



**Development Permit Panel
Wednesday, December 10, 2025**

Time: 3:30 p.m.
Place: Remote (Zoom) Meeting
Present: Wayne Craig, General Manager, Planning and Development, Chair
Lloyd Bie, Director, Transportation
Todd Gross, Director, Parks Services

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on November 13, 2025 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 23-031545
(REDMS No. 8206668)

APPLICANT: Carson Lei

PROPERTY LOCATION: 8680 Alexandra Road

INTENT OF PERMIT:

1. Permit the subdivision of 8680 Alexandra Road into two lots and permit construction of two commercial buildings on proposed Lot B on a site zoned "Auto-Oriented Commercial (CA)".
2. Vary the provisions of Richmond Zoning Bylaw 8500 applicable to Lot B to:
 - (a) reduce the minimum interior side yard setback from 3.0 m to 1.5 m; and
 - (b) reduce the minimum rear yard setback from 3.0 m to 2.0 m.

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Applicant's Comments

Patrick (Xu) Yang, Pacific West Architecture, Inc., 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:

- the proposed development includes 14 commercial units within two buildings, with the single storey building fronting Alderbridge Way and the two-storey building fronting Alexandra Road;
- an outdoor corridor and amenity terrace are proposed for the two-storey commercial building;
- vehicle access is from Alexandra Road and 40 parking stalls will be provided including two accessible parking stalls; 22 of the parking stalls will be equipped with Level 2 electric vehicle charging;
- a loading station is proposed between the two buildings;
- a 3-metre wide north-south public pedestrian pathway is proposed connecting Alderbridge Way and Alexandra Road to enhance pedestrian connectivity and accessibility on the site;
- the project has been designed to connect to the City Centre District Energy Utility (DEU); and
- proposed sustainability features for the project include, among others, a rough-in for future rooftop solar panels as alternative energy source for future tenants.

Zhipin (Eason) Li, Homing Landscape Architecture, with the aid of the same visual presentation, briefed the Panel on the main landscape features of the project, noting that (i) 15 replacement trees are proposed to be planted on-site, (ii) pedestrian pathways are provided around the two buildings, (iii) a north-south public pedestrian pathway is proposed along the west property line to connect Alderbridge Way and Alexandra Road, (iv) permeable pavers are proposed in some portions of the parking area and pedestrian paths are highlighted with the use of stamped asphalt to enhance pedestrian safety, (v) native and drought tolerant plant species are proposed for planting on the site, (vi) proposed lighting fixtures are consistent with dark sky design principles to mitigate light pollution, and (vii) a 4-metre high metal picket fence is proposed along the east and west property lines for visual porosity.

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Staff Comments

Joshua Reis, Director, Development, noted that (i) a 3.0-metre wide Statutory-Right-of-Way (SRW) providing Pedestrian Right-of-Passage between Alderbridge Way and Alexandra Road is proposed which also acts as another frontage to the two commercial buildings in the subject site, (ii) the buildings have been designed to connect to the City Centre District Energy Utility (DEU) and a connection to the DEU will be established once it becomes available, (iii) a road dedication along Alderbridge Way is proposed, and (iv) a Servicing Agreement is required as a condition of subdivision of the property for utilities and frontage works including a multi-use pathway and landscaped boulevard as well as utility and servicing connections.

Panel Discussion

In reply to a query from the Panel, Mr. Reis noted that (i) the existing trees along the subject site's Alderbridge Way frontage will be removed as they have been identified by the project arborist and confirmed by staff to be in poor condition and would also conflict with the project's required frontage improvement works, and (ii) as part of the Servicing Agreement process, staff will ensure that there will be appropriate tree planting on the boulevard as part of the frontage improvement works.

In reply to the same and subsequent queries from the Panel, the applicant noted that (i) the species of street trees to be planted along the subject site's Alderbridge Way frontage will be determined through the Servicing Agreement process, and (ii) lighting for the proposed multi-use pathway along the Alderbridge Way frontage will be considered as part of the Servicing Agreement process.

The Panel requested the applicant to work with the City's Park Services Department should there be soil removal from the subject site as it could be utilized for the adjacent Garden City Lands. The Chair then advised staff to work with the applicant with regard to this request.

In reply to further queries from the Panel, the applicant noted that rooftop mechanical units are proposed on top of the mechanical room attached to the two-storey commercial building and should additional mechanical rooftop units be required, they could be accommodated on the building rooftop.

In reply to a further query from the Panel, Mr. Reis confirmed that as part of the subject application, frontage improvements along both Lot A and Lot B would be included as part of the servicing works.

Correspondence

None.

Gallery Comments

None.

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Panel Discussion

The Panel expressed support for the project, noting that (i) the street trees along the subject site's Alderbridge Way frontage will need to match the trees across the road, (ii) lighting for the multi-use pathway on the Alderbridge Way frontage be considered as part of the Servicing Agreement process, (iii) the attention to detail on the project is appreciated, and (iv) the proposed frontage improvements along Alderbridge Way and pedestrian connection between Alderbridge Way and Alexandra Road will provide long-term benefits to the City.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the subdivision of 8680 Alexandra Road into two lots and permit construction of two commercial buildings on proposed Lot B on a site zoned "Auto-Oriented Commercial (CA)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 applicable to Lot B to:*
 - (a) *reduce the minimum interior side yard setback from 3.0 m to 1.5 m; and*
 - (b) *reduce the minimum rear yard setback from 3.0 m to 2.0 m.*

CARRIED

2. DEVELOPMENT PERMIT 23-033716

(REDMS No. 8185751)

APPLICANT: Panatch Group

PROPERTY LOCATION: 9000 No. 3 Road

INTENT OF PERMIT:

Permit the construction of a mixed-use commercial and rental apartment building at 9000 No. 3 Road on a site zoned "Commercial Mixed Use (ZMU61) – No. 3 Road and Francis Road (Broadmoor)".

Applicant's Comments

Steve Watt, Integra 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 proposed development consists of a mixed-use building with commercial units at ground level facing No. 3 Road and Francis Road and residential rental units in the upper storeys;

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- the residential lobby is proposed on Francis Road;
- two separate parkade entries are proposed for the two-level parkade for residential and shared commercial and other uses that also accommodates garbage storage and collection;
- the proposed common outdoor amenity area is located on top of the third level parking podium which is overlooked by one-half of the residential units in the building;
- setbacks for levels three to six of the building have been increased to respect adjacent townhouse developments;
- climbing and trailing vines are proposed to be planted to soften the appearance of parkade walls and provide a better interface with adjacent townhouse developments to the east and south; and
- a modern architectural style is proposed with clean form using few simple materials.

Michael Patterson, of Perry + Associates Landscape Architecture, with the aid of the same visual presentation, briefed the Panel on the main landscape features of the project, noting that (i) proposed landscaping along the commercial frontages include, among others, street trees and planters separating the commercial units, (ii) a six-foot high solid wood fence will be installed along the east and south property lines to provide privacy to adjacent townhouse developments, (iii) layered planting including eight trees will be planted along the south property line, (iv) the proposed common outdoor amenity space includes, among others, a children's play area, community gardens, social outdoor dining, and planting, (v) existing neighbouring trees not in conflict with the proposed building will be retained, (vi) 23 replacement trees will be planted on-site, (vii) dark sky compliant lighting fixtures will be installed on the ground plane and common outdoor amenity area to mitigate light pollution, and (viii) a variety of low-maintenance trees and shrubs that provide seasonal interest will be planted on the site.

Staff Comments

Mr. Reis noted that (i) the proposed development is a six-storey building with 64 rental units including seven moderate market rental units which were secured at the time of rezoning application associated with the project, (ii) all required replacement trees will be planted on-site and an on-site irrigation system will be installed to ensure their maintenance, (iii) all units will meet the City's Basic Universal Housing (BUH) requirements, and (iv) there is a Servicing Agreement secured at the rezoning application which includes frontage improvements along No. 3 Road and Francis Road, intersection upgrades and new traffic signal cabinets, storm system upgrades and new water and sanitary service connections.

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Panel Discussion

It was noted that there are *Styrax japonicus* trees proposed to be planted in close proximity to the children's play area in the common outdoor amenity space on top of the third floor parking podium. It was suggested that the applicant consider installing alternative tree species as the *Styrax japonicus* is prone to leaf drop and producing a heavy crop of seeds.

In reply to queries from the Panel, the applicant noted that (i) they will consider the suggestion to replace the *Styrax japonicus* in the common outdoor amenity space with appropriate tree species, (ii) they are amenable to installing signage that are visible from the street for the building's two separate vehicle entrances to provide guidance for vehicles entering the building, (iii) the pedestrian access from Level 1 parkade to the commercial units is through the drive aisle, and (iv) there is good visibility to the sidewalk for vehicles exiting the parkade to Francis Road, and (v) a rumble strip and convex mirror are provided at the parkade's No. 3 Road exit to provide safety for pedestrians using the sidewalk.

Correspondence

Ken and Arlene Glinz, 7651 Francis Road ([Schedule 3](#))

Mr. Reis noted that (i) staff have responded to concerns of Ken and Arlene Glinz with regard to the potential impact of the proposed development to traffic in the area, in particular at the intersection of No. 3 Road and Francis Road, (ii) there was a Traffic Impact Assessment provided by the applicant as part of the associated rezoning application which indicated that there would be no significant impact to traffic from the proposed development, and (iii) there will be intersection improvements as part of the required servicing and frontage works, including the installation of a new signal box to help with left turn traffic from both the north and south intersection approaches.

Chris Jensen, 7-8080 Francis Road ([Schedule 4](#))

Mr. Reis noted that staff have responded to Mr. Jensen's concerns and have received correspondence from the applicant indicating that the developer has worked with the strata of the neighbouring townhouse development to the east regarding proposed improvements along the development's east property line including installing a new 1.8 metre high solid wood fence and providing landscaping including planting of climbing vines along the eastern elevation of the proposed building to soften the interface with the existing townhouse development to the east.

In reply to a query from the Panel, the applicant confirmed that an automatic irrigation system will be installed for both at-grade and podium roof planting.

Gallery Comments

None.

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Panel Discussion

The Panel expressed support for the application, noting (i) the project’s accessibility features including the provision for all units with Basic Universal Housing (BUH) features, and (ii) the provision of moderate market rental units.

The Panel then directed staff to work to with the applicant to (i) review the proposed tree species to be planted in the common outdoor amenity area, (ii) ensure that there is a clearly defined, safe and accessible pedestrian pathway from the parkade’s commercial parking area to the commercial units, and (iii) provide appropriate signage at the two separate parkade entries in the building indicating their uses (residential and commercial/visitor parking).

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of a mixed-use commercial and rental apartment building at 9000 No. 3 Road on a site zoned “Commercial Mixed Use (ZMU61) – No. 3 Road and Francis Road (Broadmoor)”.

CARRIED

3. DEVELOPMENT PERMIT 25-010558

(REDMS No. 8137702)

APPLICANT: Fougere Architecture Inc.

PROPERTY LOCATION: 8620, 8640 and 8660 Spires Road

INTENT OF PERMIT:

Permit the construction of one six-storey residential apartment building containing 90 rental units at 8620, 8640 and 8660 Spires Road on a site zoned “Low to Mid Rise Rental Apartment (ZLR49) – Spires Road (Brighthouse Village of City Centre)”.

Applicant’s Comments

Wayne Fougere, of Fougere Architecture Inc., with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 5), provided background information on the proposed development, highlighting the following:

- the subject site is a consolidation of three lots located within a Transit-Oriented Development Area (TOA) as provided in City’s Transit-Oriented Areas Designation Bylaw;
- the proposed six-storey apartment building consists of a five-storey wood frame building on top of a concrete ground-level parking structure;

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- the top two stories of the building have increased setbacks to improve its relationship with neighbouring buildings;
- the development includes 68 market rental housing units and 22 affordable rental housing units all designed with Basic Universal Housing (BUH) features that meet the requirements of the City's Zoning Bylaw;
- a total of 27 parking stalls will be provided in the proposed development, including 22 resident parking stalls, two accessible parking stalls, a car-share parking stall and visitor parking stalls;
- the project's proposed Transportation Demand Management (TDM) measures include a transit pass program, provision of one car-share parking stall, and a small-sized loading space;
- pedestrian and vehicle entrances are located off Spires Road;
- pedestrian walkways are provided along the east, west and south property lines to enhance pedestrian circulation around the subject site as well as to provide access to service and bike rooms;
- indoor amenity spaces are provided on different levels of the proposed building including a gym, a multi-purpose room, a guest suite, a shared workspace and a conference room;
- common outdoor amenity spaces are proposed on the podium and roof levels; and
- the project has been designed to achieve BC Energy Step Code Level 3 with Emission Level 2 and to connect to the City Centre District Energy Utility (CCDEU).

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 proposed landscaping for the subject site's frontage includes, among others, planting of canopy trees and low maintenance shrubs, (ii) bicycle parking and seating are proposed at the main entrance of the building, (iii) a landscape buffer is proposed along the east and west property lines of the subject site, (iv) the applicant has worked with an arborist to retain and protect as many trees as possible on the subject site and neighbouring properties to the south, (v) the proposed common outdoor amenity space on the podium level is located in the central courtyard of the building and designed mainly for adults and includes an open lawn, lounge seating, a picnic table and chess table, (vi) the proposed outdoor amenity space on the rooftop is primarily designed for children of different age groups but also includes lounge seating for adults, (vii) planters and small ornamental trees are also proposed on the rooftop amenity space, (viii) 22 replacement trees and drought tolerant plants are proposed to be planted on-site, and (ix) automatic irrigation will be provided for the maintenance of all planted areas on the subject site.

