



**Development Permit Panel  
Wednesday, May 27, 2026**

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Wayne Craig, General Manager, Planning and Development, Chair  
Roeland Zwaag, General Manager, Engineering and Public Works  
Todd Gross, Director Parks 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 May 13, 2026, be adopted.*

**CARRIED**

**1. DEVELOPMENT PERMIT 26-009020  
(REDMS No. 8391830)**

APPLICANT: Brad Dore

PROPERTY LOCATION: 10695 Aintree Place

INTENT OF PERMIT:

Permit the construction of a two-storey rear yard infill building at 10695 Aintree Place on a site zoned "Small-Scale Multi-Unit Housing (RSM/L)".

**Applicant's Comments**

Brad Dore, applicant, with an aid of the visual presentation (attached to and forming part of these minutes as Schedule 1) provided background information on the proposed development, highlighting the following:

## Development Permit Panel

### Wednesday, May 27, 2026

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- the proposed subject development is to add a non-stratified 950 ft<sup>2</sup> Small-Scale Multi-Unit infill unit on an existing site with an existing dwelling;
- the proposed rear yard infill unit will be constructed in the north-west corner of the subject property;
- the subject site is an irregular shaped lot with lane and street access and walking distance to transit;
- the current covered patio of the existing dwelling will be deconstructed to accommodate the required building separations between the existing dwelling and the proposed rear yard infill unit;
- the form and character of the proposed rear yard infill unit will match the existing dwelling to provide cohesion;
- the front entrance and windows will be lane facing with a private outdoor space and a small covered patio; and
- the south elevation and lack of windows and details is limited due to the building separation to the existing home and code requirements.

Ethan Li, landscape architect, with the aid of the same visual presentation, briefed the Panel on the main landscape features of the project noting (i) the entrance of the rear yard infill unit can be accessed from the lane and the street, (ii) landscape buffers will be planted along the street entrance walkway for privacy, (iii) private outdoor space will be located on the west side of the proposed rear yard infill unit, and (iv) landscape plantings will include a variety of native species and evergreen plants.

#### **Staff Comments**

Josh Reis, Director, Development noted that (i) the proposed rear yard infill unit is compliant with the site's Small-Scale Multi-Unit Housing (RSM) zoning, (ii) ground oriented outdoor space is proposed for the exclusive use of the infill unit, defined through fencing, paving and landscape elements, (iii) two new trees are proposed and an irrigation system will be installed, and (iv) parking for the rear yard infill unit will also be provided on-site.

#### **Panel Discussion**

The Panel commented on the choice of landscaping for the subject site and suggested to change the proposed tree in the front yard and replace it with a smaller tree such as a Dogwood or a Magnolia.

In reply to queries from Panel, the applicant noted that (i) the pathway remains on the south-west side of the subject site, and (ii) the proposed front yard tree would be changed to a native dogwood.

In reply to further queries from Panel, the applicant noted that the heating and cooling unit will be moved to the east side of the infill unit with proposed landscape screening.

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**Correspondence**

None.

**Gallery Comments**

None.

**Panel Discussion**

The Panel expressed support for the application noting that the subject site is a good location for an accessory rental unit.

The Panel directed staff to work with the applicant to review the location and landscape screening of the heat pump and to review the tree species for the front yard.

**Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would permit the construction of a two-storey rear yard infill building at 10695 Aintree Place on a site zoned “Small-Scale Multi-Unit Housing (RSM/L)”.*

**CARRIED**

**2. DEVELOPMENT PERMIT 24-048989**

(REDMS No. 8152347)

APPLICANT: Doxa Construction Ltd.

PROPERTY LOCATION: 4440 Vanguard Road

INTENT OF PERMIT:

Permit the construction of an approximately 1,102 m<sup>2</sup> light industrial building at 4440 Vanguard Road on a site zoned “Industrial Retail (IR1)”.

**Applicant’s Comments**

Ian Guan, applicant, with an aid of the visual presentation (attached to and forming part of these minutes as Schedule 2) provided background information on the proposed development, highlighting the following:

- the proposed development includes a warehouse in the back and a front-facing two-storey office building with visitor parking;
- the warehouse will include five bay areas for vehicle maintenance and repair;
- the rooftop building mechanical unit is situated on the west side of the proposed building and away from the adjacent residential neighbourhood to the east;

3.

## **Development Permit Panel**

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- the form and character of the building will include modern finishings, south facing windows for natural light and a colour scheme pulled from the client's logo; and
- the landscape proposal will include plantings around the perimeter of the subject site and the visitor parking area to allow for separation between the bus loading and circulation areas.

Lu Xu, RPL Projects Ltd., with the aid of the same visual presentation, briefed the Panel on the main landscape features of the project noting that (i) landscaping is proposed for the perimeter of the building and surrounding the parking lot area; (ii) permeable pavers are proposed for the parking area, asphalt for the driveway areas, and concrete slab for the pedestrian entrance, (iii) landscape plantings include conifer/deciduous trees and native plantings, and (iv) a picnic table, bench seating and bike parking areas are proposed on the subject site.

#### **Staff Comments**

Josh Reis, Director, Development noted that (i) the existing mature hedge on the neighbouring properties to the east are to be retained and protected, (ii) landscaping islands are proposed to separate the parking from pedestrian paths and bus/truck turning movements to minimize traffic conflicts on site, (iii) an acoustical consultant confirmed that the building envelope design and rooftop mechanical unit operation complies with the City's Noise Regulation Bylaw 8856, (iv) nine parking spaces are proposed with four stalls that feature Level 2 charging and one stall that features opportunity charging and is compliant with the City's Zoning Bylaw, (v) the main entrance of the building is at an accessible grade from the parking area and a ramp provides accessible access from the fronting sidewalk, and (vi) a servicing agreement will be required prior to building permit issuance that includes frontage improvements, upgrades to the water main and storm infrastructure and site service connections.

#### **Panel Discussion**

In reply to query from Panel, the applicant noted that no additional lighting is required as business operations will occur in the daytime hours.

In reply to further query from Panel, staff noted that the on-site parking is compliant with the City's Zoning Bylaw requirements.

The Panel commented on the landscape proposal for the project site and made suggestions for alternate tree species, sun tolerant shrubs and the use of more durable fencing material.

The Chair commented on the location of the mechanical unit and the use of the building massing to help screen the equipment from the adjacent residential area and from street view.

#### **Correspondence**

None.

**Development Permit Panel**  
**Wednesday, May 27, 2026**

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**Gallery Comments**

None.

**Panel Discussion**

The Panel directed staff to work with the applicant to review the proposed landscaping.

**Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would permit the construction of an approximately 1,102 m2 light industrial building at 4440 Vanguard Road on a site zoned "Industrial Retail (IR1)".*

**CARRIED**

**3. New Business**

**4. Date of Next Meeting: June 10, 2026**

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (4:02 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, May 27, 2026.

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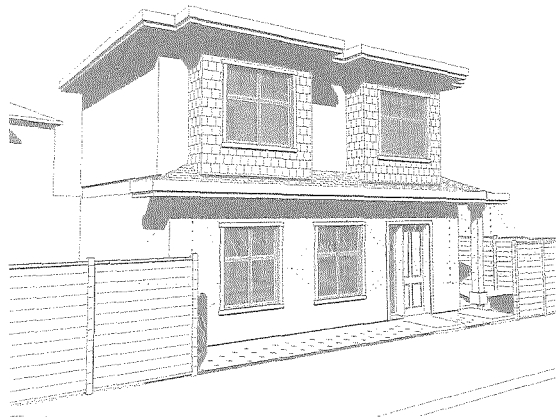
Wayne Craig  
Chair

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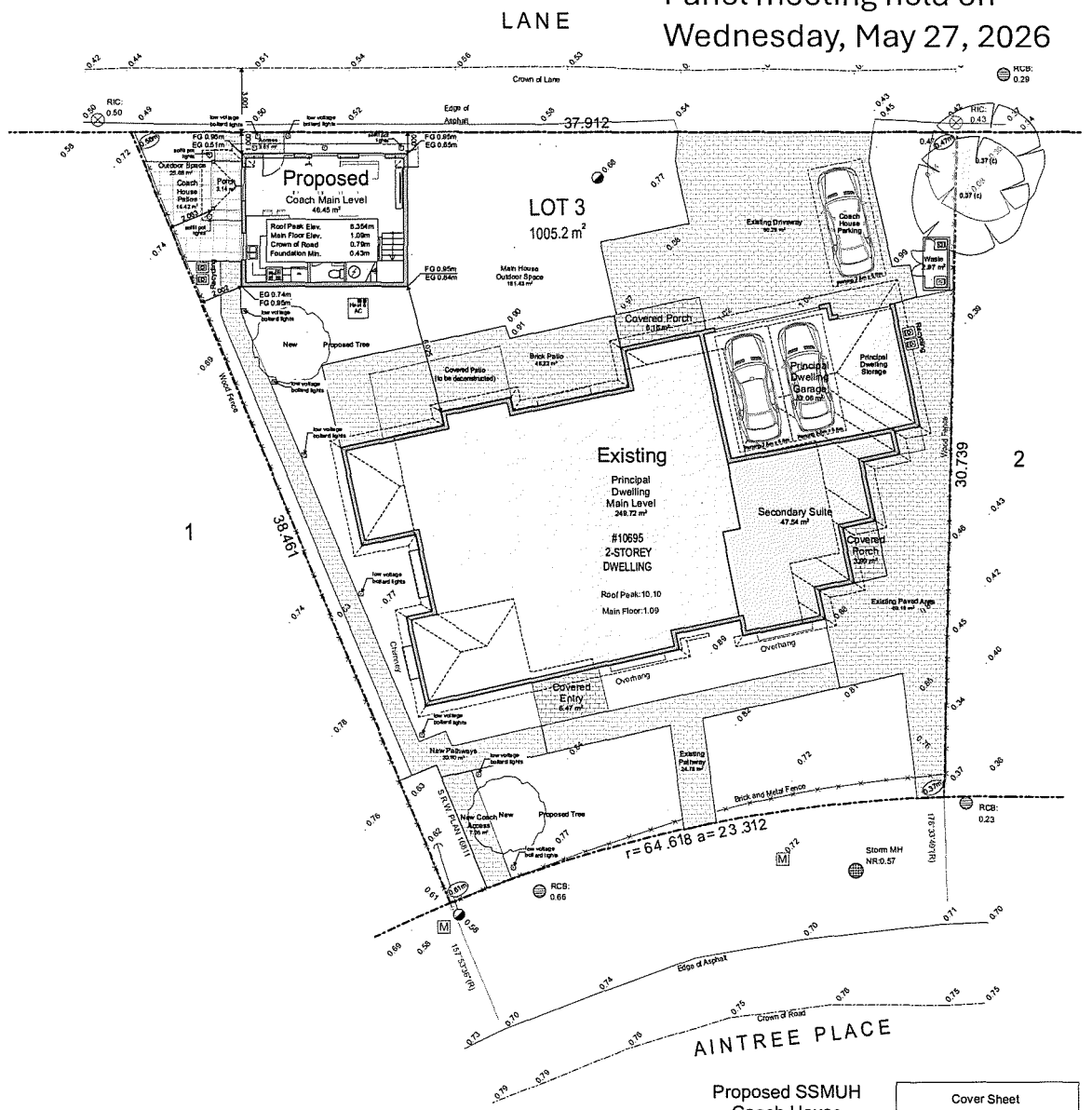
Andrea Mizuguchi  
Legislative Services Coordinator

