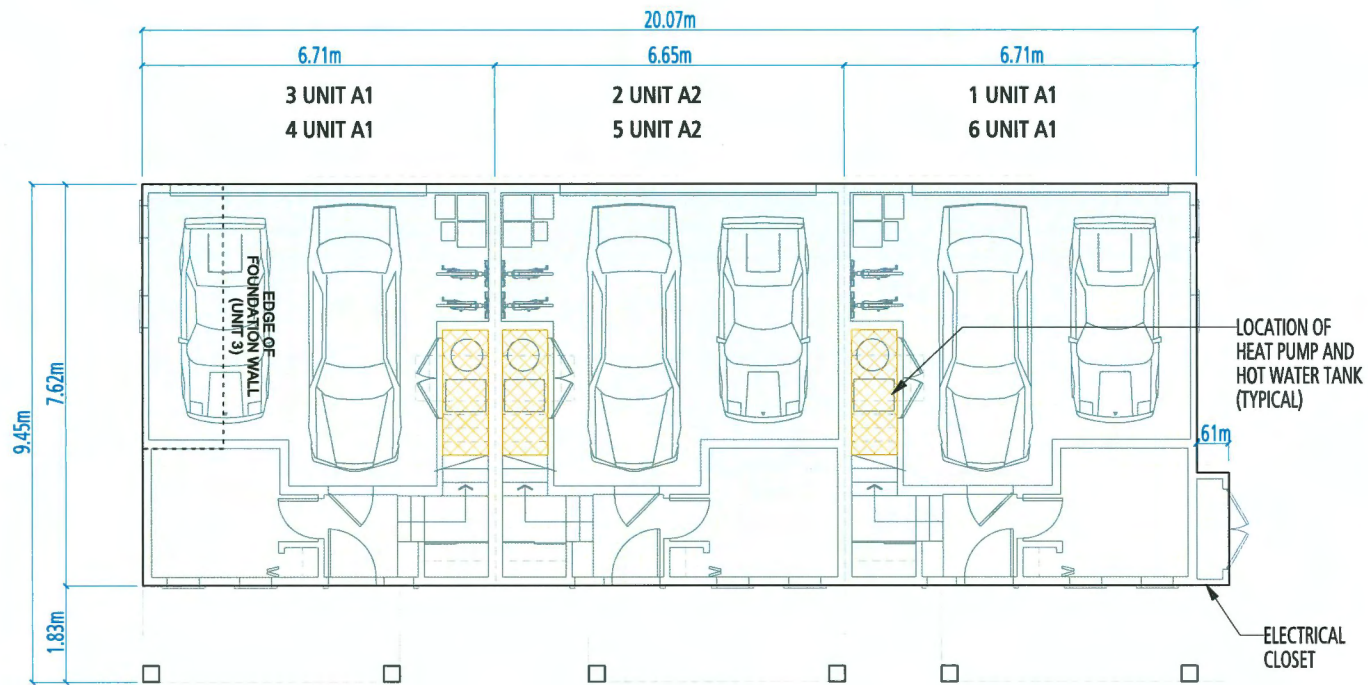
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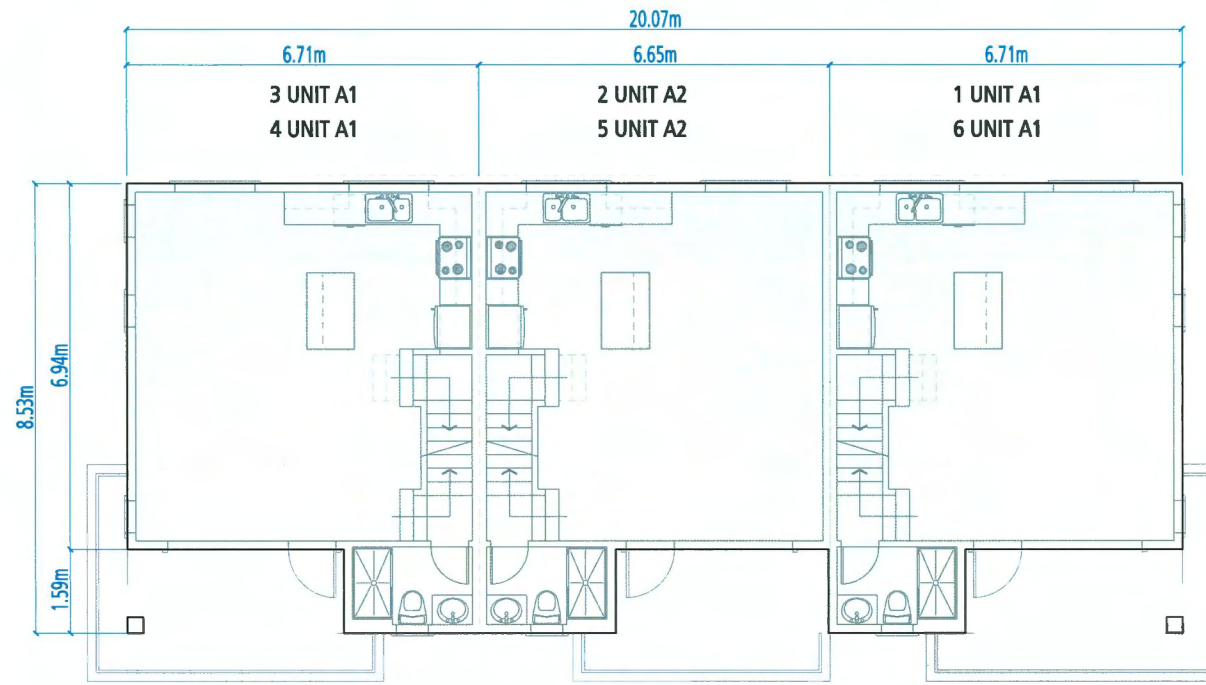
9511 Granville Avenue
 for
 Western Construction

