



**Development Permit Panel
Wednesday, August 9, 2023**

Time: 3:30 p.m.
Place: Remote (Zoom) Meeting
Present: Cecilia Achiam, General Manager, Community Safety, Chair
Peter Russell, Acting General Manager, Engineering and Public Works
James Cooper, Director, Building Approvals

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, July 26, 2023, be adopted.

CARRIED

1. DEVELOPMENT PERMIT 21-940028
(REDMS No. 7236092)

APPLICANT: The Panatch Group
PROPERTY LOCATION: 10140, 10160, 10180 No.1 Road and 4051 Cavendish Drive
INTENT OF PERMIT:

Permit the construction of 35 townhouse units at 10140, 10160, 10180 No.1 Road and 4051 Cavendish Drive on a site zoned "Town Housing (ZT88) - No. 1 Road (Steveston)".

Applicant's Comments

David Jacobson and Kush Panatch, representing The Panatch Group, introduced the project and highlighted the following:

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- the project has been designed to fit well with the existing neighbourhood;
- the proposed development consists of 35 townhouse units, including six affordable housing units and 29 market residential units;
- the design and quality of materials of the affordable housing units is not differentiated from the market residential units;
- all six affordable housing units and four market residential units are convertible units;
- four of the units will contain a secondary suite;
- two significant trees will be retained and protected in the central outdoor amenity area;
- the proposed common outdoor amenity spaces exceed the City's minimum requirement and a significant portion is dedicated to the children's play area;
- the project has been designed to achieve Step Code Level 3 of the BC Energy Step Code and includes a low-carbon energy system;
- Level 2 electric vehicle (EV) charging will be provided in each residential garage; and
- an east-west public walkway is proposed along the south property line to provide a pedestrian connection from No. 1 Road to Cavendish Drive.

Taizo Yamamoto, Yamamoto Architecture Inc., with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1), provided additional background information on the proposed development, noting that (i) an emergency vehicle access and pedestrian connector will be provided to connect the two ends of Cavendish Drive along the east side of the subject site, (ii) a secondary outdoor amenity area including an active children's play area will be provided in addition to the central outdoor amenity area, (iii) the heights of some buildings has been reduced to provide an appropriate interface with adjacent single-family homes, and (iv) the proposed massing and architectural design of the buildings are informed by their site context and existing adjacent developments.

Mary Chan-Yip, PMG Landscape Architects, briefed the Panel on the main landscaping features of the project, noting that (i) a diverse palette of planting materials is proposed for the project, (ii) appropriate landscaping is proposed for the frontage and along the edges of the subject site, (iii) lighting will be provided for the public walkway along the south property line, (iv) all units will be provided with a semi-private yard with a patio and landscaped area, (v) a wood deck is proposed in the central outdoor amenity area to protect the root zone of the two retained trees, (vi) permeable pavers are strategically installed on the subject site, (vii) appropriate types of lighting will be provided throughout the site, and (viii) an on-site highly efficient smart irrigation system is proposed.

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Staff Comments

Suzanne Smith, Acting Director, Development, noted that (i) the six affordable housing units are secured with a housing agreement, (ii) there are no variances associated with the proposal, (iii) two on-site trees located in the outdoor amenity area, six trees located on adjacent properties, and one City tree will be retained and protected, (iv) 62 on-site trees were removed, (v) 66 replacement trees are proposed to be planted, (vi) the applicant will provide a voluntary contribution to the City's Tree Compensation Fund for the remaining replacement trees that are required, (vii) the Servicing Agreement associated with the project includes frontage improvements along No. 1 Road, a new emergency vehicle access and pedestrian connector along Cavendish Drive, a public walkway along the south property line and water, storm sewer, and sanitary sewer upgrades, and (viii) the project has been designed to achieve BC Energy Step Code Level 3 with a low-carbon energy system including heat pumps and will be designed to be solar ready.

Panel Discussion

In reply to a query from the Panel, Ms. Smith advised that staff provided an updated location map for the subject site that excludes the adjacent property to the north at 10120 No. 1 Road (attached to and forming part of these minutes as Schedule 2). Also, she noted that the developer had made efforts to include the adjacent property to the north into the proposed development but was unsuccessful.

In reply to further queries from the Panel, Ms. Smith confirmed that the proposed emergency vehicle access/pedestrian connector along Cavendish Drive and the east-west public walkway are owned by the City.

In reply to queries from the Panel, the applicant noted that (i) the attic on the third floor of convertible unit C1 will be within the single roof form of the building that will read like a two-and a half-storey building, (ii) the applicant could consider installing a pedestrian pathway to connect the secondary play area to the emergency vehicle access/pedestrian connector, (iii) no benches are proposed along the emergency access/pedestrian connector along Cavendish Drive, (iv) a detached utility building is provided adjacent to the central outdoor amenity area, (v) the sod boulevard with street trees along Cavendish Drive could be usable and provide play opportunities, (vi) the convertible units are accessible from the outside to their main entries, (vii) the Fire Department has been consulted regarding fire truck access into the site, (viii) the type of heat pumps proposed for the project has been proven to have no noise concerns, and (ix) the heat pumps are located on the ground floor and away from areas that are noise sensitive.

Correspondence

None.

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Gallery Comments

Mark Nielsen, 8-10177 Pugwash Place, expressed support for the proposed east-west public walkway and the retention of significant trees on the subject site. In addition, he queried (i) whether the remaining replacement trees that could not be accommodated on the site would be planted elsewhere, and (ii) when should site preparation activities occur, e.g. preloading, considering that significant site preparation activities has been undertaken on the subject site and a development permit has yet to be issued for the proposed development.

In reply to the query regarding the replacement trees, Ms. Smith noted that (i) the voluntary contribution the applicant would pay to the City's Tree Compensation Fund in lieu of planting the remaining required replacement trees on-site would be used by the City's Parks Department to plant trees elsewhere, and (ii) the City's Parks Department will determine where the replacement trees would be planted, if possible in areas immediately adjacent to the subject site.

In reply to the query on the timing of site preparation activities, the applicant noted that although there is a risk that a development permit will not be issued for the project or the project will be modified, the developer had already started preloading activities in order to save time.

In reply to the same query, Edwin Lee, Planner 2, noted that there is no permit required for site preparation activities and the timing would be the developer's decision.

Panel Discussion

The Panel expressed support for the proposal, noting that the project is sensitively designed.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of 35 townhouse units at 10140, 10160, 10180 No.1 Road and 4051 Cavendish Drive on a site zoned "Town Housing (ZT88) - No. 1 Road (Steveston)".

CARRIED

2. New Business

None.

CARRIED

3. Date of Next Meeting: August 23, 2023

4.

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ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:18 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, August 9, 2023.

Cecilia Achiam
Chair

Rustico Agawin
Committee Clerk

Schedule 1 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
August 9, 2023



10140, 10160 & 10180 NO 1 ROAD & 4051
& 4068 CAVENDISH DRIVE, RICHMOND.

YAMAMOTO ARCHITECTURE

DESIGN PANEL
AUGUST 9TH, 2023

PROJECT INFORMATION

PROJECT STATISTICS

TOTAL FAR = 42,833 SF / 3,979.31 SQM (.65 FAR)

35 TOWNHOUSE UNITS

6 AFFORDABLE UNITS (BUILDINGS 1 & 2)

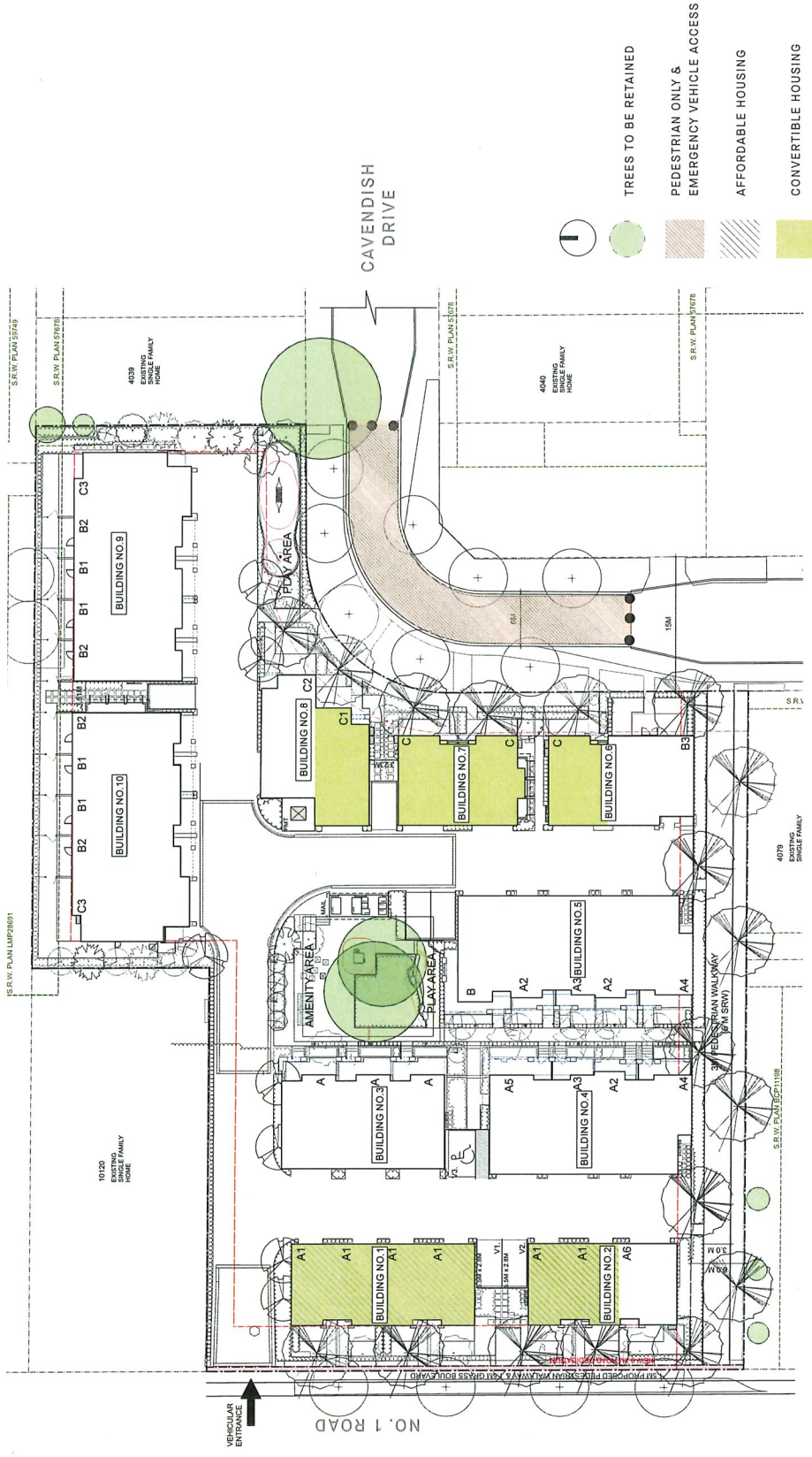
4 CONVERTIBLE UNITS (BUILDINGS 6, 7 & 8)