# Proposed SSMUH Coach House 10695 Aintree Place

Project Summary			
Proposed	Small Scale Multi-Unit		
Address	10695 Aintree Place		
Zoning	RSM SSMUH		
Lot Size	Lot Width	22.800 m.	75.0 ft.
	Lot Depth	28.250 m.	93.0 ft.
	Site Area	1,095.2 m <sup>2</sup>	10,820 s.f.
		ALLOWABLE	PROPOSED
FAR 0.6 on 484.5 m <sup>2</sup>		278.70 m <sup>2</sup>	3000 s.f.
FAR 0.30 in excess of 484.5 m <sup>2</sup>		182.21 m <sup>2</sup>	1746 s.f.
Allowable FAR		440.91 m <sup>2</sup>	4746 s.f.
Floor Space Allowable		80.00 m <sup>2</sup>	851 s.f.
Wall Thickness Bonus 2% of Coach House only		1.70 m <sup>2</sup>	19 s.f.
Stairs maximum 10m <sup>2</sup> per dwelling		15.00 m <sup>2</sup>	161 s.f.
4.3A.1(c) Green Building System 2.35m <sup>2</sup> per dwelling		2.35 m <sup>2</sup>	25 s.f.
Total FAR		940.22 m <sup>2</sup>	9913 s.f.
10% of floor area for covered areas		94.02 m <sup>2</sup>	1011 s.f.
Permitted Lot Coverage 45% for buildings		492.34 m <sup>2</sup>	5283 s.f.
Permitted non-porous surfaces 70%		703.64 m <sup>2</sup>	7574 s.f.
Landscaping with live plant material 20%		201.04 m <sup>2</sup>	2164 s.f.
Live landscaping min. 55% of required front yard		75.44 m <sup>2</sup>	812 s.f.
Heights			
Maximum building height Coach House		7.5 m.	24.6 ft.
Yards & setbacks			
Front Yard		6.00 m.	19.69 ft.
Rear Yard Coach house		1.00 m.	3.28 ft.
Side Yard lot width greater than 20m		2.00 m.	6.56 ft.
Maximum Continuous Wall 50%		16.09 m.	52.78 ft.



Sketched Perspective  
1:137.14



Site Plan  
1/8" = 1'-0"

**DORE DESIGN & DEVELOPMENT**  
info@doredesign.ca www.doredesign.ca

**Legal Address**  
LOT 3, BLOCK 4N, SUB BLOCK 12, PLAN NWP18551, SECTI ON 35, RANGE 6W, NEW WESTMINSTER LAND DISTRICT.  
PID 003-970-124

Sheet Index	Layer Name
L0000	Layer Name
A01	Cover Sheet
A02	Area Overlay
A03	Fire Suppression Plan
A04	Shower Eject
A05	SI Notes
A06	Structural Plans & Elevations
A07	Foundation
A08	Drawings & Sections
L01	Landmark Plan

**Proposed SSMUH Coach House**  
10695 Aintree Place  
Richmond, BC

The design and specifications of all drawings conform to BCBC 2024  
All drawings are to SCALE in the absence of a dimension the drawings may be scaled

Copyright in the drawings is the exclusive property of Dore Design & Development and shall not be modified or reproduced without written consent

Cover Sheet	
Issued for Development Permit	Monday, March 23, 2026
Issued for Development Permit	Wednesday, May 6, 2026

**A01**



WILLIAMS RD

WILLIAMS RD

SHELL RD

SHELL RD

SHELL RD

ANTREE PL

ANTREE PL

ANTREE CRES

10885 Antree Pl

BD + - 3D N

16'

16'





North East View  
3" = 1'-0"



North Lane View  
3" = 1'-0"



North West Lane  
3" = 1'-0"



West View  
6" = 1'-0"

Proposed SSMUH  
Coach House  
10695 Aintree Place  
Richmond, BC

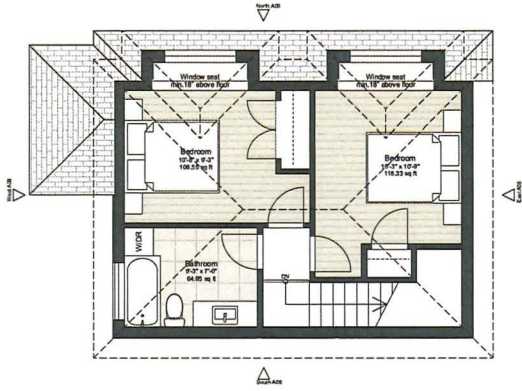
Copyright in this drawing is the exclusive property of Dore Design & Development and shall not be copied or reproduced without written consent.

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info@doredesign.ca www.doredesign.ca

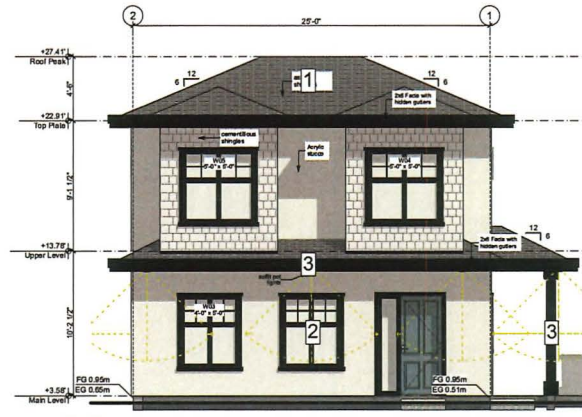
The design and specifications of all drawings conform to BCBC 2024. All drawings are to SCALE. In the absence of a dimension the drawings may be scaled.

3D Views	
Issued for Development Permit	Monday, March 26, 2024
Issued for Development Permit	Wednesday, May 8, 2024

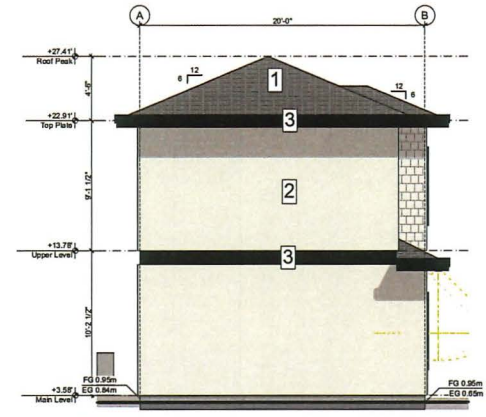
**A05**



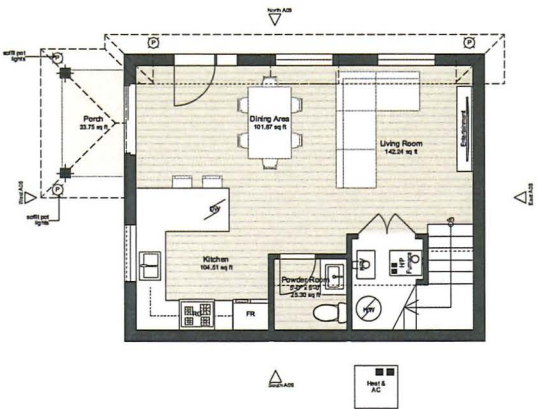
1/4" = 1'-0"



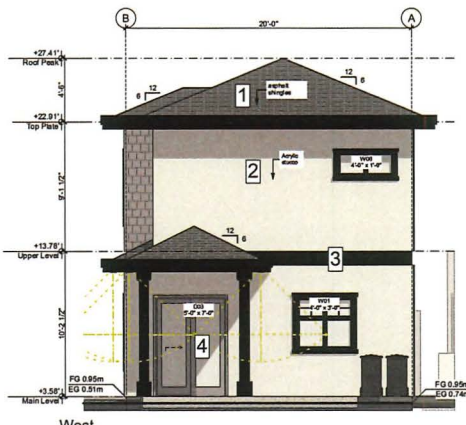
1/4" = 1'-0"



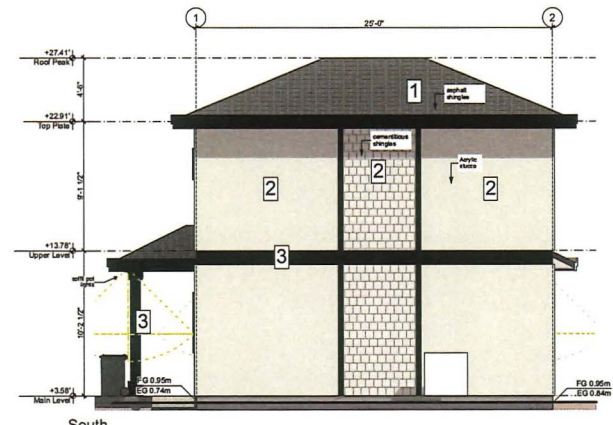
1/4" = 1'-0"



1/4" = 1'-0"

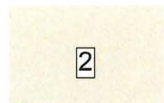


1/4" = 1'-0"



1/4" = 1'-0"

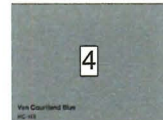
SW7069 TRIM Sherwin  
BASE OC 117 Benjamin moore



Benjamin Moore Simply White OC-117  
Acrylic Stucco & Cementitious Shingles



Sherwin Williams SW 7069 Iron Ore  
Facia, barge boards, trim & hidden gutters



Benjamin Moore Van Courland Blue HC-145

Proposed SSMUH  
Coach House  
10695 Aintree Place  
Richmond, BC

The design and specifications of all drawings conform to BCBC 2024. All drawings are to SCALE in the absence of a dimension the drawings maybe scaled.

