



City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: April 5, 2024

From: Wayne Craig
Director, Development

File: DP 23-029453

Re: **Application by Fougere Architecture Inc. for a Development Permit at 10611 and 10751 River Drive**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a mid-rise residential development comprising 181 residential units, including 18 low-end-of-market-rental (LEMR) units and 13 market rental units at 10611 and 10751 River Drive on a site zoned "Low to Mid Rise Apartment (ZLR46) - Bridgeport".

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

WC:sb
Att. 2

Staff Report

Origin

Fougere Architecture Inc., on behalf of Bains Properties (River Drive) Inc. (director: Ravjot Bains) has applied to the City of Richmond for permission to develop a mid-rise residential development at 10611 and 10751 River Drive on a site zoned “Low to Mid Rise Apartment (ZLR46) – Bridgeport”.

The site is being rezoned from the “Industrial Storage (IS)” zone to the “Low to Mid Rise Apartment (ZLR46) – Bridgeport” zone for this project under Richmond Zoning Bylaw, Amendment Bylaw 10454 (RZ 21-941625).

Highlights of the proposed development include:

- 181 dwelling units, including 150 strata units, 13 market rental units and 18 Low-End Market Rental (LEMR) units.
- One four-storey and two six-storey apartment buildings, and a one-storey amenity building over a one-level shared parking structure.
- A total floor area of approximately 15,534 m² (167,216 ft²) comprised of:
 - Approximately 13,067 m² (140,652 ft²) of market strata housing units provided over two buildings, and common circulation space in all three buildings.
 - Approximately 1,009 m² (10,860 ft²) of market rental housing units clustered together in a single building.
 - Approximately 1,459 m² (15,704 ft²) of LEMR housing units clustered together in the same single building as the market rental housing units.
 - Approximately 243 m² (2,618 ft²) of indoor amenity area.

A Servicing Agreement is required as a condition of rezoning adoption and includes, but is not limited to, Shell Road widening, frontage improvements along River Drive and Shell Road, dike improvements, utility connections and public walkway widening. The provision of land for road and diking purposes is required as a condition of rezoning adoption.

Development Information

Please refer to attached Development Application Data Sheet (Attachment 1) for a comparison of the proposed development data with the relevant Bylaw requirements.

Background

Development surrounding the subject site is as follows:

To the North: City dike along the North Arm of the Fraser River, which is being improved as part of the overall Parc Riviera development and further improvements are required as part of the subject development.

To the South: Across River Drive, are single detached homes zoned “Single Detached (RS2/B and RS1/D)”.

To the East: Across Shell Road, are one-storey and two-storey industrial development on sites zoned “Industrial Business Park (IB1)”.

To the West: Across a public walkway connection from River Drive to the City's waterfront trail, the final phase of the Parc Riviera development (DP 16-747620) at 10333 River Drive and zoned "Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport)". The project is currently under construction.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on June 19, 2023. At the Public Hearing, the following concerns about rezoning the property were expressed. Responses to the concerns raised are provided below in *italics*.

- Ensuring availability of affordable housing
The proposal includes 13 market rental housing units and 18 low-end-of-market rental housing units, secured by legal agreement registered on Title and is consistent with the zone for the property.
- Density of dwelling units
The proposed density complies with the Official Community Plan Bridgeport Area Plan and zoning.
- Building height and impacts on views
The proposed development complies with the Bridgeport Area Plan which designates the site for six-storey Residential mixed-use buildings and is consistent with the heights in the remainder of the block. The proposed four-storey and six-storey apartment buildings comply with the same 26 m maximum building height as the remainder of the south side of the block between No. 4 Road and Shell Road. In addition to the Shell Road public realm along the east edge of the site, a public access to the dike walkway is provided along the west edge of the site.
- Increased vehicle traffic
*As part of the Rezoning review process, a Traffic Impact Assessment was prepared by a qualified professional confirming that the existing road network can accommodate the additional traffic generated by the proposed development. This Traffic Impact Assessment was reviewed and approved by the City's Transportation Department.
In addition to road improvements that were secured through the neighbouring development to the west, the proposed development will provide boulevard and sidewalk improvements along the site's River Drive frontage, road widening and frontage improvements along the site's Shell Road frontage to be constructed as part of the required Servicing Agreement works.*
- Building demolition impact of rodent infestation requiring pest control
The developer is aware of and committed to addressing the issue. The developer has engaged a pest control professional and is required to submit confirmation that any rodent activity has been addressed as part of the demolition permit application process.
- Construction activity impacts of truck queuing blocking driveways, dust and dirt and flat tires from framing & roofing nails
The developer is aware of the concerns and is committed to staying in regular communication with neighbouring residents. The contractor is required to display contact information on the Demolition Permit and Building Permit on-site for area residents to use to report any concerns.

Prior to building permit issuance the applicant is required to submit a Construction Traffic and Parking Management Plan for approval by the City’s Transportation Department and provide a security deposit as part of the Building Permit process to ensure roads are kept clean and City infrastructure is maintained. During construction, Developers are to store construction materials and debris safely onsite. The developer will ensure project contractors follow the Construction Traffic and Parking Management Plan and is committed to keeping to reviewing the roadways daily to ensure they are kept clean and clear.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is in compliance with the “Low to Mid Rise Apartment (ZLR46) – Bridgeport” zone.

Advisory Design Panel Comments

The application was considered by the Advisory Design Panel on February 22, 2024. A number of the panel’s comments centred on the building height and site planning design which had been determined through the rezoning process and which are not a consideration of the Development Permit itself. However, and as a result of the discussion, the Advisory Design Panel requested the application return to the panel with the applicant addressing the comments. The applicant considered and addressed the other Design Panel comments and made improvements to the building and landscape design. Staff have reviewed the responses and design package and are satisfied with the corresponding design response to the form and character related comments from the panel and determined that further design review by the panel was not required. An annotated copy of the relevant excerpt from the Advisory Design Panel Minutes from February 22, 2024 is attached for reference (Attachment 2). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in *‘bold italics’*.

Analysis

Housing

- The following table indicates the proposed unit mix of LEMR, Market Rental and Market Strata units, with the overall number of units, and unit mix of LEMR units and Market Rental units remaining the same as noted at rezoning. The Market Strata unit mix includes two fewer two-bedroom units, and one addition one-bedroom unit and three-bedroom unit.

Unit Type	LEMUR	Market Rental	Market Strata	Total
Studio	11% (2 units)	-	-	1% (2 units)
1-Bedroom	11% (2 units)	31% (4 units)	30% (45 units)	28% (51 units)
2-Bedroom	39% (7 units)	38% (5 units)	46% (69 units)	45% (81 units)
3-Bedroom	39% (7 units)	31% (4 units)	24% (36 units)	26% (47 units)
Total	18 Units	13 Units	150 Units	181 Units

- The proposed development includes 91 basic universal housing units that are designed to be easily renovated to accommodate a future resident in a wheelchair. These include 16 LEMR units, 10 market rental units and 65 market strata units. These single-storey units are required to incorporate all of the accessibility provisions listed in the Basic Universal Housing Features section of the City's Zoning Bylaw, and are permitted a density exclusion of 1.86 m² (20 ft²) per unit.
- 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.
- The building lobbies are accessed from the grade level central courtyard as well as from the fronting sidewalks and public walkway.

Conditions of Adjacency

- Ground level units are proposed with individual and shared connections to the sidewalks along both fronting roads and the public walkway along the west edge of the site, providing a pedestrian-friendly streetscape and residential character compatible with the neighbouring Parc Riviera development to the west.
- Long frontages are visually broken up with smaller framing and vertical components for visual interest and a more pedestrian compatible scale and form.
- The massing of the development is broken down into four buildings arranged surrounding a central open space, providing porosity through the site and open space pedestrian connections to River Drive, Shell Road, the dike pathway and the public walkway along the west edge of the site.
- The public walkway along the west edge of the site is being widened from the interim 1.5 m width in a 3 m wide right of way on the adjacent development to the west to an ultimate 3 m wide in a 6 m wide right-of-way. The public walkway provides a pedestrian connection between River Drive and the dike walkway. The owner constructed and owner maintained public walkway was secured through the rezoning with registration of a Public-Right-of-Passage Statutory-Right-of-Way together with the design and construction through a Servicing Agreement.

Urban Design and Site Planning

- The proposed building height is six-storeys along the northern portion of the site, and steps down in height toward River Drive and the single-detached neighbourhood to the south. All of the buildings are located on top of a shared enclosed one-level parking structure.
- The podium level central courtyard accommodates grade level pedestrian access to all buildings. This access will be limited and controlled, so will also be able to be used for only fire truck access, including a turnaround onsite. When not needed for use by fire trucks, the access and turn around areas function as outdoor amenity open space, pedestrian connections between the buildings, children's ground games and children's bike route.
- A four-storey building anchors the intersection of River Drive and Shell Road, referencing the four-storey Parc Riviera development building at the intersection of River Drive and No. 4 Road further west.

- A lower one-storey building provides a transition to neighbouring development to the west and the entry to the public walkway along the west edge of the site.
- Two of the apartment buildings have entry lobbies facing fronting public sidewalks on River Drive and Shell Road respectively. The northwest apartment building has an entry lobby that fronts onto the public walkway along the west edge of the site. The lobbies of all three apartment buildings and the southwest amenity building have access at grade from the central courtyard with accessible pathway connection to the River Drive sidewalk that also serves as emergency vehicle access.
- Indoor amenity space proposed in this development complies with Official Community Plan (OCP) requirements. Approximately 243 m² (2,618 ft²) of indoor amenity space is provided at the ground level for the shared use of all residents in the development.
 - Approximately 46.5 m² (500 ft²) is provided in a multi-purpose room adjacent to the entry lobby in the northwest building.
 - Approximately 50.9 m² (548 ft²) is provided in a multi-purpose room adjacent to the entry lobby in the northeast building.
 - Approximately 145.9 m² (1,570 ft²) is provided in a stand-alone amenity building featuring an amenity room with seating, dining and kitchen facilities, a fitness room with exercise equipment, and a guest suite. Registration of a legal agreement on Title is required prior to Development Permit issuance to ensure the guest suite is restricted to short-term stay only, available for guests of residents only and prohibiting kitchen facilities in the guest suite.
- Outdoor amenity space proposed in this development complies with Official Community Plan (OCP) requirements. Approximately 2,253.9 m² (24,260.8 ft²) of outdoor amenity space is provided in the central courtyard for the shared use of all residents in the development. Further details are provided in the Landscape Design and Open Space Design section of this report.
- Vehicle access to the one-level underground parking structure and truck access to the loading space will be provided from River Drive. Garbage/recycling storage is located inside the parking structure for collection in the loading area on-site.
- The proposed development meets the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood plain indemnity covenant on Title was secured through the rezoning.
- The developer has provided an acoustic report prepared by a qualified acoustic professional which indicates locations for window and wall upgrades to mitigate aircraft noise in compliance with the aircraft noise-sensitive use legal agreement secured through the rezoning. As part of the future Building Permit application process, the developer will be required to provide confirmation from a qualified acoustic professional that the proposed development is designed and constructed in compliance with the ANSD standards regarding interior noise and thermal comfort standards.

Architectural Form and Character

- The project proposes a contemporary architectural style featuring vertical tower and projecting framing articulations. The scale of the building design elements on the low-rise and mid-rise buildings is pedestrian-friendly and provides visual interest.
- The exterior cladding is a combination of fibre cement panel, vertical board and batten and horizontal plank materials.

- Entry lobbies are identified with columns and covered areas framing entries with clear-glazing and generous interiors.
- The colour palette of white with accents in four shades of blue and wood-tone provide visual interest and a visual connection to the neighbouring development to the west.

Transportation

- A vehicle access will be provided off River Drive. This area is designed to provide access to the parking structure, as well as to a garbage/recycling collection and loading area.
- The one-level enclosed parking structure accommodates a total of 274 parking spaces, including:
 - 18 parking spaces for LEMR units.
 - 16 parking spaces for market rental units.
 - 203 parking spaces for market strata units, including 44 tandem spaces. Registration of a legal agreement on Title was secured through the rezoning to ensure pairs of tandem parking spaces are assigned to the same unit.
 - 37 parking spaces for visitors.
 - A total of 6 accessible parking spaces.
- The proposed number of parking spaces is consistent with the Richmond Zoning Bylaw parking requirements, subject to the provision of the Transportation Demand Management measures (TDMs) secured through the rezoning, including:
 - Transit Pass Program with monthly bus pass (two-zone) offered to 15 per cent of the strata units (23 units) for a period of one year.
 - Additional Class 1 Bicycle Parking – provision of Class 1 bicycle spaces at the rate of two spaces for each dwelling (instead of 1.25 spaces per dwelling). Bike storage rooms will have outlets for bicycle charging.
 - E-bike and e-scooter storage area.
 - Bicycle Maintenance Facility - provision of a bicycle maintenance room for shared use by all residents, including a bike stand, repair tools and bike washing area.
- The proposed number of bicycle storage spaces is consistent with Richmond Zoning Bylaw requirements.
 - There is a total of 373 Class 1 bicycle storage spaces provided within secure rooms.
 - There is a total of 40 Class 2 bicycle storage spaces provided in the central courtyard.

Tree Management

- Tree management was addressed at rezoning. There are no existing trees on the development site. Two off-site existing trees are being removed from the required new lot for diking purposes. One off-site City tree in the River Drive boulevard is being retained.
- To ensure the protection of the one existing City tree, the provision of a \$5,000.00 tree survival security and registration of a tree survival security legal agreement on Title was secured through the rezoning.

Landscape Design and Open Space Design

- Along the River Drive and Shell Road along the west side of the development, raised semi-private patios with individual and shared stair accesses are buffered with tiered planters, including 0.6 m high raised planters at grade.

- Along the west edge of the subject site, a public walkway is provided in Statutory-Right-of-Way, as secured through the rezoning, providing a pedestrian connection between River Drive and the dike walkway. Along the public walkway frontage, raised semi-private patios with shared stair accesses are buffered with tiered planters, bench seating is provided, stair access to the lobby of the northwest apartment building is provided and a pathway connection to the central courtyard is provided.
- Along the north edge of the subject site, semi-private patios front onto the new required City lot for diking purposes and the City dike.
- Along the River Drive frontage, an open space provides gently ramped pedestrian access to the central courtyard and also acts as an emergency vehicle access. Class 2 bicycle racks are located throughout the central courtyard in close proximity to building entry lobbies.
- Outdoor amenity space is provided in the central courtyard for the shared use of all residents in the development. A central BBQ and dining area features a large open trellis, shrub and tree planting. Shrub and tree planting is provided throughout the central courtyard and provides screening along the edges of the courtyard to surrounding semi-private patios.
- Children's play is accommodated in the central courtyard with two play structures, painted ground games, table tennis, bike track and open play surface and lawn areas with climbing mounds. The children's play structures include climbing, sliding, spinning, social and imaginative play activities.
- The plant palette selection includes native and non-native, deciduous and coniferous species with a variety of textures and colours, providing all-season interest. The landscape design includes planting of 102 trees of seven species, including coniferous species of cypress, and deciduous species of maple, dogwood, magnolia, oak and snowbell.
- A lighting plan is included in the DP plans. Downward focussed lighting will be provided throughout the site. Lighting will be provided through a combination of bollards, overhead post fixtures, and fixtures mounted on walls, steps and planters.
- On-site irrigation will be provided for all planted areas.
- To ensure the provision of landscaping, a legal agreement and associated landscape security in the amount of \$692,801.78 is required prior to Development Permit issuance.

Public Art

- The developer intends to install public art on-site in the landscaped area at the intersection of River Drive and Shell Road. The provision of public art was secured through the rezoning and is being reviewed through the City's Public Art Program process.

Crime Prevention Through Environmental Design

- Crime Prevention Through Environmental Design (CPTED) principles have been considered throughout the proposed development.
- Public areas, pedestrian pathways and resident private/semi-private areas are designed to be well-defined by soft landscaping and hard fencing/gates to clearly delineate boundaries of uses.
- The entry lobbies are designed to be visually open from the central courtyard, sidewalks and public walkway.
- The parkade entry (overhead gate) is designed with clear sight lines.

- Views from interior spaces provide passive surveillance opportunities to outdoor amenity areas and patios. Views from upper units provide passive surveillance opportunities of grade-level public pathway.

Sustainability and Renewable Energy

- The developer has committed to design the subject development to meet the City's application Step Code requirement of Step 3 with a privately owned low-carbon energy system.

Conclusions

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



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Planner 3
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SB:js

- Att. 1: Development Application Data Sheet
2: Advisory Design Panel Meeting Minutes (Annotated Excerpt from February 22, 2024)

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

- (DP Panel Notification Fee) Payment of all fees in full for the cost associated with the Development Permit Panel Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.
- (Landscape Security) Entering into a legal agreement and submission of a Landscaping security in the amount of \$692,801.78.
- (Guest Suite Amenity) Registration of a legal agreement on Title, ensuring that any guest suite in the indoor amenity building be restricted to no more than one suite, short term stay only (maximum two weeks per month), use by residents visitors only, and not include kitchen facilities.

Prior to future Building Permit issuance, the developer is required to complete the following:

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



DP 23-029453		Attachment 1	
Address	10611 and 10751 River Drive		
Applicant	Fougere Architecture Inc.		
Planning Area(s)	Bridgeport		
	Existing	Proposed	
Site Area	9,371.9 m ²	10,047.72 m ² for FAR purposes 9,371.9 m ² Net	
Land Uses	Formerly Industrial	Multi-Family	
OCP Designation	Residential Mixed-Use	Complies	
Area Plan Designation	Residential Mixed-Use (Max. 6 storey; 1.45)	Complies	
Zoning	Low to Mid Rise Apartment (ZLR46) – Bridgeport	Complies	
Number of Units	3 industrial units being demolished	18 LEMR units 13 market rental units 150 market strata units 181 dwelling units total	
	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 1.55 FAR (15,574 m ²), including Min. 10% (1,456.5 m ²) LEMR and Min. 0.1 FAR (1,006 m ²) market rental housing	1.55 FAR (15,534.9 m ²), Including 10% (1,459 m ²) LEMR housing and 0.1 FAR (1,008.9 m ²) market rental housing	None permitted
Lot Coverage	Max. 40%	40%	None
Setbacks	River Dr: Min. 3 m River Rd: Min. 7.5 m Shell Rd: Min. 6 m West Side Yard: Min. 6 m	River Dr: 3.5 m River Rd: 7.5 m Shell Rd: 6 m West Side Yard: 6 m	None
Building Height	0-20 m of River Dr & >70 m from Shell Rd: Max. 10 m 0-20 m of River Dr & <70 m from Shell Rd: Max. 15 m 20-36 m of River Dr: Max. 26 m	0-20 m of River Dr & >70 m from Shell Rd: 6 m 0-20 m of River Dr & <70 m from Shell Rd: 15 m 20-36 m of River Dr: 23 m	None
Lot Size	None	Width: 74.8 m to 106.5 m Depth: 97.5 m	None
Parking Spaces	Total: 274 with TDMS LEMUR: 18 Market Rental: 16 Market Strata: 203 Visitor:37	Total: 274 with TDMS LEMUR: 18 Market Rental: 16 Market Strata: 203 Visitor:37	None
Accessible Parking Spaces	Min. 2%	2%	None
Small Car Parking Spaces	Max. 50%	23%	None
Tandem Parking Spaces	Permitted	44 Spaces	None
Loading Spaces	1 medium space	1 medium space	None
Bicycle Spaces	Class 1: 362 (TDM) Class 2: 36	Class 1: 373 (TDM) Class 2: 40	None
Amenity Space – Indoor:	Min. 100 m ²	243 m ²	None
Amenity Space – Outdoor:	Min. 1,086 m ²	2,254 m ²	None

Annotated Excerpt from the Minutes from Advisory Design Panel Meeting

Thursday, February 22, 2024 – 4:00 p.m.

Remote (Webex) Meeting

Panel Discussion

Comments from Panel members were as follows:

- In general, the massing is successful and overall treatment is sufficient – *Noted.*
- Understand the need to provide fire truck access in the central courtyard; however, investigate opportunities for reducing the amount of hardscape in the courtyard – *Design revised with increased planting. Courtyard design reviewed, necessary pathways reviewed, bike parking relocated closer to building entrances and areas of paving converted to landscaped areas. Hardscape now only remains in the required fire truck access and turning areas, in the connections between buildings and parking structure access, as well as for seating and bike parking.*
- The proposed material and colour palette appears limited; investigate opportunities for using additional colours to provide more visual interest and identity to the buildings, e.g. consider introducing additional colours and textures to the amenity building to make it more different than the rest of the buildings within the site – *Design revised to provide a new colour palette. Comment considered along with request from another panel member to make the architecture more consistent with the surrounding areas. The new colour palette comprises “base” colours of dark grey and white, four accent tones of blue to break up the massing and strengthen the emphasis on the vertical building elements, and wood tone coloured soffits on the ground floor.*

Blue has been a colour consistently used in all previous phases along River Drive, and our proposed colour palette picks up one of the previously used blues (James Hardie- Evening Blue) and adds three complimentary tones.

The blue areas are limited in area/size, to not be overpowering, but in combination with white, the coloured areas draws the eyes to it, making it stand out.

The wood tone used for the soffit is also a type of material used in previous phases, thus subtly continuing the existing architectural character, and also adds some warmth and depth to the experience, as people move throughout the development.

- Review the site grading to ensure that all habitable spaces in the proposed development meet the City’s flood plain construction level requirement for the area – *All habitable floor area is above the flood construction level.*
- In general, the proposed development is quite successful – *Noted.*

- Ensure that materials and finishes for public art are durable, sustainable, suitable for long-term maintenance and resistant to vandalism – ***Noted. The Public Art will be reviewed through the City's Public Art Program process.***
- Ensure ease of access for drivers with disabilities to visitor parking in the parkade – ***There will be an intercom system at the entrance to the visitor parking area, so visitors can be let in by residents. The intercom will be installed to be easily accessible from the driver side of a car.***
- Considering its location, the project could have been better designed to take more advantage of the views to the river and the mountains; there is lost opportunity for more residential units and users of the internal courtyard and the indoor amenity building to enjoy the view to the river; the design of the proposed development need not follow the earlier phases of the overall project, i.e. lower building forms along the road and stepping up to larger apartment buildings facing the river – ***Land use, density and building heights are set by Council. The permitted density and building height, and restrictions of lowered building heights approaching River Drive, are provisions of the zoning for the site as determined by Council. The Development Permit application complies with the site's zoning.***
- Given the intent to provide fire truck access in the central courtyard, there is still a significant amount of hardscape in the courtyard; investigate opportunities to reduce the amount of hardscape in the courtyard, e.g. introduce green spaces in some sections of the courtyard – ***Addressed above.***
- The north façade of the buildings facing the river read like bare vertical walls; consider introducing further architectural and landscaping treatments to celebrate their connection to the river – ***Design revised with colour palette and building materials changes. The north facades of the northern buildings are characterized by two strong tower-like forms and several notches in the building massing, providing protected outdoor space for residents. The massing articulation and outdoor spaces add to the activation of the buildings. While making the colour and material revisions requested by other panel members, the tower-like elements were visually strengthened by cladding them in blue.***
- Appreciate the proposed planting of native plant species along the waterfront; however, consider enhancing the landscape to improve the experience of users, e.g. installing seating and alcoves – ***Considered. The landscape area along the waterfront is beyond the site property line, not part of the on-site Development Permit. These City dike lands will be designed through required off-site Servicing Agreement in continuation with the Environmentally Sensitive Area planting to the west and for a sensitive transition to the dike access road and Shell Road pump station node.***
- The design of the project, particularly the proposed architecture is well done; understand the constraints of the site due to its trapezoidal shape; however, the buildings could have been better sited, designed and oriented to provide better connection to the river – ***Noted and addressed above.***
- Support the Panel comment for the applicant to ensure the use of durable and sustainable materials for long-term maintenance of public art – ***Addressed above.***

- Look at the existing public art in the immediate neighbourhood that could provide precedents for the proposed public art in the subject site – ***Addressed above.***
- In general, the overall massing is attractive; however, support the Panel comment that there is lost opportunity to connect the central courtyard to the river due to the narrow slot on the north side facing the river; investigate opportunities to adjust the turned wings in Buildings 1 and 2 and relocate the density elsewhere in the subject site to help open up the view corridor of more units to the river and mountains and improve the relationship of the central courtyard with the river – ***Noted and Addressed above.***
- Understand the need to provide fire truck access and turnaround in the internal courtyard; however, agree with the Panel comment that there is a significant amount of hardscape in the internal courtyard; investigate opportunities to introduce soft landscaping, particularly around the edges to soften the relationship of the internal courtyard with the surrounding buildings – ***Addressed above.***
- The proposed location of the amenity building at the southwest corner is a missed opportunity to anchor the internal courtyard in a significant way; investigate opportunities to relocate the amenity building to provide direct views from the courtyard to the north – ***Design improved with added north facing patio and small child’s play area in front of the indoor amenity room to improve connection between indoor amenity space and outdoor space. Central amenity building location considered, but southwest location retained to allow for separation of potential events in the indoor amenity space and general use of courtyard by other residents.***
- Consult with the Fire Department regarding alternate arrangement for the fire lane to reduce the overall paving on the courtyard – ***Addressed above.***
- The entrance to the internal courtyard reads like a vehicular entry court; consider creating sub-spaces within the courtyard to reduce its scale and provide opportunities for more planting – ***Considered. The circular nature of the roundabout facilitates pedestrian connections between buildings and emphasizes the central community space it surrounds. Multiple sub-spaces are provided in the internal courtyard. Vehicle access is restricted to emergency vehicles only.***
- Question the usability of the proposed chess boards in the middle of the courtyard; consider installing alternate landscape elements – ***Design improved with ground games replacing chess boards which are more suitable for children’s play. One is a “cycle track” that leads from the northern playground through the center to the southern playground in front of the amenity building. This “cycle track” will intuitively lead kids to from one playground to the other and encourage the use of the entire space for play.***
- The architectural character along River Drive is made challenging by the change to white stucco-like EIFS as an exterior cladding material; consider using exterior cladding materials in the other phases of the overall development for building facades in the subject site facing the street and the river – ***Design improved. Stucco material was removed and replaced with a combination of cementitious panels and horizontal siding, on top of the board and batten base.***

- In-plane colour changes would be tricky to achieve; random horizontal banding on some facades is not successful and hard to achieve on stucco – ***Design improved. Colours were revised and a more ordered approach was used.***
- The architectural character of the proposed indoor amenity building feels like a single-family home due to the use of EIFS cladding material and the size of the windows; consider introducing necessary changes to make its architectural character feel more community oriented and consistent with the surrounding area – ***Design improved. Colours and materials of the amenity building were revised to horizontal siding in the “River Rock” colour for the elevations on the podium level. The horizontal siding, use of a single-colour and lower building height differentiate the amenity building while maintaining a relationship throughout the development through using colour that is also found on other buildings. The lower building height in the southwest corner is a provision of the zoning for the site as determined by Council and is intended to provide a smaller scale massing at the transition to the single detached neighbourhood to the south.***

The following written comments submitted by Panel members Pam Andrews and Nicci Theroux were read into the record by the Chair:

- Appreciate the comprehensive package and presentation – ***Noted.***
- According to page 01a of the package, all of the fully accessible units (one three-bedroom and 15 one-bedroom) are located in Building 1 which is a strata building; since the majority of people with disabilities are below the poverty level and would be less likely to be property owners, it makes more sense to locate some of these units in the south rental building – ***Reviewed. A high number of Basic Universal Housing units (91 BUH units) are proposed, not accessible homes. There are 65 BUH units in strata buildings and 26 BUH units in the rental building. Out of 31 units in the rental building, 26 units (84%) have BUH features. The five street facing homes have steps down to lowered living area and patio, which is why these units do not meet BUH requirements.***
- There are 15 one-bedroom and one three-bedroom accessible units; it would be more useful to have a variety of sizes for the variety of family structures that will buy or rent units – ***Addressed above.***
- Soil volume appears low for the trees in the courtyard; consider permavoid or similar material to augment available soil volume – ***Design improved. Revisions were made to ensure sufficient soil volume is provided for each tree, including relocation or re-sizing some trees. Each tree has at least 10 cubic meters soil volume.***
- The perimeter of the courtyard is shady; plant material to take this into consideration – ***Considered.***
- Consider adding some landscape screening on the west side between patios and the play area – ***Considered. A 10’ wide raised planters with hedges and trees provide a landscaped buffer between the playground and patios.***
- Appreciate the terraced walls below 600 mm along pedestrian pathways; but this also requires that adequate soil volume be achieved; slab drops may be necessary – ***Considered. The terraced planters along pedestrian pathways are on grade and tree soil volumes addressed above.***

- Consider installing a blue/green roof on Buildings 1, 2 and 3 for storm water management goals – *Considered. The project warranty providers do not support green roofs on wood frame buildings. A light-coloured bitumen roof is provided to mitigate heat island effect.*

Panel Decision

It was moved and seconded

That DP 23-029453 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.

DEFEATED

Opposed: David Semczyszyn, Vikas Tanwar and Alan Tse

Note: Pam Andrews and Nicci Theroux had earlier left the meeting and were not able to vote on the motion

As the above motion was defeated, the following referral motion was introduced:

It was moved and seconded

That DP 23-029453 return to a future meeting of the Panel with the applicant addressing the comments of the Panel.

