



Development Permit Panel
Wednesday, March 27, 2024

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Cecilia Achiam, General Manager, Community Safety and Development, Chair
Elizabeth Ayers, General Manager, Community Services
Kirk Taylor, Director, Real Estate Services

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 March 13, 2024, be adopted.

CARRIED

1. DEVELOPMENT PERMIT 22-013081
(REDMS No. 7533249)

APPLICANT: Formwerks Architecture
PROPERTY LOCATION: 8740, 8760, 8780 and 8800 Spires Road
INTENT OF PERMIT:

Permit the construction of 36 townhouse units and three secondary suites at 8740, 8760, 8780 and 8800 Spires Road on a site zoned "Parking Structure Townhouses (RTP4)".

Applicant's Comments

Norman Huth, Formwerks Architecture, 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, including its site context, site layout, architectural design and accessibility features, highlighting the following:

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- the 36 three-storey townhouses and three secondary suites are situated within five buildings, stacked above enclosed underground parking, with a four-storey massing maintained along Spires Road to conceal the parking structure and provide a more attractive streetscape;
- massing is recessed at the upper levels to allow for more natural light into the courtyard and buildings adjacent to the side yards have been reduced on the upper levels to provide a gentler transition into existing single-family developments;
- proposed are six garden level units at grade (primarily two bedroom units), along with 3-lock off units (ranging from 317 to 388 sq. ft.) and four accessible units (located in buildings two and three) as part of the 30 three-level townhouses (ranging from 1,200 to 1900 sq. ft.), each with individual unit access as well as access to the outdoor amenity space, on the courtyard level;
- building two will have pedestrian lobby entry and access to the elevator and stairs that lead to the courtyard and indoor amenity space that spills out to the outdoor space;
- each unit is provided with a minimum of one parking stall and have access to bicycle storage in the covered parkade;
- the architectural character of the development is very much in keeping with the neighbouring development to the west (referred to as Spires one) and initially seen as a continuation of Spires one as the next phase, but with a slightly more contemporary approach in terms of the materiality and colour choices, and much more monochromatic.
- the primary parking entry court is met with an inspirational bird house/play house structure that will be a dominant feature for the development;
- material pallets include fibreglass shingles, painted fibre cement siding in varying profiles and varying colours, as well as an accent of entry door colour, and brick elements around the base of the buildings;
- shadow analysis show very minimal impact on the neighbourhood; and
- the project has been designed to comply with the City's Basic Universal Housing (BUH ) requirements.

Caelan Griffiths, PMG Landscape Architects, with the aid of the same visual presentation, briefed the Panel on the main landscape features of the project, noting that:

- similar to the neighbouring site, a number trees have been retained, with the most important being two substantial evergreens at Cook Gate and Spires Road adjacent to the indoor amenity and form the gate part of the Cook Gate, a strong vertical element that helps incur that corner and works towards the main pedestrian entry to the west;

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- modest deciduous trees are proposed to be interspersed to draw the eye towards the pedestrian entry, and many of the units will be marked with a tree to enrich the pedestrian experience;
- temporary bicycle parking in the shade of another retained tree (larger deciduous tree) will act as an anchor point, to be placed at the pedestrian entry, preserving some of the neighbourhood character from the landscape point of view, but also to mark a main entry,
- a little bit of screening function with the retained and bolstered landscape element between the pedestrian entry and the vehicle entry, to further develop the ecological function of the retained tree as well as placing bird houses on all four corners to embed more ecological function, but also a little whimsy to play into the play house/bird house feature, with actual birdhouses;
- the vehicle entry is marked with special paving with concrete unit pavers to soften the otherwise fairly broad expansive of paving and enhance the street presence of the project;
- the back of the site will have substantial low broad leaf evergreens to create a green boundary, outside of eyesight, allowing for clear sightlines across the back of the site, where a connectivity pathway is also provided across both Spires sites, creating a loop (and future laneway) and bolstering the usability for both projects from a pedestrian point of view;
- recognizing the close proximity of the school for older children to access more extravagant play equipment, the play area for the project is designed around preschool aged children, with climbing steps to an upper level that snakes around the staircase and bird house/play house structure, and an embedded slide and climbing feature for young children to climb their way up the slope, with robin egg blue hand holds that play with the children's imagination given the close proximity with the natural elements of the area;
- appealing to the older children and young adults, an outdoor foosball table and proposed lighting will broaden the scope of the outdoor amenity;
- a small outdoor bbq dining area, enclosed with green to present the notion of a ceiling for the possibility of string lighting across the top, is also proposed for the northeast corner; and
- bollard lighting and step lighting in key points will also be installed.

#### **Staff Comments**

Wayne Craig, Director, Development, noted (i) the project is intended to achieve Energy Level Step Code 3 with low carbon energy systems for heating and cooling, and (ii) a Servicing Agreement is required as part of this application for frontage works and site services.

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In addition, Mr. Craig commended the applicant and design team for the retention of the trees along the frontage, the inclusion of the four single-storey accessible units as well as the three secondary suites involved in the overall project.

#### **Panel Discussion**

In reply to a queries from the Panel, Mr. Griffiths noted (i) there will be no lawns in direct association with the individual units and that the lawn at the corner under the retained trees will be maintained in avoid any undue disturbance to those trees, (ii) the materials for the exterior of the building are brick and cementitious siding and fibreglass shingles for the roof, (iii) there is no lighting in the soffits, but each entry door has a light fixture and an entry monument from a landscape perspective, with low level lighting, (iv) there is also at grade lighting along the south Statutory Right-of-Way (SRW) that runs east and west, as well as light fixtures along the building to illuminate the walkway all the way down the south perimeter to provide security at night.

#### **Correspondence**

None.

#### **Gallery Comments**

None.

#### **Panel Discussion**

In reply to a query from the Panel regarding protection of the offsite tree that is being retained and any provision to ensure the retention should that property owner redevelop in the future, Mr. Craig noted the tree is on the site to the south which is part of an existing application, and that the tree retention will be reviewed as part of that application. Mr. Craig further noted the long term intention is to put a lane along the south side of that site, which may make the retention of that tree very difficult.

The Panel expressed support for the proposal, noting (i) the project is well designed and considered and matches with the existing context, and (ii) appreciation for the tree retention, extra parking beyond the minimum requirement and having both the accessible suites and the lock-off suites.

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**Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would permit the construction of 36 townhouse units and three secondary suites at 8740, 8760, 8780 and 8800 Spires Road on a site zoned "Parking Structure Townhouses (RTP4)".*

**CARRIED**

**2. DEVELOPMENT PERMIT 22-021165**

(REDMS No. 7571832)

APPLICANT: 0853803 BC Ltd. and 1121648 BC Ltd.

PROPERTY LOCATION: 6571 and 6591 No. 1 Road

INTENT OF PERMIT:

1. Permit the construction of eight townhouse units at 6571 and 6591 No. 1 Road on a site zoned "Low Density Townhouses (RTL4)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum required lot width on major arterial roads from 50.0 m to 40.2 m.

**Applicant's Comments**

Eric Law, Eric Law Architect, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 2), provided background information and highlights of the proposed development, as previously noted at the January 17, 2024 meeting, and in addition to the comments provided at that meeting, responded to the subsequent referral, "to increase the site grade and introduce necessary changes to the project design in order to mitigate the risk of flooding in the proposed development", and noted the following:

- the proposed eight townhouses are positioned with two, 2.5-storey townhouses facing No. 1 Road, and the other four, 3-storey townhouses, directly behind, facing west;
- for the fronting level townhouses, residential units are not permitted on the ground level because of the flood plain level, therefore only parking is permitted on the ground level, with the living space and all the mechanical space on the second level living and dining area, and third level for bedrooms; and
- there is one convertible unit at the end which allows for a future shaft and elevator for the unit.

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Denitsa Dimitrova, PMG Landscape Architects, with the aid of the same visual presentation, briefed the Panel on the main landscape features of the project, as noted at the January 17, 2024 meeting, including (i) a private yard and shade tree for each unit within the project, (ii) a low aluminum transfer fence and privacy from neighbouring created with 6 ft. wood along the south and west property line, and 4ft. wood on north property line, (iii) a small retaining wall, bench and play area with play equipment proposed at the south east side of the site, and (iv) a bike rack for two bicycles proposed between Buildings B and C.

#### **Staff Comments**

Mr. Craig noted that (i) the revised proposal for the Panel's consideration responds to the previous referral back to staff from the Panel, (ii) site grade has been increased to create positive drainage flow back to No. 1 Road, (iii) additionally, the variance is a technical variance based on the land assembly size, which was considered through the rezoning process, (iv) there is a Servicing Agreement for frontage works and site services, (v) the project will achieve Energy Step Code Level 3 with low carbon energy systems for heating and cooling within each unit, and (vi) there is also a one convertible unit included in the proposal.

#### **Panel Discussion**

In reply to a query from the Panel regarding the property at 6551 No. 1 Road, Mr. Craig noted (i) the property to the north is not part of the subject application and would be part of future rezoning application, and (ii) driveway access will be provided to the site and there will be an SRW secured over the driveway on the subject site in order to be used for access when the site to the north is developed.

In reply to a queries from the Panel, Ms. Dimitrova noted (i) the lawn areas are large enough to be viable and maintainable, (ii) the play area is fairly small with a wood chip fibre safety surface, typical for playgrounds on grade for surface use of play equipment, but replacing with rubber could be considered, (iii) the landscape design does not include lighting or gateway light for low walkways as there is lighting attached on the buildings and street lights along the street as well as at the back.

#### **Correspondence**

None.

#### **Gallery Comments**

None.

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**Panel Discussion**

The Panel expressed support for the proposal, noting the fulfillment of the Panel's referral of January 17, 2024 meeting, to address and alleviate the potential for any flooding of the site in the future.

**Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would:*

1. *permit the construction of eight townhouse units at 6571 and 6591 No. 1 Road on a site zoned "Low Density Townhouses (RTL4)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum required lot width on major arterial roads from 50.0 m to 40.2 m.*

**CARRIED**

**3. New Business**

It was moved and seconded

*That the Development Permit Panel meeting tentatively scheduled for Wednesday, April 10, 2024 be cancelled.*

**CARRIED**

**4. Date of Next Meeting: April 24, 2024**

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (4:21 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, March 27, 2024.

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Cecilia Achiam  
Chair

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Lorraine Anderson  
Legislative Services Associate







## Location, Transportation, and Community Context

The proposed development is on a 35,087 square-foot site located on Spires Road. The site is within the City of Richmond's City Centre Area Plan Sub-Area B.1, which envisions high-density townhomes in the area. Located just East of Cooney Road, the surrounding context is largely single-family dwellings with several multi-family townhouse complexes along the arterial roads. The proposed development is within walking distance of Richmond-Brighouse Station, bike routes and major bus routes connecting to surrounding cities. Within a 10-minute walking radius from the site are schools, parks, restaurants and shopping centres. Its close proximity to amenities, bike routes and bus routes allow for car-free commuting.

## Built Form

Courtyard townhomes and ground-oriented units are proposed with a raised courtyard. The development features secure parking, which is accessed off Spires Road.

The proposal includes three-storey townhomes stacked above garden suites and an enclosed parking structure. A four-storey massing is maintained along Spires Road to conceal the parking structure and provide a more attractive streetscape. Massing is recessed at the upper levels to allow for more natural light into the courtyard and buildings adjacent to the side yards have been reduced on the upper levels to provide a gentler transition into existing single-family developments.

The buildings fronting on Spires Road & Cook Gale feature a raised yard in order to raise the habitable floor elevation of the garden units and give privacy while allowing for casual surveillance of the street. The garden flats have visible access provided from the secured parking garage. The rear buildings are provided with courtyard access with communal access to the secured parking garage via outdoor stairs or elevator.

## Housing and Livability

The proposed development offers a variety of housing options for families. 6 ground-oriented units are proposed along with 3 lock off units part of 30 unique-style townhouse units varying from two to three bedroom flats to three to four bedroom townhouse units. The unit sizes range between 720 and 1,910 square feet. Front-back units are proposed with a depth of 35'6" to ensure adequate natural light is provided to the primary dwelling spaces. These units are provided with operable windows to provide ample natural ventilation.

Each unit is provided with a minimum of one parking stall and have access to bicycle storage in the covered parkade. Plug-ins for electric cars will also be available in the enclosed parkade.

Outdoor space is provided through a variety of landscaped yards and roof decks for improved livability. Ample space for outdoor and indoor amenities are offered around a common courtyard with plenty of programmed children's play areas to establish a sense of community and encourage socialization.

## Architectural Style

The project features contemporary architecture suited to today's lifestyle that considers local traditional building styles and the context of the area. The Tudor style is showcased with varying facade treatment at key points, steep roof pitches, proportionate windows set symmetrically into traditional massing forms, architectural details such as brackets, brick chimney, fascias and external gutters.

Materials include selective use of brick, horizontal siding, fibre cement boards, robust wood detailing, fibreglass shingles and divided windows.



**A** RICHMOND - BRIGHOUSE SKYTRAIN STATION



**B** RICHMOND SHOPPING CENTRE



**C** EXISTING THREE-STOREY TOWNHOUSES



**D** EXISTING FOUR-STOREY TOWNHOUSES (SPIRES I)



**E** EXISTING TWO-STOREY TOWNHOUSES



**F** THREE-STOREY TOWNHOUSES UNDER CONSTRUCTION



**G** WILLIAM COOK ELEMENTARY SCHOOL



SPIRES ROAD STREETSCAPE LOOKING SOUTH



SPIRES ROAD STREETSCAPE LOOKING WEST



SPIRES ROAD STREETSCAPE LOOKING NORTH



SPIRES ROAD STREETSCAPE LOOKING EAST

PROJECT DATA

DEVELOPMENT DATA

MIN. REQ'D /  
MAX. ALLOWED      PROPOSED

CIVIC ADDRESS  
8800 SPIRES ROAD  
RICHMOND, BC

LEGAL DESCRIPTION  
LOTS 40-43, SECTION 7 & 10  
BLOCK 4 HOTEL RANGE 1 WEST  
NEW WESTMINSTER DISTRICT, PLAN 31489

LOT AREA  
LOT AREA (Hd.) 0.226 Ha  
LOT AREA (SI) (35,287 SF)

LOT COVERAGE  
BUILDINGS & STRUCTURES COVERAGE AREA 17,543 SF 14.948 SF  
BUILDING & STRUCTURES COVERAGE RATIO 39% MAX. 48.4 %  
NON-IMPLODIBLE COVERAGE AREA 28,311 SF 25.480 SF  
NON-IMPLODIBLE COVERAGE RATIO 63% MAX. 72.6 %  
LIVE PLANTING COVERAGE AREA 7,017 SF 7.041 SF  
LIVE PLANTING COVERAGE RATIO 15% MAX. 20.1 %

SETBACKS  
FRONT (SPRUE RD) 3.00 M 3.00 M  
REAR (LAWSON/OURN PROPERTY LINE) 3.00 M 3.00 M  
LEVEL 1 AT PARKADE 2.19 M  
LEVEL 1 AT BUILDING 3 3.00 M  
ABOVE LEVEL 1 3.00 M  
SIDE #1 (FLOOD GATE) 3.00 M 3.00 M  
SIDE #2 (WEST PROPERTY LINE) 3.00 M 3.00 M

BUILDING HEIGHT  
BUILDING HEIGHT 15.00 M <15.00 M\*  
\*REFER TO ELEVATIONS

NUMBER OF RESIDENTIAL UNITS  
TWO-BEDROOM UNITS - 4  
THREE-BEDROOM UNITS - 23  
THREE-BEDROOM UNITS W/ LOCK OFF - 1  
FOUR-BEDROOM UNITS - 4  
FOUR-BEDROOM UNITS W/ LOCK OFF - 2  
TOTAL NUMBER OF UNITS - 38

TOTAL BUILDING FLOOR AREA  
TOTAL GROSS FLOOR AREA 44,775.0 SF  
WALL EXCLUSIONS 1,370.1 SF  
STAIR EXCLUSIONS 2,460.3 SF  
HC UNITS EXCLUSIONS 80.0 SF  
TOTAL EXCLUSIONS 4,670.5 SF  
TOTAL NET FLOOR AREA 41,444.5 SF

DENSITY  
NO. OF UNITS PER HECTARE 1.3 1.3  
FLOORSPACE RATIO (FAR) 1.3 1.3

VEHICULAR PARKING  
TOTAL SPACES (REQD. LOADING) 52 veh. 42  
STANDARD SIZE (306 MM, OF PROVIDED = 42 @ 50% = 21) 31 veh. 44  
SMALL CAR (2 - 31 MM, STANDARD - 2 MM, ACCESSIBLE = 2) 13  
ACCESSIBLE (2% MIN. CR REQUIRED = 52 @ 2% = 1.02 ROUNDED UP) 5  
RECREATION SPACES (1/2 STALLS / UNIT MIN. @ 34 UNITS = 43.2 ROUNDED UP) 44 veh. 34  
KIOSK (1.5 STALLS / UNIT MIN. @ 34 UNITS = 18 AVAIL. AS 2ND STALLS) 18 veh. 18  
TANDEM (1/4 PROVIDED - 34 UNITS = 18 AVAIL. AS 2ND STALLS) 18 veh. 18  
EV CHARGING (100% MIN. OF REQ. PROVIDED = 54 @ 100% = 54) 54 veh. 54  
STANDARD SIZE 41  
SMALL CAR 9  
ACCESSIBLE 4  
VISITOR SPACES (0.2 STALLS / UNIT MIN. @ 34 UNITS = 7.2 ROUNDED UP) 8 veh. 8  
STANDARD SIZE 3  
SMALL CAR 4  
ACCESSIBLE 1  
LOADING SPACES (1-40 UNITS = 1 REQD. @ 34 UNITS = 1 REQD.) 1 (4REQD) 1 (4REQD)

BICYCLE STORAGE  
CLASS 1 (1.25/UNIT MIN. @ 34 UNITS = 43) 43 veh. 43  
CLASS 2 (1.5/UNIT MIN. @ 34 UNITS = 51) 51 veh. 50  
CLASS 3 (2.0/UNIT MIN. @ 34 UNITS = 68) 68 veh. 15  
CLASS 4 (2.5/UNIT MIN. @ 34 UNITS = 85) 85 veh. 6

CONTEXT PLAN



BUILDING FLOOR AREA CALCULATIONS

BUILDING	LEVEL 1 50 FT				TOTAL	LEVEL 2 50 FT				TOTAL
	LEVEL 1 50 FT	LEVEL 2 50 FT	LEVEL 3 50 FT	LEVEL 4 50 FT		LEVEL 1 50 FT	LEVEL 2 50 FT	LEVEL 3 50 FT	LEVEL 4 50 FT	
<b>BUILDING 1</b>										
GROSS	2,143.0 SF	3,083.3 SF	1,217.0 SF	1,815.8 SF	10,389.0 SF	0.0 SF	3,477.9 SF	3,736.4 SF	2,131.2 SF	9,324.4 SF
EXCLUSIONS WALL	43.1 SF	84.1 SF	95.5 SF	78.4 SF	370.3 SF	0.0 SF	84.3 SF	102.3 SF	88.6 SF	365.0 SF
EXCLUSIONS STAIRS	0.0 SF	321.6 SF	241.8 SF	228.8 SF	792.3 SF	0.0 SF	265.8 SF	233.8 SF	214.2 SF	714.3 SF
EXCLUSIONS RSH UNITS	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF
NET	2,118.9 SF	2,666.6 SF	1,121.5 SF	1,517.4 SF	9,126.7 SF	0.0 SF	3,126.3 SF	3,402.3 SF	1,817.0 SF	8,374.4 SF
<b>BUILDING 2</b>										
GROSS	1,849.8 SF	2,272.8 SF	3,291.1 SF	1,317.4 SF	7,331.1 SF	0.0 SF	3,477.9 SF	3,736.3 SF	2,171.4 SF	9,324.4 SF
EXCLUSIONS WALL	28.5 SF	43.1 SF	71.2 SF	37.8 SF	180.6 SF	0.0 SF	74.2 SF	88.0 SF	90.0 SF	312.2 SF
EXCLUSIONS STAIRS	0.0 SF	346.1 SF	172.3 SF	138.4 SF	657.2 SF	0.0 SF	208.3 SF	223.9 SF	214.2 SF	712.8 SF
EXCLUSIONS RSH UNITS	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF
NET	1,802.3 SF	1,883.6 SF	3,079.3 SF	1,152.4 SF	6,493.9 SF	0.0 SF	3,126.3 SF	3,402.3 SF	1,817.0 SF	8,374.4 SF
<b>BUILDING 3</b>										
GROSS	2,288.7 SF	2,983.8 SF	3,178.4 SF	1,880.1 SF	10,331.0 SF	0.0 SF	3,477.9 SF	3,736.3 SF	2,171.4 SF	9,324.4 SF
EXCLUSIONS WALL	44.1 SF	84.7 SF	95.8 SF	78.4 SF	399.0 SF	0.0 SF	84.3 SF	102.3 SF	88.6 SF	365.0 SF
EXCLUSIONS STAIRS	0.0 SF	323.8 SF	241.8 SF	228.8 SF	792.3 SF	0.0 SF	265.8 SF	233.8 SF	214.2 SF	714.3 SF
EXCLUSIONS RSH UNITS	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF
NET	2,172.6 SF	2,575.3 SF	2,840.8 SF	1,382.7 SF	8,154.7 SF	0.0 SF	3,126.3 SF	3,402.3 SF	1,817.0 SF	8,374.4 SF
<b>BUILDING 4</b>										
GROSS	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	3,477.9 SF	3,736.4 SF	2,131.2 SF	9,324.4 SF
EXCLUSIONS WALL	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	84.3 SF	102.3 SF	88.6 SF	365.0 SF
EXCLUSIONS STAIRS	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	265.8 SF	233.8 SF	214.2 SF	714.3 SF
EXCLUSIONS RSH UNITS	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF
NET	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	3,126.3 SF	3,402.3 SF	1,817.0 SF	8,374.4 SF
<b>BUILDING 5</b>										
GROSS	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	3,477.9 SF	3,736.3 SF	2,171.4 SF	9,324.4 SF
EXCLUSIONS WALL	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	74.2 SF	88.0 SF	90.0 SF	312.2 SF
EXCLUSIONS STAIRS	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	208.3 SF	223.9 SF	214.2 SF	712.8 SF
EXCLUSIONS RSH UNITS	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF
NET	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	3,126.3 SF	3,402.3 SF	1,817.0 SF	8,374.4 SF
<b>TOTAL:</b>										
TOTAL GROSS										42,775.1 SF
TOTAL EXCLUSIONS										4,118.4 SF
TOTAL NET										41,444.5 SF

UNIT AREA CALCULATIONS

UNIT TYPE	# OF UNITS	GROSS AREA
R1 (3 BED/2BATH)	10	1,597.6 SQ.FT.
R1E (2 BED/2BATH)	3	1,345.5 SQ.FT.
R1E (4 BED/3 BATH)	1	1,575.5 SQ.FT.
R3 (4 BED/3 BATH/LO)	1	1,935.5 SQ.FT.
R4 (3 BED/2BATH)	6	1,397.5 SQ.FT.
R4E (2 BED/2BATH/LO)	2	1,728.5 SQ.FT.
R5 (4 BED/3 BATH)	1	1,535.5 SQ.FT.
R6A (4 BED/2 BATH)	1	1,459.5 SQ.FT.
R6 (4 BED/2 BATH)	1	1,476.5 SQ.FT.
R7 (3 BED/2BATH)	4	1,882.5 SQ.FT.
A1 (2 BED/2 BATH/BUO)	1	764.5 SQ.FT.
A1E (2 BED/2 BATH/BUH)	1	757.5 SQ.FT.
A2 (2 BED/2 BATH)	2	718.5 SQ.FT.
A2C (2 BED/2 BATH/BUH)	2	718.5 SQ.FT.
<b>TOTAL</b>	<b>36</b>	

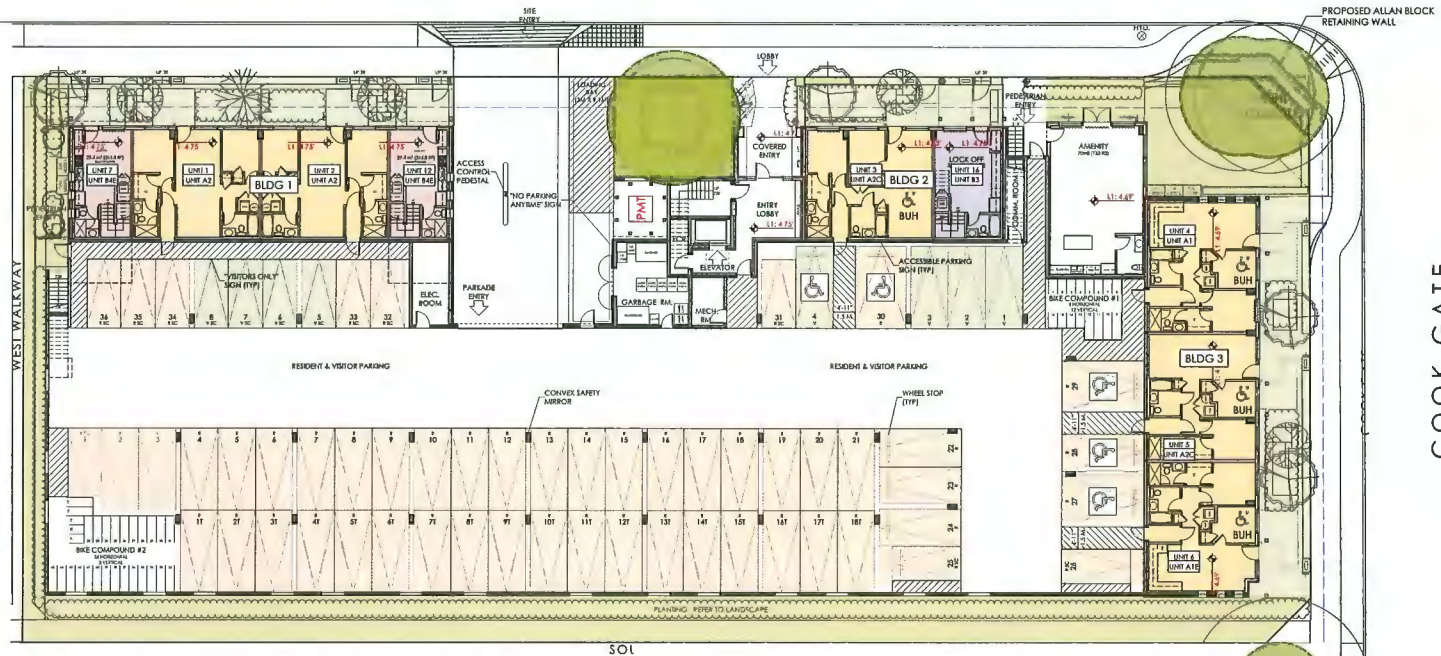
OUTDOOR AREA CALCULATIONS

OUTDOOR AREA CALCULATION SUMMARY

SITE AREA	36 3260 m²	REQUIRED	PROPOSED			TOTAL
			LEVEL 1	LEVEL 2	LEVEL 4	
REQUIRED OUTDOOR AMENITY (6 m²/UNIT) (CON OCP 14.4.8.2)		2,325 SF (216 m²)	886,1 SF	435,6 SF		2,440.9 SF (226.8 m²)
CHILD'S PLAY AREA (3 m²/UNIT) (CON OCP 14.4.8.2)		1,163 SF (108 m²)		1,013,1 SF		1,419.2 SF (131.8 m²)
ADDITIONAL OUTDOOR AMENITY (10% SITE AREA) (CON City Centre Area Plan 3.1.8.8)		3,509 SF (326 m²)	834,5 SF	1,597,6 SF		3,674.2 SF (341.3 m²)
PRIVATE OPEN SPACE (37 m²/UNIT) (CON City Centre Area Plan 3.1.8.8)		14,338 SF (1,332 m²)	2,385,0 SF	6,415,8 SF		15,247.2 SF (1,418.3 m²)
<b>TOTAL OUTDOOR AREA</b>		<b>20,172 SF (1,874 m²)</b>	<b>4,887,3 SF</b>	<b>10,028,6 SF</b>		<b>21,382,3 SF (1,986.4 m²)</b>

COOK  
CRES.