Schematic Plans & Elevations	
Issued for Development Permit	Monday, March 30, 2026
Issued for Development Permit	Wednesday, May 9, 2025
A06	

**LANDSCAPE LEGENDS**

MBOL	MATERIALS	DETAILS
[Symbol]	PROPOSED CONCRETE UNIT PAVERS	
[Symbol]	PROPOSED CONCRETE SLAB PAVING	
[Symbol]	PROPOSED PLANTING BED	
[Symbol]	EXISTING PLANTING AREA TO BE RETAINED	
[Symbol]	EXISTING PAVED AREA TO BE RETAINED	

**LANDSCAPE NOTES**

○ NOT SCALE DRAWINGS.  
 ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS.  
 ALL EXISTING INFORMATION APPROXIMATE ONLY. VERIFY ALL EXISTING IDEAS AND DIMENSIONS WITH SITE CONDITIONS. REPORT DISCREPANCIES CONSULTANT TEAM PRIOR TO PROCEEDING.  
 THE CONTRACTOR IS TO PROTECT ALL EXISTING UTILITIES, HARD SURFACES, STRUCTURES, WALLS, AND TREES FOR DURATION OF CONSTRUCTION.  
 THE LOCATION OF ALL PROPOSED HARDSCAPE AND SITE FURNISHINGS ARE TO BE FLAGGED OUT ON SITE BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

**LANDSCAPE GRADING LEGENDS**

MBOL	DESCRIPTIONS
1.09m	PROPOSED SPOT ELEVATION
TW 1.09m	TOP OF WALL ELEVATION
3W 0.74m	BOTTOM OF WALL ELEVATION
TS 1.09m	TOP OF STAIR ELEVATION
BS 0.71m	BOTTOM OF STAIR ELEVATION

**LANDSCAPE GRADING NOTES**

ALL GRADING INFORMATION IS PRELIMINARY ONLY.  
 REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING ELEVATIONS.  
 ALL EXISTING SURVEY INFORMATION APPROXIMATE. VERIFY ALL EXISTING GRADES WITH SITE CONDITIONS. REPORT DISCREPANCIES TO INSULTANT TEAM PRIOR TO PROCEEDING.  
 THE CONTRACTOR SHALL IDENTIFY AND PROTECT ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ANY CONFLICTS FOUND WITH UTILITIES SHALL BE CLARIFIED WITH THE CONSULTANT TEAM PRIOR TO PROCEEDING.  
 UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND TO DRAINAGE STRUCTURES. SOFT LANDSCAPE AREAS TO BE A MAXIMUM 3:1 SLOPE.

**LOT COVERAGE SUMMARY:**  
 LOT AREA: 10820 sf  
 LANDSCAPING WITH LIVE PLANT MATERIAL AREA: 3511 sf  
 GRAVEL AREA: 209 sf  
 TOTAL POROUS AREA: 3720 sf  
 32.4% OF THE LOT AREA IS LANDSCAPING WITH LIVE PLANT MATERIAL.  
 34.4% OF THE LOT AREA IS POROUS SURFACE.

**AUTOMATIC IRRIGATION SYSTEM TO BE INSTALLED FOR ALL NEW PLANTING BEDS.**

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
<b>PROPOSED TREES</b>				
1	<i>Cornus nuttallii</i> Native species	Pacific Dogwood	5cm Cal.	as shown
1	<i>Malus fusca</i> Native species	Pacific crabapple	5cm Cal.	as shown
<b>SHRUBS &amp; GROUNDCOVERS</b>				
①	1 Rhododendron 'Golden Lights'	Golden Lights Azalea	#3 pot	36" o.c.
②	22 Sarcococca hookeriana humilis	Himalayan Sweet Box	#2 pot	24" o.c.
③	3 Rhododendron 'Creta'	Pink Rhododendron	#3 pot	36" o.c.
④	11 Hydrangea paniculata 'Balparone'	Little Hotlie® Panicle Hydrangea	#3 pot	36" o.c.
⑤	18 Dryopteris erythrosora	Autumn Fern	#1 pot	24" o.c.
⑥	6 Choisya x dewittiana 'Aztec Pear'	Mexican Orange	#3 pot	36" o.c.

**NOTES:**  
 1) In case of discrepancy between plant numbers on this list and on the plan, the latter shall prevail.  
 2) All planting shall be in accordance with CSLA Canadian Landscape Standard, latest edition.  
 3) All planting beds to be installed with 2" (50mm) mulch per specifications.



**HOMING LANDSCAPE ARCHITECTURE**  
 ADDRESS: 1423 W11TH AVENUE,  
 VANCOUVER, BC, CANADA V6H 1K9  
 CELL: 778-323-3330  
 EMAIL: HOMINGLANDSCAPE@GMAIL.COM

DO NOT SCALE THE DRAWINGS. COPYRIGHT RESERVED. IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.

**Revisions**

NO.	Date	Note
A	26-02-03	ISSUED FOR DP
B	2026-05-06	ISSUED FOR DP



**10695 AINTREE PLACE**

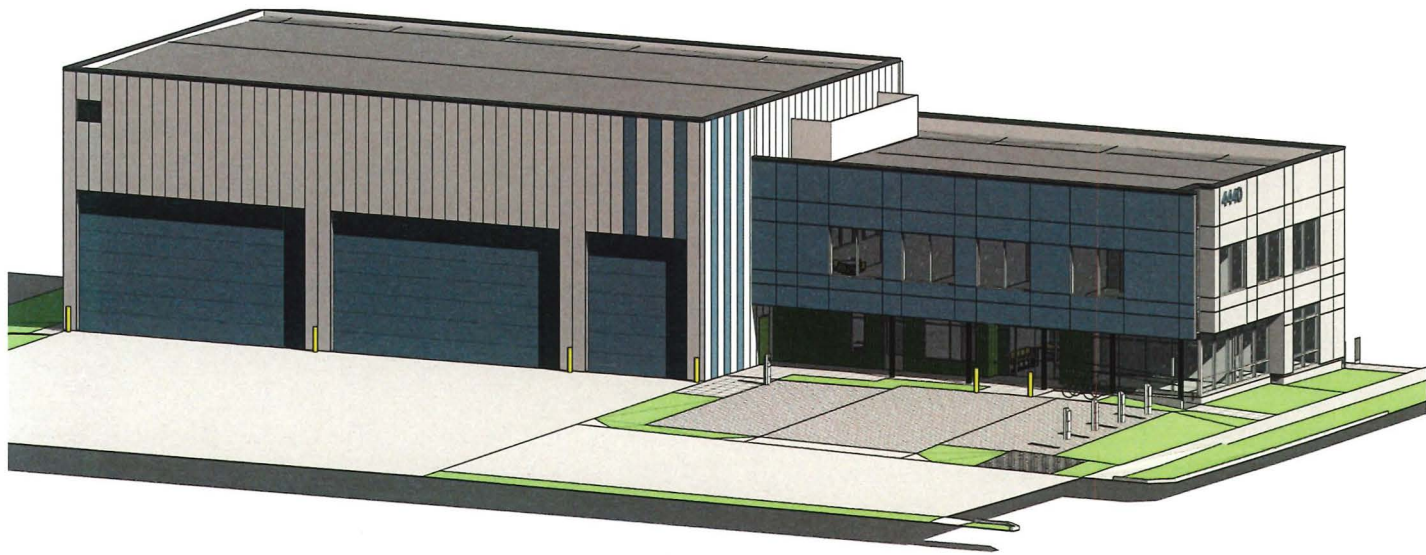
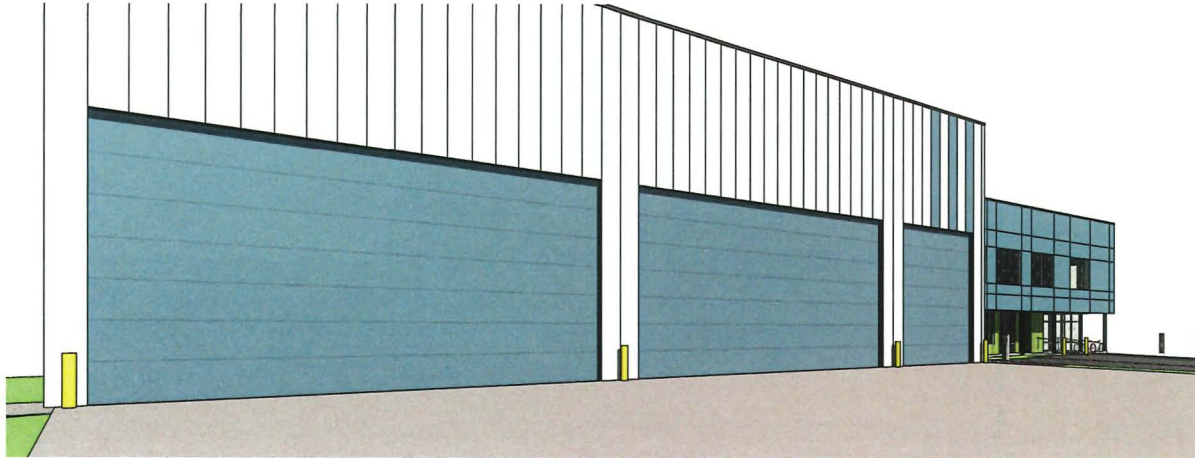
PROJECT ADDRESS:  
 10695 AINTREE PLACE  
 RICHMOND,  
 BC, CANADA