64 PARKING STALLS

7 VISITOR STALLS (INCL 1 ACCESSIBLE STALL)

CONTEXT

SITE PLAN

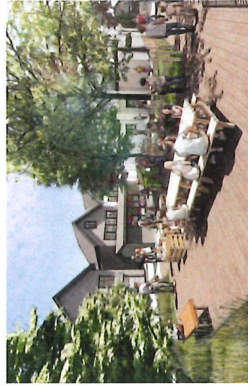


CAVENDISH DRIVE TOWNHOUSES

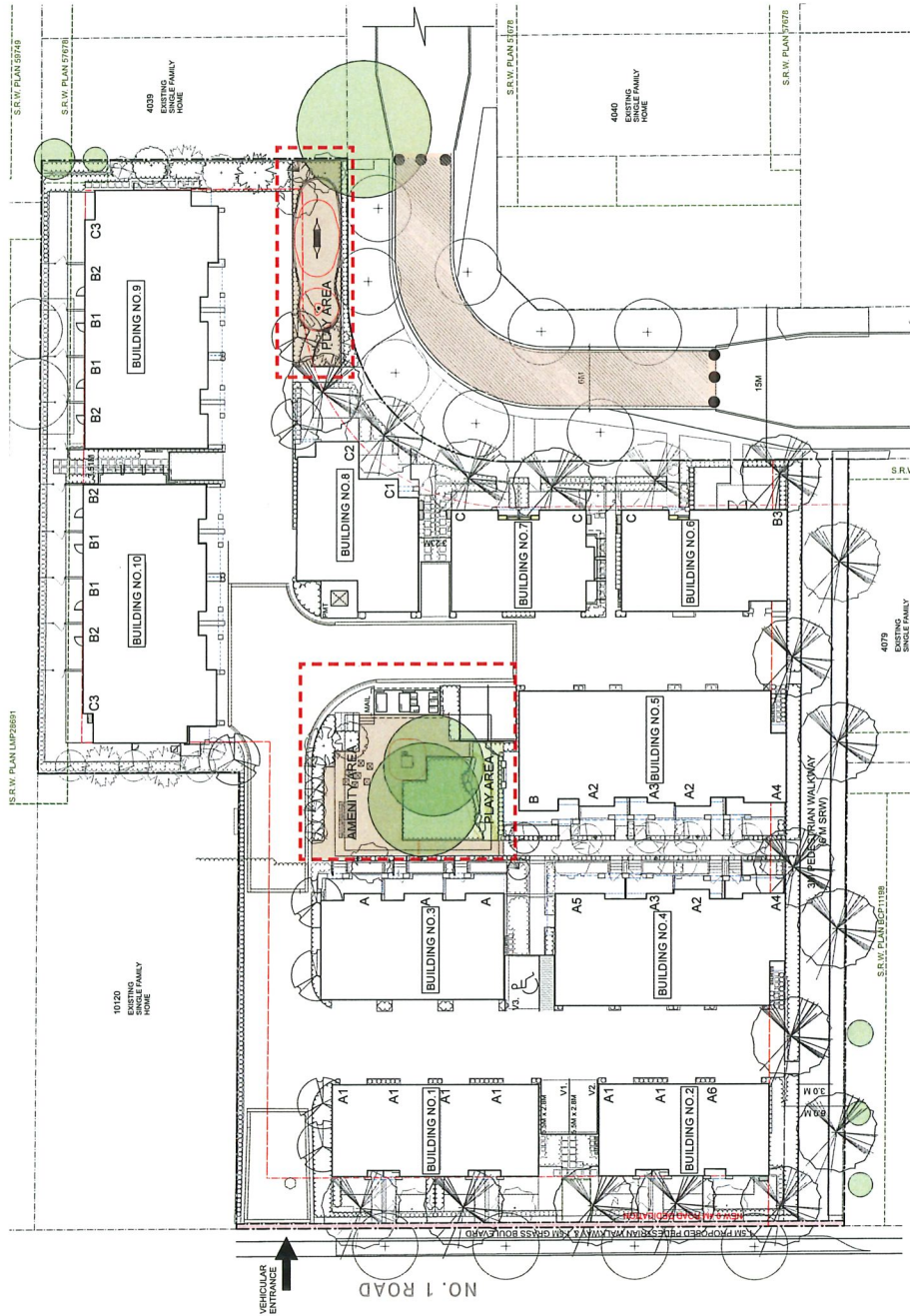
DESIGN PANEL

DESIGN RATIONALE

AMENITY SPACES



VIEW LOOKING TOWARDS CENTRAL AMENITY AREA
 MIN. COMMON OUTDOOR REQ:
 =216 SQM (2325 SQFT)
 COMMON OUTDOOR PROVIDED
 =429.6 SQM (4624 SQFT)
 KIDS PLAY AREAS PROVIDED
 =266.2 SQM (2865.3 SQFT)



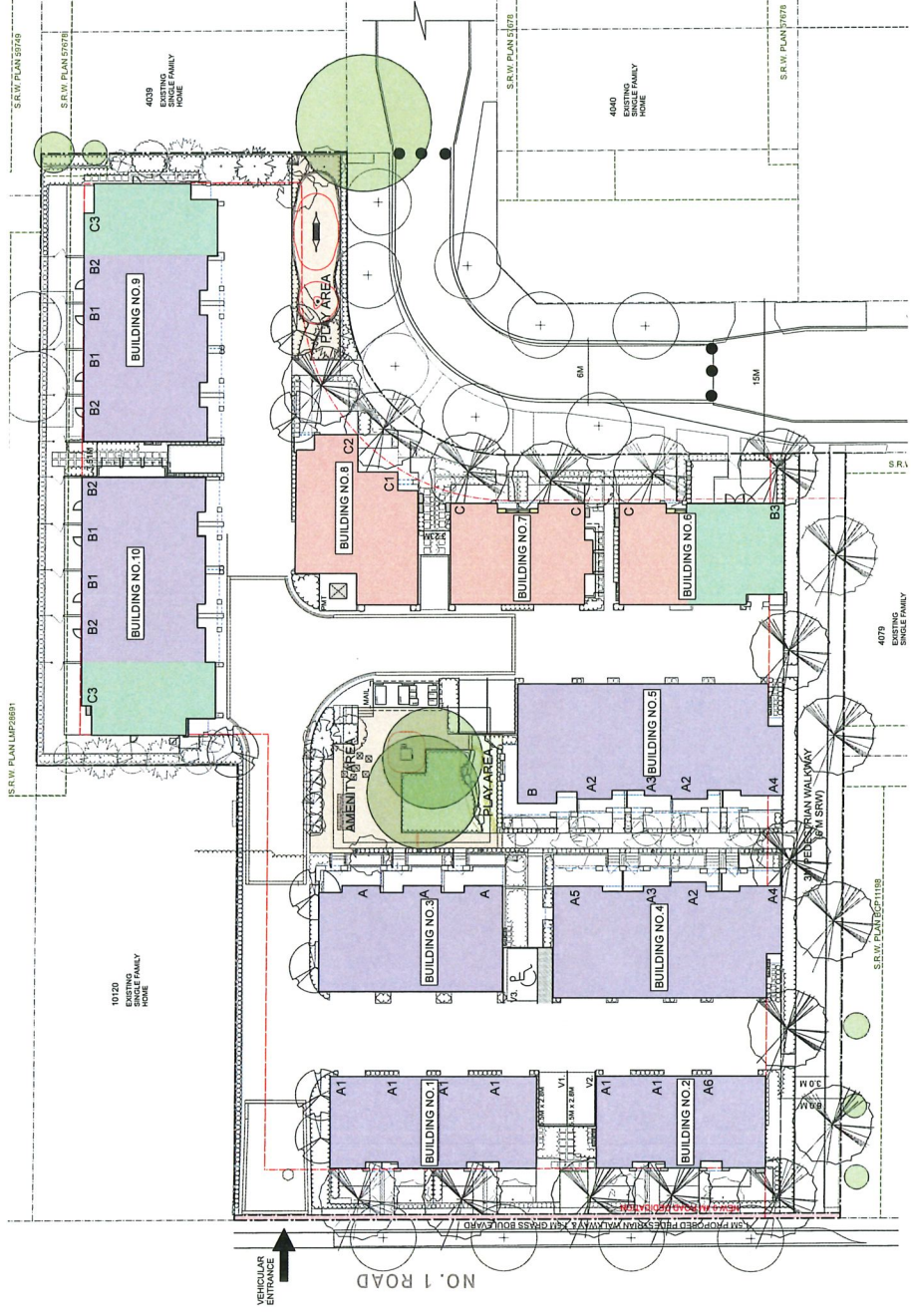
CAVENDISH DRIVE TOWNHOUSES

DESIGN PANEL

DESIGN RATIONALE

BUILDING HEIGHTS

BUILDINGS ALONG CAVENDISH DRIVE AND EXISTING SINGLE FAMILY SIDE YARDS HAVE BEEN STEPPED DOWN TO A TWO STOREY BUILDING HEIGHT TO ALIGN WITH THE EXISTING SINGLE FAMILY STREETSCAPE.