RZ 22-023116 & DP 22-023117
 DECEMBER 23, 2024

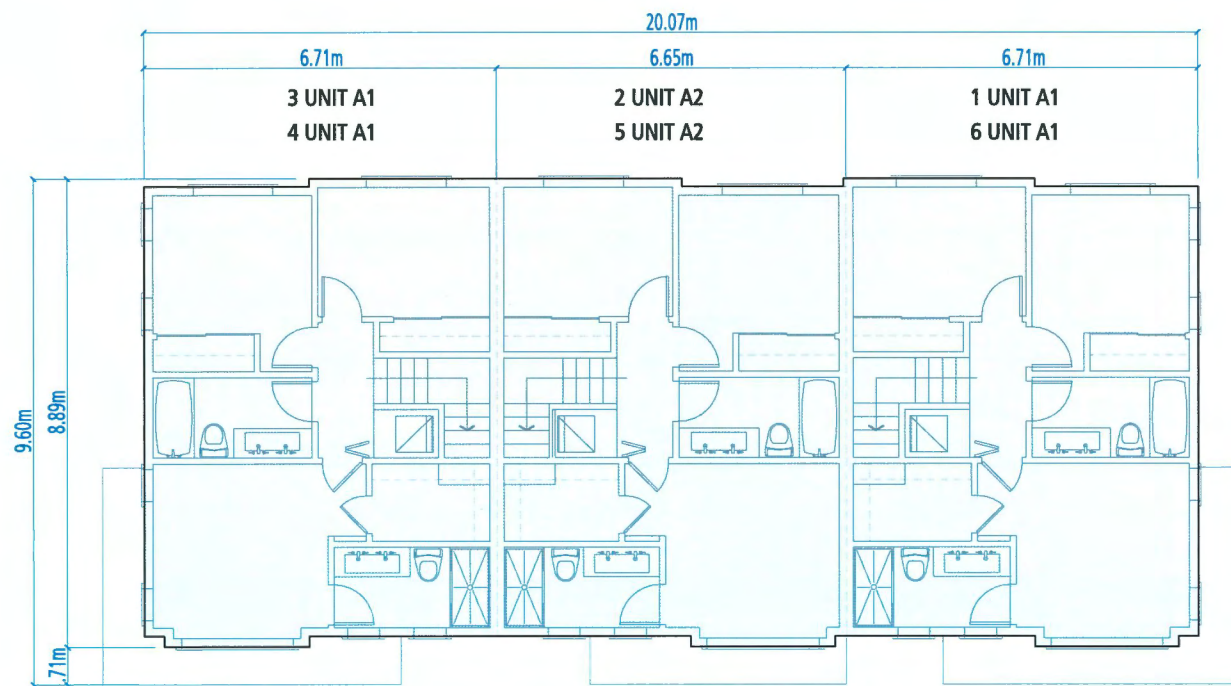
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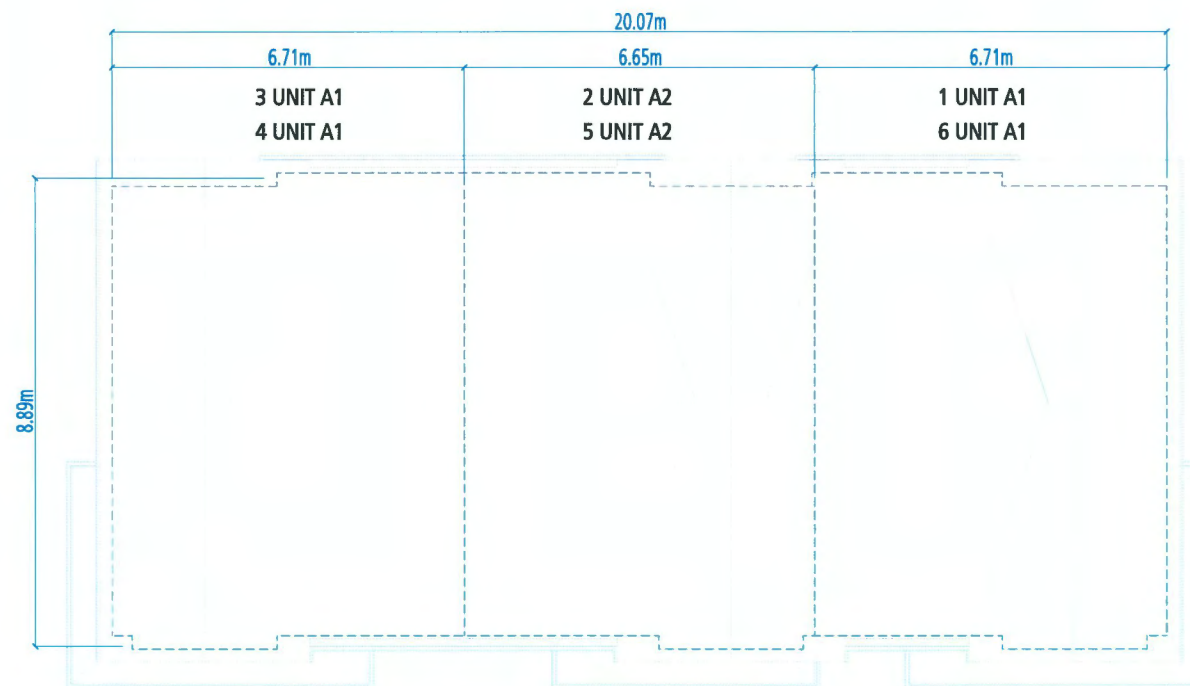
GROUND FLOOR
BUILDING 1, BUILDING 2 (MIRRORED)