SPIRES ROAD



LEGEND	
	CONVERTIBLE/UNIVERSAL UNIT
	UNIT ENTRY
	PRIVATE OUTDOOR AREA
	AMENITY OUTDOOR AREA
	CHILD'S PLAY AREA
	ADDITIONAL OUTDOOR AREA
	TRUCK REAR/SIDE LOADING BUFFER
	ROLL-OVER CURB
	GRASS/CRETE

PARKING LEGEND	
	STANDARD PARKING (RESIDENT)
	STANDARD PARKING (VISITOR)
	STANDARD ACCESSIBLE PARKING (RESIDENT)
	VAN ACCESSIBLE PARKING (RESIDENT)
	STANDARD ACCESSIBLE PARKING (VISITOR)
	CLASS 1 BICYCLE STORAGE (HORIZONTAL)
	CLASS 1 BICYCLE STORAGE (VERTICAL)

NOTE: R = RESIDENT PARKING V = VISITOR PARKING	
	STANDARD ACCESSIBLE PARKING (RESIDENT)
	VAN ACCESSIBLE PARKING (RESIDENT)
	STANDARD ACCESSIBLE PARKING (VISITOR)
	CLASS 1 BICYCLE STORAGE (HORIZONTAL)
	CLASS 1 BICYCLE STORAGE (VERTICAL)

PARKING DATA		MAX. REQ'D. / MIN. ALLOWED	PROPOSED
<b>VEHICULAR PARKING</b>			
TOTAL SPACES (EXCL. LOADING SPACES)	57 MIN.	62	62
STANDARD SEE 100% MIN. OF PROVIDED	33 MIN.	46	46
SMALL SEE (REMANDEE)	29 MAX.	12	12
ACCESSIBLE (25% MIN. OF PROVIDED)	2 MIN.	5	5
RESIDENT SPACES (1,000 FT. MIN.)	44 MIN.	54	54
STANDARD SIZE	SMALL CAR	41	41
ACCESSIBLE	PANDEM (TURNED TO 90° STALL)	4	4
BY CLEARING (FOOT OF REQ. PROVIDED)	18 MAX.	18	18
SMALL CAR	54 MIN.	54	54
VISITOR SPACES	8 MIN.	3	3
STANDARD	SMALL CAR	4	4
ACCESSIBLE	SMALL CAR	4	4
TOTAL LOADING SPACES	1 (HORIZONTAL)	1 (HORIZONTAL)	1 (HORIZONTAL)
<b>BICYCLE STORAGE</b>			
CLASS 1 BICYCLES (1.25MINT. MIN.)	43 MIN.	45	45
HORIZONTAL (REMANDEE)	30 MIN.	30	30
VERTICAL (25% MAX. OF PROVIDED)	13 MAX.	15	15
CLASS 2 BICYCLES (0.27 UNIT MIN.)	0	0	0

UNIT LEGEND	
	2 BEDROOM GARDEN UNIT
	3 BEDROOM TOWNHOUSE
	4 BEDROOM TOWNHOUSE
	3 BEDROOM TOWNHOUSE + LOCK-OFF SUITE
	4 BEDROOM TOWNHOUSE + LOCK-OFF SUITE

UNIT DATA		NUMBER OF UNITS	GROSS AREA
A1 (2 BED/2 BATH/BUH)	1	744 SQ.FT.	
A1E (2 BED/2 BATH/BUH)	1	737 SQ.FT.	
A2 (2 BED/2 BATH)	2	718 SQ.FT.	
A2C (2 BED/2 BATH/BUH)	2	718 SQ.FT.	
B1 (3 BED+DEN/2 BATH)	10	1229 SQ.FT.	
B1E (3 BED+DEN/2 BATH)	3	1345 SQ.FT.	
B2 (4 BED/3 BATH)	1	1379 SQ.FT.	
B3 (4 BED/3 BATH/CLD)	1	1935 SQ.FT.	
B4 (3 BED+DEN/2 BATH)	4	1327 SQ.FT.	
B4E (3 BED+DEN/3 BATH/CLD)	2	1738 SQ.FT.	
B5 (4 BED/3 BATH)	1	1533 SQ.FT.	
B6 (4 BED/3 BATH)	1	1476 SQ.FT.	
B6A (4 BED/2 BATH)	1	1459 SQ.FT.	
B7 (3 BED+DEN/2 BATH)	4	1282 SQ.FT.	
<b>TOTAL</b>	<b>36</b>		

**GENERAL NOTES**

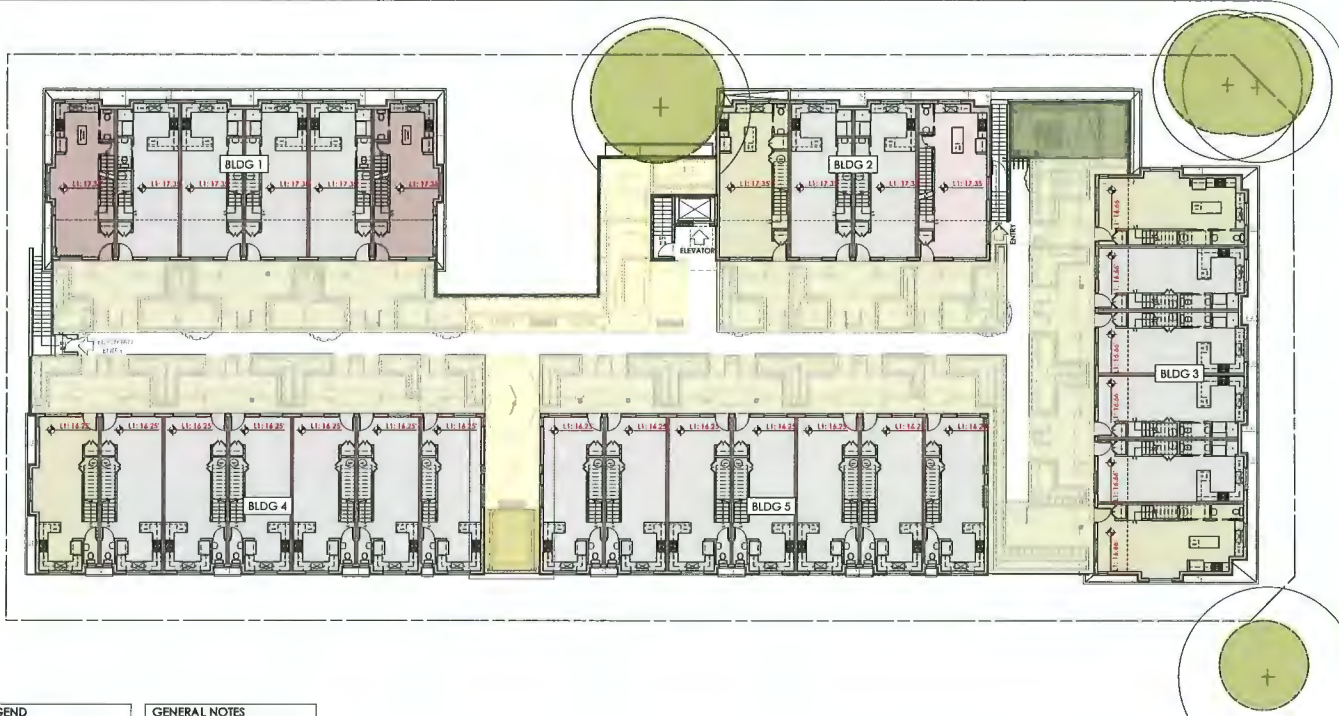
1. BASIC UNIVERSAL HOUSING (MIN) UNITS ARE DESIGNED IN ACCORDANCE WITH SECTION 4.16 OF THE NICHIAHOUSING BYLAW 8800.



COOK  
CREES.

SPIRES ROAD

COOK GATE



LEGEND	
	CONVERTIBLE/UNIVERSAL UNIT
	UNIT ENTRY
	PRIVATE OUTDOOR AREA
	AMENITY OUTDOOR AREA
	CHILD'S PLAY AREA
	ADDITIONAL OUTDOOR AREA
	TRUCK STAGING/LOADING BUFFER
	ROLL-OVER CURB
	GRASS CREST

UNIT LEGEND	
	2 BEDROOM GARDEN UNIT
	3 BEDROOM TOWNHOUSE
	4 BEDROOM TOWNHOUSE
	3 BEDROOM TOWNHOUSE + LOCK-OFF SUITE
	4 BEDROOM TOWNHOUSE + LOCK-OFF SUITE

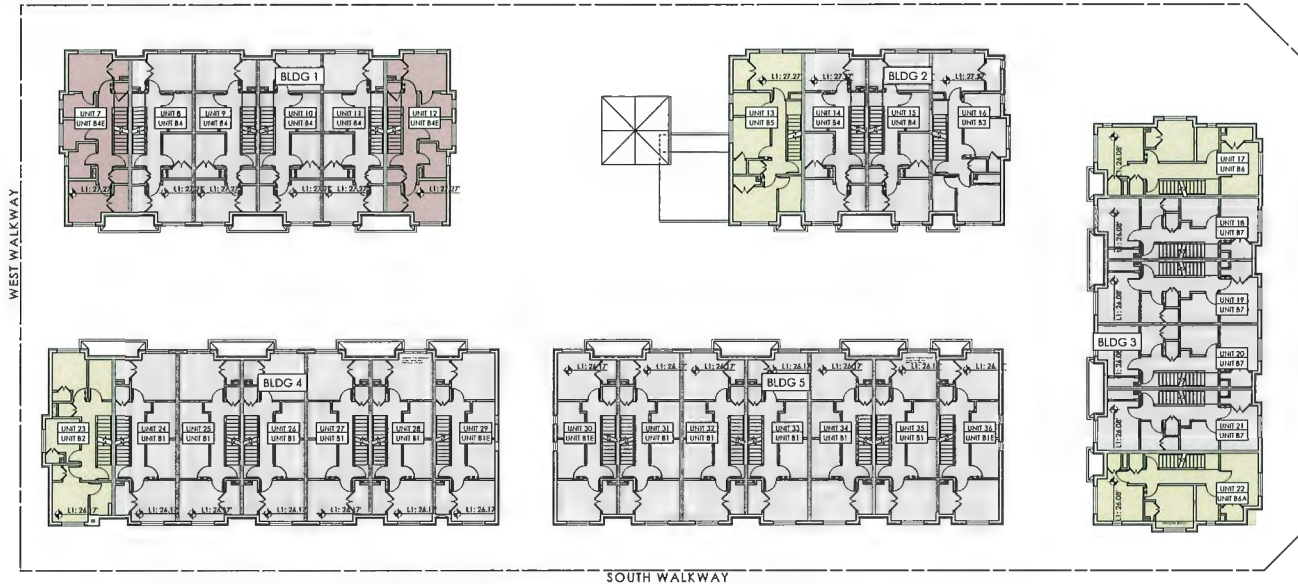
**GENERAL NOTES**

1. BASIC UNIVERSAL HOUSING (BUI) UNITS ARE DESIGNED IN ACCORDANCE WITH SECTION 4.14 OF THE NICHOLSON JOHNKO & BILAW 5300.

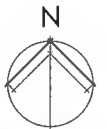


COOK  
CRES.

SPIRES ROAD



UNIT LEGEND	
	2 BEDROOM GARDEN UNIT
	3 BEDROOM TOWNHOUSE
	4 BEDROOM TOWNHOUSE
	3 BEDROOM TOWNHOUSE + LOCK-UP SUITE
	4 BEDROOM TOWNHOUSE + LOCK-UP SUITE



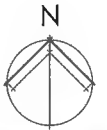
COOK  
CRES.

SPIRES ROAD

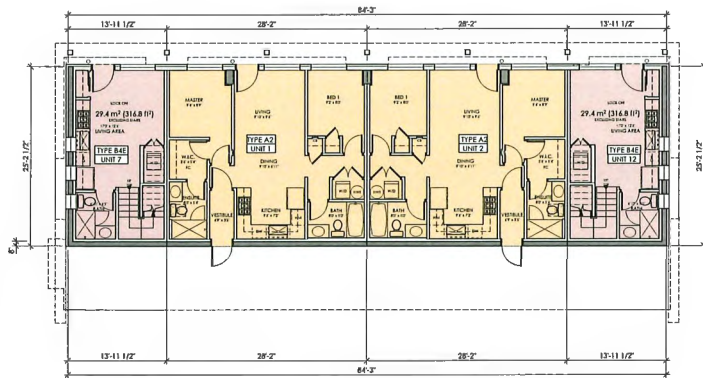


UNIT LEGEND	
	2 BEDROOM GARDEN UNIT
	3 BEDROOM TOWNHOUSE
	4 BEDROOM TOWNHOUSE
	3 BEDROOM TOWNHOUSE + LOCK-OFF SUITE
	4 BEDROOM TOWNHOUSE + LOCK-OFF SUITE

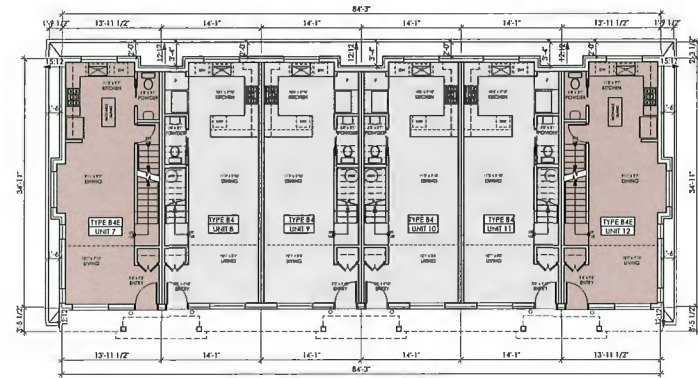
OUTDOOR AREA LEGEND	
	PRIVATE OUTDOOR AREA



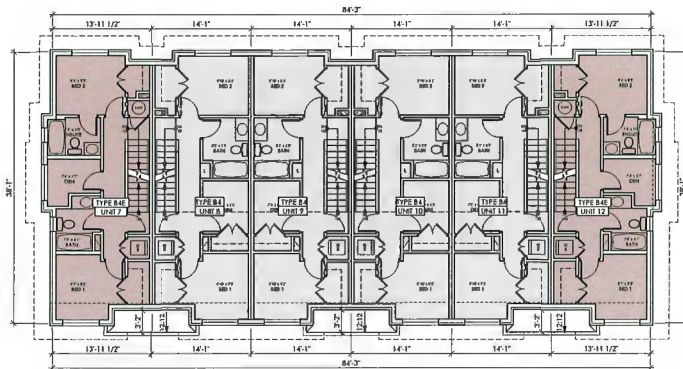




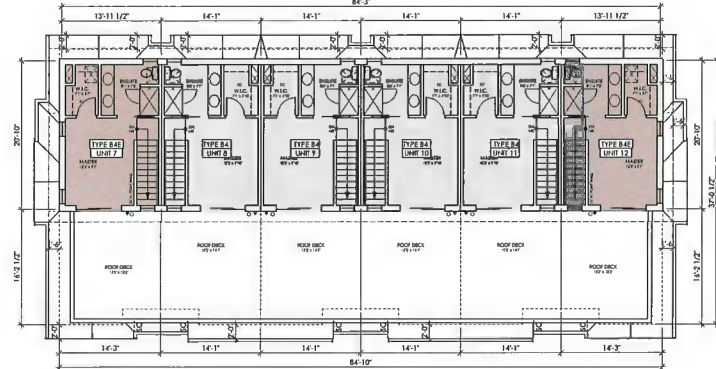
LEVEL 1 PLAN  
BUILDING 1



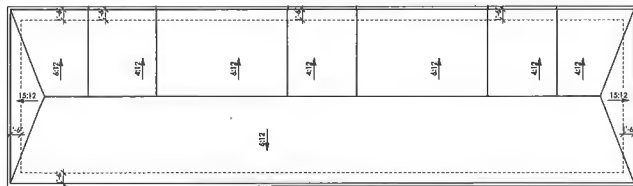
LEVEL 2 PLAN  
BUILDING 1



LEVEL 3 PLAN  
BUILDING 1

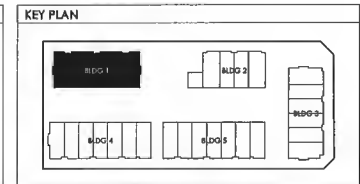


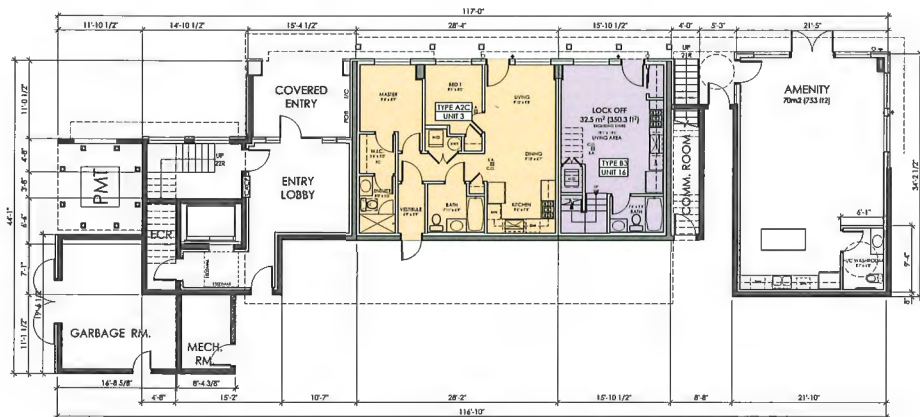
LEVEL 4 PLAN  
BUILDING 1



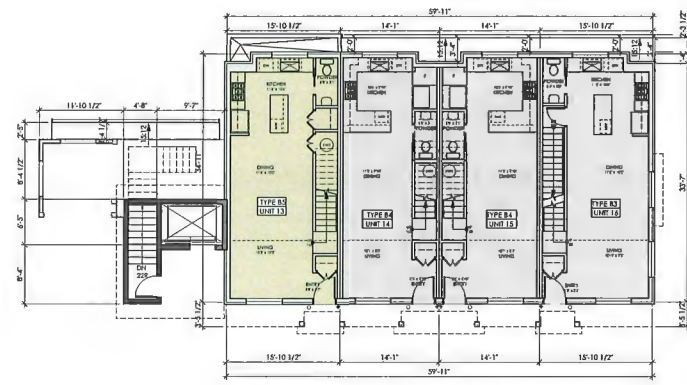
ROOF PLAN  
BUILDING 1

UNIT LEGEND	
	2 BEDROOM GARDEN UNIT
	3 BEDROOM TOWNHOUSE
	4 BEDROOM TOWNHOUSE
	3 BEDROOM TOWNHOUSE + LOCK-OFF SUITE
	4 BEDROOM TOWNHOUSE + LOCK-OFF SUITE

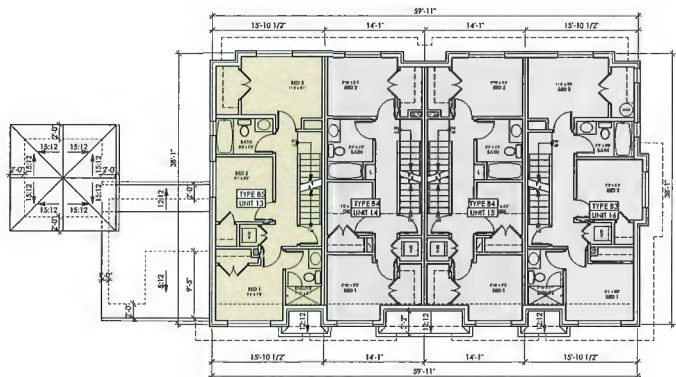




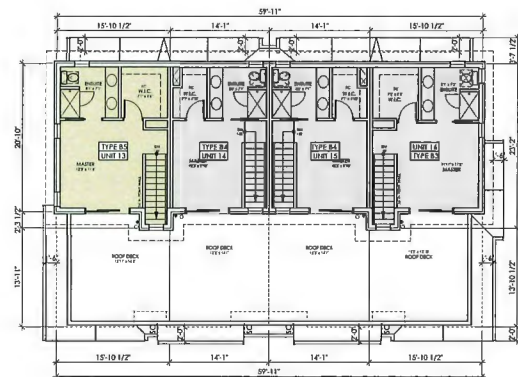
LEVEL 1 PLAN  
BUILDING 2



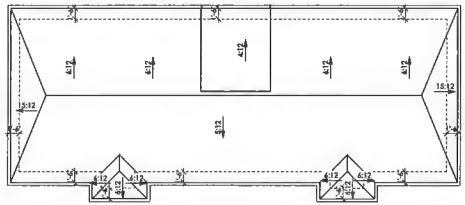
LEVEL 2 PLAN  
BUILDING 2



LEVEL 3 PLAN  
BUILDING 2



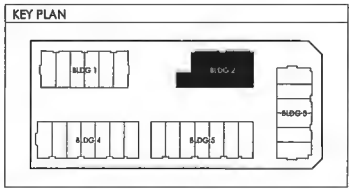
LEVEL 4 PLAN  
BUILDING 2

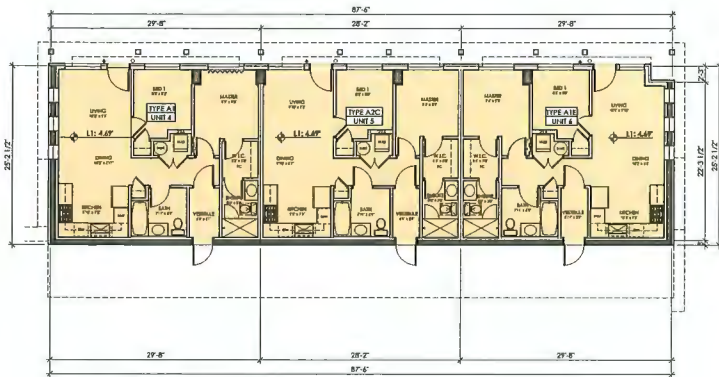


ROOF PLAN  
BUILDING 2

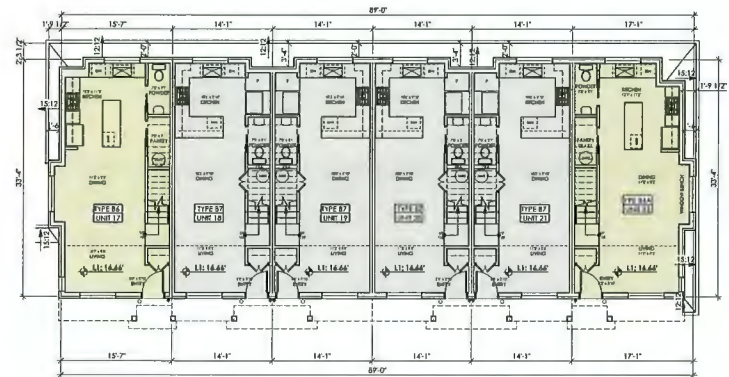
**UNIT LEGEND**

	2 BEDROOM GARDEN UNIT		3 BEDROOM TOWNHOUSE + LOCK-OFF SUITE
	3 BEDROOM TOWNHOUSE		4 BEDROOM TOWNHOUSE + LOCK-OFF SUITE
	4 BEDROOM TOWNHOUSE		