TREES TO BE RETAINED

- 3 STOREY
- 2.5 STOREY
- 2 STOREY

DESIGN PANEL

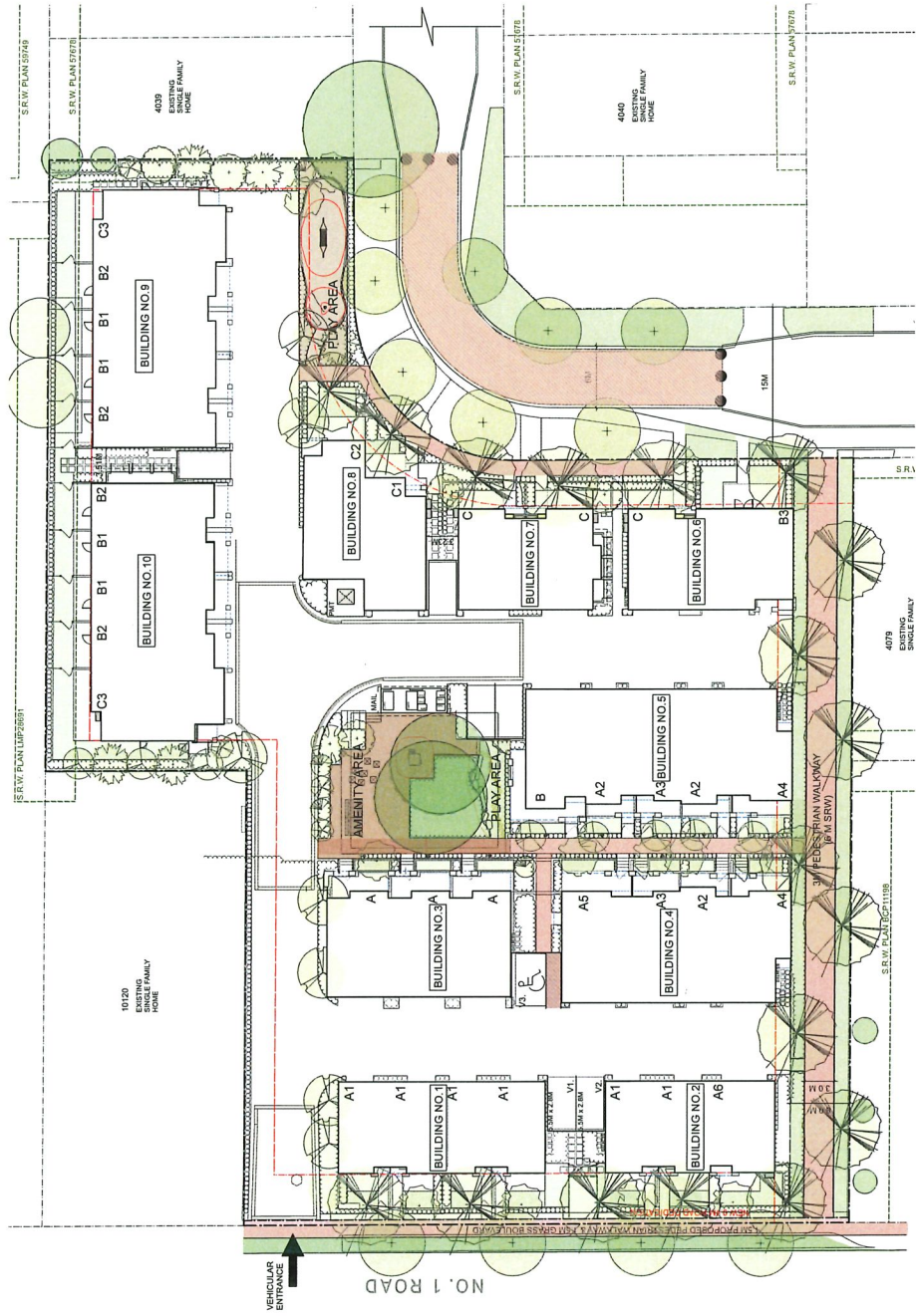
CAVENDISH DRIVE TOWNHOUSES

DESIGN RATIONALE

PEDESTRIAN CIRCULATION



VIEW LOOKING TOWARDS NEW PEDESTRIAN ONLY AND EMERGENCY VEHICLE ACCESS ON CAVENDISH DRIVE



- TREES TO BE RETAINED
- OUTDOOR AMENITY
- PEDESTRIAN CIRCULATION
- PEDESTRIAN ONLY & EMERGENCY VEHICLE ACCESS

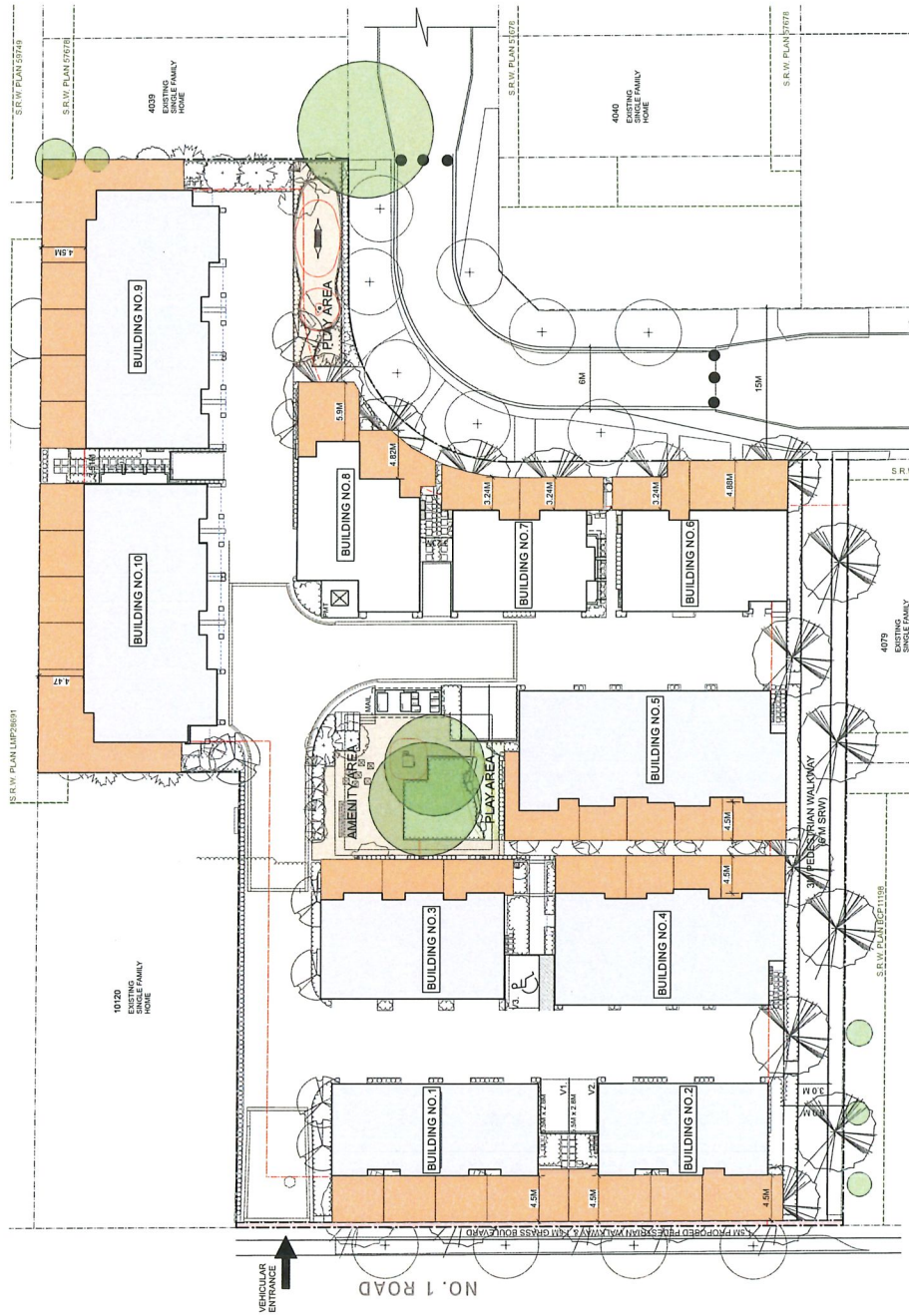
CAVENDISH DRIVE TOWNHOUSES

DESIGN PANEL

DESIGN RATIONALE

OUTDOOR PATIO LAYOUT

BUILDING	UNITS	OUTDOOR (SF)	DECK (SF)	TOTAL (SF)
1	A1 (3)	285	65	350
1	A1	420	65	485
2	A5	420	65	485
3	A	290	100	390
3	A	290	100	390
3	A	290	100	390
4	A2	210	120	330
4	A2	210	120	330
4	A2	202	255	517
4	A5	290	184	474
5	B	384	265	649
5	A2	210	120	330
5	A3	210	122	332
5	A2	210	120	330
5	A4	262	255	517
6	B3	507	0	507
7	C	330	0	330
7	C	330	0	330
7	C	330	0	330
8	C1	376	0	376
8	C2	402	0	402
95.10	B1(2)	223	100	323
95.10	B2(2)	223	100	323
95.10	C3	845	158	1045



DESIGN PANEL

CAVENDISH DRIVE TOWNHOUSES

DESIGN RATIONALE

BUILDING HEIGHTS - AERIAL PERSPECTIVE



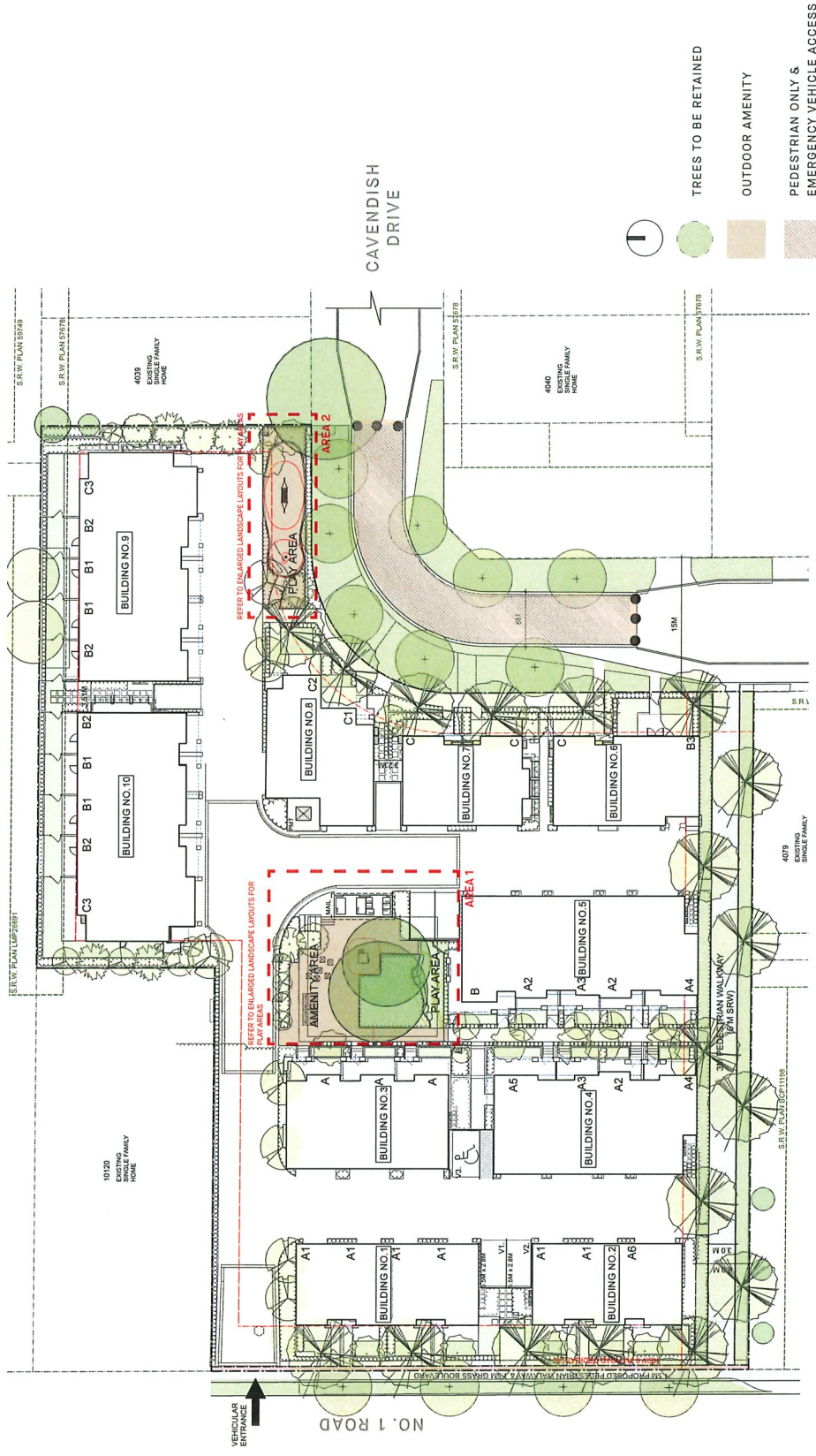
PROPOSED BUILDING | VIEW LOOKING NORTHEAST