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Staff Comments

Mr. Reis noted that (i) the project will provide 22 affordable housing units that meet the City's low-end market rental program requirements, (ii) residential parking is not required for the project as the subject site is located within one of the designated Transit Oriented Areas (TOAs) in the City as mandated by Provincial legislation, (iii) the applicant will provide 22 resident parking stalls as well as Transportation Demand Management (TDM) measures that include a transit pass program, car-share parking stall, and 140 Class 1 bicycle parking located on site, and (iv) there is a Servicing Agreement associated with the project that was secured as part of the associated rezoning application for the design and construction of road and engineering improvement works along the frontage of the subject property, upgrades to watermains, storm and sanitary sewers as well as utility connections.

Panel Discussion

In reply to queries from the Panel, the applicant noted that (i) they will consider replacing the proposed musical play equipment in the children's play area on the rooftop amenity space with standardized play equipment to avoid potential noise concerns, and (ii) the proposed location of the car-share parking stall outside of the parkade's overhead gate is a requirement of the City.

In reply to a query from the Panel, Mr. Reis confirmed that Bill 47, a Provincial legislation enacted in 2023 requiring municipalities to designate Transit Oriented Development Areas, prohibits municipalities from requiring residential parking as part of any project located within 800 metres of an identified transit station area.

In reply to a further query from the Panel, Mr. Reis further noted that as part of the project's Building Permit review process should the project move forward, the applicant will be required to provide the City with a Construction Traffic and Parking Management Plan that will be reviewed and approved by the City's Transportation Department and will address, among others, construction-related parking, construction operation hours, and coordination with adjacent development works.

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Gallery Comments

Jose Gonzalez, 8935 Cook Crescent, expressed concern regarding several ongoing residential development projects and a water sewer project in the Spires Road area, resulting in road closures and single vehicle access due to construction related activities that have impacted vehicle access to his and other residents' homes. He noted that the Construction Traffic and Parking Management Plans of projects in the area have not been able to effectively manage residents' access to their homes as well as emergency vehicle access into the neighbourhood. He expressed concern that the proposed development will result in more road blockages and closures in the area that would further limit vehicle access into his home and other properties in Cook Crescent. He then called for (i) postponing the Panel's approval of the proposed development until such time that a more effective Construction Traffic and Parking Management Plan is put in place that would ensure emergency vehicle access into the neighbourhood, (ii) ensuring that residents' vehicle access into their homes will be maintained, and (iii) better coordination in the City regarding road closures and blockages in the neighbourhood.

In reply to Mr. Gonzalez's comments, the Panel noted the inconvenience experienced by residents due to the many construction activities occurring in the area and encouraged him to contact the City's Transportation Department for specific concerns. Also, the Panel noted that (i) emergency vehicles are permitted through the construction zones if required, and (ii) the review of the proposed development's Construction Traffic and Parking Management Plan would include ensuring coordination with the City's public works crews regarding infrastructure work in the area.

Paige Robertson, 8571 Spires Road, noted that the 22 resident parking stalls to be provided in the proposed development would not be sufficient given the large number of residential units in the proposed development. In addition, she queried about the possibility of putting in place a Residents Only Parking program in the neighbourhood.

In reply to Ms. Robertson's comments, Lloyd Bie, Director, Development, noted that there is currently only one applicant for a Residents Only Parking program in the neighbourhood and encouraged Ms. Robertson to contact him directly if she wants to know more about the program. Mr. Bie added that there is a process for applying for a longer term and more permanent Residents Only Parking Program in the neighbourhood that would require neighbourhood consultation by staff and Council approval.

Donald Yoshihara, 8680 Spires Road, noted that he shares the concerns of residents in the neighbourhood regarding the impacts of construction activities in the area. He further noted that (i) there is currently a need for a Residents Only Parking program in the neighbourhood, (ii) the many construction activities in the area have impacted the quality of life of residents in the neighbourhood, and (iii) previous construction activities in the area had resulted in a gas leak and a broken watermain that flooded his yard. In addition, he noted that he had already contacted staff and the developer regarding his concern about potential flooding in his yard. He further noted that he had inquired from the developer whether the catch basins in his property could be connected to the storm sewer that would be installed for the proposed development but did not get a reply.

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In reply to Mr. Yoshihara's concern about potential flooding in his property, the Chair advised that the proposed development is required to install a new perimeter drainage around the site to ensure that no water runoff is directed to adjacent properties. In addition, the Chair directed staff to (i) work with the applicant to ensure that Mr. Yoshihara receive a response to his request and whether there is potential for the developer to connect the catch basins in front of his property to the storm sewer that would be upgraded for the proposed development as part of the Servicing Agreement associated with the project, and (ii) provide Mr. Yoshihara with contact information of the City's Transportation Department to get information regarding the City's Residents Only Parking program.

Correspondence

Jose Gonzalez, 8935 Cook Crescent (Schedule 6)

Mr. Reis advised that staff had responded to Mr. Gonzalez's correspondence and provided the requested contact information.

Panel Discussion

The Panel expressed support for the application, noting that (i) concerns regarding on-site parking for the proposed development were noted by the Panel; however, the Province has prohibited the City through Provincial legislation from requiring any resident parking for residential developments that are within 800 metres of a transit station, and (ii) the proposed development provides 22 resident parking stalls and the applicant is proposing a package of Transportation Demand Management (TDM) measures to encourage future residents of the proposed development to use alternative modes of transportation.

The Panel then directed staff to work with the applicant to provide an alternative to the proposed musical play equipment in the children's play area on the rooftop common outdoor amenity space.

Panel Decision

It was moved and seconded

That a Development Permit (DP) be issued which would permit the construction of one six-storey residential apartment building containing 90 rental units at 8620, 8640 and 8660 Spires Road on a site zoned "Low to Mid Rise Rental Apartment (ZLR49) – Spires Road (Brighthouse Village of City Centre)".

CARRIED

4. New Business

None.

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5. **Date of Next Meeting: January 14, 2026**

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:59 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, December 10, 2025.

