



**Development Permit Panel  
Wednesday, November 27, 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  
Kirk Taylor, Director, Real Estate Services

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

**MINUTES**

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on November 14, 2024 be adopted.*

**CARRIED**

**1. DEVELOPMENT PERMIT 17-772227**  
(REDMS No. 7782739)

APPLICANT: Enrich Cambie No. 5 Development Corp.

PROPERTY LOCATION: 11671 Cambie Road

INTENT OF PERMIT:

To consider the attached plans involving changes to on-site trees, building cladding, privacy fencing and other minor site features, be considered to be in General Compliance with the approved Development Permit (DP 17-772227).

## **Development Permit Panel**

### **Wednesday, November 27, 2024**

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#### **Applicant's Comments**

Ken Chow, Interface Architecture Inc., with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1), briefed the Panel on the changes to the approved Development Permit (DP 17-772227), noting that the changes were due to several factors, including, among others, changes to ownership of the subject property, delays and pauses in project activities due to the pandemic, tight project construction timelines due to the expiring permits, new ownership and marketing team decisions, and unforeseen as-built site conditions.

In addition, Mr. Chow noted that the changes to the Council issued Development Permit were done at the time of construction and highlighted the following:

- five fewer trees were planted on the site than originally proposed in the approved Development Permit but were replaced with two large trees;
- cladding changes were incorporated on townhouse buildings;
- speed bumps were installed on the site in-lieu of a slightly raised area on the internal drive aisle crossing as originally proposed in the approved Development Permit;
- the outdoor wooden privacy fencing extended past the entry canopies;
- the Canada Post mailbox kiosk was relocated; and
- some sections of pony wall were changed to aluminum guardrails at two duplex buildings.

#### **Staff Comments**

Joshua Reis, Director, Development noted that (i) the applicant has provided a comprehensive presentation of the changes to the approved Development Permit, (ii) the changes have been made on the site as indicated by the applicant, and (iii) the changes to the landscaping, cladding and other building features are generally consistent with the City's Official Community Plan (OCP) Development Permit Guidelines for Townhouses.

#### **Panel Discussion**

In reply to queries from the Panel, the applicant noted that (i) the subject development has been fully constructed and occupied, (ii) the changes to the approved Development Permit were not communicated to the City at the time the changes were made as they were being compiled by the applicant and were to be reported to the City at the appropriate time, (iii) the relocated mailbox is covered with trellis and sloping plexiglass material, (iv) the existing concrete retaining wall on the neighbouring property to the west slightly encroaches into the subject property and ultimately resulted in the proposed three trees not being planted along the internal drive aisle due to insufficient planting area and survivability concerns, and (v) there are no changes to shrub planting in the area where the three trees were proposed to be planted.

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#### Correspondence

None.

#### Gallery Comments

Cheery Chow, 1-11671 Cambie Road, informed the Panel that the developer had communicated with residents of the development regarding the changes done on the subject site. She added that members of the development's Strata Council have been discussing the residents' concerns and coordinating with the developer. Also, she noted that the condition of the speed bumps installed on the site has already deteriorated.

#### Panel Discussion

The Panel noted that (i) a number of changes have been made to the previously approved Development Permit, (ii) any changes to the approved Development Permit should have been communicated to City staff as soon as possible, (iii) fewer on-site trees were actually planted than originally proposed in the approved Development Permit, and (iv) the installation of speed bumps in lieu of the raised drive aisle crossing raised concerns regarding the durability and long-term maintenance of the speed bumps.

The Chair advised that the City is currently holding a landscape security to ensure that on-site landscaping is installed in accordance with the previously approved plans. He added that the City has a 10 percent hold back on the landscape security for a period of one year to ensure the maintenance and survival of the landscaping.

Due to concerns regarding changes to on-site landscaping and the maintenance of the speed bumps installed on the site, the Panel then directed staff to include the speed bumps in the landscape security and extend the period of the holdback on the security from one year to two years from inspection date for the purpose of ensuring that the speed bumps are retained and maintained in good condition as a condition for releasing the security.

#### Panel Decision

It was moved and seconded

*That the attached plans involving changes to on-site trees, building cladding, privacy fencing and other minor site features, be considered to be in General Compliance with the approved Development Permit (DP 17-772227).*

**CARRIED**

## Development Permit Panel Wednesday, November 27, 2024

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### 2. DEVELOPMENT PERMIT 23-025993 (REDMS No. 7829165)

APPLICANT: Anthony Boni (Boni Maddison Architects)

PROPERTY LOCATION: 4831 Steveston Highway

INTENT OF PERMIT:

To consider the attached plans to apply art elements to the north and south façades of the development at 4831 Steveston Highway, be considered to be in General Compliance with Development Permit (DP 23-025993).

#### **Applicant's Comments**

Anthony Boni, of Boni-Maddison Architects, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 2), provided background information on the proposed changes to the approved Development Permit (DP 23-025993), highlighting the following:

- the subject building is currently under construction and scheduled to be completed early next year;
- the applicant considered installing public art on the building a year ago but was not able to confirm the artist and budget for the public art at that time;
- the applicant has commissioned an artist to design the murals which are proposed to be located on the north façade of the building facing the Railway Community Gardens and on the south facade of the building facing Steveston Highway;
- appropriate mounting structures have already been installed on the building to support the proposed murals; and
- the building operator has committed to maintain the murals in good condition.

#### **Staff Comments**

Mr. Reis noted that (i) the proposed public art has been provided voluntarily, (ii) the construction of the building is fully underway, (iii) the mural fabricator has provided maintenance instructions to the operator for the maintenance of the murals, and (iv) the expected lifespan of the murals is approximately 10 years.

#### **Panel Discussion**

In reply to a query from the Panel, the applicant confirmed that at the end of the lifespan of the murals that will be installed on the building façades, the murals and mounting structures will be removed and the original design and condition of the building façades will be restored.

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**Wednesday, November 27, 2024**

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**Correspondence**

None.

**Gallery Comments**

None.

**Panel Discussion**

The Panel expressed support for the proposed installation of public art on the north and south façades of the building to enliven the building’s façades and reference the historic location.

**Panel Decision**

It was moved and seconded

*That the attached plans to apply art elements to the north and south façades of the development at 4831 Steveston Highway, be considered to be in General Compliance with Development Permit (DP 23-025993).*

**CARRIED**

**3. DEVELOPMENT PERMIT 23-029220**  
(REDMS No. 7827537)

APPLICANT: Terra 8120 No. 1 Road Limited Partnership

PROPERTY LOCATION: 8120 and 8140 No. 1 Road

INTENT OF PERMIT:

1. Permit the construction of nine townhouse units at 8120 and 8140 No. 1 Road on a site zoned “Low Density Townhouses (RTL4)”; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - (a) Reduce the minimum required lot width from 50.0 m to 40.0 m.
  - (b) Allow five small vehicle parking spaces.

**Applicant’s Comments**

Eric Law, of Eric Law Architect, 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:

## Development Permit Panel

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- the proposed development consists of nine townhouse units in one three-storey townhouse building at the front that steps down to two-storeys at the north end and two two-storey duplex buildings at the back to provide an appropriate interface with existing adjacent developments;
- the proposed vehicle access to the subject site and the common outdoor amenity area are proposed to be located on the south side of the site. The access has been designed to provide vehicle access for the adjacent property to the south should it redevelop in the future. The common outdoor amenity area could be combined and shared with the adjacent site should it redevelop in the future and subject to an agreement between the respective future stratas of the two developments;
- the modern architecture of the proposed development is consistent with the neighbouring townhouse development further to the south of the subject property;
- the project provides one convertible unit; and
- the proposed townhouse buildings have been designed and set back from adjacent developments to avoid potential overlook and privacy concerns from neighbouring developments.

Denitsa Dimitrova, 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) existing trees at the northeast corner of the subject site will be retained and incorporated into the landscape design of the project, (ii) site grading on the tree protection zone will be maintained, (iii) no trees are proposed within the Statutory Right-of-Way along the site's east property line, (iv) each unit is provided with a landscaped private outdoor space, (v) wood and transparent aluminum fencing are proposed along the perimeter of the site, (vi) the children's play area includes, among others, play equipment designed for younger children age groups providing multiple play opportunities, (vii) permeable pavers are proposed at the main site entry, visitor parking stalls and other transition zones in the site, and (viii) a concept plan for the enlargement and shared use of the common outdoor amenity space has been developed for the area that currently provides for on-site vehicle turn around as this area would not be needed for vehicles in the future should the adjacent property to the south redevelop and use the subject property for vehicle access.

## Development Permit Panel

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#### Staff Comments

Mr. Reis noted that (i) the drive aisle for the proposed development is secured by a Statutory Right-of-Way required at the time of rezoning and has been designed to provide for future extension should the adjacent property to the north and/or south redevelop into a townhouse development in the future, (ii) appropriate signage is indicated on the landscape plans indicating that the drive aisle would be extended in the future to allow shared access to adjacent properties, (iii) the proposed development provides one convertible unit, (iv) the subject site is providing the required on-site outdoor amenity space, (v) should the future stratas of the subject site and the adjacent property to the south agree to combine their common outdoor amenity spaces for shared use, the decision to combine their outdoor amenity spaces would be a private agreement between the two future stratas and is not a City requirement, and (vi) there is a Servicing Agreement associated with the project that is required prior to Building Permit issuance that includes servicing connections and frontage improvements along No. 1 Road including new sidewalks and boulevards.

#### Panel Discussion

In reply to a query from the Panel, staff clarified that should the adjacent property to the south redevelop into a townhouse development in the future, the owner would have to provide their own on-site common outdoor amenity area in accordance with City guidelines and the shared use of the combined outdoor amenity space with the subject development would be a private agreement between the two future stratas.

In reply to queries from the Panel, the applicant noted that (i) on-site drainage is provided adjacent to the wooden retaining wall in the subject site, (ii) the small retaining wall at the southeast corner separates the children's play area and the private yard of the adjacent unit, (iii) bollard lighting is provided within the common outdoor amenity space, (iv) the heat pump condenser units are located at-grade in the recessed portions at the back of the front buildings along the internal drive aisle and in the backyards of the duplexes at the rear, and (v) the condenser units are proposed to be landscaped in front to provide screening.

With regard to on-site drainage, it was noted that there will be perimeter drainage around the entire site and which is required to be demonstrated prior to Building Permit issuance.

#### Correspondence

None.

#### Gallery Comments

None.

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**Wednesday, November 27, 2024**

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**Panel Discussion**

The Panel expressed support for the project, noting the applicant's attention to detail and that the proposed lot grading is able to meet the required flood plain construction level while at the same time providing appropriate interfaces with adjacent properties given that the existing lot grading of the subject site is lower than its adjacent neighbours on No. 1 Road.

**Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would:*

1. *permit the construction of nine townhouse units at 8120 and 8140 No. 1 Road on a site zoned "Low Density Townhouses (RTL4)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
  - (a) *reduce the minimum required lot width from 50.0 m to 40.0 m.*
  - (b) *allow five small vehicle parking spaces.*

**CARRIED**

**4. New Business**

None.

**5. Date of Next Meeting: December 11, 2024**

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (4:39 p.m.).*

**CARRIED**



**Development Permit Panel**  
**Wednesday, November 27, 2024**

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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, November 27, 2024.

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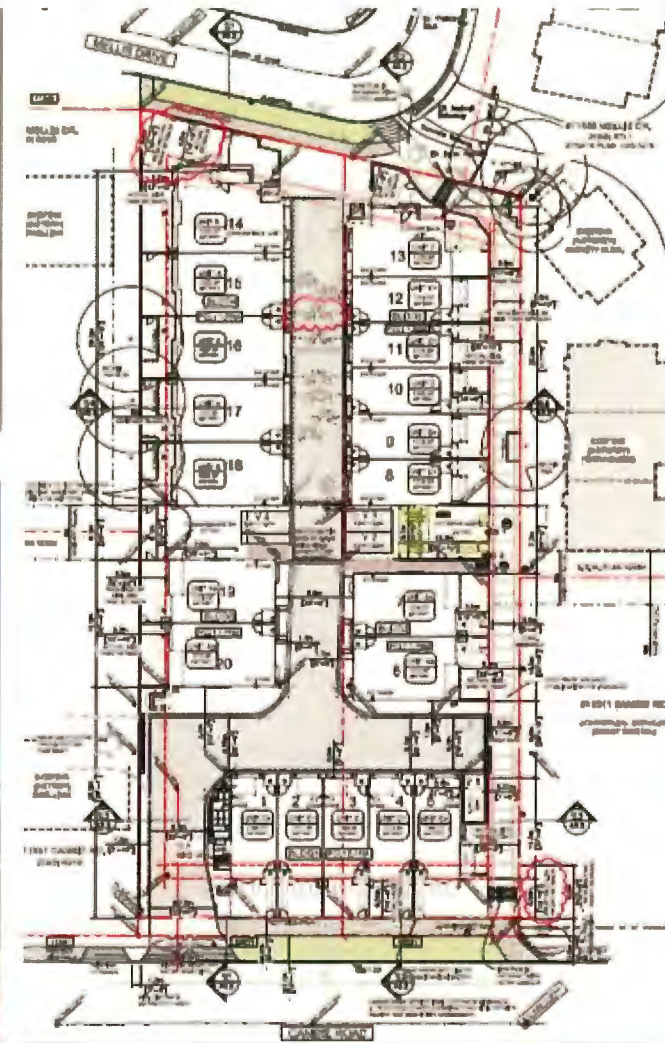
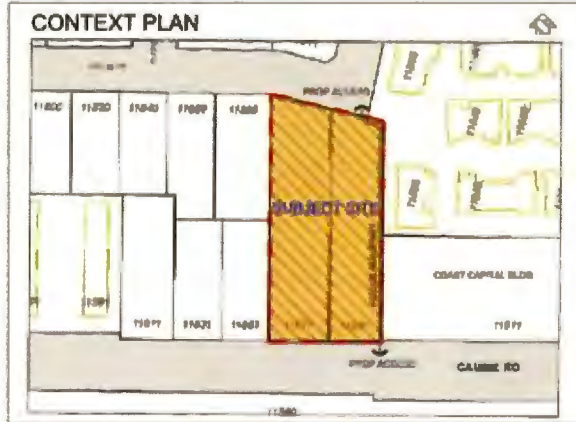
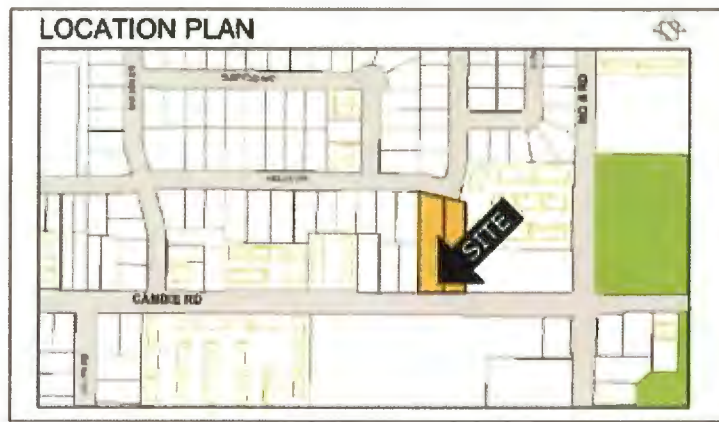
Wayne Craig  
Chair

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Rustico Agawin  
Committee Clerk

## General Compliance DPP Meeting – November 27, 2024, 3:30pm

Gladwyn Townhouses, 11671 Cambie Road, Richmond BC [DP 17-772227]



## Project Milestones (dates approx)

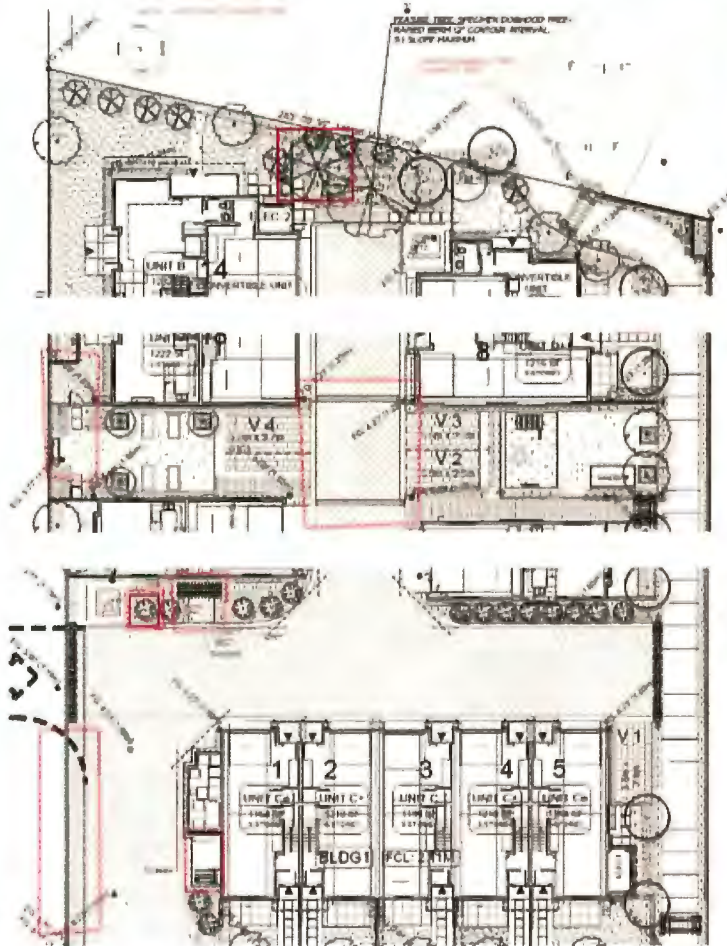
- \* Jan 2014 – Owner 1
- \* Aug 2014 - RZ application [RZ 14-670471]
- \* Summer 2015 – New ownership 2
- \* Mar 2016 – New ownership 3
- \* May 2017 – DP application [DP 17-772227]
- \* Jun 2018 – BP application [BP 18-828403]
- \* 2020-2021 – Covid pause
  
- \* Nov 2021 – New ownership 4 (Enrich)
- \* Jan 2022 – Original BP approved at deadline
- \* Feb 2022 – IFC drawings, construction underway
- \* Jun 2024 – GC submission
- \* Nov 2024 – DPP GC presentation

## Overview - DP vs As-built Differences

- A.** Site installed 5 fewer trees than DP – replaced with 2 large trees
  - green strip at entry PL too narrow for 3 trees; 2 other trees were approved at SROW
  - 2 trees now planted with greater value (1 at Mellis berm, 1 at mailbox area)
- B.** Outdoor privacy screens extended past entry canopies
  - lattice wood screens at Cambie frontage now lowered from 6-ft to 4-ft
  - 6-ft solid wood screens at public PROP pedway still left at 6-ft height
- C.** Canada Post: advised would not install mailbox with manhole casting in front (hazard)
  - weather-protected mailbox relocated to acceptable location, landscaping revised
- D.** Drive aisle crossing was not raised – speed bumps added in lieu
  - not noted on the arch site plan, only on landscape plan
  - storm drainage was not designed with a raised section at the crossing
- E.** Revised some cladding materials to suit marketing team concerns
  - shingles > board & batten; white lapsiding > tan; red doors > muted red/brown
- F.** At 2 duplex buildings, some sections of pony wall were changed to alum guardrails

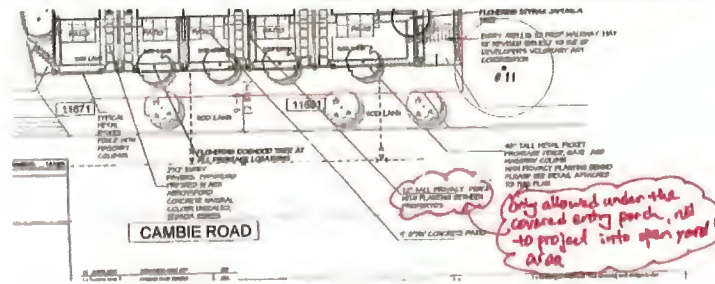


A. Site installed 5 fewer trees than DP – replaced with 2 large trees

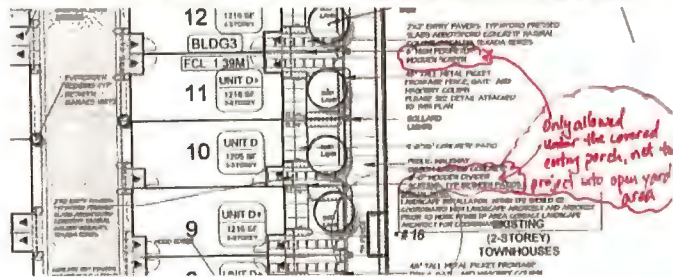


## B. Outdoor privacy screens extended past entry canopies

The approved DP noted in red that the 72" privacy fences cannot project into the open yard past the covered entry porch. However, it was an oversight that the taller fences extended past the overhanging entry canopies. To rectify, the 6'h wood lattice dividers have been reduced to 4'h.



Similarly, along the Mellis Drive PROP pedway, the approved DP set notes that 6'h wooden dividers at Building 3 are only allowed under the covered entry porch, not to project into the open yard. Again, an oversight not working from this DP set, the 6'h wooden dividers do extend past the shallow canopies but help to visually screen the patios. They also provide a solid noise barrier for the condenser units in each yard. After city review, these are left at 6'h tall.

