



Development Permit Panel
Wednesday, June 28, 2023

Time: 3:30 p.m.

Place: Remote (Zoom) Meeting

Present: Joe Erceg, General Manager, Planning and Development, Chair
Cecilia Achiam, General Manager, Community Safety
Milton Chan, Director, Engineering

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 Wednesday, June 14, 2023, be adopted.

CARRIED

1. DEVELOPMENT PERMIT 21-934415
(REDMS No. 6963136)

APPLICANT: Zhao XD Architect Ltd.

PROPERTY LOCATION: 9200, 9220, 9240, 9260, 9280, 9300, 9320, 9340 Francis Road

INTENT OF PERMIT:

Permit the construction of 25 townhouse units at 9200, 9220, 9240, 9260, 9280, 9300, 9320, 9340 Francis Road on a site zoned “Town Housing (ZT94) – Francis Road (Broadmoor)”.

Development Permit Panel

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Applicant's Comments

Xuedong Zhao., Zhao XD Architect, 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, design rationale, architectural design, building elevations, exterior cladding materials and colours, and proposed sustainability measures, highlighting the following:

- the proposal includes 25 townhouse units in three three-storey buildings at the front and six two-storey buildings at the rear;
- the height of the three-storey buildings are stepped down to two storeys along the east property line and one storey along the west property line;
- three convertible units are provided;
- each townhouse unit will have two vehicle parking spaces in a side-by-side arrangement in a garage;
- five visitor parking spaces, including one accessible parking space, will be provided; and
- proposed sustainability features include, among others, the provision of a high efficiency air source heat pump system.

Phoenix Chan, van der Zalm + Associates, with the aid of the same visual presentation, briefed the Panel on the proposed landscaping for the project noting that (i) landscaped outdoor private spaces are provided for all units, (ii) the proposed common outdoor amenity area includes a significant children's play area with a play structure and play house within, (iii) the proposed planting is bird and pollinator-friendly and easy to maintain, and (iv) permeable paving treatment is proposed for majority of the internal drive aisle and for all on-site visitor parking spaces to enhance stormwater management in the subject site.

Staff Comments

Wayne Craig, Director, Development, noted that (i) the Servicing Agreement associated with the project includes, among others, frontage works along the arterial road, City utility upgrades, and site services, (ii) the utility upgrade along the rear property line will utilize special techniques to save the trees along the rear property line, (iii) the driveway will be secured by a statutory-right-of-way to provide future access to adjacent sites should they redevelop in the future, (iv) a total of nine on-site trees will be retained and protected, (v) the project has been designed to achieve BC Energy Step Code 2, (vi) low carbon heat pumps will be installed for heating and cooling of residential units, and (vii) the proposed development includes three convertible units.

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Panel Discussion

In reply to a query from the Panel, the applicant advised that the proposed lighting plan for the project takes into consideration the safety and security of residents of the proposed development, avoids light pollution for neighbouring developments, and uses low energy lighting.

Correspondence

None.

Gallery Comments

Marsha Wenger, 9360 Francis Road, expressed concern that (i) the existing houses on the subject site are not well-maintained and unsightly, and (ii) visitors to the proposed development would park in front of their property across the street. In addition, Ms. Wenger noted that the project was initiated in 2017 and queried about the construction start date and provision for on-site visitor parking.

In reply to Ms. Wenger's query regarding construction start date, Mr. Zhao advised that subject to the City's building permit approval, project construction could start in two to three months.

The Chair then advised Mr. Zhao to reach out to Ms. Wenger and other owners of neighbouring properties to hear them and exert best efforts to address their concerns regarding the proposed development.

In reply to Ms. Wenger's concern about on-street parking, Mr. Craig advised that (i) there are two side-by-side parking stalls provided for each townhouse unit, (ii) five on-site visitor parking stalls are provided and located throughout the subject site, and (iii) the number of proposed resident and visitor parking stalls in the proposed development complies with the City's Zoning Bylaw.

Panel Discussion

The Panel expressed support for the project and the Chair reiterated the Panel's advice to the applicant to reach out to the owners of neighbouring properties to hear and exert best efforts to address their concerns prior to the subject application moving forward for Council consideration. The Chair also noted that prior to Building Permit issuance, the applicant will need to submit a Construction Traffic and Parking Management Plan.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of 25 townhouse units at 9200, 9220, 9240, 9260, 9280, 9300, 9320, 9340 Francis Road on a site zoned "Town Housing (ZT94) – Francis Road (Broadmoor)".

CARRIED

Development Permit Panel
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2. DEVELOPMENT PERMIT 21-936427
(REDMS No. 7267244)

APPLICANT: Kadium No. 4 Development Ltd.

PROPERTY LOCATION: 10340, 10360, 10380, 10400 and 10420 No. 4 Road

INTENT OF PERMIT:

1. Permit the construction of 19 townhouse units at 10340, 10360, 10380, 10400 and 10420 No. 4 Road on a site zoned “Medium Density Townhouses (RTM2)”; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) reduce the minimum front yard setback from 6.0 m to 4.5 m.
 - (b) reduce the minimum lot depth from 35.0 m to 34.0 m.

Applicant’s Comments

Matthew Cheng, Matthew Cheng Architect Inc., with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 2), provided background information on the proposed development, including its site context, site layout, architectural design, building elevations, floor plans, exterior cladding materials and colours, and sustainability features, highlighting the following:

- the proposed townhouse development consists of 19 units in three front buildings four rear buildings;
- the existing sanitary sewer right-of-way along the east property line of the subject site will be enlarged from three meters to six meters at the northeast corner of the subject site to save the four existing trees on the adjacent property to the east for the upgrade of the sanitary sewer;
- the existing grade along the east property line of the subject site will be maintained to protect the existing trees within the sanitary sewer right-of-way;
- 38 residential side-by-side parking stalls in individual garages and four visitor parking stalls including one accessible parking stall are provided in the proposed development;
- two convertible units are proposed and provided with one indoor accessible parking space for each unit;
- the proposed development includes four secondary suites;
- proposed sustainability features include, among others, individual air source heat pumps; and
- the project has been designed to achieve BC Energy Step Code Level 3.

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Denitsa Dimitrova, PMG Landscape Architects, with the aid of the same visual presentation, briefed the Panel on the proposed landscaping for the project, noting that (i) four existing trees on the neighbouring property to the east will be retained and protected, (ii) two existing on-site trees will be relocated to suitable locations within the subject site, (iii) landscaped private outdoor spaces are provided for each unit, (iv) wood fencing is proposed along the north, east and south edges of the site to provide privacy to neighbouring properties, (v) low transparent aluminum fencing is proposed along the frontage, (vi) the common outdoor amenity area is centrally located and includes, among others, a children's play area with a play equipment, (vii) construction works near the tree protection zone (TPZ) will be done under arborist supervision, (viii) permeable pavers are proposed on certain portions of the site, and (ix) screening will be provided for individual air source heat pumps.

Panel Discussion

In reply to queries from the Panel, the applicant noted that (i) the two relocated trees will be installed at the front yard and within the common outdoor amenity area, (ii) individual air source heat pumps will be provided for each unit and will be located either in the front or side yards of units, (iii) the air source heat pumps will be screened and will meet the City's Noise Bylaw standards, and (iv) the developer had tried to purchase the adjacent properties to the north to consolidate these properties with the subject property but was unsuccessful.

Staff Comments

Mr. Craig clarified that the applicant is required to register a legal agreement on Title for shared access to future neighbouring developments to the north and south; however, only a concept plan for shared vehicle access for properties to the north of the subject site has been provided.

Also, he noted that (i) the proposed front yard setback variance was identified at rezoning stage and is a result of the two-meter road dedication being provided along No. 4 Road, (ii) the applicant is required to submit an acoustical report demonstrating that all of the front units will achieve Canada Mortgage and Housing Corporation (CMHC) interior noise standards, (iii) the proposed lot depth variance is a technical variance and is also a function of the two-meter road dedication and is supported by staff, and (iv) the Servicing Agreement associated with the project includes frontage improvements along No. 4 Road, utility upgrades along the rear property line, and site services.

Correspondence

None.

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Gallery Comments

Donald Smith, 10271 Dennis Crescent expressed support for the project and queried (i) whether the existing sanitary sewer right-of-way along his property's shared rear property line with the subject property would remain in place, and (ii) whether the existing trees along the sanitary sewer right-of-way would be retained and protected should the sanitary sewer upgrade go ahead. In addition, he sought clarification regarding the provision of on-site parking in the proposed development.

In reply to Mr. Smith's queries, Mr. Craig noted that (i) the existing sanitary sewer right-of-way along Mr. Smith's shared rear property line with the subject site will remain in place, (ii) the sanitary sewer will be upgraded through the Servicing Agreement associated the project, (iii) the existing trees on the neighbour's property along the sanitary sewer right-of way will be retained and protected, (iv) the right-of-way will be expanded on the subject site to allow the sewer to be relocated around the existing trees in order to avoid impacting them during the sewer upgrade, (v) each townhouse unit will be provided with two vehicle parking spaces in a side-by-side arrangement in a garage, and (vi) four on-site visitor parking stalls will be provided.

Panel Discussion

The Panel expressed support for the project, noting that the proposed variances were identified at rezoning stage.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of 19 townhouse units at 10340, 10360, 10380, 10400 and 10420 No. 4 Road on a site zoned "Medium Density Townhouses (RTM2)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) *reduce the minimum front yard setback from 6.0 m to 4.5 m.*
 - (b) *reduce the minimum lot depth from 35.0 m to 34.0 m.*

CARRIED

3. **DEVELOPMENT PERMIT 22-015851** (REDMS No. 7138839)

APPLICANT: Polygon Talisman Park Ltd.

PROPERTY LOCATION: Portions of 8731, 8771, 8831/8851 Cambie Road and 8791 Cambie Road/3600 Sexsmith Road

Development Permit Panel

Wednesday, June 28, 2023

INTENT OF PERMIT:

1. Permit the construction of 276 rental housing units in two six-storey multi-family apartment buildings on portions of the properties located at 8731, 8771, 8831/8851 Cambie Road and 8791 Cambie Road/3600 Sexsmith Road on a site zoned “Residential / Limited Commercial (ZMU47) – Capstan Village (City Centre)”; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to increase maximum permitted building height for the affordable housing building located on the eastern portion of the site from 25.0 m to 27.6 m to accommodate elevator access to a rooftop garden.

Applicant’s Comments

With the aid of a visual presentation (attached to and forming part of these minutes as Schedule 3), Robin Glover, Polygon Homes, introduced the project and Greg Voute, RLA Architects, Inc., provided background information on the proposed development, including its site context, site layout, architectural design, building elevations, accessibility features, and exterior cladding materials and colours, highlighting the following:

- the proposal is the first phase of a four-phase development and consists of a six-storey affordable housing building and a six-storey market rental building over a single-level parkade;
- a new neighbourhood City Park to the south of the proposed development will be provided through the subject development;
- a central interior courtyard on the top of the parking podium is provided between the two buildings;
- ramps are provided on the north and south ends of the central interior courtyard to provide accessible connection from the new road cul-de-sac to the new City Park;
- all units in the two buildings are designed to meet the City’s Basic Universal Housing (BUH) standards;
- a low-carbon energy plant that will connect to the City’s District Energy Utility (DEU) is located on the central interior courtyard; and
- the proposed design and architectural treatments for the buildings’ significant corners and balconies provide visual interest and express the development’s location within the Richmond Arts District.

Development Permit Panel

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Jergus Oprsal, PWL Partnership, with the aid of the same visual presentation, briefed the Panel on the proposed landscaping for the project, noting that (i) the proposed landscaping along the perimeter of the subject site includes, among others, low planters with shrub, trees and other plantings that provide visual interest and screening to the parkade wall, (ii) the public pathways along the north and west property lines of the subject site provide pedestrian connection to Garden City Road and the new City Park, (iii) the podium rooftop common outdoor amenity area includes, among others, a children's play area with play structures, internal walkways, open lawn area, and outdoor dining patio areas, (iv) a climbing wall is incorporated into the DEU building wall adjacent to the children's play area, (v) a trellis that overlooks the new City Park is proposed at the south end of the pedestrian walkway on the central interior courtyard, (vi) all existing trees along the western edge of the subject site will be retained and protected, and (vii) an urban agriculture garden is located on the rooftop of the affordable housing building.

Panel Discussion

In reply to queries from the Panel, the applicant confirmed that (i) in addition to the public walkway along the west property line of the subject site, the north-south pedestrian walkway on the central interior courtyard on top of the parking podium is also accessible to the public to access the new City Park from the new road cul-de-sac, and (ii) wall lights will be installed at ramps and stairs to address safety and security concerns.

Staff Comments

Mr. Craig noted that (i) there is an extensive Transportation Demand Management (TDM) package associated with the project including, among others, a transit pass program, (ii) staff appreciate that the project includes 100 per cent Basic Universal Housing units, (iii) the proposed height variance associated with the project is intended to provide elevator access to the urban agriculture garden on top of the affordable housing building, and (iv) the proposed height variance is limited to the elevator access to the rooftop garden.

In reply to a query from the Panel, Mr. Craig confirmed that (i) the applicant had committed to provide a rooftop demonstration urban agriculture garden on the affordable housing building during the rezoning process, and (ii) the proposed height variance is necessary in order to provide universal access to the rooftop urban agriculture garden.

Correspondence

None.

Gallery Comments

None.

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Wednesday, June 28, 2023

Panel Discussion

The Panel expressed support for the project, noting the high quality of architecture and landscaping for the proposed affordable and market rental housing development.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of 276 rental housing units in two six-storey multi-family apartment buildings on portions of the properties located at 8731, 8771, 8831/8851 Cambie Road and 8791 Cambie Road/3600 Sexsmith Road on a site zoned "Residential / Limited Commercial (ZMU47) – Capstan Village (City Centre)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to increase maximum permitted building height for the affordable housing building located on the eastern portion of the site from 25.0 m to 27.6 m to accommodate elevator access to a rooftop garden.*

CARRIED

4. New Business

It was moved and seconded

That the Development Permit Panel meeting tentatively scheduled on Wednesday, July 12, 2023 be cancelled.

CARRIED

5. Date of Next Meeting: July 26, 2023

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:00 p.m.).

CARRIED

Development Permit Panel
Wednesday, June 28, 2023

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, June 28, 2023.

Joe Erceg
Chair

Rustico Agawin
Committee Clerk



ZHAO XD ARCHITECT LTD.
www.zhaoarch.com Tel: 604 275-8882

ISSUED ON JUNE 15, 2023 FOR DPP PRESENTATION



25-UNIT TOWNHOUSE DEVELOPMENT 9200 - 9340 FRANCIS ROAD, RICHMOND, BC

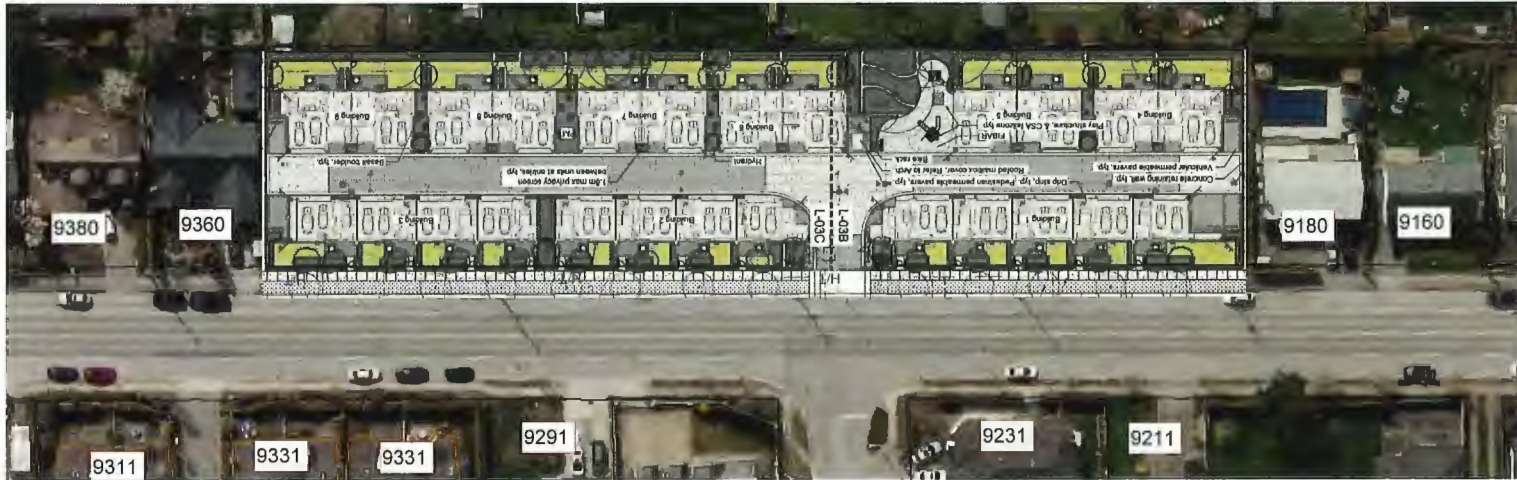
(NOTES: REFER TO LANDSCAPE PLANS FOR FENCE & GATES)



**ZHAO XD
ARCHITECT
LTD.**

#255-11181 Voyager Way,
Richmond, BC V6X 3J6
Tel. (604) 275-8882
Fax. (604) 908-1738

Email: info@zhaoxd.com
Web: zhaoxd.com



This drawing shall not be used for construction unless it is accompanied by the architect's seal.

MAR 20/23	DRP
NOV 22/20	ADP
MAR 31/20	FOR CITY COMMENTS
APR 1/19	DP APPLICATION
DEC 19/18	FOR CITY COMMENTS

MAY 31/18	REZONING APP
Date:	Issued For:

A	A DETAIL NUMBER
B	B LOCATION SHEET
C	C DETAIL SHEET

All drawings, specifications and other related documents shall be the property of the architect and shall be returned to the architect upon completion of the project. The architect shall not be responsible for any errors or omissions in the drawings or specifications. The architect shall not be responsible for any delays or interruptions in the construction process resulting from the contractor's failure to proceed with the work.

Project:
TOWNHOUSE DEVELOPMENT

8231-51 Williams Road
RICHMOND, BC

Drawing Title:
STREETSCAPE ELEVATIONS & CROSS SECTION

Date:
Scale:
Drawn By:
Checked By:
Project No.:
Drawing No.:

A9



9380

9360

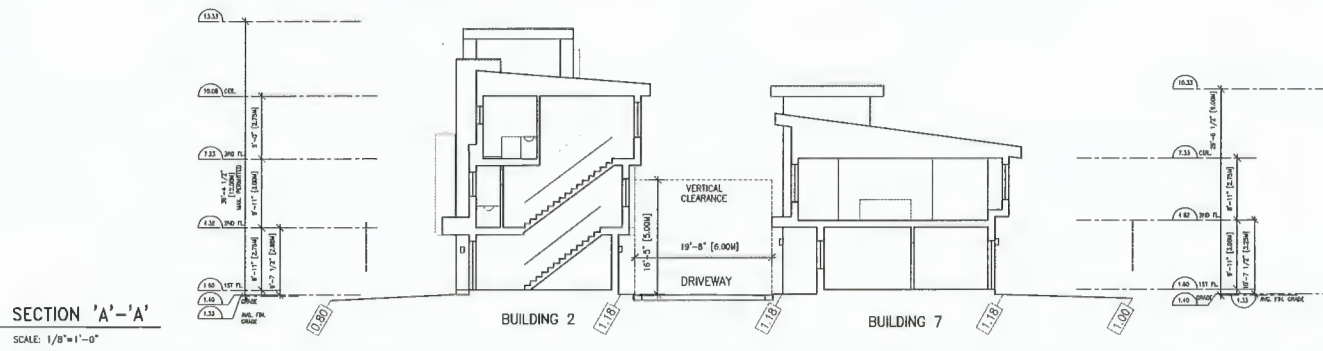
9200-9340

9180

9160

STREET SCAPE

SCALE: 1"=20'-0"





25-UNIT TOWNHOUSE DEVELOPMENT
 9200 - 9340 FRANCIS ROAD, RICHMOND, BC



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SCALED MODEL

Building materials and colors:

Masonry veneer for the ground floor wall and
 Hardie siding and Hardie panel on upper stories.
 Color selections are made in association with the geometry, the form of the building.