PROJECT NUMBER: 25-42  
 SCALE: 1:100  
 DRAWN BY: EL  
 REVIEWED BY: EL

**Landscape Plan**

L1.0

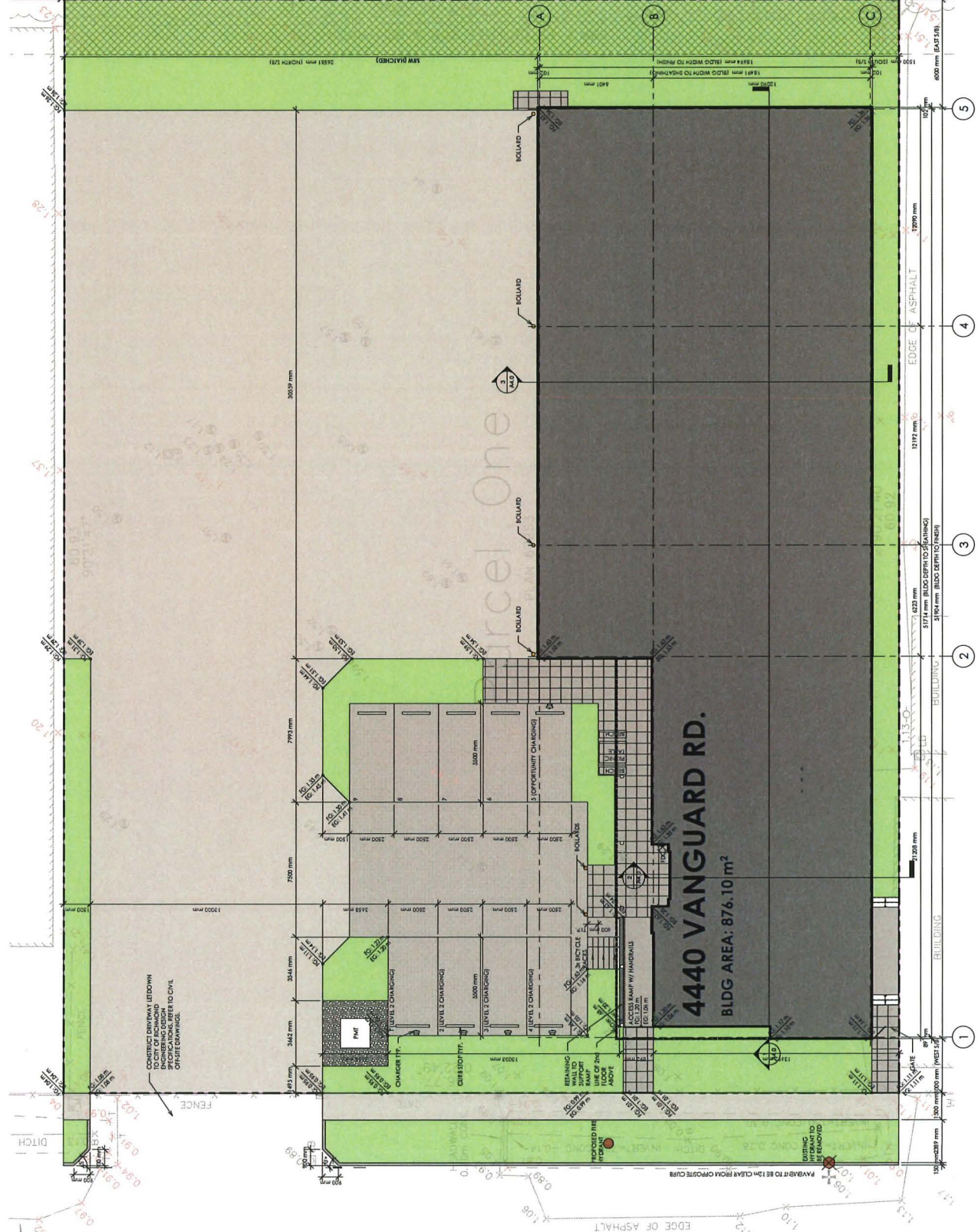
4440 VANGUARD RD.





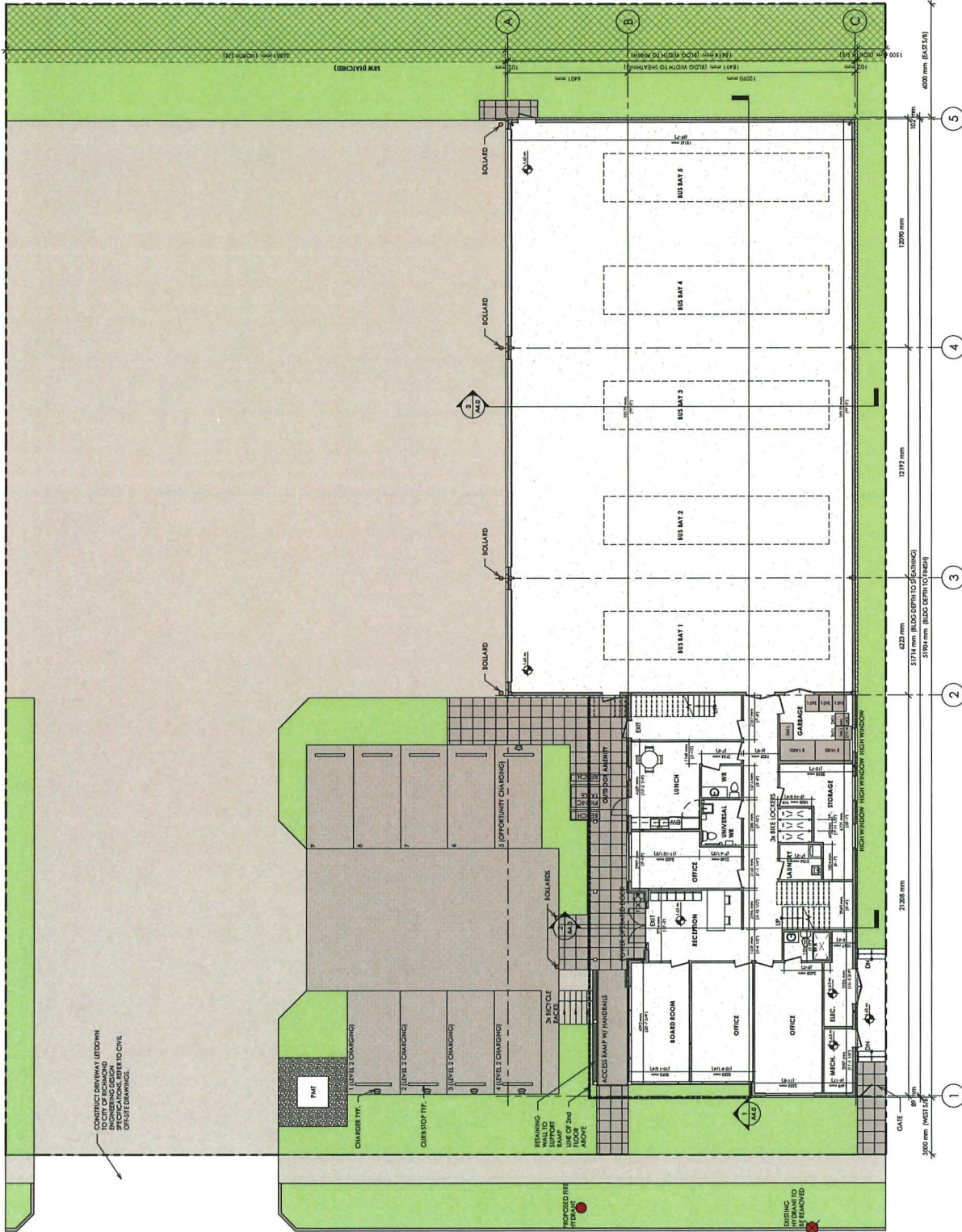
SRW E 10' (BC TELE COM & BC HYDRO)