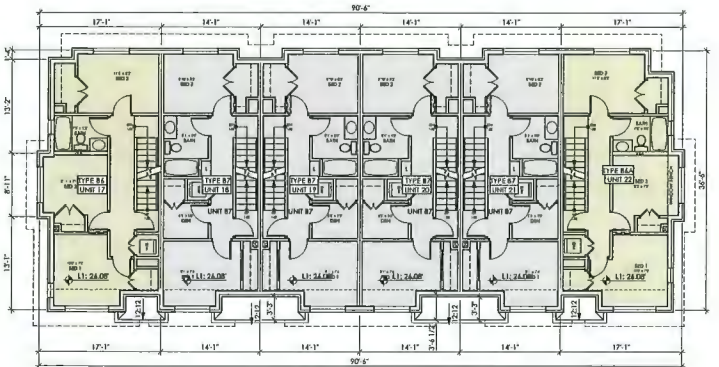




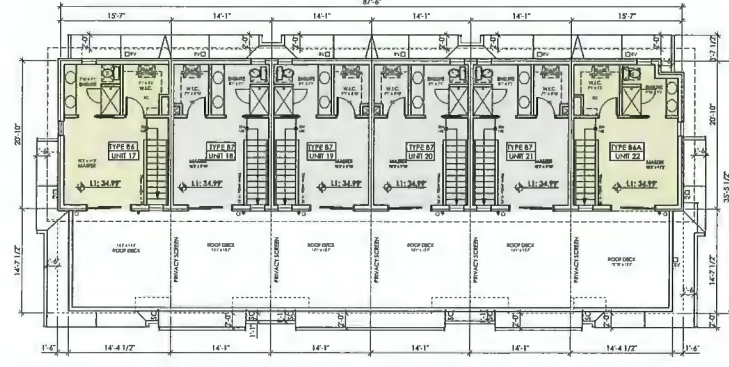
LEVEL 1 PLAN  
BUILDING 3



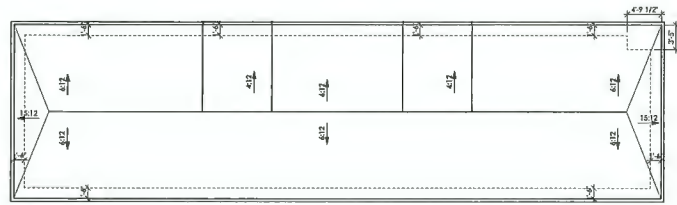
LEVEL 2 PLAN  
BUILDING 3



LEVEL 3 PLAN  
BUILDING 3

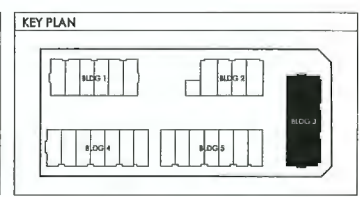


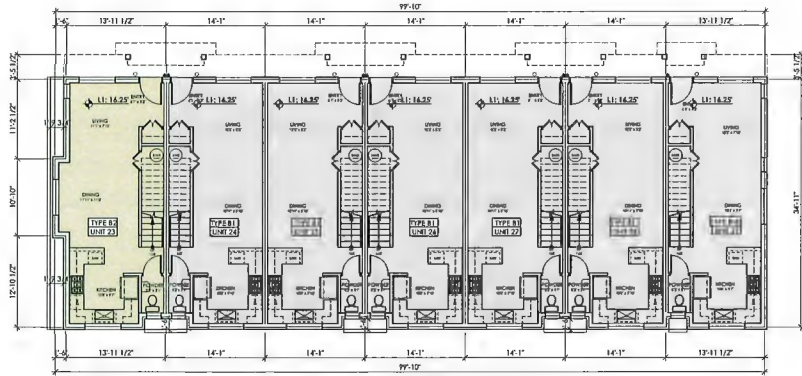
LEVEL 4 PLAN  
BUILDING 3



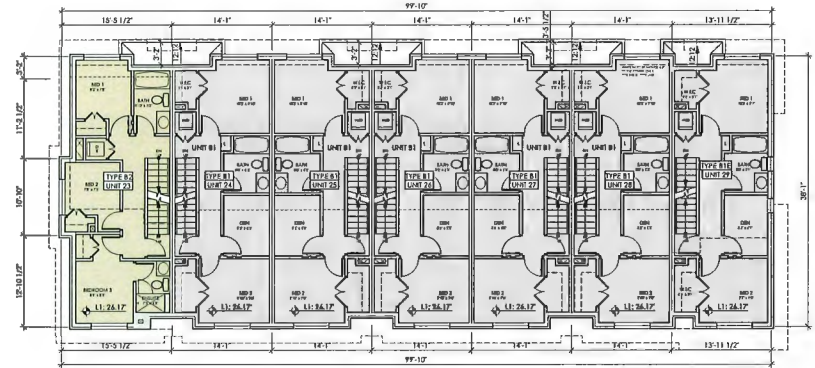
ROOF PLAN  
BUILDING 3

UNIT LEGEND	
	2 BEDROOM GARDEN UNIT
	3 BEDROOM TOWNHOUSE
	4 BEDROOM TOWNHOUSE
	3 BEDROOM TOWNHOUSE + LOCK-OFF SUITE
	4 BEDROOM TOWNHOUSE + LOCK-OFF SUITE

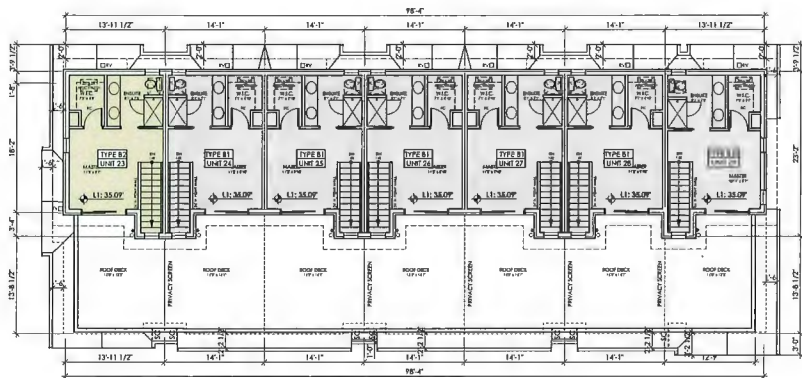




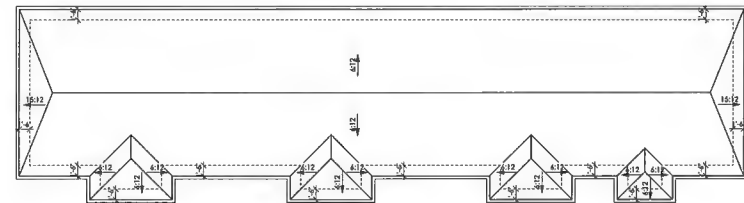
LEVEL 2 PLAN  
BUILDING 4



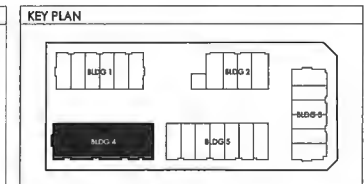
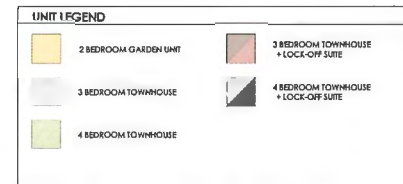
LEVEL 3 PLAN  
BUILDING 4

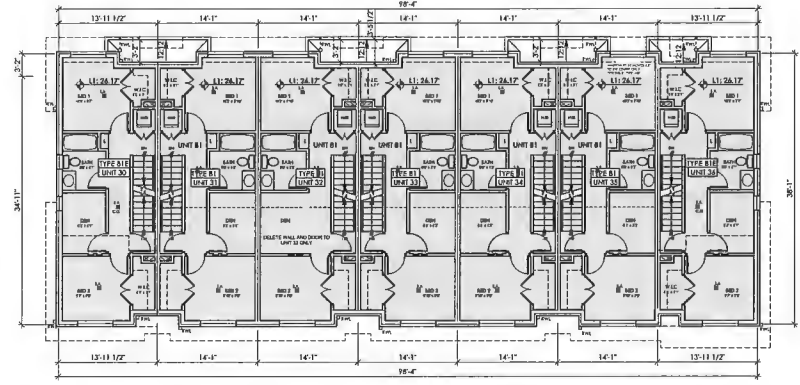
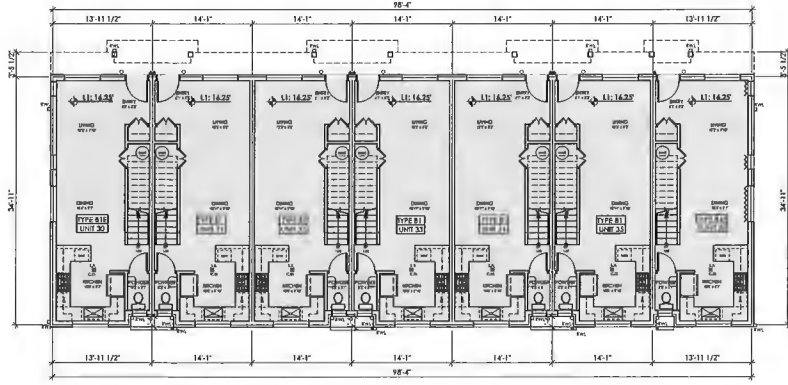


LEVEL 4 PLAN  
BUILDING 4



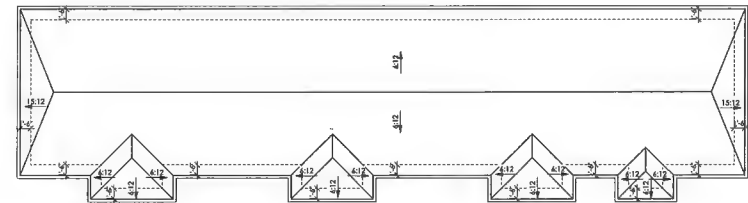
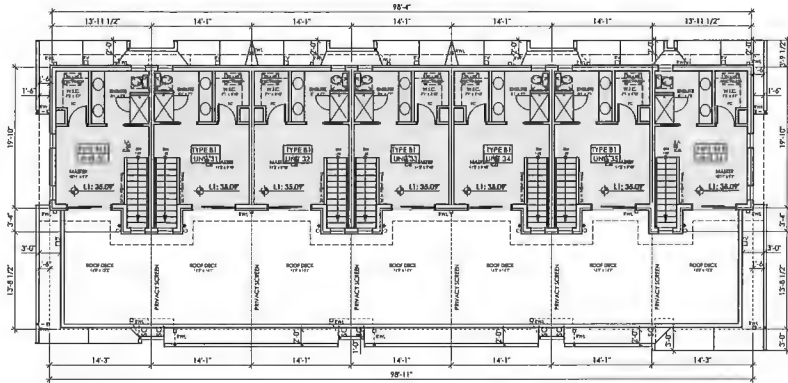
ROOF PLAN  
BUILDING 4





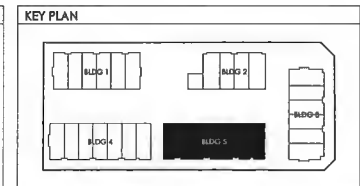
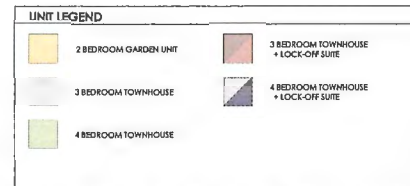
**LEVEL 2 PLAN**  
BUILDING 5

**LEVEL 3 PLAN**  
BUILDING 5



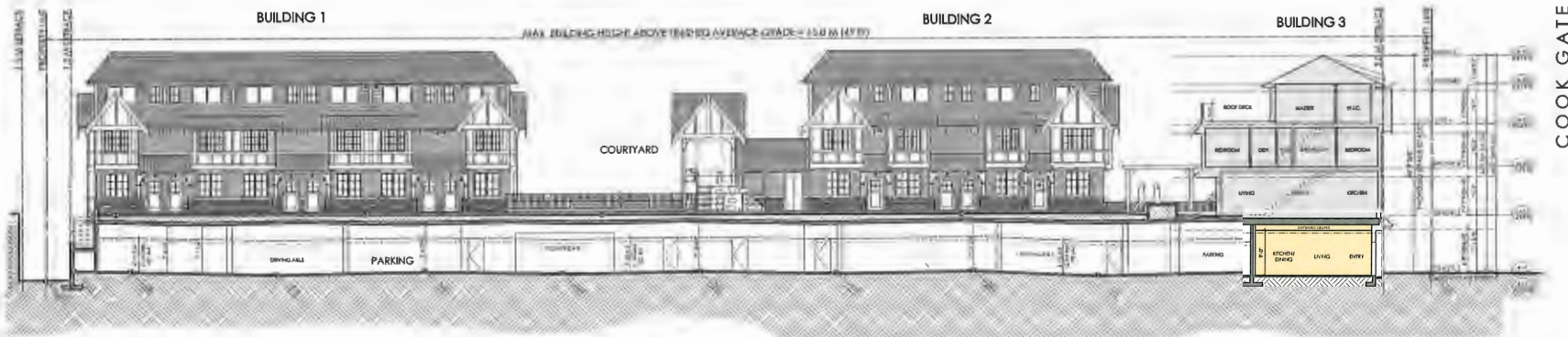
**LEVEL 4 PLAN**  
BUILDING 5

**ROOF PLAN**  
BUILDING 5

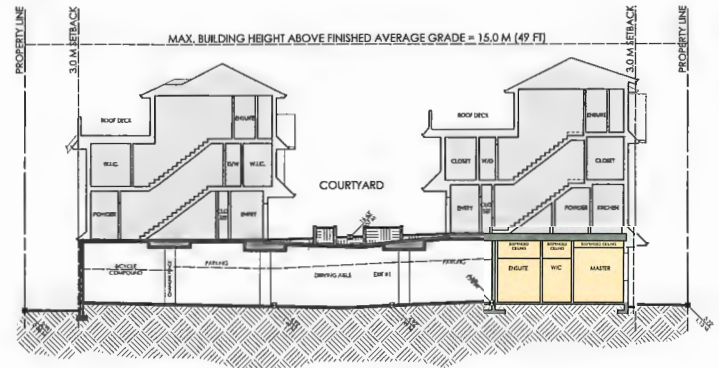




SITE SECTION A



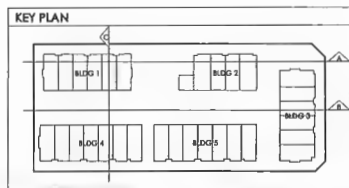
SITE SECTION B



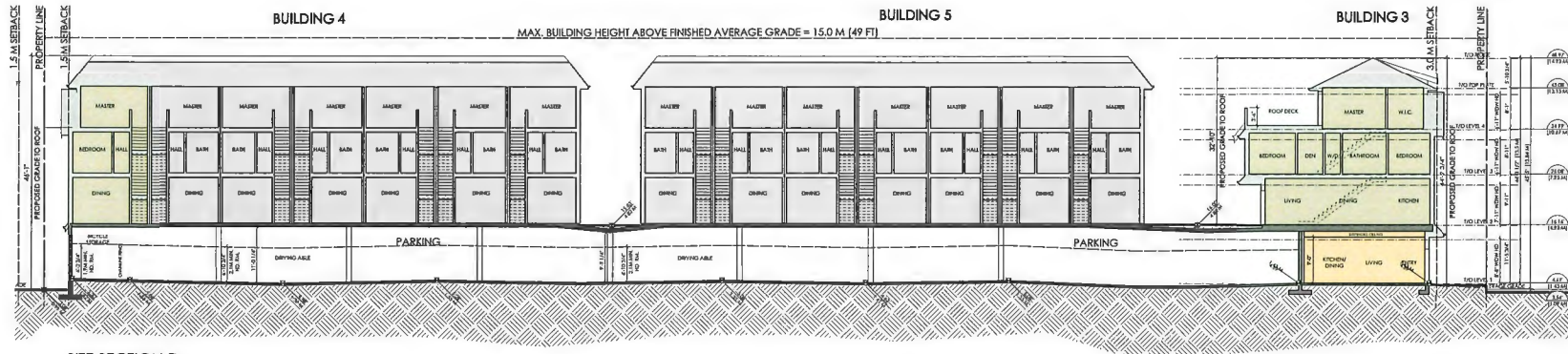
SITE SECTION C

**UNIT LEGEND**

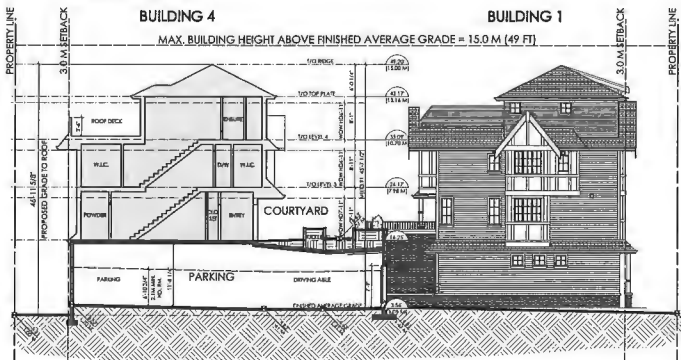
	2 BEDROOM GARDEN UNIT		3 BEDROOM TOWNHOUSE 4 LOCK-OFF SUITE
	3 BEDROOM TOWNHOUSE		4 BEDROOM TOWNHOUSE 4 LOCK-OFF SUITE
	4 BEDROOM TOWNHOUSE		



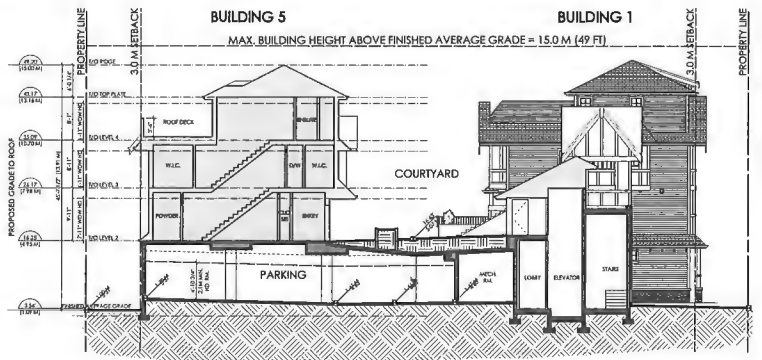
COOK GATE



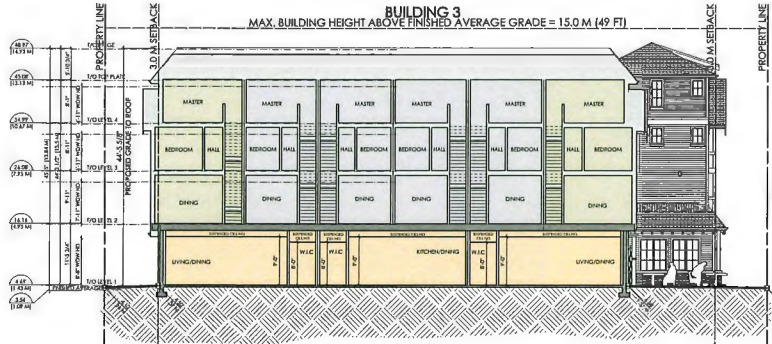
SITE SECTION D



SITE SECTION E



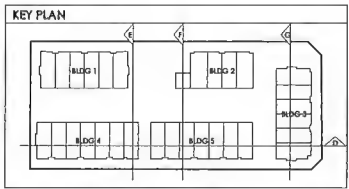
SITE SECTION F



SITE SECTION G

**UNIT LEGEND**

	2 BEDROOM GARDEN UNIT		3 BEDROOM TOWNHOUSE + LOCK-OFF SUITE
	3 BEDROOM TOWNHOUSE		4 BEDROOM TOWNHOUSE + LOCK-OFF SUITE
	4 BEDROOM TOWNHOUSE		





NORTH STREETScape (SPIRES ROAD)



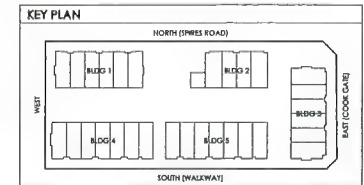
SOUTH STREETScape (WALKWAY)



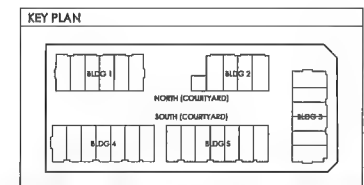
EAST STREETScape (COOK GATE)



WEST STREETScape

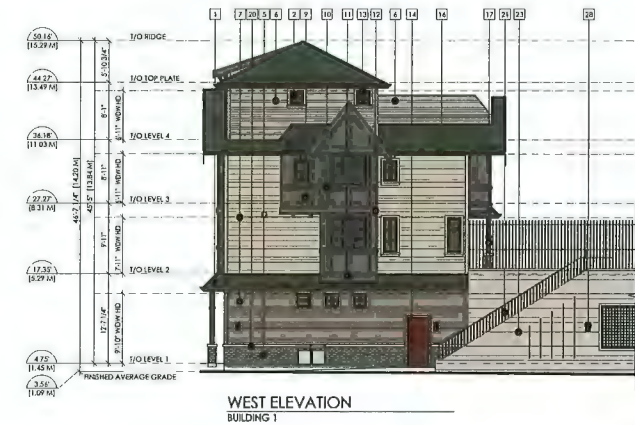








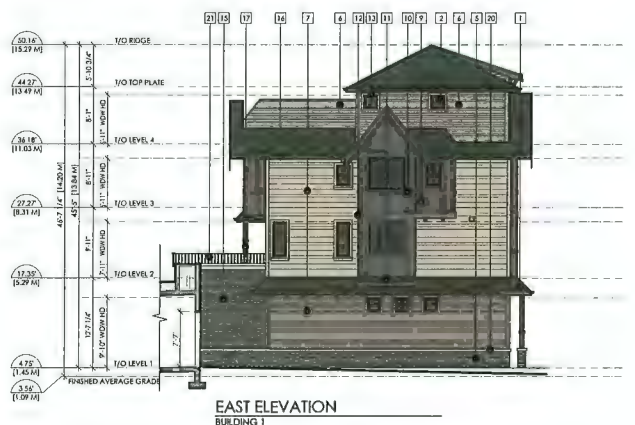
**NORTH ELEVATION**  
BUILDING 1



**WEST ELEVATION**  
BUILDING 1

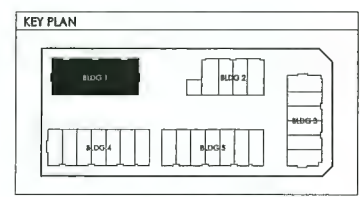


**SOUTH ELEVATION**  
BUILDING 1



**EAST ELEVATION**  
BUILDING 1

COLOUR LEGEND		FINISH SCHEDULE			
	BM 1551 LA PALOMA GREY		1. FIBREGLOSS SHINGLE		12. PAINTED WOOD COLICIAN
	BM 1549 BALBOA MIST		2. DOUBLE PANED SEALED 4/61 WHITE WINDOWS		13. PAINTED WOOD BEACERS
	BM 1475 GRAYSTONE		3. INSULATED METAL PANEL DOOR		14. PAINTED 2X12 BELLY BOARD WITH 1X4 PROJECTED TRIM
	BM HC-166 KENDALL CHARCOAL		4. SLIDING DOOR		15. PAINTED 2X12 BELLY BOARD
	BM 2105-10 FOREST BROWN		5. BRICK		16. PAINTED 2X4 WINDOW TRIM
			6. PAINTED FIBRE CEMENT PLANK 2" EXPOSED		17. METAL PANEL DOOR
			7. PAINTED FIBRE CEMENT PLANK 4" EXPOSED		18. BRICK PATTERNED w/ SOLDER COURES
			8. PAINTED WOOD TRIM BOARD		19. FIBRE-RODDED METAL FLASH CUTTER
			9. PAINTED FIBRE CEMENT BOARD WITH 6" TRIMS		20. ALUMINUM SILING
			10. PAINTED WOOD 2X4 TUDOR TRIM		21. FINISHED 4X4 SECURITY MESH IN PUNCHED OPENING
			11. PAINTED WOOD BEACERS		22. BOARD FORMED CONCRETE
			12. PAINTED WOOD COLICIAN		23. GREEN WALL ON CABLE SYSTEM
			13. PAINTED WOOD BEACERS		
			14. PAINTED 2X12 BELLY BOARD WITH 1X4 PROJECTED TRIM		
			15. PAINTED 2X12 BELLY BOARD		
			16. PAINTED 2X4 WINDOW TRIM		
			17. METAL PANEL DOOR		
			18. BRICK PATTERNED w/ SOLDER COURES		
			19. FIBRE-RODDED METAL FLASH CUTTER		
			20. ALUMINUM SILING		
			21. FINISHED 4X4 SECURITY MESH IN PUNCHED OPENING		
			22. BOARD FORMED CONCRETE		
			23. GREEN WALL ON CABLE SYSTEM		



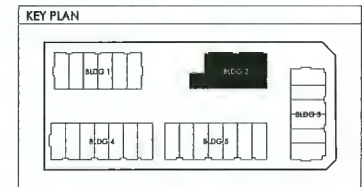


**COLOUR LEGEND**

	BM 1551 LA PALOMA GREY
	BM 1549 BALBOA MIST
	BM 1475 GRAYSTONE
	BM HC-166 KENDALL CHARCOAL
	BM 2105-10 FOREST BROWN

**FINISH SCHEDULE**

	1) FIREGLASS SHINGLE		11) PAINTED FIBRE CEMENT BOARD WITH 4" TRIM		21) PAINTED METAL ELEVATOR DOORS
	2) DOUBLE PANELED SEALED UNIT VENT WINDOW		12) PAINTED WOOD S&B RIDGE TRIM		22) GLASS LOBBY DOORS
	3) ISOLATED METAL PANEL DOOR		13) PAINTED 2X12 BELLY BOARD WITH 1X4 PROJECTED TRIM		23) GLASS AMENITY DOORS
	4) SLIDING DOOR		14) PAINTED 2X12 BELLY BOARD		24) CONCRETE CAP
	5) BRICK		15) PAINTED 2X4 WINDOW TRIM		25) LED WALL SCONCE
	6) PAINTED FIBRE CEMENT PLANK EXPOSED		16) PAINTED 2X4 WINDOW TRIM		26) ALUMINUM RAILING
	7) PAINTED FIBRE CEMENT PLANK 4" EXPOSED		17) METAL PANEL DOOR		27) PREPRESSED 4X4 SECURITY MESH
	8) PAINTED WOOD TRIM BOARD		18) BRICK PATTERNEED w/ SOLDER COURSES		28) 24 PUNCHED OPENING
	9) PAINTED WOOD TRIM BOARD		19) PAINTED METAL FAUCET GUTTER		29) BOARD FORMED CONCRETE
			20) GREEN WALL ON CABLE SYSTEM		