Outdoor Amenity Area follows the City requirement for townhouse development,
 It is located in the middle of the site, and also
 at rear side of the site for both security for children to play and get more sunshine for the open area.

Mailbox is located nearby with a roof cover.
 Visitor bicycle racks are also there for convenience.

Garbage and recycling closets are located near the driveway entrance for easy pickup by City truck.
 They are also hidden from the street view. NOT visible to the street.

The location of outdoor amenity area also considers for tree protections,
 as there are two good trees to be protected.
 The beauty of trees are not hidden but shared with Outdoor Amenity Area.

The placement of the Outdoor Amenity Area is exposed to site entrance.
 An ideal location for both visibility and convenient use.

Such a publicity and visual exposure for both pedestrian and other traffic
 to demonstrate our development is garden oriented.
 The outdoor amenity space is well landscaped.
 Private outdoor spaces are also provided for dwelling units.
 Landscape architect will soon talk about it.

(NOTES: REFER TO LANDSCAPE PLANS FOR FENCE & GATES)



25-UNIT TOWNHOUSE DEVELOPMENT
 9200-9340 FRANCIS ROAD
 RICHMOND, BC

EXTERIAL FINISH - MATERIAL & COLOR

HARDIE BOARD / SIDING
 COBBLE STONE



HARDIPANEL / SIDING
 AGED PEWTER



FACE BRICK (CULTURE STONE)
 TALUS HEWN STONE BY BORAL



FISHER (CEMENT BOARD SIDING)
 CEDARTONE 2.0



GARAGE DOOR
 BM: AF-720 SPARROW



SOLID CORE WOOD DOOR
 ("RED-BROWN")



EXTERIOR FINISH & COLOR	
1	JAMES HARDIE PANEL* / COBBLE STONE
2	JAMES HARDIE PANEL* / AGED PEWTER
3	FISHER (CEMENT BOARD SIDING) - CEDARTONE 2.0
4	GLASS/ALUMN. GUARD SYSTEM
5	HARDIE SIDING (7") - AGED PEWTER
6	DOUBLE-GLAZED WINDOWS IN VINYL FRAMES
7	CULTURED STONE BY BORAL - HEWN STONE
8	POT LIGHTS AT EACH ENTRY (MOTION SENSOR LED)
9	HOLLOW CORE DOOR - "RED-BROWN"
10	GARAGE DOOR - GREY
11	LIGHT FIXTURE (MOTION SENSOR LED)
12	2X12 HORIZONTAL TRIM BOARD C/W FLASHING OVER - AGED PEWTER
13	PICKET/GLASS ALUMN. GUARD SYSTEM
14	HARDIE SIDING (7") - COBBLE STONE
16	2X12 HORIZONTAL TRIM BOARD C/W FLASHING OVER - COBBLE STONE
16	ASPHALT SHINGLES - BLACK - IKO
17	WOOD TRIM - COLOR TO FOLLOW WALL CLADDING/COLOR ELEVATION

* EASYTRIM ON FACADE FACING STREET OR ENTRY DRIVEWAY INCLUDING CONNECTED TURNING SIDES, AND BOARD & BATTEN ELSEWHERE



NORTH ELEVATIONS
FRANCIS ROAD - STREET ELEVATION
SCALE: 1/16"=1'-0"



SOUTH ELEVATIONS
INTERNAL DRIVEWAY
SCALE: 1/16"=1'-0"

TO PROVIDE TOWN HOUSE (TH) UNIT NUMBERS OF CONTRASTING COLOURS TO THE MOUNTING BACK GROUND AND BE NEAR THE ENTRANCE TO THE PROPERTY. ADDRESS NOT TO BE OBTAINED BY LANDSCAPING OR LOCATED ON A SWINGING GATE. TH UNITS TO HAVE A REAR UNIT NUMBER. (NOTE: DETAILS OF UNIT ADDRESS SIGNAGE REFER TO ELEVATIONS.)



NORTH ELEVATIONS
INTERNAL DRIVEWAY
SCALE: 1/16"=1'-0"



SOUTH ELEVATIONS
REAR YARD
SCALE: 1/16"=1'-0"



EAST ELEVATIONS
SCALE: 1/16"=1'-0"

WEST ELEVATIONS
SCALE: 1/16"=1'-0"

EAST ELEVATIONS
SCALE: 1/16"=1'-0"

WEST ELEVATIONS
SCALE: 1/16"=1'-0"

ZHAO XD ARCHITECT LTD.

#255-11181 Voyaguar Way,
Richmond, BC V6X 3M0
Tel: (604) 275-8902
Fax: (604) 908-1738
Email: info@zhaoxd.com
Web: zhaoxd.com



15	04/27/21	REV	CONSTRUCTION
14	04/27/21	REV	CONSTRUCTION
13	04/27/21	REV	CONSTRUCTION
12	04/27/21	REV	CONSTRUCTION
11	04/27/21	REV	CONSTRUCTION
10	04/27/21	REV	CONSTRUCTION
9	04/27/21	REV	CONSTRUCTION
8	04/27/21	REV	CONSTRUCTION
7	04/27/21	REV	CONSTRUCTION
6	04/27/21	REV	CONSTRUCTION
5	04/27/21	REV	CONSTRUCTION
4	04/27/21	REV	CONSTRUCTION
3	04/27/21	REV	CONSTRUCTION
2	04/27/21	REV	CONSTRUCTION
1	04/27/21	REV	CONSTRUCTION

A DETAIL NUMBER
B LOCATION NUMBER
C DETAIL SHEET

Project:
TOWNHOUSE DEVELOPMENT

Address: 255-11181 Francis Road
Richmond, BC

Drawing Title:
ELEVATIONS

Date:
Scale:
Drawn By:
Checked By:
Project No.:
Drawing No.:

DP21-934415

Plan#P4

A4



25-UNIT TOWNHOUSE DEVELOPMENT 9200 - 9340 FRANCIS ROAD, RICHMOND, BC



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www.zhaoarch.com Tel: 604 275-8882

For front buildings that adjacent to the neighbors of single-family houses, our buildings are designed with 2 storeys in building height within 7.5 m (25 ft.). This is proposed to be a good transition between the development and the single-family home neighbors for the front elevations.

Sun shading diagram is made to make sure there will not be a big impact to neighbors, as well as for the subject development on the site. Sun shine is provided for the outdoor Amenity Area.

Proposed buildings are designed in modern style. The building heights, massing and scale of details fit the site context.

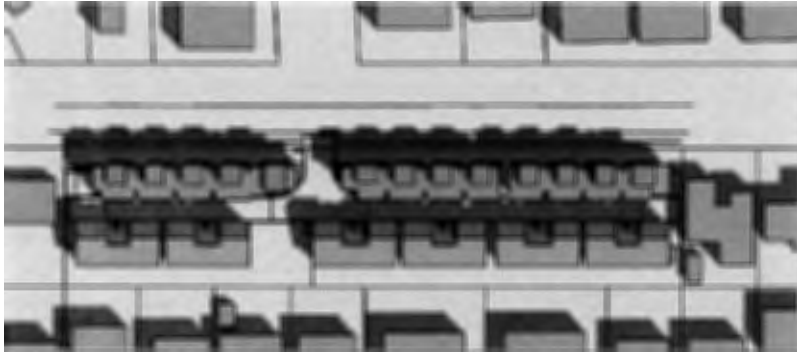
The degree of complexity matches the neighboring buildings. In the respect of both material/color and form composition, including degree of design detailing are all considered. Both harmony and contrast for the design compositions. The architectural character matches the existing neighborhood, emphasizing the residential building character in both building massing and details.

Architectural details to express the individuality of each townhouse units. Form of balcony to express the residential building character.

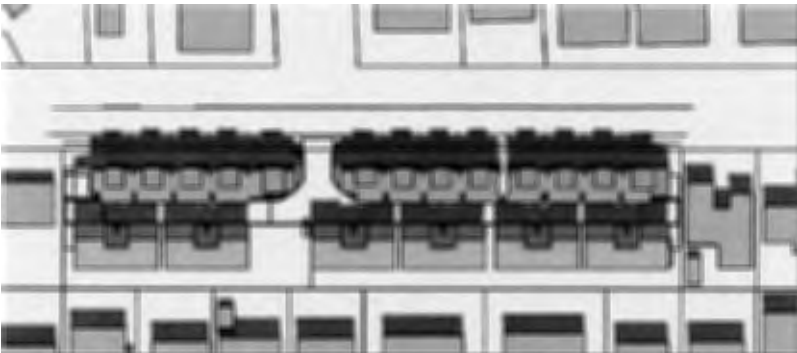
Repetition of the units as well as a variation to add some break-ups to the repetition. The repetition of the townhouse units follows the function of the building. It also creates a rhythm of architectural expression along the street front. Variations with different color and change of details are used in composition.

Upper portion of the building and roof lines follow the same design expressions with repetition and variation, for both a rhythm and some breaks for interest.

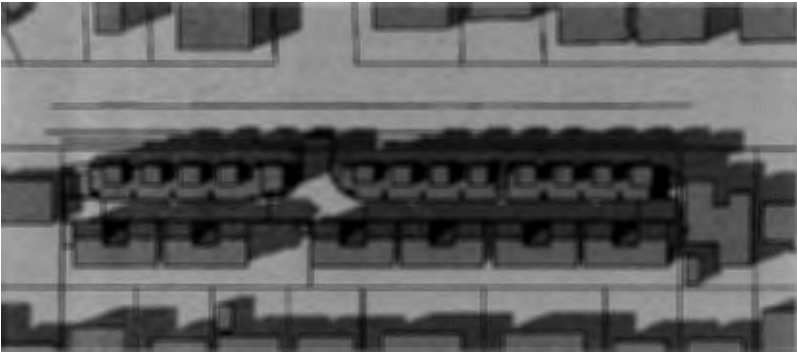
SUN SHADING DIAGRAMS



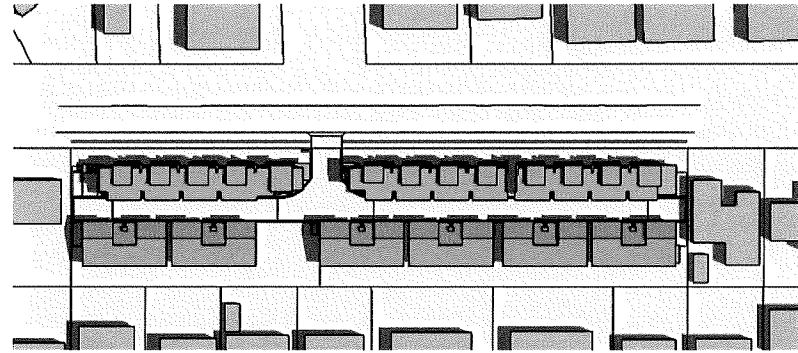
MARCH 21 10:00 am



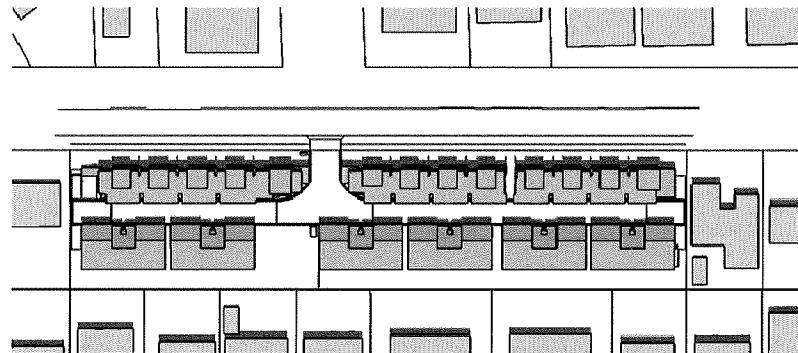
MARCH 21 12:00 pm



MARCH 21 4:00 pm



JUNE 21 10:00 am



JUNE 21 12:00 pm



JUNE 21 4:00 pm



ZHAO XD
ARCHITECT
LTD.

#255-11181 Yonge Street, W.,
Richmond, BC V6X 3S9
Tel: (604) 275-8892
Fax: (604) 908-1738
Email: info@zhaoxd.com
Web: zhaoxd.com

This drawing shall not be used for construction unless it is accompanied by the CONTRACTOR.

MAR 20/23	DPP
NOV 22/20	APP
MAR 31/20	FOR CITY COUNCILS
JUN 1/19	FOR APPLICATION
DEC 19/18	FOR CITY COUNCILS
MAY 21/18	REZONING APP
Date:	Issued For:

- A DETAIL NUMBER
- B LOCATION SHEET
- C DETAIL SHEET

All drawings, specifications and other related documents are the copyright property of the ARCHITECT and shall be retained until the final completion of the CONTRACTOR.

Project:
TOWNHOUSE DEVELOPMENT

8231-51 Williams Road
RICHMOND, BC

Drawing Title:
SUN SHADING
DIAGRAMS &
SECTIONS

Date:
Scale:
Drawn By:
Checked By:
Project No.:
Drawing No.:

A10

3 Convertible units are proposed for future conversion to accessible units which are located at a secured portion of the internal driveway end for more maneuvering convenience.

The requirements of aging-in-place and accessibility will be for all units.

Sustainable materials such as Hardie products will be used as primary cladding material for buildings. Wood trims and for windows and doors are used on exterior elevations. Permeable paver will allow maximum storm water infiltration.

Sustainability strategy has been taken including the energy saving with the proposal by Certified Energy Advisor. Every building will achieve the BC Building Code requirements and the City's required Energy Step Code standard. Efficient mechanical system and reductions in air leakage will reduce heating and cooling costs.

Increased insulation below concrete slab, in walls, roof and exposed floors will improve the thermal performance. Certified Energy Advisor is engaged and proper HVAC system will be selected to increase livability, energy saving and efficiency. Units will have conduits roughed in to adapt future solar panel installation. More items are listed in the Sustainability Strategy.

25-UNIT TOWNHOUSE DEVELOPMENT 9200 - 9340 FRANCIS ROAD, RICHMOND, BC



ZHAO XD ARCHITECT LTD.
www.zhaoarch.com Tel: 604 275-8882

SCALED MODEL



SCALED MODEL



Accessibility is well considered in our design. Convertible units are proposed per City requirement and guidelines. The development is located in the transit-friendly area. Wheelchair circulation routes are well considered for accessibility along the internal drive way (More details are shown in the Accessibility Strategy).

CPTED (Crime prevention through environmental design) natural access control, natural surveillance and territoriality (defensible space) are the key factors in our design considerations.

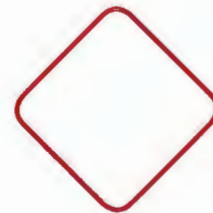
Natural access control – Unit entries and vehicle access are exposed as well as low fence and low landscaping; The common public space are centralized with windows and balconies overlooking the drive aisle and walkway;

Space between buildings are exposed to windows on building side elevations for overlook; Buildings facing the streets and/or internal driveway provide surveillance including through windows and balcony/decks. Site lighting and clear site lines provide unobstructed views of surrounding area. Landscaping planting and fence near unit entrances are low in height to maximize the views.

9200-9340 FRANCIS ROAD

LANDSCAPE ARCHITECTURE

JUNE 2023



LANDSCAPE DESIGN RATIONALE

Street Oriented Units

The street oriented units will include patios & buffer planting with direct access to the adjacent courtyard or public sidewalks. The separation between public and private is achieved with a gate and planting that acts as a passive barrier. The private patio zone has a visual connection to the adjacent public spaces to enhance the sense of community, neighbourliness and security.



Tree Protection

The project landscape architect coordinated with project Arborist. The play area is away from the tree critical root zone. Planting underneath the existing trees and the footing of play structure have been reviewed and approved by project arborist.



Human Scale Amenity

The playground will have picket fence to provide separation and protection to avoid kids running into driveway.

The landscape space and playground promote strong physiological well-being for the residents. The Robinia play structure contribute to a sense of natural play range. The hardscape materials are selected for their robust nature and long-term durability.



Amenity Area Plan



GREEN INFRASTRUCTURE

Urban Habitat

Bird and Pollinator friendly

The creation of natural habitat is a key focus for the site, including the provision of pollinator gardens and the reintroduction of naturalized rain gardens to attract native fauna and the introduction of ethnobotanical edible planting for both human enjoyment and ecosystem function.



Planting Design

The planting selection supports a diversity of insects plants animals and other organisms, many of which are beneficial to local food production. It also supports urban habitats allowing plants and animals to move between different urban green zones, overcoming the effects of habitat fragmentation and helping to diversify the gene pool.

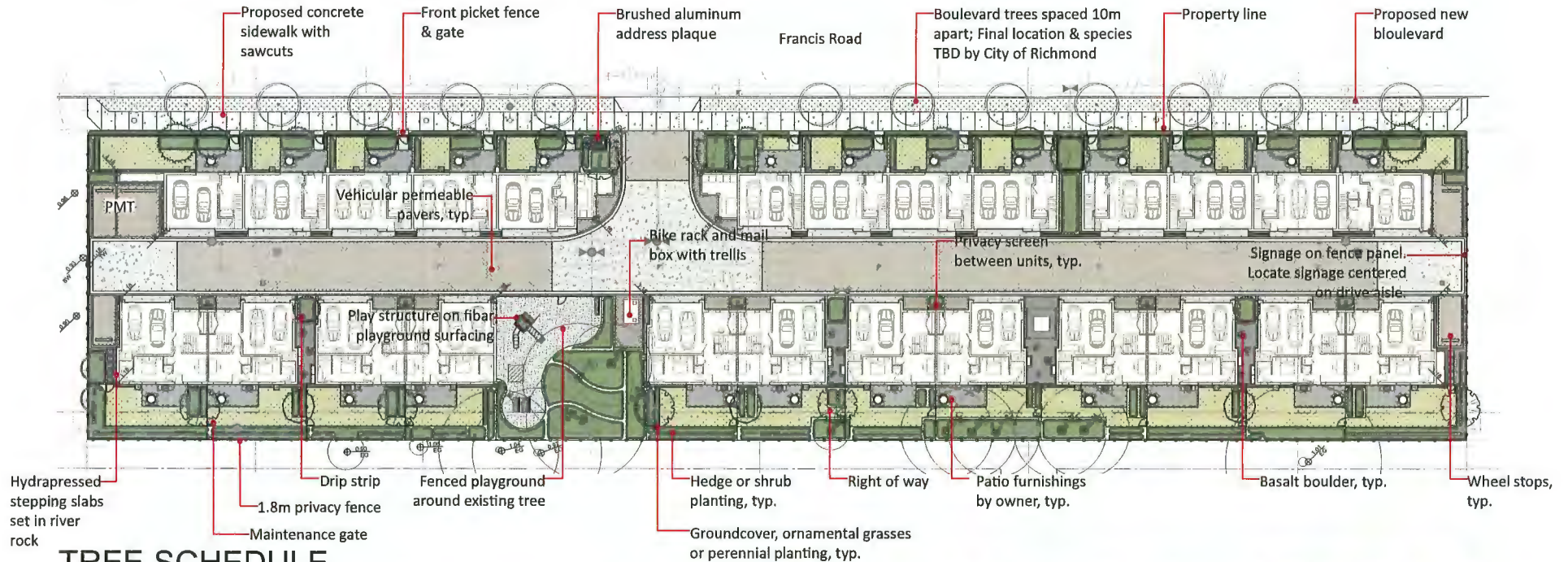


Stormwater management Permeable Paving & Soil & Plant Hydrology

The absorptive properties of soil act as containment and controlled release of rainwater. In times of heavy rainfall, the soils become saturated and have the potential to hold large quantities of water before discharging into the drainage layer of the landscape. This reduces the total discharge rate from the landscape into stormwater systems.