MAIN FLOOR
BUILDING 1, BUILDING 2 (MIRRORED)



SECOND FLOOR
BUILDING 1, BUILDING 2 (MIRRORED)



ROOF PLAN
BUILDING 1, BUILDING 2 (MIRRORED)

FLOOR PLANS
BUILDING 1,
BUILDING 2 (MIRRORED)

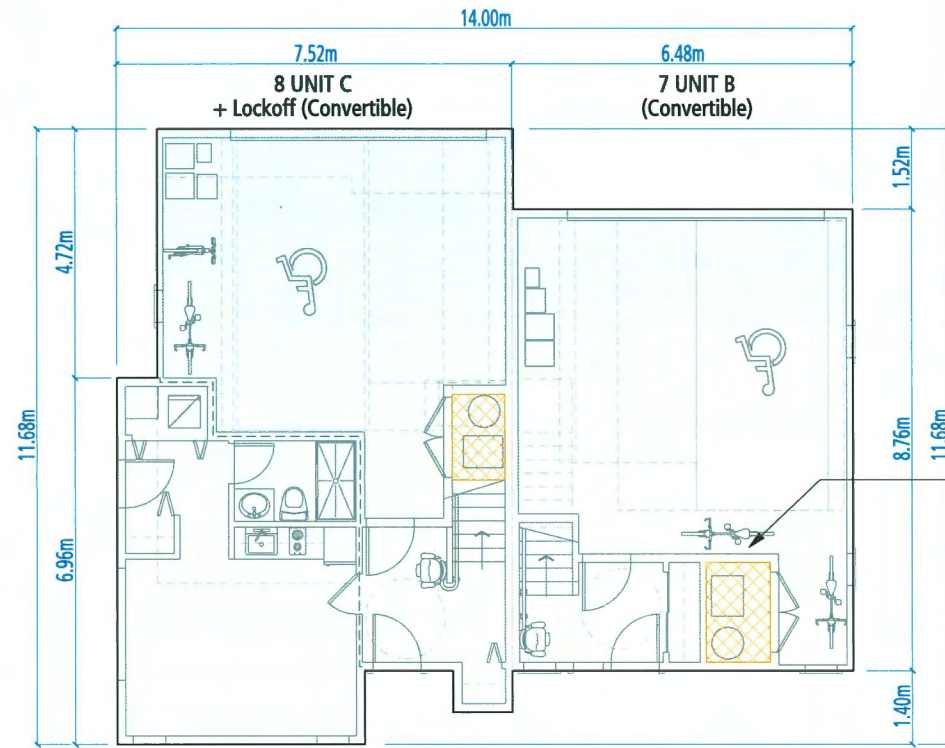
SCALE 1' 0" = 1/16"
0 2.5m 5m

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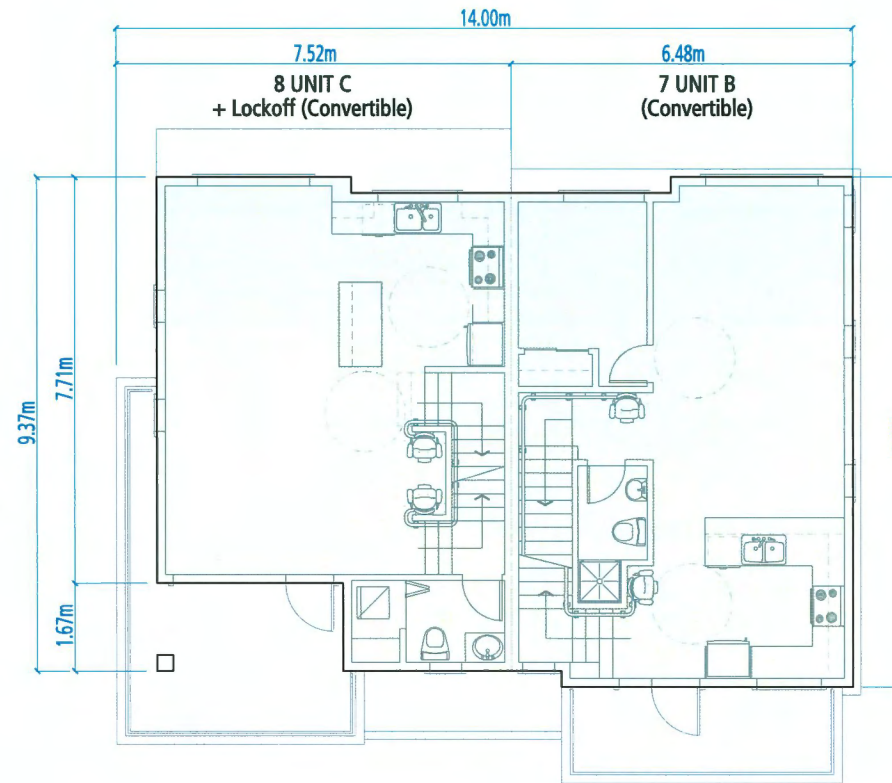