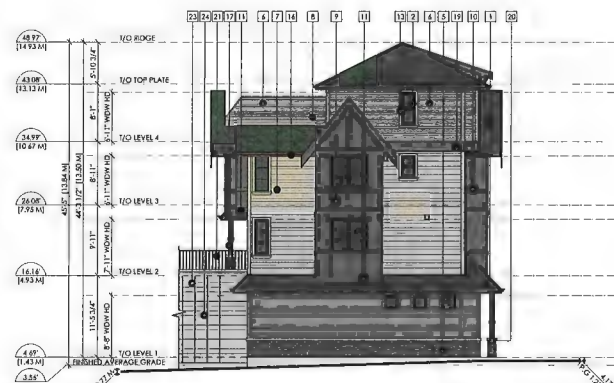
EAST ELEVATION  
BUILDING 3



NORTH ELEVATION  
BUILDING 3



WEST ELEVATION  
BUILDING 3






























SOUTH ELEVATION  
BUILDING 3

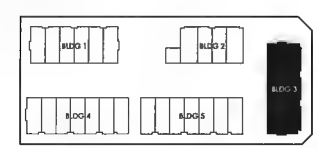
COLOUR LEGEND

-  BM 1551 LA PALOMA GREY
-  BM 1549 BALBOA MIST
-  BM 1475 GRAYSTONE
-  BM HC-166 KENDALL CHARCOAL
-  BM 2105-10 FOREST BROWN

FINISH SCHEDULE

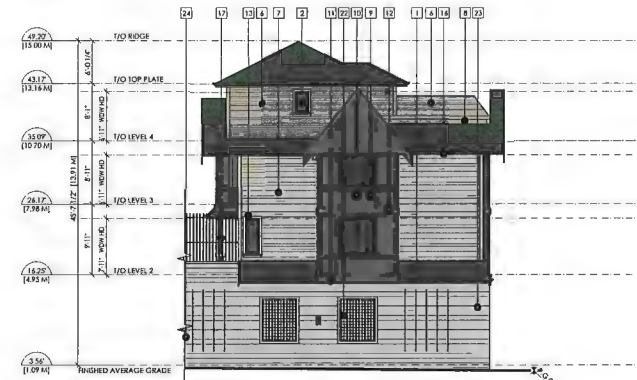
- |   |  |  |  |
|---|--|--|--|
|  IMBERGLASS SHINGLE                      |  PAINTED BRICK CEMENT BOARD WITH G-FINISH         |  PAINTED WOOD COLUMN                              |  PAINTED METAL ELEVATOR DOORS |
|  DOUBLE PANELED SEALED GORE VINYL WINDOW |  PAINTED WOOD 2X4 FLOOR TRIM                      |  PAINTED WOOD BRACKETS                            |  GLASS LOBBY DOORS            |
|  INSULATED METAL PANEL DOOR              |  PAINTED 2X12 BELLY BOARD WITH 1X4 PROJECTED TRIM |  PAINTED 2X12 BELLY BOARD WITH 1X4 PROJECTED TRIM |  GLASS AMENITY DOORS          |
|  SLIDING DOOR                            |  PAINTED 2X12 BELLY BOARD                         |  CONCRETE CAP                                     |  LED WALL SCONCE              |
|  BRICK                                   |  PAINTED 2X4 WINDOW TRIM                          |  ALUMINUM RAILING                                 |  |
|  PAINTED BRICK CEMENT PLANK 2" EXPOSED   |  METAL PANEL DOOR                                 |  FURNISHED 454 SECURITY MESH IN PUNCHED OPENING   |  |
|  PAINTED BRICK CEMENT PLANK 4" EXPOSED   |  BRICK PATTERNED W/ SOLDIER COURSES               |  BOARD FORMED CONCRETE                            |  |
|  PAINTED WOOD TRIM BOARD                 |  FURNISHED METAL FASCIA GUTTER                    |  GREEN WALL ON CABLE SYSTEM                       |  |

KEY PLAN

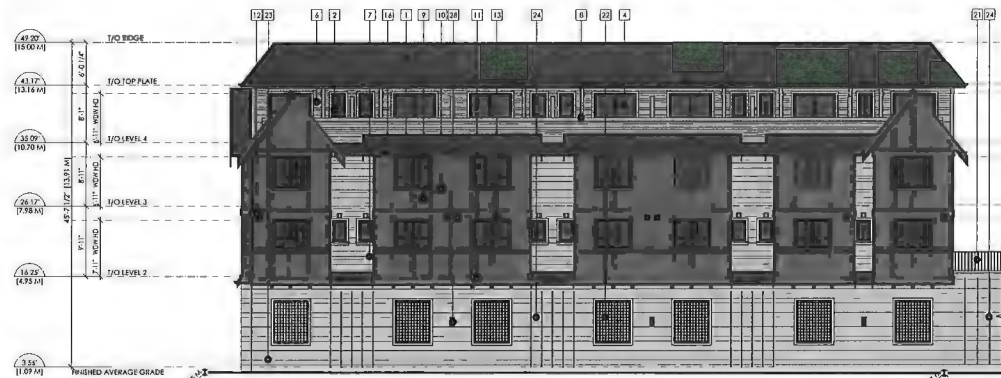




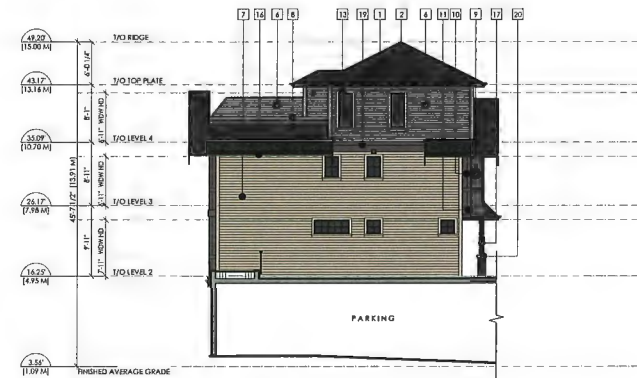
NORTH ELEVATION  
BUILDING 4



WEST ELEVATION  
BUILDING 4



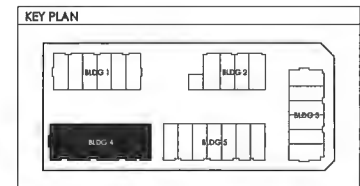
SOUTH ELEVATION  
BUILDING 4



EAST ELEVATION  
BUILDING 4

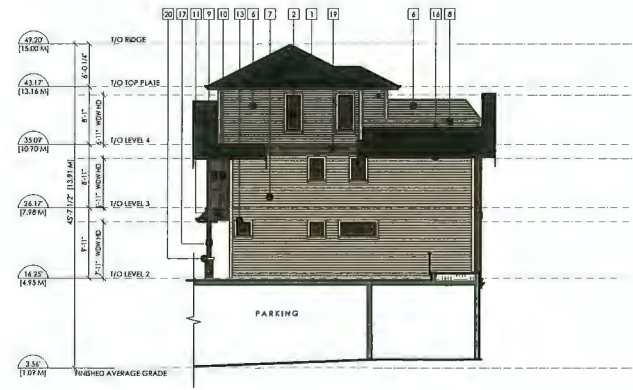
COLOUR LEGEND	
	BM 1551 LA PALOMA GREY
	BM 1549 BALBOA MIST
	BM 1475 GRAYSTONE
	BM HC-166 KENDALL CHARCOAL
	BM 2105-10 FOREST BROWN

FINISH SCHEDULE			
FIBERGLASS SHINGLE	PAINTED FIBRE CEMENT BOARD WITH 4" TRIM	PAINTED WOOD COLLAR	PAINTED METAL ELEVATOR DOORS
DOUBLE PAINTED SEALED UNIT W/HTL W/DOORS	PAINTED WOOD 2x4 TUDOR TRIM	PAINTED WOOD BRACETS	GLASS LOBBY DOORS
FINISHED METAL PANEL DOOR	PAINTED 2x12 BELLY BOARD WITH 1/4" PROJECTED TRIM	PAINTED 2x12 BELLY BOARD WITH 1/4" PROJECTED TRIM	GLASS AMENITY DOORS
ALUMINO DOOR	PAINTED 2x12 BELLY BOARD	CONCRETE CAP	LED WALL SCONCE
BRICK	PAINTED 3x4 WINDOY TRIM	ALUMINUM BANDING	
PAINTED FIBRE CEMENT PLANK 4" EXPOSED	METAL PANEL DOOR	FINISHED 4x4 SECURITY MESH IN FINCHED OPENING	
PAINTED FIBRE CEMENT PLANK 4" EXPOSED	BRICK PATTERNED w/ SOLDER COURSES	BOARD FORMED CONCRETE	
PAINTED WOOD TRIM BOARD	FINISHED METAL FAUCIA OUTLET	GREEN WALL ON CABLE SYSTEM	

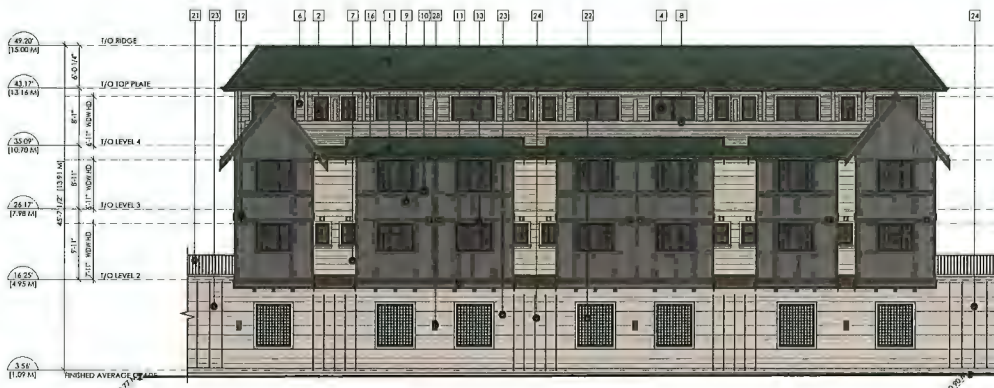




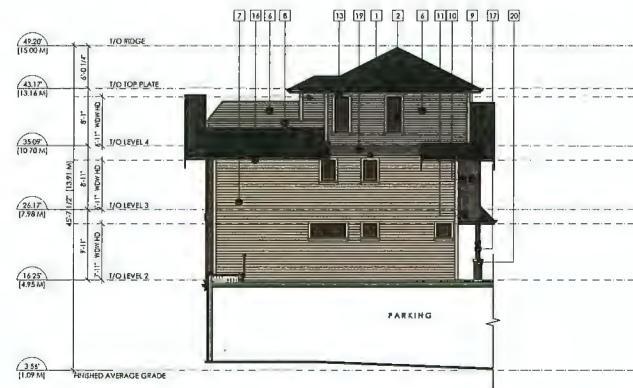
NORTH ELEVATION  
BUILDING 5



WEST ELEVATION  
BUILDING 5



SOUTH ELEVATION  
BUILDING 5



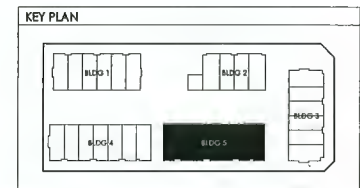
EAST ELEVATION  
BUILDING 5

**COLOUR LEGEND**

	BM 1551 LA PALOMA GREY
	BM 1549 BALBOA MIST
	BM 1475 GRAYSTONE
	BM HC-166 KENDALL CHARCOAL
	BM 2105-10 FOREST BROWN

**FINISH SCHEDULE**

IRREGULAR SHINGLE	PAINTED FIBRE CEMENT BOARD WITH 6" TRIMS	PAINTED WOOD COLUMN	PAINTED METAL ELEVATOR DOORS
DOUBLE PANED SEALED UNIT WHITE WINDOWS	PAINTED WOOD 2X4 TRUSS TRIM	PAINTED WOOD BRACETS	GLASS LOBBY DOORS
RESHALED METAL PANEL DOOR	PAINTED 2X12 BELLY BOARD WITH 1X4 PROJECTED TRIM	PAINTED 2X12 BELLY BOARD WITH 1X4 PROJECTED TRIM	GLASS AMBURY DOORS
SLIDING DOOR	PAINTED 2X12 BELLY BOARD	CONCRETE CAP	LED WALL SCONCE
BRICK	PAINTED 2X4 WINDOW TRIM	ALLUMINUM RAILING	
PAINTED FIBRE CEMENT PLANK 2" EXPOSED	METAL PANEL DOOR	FRESHWASH 4X4 SECURITY MESH 24 PUNCHED OPENING	
PAINTED FIBRE CEMENT PLANK 4" EXPOSED	ROCK PARTNERED w/ SOLDER COURSES	BOARD FORMED CONCRETE	
PAINTED WOOD TRIM BOARD	FRESHWASH METAL FASCIA GUTTER	GREEN WALL ON CABLE SYSTEM	



**GUTTERS AND DOWNSPOUTS**

MAN: GENTEX  
COLOUR: 525 BLACK

**PAINTED WOOD GABLE FINIAL**

MAN: BENJAMIN MOORE  
COLOUR: KENDALL CHARCOAL  
NUMBER: HC-144

**PAINTED FIBRE CEMENT BOARD**

MAN: BENJAMIN MOORE  
COLOUR: KENDALL CHARCOAL  
NUMBER: HC-144

**PAINTED WOOD TRIM AND BRACKETS**

MAN: BENJAMIN MOORE  
COLOUR: KENDALL CHARCOAL  
NUMBER: HC-144

**PAINTED ALUMINUM GUARDRAIL AND GATE**

COLOUR: BLACK

**DECORATIVE BRICK - 1/2" SOLDIER BRICK PROJECTS EVERY 5TH COURSE**

MAN: INTERSTATE BRICK  
COLOUR: PEWTER

**PARKADE OVERHEAD GATE**

COLOUR: BLACK

**4.5" HORIZONTAL FIBRE CEMENT PLANK**

MAN: BENJAMIN MOORE  
COLOUR: GRAYSTONE  
NUMBER: 1475

**VINYL WINDOW FRAMES**

COLOUR: BLACK

**BRICK**

MAN: INTERSTATE BRICK  
COLOUR: PEWTER



**NORTH ELEVATION**  
BUILDING 1 (EAST ELEVATION BUILDING 3 SIMILAR)

**FIBREGLOSS SHINGLES**

MAN: PARCO  
COLOUR: ANTIQUE BLACK

**WINDOW TRIM**

MAN: BENJAMIN MOORE  
COLOUR: LA PALOMA GREY  
NUMBER: 1551

**3" HORIZONTAL FIBRE CEMENT PLANK**

MAN: BENJAMIN MOORE  
COLOUR: LA PALOMA GREY  
NUMBER: 1551

**4.5" HORIZONTAL FIBRE CEMENT PLANK**

MAN: BENJAMIN MOORE  
COLOUR: BALBOA HST  
NUMBER: 1549

**VENTS**

COLOUR: MATCH COLOUR OF SIDING

**FIBREGLOSS SHINGLES**

MAN: PARCO  
COLOUR: ANTIQUE BLACK

**PAINTED ENTRY COLUMNS**

MAN: BENJAMIN MOORE  
COLOUR: KENDALL CHARCOAL  
NUMBER: HC-144

**ENTRY DOOR**

MAN: BENJAMIN MOORE  
COLOUR: FOREST BROWN  
NUMBER: 2105-10

**WINDOW TRIM**

MAN: BENJAMIN MOORE  
COLOUR: GRAYSTONE  
NUMBER: 1475

**FIBREGLOSS SHINGLES**

MAN: PARCO  
COLOUR: ANTIQUE BLACK

**GUTTERS AND DOWNSPOUTS**

MAN: GENTEX  
COLOUR: 525 BLACK

**PAINTED WOOD GABLE FINIAL**

MAN: BENJAMIN MOORE  
COLOUR: KENDALL CHARCOAL  
NUMBER: HC-144

**PAINTED FIBRE CEMENT BOARD/PANEL**

MAN: BENJAMIN MOORE  
COLOUR: KENDALL CHARCOAL  
NUMBER: HC-144

**FIBREGLOSS SHINGLES**

MAN: PARCO  
COLOUR: ANTIQUE BLACK

**PAINTED WOOD TRIM AND BRACKETS**

MAN: BENJAMIN MOORE  
COLOUR: KENDALL CHARCOAL  
NUMBER: HC-144

**ENTRY DOOR**

MAN: BENJAMIN MOORE  
COLOUR: FOREST BROWN  
NUMBER: 2105-10



**SOUTH ELEVATION**  
BUILDING 1 (WEST ELEVATION BUILDING 3 SIMILAR)

**WINDOW TRIM**

MAN: BENJAMIN MOORE  
COLOUR: LA PALOMA GREY  
NUMBER: 1551

**3" HORIZONTAL FIBRE CEMENT PLANK**

MAN: BENJAMIN MOORE  
COLOUR: LA PALOMA GREY  
NUMBER: 1551

**4.5" HORIZONTAL FIBRE CEMENT PLANK**

MAN: BENJAMIN MOORE  
COLOUR: BALBOA HST  
NUMBER: 1549

**VINYL WINDOW FRAMES**

COLOUR: BLACK

**WINDOW TRIM**

MAN: BENJAMIN MOORE  
COLOUR: BALBOA HST  
NUMBER: 1549

**BRICK**

MAN: INTERSTATE BRICK  
COLOUR: PEWTER

**VENTS**

COLOUR: MATCH COLOUR OF SIDING

**ENTRY LIGHTS**

REFER TO ELECTRICAL FOR SPECIFICATIONS



**FIBREGLOSS SHINGLES**

MAN: PARCO  
COL: ANTIQUE BLACK  
NUMBER: -

**ALUMINUM RAILING**

MAN: -  
COL: BLACK  
NUMBER: -

**ALUMINUM GUTTERS AND DOWNSPOUTS**

MAN: GENTEX  
COL: BLACK  
NUMBER: 525

**ENTRY DOORS**

MAN: BENJAMIN MOORE  
COL: FOREST BROWN  
NUMBER: 2105-10

**WINDOW FRAMES**

MAN: -  
COL: BLACK  
NUMBER: -

**PAINTED FIBRE CEMENT SIDING**

MAN: BENJAMIN MOORE  
COL: BALBOA HST  
NUMBER: 1549

**PAINTED FIBRE CEMENT SIDING**

MAN: BENJAMIN MOORE  
COL: GRAYSTONE  
NUMBER: 1475

**PAINTED FIBRE CEMENT SIDING**

MAN: BENJAMIN MOORE  
COL: LA PALOMA GREY  
NUMBER: 1551

**PAINTED FIBRE CEMENT BOARDS AND PANELS**

MAN: BENJAMIN MOORE  
COL: KENDALL CHARCOAL  
NUMBER: HC-144

**BRICK WALL AND COLUMN BASE**

MAN: INTERSTATE BRICK  
COL: PEWTER  
NUMBER: -

**PAINTED BOARD FORMED CONCRETE**

MAN: BENJAMIN MOORE  
COL: CEMENT GREY  
NUMBER: 2112-60

FIBREGLASS SHINGLES



MAN: FIBRO  
COLOUR: DIAL BLACK

METAL GUTTER & RWL/VINYL WINDOWS



ENTRY DOORS



MAN: BENJAMIN MOORE  
COLOUR: FORTY BROWN  
NUMBER: 2105-10

PAINTED TRIMS



MAN: BENJAMIN MOORE  
COLOUR: BALBOA HST  
NUMBER: 1549

PAINTED TRIMS



MAN: BENJAMIN MOORE  
COLOUR: KENDALL CHARCOAL  
NUMBER: HC-166

PAINTED TRIMS



MAN: BENJAMIN MOORE  
COLOUR: TO GRAYSTONE  
NUMBER: 1476

BRICK/COLUMN BASE



MAN: INTERSTATE BRICK  
COLOUR: PEWTER

PAINTED FIBRE CEMENT SIDING



MAN: JAMES HARDIE  
COLOUR: TO GRAYSTONE  
NUMBER: 1476

PAINTED FIBRE CEMENT BOARD/PANELS



MAN: JAMES HARDIE  
COLOUR: TO MATCH KENDALL CHARCOAL  
NUMBER: HC-166

PAINTED FIBRE CEMENT SIDING



MAN: JAMES HARDIE  
COLOUR: TO MATCH BALBOA HST  
NUMBER: 1549

PAINTED CONCRETE







BUILDING 3 LOOKING NORTH



ENTRY COURT

AVIARY | 8800 SPIRES ROAD

RENDERINGS

FORMWERKS  
ARCHITECTURAL



①



②



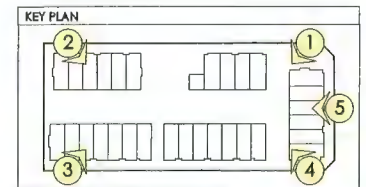
③



④



⑤





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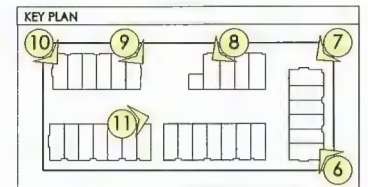
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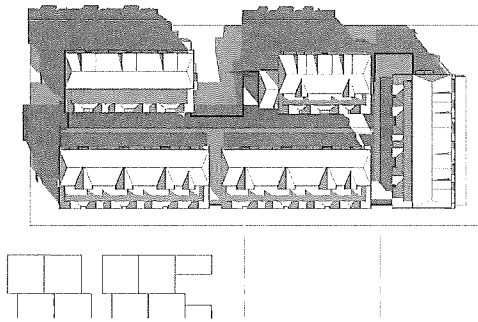


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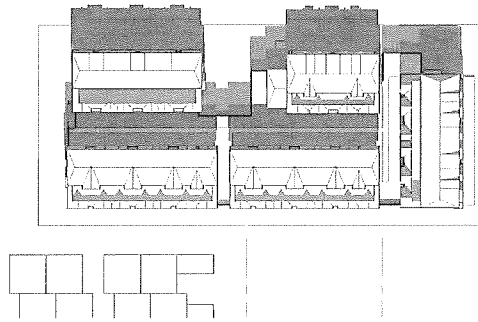


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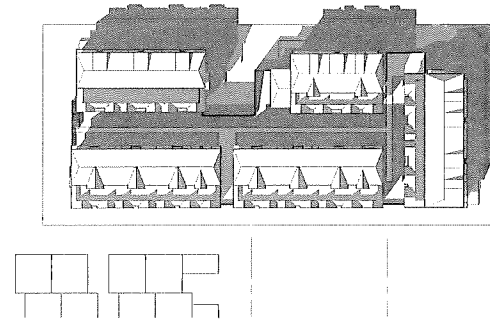




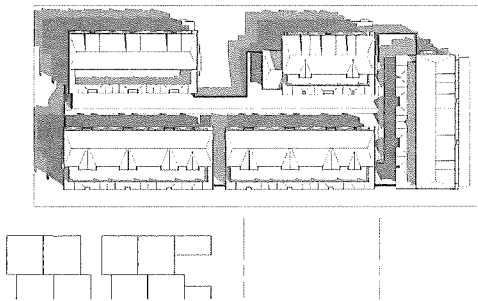
MARCH / SEPTEMBER - 10:00 AM



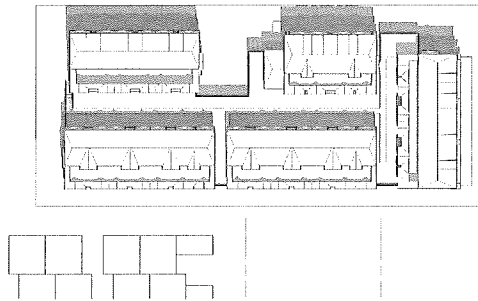
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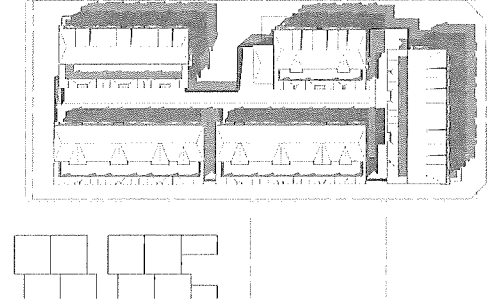
MARCH / SEPTEMBER - 2:00 PM



