



Development Permit Panel
Wednesday, January 29, 2025

Time: 3:30 p.m.
Place: Remote (Zoom) Meeting
Present: Milton Chan, Director, Engineering, Chair
Kirk Taylor, Director, Real Estate Services
Marie Fenwick, Director, Arts, Culture and Heritage

The meeting was called to order at 3:30 p.m.

MINUTES

It was moved and seconded
That the minutes of the meeting of the Development Permit Panel held on January 15, 2025 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 22-023117
(REDMS No. 7844080)

APPLICANT: Wayne Fougere
PROPERTY LOCATION: 9511 Granville Avenue
INTENT OF PERMIT:

To permit the construction of a 12-unit townhouse development at 9511 Granville Avenue on a site zoned "Town Housing (ZT105) – North McLennan (City Centre)".

Applicant's Comments

Wayne Fougere, Fougere Architecture Inc., with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1), provided background information on the proposed development, highlighting the following:

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- the project consists of four three-storey townhouse buildings in two, three and four-unit clusters;
- prior to Rezoning Bylaw adoption, the northern portion of the site will be voluntarily transferred to the Richmond School District and consolidated with the Henry Anderson Elementary School to the north of the subject site;
- the proposed vehicle and pedestrian access to the subject site is from Granville Road through a shared driveway on an easement located on the adjacent townhouse development to the east (9533 Granville Avenue);
- the project includes two convertible units which are centrally located, with one of the convertible units providing a secondary suite and a surface parking stall for the secondary suite;
- on-site accessible pedestrian paths of travel are provided for residents and visitors;
- the project provides 23 resident parking spaces and three visitor parking stalls, including one accessible parking space;
- resident and visitor bicycle parking spaces are provided on the site;
- the common outdoor amenity space includes covered seating and children's play equipment, among others;
- the existing trees on the neighbouring property to the west will be retained and preserved through maintaining existing grades around the trees;
- the architectural design of the proposed townhouse buildings is consistent with the neighbouring townhouse developments; however, contrasting colours and texture are proposed to create a unique identity for the proposed development; and
- the proposed development has been designed to achieve Energy Step Code Level 3 and Emissions Level 4 in the Zero Carbon Step Code and includes a number of environmental sustainability features.

Donald Duncan, DVSD Development Consultant Landscape Architect, with the aid of the same visual presentation, briefed the Panel on the main landscape features of the project, noting that (i) maintaining the site grading around trees and cantilevering portions of the garage floor slab of an adjacent proposed building in close proximity to a retained tree are proposed to ensure the preservation and protection of trees identified for retention, (ii) appropriate landscape treatments are proposed for different areas on the site, (iii) permeable paving is proposed for the internal drive aisles and visitor parking spaces, (iv) in addition to the retained trees, dense planting of native species and an ornamental streambed are proposed along the west side yard, (v) the proposed planting materials will provide all-season interest, (vi) lighting is proposed at key locations around the subject site including, among others, at building entries, side yards, and adjacent to the children's play area, and (vii) lighting will be directed to desired locations to avoid light spillover into neighbouring properties.

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Staff Comments

Joshua Reis, Director, Development noted that (i) the application includes the voluntary transfer of 392 square metres of the north portion of the site to the adjacent land owned by the Richmond School District which has been secured as a condition of Rezoning Bylaw adoption, (ii) access to proposed development will be provided through the existing townhouse development to the east, (iii) the applicant and the neighbouring strata have confirmed that they have reached an agreement on cost sharing and maintenance of the shared access, (iv) the project includes one secondary suite and two convertible units, (v) four on-site trees are proposed to be retained and protected, (vi) the proposed landscaping for the site includes, among others, the planting of 21 new trees which is over and above the 19 trees that had been proposed at the rezoning stage, and (vii) there is a Servicing Agreement required prior to Building Permit issuance for the project that includes frontage improvements along Granville Avenue including removal of the existing driveway letdown and construction of a new two-metre sidewalk and treed boulevard, and servicing connections.

Panel Discussion

In reply to queries from the Panel, the applicant confirmed that (i) four on-site trees will be retained in addition to the existing trees on the adjacent property to the west, (ii) the two convertible units will incorporate accessibility features consistent with the City's Convertible Unit Guidelines and are designed with provision for future installation of a stair lift if desired, (iii) directional lighting will be installed on the subject site to avoid light spillover into adjacent properties, (iv) the northern portion of the subject site that will be transferred to the Richmond School District will be levelled and fenced by the applicant, and (v) two bicycle parking spaces will be provided in the garage of each townhouse unit and three visitor bicycle parking spaces are proposed in the east side yard near the common outdoor amenity area.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel expressed support for project and appreciated the clear presentation of the project, the design of the project, and the voluntary transfer of the northern portion of the site to the Richmond School District.

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Panel Decision

It was moved and seconded

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

CARRIED

2. New Business

None.

3. Date of Next Meeting: February 12, 2025

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (3:50 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, January 29, 2025.

