



Development Permit Panel
Wednesday, August 21, 2024

Time: 3:30 p.m.
Place: Remote (Zoom) Meeting
Present: Wayne Craig, General Manager, Planning and Development, Chair
Roeland Zwaag, General Manager, Engineering and Public Works
Marie Fenwick, Director, Arts, Culture and Heritage

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

MINUTES

It was moved and seconded
That the minutes of the meeting of the Development Permit Panel held on June 12, 2024 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 21-934620
(REDMS No. 7701427)

APPLICANT: Zhao XD Architect Ltd.
PROPERTY LOCATION: 8031, 8051, 8071 No. 2 Road and 5760, 5780, 5786 Blundell Road
INTENT OF PERMIT:

- 1. Permit the construction of 25 townhouse units at 8031, 8051, 8071 No. 2 Road and 5760, 5780, 5786 Blundell Road on a site zoned "Medium Density Townhouses (RTM3)"; and

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2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) reduce the minimum front yard (north yard) and exterior side yard (east yard) from 6.0 m to 5.5 m; and
 - (b) reduce the minimum lot width from 50.0 m to 43.0 m.

Applicant's Comments

Xuedong Zhao, Zhao XD Architect Ltd., with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1), provided background information on the proposed development, highlighting the following:

- vehicular access to the proposed 25-unit townhouse development is from No. 2 Road via a shared driveway with the adjacent townhouse development to the south;
- the three-storey units proposed along Blundell Road step down to two-storeys adjacent to the existing two-storey townhouse end units to the west;
- two-storey duplexes are proposed adjacent to the existing single-family homes to the west of the subject site;
- the architectural character, massing and height of the proposed townhouse development fit well with the neighbourhood;
- the proposed common outdoor amenity area is centrally located to enhance its visibility and usability to users;
- sustainable materials such as stucco are proposed for the exterior cladding of the townhouse buildings; and
- the design of the project incorporates Crime Prevention Through Environmental Design (CPTED) principles.

Yiwen Ruan, PMG Landscape Architects, with the aid of the same visual presentation, briefed the Panel on the main landscape features of the project, noting that (i) the landscaping and retaining walls along the west edge of the site have been carefully located to preserve the existing trees, (ii) each front yard of units facing the street will be planted with a tree and will have an open space for private outdoor activities, (iii) pedestrian connections from the street are highlighted by decorative pavers and outdoor furniture, (iv) a landscape feature is proposed at the northeast corner of the site, (v) permeable pavers are proposed on portions of the internal drive aisle and on visitor parking stalls, (vi) a play structure providing play multiple opportunities is proposed in the common outdoor amenity area, (vii) 31 trees and a variety of shrubs, grasses, perennial plants and groundcovers are proposed to be planted on the site, and (viii) an automatic irrigation system will be provided for planted areas on the site.

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Staff Comments

Joshua Reis, Director, Development noted that (i) there is a Servicing Agreement associated with the rezoning bylaw for the project for site servicing and frontage improvements including new sidewalks and treed/grass boulevards along No. 2 Road and Blundell Road and widening of the existing driveway crossing to be shared with the existing development to the south, (ii) the two proposed variances associated with the project are supported by staff as they are technical in nature and resulting from the lot geometry and required road dedications, (iii) the project provides four convertible units and all units include aging-in-place features, and (iv) the proposed design of the project will meet the applicable Energy Step Code with a low carbon energy system.

Panel Discussion

In reply to queries from the Panel, the applicant noted that (i) there are no secondary suites provided in the project as the applicant intended to maximize the number of townhouse units in the subject site, (ii) the internal drive aisle and visitor parking stalls can be used for package deliveries to residents of the townhouse development, (iii) the proposed low bollard lighting and downward-focused building-mounted lighting will not result in light pollution, (iv) the proposed landscaping around the mailbox and bicycle parking area near the driveway entry include two- to three- foot high evergreen shrubs and would address potential headlight glare onto No. 2 Road, and (v) the grading of front yards of units fronting Blundell Road is maintained at sidewalk level.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel expressed support for the project, noting (i) the applicant's attention to the design of the project which fits well into the neighbourhood, (ii) the provision of four convertible units, and (iii) the maintaining of the grade of the front yards of units along Blundell Road.

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Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of 25 townhouse units at 8031, 8051, 8071 No. 2 Road and 5760, 5780, 5786 Blundell Road on a site zoned "Medium Density Townhouses (RTM3)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) *reduce the minimum front yard (north yard) and exterior side yard (east yard) from 6.0 m to 5.5 m; and*
 - (b) *reduce the minimum lot width from 50.0 m to 43.0 m.*

CARRIED

2. DEVELOPMENT PERMIT 24-011767

(REDMS No. 7651471)

APPLICANT: Canadian Tire Ltd.

PROPERTY LOCATION: 11388 Steveston Highway

INTENT OF PERMIT:

Permit exterior renovations to the façade of the existing building located at 11388 Steveston Highway on a site zoned "Industrial Community Commercial (ZC6)".

Applicant's Comments

Rebekka Hammer, MGB Architecture, 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, highlighting the following:

- the project intends to update the exterior finishes of the existing Canadian Tire building, provide new brand signage, improve the existing landscaping, and update paint markings on pedestrian crossings;
- the proposed renovations to the building's exterior finishes will meet the façade upgrade for Canadian Tire stores; and
- the proposed façade improvements to the existing building will not result in additional floor area.

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Kim Unger, McElhanney, with the aid of the same visual presentation, briefed the Panel on the proposed landscape improvements, noting that (i) some plant species within the landscaped area on the site have died and will be replaced with more hardy plant species currently planted on the site to enhance their survivability, (ii) the size of shrubs planted adjacent to some small car parking stalls will be upgraded, (iii) planting beds in the parking area will be cleaned up and remulched, and (iv) existing pedestrian crossings on the site will be repainted.

Staff Comments

Mr. Reis noted that (i) improvements to the existing façade of the building and landscaping are limited in scope, (ii) there is no change to the existing floor area, and (iii) no new servicing agreements are associated with the project.

Panel Discussion

In reply to queries from the Panel, the applicant noted that (i) the proposed landscape improvements are limited in scope as the existing trees on the subject site are in good condition, and (ii) improvements to the interior of the building are currently done in phases and efforts are being undertaken in order to avoid impacting the surrounding area.

The Chair noted that there are some landscape islands on the site that were not included for landscape improvements and staff were directed to work with the applicant to review the existing landscaping on these landscape islands to ensure that no further improvements are required prior to the application moving forward to Council.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit exterior renovations to the façade of the existing building located at 11388 Steveston Highway on a site zoned "Industrial Community Commercial (ZC6)".

CARRIED

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3. **DEVELOPMENT PERMIT 24-037979** (REDMS No. 7758844)

APPLICANT: Zeidler Architecture

PROPERTY LOCATION: 6551 No. 3 Road

INTENT OF PERMIT:

Permit exterior upgrades to the main East and West mall entrance of the existing building at 6551 No. 3 Road on a site zoned “Downtown Commercial (CDT1)”.

Applicant’s Comments

Eric Aslan, Zeidler Architecture, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 3), provided background information on the proposed development, highlighting the following:

- the project is located at the CF Richmond Centre Mall and primarily intends to upgrade the exterior of the east and west entries of the galleria at the mall;
- the existing exterior cladding materials will be replaced primarily with curtain glazing with a vertical frit pattern and solid metal panel cladding;
- existing doors at the entrances will be replaced to provide wider egress and new vestibules will be added to enhance the building’s energy efficiency;
- new canopies will be added over the main entrances to provide weather protection to pedestrians;
- an integrated water management system is proposed for the three roof levels at the main building entries;
- lighting will be incorporated into the new building entry façade and the applicant is working with a lighting consultant to mitigate potential light pollution; and
- the modern design of the revised entries to the galleria is consistent with the overall design of the future Richmond Centre mixed-use redevelopments.

Staff Comments

In reply to a query from the Panel, Mr. Reis noted that (i) as part of the Official Community Plan (OCP) amendment associated with the overall redevelopment of the CF Richmond Centre Mall, staff secured a Statutory Right-of-Way (SRW)/Public Right of Passage (PROP) over the galleria entries and interior space, (ii) the SRW/PROP will ensure future public access through the site between Minoru Boulevard and the Brighthouse Canada Line Station on No. 3 Road throughout the transit operating hours, and (iii) the future public access should be in place upon occupancy of the first building in Phase Two of the overall redevelopment.

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Panel Discussion

In reply to queries from the Panel, the applicant confirmed that (i) only LED fixtures will be installed for lighting at the entrances to the galleria and will be focused on areas where they are needed, (ii) the proposed lighting will be reviewed by a lighting consultant and is not expected to spill out into the mall's parking lot and neighbouring residential developments, (iii) dimmable lighting is an option, and (iv) lighting levels are intended to highlight the mall entries and provide visual interest to residents of future residential developments near the entrances to the galleria.

As a result of the discussion on the proposed lighting, the Chair directed staff to work with the applicant prior to the application moving forward to Council in order to ensure there will be no light spillover into future residential developments near the entrances to the galleria and investigate opportunities to install dimmable lighting should a lighting issue arise in the future.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit exterior upgrades to the main East and West mall entrance of the existing building at 6551 No. 3 Road on a site zoned "Downtown Commercial (CDT1)".

CARRIED

4. New Business

None.

5. Date of Next Meeting: September 12, 2024

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:29 p.m.).

CARRIED

Development Permit Panel
Wednesday, August 21, 2024

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 21, 2024.

Wayne Craig
Chair

Rustico Agawin
Committee Clerk



(PERSPECTIVE FOR BUILDING ONLY, SEE LANDSCAPE FOR FENCES, GATES, & PLANTS)

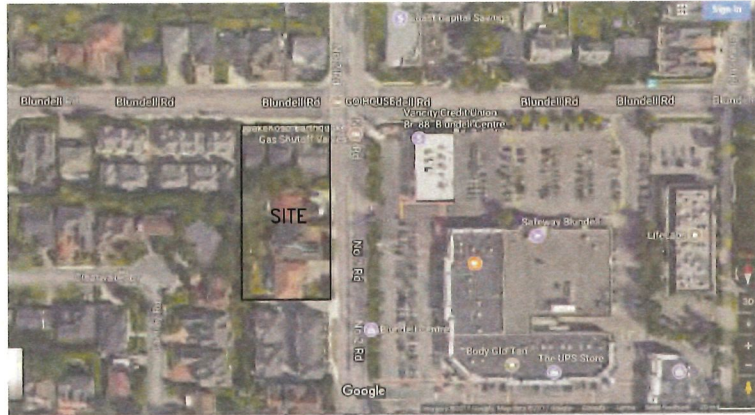


**25-UNIT TOWNHOUSE
DEVELOPMENT**
#8031- 8071 NO. 2 ROAD
& #5760 - 5786 BLUNDELL ROAD
RICHMOND, BC



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

ISSUED FOR DPP PRESENTATION (AUG. 21, 2024)



CONTEXT PLAN
SCALE: NTS



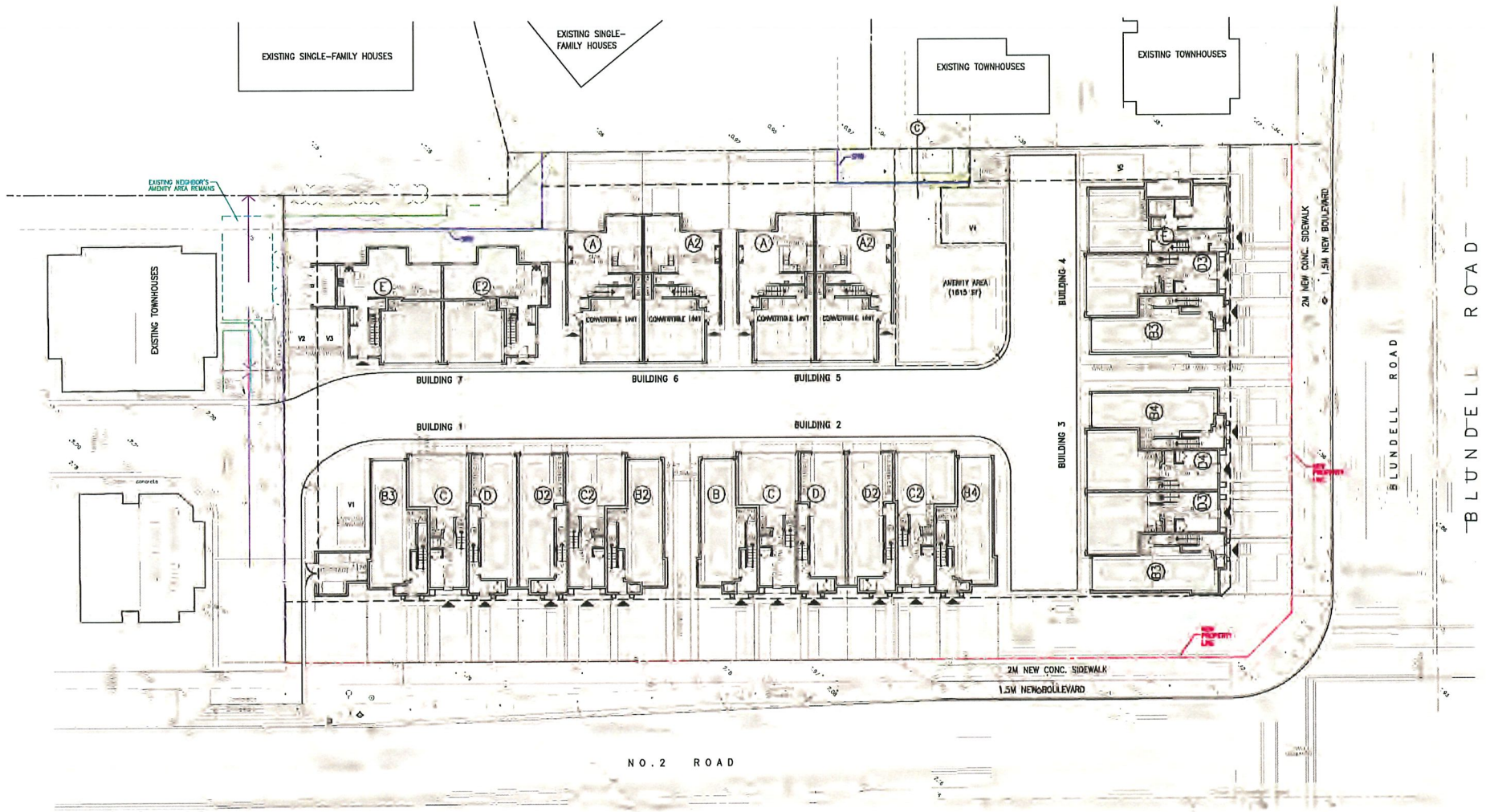
25-UNIT TOWNHOUSE DEVELOPMENT

#8031- 8071 NO. 2 ROAD
& #5760 - 5786 BLUNDELL ROAD
RICHMOND, BC

The subject townhouse development is located in the planning area designated "Neighborhood Residential (NRES)" in the Official Community Plan (OCP). The Arterial Road Policy in the 2041 OCP, Bylaw 9000, directs appropriate townhouse development onto certain arterial roads outside the City Centre. The subject development site meets the Townhouse Development requirements under the Arterial Road Policy. The proposed zone is Medium Density Town Housing (RTM3) with 0.70 FAR. The internal driveway is accessed from No.2 Road via a City designated SRW on south neighboring property as a shared access driveway.