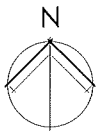
JUNE - 10:00 AM



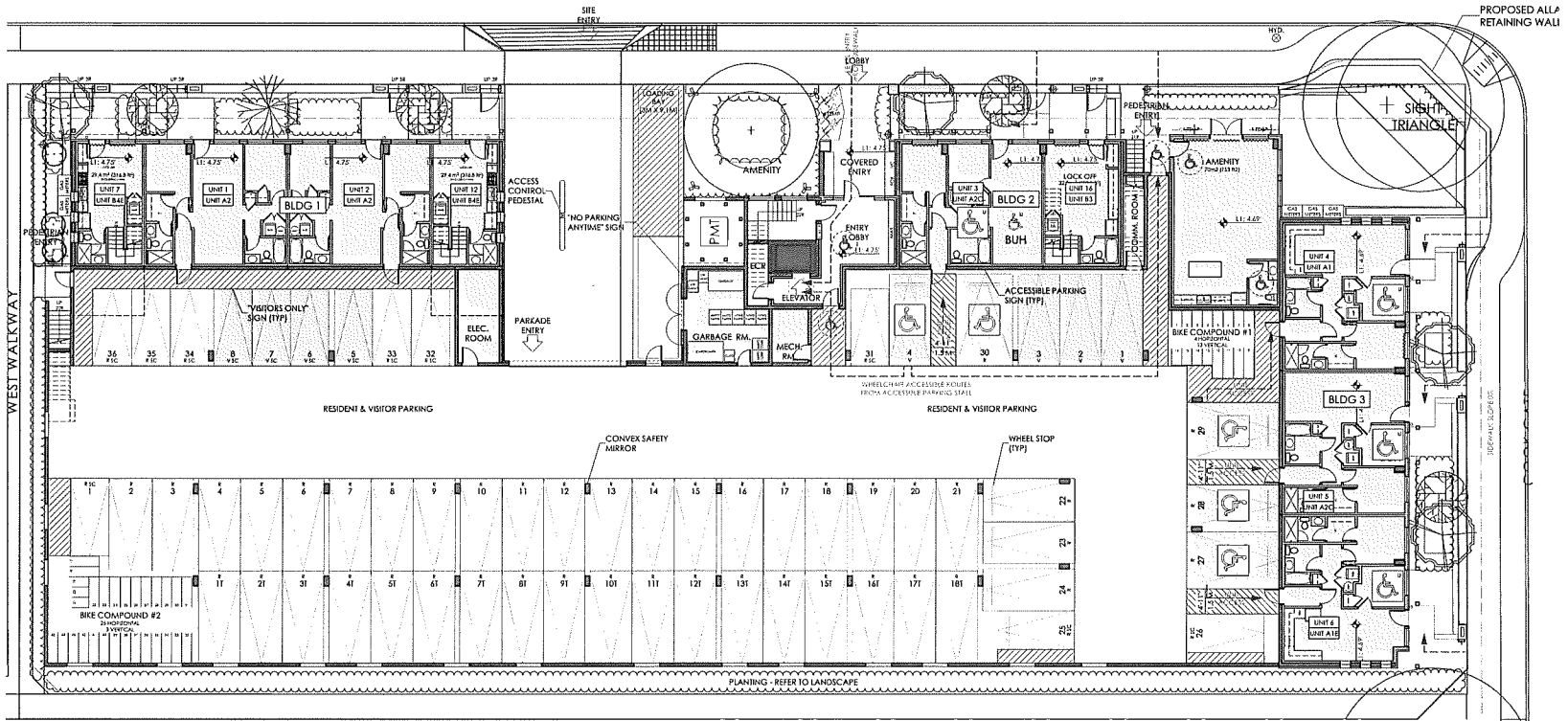
JUNE - 12:00 PM



JUNE - 2:00 PM



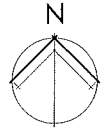
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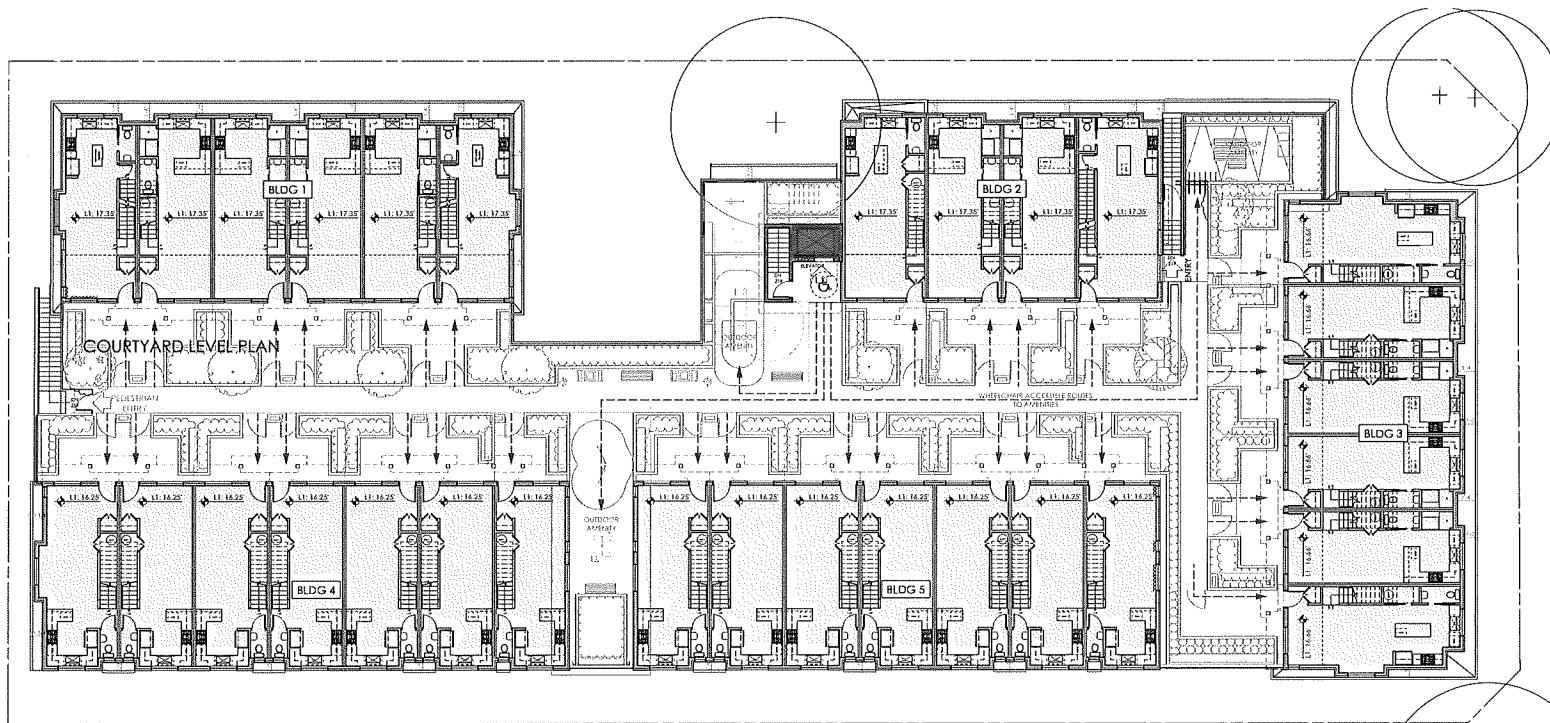


ACCESSIBILITY STRATEGY	
NUMBER OF UNIVERSAL UNITS:	4
NUMBER OF ACCESSIBLE PARKING STALLS:	4 RESIDENTIAL 1 VISITOR
FEATURES:	
1.	MINIMAL SITE GRADING AND A CENTRAL ELEVATOR ACCOMMODATES WHEELCHAIR CIRCULATION THROUGHOUT THE SITE.
2.	A SEAT COURTYARD PROVIDES ACCESS TO ALL UNITS AND OUTDOOR AMENITY AREAS.
3.	ALL UNITS CAN BE REACHED VIA WHEELCHAIR ROUTES.
4.	GROUND-FLOOR UNITS HAVE DIRECT PARKADE ACCESS.
5.	TOWNHOUSE UNITS CAN BE ACCESSED FROM THE COURTYARD VIA THE ELEVATOR.
6.	UNIVERSAL UNITS CAN BE ACCESSED FROM THE STREET AND A SECONDARY ENTRY FROM THE PARKADE.
7.	ONE ACCESSIBLE PARKING STALL IS PROVIDED FOR EACH UNIVERSAL UNIT.

LEGEND	
	UNIVERSAL UNIT
	UNIT ENTRY
	WHEELCHAIR ACCESSIBLE ROUTES
	1500MM TURNING DIAMETER
	ACCESSIBLE PARKING STALLS
	ACCESSIBLE PARKING STALLS
	VISITOR PARKING STALLS

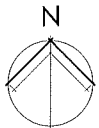
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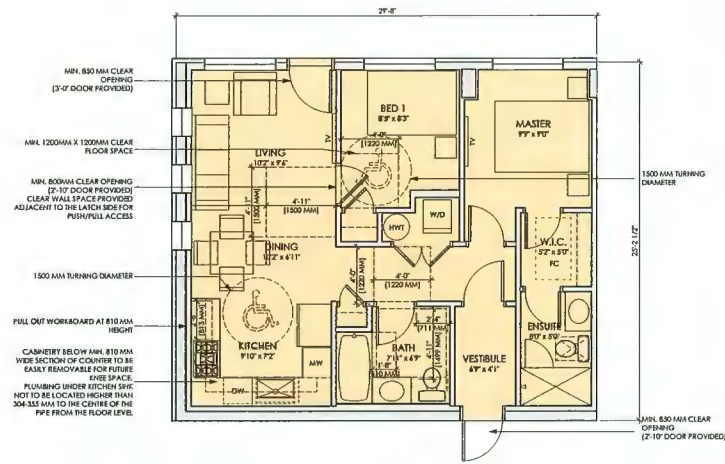




ACCESSIBILITY STRATEGY	
NUMBER OF UNIVERSAL UNITS:	4
NUMBER OF ACCESSIBLE PARKING STALLS:	4 RESIDENTIAL 1 VISITOR
FEATURES:	
1. ORIGINAL SITE GRADING AND A CENTRAL ELEVATOR ACCOMMODATES WHEELCHAIR CIRCULATION THROUGHOUT THE SITE.	
2. A HEAT COURTYARD ALLOWS ACCESS TO ALL UNITS AND OUTDOOR AMENITY AREA.	
3. ALL UNITS CAN BE REACHED VIA WHEELCHAIR ROUTES.	
4. GROUND LEVEL UNITS HAVE DIRECT PARKADE ACCESS.	
5. TOWNHOUSE UNITS CAN BE ACCESSED FROM THE COURTYARD VIA THE ELEVATOR.	
6. UNIVERSAL UNITS CAN BE ACCESSED FROM THE STREET AND A SECONDARY ENTRY FROM THE PARKADE.	
7. ONE ACCESSIBLE PARKING STALL IS PROVIDED FOR EACH UNIVERSAL UNIT.	

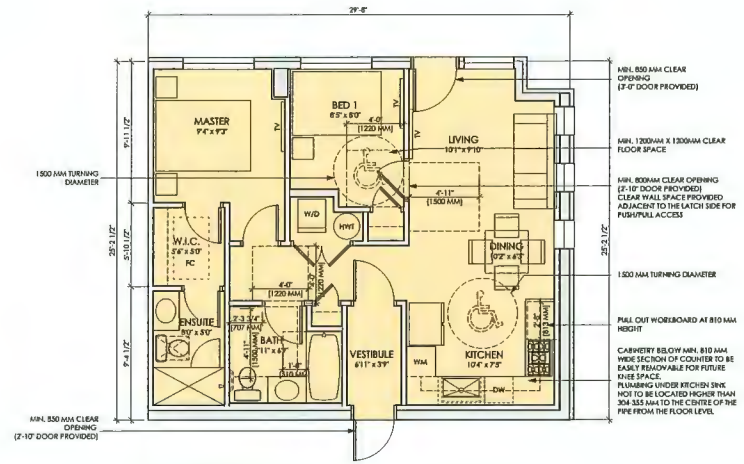
LEGEND	
	UNIVERSAL UNIT
	UNIT ENTRY
	WHEELCHAIR ACCESSIBLE ROUTES
	150° LEFT TURNING CHAISE
	ACCESSIBLE PARKING STALLS
	ACCESSIBLE PARKING STALLS
	VISITOR PARKING STALLS





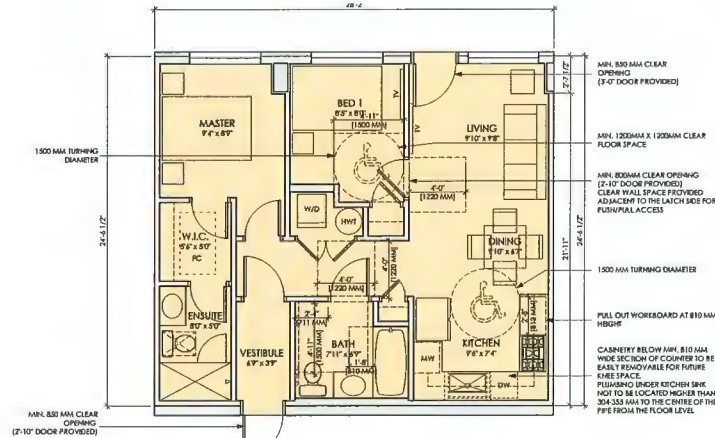
**UNIT A1**  
LEVEL 1 PLAN

UNIT A1 FLOOR AREAS				
	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	TOTAL
GROSS	768.9 SF	0.0 SF	0.0 SF	768.9 SF
STAIR EXCLUSIONS	0.0 SF	0.0 SF	0.0 SF	0.0 SF
NET	768.9 SF	0.0 SF	0.0 SF	768.9 SF



**UNIT A1E**  
LEVEL 1 PLAN

UNIT A1E FLOOR AREAS				
	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	TOTAL
GROSS	768.9 SF	0.0 SF	0.0 SF	768.9 SF
STAIR EXCLUSIONS	0.0 SF	0.0 SF	0.0 SF	0.0 SF
NET	768.9 SF	0.0 SF	0.0 SF	768.9 SF

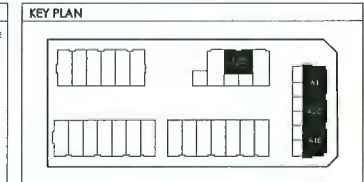


**UNIT A2C**  
LEVEL 1 PLAN

UNIT A2C FLOOR AREAS				
	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	TOTAL
GROSS	718.3 SF	0.0 SF	0.0 SF	718.3 SF
STAIR EXCLUSIONS	0.0 SF	0.0 SF	0.0 SF	0.0 SF
NET	718.3 SF	0.0 SF	0.0 SF	718.3 SF

**GENERAL NOTES**

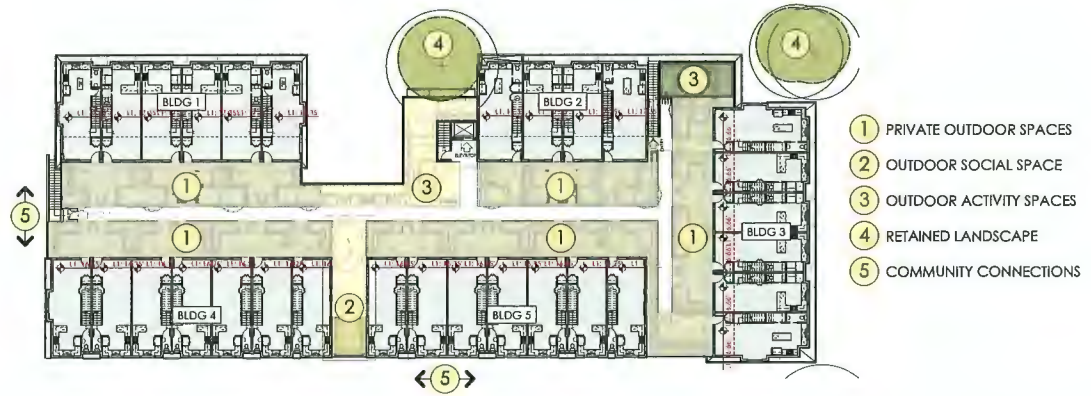
1. BASIC UNIVERSAL HOUSING (BUH) UNITS ARE DESIGNED IN ACCORDANCE WITH SECTION 4.1.6 OF THE B.C. BUILDING CODE (B.C. B.C. 4.1.6).



### Sustainable Site & Building Design

The Aviary aims to integrate sustainable site and building design principles throughout the project:

- Site design and building massing arranged to reduce energy needs;
- Building orientation tailored to maximize sun penetration and reduce winter heating loads;
- Building design including thru-units with two exposures to maximize daylighting and natural ventilation;
- Energy efficient building systems including electric air source heat-pump system for efficient heating and cooling, programmable thermostats in each unit, HRV units for ventilation, individual electric hot water tanks for each unit, energy efficient lighting fixtures in all units and common areas, and gas for one cooking appliance per unit;
- Landscape measures to address plant diversity and habitat, tree retention, access to nature, and water conserving site irrigation;
- Potable water management emphasizing water conservation and efficiency in order to promote a sustainable use of limited water supply;
- Zero waste planning and;
- Green mobility and transportation management promoted through site proximity to local services thereby reducing the need for vehicle reliance.



### Potable Water Management

The project will emphasize water conservation and efficiency in order to promote the sustainable use of the City's potable water supply. In doing so, the project will minimize its impact on the overall growth of water demand in the City. Water conservation and efficiency measures to be taken in the project include the utilization of more efficient plumbing fixtures that either meet or beat baseline requirements for flow rate or water use per flush. Soil volumes will be maximized where possible to allow for absorbent landscapes and where required permeable pavers will be employed to meet storm water targets. Potable water reduction is achieved through the use of a high efficiency drip irrigation system and drought-tolerant native plant species.



### Zero Waste Planning

The Aviary will provide dedicated space for waste diversion initiatives and residual waste collection in homes, common areas, and the surrounding shared public areas. Additionally, the site will meet the requirements of sustainable large developments.

#### ZERO WASTE APPROACH



### Green Mobility & Transportation Management

The Aviary will prioritize sustainable travel to and from the site. Walking, cycling and public transit will be highlighted over automobile use and measures will be taken to support the use of low-carbon vehicles such as electric vehicles and bicycles. The Aviary site is located near both the Granville Avenue and Garden City Road bicycle corridors and is within walking distance to existing bus routes and Brighthouse Skytrain Station. Further features under consideration include: bike parking for both short and long-term use; and electrical outlets at each residential parking space capable of providing Level 2 charging.





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**pmg**  
LANDSCAPE ARCHITECTS  
Suite C100 - 4185 888 Creek Drive  
Burnaby, British Columbia, V5C 6G9  
p: 604-294-0011 | f: 604-294-0022

SCALE:



NO.	DATE	REVISION DESCRIPTION	DR.
01	24.04.23	ISSUE FOR GROUND LEVEL LANDSCAPE PLAN	CSJ
02	24.04.23	ISSUE FOR PERMITS REVIEW	CSJ
03	24.04.23	REVISED ENTRY	CSJ
04	24.04.23	REMOVE FOR 10'	CSJ
05	24.04.23	RECALCULATED PERCENT OF LOT AREA	CSJ
06	24.04.23	REVISED FOR COMMENTS	WST
07	24.04.23	UPDATE FOR COMMENTS	CSJ
08	24.04.23	UPDATE FOR COMMENTS	CSJ

CLIENT:

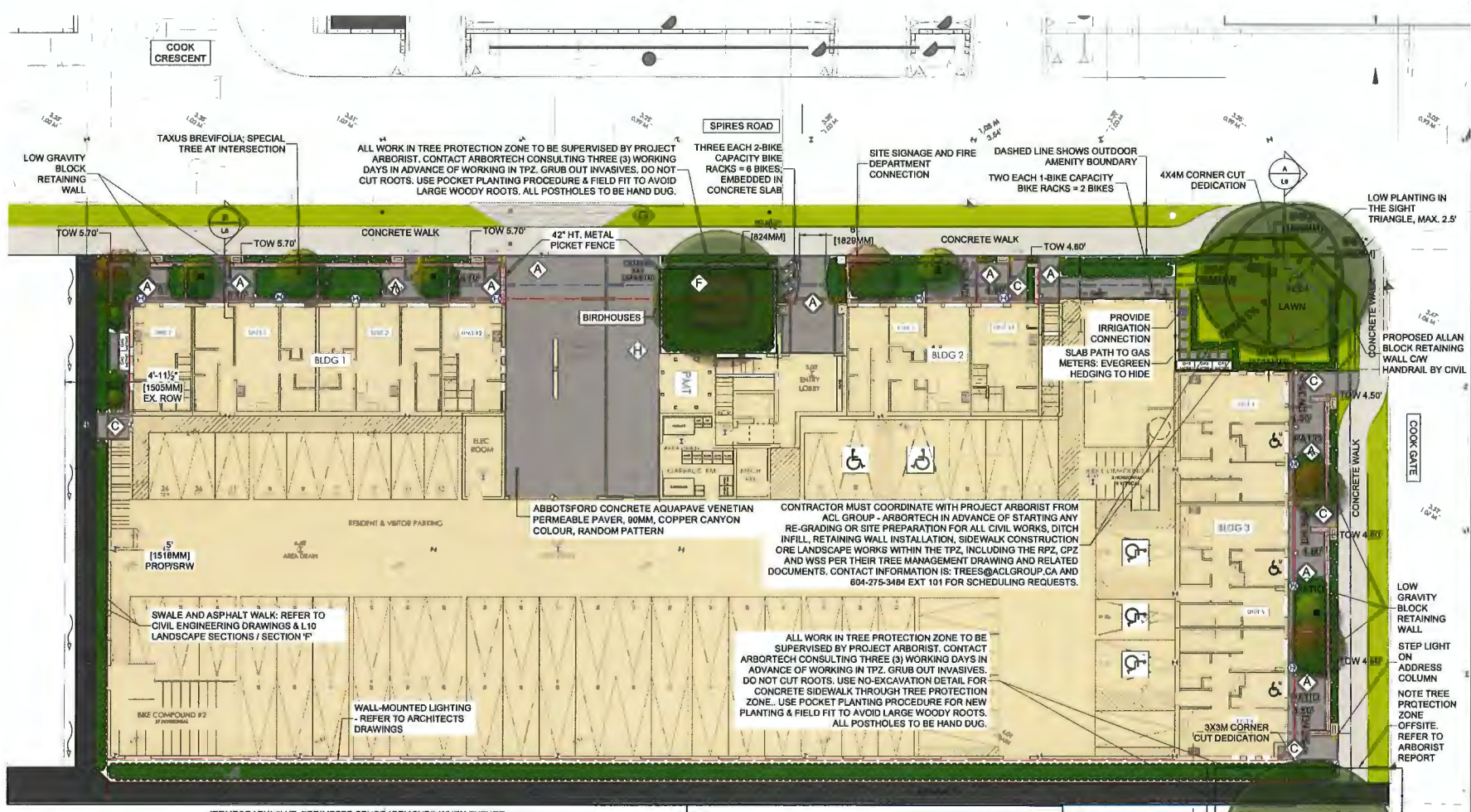
PROJECT:

**SPIRES II 38 UNIT TOWNHOUSE DEVELOPMENT**  
8500, 8780, 8760 SPIRES GATE AND 8740 SPIRES ROAD  
RICHMOND

**GROUND LEVEL LANDSCAPE PLAN**

DATE: 20.04.04 DRAWING NUMBER:  
SCALE: 3/32" = 1'-0"  
DRAWN: MC  
DESIGN: MC  
CHECK: PC  
OF 13

PMG PROJECT NUMBER: 21-176



**Hardscape Material Legend**

Symbol	Model
	PERMEABLE PAV. ABBOTSFORD CONCRETE AQUAPAVE, VENETIAN, 90MM COPPER CANYON COLOUR, RANDOM PATTERN. DETAIL 21 / L8 ++
	CONCRETE SIDEWALK, DETAIL BY OTHERS, BROOM FINISH, TOOLED CONTROL JOINTS, NOT PERMEABLE. DETAIL 26 / L8
	ABBOTSFORD CONCRETE, HYDRAPRESSED SLABS, TEXADA FINISH, RUNNING BOND PATTERN, NATURAL COLOUR. DETAIL 8 / L7
	RUBBER PLAY TILES, RUNNING BOND PATTERN, ALTERNATING BLUE, GREEN TILES. USE 50% BLACK / 50% COLOUR MIX. DETAIL 3 / L7

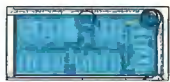
**Fencing Legend**

Symbol	Model
	8' HT. PRIVACY SCREEN DETAIL 21 / L8
	42" HT. WOOD PICKET FENCE DETAIL 11 / L7
	42" HT. METAL PICKET FENCE DETAIL 23 / L8
	6' HT. PERIMETER FENCE DETAIL 14 / L8
	3' HT. FRONTAGE FENCE DETAIL 24 / L8

**Site Furnishing Legend**

Symbol	Model
	MAGLIN MLB310-W-PC BENCH, HDPC SLATS CHARCOAL COLOUR AND BLACK POWDERCOAT ++
	HOSE BIB

\*MOUNT ALL SITE FURNISHINGS ON CONCRETE PAD PER MANUFACTURER'S SPECIFICATION, USING TAMPER-RESISTANT HARDWARE  
++ SUSTAINABLE FIXTURE - USES RECYCLED MATERIALS



OVERALL SITE AREA = 35,087 FT<sup>2</sup> (3,260M<sup>2</sup>)



OVERALL PLANTED AREA = 6993 FT<sup>2</sup> (650M<sup>2</sup>)

PERCENT OF LOT AREA WITH LIVE PLANT MATERIAL = 20.0%



21176-24.DWG

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**pmg**  
LANDSCAPE ARCHITECTS  
Suite C100 - 4165 58th Creek Drive  
Burnaby, British Columbia, V5C 6G9  
p: 604 294-0111 ; f: 604 294-0022

SCALE:



18	24.FEB.20	UPDATE 500 METER HOSE BIBS	CLF
19	24.FEB.20	REMOVE PER FORBES APPROVAL	CMF
20	24.MAR.20	REMOVED DRIVE	CMF
21	24.MAR.20	REMOVE POLE TOP	CLF
22	24.MAR.20	REPLACE SLIP RESISTANT PER BELLIFY AREA	SLT
23	23.APRIL.21	REMOVE PER COMMENTS	WET
24	23.APRIL.21	UPDATE PER COMMENTS	WET

NO. DATE REVISION DESCRIPTION DR

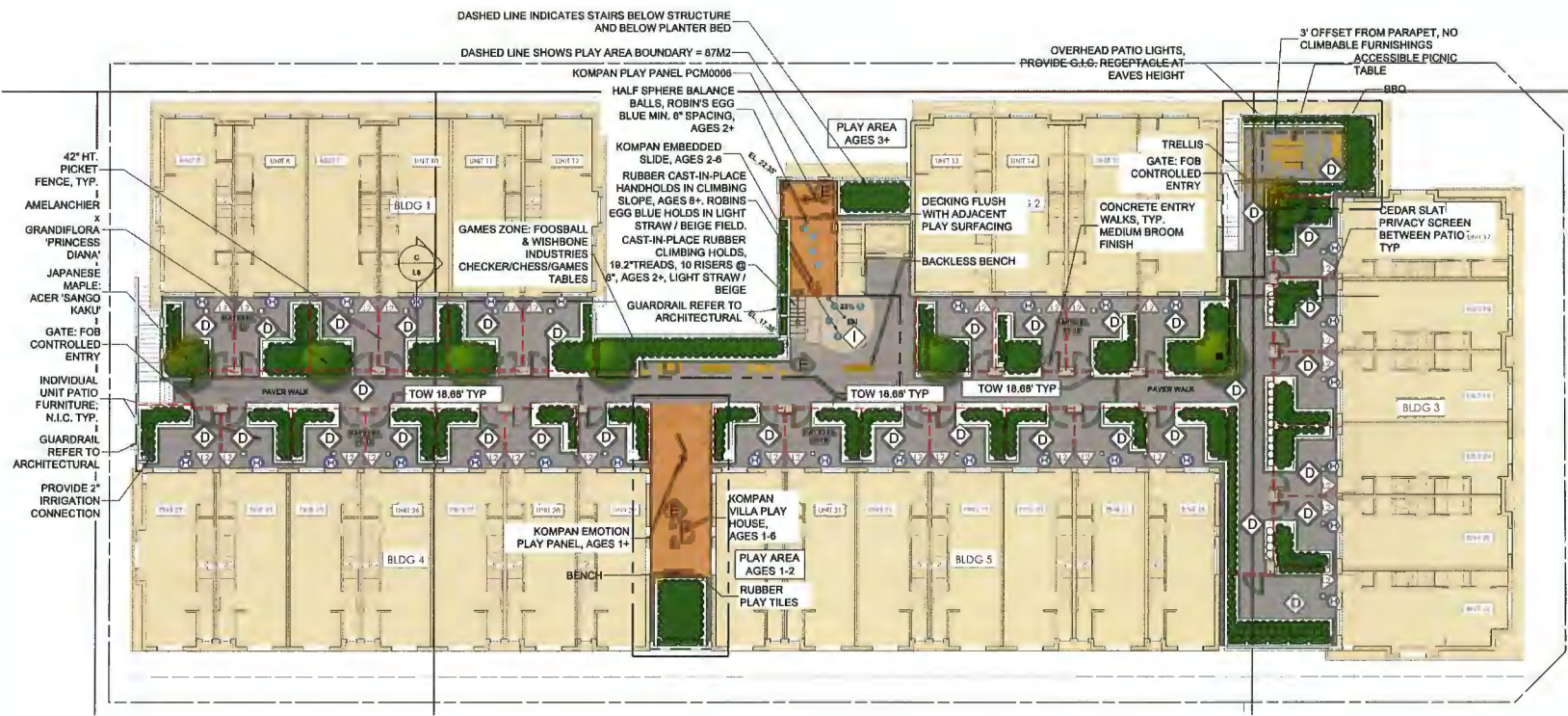
CLIENT:

PROJECT:

**SPIRES II 38 UNIT TOWNHOUSE DEVELOPMENT**  
8800, 8750, 8760 SPIRES GATE AND 8740 SPIRES ROAD  
RICHMOND

DRAWING TITLE:  
**LEVEL 2 LANDSCAPE PLAN**

DATE: 20.06.04 DRAWING NUMBER:  
SCALE: 1/32" = 1'-0"  
DRAWN: MC  
DESIGN: MC  
CHKD: PC  
**L5**  
OF 13



**Hardscape Material Legend**

Symbol	Model
	PERMEABLE PAVER: ABBOTSFORD CONCRETE AQUAPAVE, VENETIAN, 90MM COPPER CANYON COLOUR, RANDOM PATTERN. DETAIL 22 / LB ++
	CONCRETE SIDEWALK. DETAIL BY OTHERS, BROOM FINISH. TOOLED CONTROL JOINTS. *NOT PERMEABLE. DETAIL 26 / LB
	ABBOTSFORD CONCRETE. HYDRAPRESSED SLABS, TEXADA FINISH, RUNNING BOND PATTERN, NATURAL COLOUR. DETAIL 6 / L7
	RUBBER PLAY TILES, RUNNING BOND PATTERN, ALTERNATING BLUE, GREEN TILES. USE 50% BLACK / 50% COLOUR MIX. DETAIL 3 / L7

**Fencing Legend**

Symbol	Model
	8' HT. PRIVACY SCREEN. DETAIL 21 / LB
	42" HT. WOOD PICKET FENCE. DETAIL 11 / L7
	42" HT. METAL PICKET FENCE. DETAIL 23 / LB
	6' HT. PERIMETER FENCE. DETAIL 14 / LB
	3' HT. FRONTAGE FENCE. DETAIL 24 / LB

**Site Furnishing Legend**

Symbol	Model
	MAGLIN SCBR 1000, GREY POWDERCOAT, SURFACE MOUNT, USE TAMPER RESISTANT HARDWARE. 2-BIKE CAPACITY* SITE TOTAL CLASS 2*30 UNITS X 0.2 = 6
	MAGLIN MLB310-W-PC BENCH, HDPC SLATS CHARCOAL COLOUR AND BLACK POWDERCOAT * ++
	HOSE BIB

\*MOUNT ALL SITE FURNISHINGS ON CONCRETE PAD PER MANUFACTURER'S SPECIFICATION, USING TAMPER-RESISTANT HARDWARE  
++ SUSTAINABLE FIXTURE - USES RECYCLED MATERIALS



++ SUSTAINABLE FIXTURE - ALLOWS RAINWATER RECHARGE BY INFILTRATION.