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Western Construction

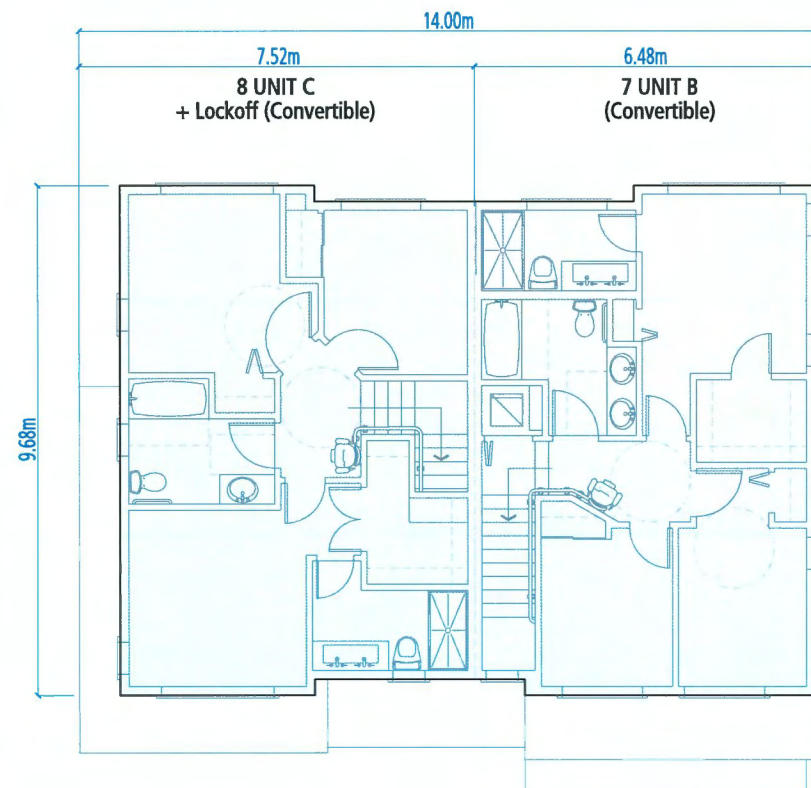
RZ 22-023116 & DP 22-023117
OCTOBER 05, 2024