Milton Chan
Chair

Rustico Agawin
Committee Clerk

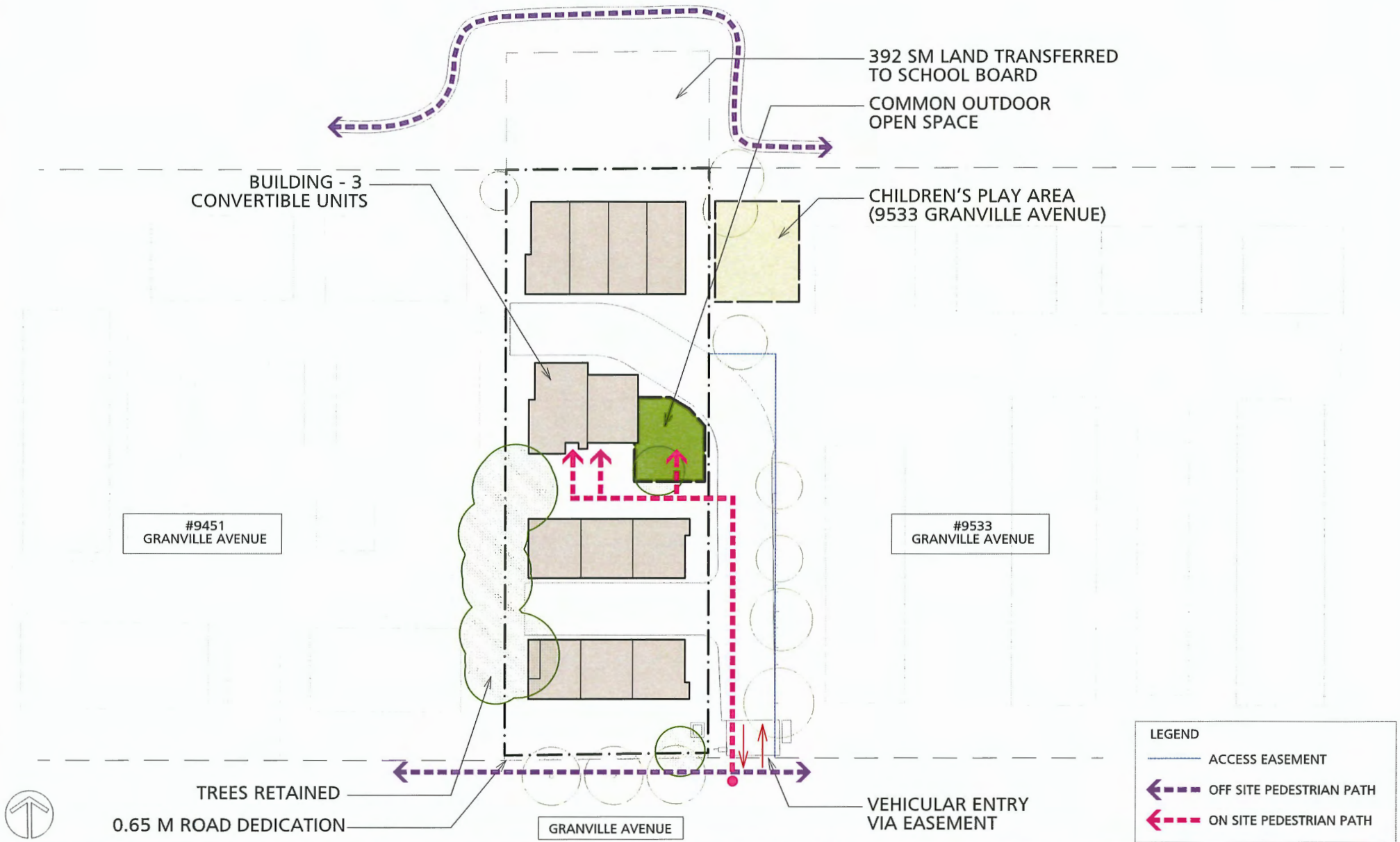
Schedule 1 to the Minutes of
the Development Permit Panel
meeting held on Wednesday,
January 29, 2025



9511 GRANVILLE AVE., RICHMOND, B.C.
FOR WESTERN CONSTRUCTION



9511 GRANVILLE AVENUE for Western Construction by Fougere Architecture Inc. and DVSD Landscape Architect



9511 GRANVILLE AVENUE for Western Construction by Fougere Architecture Inc. and DVSD Landscape Architect



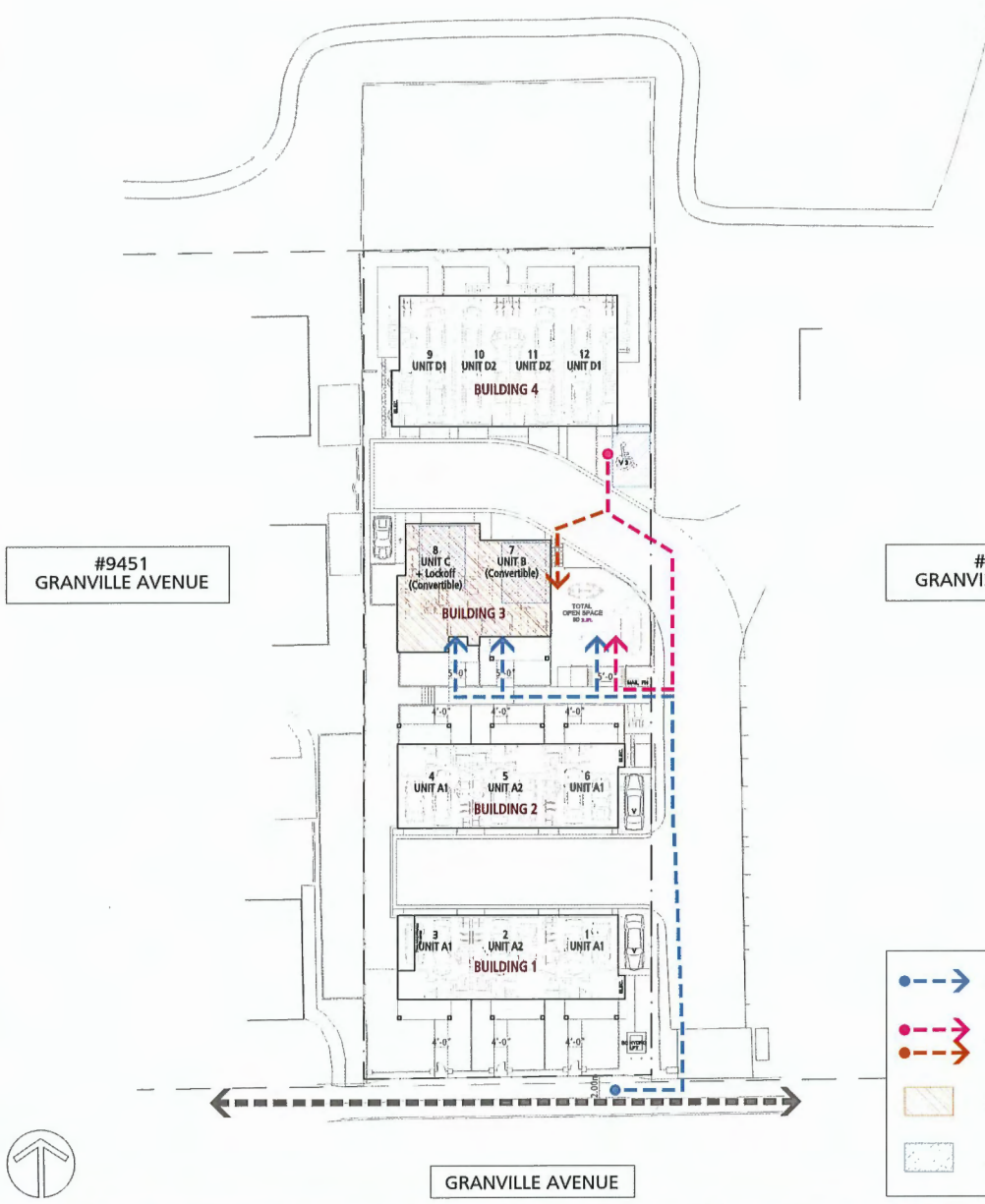
| | |
|-------------------------|-----------------|
| GROSS SITE AREA | 2,371 sm |
| ROAD DEDICATION (SOUTH) | 17 sm |
| LAND DEDICATION (NORTH) | 392 sm |
| NET SITE AREA | 1,962 sm |

| | |
|------------------|--------------------|
| UNIT COUNT | 12 UNITS |
| PERMITTED ZONING | RS1/F |
| PROPOSED ZONING | SITE SPECIFIC & SI |