CARRIED



No. DP 23-029453

To the Holder: Fougere Architecture Inc. (Wayne Fougere)
2425 Quebec Street, unit 202
Vancouver, BC V5T 4L6

Property Address: 10611 and 10751 River Drive

Address: 2425 Quebec Street, unit 202,
Vancouver, BC V5T 4L6

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #42 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$692,801.78 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit
No. DP 23-029453

To the Holder: Fougere Architecture Inc. (Wayne Fougere)
2425 Quebec Street, unit 202
Vancouver, BC V5T 4L6

Property Address: 10611 and 10751 River Drive

Address: 2425 Quebec Street, unit 202,
Vancouver, BC V5T 4L6

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

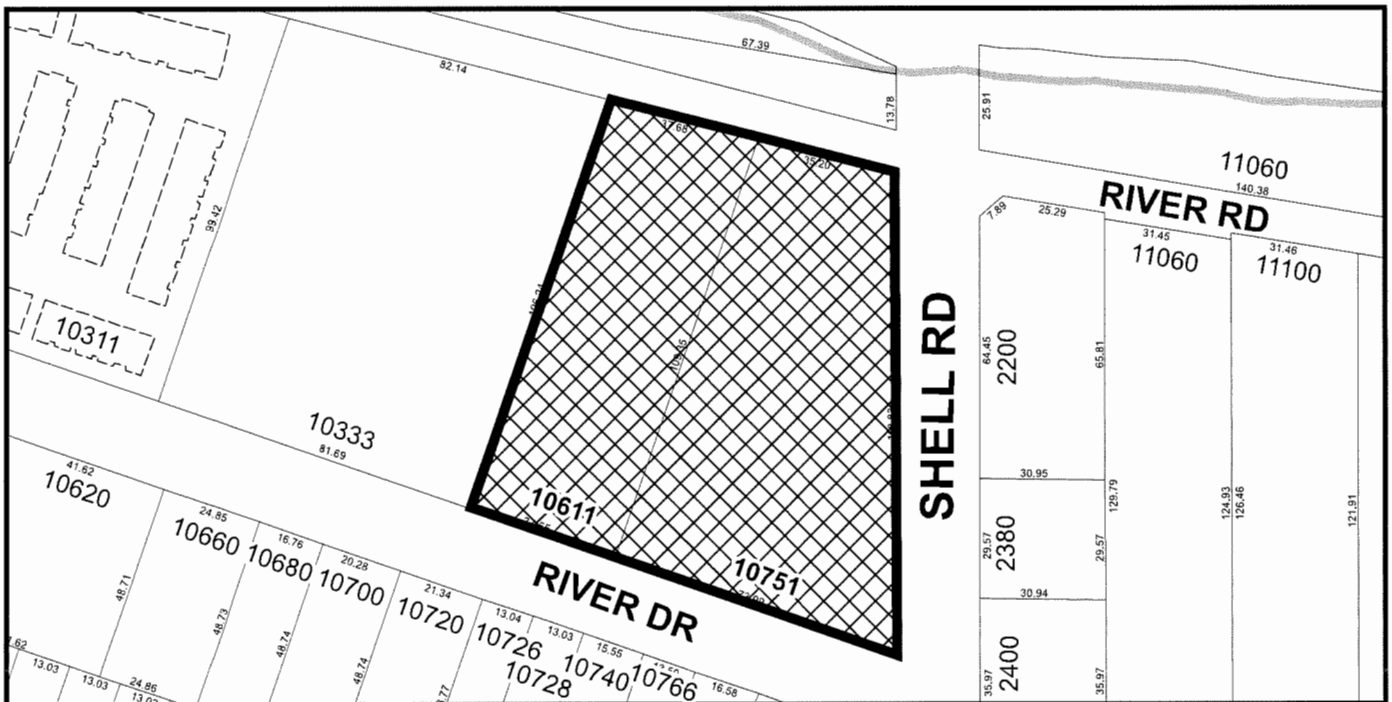
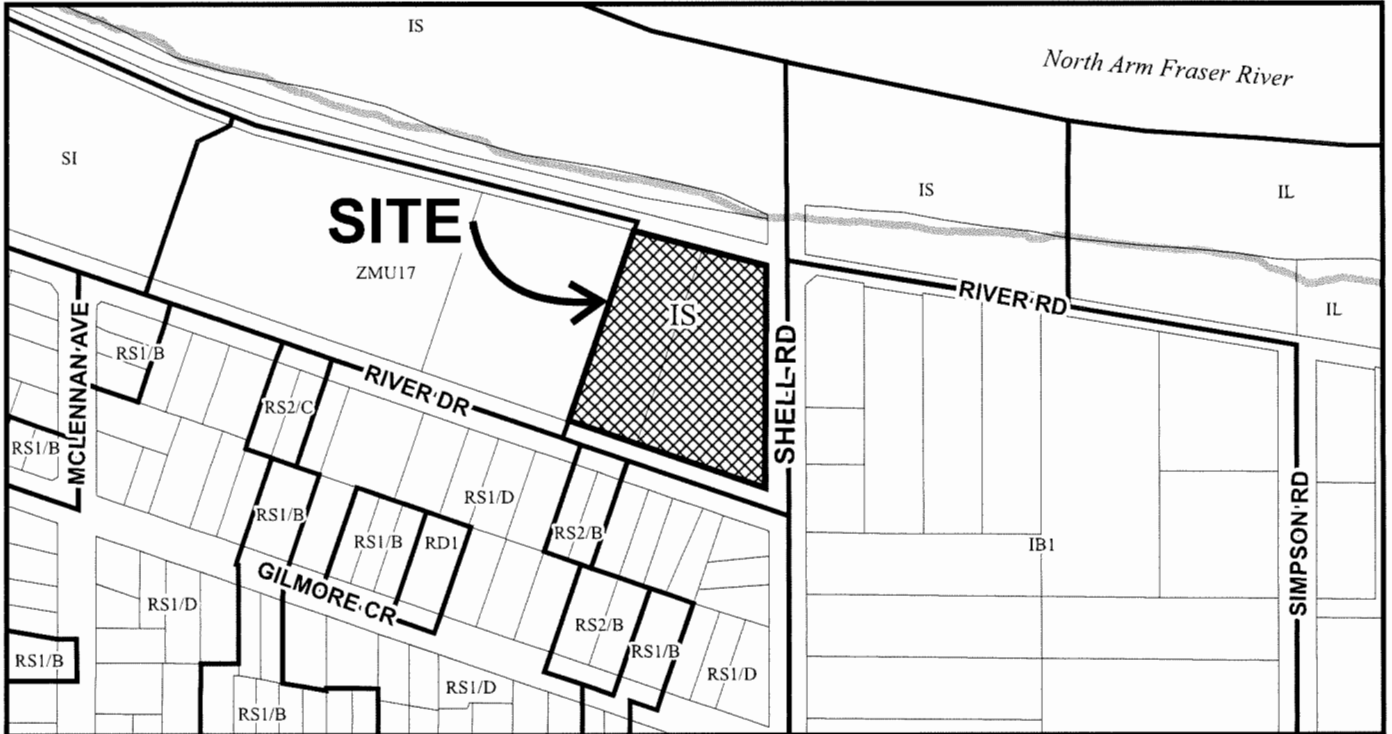
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond



	<h2>DP 23-029453 SCHEDULE "A"</h2>	<p>Original Date: 10/04/23 Revision Date: Note: Dimensions are in METRES</p>
--	--	--

- Notes:
- Bicycle maintenance facility, charging outlets for min. 10% of class 1 bicycle storage and other TDMs as per legal agreements.
 - 91 BUH units required to comply with section 4.16 of Richmond Zoning Bylaw 8500
 - Aging in place features to be provided in all units, including stairwell handrails, lever-type handles for doors and plumbing fixtures, and solid wall blocking in washrooms at all toilets, bathtubs and showers to facilitate future grab bar installation.
 - Irrigation automatic system for all planted areas
 - Public pathway PROP SRW registered on title along west edge of site.
 - Servicing Agreement required via RZ for off-site works and works in PROP SRW

April 5, 2024
 DP 23-029453
 DP Plan #1



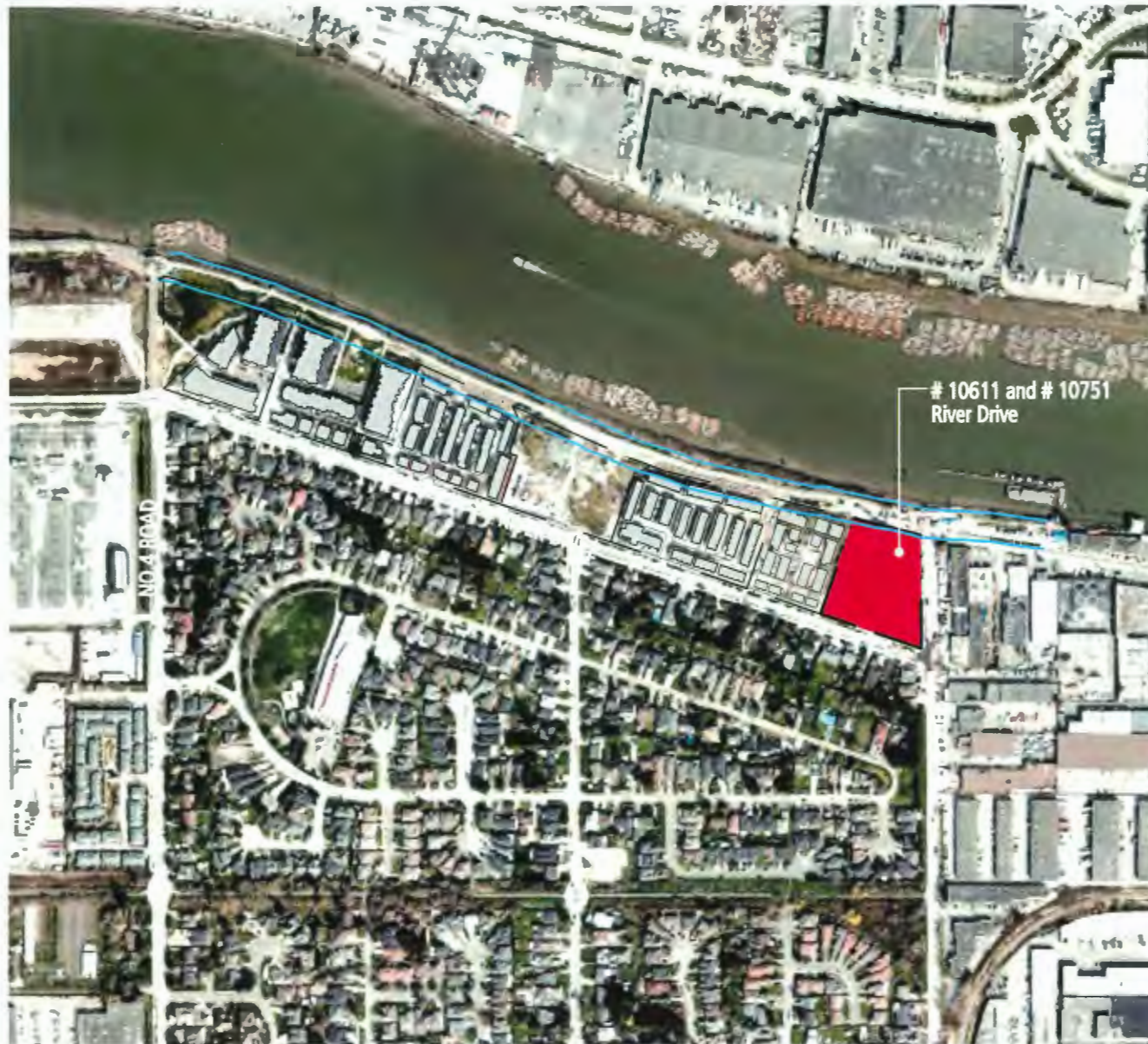
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PROJECT TEAM

<p>CLIENT</p> <p>BAINS PROPERTIES INC. 110 - 6086 Russ Baker Way Richmond, BC V7B 1B4</p> <p>Contact: Rav Bains rav@bainsproperties.ca</p>	<p>ARCHITECT</p> <p>FOUGERE ARCHITECTURE INC. 202 - 2425 Quebec Street Vancouver, BC V5T 4L6</p> <p>Contact: Wayne Fougere wayne@fougerearchitecture.ca</p>	<p>STRUCTURAL</p> <p>WSB CONSULTING STRUCTURAL ENGINEERS 118 - 3855 Henning Dr. Burnaby, B.C. V5C 6N3</p> <p>Contact: Darryl Bowers bowers@wsb-eng.com</p>	<p>MECHANICAL AND ENERGY</p> <p>SRC ENGINEERING CONSULTANTS 205-4180 Lougheed Hwy Burnaby, BC V5C 6A7</p> <p>Contact: George Ghattas George@src-eng.com</p>	<p>ELECTRICAL</p> <p>GAGER ELECTRICAL CONSULTANTS 20689 56 Avenue Langley, BC V3A 3Y9</p> <p>Contact: Marc Gager marc.gager@gagerelectrical.com</p>	<p>CIVIL</p> <p>MPT ENGINEERING CO LTD. #320 - 11120 Horseshoe Way Richmond, BC V7A 5H7</p> <p>Contact: Jeff Crawford jeff@mpt.bc.ca</p>	<p>ENVELOPE</p> <p>AQUA-COAST ENGINEERING LTD. 201-5155 Ladner Trunk Rd Delta, BC V4K 1W4</p> <p>Contact: Pat Cuthbert pcuthbert@aqua-coast.ca</p>	<p>CODE</p> <p>RATIO CODE CONSULTANTS LTD 2930 Argo Place Burnaby, BC V3J 7G3</p> <p>Contact: Henning White hw@ratiocode.ca</p>	<p>ACOUSTICAL</p> <p>BROWN STRACHAN ASSOCIATES 1020 Mainland St #130 Vancouver, BC V6B 2T5</p> <p>Contact: Andrew Fawcett bsa@brownstrachan.com</p>
<p>LANDSCAPE ARCHITECT</p> <p>PMG LANDSCAPE ARCHITECTS C100 4185 Still Creek Dr. Burnaby BC V5C6G9</p> <p>Contact: Mary Chan Yip mary@pmglandscape.com</p>	<p>ARBORIST</p> <p>WOODRIDGE TREE</p> <p>Contact: Terry Thrale terry@woodridgetree.com</p>	<p>SURVEYORS</p> <p>J.C. TAM AND ASSOCIATES #115 - 8833 Odlin Crescent Richmond, B.C. V6X 3Z7</p> <p>Contact: Johnson Tam johnson@jctam.com</p>	<p>GEOTECHNICAL</p> <p>GEOPACIFIC CONSULTANTS LTD. 1779 W 75th Ave Vancouver, BC V6P 3T1</p> <p>Contact: Roberto Avendano avendano@geopacific.ca</p>	<p>TRANSPORTATION</p> <p>ISL ENGINEERING 3999 Henning Dr #201 Burnaby, BC V5C 6P9</p> <p>Contact: Borg Chan bchan@islengineering.com</p>	<p>ENVIRONMENTAL</p> <p>NEXT ENVIRONMENTAL 8545 Commerce Ct Burnaby, BC V5A 4N4</p> <p>Contact: Bernard Loh bloh@nextenvironmental.com</p>	<p>INTERIOR DESIGNER</p> <p>MORE DESIGN INC.</p> <p>Contact: Hong Cartmel hong@moredesigninc.ca</p>	<p>ARCHAEOLOGIST</p> <p>WSP 840 Howe Street, #1000 Vancouver, BC V6Z 2M1</p> <p>Contact: Chris Verral christopher.verral@wsp.com</p>	<p>QEP</p> <p>BARSANTI ENVIRONMENTAL SERVICES LTD.</p> <p>Contact: Jason Barsanti info@barsantienviro.ca</p>

RESIDENTIAL DEVELOPMENT AT RIVER DRIVE FOR BAINS PROPERTIES BY FOUGERE ARCHITECTURE INC.



10611 and # 10751 River Drive

AREA PLAN
0 20m 60m 140m

AREA SUMMARY

	NW BUILDING (BUILDING 1) (Area in SF)			NE BUILDING (BUILDING 2) (Area in SF)			SE BUILDING (BUILDING 3) (Area in SF)			SW BUILDING (AMENITY) (Area in SF)			
	GROSS	EXCL.	NET	GROSS	EXCL.	NET	GROSS	EXCL.	NET	GROSS	EXCL.	NET	
FIRST FLOOR	12,618	3,932	8,686	14,455	4,580	9,875	9,256	576	8,680	2,003	433	1,570	
SECOND FLOOR	12,526	488	12,038	13,321	586	12,735	8,179	916	7,263	-	-	-	
THIRD FLOOR	12,526	488	12,038	13,321	586	12,735	8,179	916	7,263	-	-	-	
FOURTH FLOOR	12,526	488	12,038	12,552	586	11,966	8,179	916	7,263	-	-	-	
FIFTH FLOOR	11,736	488	11,248	12,552	586	11,966	-	-	-	-	-	-	
SIXTH FLOOR	11,736	488	11,248	12,552	586	11,966	-	-	-	-	-	-	
TOTAL			67,296			71,243			30,469			1,570 1,048**	
TOTAL AREA AFTER EXCLUSIONS										169,008*			2,618
Exemption for basic universal housing features for 91 units @ 1.86 sm/91 units													1,822
NET TOTAL AREA													167,186
													1.55
													0.024

* includes 15,704sf habitable LEMR area (0.145 FAR) and 10,860sf habitable rental area (0.1 FAR)
** Indoor amenity in building 1=500sf, Indoor amenity in building 2=548sf, Total common amenity area provided in apartment buildings= 1,048sf

PROJECT STATISTICS

SITE DATA

CIVIC ADDRESS
#10611 RIVER DRIVE, RICHMOND B.C. (P.I.D. 008 - 930 - 601)
#10751 RIVER DRIVE, RICHMOND B.C. (P.I.D. 003 - 715 - 868)

SITE AREA	108,932.9 sf (2.50 Acre) (1.01 Hectare)		
	DEDICATIONS		
	LOT B (DIKING PURPOSES)	5,783.77 sf	
	RIVER DRIVE	1,557.54 sf	
	SHELL ROAD	713.49 sf	
NET AREA	108,152.76 sf (2.49 Acre) (1.01 Hectare) * includes lot B and River Drive dedications		
CURRENT ZONING	ZLR46		
PROPOSED DENSITY COVERAGE	181 UNITS (72 UPA/178 UPH) 40% (@ PODIUM LEVEL)		

SETBACKS

	ALLOWED	PROPOSED	VARIANCE REQUESTED
NORTH (RIVER ROAD - DIKE)	7.5 M	7.55 M	NO
SOUTH (RIVER DRIVE)	3.0 M	3.55 M	NO
EAST	6.0 M	6.0 M	NO
WEST	6.0 M	6.05 M	NO

BUILDING HEIGHT*

ZONES	ALLOWED	PROPOSED	VARIANCE REQUESTED
ZONE 1 0-20 m of River Dr & >70m from Shell	10 M	8 M	NONE
ZONE 2 0-20 m of River Dr & <70m from Shell	15 M	15 M	NONE
ZONE 3 20-36 m of River Dr	15 M	15 M	NONE (Balconies project 1.41m into the area)
ZONE 4 >36 m of River Dr	26 M	23 M	NONE

* Parapet walls, elevator overrun, rooftop mechanical room, stairs, equipment screening enclosure etc. are included in the building height.

UNIT MIX

	BUILDING 1 (STRATA)	BUILDING 2 (STRATA)	BUILDING 3		TOTAL
			AH/LEMR	MR	
3 BEDROOM	13	23	7	4	47
2 BEDROOM	36	33	7	5	81
1 BEDROOM	27	18	2	4	51
STUDIO	0	0	2	0	2
TOTAL HOMES	76	74	18	13	181

* See page 20 for detailed unit mix and area

PARKING SUMMARY

	UNIT COUNT	RATIO	TDM RED. (10%)	REQUIRED	PROVIDED				TOTAL
					REGULAR	SMALL	H/C (REG.)	VAN	
CONDOS/ STRATA	150	1.5	1.35	203	145*	53	1	4	203
LEMR UNIT	18	1.0	N/A	18	15	3	0	0	18
MARKET RENTAL	13	1.2	N/A	16	14	2	0	0	16
VISITOR	(181)	0.2	N/A	37	31	5	0	1	37
TOTAL				274	205	63	1	5	274

* Includes 22 tandem stalls

BIKE PARKING

	UNIT COUNT	RATIO	REQUIRED	PROVIDED			TOTAL
				HORIZONTAL	VERTICAL	OVER SIZED	
CLASS 1	181	2.0	362	323	40	10	373
CLASS 2		0.2	37	40			40
SHARED E-BIKE AND E-SCOOTER							5
TOTAL			399				418

SHARED AMENITY SPACE

INDOOR AMENITY	243 sm [146 sm (Amenity Building)+ 46 sm (Building 1)+51 sm (Building 2)]
OUTDOOR AMENITY	2,254 sm (Including 588 sm Children's paly area)

April 5, 2024
DP 23-029453
DP Plan #2

PROJECT DATA

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RIVER POINTE
#10611 and #10751
River Drive for
Bains Properties Inc.

DP 23-029453 - RESUBMISSION
MARCH 04, 2024



Unit Mix Data

	Type	Features	Habitable Unit Area*	Strata			AH			MR			Total			
				Building 1	Building 2	Total	Building 3	Total	%	Building 3	Total	%	Total	%		
Three Bedroom	A		997 sf	6	6	36	24%	7	39%	4	31%	12	47	26%		
	B1	BUH**	1,115 sf									4			2	6
	B2		1,097 sf												2	2
	C1	BUH**	1,021 sf		5							2				7
	C2		1,021 sf									1				1
	C3	BUH**	1,021 sf		5											5
	C4		1,021 sf		1											1
	D		1,008 sf		6											6
	E		979 sf	6												6
F	BUH**	1,044 sf	1				1									
Two Bedroom	G		882 sf	12	12	69	46%	7	39%	5	38%	24	81	45%		
	H	BUH**	800 sf	5	6							4			2	17
	H1	BUH**	800 sf	6												6
	I		782 sf	5	5											10
	J		784 sf	6												6
	K1	BUH**	820 sf		5							3			2	10
	K2		820 sf												1	1
	L		806 sf	2	5											7
One Bedroom	M	BUH**	605 sf	15		45	30%	2	11%	4	31%	15	51	28%		
	N	BUH**	594 sf		17										4	21
	O		557 sf	12												12
	P		674 sf		1							1				2
	Q	BUH**	735 sf									1				1
Studio	R	BUH**	582 sf			150		18				1	2	1%		
	S	BUH**	523 sf									1			1	
TOTAL						150		18		13		181				

* Per 4.2.3 Habitable area is measured to the exterior face of the dwelling unit's exterior wall and the centre line of the partition walls that demise the unit from neighbouring dwelling units and the
 ** BUH features per Richmond zoning bylaw Section 4: General Development Regulations - 4.16 Basic Universal Housing Features

Accessibility Data

	STRATA		AH		MR		TOTAL	
	BUH Units	%	BUH Units	%	BUH Units	%	BUH Units	%
Three Bedroom	11	7%	6	33%	2	15%	19	10%
Two Bedroom	22	15%	7	39%	4	31%	33	18%
One Bedroom	32	21%	1	6%	4	31%	37	20%
Studio	0	0%	2	11%	0	0	2	1%
Total	65	43%	16	89%	10	77%	91	50%

PROJECT STATISTICS

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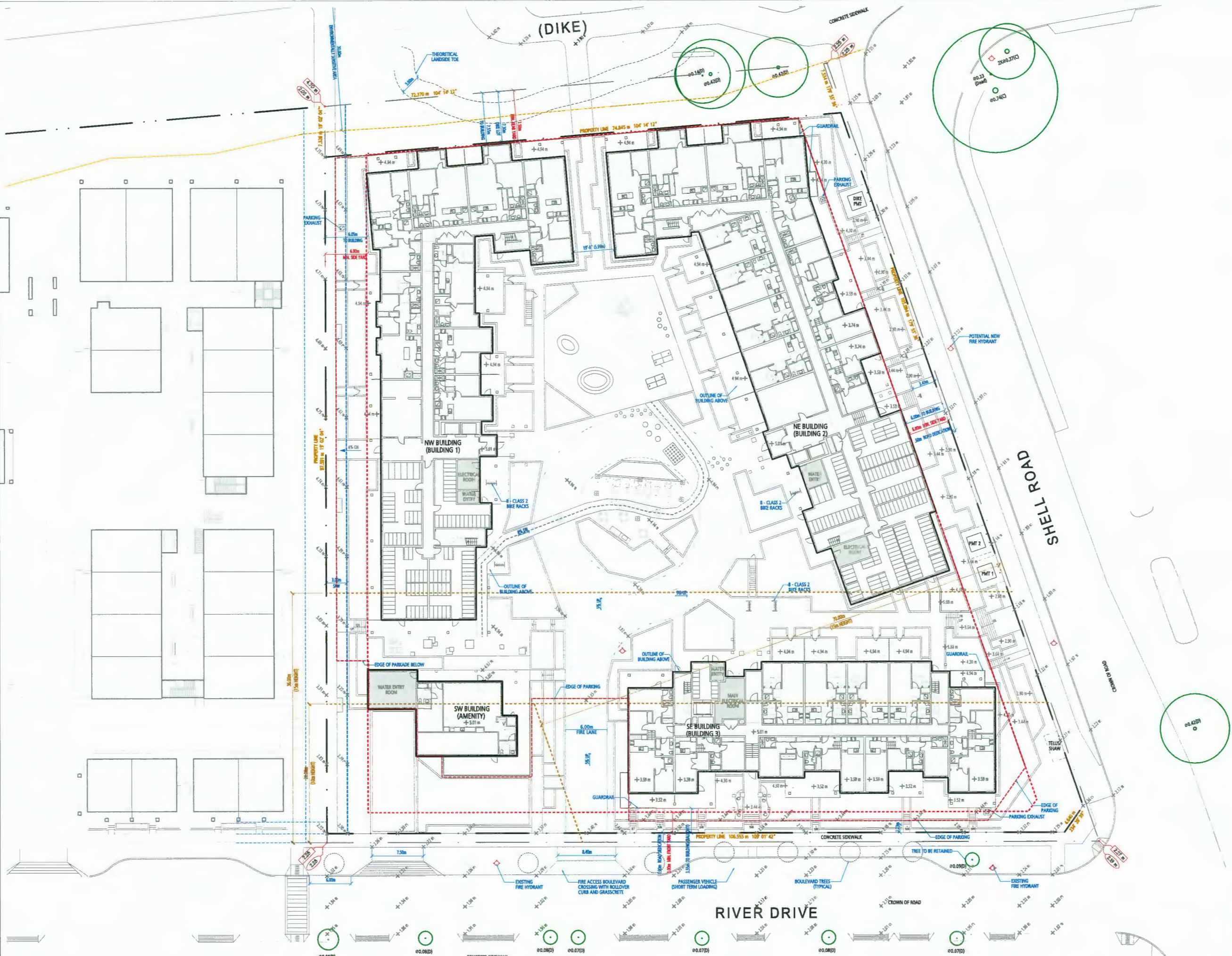


RIVER POINTE
 #10611 and #10751
 River Drive for
 Bains Properties Inc.

DP 23-029453 - RESUBMISSION
 MARCH 04, 2024



April 5, 2024
DP 23-029453
DP Plan #4



SITE PLAN

SCALE 1:500



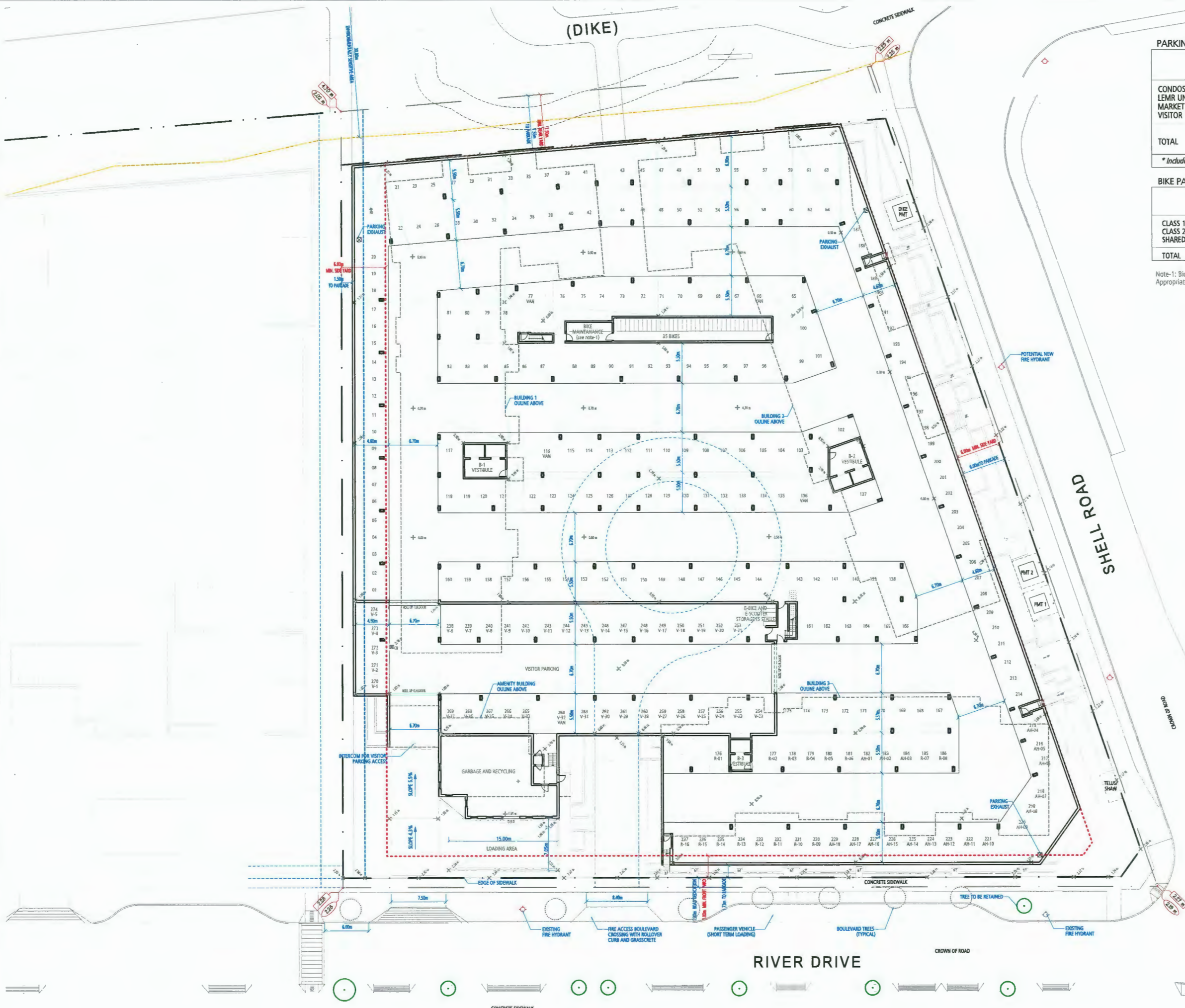
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RIVER POINTE
#10611 and #10751
River Drive for
Bains Properties Inc.

DP 23-029453 - RESUBMISSION
MARCH 04, 2024

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



PARKING SUMMARY

	UNIT COUNT	RATIO	TDM RED. (10%)	REQUIRED	PROVIDED				TOTAL
					REGULAR	SMALL	H/C (REG.)	VAN	
CONDOS/STRATA	150	1.5	1.35	203	145*	53	1	4	203
LEMR UNIT	18	1.0	N/A	18	15	3	0	0	18
MARKET RENTAL	13	1.2	N/A	16	14	2	0	0	16
VISITOR	(181)	0.2	N/A	37	31	5	0	1	37
TOTAL				274	205	63	1	5	274

* Includes 22 tandem stalls

BIKE PARKING

	UNIT COUNT	RATIO	REQUIRED	PROVIDED			TOTAL
				HORIZONTAL	VERTICAL	OVER SIZED	
CLASS 1	181	2.0	362	323	40	10	373
CLASS 2 SHARED E-BIKE AND E-SCOOTER		0.2	37	40			5
TOTAL			399				418

Note-1: Bicycle maintenance and repair facility will have bicycle repair stand (with tools), foot pump, faucet, hose, and drain for bicycle washing. Appropriate signage to the bicycle maintenance and repair facility will be provided.