CAVENDISH DRIVE TOWNHOUSES

DESIGN PANEL

DESIGN RATIONALE

LANDSCAPE PLAN



CAVENDISH DRIVE TOWNHOUSES

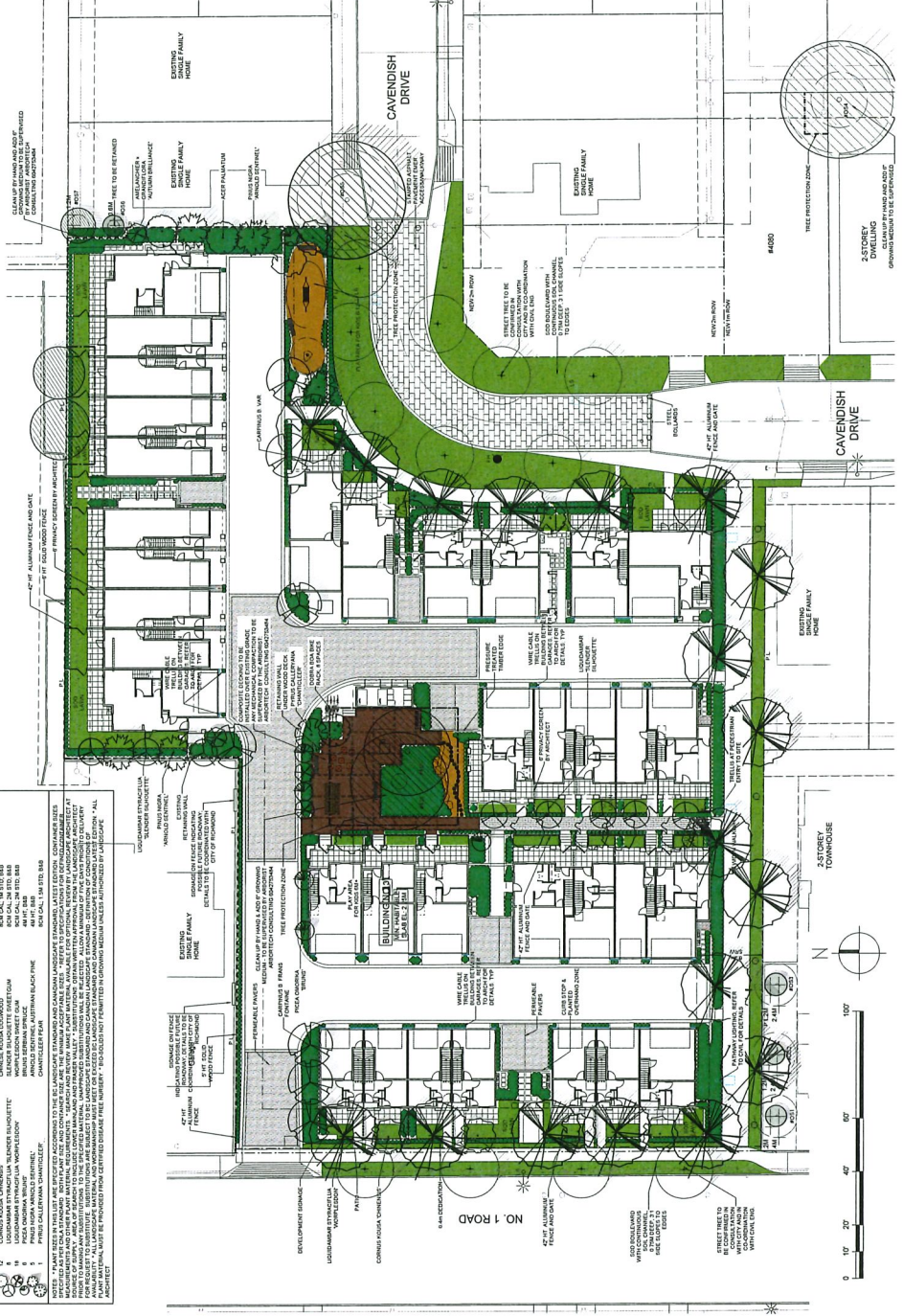
DESIGN PANEL

DESIGN RATIONALE

DETAILED LANDSCAPE PLAN

TREE SCHEDULE	COMMON NAME	PLANT SIZE (REMARKS)
1	ACER PALMUM	10-15 CM DBH
2	JAPANESE MAPLE	10-15 CM DBH
3	AKASHI MAME	10-15 CM DBH
4	FRAXINUS SYZIGIUM	10-15 CM DBH
5	FRAXINUS SYZIGIUM	10-15 CM DBH
6	FRAXINUS SYZIGIUM	10-15 CM DBH
7	FRAXINUS SYZIGIUM	10-15 CM DBH
8	FRAXINUS SYZIGIUM	10-15 CM DBH
9	FRAXINUS SYZIGIUM	10-15 CM DBH
10	FRAXINUS SYZIGIUM	10-15 CM DBH
11	FRAXINUS SYZIGIUM	10-15 CM DBH
12	FRAXINUS SYZIGIUM	10-15 CM DBH
13	FRAXINUS SYZIGIUM	10-15 CM DBH
14	FRAXINUS SYZIGIUM	10-15 CM DBH
15	FRAXINUS SYZIGIUM	10-15 CM DBH
16	FRAXINUS SYZIGIUM	10-15 CM DBH
17	FRAXINUS SYZIGIUM	10-15 CM DBH
18	FRAXINUS SYZIGIUM	10-15 CM DBH
19	FRAXINUS SYZIGIUM	10-15 CM DBH
20	FRAXINUS SYZIGIUM	10-15 CM DBH

NOTE: PLANT SIZES IN PARENT ARE SPECIFIED ACCORDING TO THE ILLINOIS LANDSCAPE STANDARDS AND SPECIFICATIONS. PLANT SIZE IS THE DIAMETER OF THE TRUNK AT 1.37 M ABOVE THE GROUND SURFACE. THE NUMBER OF PLANTS TO BE INSTALLED SHALL BE AS SPECIFIED IN THE DRAWING. ALL PLANTS SHALL BE DELIVERED TO THE SITE WITH A GUARANTEE OF 100% SURVIVAL. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE SELECTION AND SPECIFICATION OF ALL PLANTS TO BE INSTALLED. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE SELECTION AND SPECIFICATION OF ALL PLANTS TO BE INSTALLED.

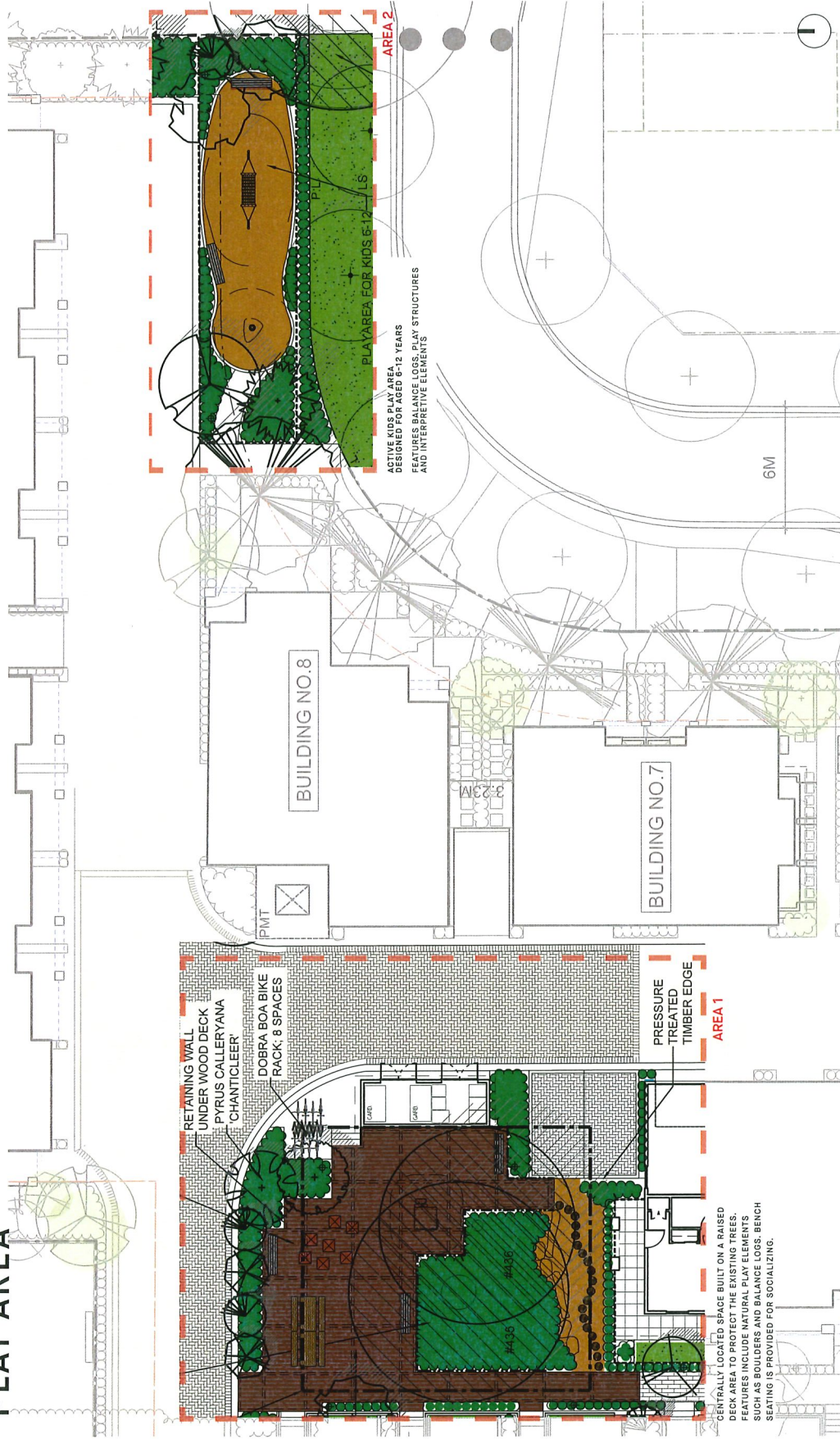


CAVENDISH DRIVE TOWNHOUSES

DESIGN PANEL

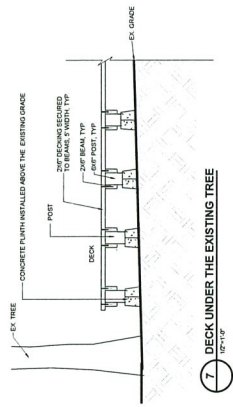
DESIGN RATIONALE

PLAY AREA

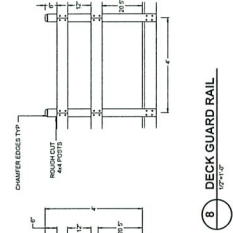


DESIGN RATIONALE

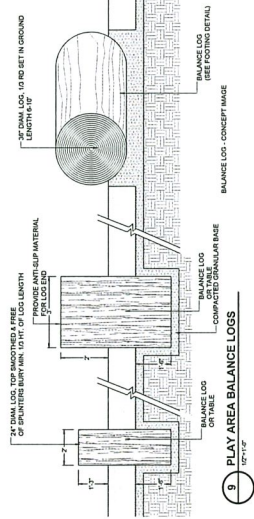
PLAY AREA SPECIFICATIONS



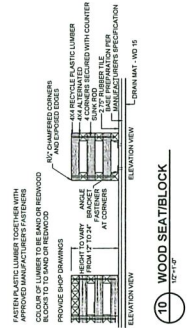
7. DECK UNDER THE EXISTING TREE
10'-7 1/2" x 10'-7 1/2"



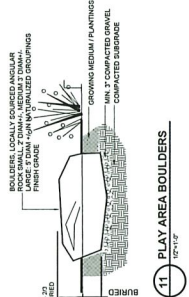
8. DECK GUARD RAIL
10'-7 1/2" x 10'-7 1/2"



9. PLAY AREA BALANCE LOGS
10'-7 1/2" x 10'-7 1/2"



10. WOOD SEATBLOCK
10'-7 1/2" x 10'-7 1/2"



11. PLAY AREA BOULDERS
10'-7 1/2" x 10'-7 1/2"



12. 2 SPACE BIKE RACK



13. BENCH - COMPOSITE WISHBONE BAYVIEW

14. TABLE - COMPOSITE



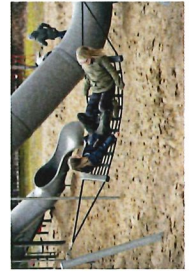
WOODEN SEATBLOCKS



JAMMETTE THE FOREST YULIA



KOMPAN ROCK-IT



KOMPAN HAMMOCK WITH GALVANIZED POSTS



BALANCE LOGS IN FIBER

DESIGN RATIONALE

MATERIAL BLOW-UP



ENTRY SOFFITS / ROOF SOFFITS CLEAR
CEDAR / HEMLOCK

ASPHALT SHINGLE ROOFING
CHARCOAL GREY

SHERWIN WILLIAMS - ICE CUBE
- JAMES HARDIE - HORIZONTAL CEMENT LAP SIDING
- JAMES HARDIE - CEMENT FLAT PANEL LAP SIDING

SHERWIN WILLIAMS - IRON GRAY
ALUMINUM DECK RAILINGS

SHERWIN WILLIAMS - IRON GRAY
- VINYL WINDOW FRAME + PATIO DOORS
FRAME

SHERWIN WILLIAMS - PEPPERCORN GREY
- JAMES HARDIE - HORIZONTAL CEMENT LAP SIDING
- JAMES HARDIE - CEMENT FLAT PANEL SIDING