0.24'03"46.77

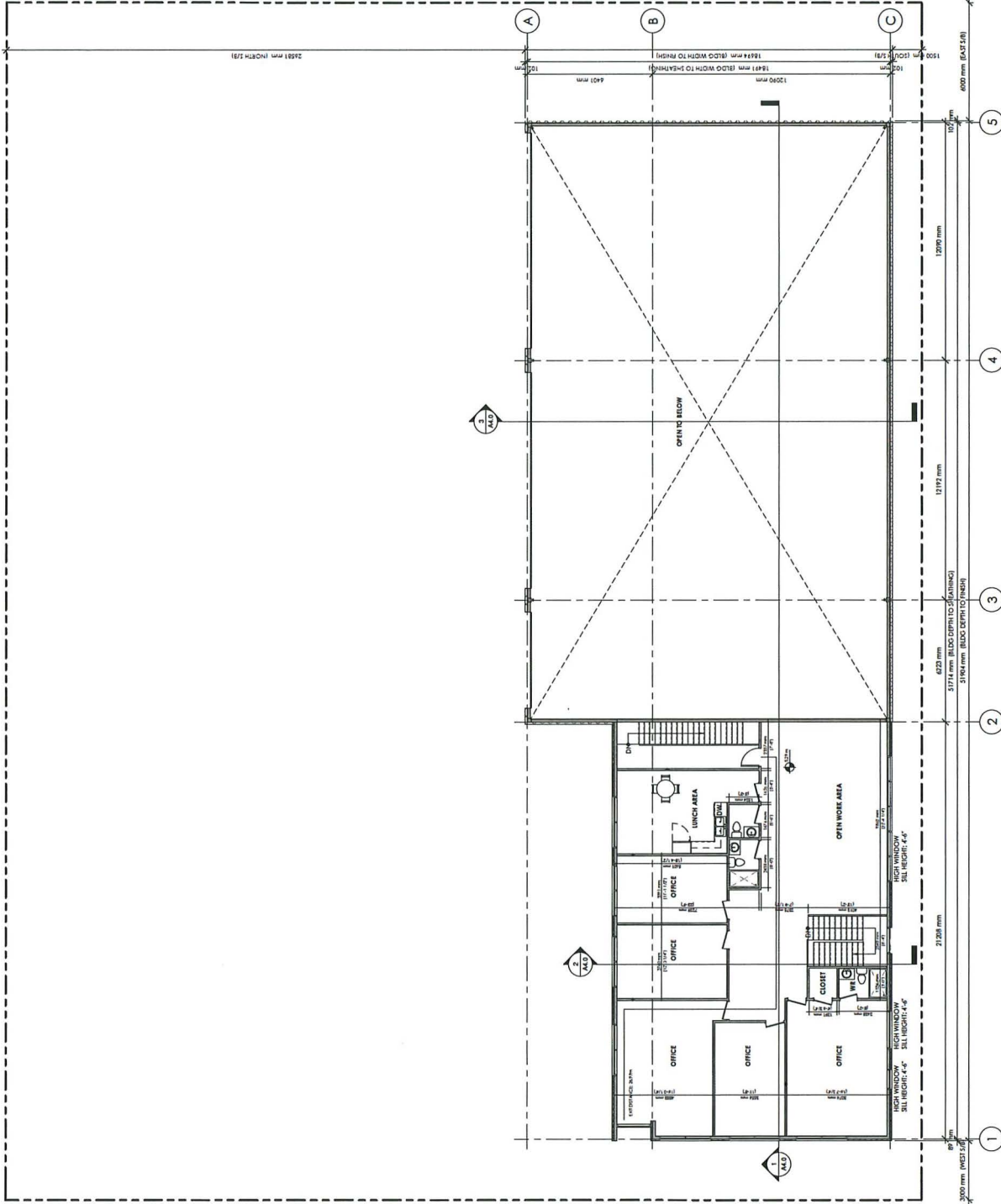


VANGUARD RD.

4440 VANGUARD RD.  
BLDG AREA: 876.10 m<sup>2</sup>

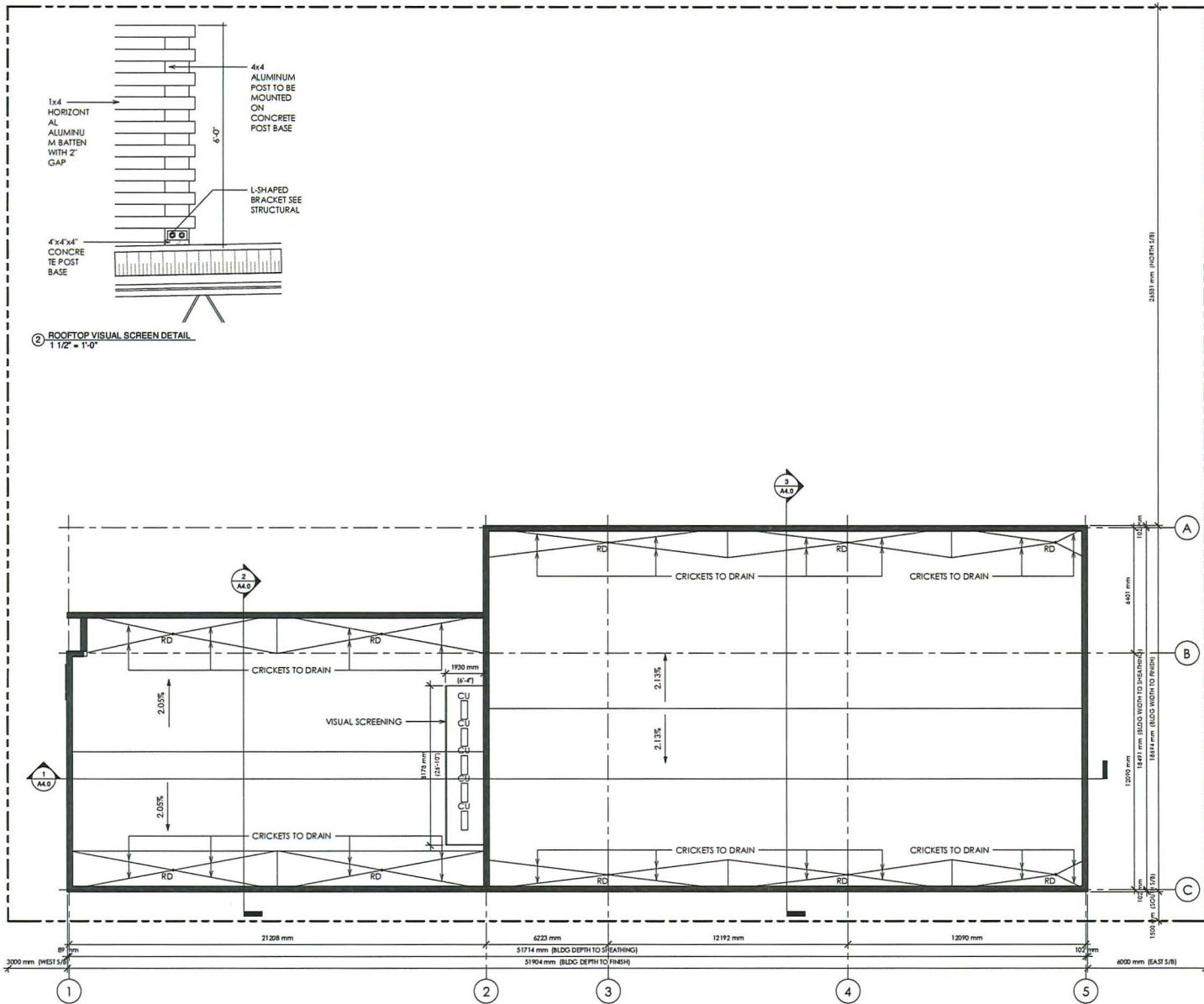


① LEVEL 1  
1/8" = 1'-0"



LEVEL 2 PLAN

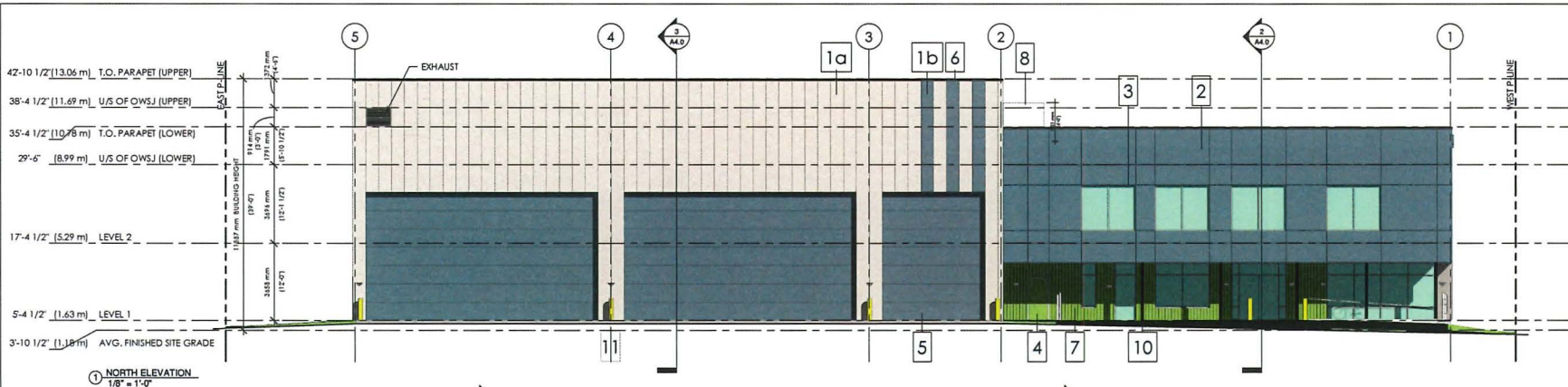
① LEVEL 2  
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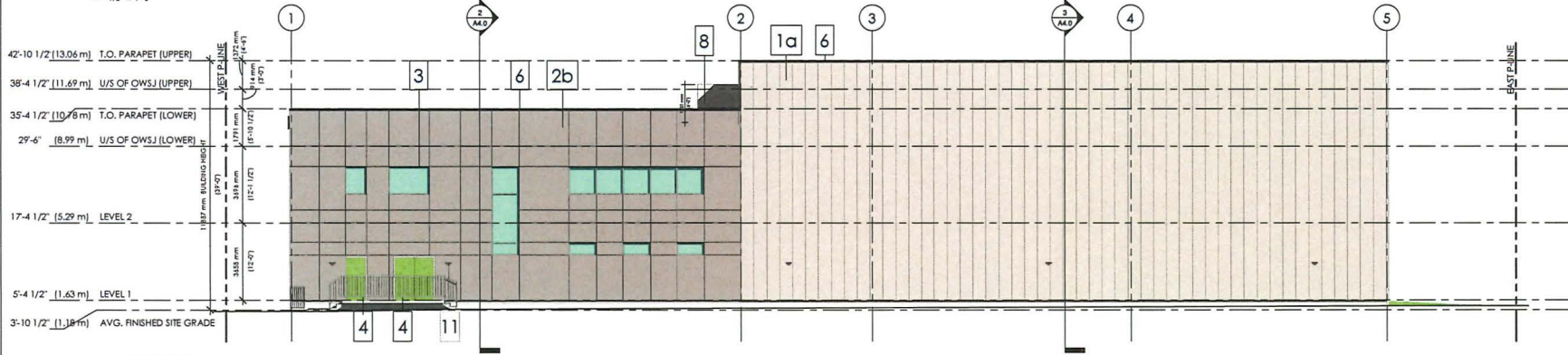
② ROOFTOP VISUAL SCREEN DETAIL  
1 1/2" = 1'-0"