MIN. CAR STALL SIZES

MIN. BIKE STALL SIZES

HORIZONTAL: 1.8 m x 0.6 m
VERTICAL: 1.0 m x 0.6 m
E-BIKE & E-SCOOTER: 1.8 m x 0.6 m
OVERSIZED: 2.4 m x 0.9 m

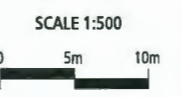
LOADING AREA

MEDIUM SIZE LOADING SPACE: 9.1 m x 3.0 m

April 5, 2024
DP 23-029453
DP Plan #5



SITE PLAN



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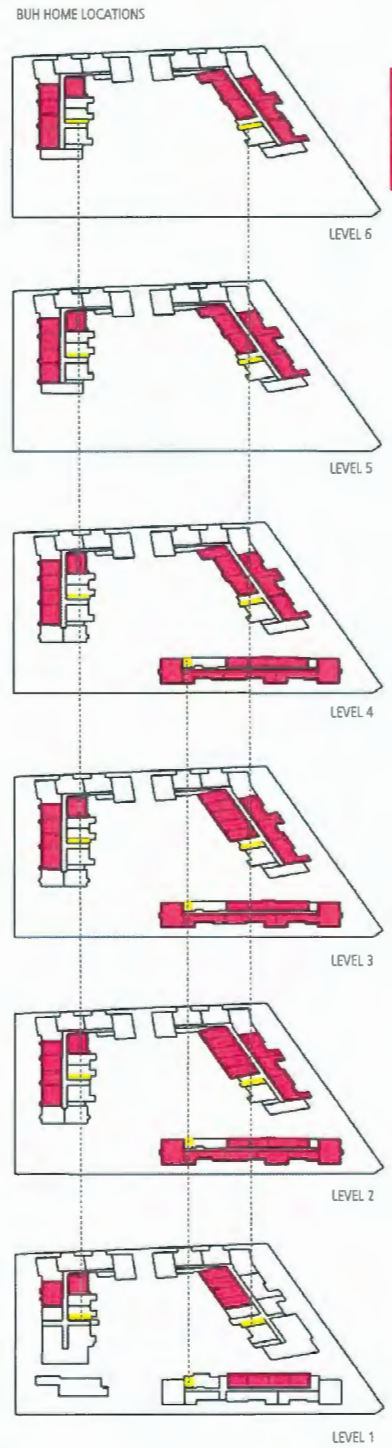


RIVER POINTE
#10611 and #10751
River Drive for
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DP 23-029453 - RESUBMISSION
MARCH 04, 2024

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

April 5, 2024
 DP 23-029453
 DP Plan #6

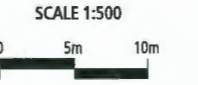


- LEGEND
- BUH UNITS
 - ACCESSIBLE PATHS
 - ELEVATOR LOCATION

SEE FLOOR PLAN AND UNIT PLAN PAGES FOR UNIT LAYOUTS.



ACCESSIBILITY STRATEGY



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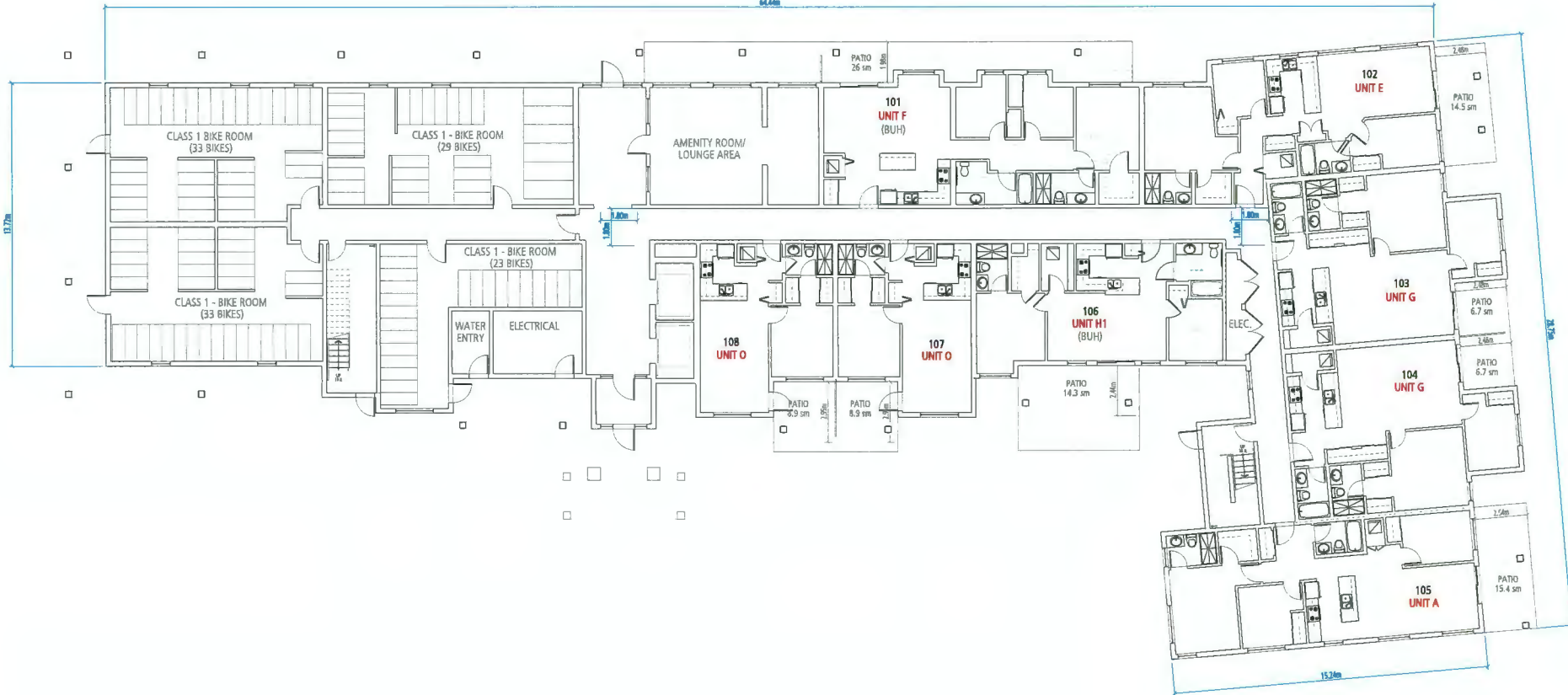
RIVER POINTE
 #10611 and #10751
 River Drive for
 Bains Properties Inc.

DP 23-029453 - RESUBMISSION
 MARCH 04, 2024



NOTE:
 ALL BUH UNITS ARE DESIGNED PER RICHMOND ZONING BYLAW SECTION 4: GENERAL DEVELOPMENT REGULATIONS - 4.16 BASIC UNIVERSAL HOUSING FEATURES.
 ALL UNITS WILL INCORPORATE AGING IN PLACE FEATURES SUCH AS:
 - BLOCKING IN BATHROOM WALLS FOR INSTALLATION OF GRAB-BARS (BESIDE TOILET, TUB AND SHOWER)
 - PROVISION OF LEVER HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES
 - ENTRY DOORS MINIMUM 855 MM CLEAR OPENING

April 5, 2024
 DP 23-029453
 DP Plan #7

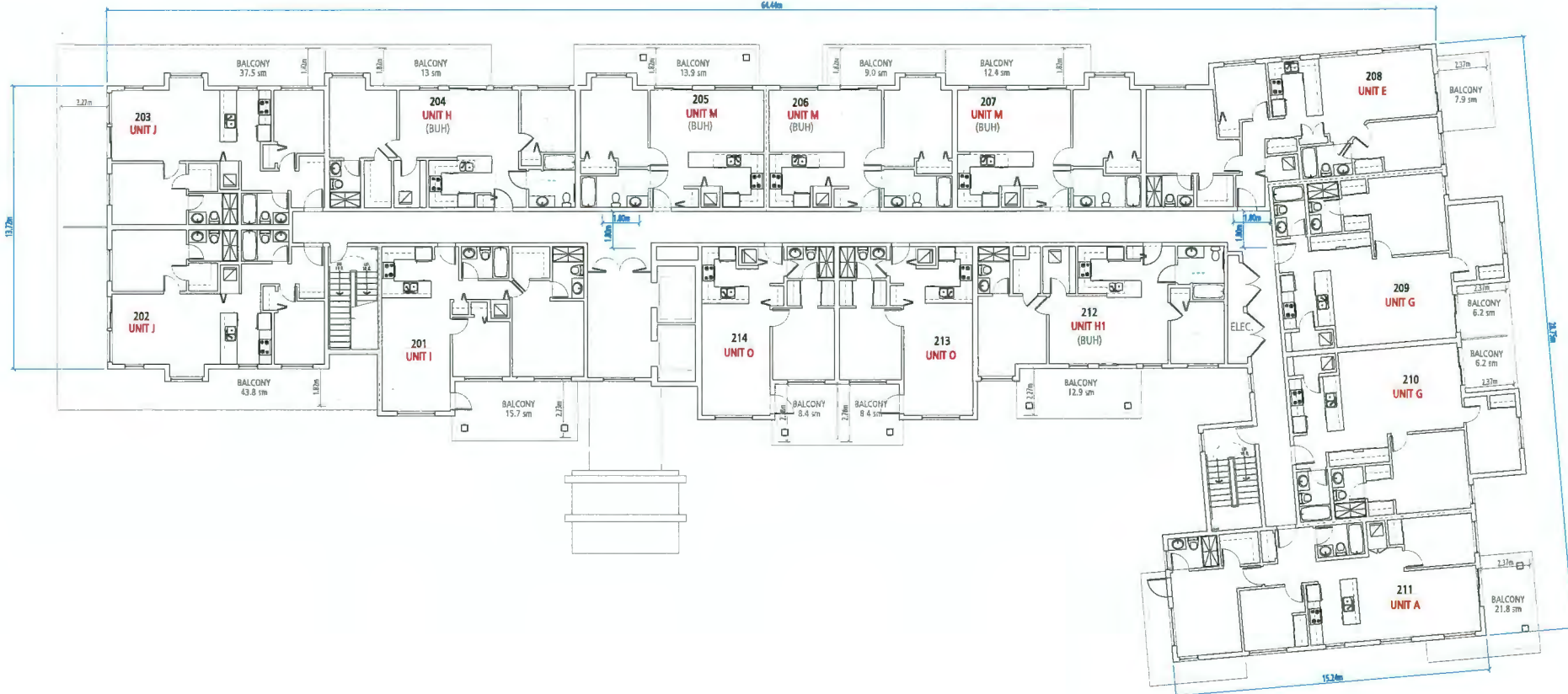


BUILDING 1
 LEVEL 1



NW BUILDING
 (BUILDING 1)
 LEVELS 1 & 2

SCALE 1" = 25' - 0"
 0 1m 5m



BUILDING 1
 LEVEL 2

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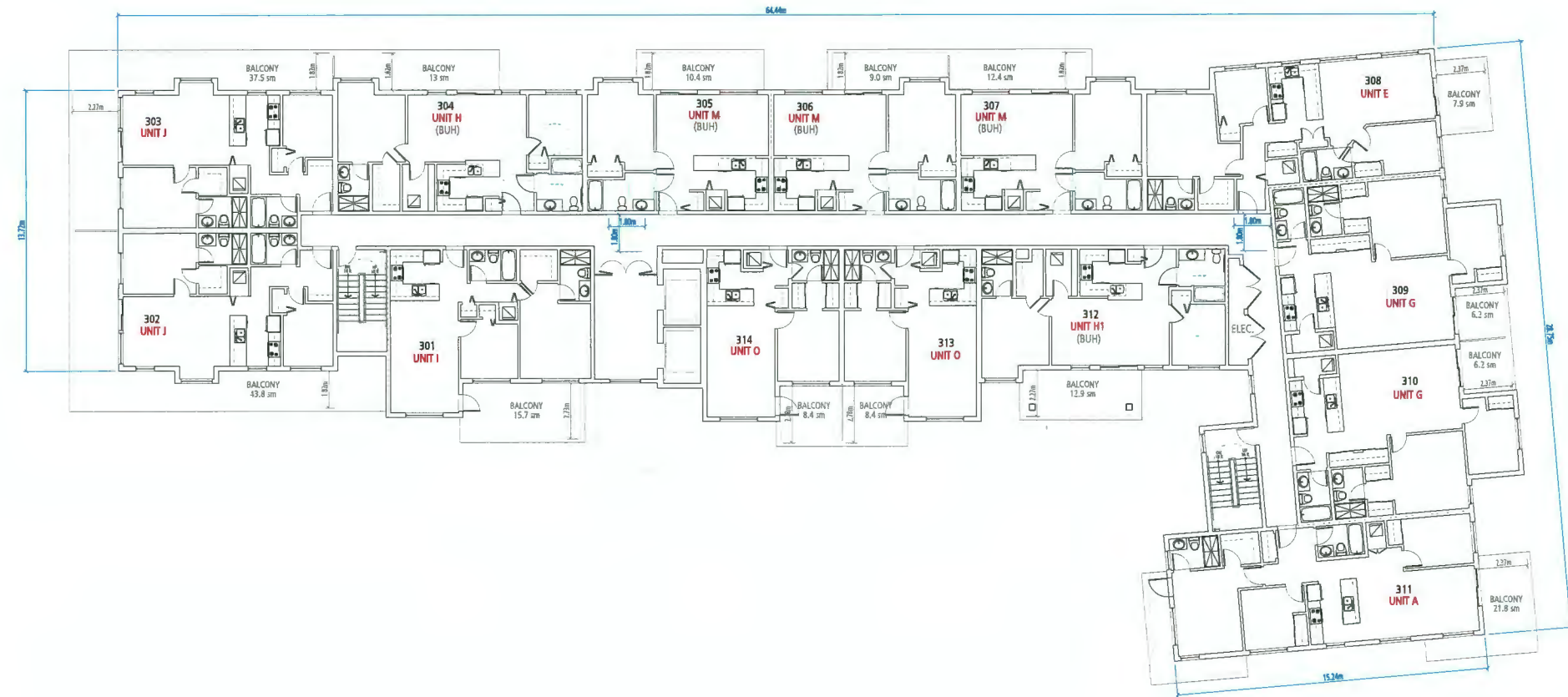


RIVER POINTE
 #10611 and #10751
 River Drive for
 Bains Properties Inc.

DP 23-029453 - RESUBMISSION
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 - ENTRY DOORS MINIMUM 855 MM CLEAR OPENING

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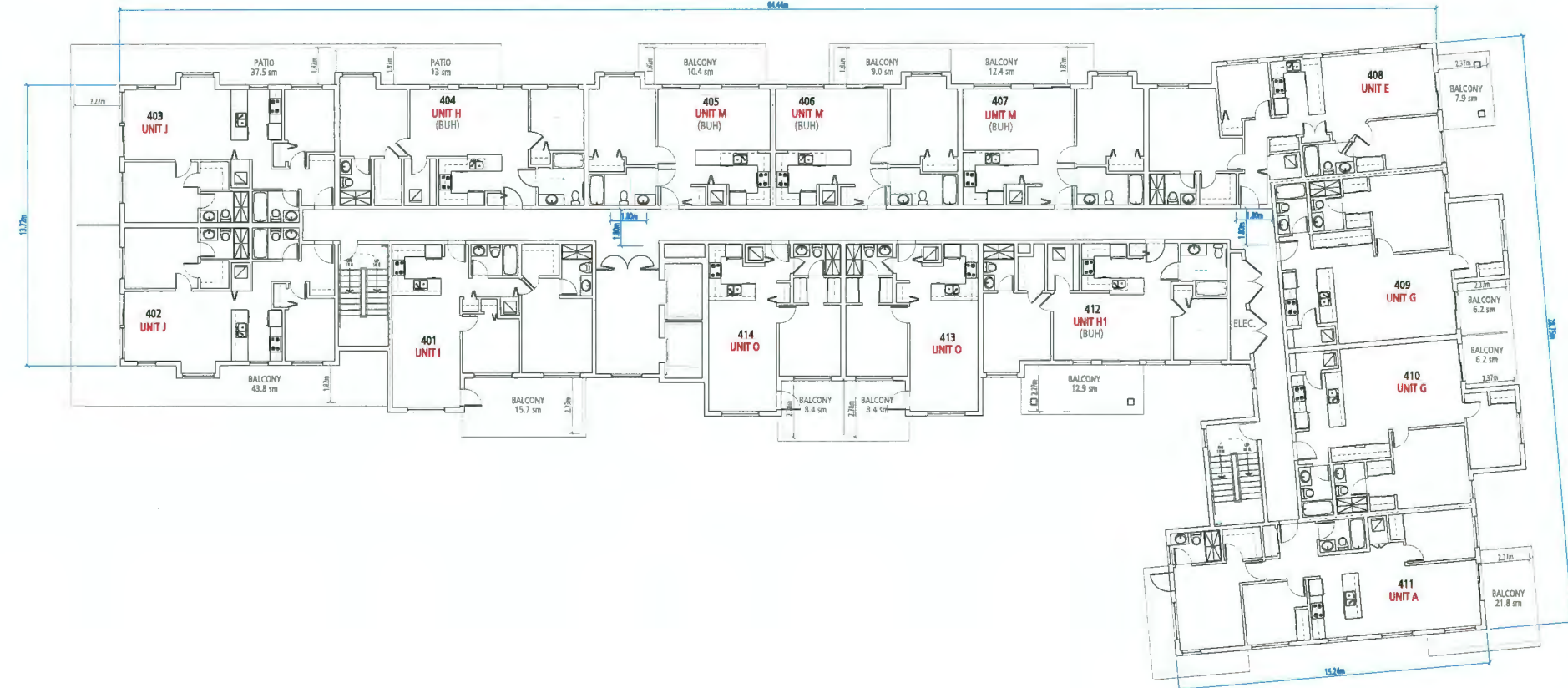


BUILDING 1
 LEVEL 3



NW BUILDING
 (BUILDING 1)
 LEVELS 3 & 4

SCALE 1" = 25' - 0"
 0 1m 5m



BUILDING 1
 LEVEL 4

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BUILDING 1
 LEVEL 5



NW BUILDING
 (BUILDING 1)
 LEVELS 5 & 6

SCALE 1" = 25' - 0"



BUILDING 1
 LEVEL 6

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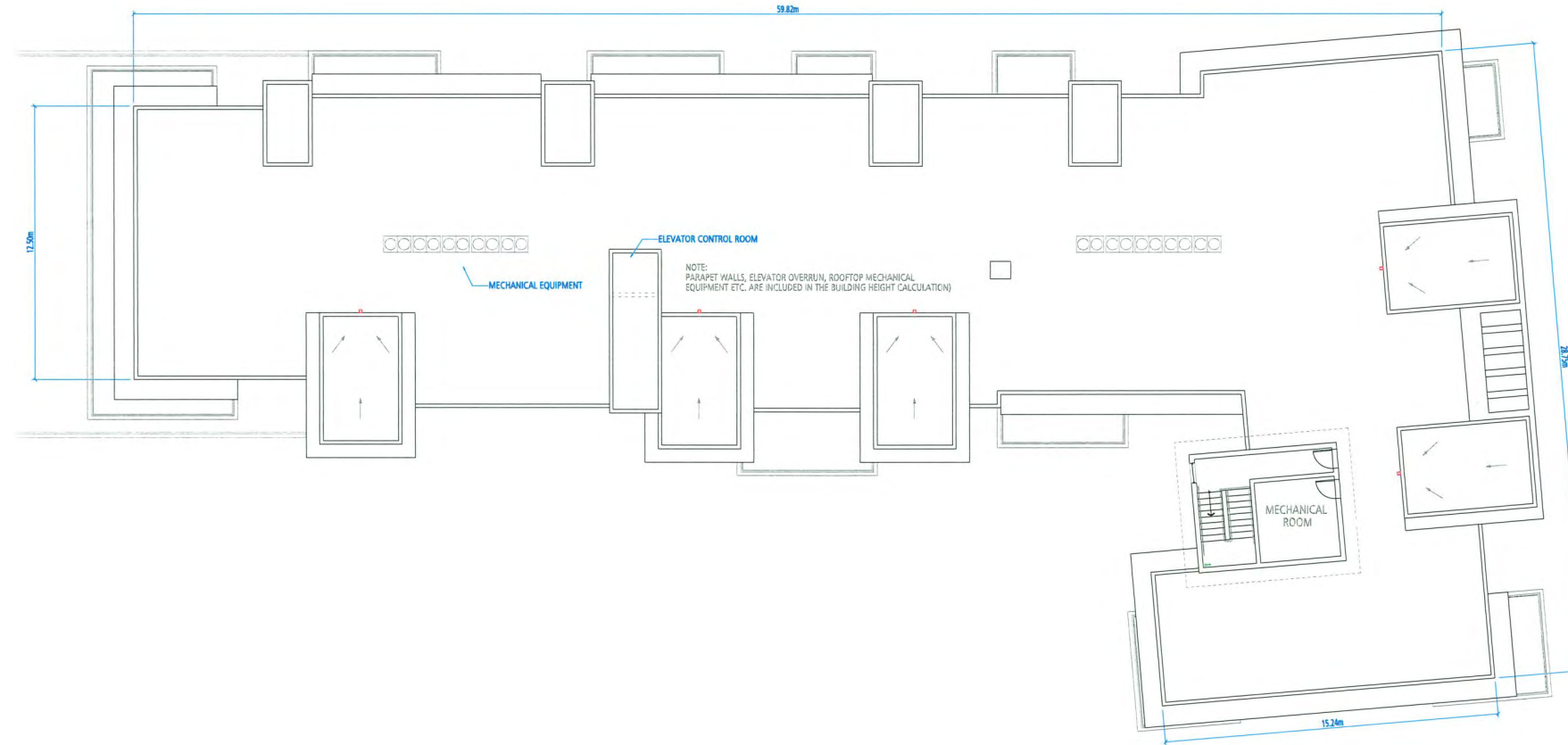


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**BUILDING 1
ROOF PLAN**



**NW BUILDING
(BUILDING 1)
ROOF PLAN**

SCALE 1" = 25' - 0"



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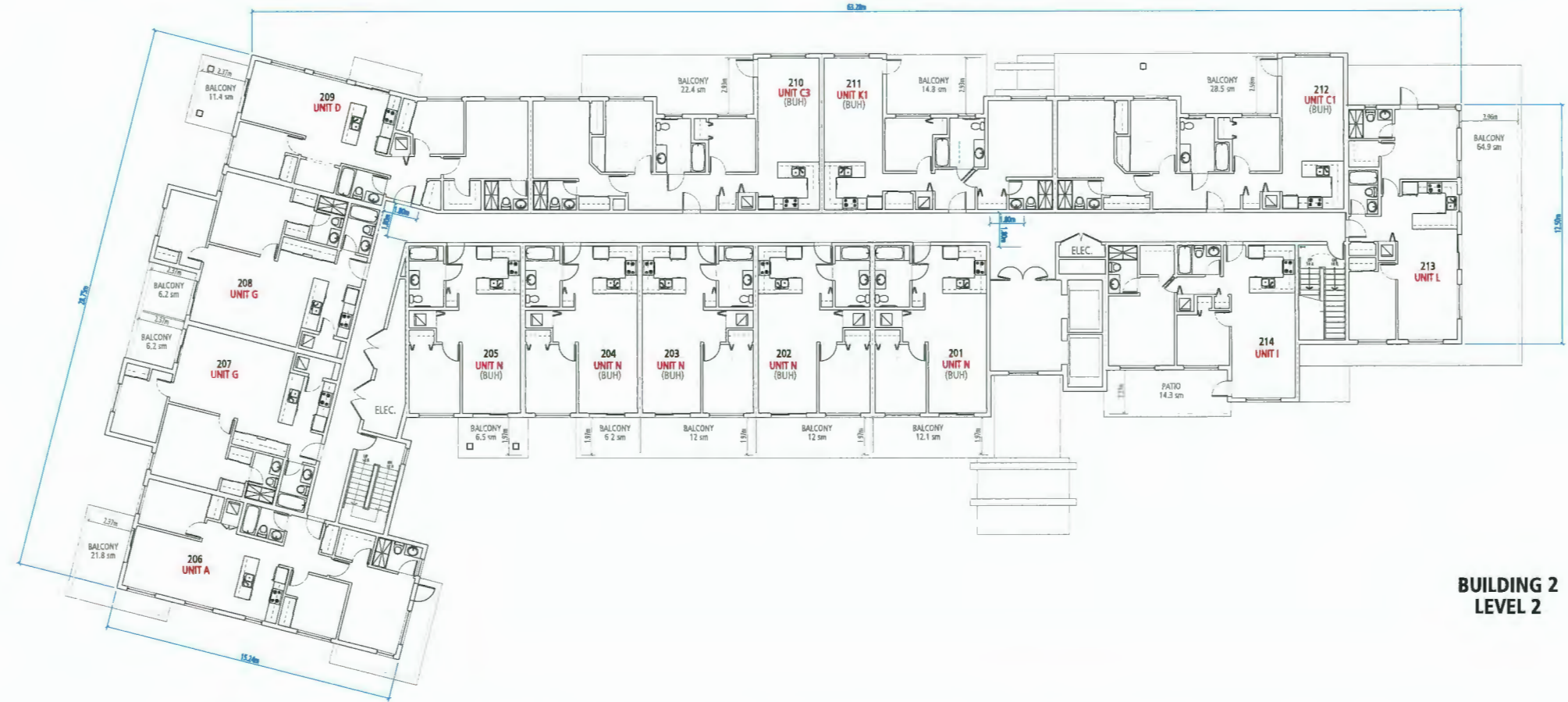


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 DP Plan #11



BUILDING 2
 LEVEL 1



BUILDING 2
 LEVEL 2



NE BUILDING
 (BUILDING 2)
 LEVELS 1 & 2

SCALE 1" = 25' - 0"
 0 1m 5m

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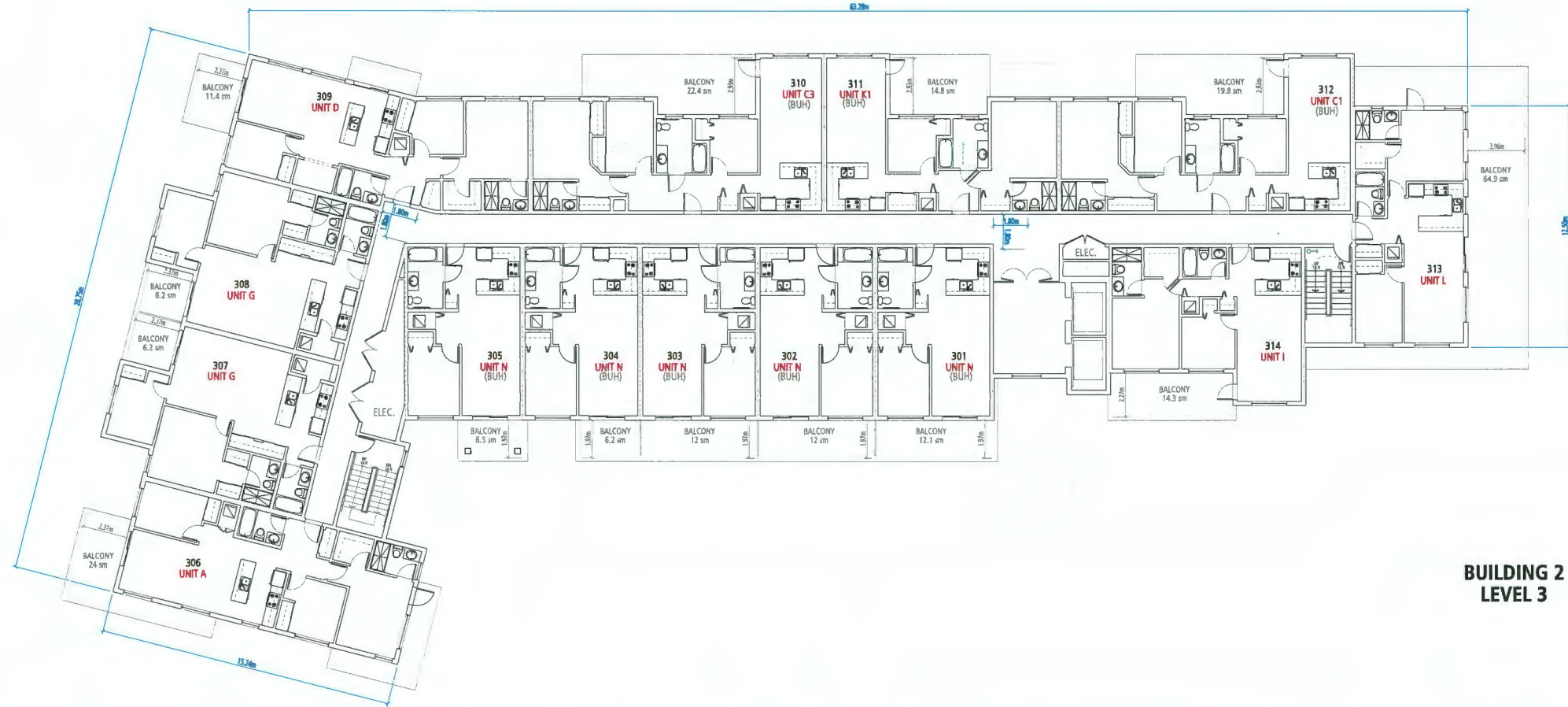
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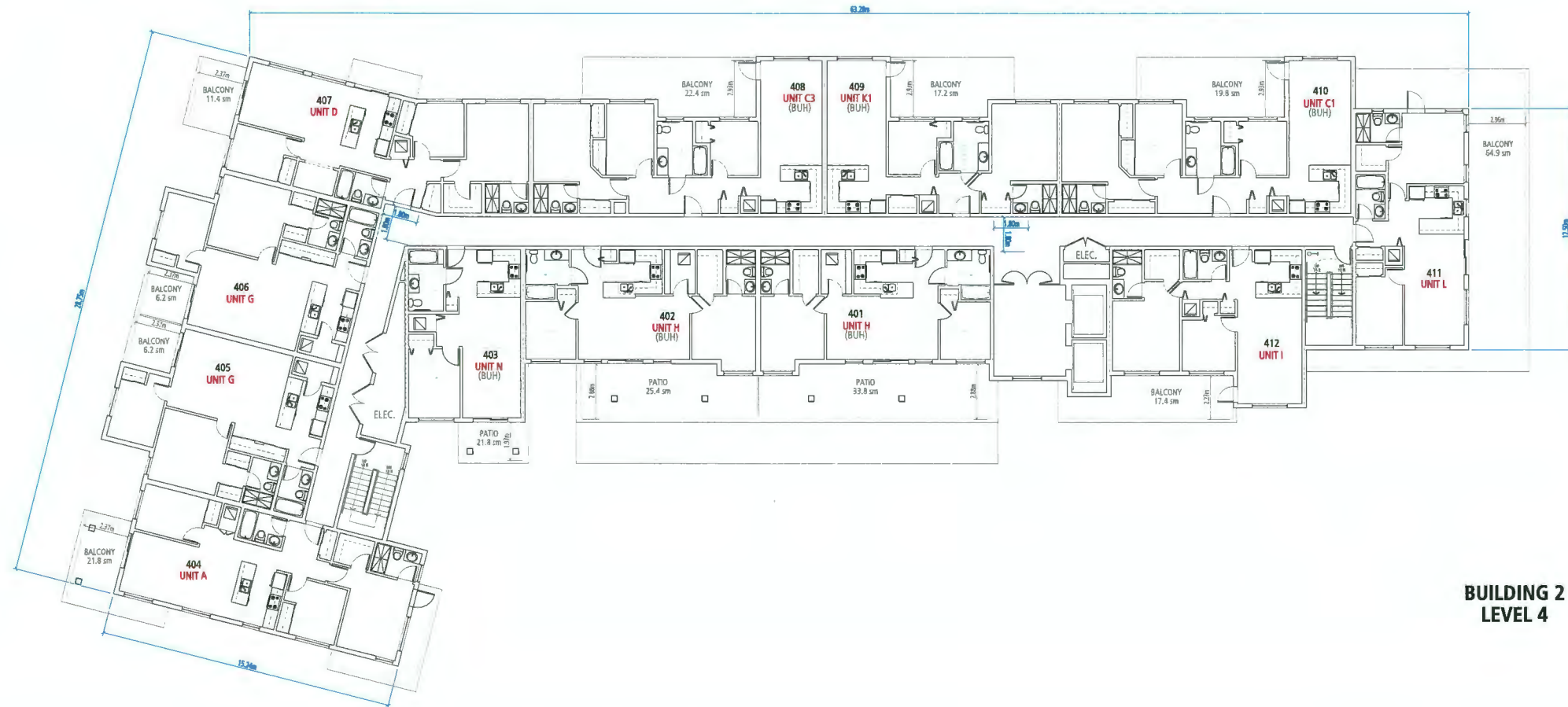
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 DP Plan #12