SHERWIN WILLIAMS - ICE CUBE
- SMOOTH STUCCO ENTRY PORTALS

BENJAMIN MOORE - TERRACOTTA TILE - ENTRY
DOOR FEATURE COLOUR

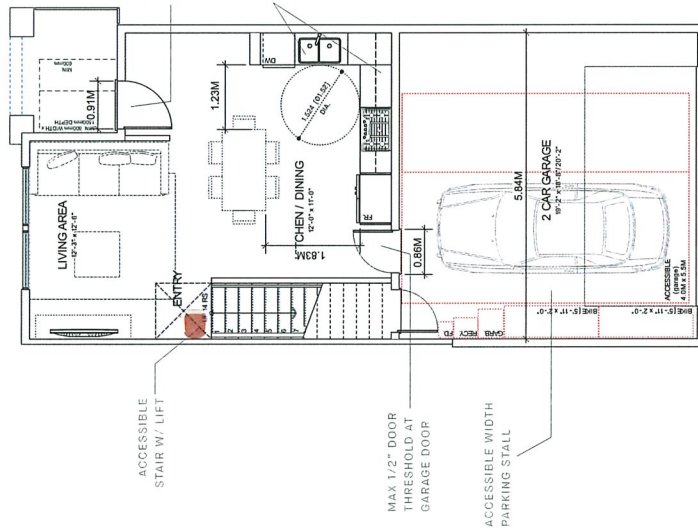
BENJAMIN MOORE - WEBSTER GREEN - ENTRY
DOOR FEATURE COLOUR

CONVERTIBLE UNIT GUIDELINES

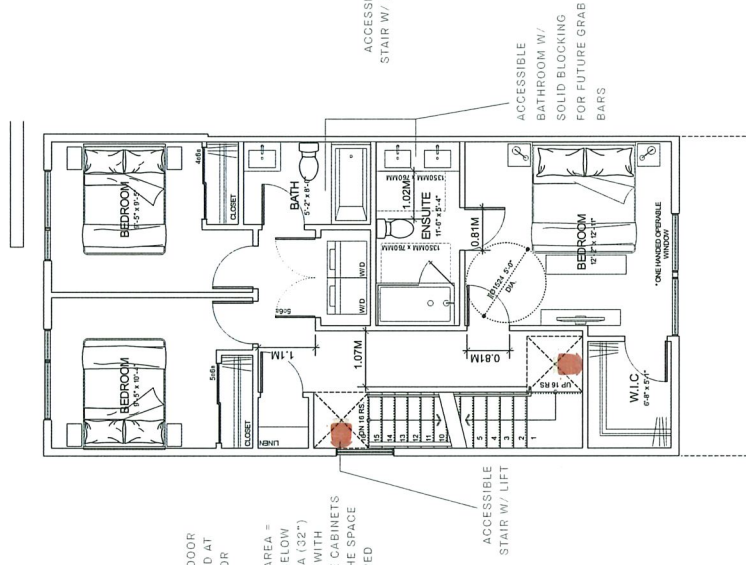
Convertible Unit Guidelines	
Doors & Doorways	Entry doors are a minimum 863 mm but ideally 914 mm and have clear access.
	Entry door clear exterior floor space min. 1220 mm depth by door width plus 600 mm on latch side (not needed if rough in wiring provided for future automatic door opener). Interior doors to main living areas, 1 bathroom and 1 bedroom, min. 800 mm clear opening with flush thresholds max. 13 mm height. Demonstrate wheelchair access between the hallway and rooms and widen hallway and/or doorway(s) if necessary to secure access.
Vertical Circulation	Patio/balcony min. 860 mm clear opening. Note how accessed.
	All interior thresholds within units comply with BC Building Code.
	Lever-type handles for all doors.
	Stair lift, staircase width, framing support, and landings, as noted on floor plans in compliance with manufacturer specifications.
Hallways	OR
	Vertical lift, depressed slab area, and landings, as noted on floor plans in compliance with manufacturer specifications. Framing to accommodate shaft construction without impact to surrounding structure.
	At the top of all stairways, walls are reinforced with 2" x 12" solid lumber at 914 mm to centre.
	Min. 900 mm width.
	Min. 1 accessible parking space with min. 4 m garage width.
Garage	Access from garage to living area min. 800 mm clear opening.
	Toilet clear floor space min. 1020 mm at side and in front.
Bathroom (Min. 1)	Wall blocking for future grab bar installation at toilet, tub and shower. Reinforced with 2" x 12" solid lumber in all bathtub, shower, and toilet locations.
	Lever-type handles for plumbing fixtures.
Kitchen	Pressure and temperature control valves are installed on all shower faucets.
	Cabinets underneath sink(s) are easily removed.
	Demonstrate bath and shower controls are accessible (layout or fixture placement).
	Clear area needed under future work space. Plumbing and gas pipes (in-wall and in-floor) located clear of under counter area of future work space (stove, sink & min. 810 mm wide counter). All pipes are brought in no higher than 304 mm to 355 mm to the centre of the pipe from floor level.
	Cabinets underneath sink are easily removed.
Windows	1500 mm turning diameter or turning path diagram.
	Lever-type handles for plumbing fixtures.
Outlets & Switches	Min. 1 window that can be opened with a single hand (bathroom, kitchen, living room)
	Placement locations of electrical outlets: beside window, bottom of stairways, beside toilet, above external doors (outside and inside), on front face of kitchen counter, within proximity of control centre for smart home options.
	Upgrade to four-plex outlets in master bedroom, home office, garage, and recreation room.



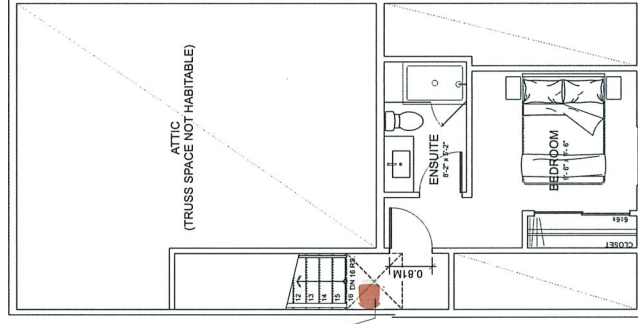
CONVERTIBLE UNIT LAYOUTS



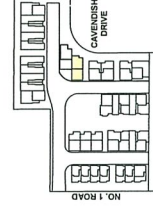
UNIT C1
1F



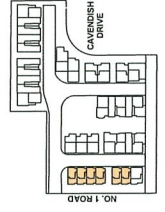
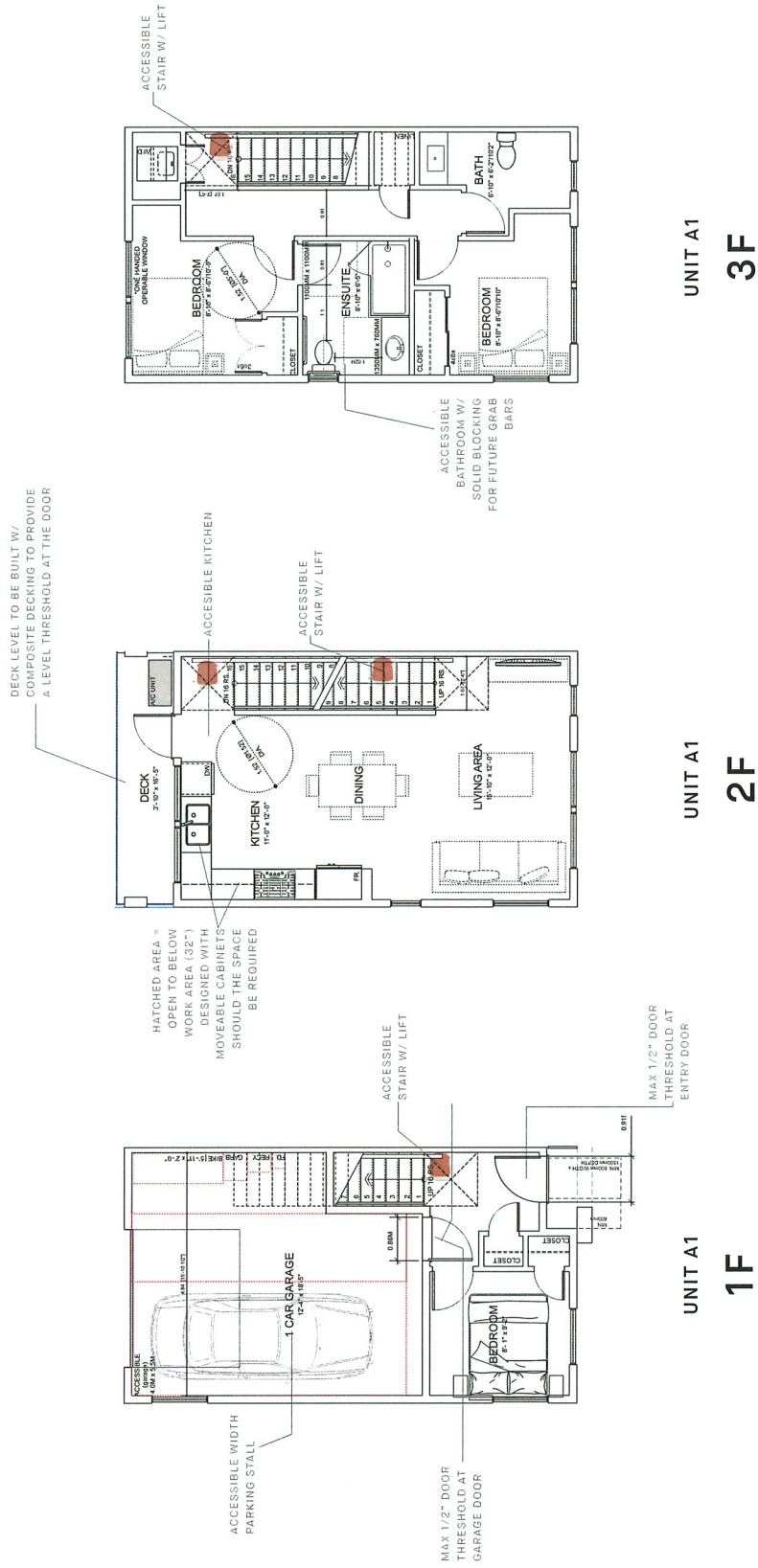
UNIT C1
2F