Wayne Craig
Chair

Rustico Agawin
Committee Clerk

Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, December 10, 2025

DEVELOPMENT PERMIT PANEL DP 23-031545

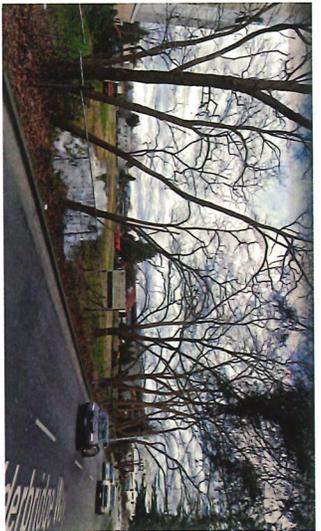


PROPOSED 1&2-STOREY COMMERCIAL BUILDINGS
CIVIC ADDRESS: LOT B 8680 ALEXANDRA RD, RICHMOND BC



1 LOCATION PLAN
Scale: 1:100

SUBJECT PROPERTY:
LOT B, 8680
ALEXANDRA RD.,
RICHMOND, BC



2 VIEW1



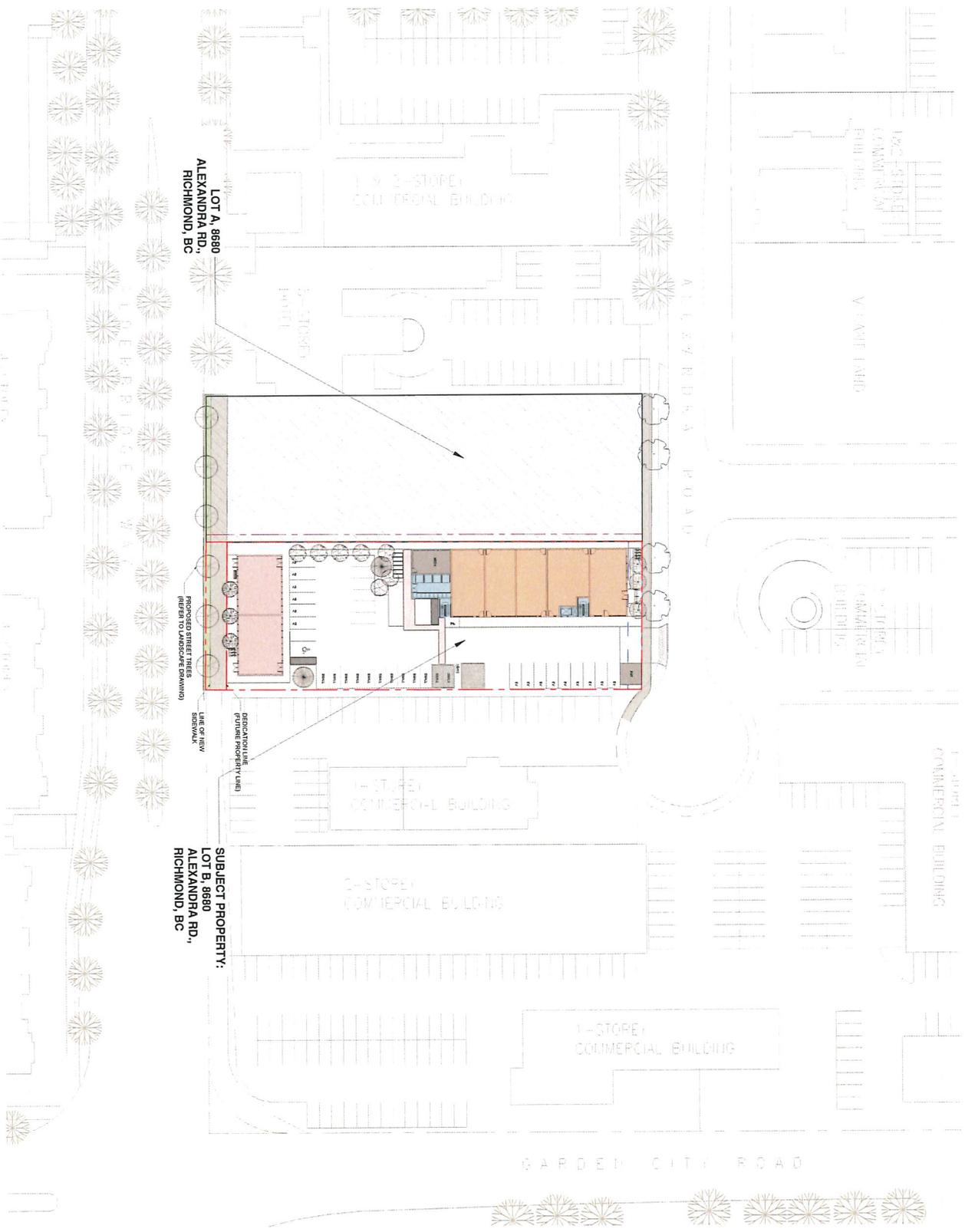
3 VIEW2



4 VIEW3



5 VIEW4

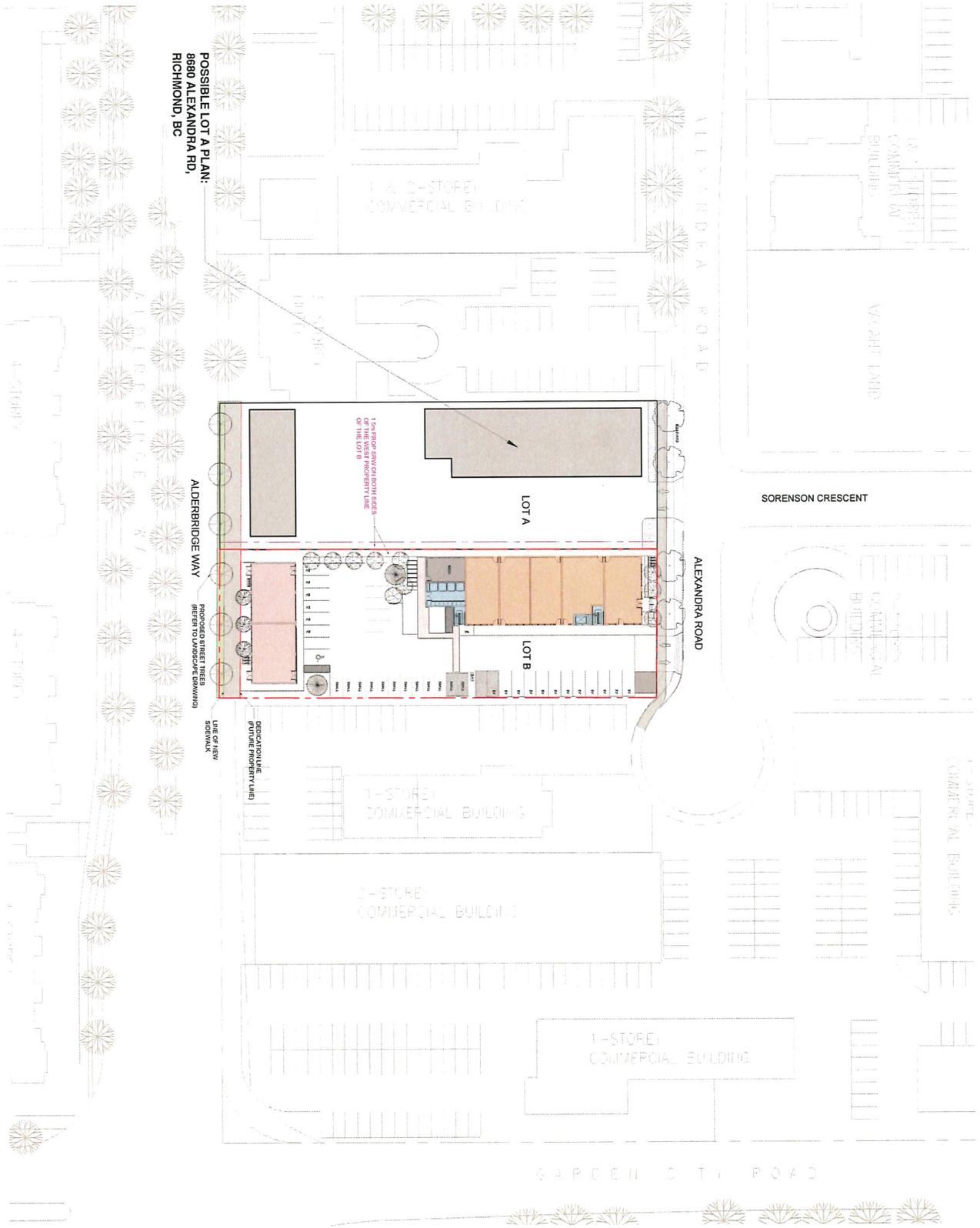


LOT A, 8680
ALEXANDRA RD.,
RICHMOND, BC

SUBJECT PROPERTY:
LOT B, 8680
ALEXANDRA RD.,
RICHMOND, BC

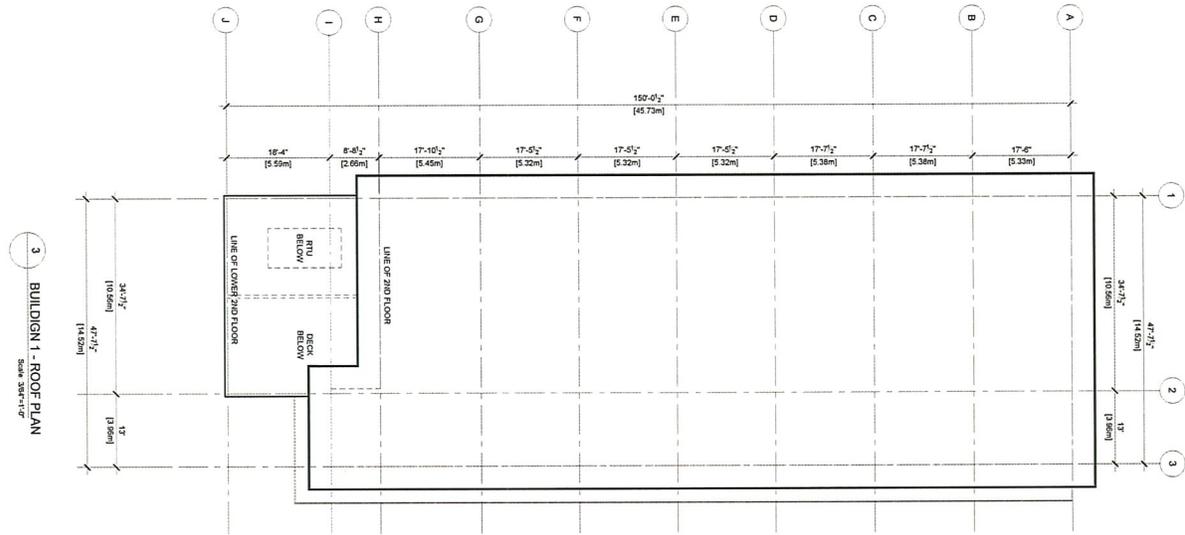
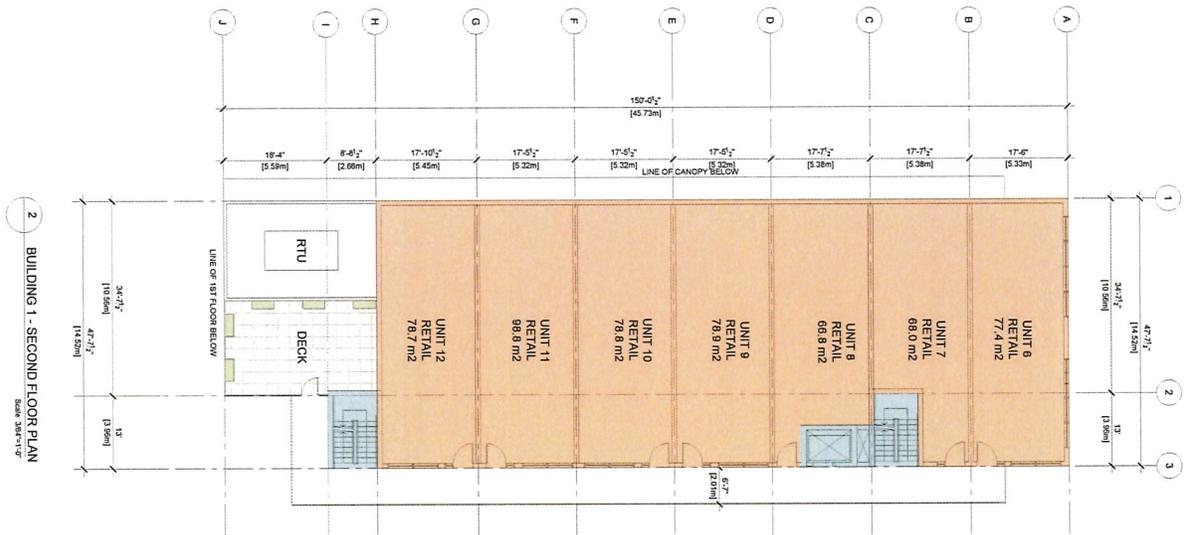
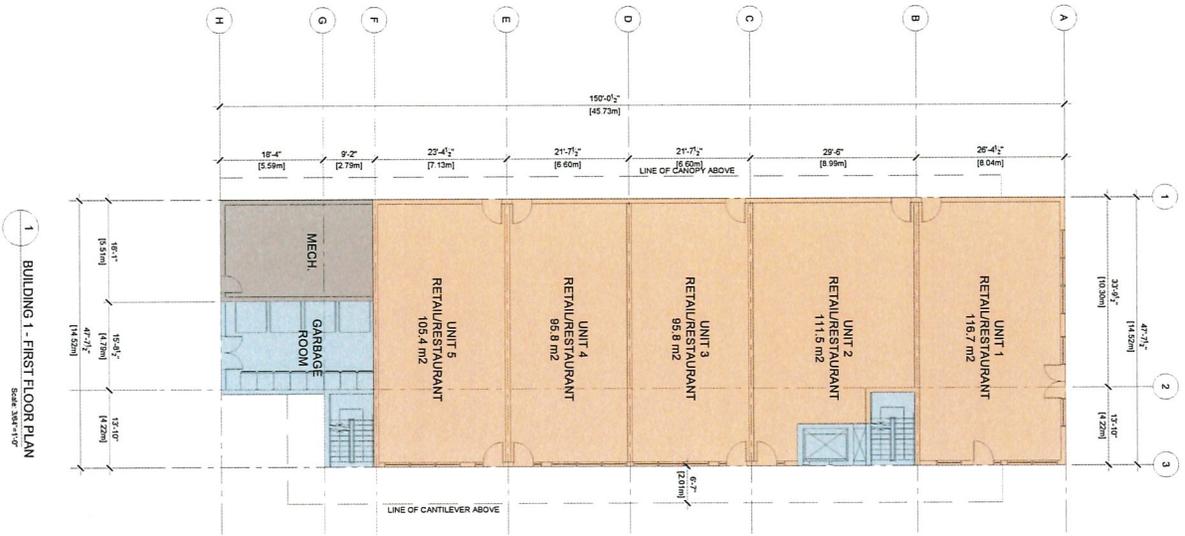


1 LOT A POSSIBLE SITE PLAN
 Scale 1:600=1'



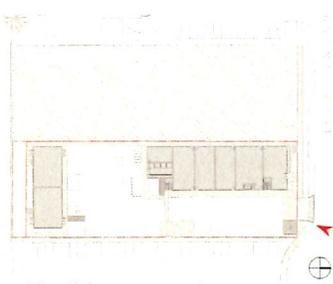
POSSIBLE LOT A PLAN:
 8680 ALEXANDRA RD,
 RICHMOND, BC





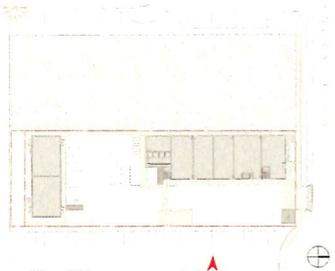


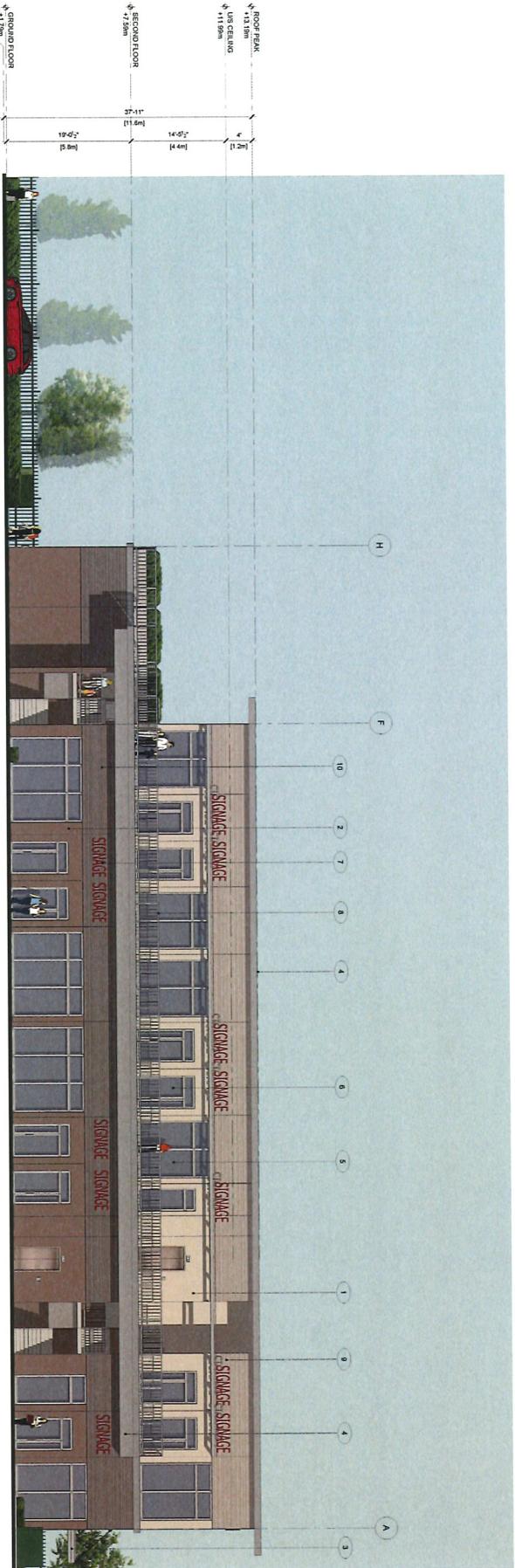
1 PERSPECTIVE - FROM NORTHEAST
SIDE 1115