BUILDING 2
 LEVEL 3



BUILDING 2
 LEVEL 4



NE BUILDING
 (BUILDING 2)
 LEVELS 3 & 4

SCALE 1" = 25' - 0"
 0 1m 5m

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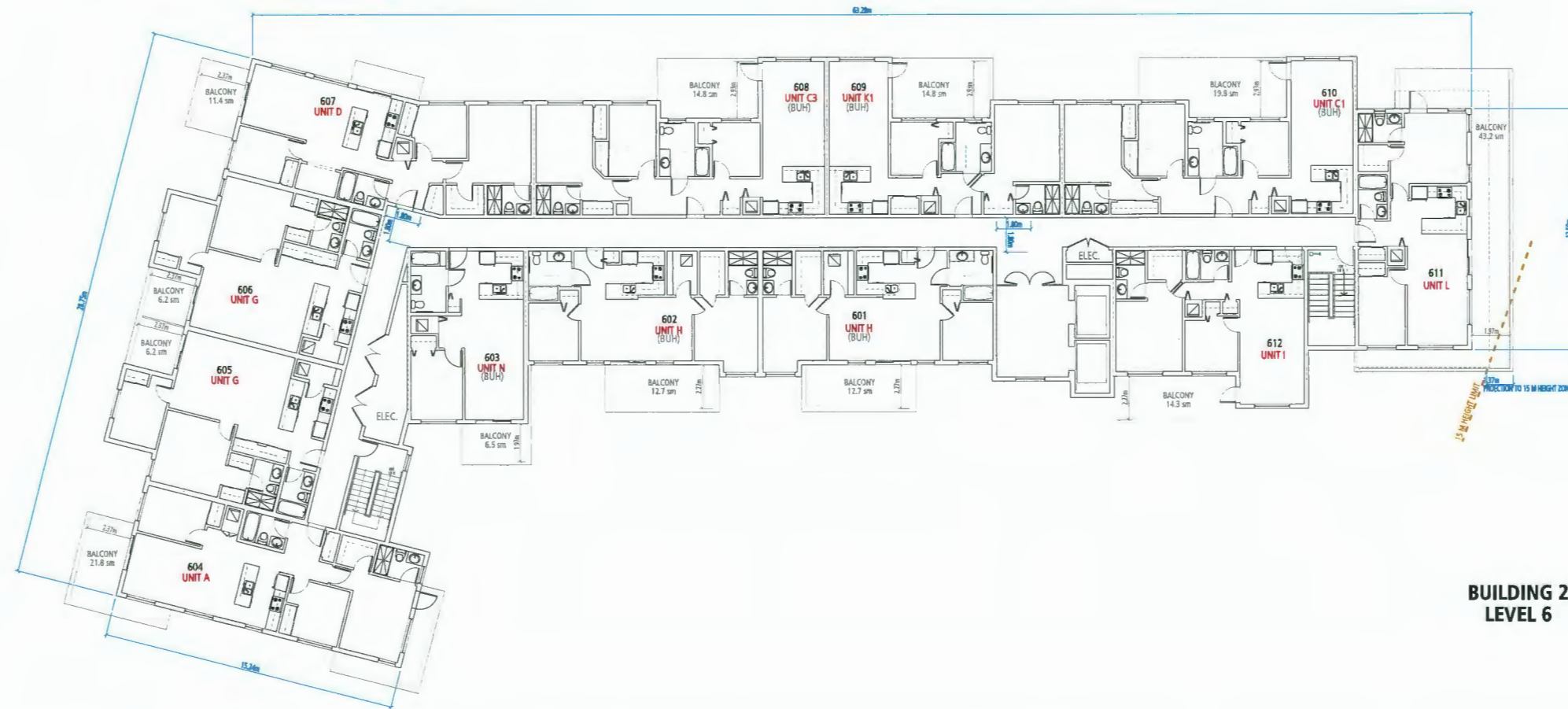
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**BUILDING 2
LEVEL 5**



**BUILDING 2
LEVEL 6**

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**NE BUILDING
 (BUILDING 2)
 LEVELS 5 & 6**

SCALE 1" = 25' - 0"
 0 1m 5m

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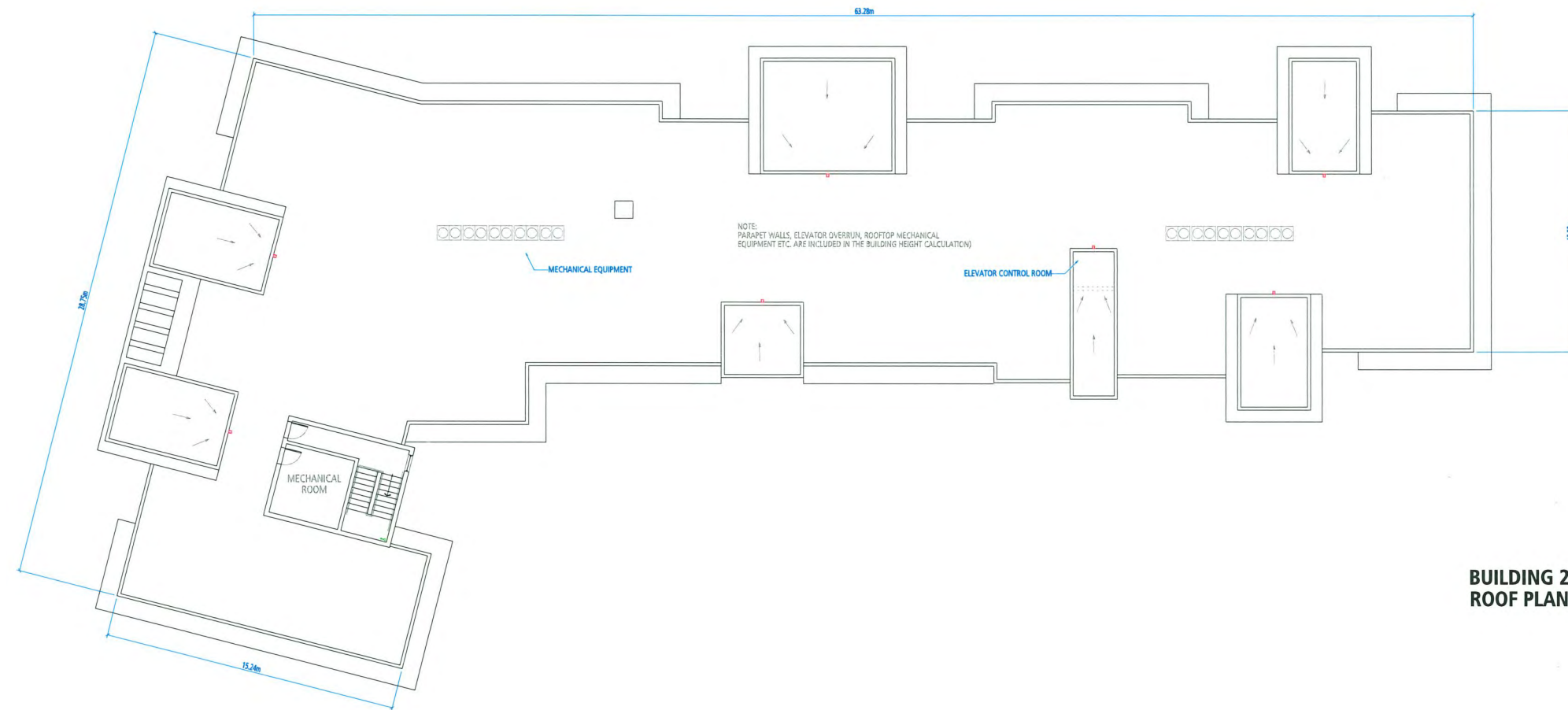


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**BUILDING 2
ROOF PLAN**



**NE BUILDING
(BUILDING 2)
ROOF PLAN**

SCALE 1" = 25' - 0"
0 1m 5m

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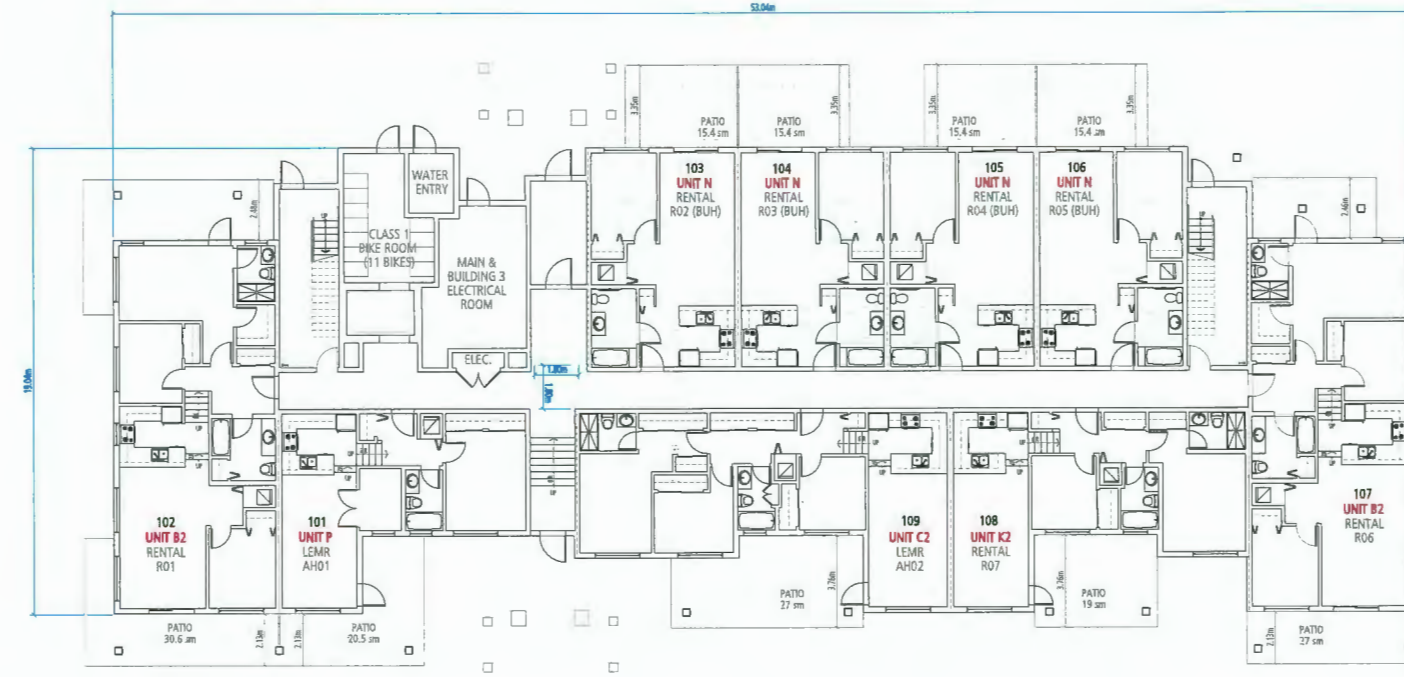
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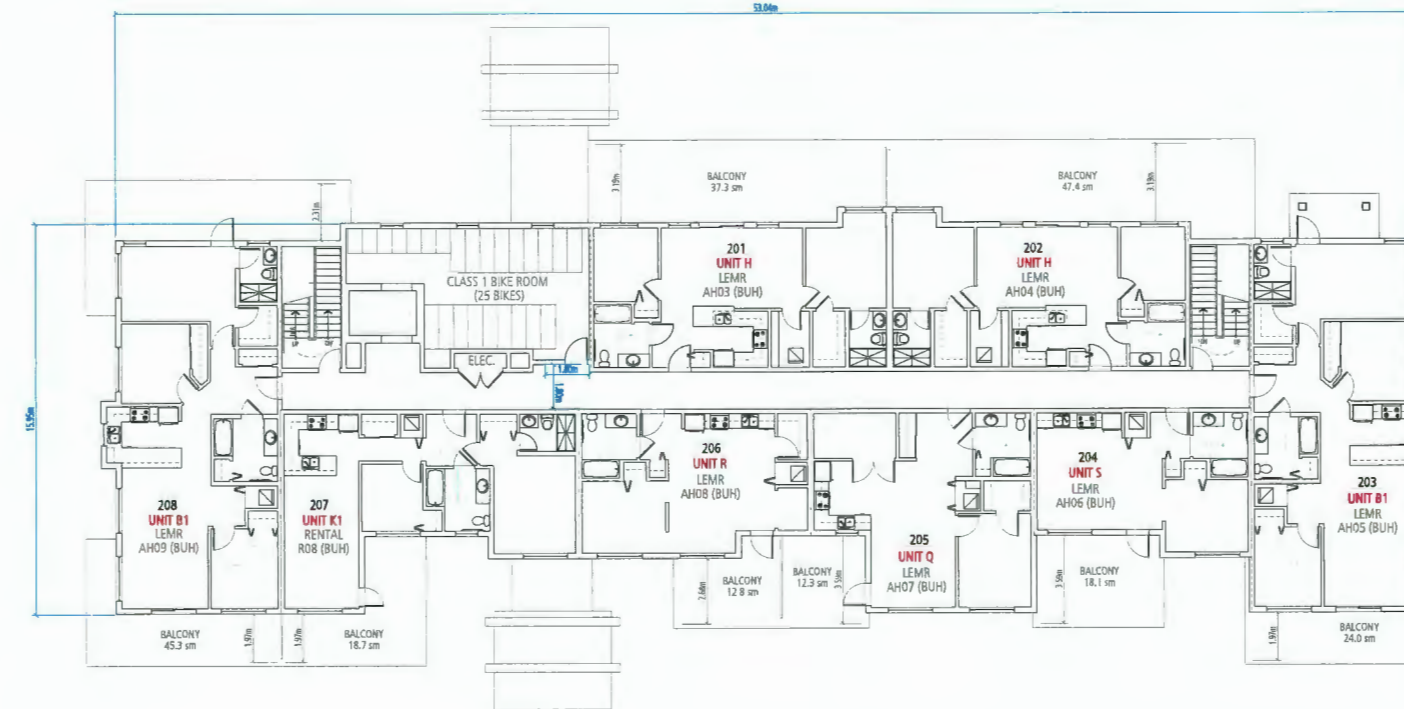
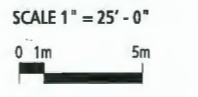
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BUILDING 3
 LEVEL 1



SE BUILDING
 (BUILDING 3)
 LEVELS 1 & 2



BUILDING 3
 LEVEL 2

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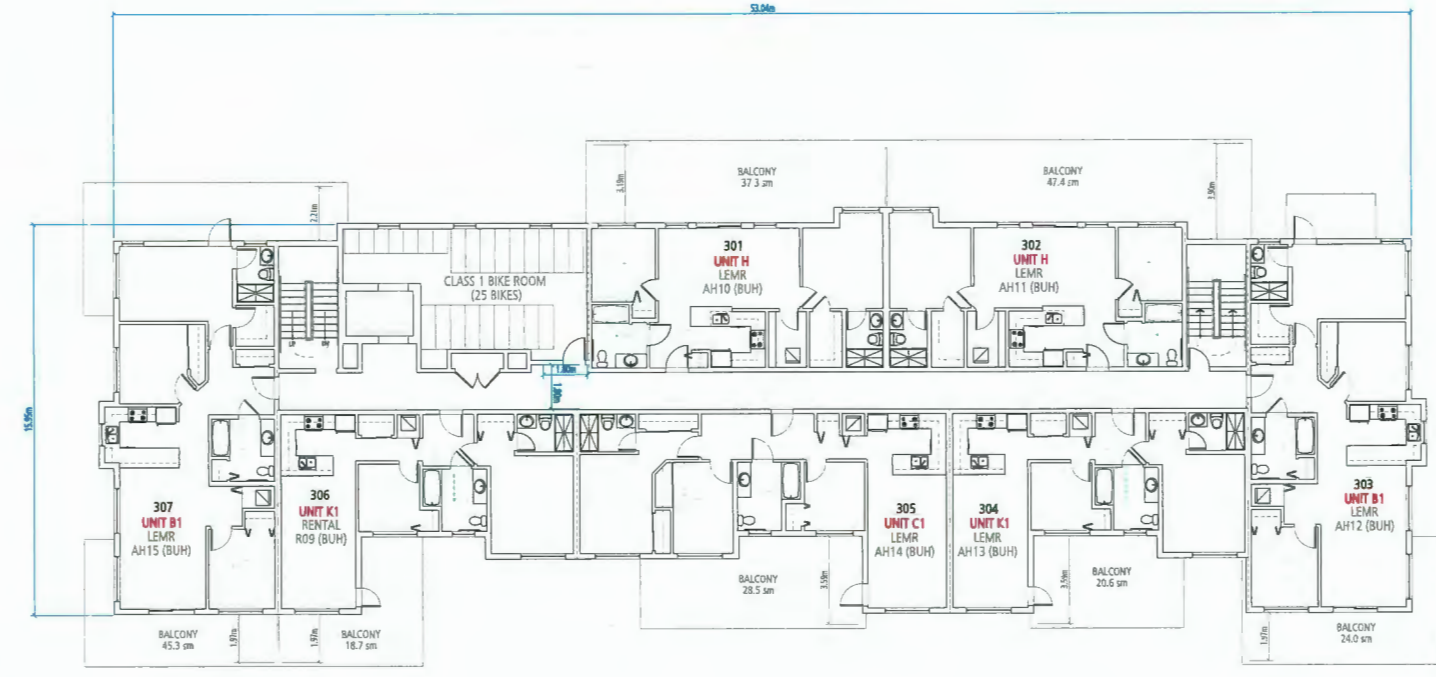
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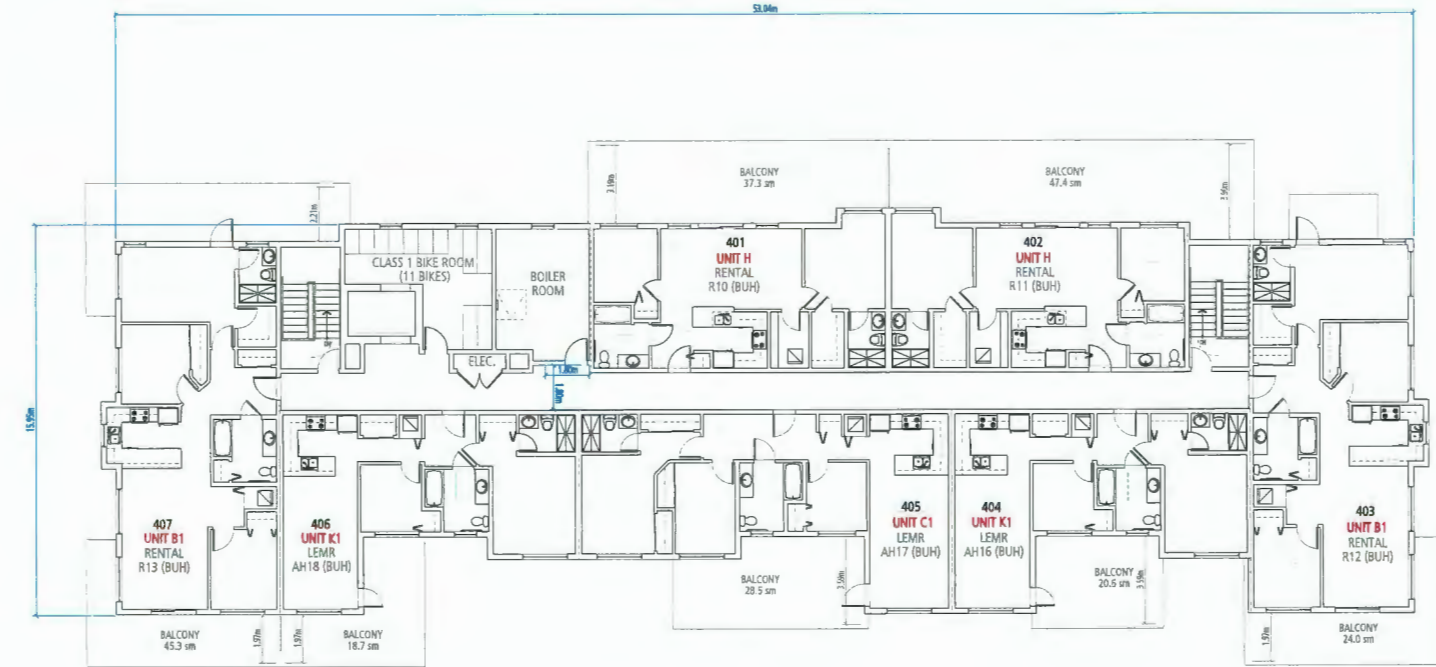
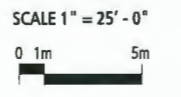
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BUILDING 3
 LEVEL 3



SE BUILDING
 (BUILDING 3)
 LEVELS 3 & 4



BUILDING 3
 LEVEL 4

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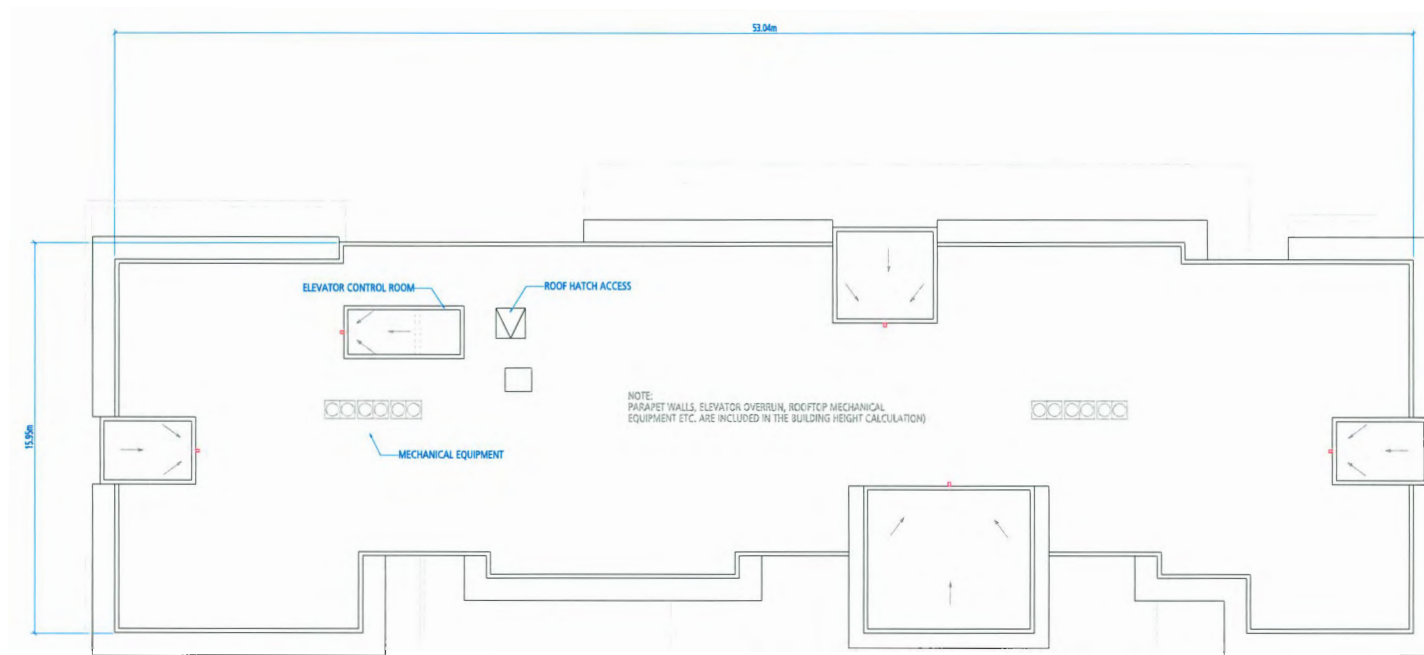


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**BUILDING 3
ROOF PLAN**



**SE BUILDING
(BUILDING 3)
ROOF PLAN**

SCALE 1" = 25' - 0"



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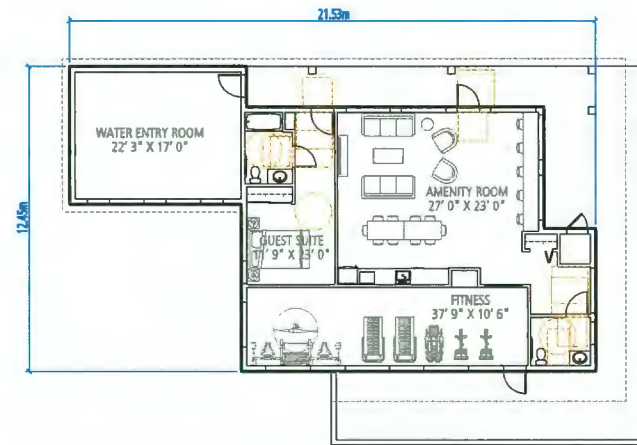
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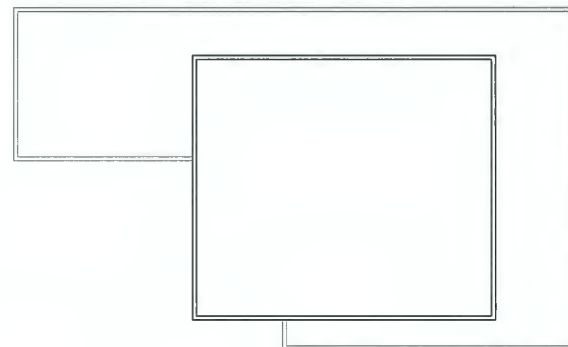
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LEVEL 1



ROOF PLAN

INDOOR AMENITY AREA SUMMARY			
	GROSS AREA	EXCLUSIONS	NET AREA
AMENITY BUILDING	2,003 sf	433 sf	1,570 sf
BUILDING 1	500 sf		
BUILDING 2	548 sf		
TOTAL	3,051 sf	433 sf	2,618 sf
FAR			0.024



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

- EXTERIOR FINISHES**
- HARDE BOARD AND BATTEN :**
 - ① colour to match SW IRON ORE 7099
 - HARDE HORIZONTAL SIDING :**
 - ② colour to match SW EXTRA WHITE 7006
 - ③ colour to match SW RIVER ROCK
 - HARDE PANELS :**
 - ④ colour to match SW EXTRA WHITE 7006
 - ⑤ colour to match SW IRON ORE 7099
 - ⑥ colour to match SW RIVER ROCK 8215
 - ⑦ colour to match HARDE EVENING BLUE
 - ⑧ colour to match SW STARGAZER 9535
 - ⑨ colour to match SW PORTSMOUTH 9944
 - VINYL DOORS AND WINDOWS**
 - ⑦ colour to match SW IRON ORE 7099
 - DOOR AND WINDOW TRIMS**
 - ⑦ colour to match SW EXTRA WHITE 7006
 - ⑧ colour to match SW IRON ORE 7099
 - METAL FLASHING :**
 - ④ colour to match SW EXTRA WHITE 7006
 - ⑤ colour to match SW IRON ORE 7099
 - HARDE SOFFIT - VENTED SMOOTH :**
 - ④ colour to match SW EXTRA WHITE 7006
 - ⑤ colour to match SW IRON ORE 7099
 - ⑥ wood tone to match FISHER COATING CEDERTONE
 - ⑪ BACKED CONCRETE FINISH
 - ⑫ GLASS AND ALUMINUM RAILING: colour to match SW IRON ORE 7099
 - ⑬ HEAVY TIMBER
 - ⑭ PRIVACY SCREEN: GLAZING METAL FRAME (SW Iron Ore)
- EXTERIOR DOOR**
- ⑩ colour to match SW IRON ORE 7099
 - ⑥ colour to match SW RIVER ROCK 8215
 - ⑦ colour to match HARDE EVENING BLUE
 - ⑧ colour to match SW STARGAZER 9535
 - ⑨ colour to match SW PORTSMOUTH 9944

SW BUILDING (AMENITY)

SCALE 1" = 25' - 0"



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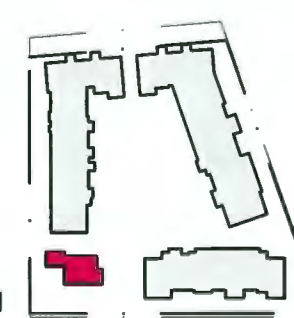


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KEY PLAN



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EXTERIOR FINISHES

HARDBOARD AND BATTEN:
 ① colour to match SW IRON ORE 7089

HARDBOARD HORIZONTAL SIDING:
 ② colour to match SW EXTRA WHITE 7008
 ③ colour to match SW RIVER ROCK