LANDSCAPE PLAN

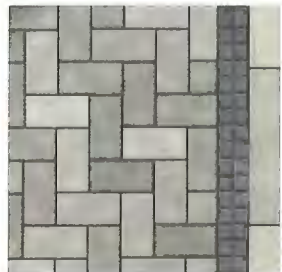


TREE SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	Acer griseum / Paperbark Maple	B&B	8cm cal.	8
	Cornus kousa 'Salomi' / Red Kousa Dogwood	B&B	8cm cal.	10
	Magnolia stellata 'Royal Star' / Royal Star Magnolia	B&B	8cm cal.	6
	Picea omonika / Serbian Spruce	B&B	4m ht.	2
	Picea pungens 'Isoli Fastigiata' / Fastigiata Spruce	B&B	4m ht.	2
	Quercus palustris 'Green Pillar' / Green Pillar Oak	B&B	8cm cal.	2



Amenity Space - Play structure on fibar



Feature Paving



Landscape Feature in btw Units



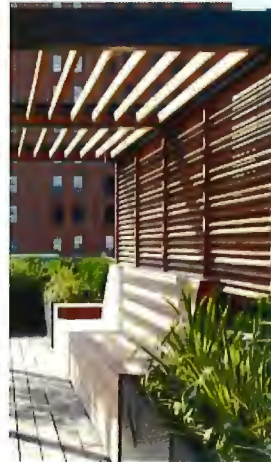
PRECEDENT IMAGES



Paving



Privacy screen



Trellis for mail box



Bike racks



Privacy screen

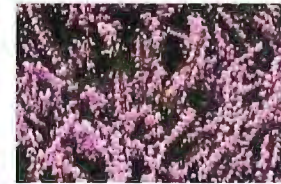
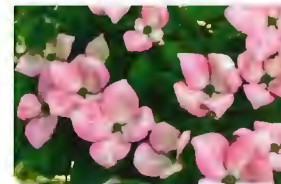


Entry signage



Seating area

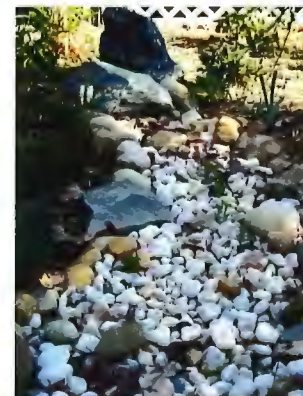
PLANTING PALETTE



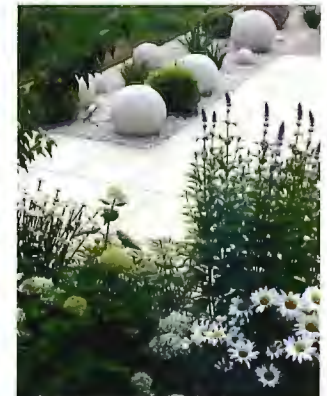
Acer griseum



Bird Friendly



Landscape Feature in btw Units



Planting in Comment Area

19 TOWNHOUSES

10340, 10360, 10380, 10400, 10420 NO 4 RD

Developer

Kadium No 4 Development Ltd.

Architect

Matthew Cheng Architect Inc

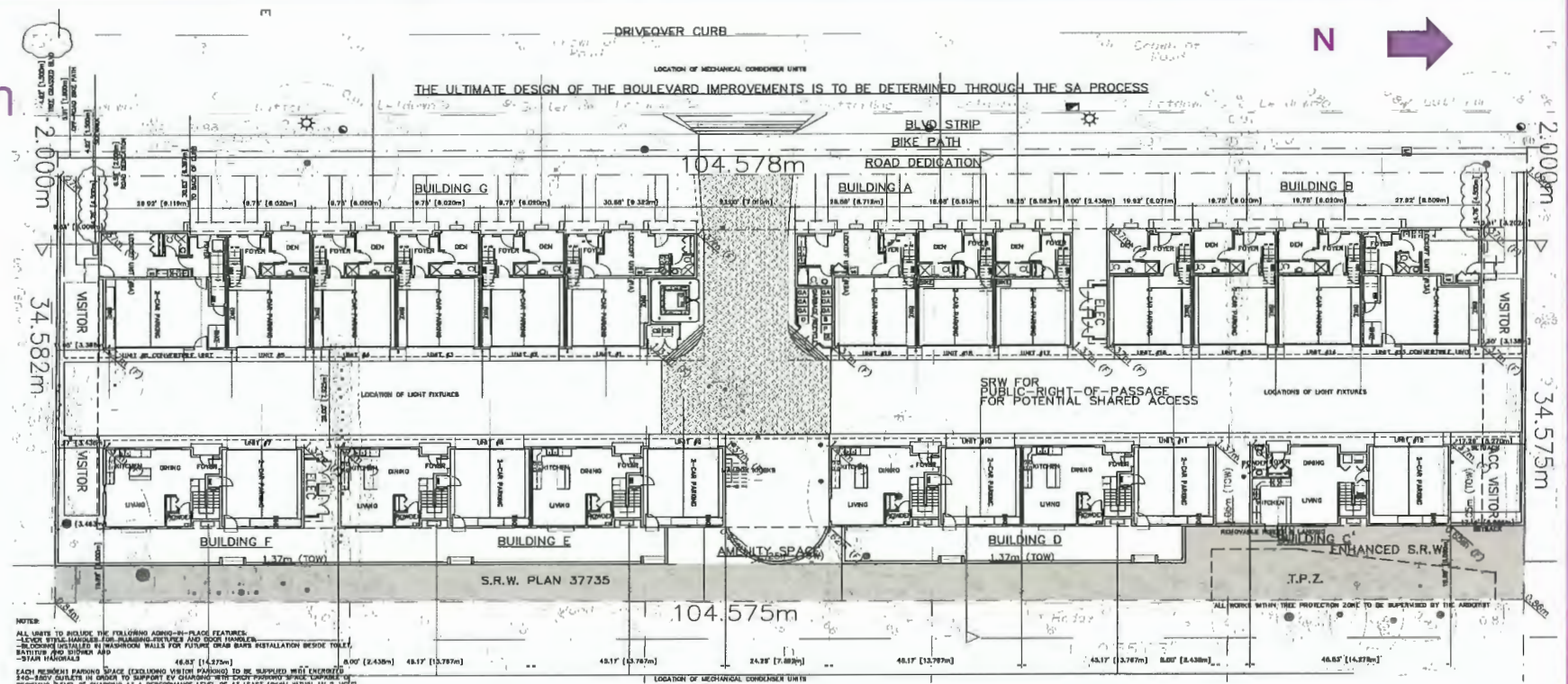
Landscape Architect

PMG Landscape Architects Ltd



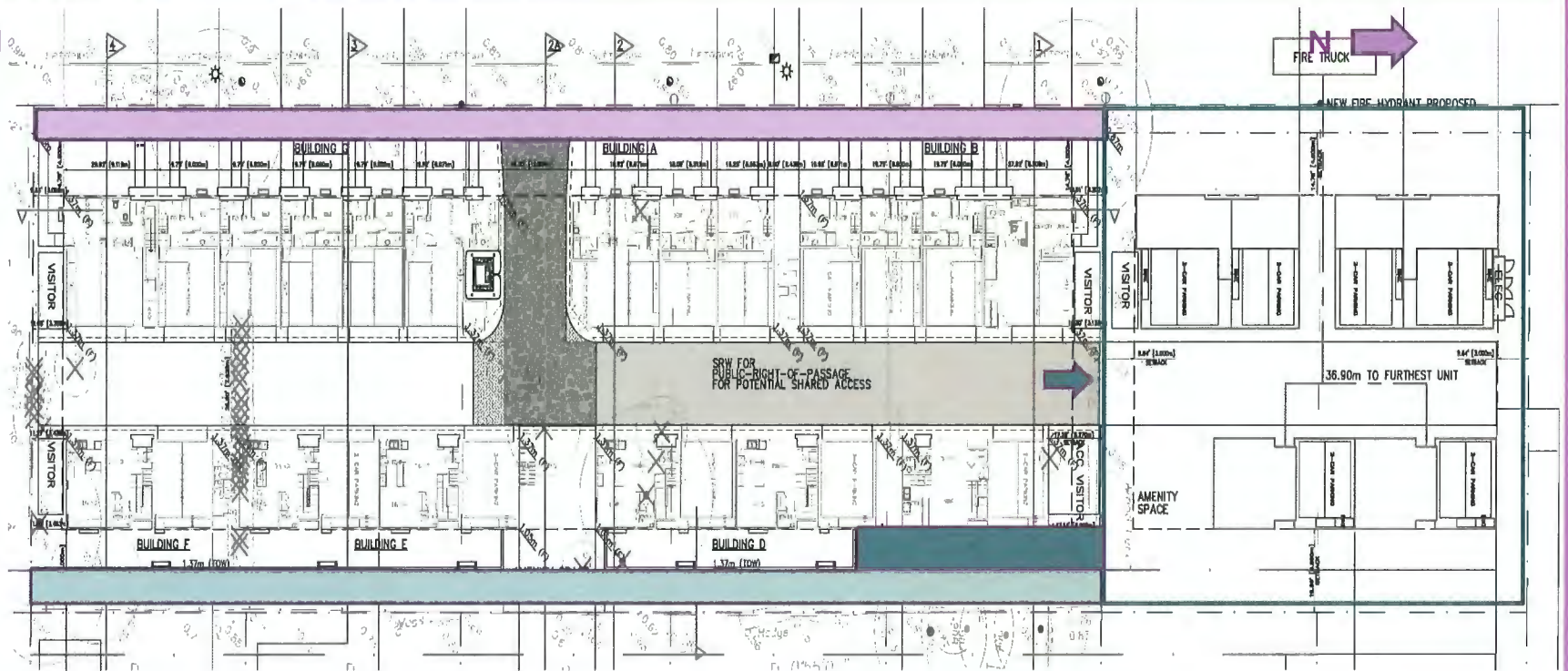
19 Townhouse Development
10340, 10360, 10380, 10400, 10420 No. 4 Rd.

Site, G/F Plan



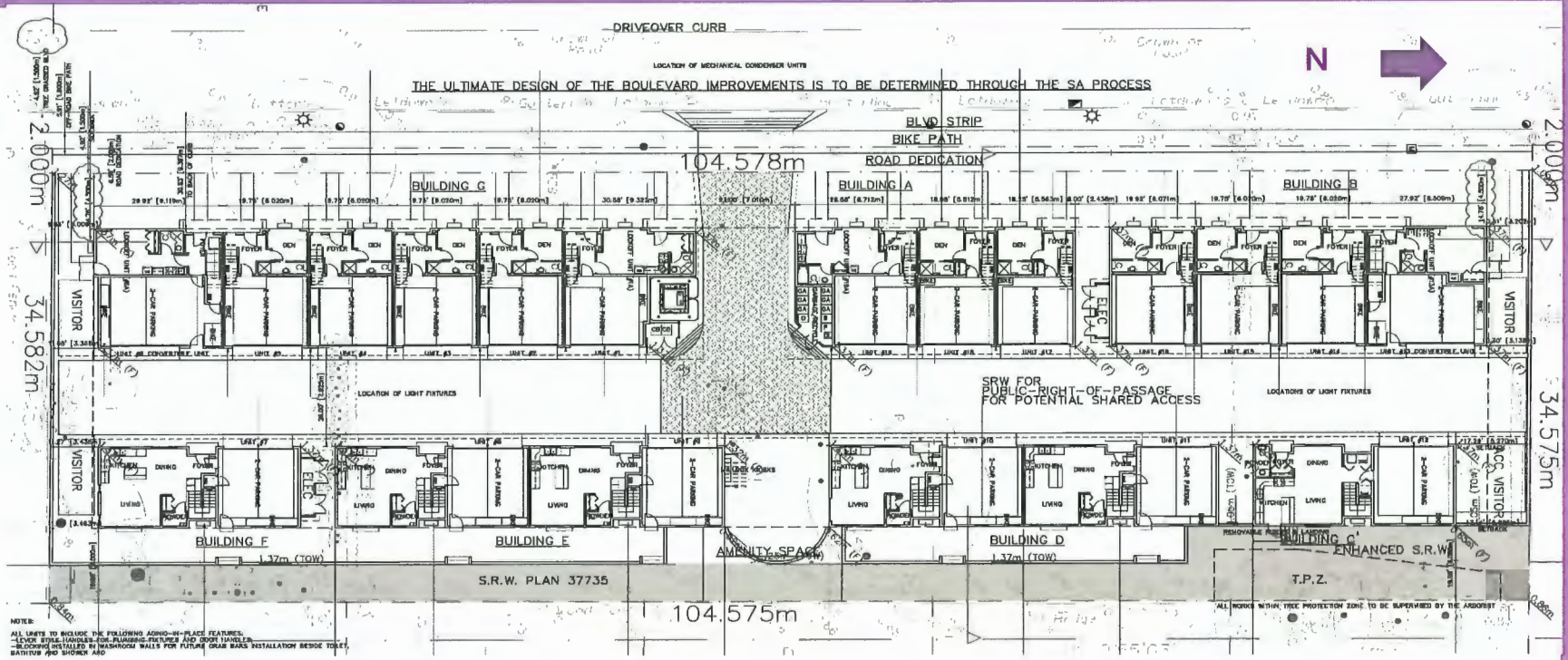
- 5 lots at No. 4 Rd (Between Williams & Steveston Hwy.)
- Frontage 104.578m (Fulfills major arterial road min 50m frontage)
- Rezone from RS1/E to RTM2 (Permits 0.65 FAR because of 2m road dedication for bike lane and provide 4 lock off units)
- FAR calculated from net site area after dedication

Site Plan



- 2m dedication along No 4 Rd. frontage for bike lane (Light purple)
- Existing 3m SRW at east property line. (Light Blue)
- SRW Enlarged to 6m @ north east corner (Dark Blue) for rerouting the utility in order to save trees on property to east with TPZ inside SRW
- Cross access easement to 2 properties to north (Neighbors < 50m frontage requirement for major arterial road)

Site, G/F Plan



- Propose 19 unit townhouses in front and back rows
- 3 buildings in front row & 4 buildings in back row
- Front yard setback 4.5m after dedication
- Rear yard setback 6m
- Side yard setback 3m

Streetscape

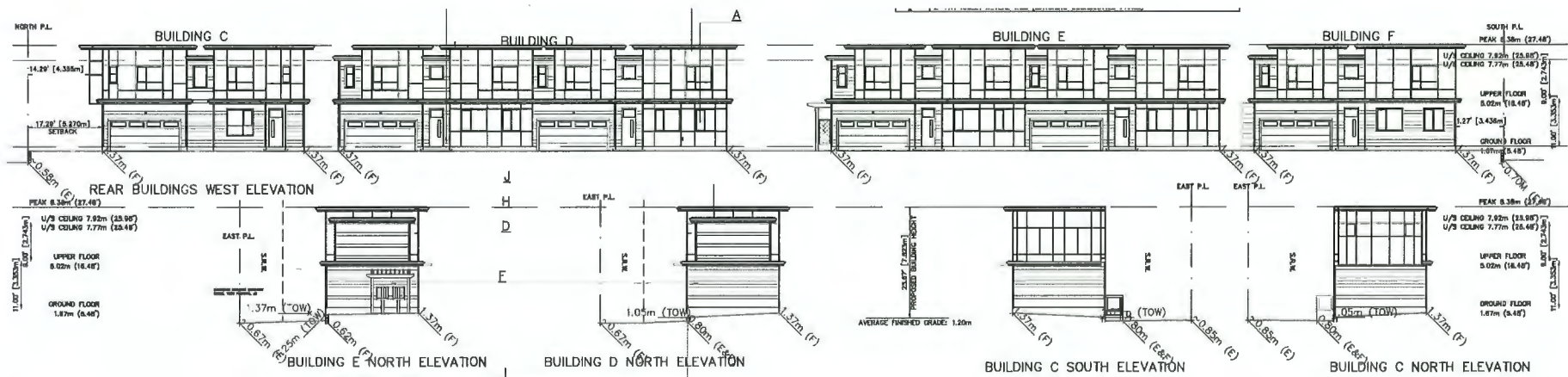


STREETSCAPE ALONG NO. 4 ROAD

Front row along No 4 Road

- 3 buildings of 3 story
- One building w/ 4 units, one bldg. w/ 3 units and one bldg. w/ 6 units to give variation of scale along No 4 Rd.
- Step down to 2 story within 7.5m (25 ft) against single family houses to north and south
- Also step down to 2 story on either side of entrance driveway

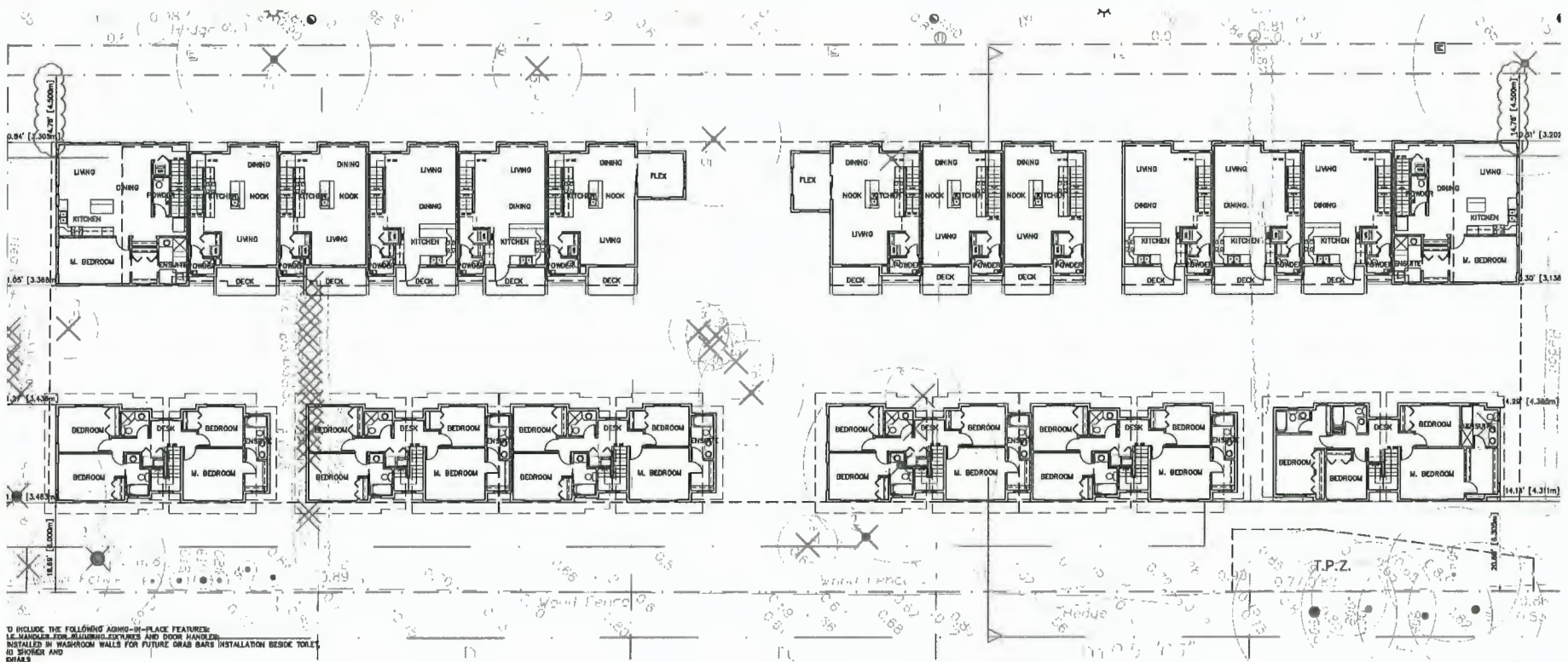
Elevations



Rear row

- 4 buildings
- 2 duplexes and 2 single family unit buildings
- 2 story height
- Provide transition to single family dwellings behind
- Wall mount light fixtures at top or side of garage doors to provide lighting for driveway