① ROOF PLAN  
1/8" = 1'-0"

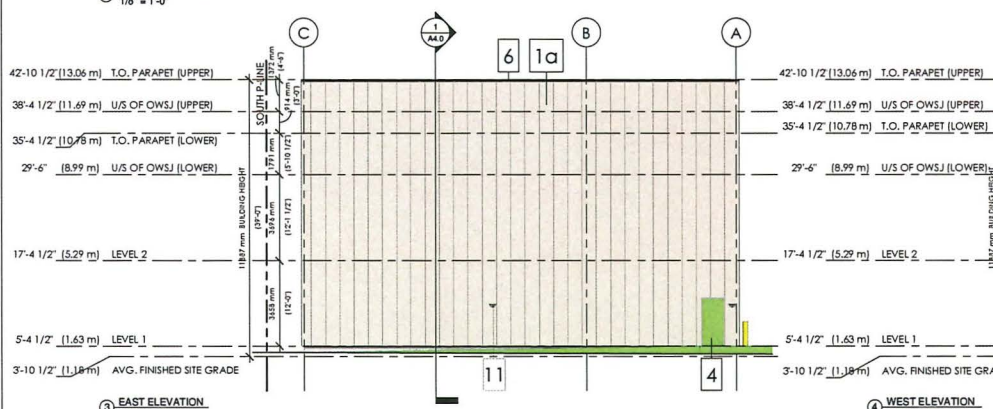
ROOF PLAN



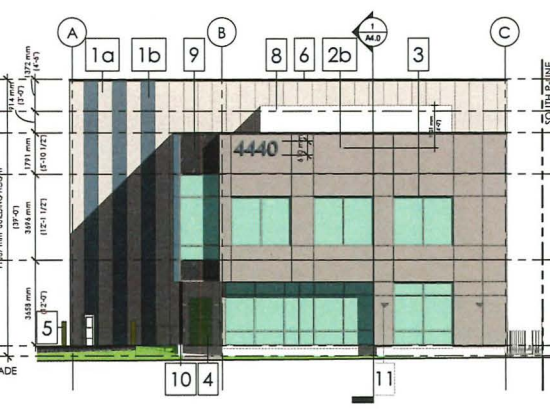
① NORTH ELEVATION  
1/8" = 1'-0"



② SOUTH ELEVATION  
1/8" = 1'-0"

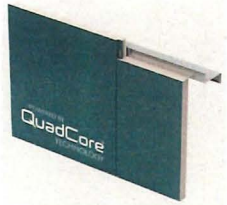


③ EAST ELEVATION  
1/8" = 1'-0"



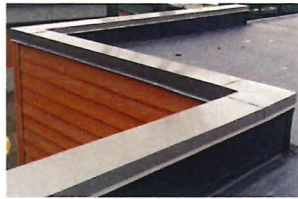
④ WEST ELEVATION  
1/8" = 1'-0"

- MATERIAL LIST**
- 1 VERTICAL KINGSPAN INSULATED PANEL
    - a) IMPERIAL WHITE
    - b) SLATE BLUE
  - 2 HARDIE PANEL W/ REVEALS - BM 1658 LAKESIDE CABIN
  - 3 ALUMINUM WINDOW/STOREFRONT FRAME - WHITE
  - 4 METAL EXIT DOOR - SPRING LEAF
  - 5 OVERHEAD DOOR W/ BOLLARD - BM 1658 LAKESIDE CABIN
  - 6 METAL FLASHING - BLACK
  - 7 EXTERIOR CORRUGATED METAL CLADDING - SPRING LEAF
  - 8 VISUAL SCREENING - WHITE
  - 9 SPANDREL GLASS
  - 10 METAL COLUMN - BLACK
  - 11 EXTERIOR LIGHT



KINGSPAN QUADCORE K5 SERIES  
INSULATED PANEL SYSTEM  
APPLIED VERTICALLY

- 1a) IMPERIAL WHITE
- 1b) SLATE BLUE



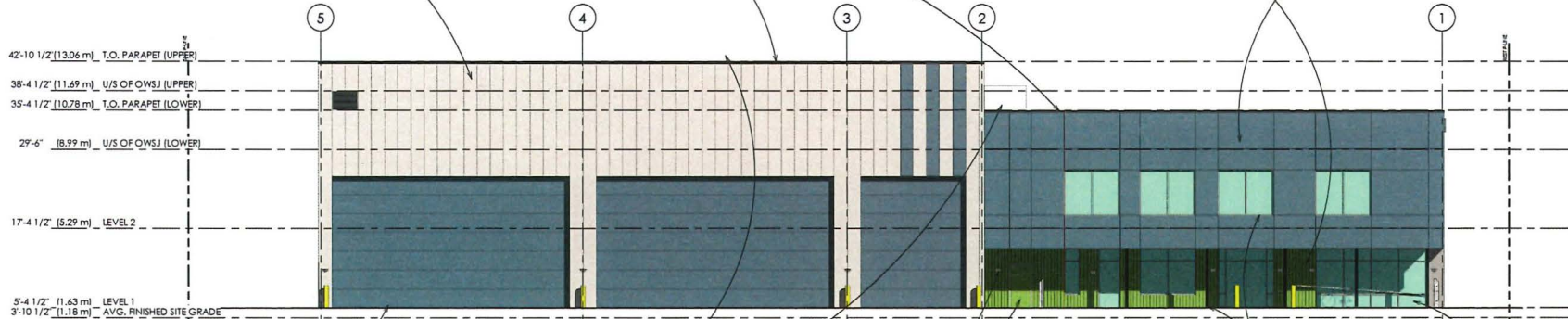
6) METAL FLASHING - BLACK



7) CORRUGATED METAL CLADDING  
BM 2030-40 SPRING LEAF



2) HARDIE PANEL W/ REVEALS  
BM 1658 LAKESIDE CABIN



11) EXTERIOR LIGHT (SEE ELECTRICAL)

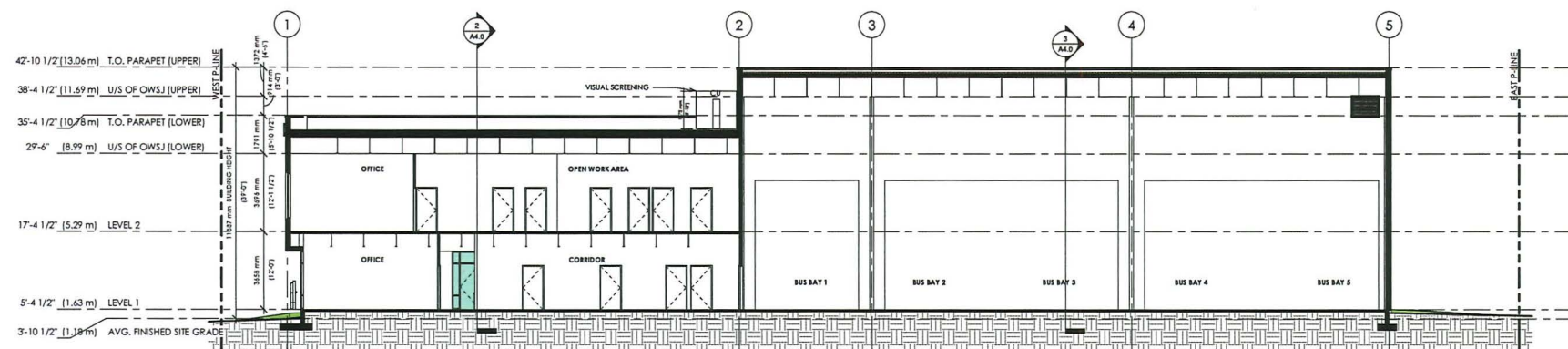


9) SPANDREL GLASS (SEE WEST ELEVATION)

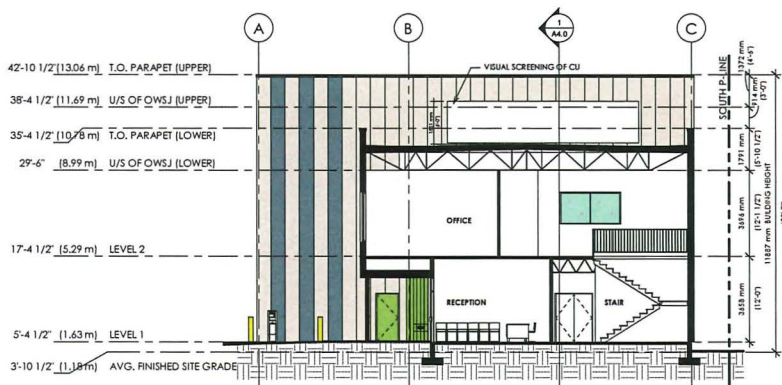
**MATERIAL LIST**

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  - b) SLATE BLUE
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- 9 SPANDREL GLASS
- 10 METAL COLUMN - BLACK
- 11 EXTERIOR LIGHT