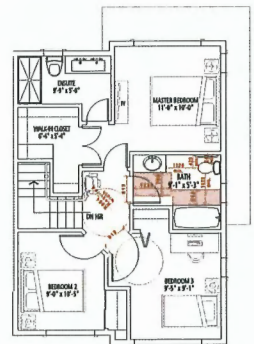
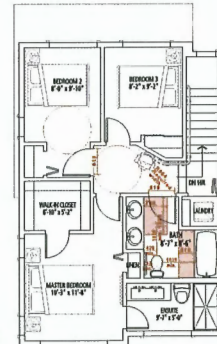
| | Required | Proposed |
|-----------------|----------|----------|
| DENSITY (FAR) | 0.70 | 0.70 |
| OPEN SPACE | 72 sm | 90 sm |
| PLAY AREA | 36 sm | 72 sm |
| COVERAGE | 40% | 38% |
| BUILDING HEIGHT | 12.00 m | 11.60 m |



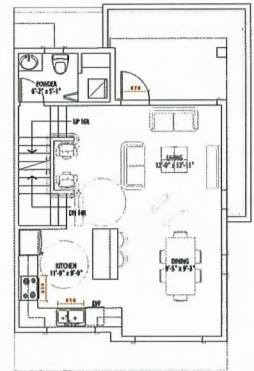
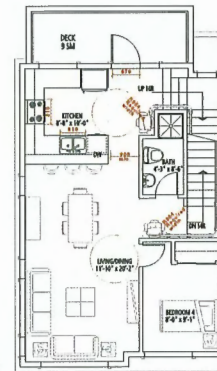
9511 GRANVILLE AVENUE for Western Construction by Fougere Architecture Inc. and DVSD Landscape Architect



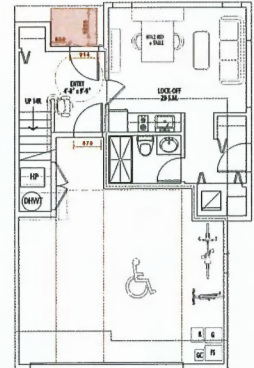
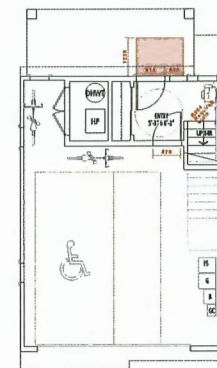
UPPER FLOOR



MAIN FLOOR



GROUND FLOOR



UNIT B (CONVERTIBLE)

UNIT C (CONVERTIBLE)

9511 GRANVILLE AVENUE for Western Construction by Fougere Architecture Inc. and DVSD Landscape Architect

BUILDING ELEVATIONS



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

BUILDING 3 ELEVATION - SOUTH

BUILDING 4 ELEVATION - SOUTH



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

BUILDING 3 ELEVATION - NORTH

BUILDING 4 ELEVATION - NORTH

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BUILDING ELEVATIONS

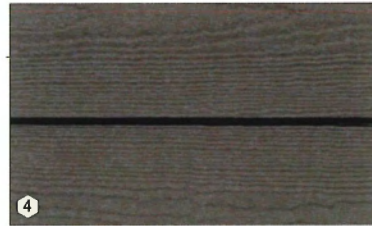
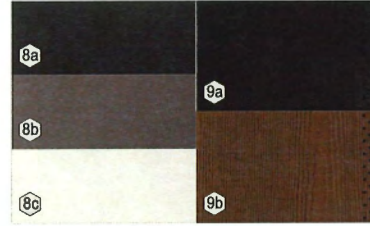
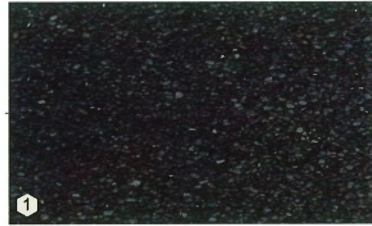


ELEVATION - WEST



ELEVATION - EAST

9511 GRANVILLE AVENUE for Western Construction by Fougere Architecture Inc. and DVSD Landscape Architect



EXTERIOR FINISHES

- ① BP SHINGLES
SHADOW BLACK
- ② HARDIE PANEL-SMOOTH
COLOUR TO MATCH BENJAMIN MOORE -
CHANTILLY LACE 2121-70
- ③ HARDIE PANEL
TRUE GRAIN - FISHER COATING - SEPIA
- ④ HARDIE LAP SIDING
AGED PEWTER
COLOUR TO MATCH BENJAMIN MOORE -
OVERCOAT CC-544
- ⑤ ENTRY DOORS
COLOUR TO MATCH BENJAMIN MOORE -
2057-30 NAPLES BLUE
- ⑥ WOOD FASCIA
COLOUR TO MATCH BENJAMIN MOORE -
UNIVERSAL BLACK 2118-10
- DOWNSPOUTS AND GUTTERS
COLOUR TO MATCH BENJAMIN MOORE -
CHANTILLY LACE 2121-70
- ⑦a UNIVERSAL BLACK 2118-10
- ⑦b UNIVERSAL BLACK 2118-10
- METAL FLASHING
COLOUR TO MATCH BENJAMIN MOORE -
UNIVERSAL BLACK 2118-10
- ⑧a OVERCOAT CC-544
- ⑧b OVERCOAT CC-544
- ⑧c CHANTILLY LACE 2121-70
- HARDIE SOFFIT
⑨a VENTED CEDARMILL - NUT BROWN
- ⑨b VENTED SMOOTH
COLOUR TO MATCH BENJAMIN MOORE -
UNIVERSAL BLACK 2118-10
- ⑩ VINYL WINDOWS - GREY
- ⑪ GARAGE DOOR - CLOPLAY BRONZE
- ⑫ ELECTRICAL CLOSET DOOR
COLOUR TO MATCH BENJAMIN MOORE -
OVERCOAT CC-544
- ⑬ GLASS AND ALUMINUM RAILING
- ⑭ WOOD PICKET RAILING
- ⑮ PRIVACY SCREEN WITH ALUMINUM FRAME
AND GLASS
- ⑯ WOOD LATTICE SCREEN
STAINED TO MATCH FISHER COATING - SEPIA