UNIT C1
3F



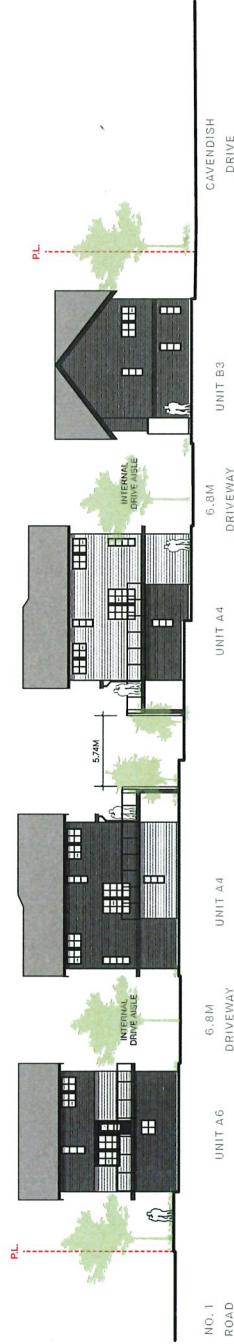
CONVERTIBLE UNIT LAYOUTS



ARCHITECTURE

STREETSCAPE ELEVATIONS

STREETSCAPE ELEVATION - PUBLIC WALKWAY



STREETSCAPE ELEVATION - CAVENDISH DRIVE



STREETSCAPE ELEVATION - NO. 1 ROAD



CAVENDISH DRIVE TOWNHOUSES

DESIGN PANEL

ARCHITECTURE

RENDERING



CAVENDISH DRIVE TOWNHOUSES

DESIGN PANEL

ARCHITECTURE

RENDERING



CAVENDISH DRIVE TOWNHOUSES

DESIGN PANEL

ARCHITECTURE

RENDERING



PROPOSED BUILDING | VIEW ALONG NO. 1 ROAD

CAVENDISH DRIVE TOWNHOUSES

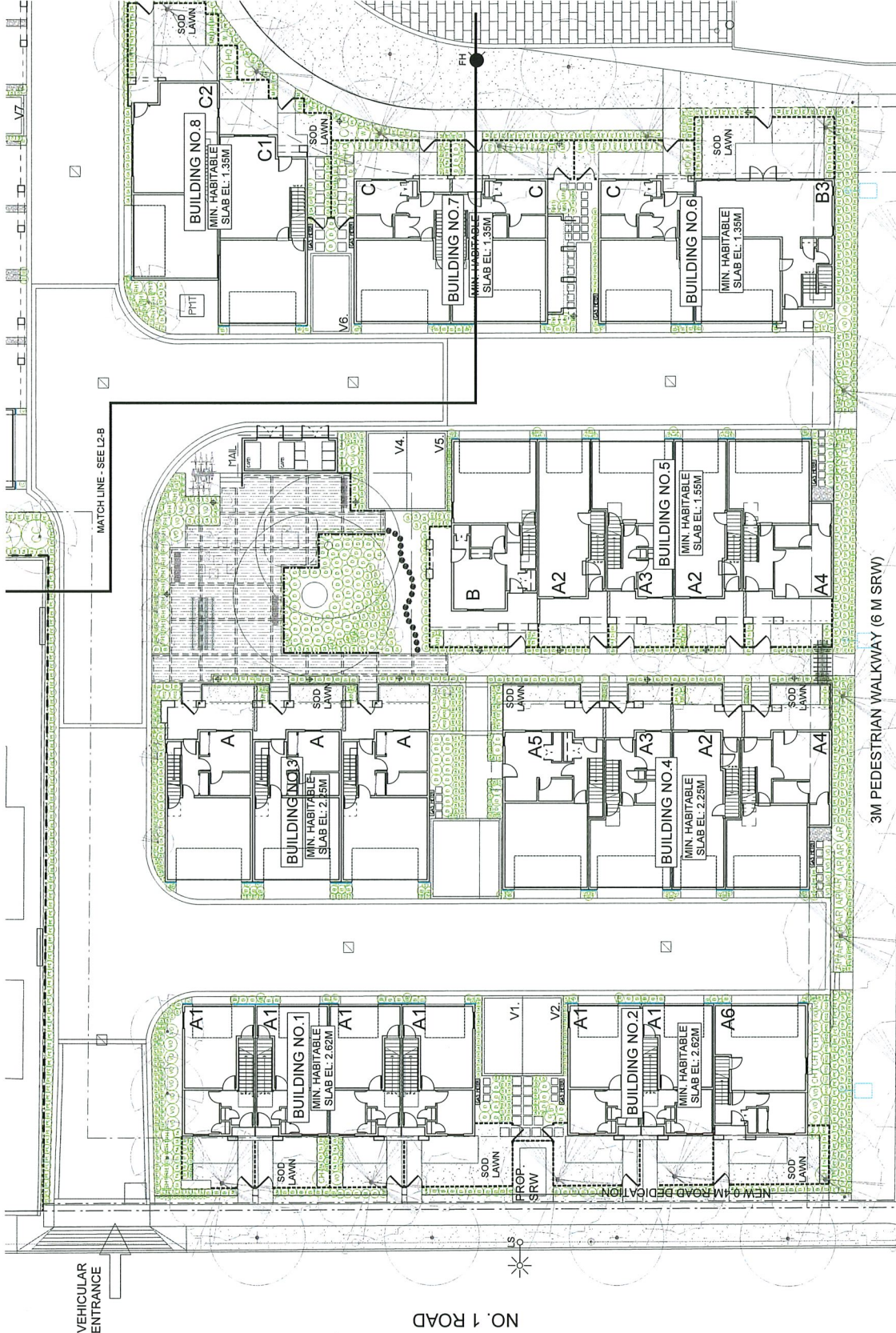
DESIGN PANEL

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omg
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Richmond, BC V6X 2A4
P: 604-294-0311 | F: 604-294-0222

SEAL

NO. 1 ROAD



NO.	DATE	REVISION DESCRIPTION	DR.
1	2024.04.15	REV. PER CITY COMMENTS FOR PERMITS	DR
2	2024.04.15	REV. PER CITY COMMENTS FOR PERMITS	DR
3	2024.04.15	REV. PER CITY COMMENTS FOR PERMITS	DR
4	2024.04.15	REV. PER CITY COMMENTS FOR PERMITS	DR
5	2024.04.15	REV. PER CITY COMMENTS FOR PERMITS	DR
6	2024.04.15	REV. PER CITY COMMENTS FOR PERMITS	DR
7	2024.04.15	REV. PER CITY COMMENTS FOR PERMITS	DR
8	2024.04.15	REV. PER CITY COMMENTS FOR PERMITS	DR
9	2024.04.15	REV. PER CITY COMMENTS FOR PERMITS	DR
10	2024.04.15	REV. PER CITY COMMENTS FOR PERMITS	DR
11	2024.04.15	REV. PER CITY COMMENTS FOR PERMITS	DR
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15	2024.04.15	REV. PER CITY COMMENTS FOR PERMITS	DR
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17	2024.04.15	REV. PER CITY COMMENTS FOR PERMITS	DR
18	2024.04.15	REV. PER CITY COMMENTS FOR PERMITS	DR
19	2024.04.15	REV. PER CITY COMMENTS FOR PERMITS	DR
20	2024.04.15	REV. PER CITY COMMENTS FOR PERMITS	DR
21	2024.04.15	REV. PER CITY COMMENTS FOR PERMITS	DR
22	2024.04.15	REV. PER CITY COMMENTS FOR PERMITS	DR
23	2024.04.15	REV. PER CITY COMMENTS FOR PERMITS	DR
24	2024.04.15	REV. PER CITY COMMENTS FOR PERMITS	DR
25	2024.04.15	REV. PER CITY COMMENTS FOR PERMITS	DR
26	2024.04.15	REV. PER CITY COMMENTS FOR PERMITS	DR
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28	2024.04.15	REV. PER CITY COMMENTS FOR PERMITS	DR
29	2024.04.15	REV. PER CITY COMMENTS FOR PERMITS	DR
30	2024.04.15	REV. PER CITY COMMENTS FOR PERMITS	DR

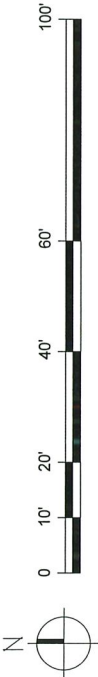
PANATCH
GROUP

PROJECT:
TOWNHOUSE DEVELOPMENT
10140, 10160, 10180 NO. 1 ROAD
AND 4052, 4068 CAVENISH DRIVE
RICHMOND, BC

DRAWING TITLE
SHRUB PLAN

DATE: 21 AUGUST 2024
SCALE: 1"=100'
DRAWN: [Name]
CHECKED: [Name]
DATE: 21 AUGUST 2024
DRAWING NUMBER: **L2**
PROJECT NUMBER: 0F13

PAGE PROJECT NUMBER: 21-104



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Suite C103 - 4185 Still Creek Drive
Richmond, BC V6X 2G1
P: 604-294-0911 F: 604-294-4022

SEAL

NO.	DATE	REVISION DESCRIPTION	DR
1	2024.04.04	REVISED PER COMMENTS	DR
2	2024.04.04	REVISED PER COMMENTS	DR
3	2024.04.04	REVISED PER COMMENTS	DR
4	2024.04.04	REVISED PER COMMENTS	DR
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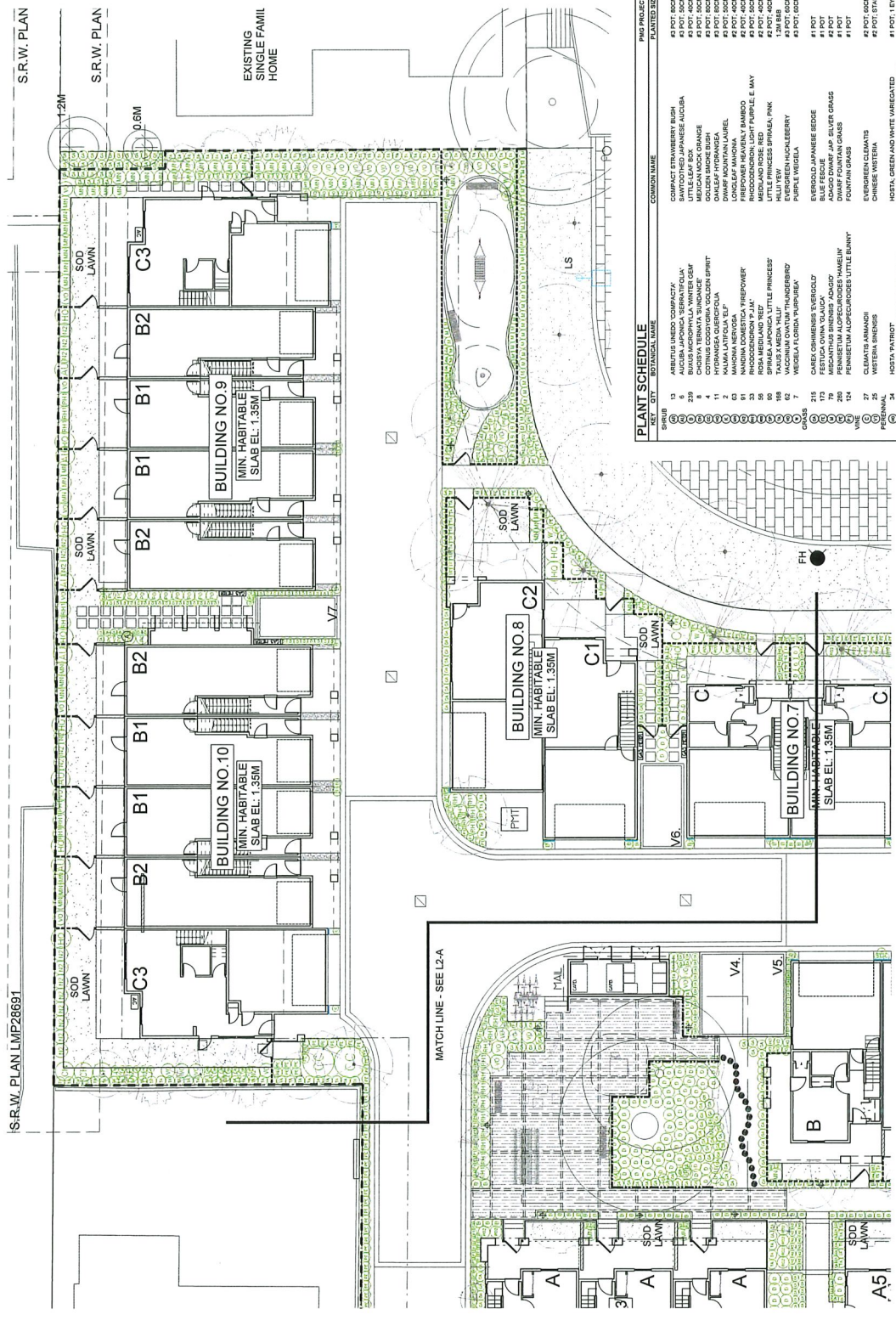
PANATCH GROUP

PROJECT:
TOWNHOUSE DEVELOPMENT
10140, 10160, 10180 NO. 1 ROAD
AND 4051, 4068 CALEDONISH DRIVE
RICHMOND, BC

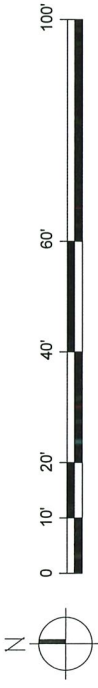
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SHRUB PLAN

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SCALE: 1"=10'-0"
DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: 21.JUL.24
SCALE: 1"=10'-0"
DRAWING NUMBER: L3
OF: 13

21-104-LUP-2P



SYMBOL	SET	CITY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1	0	0	SPARGANGLIA ANGUSTIFOLIA	SPARGANGLIA	#1 POT, 60CM
2	0	0	ARTEMISIA ARGENTEA	ARTHEMISIA	#1 POT, 60CM
3	0	0	BUXUS MICROPHYLLOIDES	BUXUS	#1 POT, 40CM
4	0	0	YUCCA FILIFERA	YUCCA	#1 POT, 60CM
5	0	0	COTINUS COQUINIFOLIA	COTINUS	#1 POT, 60CM
6	0	0	HYDRANGEA QUERCIFOLIA	HYDRANGEA	#1 POT, 60CM
7	0	0	MAHONIA NEROSA	MAHONIA	#1 POT, 60CM
8	0	0	MAHONIA DOMESTICA	MAHONIA	#1 POT, 60CM
9	0	0	ROSA MEANDROIDES	ROSA	#1 POT, 60CM
10	0	0	SPRING DAISY	SPRING DAISY	#1 POT, 60CM
11	0	0	VACUINUM OVATUM	VACUINUM	#1 POT, 60CM
12	0	0	MADEIRA VINE	MADEIRA VINE	#1 POT, 60CM
13	0	0	PERENNIAL FLORAL	PERENNIAL FLORAL	#1 POT, 60CM
14	0	0	HOSTA PLAIN	HOSTA	#1 POT, 60CM
15	0	0	STACHYS BYZANTINA	STACHYS	#1 POT, 60CM
16	0	0	DIPTERIS ERYTHROGONIA	DIPTERIS	#1 POT, 60CM
17	0	0	WESTERN BIRD	WESTERN BIRD	#1 POT, 60CM
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40	0	0	WESTERN BIRD	WESTERN BIRD	#1 POT, 60CM