The proposal consists of seven buildings with two 6-unit buildings (No. 1 & No.2) facing No. 2 Road, one fourplex building (No. 3), one triplex (No.4) facing Bluedell Road, and three duplex buildings (No. 5, 6 & 7) facing interior drive aisle. The Building Numbers 5, 6 and 7 are directly interfacing with the single-family housing and are designed with 2 storeys in building height. Building 4 is near an existing two-storey townhouse development so that the end unit within 7.5 m (25 ft.) of the side yard on west is designed as 2 storeys.





SITE PLAN 



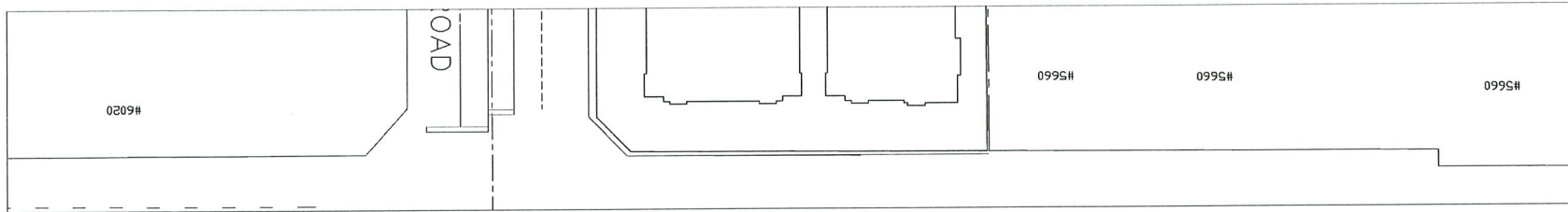
25-UNIT TOWNHOUSE DEVELOPMENT

#8031- 8071 NO. 2 ROAD & #5760 - 5786 BLUNDELL ROAD
RICHMOND, BC

The existing site context contains varieties of developments. The property across No. 2 Road on east is Blundell Centre, a commercial development of shopping mall with restaurants, banks and other commercial retails. The property on west is an existing multiple-family development consists townhouse buildings (5660 5640 Blundell Road). Immediately on south is also an existing 10-unit townhouse development. There are also single-family houses on part of west side of the development. In short walking distance on east there are Bludell Neighborhood Park and a local elementary school which are also within short walking distance.

The subject development of seven buildings is proposed with traditional style with the building height and massing that fits the site context. The massing and height match the neighboring buildings. Efforts have been made for the relationship between the subject development to the existing single-family housing on west, where sloped roof and 2-storey building height are proposed to match the neighbor. The third floor for Building No. 4 is designed with 7.5 m setback on west facing the neighboring 2-storey townhouse properties.

ISSUED FOR DPP PRESENTATION (AUG. 21, 2024)

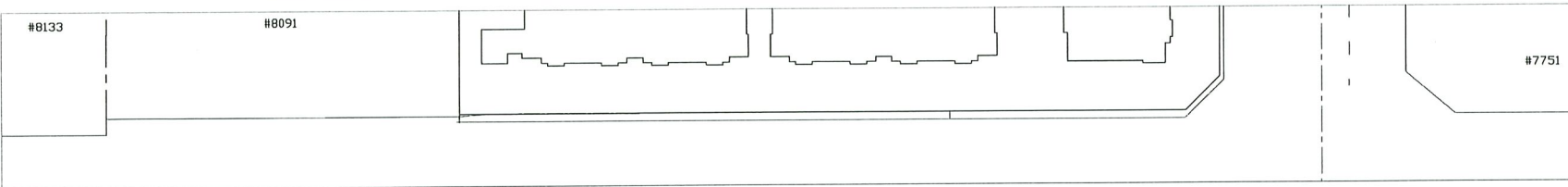


6020

STREET SCAPE - BLUEDELL ROAD

SCALE: 1"=20'-0"

5660



8133

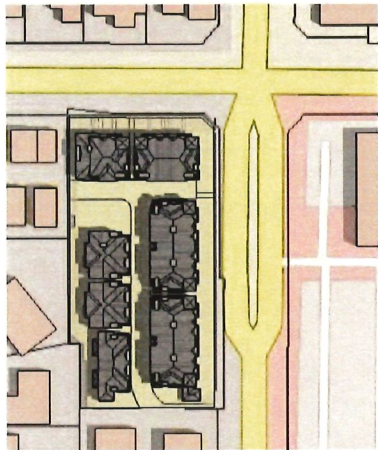
8091

STREET SCAPE - NO. 2 ROAD

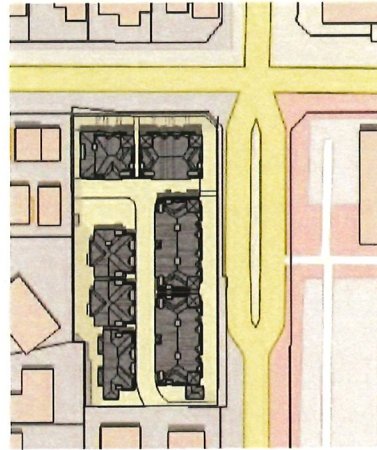
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7751

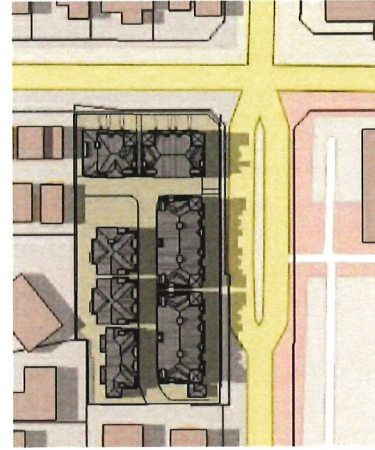
25-UNIT TOWNHOUSE DEVELOPMENT
 #8031-8071 NO. 2 ROAD & #5760 - 5786 BLUEDELL ROAD, RICHMOND, BC



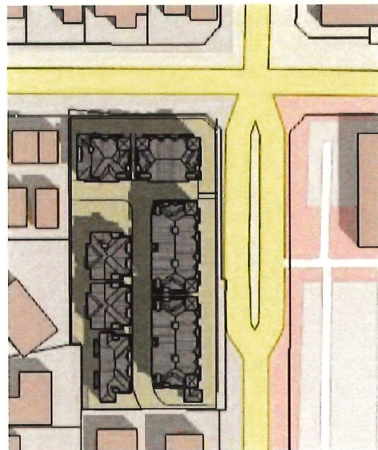
JUNE 21 10:00 am



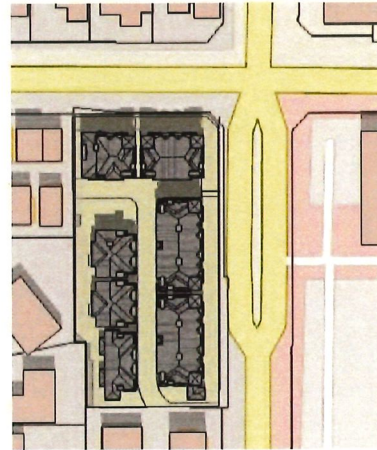
JUNE 21 12:00 pm



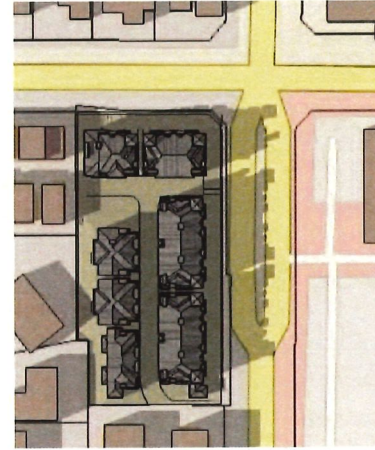
JUNE 21 4:00 pm



MARCH 21 10:00 am



MARCH 21 12:00 pm



MARCH 21 4:00 pm

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.

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. 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.



25-UNIT TOWNHOUSE DEVELOPMENT

8031- 8071 No. 2 Road, 5760 - 5786 Blundell Road, Richmond, BC

EXTERIAL FINISH - MATERIAL & COLOR

STAND SEAM METAL ROOF - VICWEST (PRESTIGE)
SIGNATURE -SMP COATED METAL CHARCOAL 56072



5" ALUM. GUTTER ON 2X10 WOOD FASCIA BOARD - PAINTED
COLOR MATCH TO "AGED PEWTER"



STUCCO WALL FINISH (OFF-WHITE)
BM OC36 NIVEOUS



HARDIE PANEL (EASYTRIM)
AGED PEWTER



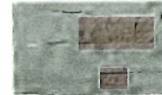
HORIZONTAL TRIM & TRIM BOARD MOULDING
-PAINTED
COLOR MATCH TO "AGED PEWTER"



WINDOW & DOOR TRIM
-PAINTED BM OC40 ALBESCENT



CULTURE STONE - SPAN HEWN STONE
TIGHT-FITTED MORTAR JOINTS



SOLID CORE WOOD DOOR
BJ 1231 WYNWOOD



GARAGE DOOR
BM AF-105 ELKHOM



Accessibility Strategy

For proposed 25-Unit Townhouse Development at
8071, 8031, 8051 No. 2 Road & 5760, 5780, 5786 Blundell Road,
Richmond, BC

A. Accessibility within the site

- Accessible path connecting No. 2 Road and Blundell Road public sidewalks, and along the entrance of internal drive aisle;
- Outdoor amenity space along the internal drive aisle and is wheel chair accessible;
- Accessible parking is at a visible location near main development entrance for convenient use. Mailbox is located nearby and covered;
- Access to the recycling and garbage rooms is wheel chair accessible.

B. Accessibility within the house

- Four convertible units are proposed;
- Widened main entrance with wheel chair turnaround space;
- Garage is widened enough to accommodate parking for accessibility;
- Main door and garage door are widened for easy access;
- Kitchen is widened with turning space and counter is to be built with under-counter-knee space;
- Stairs are designed for future stair lift installation;
- Master bedroom and ensuite bathroom are widened to allow accessibility;
- Wall blocking to be installed for future grab bar accessories attachments;



SCALED MODEL

**25-UNIT TOWNHOUSE
DEVELOPMENT**
#8031- 8071 NO. 2 ROAD
& #5760 - 5786 BLUNDELL ROAD
RICHMOND, BC



SCALED MODEL



SCALED MODEL



ZHAO XD ARCHITECT LTD.
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25-UNIT TOWNHOUSE DEVELOPMENT
#8031- 8071 NO. 2 ROAD & #5760 - 5786 BLUNDELL ROAD, RICHMOND, BC

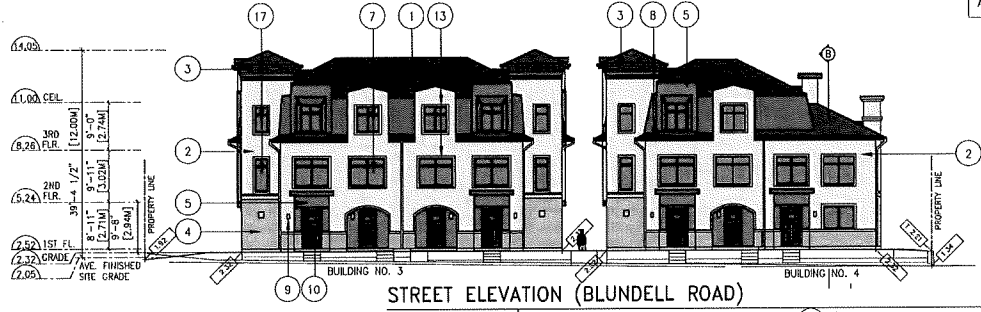
The subject development of seven buildings is proposed. The degree of complexity in both material/color and form composition including design detailing is considered for the architectural character to match the existing single-family house and also the existing townhouse developments of the neighborhood, emphasizing the residential building character with both building massing and details such as the individuality of townhouse units and expressions of unit entrance.

The repetition of the unit facades creates a rhythm of architectural expression along the street front, while proper variations are also added within the repetition with adequate amount of color and detail changes to prevent a monotonous repetition. The same principle applies also to roof lines for both the rhythm and break of repetition. Masonry veneer cladding is proposed for the ground floor wall and traditional cladding (i.e., stucco) on upper stories with associated color selections to achieve the intended building design composition. The architectural character is inspired by French style with an integration of main roof and third floor windows, creating "dormer-like" expression in order to add architectural varieties to the neighborhood.



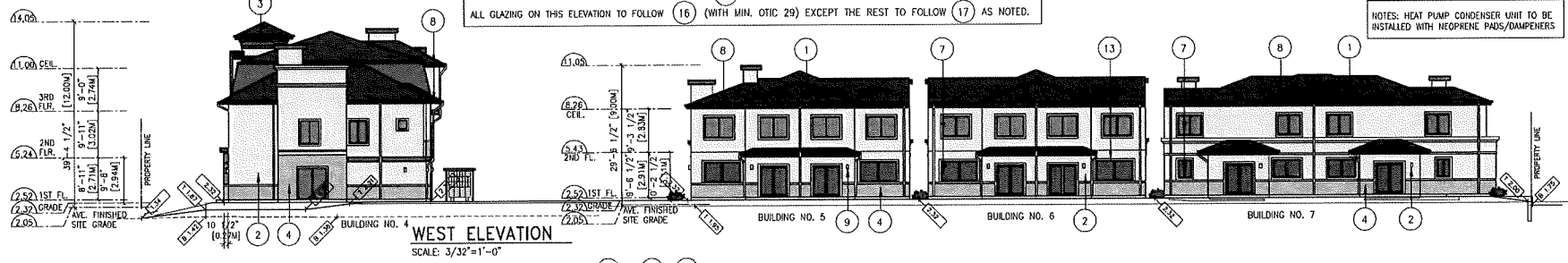


STREET ELEVATION (NO. 2 ROAD)
 SCALE: 3/32"=1'-0"
 ALL EXTERIOR WALLS ON THIS ELEVATION TO FOLLOW (15) (WITH EXTRA INTERIOR LAYER OF GWB)
 ALL GLAZING ON THIS ELEVATION TO FOLLOW (16) (WITH MIN. OTIC 29) EXCEPT THE REST TO FOLLOW (17) AS NOTED.



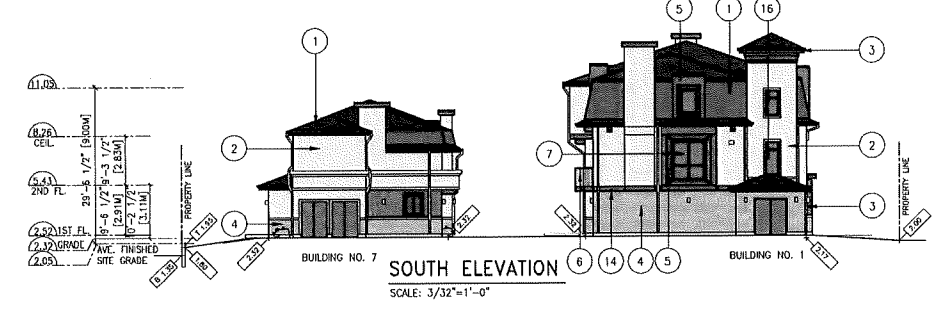
STREET ELEVATION (BLUNDELL ROAD)
 SCALE: 3/32"=1'-0"
 ALL EXTERIOR WALLS ON THIS ELEVATION TO FOLLOW (15) (WITH EXTRA INTERIOR LAYER OF GWB)
 ALL GLAZING ON THIS ELEVATION TO FOLLOW (16) (WITH MIN. OTIC 29) EXCEPT THE REST TO FOLLOW (17) AS NOTED.