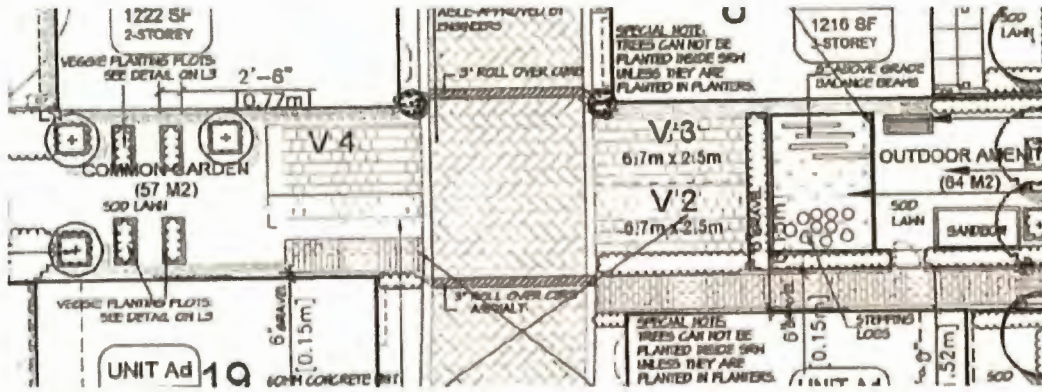


**C. Canada Post: advised would not install mailbox with manhole casting in front (hazard)**

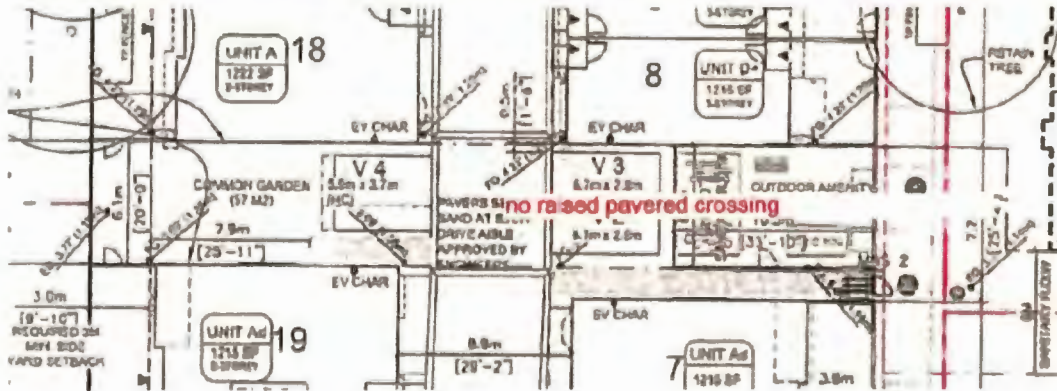
Canada Post required that the mailbox kiosk be relocated to the south of Building 5 from west of Building 1 – due to the presence of a manhole cover (accessing an underground pipe) at the proposed location. It was deemed a potential tripping hazard and not acceptable for mail workers. Consequently, the proposed live planting was relocated to other parts of the site.



D. Drive aisle crossing was not raised – speed bumps added in lieu



The approved DP landscape drawing correctly noted the 3" rollover curbs but the approved arch DP drawings do not. Somehow, the note for the raised pedway was inadvertently dropped.



## E. Revised some cladding materials to suit marketing team concerns

A few adjustments were made to the exterior materials that were proposed by the marketing team, but we also supported as improvements to the project:

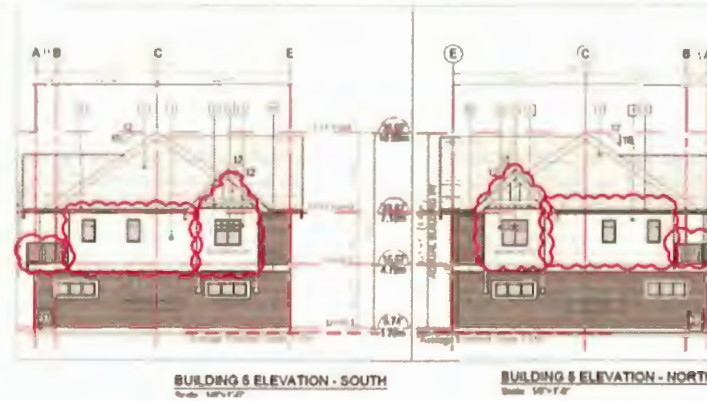
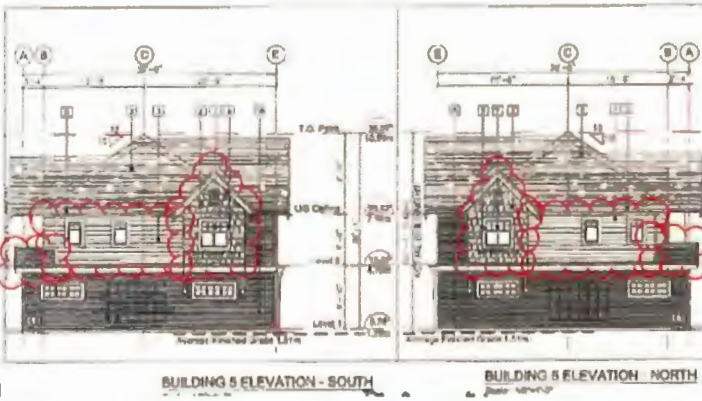
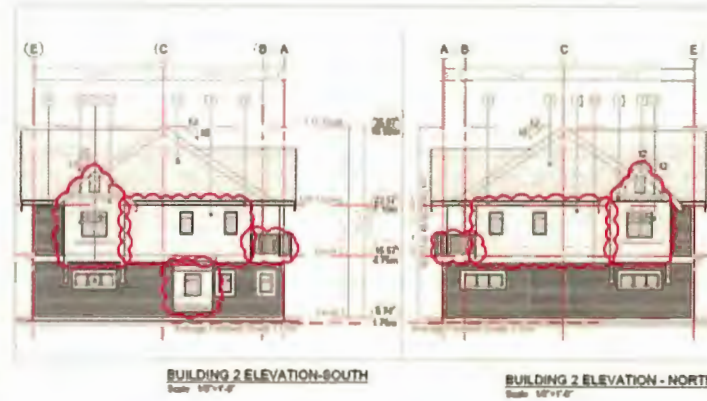
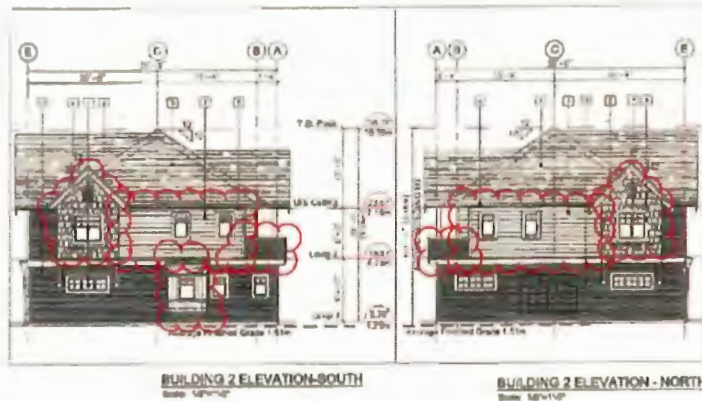
- a) Change from fibre-cement shingles to board & batten.
- b) Colour change to minor sections of horizontal 8" Hardie plank siding from BM CC-80 (gray mist) to an off-white tan colour. The gray was deemed too dark for the market.
- c) Colour change of entry doors from bright red (BM CC124) to more muted darker red/brown.
- d) Building 2&5 balcony pony wall was changed to aluminum guard rails

These adjustments were also a product of the project delay resulting from changes in ownership and their marketing teams. We hope that these adjustments are acceptable and in general compliance with the approved 2019 DP.





F. At 2 duplex buildings, some sections of pony wall were changed to alum guardrails



### Summary of Mitigating Factors

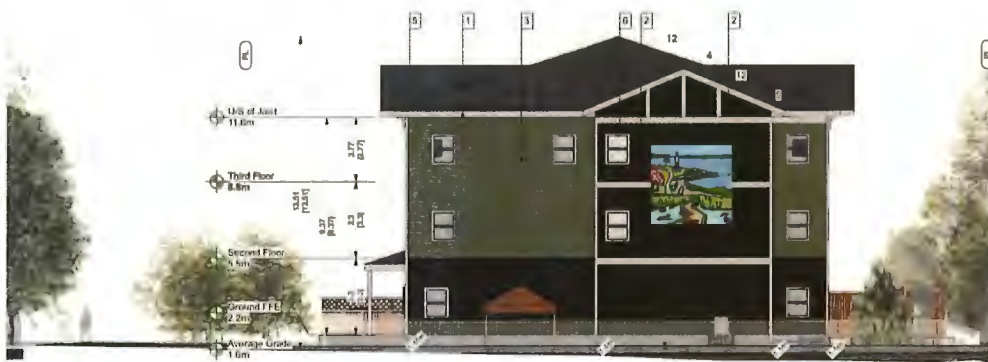
- \* 3 ownership changes over 7 years
- \* pauses in activity over Covid period
- \* BP reached expiry date with no extension
- \* Approved DP drawings not thoroughly vetted for IFC
- \* New owner and marketing team
- \* Expedited construction schedule
- \* Unforeseen as-built site conditions

### Adequacy of Compliance Solutions

- \* The 2 replacement trees have greater value than the 5 unplanted trees
- \* Recognized that 2 new trees approved in the existing sanitary SROW
- \* The Cambie frontage screens have been lowered to comply with the DP
- \* The PROP 6-ft tall screens, as is, approx extend to the front edges of the balconies
- \* The mailbox location is acceptable to Canada Post (possibly better CPTED)
- \* The 4 speed bumps provide similar pedestrian safety while allowing storm drainage
- \* The exterior cladding changes only impact minor portions of the exterior design
- \* The 4 short sections of pony walls (i.e. now picket railings) are not at street frontages







North Elevation 8-8 Scale: 1/96



South Elevation 5-5 Scale: 1/96 [STEVESTON HWY]



West Elevation 7 Scale: 1/96



East Elevation 6 Scale: 1/96 [RAILWAY AVENUE]

**GENERAL FINISHES:**

1. FIBRE CEMENT TRIM AT FASCIA CORNERS
2. FIBRE CEMENT BOARD AND BATTEN CLADDING
3. FIBRE CEMENT HORIZONTAL LAPPED SIDING
4. PREFINISHED ALUMINUM ENTRY DOORS
5. SHINGLED ROOF
6. DOORS & WINDOWS - DOUBLE GLAZED WHITE VINYL