21-104-LUP-2P

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SEAL

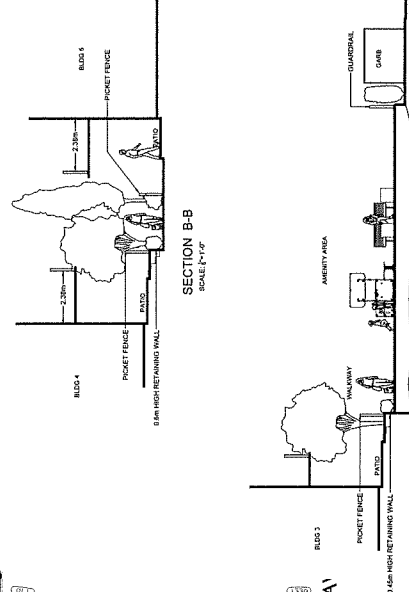
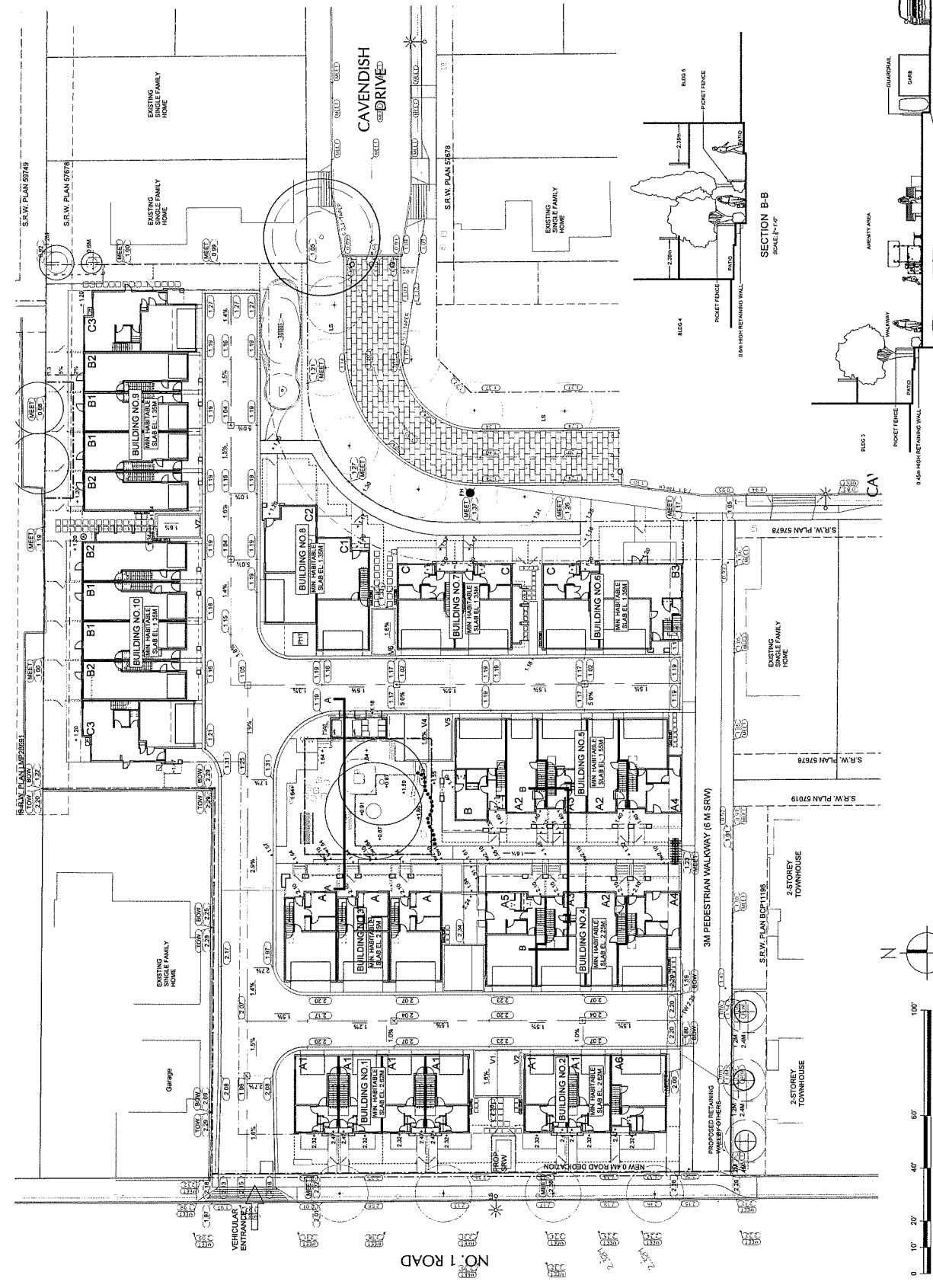
PANATCH
GROUP

NO.	DATE	REVISION DESCRIPTION	BY
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PROJECT: **TOWNHOUSE DEVELOPMENT**
10140, 10160, 10180 NO. 1 ROAD
AND 4051, 4068 CAVENDISH DRIVE
RICHMOND, BC

DRAWING TITLE: **GRADING PLAN**

DATE: 21 AUG 18
SCALE: 1/8"=1'-0"
DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: 07.13
PROJECT NUMBER: **L4**
PAGE: 0F.13
PROJECT NUMBER: 21-104



31204-110P-21P

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SEAL:

11	23 JUL 23	REV. 100% CONSTRUCTION DOCUMENTATION	DR
10	23 JUL 23	CITY PERMITTING	DR
9	23 JUL 23	CITY PERMITTING	DR
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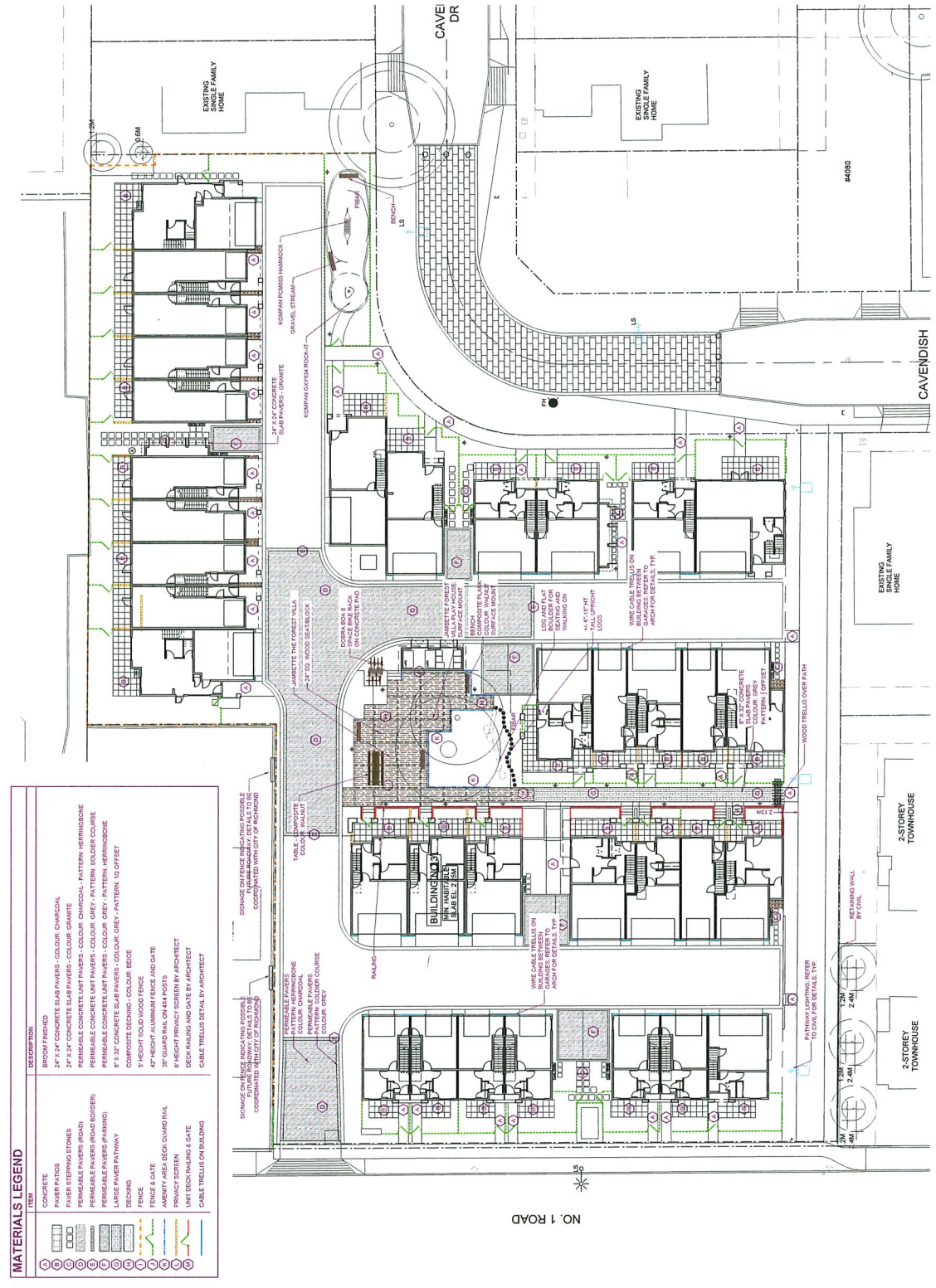
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PROJECT:
TOWNHOUSE DEVELOPMENT
10140, 10160, 10180 NO. 1 ROAD
AND 4051, 4068 CAVENDISH DRIVE
RICHMOND, BC

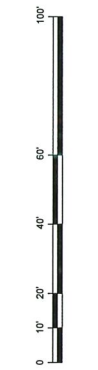
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CHECKED: NI
DATE: 07-23
BY: MCT

PMG PROJECT NUMBER:
21-104



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NO. 1 ROAD

21-104-LUP-2/P

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SEAL:

PANATCH
GROUP

PROJECT:
TOWNHOUSE DEVELOPMENT
10140, 10160, 10180 NO. 1 ROAD
AND 4051, 4068 CAVENDISH DRIVE
RICHMOND, BC

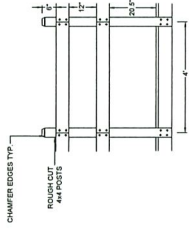
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DRAWING NUMBER:
L7
DATE: 21 JUN 24
SCALE: AS SHOWN
DRAWN: RJ
DESIGN: RJ
CHECK: MCT
DATE: 06-13

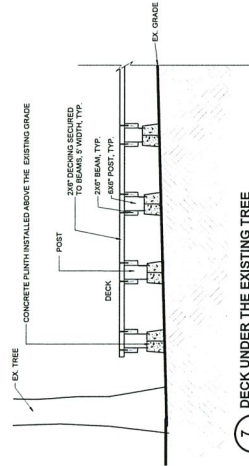
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21-104



12 2 SPACE BIKE RACK



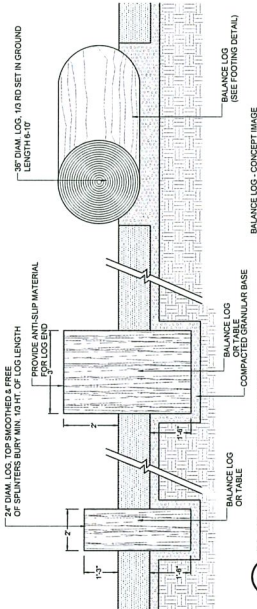
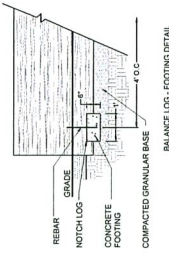
8 DECK GUARD RAIL