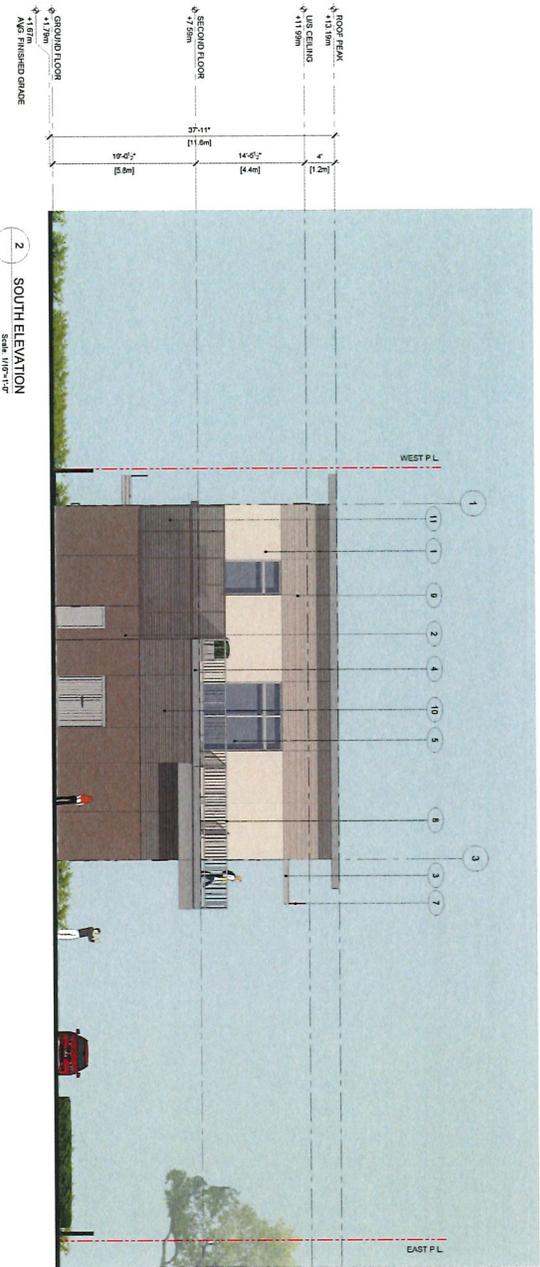


1 PERSPECTIVE - FROM EAST
Scale: 1/8" = 1'-0"





1 EAST ELEVATION
Scale: 1/8"=1'-0"

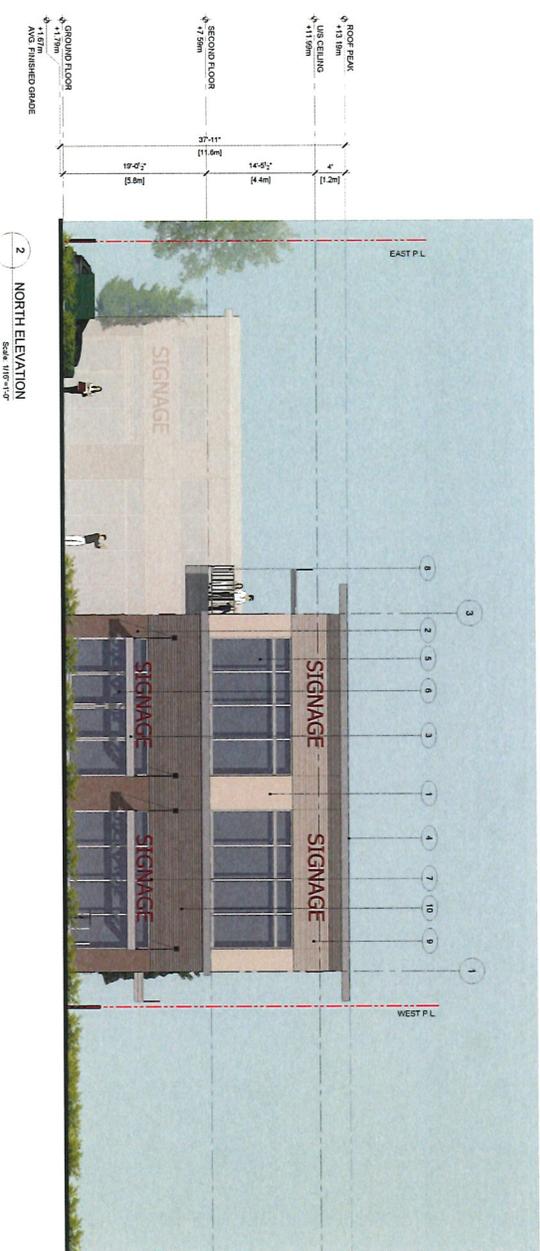
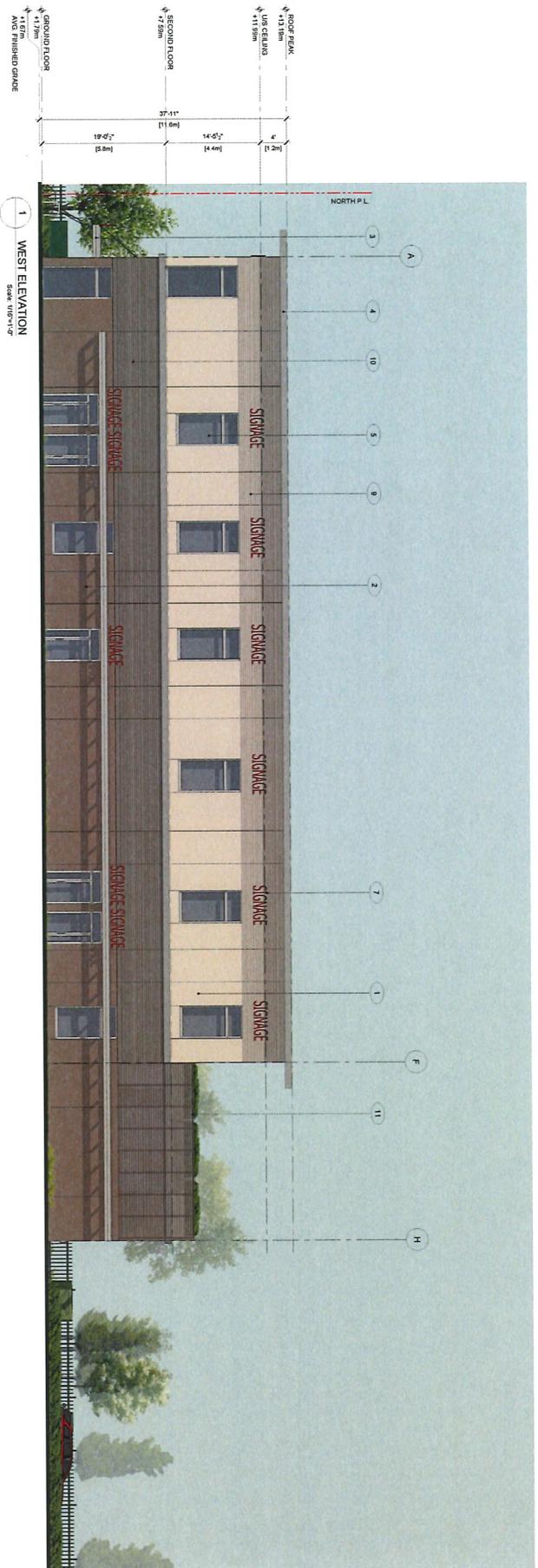


2 SOUTH ELEVATION
Scale: 1/8"=1'-0"

MATERIAL KEY

- 1 COMPOSITE PANEL, COLOR: PEARL WHITE
- 2 COMPOSITE PANEL, COLOR: GREY BEIGE
- 3 SAFETY GLASS CLAMP WITH METAL FRAME
- 4 METAL PANEL WITH LAMINATING, SILVER METALLIC COLOR
- 5 STAIN APPLIED HIGH PERFORMANCE GLASS WITH PINE FINISHED LIGHT SILVER METALLIC COLOR ALUMINUM FRAME
- 6 METAL STAINLESS STEEL LIGHT SILVER METALLIC COLOR TO MATCH CERAMIC WALL
- 7 SIGNAGE
- 8 METAL RAILING, PAINTED - LIGHT GREY
- 9 CORRUGATED COMPOSITE PANEL, COLOR: PEARL WHITE
- 10 CORRUGATED COMPOSITE PANEL, COLOR: GREY BEIGE
- 11 METAL CORNICE SCREEN

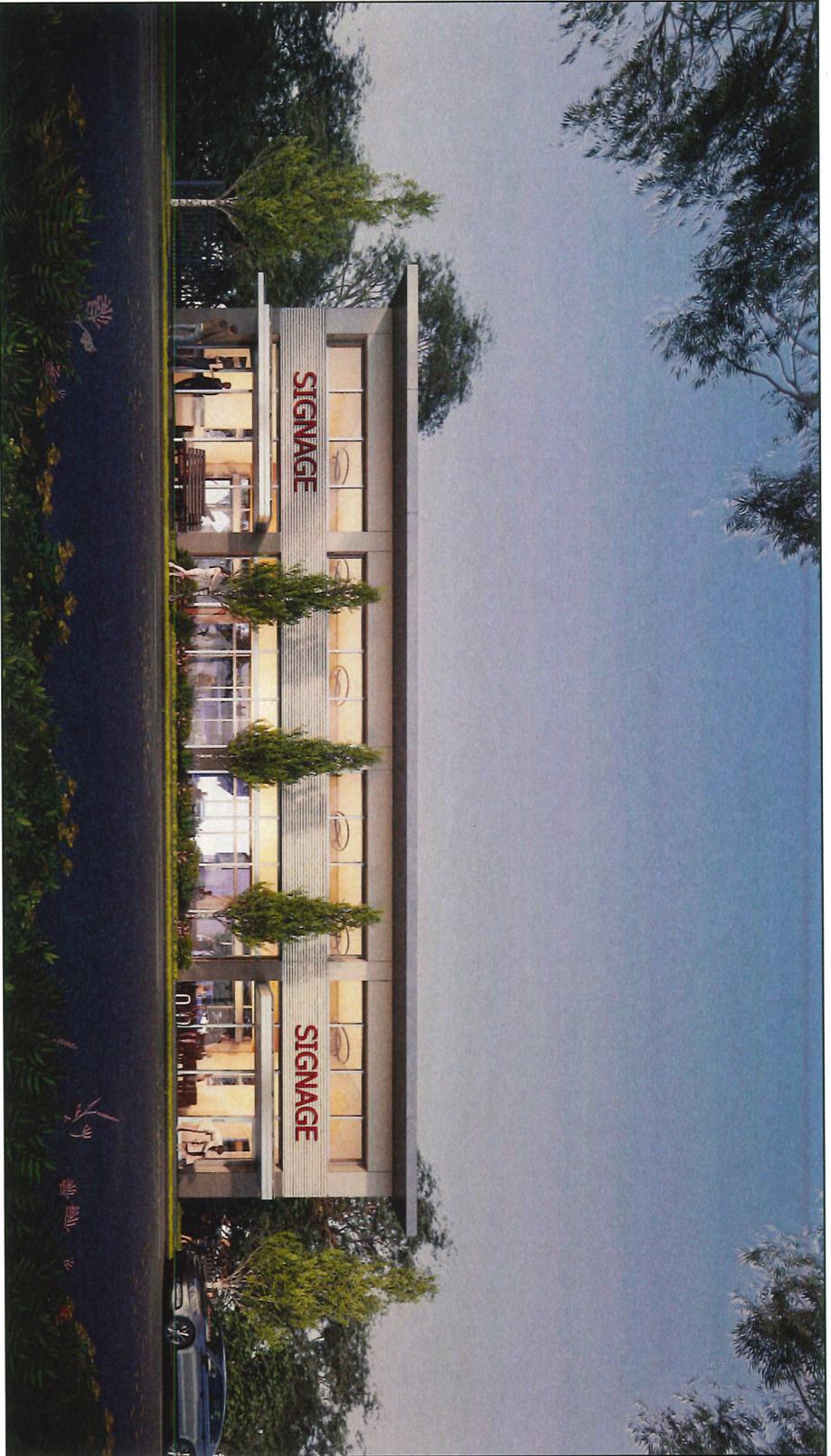
NOTE: STORAGE IS SUBJECT TO THE CITY'S SIGNAGE AND REGULATIONS. SEE CITY OF CHICAGO WEBSITE FOR MORE INFORMATION.



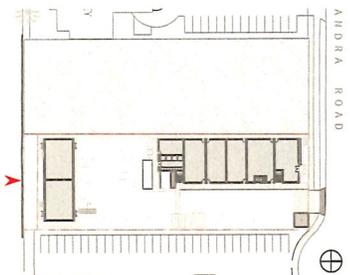
MATERIAL KEY

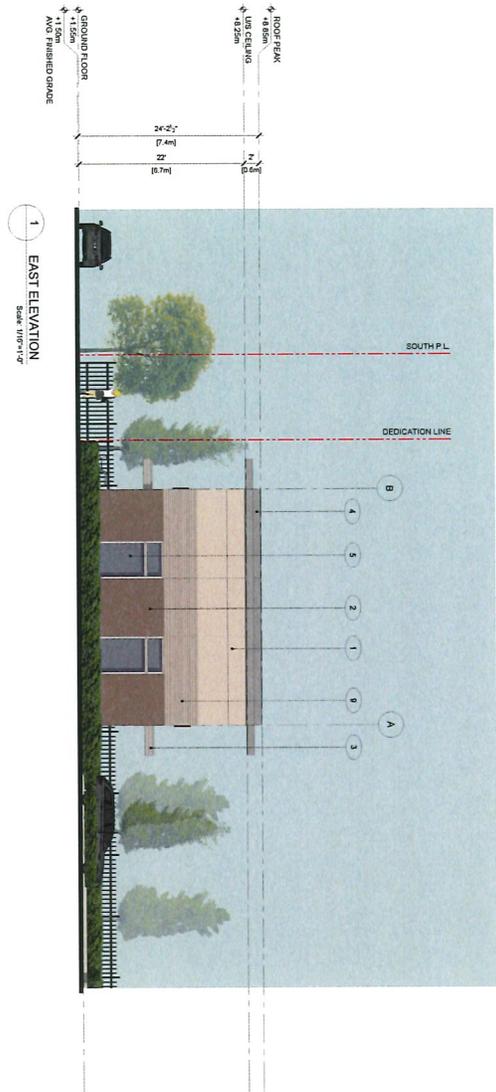
- 1 COMPOSITE PANEL, COLOR PEARL WHITE
- 2 COMPOSITE PANEL, COLOR GREY BEIGE
- 3 SAFETY GLASS CANOPY WITH METAL FRAME
- 4 METAL FINISH/ENAMEL/SLASHING, SILVER METALLIC COLOR
- 5 CLEAR ANODIZED HIGH PERFORMANCE GLAZING WITH PINE FINISHED LIGHT SILVER METALLIC COLOR ALUMINUM FRAME
- 6 METAL ANODIZED/ENAMEL/SLASHING, LIGHT SILVER METALLIC COLOR TO MATCH CANOPY WALL
- 7 SIGNAGE
- 8 METAL BAKING PAINTED - LIGHT GREY
- 9 COMBINATION COMPOSITE PANEL, COLOR PEARL WHITE
- 10 COMBINATION COMPOSITE PANEL, COLOR GREY BEIGE
- 11 METAL LOUVER SCREEN