December 14, 2023  
 DP 23-025993  
 DP Plan # 4

**1 23-08-10 REVISED LANDSCAPE**

- REVISIONS
- D 23-11-14 DP APPLICATION
  - F 23-11-03 80% REVIEW
  - E 23-08-12 ADP SUBMISSION
  - D 23-08-18 SCHEMATIC DESIGN
  - C 23-07-31 DP SUBMISSION

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PROJECT  
**4831 STEVESTON HWY**

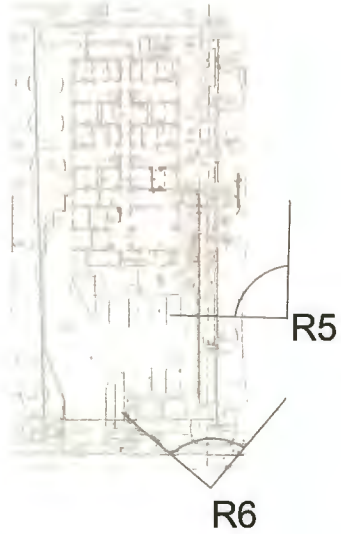
**WITH  
 ELEVATIONS**

Drawn	Checked	Checked by
SCALE	1:100	<b>A4.1</b>
DWG #	23-01	
DATE	2023-08-18	REV #

\*FENCES AND TREES GRAYED OUT FOR CLARITY



R5: BUILDING FROM RAILWAY SIDEWALK



R6: BUILDING FROM INTERSECTION

December 14, 2023  
 DP 23-025993  
 REFERENCE

- G: 23-11-30 DP APPLICATION
- F: 23-11-03 50% REVIEW
- E: 23-08-12 ADP SUBMISSION
- H: 23-08-18 SCHEMATIC DESIGN
- I: 23-07-21 DP SUBMISSION

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4831 STEVESTON HWY

**RENDERS**

DATE:	23-01	SCALE:	A7.3
DATE:	2023-08-18	SCALE:	



R1: BUILDING AND EXIT PATH FROM RAILWAY GREENWAY



R2: BUILDING FROM ENTRY DRIVEWAY

December 14, 2023  
 DP 23-025993  
 REFERENCE

- G. 23-11-20 DP APPLICATION
- F. 23-11-02 80% REVIEW
- E. 23-08-12 ADP SUBMISSION
- D. 23-08-18 SCHEMATIC DESIGN
- C. 23-07-31 DP SUBMISSION

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PROJECT  
 4801 STEVESTON HWY

FILE  
 RENDERS

DATE	23-01	SCALE	A7.1
DATE	2023-08-18	SCALE	



R3: BUILDING FROM DRIVEWAY



R3

R4



R4: REAR BUILDING FROM RAILWAY GREENWAY

December 14, 2023  
 DP 23-025993  
 REFERENCE

- © 23-11-20 DP APPLICATION
- F 23-11-20 50% REVIEW
- E 23-09-12 ADP SUBMISSION
- D 23-08-18 SCHEMATIC DESIGN
- C 23-07-21 DP SUBMISSION

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PROJECT  
 4831 STEVESTON HWY

RENDERERS

DATE	REVISION
SCALE	
DATE	23-11
DATE	2023-09-15

A7.2















SITE VIEW FROM NO 1 ROAD

NEIGHBOUR TOWNHOUSE



SINGLE FAMILY HOUSES OPPOSITE OF NO 1 ROAD



NEIGHBOUR SINGLE FAMILY HOUSE



NEIGHBOUR TONWHOUSE



AERIAL CONTEXT VIEW



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1	2023.09.18 FOR DEVELOPMENT PERMIT APPLICATION
2	2024.09.27 FOR CITY COMMENT AND REVIEW
3	2024.10.18 FOR CITY COMMENT AND REVIEW
4	2024.10.28 FOR CITY COMMENT AND REVIEW
5	2024.11.05 FOR CITY COMMENT AND REVIEW
6	2024.11.09 FOR CITY COMMENT AND REVIEW
7	2024.11.21 FOR DFP PRECIPITATION

- |    |  |
|----|--|
| 8  | 2024.11.08 COLOR AND MATERIAL NOTE ADJUSTED                |
| 9  | 2024.11.08 ADD VISITOR PARKING TURNING                     |
| 10 | 2024.10.28 REVISED PER CITY'S NEW SETTING & SHADE COMMENTS |
| 11 | 2024.10.19 REVISED PER CITY'S SHADE COMMENTS               |
| 12 | 2024.09.27 REVISED PER CITY'S SHADE COMMENTS               |
| 13 | PERSON   |

**TOWNHOUSE  
 AT 8120-8140  
 NO, 1 ROAD  
 RICHMOND BC  
 CONTEXT**

PROJECT NUMBER:	21-11
ISSUED:	11/21/2024
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	21-11_LNO_241121-DPP-PRESDTP

**CONTEXT**  
 DEVELOPMENT PERMIT



**ERIC LAW ARCHITECT**

eric.law.architect@gmail.com  
 101 8300 NORTH FRASER BAY BOULEVARD BC  
 V2L 0K1  
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- ISSUED
1. 2023.09.18 FOR DEVELOPMENT PERMIT APPLICATION
  2. 2024.09.27 FOR CITY COUNCIL AND REVIEW
  3. 2024.10.18 FOR CITY COUNCIL AND REVIEW
  4. 2024.10.29 FOR CITY COUNCIL AND REVIEW
  5. 2024.11.05 FOR CITY COUNCIL AND REVIEW
  6. 2024.11.08 FOR CITY COUNCIL AND REVIEW
  7. 2024.11.21 FOR DPP PRESENTATION

5. 2024.11.08 COLOR AND MATERIAL NOTE ADDED
4. 2024.11.02 AND VEHICLE PARKING TURNING
3. 2024.10.28 REVISED PER CITY'S COMMENTS & DRAFT COMMENTS
2. 2024.10.10 REVISED PER CITY'S COMMENTS
1. 2024.09.27 REVISED PER CITY'S COMMENTS

**TOWNHOUSE  
 AT 8120-8140  
 NO. 1 ROAD  
 RICHMOND BC  
 MASSING**

PROJECT NUMBER: 21-11  
 ISSUED: 11/21/2024  
 DRAWN BY: EL  
 CHECKED BY: EL  
 FILENAME: 21-11\_ENO\_241121-DPP-PRESENT

**MASSING**

DEVELOPMENT PERMIT

DP 23-029220



AERIAL VIEW FROM NO. 1 ROAD



AERIAL VIEW FROM SOUTH

**ERIC LAW  
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NO.	REVISION
1	2023.05.18 FOR DEVELOPMENT PERMIT APPLICATION
2	2024.09.27 FOR CITY COMMENT AND REVIEW
3	2024.10.18 FOR CITY COMMENT AND REVIEW
4	2024.10.29 FOR CITY COMMENT AND REVIEW
5	2024.11.05 FOR CITY COMMENT AND REVIEW
6	2024.11.06 FOR CITY COMMENT AND REVIEW
7	2024.11.21 FOR DPP PRESENTATION

5	2024.11.06 COLOR AND MATERIALS NOT ADJUSTED
4	2024.11.05 ADD WINDOW FINISHING
3	2024.10.29 REVISED PER CITY'S COMMENTS & DESIGN COMMENTS
2	2024.10.18 REVISED PER CITY'S COMMENTS
1	2024.09.27 REVISED PER CITY'S COMMENTS

**TOWNHOUSE  
AT 8120-8140  
NO. 1 ROAD  
RICHMOND BC  
IMAGES**

PROJECT NUMBER:	21-11
ISSUED:	11/21/2024
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	21-11_DKO_241121-DPP-PRESENT

**IMAGE (2)**

DP 23-029220

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VIEW FROM NO. 1 ROAD



VIEW FROM NO. 1 ROAD

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- ISSUED:
- 1 2023.08.18 FOR DEVELOPMENT PERMIT APPLICATION
  - 2 2024.09.27 FOR CITY COMMENT AND POWER
  - 3 2024.10.18 FOR CITY COMMENT AND POWER
  - 4 2024.10.29 FOR CITY COMMENT AND POWER
  - 5 2024.11.08 FOR CITY COMMENT AND POWER
  - 6 2024.11.08 FOR CITY COMMENT AND POWER
  - 7 2024.11.21 FOR OPP PRECLOSATION

- 8 2024.11.08 COLOR AND MATERIAL NOTE ADDED
- 9 2024.11.05 ADD VISITOR PARKING NUMBER
- 10 2024.10.29 REVISED PER CITY'S NEW TREES & LANDSCAPE COMMENTS
- 11 2024.10.10 REVISED PER CITY'S CHAIR COMMENTS
- 12 2024.09.27 REVISED PER CITY'S CHAIR COMMENTS