- EXTERIOR FINISH & COLOR**
- (1) STAND SEAM METAL ROOF - VICWEST (PRESTIGE)
SIGNATURE - SMP COATED METAL CHARCOAL 56072
 - (2) STUCCO WALL FINISH - OFF-WHITE
BM OC36 NIVEOUS
 - (3) HORIZONTAL TRIM BOARD MOULDING - AGED PEWTER
 - (4) CULTURE STONE - SPAN HEWN STONE
TIGHT-FITTED MORTAR JOINTS
 - (5) JAMES HARDIE PANEL (EASYTRIM) - AGED PEWTER
 - (6) ALUM. GUARDRAIL (BLACK)
 - (7) DOUBLE-GLAZED WINDOWS IN VINYL FRAMES
C/W 2x4 SILL (SLOPE 15%) & 2x4 SIDE & TOP TRIM
C/W FLASHING OVER
TRIM PAINTED: BM OC40 ALBESCENT
 - (8) 5" ALUM. GUTTER ON 2X10 WOOD FASCIA BOARD
- PAINTED (TYP.) GREY (COLOR TO MATCH (3))
 - (9) LIGHT FIXTURE (MOTION SENSOR LED)
 - (10) SOLID CORE WOOD DOOR - BM 2080-10 RASPBERRY TRUFFLE
 - (11) GARAGE DOOR - BM AF-105 ELKHOM
 - (12) POT LIGHTS AT EACH ENTRY
 - (13) 2X4 TRIM - AGED PEWTER
 - (14) 2X12 HORIZONTAL TRIM BOARD C/W FLASHING OVER - AGED PEWTER
 - (15) EXTRA INTERIOR LAYER OF GWB
 - (16) MIN. OTIC 29 GLAZING
 - (17) MIN. OTIC 31 GLAZING
 - (18) DECORATIVE ACCENT PANEL

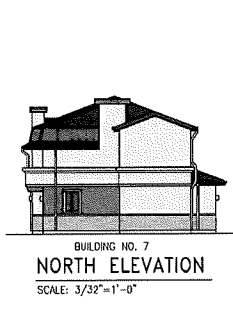


WEST ELEVATION
 SCALE: 3/32"=1'-0"
 ALL EXTERIOR WALLS ON THIS ELEVATION TO FOLLOW (15) (WITH EXTRA INTERIOR LAYER OF GWB)
 ALL GLAZING ON THIS ELEVATION TO FOLLOW (16) (WITH MIN. OTIC 29) EXCEPT THE REST TO FOLLOW (17) AS NOTED.

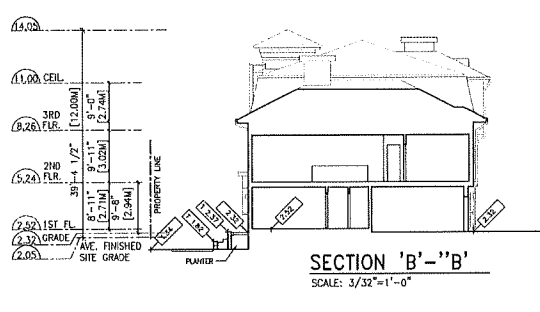
NOTES: HEAT PUMP CONDENSER UNIT TO BE INSTALLED WITH NEOPRENE PADS/DAMPENERS



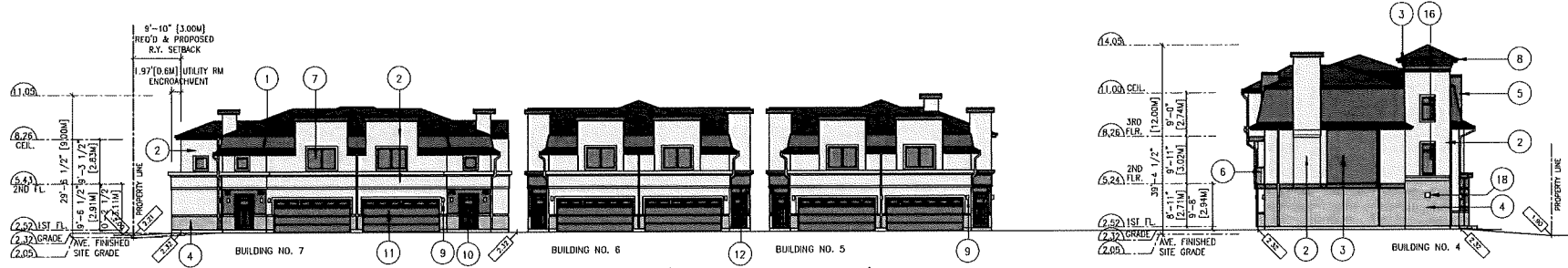
SOUTH ELEVATION
 SCALE: 3/32"=1'-0"



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

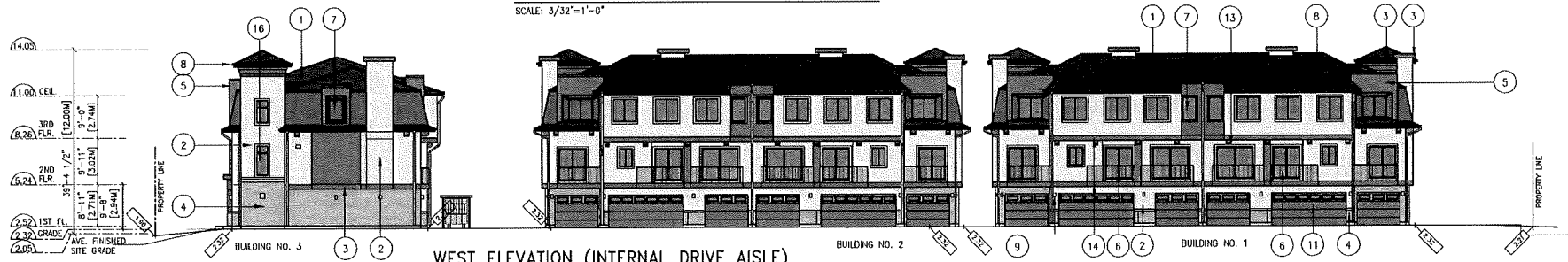


SECTION 'B''-''B''
 SCALE: 3/32"=1'-0"



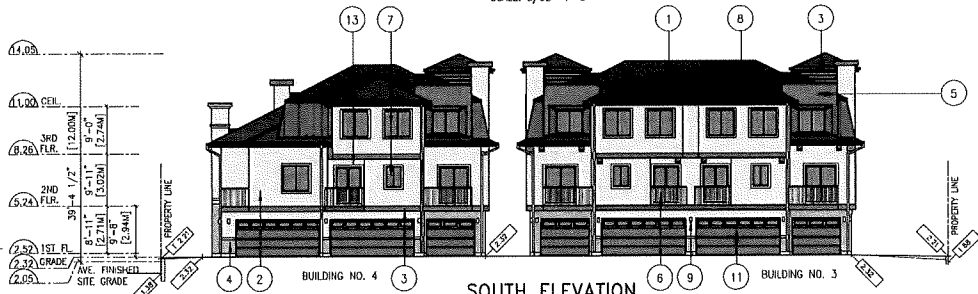
EAST ELEVATION (INTERNAL DRIVE AISLE)

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



WEST ELEVATION (INTERNAL DRIVE AISLE)

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

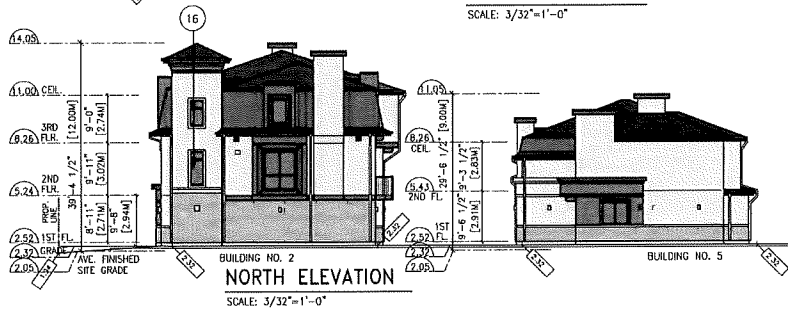


SOUTH ELEVATION

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

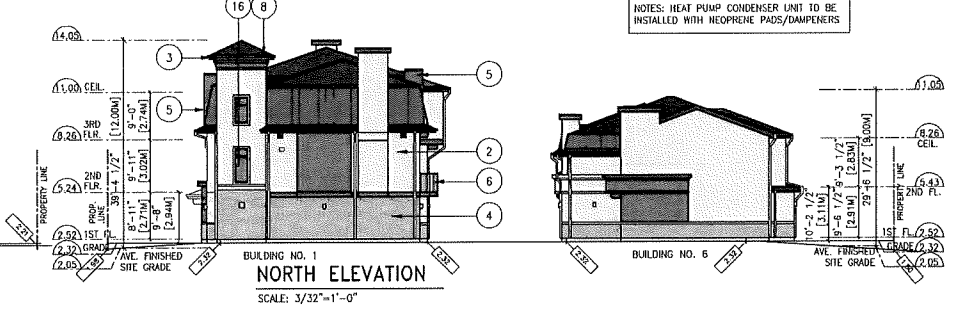
EXTERIOR FINISH & COLOR	
1	STAND SEAM METAL ROOF - VICWEST (PRESTIGE) SIGNATURE - SMP COATED METAL CHARCOAL 56072
2	STUCCO WALL FINISH - OFF-WHITE BM OC36 NIVEOUS
3	HORIZONTAL TRIM BOARD MOULDING - AGED PEWTER
4	CULTURE STONE - SPAN HEWN STONE TIGHT-FITTED MORTAR JOINTS
5	JAMES HARDIE PANEL (EASYTRM) - AGED PEWTER
6	ALUM. GUARDRAIL (BLACK)
7	DOUBLE-GLAZED WINDOWS IN VINYL FRAMES C/W 2x4 SILL (SLOPE 15%) & 2x4 SIDE & TOP TRIM C/W FLASHING OVER TRIM PAINTED: BM OC40 ALBESCENT
8	5" ALUM. GUTTER ON 2X10 WOOD FASCIA BOARD - PAINTED (TYP.) GREY (COLOR TO MATCH 3)
9	LIGHT FIXTURE (MOTION SENSOR LED)
10	SOLID CORE WOOD DOOR - BM 2080-10 RASPBERRY TRUFFLE
11	GARAGE DOOR: - BM: AF-105 ELKHOM
12	POT LIGHTS AT EACH ENTRY
13	2X4 TRIM - AGED PEWTER
14	2X12 HORIZONTAL TRIM BOARD C/W FLASHING OVER - AGED PEWTER
15	EXTRA INTERIOR LAYER OF GWB
16	MIN. OTIC 29 GLAZING
17	MIN. OTIC 31 GLAZING
18	DECORATIVE ACCENT PANEL

NOTES: HEAT PUMP CONDENSER UNIT TO BE INSTALLED WITH NEOPRENE PADS/DAMPENERS



NORTH ELEVATION

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



NORTH ELEVATION

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

25-UNIT TOWNHOUSE DEVELOPMENT
#8031- 8071 NO. 2 ROAD & #5760 - 5786 BLUNDELL ROAD, RICHMOND, BC

The common area is a focal point of the site layout that is centrally located as the outdoor Amenity Area. The corner location in relation to the internal drive aisles provides more visibility and sun exposure for the Amenity Area. The location and layout also enhance convenience and accessibility. Covered mailbox and visitor bicycle racks are proposed at more convenient location near the site entrance for visitors and mail delivery, which is also functionally and visually buffering the garbage/recycling closet. The garbage/recycling closet is also located near the driveway entrance as to be the best location for the use.

Efforts in design and planning have been taken to preserve mature tree on west side of the development site (#385 per Arborist Report). The beauty of preserve tree is shared with Outdoor Amenity Area. The placement of the Outdoor Amenity Area is exposed as it is ideally located for both visibility and convenient use. The adjacency of Outdoor Amenity Area to the drive aisles maximizes its visual exposure for both pedestrian and traffic for functionality, aesthetics and CPTED considerations. The outdoor amenity space is properly landscaped as well as the private outdoor spaces for all dwelling units, which are provided for the development for each unit.

Accessibility is well considered with the convertible units proposed per City requirement. The development is located in the transit-friendly area. Wheelchair circulation routes are well considered for accessibility along the internal drive way (Refer to Accessibility Strategy).



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SCALED MODEL



25-UNIT TOWNHOUSE DEVELOPMENT

#8031- 8071 NO. 2 ROAD & #5760 - 5786 BLUNDELL ROAD, RICHMOND, BC



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

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 are considered into the design. Design details and dimensions comply with city's convertible unit design guidelines

More sustainable materials such as stucco made from all natural ingredients will be used as primary cladding material for buildings. Wood trims and for windows and doors are used on exterior elevations. The introduction of permeable paver allows maximum storm water infiltration potential.

Sustainability strategy has been taken for the proposed development including the energy saving with the proposal by Certified Energy Advisor/ Qualified Energy Modeller. Every building will achieve the applicable BC Building Code requirements and follow the City's Step Code requirements by meeting Energy Step Code 3 + a Low Carbon Energy System.

The design is complied with updated City requirements and BC Building Code (based on specifications provided by project Certified Energy Advisor/Qualified Energy Modeller). The buildings will be provided with electric baseboards for space heating or air source heat pump for heating/cooling, electric hot water tank for DHW, HRV for principal ventilation, etc..

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 of each building when compared to the standard house built in the ways that were used to be. Certified Energy Advisor/ Qualified Energy Modeller is engaged and proper HVAC system will be as-selected to increase livability, energy saving and efficiency. Units will have conduits roughed-in in order to adapt future solar panel installation (Refer to Sustainability Strategy).