NOTE
SIGNAGE IS SUBJECT TO THE CITY'S SIGN BYLAW
ALL SIGNAGE IS SUBJECT TO A SEPARATE SIGN APPLICATION

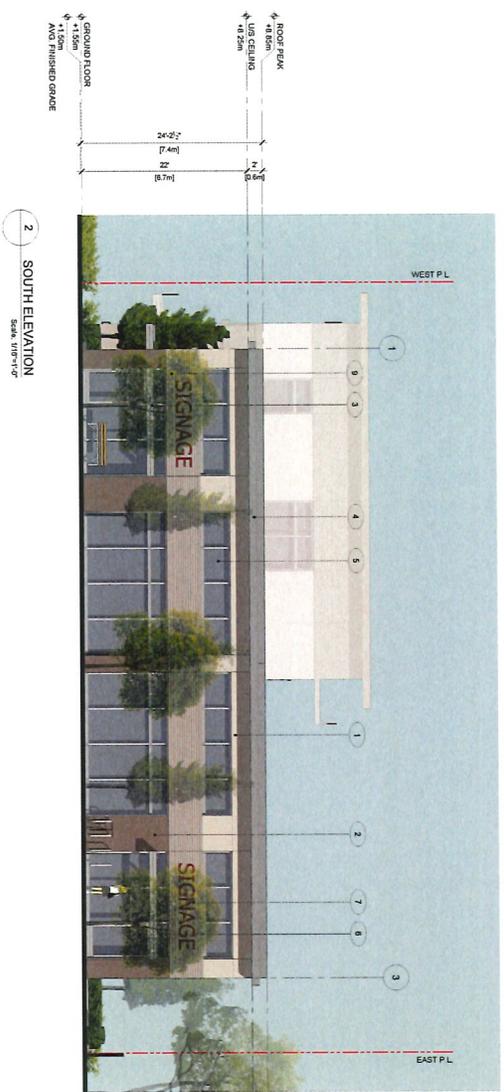


1 PRESPECTIVE - FROM SOUTH-WEST
Scale 1/16"





1 EAST ELEVATION
Scale: 1/8"=1'-0"

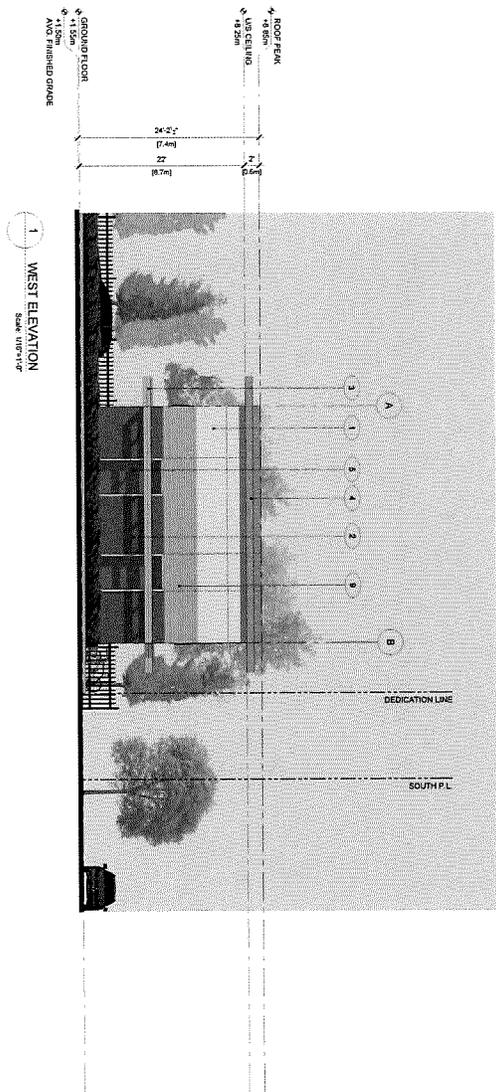


2 SOUTH ELEVATION
Scale: 1/8"=1'-0"

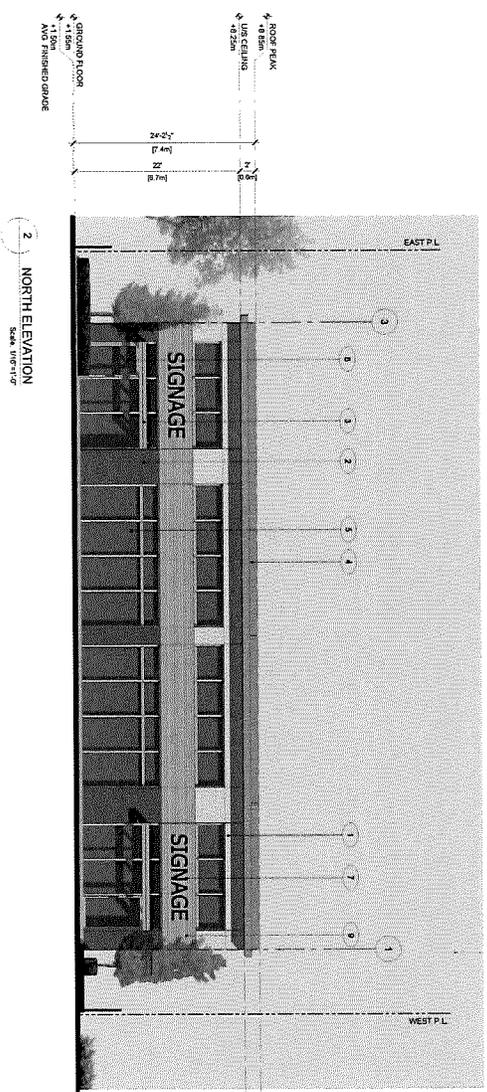
MATERIAL KEY

- 1 COMPOSITE PANEL, COLOR PEARL WHITE
- 2 COMPOSITE PANEL, COLOR GREY BEIGE
- 3 SAFETY GLASS CANOPY WITH METAL FRAME
- 4 METAL PANELING/FLASHING SILVER METALLIC COLOR
- 5 CLEAR ANODIZED HIGH-TYPE BALANCE GLAZING WITH FINE FINISH
- 6 METAL STONEPOINT DOOR, LIGHT SILVER METALLIC COLOR TO MATCH CURTAIN WALL
- 7 BRONZE
- 8 METAL PAINTING, PAINTED LIGHT GREY
- 9 CORRUGATED COMPOSITE PANEL, COLOR PEARL WHITE
- 10 CORRUGATED COMPOSITE PANEL, COLOR GREY BEIGE
- 11 METAL LOUVER SCREEN

NOTE:
ALL SIGNAGE IS SUBJECT TO THE CITY'S SIGN BYLAW
ALL SIGNAGE IS SUBJECT TO THE PRIVATE SIGN PERMITS CONDITION



1 WEST ELEVATION
Scale: 1/8"=1'-0"

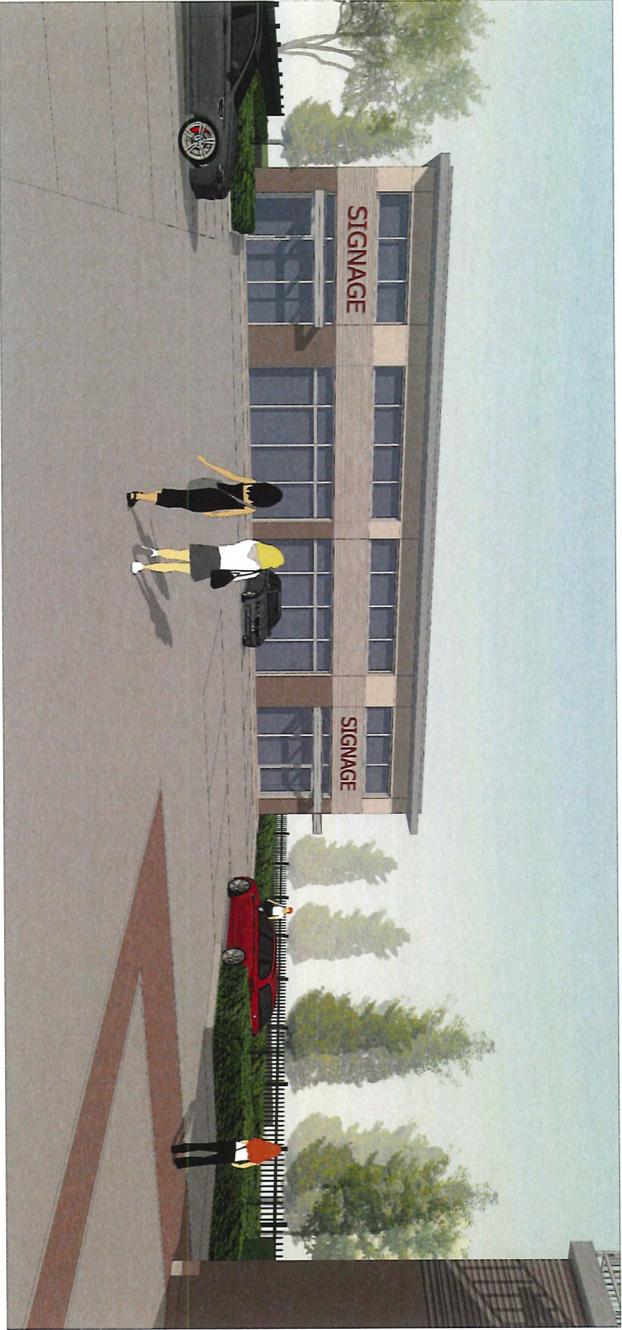


2 NORTH ELEVATION
Scale: 1/8"=1'-0"

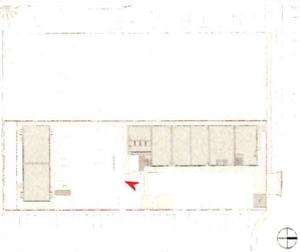
MATERIAL KEY

- 1 COMPOSITE PANEL, COLOR PEARL WHITE
- 2 COMPOSITE PANEL, COLOR GREY BEIGE
- 3 SAFETY GLASS CANOPY WITH METAL FRAME
- 4 METAL PANEL/WINDOW GLASSING, SILVER METALLIC COLOR
- 5 CLEAR ANODIZED HIGH PERFORMANCE GLAZING WITH PINE FINISHED LIGHT SILVER METALLIC COLOR ALUMINUM FRAME
- 6 METAL STONE/ROOF DOOR, LIGHT SILVER METALLIC COLOR TO MATCH CURB/WALL
- 7 SIGNAGE
- 8 METAL RAILING, PAINTED LIGHT GREY
- 9 CORNUCATED COMPOSITE PANEL, COLOR PEARL WHITE
- 10 CORNUCATED COMPOSITE PANEL, COLOR GREY BEIGE
- 11 METAL LOUVER SCREEN

NOTE:
ALL SIGNAGE IS SUBJECT TO THE CITY'S SIGN BYLAW.
ALL SIGNAGE IS SUBJECT TO A SIGN PLAN'S SUBMITTAL.



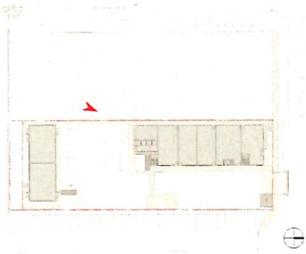
1 3D VIEW 1
Scale: 1/16"



+

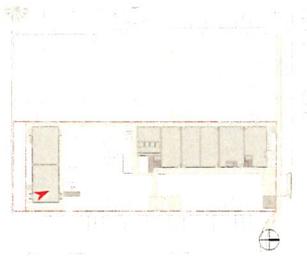


1 3D VIEW 2
SOUTH EAST





1 3D VIEW 3
Scale: 1:175



SPRING EQUINOX
MARCH 21 (DST)



10 AM
(PDT: UTC -7:00)



02 PM
(PDT: UTC -7:00)



04 PM
(PDT: UTC -7:00)

SUMMER EQUINOX
JUNE 21 (DST)



10 AM
(PDT: UTC -7:00)



02 PM
(PDT: UTC -7:00)



04 PM
(PDT: UTC -7:00)

FALL EQUINOX
SEPTEMBER 22 (DST)



10 AM
(PDT: UTC -7:00)

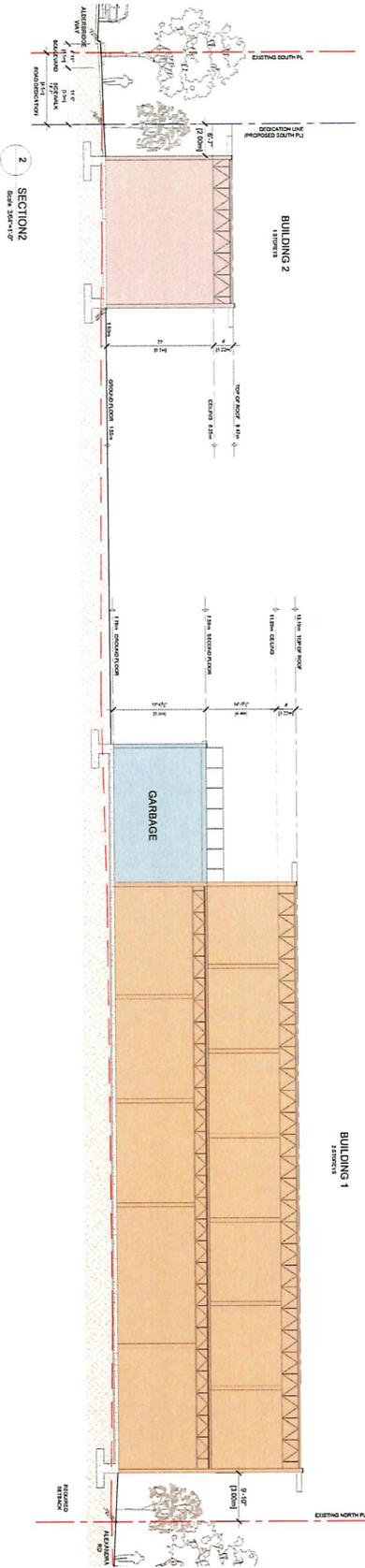
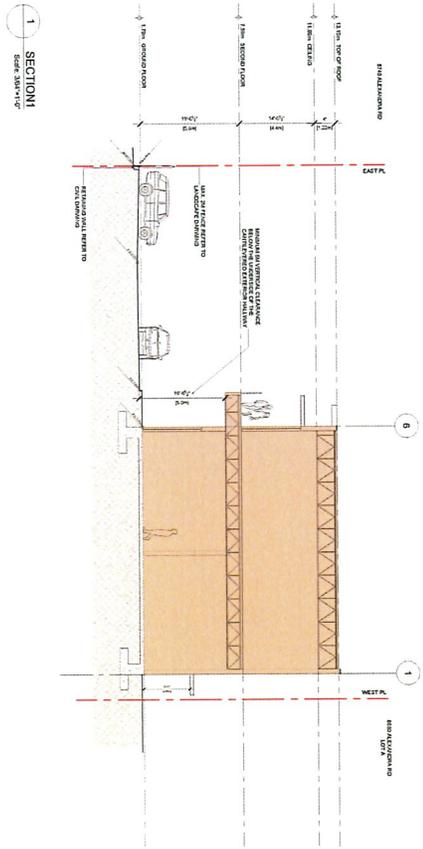