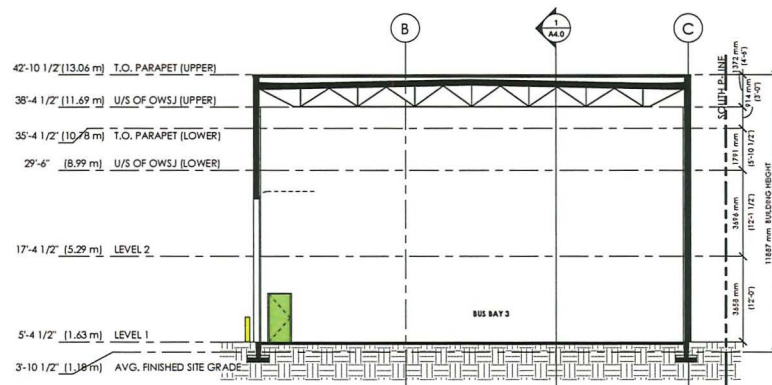
**MATERIAL BOARD**



1 LONGITUDINAL SECTION  
1/8" = 1'-0"



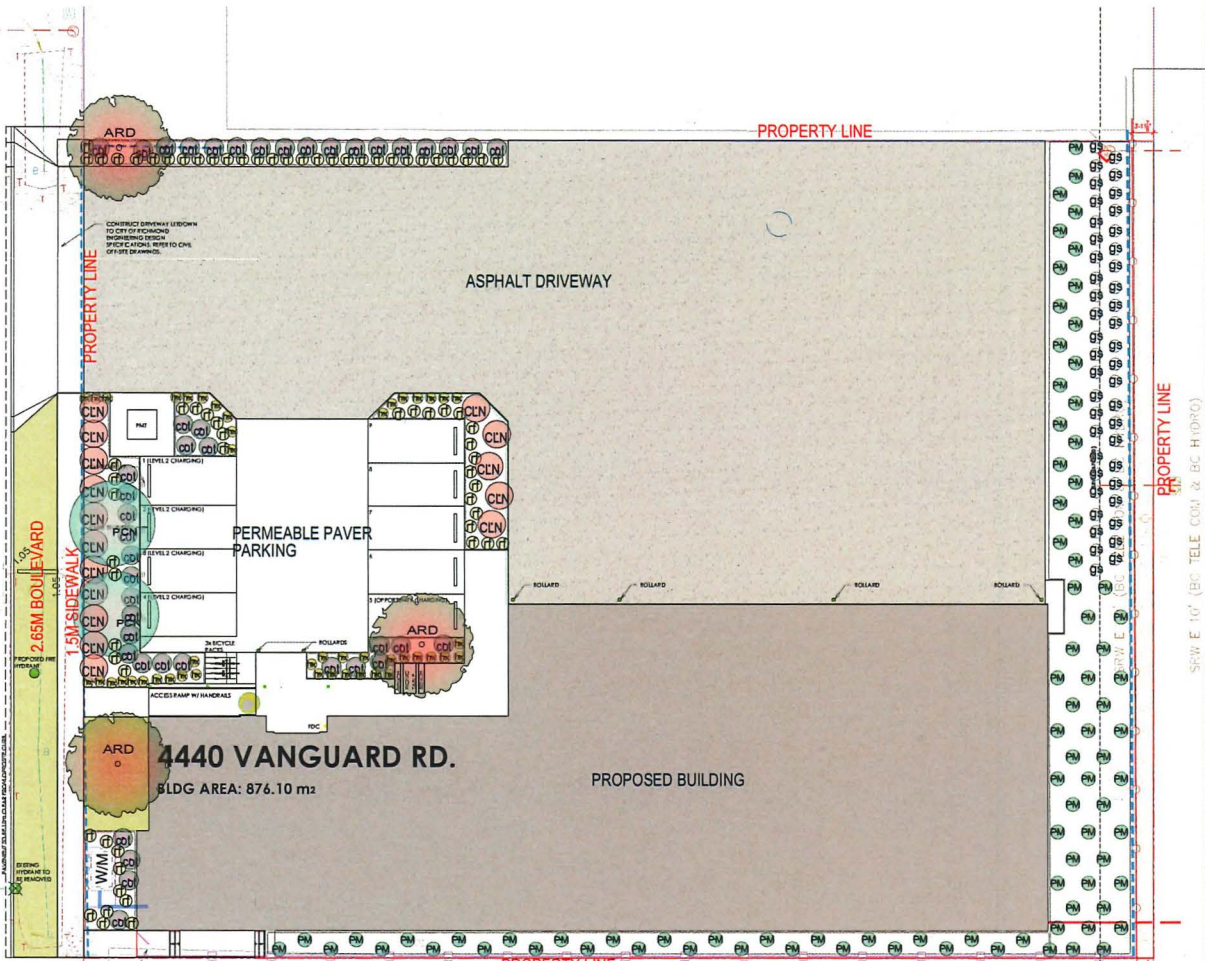
2 CROSS-SECTION 1  
1/8" = 1'-0"



3 CROSS-SECTION 2  
1/8" = 1'-0"



VANGUARD RD.

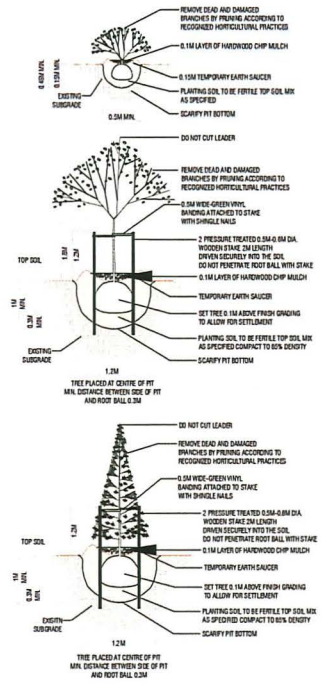


- NOTES:**
1. ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCNTA OR BCSLA GUIDELINES.
  2. TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE. SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
  3. AMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
  4. TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
    - A. GRASSED AREAS: 150MM (6")
    - B. GROUND COVERS: 300MM (12")
    - C. SHRUBS: 450MM (18")
    - D. TREE PITS: 1000MM (40") WITH 300MM (12") (BELOW ROOT BALL)
  5. LAWN AREAS SHALL BE SOODED WITH #1 PREMIUM RESIDENTIAL SOD.
  6. ALL SHRUB PLANTING AREAS SHALL HAVE GROUND COVERS 300MM (14") O.C.
  7. ROAD GRADING AND OVERALL SITE GRADING BY CIVIL ENGINEERING OR ARCHITECTURAL.

**PLANT LIST:** \*\* BRD FRIENDLY PLANTS \* NATIVE

KEY QTY.	BOTANICAL NAME	COMMON NAME	SIZE & COND.	MATURE HEIGHT	
<b>TREES</b>					
PCN*	2	FRAXUS CONTORTA VAR. CONTORTA	SHORE PINE	2.5 M HT. SBB	5-12M HT
ARD**	3	ACER RUFIPUM BOWHALL	BOWHALL RED MAPLE	2.5M HT. SBB	10M HT
<b>SHRUBS &amp; GROUND COVERS</b>					
CLN**	16	CORNUS STOLONIFERA	RED OSIER DOGWOOD	#2 @ 3' O.C.	
cdl**	44	COTONEASTER DAMMERI	SEABERRY COTONEASTER	#2 POT @ 24" O.C.	
PM	80	POLYSTICHUM MUNITZEM	WESTERN SWORD FERN	#2 POT @ 2' O.C.	
PS***	45	GAULTHERIA SHALLOM	SALAL	#2 POT @ 24" O.C.	
<b>GRASS &amp; PERENNIALS</b>					
HK	45	HAKONECHLOA MACRA 'AUREOLA'	GOLDEN JAPANESE FOREST GRASS	40CM O.C.	
if**	80	RUDBECKIA FULGIDA var 'GOLDSTRUM'	BLACK EYED SUSAN	#2 POT @ 18" O.C.	

- LEGEND:**
- LAWN
  - PLANTING BED
  - HEDGE
  - ASPHALT
  - C.I.P. CONCRETE
  - PERMEABLE PAVER
  - CONCRETE SLAB
  - PROPOSED NEW WOOD FENCE
  - EXISTING CHAINLINK FENCE
  - TREE PROTECTION BARRIER
  - 5-BIKE RACK REFER TO SPEC
  - BENCH & TABLE REFER TO SPEC



**Arborist Notes For Existing Tree 1382-1437:**  
 A 6" high wooden fence is proposed on the east property line. The excavation for the fence posts may not encounter any structural roots nor cause significant root damage. Hand digging for the fence posts should be done. If a machine with an auger attachment is used, then 3/4" minimum plywood (or similar) shall be used under the machine to prevent compaction of soil. Arborist supervision is recommended during the installation of the wooden fence along the east property line.  
 No other construction impacts are expected.



**1** LANDSCAPE PLANTING PLAN  
 SCALE 3/32" = 1'-0"

**RPL PROJECTS**  
 WWW.RPLPROJECTS.COM  
 lu@rplprojects.com 604-338-5035

**GENERAL NOTES**

1. ALL LANDSCAPE MATERIAL AND CONTRIBUTION TO MEET OR EXCEED THE BC SLA LANDSCAPE STANDARD
2. ALL ELEVATIONS AND DIMENSIONS TO BE SHOWN ON THIS PLAN TO BE APPROVED BY LANDSCAPE ARCHITECT
3. ANY DISCREPANCIES IN THE DRAWINGS OR MISSING INFORMATION TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK ON SITE.
4. ALL HARD & SOFT LANDSCAPE SURFACES TO BE SURVEYED AND PLANNED FROM BUILDING UNLESS OTHERWISE IDENTIFIED.