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ENERGY AND SUSTAINABILITY

Development will meet energy target Step 3 + EL4.
Sustainability features for this project include:

- Ground source heat pumps for space heating and cooling.
- High efficiency Energy Recovery Ventilators (ERV s) for fresh air distribution.
- High efficiency electric water heaters.
- High efficiency double glazed PVC Windows and Doors.
- High thermal resistance insulation R-24 exterior wall insulation.
 - R-50 attic insulation
 - R-15 slab-on-grade insulation
- High efficient LED Lighting throughout.
- High quality air barrier construction and quality control measures.

9511 GRANVILLE AVENUE for Western Construction by Fougere Architecture Inc. and DVSD Landscape Architect

Pacific Sun Tree Services
 www.pacificsuntree.com
 Mailbox #400
 Unit 130 - 1959 152 St.
 Surrey, BC
 V4A 0C4
 604-323-4270

TREE MANAGEMENT PLAN: Amendment #2 Overview

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

Tree Recommended for Retention: ● Critical Root Zone: ○

Tree Recommended for Removal: X

Non-Permit Size Tree: NP ●

Crown Deline for Retain Tree: ○

Crown Deline for Remove Tree: ○

NOTES:
 1. Where trees are already circled the crown & drip line can be used for some trees to provide guidance.
 2. Trees recommended for retention are identified with CRZs to be established and marked trees with other notations for purposes of establishing ground and zone.
 3. Dimensions and measurements for Tree Barriers.
 4. CRZ, CCZ and NP are the minimum turn at the subject site.

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TREE MANAGEMENT PLAN: Amendment #2 Retention & Protection

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

Tree Recommended for Retention: ● Tree Protection Barrier (Circumferes Tree Protection Zone): ○

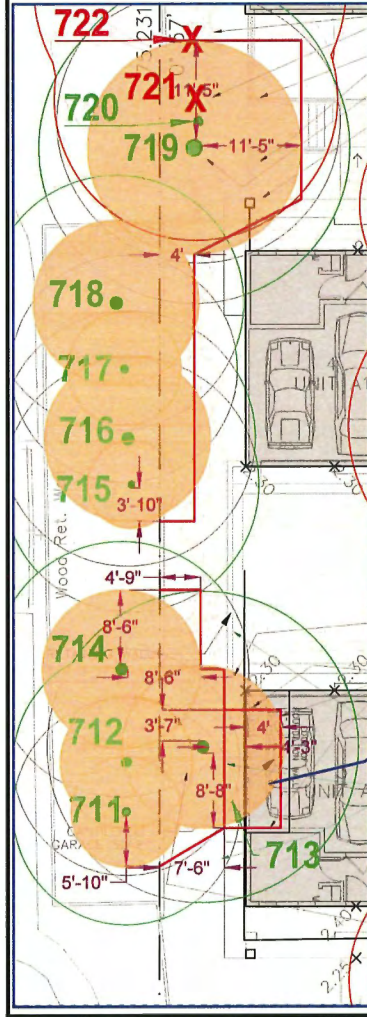
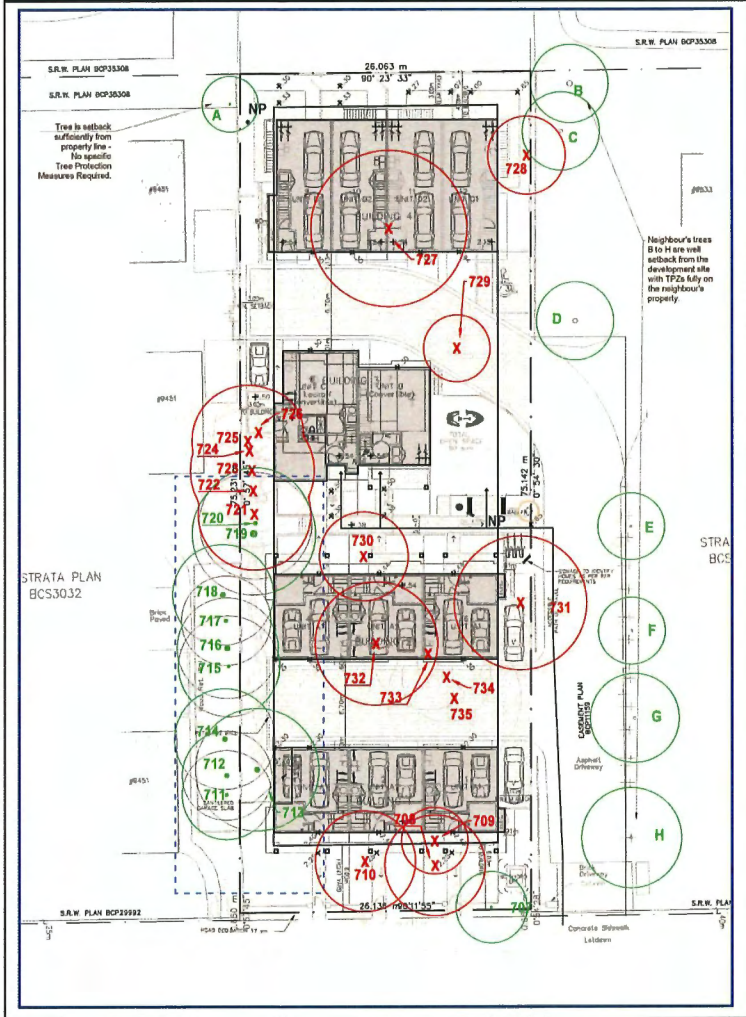
Tree Recommended for Removal: X

Non-Permit Size Tree: NP ●

Crown Deline for Retain Tree: ○

Crown Deline for Remove Tree: ○

NOTES:
 1. Where trees are already circled the crown & drip line may be shown for some trees to provide guidance.
 2. Trees recommended for retention are identified with CRZs to be established and marked trees with other notations for purposes of establishing ground and zone.
 3. Dimensions and measurements for Tree Barriers.
 4. CRZ, CCZ and NP are the minimum turn at the subject site.