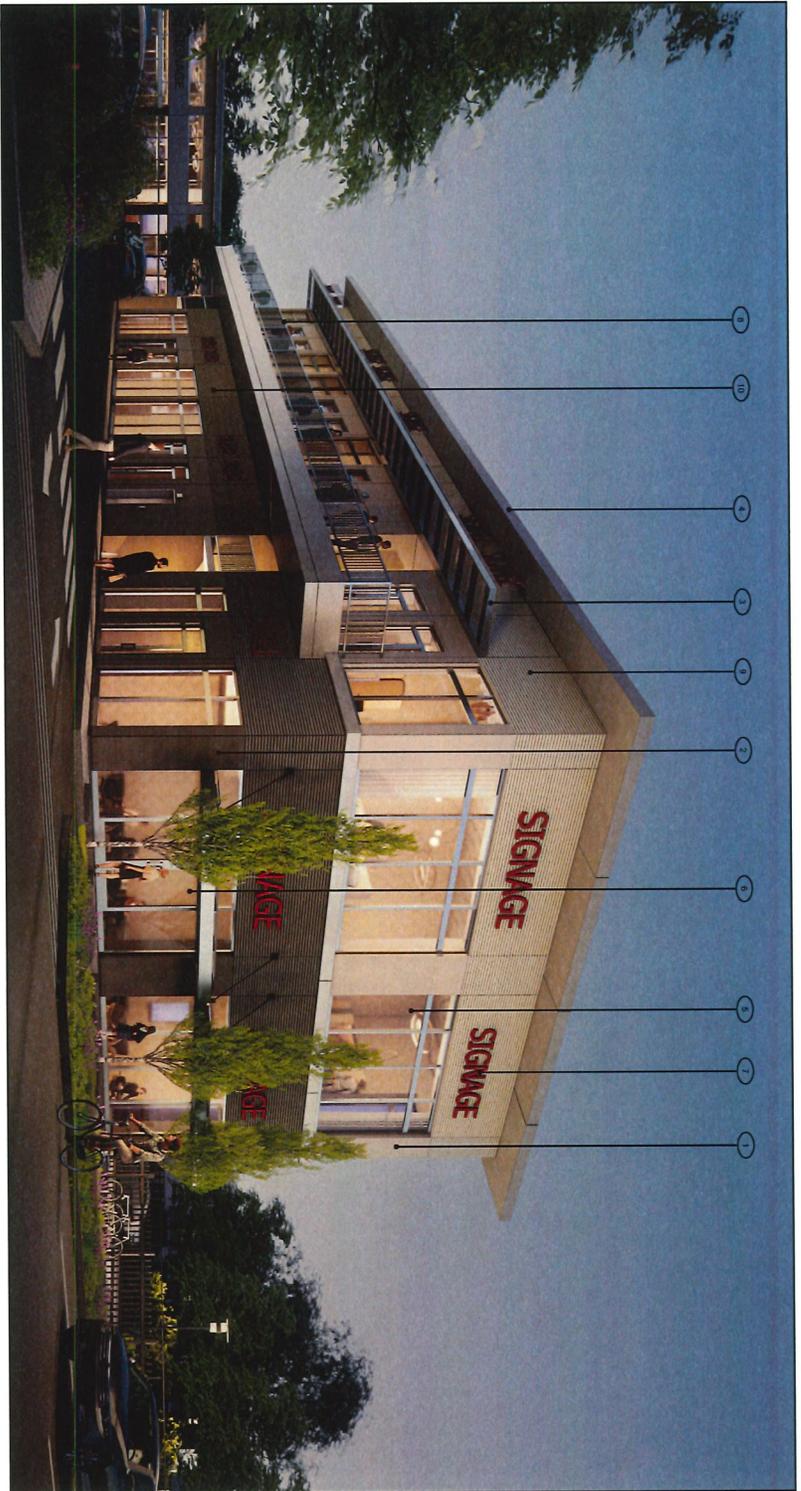
02 PM
(PDT: UTC -7:00)



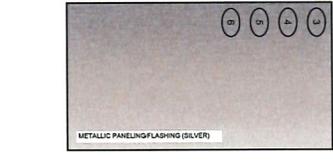
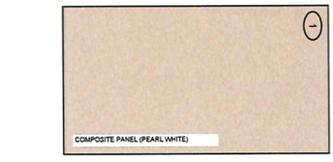
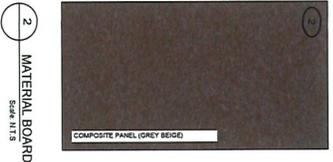
04 PM
(PDT: UTC -7:00)







1 PERSPECTIVE-NORTHEASTERN SIDE N.T.S



2 MATERIAL BOARD SIDE N.T.S

MATERIAL KEY

- 1 COMPOSITE PANEL, COLOR: PEARL WHITE
- 2 COMPOSITE PANEL, COLOR: GREY BEIGE
- 3 SAFETY GLASS CURTAIN WITH METAL FRAME
- 4 METAL PANELING/FLASHING, SILVER METALLIC COLOR
- 5 CLADDING SYSTEM WITH PERFORMANCE GLASS WITH METAL FRAME (SHOWN) LIGHT SILVER METALLIC COLOR ALUMINUM FRAME
- 6 METAL ROOFING/TOPOL, LIGHT SILVER METALLIC COLOR ALUMINUM PANEL
- 7 SIGNAGE
- 8 METAL FINISHING, PAINTED, LIGHT GREY
- 9 CORRUGATED-COMPOSITE PANEL, COLOR: PEARL WHITE
- 10 CORRUGATED-COMPOSITE PANEL, COLOR: GREY BEIGE
- 11 METAL LOWWAVE SCREEN

NOTE: FINISHES IS SUBJECT TO THE CLIENT'S SELECTION. ALL SIGNAGE IS SUBJECT TO A SEPARATE SIGN APPLICATION.

NEW COMMERCIAL DEVELOPMENT

8680 ALEXANDRA RD, RICHMOND BC

LANDSCAPE SET: ISSUED FOR DP

NOVEMBER 6, 2025

LANDSCAPE DRAWING INDEX

DRAWING INDEX	
SHEET No.	SHEET NAME
L 0 0	LANDSCAPE COVER SHEET AND DESIGN RATIONALE
L 0 1	LANDSCAPE TREE MANAGEMENT PLAN
L 0 2	LANDSCAPE REPLACEMENT TREE PLAN
L 1 0	LANDSCAPE LAYOUT AND MATERIALS PLAN
L 2 0	LANDSCAPE PLANTING PLAN - NORTH AREA
L 2 1	LANDSCAPE PLANTING PLAN - SOUTH AREA
L 2 2	CONCEPTUAL LANDSCAPE LIGHTING PLAN
L 2 3	SECTIONS
L 3 0	HARDSCAPE & FURNISHING DETAILS
L 3 1	SOFTSCAPE DETAILS

GENERAL NOTES

ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER LANDSCAPE ARCHITECTURAL DRAWINGS, DETAILS, SPECIFICATIONS, AND OTHER CORRESPONDANCE THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.

THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS. ANY UNCLEAR ISSUES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT. NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLIGENCE OF THIS ADVICE.

ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUED TO BE COMPLETE OR ACCURATE.

LAYOUT OF HARDSCAPE, SITE FURNITURE, SOIL, PLANTING, AND ALL OTHER MATERIALS IS TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

ALL PLANTING SHALL BE IN ACCORDANCE WITH CSA LANDSCAPE STANDARD, LATEST EDITION.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES AND CONCEALED STRUCTURES, AND FOR OBTAINING THE NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES (COMPANY, DEPARTMENT OR PERSONS) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

HOMING LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES OR CONCEALED STRUCTURES AT THE PROJECT SITE.

FINAL SELECTION AND APPROVAL OF ALL STREET TREES TO BE DONE BY THE CITY OF RICHMOND.

Revisions

NO.	Date	Note
A	2023-10-08	ISSUED FOR DP
B	2024-07-10	ISSUED FOR DP
C	2024-08-08	ISSUED FOR DP
D	2024-08-23	ISSUED FOR DP
E	2025-01-09	ISSUED FOR DP
F	2025-04-16	ISSUED FOR DP
G	2025-06-25	ISSUED FOR DP
H	2025-07-23	ISSUED FOR DP
I	2025-08-08	ISSUED FOR DP
J	2025-10-22	ISSUED FOR DP
K	2025-11-06	ISSUED FOR DP

NEW COMMERCIAL DEVELOPMENT

PROJECT ADDRESS:
8680 ALEXANDRA RD, RICHMOND,
BC, CANADA

PROJECT NUMBER: 2330
SCALE: N/A
DRAWN BY: EL
REVIEWED BY: EL

Landscape Cover Sheet

L 0.0



HOMING
LANDSCAPE
ARCHITECTURE

ADDRESS: 8421 WINTERMEAD
SUITE 100, RICHMOND, BC
V6X 3S8
TEL: 781.328.3587
EMAIL: INFO@HOMINGDP.COM

DO NOT SCALE THE DRAWINGS. CONSULT THE DRAWING FOR DIMENSIONS. ALL DIMENSIONS SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORKS.

TREE MANAGEMENT LEGEND



EXISTING TREE TO BE RETAINED, REFER TO ARBORIST REPORT AND TREE MANAGEMENT PLAN PREPARED BY ARBORIST



EXISTING TREE AND TREE STUMP TO BE REMOVED, REFER TO ARBORIST REPORT AND TREE MANAGEMENT PLAN PREPARED BY ARBORIST ON-SITE WITH CITY OF RICHMOND STAFF FOR APPROVAL AND ARBORIST TRIM TO REMOVAL



TREE PROTECTION FENCING TO BE INSTALLED PER CITY OF RICHMOND STANDARDS AND TREE MANAGEMENT PLAN PREPARED BY ARBORIST

TREE MANAGEMENT NOTES

- DO NOT REMOVE OR RELOCATE ANY TREE, EXCEPT AS INDICATED ON PLANS.
- DO NOT ALTER EXISTING GRADE OR STORE MATERIALS UNDER THE DRIP LINE OR WITHIN TREE PROTECTION ZONE. EXCAVATION WITHIN DRIP LINES OF TREES ONLY WHERE INDICATED ON PLANS.
- INFORM ARBORIST WHEN ALL TREE BARRIERS HAVE BEEN INSTALLED. ARBORIST TO PROVIDE WRITTEN INSPECTION AND APPROVAL OF ALL BARRIERS AND APPROVAL PRIOR TO DEMOLITION / MOBILIZATION / CONSTRUCTION ACTIVITY.
- CONTRACTOR TO CONTACT CITY ARBORIST, PROJECT ARBORIST AND ARBORIST ARCHITECT PRIOR TO ANY CONSTRUCTION WORK AND AVOIDING THE DRIP LINE OF TREES.
- CONSTRUCTION WORK WITHIN THE DRIP LINES OF TREES SHALL MINIMIZE DISTURBANCE TO TREES AND ROOTS.
- ALL ROOTS GREATER THAN 25mm IN DIAMETER SHOULD BE HAND PRUNED.
- ADEQUATELY CARE FOR TREES THROUGHOUT CONSTRUCTION, WATER THE REMAINED TREES REGULARLY.
- STUMPS TO BE CUT FLUSH TO GRADE AND DUG OUT IF NOTED TO BE REMOVED FROM SITE.