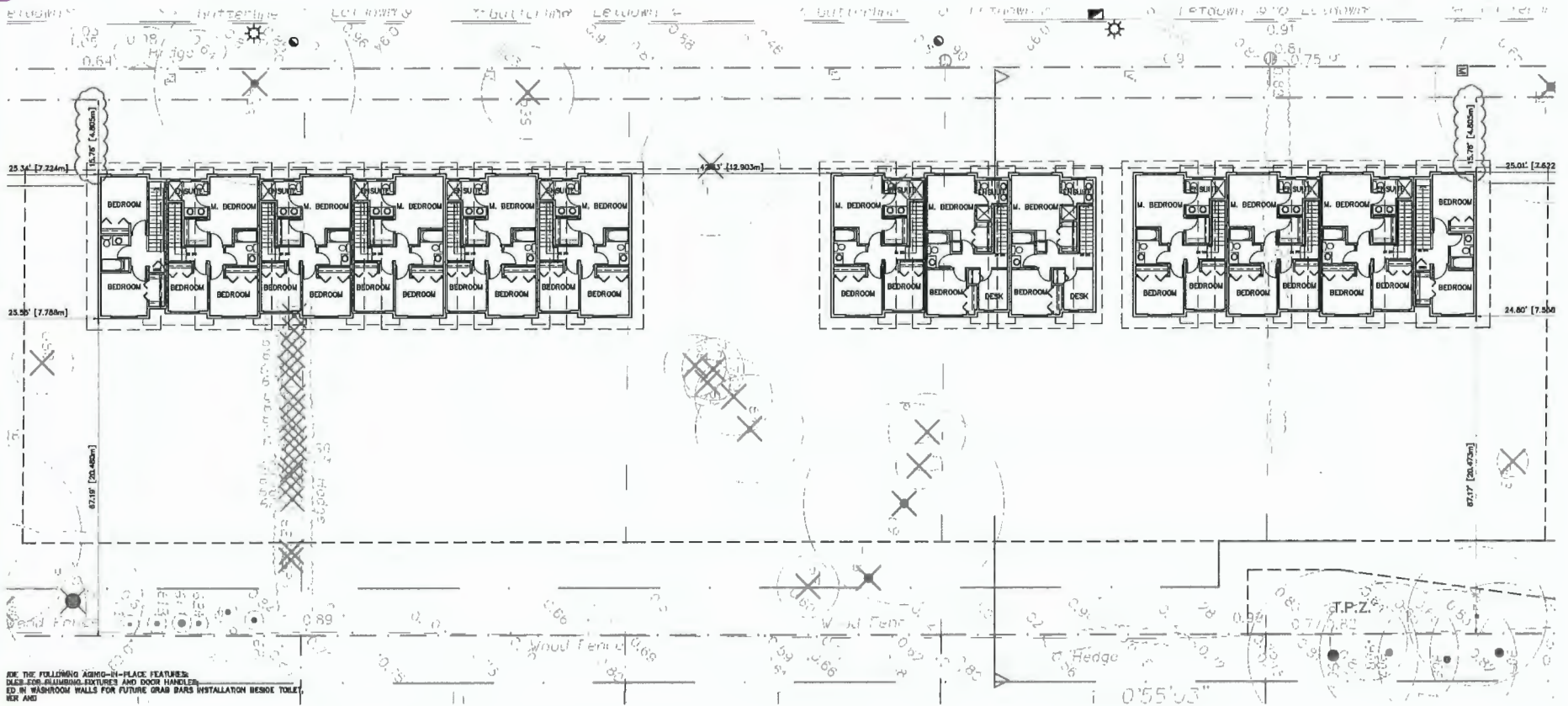
2/F Plan



TO INCLUDE THE FOLLOWING ABOVE-IN-PLACE FEATURES:
1. HANDRAILS FOR RAMP, HALLWAYS AND TOOK HANDRAILS
INSTALLED IN WASHROOM WALLS FOR FUTURE GRAB BARS INSTALLATION BESIDE TOILET
TO SHOWERS AND
DOWNS

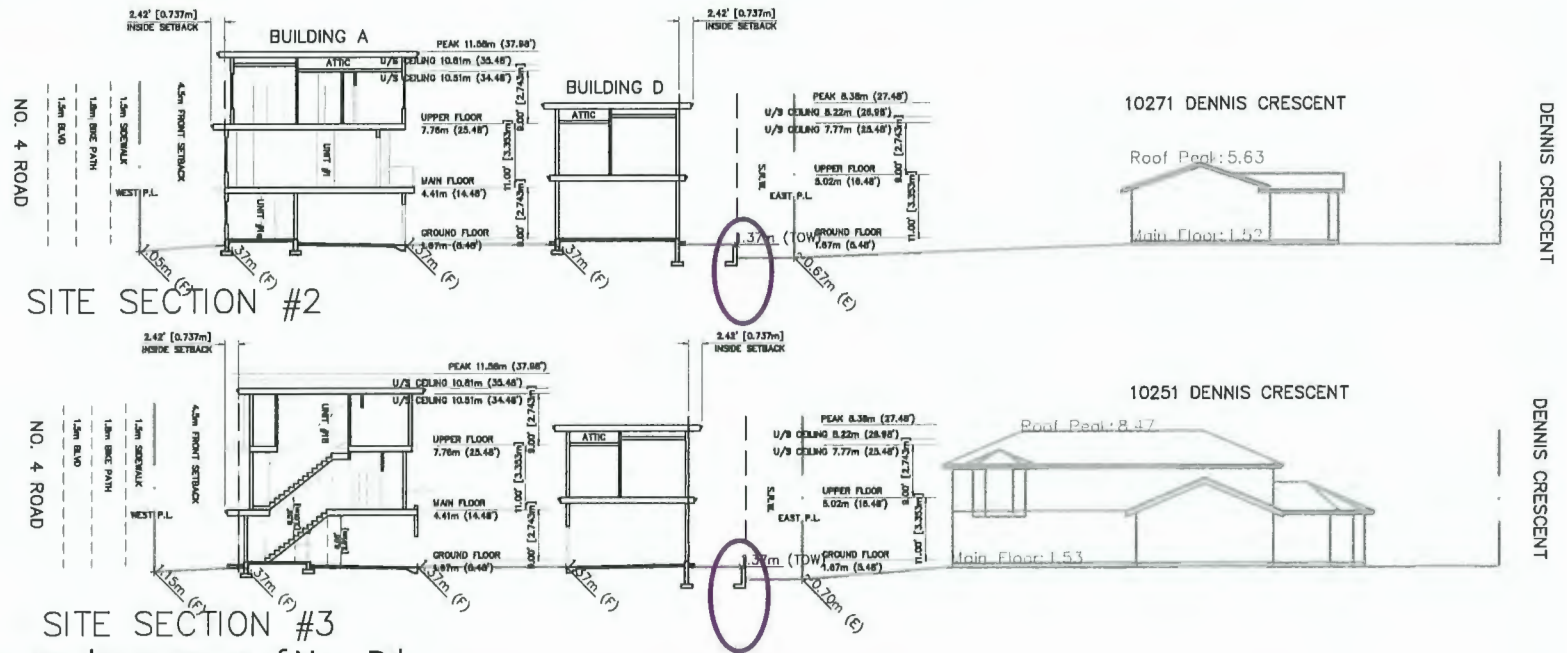
- Decks provided on 2/F of front buildings off living area on driveway side (Fulfills unit outdoor space of 30 sm. together with front yard outdoor space)

3/F Plan



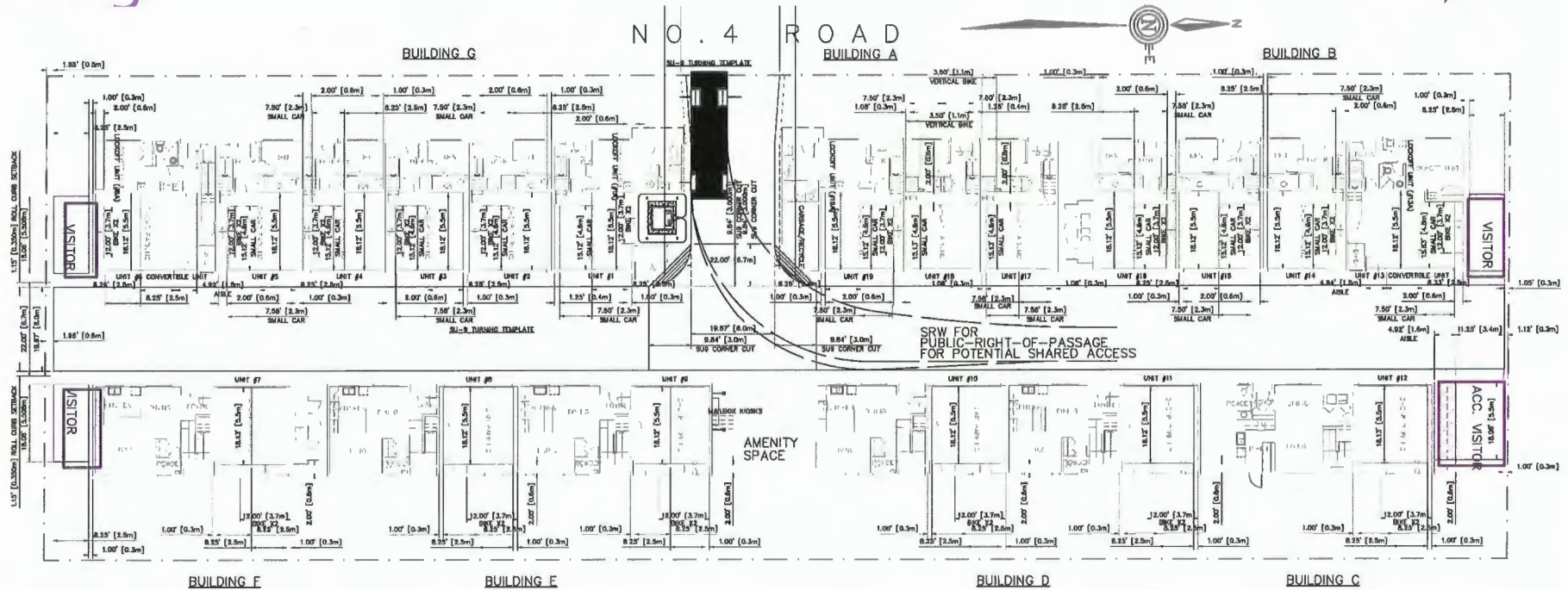
To mitigate impact of unit along street frontage-
3/F setback 1' from lower floor of front buildings facing No. 4 Rd.

Grading @ PL



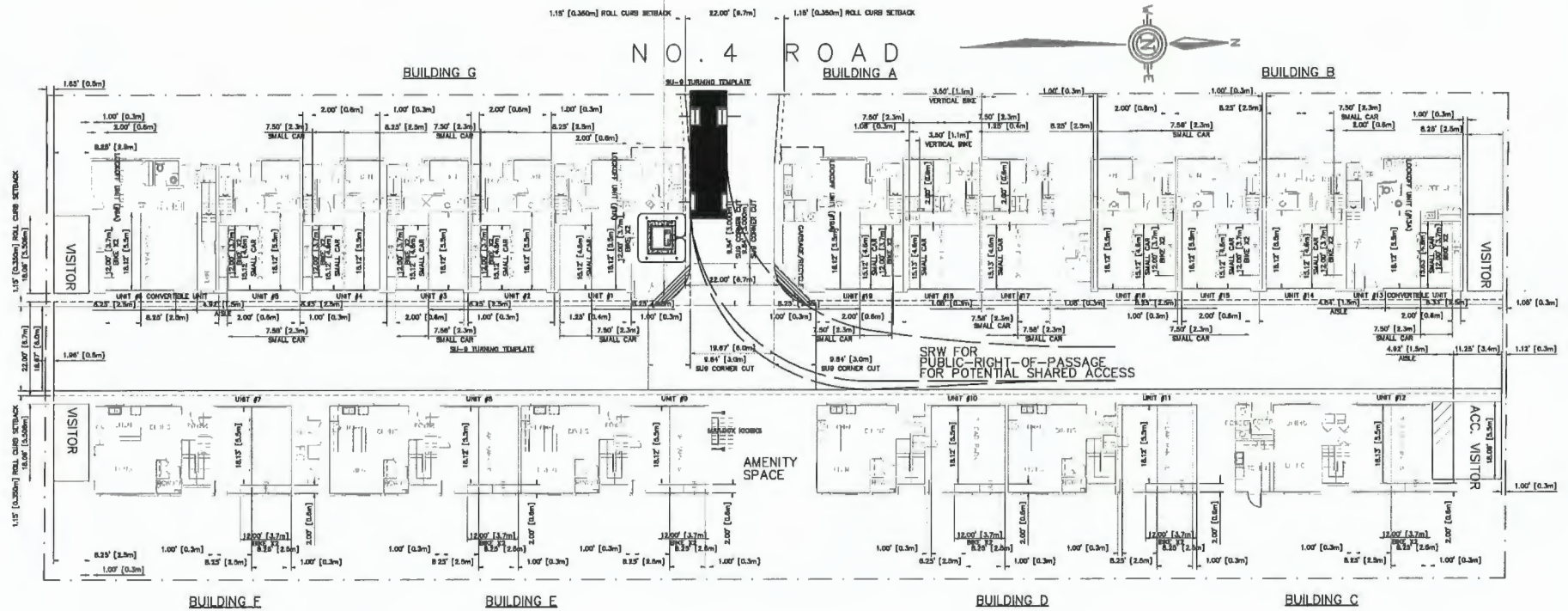
- Main floor min 0.3m above crown of No 4 Rd.
- Finish grade slightly sloped to No 4 Rd and N & S property lines so no retaining walls is required on three sides.
- Finish grade at east property line is 0.6 – 0.7m above single family houses to east
- Grade of 3m SRW @ east PL could not be altered and also there are trees and TPZ inside the SRW
- Low retaining wall proposed at west edge of SRW to split the back yard of rear units into 2 tiers. Upper tier accessible from units

Parking



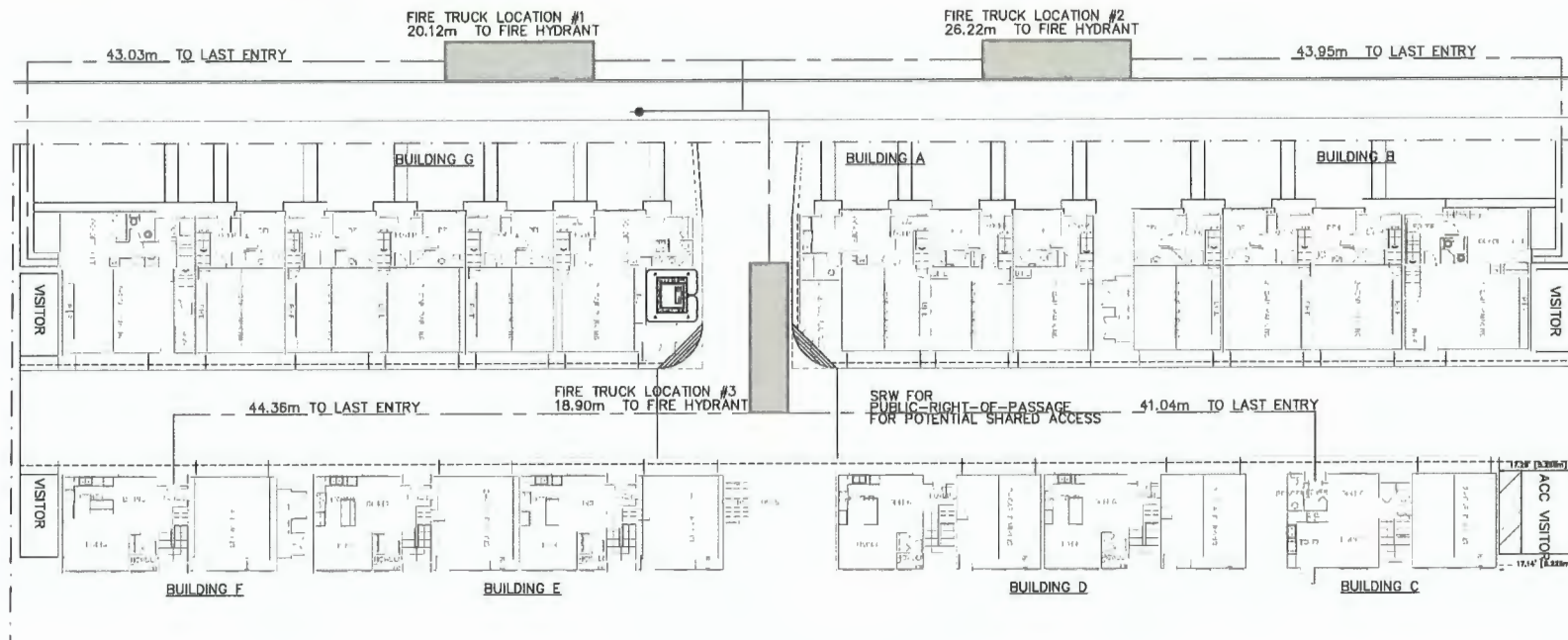
- All side by side garages (38)
- 4 visitor parking spaces (includes 1 accessible space for accessible van (4.9m wide))
- 11 small cars (29% < 50% permitted)
- 2 accessible parking spaces (4m wide) in both convertible units
- Class 1 bike in garages (36 > 24 req.)
- Class 2 bike between building C & D off driveway (4)

SU-9 Turning Plan



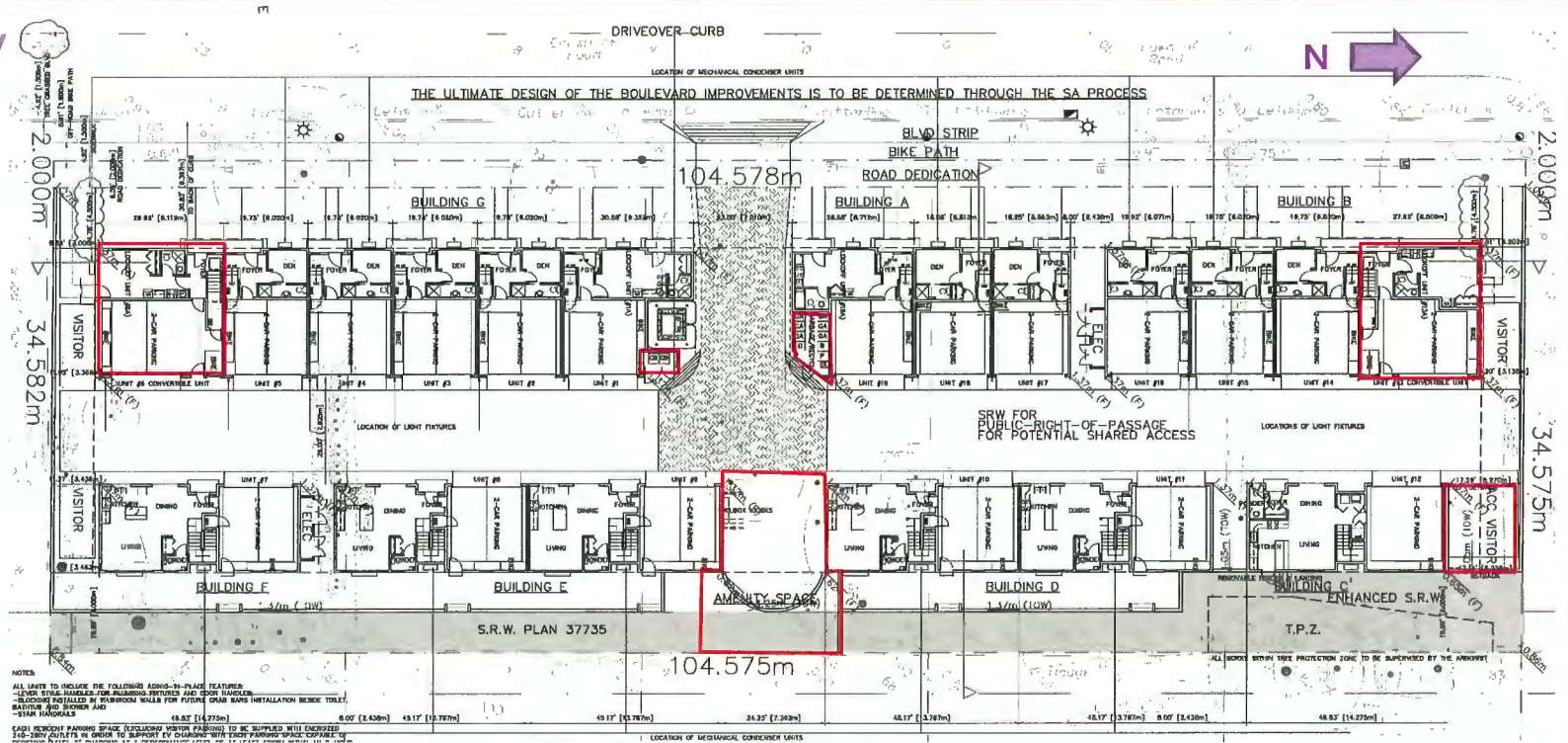
- Fulfills SU-9 turning radius
- PMT on south side of entrance driveway (Location approved by Hydro)