TREE REMOVAL:
 Trees #712 & #713 to be removed under Arborist Supervision. Both removals to be set back from property line and ground with grading under Arborist Supervision.

LANDSCAPING: Please submit following with: 1. Final Critical Root Zone area. 2. Construction Design to be placed over existing grade with no excavation. 3. CRZ, CCZ, and NP of site preparation and installation.

LANDSCAPING: BARK MULCH & Planting Area:
 Within 1 foot of Tree #712 and 1 foot of Tree #713 use Bark Mulch only, placed over landscape fabric for weed control. Depth of Bark Mulch limited to 6 inches. The remainder of the Critical Root Zone can be a planting area that uses landscape fabric to be replaced with plants during construction. Only small growing plants of maturity to be planted. No plants during construction.

LANDSCAPING: Drip Line:
 Within Critical Root Zone area. Drip line will not have a significant impact as per the root exploration within planned building area survey locations. See Attachment to Arborist Report, Arborist Supervision of all prep and installation for each post.

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

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

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

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

LANDSCAPING FENCE:
 Fence post has been removed from the Critical Root Zone. All work within TRZ to be under Arborist Supervision.

EXISTING SERVICE INFRASTRUCTURE:
 Servicing of trees and other areas of TRZ, CRZ and NP should be outside Tree Protection Zones wherever possible and if cannot be avoided, these plans should be provided to the project Arborist for review and comment to be incorporated into the alignment and installation.

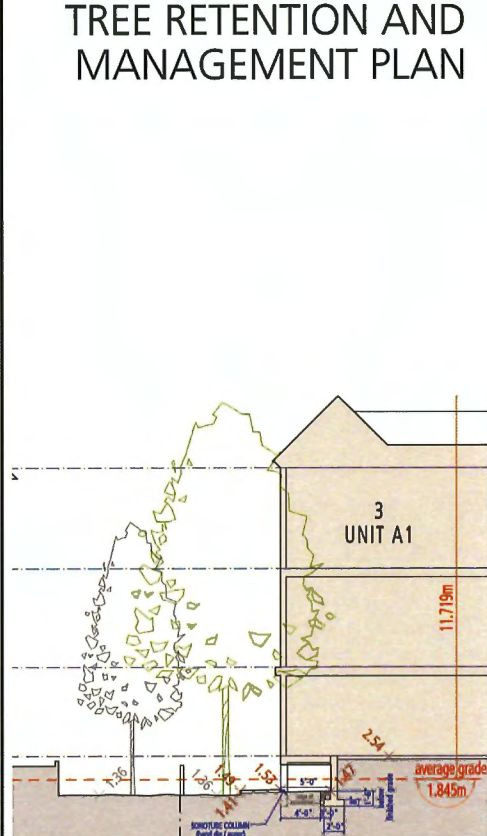
VERY LIMITED WORK SPACE: Feasibility to be verified by builder.
 Once the Temporary Excavation Tree Barrier is removed (see note below), the primary Tree Barrier will remain throughout construction and a 2' limit from the subject wall of building. For this plan to be successful, the building must have a 2' minimum working space for this wall and be incorporated into the construction plans including an exterior wall finish. It appears unlikely, but should be verified by the builder. And all access from north and south of the barrier within construction retained works. Or reworking that accommodation the retention of the Tree Barrier and TRZ area.

TEMPORARY EXCAVATION TREE BARRIER:
 Temporary Tree Barrier is in place for completion of foundation and adjacent to the cantilevered slab. Arborist Supervision of all prep and installation subject to foundation work and work for arborist supervision. The Tree Barrier within to be in place until building foundation construction is completed and Arborist summary report is received and approved by the city.

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

CRIMINAL REMOVAL:
 Within 1 foot of Tree #712 and Bark Mulch only, placed at a minimum depth of 6 inches over landscape fabric for weed control. The rest of the Critical Root Zone can be a planting area that uses landscape fabric to be replaced with plants during construction. Only small growing plants of maturity to be planted. No plants during construction.

LANDSCAPING: BARK MULCH & Planting Area:
 Within 1 foot of Tree #712 and Bark Mulch only, placed at a minimum depth of 6 inches over landscape fabric for weed control. The rest of the Critical Root Zone can be a planting area that uses landscape fabric to be replaced with plants during construction. Only small growing plants of maturity to be planted. No plants during construction.



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



9511 GRANVILLE AVENUE for Western Construction by Fougere Architecture Inc. and DVSD Landscape Architect

LANDSCAPE DESIGN

TREES



CO
Chamaecyparis obtusa 'Gracilis'



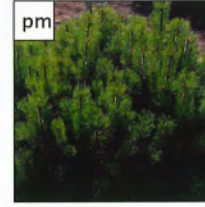
GB
Ginkgo biloba 'Goldspire'



PO
Picea omorika



tm
Taxus x media 'HicksII'



pm
Pinus mugo mughus

CONIFEROUS SHRUBS

BROADLEAF EVERGREEN SHRUBS



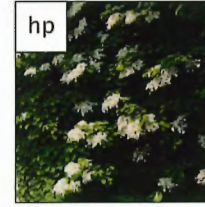
au
Azalea japonica 'Hino Crimson'



eo
Euonymus J. 'Aureomarginatus'



gs
Gaultheria shallon



hp
Hydrangea petiolaris



la
Lavandula angustifolia



pl
Prunus I. 'Otto Luyken'



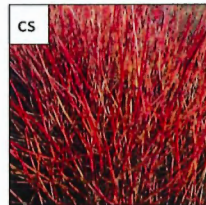
rv
Rhododendron 'Vulcan'



vo
Vaccinium ovatum

VINES

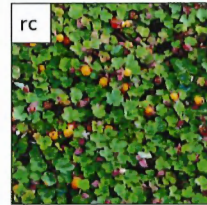
DECIDUOUS SHRUBS



cs
Cornus stolonifera



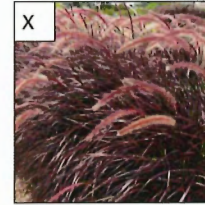
rs
Ribes s. 'King Edward VII'