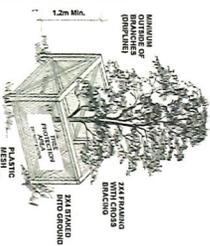


Fig. 1a - Example of a drip line on a tree

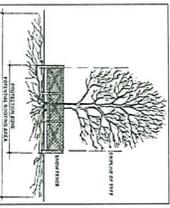
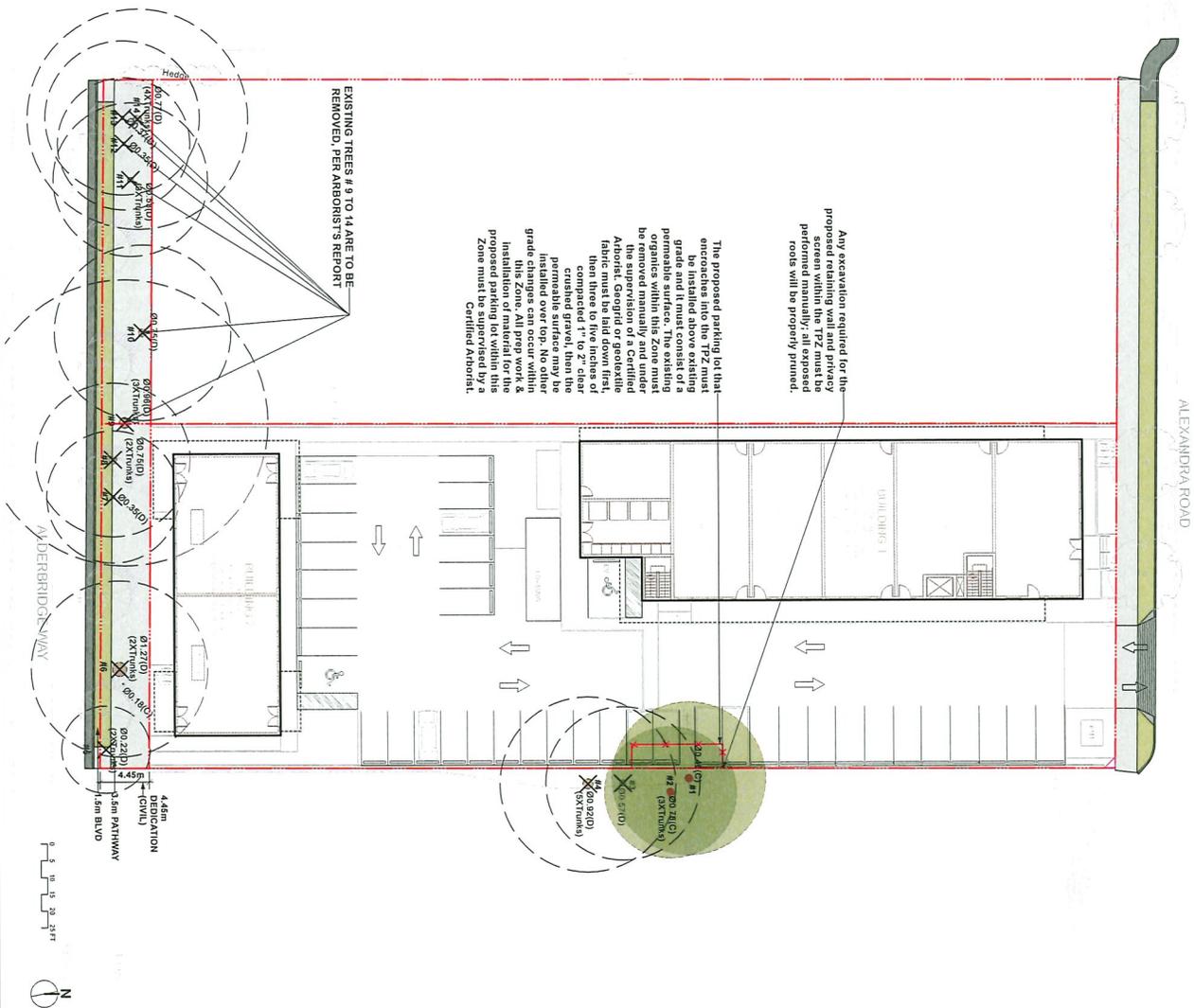


Fig. 1b - Example of a drip line on a tree

Note: If the tree is on an adjacent property, the drip line must still be protected on your side of the property line. If the branches have been cut or pruned, the TPZ must protect the original drip line of the tree (Fig. 1b).



Any excavation required for the proposed retaining wall and privacy screen within the TPZ must be installed above existing grade and it must consist of a permeable surface. The existing ground surface must be removed manually and under the supervision of a Certified Arborist. Geogrid or geotextile fabric must be laid down first, then three to five inches of crushed gravel, then the permeable surface may be installed over top. No other grade changes can occur within the TPZ. All work must be installed in accordance with the installation of all work for the proposed parking lot within this Zone must be supervised by a Certified Arborist.

EXISTING TREES # 9 TO 14 ARE TO BE REMOVED, PER ARBORIST'S REPORT



HOMINGS
LANDSCAPE
ARCHITECTURE

ADDRESS: 1423 WINTH AVENUE
SUITE 100, RICHMOND, BC V6V 1K9
TEL: 783-2358
EMAIL: HOMINGS@HOMINGSARCH.COM

NEW COMMERCIAL DEVELOPMENT

PROJECT ADDRESS:
8880 ALEXANDRA RD, RICHMOND,
BC, CANADA

PROJECT NUMBER: 23-30
SCALE: 1/8"=1'-0" (1:192)
DRAWN BY: EL
REVIEWED BY: EL

Landscape Tree Management Plan

L0.1

NO.	Date	Note
A	2023-10-06	ISSUED FOR DP
B	2024-07-10	ISSUED FOR DP
C	2024-08-06	ISSUED FOR DP
D	2024-08-23	ISSUED FOR DP
E	2025-01-09	ISSUED FOR DP
F	2025-03-10	ISSUED FOR DP
G	2025-06-25	ISSUED FOR DP
H	2025-07-23	ISSUED FOR DP
I	2025-08-06	ISSUED FOR DP
J	2025-10-22	ISSUED FOR DP
K	2025-11-06	ISSUED FOR DP

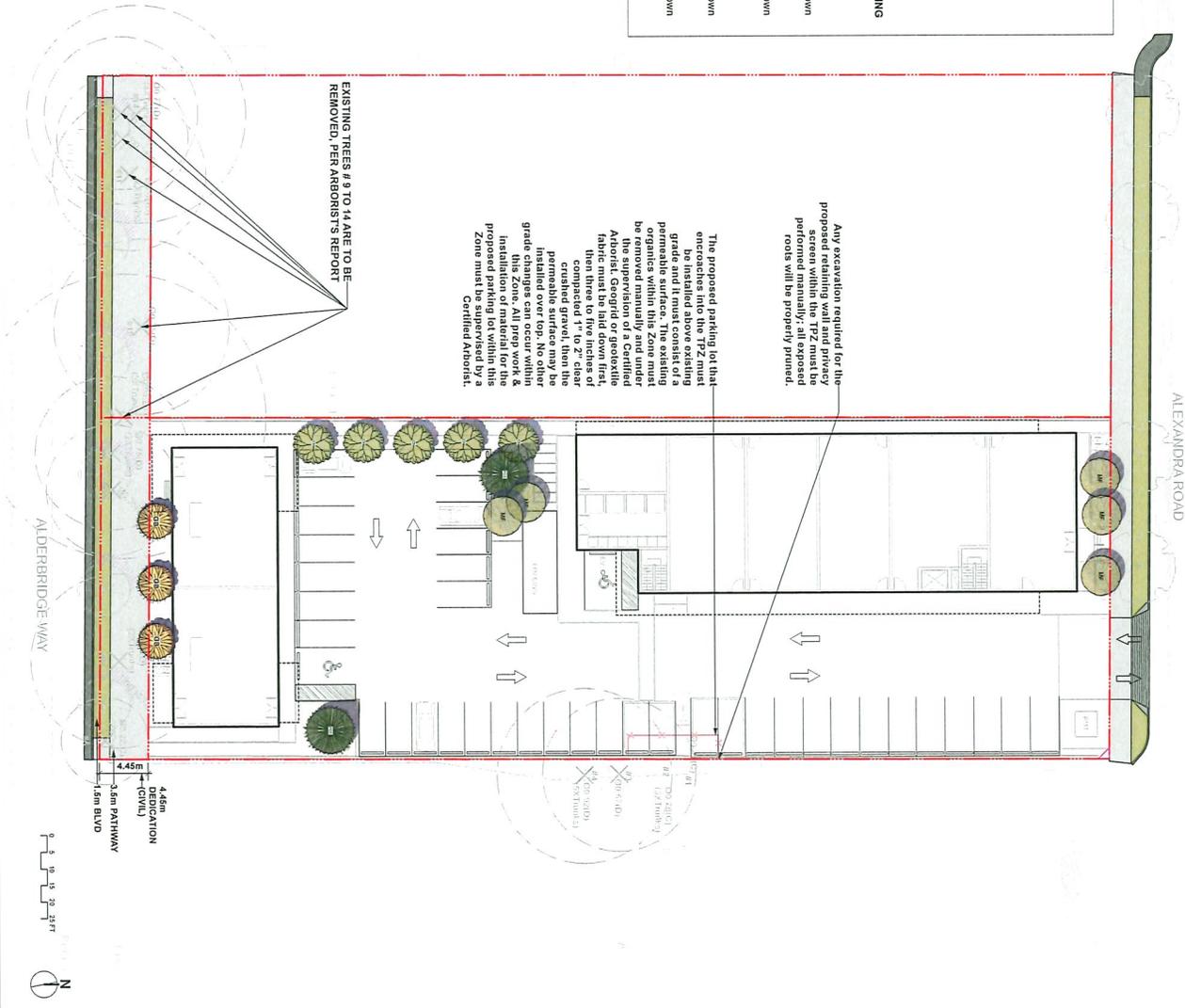
DO NOT SCALE THE DRAWINGS. COPYRIGHT RESERVED BY ARCHITECTURAL CONCEPTS INC. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF ARCHITECTURAL CONCEPTS INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE TITLE BLOCK. ANY REUSE OR REPRODUCTION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF ARCHITECTURAL CONCEPTS INC. IS STRICTLY PROHIBITED.

REPLACEMENT TREES SUMMARY

TOTAL 5 ONSITE TREES AND 2 OFFSITE TREES TO BE REMOVED, WHICH REQUIRES 14 REPLACEMENT TREES TO BE INSTALLED. ALL REPLACEMENT TREES WILL BE INSTALLED ON SITE, REFER TO THE PLANT LIST BELOW.

REPLACEMENT TREES LEGEND

PLANT LIST	QTY:	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES					
5		Syringa reticulata 'Ivory Silk'	Japanese Tree Lilac	8cm cal., BBB	as shown
3		Ginkgo biloba 'Pincelton Sentry'	Pincelton Sentry® Ginkgo	8cm cal., BBB	as shown
2		Pinus contorta ssp. contorta	Shore Pine	4.0m Ht.	as shown
5		Cornus nuttallii	Pacific dogwood	8cm cal., BBB	as shown





HOMINGS
LANDSCAPE
ARCHITECTURE

ADDRESS: 1423 WINTH AVENUE
SUITE 100
VANCOUVER, BC V6K 3K8
TEL: 783-3358
EMAIL: HOMINGSLANDSCAPE@GMAIL.COM

NEW COMMERCIAL DEVELOPMENT

PROJECT ADDRESS:
8880 ALEXANDRA RD RICHMOND,
BC, CANADA.

PROJECT NUMBER: 23-20
SCALE: 1/8"=1'-0" (1:192)
DRAWN BY: EL
REVIEWED BY: EL

Landscaping
Replacement Tree
Plan

L0.2

Revisions

NO.	Date	Note
A	2023-10-06	ISSUED FOR DP
B	2024-07-10	ISSUED FOR DP
C	2024-08-08	ISSUED FOR DP
D	2024-08-23	ISSUED FOR DP
E	2025-01-09	ISSUED FOR DP
F	2025-03-19	ISSUED FOR DP
G	2025-06-25	ISSUED FOR DP
H	2025-07-23	ISSUED FOR DP
I	2025-08-08	ISSUED FOR DP
J	2025-10-22	ISSUED FOR DP
K	2025-11-08	ISSUED FOR DP

LANDSCAPE LEGENDS

SYMBOL	MATERIALS	DETAILS
	PEDESTRIAN CONCRETE UNIT	2/L3.0
	PAVERS	1/L3.0
	GIP CONCRETE PAVING	6/L3.0
	RED COLOR STAMPED ASPHALT PAVING	6/L3.0
	CHARCOAL COLOR PERMEABLE PAVER	4/L3.0
	LAWN	4/L3.1
	PLANTING BED	2/L3.1
	BIKE RACKS	3/L3.0
	4' HIGH METAL PICKET FENCE	6/L3.0
	PROPOSED PLANTING TREES	1/L3.1
	EXISTING TREES TO BE RETAINED	

1. DO NOT SCALE DRAWINGS.
2. LAYOUT DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS.
3. ALL EXISTING INFORMATION APPROXIMATE ONLY. VERIFY ALL EXISTING GRADES AND DIMENSIONS WITH SITE CONDITIONS. REFER TO PROCEEDINGS TO CONSULTANT TEAM PRIOR TO PROCEEDING.
4. THE CONTRACTOR IS TO PROTECT ALL EXISTING UTILITIES, HARD SURFACES, STRUCTURES, WALLS, AND TREES FOR DURATION OF CONSTRUCTION.
5. THE LOCATION OF ALL PROPOSED HARDSCAPE AND SITE FURNISHINGS ARE TO BE FLAGGED OUT ON SITE BY ARCHITECT PRIOR TO INSTALLATION.
6. ALL OFF-SITE WORKS TO CONFORM TO CITY OF RICHMOND STANDARDS.
7. LAYOUT OF ALL OFF-SITE WORKS, INCLUDING FURNISHINGS, PATHWAYS, WALLS, PLANTING, ETC., TO BE CONFIRMED WITH CITY OF RICHMOND PRIOR TO INSTALLATION.
8. FENCING ALONG WEST PROPERTY LINE TO BE REMOVED UPON THE COMPLETION OF THE FULL SRW.