**TOWNHOUSE  
AT 8120-8140  
NO. 1 ROAD  
RICHMOND BC**  
**IMAGES**

PROJECT NUMBER: 21-11  
ISSUED: 11/21/2024  
DRAWN BY: EL  
CHECKED BY: EL  
FILENAME: 21-11\_DWG\_241121-OPP-PRESENT

**IMAGE**

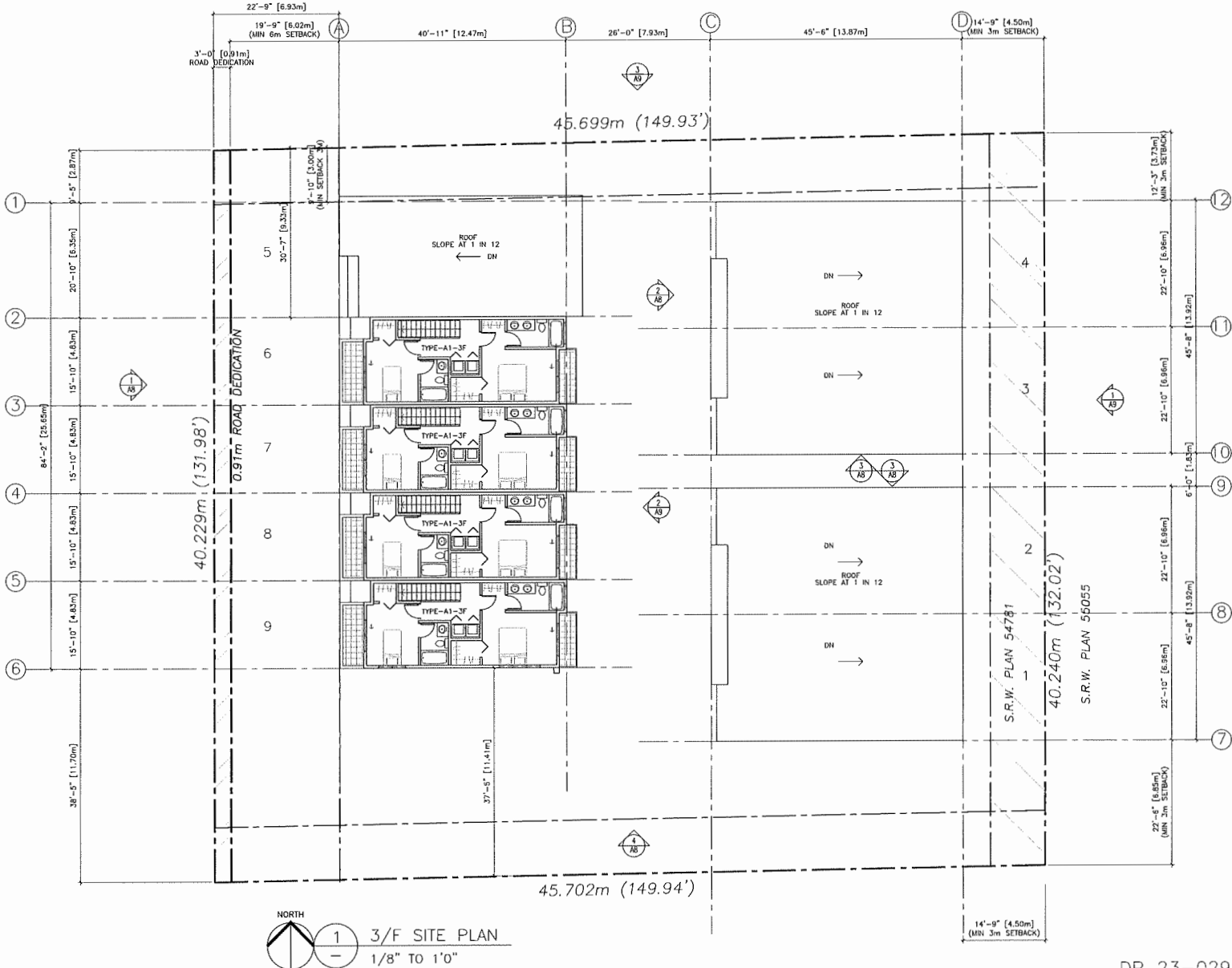
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DP 23-029220









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REVISIONS

1	2023.08.18 FOR DEVELOPMENT PERMIT APPLICATION
2	2024.02.27 FOR CITY COMMENT AND REVIEW
3	2024.10.18 FOR CITY COMMENT AND REVIEW
4	2024.10.29 FOR CITY COMMENT AND REVIEW
5	2024.11.05 FOR CITY COMMENT AND REVIEW
6	2024.11.05 FOR CITY COMMENT AND REVIEW
7	2024.11.21 FOR DPP PREPARATION

1	2024.11.05 COLOR AND MATERIAL NOTE ADJUSTED
2	2024.11.05 ADD VOTER PARKING TURNING
3	2024.10.29 REVISED PER CITY'S MAIL DELIVERY & EMAILS COMMENTS
4	2024.10.10 REVISED PER CITY'S EMAILS COMMENTS
5	2024.09.27 REVISED PER CITY'S EMAILS COMMENTS
6	REVISED

**TOWNHOUSE  
 AT 8120-8140  
 NO.1 ROAD  
 RICHMOND BC  
 3/F SITE PLAN**

PROJECT NUMBER: 21-11  
 ISSUED: 11/21/2024  
 DRAWN BY: EL  
 CHECKED BY: EL  
 FILENAME: 21-11\_010\_241121-DPP-PRESENT

**A4**

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DP 23-029220

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Burnaby, British Columbia, V5C 0G9  
P: 604-294-0011 F: 604-294-0022

REAL:



18	34.08.20	CITY COMMENTS	00
19	04.02.21	NEW SITE PLAN & CITY COMMENTS	00
20	21.02.21	NEW SITE PLAN	00
21	24.02.21	NEW SITE PLAN & CITY COMMENTS	00
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100	23.02.21	NEW SITE PLAN	00

CLIENT: TERRA WEST PROPERTIES & LTD  
WITH: EDCO LAW ARCHITECT

PROJECT:  
8 UNIT TOWNHOUSE DEVELOPMENT

8120-8140 NO. 1 ROAD  
RICHMOND

DRAWING TITLE:  
LANDSCAPE PLAN

DATE: November 16, 2021 DRAWING NUMBER:  
SCALE: 1/32"=1'-0"

DRAWN: DD  
CHECKED: DD  
DATE: DD  
SCALE: DD

L1

OF 4

PMG PROJECT NUMBER: 21-191



**HARDSCAPE LEGEND**

- Permeable pavers with 6" wide concrete curb Natural color,(60mm) Herringbone pattern by Basaltite concrete
- Cityscape concrete pavers Mission, Natural color,(60mm) Ashlars pattern, by Basaltite concrete
- FIBAR ON PLAYGROUND

**FURNITURE LEGEND**



SLIDE -J3-23031-B BY JAMBETTE BY PARKWORKS  
NOTE:  
Age category 18 months to 5 years old  
Maximum capacity 8 children



MAGLIN BIKE RACK - MBR500



MAGLIN BENCH - SCB1600

NOTE:  
- ALL FURNITURE TO BE INSTALLED TO MANUFACTURER'S SPECIFICATION ON 3" THICK CONCRETE PAD.  
- ALL PAVERS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS.

**FENCE LEGEND**

- 42" HT. ALUMINUM FENCING
- 6' HT. WOOD FENCING
- 4' HT. WOOD FENCING
- RETAINING A WALL

**LIGHTING LEGEND**

- SYMBOL STYLE
- BOLLARD 36" HT LITHONIA RADEAN LED BOLLARD
- UPLIGHT

**PLANT SCHEDULE**

NO.	QTY	BOTANICAL NAME	COMMON NAME	PMG PROJECT NUMBER: 21-191	PLANTED SIZE / REMARKS
1	3	STREET TREE	TYPE AND LOCATION BY CITY	POI CAL: 1.8M STD. BAB	

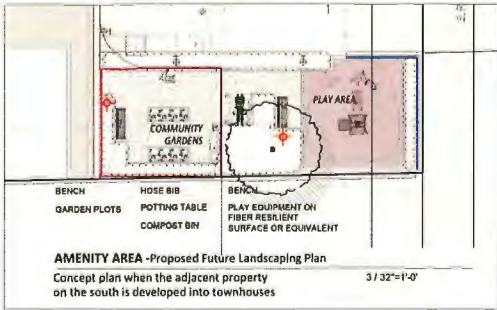
NOTE: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONLY STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER 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. 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, DEFECTIVE 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 MEDIA UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

**PLANT SCHEDULE**

NO.	QTY	BOTANICAL NAME	COMMON NAME	PMG PROJECT NUMBER: 21-191	PLANTED SIZE / REMARKS
1	5	FABUS SYLVATICA 'DAVIDSON GOLD'	GOLDEN FALGOUTE BEECH	80CM CAL: 1.8M STD. BAB	
2	2	OSYRIS BICOLOR 'DAVIDSON WHITE'	PINKFLOWER BERRY MAGNOLIA	80CM CAL: 1.8M STD. BAB	
3	1	PRUNUS CHALMERSII 'SUNSHINE'	WINTER BERRY SPRUCE	40CM HT. BAB	
4	1	STYRACIS JAPONICA 'PRINCE OF WALES'	PINK FLOUNDER JAPANESE SHOBUNELL	80CM CAL: 1.8M STD. BAB	
5	15	ABUTILON 'NORLAND GOLDEN'	FRONT ADELIA	#2 POT, 30CM	
6	15	BRUNNIA MICROPHYLLA 'WINTER WIND'	LITTLE LEAF ROSE	#2 POT, 30CM	
7	15	INDIGOSOLIDA MICROPHYLLA 'WINTER THERESA'	BILLEAF HYDRANGEA, WHITE	#2 POT, 30CM	
8	15	KALMA LATIFOLIA 'BLP'	DWARF SACBOTAIN LAMBLE	#2 POT, 30CM	
9	15	PERSEA JAPONICA 'VALENTY FINE'	VALENTY FINE PINE	#2 POT, 30CM	
10	15	PRUNUS SECURATA 'HELENA'	SCARLET ROSE-LAND ROSE	#2 POT, 30CM	
11	15	TARAXACUM 'MEXICO VICKERS'	HELENA YEW	1.2M HT. BAB	
12	8	CALAMAGROSTIS 'A. KARL FORNITZER'	MAR. POGONSTER FEATHERED ORASS	#2 POT, HEAVY	
13	115	FESTUCA OVINA 'VALERKA'	BLUE FESCUE	#1 POT	
14	115	MONOCOTYLA BRUNNEA 'LITTLE KITTEN'	COMPACT MARCH ORASS	#1 POT	
15	115	LANCETOLA ANOSTRIFOLIA	ENGLISH LAWSOWER	#1 POT	
16	115	PLUMBAGO FULGIDA VAR BULBIFLORA	GOLDFLOCKERBEECHIA, YELLOW-GRASS	1.5CM POT	
17	20	POLYSTICHUM MUNITZUM	WATERBURY BIRCH FERN	#1 POT, 30CM	

NOTE: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONLY 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. 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, DEFECTIVE 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 MEDIA UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

NOTE:  
- PROVIDE CURBED BUILT-IN BENCH EFFICIENCY ALTERNATE: BRONZATED SYSTEM TO I.A.B.C. STANDARDS TO ALL SOFT LANDSCAPE AREAS  
- SHOP DRAWINGS TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION



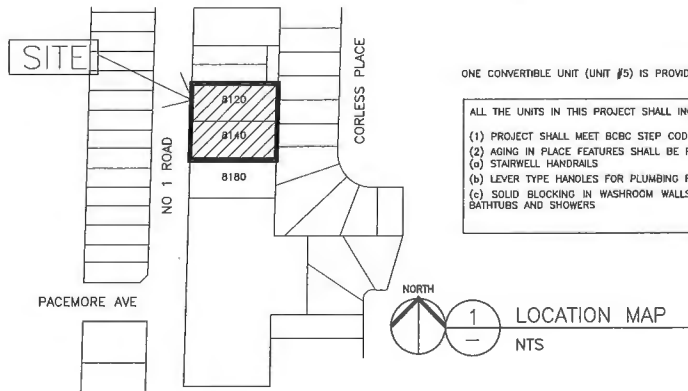
# REFERENCE

# PROPOSED TOWNHOUSE DEVELOPMENT AT 8120-8140 NO. 1 ROAD, RICHMOND, BC

## DEVELOPMENT DATA

(A) CIVIC ADDRESS: 8120 & 8140 NO 1 ROAD, RICHMOND, BC  
 (B) LEGAL DESCRIPTION: LOT 308 PLAN 52748 AND LOT 105 PLAN 39706, BOTH OF SECTION 23, BLCK 4 NORTH, RANGE 7 WEST, NWD  
 (C) LOT AREA: BEFORE ROAD DEDICATION 1,838 SM (19,784 SF), AFTER ROAD DEDICATION: APPROX 1801.3 SM (19,389 SF)  
 (D) ZONING USE: CURRENT: RS1/E, PROPOSED: RTL4  
 CURRENT ZONING (UNDER RS1/F ZONING) PROPOSED REZONING (RTL4) PROPOSED DEVELOPMENT