25-UNIT TOWNHOUSE DEVELOPMENT

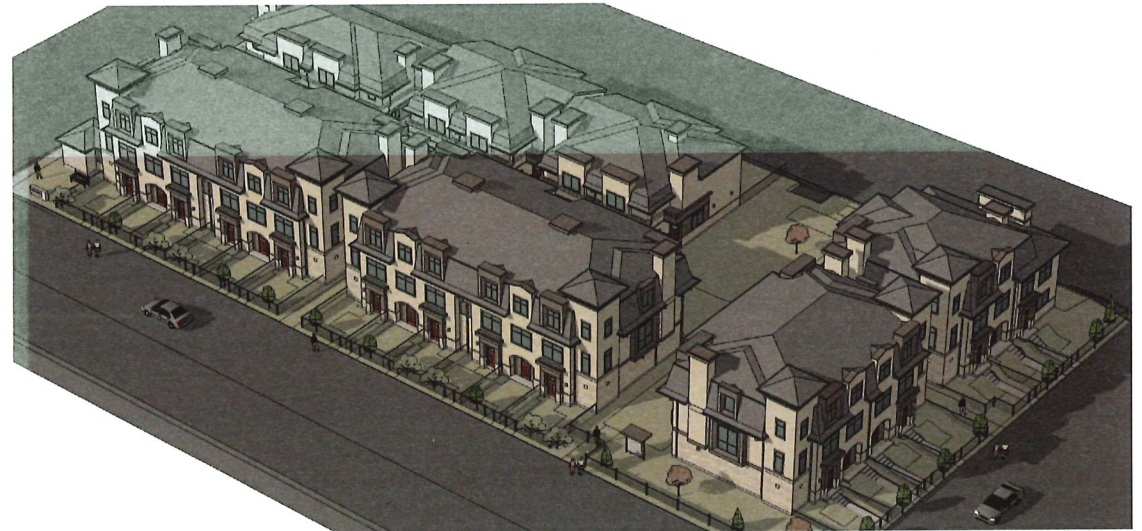
#8031- 8071 NO. 2 ROAD & #5760 - 5786 BLUNDELL ROAD, RICHMOND, BC

The design is also guided by principles of CPTED (Crime prevention through environmental design) such as Natural access control, Natural surveillance and Territoriality (defensible space) and Maintenance: 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; For space between buildings where windows are limited or prohibited by Building Code's "limiting distance" due to fire safety concerns, the space is designed with good visibility for public surveillance without hidden corners. 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.



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SEAL:



HARDSCAPE LEGEND

- 6" X 6" ECO-FRIENDLY REVERSE PAVERS BY MUTUAL MATERIALS WITH WHITE CONCRETE SAND, GRAY COLOR. INSTALLED PER MANUFACTURER SPECIFICATIONS
- PERMEABLE PAVERS TO MATCH NEIGHBORING SITE AT COURTESY.
- 2"X2" WOODEN PLY ARCHITECTURAL SLATE COLOR GRAY BY MUTUAL MATERIALS
- FIBER OPTIC PLANTER
- GRAVEL ON A WEED MAT
- HOLLAND PAVERS BY MUTUAL MATERIALS HOLLAND CONSISTENT PATTERN, CASCADE BLEND

FENCE LEGEND

- 42" HT. ALUMINUM PICKET FENCE AND GATES
- 42" HT. WOOD PICKET FENCE AND GATES
- 4" HT. WOOD FENCE
- 4" HT. WOOD FENCE
- RETAINING WALL

FURNITURE LEGEND

- Playstructure (J3-17287-A) by JAMBETTE 18 months to 5 years old 20 children
- MAGLIN BENCH - SCB1600
- MAGLIN BIKE RACK - MBR-0400-0007 FOR 6 BIKE RACKS
- 4" 2" X 3" HT BASALT COLUMNS BY NORTHWEST LANDSCAPE & STONE SUPPLY

NO.	DATE	REVISION DESCRIPTION	DR.
11	24.AUG.31	REVISION AS PER CITY COMMENTS	00
11	24.AUG.31	REVISION AS PER CITY COMMENTS	00
10	23.OCT.27	NEW SITE PLAN COMMENTS	00*
9	23.AUG.13	NEW SITE PLAN	00*
7	24.AUG.23	REVISION AS PER CITY COMMENTS	00*
7	23.OCT.27	NEW SITE PLAN COMMENTS	00*
6	23.OCT.24	NEW SITE PLAN COMMENTS	00
5	23.AUG.28	REVISION AS PER CITY COMMENTS	00
4	23.AUG.28	REVISION AS PER CITY COMMENTS	00
3	22.JAN.21	NEW SITE PLAN	00
2	23.OCT.04	NEW IT	00*
1	23.AUG.03	NEW PLAN	00

CLIENT: 1209136 BC LTD
WITH: ZHANG ARCHITECT LTD.

PROJECT:
25 UNIT TOWNHOUSE DEVELOPMENT

8031-8071 NO. 2 ROAD AND 5760-5786 BLUENELL ROAD
RICHMOND

DRAWING TITLE:
LANDSCAPE PLAN

DATE: March DRAWING NUMBER:
SCALE: 1/16"=1'-0"
DRAWN: DD
DESIGN: DD
CHKD: PCM OF 8

L1

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	15	ACER RUBRUM 'NOMALL'	COLUMBIAN BOWHALL MAPLE	8CM CAL, 2M STD, BAB
	3	CERCIDIPHYLLUM JAPONICUM	KATSURBA TREE	8CM CAL, 1.8M STD, BAB
	5	FAGUS SILVATICA 'DANWICK GOLD'	DANWICK GOLD BEECH	8CM CAL, 1.8M STD, BAB
	4	PRUNUS PENSILVANICA 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMIDAL LAMBER PINE	4M HT, BAB
	4	STYRAX JAPONICUS 'PINK CHIEF'	PINK FLOWERED JAPANESE SNOWBELL	8CM CAL, 1.8M STD, BAB

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CMA STANDARD. 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 OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

NOTE:
* PROVIDE DESIGNED BUILT HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM TO I I & C. STANDARDS TO ALL SOFT LANDSCAPE AREAS. SHOP DRAWINGS TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	7	STREET TREE	TYPE AND LOCATION BY CITY	7CM CAL, 1.8M STD, BAB

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CMA STANDARD. 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 OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

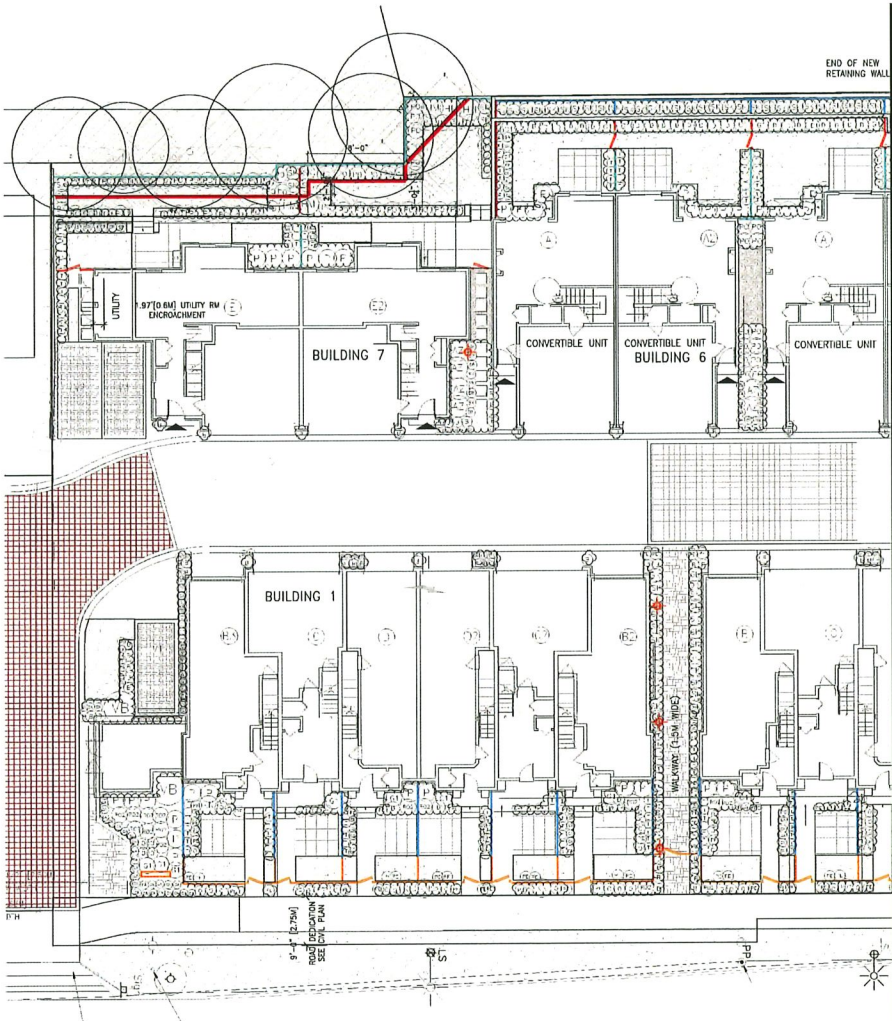
NOTE:
ALL BENCHES AND BIKE RACKS TO BE INSTALLED TO MANUFACTURERS SPECIFICATION ON 3" THICK CONCRETE PAD.

LIGHTING LEGEND

- SYMBOL: STILE
- BOLLARD: 20" HT LITONIA PRAGAN LED BOLLARD
- UPLIGHT



SEAL:



PLANT SCHEDULE

PMG PROJECT NUMBER: 21-041

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
⊙	6	AZALEA MOLLIS 'HYBRIDS	DECIDUOUS AZALEAS VARIETIES	#3 POT; 40CM
⊙	244	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 50CM
⊙	5	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	BIGLEAF HYDRANGEA (BLUE)	#3 POT; 80CM
⊙	4	KALMIA LATIFOLIA 'ELP'	DWARF MOUNTAIN LAUREL	#3 POT; 50CM
⊙	4	KALMIA LATIFOLIA 'VALLEY FIRE'	DWARF MOUNTAIN LAUREL	#3 POT; 50CM
⊙	91	PIERIS JAPONICA 'VALLEY FIRE'	VALLEY FIRE PIERIS	#3 POT; 50CM
⊙	4	PINUS MUGO 'MOP'S	MOP'S DWARF MUGO PINE	#2 POT; 25CM
⊙	14	ROSA 'KNOCKOUT RADRAZZ'	RADRAZZ KNOCKOUT ROSE	#2 POT
⊙	19	ROSA 'SCARLET MEIDLAND'	SCARLET MEIDLAND ROSE	#2 POT; 40CM
⊙	100	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#3 POT; 50CM
⊙	18	SKIMMIA REEVESIANA	DWARF SKIMMIA	#2 POT; 30CM
⊙	224	TAXUS X MEDIA 'HICKSII'	HICK'S 'YEW	1.00M BAB
⊙	4	VIBURNUM X 'BURKWOODII'	BURKWOOD VIBURNUM	#3 POT; 50CM
GRASS				
⊙	32	CALAMAGROSTIS X A. 'KARL FOERSTER'	KARL FOERSTER FEATHERED GRASS	#2 POT, HEAVY
⊙	273	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
⊙	38	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT JAP. SILVER GRASS	#2 POT
⊙	67	OPHIPOGON PLANISCAPUS 'NIGRESCENS'	BLACK MONDO GRASS	#1 POT
⊙	132	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
PERENNIAL				
⊙	6	ASTILBE X ARENDsii 'RED SENTINEL'	FALSE SPIREA; RED	#1 POT
⊙	41	RUDBECKIA FULGIDA VAR SULLIVANTII 'GOLDLOCK'	RUDBECKIA; YELLOW-ORANGE	15CM POT
⊙	66	EUONYMUS JAPONICA 'EMERALD GAIEY'	EUONYMUS; SILVER VARIEGATED	#1 POT; 25CM
⊙	73	POLYSTICHUM MUNIUM	WESTERN SWORD FERN	#1 POT; 25CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. 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 OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

12	24.AUG.21	REVISION AS PER CITY COMMENTS	00
11	24.AUG.21	REVISION AS PER CITY COMMENTS	00
10	24.AUG.20	NEW SITE PLAN & CITY COMMENTS	00
9	24.MAY.20	NEW SITE PLAN	00
7	24.APR.25	REVISION AS PER CITY COMMENTS	00
7	23.OCT.22	NEW SITE PLAN & CITY COMMENTS	00
6	23.FEB.18	NEW SITE PLAN & CITY COMMENTS	00
5	23.APR.24	NEW SITE PLAN & CITY COMMENTS	00
4	23.AUG.20	REVISION AS PER CITY COMMENTS	00
3	22.JAN.21	NEW SITE PLAN	00
2	21.NOV.20	NEW PLOT	00
1	21.OCT.21	NEW SITE PLAN	00

NO. DATE REVISION DESCRIPTION DR.

CLIENT: 1209136 BC LTD.
WITH: ZHANG ARCHITECT LTD.

PROJECT:
**25 UNIT TOWNHOUSE
DEVELOPMENT**

8031-8071 NO. 2 ROAD AND
5760-5786 BLUNDELL ROAD
RICHMOND

DRAWING TITLE:
SHRUB PLAN

DATE: March DRAWING NUMBER:

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

DRAWN: DD

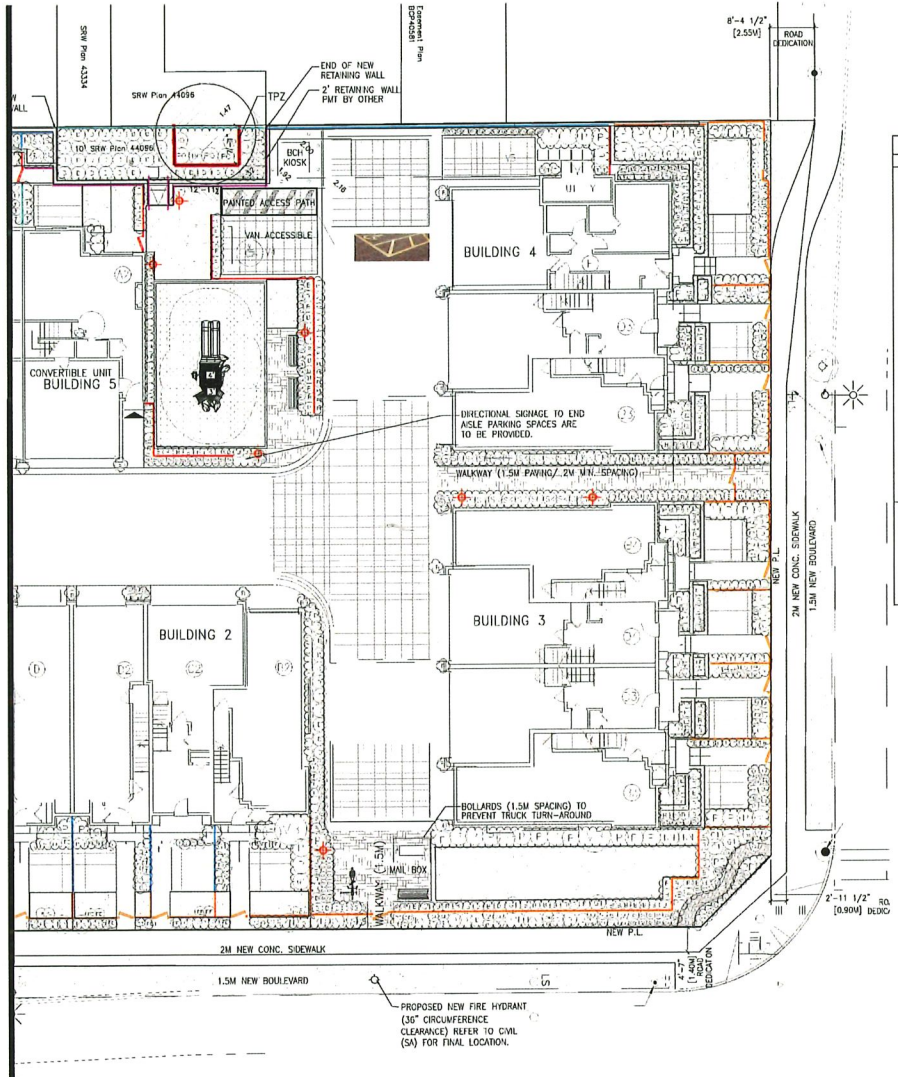
DESIGN: DD

CHKD: PCM

L2

OF 8

SEAL:



PLANT SCHEDULE				PMG PROJECT NUMBER: 21-041
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
6		AZALEA MOLLIS HYBRIDS	DECIDUOUS AZALEAS VARIETIES	#3 POT; 40CM
244		BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 50CM
5		HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	BIG-LEAF HYDRANGEA (BLUE)	#3 POT; 80CM
4		KALMA LATIFOLIA 'ELP'	DWARF MOUNTAIN LAUREL	#3 POT; 50CM
4		KALMA LATIFOLIA 'ELP'	DWARF MOUNTAIN LAUREL	#3 POT; 50CM
91		PIERIS JAPONICA 'VALLEY FIRE'	VALLEY FIRE PIERIS	#3 POT; 50CM
4		PIRUS MUGO 'MOPS'	MOPS DWARF MUGO PINE	#2 POT; 25CM
14		ROSA 'KNOCKOUT RADRAZZ'	RADRAZZ KNOCKOUT ROSE	#2 POT
19		ROSA 'SCARLET MEIDLAND'	SCARLET MEIDLAND ROSE	#2 POT; 40CM
100		SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#3 POT; 55CM
16		SKIMMIA REEVESIANA	DWARF SKIMMIA	#2 POT; 30CM
224		TAXUS X MEDIA 'HICKSII'	HICKS' YEW	1.00M BAB
4		VIBURNUM X BURKWOODII'	BURKWOOD VIBURNUM	#3 POT; 50CM
GRASS				
32		CALAMAGROSTIS X A. 'KARL FOERSTER'	KARL FOERSTER FEATHERED GRASS	#2 POT, HEAVY
273		CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
38		MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT JAP. SILVER GRASS	#2 POT
67		OPHIPOGON PLANISCAPUS 'NIGRESCENS'	BLACK MONDO GRASS	#1 POT
132		PENNISETUM ALOPECUROIDES 'HAMELI'	DWARF FOUNTAIN GRASS	#1 POT
PERENNIAL				
6		ASTILBE x ARENDsii 'RED SENTINEL'	FALSE SPIREA; RED	#1 POT
41		RUBECCKIA FULGIDA VAR SULLIVANTII'	GOLDBLOCKRUBECCKIA; YELLOW-ORANGE	15CM POT
66		EUONYMUS JAPONICA 'EMERALD GAUITY'	EUONYMUS; SILVER VARIEGATED	#1 POT; 25CM
73		POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM

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NO.	DATE	REVISION DESCRIPTION	DR.
11	24.AUG.21	REVISION AS PER CITY COMMENTS	DB
11	24.AUG.21	REVISION AS PER CITY COMMENTS	DB
10	24.AUG.21	REVISION AS PER CITY COMMENTS	DB
9	24.AUG.20	NEW SITE PLAN	DB
7	24.AUG.20	REVISION AS PER CITY COMMENTS	DB
7	23.AUG.21	NEW SITE PLAN & CITY COMMENTS	DB
6	23.AUG.21	NEW SITE PLAN & CITY COMMENTS	DB
5	23.AUG.21	NEW SITE PLAN & CITY COMMENTS	DB
4	23.AUG.21	REVISION AS PER CITY COMMENTS	DB
3	23.AUG.21	NEW SITE PLAN	DB
2	23.AUG.21	NEW SITE PLAN	DB
1	23.AUG.21	NEW SITE PLAN	DB

CLIENT: 1209136 BC LTD
WITH: 2140130 ARCHITECT LTD

PROJECT:
25 UNIT TOWNHOUSE DEVELOPMENT
8031-8071 NO. 2 ROAD AND 5760-5786 BLUNDELL ROAD
RICHMOND

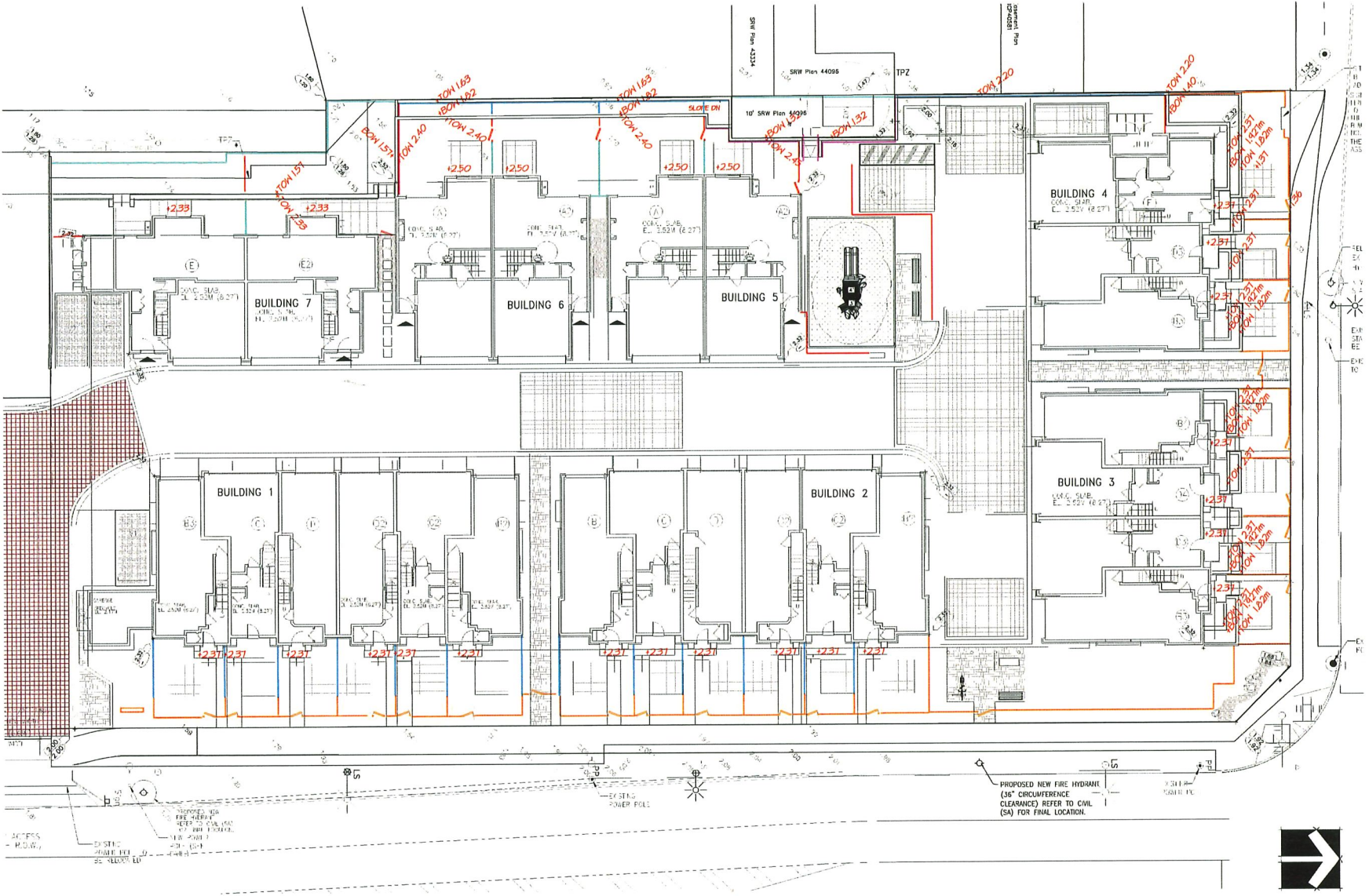
DRAWING TITLE:
SHRUB PLAN

DATE: March
SCALE: 1/16"=1'-0"
DRAWING NO: **L3**
DESIGN: DD
CHKD: PCM OF 8

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

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
11	24.AA.31	REVISION AS PER CITY COMMENTS	00
10	24.AA.25	REVISION AS PER CITY COMMENTS	00
9	24.AA.05	NEW SITE PLANS & CITY COMMENTS	00
8	24.AA.10	NEW SITE PLAN	00
7	24.AA.15	REVISION AS PER CITY COMMENTS	00
6	23.OCT.17	NEW SITE PLANS & CITY COMMENTS	00
5	23.OCT.18	NEW SITE PLANS & CITY COMMENTS	00
4	23.OCT.18	NEW SITE PLANS & CITY COMMENTS	00
3	23.OCT.18	REVISION AS PER CITY COMMENTS	00
2	23.OCT.18	NEW SITE PLAN	00
1	23.OCT.18	NEW SITE PLAN	00

CLIENT: 1209138 BC LTD.
WITH: ZHANG ARCHITECT LTD.

PROJECT:
25 UNIT TOWNHOUSE DEVELOPMENT

8031-8071 NO. 2 ROAD AND
5760-5786 BLUNDELL ROAD
RICHMOND

DRAWING TITLE:
GRADING PLAN

DATE: March
SCALE: 3/32"=1'-0"
DRAWN: DD
DESIGN: DD
CHKD: PCM

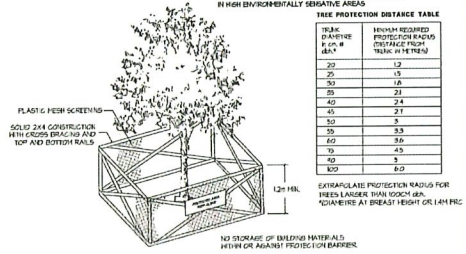
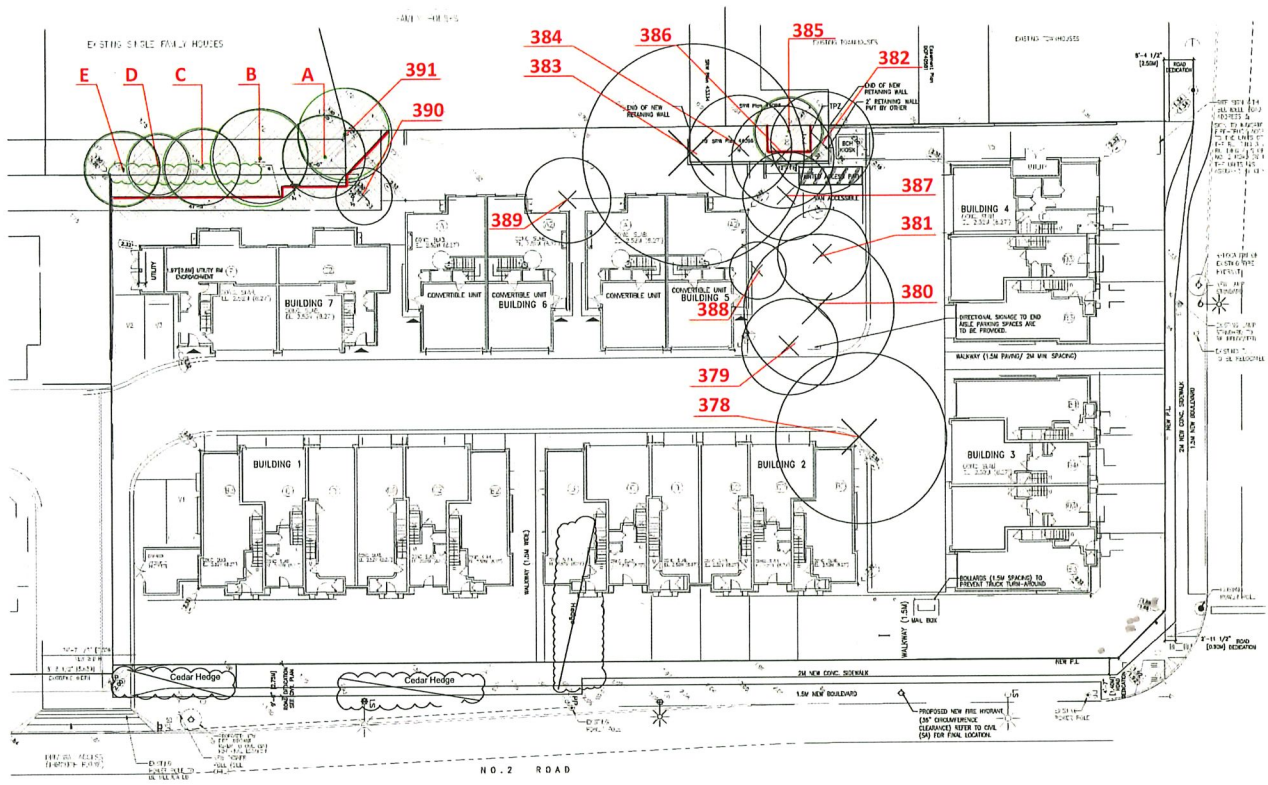
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OF 8



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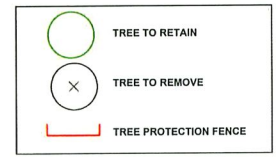
pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:



TREE PROTECTION DISTANCE TABLE	
TREE DIAMETER (DBH)	MINIMUM REQUIRED PROTECTION RADIUS (DISTANCE FROM TREE) IN METERS
20	12
25	15
30	18
35	21
40	24
45	27
50	30
55	33
60	36
70	45
80	54
100	69

1A TREE PROTECTION BARRIER
L-3



NO.	DATE	REVISION DESCRIPTION	DR.
12	24 JUN 24	REVISION AS PER CITY COMMENTS	DD
11	24 JUN 25	REVISION AS PER CITY COMMENTS	DD
10	24 JUN 25	NEW SITE PLAN & CITY COMMENTS	DD
9	24 MAR 20	NEW SITE PLAN	DD
7	24 MAR 25	REVISION AS PER CITY COMMENTS	DD
7	23 NOV 21	NEW SITE PLAN & CITY COMMENTS	DD
6	23 SEP 18	NEW SITE PLAN & CITY COMMENTS	DD
5	23 SEP 18	NEW SITE PLAN & CITY COMMENTS	DD
4	23 MAR 20	REVISION AS PER CITY COMMENTS	DD
3	23 JAN 21	NEW SITE PLAN	DD
2	23 NOV 24	NEW SITE PLAN	DD
1	23 JUL 22	NEW SITE PLAN	DD

CLIENT: 2200138 BC LTD
WITH: 2240 X0 ARCHITECT LTD.

PROJECT:
25 UNIT TOWNHOUSE DEVELOPMENT

8033-8071 NO. 2 ROAD AND
5760-5786 BLUNDELL ROAD
RICHMOND

DRAWING TITLE:
TREE MANAGEMENT PLAN

DATE: March 1/10"-1'-0"
SCALE:
DRAWN: DD
DESIGN: DD
CHKD: PCM

L5

OF 8

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
12	24.04.21	REVISION AS PER CITY COMMENTS	00
11	24.04.25	REVISION AS PER CITY COMMENTS	00
10	24.04.09	NEW SITE PLANS & CITY COMMENTS	00
9	24.04.10	NEW SITE PLAN	00
7	24.04.25	REVISION AS PER CITY COMMENTS	00
7	24.04.17	NEW SITE PLANS & CITY COMMENTS	00
6	23.07.18	NEW SITE PLANS & CITY COMMENTS	00
5	23.04.28	NEW SITE PLANS & CITY COMMENTS	00
4	23.04.04	REVISION AS PER CITY COMMENTS	00
3	21.04.21	NEW SITE PLAN	00
2	21.02.24	NEW ITP	00
1	20.04.12	NEW SITE PLAN	00

CLIENT: 1209136 BC LTD.
OWNER: ZHANG XIO ARCHITECT LTD.