7 DECK UNDER THE EXISTING TREE



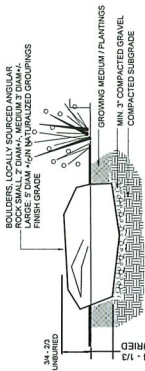
13 BENCH - COMPOSITE WISHBONE BAYVIEW



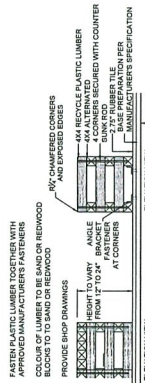
9 PLAY AREA BALANCE LOGS



14 TABLE - COMPOSITE



11 PLAY AREA BOULDERS

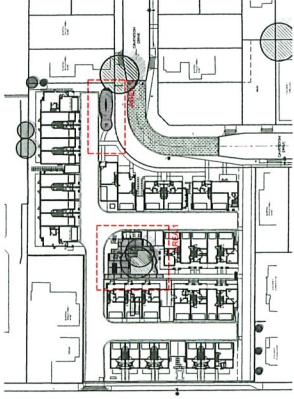


10 WOOD SEAT/BLOCK

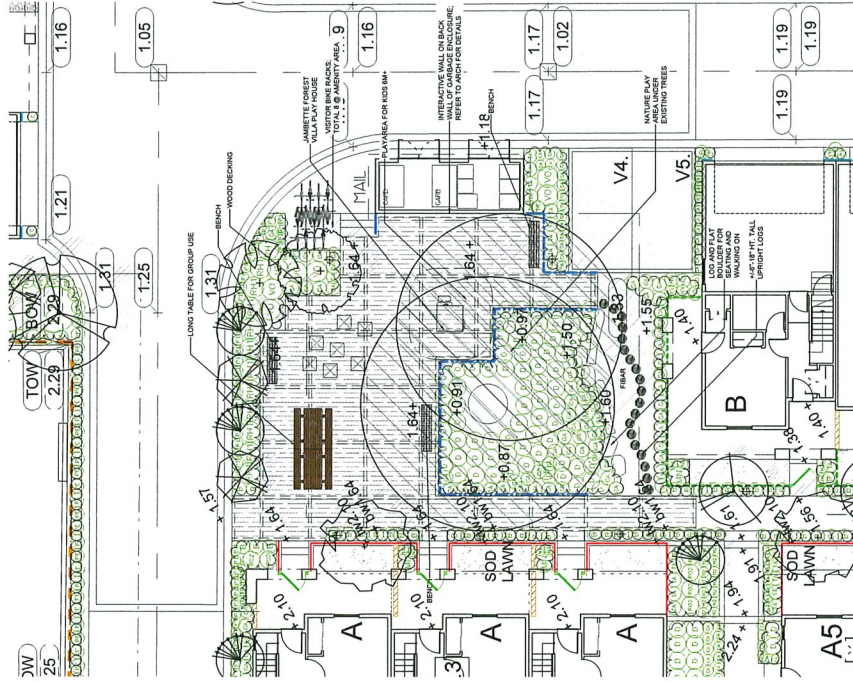
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P: 604-294-0011 | F: 604-294-0022

SEAL:



KEY PLAN



AREA 1



JAMETTE THE FOREST VILKA



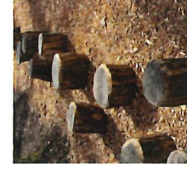
KOMPAN ROCKIT



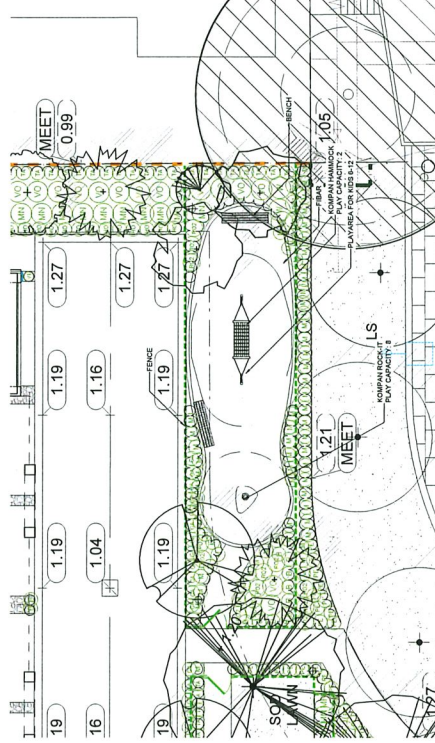
KOMPAN HAMMOCK WITH GALVANIZED POISTS



WOODEN SEATBLOCKS



BALANCE LOGS IN FEEL



AREA 2

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1	23.04.21	REV. PRELIMINARY PERMITS/REVISION	DR

PANATCH
GROUP

CLIENT:

PROJECT:
TOWNHOUSE DEVELOPMENT
10140, 10160, 10180 NO. 1 ROAD
AND 4051, 4068 CAVENDISH DRIVE
RICHMOND, BC

DRAWING TITLE:
PLAYAREA ENLARGEMENT

DATE: 21.JAN.24
SCALE: 1/8"=1'-0"
DRAWN: [Name]
CHECKED: [Name]
DATE: 07.13

L8

PANG PROJECT NUMBER: 21-104

2104-LUP-2/P

ARCHITECTURE

MODEL PHOTOS



CAVENDISH DRIVE TOWNHOUSES

DESIGN PANEL

ARCHITECTURE

MODEL PHOTOS



CAVENDISH DRIVE TOWNHOUSES

DESIGN PANEL

ARCHITECTURE

MODEL PHOTOS



CAVENDISH DRIVE TOWNHOUSES

DESIGN PANEL

ARCHITECTURE

MODEL PHOTOS



CAVENDISH DRIVE TOWNHOUSES

DESIGN PANEL

ARCHITECTURE

MODEL PHOTOS

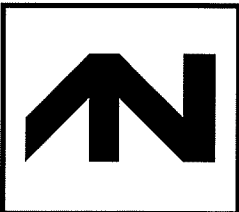
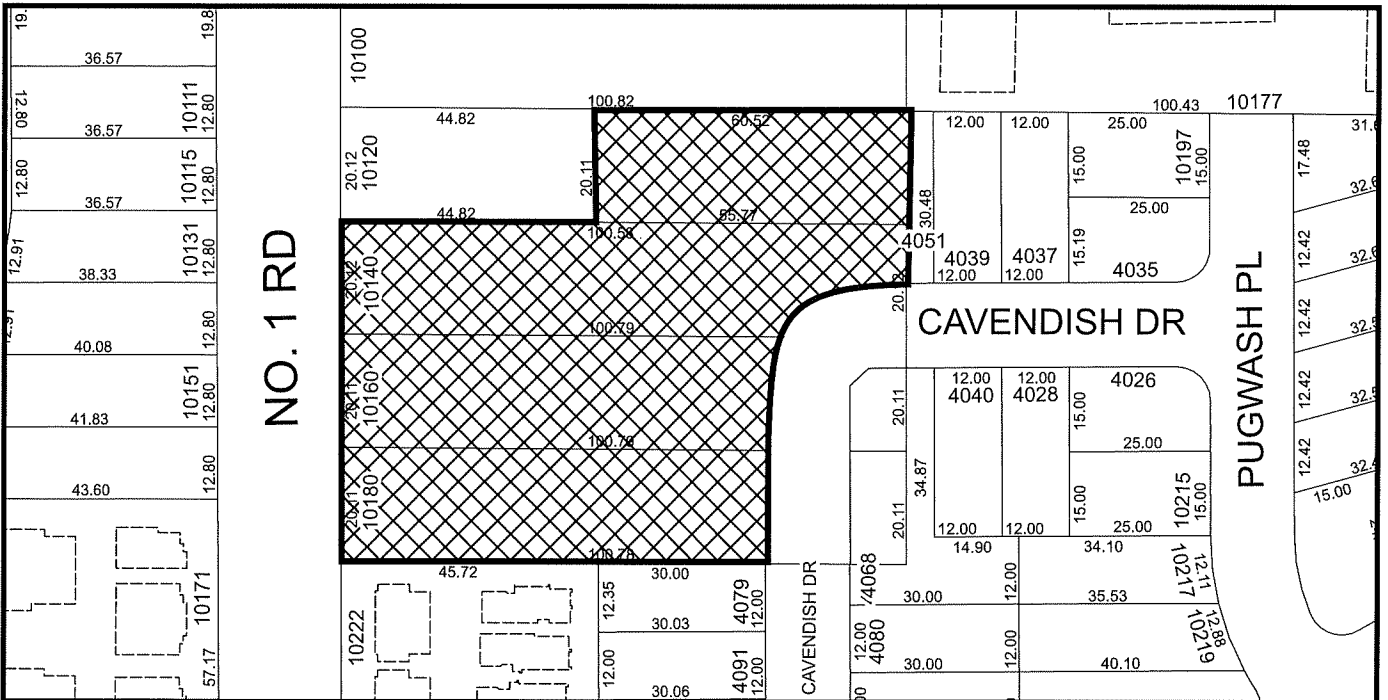
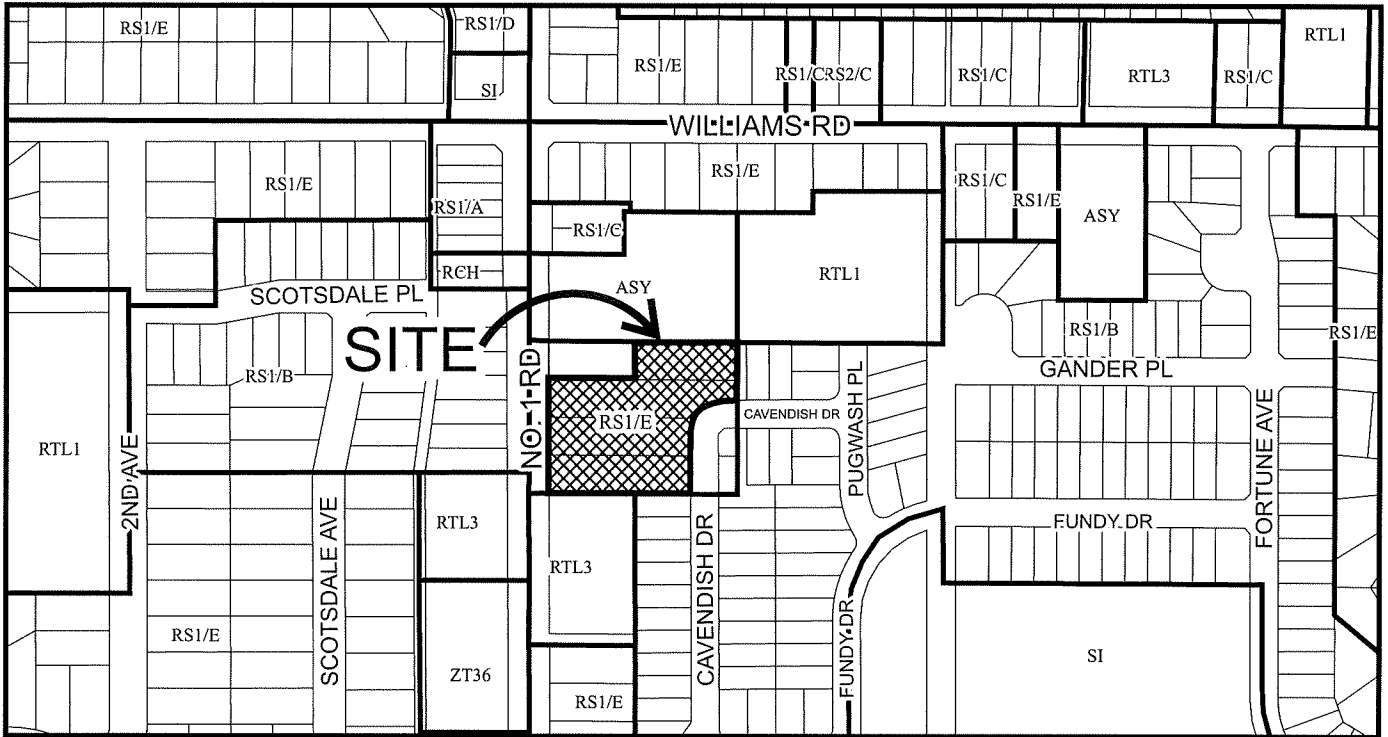


CAVENDISH DRIVE TOWNHOUSES

DESIGN PANEL



City of
Richmond



DP 21-940028
SCHEDULE "A"

Original Date: 10/21/21

Revision Date: 07/12/23

Note: Dimensions are in METRES