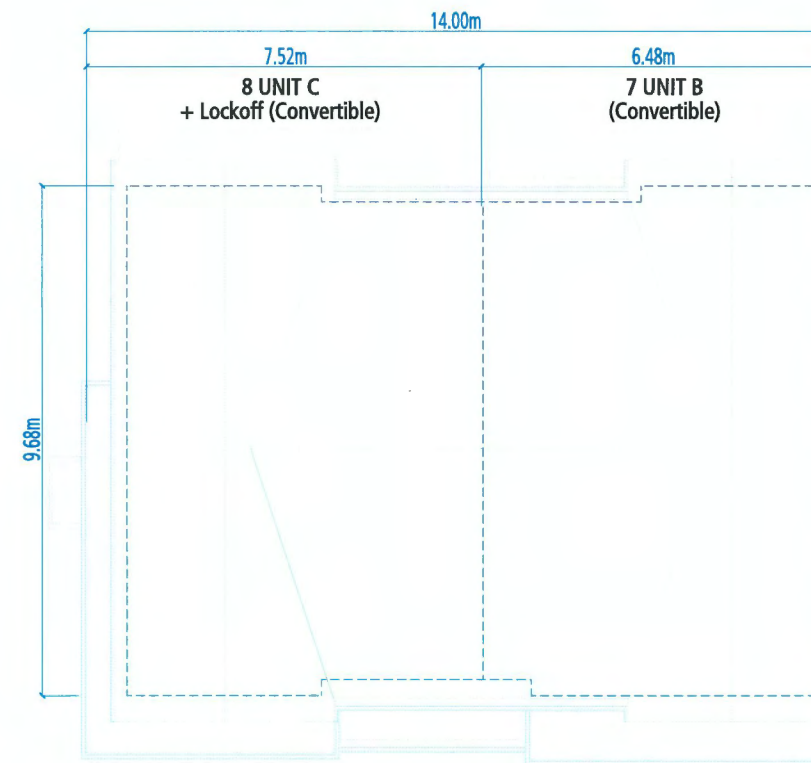
GROUND FLOOR BUILDING 3



MAIN FLOOR BUILDING 3



SECOND FLOOR BUILDING 3



ROOF PLAN BUILDING 3

FLOOR PLANS BUILDING 3

SCALE 1' 0" = 1/16" 0 2.5m 5m

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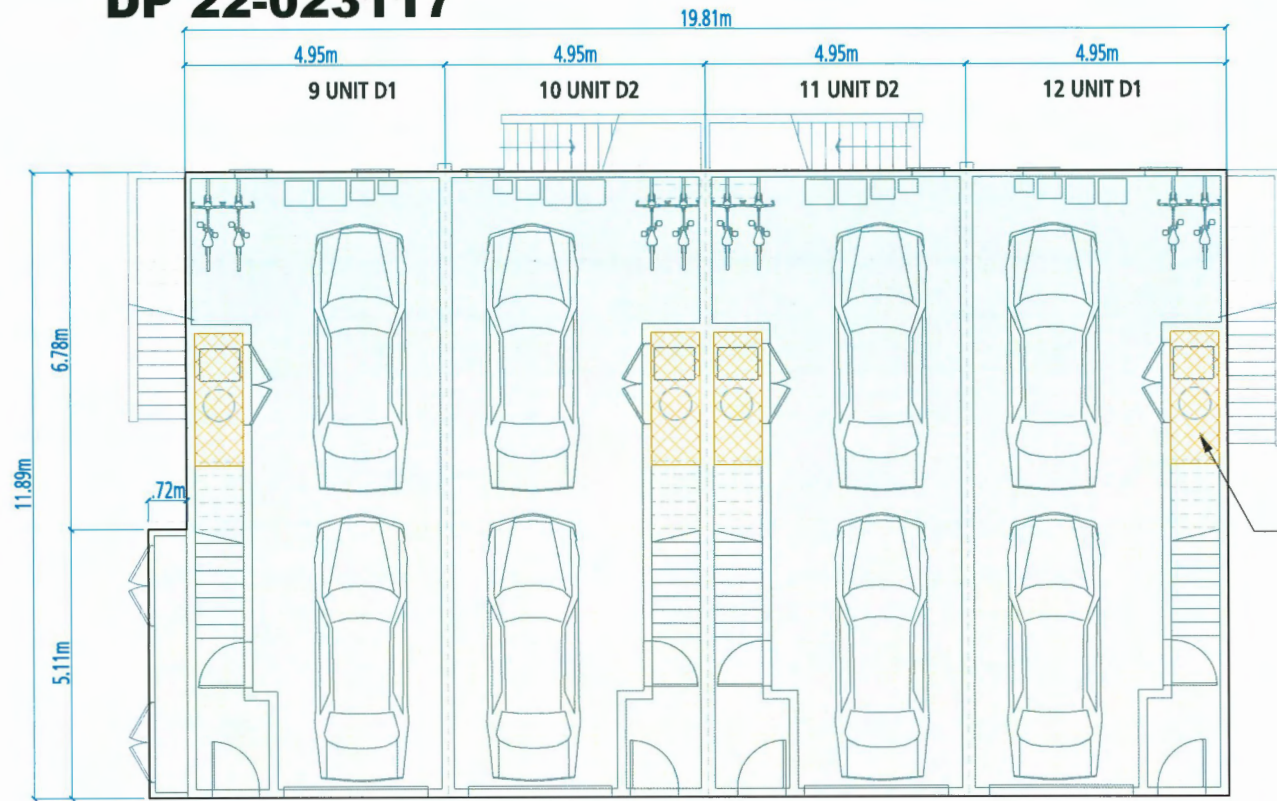
9511 Granville Avenue for Western Construction