PROJECT:
25 UNIT TOWNHOUSE DEVELOPMENT

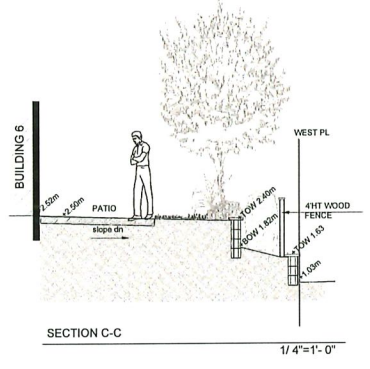
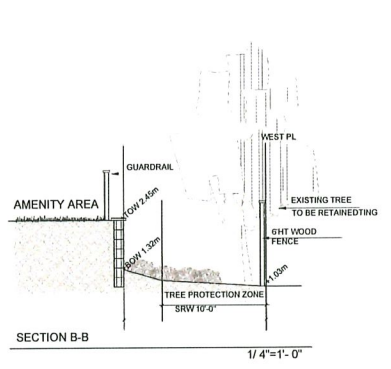
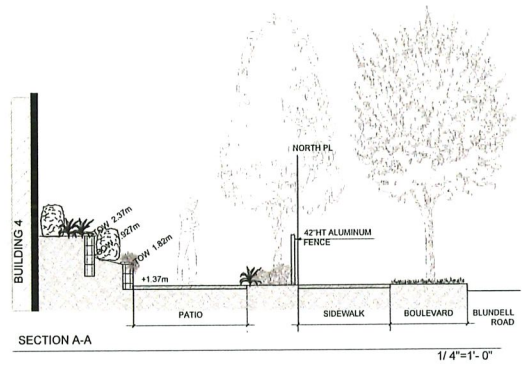
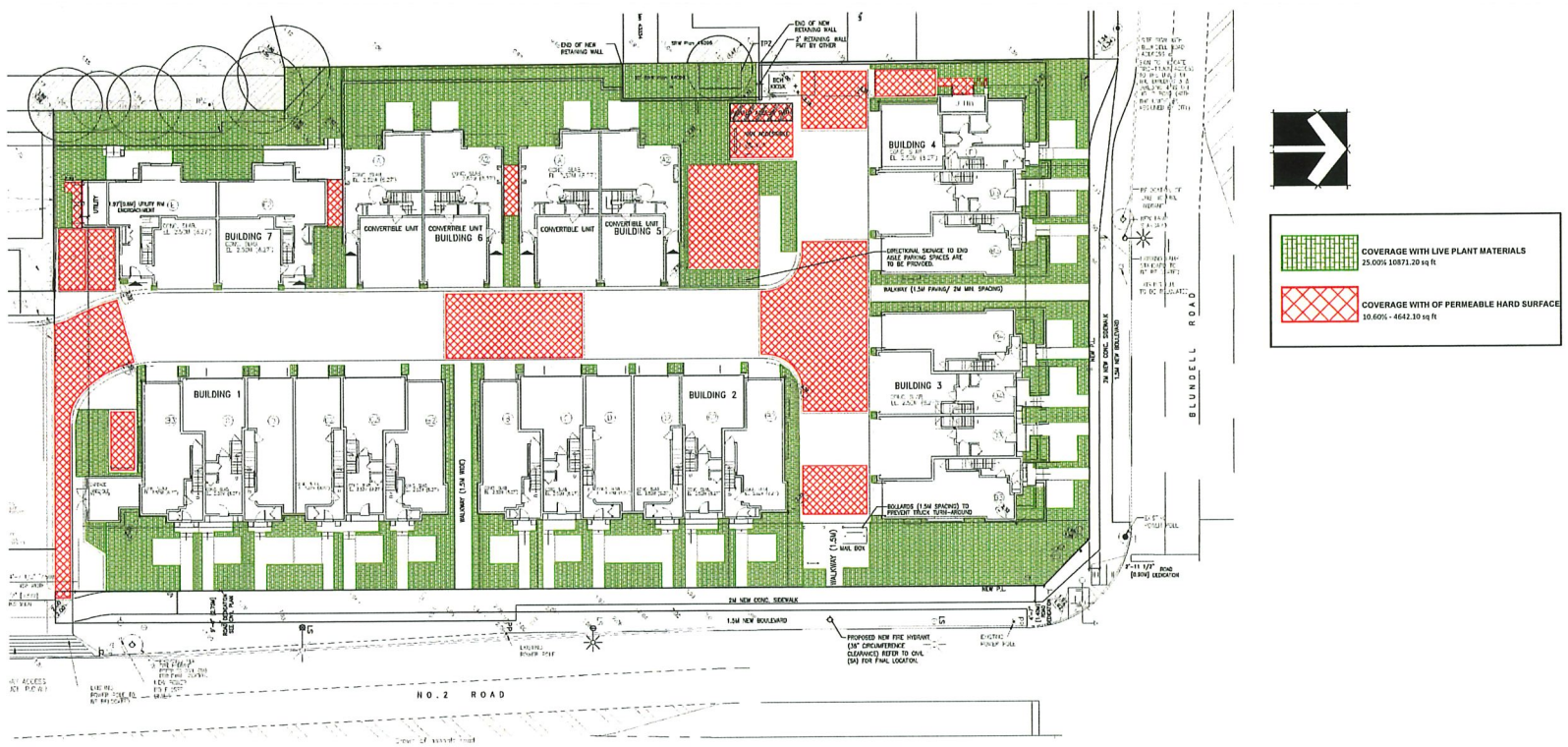
8031-8071 NO. 2 ROAD AND
5760-5786 BLUNDELL ROAD
RICHMOND

DRAWING TITLE:
**LOT COVERAGE PLAN
LANDSCAPE SECTIONS**

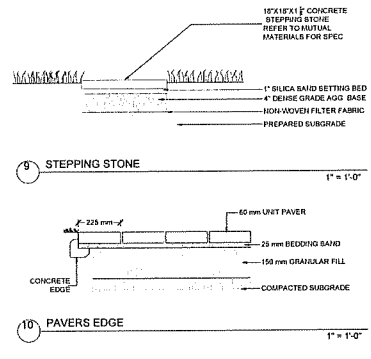
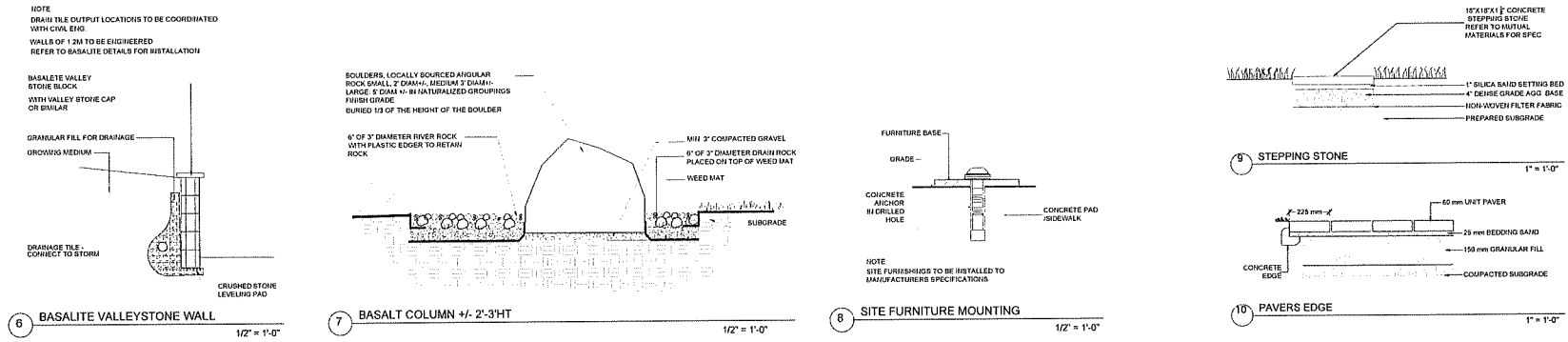
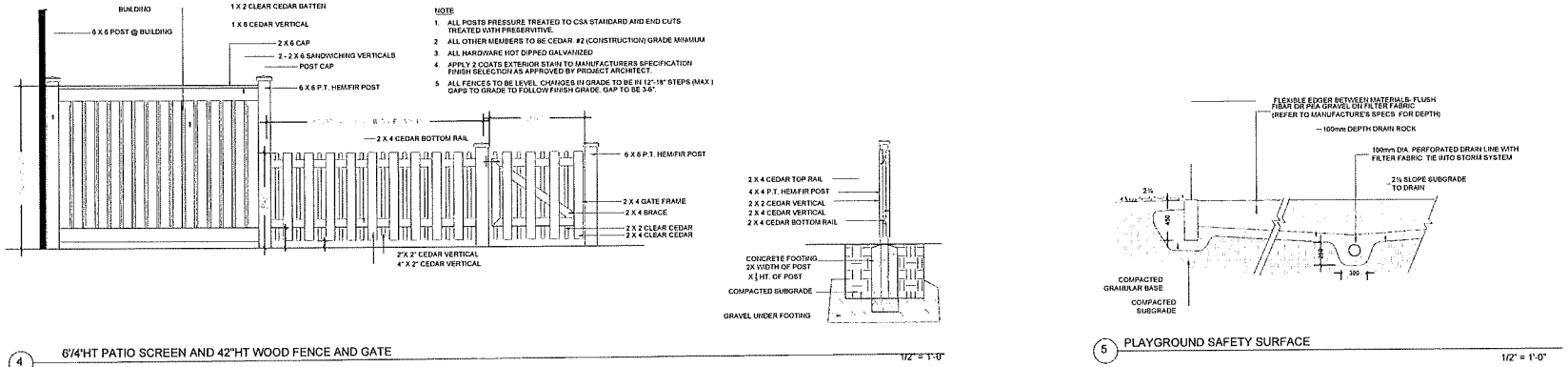
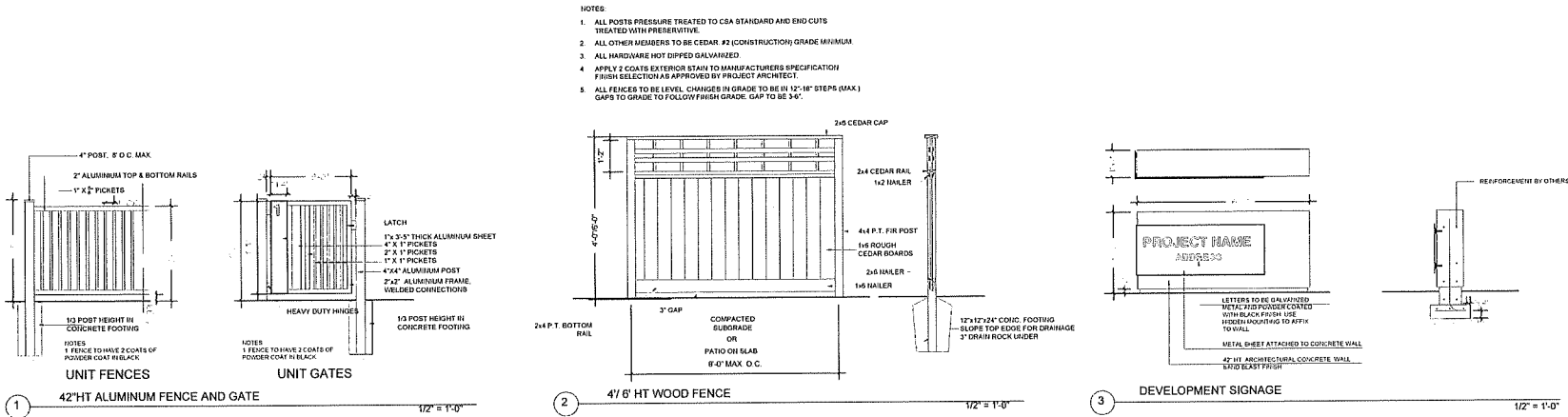
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SCALE:
DRAWN: DD
DESIGN: DD
CHKD: PCM

L6

OF B



SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
12	24 JUN 21	REVISION AS PER CITY COMMENTS	DB
13	24 JUN 25	REVISION AS PER CITY COMMENTS	DB
14	30 JUN 20	NEW PERMITS CITY COMMENTS	DB
1	24 JUN 20	NEW SITE PLAN	DB
2	24 JUN 25	REVISION AS PER CITY COMMENTS	DB
3	20 NOV 21	NEW PERMITS CITY COMMENTS	DB
4	23 SEP 24	NEW SITE PLAN/UTILITY COMMENTS	DB
5	23 JUN 23	NEW SITE PLAN/UTILITY COMMENTS	DB
6	23 JUN 24	REVISION AS PER CITY COMMENTS	DB
7	23 JUN 21	NEW SITE PLAN	DB
8	19 NOV 20	NEW PH	DB
9	23 JUN 22	NEW SITE PLAN	DB

CLIENT: 1200136 BC LTD
WITH: 2440 XD ARCHITECT LTD

PROJECT:
25 CITY TOWNHOUSE DEVELOPMENT
8031-8071 NO. 2 ROAD AND 5760-5786 BLUNDELL ROAD RICHMOND

DRAWING TITLE:
LANDSCAPE DETAILS

DATE: March A/5 DRAWING NUMBER:
DRAWN: DD
DESIGN DD
CHKD: PCM OF 8

L7

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 LANDSCAPE
 ARCHITECTS
 Suite 2100 - 4 885 581 Creek Drive
 Burnaby, B.C. Canada, V5C 6E8
 p. 604 294-0011 ; f. 604 294-0022

35A:

NO.	DATE	REVISION DESCRIPTION	DR.
13	2018-03-21	REVISION FOR CITY COMMENTS	00
12	2018-03-21	REVISION FOR CITY COMMENTS	00
11	2018-03-21	REVISION FOR CITY COMMENTS	00
10	2018-03-21	REVISION FOR CITY COMMENTS	00
9	2018-03-21	REVISION FOR CITY COMMENTS	00
8	2018-03-21	REVISION FOR CITY COMMENTS	00
7	2018-03-21	REVISION FOR CITY COMMENTS	00
6	2018-03-21	REVISION FOR CITY COMMENTS	00
5	2018-03-21	REVISION FOR CITY COMMENTS	00
4	2018-03-21	REVISION FOR CITY COMMENTS	00
3	2018-03-21	REVISION FOR CITY COMMENTS	00
2	2018-03-21	REVISION FOR CITY COMMENTS	00
1	2018-03-21	REVISION FOR CITY COMMENTS	00

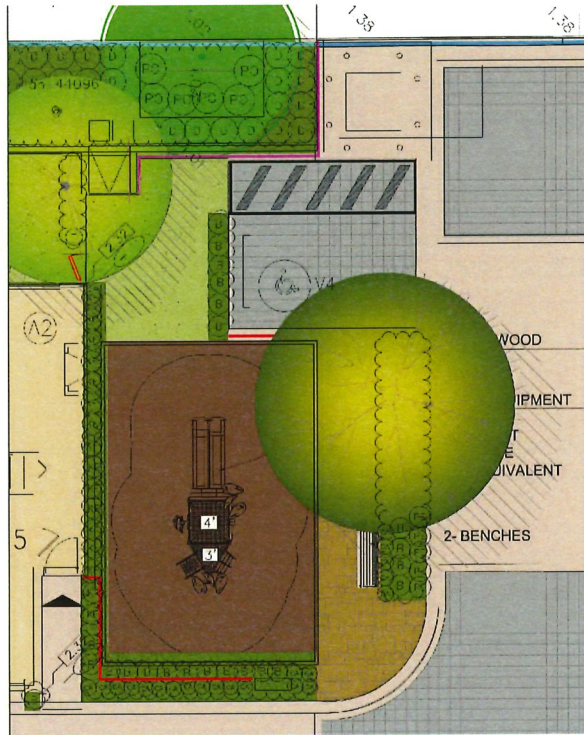
CLIENT: 250558 BC LTD.
 WFL: PMG XD ARCHITECT LTD.