Fire Truck Access Plan



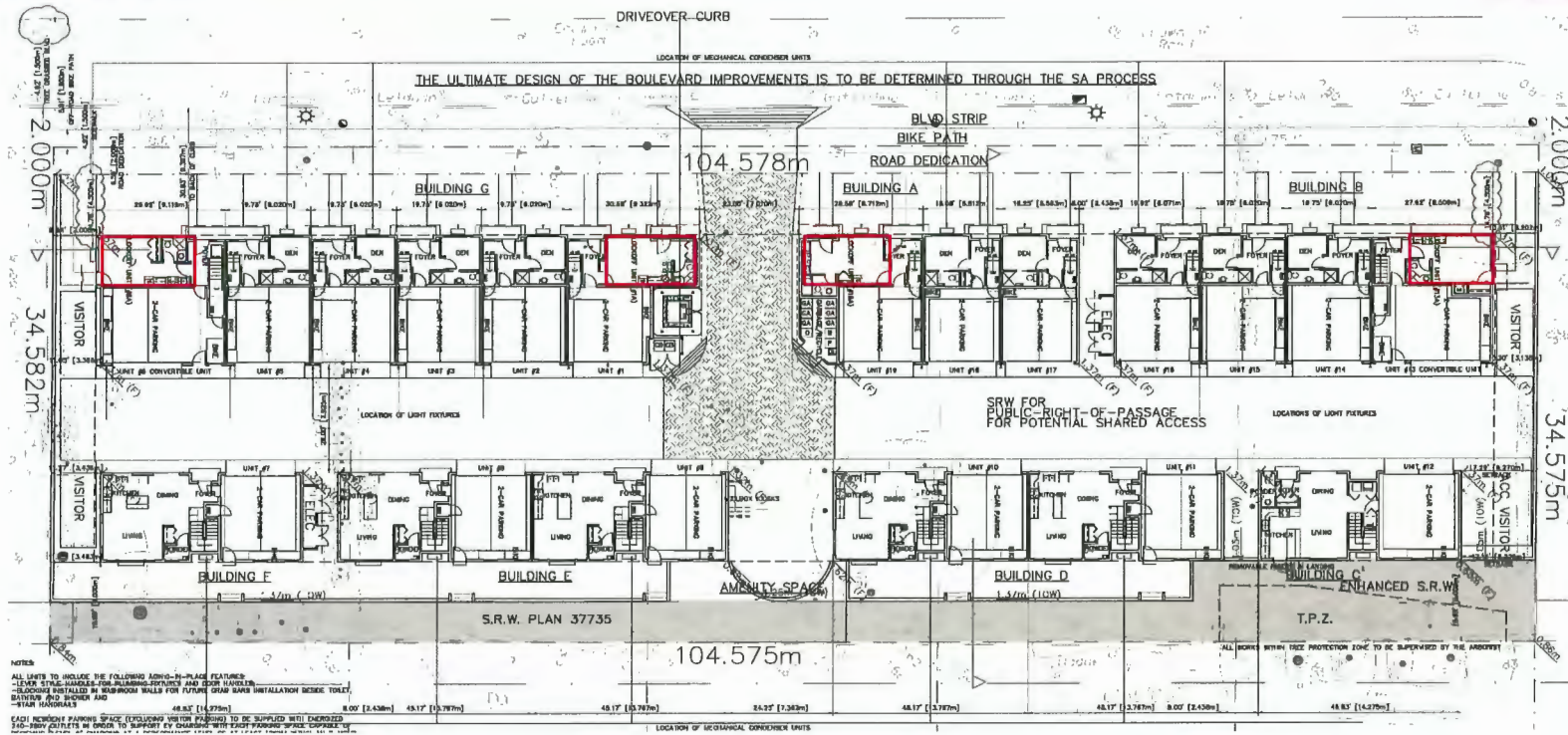
- New hydrant on south site of entry driveway
- Max 45m from hydrant to fire truck
- Max 45m from fire truck to every unit entry doors
- Measured in lines parallel to driveways

Accessibility



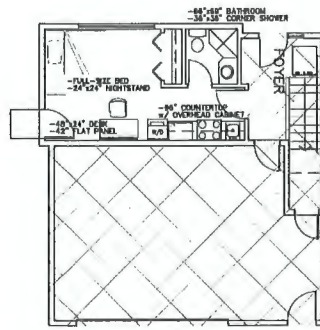
- 2 convertible units provided at N & S ends of front buildings
- Site fully accessible
- 1 accessible visitor van parking
- Outdoor amenity space centrally located (Fulfill 6 sm. per unit (114 sm.))
- Common garbage and recycle room located off entry driveway
- Mailbox kiosk in outdoor amenity space

Lock off units

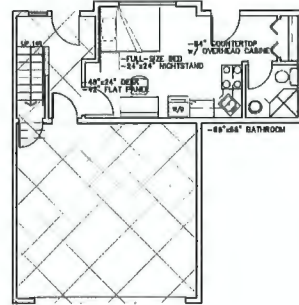


- 4 lock off units provided at N & S corner of front buildings and either side of entry driveway
- Designated pathway to doors of convertible units

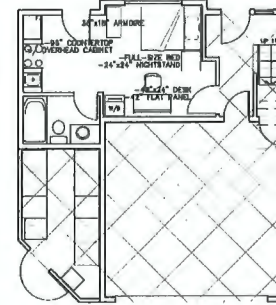
Lock Off Units



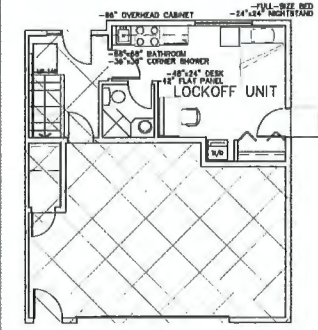
LOCKOFF UNIT
BUILDING G: ~25.46SM



LOCKOFF UNIT
BUILDING G: ~25.72SM



LOCKOFF UNIT
BUILDING A: ~25.96SM



LOCKOFF UNIT
BUILDING B: ~25.39SM

- 4 lock off units
- Fulfills min 25 sm
- Includes bath, kitchenette, sleeping area and a desk
- Stacked washer / dryer in all units

Sustainability

- **Step Code 3**
- **Certified Energy Advisor**
- **Air source heat pump**
10 HSPF for heating & 18 SEER for cooling
(3'-6" ht. Al Knotwood fence for AC screening
(Removable for maintenance))
- **Electric hot water tank**
(min. 0.85 EF)
- **HRV** (min 65% SRE @ 0 c)
- **Insulation** fulfill advisor's requirements
- **Windows** (U- 1.38)
- **Doors** (Fiberglass polystyrene core)
- **Airtightness** (2.5 ACH @50 Pa)

Water Conservation

- Dual flush toilets
- Drought tolerant plants

Energy Conservation

- Energy star appliances
- LED lighting
- Electric car charging
- Programmable thermostats
- Motion sensing light in power rm and master ensuite
- Low E glass windows

Building materials

- Renewable materials – wood
- Local building materials
- Durable building materials

Waste Reduction

- 3 stream waste bins for construction
- Compost bins in kitchen
- Garbage and recycle bins in garage

Health and Air quality

- Retain and plant perimeter trees
- LOC paints, adhesives and floorings

Form & Character



- Westcoast contemporary style
- To provide a clean look including all trims for fiber cement board to be the same color
- More appealing to younger generation families
- Provide 4 lock off units as mortgage helping for young families
- zoom from Community Commercial Center with a daycare / after school

Form & Character



- Architectural character consistent with other successful projects in Shellmont neighborhood including Five Road by Anthem and Jasmine at the Gardens
- To bring in young families to give energy to this community and improve low enrollment to schools

Exterior colors and materials - Front buildings



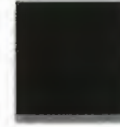
- Fiber cement panels
(Night Grey , Iron Grey
and off white painted)
- Gutter, downpipes
(Charcoal)

Fiber cement siding
(Nichiha Wood Series
-Vintagewood cedar)

Windows and garage doors
(Night Grey , Iron Grey)

Front doors
(Night Grey , Iron Grey)

Exterior colors and materials - Rear buildings



- Fiber cement panels
(Night Grey , Iron Grey
and off white painted)
- Gutter, downpipes
(Charcoal)

Fiber cement siding
(Nichiha Wood Series
-Vintagewood cedar)

Windows and garage doors
(Night Grey , Iron Grey)

Front doors
(Night Grey , Iron Grey)



View from No 4 Road



View at site entrance driveway



View at north-west corner from No 4 Rd



View at south-west corner from No 4 Rd



View at south-east corner from neighboring properties

Landscape Plan 1

NO. 4 ROAD



FURNITURE LEGEND

BENCH: 48\"/>
 BICYCLE RACK: 48\"/>
 PLAY STRUCTURE: 48\"/>

PAVING LEGEND

PERMEABLE PAVING: 48\"/>
 PERMEABLE PAVING: 48\"/>
 PERMEABLE PAVING: 48\"/>

FENCE LEGEND

4\"/>
 4\"/>
 4\"/>

LIGHTING LEGEND

1\"/>
 1\"/>

PLANT SCHEDULE

NO.	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE (REMARKS)
1	1	STREET TREE	TYPE AND LOCATION BY CITY	PCM CAL, 24\"/>

NOTE: * PLANT BUDS IN THIS LIST ARE SPECIFIED ACCORDING TO THE IBC LANDSCAPE STANDARDS AND CANADIAN LANDSCAPE STANDARDS. LATEST CROWN CONTAINER BUDS SPECIFIED AS PER CALIFORNIA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTICAL REVIEW BY LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE (5) DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BE LANDSCAPE STANDARDS AND CANADIAN LANDSCAPE STANDARDS. DEFINITION OF CONDITIONS OF AVAILABILITY: * ALL LANDSCAPE MATERIAL AND VERNACULAR MUST BE OBTAINED FROM LANDSCAPE STANDARDS AND CANADIAN LANDSCAPE STANDARDS LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * DO NOT GROW OR PERMITTED TO GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

PLANT SCHEDULE

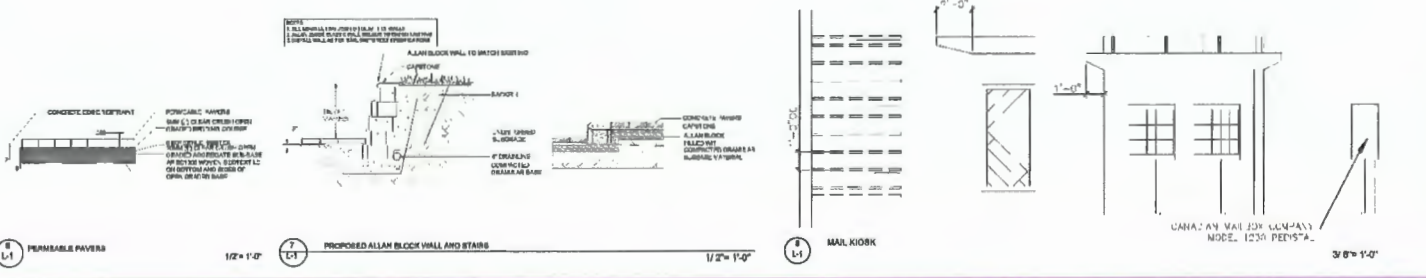
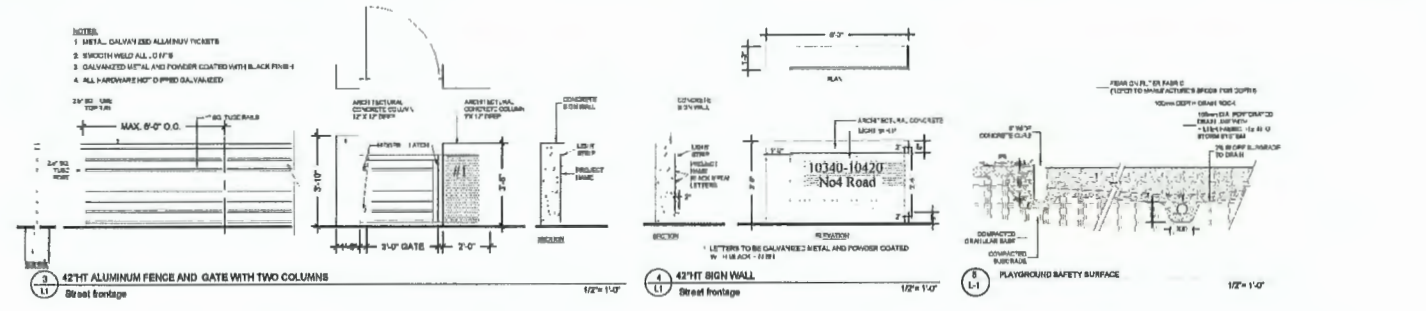
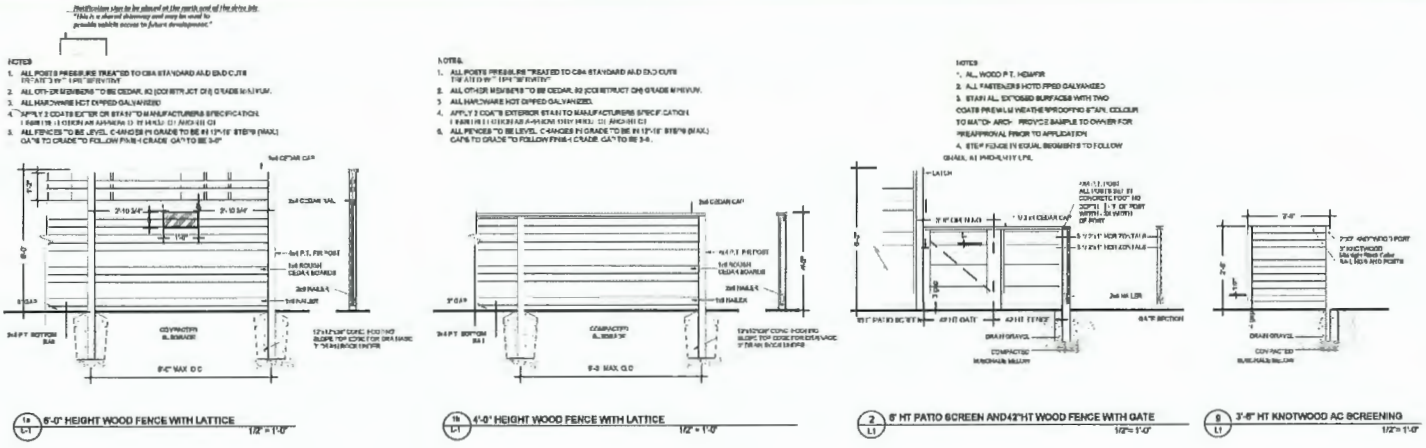
NO.	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE (REMARKS)
1	4	ACER PALMATA	JAPANESE MAPLE	6CM CAL, 18\"/>
2	1	ACER PALMATA ATROPURPUREA	RED JAPANESE MAPLE	6CM CAL, 18\"/>
3	1	ACER RUBRA	RED BURNING MAPLE	6CM CAL, 18\"/>
4	1	FAUUS BRYANTIA DAWSONII	FAIRBANKS OR DAWSON'S BIRCH	11.5CM CAL, 18\"/>
5	2	FAUUS BRYANTIA DANFORTHII	DAWSON'S PURPLE BIRCH	11.5CM CAL, 18\"/>
6	1	MACHONIA SOULARI	PINK STAR MACHONIA (LARGE PINK)	6CM CAL, 18\"/>
7	1	PICEA OMBRIKA BRUNEA	ORIENTAL SPRUCE	30\"/>
8	2	PICEA NODOSA	NOODOSA BLACK PINE	30\"/>
9	2	PRUNUS BRUNEA ATIA PANDOLFIANA	AMERICAN BLACK CHERRY	6CM CAL, 18\"/>

NOTE: * PLANT BUDS IN THIS LIST ARE SPECIFIED ACCORDING TO THE IBC LANDSCAPE STANDARDS AND CANADIAN LANDSCAPE STANDARDS. LATEST CROWN CONTAINER BUDS SPECIFIED AS PER CALIFORNIA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTICAL REVIEW BY LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE (5) DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BE LANDSCAPE STANDARDS AND CANADIAN LANDSCAPE STANDARDS. DEFINITION OF CONDITIONS OF AVAILABILITY: * ALL LANDSCAPE MATERIAL AND VERNACULAR MUST BE OBTAINED FROM LANDSCAPE STANDARDS AND CANADIAN LANDSCAPE STANDARDS LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * DO NOT GROW OR PERMITTED TO GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

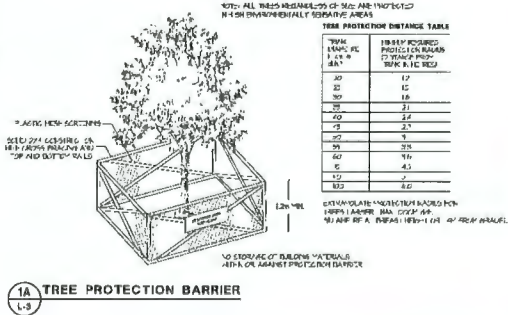
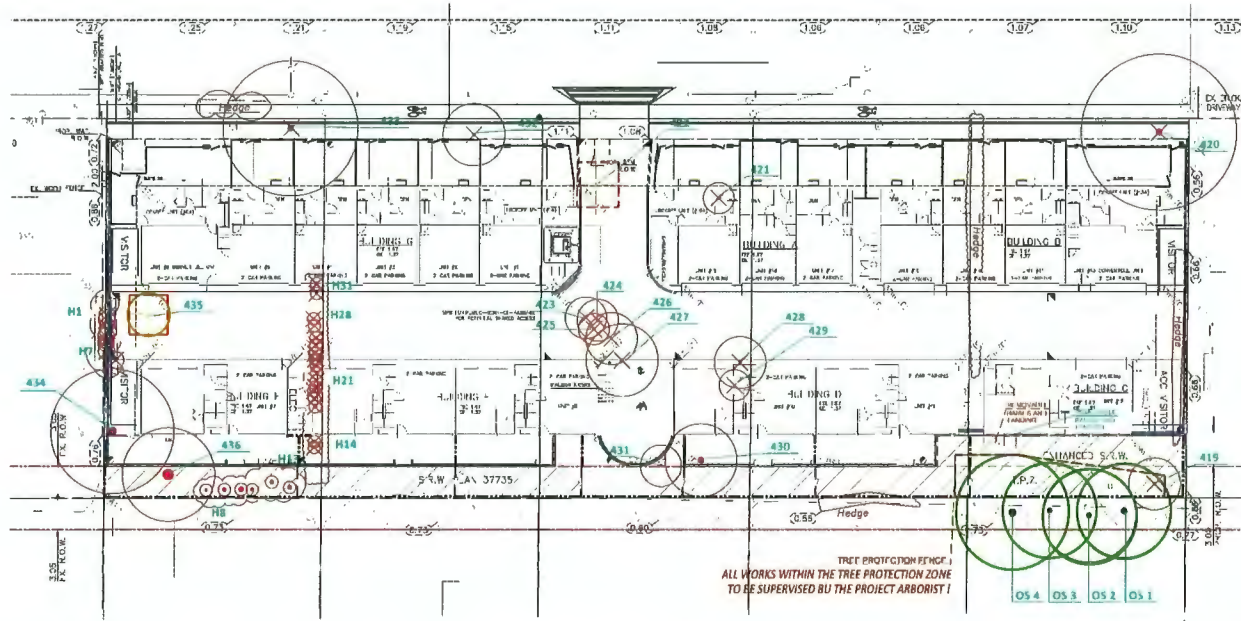
NOTE: * All landscape assets to be irrigated with an efficient automatic irrigation system with 1/2\"/>