RZ 22-023116 & DP 22-023117 OCTOBER 05, 2024

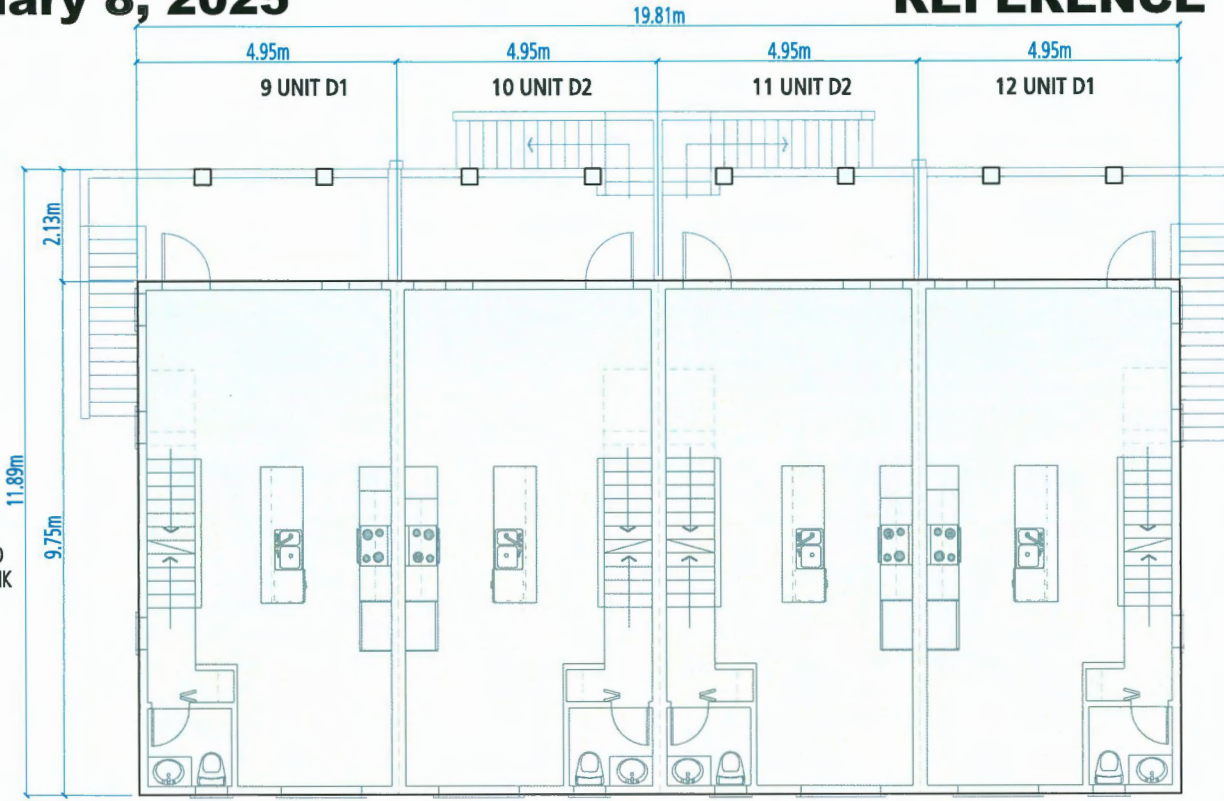
DP 22-023117

January 8, 2025

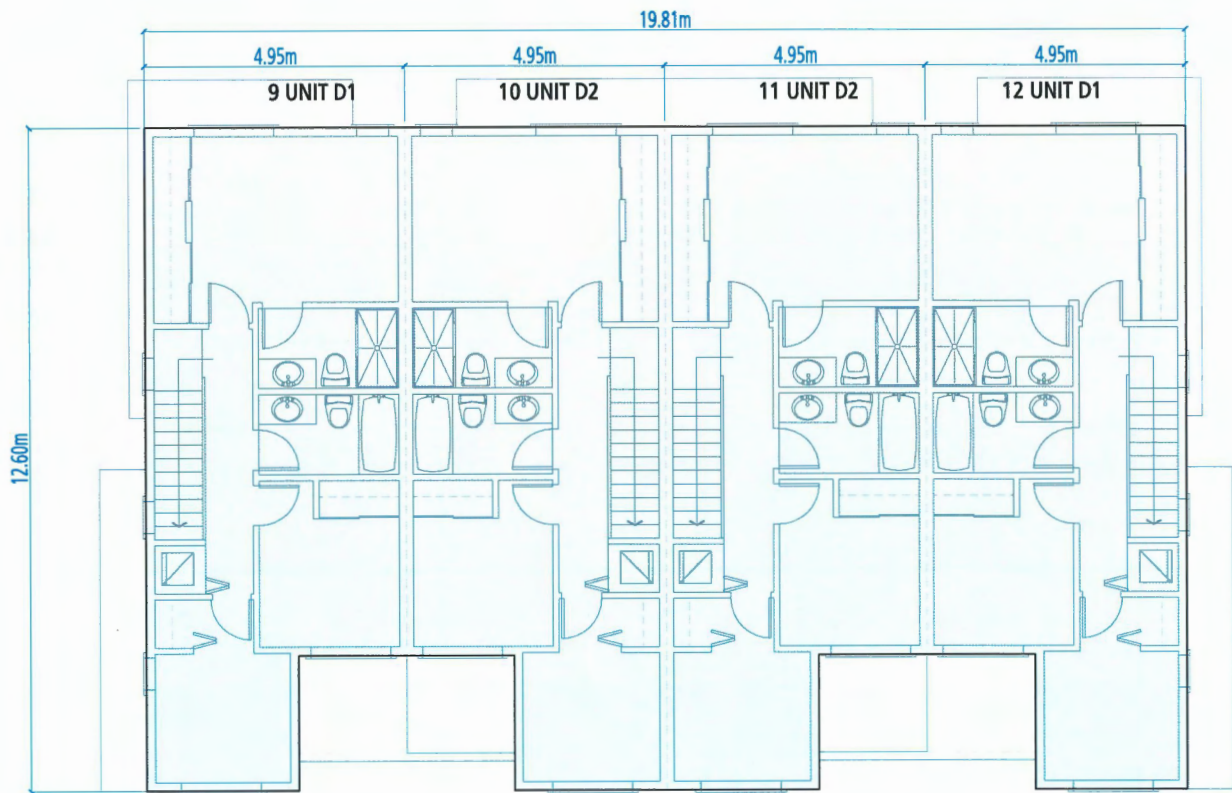
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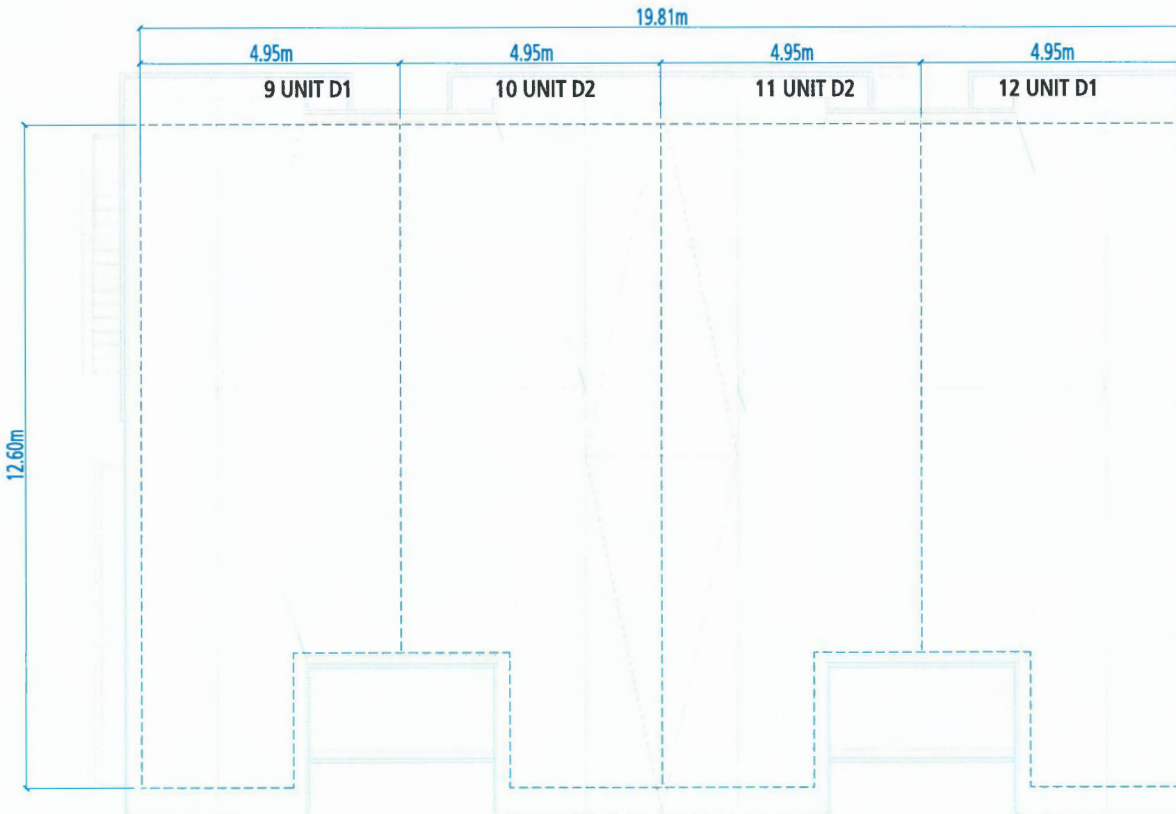
GROUND FLOOR BUILDING 4