rc
Rubus calycinoides



pm
Polystichum munitum



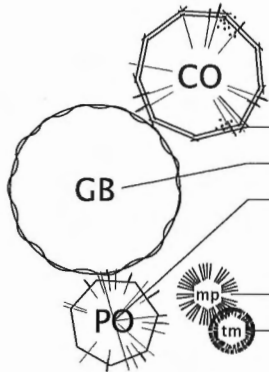
X
Pennisetum rubrum

GROUND COVER

FERNS

GRASSES

PLANT LIST



TREES

| CODE | QTY | SCIENTIFIC NAME | COMMON NAME | SIZE | COMMENTS | MATURE SIZE | SPACING |
|------|-----|---------------------------------|------------------------------|-----------|---|---------------------------|----------|
| CO | 6 | Chamaecyparis obtusa 'Gracilis' | Slender Hinoki False Cypress | 4.0 m ht. | 150cm STD - Dense Tight Habit 8&8 min. 50cm root ball dia. | 6m height 2m spread | as shown |
| GB | 12 | Ginkgo biloba 'Goldspire' | Goldspire Ginkgo | 8cm cal. | 150cm STD - 8&8 w/basket min. 50cm root ball dia. | 6.0m height 2.0m width | as shown |
| PO | 3 | Picea omorika | Serbian Spruce | 4.0 m ht. | Dense Tight Habit 8&8 min. 50cm root ball dia. | 18m height 6m spread | as shown |

CONIFEROUS SHRUBS

| CODE | QTY | SCIENTIFIC NAME | COMMON NAME | SIZE | COMMENTS | MATURE SIZE | SPACING |
|------|-----|-------------------------|-------------|--------|--------------------------------------|------------------------------|----------|
| pm | 34 | Pinus mugo mughus | Mugo Pine | #5 pot | min. 30cm spread min. 20cm height | 300cm height 500cm spread | as shown |
| tm | 66 | Taxus x media 'Hicksii' | Hick's Yew | 1.2m | min. 30cm spread | 15cm height 120cm spread | 75cm |

BROADLEAF EVERGREEN SHRUBS

| CODE | QTY | SCIENTIFIC NAME | COMMON NAME | SIZE | COMMENTS | MATURE SIZE | SPACING |
|------|-----|--------------------------------|-------------------------|--------|------------------|------------------------------|---------|
| ah | 21 | Azalea japonica 'Hino Crimson' | Crimson Japanese Azalea | #2 pot | min. 20cm height | 100cm height 120cm width | 60cm |
| eo | 19 | Euonymus aureomarginatus | Golden Euonymus | #2 pot | min. 20cm height | 120cm height 150cm spread | 75cm |
| gs | 59 | Gaultheria shallon | Salal | #1 pot | min. 20cm height | 100cm height 120cm spread | 65cm |
| la | 23 | Lavandula angustifolia | English Lavender | #1 pot | min. 30cm height | 60cm height 75cm spread | 75cm |
| pl | 38 | Prunus l. 'Otto Luyken' | Otto Luyken Laurel | #2 pot | min. 45cm height | 150cm height 300cm spread | 60cm |
| rv | 21 | Rhododendron 'Vulcan' | Vulcan Rhododendron | #2 pot | min. 45cm height | 150cm height 200cm spread | 75cm |
| vo | 87 | Vaccinium ovatum 'Thunderbird' | Evergreen Huckleberry | #2 pot | min. 60cm height | 180cm height 190cm spread | 75cm |

DECIDUOUS SHRUBS

| CODE | QTY | SCIENTIFIC NAME | COMMON NAME | SIZE | COMMENTS | MATURE SIZE | SPACING |
|------|-----|----------------------------|-------------------------|--------|---------------------------|------------------------------|---------|
| cs | 6 | Cornus stolonifera | Redtwig Dogwood | #1 pot | min. 50cm height heavy | 300cm height 200cm spread | 90cm |
| rs | 6 | Ribes s. 'King Edward VII' | King Edward VII Currant | #1 pot | min. 40cm height | 240cm height 120cm spread | 75cm |

GRASSES

| CODE | QTY | SCIENTIFIC NAME | COMMON NAME | SIZE | COMMENTS | MATURE SIZE | SPACING |
|------|-----|-------------------|-----------------------|--------|----------|-----------------------------|---------|
| x | 110 | Pennisetum rubrum | Purple Fountain Grass | #1 pot | | 100cm height 60cm spread | 45cm |

FERNS

| CODE | QTY | SCIENTIFIC NAME | COMMON NAME | SIZE | COMMENTS | MATURE SIZE | SPACING |
|------|-----|---------------------|-------------|--------|------------------|------------------------------|---------|
| pm | 34 | Polystichum munitum | Swordfern | #1 pot | min. 25cm height | 100cm height 100cm spread | 60cm |

VINES

| CODE | QTY | SCIENTIFIC NAME | COMMON NAME | SIZE | COMMENTS | MATURE SIZE | SPACING |
|------|-----|----------------------|--------------------|--------|---------------------------|------------------------------|----------|
| hp | 2 | Hydrangea petiolaris | Climbing Hydrangea | #2 pot | min. 30cm height heavy | 500cm height 200cm spread | as shown |