HARDBOARD PANELS:
 ④ colour to match SW EXTRA WHITE 7008
 ⑤ colour to match SW IRON ORE 7089
 ⑥ colour to match SW RIVER ROCK 8215
 ⑦ colour to match HARDBOARD EVENING BLUE
 ⑧ colour to match SW STARGAZER 9836
 ⑨ colour to match SW PORTSMOUTH 9844

VINYL DOORS AND WINDOWS
 ⑩ colour to match SW IRON ORE 7089

DOOR AND WINDOW TRIMS
 ⑪ colour to match SW EXTRA WHITE 7008
 ⑫ colour to match SW IRON ORE 7089

METAL FLASHING:
 ⑬ colour to match SW EXTRA WHITE 7008
 ⑭ colour to match SW IRON ORE 7089

HARDBOARD SOFFIT - VENTED SMOOTH:
 ⑮ colour to match SW EXTRA WHITE 7008
 ⑯ colour to match SW IRON ORE 7089
 ⑰ wood tone to match FISHER COATING CEDERTONE

BACKED CONCRETE FINISH
 ⑱ GLASS AND ALUMINUM RAILING:
 colour to match SW IRON ORE 7089

HEAVY TIMBER
 ⑲ PRIVACY SCREEN:
 GLAZING/METAL FRAME (SW Iron Ore)

EXTERIOR DOOR
 ⑳ colour to match SW IRON ORE 7089
 ㉑ colour to match SW RIVER ROCK 8215
 ㉒ colour to match HARDBOARD EVENING BLUE
 ㉓ colour to match SW STARGAZER 9836
 ㉔ colour to match SW PORTSMOUTH 9844

NW BUILDING (BUILDING 1) ELEVATIONS

SCALE 1" = 25' - 0"
 0 1m 5m

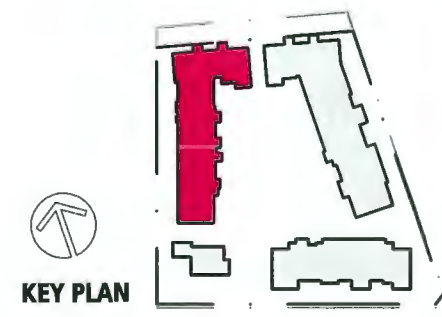
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KEY PLAN

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WEST ELEVATION

EXTERIOR FINISHES

HARDIE BOARD AND BATTEN:
 ① colour to match SW IRON ORE 7000

HARDIE HORIZONTAL SIDING:
 ② colour to match SW EXTRA WHITE 7000
 ③ colour to match SW RIVER ROCK

HARDIE PANELS:
 ④ colour to match SW EXTRA WHITE 7000
 ⑤ colour to match SW IRON ORE 7000
 ⑥ colour to match SW RIVER ROCK 0215
 ⑦ colour to match HARDIE EVENING BLUE
 ⑧ colour to match SW STARGAZER 0036
 ⑨ colour to match SW PORTSMOUTH 9044

VINYL DOORS AND WINDOWS
 ⑩ colour to match SW IRON ORE 7000

DOOR AND WINDOW TRIMS
 ⑪ colour to match SW EXTRA WHITE 7000
 ⑫ colour to match SW IRON ORE 7000

METAL FLASHING:
 ⑬ colour to match SW EXTRA WHITE 7000
 ⑭ colour to match SW IRON ORE 7000

HARDIE SOFFIT - VENTED SMOOTH:
 ⑮ colour to match SW EXTRA WHITE 7000
 ⑯ colour to match SW IRON ORE 7000
 ⑰ wood tone to match FISHER COATING CEDERTONE

BACKED CONCRETE FINISH
 ⑱

GLASS AND ALUMINUM RAILINGS:
 ⑲ colour to match SW IRON ORE 7000

HEAVY TIMBER
 ⑳

PRIVACY SCREENS:
 ㉑ GLAZING/METAL FRAME (SW Iron Ore)

EXTERIOR DOOR
 ㉒ colour to match SW IRON ORE 7000
 ㉓ colour to match SW RIVER ROCK 0215
 ㉔ colour to match HARDIE EVENING BLUE
 ㉕ colour to match SW STARGAZER 0036
 ㉖ colour to match SW PORTSMOUTH 9044

**NW BUILDING
 (BUILDING 1)
 ELEVATIONS**

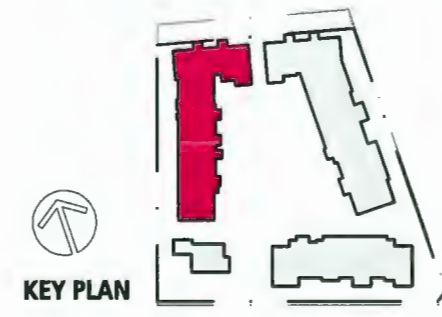
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RIVER POINTE
 #10611 and #10751
 River Drive for
 Bains Properties Inc.

DP 23-029453 - RESUBMISSION
 MARCH 04, 2024



NORTH ELEVATION

April 5, 2024
 DP 23-029453
 DP Plan #21



WEST ELEVATION

EXTERIOR FINISHES

HARDBOARD AND BATTEN:
 ① colour to match SW IRON ORE 7099

HARDIE HORIZONTAL SIDING:
 ② colour to match SW EXTRA WHITE 7006
 ③ colour to match SW RIVER ROCK

HARDBOARD PANELS:
 ④ colour to match SW EXTRA WHITE 7006
 ⑤ colour to match SW IRON ORE 7099
 ⑥ colour to match SW RIVER ROCK 8215
 ⑦ colour to match HARDBIE EVENING BLUE
 ⑧ colour to match SW STARGAZER 9535
 ⑨ colour to match SW PORTSMOUTH 8844

VINYL DOORS AND WINDOWS
 ⑩ colour to match SW IRON ORE 7099

DOOR AND WINDOW TRIMS
 ⑪ colour to match SW EXTRA WHITE 7006
 ⑫ colour to match SW IRON ORE 7099

METAL FLASHING:
 ⑬ colour to match SW EXTRA WHITE 7006
 ⑭ colour to match SW IRON ORE 7099

HARDBOARD SOFFT - VENTED SMOOTH:
 ⑮ colour to match SW EXTRA WHITE 7006
 ⑯ colour to match SW IRON ORE 7099
 ⑰ wood tone to match FISHER COATING CEDERTONE

BACKED CONCRETE FINISH
 ⑱ GLASS AND ALUMINUM RAILING:
 ⑲ colour to match SW IRON ORE 7099

HEAVY TIMBER
 ⑳ PRIVACY SCREEN:
 ㉑ GLAZING/METAL FRAME (SW Iron Ore)

EXTERIOR DOOR
 ㉒ colour to match SW IRON ORE 7099
 ㉓ colour to match SW RIVER ROCK 8215
 ㉔ colour to match HARDBIE EVENING BLUE
 ㉕ colour to match SW STARGAZER 9535
 ㉖ colour to match SW PORTSMOUTH 8844

NE BUILDING (BUILDING 2) ELEVATIONS

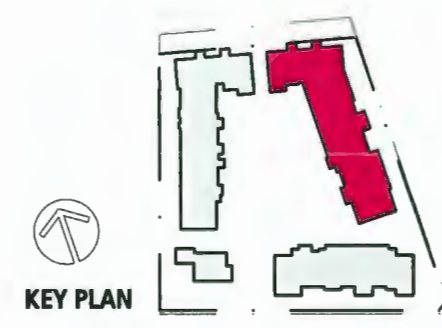
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DP 23-029453 - RESUBMISSION
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NORTH ELEVATION

April 5, 2024
 DP 23-029453
 DP Plan #22



EAST ELEVATION

- EXTERIOR FINISHES**
- HARDE BOARD AND BATTEN :**
 - ① colour to match SW IRON ORE 7088
 - HARDE HORIZONTAL SIDING :**
 - ② colour to match SW EXTRA WHITE 7088
 - ③ colour to match SW RIVER ROCK
 - HARDE PANELS :**
 - ④ colour to match SW EXTRA WHITE 7088
 - ⑤ colour to match SW IRON ORE 7088
 - ⑥ colour to match SW RIVER ROCK 8215
 - ⑦ colour to match HARDE EVENING BLUE
 - ⑧ colour to match SW STARGAZER 9835
 - ⑨ colour to match SW PORTSMOUTH 9844
 - VINYL DOORS AND WINDOWS**
 - ⑦ colour to match SW IRON ORE 7088
 - DOOR AND WINDOW TRIMS**
 - ④ colour to match SW EXTRA WHITE 7088
 - ⑥ colour to match SW IRON ORE 7088
 - METAL FLASHING :**
 - ⑥ colour to match SW EXTRA WHITE 7088
 - ⑦ colour to match SW IRON ORE 7088
 - HARDE BOFFIT - VENTED SMOOTH :**
 - ④ colour to match SW EXTRA WHITE 7088
 - ⑤ colour to match SW IRON ORE 7088
 - ⑥ wood tone to match FISHER COATING CEDERTONE
 - BACKED CONCRETE FINISH**
 - ⑪ GLASS AND ALUMINUM RAILING : colour to match SW IRON ORE 7088
 - HEAVY TIMBER**
 - ⑫ PRIVACY SCREEN: GLAZING/METAL FRAME (SW Iron Ore)
 - EXTERIOR DOOR**
 - ⑩ colour to match SW IRON ORE 7088
 - ⑬ colour to match SW RIVER ROCK 8215
 - ⑭ colour to match HARDE EVENING BLUE
 - ⑮ colour to match SW STARGAZER 9835
 - ⑯ colour to match SW PORTSMOUTH 9844

**NE BUILDING
 (BUILDING 2)
 ELEVATIONS**

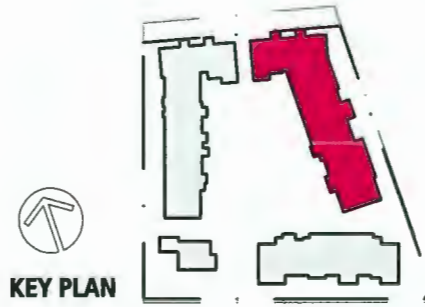
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 River Drive for
 Bains Properties Inc.

DP 23-029453 - RESUBMISSION
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SOUTH ELEVATION

April 5, 2024
 DP 23-029453
 DP Plan #23



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

- EXTERIOR FINISHES**
- 1 HARDIE BOARD AND BATTEN:
colour to match SW IRON ORE 7089
 - 2a HARDIE HORIZONTAL SIDING:
colour to match SW EXTRA WHITE 7008
 - 2b colour to match SW RIVER ROCK
 - HARDIE PANELS:
3a colour to match SW EXTRA WHITE 7008
 - 3b colour to match SW IRON ORE 7089
 - 3c colour to match SW RIVER ROCK #215
 - 3d colour to match HARDIE EVENING BLUE
 - 3e colour to match SW STARGAZER 0835
 - 3f colour to match SW PORTSMOUTH 0844
 - VINYL DOORS AND WINDOWS
7 colour to match SW IRON ORE 7089
 - DOOR AND WINDOW TRIMS
10a colour to match SW EXTRA WHITE 7008
 - 10b colour to match SW IRON ORE 7089
 - METAL FLASHING:
13 colour to match SW EXTRA WHITE 7008
 - 14 colour to match SW IRON ORE 7089
 - HARDIE SOFFIT - VENTED SMOOTH:
11 colour to match SW EXTRA WHITE 7008
 - 12 colour to match SW IRON ORE 7089
 - 15 wood tone to match FISHER COATING CEDERTONE
 - 11 BACKED CONCRETE FINISH
 - 12 GLASS AND ALUMINUM RAILING:
colour to match SW IRON ORE 7089
 - 13 HEAVY TIMBER
 - 14 PRIVACY SCREEN:
GLAZING/METAL FRAME (SW Iron Ore)
 - EXTERIOR DOOR
3a colour to match SW IRON ORE 7089
 - 3b colour to match SW RIVER ROCK #215
 - 3c colour to match HARDIE EVENING BLUE
 - 3d colour to match SW STARGAZER 0835
 - 3e colour to match SW PORTSMOUTH 0844

SE BUILDING (BUILDING 3) ELEVATIONS

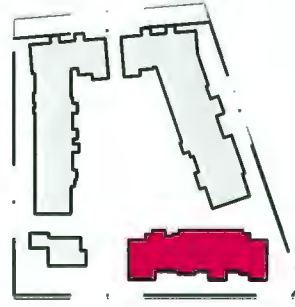
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3d 15d



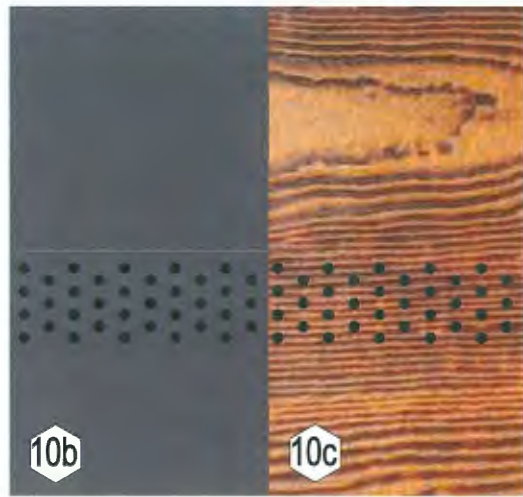
3e 15e



3f 15f



3c 15c 2b



10a

10b

10c

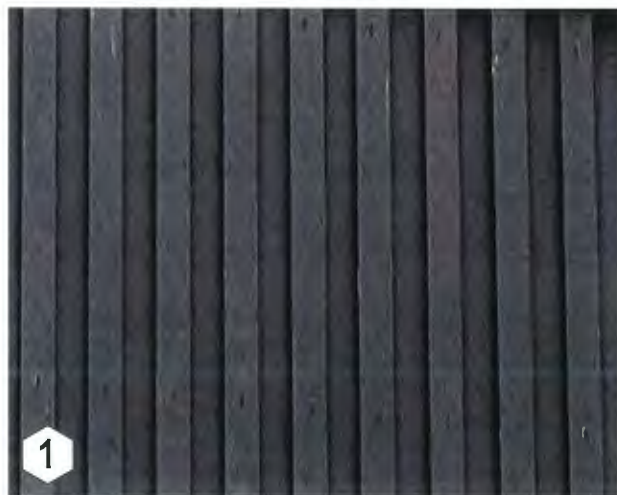
2a 3a 8a



3b 7 8b



11



1



13

EXTERIOR FINISHES	
HARDIE BOARD AND BATTEN :	
1	colour to match SW IRON ORE 7069
HARDIE HORIZONTAL SIDING :	
2a	colour to match SW EXTRA WHITE 7006
2b	colour to match SW RIVER ROCK
HARDIE PANELS :	
3a	colour to match SW EXTRA WHITE 7006
3b	colour to match SW IRON ORE 7069
3c	colour to match SW RIVER ROCK 8215
3d	colour to match HARDIE EVENING BLUE
3e	colour to match SW STARGAZER 9635
3f	colour to match SW PORTSMOUTH 9644
VINYL DOORS AND WINDOWS	
7	colour to match SW IRON ORE 7069
DOOR AND WINDOW TRIMS	
8a	colour to match SW EXTRA WHITE 7006
8b	colour to match SW IRON ORE 7069
METAL FLASHING :	
9a	colour to match SW EXTRA WHITE 7006
9b	colour to match SW IRON ORE 7069
HARDIE SOFFIT - VENTED SMOOTH :	
10a	colour to match SW EXTRA WHITE 7006
10b	colour to match SW IRON ORE 7069
10c	wood tone to match FISHER COATING CEDERTONE
11	SACKED CONCRETE FINISH
GLASS AND ALUMINUM RAILING :	
colour to match SW IRON ORE 7069	
13	HEAVY TIMBER
PRIVACY SCREEN:	
GLAZING/METAL FRAME (SW Iron Ore)	
EXTERIOR DOOR	
15a	colour to match SW IRON ORE 7069
15b	colour to match SW RIVER ROCK 8215
15c	colour to match HARDIE EVENING BLUE
15d	colour to match SW STARGAZER 9635
15e	colour to match SW PORTSMOUTH 9644

MATERIAL BOARD

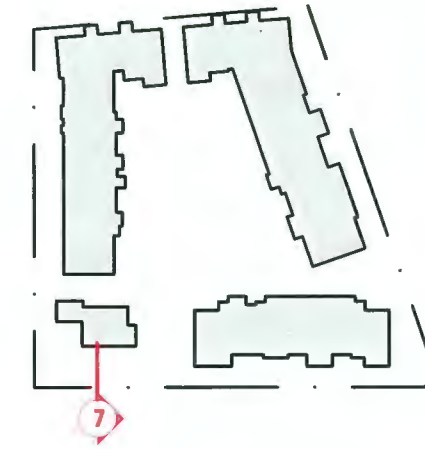
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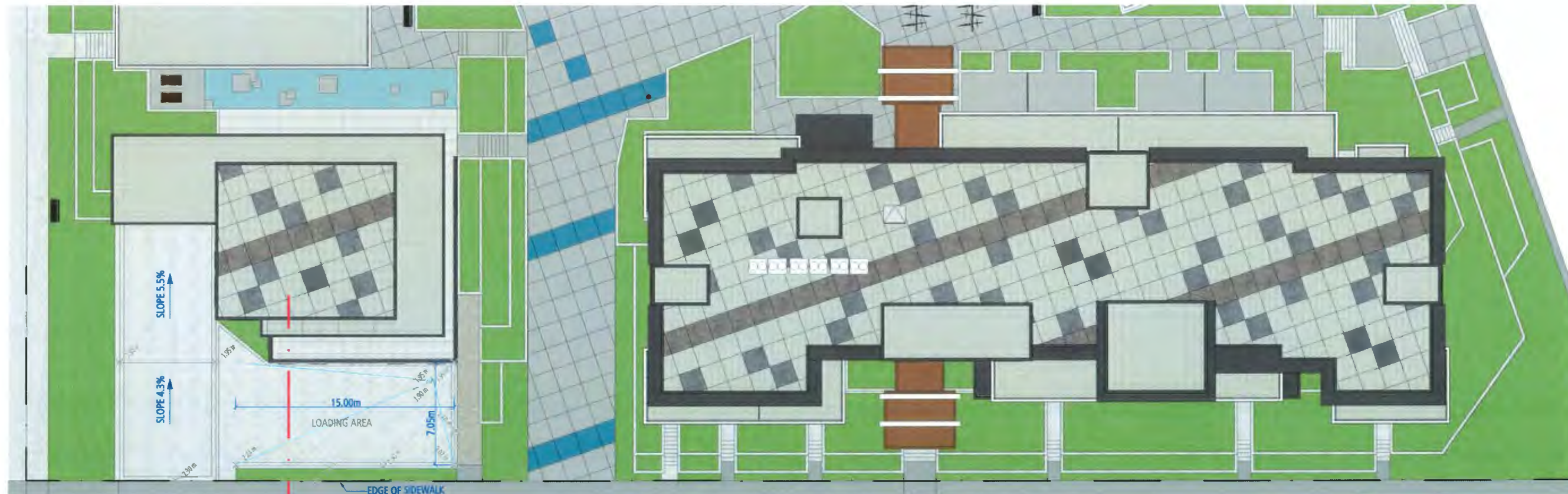
DP 23-029453 - RESUBMISSION
 MARCH 04, 2024

April 5, 2024
DP 23-029453
DP Plan #25



RIVER DRIVE

SECTION 7 SCALE 1:100



BLOW-UP
SECTION &
ROOF PLAN

ROOF PLAN - AMENITY AND BUILDING 3 SCALE 1:300

RIVER POINTE
#10611 and #10751
River Drive for
Bains Properties Inc.

DP 23-029453 - RESUBMISSION
MARCH 12, 2024

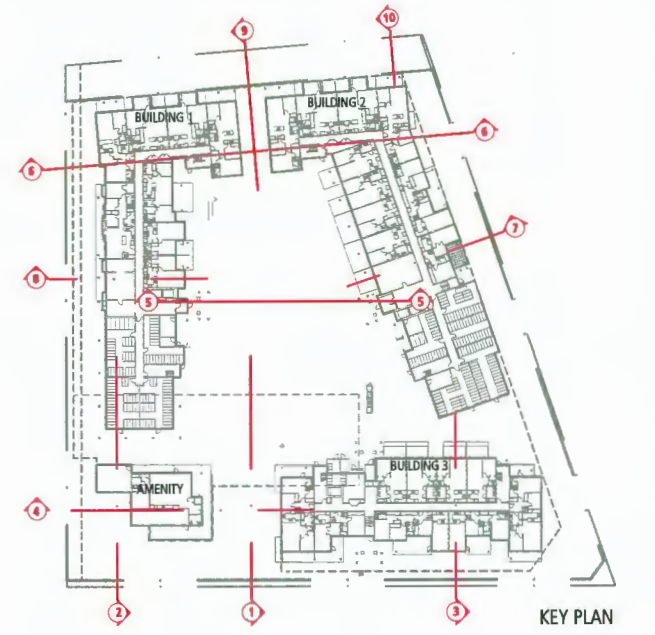


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202-7425 Quebec Street 604.873.2907
Vancouver, BC V5T 4L5 fougerearchitecture.ca



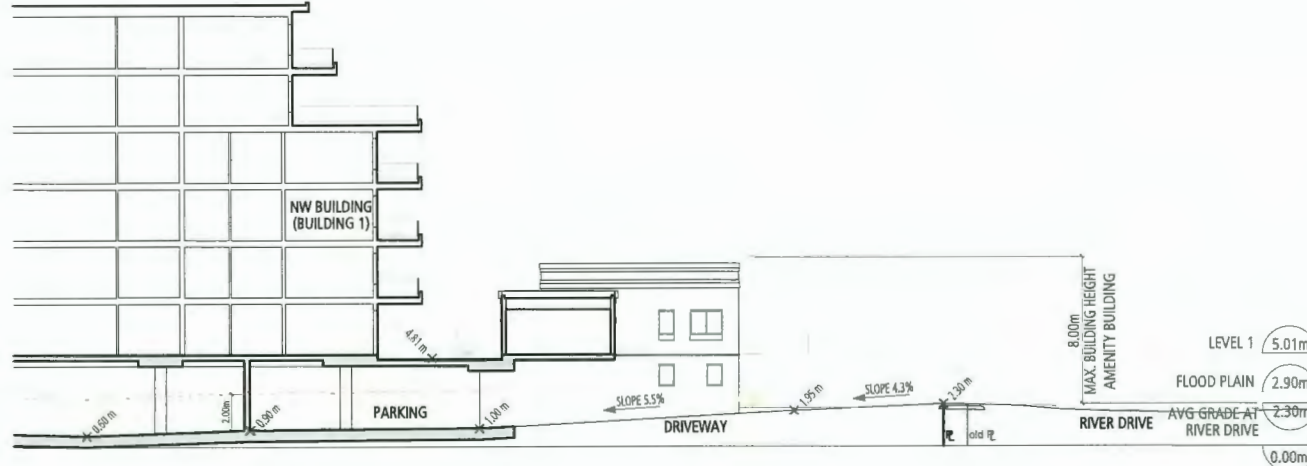
SECTION 1 - FIRE LANE

LEVEL 1	5.01m
PODIUM	4.81m
LIVING AREA FACING STREET	3.59m
FLOOD PLAIN	2.90m
	0.00m

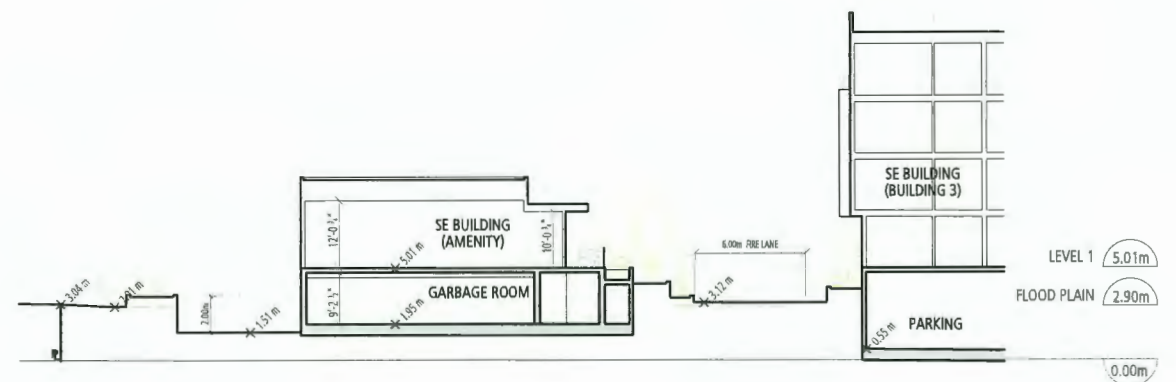


KEY PLAN

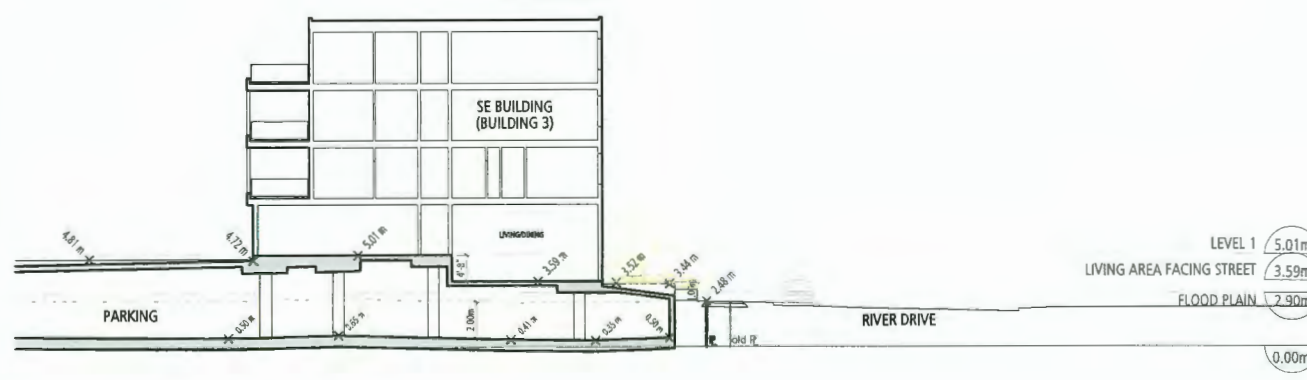
April 5, 2024
 DP 23-029453
 DP Plan #26



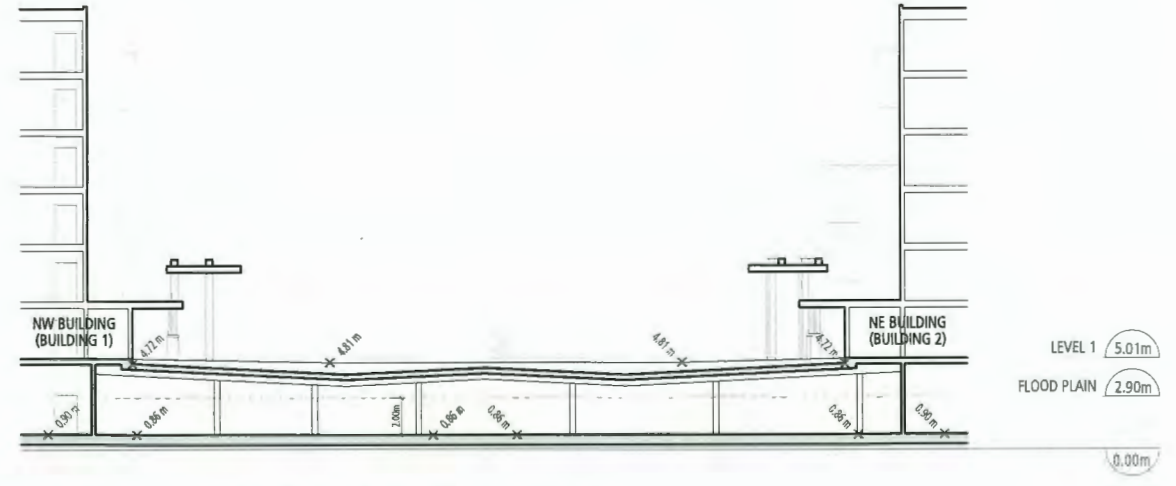
SECTION 2 - DRIVEWAY ENTRY



SECTION 4: FIRELANE



SECTION 3 - BUILDING 3 PATIO @ RIVER DRIVE



SECTION 5 - COURTYARD @ BUILDING 1 AND 2 ENTRANCE

SITE SECTIONS



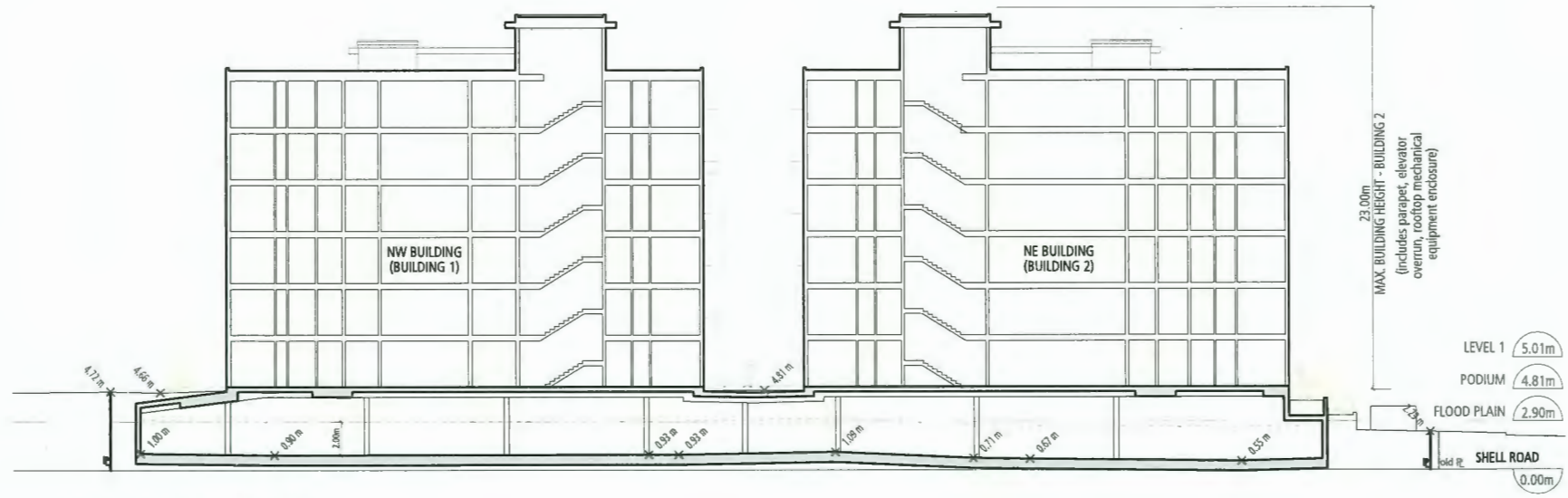
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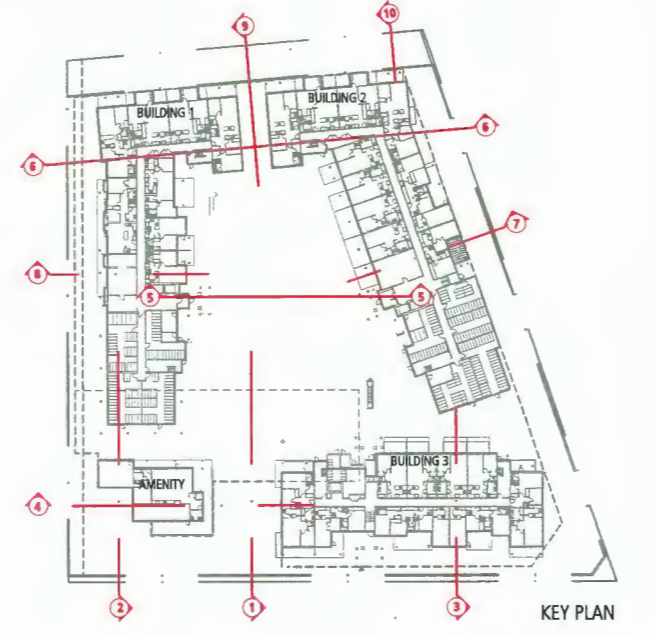
RIVER POINTE
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 River Drive for
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DP 23-029453 - RESUBMISSION
 MARCH 04, 2024