PROJECT:
25 UNIT TOWNHOUSE DEVELOPMENT
 8031-8071 NO. 2 ROAD AND
 5760-5786 BLUNDELL ROAD
 RICHMOND

DRAWING TITLE:
LANDSCAPE ENLARGEMENTS

DATE: March 2018 DRAWING NUMBER:
 SCALE: **L8**
 DRAWN BY: OFB
 DESIGN BY: OFB
 CHECKED BY: PCM

PMG PROJECT NUMBER: 21-041



AMENITY AREA ENLARGEMENT

SCALE 3/16"=1'-0"



NORTH EAST CORNER ENLARGEMENT

SCALE 3/16"=1'-0"

CANADIAN TIRE - #610 SOUTH RICHMOND

AUGUST 21, 2024





CTR 610 - SOUTH RICHMOND

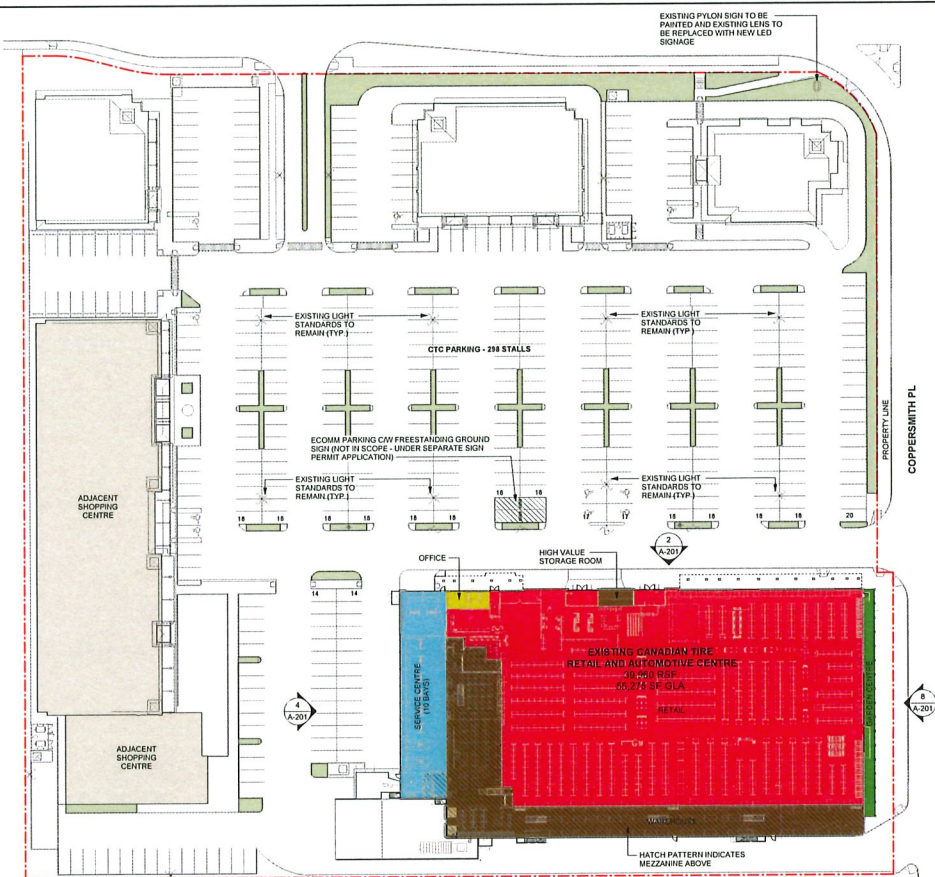
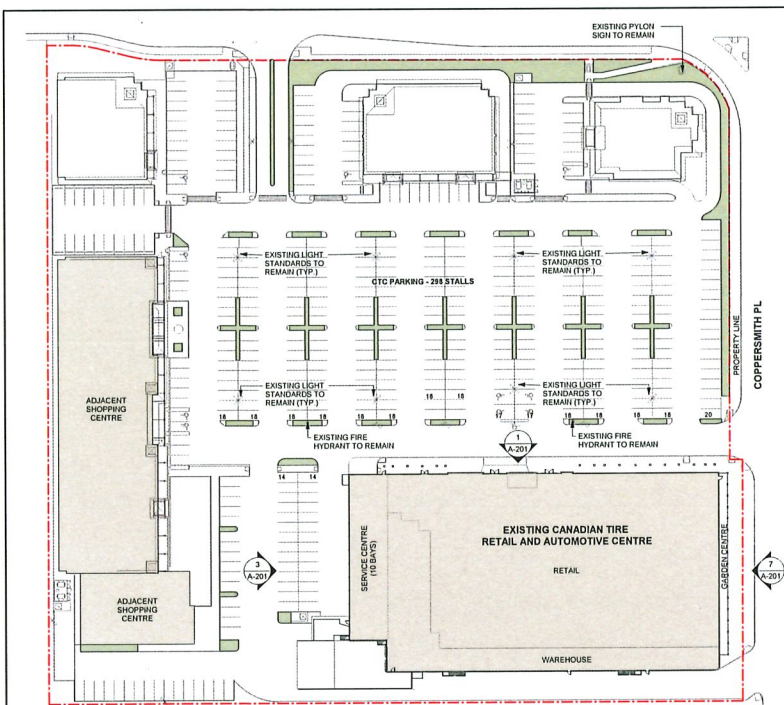
MAY 15, 2024 - ISSUED FOR DEVELOPMENT PERMIT

MGBA
ARCHITECTURE + INTERIOR DESIGN

CLIENT
CANADIAN TIRE CORPORATION LTD.
WESTERN CANADA

ARCHITECTURAL
MGB ARCHITECTURE INC.
REBEKKA HAMMER
SUITE 101 1725 GOVERNMENT STREET,
VICTORIA BC V8W 1Z4
EMAIL: RHAMMER@MGBA.COM
PH: 647.217.9906





1 EXISTING SITE PLAN
A-101 SCALE 1:200

2 PROPOSED SITE PLAN
A-101 SCALE 1:200

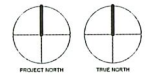


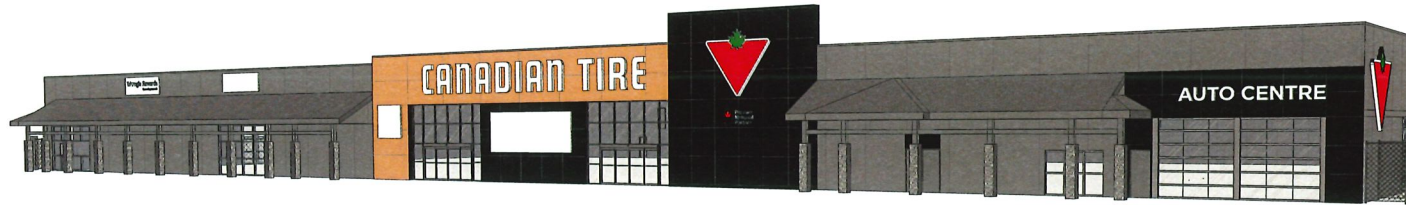
3 CONTEXT MAP
A-101 N.T.S. 1:1000

SITE INFORMATION				
PROPERTY ADDRESS		11388 STEVESTON HWY, RICHMOND, BC V7A 5J5		
PROJECT DESCRIPTION		STORE RE-MERCHANDISING AND MINOR FACADE IMPROVEMENTS INCLUDING NEW EXTERIOR PAINT AND SIGNAGE		
EXISTING ZONING		ZC6 - INDUSTRIAL COMMUNITY COMMERCIAL		
BUILDING STATISTICS				
No.	DESCRIPTION	EXISTING AREA (SQ.FEET)	PROPOSED AREA (SQ.FEET)	% CHG.
RETAIL				
1	GROUND FLOOR	39,272	3,648.5	38,970
2	ECCOM	0	0	0
3	SECOND FLOOR	0	0	0
4	TOTAL	39,272	3,648.5	38,970
WAREHOUSE				
1	GROUND FLOOR	10,812	985.9	10,915
2	MEZZANINE	8,900	8,900	8,900
3	SECOND FLOOR	0	0	0
4	TOTAL	19,712	1,812	19,615
SERVICE CENTRE (10 BAY)				
1	GROUND FLOOR	4,655	435.3	4,655
2	MEZZANINE	285	285	285
3	TOTAL	4,941	451.8	4,911
OFFICES				
1	GROUND FLOOR	375	348	375
2	SECOND FLOOR	0	0	0
3	MEZZANINE	3,563	331	3,563
4	TOTAL	3,938	369	3,938
GROUND FLOOR COVERAGE				
1	CTC (1+2+3+9+12)	54,945	5,104.6	54,946
2	2HR FIRE RATED TIRE STORAGE	0	0	0
3	CIRCULATION	0	0	0
4	BICYCLE ROOM	0	0	0
5	TOTAL (1+2+3+4)	54,945	5,104.6	54,946
6	BUILDING STRUCTURAL AREA (415+711+1517+18119)	58,793	5,462	58,794
7	BUILDING FUNCTIONAL AREA (21+6)	67,899	6,288.9	67,894
GARDEN CENTRE				
1	COMPOUND	1,173	109	1,173
2	CANOPY	0	0	0
3	TOTAL (1+2+3)	1,173	109	1,173
4	GROSS LEASABLE AREA (18+3+7+15+17)	54,945	5,104.6	54,946
5	GROSS BUILDING AREA (25+5+10+14)	67,893	6,288.9	67,894
6	CTC STORE SITE PARKING	288	288	288
7	CTC PARKING RATIO (SF) PER GLA	5.07	5.07	5.07
8	CTC PARKING RATIO (SQ) PER GLA	5.46	5.46	5.46

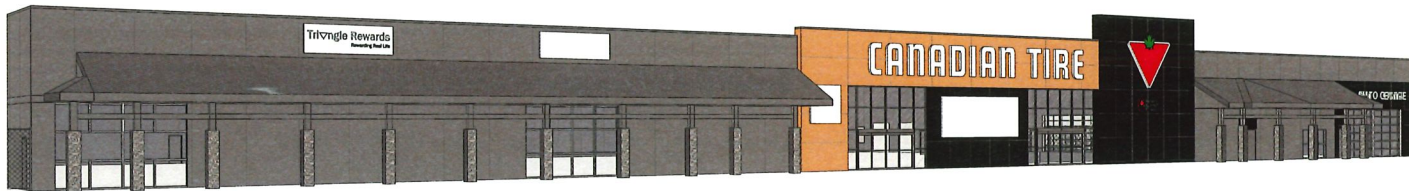
NO.	REVISION	DATE	BY	CHK
1	ISSUED FOR PERMIT			
2	REVISED FOR DEVELOPMENT			
3	REVISED FOR CONSTRUCTION			

PROJECT		Canadian Tire Corp. CTR 610 - SOUTH RICHMOND 11388 STEVESTON HWY, RICHMOND, BC V7A 5J5	
SHEET TITLE		SITE PLAN	
DATE	MAY 15, 2024	PROJECT NO.	23104
SCALE	As Indicated	REVISION	3
SHEET NO.		A-101	





1 NORTHWEST VIEW
 A-301 HTS



2 NORTHEAST VIEW
 A-301 HTS

NO.	DATE	DESCRIPTION	BY	CHK

REV.	DATE	DESCRIPTION	BY	CHK

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PROJECT: Canadian Tire Corp.
 CTR 610 - SOUTH RICHMOND
 11388 STEVESTON HWY, RICHMOND, BC
 V7A 5J5

3D VIEWS

PROJECT NO. MAY 15, 2024	PROJECT NO. 23104
SCALE	REVISION 2
A-301	

THANK YOU

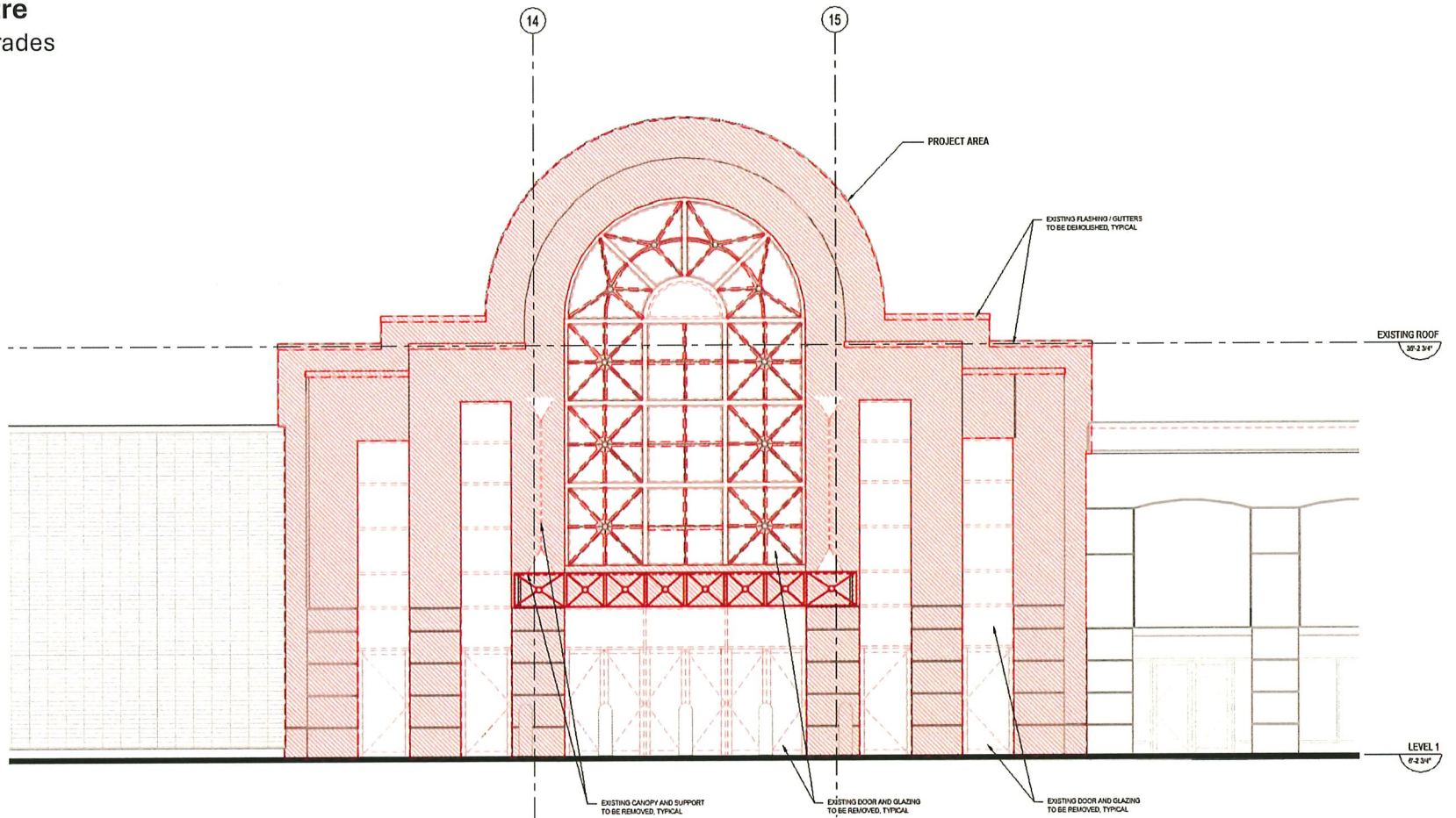
CF Richmond Centre
Galleria Entrance Upgrades