Landscape Plan 3



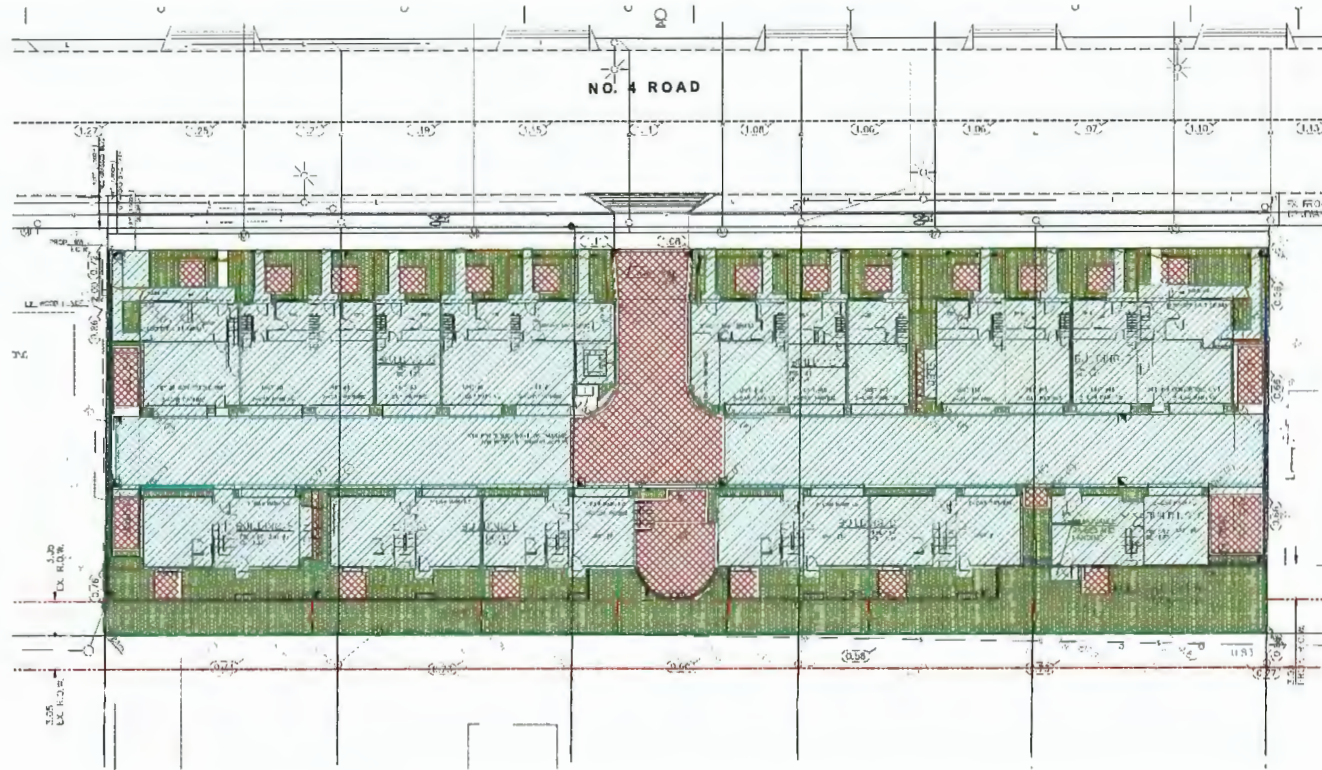
Landscape Plan 4






Tag	Species	DBH (cm)	TPZ (m)
419	Fig	40	2.40
420	Deodar cedar	73	4.38
421	Fig	39	2.34
422	Japanese maple	30	1.80
423	Smaragd cedar	36	2.16
424	Smaragd cedar	40	2.40
425	Smaragd cedar	28	1.68
426	Oyama magnolia	24	1.44
427	Japanese maple	36	2.16
428	Himalayan birch	48	2.88
429	Elderberry	24	1.44
430	Apple	43	2.58

431	Apple	21	1.26
432	Cherry	39	2.34
433	Norway maple	57	3.42
434	Flowering cherry	82	4.92
435	Pink snowbell	27	1.62
436	Hazelnut	30	1.80
H1-	Western red cedar	30	1.80
H7	Western red cedar	30	1.80
H8-	Western red cedar	30	1.80
H13	Western red cedar	30	1.80
H14-	Western red cedar	30	1.80
H31	Western red cedar	30	1.80
os1	Hemlock	60	3.60
os2	Hemlock	60	3.60
os3	Hemlock	60	3.60
os4	Western red cedar	85	5.10

Landscape Plan 5



	COVERAGE WITH LIVE PLANT MATERIALS 33.80% (303,433 sq ft / 8,412 sq m)
	COVERAGE WITH PERMEABLE SURFACE 14.70 (271,783 sq ft)
	COVERAGE WITH NON PERMEABLE SURFACE 59.50% (2,333,10 sq ft)



THANK YOU

Presentation Team:

Robin Glover - Polygon Homes

Greg Voute - RLA Architects

Jergus Oprsal - PWL Partnership Landscape Architects



TALISMAN
AFFORDABLE & RENTAL HOUSING

CAMBIE ROAD & GARDEN CITY ROAD, RICHMOND, B.C.
DEVELOPMENT PERMIT RESUBMISSION

Development Permit Panel Presentation - June 28, 2023



Project Context



Phase 1
of a four phase
development

Offsites
delivered
concurrently with
Phase 1
occupancy

Future city park
to the south

Project Context

Site Plan & Aerial Overlay - Scale: 1:1000 Metric



Accessible connection through the site from north to south via ramps

Accessible connection to new park west of site

6-storey wood frame construction on a single level parkade

Massing organized around a central amenity courtyard

Active edges with patios & homes overlooking public spaces

Indoor amenities close to entries and connected to exterior common areas

Roof top amenity See Landscape

Access to entries and parkade from New Road

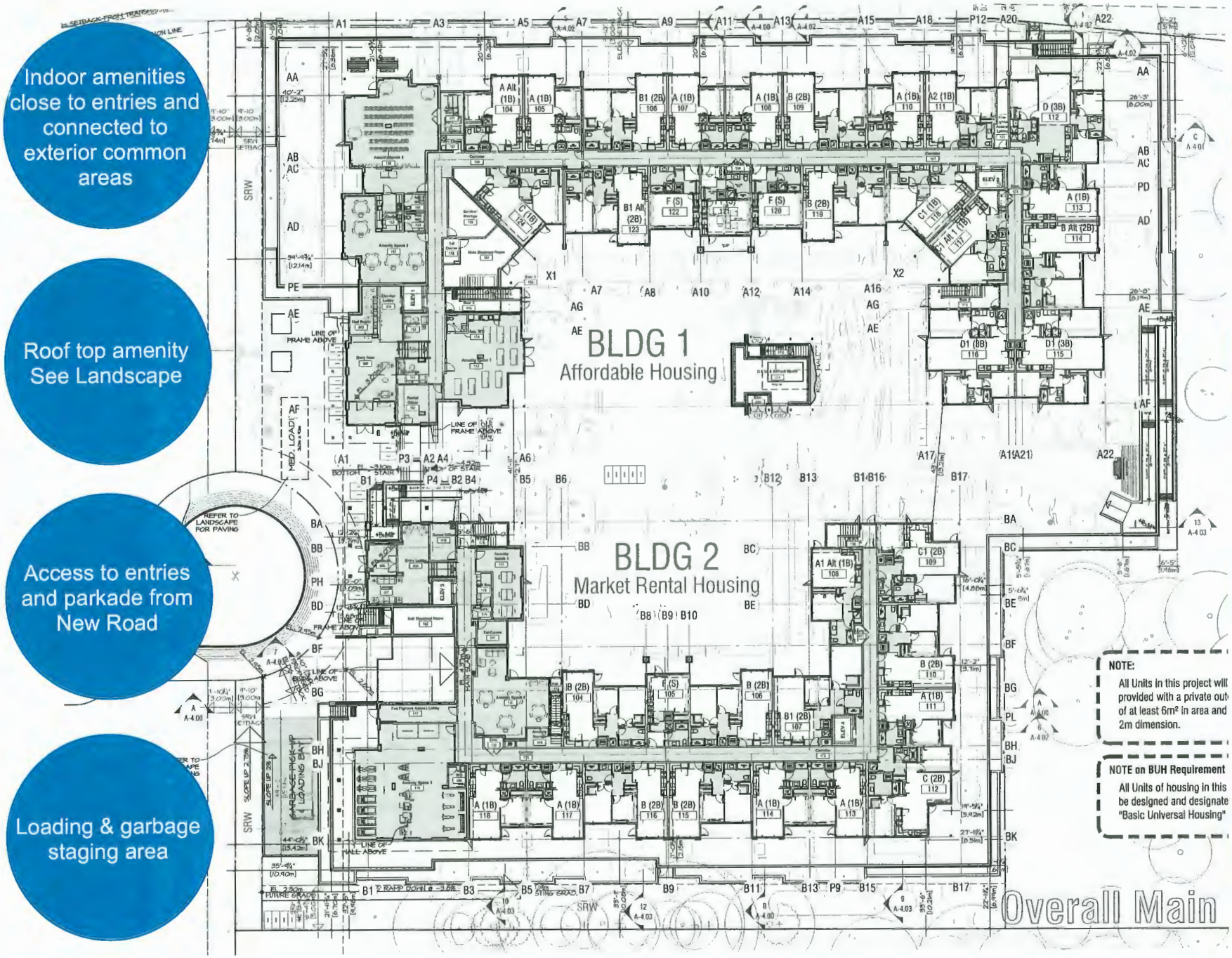
Loading & garbage staging area

156 Affordable Rental homes in Building 1

120 Market Rental homes in Building 2

Accessible ramp connection to future City park

All homes to meet Richmond's Basic Universal Housing standards



NOTE:
All Units in this project will provided with a private out of at least 6m² in area and 2m dimension.

NOTE on BUH Requirement
All Units of housing in this be designed and designate "Basic Universal Housing"

Overall Main

Artistic Visualizations

Overall Development

Significant corners expressed with frames

Largest building frames located at entry points

Entry canopies expressed with warm wood colour

Ramp added to connect the podium with the future park via accessible route



Building 1 & 2 Entry from East Road Roundabout.



Building 1 & 2 Courtyard facing Proposed Park looking North



Aerial View of Building 1 & 2 Entries towards South

Artistic Visualizations

Overall Context

Overall development starts with lower massing to the south...

...taller massing located to the north and west

Accessible ramp connection from podium to future park



Building 1&2 South view from new park

Artistic Visualizations

Building 1

Parkade visually reduced through planting, stepping, material treatment, and guardrail style

Roof pop-ups create roof line articulation to correspond with building steps

DEU plant for future connection adds animation to the courtyard...

...and placed to provide optimal open space for outdoor amenity



Northeast Corner along Garden City Road



Southeast Corner along Garden City Road



Building 1 Courtyard looking Southeast



Roofing
2-Ply SBS Roofing
Coloured Light Grey



Fascia & Trim: Dark
1" Fibre Cement
B.M. 2120-30 Witching Hour



Trim & Panel: Neutral
Fibre Cement
B.M. 2119-40 Silver Strak



Feature Cladding: Warm
6" Exposure Wood-like Fibre Cement
Woodlone Summer Wheat



Siding & Trims: Light
8" Exposure Fibre Cement
B.M. OC-66 Snow White



Siding & Trims: Neutral
8" Exposure Fibre Cement
B.M. OC-680 Raindance



Soffit: Typical
Light Coloured Fibre Cement
B.M. OC-66 Snow White



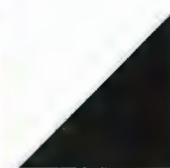
Feature Cladding: Neutral
6" Exposure Wood-like Fibre Cement
Woodlone Cascade Slate



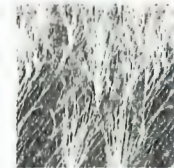
Panel: Light
Light Coloured Fibre Cement
B.M. OC-66 Snow White



Feature Panel:
Fibre Cement - Blue/Green/Yellow
See A-3.27 for Colour & Details



Metal & Glass Guardrails
Light Coloured: Cascadia Metals Polar White
Dark Coloured: Cascadia Metals Iron Ore



Glass Guard Panel
Laminated Safety Glass Panels
With Custom Etched or Fritted Design



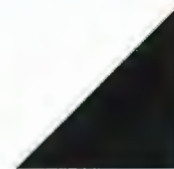
Brick: Dark
Mangense Ironspot
Roman Size - Half Running Bond



Heavy Timber Columns
Colour match Woodlone Summer Wheat



Concrete Lintels: Neutral
Neutral Concrete Colour



Windows
Light Coloured: White
Dark Coloured: Match Cascadia Metals Iron Ore

Colour palette

Light colours above dark brick base

Dark fascia, guardrails, and trim

Colour & Material Board



Art district expressed by feature colours and unique guard design

Bird friendly frit pattern, inspired by Richmond fields, applied to guardrail of corner frames

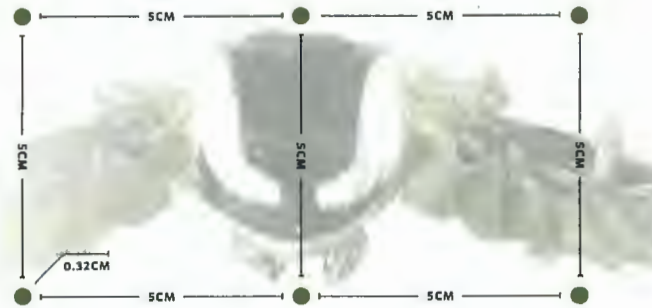
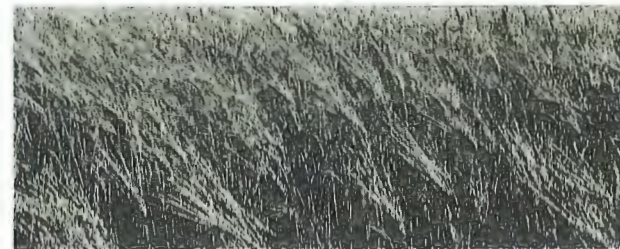


FIG 1) Diagram of bird friendly glazing pattern with visual markers at maximum 5cm x 5cm spacing IMAGE SOURCE: FLAP CANADA

11c Bird Friendly Glazing

Project will adhere to bird-friendly glazing by utilizing the following techniques as outlined in the UBC bird Friendly Design Guidelines for Buildings.

- The use of an adhesive film, acid-etch, or frit pattern. Pattern to be high contrast and dense: spacing at maximum 5cm x 5cm apart with markers no more than 0.32cm in size.
- Application of patterns to the exterior surface of glazing to minimize reflections
- Application of fritted grass pattern to all glazed guardrailings
- Application of dotted pattern (Fig 1) to all standard vision glass on the first four storeys.



Example of "grass" pattern on glazed balcony railings

Glass windows of first four floors to include bird friendly dot-matrix frit pattern

Bird Friendly Glazing



Feature Panel: Blue
 Fibor Cement
 B.M. 831 Stratford Blue



Feature Panel: Green
 Fibor Cement
 B.M. 669 Garden Oasis

Art district
 expressed by
 feature colours and
 unique guard
 design



Feature Panel: Yellow
 Fibor Cement
 S.W. 6632 June Day



Feature Colour Map

Feature Frame Colours

Material Legend

Provide samples of all exterior colours & materials for review & approval

- 1 **Roofing**
2-Ply SBS Roofing
Coloured Light Grey
- 2 **Fascia & Trim: Dark**
1" Fibre Cement
B.M. 2120-30 Witching Hour
- 3 **Trim & Panel: Neutral**
Fibre Cement
B.M. 2119-40 Silver Streak
- 4 **Feature Cladding: Warm**
6" Exposure Wood-like Fibre Cement
Woodstone Summer Wheat
- 5 **Siding & Trims: Light**
8" Exposure Fibre Cement
B.M. OC-66 Snow White
- 6 **Siding & Trims: Neutral**
8" Exposure Fibre Cement
B.M. CC-818 Alhabasca
- 7 **Soffit: Light**
Light Coloured Fibre Cement
B.M. OC-66 Snow White
- 8 **Feature Cladding: Neutral**
6" Exposure Wood-like Fibre Cement
Woodlone Cascade Slate
- 9 **Panel: Light**
Light Coloured Fibre Cement
B.M. OC-66 Snow White
- 10a **Feature Panel: Blue**
Fibre Cement Panel, 1/2" thick, attachment of panel w/ colour matching metal reveal system & colour matching fasteners. B.M. AF-580 Luxe
- 10b **Feature Panel: Green**
Fibre Cement Panel, 1/2" thick, attachment of panel w/ colour matching metal reveal system & colour matching fasteners. B.M. 699 Garden Oasis
- 10c **Feature Panel: Yellow**
Fibre Cement Panel, 1/2" thick, attachment of panel w/ colour matching metal reveal system & colour matching fasteners. S.W. 6882 June Day
- 11a **Dark Coloured Metal Guardrails**
Cascadia Metals Iron One
- 11b **Light Coloured Metal Guardrail**
Cascadia Metals Polar White
- 11c **Glass Guard Panel**
Laminated Safety Glass Panels
with Custom Etched or Filled Design
- 12 **Heavy Timber Columns**
Colour Match Woodstone Summer Wheat
- 13 **Brick: Dark**
Manganese Ironspot
Norman Size - Half Running Bond
- 14 **Concrete Lintels: Neutral**
Natural Concrete Colour
- 15 **Windows**
Light Coloured: White
Dark Coloured: Match Cascadia Metals Iron One
- 16 **Architectural Concrete**
Painted
B.M. Pigeon Gray Elastomeric Paint
- 17 **Mechanical Equipment Screen**
Painted Aluminum
Colour white



A Building 1 - Lobby Elevation
A-3.19 SCALE: NTS



B Building 2 - Lobby Elevation
A-3.19 SCALE: NTS

Warm wood tones and pedestrian scale at residential building entries

Lobby Elevations

Material Legend - DEU

Provide samples of all exterior colours & materials for review & approval

- | | | |
|--|--|---|
| 1 Roofing
2-Ply SBS Roofing
Coloured Light Grey | 4 Soffit: Warm
8" Exposure Wood-like Fibre Cement
Woodtone Summer Wheel | 7 Windows
Aluminum Window Wall, Single Glazed.
Dark Coloured: Match Cascadia Metals Lion One |
| 2 Fascia & Trim: Dark
1" Fibre Cement, Double Fascia
B.M. 2120-30 Witching Hour | 5 Brick: Dark
Manganese Ironspot
Norman Size - Running Bond | 8 Feature Climbing Wall
Concrete Free-Formed Faux Rock |
| 3 Feature Panel: Yellow
Fibre Cement
B.M. Wenge AF-190 | 6 Concrete: Neutral
Natural Concrete Colour | 9 Siding & Trims: Light
8" Exposure Fibre Cement
B.M. OC-66 Snow White |

DEU building
re-imagined with
character to match
residential
lobbies

Climbing wall to
south face of DEU
building



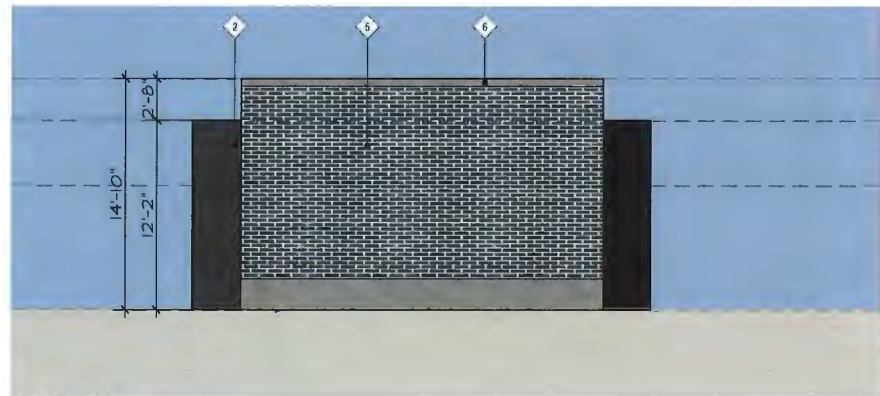
West Elevation



South Elevation



East Elevation



North Elevation

DEU Elevations

Decorative metal guardrail at parkade steps

Parkade material change at recesses

Parkade visually reduced through planting at parkade steps



Enlarge View of Decorative Art Railing along Garden City Road



Alternating Series of Decorative Art Guard Rails as viewed from street level



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1850 - West 8th Avenue, Vancouver, BC V6J 1Y4

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Revisions:

Dec 4, 2020

Based for Rezoning

Dec 23, 2020

Update 2: Issued for Rezoning

June 17, 2022

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March 8, 2023

Resubmission #3 for Development Permit

May 30, 2023

Response to comments from Resubmission #3 for Development Permit

DP Plan#

May 30, 2023

DP 22-015851

For



Polygon Homes

TALISMAN

AFFORDABLE & RENTAL HOUSING

Cambie & Garden City Rd.