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**pmg**  
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p: 604 294-0011 | f: 604 294-0022

REEL:



15	23.09.22	DATE FOR ACP	GIS
11	23.09.21	UPDATE PER COMMENTS / ISSUE FOR ACP	GIS
17	23.08.22	UPDATE PER COMMENTS	GIS
12	23.08.22	UPDATE PER CITY COMMENTS	GIS
13	23.08.22	UPDATE PER CITY COMMENTS	GIS
11	23.08.21	ISSUE FOR SUBMISSION	GIS
18	23.08.21	UPDATE PER CITY COMMENTS	GIS
9	23.08.21	DRAWING FOR PRE-ARADJUST REPORT	GIS
8	23.08.21	UPDATE PER COMMENTS - ISSUE	GIS
7	23.08.21	UPDATE PER COMMENTS - ISSUE	GIS
6	23.08.21	UPDATE PER NEW CIVL	GIS
5	23.08.21	UPDATE PER COMMENTS	GIS
4	23.08.21	UPDATE PER COMMENTS	GIS
3	23.08.21	ISSUE FOR SUBMISSION	GIS
2	23.08.21	UPDATE PER NEW CIVL PLAN	GIS
1	23.08.21	UPDATE PER NEW CIVL PLAN	GIS
NO.	DATE	REVISION DESCRIPTION	D/L

CLIENT:

PROJECT:

**SPIRES II 38 UNIT  
TOWNHOUSE DEVELOPMENT**  
8890, 8790, 8760 SPIRES GATE  
AND 8740 SPIRES ROAD  
RICHMOND

DRAWING TITLE:  
**LEVEL 2  
AMENITY DETAIL PLAN**

DATE: 20.06.24 DRAWING NUMBER:  
SCALE: 1/2" = 1'-0"  
DRAWN: MC  
DESIGN: MC  
CHECK: PC OF 12

11176-13-1P PMG PROJECT NUMBER: 21-176



WHIRBONE BAYVIEW GAMES TABLE - WALKUT SLATS AND NORDIC LICHEN POWDERCOAT



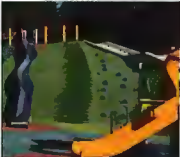
MADEIRA BIKE 1900 BIKE RACK BLACK POWDERCOAT



KOMPAN SHADOW PLAY PANEL



KOMPAN EMBEDDED SLIDE



RUBBER SLOPE WITH HANDHOLDS



PALANOH FOOTBALL TABLE - COMMERCIAL OUTDOOR GRADE: 100 TBL LO BTORAM F3



KOMPAN MANIPULATIVE PLAY PANEL



MADEIRA BIKE 150 BIKE RACK BLACK POWDERCOAT



WHIRBONE BAYVIEW BACKLESS BENCH WALKUT SLATS & NORDIC LICHEN POWDERCOAT



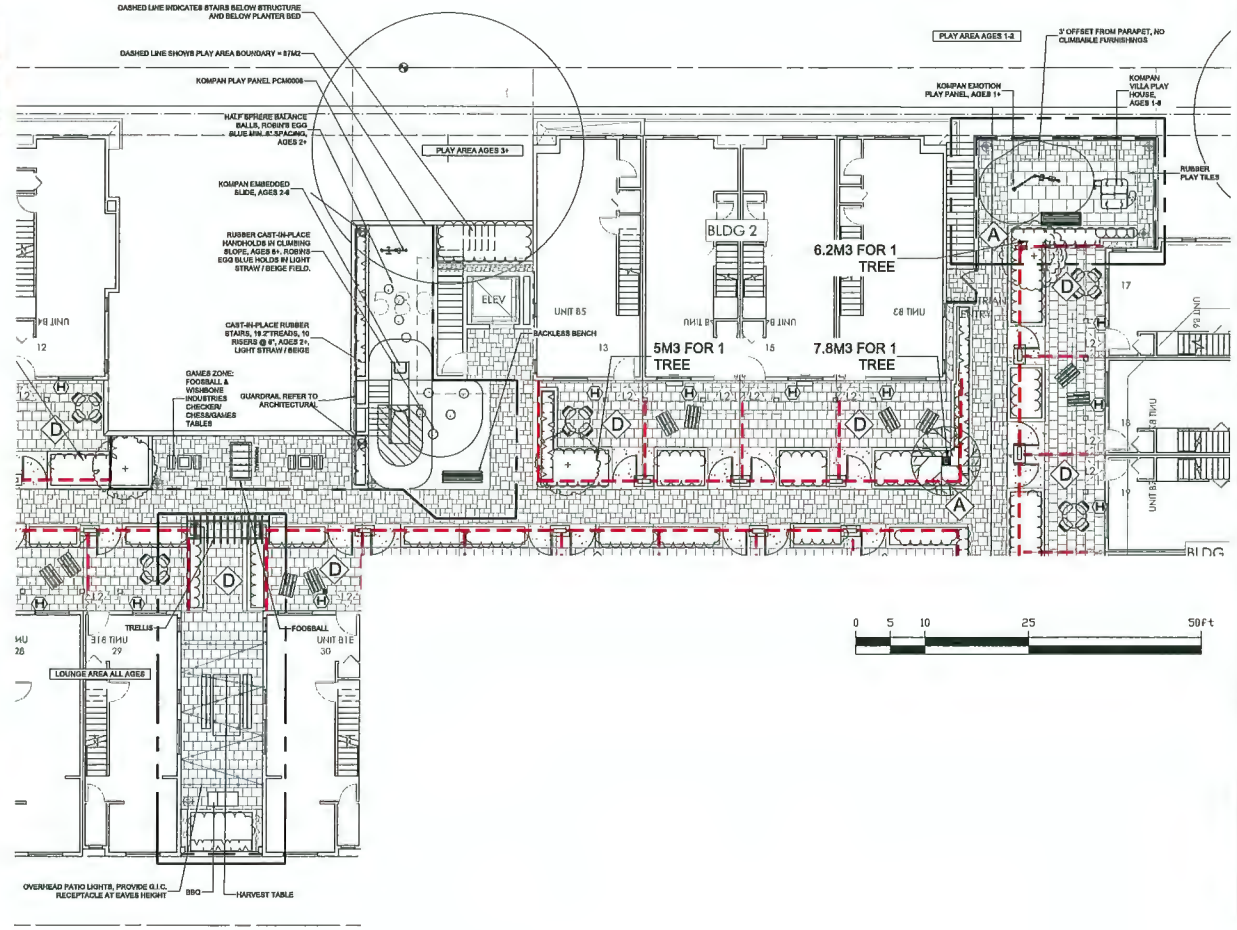
LITHONIA RADEAN BOLLARD DARK BRY CERTIFIED



FX LUMINAIRE MS LED WALL LIGHT DARK BRY CERTIFIED



KOMPAN VILLA PLAY HOUSE





SITE VIEW FROM NO. 1 ROAD



SITE VIEW TOWARD NEIGHBOUR TOWNHOUSE AT THE REAR



NEIGHBOUR SINGLE FAMILY HOUSE



NEIGHBOUR SINGLE FAMILY HOUSE OPPOSE NO. 1 ROAD



SITE VIEW ACROSS NO 1 ROAD

**ERIC LAW ARCHITECT**

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TEL: (604) 805-1099

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- ISSUED:
- 1 2022.08.30 FOR DEVELOPMENT PERMIT APPLICATION
  - 2 2023.04.30 FOR CITY OF REVIEW
  - 3 2023.08.08 FOR CITY OF REVIEW
  - 4 2023.10.03 FOR CITY OF REVIEW
  - 5 2023.11.23 FOR CITY OF REVIEW
  - 6 2023.12.14 FOR CITY OF REVIEW
  - 7 2024.01.24 FOR CITY OF REVIEW
  - 8 2024.02.01 FOR CITY OF REVIEW
  - 9 2024.02.28 FOR CITY OF REVIEW
  - 10 2024.02.28 REVISION FOR CITY OF REVIEW
  - 11 2024.02.29 REVISION FOR CITY OF REVIEW
  - 12 2024.03.04 REVISION FOR CITY OF REVIEW
  - 13 2024.03.27 FOR CITY OF PANEL PRESENTATION

- 11 2024.03.04 REVISION GRADE AT SOUTH END OF ROAD AS REQUESTED BY CITY
- 10 2024.02.28 REVISION WITH MARKS
- 9 2024.02.28 ADD LIVE PLANT AND PERMISSIBLE AREA FOR LANDSCAPE
- 8 2024.02.28 RAISE ROAD GRADE LEVELS AS PER CITY REQUEST
- 7 2024.02.01 ADD NEIGHBOUR GRADE LEVELS ON AS USED IN VIEWS
- 6 2024.01.24 RAISE ROAD GRADES PER DPP COMMENT
- 5 2023.12.14 REVISION PER CITY EMAIL COMMENTS
- 4 2023.11.23 REVISION PER CITY EMAIL COMMENTS
- 3 2023.10.03 REVISION PER CITY EMAIL COMMENTS
- 2 2023.08.08 REVISION PER CITY COMMENTS
- 1 2023.04.30 REVISION PER CITY EMAIL COMMENTS

**PROPOSED TOWNHOUSE  
6571-6591 NO. 1 ROAD  
RICHMOND BC**

**CONTEXT**

PROJECT NUMBER: 16-03  
ISSUED: 3/19/2024  
DRAWN BY: EL  
CHECKED BY: EL  
FILENAME: 16-04\_SNO\_240327-DPP-PRESENT

**CONTEXT**

DEVELOPMENT PERMIT

**ERIC LAW  
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- ISSUE
- 1 2022.08.30 FOR DEVELOPMENT PERMIT APPLICATION
  - 2 2023.04.18 FOR CITY OF REVIEW
  - 3 2023.08.08 FOR CITY OF REVIEW
  - 4 2023.10.03 FOR CITY OF REVIEW
  - 5 2023.11.23 FOR CITY OF REVIEW
  - 6 2023.12.11 FOR CITY OF REVIEW
  - 7 2024.01.24 FOR CITY OF REVIEW
  - 8 2024.02.01 FOR CITY OF REVIEW
  - 9 2024.02.28 FOR CITY OF REVIEW
  - 10 2024.02.28 REVISED FOR CITY OF REVIEW
  - 11 2024.02.28 REVISED FOR CITY OF REVIEW
  - 12 2024.03.04 REVISED FOR CITY OF REVIEW
  - 13 2024.03.27 FOR CITY OF PAVEL PRESENTATION

- 11 2024.03.04 RAISE GRADE AT SOUTH END OF ROAD AS REQUESTED BY CITY
- 10 2024.02.28 REVISION WITH MARKS
- 9 2024.02.28 ADD LANE PLANT AND PERMISSIBLE AREA PER LAURENCE
- 8 2024.02.28 RAISE ROAD GRADE LEVELS TO PER CITY REQUEST
- 7 2024.02.01 ADD REGISTRATION GRADE LEVELS ON AIR NORTH SIDEWALK
- 6 2024.01.24 RAISE ROAD GRADES PER DPP CONSULT
- 5 2023.12.14 REVISED PER CITY DANA COMMENTS
- 4 2023.11.23 REVISED PER CITY DANA COMMENTS
- 3 2023.10.03 REVISED PER CITY DANA COMMENTS
- 2 2023.08.08 REVISED PER CITY COMMENTS
- 1 0723.04.18 REVISED PER CITY DANA COMMENTS

**PROPOSED TOWNHOUSE  
6571-6581 NO. 1 ROAD  
RICHMOND BC**

**MASSING**

PROJECT NUMBER: 16-03  
ISSUED: 3/19/2024  
DRAWN BY: EL  
CHECKED BY: EL  
FILENAME: 16-04\_SNO\_240327-DPP-PRESENT

**MASSING**

DEVELOPMENT PERMIT



DP 22-021165

**ERIC LAW  
ARCHITECT**

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116 208 WEST AVENUE, VICKERVIEW BC  
V6T 1A6  
TEL: (604) 505-3099

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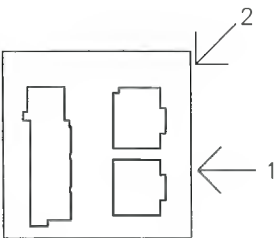
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- 1 2022.08.30 FOR DEVELOPMENT PERMIT APPLICATION
- 2 2023.04.28 FOR CITY OF REVIEW
- 3 2023.06.08 FOR CITY OF REVIEW
- 4 2023.10.03 FOR CITY OF REVIEW
- 5 2023.11.23 FOR CITY OF REVIEW
- 6 2023.12.14 FOR CITY OF REVIEW
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- 8 2024.02.01 FOR CITY OF REVIEW
- 9 2024.02.28 FOR CITY OF REVIEW
- 10 2024.02.28 REVISED FOR CITY OF REVIEW
- 11 2024.02.29 REVISED FOR CITY OF REVIEW
- 12 2024.03.04 REVISED FOR CITY OF REVIEW
- 13 2024.03.27 FOR CITY OF PARK PROVISION



1. VIEW ALONG NO 1 ROAD



2. VIEW ALONG NO 1 ROAD SIDEWALK



- 11 2024.03.04 RAISE GRADE AT SOUTH END OF ROAD AS REQUESTED BY CITY
- 10 2024.02.29 REDUCE WALKWAYS
- 9 2024.02.28 ADD THE FLIGHT AND FENCEABLE AREA FOR LANDSCAPE
- 8 2024.02.28 RAISE ROAD GRADE LEVELS AS PER CITY REQUEST
- 7 2024.02.01 ADD NEIGHBOUR GRADE LEVELS OF AIR HOSTS SERVICES
- 6 2024.01.24 RAISE ROAD GRADES PER DFP COMMENT
- 5 2023.12.14 REVISED PER CITY EQUAL COMMENTS
- 4 2023.11.23 REVISED PER CITY EQUAL COMMENTS
- 3 2023.10.03 REVISED PER CITY EQUAL COMMENTS
- 2 2023.06.08 REVISED PER CITY EQUAL COMMENTS
- 1 2023.04.28 REVISED PER CITY EQUAL COMMENTS
- REVISION

**PROPOSED TOWNHOUSE  
6571-6591 NO, 1 ROAD  
RICHMOND BC**

**ILLUSTRATIVE IMAGES**

PROJECT NUMBER:16-03  
ISSUED: 3/19/2024  
DRAWN BY: EL  
CHECKED BY: EL  
FILENAME: 16-04\_SNO\_240327-DPP-PRESIDY

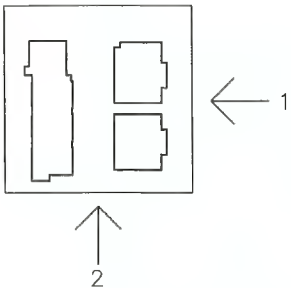
**IMAGE (1)**

DP 22-021165

DEVELOPMENT PERMIT



1. AERIAL VIEW ALONG NO 1 ROAD



2. AERIAL SOUTH VIEW

**ERIC LAW ARCHITECT**

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ISSUED	
1	2022.06.30 FOR DEVELOPMENT PERMIT APPLICATION
2	2022.04.18 FOR CITY OF REVIEW
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5	2023.11.23 FOR CITY OF REVIEW
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9	2024.02.28 FOR CITY OF REVIEW
10	2024.02.28 REVISED FOR CITY OF REVIEW
11	2024.03.29 REVISED FOR CITY OF REVIEW
12	2024.03.29 REVISED FOR CITY OF REVIEW
13	2024.03.29 REVISED FOR CITY OF REVIEW
14	2024.03.27 FOR CITY OF PERMIT PRECIPITATION

11	2024.03.24 RAISE GRADE AT SOUTH END OF ROAD AS REQUESTED BY CITY
10	2024.02.28 REVISED WITH MARKS
9	2024.02.28 ADD LDC MARK AND PERMISSIBLE AREA PER PLANBOOK
8	2024.02.28 ADD ROAD GRADE LEVELS AS PER CITY REQUEST
7	2024.02.01 ADD HORIZONTAL GRADE LEVELS OF AIR NORTH SERVICES
6	2024.01.24 RAISE ROAD GRADES PER DPP COMMENT
5	2023.12.14 REVISED FOR CITY DUAL COMMENTS
4	2023.11.23 REVISED FOR CITY DUAL COMMENTS
3	2023.10.03 REVISED FOR CITY DUAL COMMENTS
2	2023.08.06 REVISED FOR CITY COMMENTS
1	2023.04.18 REVISED FOR CITY DUAL COMMENTS
REVISION	

**PROPOSED TOWNHOUSE**  
**6571-6591 NO, 1 ROAD**  
**RICHMOND BC**

**ILLUSTRATIVE IMAGES**

PROJECT NUMBER: 16-03  
 ISSUED: 3/19/2024  
 DRAWN BY: EL  
 CHECKED BY: EL  
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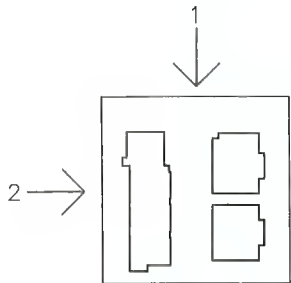
**IMAGE (2)**

DP 22-021165

DEVELOPMENT PERMIT



1. AERIAL NORTH VIEW



2. AERIAL WEST VIEW

**ERIC LAW ARCHITECT**

218 100 WEST AVENUE, RICHMOND BC  
 V6V 1G6  
 TEL: (604) 203-2098

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- 1. 2022-09-20 FOR DEVELOPMENT PERMIT APPLICATION
- 2. 2022-04-28 FOR CITY OF REVIEW
- 3. 2022-04-28 FOR CITY OF REVIEW
- 4. 2022-03-02 FOR CITY OF REVIEW
- 5. 2022-01-27 FOR CITY OF REVIEW
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- 97. 2021-06-29 FOR CITY OF REVIEW
- 98. 2021-06-29 FOR CITY OF REVIEW
- 99. 2021-06-29 FOR CITY OF REVIEW
- 100. 2021-06-29 FOR CITY OF REVIEW

**PROPOSED TOWNHOUSE**  
**6571-6591 NO. 1 ROAD**  
**RICHMOND BC**

**ILLUSTRATIVE IMAGES**

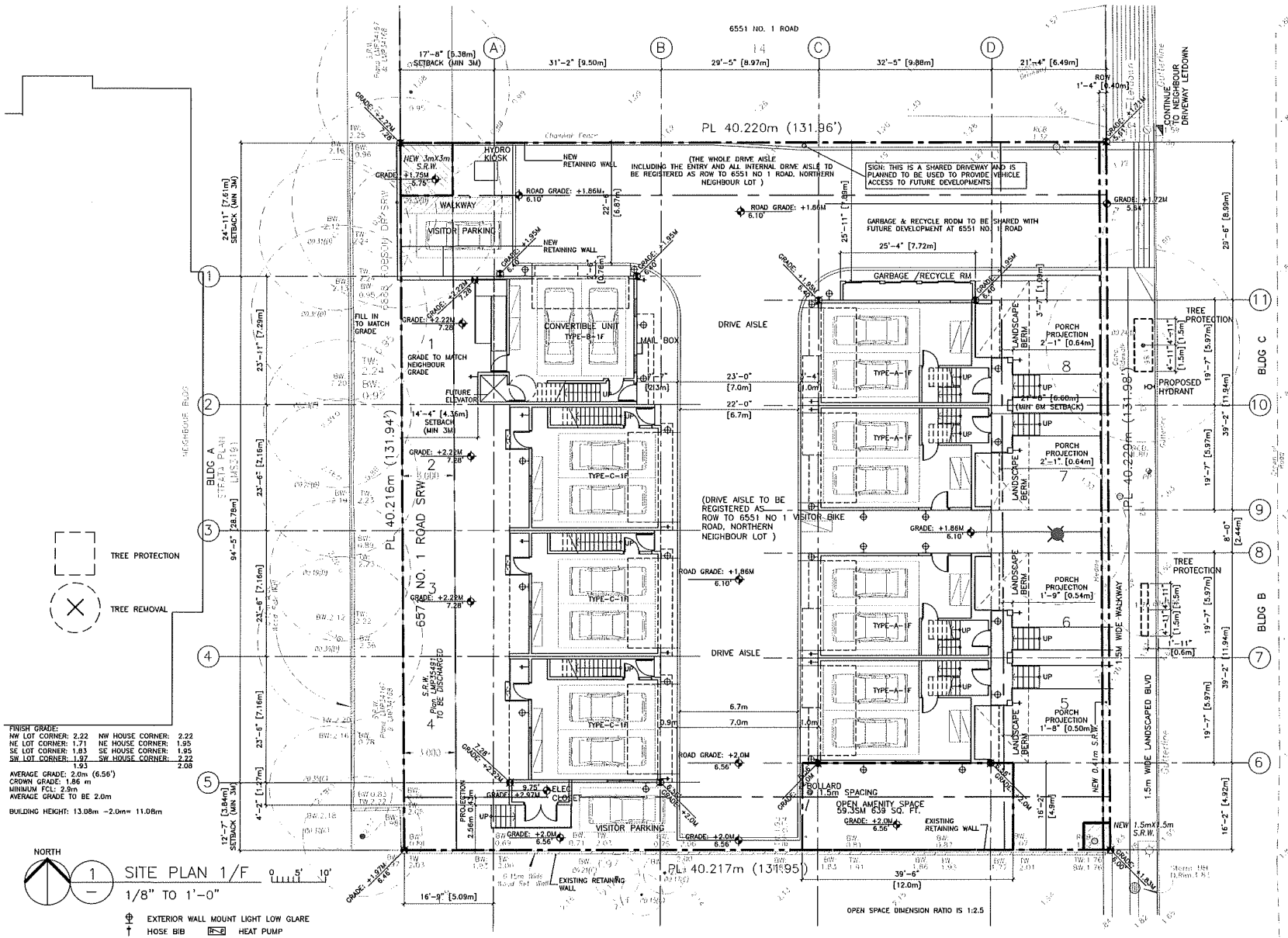
PROJECT NUMBER: 16-01  
 ISSUED: 3/19/2024  
 DRAWN BY: EL  
 CHECKED BY: EL  
 FILENAME: 16-01-046\_240317-014-PRESENT