MAIN FLOOR BUILDING 4

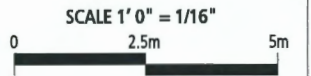


SECOND FLOOR BUILDING 4



ROOF PLAN BUILDING 4

FLOOR PLANS BUILDING 4



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for Western Construction

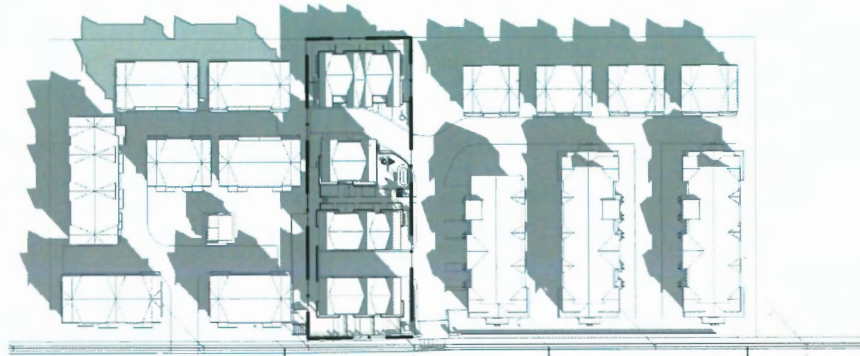
RZ 22-023116 & DP 22-023117
OCTOBER 05, 2024

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202-2425 Quebec Street 604.873.2907
13.c Vancouver, BC V5T 4L6 fougerearchitecture.ca

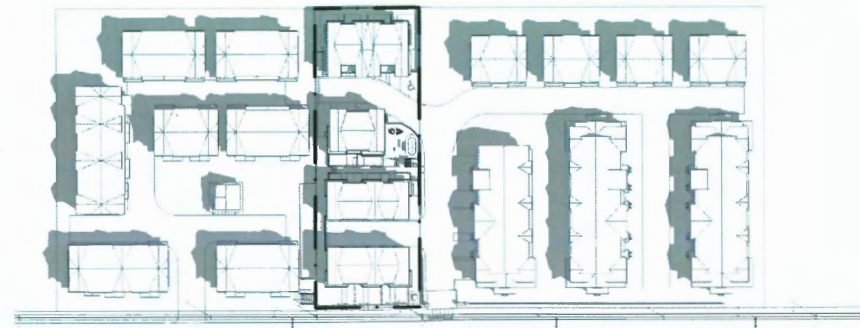
DP 22-023117

January 8, 2025

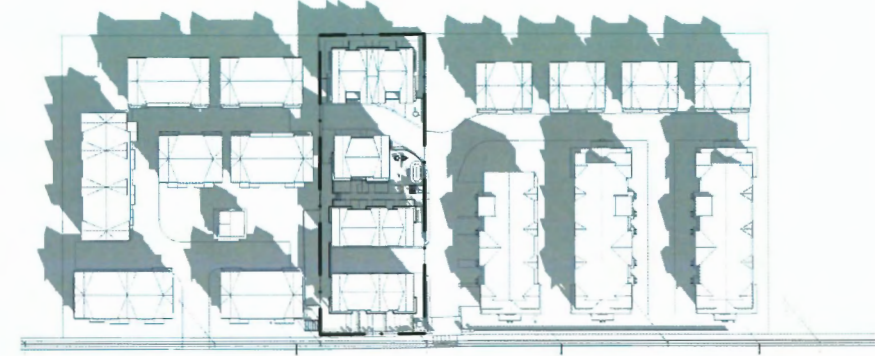
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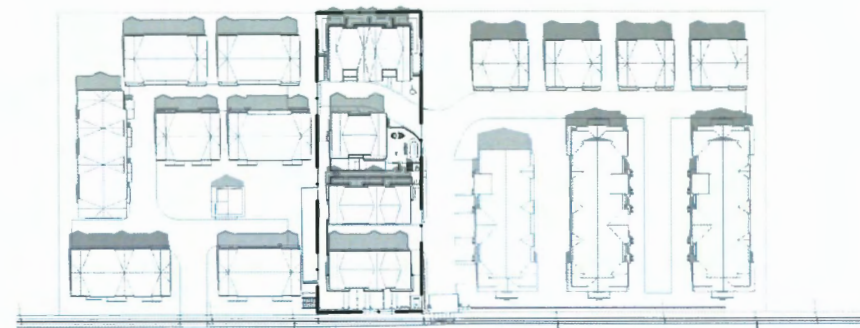
JUNE 21 - 10 A.M.