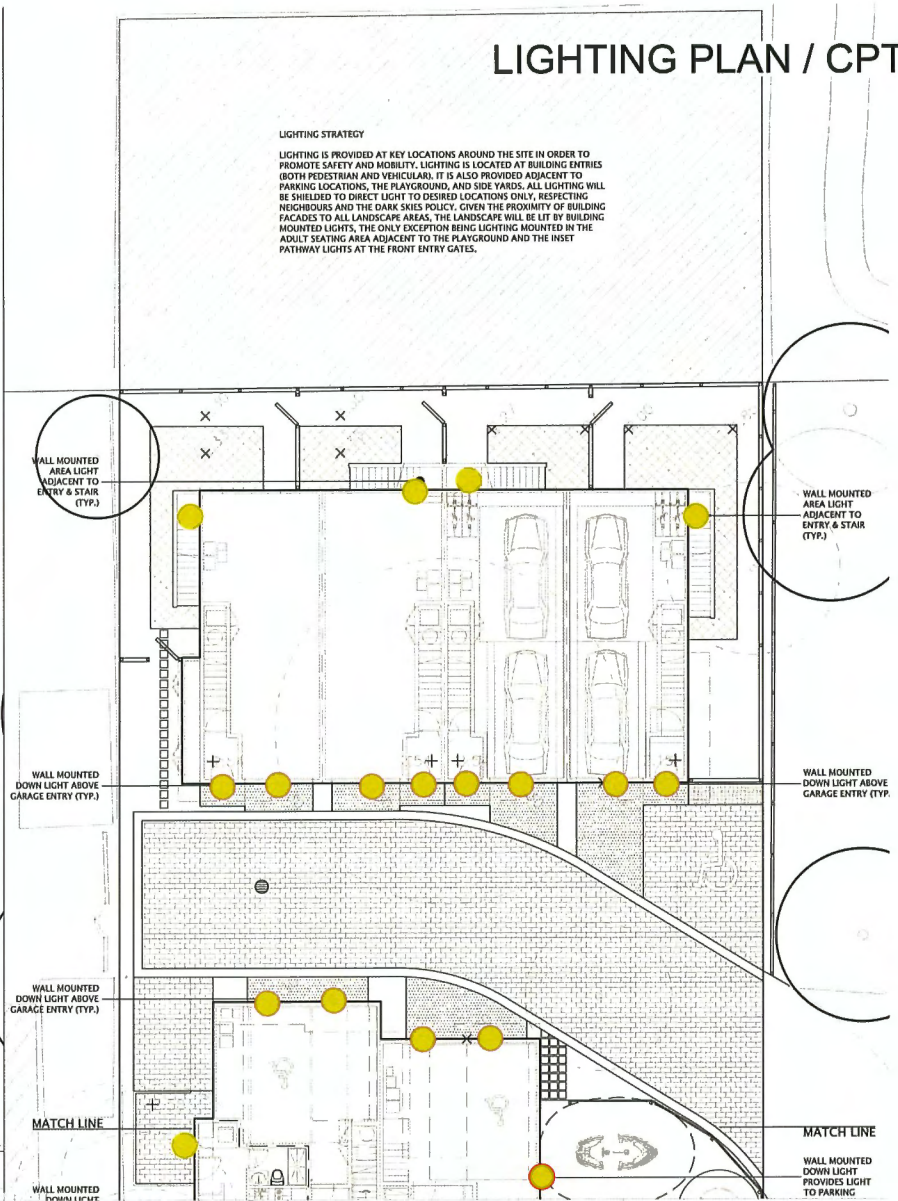
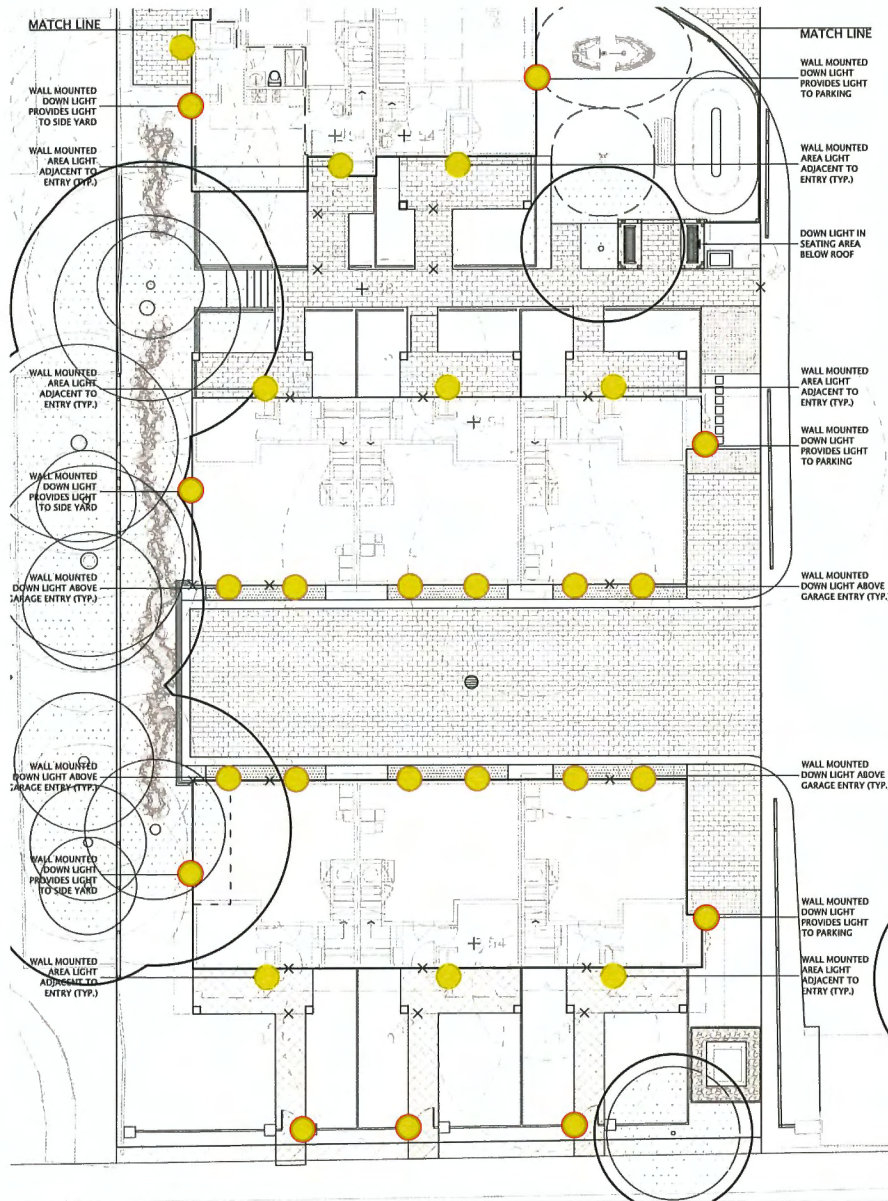
GROUND COVERS

| CODE | QTY | SCIENTIFIC NAME | COMMON NAME | SIZE | COMMENTS | MATURE SIZE | SPACING |
|------|-----|--------------------|----------------------|----------|-------------------------------|----------------------------|---------|
| rc | 257 | Rubus calycinoides | Creeping Raspberry | 10cm pot | min. 25cm spread 30cm O.C. | 10cm height 60cm spread | 30cm |
| la | | Lawn | Shade Tolerant Blend | | | | 30cm |