	CURRENT ZONING (UNDER RS1/F ZONING)	PROPOSED REZONING (RTL4)	PROPOSED DEVELOPMENT
(E) FLOOR AREA RATIO	0.55 TO 454.5 SM 0.3 TO REST OF SITE AREA	0.60 TOTAL FAR FLOOR AREA 0.60 X 1801.3 SM = 1080.7 SM (11,633 SF)	0.60 1080.7 SM (11,633 SF) FAR FLOOR AREA
(F) LOT SIZE		MINIMUM 50M WIDE	40.22M [VARIANCE REQUIRED]
(G) NUMBER OF UNIT:	1 PER LOT		9 UNITS
(H) BUILDING COVERAGE:	MAX - 45%	MAX - 40% (7842 SF)	37.4% (673.0 SM 7246 SQ. FT.)
(I) BUILDING HEIGHT:	MAX HEIGHT - 9M	MAX MAIN BUILDING HEIGHT - 12M	BUILDING HEIGHT - 11.19M
(J) SETBACK:	FRONT YARD - 6M SIDE YARD - 2M REAR YARD - 6M	FRONT YARD - 6M SIDE YARD - 3M REAR YARD - 3M	FRONT YARD FACING NO. 1 RD - 6.02M (19'9") NORTH SIDE YARD - 3.00M (9'10") SOUTH SIDE YARD - 6.85M (22'6") EAST REAR YARD - 4.50M (14'9")
(K) PARKING:	2 PER DWELLING UNIT	2 PER DWELLING UNITS X 9 = 18 0.2 VISITOR PARKING / UNIT X 9 = 2 TOTAL = 20 REQUIRED	RESIDENTIAL PARKING: 5 REGULAR 5 SMALL [VARIANCE REQUIRED] 8 REGULAR IN TANDEM ARRANGEMENT VISITOR PARKING: 2 REGULAR
(L) BICYCLE		1.25 PER DWELLING UNIT X 9 = 12 0.2 PER DWELLING UNIT X 9 = 2 VISITOR	BICYCLE 18 VISITOR BIKE RACK 2
(M) OPEN SPACE		OPEN AMENITY SPACE = 6 SM PER UNIT X 9 = 54 SM (581 SF)	OUTDOOR AMENITY PROVIDED: 82.0 SM (883 SQ. FT.)



ONE CONVERTIBLE UNIT (UNIT #5) IS PROVIDED IN THIS DEVELOPMENT

ALL THE UNITS IN THIS PROJECT SHALL INCORPORATE THE FOLLOWING FEATURES IN THE UNITS  
 (1) PROJECT SHALL MEET BCBC STEP CODE 3 WITH EMISSION LEVEL EL-4  
 (2) AGING IN PLACE FEATURES SHALL BE PROVIDED TO ALL UNITS:  
 (a) STAIRWELL HANDRAILS  
 (b) LEVER TYPE HANDLES FOR PLUMBING FIXTURE AND DOOR HANDLES  
 (c) SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILETS, BATHTUBS AND SHOWERS



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  - 2024.11.08 FOR CITY COMMENT AND REVIEW
  - 2024.11.21 FOR DPP PRESENTATION

- 2024.11.08 COLOR AND MATERIAL NOTE ADJUSTED
- 2024.11.25 ADD VISITOR PARKING SIGNAGE
- 2024.08.27 REVISED PER CITY'S COMMENTS & DIALS COMMENTS
- 2024.10.10 REVISED PER CITY'S DIALS COMMENTS
- 2024.08.27 REVISED PER CITY'S DIALS COMMENTS

**TOWNHOUSE AT 8120-8140 NO. 1 ROAD RICHMOND BC**

## DEVELOPMENT SUMMARY

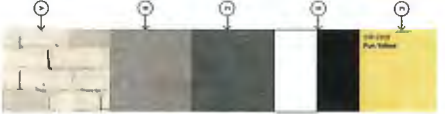
PROJECT NUMBER: 21-11  
 ISSUED: 11/21/2024  
 DRAWN BY: EL  
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 FILENAME: 21-11\_ENO\_241121-DPP-PRESENT

DP 23-029220

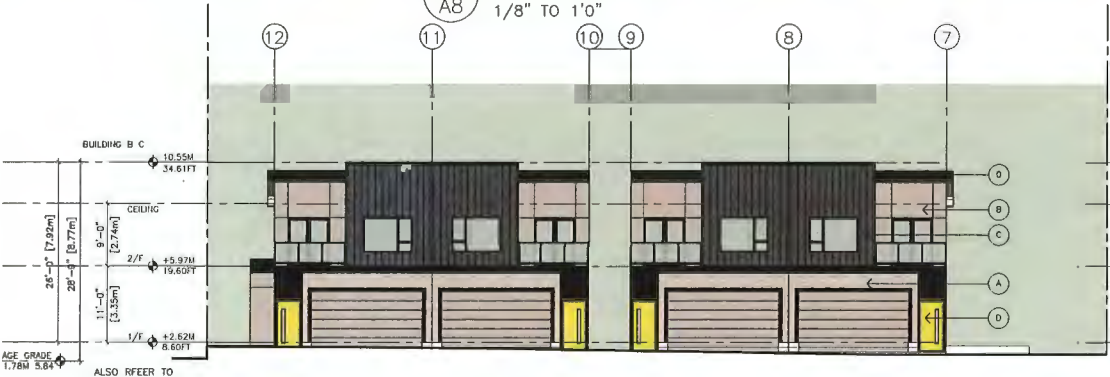
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DEVELOPMENT PERMIT

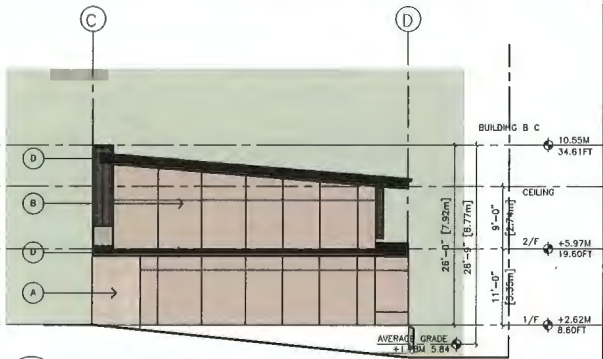
- ① BRICK VENEER FINISH
  - ② HARD BOARD PREFINISHED MEDIUM GREY - COLOUR GRAY SLATE
  - ③ HARD BOARD PREFINISHED DARK GREY - COLOUR BROWN GRAY
  - ④ BLACK / WHITE ON HARD BOARD PANEL AND FASCIA BOARD AS SHOWN
  - ⑤ DOOR PAINT SHERWIN WILLIAMS 'SW 6908
- ALL WINDOW AND DOOR TRIM - BLACK  
 ALL PANEL JOINTS TO BE RECESSED 1/2" REVEAL WITH EASY TRIM SYSTEM, REVEAL TO BE SAME COLOUR AS PANEL  
 EXPOSED NAIL TO BE COVERED WITH FILL AND PAINTED TO MATCH PANEL COLOURS



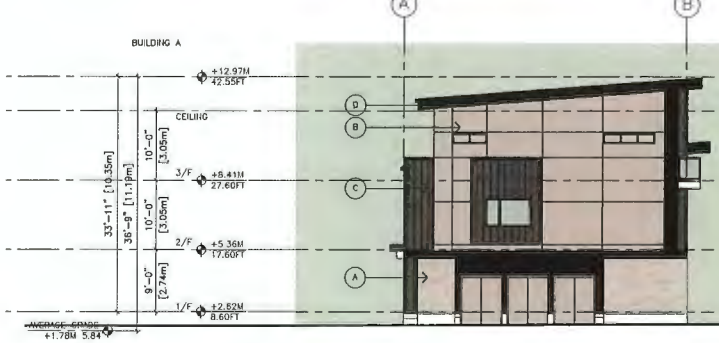
ALSO REFER TO  
 ① SITE ELEVATION WEST (FACING NO. 1 ROAD)  
 A8 1/8" TO 1/0"



ALSO REFER TO  
 ② SITE INTERNAL ELEVATION WEST  
 A8 1/8" TO 1/0"



ALSO REFER TO  
 ③ REAR BLDG SIDE ELEVATION  
 A8 1/8" TO 1/0"



ALSO REFER TO  
 ④ SITE ELEVATION SOUTH  
 A8 1/8" TO 1/0"



**ERIC LAW ARCHITECT**

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- ISSUED
- 1 2023.09.18 FOR DEVELOPMENT PERMIT APPLICATION
  - 2 2024.08.27 FOR CITY COMMENT AND REVIEW
  - 3 2024.10.18 FOR CITY COMMENT AND REVIEW
  - 4 2024.10.29 FOR CITY COMMENT AND REVIEW
  - 5 2024.11.05 FOR CITY COMMENT AND REVIEW
  - 6 2024.11.06 FOR CITY COMMENT AND REVIEW
  - 7 2024.11.21 FOR DPP PRESENTATION

- 5 2024.11.06 COLOR AND MATERIAL NOTE ADAPTED
  - 4 2024.11.05 ADD VISITOR PARKING TURNING
  - 3 2024.10.29 REVISED PER CITY'S COMMENTS & ENGINE COMMENTS
  - 2 2024.10.18 REVISED PER CITY'S COMMENTS
  - 1 2024.09.27 REVISED PER CITY'S COMMENTS
- REVISION

**TOWNHOUSE  
 AT 8120-8140  
 NO.1 ROAD  
 RICHMOND BC  
 COLOURS**

PROJECT NUMBER: 21-11  
 ISSUED: 11/21/2024  
 DRAWN BY: EL  
 CHECKED BY: EL  
 FILENAME: 21-11\_ENO\_241121-DPP-PRESENT

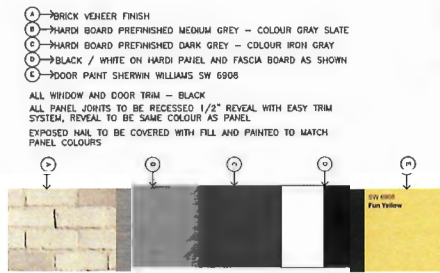
**A13**

DEVELOPMENT PERMIT

DP 23-029220



ALSO REFER TO **1** SITE ELEVATION EAST  
 A9 1/8" TO 1'0"