Richmond, B.C.

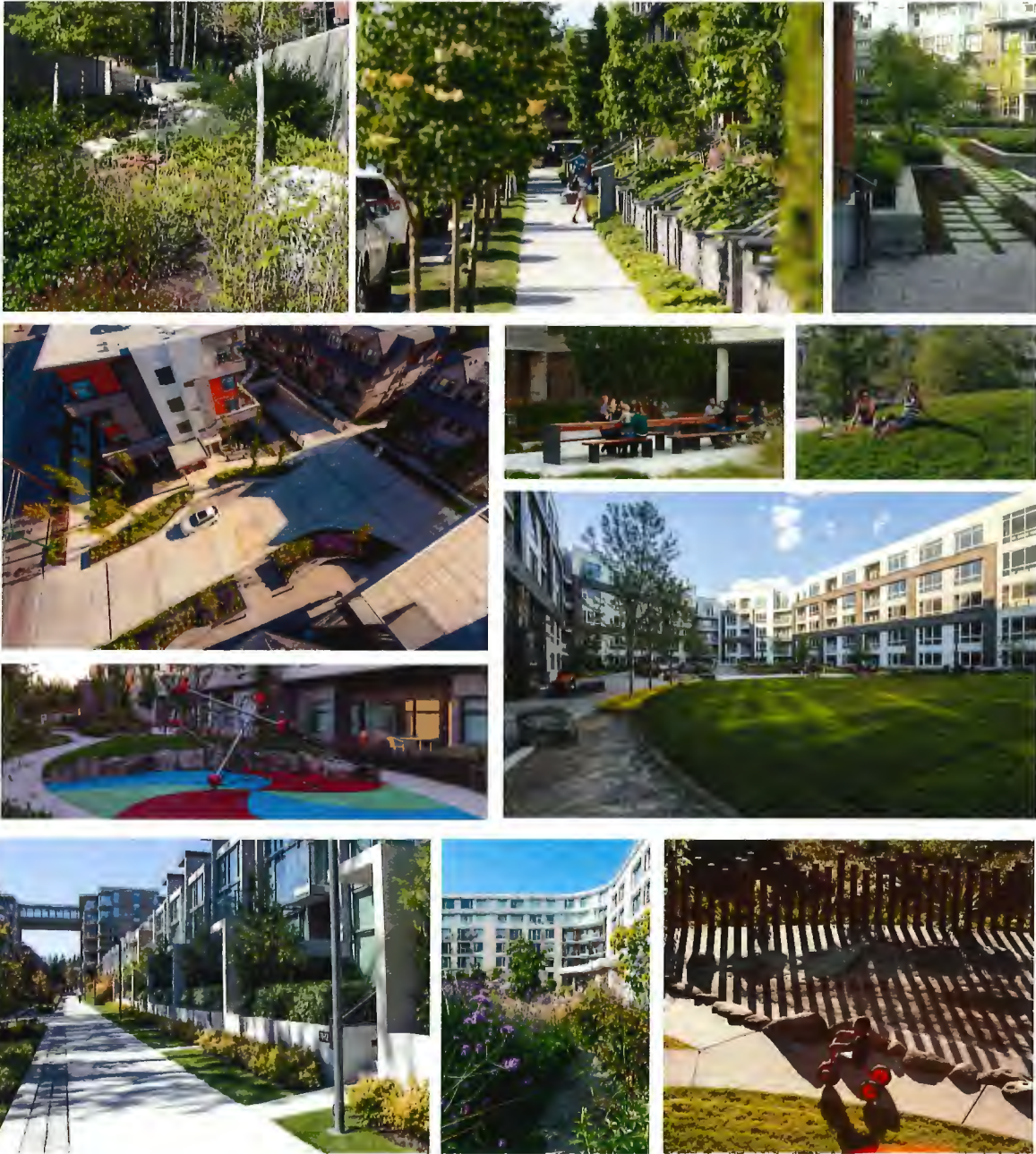
Art Railing Detail

Scale: NTS
June 21, 2023

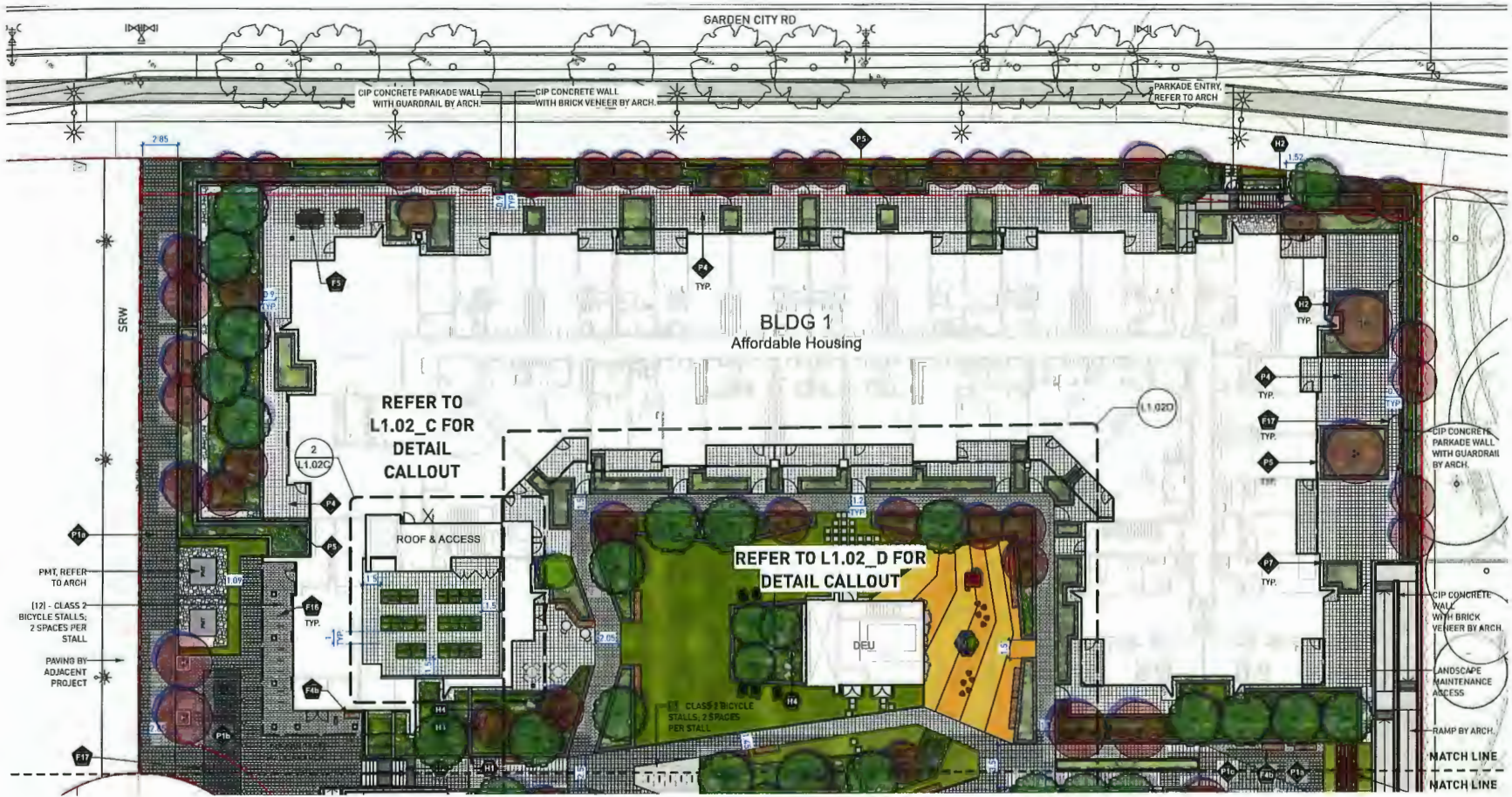
A-3.29

Landscape

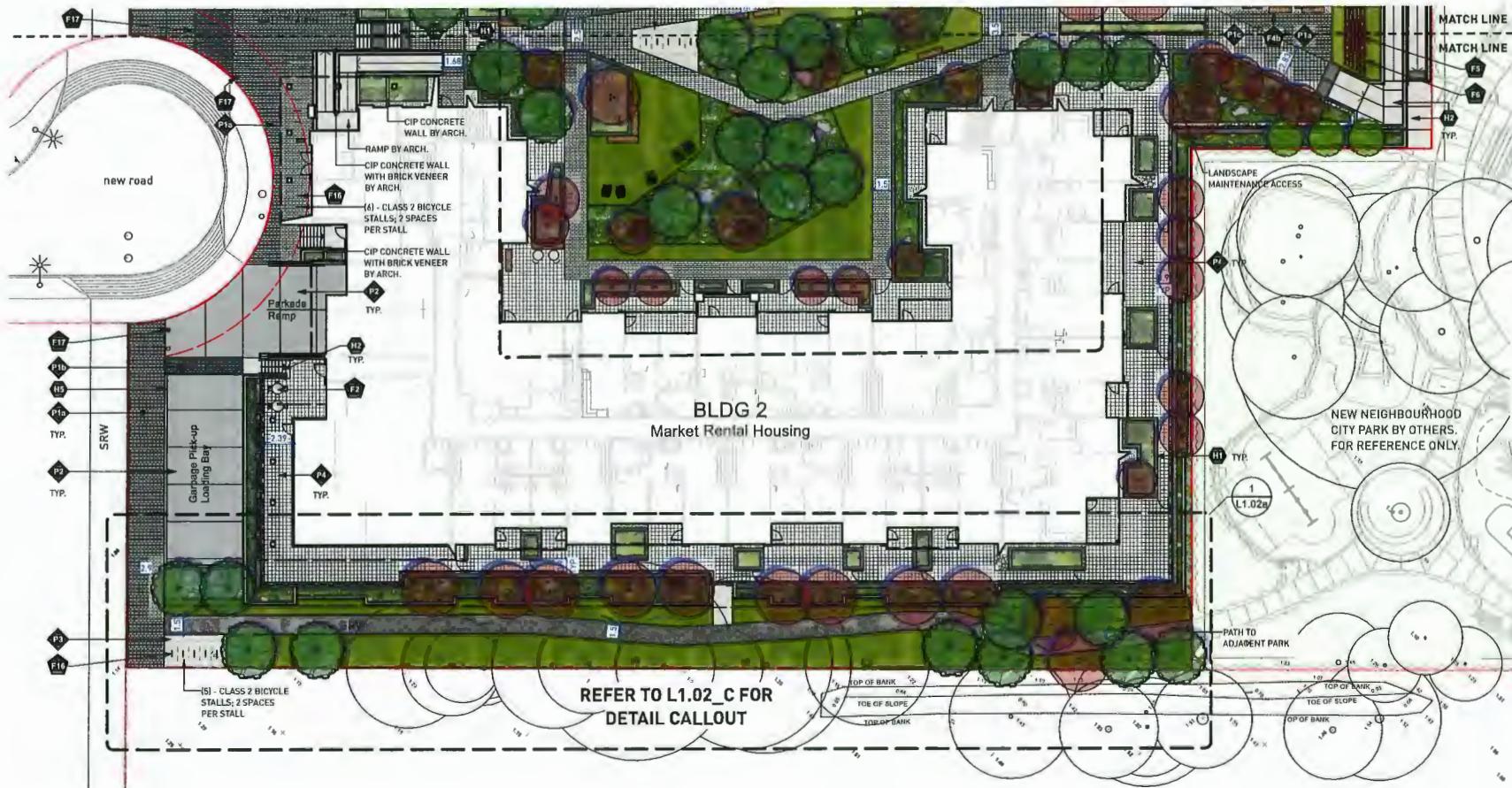




Landscape Precedents



Layout & Materials: East



0 10 20 m
Layout & Materials: West



F7 - KOMPAN - PLAYHOUSE



F9 - KOMPAN - BLOQX



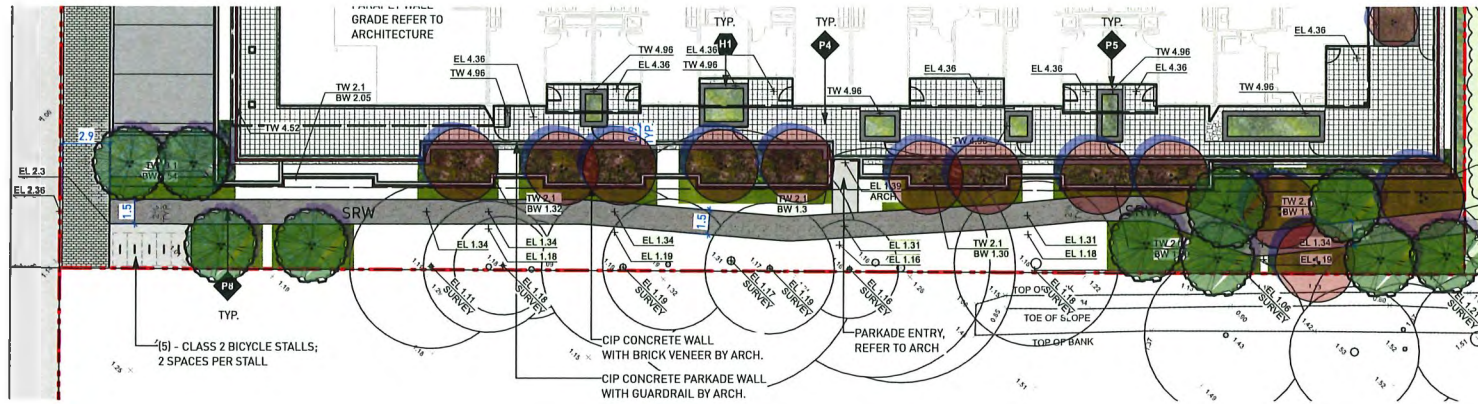
F8 - KOMPAN - WATERLILIES



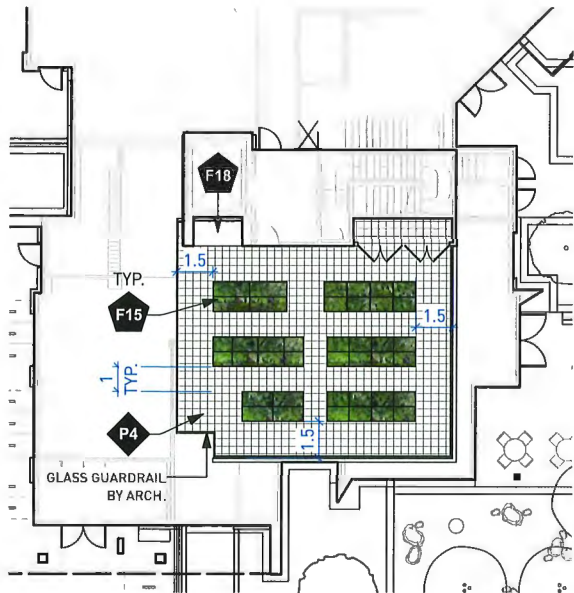
F12 - CLIMBING WALL

FOR LEGENDS AND NOTES
REFER TO DRAWING L1.01

Layout & Materials: Central



1 WEST PUBLIC WALKWAY
Scale: 1:300



2 ROOF URBAN AGRICULTURE AREA
Scale: 1:200

Layout & Materials: West Pathway & Rooftop



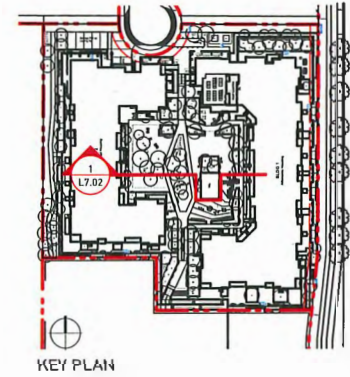
Courtyard Experience



Landscape Mound

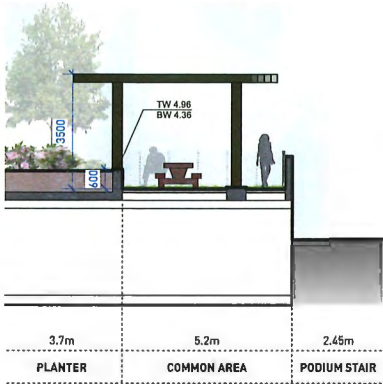


Planter with Seating

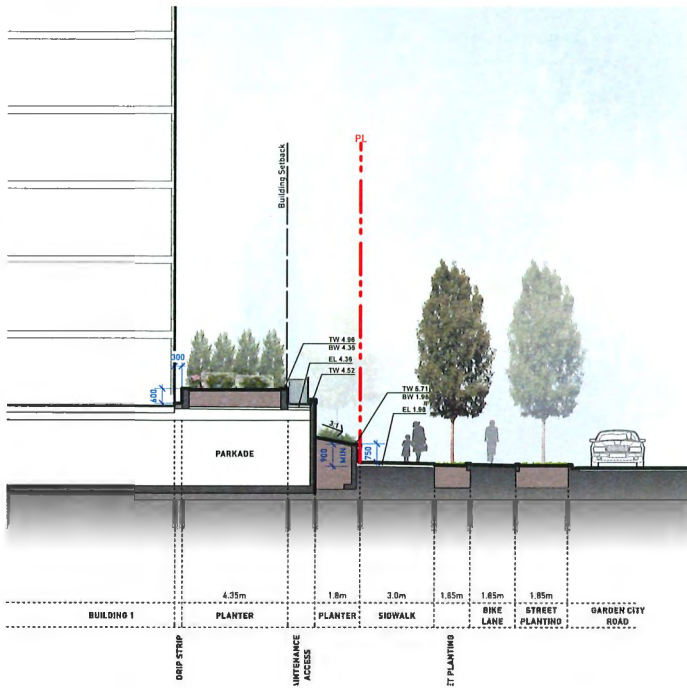
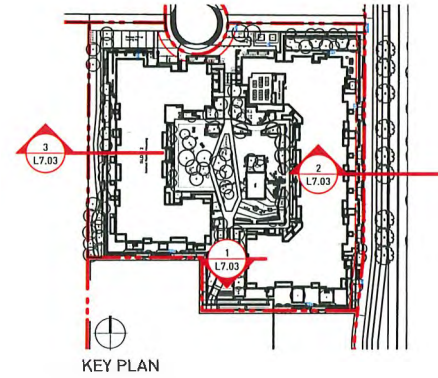