PLAY AREA



9511 GRANVILLE AVENUE for Western Construction by Fougere Architecture Inc. and DVSD Landscape Architect



LIGHTING PLAN / CPTED

LIGHTING STRATEGY

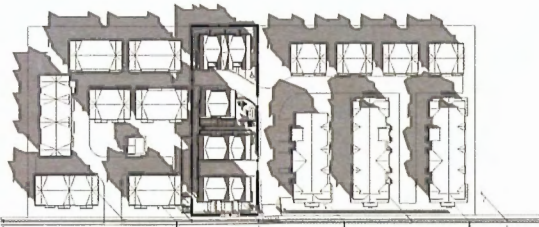
LIGHTING IS PROVIDED AT KEY LOCATIONS AROUND THE SITE IN ORDER TO PROMOTE SAFETY AND MOBILITY. LIGHTING IS LOCATED AT BUILDING ENTRIES (BOTH PEDESTRIAN AND VEHICULAR). IT IS ALSO PROVIDED ADJACENT TO PARKING LOCATIONS, THE PLAYGROUND, AND SIDE YARDS. ALL LIGHTING WILL BE SHIELDED TO DIRECT LIGHT TO DESIRED LOCATIONS ONLY, RESPECTING NEIGHBOURS AND THE DARK SKIES POLICY. GIVEN THE PROXIMITY OF BUILDING FACADES TO ALL LANDSCAPE AREAS, THE LANDSCAPE WILL BE LIT BY BUILDING MOUNTED LIGHTS, THE ONLY EXCEPTION BEING LIGHTING MOUNTED IN THE ADULT SEATING AREA ADJACENT TO THE PLAYGROUND AND THE INSET PATHWAY LIGHTS AT THE FRONT ENTRY GATES.

01 LIGHTING PLAN
L2-02 SCALE 1:100

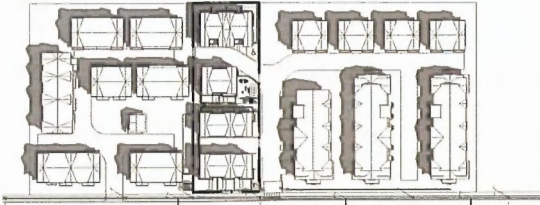
LIGHTING LEGEND

- WALL MOUNTED AREA LIGHT
- WALL MOUNTED DOWN LIGHT
- WALL MOUNTED DOWN LIGHT

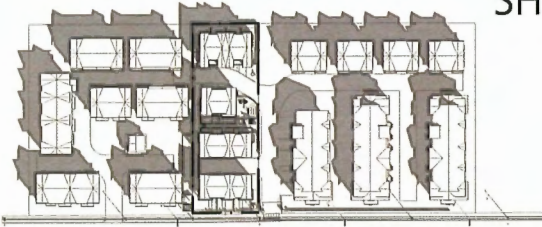
SHADOW STUDY



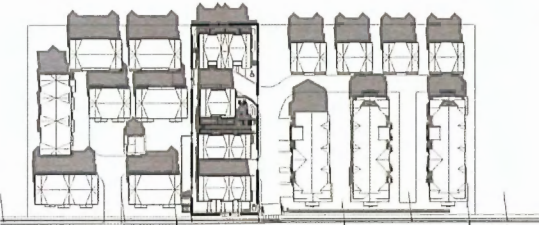
MARCH 21 - 10 A.M.



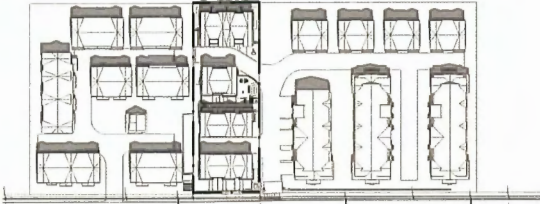
JUNE 21 - 10 A.M.



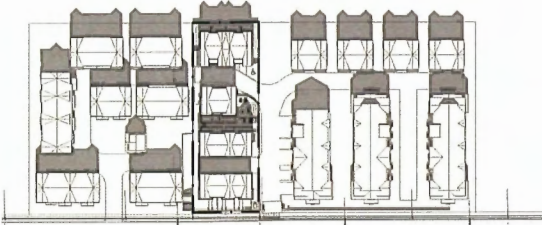
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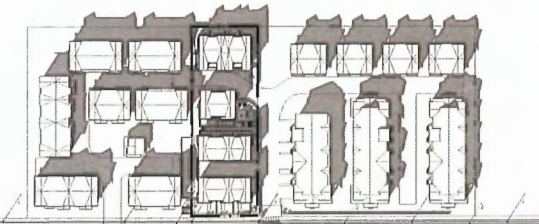
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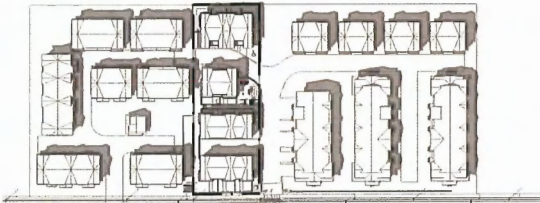
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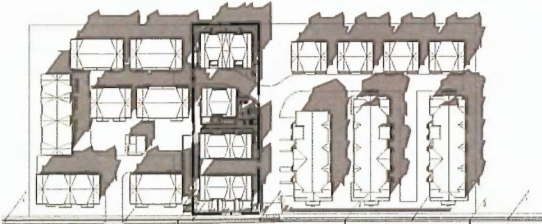
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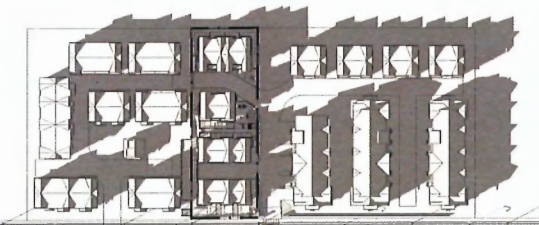
MARCH 21 - 2 P.M.



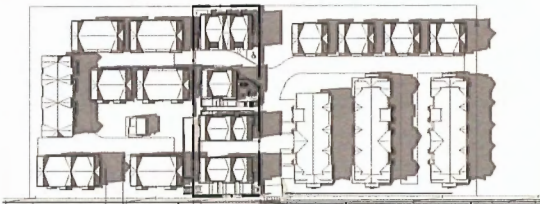
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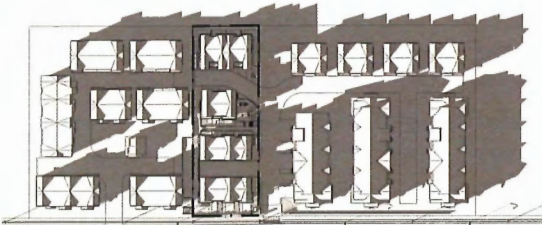
SEPTEMBER 21 - 2 P.M.



MARCH 21 - 4 P.M.



JUNE 21 - 4 P.M.



SEPTEMBER 21 - 4 P.M.

9511 GRANVILLE AVENUE for Western Construction by Fougere Architecture Inc. and DVSD Landscape Architect



KEY PLAN



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FOR WESTERN CONSTRUCTION