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**REVISION**

1	2023.08.18 FOR DEVELOPMENT PERMIT APPLICATION
2	2024.09.27 FOR CITY COMMENT AND REVIEW
3	2024.10.18 FOR CITY COMMENT AND REVIEW
4	2024.10.23 FOR CITY COMMENT AND REVIEW
5	2024.11.29 FOR CITY COMMENT AND REVIEW
6	2024.11.29 FOR CITY COMMENT AND REVIEW
7	2024.11.21 FOR ODP PRESENTATION



ALSO REFER TO **2** SITE INTERNAL ELEVATION EAST  
 A9 1/8" TO 1'0"



**3** SITE ELEVATION NORTH  
 A9 1/8" TO 1'0" DP 23-029220

**TOWNHOUSE AT 8120-8140 NO.1 ROAD RICHMOND BC COLOURS**

PROJECT NUMBER: 21-11  
 ISSUED: 11/21/2024  
 DRAWN BY: EL  
 CHECKED BY: EL  
 FILENAME: 21-11\_EHO\_241121-OPP-PRESENT/

1	2024.11.06 COLOR AND MATERIAL NOTE ADJUSTED
2	2024.11.05 ADD VECTOR FASHION TURNING
3	2024.10.28 REVISED PER CITY'S PER TURNING & SIGN COMMENTS
4	2024.10.18 REVISED PER CITY'S DIMALS COMMENTS
5	2024.09.27 REVISED PER CITY'S DIMALS COMMENTS

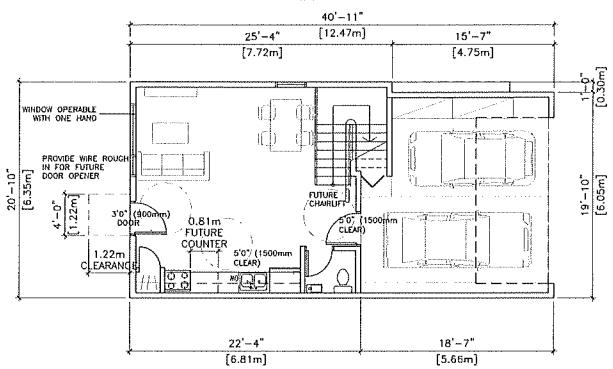
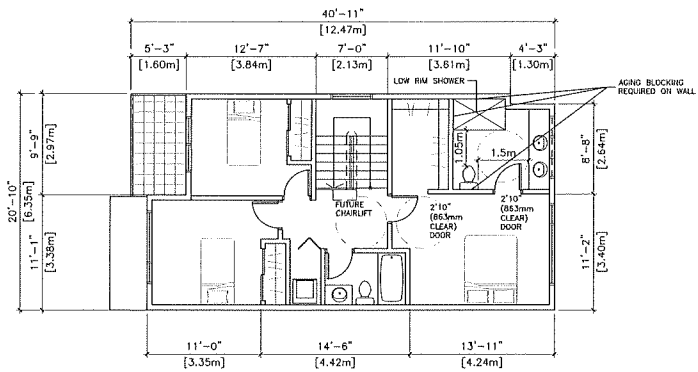
**REVISION**

**A14**

DEVELOPMENT PERMIT





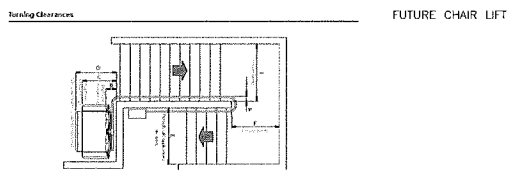


CONVERTIBLE UNIT

TYPE B2 UNIT PLAN  
 3 BEDROOM

	CONVERTIBLE UNIT GUIDELINES
DODRS & DOORWAYS	<ul style="list-style-type: none"> <li>- ENTRY DOORS ARE A MINIMUM 863 MM BUT IDEALLY 914 MM AND HAVE CLEAR ACCESS.</li> <li>- 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).</li> <li>- 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.</li> <li>- PATIO/BALCONY MIN. 880 MM CLEAR OPENING. MATCH LEVEL WITH FRONT DOOR TO FRONTYARD WITH SLIGHT RAMP. ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH BC BUILDING CODE.</li> <li>- LEVER-TYPE HANDLES FOR ALL DOORS.</li> </ul>
VERTICAL CIRCULATION	<ul style="list-style-type: none"> <li>- STAIR LIFT, STAIRCASE WIDTH, FRAMING SUPPORT, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS.</li> <li>- AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2" X 12" SOLID LUMBER AT 914 MM TO CENTRE.</li> </ul>
HALLWAYS	<ul style="list-style-type: none"> <li>- MIN. 900 MM WIDTH.</li> </ul>
GARAGE	<ul style="list-style-type: none"> <li>- MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4 M GARAGE WIDTH.</li> <li>- ACCESS FROM GARAGE TO LIVING AREA MIN. 800 MM CLEAR OPENING.</li> </ul>
BATHROOM (MIN. 1)	<ul style="list-style-type: none"> <li>- TOILET CLEAR FLOOR SPACE MIN. 1020 MM AT SIDE AND IN FRONT.</li> <li>- WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION AT TOILET, TUB AND SHOWER, REINFORCED WITH 2" X 12" SOLID LUMBER IN ALL BATHUB, SHOWER, AND TOILET LOCATIONS.</li> <li>- LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.</li> <li>- PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FAUCETS.</li> <li>- CABINETS UNDERNEATH SINK(S) ARE EASILY REMOVED. DEMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESSIBLE (LAYOUT OR FIXTURE PLACEMENT).</li> </ul>
KITCHEN	<ul style="list-style-type: none"> <li>- CLEAR AREA NEEDED UNDER FUTURE WORK SPACE.</li> <li>- PLUMBING AND GAS PIPES (IN-WALL AND IN-FLOOR) LOCATED CLEAR OF UNDER COUNTER AREA OF FUTURE WORK SPACE (STOVE, SINK &amp; 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.</li> <li>- CABINETS UNDERNEATH SINK ARE EASILY REMOVED.</li> <li>- 1500 MM TURNING DIAMETER OR TURNING PATH DIAGRAM.</li> <li>- LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.</li> </ul>
WINDOWS	<ul style="list-style-type: none"> <li>- MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN, LIVING ROOM)</li> </ul>
OUTLETS & SWITCHES	<ul style="list-style-type: none"> <li>- 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.</li> <li>- UPGRADE TO FOUR-PLEX OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE, AND RECREATION ROOM.</li> </ul>

Dimensions



Dim	Attachment Method	Size (mm)
A	Steel Plate	150 x 5
B	Steel Plate	150 x 13
C	Steel Plate	310 x 25
D	Steel Plate	310 x 36
E	Steel Plate	150 x 48
F	Steel Plate	150 x 48
G	Steel Plate	150 x 48
H	Steel Plate	150 x 48
I	Steel Plate	150 x 48
J	Steel Plate	150 x 48
K	Steel Plate	150 x 48
L	Steel Plate	150 x 48
M	Steel Plate	150 x 48
N	Steel Plate	150 x 48
O	Steel Plate	150 x 48
P	Steel Plate	150 x 48
Q	Steel Plate	150 x 48
R	Steel Plate	150 x 48
S	Steel Plate	150 x 48
T	Steel Plate	150 x 48
U	Steel Plate	150 x 48
V	Steel Plate	150 x 48
W	Steel Plate	150 x 48
X	Steel Plate	150 x 48
Y	Steel Plate	150 x 48
Z	Steel Plate	150 x 48

ALL THE UNITS IN THIS PROJECT SHALL INCORPORATE THE FOLLOWING FEATURES IN THE UNITS

- (1) PROJECT SHALL MEET BCBC STEP CODE 3 WITH EMISSION LEVEL EL-4
- (2) AGING IN PLACE FEATURES SHALL BE PROVIDED TO ALL UNITS:
- (a) STAIRWELL HANDRAILS
- (b) LEVER TYPE HANDLES FOR PLUMBING FIXTURE AND DOOR HANDLES
- (c) SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILETS, BATHUBS AND SHOWERS

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- 1 2023.09.18 FOR DEVELOPMENT PERMIT APPLICATION
- 2 2024.09.27 FOR CITY COUNCIL AND REVIEW
- 3 2024.10.18 FOR CITY COUNCIL AND REVIEW
- 4 2024.10.23 FOR CITY COUNCIL AND REVIEW
- 5 2024.11.05 FOR CITY COUNCIL AND REVIEW
- 6 2024.11.06 FOR CITY COUNCIL AND REVIEW
- 7 2024.11.21 FOR OPP PRESENTATION

- 5 2024.11.05 COLUMN AND HORIZONTAL HOLE ADJUSTED
- 4 2024.11.05 ADD UPPER PARKING TOWER
- 3 2024.10.23 REVISED PER CITY'S NEW SELECTOR & FINAL COMMENTS
- 2 2024.10.10 REVISED PER CITY'S FINAL COMMENTS
- 1 2024.09.27 REVISED PER CITY'S FINAL COMMENTS

TOWNHOUSE AT 8120-8140 NO.1 ROAD RICHMOND BC UNIT PLANS

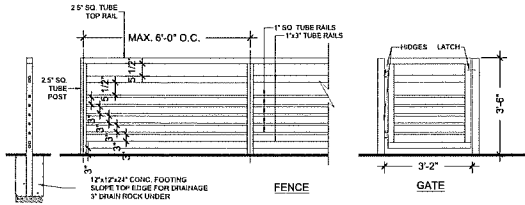
PROJECT NUMBER: 21-11  
 ISSUED: 11/21/2024  
 DRAWN BY: EL  
 CHECKED BY: EL  
 FILENAME: 21-11\_EHO\_241121-DPP-PRESENT

A7

DP 23-029220

DEVELOPMENT PERMIT

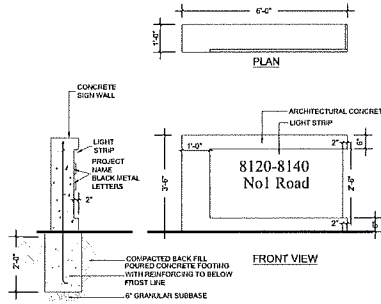
- NOTES:
1. METAL: GALVANIZED ALUMINUM PICKETS
  2. SMOOTH WELD ALL JOINTS
  3. GALVANIZED METAL AND POWDER COATED WITH BLACK FINISH.
  4. ALL HARDWARE HOT DIPPED GALVANIZED



SECTION  
**1 42" HT ALUMINUM FENCE AND GATE**  
 Street frontage 1/2" = 1'-0"

- NOTES:
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
  2. ALL OTHER MEMBERS TO BE CEDAR #2 (CONSTRUCTION) GRADE MINIMUM.
  3. ALL HARDWARE HOT DIPPED GALVANIZED.
  4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
  5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3/4".