**IMAGE (3)**

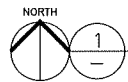
DP 22-021165

DEVELOPMENT PERMIT





FINISH GRADE:  
 NW LOT CORNER: 2.22 NW HOUSE CORNER: 2.22  
 NE LOT CORNER: 1.71 NE HOUSE CORNER: 1.95  
 SE LOT CORNER: 1.83 SE HOUSE CORNER: 1.95  
 SW LOT CORNER: 1.97 SW HOUSE CORNER: 2.22  
 1.93  
 AVERAGE GRADE: 2.0m (6.56')  
 CROWN GRADE: 1.86 m  
 MINIMUM F.C.L: 2.0m  
 AVERAGE GRADE TO BE 2.0m  
 BUILDING HEIGHT: 13.08m -2.0m= 11.08m



**SITE PLAN 1/F**  
 1/8" TO 1'-0"  
 ⊕ EXTERIOR WALL MOUNT LIGHT LOW GLARE  
 † HOSE BIB HEAT PUMP

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- REVISION
- 2023.09.30 FOR DEVELOPMENT PERMIT APPLICATION
  - 2023.04.28 FOR CITY OF REVIEW
  - 2023.06.08 FOR CITY OF REVIEW
  - 2023.10.03 FOR CITY OF REVIEW
  - 2023.11.23 FOR CITY OF REVIEW
  - 2023.10.10 FOR CITY OF REVIEW
  - 2023.03.28 FOR CITY OF REVIEW
  - 2023.08.01 FOR CITY OF REVIEW
  - 2023.02.28 FOR CITY OF REVIEW
  - 2024.02.28 REVISION FOR CITY OF REVIEW
  - 2024.02.29 REVISION FOR CITY OF REVIEW
  - 2024.03.04 REVISION FOR CITY OF REVIEW
  - 2024.03.27 FOR CITY OF PANEL PRESENTATION

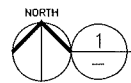
- 2024.03.04 PANEL GRADE AT SOUTH END OF ROAD AS FOLLOWS: BC CITY
- 2024.03.29 REVISION WITH NOTES
- 2024.03.28 1.5M WIDE PLANT AND PERMANENT AREA PER WALKWAY
- 2024.03.28 1.5M WIDE ROAD GRADE LEVELS AS PER CITY REQUEST
- 2024.02.01 1.5M WIDE NEIGHBOUR GRADE LEVELS ON AIR RIGHT-OF-WAY
- 2024.03.21 PANEL GRADE PER DWP CONDUIT
- 2023.12.14 REVISION PER CITY EMAIL COMMENTS
- 2023.11.23 REVISION PER CITY EMAIL COMMENTS
- 2023.10.03 REVISION PER CITY EMAIL COMMENTS
- 2023.06.08 REVISION PER CITY COMMENTS
- 2023.04.28 REVISION FOR CITY EMAIL COMMENTS
- REVISION

**PROPOSED TOWNHOUSE**  
**6571-6591 NO. 1 ROAD**  
**RICHMOND BC**  
**SITE PLAN (1F)**

PROJECT NUMBER: 16-03  
 ISSUED: 3/19/2024  
 DRAWN BY: EL  
 CHECKED BY: EL  
 FILENAME: 16-04\_SNO\_240327-DPP-PRESENT

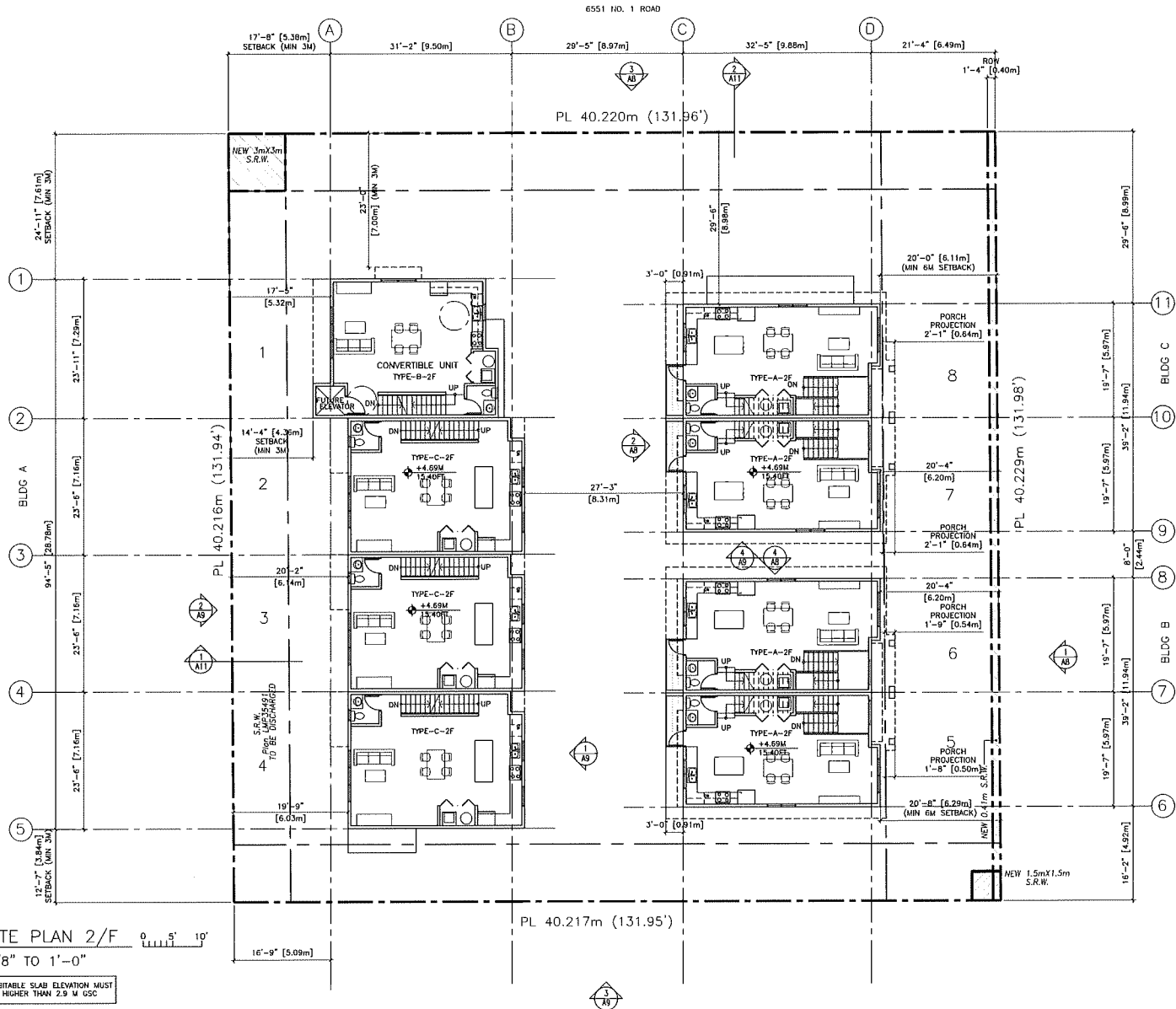
DP 22-021165

**A2**  
 DEVELOPMENT PERMIT



SITE PLAN 2/F  
1/8" TO 1'-0"

HABITABLE SLAB ELEVATION MUST BE HIGHER THAN 2.9' G.S.C.



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V5Y 1K5  
TEL: (604) 308-2099

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- 050428
- 2022.08.30 FOR DEVELOPMENT PERMIT APPLICATION
  - 2023.04.28 FOR CITY OF REVIEW
  - 2023.06.06 FOR CITY OF REVIEW
  - 2023.10.03 FOR CITY OF REVIEW
  - 2023.11.23 FOR CITY OF REVIEW
  - 2023.12.14 FOR CITY OF REVIEW
  - 2024.01.24 FOR CITY OF REVIEW
  - 2024.02.01 FOR CITY OF REVIEW
  - 2024.02.28 FOR CITY OF REVIEW
  - 2024.03.28 FOR CITY OF REVIEW
  - 2024.03.29 FOR CITY OF REVIEW
  - 2024.03.04 FOR CITY OF REVIEW
  - 2024.03.27 FOR CITY OF PANEL PRESENTATION

- 2024.03.04 PAGE CORRECT AT SOUTH END OF ROAD
- 2024.03.29 PERIOD WITH MARKS
- 2024.03.28 ADD THE PLANT AND PERMISSIBLE AREA FOR LANDSCAPE
- 2024.03.28 PAGE ROAD GRADE LEVELS AS PER CITY PERIOD
- 2024.03.28 ADD REVISION GRADE LEVELS ON NORTH END OF ROAD
- 2024.03.24 PAGE ROAD GRADES PER DEP COMMENT
- 2023.12.14 REVISED PER CITY EMAIL COMMENTS
- 2023.11.23 REVISED PER CITY EMAIL COMMENTS
- 2023.10.03 REVISED PER CITY EMAIL COMMENTS
- 2023.06.06 REVISED PER CITY COMMENTS
- 2023.04.28 REVISED PER CITY EMAIL COMMENTS
- REVISION

**PROPOSED TOWNHOUSE**  
**6571-6591 NO, 1 ROAD**  
**RICHMOND BC**

**SITE PLAN (2F)**

PROJECT NUMBER: 16-03  
ISSUED: 3/19/2024  
DRAWN BY: EL  
CHECKED BY: EL  
FILENAME: 16-04\_SHO\_240327-OPP-PRES2/F/

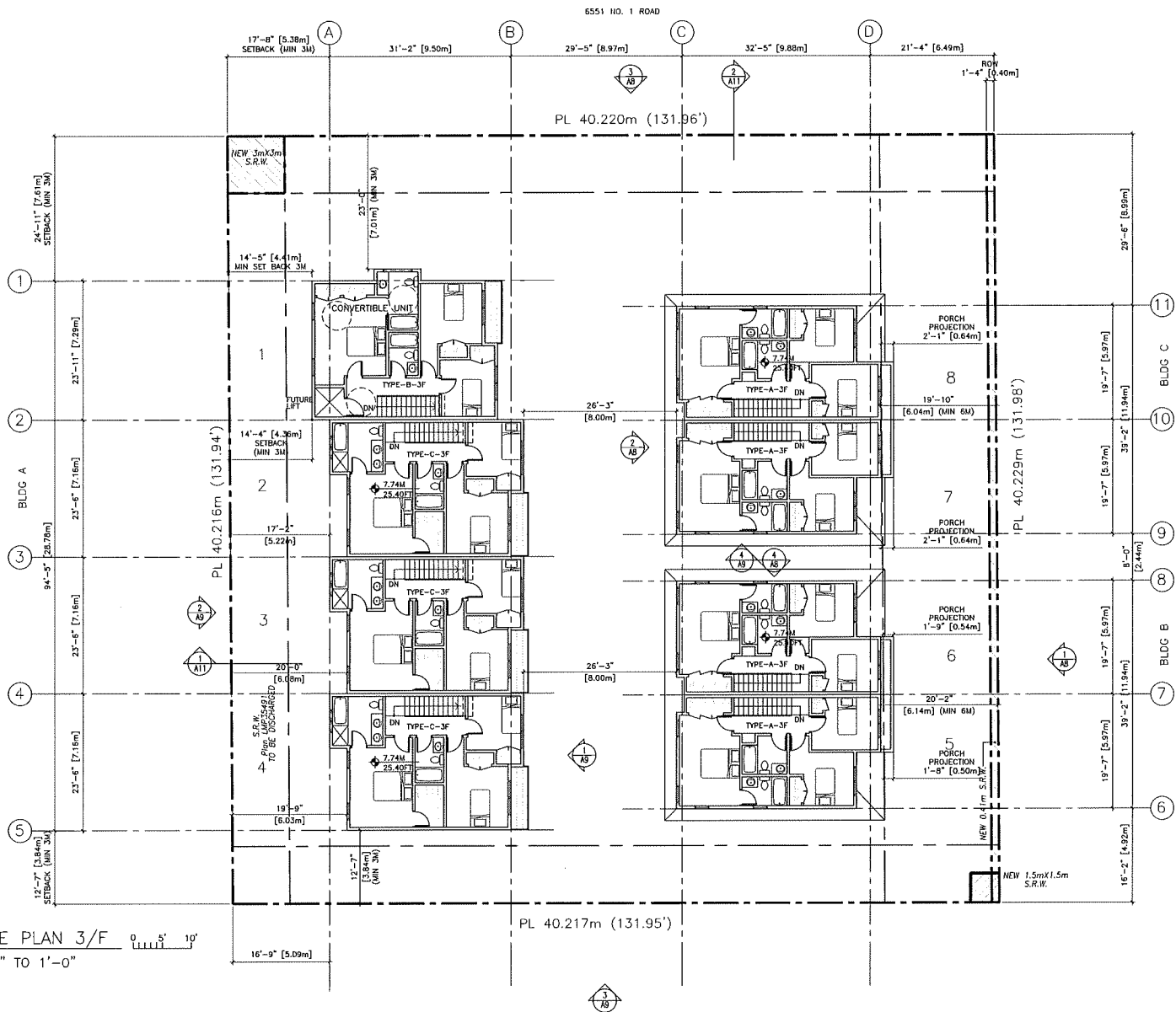
**A3**

DP 22-021165

DEVELOPMENT PERMIT



1  
-  
SITE PLAN 3/F  
1/8" TO 1'-0"



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- REVISION
- 2022.09.30 FOR DEVELOPMENT PERMIT APPLICATION
  - 2022.04.28 FOR CITY OF REVIEW
  - 2022.04.08 FOR CITY OF REVIEW
  - 2022.03.03 FOR CITY OF REVIEW
  - 2022.11.23 FOR CITY OF REVIEW
  - 2022.12.16 FOR CITY OF REVIEW
  - 2022.01.24 FOR CITY OF REVIEW
  - 2024.02.01 FOR CITY OF REVIEW
  - 2024.02.28 FOR CITY OF REVIEW
  - 2024.03.28 FOR CITY OF REVIEW
  - 2024.03.29 FOR CITY OF REVIEW
  - 2024.03.03 FOR CITY OF REVIEW
  - 2024.03.27 FOR CITY OF REVIEW

- 2024.03.04 RASE GRADE AT SOUTH END OF ROAD IN REQUESTED BY CITY.
- 2024.03.28 ADD LIFE FLOOR AND PERMISSIBLE AREA PER SUBMISSION.
- 2024.03.28 ADD LIFE FLOOR AND PERMISSIBLE AREA PER SUBMISSION.
- 2024.03.01 ADD NEIGHBOR GRADE LEVELS ON AS NORTH EAST CORNER.
- 2024.03.24 RASE ROAD GRADES PER OPP COMMENT.
- 2022.12.16 REVISED PER CITY EMAIL COMMENTS.
- 2022.11.23 REVISED PER CITY EMAIL COMMENTS.
- 2022.10.03 REVISED PER CITY EMAIL COMMENTS.
- 2022.08.28 REVISED PER CITY EMAIL COMMENTS.
- 2022.04.28 REVISED PER CITY EMAIL COMMENTS.
- REVISION

**PROPOSED TOWNHOUSE**  
**6571-6591 NO. 1 ROAD**  
**RICHMOND BC**

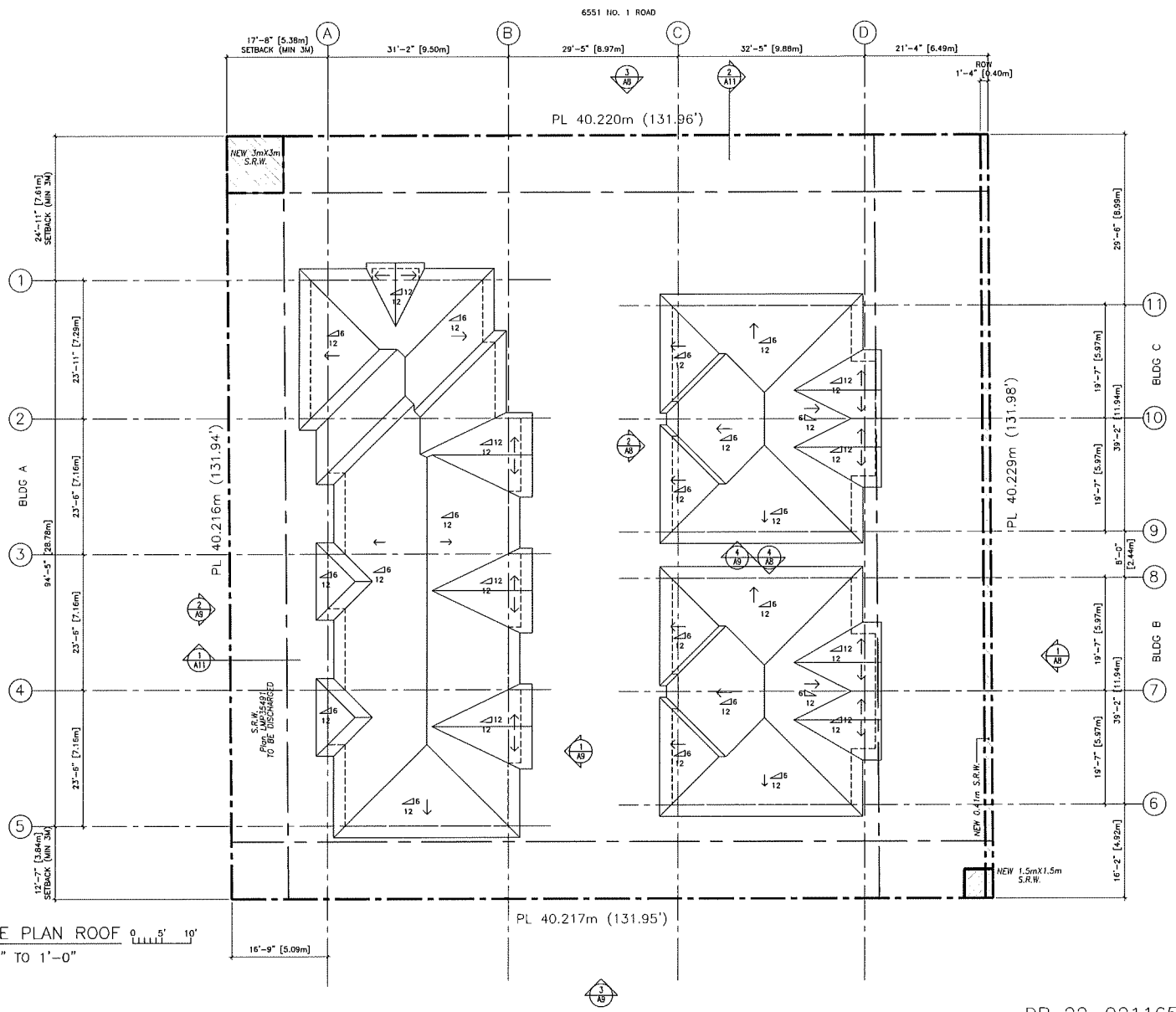
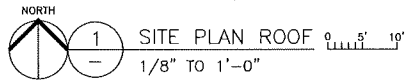
**SITE PLAN (3F)**

PROJECT NUMBER: 16-03  
ISSUED: 3/19/2024  
DRAWN BY: EL  
CHECKED BY: EL  
FILENAME: 16-04\_SNO\_240327-DPP-PRES010

**A4**

DP 22-021165

DEVELOPMENT PERMIT



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- REVISIONS
- |    |   |
|----|---|
| 1  | 2022.08.25 FOR DEVELOPMENT PERMIT APPLICATION |
| 2  | 2023.04.28 FOR CITY OF REVIEW                 |
| 3  | 2023.06.08 FOR CITY OF REVIEW                 |
| 4  | 2023.10.03 FOR CITY OF REVIEW                 |
| 5  | 2023.11.23 FOR CITY OF REVIEW                 |
| 6  | 2023.12.14 FOR CITY OF REVIEW                 |
| 7  | 2024.01.24 FOR CITY OF REVIEW                 |
| 8  | 2024.02.01 FOR CITY OF REVIEW                 |
| 9  | 2024.02.28 FOR CITY OF REVIEW                 |
| 10 | 2024.02.28 REVISION FOR CITY OF REVIEW        |
| 11 | 2024.02.28 REVISION FOR CITY OF REVIEW        |
| 12 | 2024.03.04 REVISION FOR CITY OF REVIEW        |
| 13 | 2024.03.27 FOR CITY OF PERMIT PRESENTATION    |

- |    |  |
|----|--|
| 11 | 2024.03.04 PAVE DRIVE AT SOUTH END OF ROAD AS ZENAGISTO, BC CITY |
| 10 | 2024.02.28 PAVING WITH GRASSES                                   |
| 9  | 2024.02.28 ADD VLA PLANT AND PERMISSIBLE AREA FOR GARAGE         |
| 8  | 2024.02.28 PAVE ROAD GRADE LEVELS AS PER CITY PERMIT             |
| 7  | 2024.02.01 ADD REVISIONS TO GRADE LEVELS ON AS NORTH ELEVATION   |
| 6  | 2024.01.24 PAVE ROAD GRASSES PER SPP COMMENT                     |
| 5  | 2023.12.14 REVISION PER CITY EMAIL COMMENTS                      |
| 4  | 2023.11.23 REVISION FOR CITY EMAIL COMMENTS                      |
| 3  | 2023.10.03 REVISION FOR CITY EMAIL COMMENTS                      |
| 2  | 2023.06.08 REVISION FOR CITY COMMENTS                            |
| 1  | 2023.04.28 REVISION FOR CITY EMAIL COMMENTS                      |
|    | REVISION:  |

**PROPOSED TOWNHOUSE**  
**6571-6591 NO. 1 ROAD**  
**RICHMOND BC**

**SITE PLAN (ROOF)**

PROJECT NUMBER: 16-03  
 ISSUED: 3/19/2024  
 DRAWN BY: EL  
 CHECKED BY: EL  
 FILENAME: 16-04\_SNO\_240327-DPP-PRES0117

**A5**

DP 22-021165

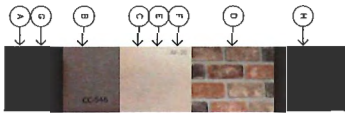
DEVELOPMENT PERMIT



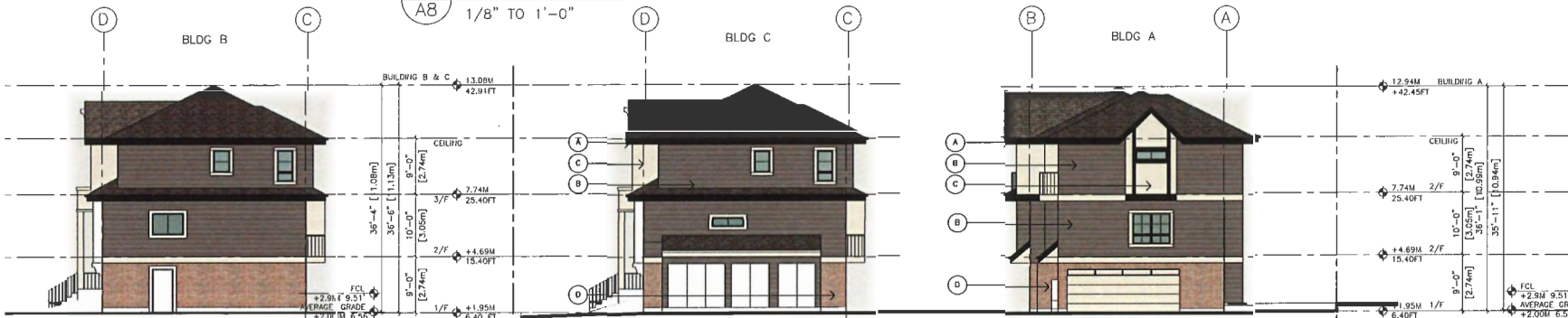
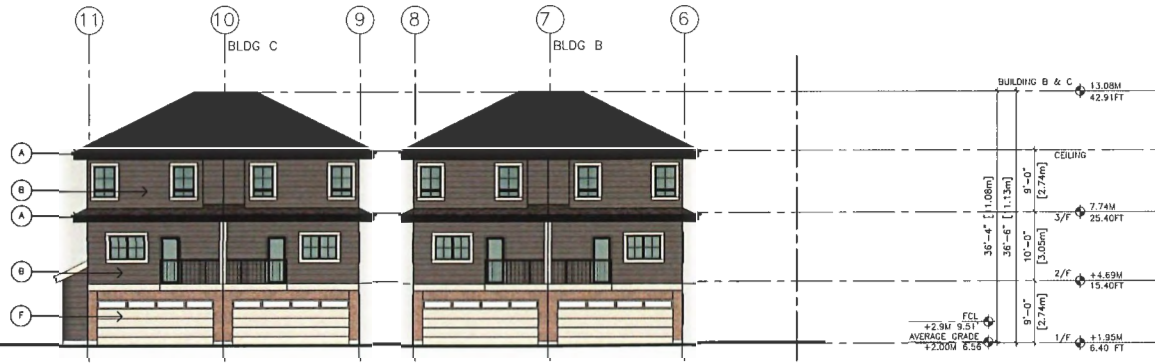
REFER TO **1** EAST ELEVATION (NO. 1 ROAD)  
1/8" TO 1'-0"

- A → FASCIA & TRIM BENJAMIN MOORE 2126-20
- B → HARDI PANEL - BENJAMIN MOORE CC546
- C → HARDI BOARD - BENJAMIN MOORE AF20
- D → BRICK - HIGH DESERT
- E → WINDOW TRIM - BENJAMIN MOORE AF2D
- F → GARAGE DOOR - BENJAMIN MOORE AF20
- G → DOOR BENJAMIN MOORE 2062-2D
- H → DOOR BENJAMIN MOORE HC185

COLOUR LEGEND ALL WINDOW FRAME BLACK  
ALL ALUMINUM RAILING FRAME BLACK  
ALL SOFFIT AND GUTTER BLACK



REFER TO **2** BLDG- B C WEST ELEVATION (INTERNAL)  
1/8" TO 1'-0"



REFER TO **4** NORTH ELEV BLDG B  
1/8" TO 1'-0"

REFER TO **3** SITE NORTH ELEVATION  
1/8" TO 1'-0"

### ERIC LAW ARCHITECT

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ISSUED	REVISION
1	2022.08.30 FOR DEVELOPMENT PERMIT APPLICATION
2	2023.01.24 FOR CITY OF REVIEW
3	2023.08.08 FOR CITY OF REVIEW
4	2023.10.03 FOR CITY OF REVIEW
5	2023.11.03 FOR CITY OF REVIEW
6	2023.12.14 FOR CITY OF REVIEW
7	2024.01.24 FOR CITY OF REVIEW
8	2024.02.01 FOR CITY OF REVIEW
9	2024.02.28 FOR CITY OF REVIEW
10	2024.02.28 PRESENT FOR CITY OF REVIEW
11	2024.02.28 PRESENT FOR CITY OF REVIEW
12	2024.03.04 PRESENT FOR CITY OF REVIEW
13	2024.03.27 FOR CITY OF PERMIT PRESENTING