6551 No 3 Road - DP 24-037979
DP Panel Presentation - August 21st, 2024

Lucas Gallardo – Studio Director, Vancouver
Eric Aslan – Project Manager

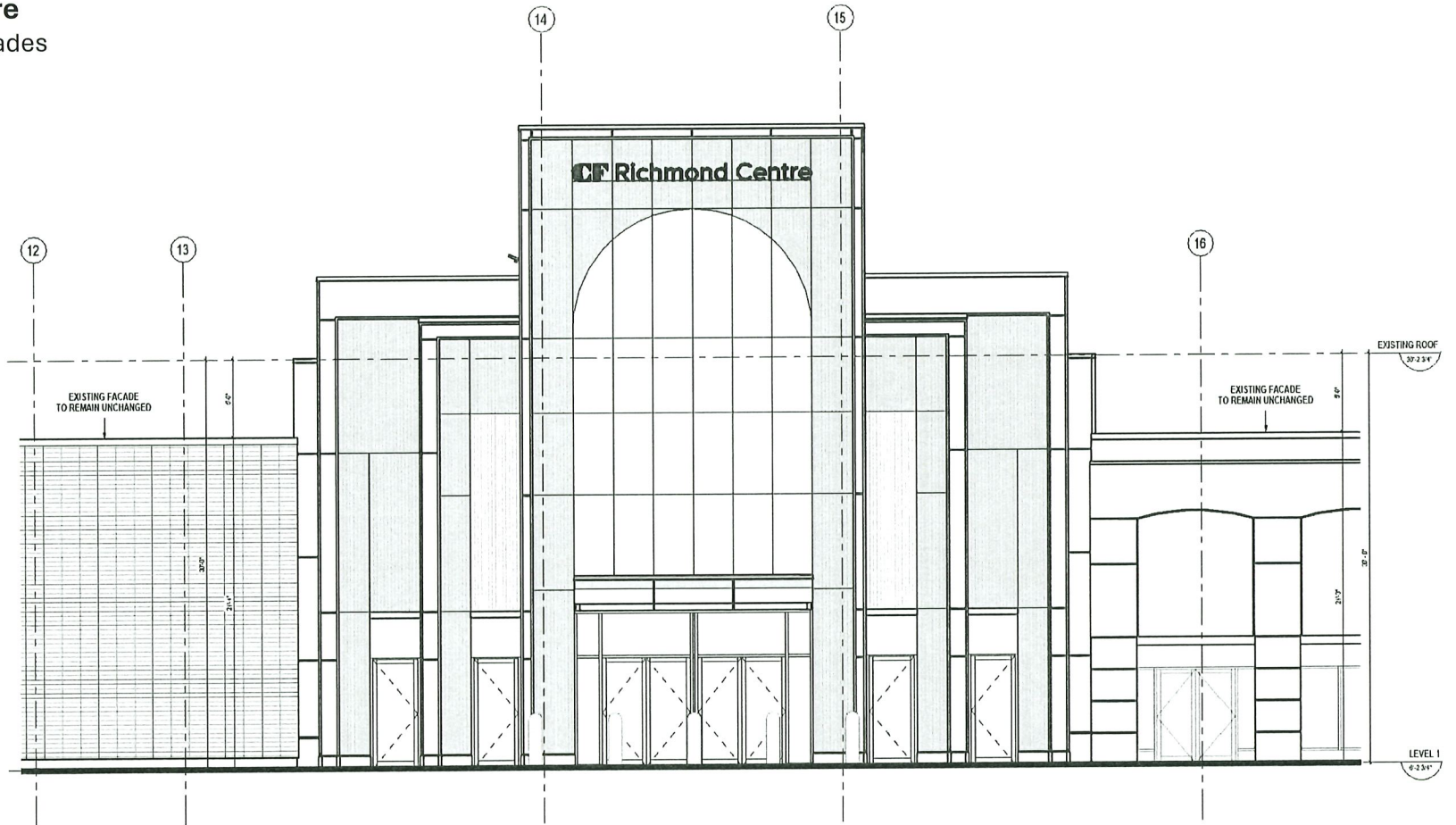
CF Richmond Centre
Galleria Entrance Upgrades



6551 No 3 Road - DP 24-037979
DP Panel Presentation - August 21st, 2024

Renovation Extent

CF Richmond Centre
Galleria Entrance Upgrades

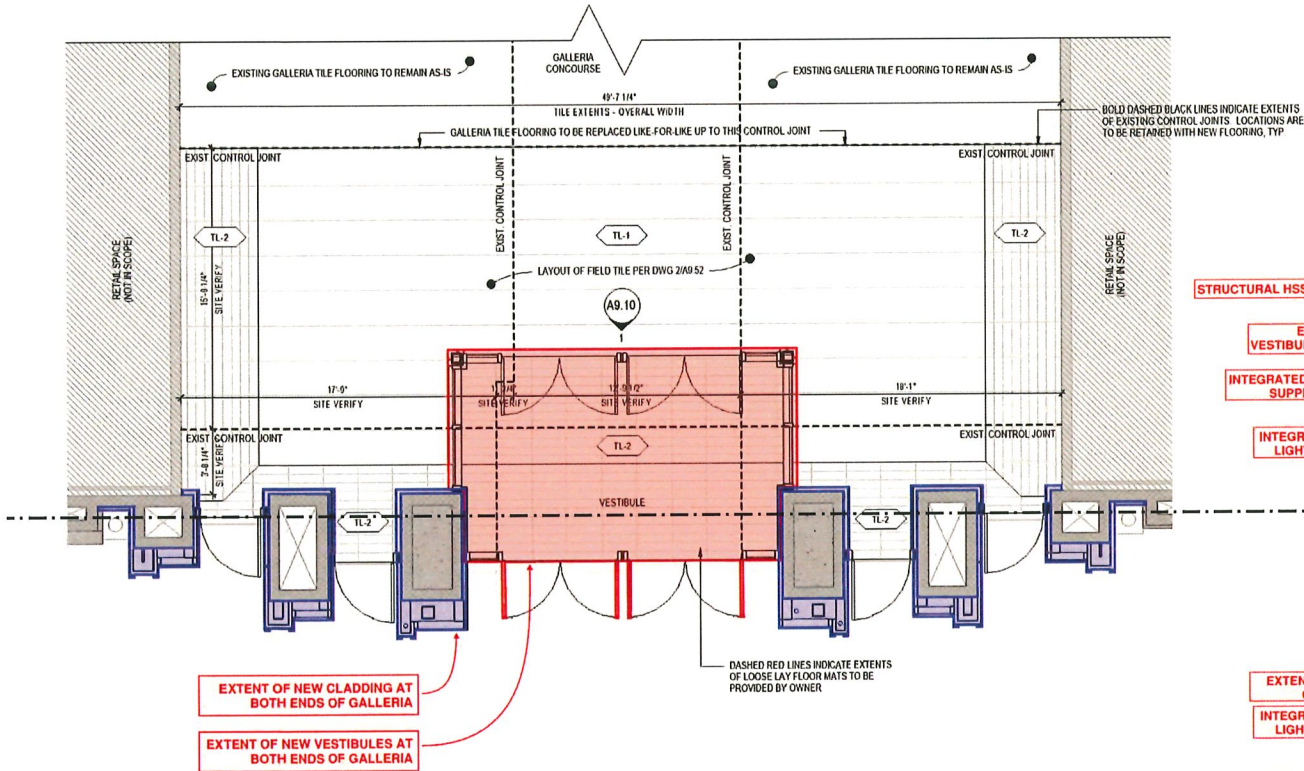


6551 No 3 Road - DP 24-037979
DP Panel Presentation - August 21st, 2024

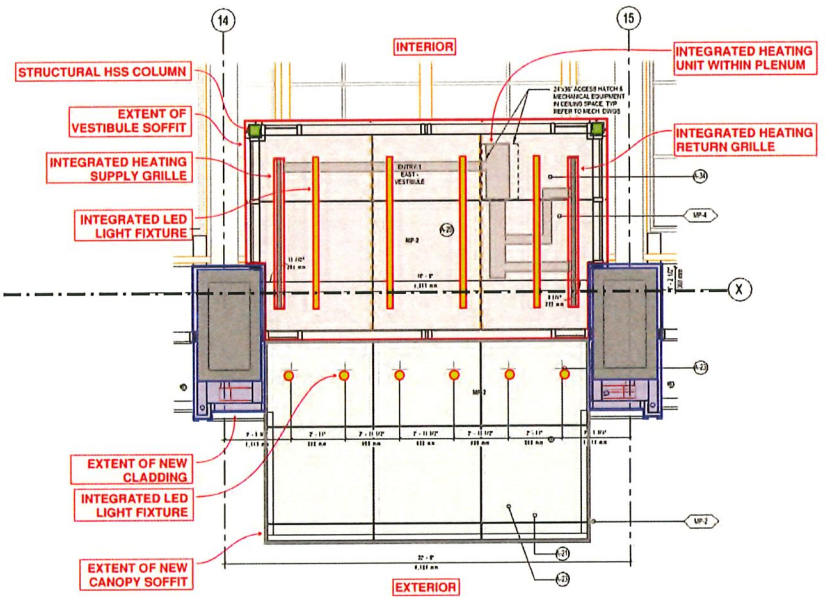
Renovated Entry

CF Richmond Centre Galleria Entrance Upgrades

FLOOR PLAN



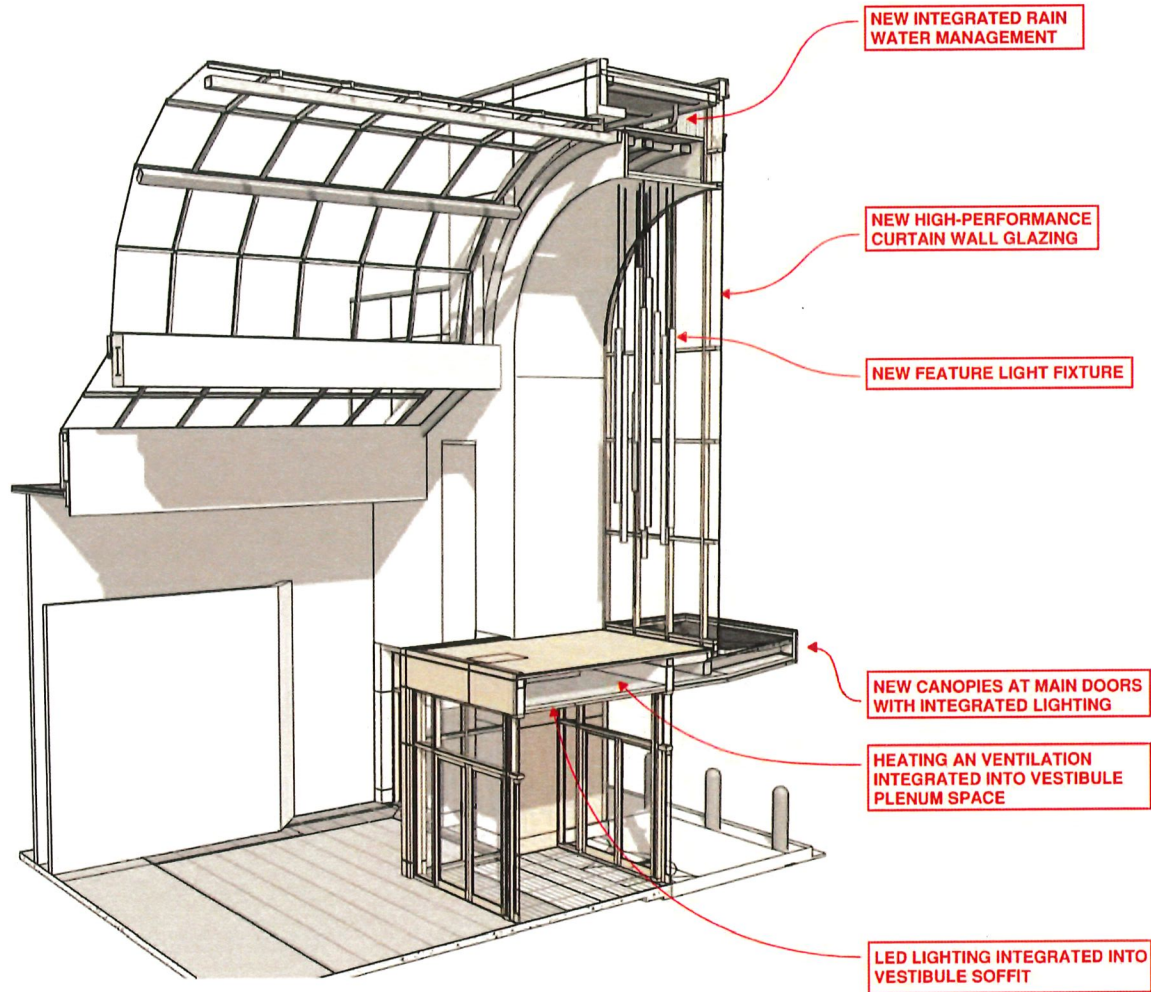
REFLECTED CEILING PLAN



6551 No 3 Road - DP 24-037979
DP Panel Presentation - August 21st, 2024

New Vestibules

CF Richmond Centre
Galleria Entrance Upgrades



6551 No 3 Road - DP 24-037979
DP Panel Presentation - August 21st, 2024

Renovation Features

CF Richmond Centre
Galleria Entrance Upgrades



6551 No 3 Road - DP 24-037979
DP Panel Presentation - August 21st, 2024

Renderings

CF Richmond Centre
Galleria Entrance Upgrades



CF Richmond Centre
Galleria Entrance Upgrades



6551 No 3 Road - DP 24-037979
DP Panel Presentation - August 21st, 2024

| Renderings