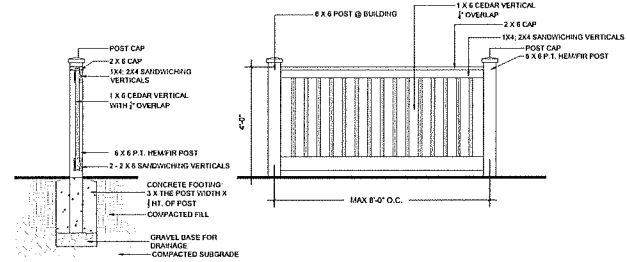
- NOTES:
1. LETTERS TO BE GALVANIZED METAL AND POWDER COATED WITH BLACK FINISH.



SECTION  
**2 42" HT SIGN WALL**  
 1/2" = 1'-0"

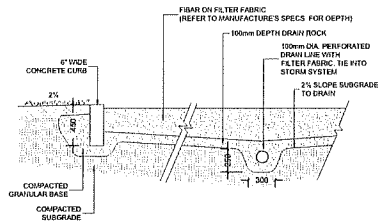
- NOTES:
- ALL WOOD PRESSURE TREATED TO CSA STANDARDS FOR SEVERE CONDITIONS. (RETENTION OR BLES PER CUL FT. OF VOID). TREAT ALL CUT SURFACES. DRILL HOLES WITH A LIBERAL APPLICATION OF A SUITABLE MATCHING PRESERVATIVE.
- DRILL AND NAIL EACH TRIMBER WITH GALVANIZED 10" SPIKES MAXIMUM 48" O.C., TWO EACH END.
- TIEBACK AT 30" O.C. MAXIMUM DEADMAN CONTINUOUS REBAR PINS AS SHOWN 1/2" INTO COMPACTED SUBGRADE.
- BACKFILL IN 12" LAYERS, COMPACT EACH LAYER TO 95% OF ORIGINAL DENSITY. FILL DIRECTLY BEHIND THE WALL WITH GRANULAR MATERIAL (FREE DRAINING). PROVIDE GAPS IN BOTTOM ROW OF WALLS AND WEAP HOLES.
- TOP OF WALL TO CONSISTENT ELEVATION AS SHOWN. FINISH GRADE AT BACK OF WALL TO INCLUDE 12" TOPSOIL.

- NOTES:
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
  2. ALL OTHER MEMBERS TO BE CEDAR #2 (CONSTRUCTION) GRADE MINIMUM.
  3. ALL HARDWARE HOT DIPPED GALVANIZED.
  4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
  5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3/4".



SECTION  
**3 4'-0" HEIGHT WOOD FENCE**  
 1/2" = 1'-0"

SECTION  
**5 TIMBER RETAINING WALL ON GRADE**  
 1/2" = 1'-0"



SECTION  
**6 PLAYGROUND SAFETY SURFACE**  
 1/2" = 1'-0"

SECTION  
**7 PAVERS ON GRADE**  
 1" = 1'-0"

SECTION  
**8 SITE FURNITURE MOUNTING**  
 NOS

SECTION  
**4 6'-0" HEIGHT WOOD FENCE AND GATE**  
 1/2" = 1'-0"

SECTION  
**BACK OF GATE DETAIL**

SECTION  
**6 6'-0" HEIGHT WOOD FENCE AND GATE**  
 1/2" = 1'-0"

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 Burnaby, British Columbia, V5C 6G9  
 p: 604.284.0011 ; f: 604.284.0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
13	24.08.26	DTY COMMENTS	DS
12	24.08.18	REV SITE PLAN CITY COMMENTS	DS
11	24.07.21	NEW SITE PLAN	DS
10	24.07.22	REV SITE PLAN CITY COMMENTS	DS
9	23.07.24	NEW SITE PLAN	DS
8	23.07.11	REV SITE PLAN CITY COMMENTS	DS
7	22.06.17	NEW SITE PLAN	DS
6	22.06.04	REV SITE PLAN CITY COMMENTS	DS
5	22.04.23	REV SITE PLAN CITY COMMENTS	DS
4	22.02.04	NEW SITE PLAN	DS

CLIENT: TERMA WEST PROPERTIES LTD  
 WITH: ERIC LAW ARCHITECT

PROJECT:  
**8 UNIT TOWNHOUSE DEVELOPMENT**

8120-8140 NO. 1 ROAD  
 RICHMOND

DRAWING TITLE:  
**LANDSCAPE DETAILS  
 LIVE PLANT AREA**

DATE: November 16, 2021 DRAWING NUMBER:  
 SCALE:  
 DRAWN: DD  
 DESIGN: DD  
 CHKD: PCM OF 4

**L2**

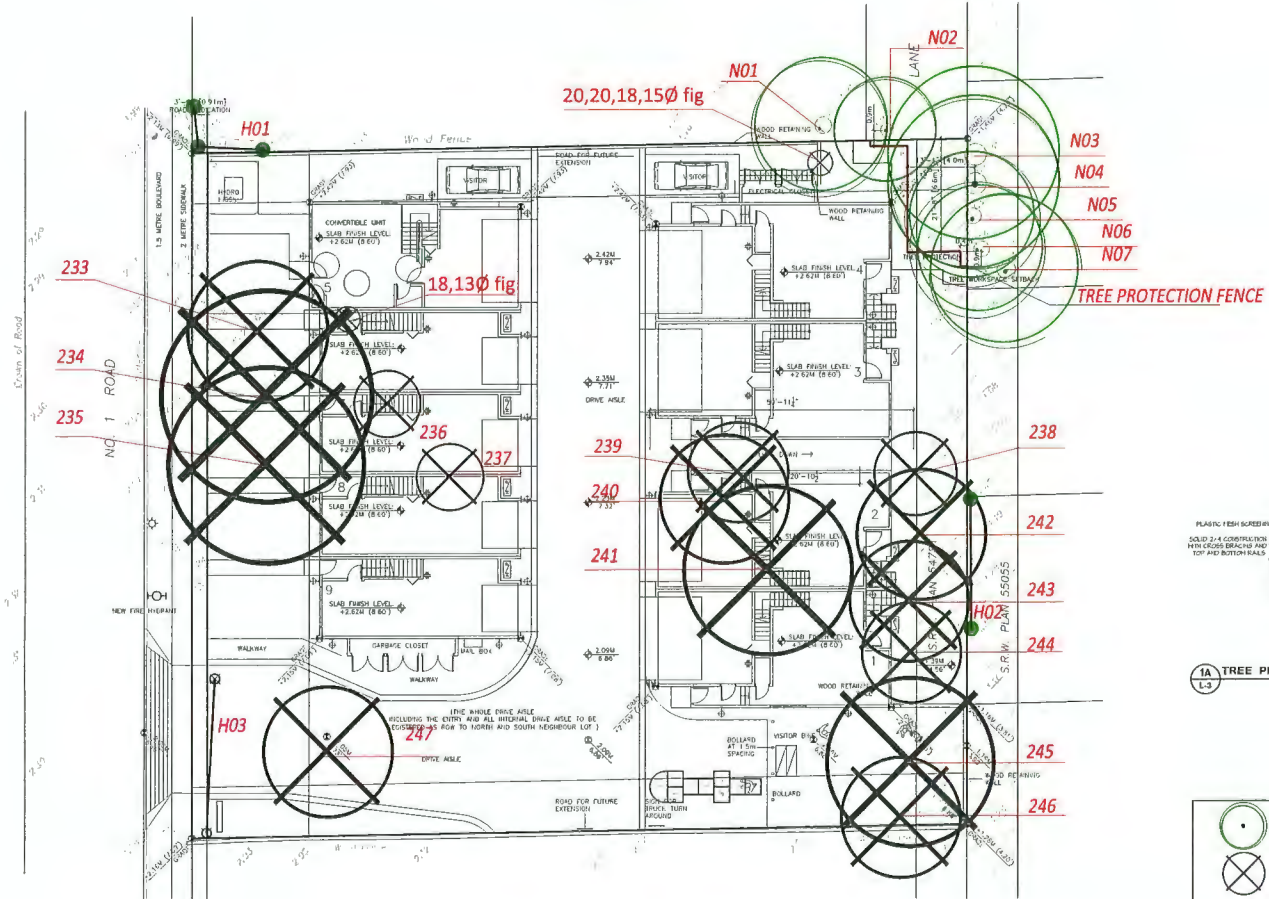
PMG PROJECT NUMBER: 21-191

21191-11.2/4

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SEAL:



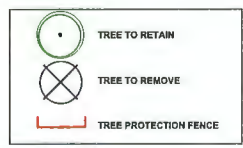
NOTE: ALL TREES REGARDLESS OF SIZE ARE PROTECTED BY HIGH IMPACT RESISTANT SIGNATURE BARBES

TREE DIAMETER @ 1.4M	MINIMUM REQUIRED PROTECTION FENCE SURFACE PERIMETER (M <sup>2</sup> )
20	12
25	18
30	24
35	30
40	36
45	42
50	48
55	54
60	60
65	66
70	72
75	78
80	84
85	90
90	96
95	102
100	108

EXTRAPOLATE PROTECTIVE BARRES FOR TREES LARGER THAN INDICATED (SCALE AT GREAT HORIZ. OR 1:41 FROM SCALE)

NO STORAGE OF BUILDING MATERIALS HEREIN OR IMMEDIATE PROXIMITY THEREOF

1A TREE PROTECTION BARRIER  
L-3



NO.	DATE	REVISION DESCRIPTION	DPL
18	24.OCT.18	CITY COMMENTS	DD
19	24.OCT.18	NEW SITE PLAN & CITY COMMENTS	DD
20	24.OCT.18	NEW SITE PLAN	DD
21	24.OCT.18	NEW SITE PLAN & CITY COMMENTS	DD
22	24.OCT.18	NEW SITE PLAN	DD
23	24.OCT.18	NEW SITE PLAN & CITY COMMENTS	DD
24	24.OCT.18	NEW SITE PLAN	DD
25	24.OCT.18	NEW SITE PLAN & CITY COMMENTS	DD
26	24.OCT.18	NEW SITE PLAN	DD
27	24.OCT.18	NEW SITE PLAN & CITY COMMENTS	DD
28	24.OCT.18	NEW SITE PLAN	DD
29	24.OCT.18	NEW SITE PLAN & CITY COMMENTS	DD
30	24.OCT.18	NEW SITE PLAN	DD

CLIENT: TERRA WEST PROPERTIES LTD.  
WITH: ERIC LAW ARCHITECT

PROJECT:  
**8 UNIT TOWNHOUSE DEVELOPMENT**  
8120-8140 NO. 1 ROAD  
RICHMOND

DRAWING TITLE:  
**TREE MANAGEMENT PLAN**

DATE: November 18, 2021 DRAWING NUMBER:  
SCALE: 3/32"=1'-0"  
DRAWN: DD  
DESIGN: DD  
CHECK: PCM OF 4

**L3**