- 11 2024.03.04 MARK GRADE AT SOUTH END OF ROAD
- 12 2024.03.04 AS SHOWN ON SITE PLAN
- 13 2024.03.29 PRESENT WITH ALICES
- 14 2024.03.29 ADD TIE PLANT AND PERMISSIBLE AREA PER LANDSCAPE
- 15 2024.03.29 MARK ROAD GRADE LEVELS AS PER CITY OF REVIEW
- 16 2024.03.29 ADD PERMISSIBLE ROSE LEVELS OFF NE NORTH ELEVATION
- 17 2024.03.29 MARK ROAD GRADES PER DWP COMMENT
- 18 2023.12.14 REVISED PER CITY EMAIL COMMENTS
- 19 2023.11.03 REVISED PER CITY EMAIL COMMENTS
- 20 2023.10.03 REVISED PER CITY EMAIL COMMENTS
- 21 2023.08.08 REVISED PER CITY COMMENTS
- 22 2023.01.24 REVISED PER CITY EMAIL COMMENTS

**PROPOSED TOWNHOUSE**  
**6571-6591 NO. 1 ROAD**  
**RICHMOND BC**

#### COLOURS

PROJECT NUMBER: 16-03  
ISSUED: 3/19/2024  
DRAWN BY: EL  
CHECKED BY: EL  
AVERAGE GRADE FILENAME: 16-04\_SNO\_240327-OPP-PRESENTING

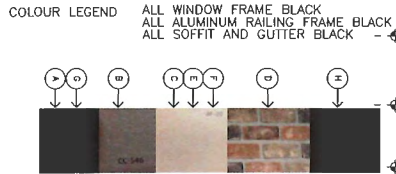
## A16

DP 22-021165

DEVELOPMENT PERMIT



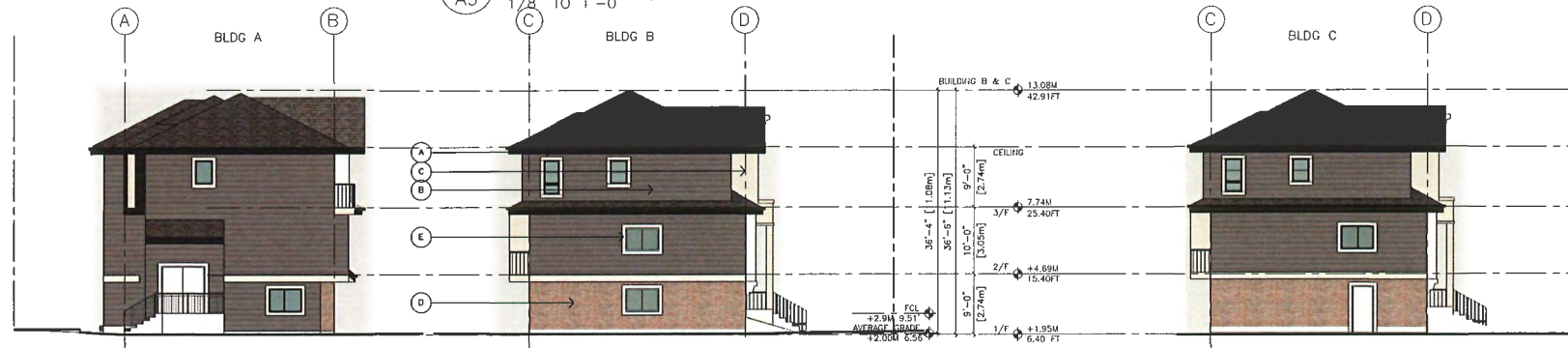
- (A) → FASCIA & TRIM BENJAMIN MOORE 2126-20
- (B) → HARDI PANEL - BENJAMIN MOORE CC546
- (C) → HARDI BOARD - BENJAMIN MOORE AF20
- (D) → BRICK - HIGH DESERT
- (E) → WINDOW TRIM - BENJAMIN MOORE AF20
- (F) → GARAGE DOOR - BENJAMIN MOORE AF20
- (G) → DOOR BENJAMIN MOORE 2062-20
- (H) → DOOR BENJAMIN MOORE HC185



REFER TO **1** BLDG A EAST ELEVATION (INTERNAL)  
A9 1/8" TO 1'-0"



REFER TO **2** BLDG A WEST ELEVATION  
A9 1/8" TO 1'-0"



REFER TO **4** SOUTH ELEVATION BLDG C DP 22-021165  
A9 1/8" TO 1'-0"

REFER TO **3** SITE SOUTH ELEVATION  
A9 1/8" TO 1'-0"

### ERIC LAW ARCHITECT

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NO.	REVISION
1	2023.08.30 FOR DEVELOPMENT PERMIT APPLICATION
2	2023.04.28 FOR CITY OF REVIEW
3	2023.08.08 FOR CITY OF REVIEW
4	2023.10.03 FOR CITY OF REVIEW
5	2023.11.23 FOR CITY OF REVIEW
6	2023.12.14 FOR CITY OF REVIEW
7	2023.01.24 FOR CITY OF REVIEW
8	2023.02.01 FOR CITY OF REVIEW
9	2023.02.28 FOR CITY OF REVIEW
10	2024.02.28 REVISION FOR CITY OF REVIEW
11	2024.03.29 PRESENT FOR CITY OF REVIEW
12	2024.03.01 PRESENT FOR CITY OF REVIEW
13	2024.03.27 PREP. CITY OF PERM. PRESENTATION

11	2024.03.01 RISE GRADE AT SOUTH END OF POND - 30.25000000 M CITY
10	2024.02.28 REVISION WITH MARKS
9	2024.02.28 ADD SIDE YIELD AND PERMISSIBLE AREA PER SIGNAGE
8	2024.02.28 RISE POND GRADE LEVELS AS PER CITY REQUEST
7	2024.02.01 ADD SIDEWALK GRADE LEVELS ON AIR RIGHT ELEVATION
6	2023.01.24 RISE POND GRADES PER OPP COMMENTS
5	2023.12.14 REVISION PER CITY EMAIL COMMENTS
4	2023.11.23 REVISION PER CITY EMAIL COMMENTS
3	2023.10.03 REVISION PER CITY EMAIL COMMENTS
2	2023.08.08 REVISION PER CITY EMAIL COMMENTS
1	2023.08.30 REVISION PER CITY EMAIL COMMENTS
	REVISION

### PROPOSED TOWNHOUSE 6571-6591 NO. 1 ROAD RICHMOND BC

#### COLOURS

PROJECT NUMBER: 16-03  
ISSUED: 3/19/2024  
DRAWN BY: EL  
CHECKED BY: EL  
FILENAME: 16-04\_SNO\_240327-DPP-PRES011

## A17

DEVELOPMENT PERMIT



BRICK FINISH



BLACK ASPHALT ROOFING



HARDI SIDING SAMPLE



FASCIA & TRIM COLOUR:  
BENJAMIN MOORE 2126-20



TRIM, GARAGE DOOR COLOUR:  
BENJAMIN MOORE AF20



DOOR COLOUR:  
BENJAMIN MOORE HC185



DOOR COLOUR:  
BENJAMIN MOORE 2062-20



HARD PANEL PAINT COLOUR:  
BENJAMIN MOORE CC546

ERIC LAW  
ARCHITECT

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TEL: (604) 535-2098

6571-6591 NO.1 ROAD  
RICHMOND BC

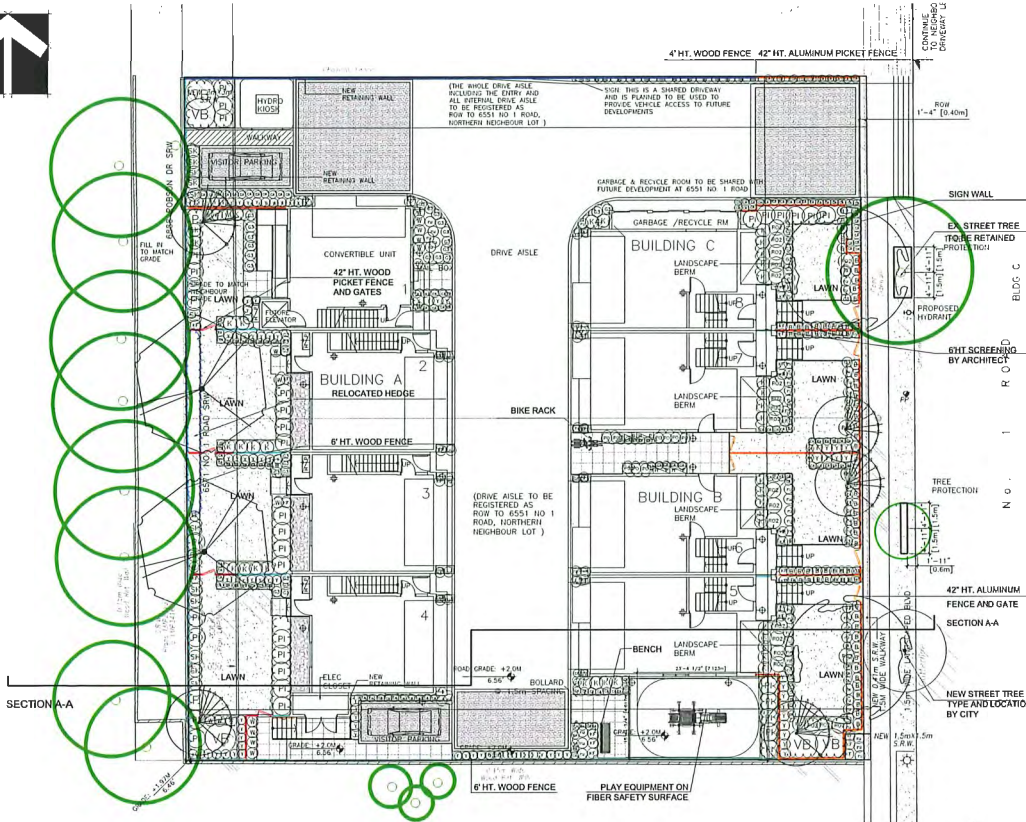
SAMPLE

REVISION  
**SAMPLE**

PROJECT NUMBER: 16-04  
ISSUED: 12/28/2023  
FILENAME: SAMPLE-BOARD-LABEL.DWG







### HARDSCAPE LEGEND

ECCOFRIDA PERMEABLE PAVERS BY MUTUAL MATERIALS  
HERRINGBONE PATTERN;  
HARVEST BLEND  
INSTALLED PER MANUFACTURER SPECIFICATIONS

2'x2' 2x1'  
Vanover Bay Architectural Slabs  
COLOR: GREY;  
BY MUTUAL MATERIALS

FIBER SAFETY SURFACE  
ON PLAYGROUND

### FENCE LEGEND

4' HT. ALUMINUM FENCE AND GATES  
4' HT. WOOD PICKET FENCE AND GATES  
4' HT. WOOD FENCE  
6' HT. WOOD FENCE  
RETAINING A WALL

### FURNITURE LEGEND

JAMBETTE 3' LUX FREE STANDING SLIDE L-22042, BY Parkworks

VictorStanley bench Stel

VictorStanley bike rack BRWA-101\_black

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**pmg**  
LANDSCAPE ARCHITECTS  
Suite C100 - 4185 568 Creek Drive  
Burnaby, British Columbia, V5G 5G9  
p: 604 294-0011 | f: 604 294-0022

SCALE:

NO.	DATE	REVISION DESCRIPTION	DR.
11	21 MAR 20	NEW SITE PLAN/NOTY COMMENTS	DD
12	24 FEB 20	RICHMOND PARKY COMMENTS	DD
13	24 FEB 20	NEW SITE PLAN	DD
14	24 FEB 20	NEW SITE PLAN	DD
15	23 FEB 20	NEW SITE PLAN AREA	DD
16	23 FEB 20	NEW SITE PLAN/NOTY COMMENTS	DD
17	23 FEB 20	NEW SITE PLAN	DD
18	23 FEB 20	NEW SITE PLAN	DD
19	23 FEB 20	NEW SITE PLAN/NOTY COMMENTS	DD
20	23 FEB 20	NEW SITE PLAN/NOTY COMMENTS	DD
21	23 FEB 20	NEW SITE PLAN/NOTY COMMENTS	DD
22	23 FEB 20	NEW SITE PLAN/NOTY COMMENTS	DD
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67	23 FEB 20	NEW SITE PLAN/NOTY COMMENTS	DD
68	23 FEB 20	NEW SITE PLAN/NOTY COMMENTS	DD
69	23 FEB 20	NEW SITE PLAN/NOTY COMMENTS	DD
70	23 FEB 20	NEW SITE PLAN/NOTY COMMENTS	DD
71	23 FEB 20	NEW SITE PLAN/NOTY COMMENTS	DD
72	23 FEB 20	NEW SITE PLAN/NOTY COMMENTS	DD
73	23 FEB 20	NEW SITE PLAN/NOTY COMMENTS	DD
74	23 FEB 20	NEW SITE PLAN/NOTY COMMENTS	DD
75	23 FEB 20	NEW SITE PLAN/NOTY COMMENTS	DD
76	23 FEB 20	NEW SITE PLAN/NOTY COMMENTS	DD
77	23 FEB 20	NEW SITE PLAN/NOTY COMMENTS	DD
78	23 FEB 20	NEW SITE PLAN/NOTY COMMENTS	DD
79	23 FEB 20	NEW SITE PLAN/NOTY COMMENTS	DD
80	23 FEB 20	NEW SITE PLAN/NOTY COMMENTS	DD
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97	23 FEB 20	NEW SITE PLAN/NOTY COMMENTS	DD
98	23 FEB 20	NEW SITE PLAN/NOTY COMMENTS	DD
99	23 FEB 20	NEW SITE PLAN/NOTY COMMENTS	DD
100	23 FEB 20	NEW SITE PLAN/NOTY COMMENTS	DD

CLIENT: SUITON GROUP - SEAFAR REALTY  
WITH: EDC-LAW ARCHITECT

PROJECT:  
**8 UNIT TOWNHOUSE DEVELOPMENT**  
6571 - 6591 NO. 2 ROAD  
RICHMOND

DRAWING TITLE:  
**LANDSCAPE PLAN**

DATE: February 01, 2021 DRAWING NUMBER:  
SCALE: 3/32"=1'-0"  
DRAWN: DD  
DESIGN: DD  
CHECK: PCM OF 6

2104-11-20 PMO PROJECT NUMBER 21-014

### PLANT SCHEDULE-STREET TREE

KEY	SYMBOL	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1	(Symbol)	STREET TREE	TYPE AND LOCATION BY CITY	75CM CAL. 1.8M STBL. 888

NOTES: \*PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARDS AND CANADIAN LANDSCAPE STANDARDS, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANADIAN STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \*\*REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEDIA SUBSTRATES AND TOPSOIL MATERIAL REQUIREMENTS. \*SEARCH AND VERIFY: HAVE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOME OF SUPPLY. AREA OF SEARCH TO INCLUDE COVER MATERIAL AND HOODS (COLLECT) SUBSTITUTIONS. REFER WITH APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIALS. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO NO LANDSCAPE STANDARDS AND CANADIAN LANDSCAPE STANDARDS. DEFENSIBLE CREDENTIALS OF AVAILABILITY. ALL LANDSCAPE MATERIALS AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARDS AND CANADIAN LANDSCAPE STANDARDS, LATEST EDITION. \*\*ALL PLANT MATERIALS MUST BE PROVIDED FROM CERTIFIED DISEASE-FREE NURSERY. \*\*NO WOODS NOT PERMITTED TO GROWING MEDIA UNLESS APPROVED BY LANDSCAPE ARCHITECT.

### PLANT SCHEDULE

KEY	SYMBOL	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1	(Symbol)	CERES CAUCASICA FOREST PANEY	FOREST PANEY REDBUD	8CM CAL. 1.8M STBL. 888
2	(Symbol)	PHAE FLAUBR VANDERHOLT'S PYRAMID	VANDERHOLT'S PYRAMID, UMBRAE PYR	10CM STBL. 888
3	(Symbol)	STYRAL JAPANESE PINK CAMOZY	PINK FLOUNDER, JAPANESE SPINDLER	8CM CAL. 1.8M STBL. 888
4	(Symbol)	COPRINA SENICIA	RED-ORCHER DORICORAD	45 POT. 80CM
5	(Symbol)	ROSIANUM	ROSIANUM	45 POT. 80CM
6	(Symbol)	ROSIANUM	ROSIANUM	45 POT. 80CM
7	(Symbol)	ROSIANUM	ROSIANUM	45 POT. 80CM
8	(Symbol)	ROSIANUM	ROSIANUM	45 POT. 80CM
9	(Symbol)	ROSIANUM	ROSIANUM	45 POT. 80CM
10	(Symbol)	ROSIANUM	ROSIANUM	45 POT. 80CM
11	(Symbol)	ROSIANUM	ROSIANUM	45 POT. 80CM
12	(Symbol)	ROSIANUM	ROSIANUM	45 POT. 80CM
13	(Symbol)	ROSIANUM	ROSIANUM	45 POT. 80CM
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96	(Symbol)	ROSIANUM	ROSIANUM	45 POT. 80CM
97	(Symbol)	ROSIANUM	ROSIANUM	45 POT. 80CM
98	(Symbol)	ROSIANUM	ROSIANUM	45 POT. 80CM
99	(Symbol)	ROSIANUM	ROSIANUM	45 POT. 80CM
100	(Symbol)	ROSIANUM	ROSIANUM	45 POT. 80CM

NOTES:  
\*INATIVE PLANT SPECIES  
\*\*NO WOODS OR OTHER MATERIALS PERMITTED TO GROWING MEDIA UNLESS APPROVED BY LANDSCAPE ARCHITECT  
\*\*NO WOODS OR OTHER MATERIALS PERMITTED TO GROWING MEDIA UNLESS APPROVED BY LANDSCAPE ARCHITECT

### PLANT SCHEDULE

KEY	SYMBOL	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1	(Symbol)	CALANDRINA P. A. KAL. FORSTER	PINK FORSTER FEATHERED GRASS	45 POT. HEAVY
2	(Symbol)	CALANDRINA P. A. KAL. FORSTER	PINK FORSTER FEATHERED GRASS	45 POT. HEAVY
3	(Symbol)	CALANDRINA P. A. KAL. FORSTER	PINK FORSTER FEATHERED GRASS	45 POT. HEAVY
4	(Symbol)	CALANDRINA P. A. KAL. FORSTER	PINK FORSTER FEATHERED GRASS	45 POT. HEAVY
5	(Symbol)	CALANDRINA P. A. KAL. FORSTER		

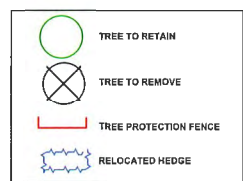
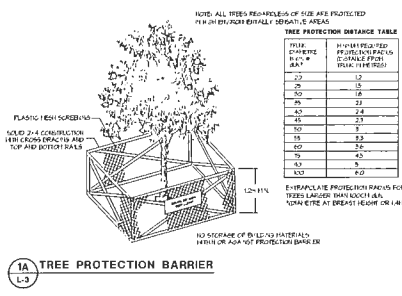
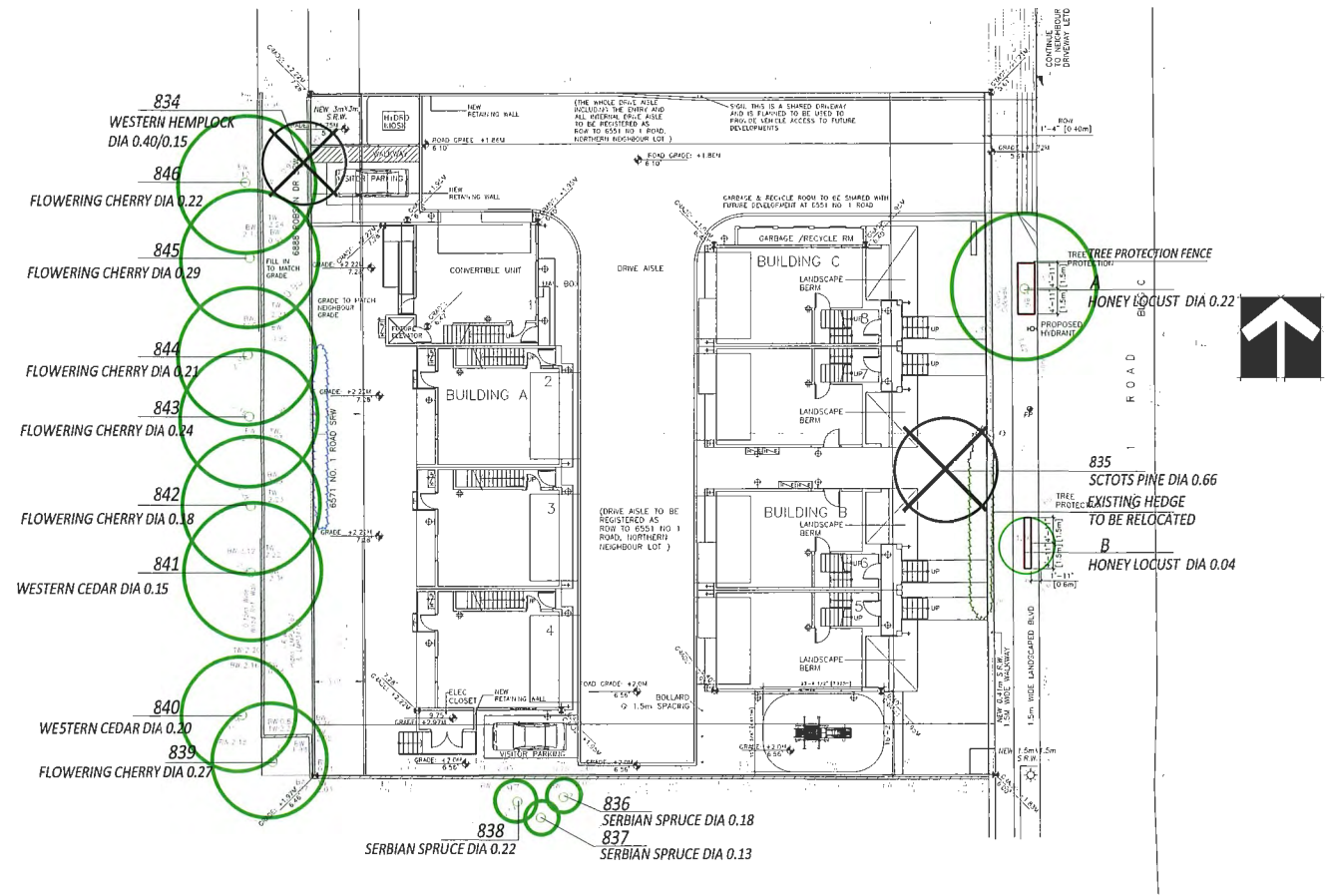


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Suite C100 - 4185 S&W Creek Drive  
Bumby, Gillingham, VIC 3009  
P: 06 29640111 F: 06 29424022

SEAL:



NO.	DATE	REVISION DESCRIPTION	DWG.
11	24 MAR 01	NEW SITE PLAN CITY COMMENTS	00
12	24 FEB 02	REVISION PLAN CITY COMMENTS	00
13	24 FEB 02	NEW SITE PLAN	00
14	24 FEB 02	NEW SITE PLAN	00
15	24 FEB 02	NEW SITE PLAN	00
16	24 FEB 02	PROVISIONAL PLANT LIST	00
17	24 FEB 02	PROVISIONAL PLANT LIST	00
18	24 FEB 02	PROVISIONAL PLANT LIST	00
19	24 FEB 02	PROVISIONAL PLANT LIST	00
20	24 FEB 02	PROVISIONAL PLANT LIST	00
21	24 FEB 02	PROVISIONAL PLANT LIST	00
22	24 FEB 02	PROVISIONAL PLANT LIST	00
23	24 FEB 02	PROVISIONAL PLANT LIST	00
24	24 FEB 02	PROVISIONAL PLANT LIST	00
25	24 FEB 02	PROVISIONAL PLANT LIST	00
26	24 FEB 02	PROVISIONAL PLANT LIST	00
27	24 FEB 02	PROVISIONAL PLANT LIST	00
28	24 FEB 02	PROVISIONAL PLANT LIST	00
29	24 FEB 02	PROVISIONAL PLANT LIST	00
30	24 FEB 02	PROVISIONAL PLANT LIST	00
31	24 FEB 02	PROVISIONAL PLANT LIST	00
32	24 FEB 02	PROVISIONAL PLANT LIST	00
33	24 FEB 02	PROVISIONAL PLANT LIST	00
34	24 FEB 02	PROVISIONAL PLANT LIST	00
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36	24 FEB 02	PROVISIONAL PLANT LIST	00
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38	24 FEB 02	PROVISIONAL PLANT LIST	00
39	24 FEB 02	PROVISIONAL PLANT LIST	00
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41	24 FEB 02	PROVISIONAL PLANT LIST	00
42	24 FEB 02	PROVISIONAL PLANT LIST	00
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44	24 FEB 02	PROVISIONAL PLANT LIST	00
45	24 FEB 02	PROVISIONAL PLANT LIST	00
46	24 FEB 02	PROVISIONAL PLANT LIST	00
47	24 FEB 02	PROVISIONAL PLANT LIST	00
48	24 FEB 02	PROVISIONAL PLANT LIST	00
49	24 FEB 02	PROVISIONAL PLANT LIST	00
50	24 FEB 02	PROVISIONAL PLANT LIST	00

CLIENT: SUTTON GROUP - SEAFAR REALTY  
WITH: ERIC LAW ARCHITECT

PROJECT:  
**8 UNIT TOWNHOUSE DEVELOPMENT**

6571 - 6591 NO. 1 ROAD  
RICHMOND

DRAWING TITLE:  
**TREE MANAGEMENT PLAN**

DATE: February 01, 2021 DRAWING NUMBER:  
SCALE: 1/32"=1'-0"  
DRAWN: DO **L4**  
DESIGN: DO  
CHKD: PCA OF 6