ISSUES	YYYYMMDD	ISSUES	YYYYMMDD
11		19	
		7	
		6	
		4	2026 04 19
		2	2026 12 19
		2	2025 08 14
		1	2024 10 10

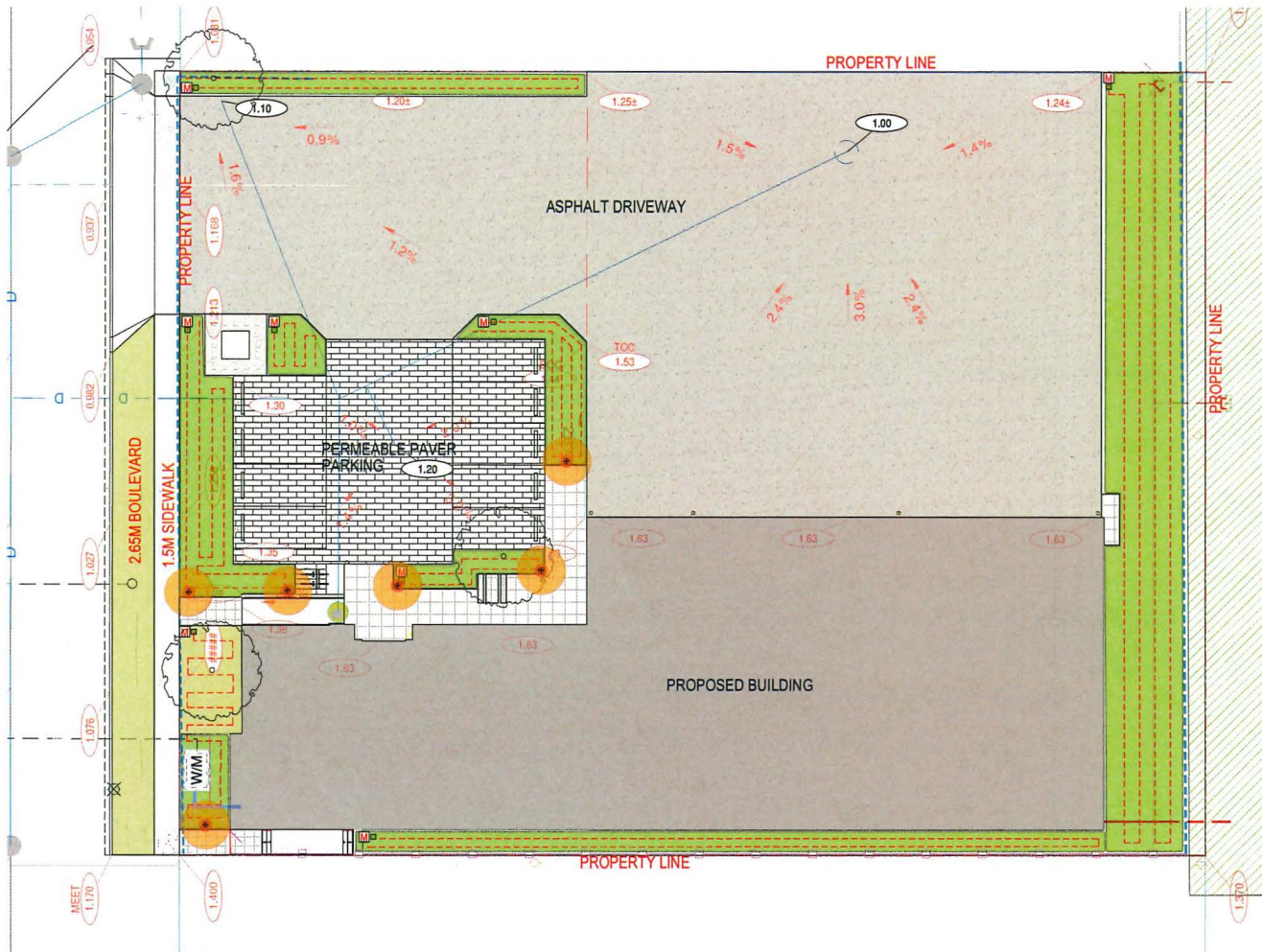
PROJECT NUMBER	L26
DRAWN BY	LX / ALZ
CHECKED BY	LX
SCALE	3/32" = 1'-0"



**PROJECT**  
 4440 VANGUARD RD  
 RICHMOND, BC

**DRAWING TITLE**  
 LANDSCAPE PLANTING PLAN

**DRAWING No.**  
 L2



**LEGEND:**

- LAWN
- PLANTING BED
- HEDGE
- ASPHALT
- C.I.P. CONCRETE
- PERMEABLE PAVER
- CONCRETE SLAB
- PROPOSED NEW WOOD FENCE
- EXISTING CHAINLINK FENCE
- TREE PROTECTION BARRIER
- S-BIKE RACK  
REFER TO SPEC
- BENCH & TABLE  
REFER TO SPEC
- CIVIL ON SITE GRADING
- CIVIL PROPOSED GRADING
- MAIN WATER STUB-OUT
- RAIN BIRD XCZ DRIP KIT VALVE
- DRIP LINE
- BOLLARD LIGHT

1 LANDSCAPE IRRIGATION & LIGHTING PLAN

SCALE 3/32" = 1'-0"



**GENERAL NOTES**  
 1. ALL LANDSCAPE MATERIAL AND CONSTRUCTION TO MEET OR EXCEED THE B.C. LANDSCAPE IRRIGATION LATEST EDITION  
 2. ALL DIMENSIONS AND DIVISIONS TO BE SUBMITTED HERE PRIOR TO CONSTRUCTION LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT  
 3. ANY DISCREPANCIES IN THE DRAWINGS OR MISSING INFORMATION TO BE BROUGHT TO THE NOTICE OF THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK ON SITE  
 4. ALL HARD & SOFT LANDSCAPE SURFACES TO BE ERODED A MINIMUM OF 5' AWAY FROM BUILDING UNLESS OTHERWISE IDENTIFIED

ISSUES	YYYYMMDD	ISSUES	YYYYMMDD
11		19	
		8	
		8	
		7	
		6	
		6	
		4	2026 04 15
		3	2026 03 19
		2	2025 08 14
		1	2024 10 19

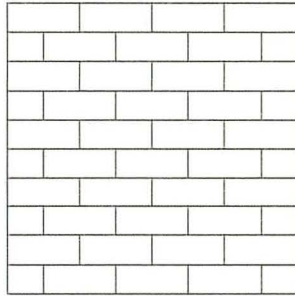
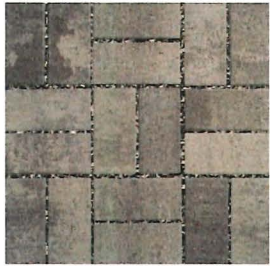
PROJECT NUMBER	LD#
DRAWN BY	LR / ALZ
CHECKED BY	LR
SCALE	3/32" = 1'-0"



PROJECT	DRAWING TITLE
4440 VANGUARD RD RICHMOND, BC	LANDSCAPE IRRIGATION PLAN



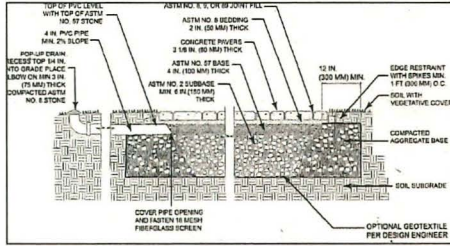
L1.1



COLOR: NATURAL

**RUNNINGbond**  
PATTERN

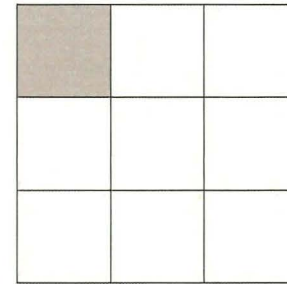
Recommended permeable paver cross-section for light vehicular and/or pedestrian walkway/patio (plastic or steel edge restraint spiked into compacted aggregate base at perimeter).



Standard  
110 x 221.5 x 80mm  
4 5/16 x 8 3/4 x 3 1/8"

THE APPLICANT WILL PROVIDE A LETTER OF CONFIRMATION FROM THE CERTIFICATED PERMEABLE SYSTEM INSTALLER, STATING THE PERMEABLE SYSTEM HAS BEEN INSTALLED ON SITE TO THE REQUIRED PRODUCT SPECIFICATIONS

1 PERMEABLE PAVING SPECIFICATION - BELGARD - AQUALINE SERIES - NATURAL  
SCALE NTS



P400

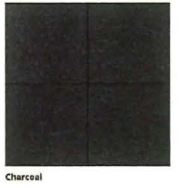
**RUNNER BOND**

PRODUCT	SIZES	% OF AREA	COLOUR	AREA
Manhattan	18 x 18	100		20.25 sqft
Manhattan	24 x 24	100		36 sqft

**Hampton VibroPressed Slabs**

Premium Finish Face Mix Technology

NEWSTONE



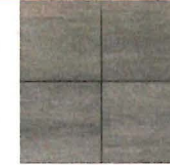
Classic paving stone slab, ideal for Pool Areas, Rooftops, Decks, Terraces.

**VIBRO PRESSED TECHNOLOGY**  
Our state-of-the-art manufacturing process is able to bring the quality of slabs to the next level. The dimensional accuracy and high flexural strength make the Hampton the go to slab.

AVAILABLE SIZES



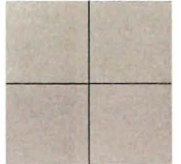
RECOMMENDED APPLICATIONS



Northern Shadow



Sierra Beige



White

2 CONCRETE PRESSED SLABS SPEC - NEWSTONE - HAMPTON VIBRO 24" X 24"  
SCALE NTS



GENERAL NOTES  
1. ALL LANDSCAPE MATERIAL AND CONSTRUCTION TO MEET OR EXCEED THE BELGARD LANDSCAPE FINISHING LATEST EDITION.  
2. ALL DIMENSIONS AND DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT.  
3. ANY DISCREPANCIES IN THE DIMENSIONS OR MATERIALS INFORMATION TO BE BROUGHT TO THE NOTICE OF THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH ANY CONSTRUCTION.  
4. ALL HARD & SOFT LANDSCAPE SURFACES TO BE SURVEYED MINIMUM 30 DAYS PRIOR TO BUILDING UNLESS OTHERWISE IDENTIFIED.

ISSUES	YYYYMMDD	ISSUES	YYYYMMDD
		19	
		8	
		7	
		6	
		5	
		4	2026.04.19
		3	2026.02.19
		2	2025.08.14
		1	

PROJECT NUMBER	L30
DRAWN BY	LR / ALZ
CHECKED BY	LR
SCALE	



PROJECT	4440 VANGUARD RD RICHMOND, BC
DRAWING TITLE	LANDSCAPE SPECIFICATION

DRAWING No. **L3.0**