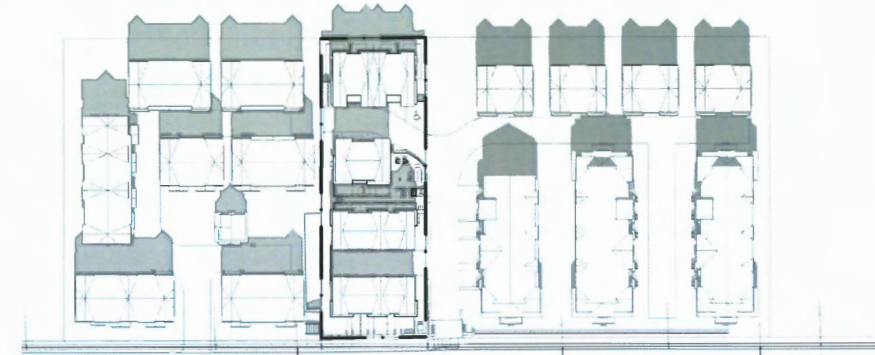
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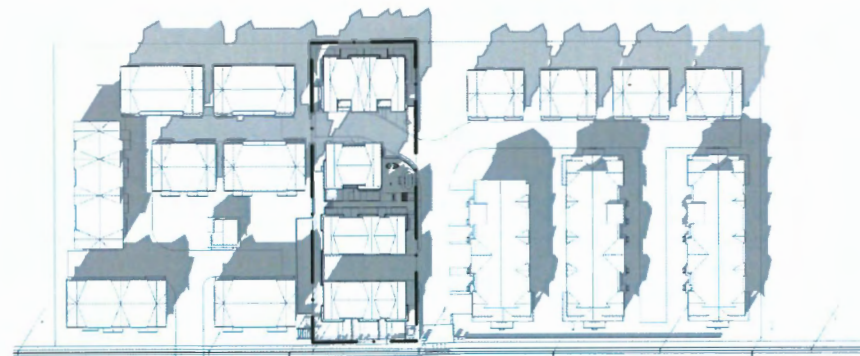
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JUNE 21 - 12 P.M.



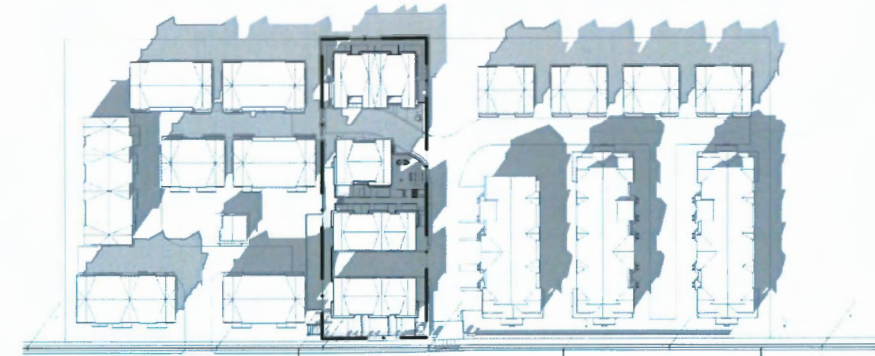
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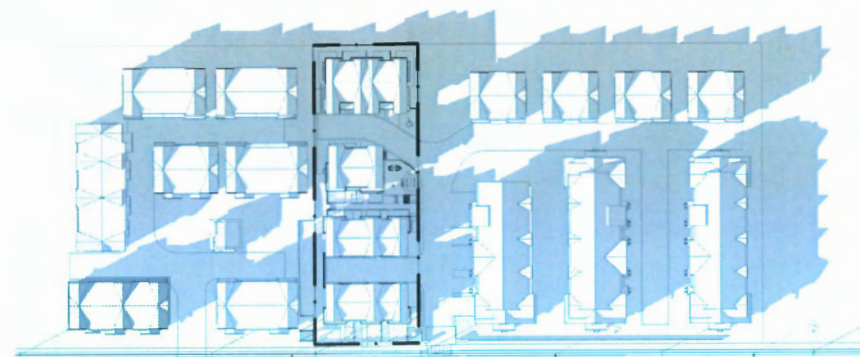
MARCH 21 - 2 P.M.



JUNE 21 - 2 P.M.



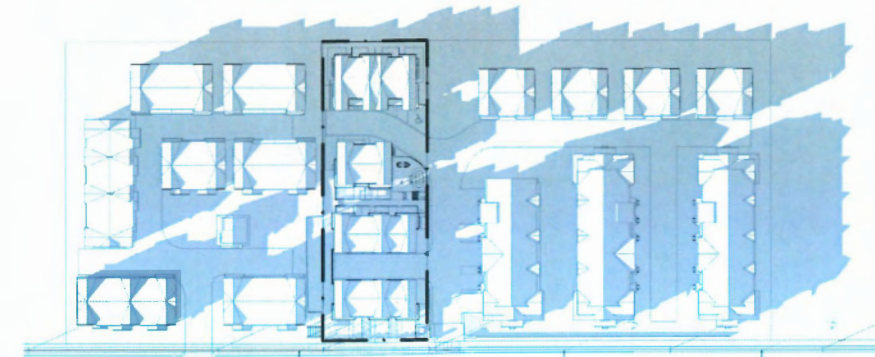
SEPTEMBER 21 - 2 P.M.



MARCH 21 - 4 P.M.



JUNE 21 - 4 P.M.



SEPTEMBER 21 - 4 P.M.

SHADOW STUDY

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RZ 22-023116 & DP 22-023117 SEPTEMBER 24, 2024

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