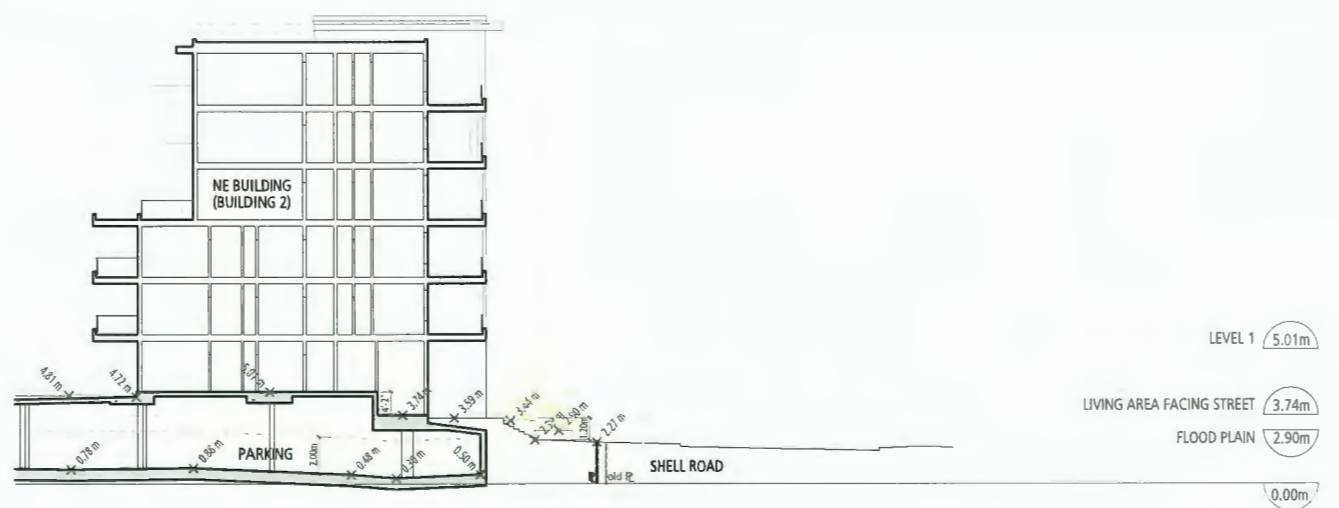


SECTION 6 - BUILDING 1 & 2

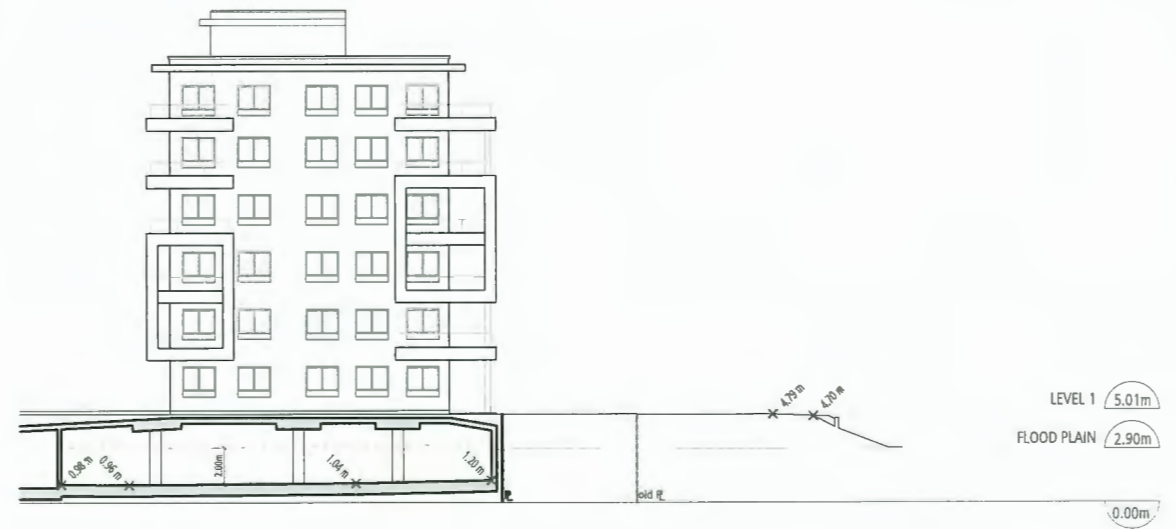


KEY PLAN

April 5, 2024
 DP 23-029453
 DP Plan #27

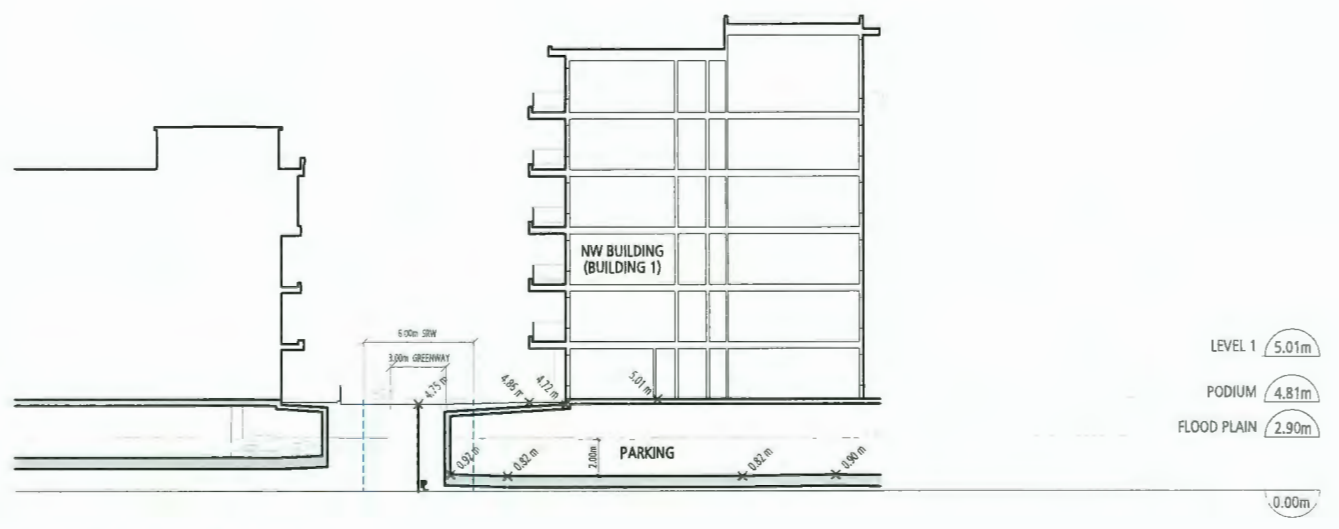
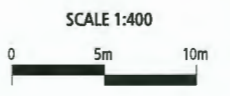


SECTION 7 - BUILDING 2 PATIO @ SHELL ROAD

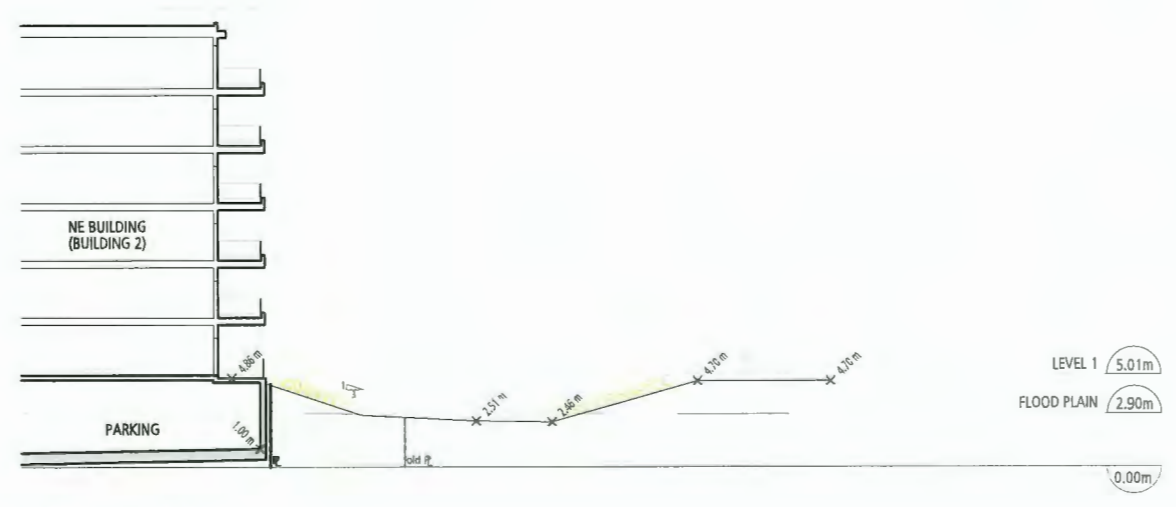


SECTION 9 - BUILDING 1 AND DIKE LOT

SITE SECTIONS



SECTION 8 - WEST WALKWAY



SECTION 10 - DIKE

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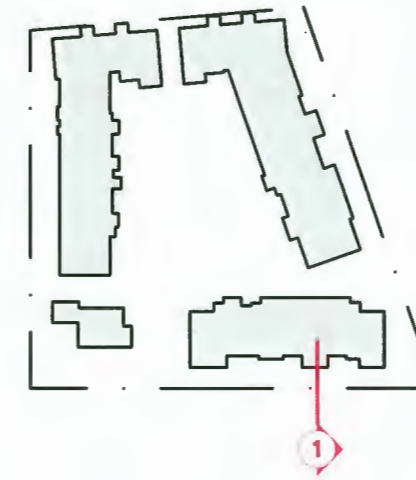
5.01m LEVEL 1

3.59m LOWER LIVING AREA



BUILDING 3

RIVER DRIVE



SECTION 1

BLOW-UP SECTIONS

SOUTH INTERFACE

SCALE 1:100



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RIVER POINTE

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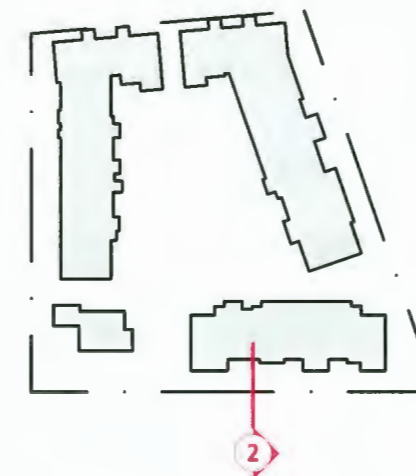
5.01m LEVEL 1

3.59m LOWER LIVING AREA



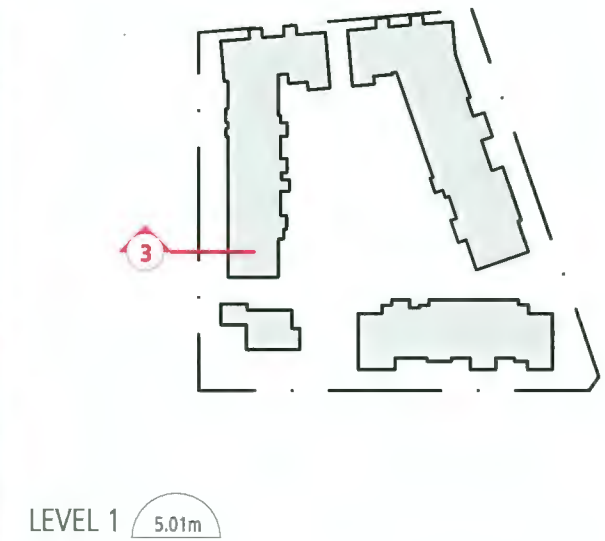
BUILDING 3

RIVER DRIVE

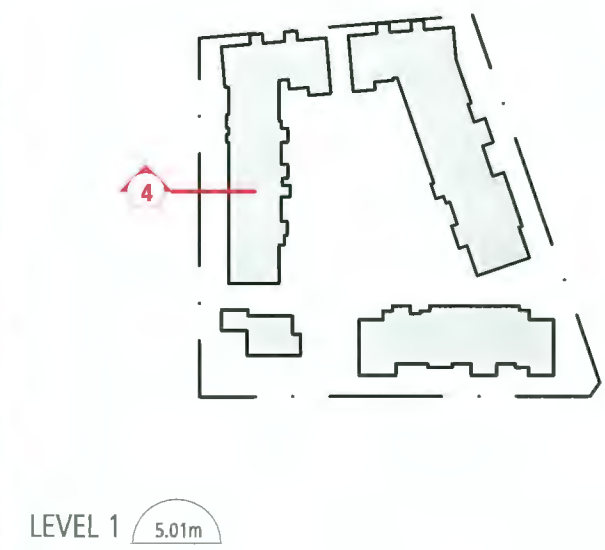


SECTION 2

April 5, 2024
 DP 23-029453
 DP Plan #29

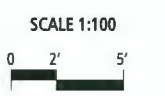


SECTION 2



SECTION 3

BLOW-UP SECTIONS
 WEST INTERFACE



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 DP 23-029453
 DP Plan #30

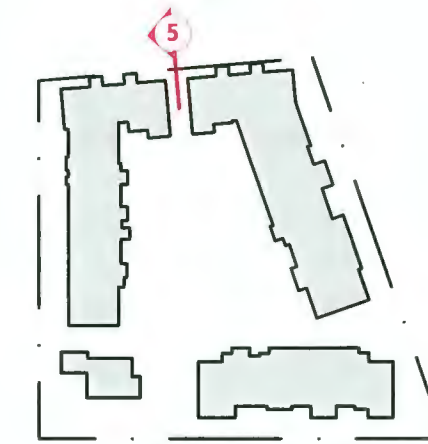
5.01m LEVEL 1



BUILDING 1

walkway

DIKE



SECTION 5

5.01m LEVEL 1

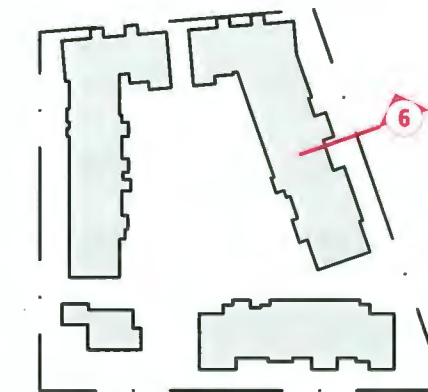
3.74m LOWER LIVING AREA



BUILDING 2

patio

SHELL ROAD



SECTION 6

BLOW-UP SECTIONS
 NORTH & EAST INTERFACE

SCALE 1:100



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SEAL:

April 5, 2024
DP 23-029453
DP Plan #31



PLANT SCHEDULE				PMG PROJECT NUMBER: 23-032
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
11		ACER CIRCINATUM	VINE MAPLE	2.5M HT; B&B; 3 STEM CLUMP
29		ACER GRISEUM	PAPERBARK MAPLE	6CM CAL; 1.8M STD; B&B
18		CHAMAECYPARIS OBTUSA 'GRACILIS'	SLENDER HINOKI FALSE CYPRESS	3M HT; B&B
9		CORNUS KOUSA X NUTTALLII 'STARLIGHT'	STARLIGHT HYBRID DOGWOOD	6CM CAL; 1.5M STD; B&B
4		MAGNOLIA SOULANGIANA 'RUSTICA RUBRA'	RUSTICA RED MAGNOLIA	6CM CAL; 1.5M STD; B&B
18		QUERCUS PALUSTRIS 'GREEN PILLAR'	GREEN PILLAR PIN AK	8CM CAL; 1.8M STD; B&B
13		STYRAX JAPONICUS 'PINK CHIMES'	PINK FLOWERED JAPANESE SNOWBELL	5CM CAL; 1.5M STD; B&B

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

NOTE: 4 REPLACEMENT TREES REQUIRED; 4 REPLACEMENT TREES PROVIDED.
NOTE: ALL SOFT LANDSCAPE AREAS TO BE IRRIGATED WITH A HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM; INSTALLATION TO I.I.A.B.C STANDARDS, LATEST EDITION.

NO.	DATE	REVISION DESCRIPTION	DR.
8	24.MAR.13	CITY COMMENTS	YR
7	24.MAR.04	ADP COMMENTS	YR/YR
6	24.FEB.02	DP RESUBMISSION	
5	24.JAN.28	NEW SITE PLAN/CITY COMMENTS	NI
4	23.SEP.20	CITY RESUBMISSION	
3	23.SEP.1	NEW SITE PLAN	MC
2	23.AUG.16	PLANTING PLANS/DETAILS ADDED	MM
1	23.MAR.24	NEW SITE PLAN	DO

CLIENT:

PROJECT:
**RIVER POINTE
RESIDENTIAL DEVELOPMENT**
10611 AND 10751 RIVER DRIVE
RICHMOND, BC

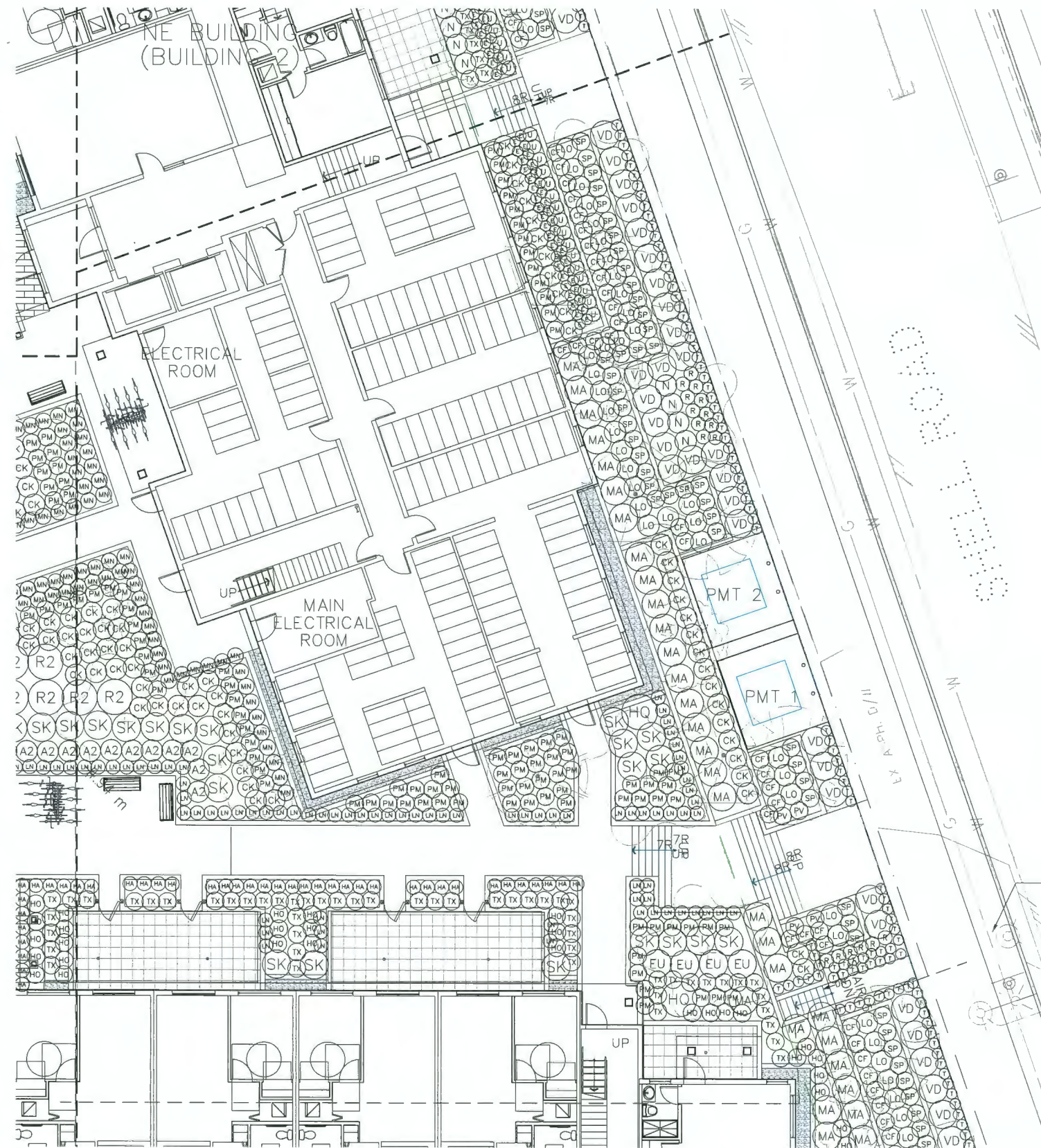
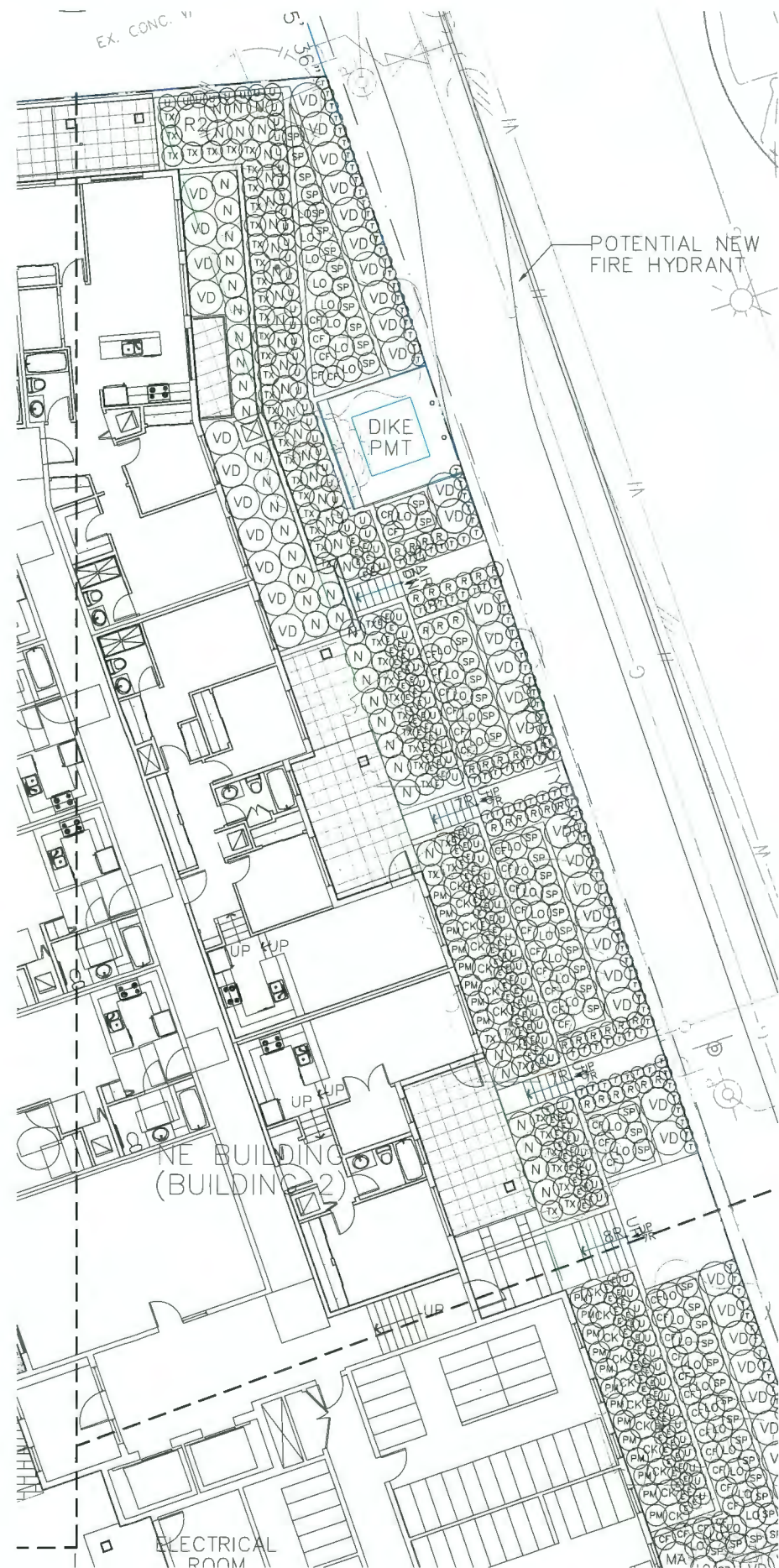
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**LANDSCAPE
PLAN**

DATE: 23.FEB.17 DRAWING NUMBER:
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DRAWN: MC/MM **L1**
DESIGN: MC/MM
CHKD: MCV OF 14



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April 5, 2024
DP 23-029453
DP Plan #34



NO.	DATE	REVISION DESCRIPTION	DR.
8	24 MAR 23	CITY COMMENTS	VR
7	24 MAR 24	ADP COMMENTS	VR/RJ
6	24 FEB 23	DP RESUBMISSION	
5	24 JAN 24	NEW SITE PLAN/CITY COMMENTS	RJ
4	23 SEPT 20	CITY RESUBMISSION	
3	23 SEPT 21	NEW SITE PLAN	MC
2	21 AUG 16	PLANTING PLANS/ DETAILS ADDED	MM
1	23 MAR 24	NEW SITE PLAN	DD

CLIENT:

PROJECT:

**RIVER POINTE
RESIDENTIAL DEVELOPMENT**
10611 AND 10751 RIVER DRIVE
RICHMOND, BC

DRAWING TITLE:
**LANDSCAPE
SHRUB PLAN**

DATE: 23.FEB.17 DRAWING NUMBER:
SCALE: 1:100
DRAWN: MC/MM **L4**
DESIGN: MC/MM
CHKD: MCY OF 14



SEAL:

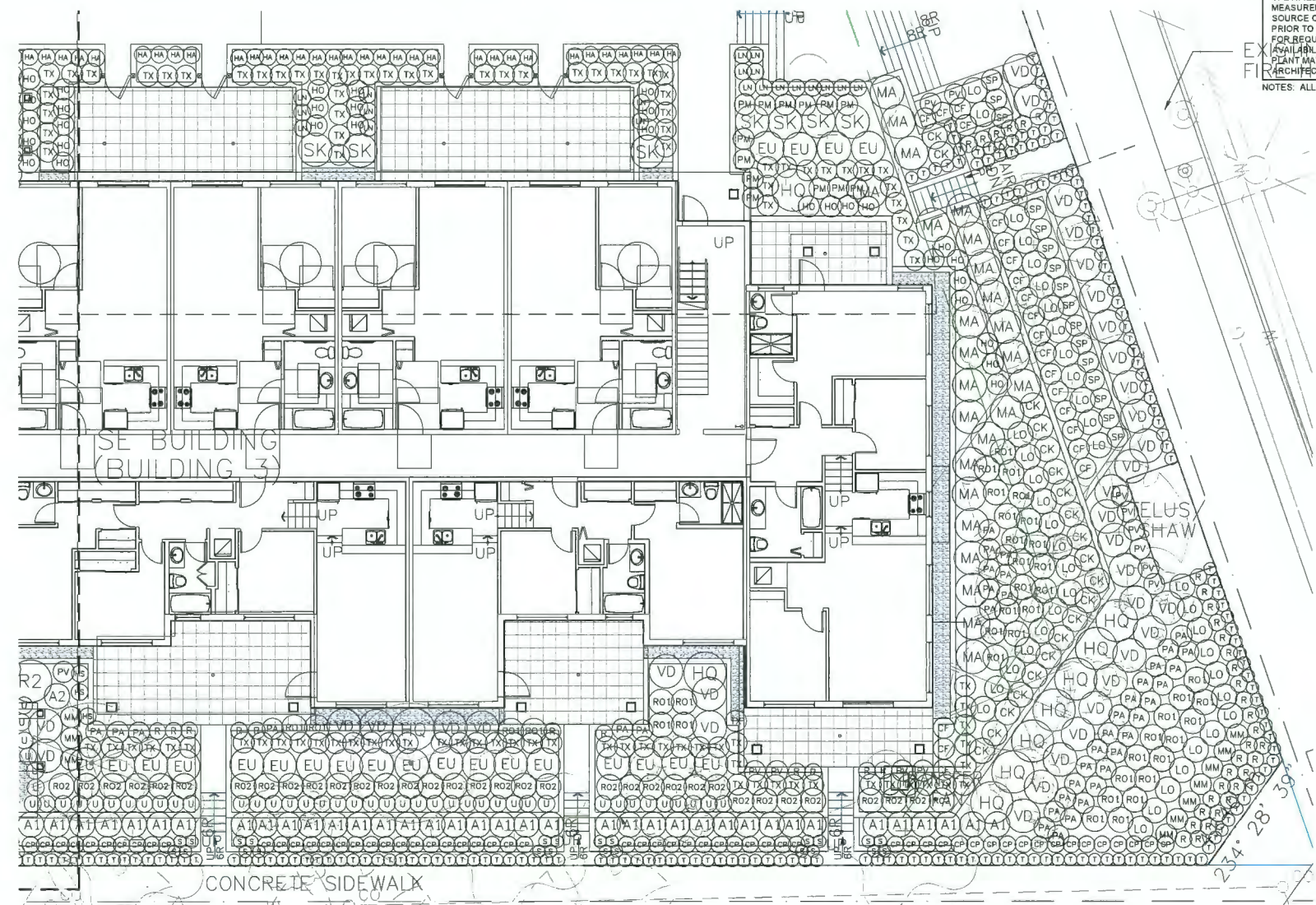
April 5, 2024
DP 23-029453
DP Plan #35

PLANT SCHEDULE PMG PROJECT NUMBER: 23-032

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
138		ARONIA MELANOCARPA 'AUTUMN MAGIC'	BLACK CHOKEBERRY	#3 POT; 40CM
24		AZALEA JAPONICA 'CAROLINE GABLE'	AZALEA; RADIANT PINK	#2 POT; 25CM
31		BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#2 POT; 25CM
105		CORNUS SERICEA 'KELSEY'	DWARF KELSEY DOGWOOD	#2 POT; 50CM
26		EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#2 POT; 30CM
16		FOTHERGILLA MAJOR 'MOUNT AIRY'	MOUNT AIRY FOTHERGILLA	#3 POT; 60CM
2		HIBISCUS SYRIACUS 'OISEAU BLEU'	BLUE ROSE OF SHARON	#3 POT; 50CM
11		HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS'	RUBY SLIPPERS OAKLEAF HYDRANGEA	#3 POT; 80CM
43		MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE HOLLY	#3 POT; 40CM
254		NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	#2 POT; 40CM
38		RHODODENDRON 'PURPLE SPLENDOR'	RHODODENDRON, DARK PURPLE; L. MAY	#3 POT; 50CM
80		ROSA 'NUTKANA'	NOOTKA ROSE	#2 POT; 40CM
57		ROSA MEIDLAND 'BONICA'	MEIDLAND ROSE; PINK	#2 POT; 40CM
8		RUBUS SPECTABILIS	SALMONBERRY	#2 POT; 40CM
86		SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA; PINK	#2 POT; 40CM
54		SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	#3 POT; 50CM
55		SYMPHORICARPOS DOORENBOSII 'MAGIC BERRY'	CORAL BERRY	#2 POT; 30CM
333		TAXUS X MEDIA 'HICKSII'	HICKS YEW	1.2M B&B
202		VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#2 POT; 30CM
GRASS				
123		CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT
395		FESTUCA IDAHOENSIS	IDAHO FESCUE	#1 POT
221		HAKONECHLOA MACRA 'AUREOLA'	GOLD VARIEGATED JAPANESE FOREST GRASS	#1 POT
3		HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
86		LUZULA NIVEA	SNOWY WOOD RUSH	#1 POT
24		MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT JAP. SILVER GRASS	#1 POT
44		PANICUM VIRGATUM 'ROTSTRAHLBUSCH'	RED SWITCH GRASS	#1 POT
534		STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT
VINE				
3		TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	#3 POT; 75CM; STAKED
PERENNIAL				
77		CIMIFUGA RAMOSA 'HILLSIDE BLACK BEAUTY'	BLACK BEAUTY BUGBANE	15CM POT
77		CROCOSMIA 'LUCIFER'	LUCIFER CROCOSMIA	15CM POT
61		DICENTRA SPECTABILIS	BLEEDING HEART	15CM POT
7		HELLEBORUS x HYBRIDUS	LENTEEN ROSE - COLOUR MIX	15CM POT
31		HOSTA FORTUNEI 'FRANCEE'	HOSTA; GREEN AND WHITE VARIEGATED	#1 POT; 1 EYE
15		PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	15CM POT
99		RUDBECKIA FULGIDA VAR SULLIVANTII 'GOLDSTURMUROBECKIA'; YELLOW	RUDBECKIA; YELLOW	15CM POT
51		SALVIA X SUPERBA	VIOLET SAGE	15CM POT
GC				
186		ARCTOSTAPHYLOS LIVA-URSI 'VANCOUVER JADE'	KINKINNICK	#1 POT; 20CM
146		GAULTHERIA SHALLOON	SALAL	#1 POT; 20CM
305		MAHONIA NERVOSA	LONGLEAF MAHONIA	#1 POT; 25CM
327		POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM

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

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NO.	DATE	REVISION DESCRIPTION	DR.
8	24.MAR.23	CITY COMMENTS	VR
7	24.MAR.24	ADP COMMENTS	VR/RI
6	24.FEB.22	DP RESUBMISSION	
5	24.JAN.26	NEW SITE PLAN/CITY COMMENTS	RJ
4	23.SEPT.20	CITY RESUBMISSION	
3	23.SEPT.1	NEW SITE PLAN	MC
2	23.AUG.16	PLANTING PLANS/ DETAILS ADDED	MM
1	23.MAR.24	NEW SITE PLAN	OO

CLIENT:

PROJECT:
**RIVER POINTE
RESIDENTIAL DEVELOPMENT**
10611 AND 10751 RIVER DRIVE
RICHMOND, BC

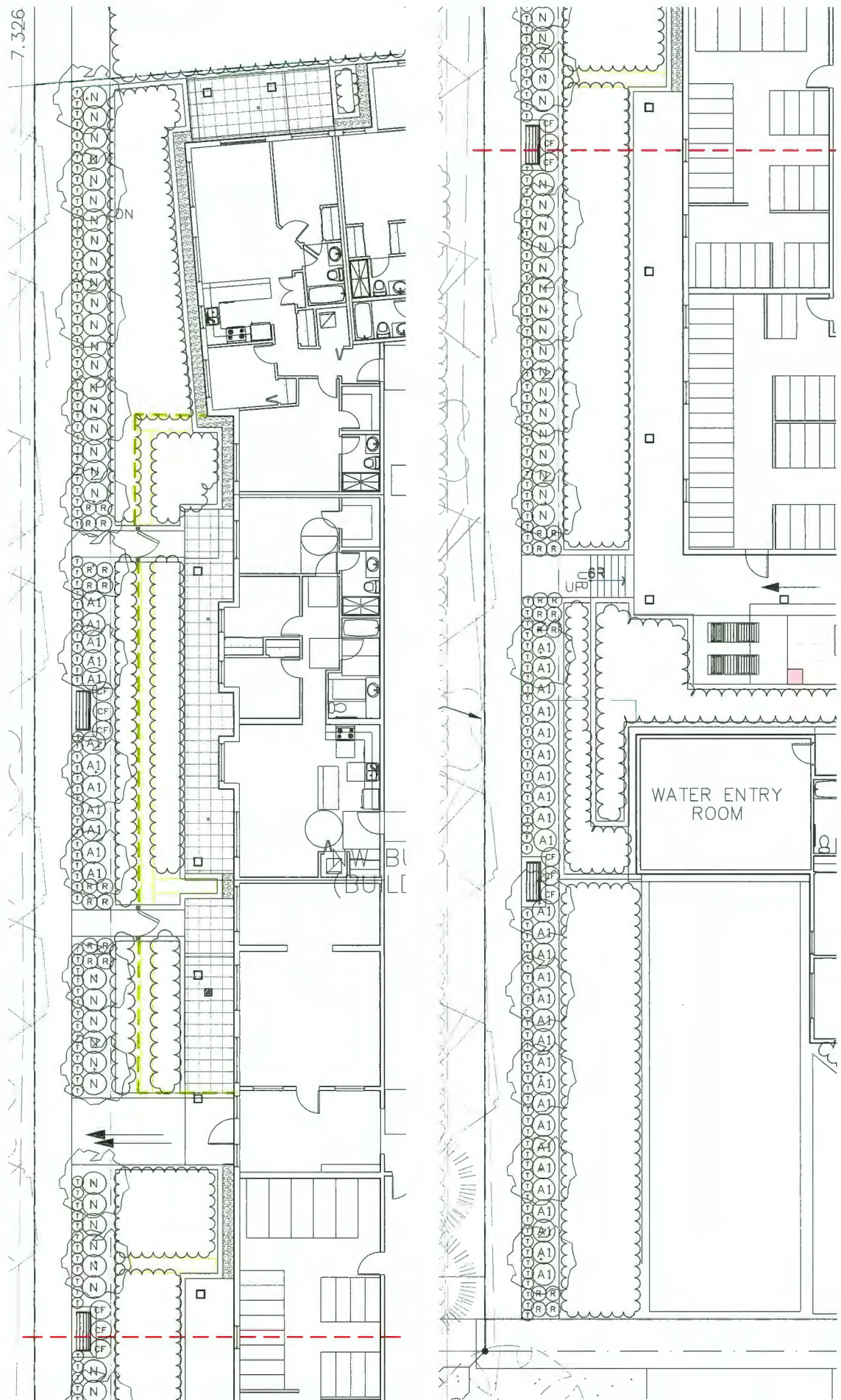
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**LANDSCAPE
SHRUB PLAN**

DATE: 23.FEB.17 DRAWING NUMBER:
SCALE: 1:100
DRAWN: MC/MM **L5**
DESIGN: MC/MM
CHKD: MCY OF 14



SEAL:

April 5, 2024
DP 23-029453
DP Plan #36



PLANT SCHEDULE - SRW PLANTING				PMG PROJECT NUMBER: 23-032
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
(T)	23	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEETGUM	6CM CAL; 2M STD; B&B
SHRUB				
(A)	43	AZALEA JAPONICA 'PURPLE SPLENDOR'	AZALEA; RED-VIOLET	#3 POT; 40CM
(Z)	49	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	#2 POT; 40CM
GRASS				
(G)	9	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT
(P)	201	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT
PERENNIAL				
(R)	30	RUDBECKIA FULGIDA VAR SULLIVANTII 'GOLDSTURM'	RUDBECKIA; YELLOW	15CM POT

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

NO.	DATE	REVISION DESCRIPTION	DR.
8	24.MAR.23	CITY COMMENTS	YR
7	24.MAR.04	ADP COMMENTS	YR/UR
6	24.FEB.02	DP RESUBMISSION	
5	24.JAN.26	NEW SITE PLAN/CITY COMMENTS	RJ
4	23.SEPT.20	CITY RESUBMISSION	
3	23.SEPT.1	NEW SITE PLAN	MC
2	23.AUG.16	PLANTING PLAN/ DETAILS ADDED	MM
1	23.MAR.24	NEW SITE PLAN	DO

CLIENT:

PROJECT:
**RIVER POINTE
RESIDENTIAL DEVELOPMENT**
10611 AND 10751 RIVER DRIVE
RICHMOND, BC

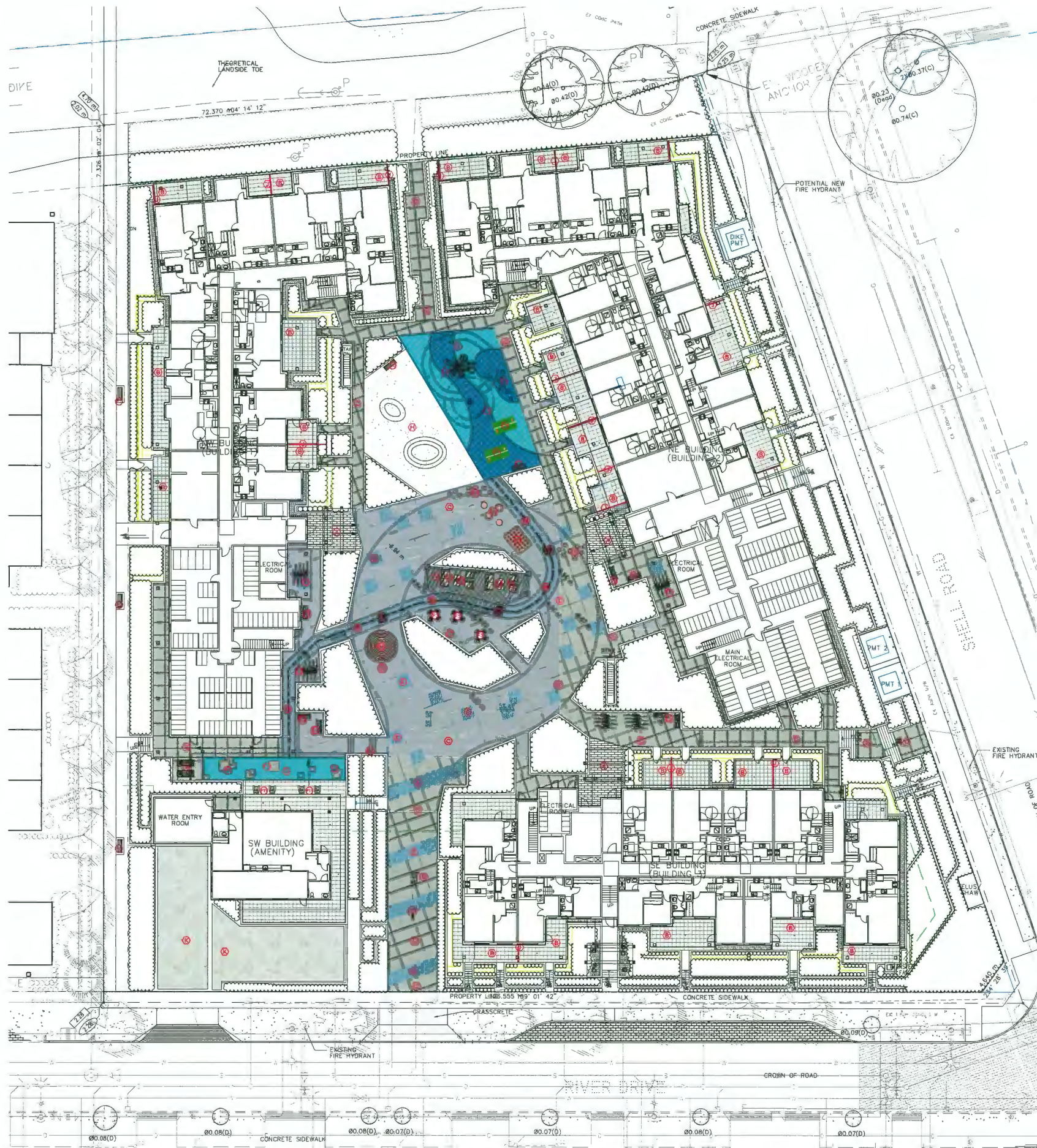
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**SRW PLANTING
PLAN**

DATE: 23.FEB.17 DRAWING NUMBER:
SCALE: 1:100 **L12**
DRAWN: MC/MM
DESIGN: MC/MM
CHK'D: MCY OF 14



SEAL:

April 5, 2024
DP 23-029453
DP Plan #37



MATERIAL LEGEND		
KEY	SYMBOL	DESCRIPTION
(A)		BELGARD MODLINE PAVERS SIZE: 102X60X100MM RUNNING BOND. COLOUR: CHARCOAL
(B)		BELGARD NEW YORK STONE SIZE: 610X610X30MM COLOURS: GRANITE
(C)		CONCRETE PAVEMENT FINISH: SAW CUT (9' X 5') BROOM FINISH COLOUR: NATURAL
(D)		RIVER ROCK DRAIN STRIP
(E)		CONCRETE PAVEMENT FINISH: SAW CUT (9' X 5') BROOM FINISH COLOUR: CHARCOAL
(G)		MARATHON SURFACES PIP RUBBER COLOURS: TURQUOISE AND BERLIN BLUE
(H)		SOD LAWN
(I)		METAL GATE
(J)		PRIVACY SCREEN BY ARCHITECT
(K)		BELGARD HOLLAND PAVERS SIZE: 100X200X30MM HERRINGBONE. COLOUR: CHARCOAL
(L)		PAINT CROSSING LINES
(M)		PAINT LINES 105 MM WIDE. WITH DIMENSIONS TO OUTSIDE OF LINES EXCEPT FOR CENTERLINES. THE DIMENSIONS SHALL NOT VARY MORE THAN 6.25MM (1/4") FROM THE EXACT MEASUREMENT.
(N)		PAINT GAMES
(O)		PAINT GAMES - "TWISTER" PROVIDE MOCKUP FOR PMG TO REVIEW BEFORE INSTALL.
(P)		PAINT GAMES - "MIRROR ME" PROVIDE MOCKUP FOR PMG TO REVIEW BEFORE INSTALL.
(Q)		PAINT GAMES - "STEPPING PATHWAY" PROVIDE MOCKUP FOR PMG TO REVIEW BEFORE INSTALL.
(R)		PAINT GAMES - "MAZE" PROVIDE MOCKUP FOR PMG TO REVIEW BEFORE INSTALL.
(S)		MARATHON SURFACES RUBBER TILE COLOURS: TURQUOISE & DARK CYAN. 50% & 50% MIXED

SITE FURNITURE LEGEND		
KEY	SYMBOL	DESCRIPTION
(1)		MAGLIN MBR-0300-00007
(2)		MAGLIN - 970 BENCH - WOOD SLATS. TITANIUM FRAME
(3)		MAGLIN FORO TABLE AND CHAIRS 1700 SERIES - CIRCLE METAL PATTERN 1. TITANIUM COLOUR
(4)		SOFUS FIRE TABLE FIRE TABLE COLOUR: CINDER
(5)		HAUSER LOFT CLUB CHAIR (4) H55201K-SBCN LOFT LOUVER (2) H55201K-SBCN HAUSER FABRIC: CANVAS NATURAL HAUSER FINISH: SLATE BLACK
(7)		OUTDOOR BBQ WITH COUNTERTOP
(8)		GREEN THEORY FLIGHT TENNIS TABLE - PEWTER
(9)		CUSTOM TRELLIS METAL POWDER COATED CHARCOAL COLOUR
(10)		MAGLIN 720 LOUNGE CHAIR
(11)		WISHBONE JEM LOUNGE CHAIR
(12)		CONCRETE CUBES PER DETAIL 10

SITE FURNITURE LEGEND - PLAY + FITNESS		
KEY	SYMBOL	DESCRIPTION
(13)		CONCRETE STEPPERS - VARIOUS HTS. 16"D, 22"D
(14)		JAMBETTE CLIMBER INICIO (G-22013)
(15)		JAMBETTE XYRA-40 (L-09002)

NO.	DATE	REVISION DESCRIPTION	DR.
8	24 MAR. 23	CITY COMMENTS	YH
7	24 MAR. 04	ADP COMMENTS	YH/RI
6	24 FEB. 02	DP RESUBMISSION	
5	24 JAN. 26	NEW SITE PLAN/CITY COMMENTS	SI
4	23 SEPT. 20	CITY RESUBMISSION	
3	23 SEPT. 1	NEW SITE PLAN	MC
2	23 AUG. 16	PLANTING PLANS/DETAILS ADDED	MM
1	23 MAR. 24	NEW SITE PLAN	DO

CLIENT:

PROJECT:
**RIVER POINTE
RESIDENTIAL DEVELOPMENT**
10611 AND 10751 RIVER DRIVE
RICHMOND, BC

DRAWING TITLE:
**LANDSCAPE
MATERIALS PLAN**

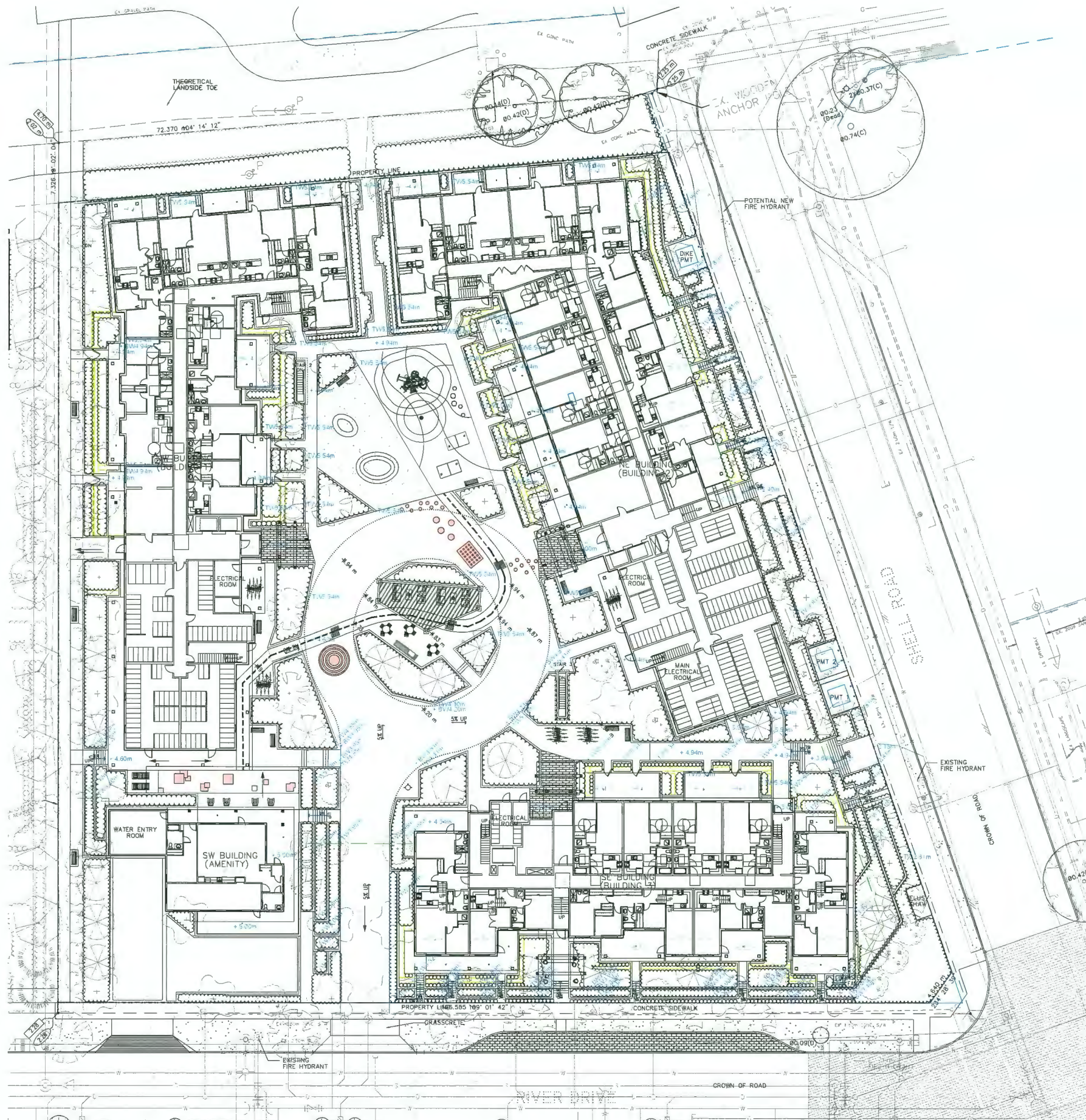
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SCALE: 1:250 **L6**
DRAWN: MC/MM
DESIGN: MC/MM
CHKD: MCY OF 14

PMG PROJECT NUMBER: 23-032



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April 5, 2024
DP 23-029453
DP Plan #38



NO.	DATE	REVISION DESCRIPTION	DR.
8	24.MAR.23	CITY COMMENTS	YB
7	24.MAR.04	ADP COMMENTS	YB/RI
6	24.FEB.02	DP RESUBMISSION	
5	24.JAN.26	NEW SITE PLAN/CITY COMMENTS	SJ
4	23.SEPT.20	CITY RESUBMISSION	
3	23.SEPT.1	NEW SITE PLAN	MC
2	23.AUG.16	PLANTING PLANS/ DETAILS ADDED	MM
1	23.MAR.24	NEW SITE PLAN	DO

CLIENT:

PROJECT:

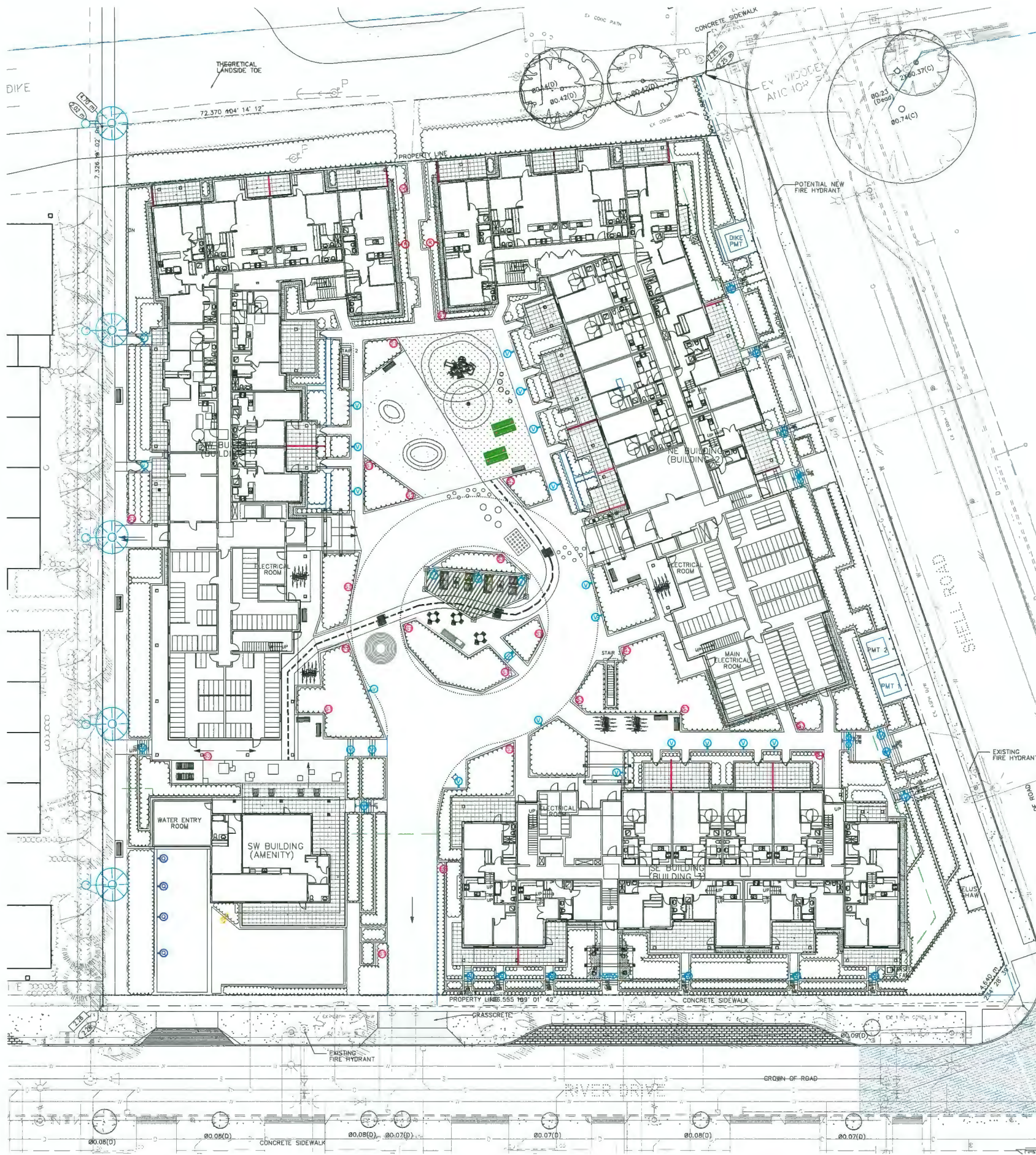
**RIVER POINTE
RESIDENTIAL DEVELOPMENT**

10611 AND 10751 RIVER DRIVE
RICHMOND, BC

DRAWING TITLE:

**LANDSCAPE
GRADING PLAN**

DATE: 23.FEB.17 DRAWING NUMBER:
SCALE: 1:250
DRAWN: MC/MM **L7**
DESIGN: MC/MM
CHKD: MCY OF 14



LIGHT LEGEND

	PROPOSED FUTURE STREET LIGHTS AS PART OF SA 15-107869 (TYF). SHOWN FOR INFORMATION ONLY.
	RECESSED LED STEP LIGHT AT GROUND LEVEL ENTRY STEPS. SPEC & FINAL LOCATION PER ELECTRICAL DRAWING
	30' TALL LED BOLLARD. SPEC & FINAL LOCATION PER ELECTRICAL DRAWING
	8'-10" TALL POST LIGHT. SPEC & FINAL LOCATION PER ELECTRICAL DRAWING
	RECESSED LED PARKADE RAMP LIGHT. SPEC & FINAL LOCATION PER ELECTRICAL DRAWING
	LED WALL LIGHT MOUNTED TO BUILDING ELEVATION. SPEC & FINAL LOCATION PER ELECTRICAL DRAWING

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SEAL:
April 5, 2024
DP 23-029453
DP Plan #39

NO.	DATE	REVISION DESCRIPTION	DR.
8	24.MAR.13	CITY COMMENTS	YR
7	24.MAR.04	ADP COMMENTS	YR/RJ
6	24.FEB.02	DP RESUBMISSION	
5	24.JAN.25	NEW SITE PLAN/CITY COMMENTS	RJ
4	23.SEPT.20	CITY RESUBMISSION	
3	23.SEPT.1	NEW SITE PLAN	MC
2	23.AUG.16	PLANTING PLANS/ DETAILS ADDED	MM
1	23.MAR.24	NEW SITE PLAN	DO

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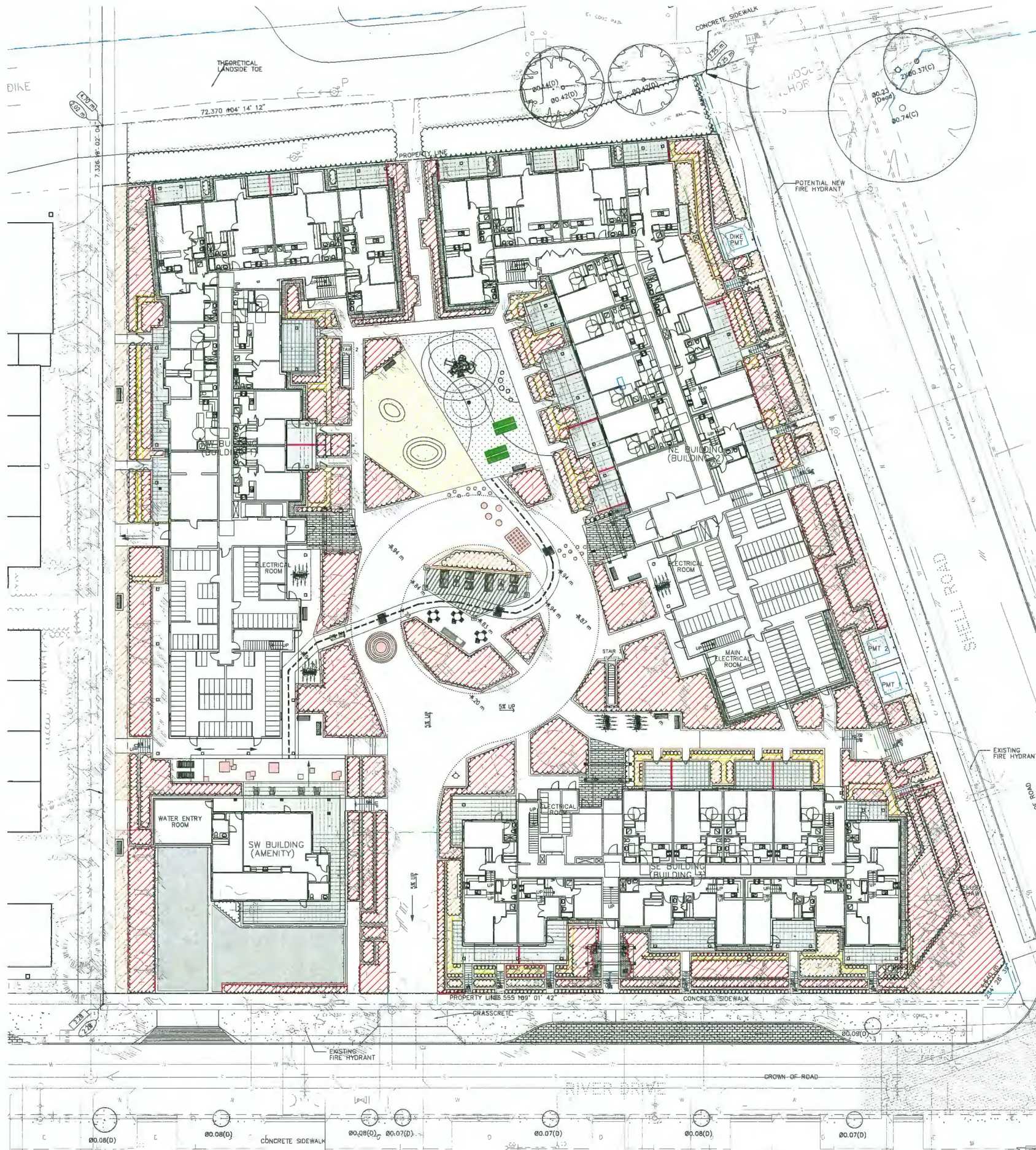
PROJECT:

**RIVER POINTE
RESIDENTIAL DEVELOPMENT**
10611 AND 10751 RIVER DRIVE
RICHMOND, BC

DRAWING TITLE:
LIGHTING PLAN

DATE: 23.FEB.17 DRAWING NUMBER:
SCALE: 1:250 **L8**
DRAWN: MC/MM
DESIGN: MC/MM
CHKD: MCY OF 14





SOIL DEPTH

	900MM SOIL DEPTH
	450MM SOIL DEPTH
	300MM SOIL DEPTH

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SEAL:

April 5, 2024
 DP 23-029453
 DP Plan #40

NO.	DATE	REVISION DESCRIPTION	DR.
8	24.MAR.23	CITY COMMENTS	YR
7	24.MAR.24	ADP COMMENTS	YR/RJ
6	24.FEB.22	DP RESUBMISSION	
5	24.JAN.25	NEW SITE PLAN/CITY COMMENTS	RJ
4	23 SEPT 20	CITY RESUBMISSION	
3	23 SEPT.1	NEW SITE PLAN	MC
2	23 AUG.16	PLANTING PLANS/ DETAILS ADDED	MM
1	23.MAR.24	NEW SITE PLAN	DD

CLIENT:

PROJECT:

**RIVER POINTE
 RESIDENTIAL DEVELOPMENT**
 10611 AND 10751 RIVER DRIVE
 RICHMOND, BC

DRAWING TITLE:

**LANDSCAPE
 MATERIALS PLAN**

DATE: 23.FEB.17 DRAWING NUMBER:
 SCALE: 1:250 **L14**
 DRAWN: MC/MM
 DESIGN: MC/MM
 CHKD: MCY OF 14



SEAL:

April 5, 2024
DP 23-029453
DP Plan #41

NO.	DATE	REVISION DESCRIPTION	OR.
8	24 MAR 23	CITY COMMENTS	YR
7	24 MAR 04	ADP COMMENTS	YR/RJ
6	24 FEB 02	DP RESUBMISSION	
5	24 JAN 26	NEW SITE PLAN/CITY COMMENTS	RJ
4	23 SEPT 20	CITY RESUBMISSION	
3	23 SEPT 1	NEW SITE PLAN	MC
2	23 AUG 16	PLANTING PLANS/ DETAILS ADDED	MM
1	23 MAR 24	NEW SITE PLAN	DD

CLIENT:

PROJECT:

**RIVER POINTE
RESIDENTIAL DEVELOPMENT**

10611 AND 10751 RIVER DRIVE
RICHMOND, BC

DRAWING TITLE:

**LANDSCAPE
DETAILS**

DATE: 23.FEB.17 DRAWING NUMBER:

SCALE: AS NOTED

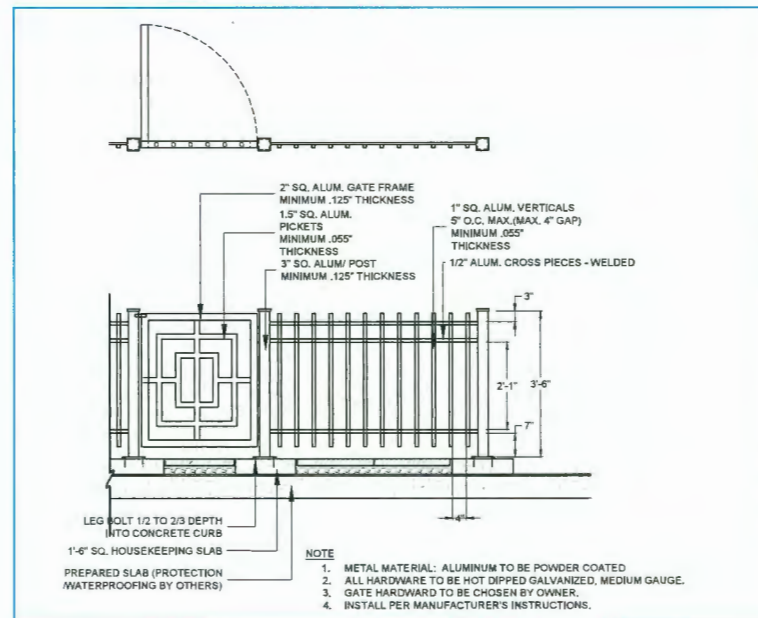
DRAWN: MC/MM

DESIGN: MC/MM

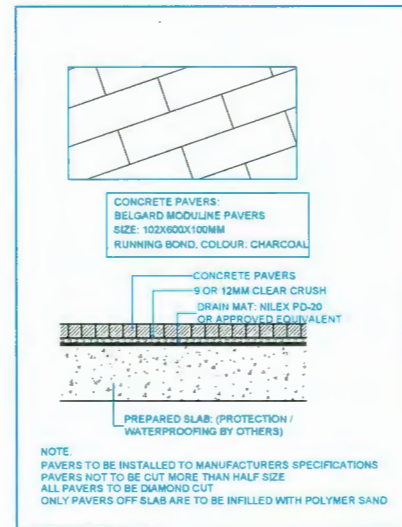
CHKD: MCY

L9

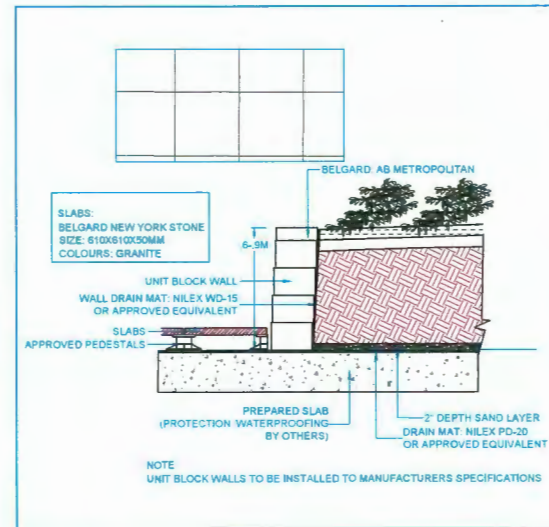
OF 14



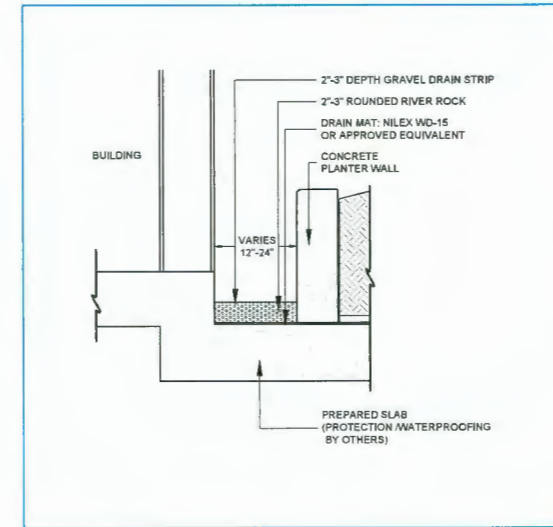
1 1.06M HT. ALUMINIUM GATE
1/2" = 1'-0"



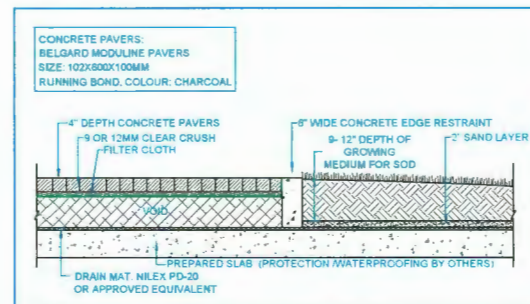
2 PAVERS OVER SLAB
1/2" = 1'-0"



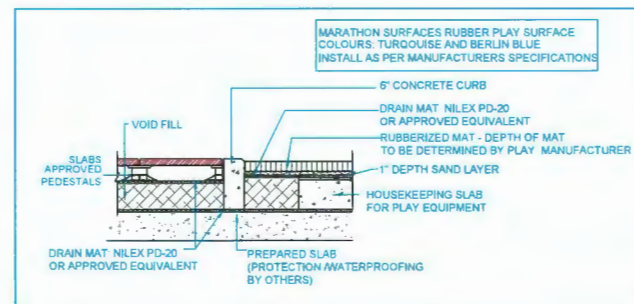
3 UNIT BLOCK PLANTER ON SLAB
1/2" = 1'-0"



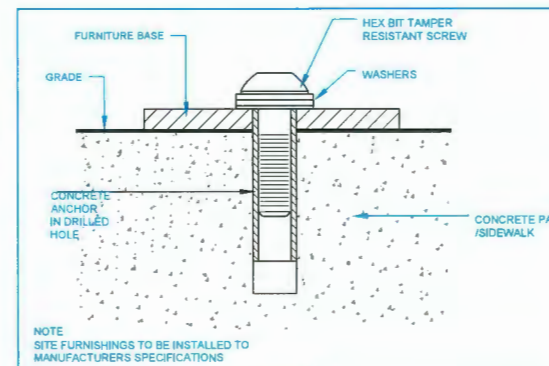
4 DRAIN ROCK STRIP AT BUILDING ON SLAB
1/2" = 1'-0"



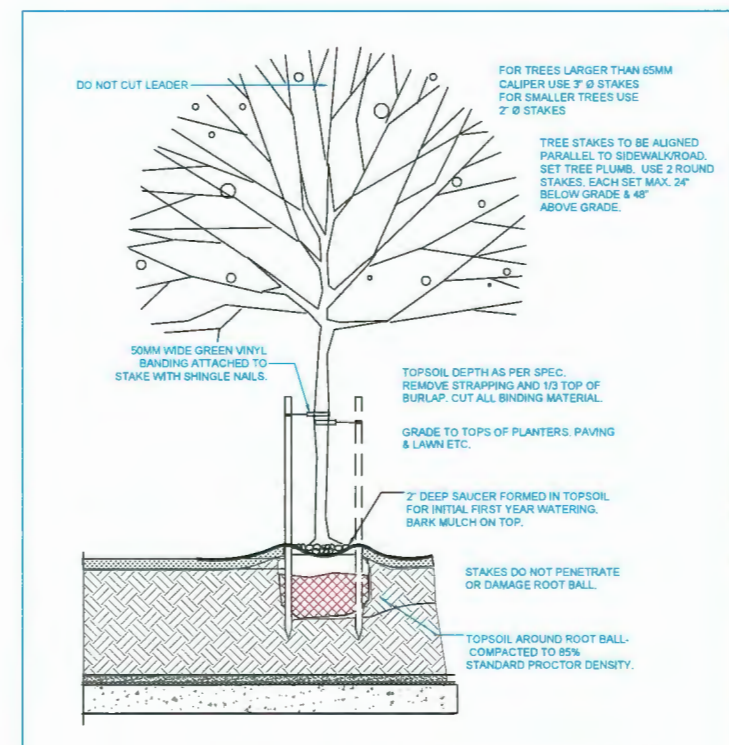
5 PAVERS/SOD ON SLAB
1/2" = 1'-0"



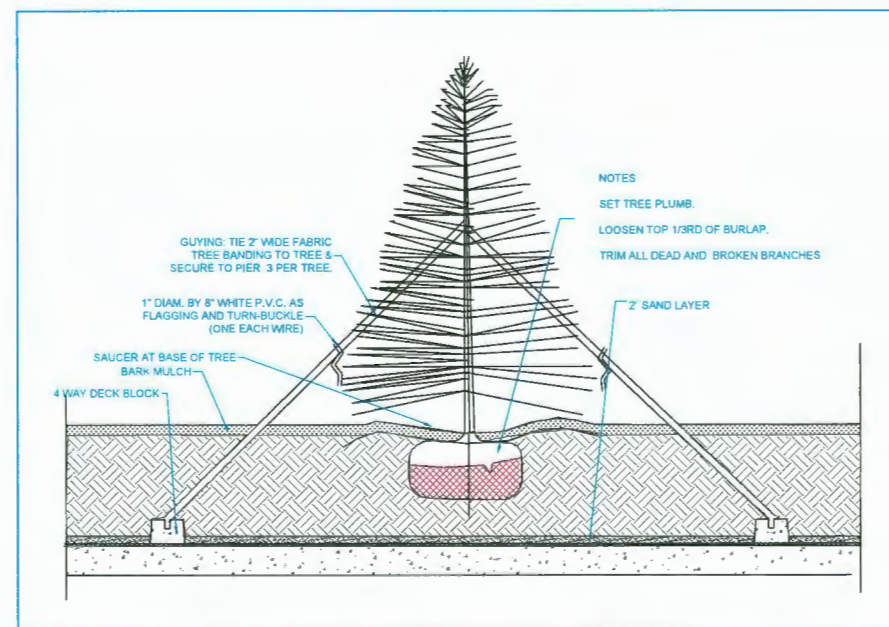
6 PLAY SURFACING ON SLAB
1/2" = 1'-0"



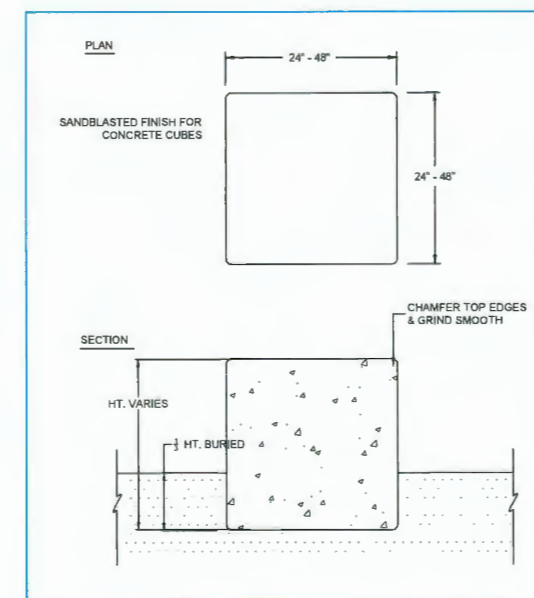
7 SITE FURNITURE MOUNTING
1/2" = 1'-0"



8 DECIDUOUS TREE PLANTING ON SLAB
1/2" = 1'-0"



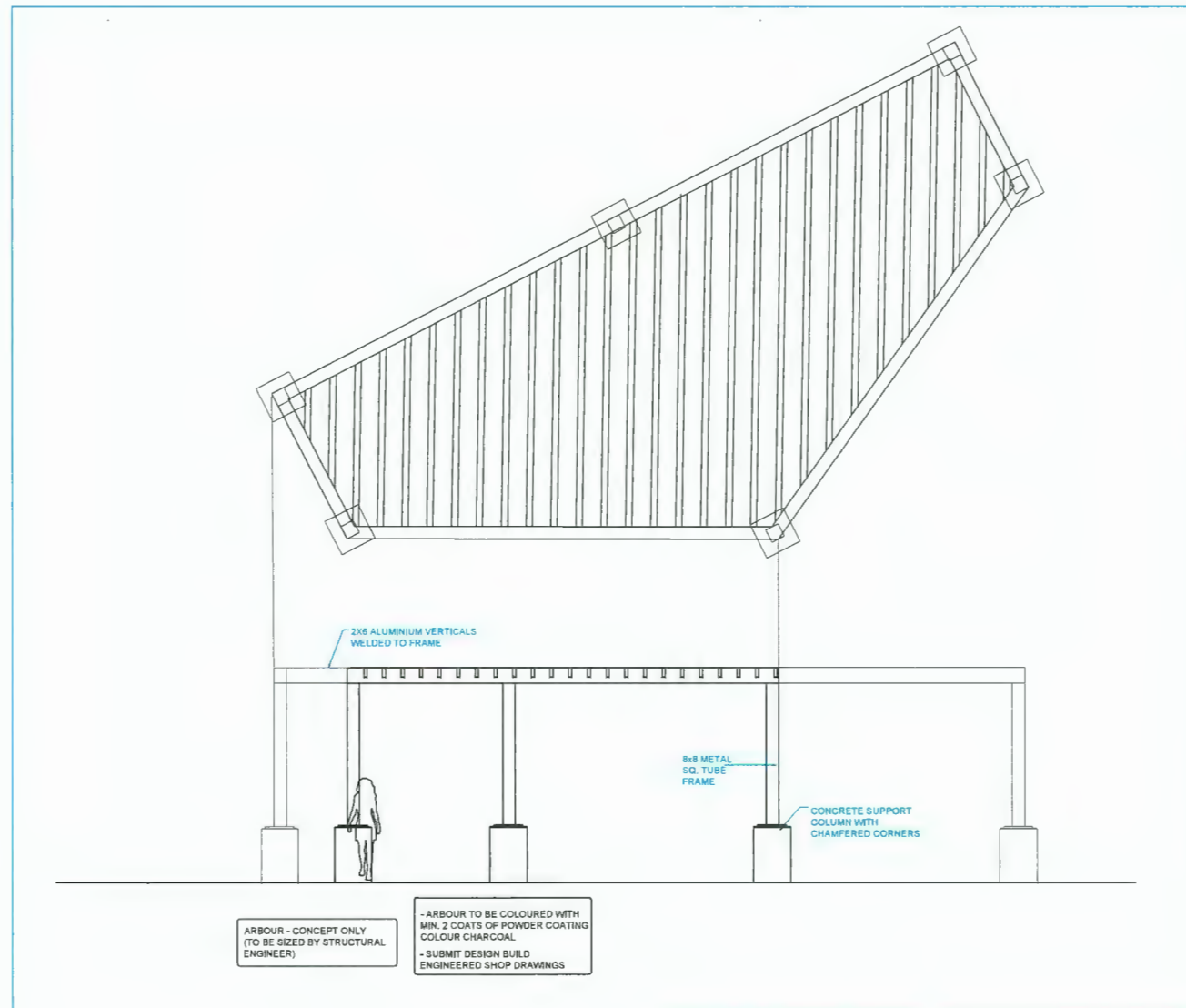
9 CONIFER PLANTING ON SLAB
1/2" = 1'-0"



10 CONCRETE CUBES
1" = 1'-0"

SEAL:

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DP Plan #42



9 DINING PERGOLA
1/4" = 1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
8	24.MAR.23	CITY COMMENTS	YR
7	24.MAR.24	ADP COMMENTS	YR/RJ
6	24.FEB.22	DP RESUBMISSION	
5	24.JAN.26	NEW SITE PLAN/CITY COMMENTS	RJ
4	23.SEP.20	CITY RESUBMISSION	
3	23.SEP.1	NEW SITE PLAN	MC
2	23.AUG.16	PLANTING PLANS/ DETAILS ADDED	MM
1	23.MAR.24	NEW SITE PLAN	DO

CLIENT:

PROJECT:

**RIVER POINTE
RESIDENTIAL DEVELOPMENT**

10611 AND 10751 RIVER DRIVE
RICHMOND, BC

DRAWING TITLE:

**LANDSCAPE
DETAILS**

DATE: 23.FEB.17 DRAWING NUMBER:
SCALE: AS NOTED **L10**
DRAWN: MC/MM
DESIGN: MC/MM
CHKD: MCY OF 14



MAGLIN 970 BACKED BENCH



MAGLIN FORO TABLE AND CHAIR



JAMBETTE CLIMBER



JAMBETTE SPINNER



WISHBONE LOUNGE CHAIR



SOLUS FIRE TABLE



HAUSER LOUNGER SEATING



GREEN THEORY FLIGHT TENNIS TABLE - PEWTER



PAINT GAME ON CONCRETE - MAZE



PAINT GAME ON CONCRETE - STEPPING PATH



PAINT GAME ON CONCRETE - MIRROR ME



PAINT GAME ON CONCRETE - TWISTER

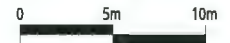


4.81 M
 PODIUM

SOUTH STREETScape

STREETSCAPES

SCALE 1:400



26m MAX BUILDING HEIGHT ENVELOPE
 From T.O. Podium 30.81 M

15m MAX BUILDING HEIGHT ENVELOPE
 From T.O. Podium 19.81 M

10m MAX BUILDING HEIGHT ENVELOPE
 From River Drive P.L. (average grade)

4.81 M
 PODIUM

WEST STREETScape

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RIVER POINTE
 #10611 and #10751
 River Drive for
 Bains Properties Inc.

DP 23-029453 - RESUBMISSION
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NORTH STREETScape



EAST STREETScape

STREETSCAPES

SCALE 1:400



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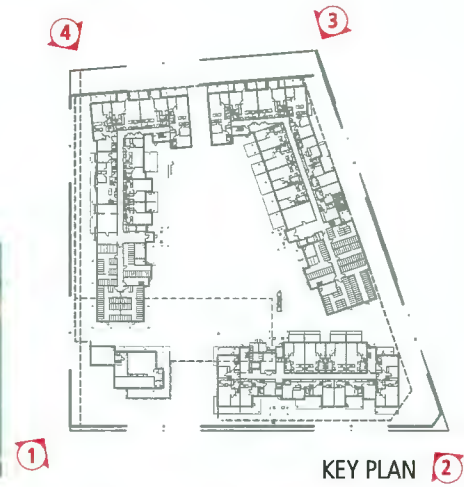
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VIEW 1



VIEW 2



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VIEW 3



VIEW 4

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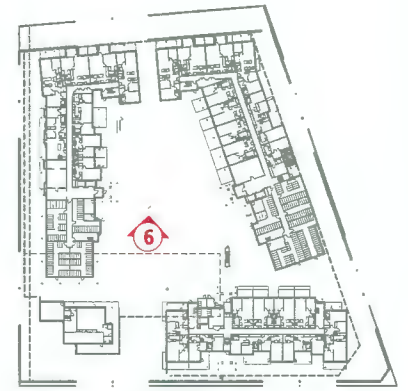




VIEW 5



VIEW 6



KEY PLAN

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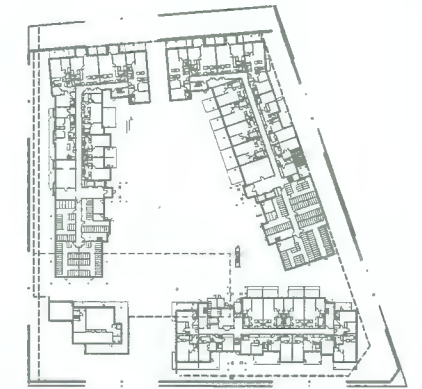
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VIEW 7



KEY PLAN



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VIEW 8

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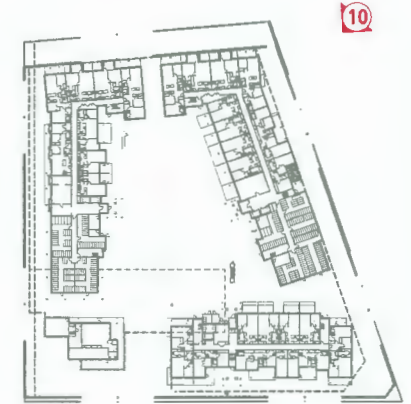
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VIEW 9



VIEW 10



KEY PLAN

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CONTEXT PLAN

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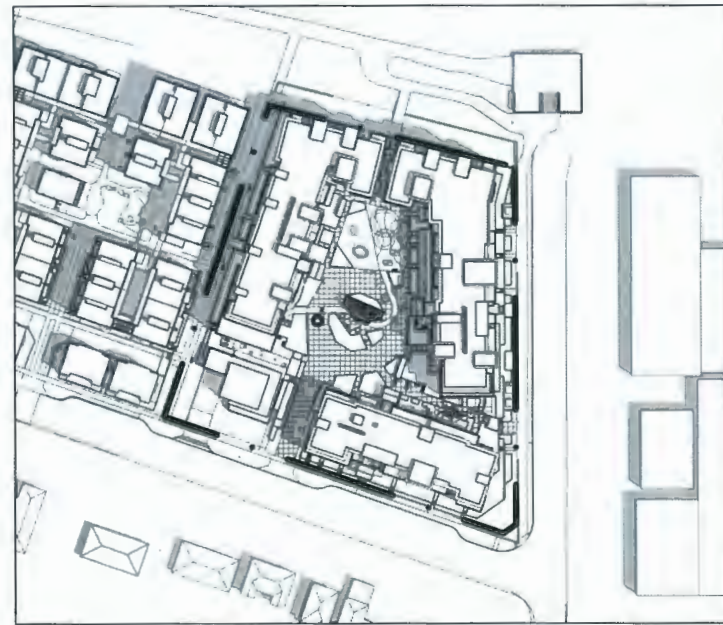
MARCH 21ST - 10 am



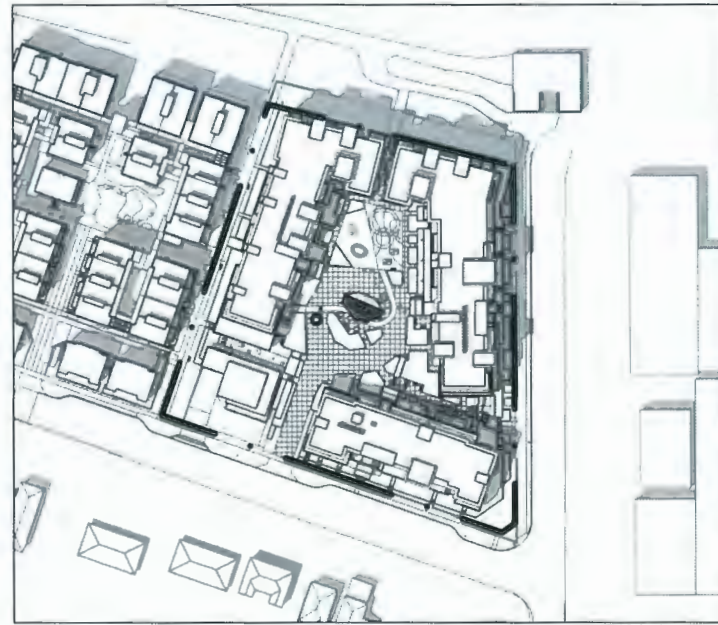
MARCH 21ST - 2 pm



MARCH 21ST - 4 pm



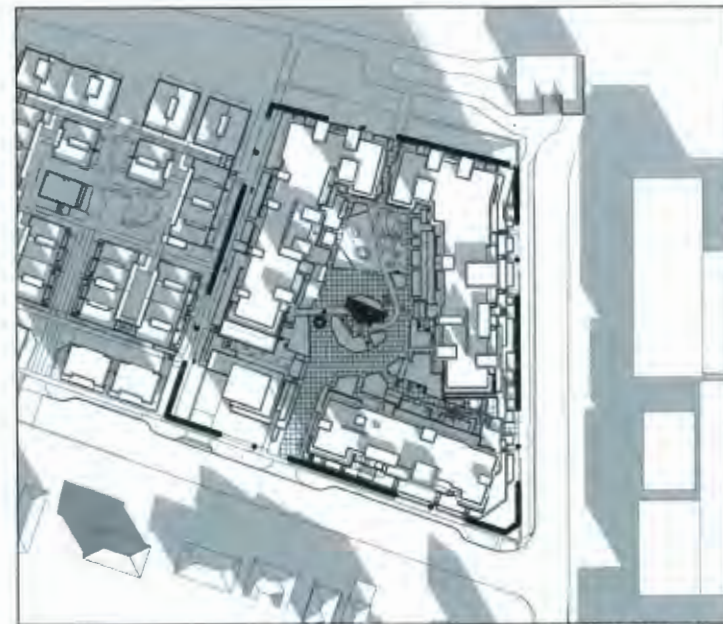
JUNE 21ST - 10 am



JUNE 21ST - 2 pm



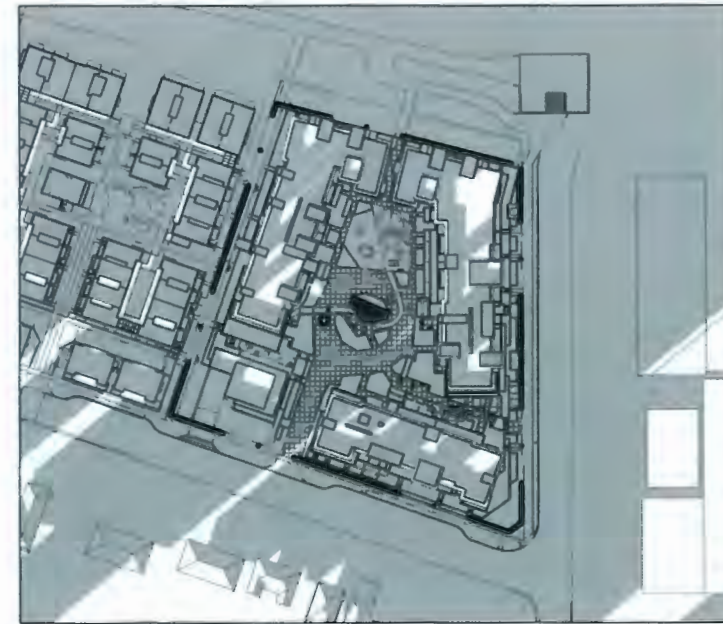
JUNE 21ST - 4 pm



DECEMBER 21ST - 10 am



DECEMBER 21ST - 2 pm



DECEMBER 21ST - 4 pm



SHADOW STUDY

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