1 North Courtyard Elevation
Scale: 1:200

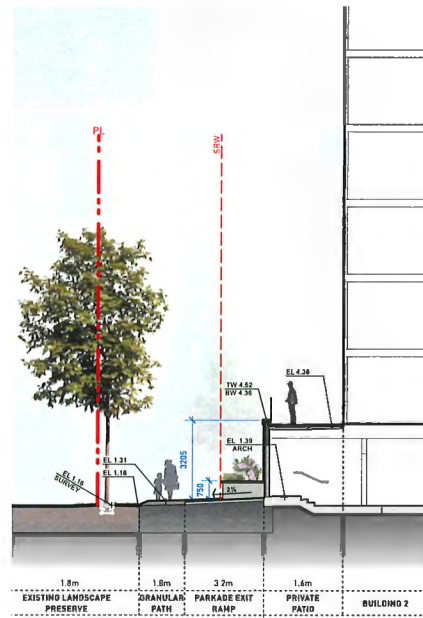
East-West Section



1 Trellis Elevation
Scale: 1:150



2 Wall Section Along Garden City Road
Scale: 1:200

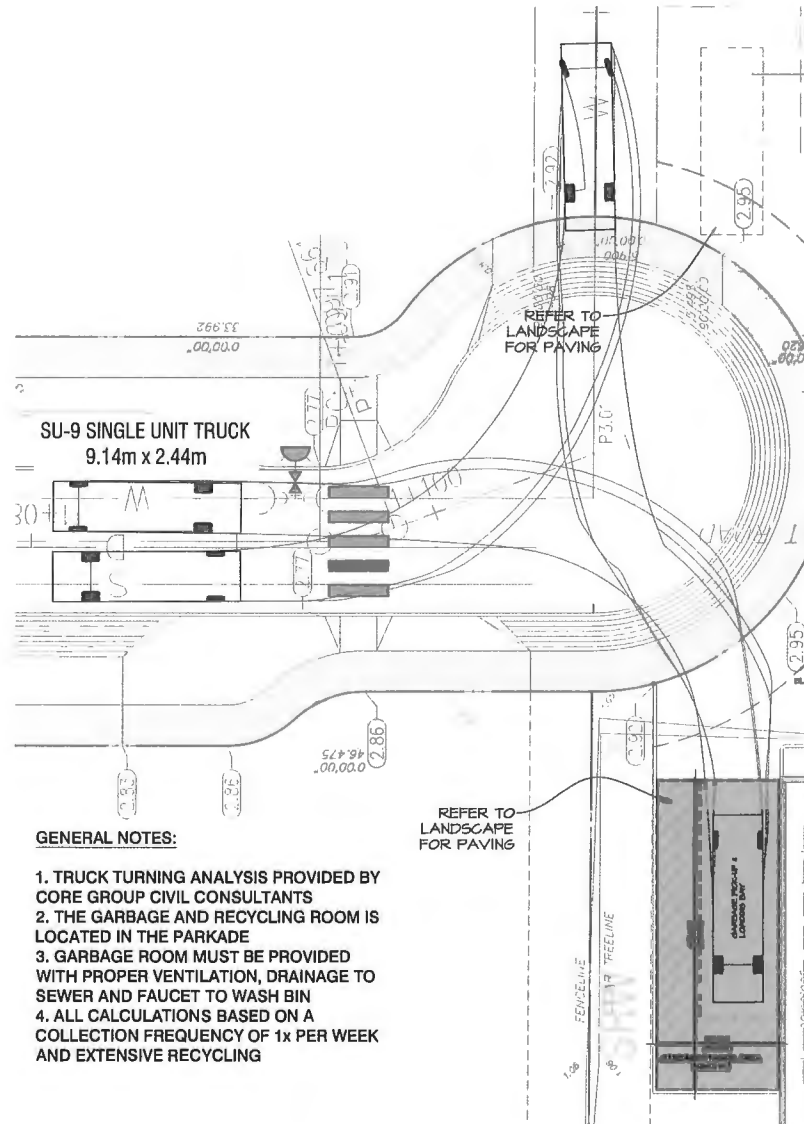


3 Wall Section Along West Parkway
Scale: 1:200

Detail Sections

Extra Sheets





GENERAL NOTES:

1. TRUCK TURNING ANALYSIS PROVIDED BY CORE GROUP CIVIL CONSULTANTS
2. THE GARBAGE AND RECYCLING ROOM IS LOCATED IN THE PARKADE
3. GARBAGE ROOM MUST BE PROVIDED WITH PROPER VENTILATION, DRAINAGE TO SEWER AND FAUCET TO WASH BIN
4. ALL CALCULATIONS BASED ON A COLLECTION FREQUENCY OF 1x PER WEEK AND EXTENSIVE RECYCLING

1 Garbage Truck Turning Radius
SCALE: 1" = 30'-0"

City of Richmond - Waste Management Requirements

Number of Bins Required

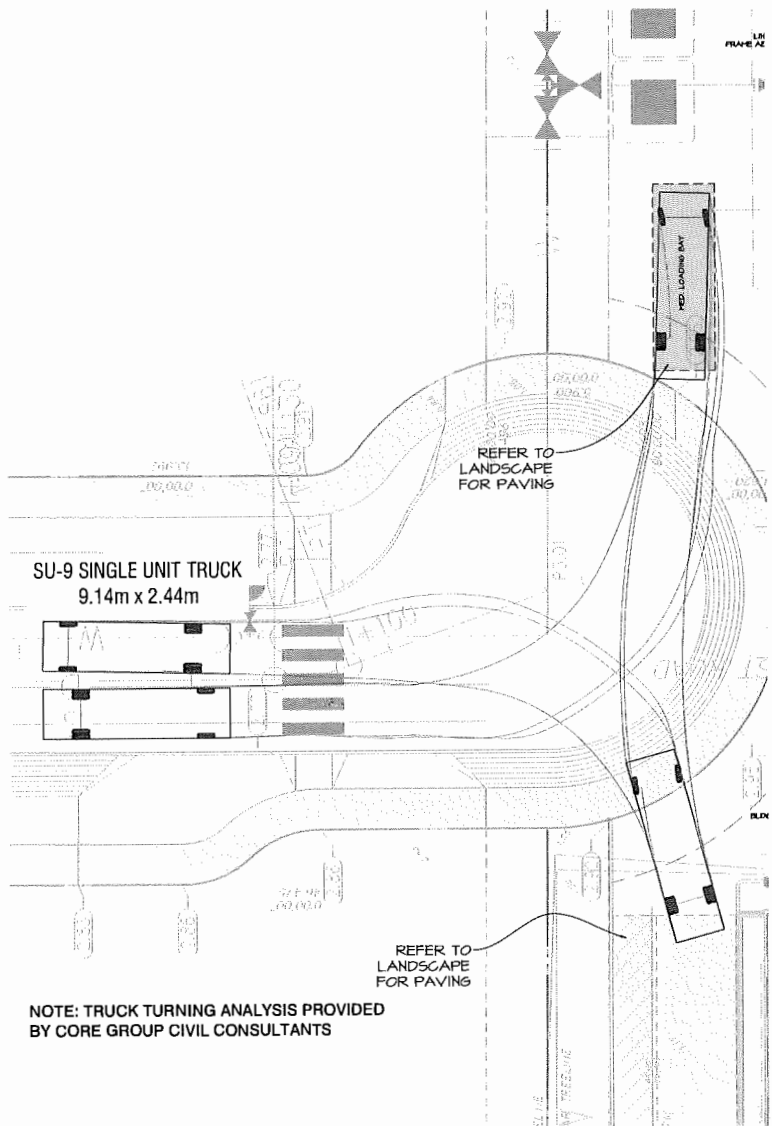
Waste Type	Quantity	Bin Type	Footprint of Bin (m ²)
Mixed Containers	12	360L Cart	0.56
Mixed Paper	8	360L Cart	0.56
Food Scraps	11	240L Cart	0.43
Glass	2	120L Cart	0.26
Cardboard	2	4yd ³ Bin	2.51
Garbage	6	4yd ³ Bin	2.51

Storage Space

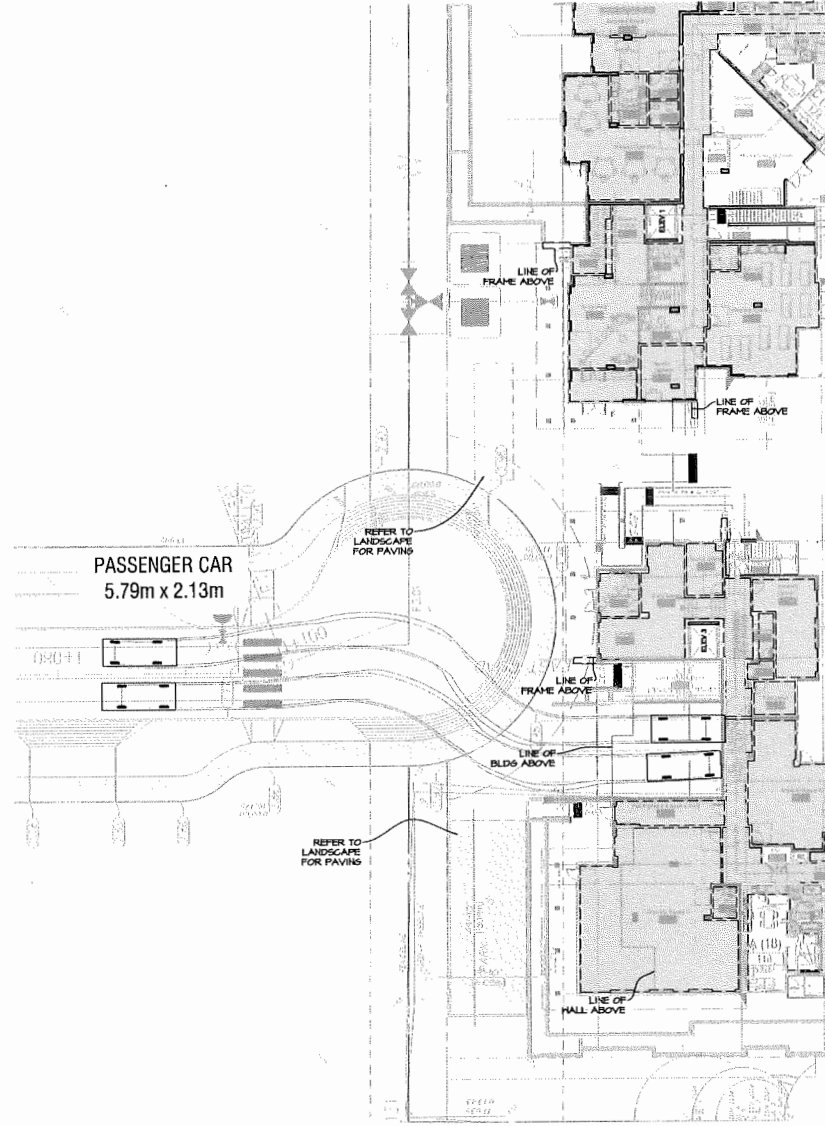
Space Required	Space Proposed
82.2 m ² / 884.7 ft ²	92.6 m ² / 998.7 ft ²



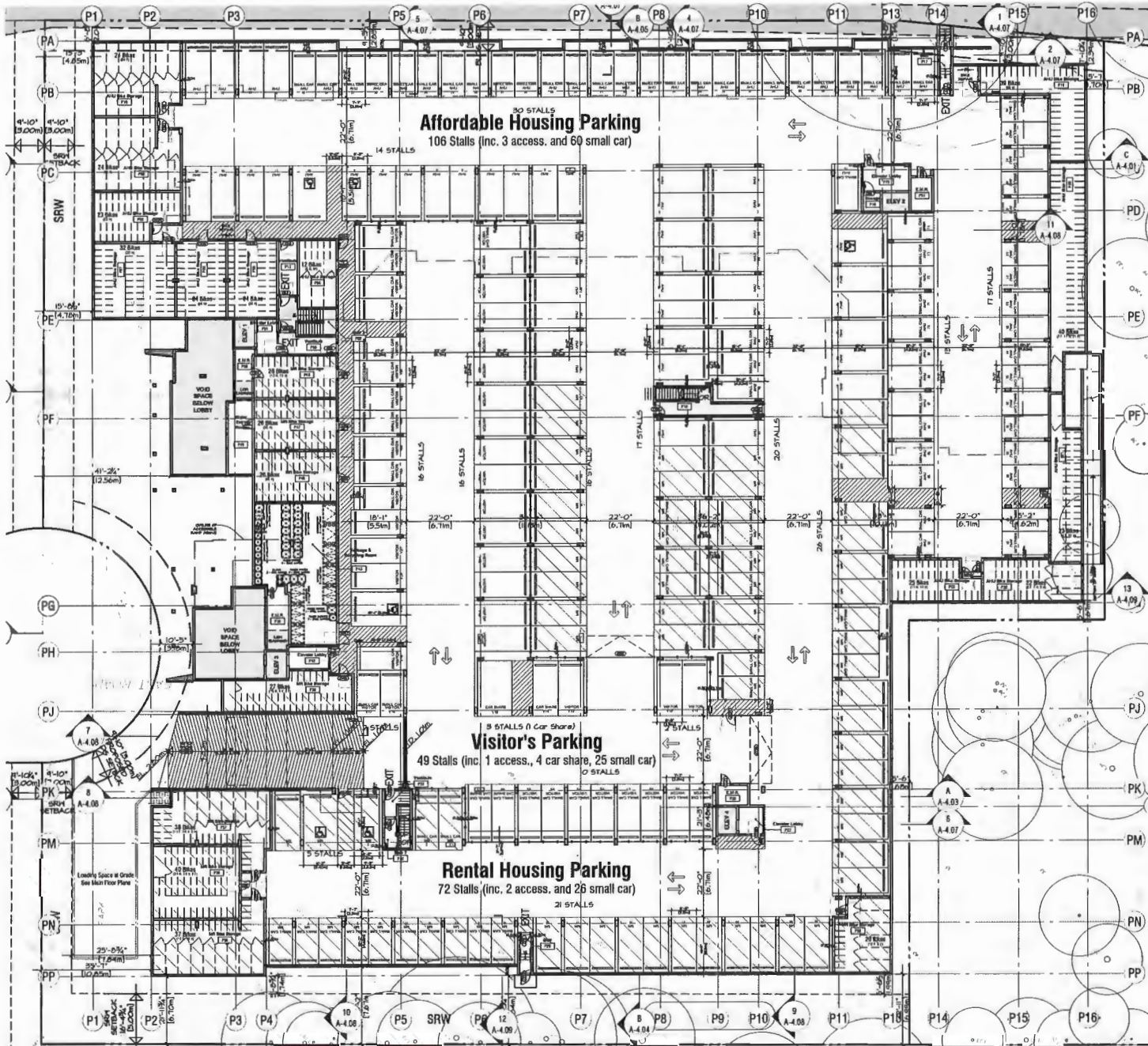
2 Garbage & Recycling Room Plan
SCALE: 1/8" = 1'-0"



1 Loading Bay Turning Radius
SCALE: 1" = 20'-0"



2 Parkade Turning Radius
SCALE: 1/8" = 1'-0"



Parking Legend

Parking Stalls & Loading Bays:

Small Car	Typical	Typical Accessible
Med. Loading Bay	Van Accessible	

Garbage Pick-Up & Loading Bay

Bike Storage:

Family Stall	Horizontal Stall	Vertical Stall
--------------	------------------	----------------

Uses:

- Diagonal Hatch designates Stalls and Bike rooms for Market Rental Housing
- Diagonal Cross Hatch designates Stalls and Bike rooms for Affordable Housing
- Alternate Diagonal Hatch designates Stalls for Visitors



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Rev. No. 1
 Dec 4, 2023
 Issued for Permitting

Rev. No. 2
 Dec 23, 2020
 Update 2: Issued for Permitting

Rev. No. 3
 June 17, 2022
 Development Permit Submission

Rev. No. 4
 November 21, 2022
 Re-submission for Development Permit

Rev. No. 5
 January 12, 2023
 Re-submission #2 for Development Permit

Rev. No. 6
 March 8, 2023
 Re-submission #3 for Development Permit

Rev. No. 7
 May 30, 2023
 Response to comments from Re-submission #3 for Development Permit

DP Plan#
 May 30, 2023
 DP 22-015851



TALISMAN
 AFFORDABLE & RENTAL HOUSING
 Cambie & Garden City Rd.
 Richmond, B.C.

Parking
 Overall Plan
 Scale: 1/2" = 1'-0"
 June 21, 2023

A-1.00



1 NORTH ELEVATION
SCALE: 1/32" = 1'-0"



2 WEST ELEVATION
SCALE: 1/32" = 1'-0"



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Revisions:
Dec 4, 2020 based for Rezoning
Dec 23, 2020 Update 2: Issued for Rezoning
June 17, 2022 Development Permit Submission
November 21, 2022 Re-submission #2 for Development Permit
January 12, 2023 Re-submission #2 for Development Permit
March 6, 2023 Re-submission #3 for Development Permit
May 30, 2023 Response to comments from Re-submission #3 for Development Permit

DP Plan#
May 30, 2023
DP 22-015851

Key Plan @



For



Provided

TALISMAN
AFFORDABLE & RENTAL HOUSING

Cambie & Garden City Rd,
Richmond, B.C.

Overall Elevations
North and West

Scale: 1/32" = 1'-0"
May 30, 2023

A-1.10



3 SOUTH ELEVATION
SCALE: 1/32" = 1'-0"



4 EAST ELEVATION
SCALE: 1/32" = 1'-0"



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- Revised:
- Dec 4, 2020 Issued for Reasoning
- Dec 23, 2020 Update 2: Issued for Reasoning
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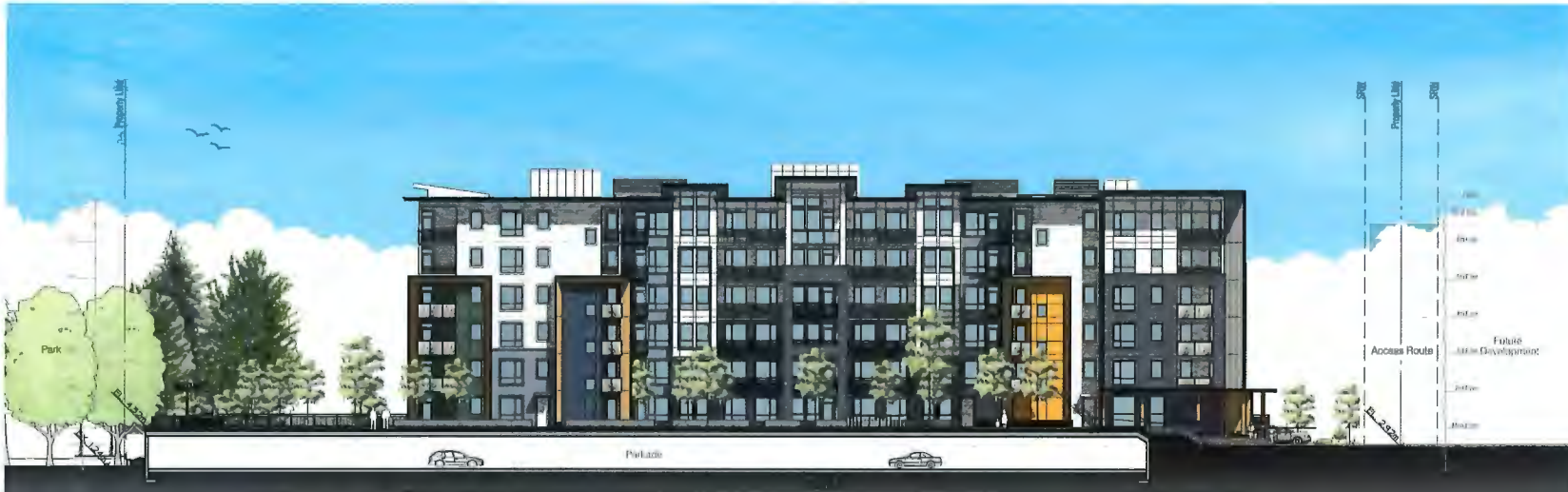
DP Plan#
May 30, 2023
DP 22-015851



TALISMAN
AFFORDABLE & RENTAL HOUSING
Cambie & Garden City Rd.
Richmond, B.C.

Overall Elevations
South and East
Scale: 1/32" = 1'-0"
May 30, 2023

A-1.11



B Overall Section & East Courtyard Elevation
 A-1.12 SCALE: 1/32" = 1'-0"



A Overall Section & West Courtyard Elevation
 A-1.12 SCALE: 1/32" = 1'-0"



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- Revisions:
- Dec 4, 2020 Issued for Razing
 - Dec 23, 2020 Update 2: Issued for Razing
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 May 30, 2023
 DP 22-015851

Key Plan: 08



For:



Notes:

TALISMAN
 AFFORDABLE & RENTAL HOUSING
 Cambie & Garden City Rd.
 Richmond, B.C.

Overall Elevations
 Courtyard
 Scale: 1/32" = 1'-0"
 May 30, 2023

A-1.12