HOMWING LANDSCAPE ARCHITECTURE
 ADDRESS: 1423 WYTHAM AVENUE
 RICHMOND, BC V6X 3S8
 TEL: 778-353-5358
 EMAIL: HOMWINGLANDSCAPE@GMAIL.COM

8680 ALEXANDRA ROAD

PROJECT ADDRESS:
 8680 ALEXANDRA ROAD, RICHMOND,
 BC, CANADA

PROJECT NUMBER: 23-20
 SCALE: 1/16"=1'-0" (1:192)
 DRAWN BY: EL
 REVIEWED BY: EL

Landscape Layout and Materials Plan

L1.0

NO.	Date	Revisions	Note
A	2023-10-06	ISSUED FOR DP	
B	2024-07-10	ISSUED FOR DP	
C	2024-08-06	ISSUED FOR DP	
D	2024-08-23	ISSUED FOR DP	
E	2024-09-09	ISSUED FOR DP	
F	2024-09-19	ISSUED FOR DP	
G	2024-09-25	ISSUED FOR DP	
H	2024-09-23	ISSUED FOR DP	
I	2024-08-08	ISSUED FOR DP	
J	2024-10-22	ISSUED FOR DP	
K	2024-11-06	ISSUED FOR DP	

PLANT LIST QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
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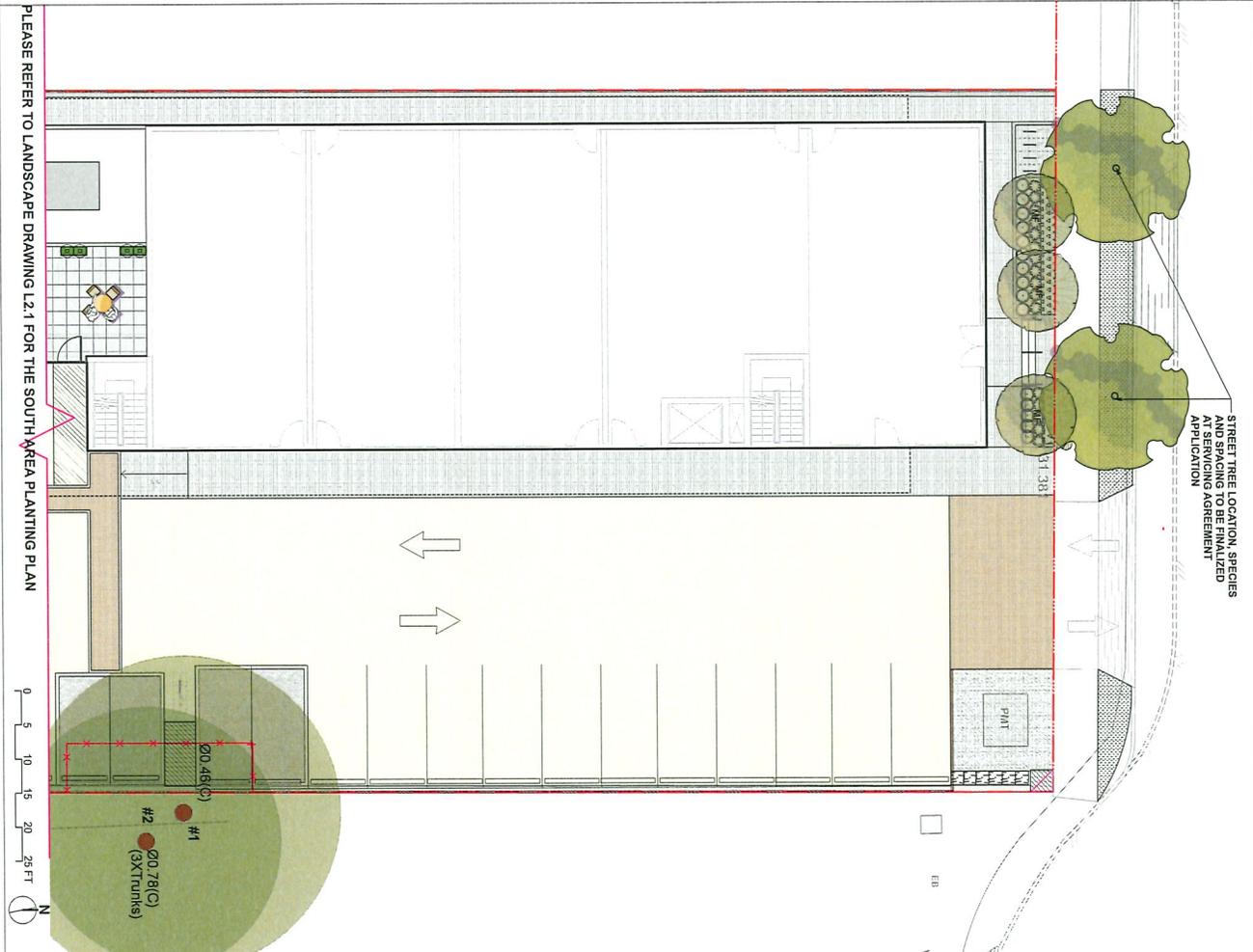
TREES				
5	<i>Syringa reticulata</i> 'Violet Silk'	Japanese Tree Lilac	8cm cal., B&B	as shown
3	<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry® Ginkgo	8cm cal., B&B	as shown
2	<i>Pinus conifera</i> subsp. <i>conifera</i>	Shore Pine	4.0m ht.	as shown
5	<i>Cornus nuttallii</i>	Pacific dogwood	8cm cal., B&B	as shown
3	<i>Fagus sylvatica</i> 'Dawck'	Dawck beech	6cm cal., B&B	as shown
2	<i>Acer rubrum</i>	Red Maple	6cm cal., B&B	as shown
Street trees species to be finalized at servicing agreement application				

SHRUBS				
16	<i>Cornus sericea</i> 'Kelsey'	Kelsey's Dwarf Red-Osier Dogwood	#2 pot	24" o.c.
44	<i>Perfeco Mundo</i> Double Pink azalea	Reeboning Azalea	#2 pot	24" o.c.
16	<i>Rhododendron</i> 'Cele'	Pink Rhododendron	#3 pot	36" o.c.
15	<i>Sarcococca hookeriana</i> humilis	Himalayan Sweet Box	#2 pot	24" o.c.
42	<i>Spiraea bumalda</i> 'Goldflame'	Goldflame Spiraea	#2 pot	24" o.c.
12	<i>Symphoricarpos</i> albus	Snowberry	#2 pot	36" o.c.
60	<i>Blechnum spicant</i>	Deer Fern	#1 pot	24" o.c.
18	<i>Gaultheria</i> spicata	Sisal	#2 pot	24" o.c.
26	<i>Vaccinium ovatum</i> 'Thunderbird'	Huckleberry	#3 pot	36" o.c.
6	<i>Thuja occidentalis</i> 'Smaragd'	Emerald Cedar	6' Height	24" o.c.
4	<i>Daphne x transatlantica</i> 'BLAFRA'	Eternal Fragrance Daphne	#2 pot	24" o.c.

GROUND COVERS				
83	<i>Oxalis oregana</i>	Redwood Sorrel	4"(10cm) pot	12" o.c.
548	<i>Acrostaphylos uva-ursi</i>	Bearberry	4"(10cm) pot	12" o.c.

LAWN				
856	#2 Lawn			

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



8680 ALEXANDRA ROAD

PROJECT ADDRESS:
8680 ALEXANDRA RD RICHMOND, BC, CANADA

PROJECT NUMBER: 2320
SCALE: 1/8"=1'-0" (1/8")
DRAWN BY: EL
REVIEWED BY: EL

Landscaping Plan - North Area

L2.0

HOWING LANDSCAPE ARCHITECTURE

1423 W. HAVENUE
VANCOUVER, BC V6P 1R6
TEL: 778-232-5288
EMAIL: HOWINGLANDSCAPE@GMAIL.COM

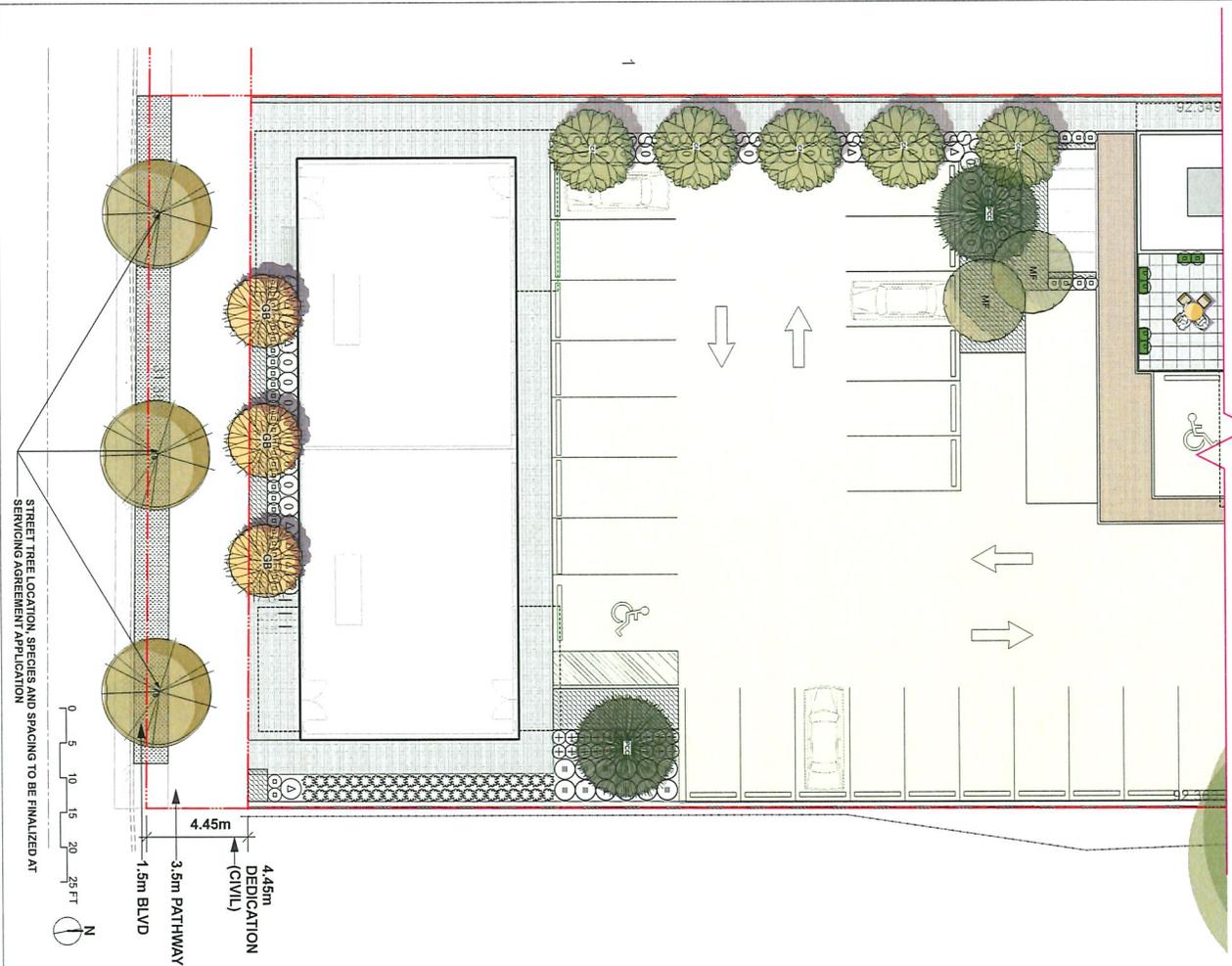
FOR THE SCALE THE DRAWING, COMMENT RELEVANT TO A LANDSCAPE CONTRACTOR SHALL BE REPORTED TO THE ARCHITECT. ALL OTHER COMMENTS SHALL BE REPORTED TO THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROJECT'S SUCCESS.

NO.	Date	Revisions
A	2023-10-06	ISSUED FOR DP
B	2024-07-10	ISSUED FOR DP
C	2024-08-06	ISSUED FOR DP
D	2024-08-23	ISSUED FOR DP
E	2025-01-09	ISSUED FOR DP
F	2025-03-18	ISSUED FOR DP
G	2025-06-25	ISSUED FOR DP
H	2025-07-23	ISSUED FOR DP
I	2025-08-06	ISSUED FOR DP
J	2025-10-22	ISSUED FOR DP
K	2025-11-06	ISSUED FOR DP

PLEASE REFER TO LANDSCAPE DRAWING L2.0 FOR THE NORTH AREA PLANTING PLAN

PLANT LIST	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES					
5		Syringa reticulata 'Hory Silk'	Japanese Tree Lilac	8cm cal., B&B	as shown
3		Ginkgo biloba 'Princeton Sentry'	Princeton Sentry® Ginkgo	8cm cal., B&B	as shown
2		Pinus contorta subsp. contorta	Shore Pine	4.0m ht.	as shown
5		Cornus nuttallii	Pacific dogwood	8cm cal., B&B	as shown
3		Fagus sylvatica 'Dawck'	Dawck beech	6cm cal., B&B	as shown
2		Acer rubrum	Red Maple	6cm cal., B&B	as shown
SHRUBS					
16		Cornus sericea 'Kelsey'	Kelsey's Dwarf Red-Osier Dogwood	#2 pot	24" o.c.
44		Perfeoio Mundo Double Pink azalea	Reblooming Azalea	#2 pot	24" o.c.
16		Rhododendron 'Cele'	Pink Rhododendron	#3 pot	36" o.c.
15		Sarcococca hookeriana humilis	Himalayan Sweet Box	#2 pot	24" o.c.
42		Spiraea humulda 'Goldflame'	Goldflame Spiraea	#2 pot	24" o.c.
12		Symphoricarpos albus	Snowberry	#2 pot	36" o.c.
80		Blechnum spicant	Deer Fern	#1 pot	24" o.c.
18		Gaultheria spicata	Sisal	#2 pot	24" o.c.
26		Vaccinium ovalum 'Thunderbird'	Huckleberry	#3 pot	36" o.c.
6		Thuja occidentalis 'Smaragd'	Emerald Cedar	6' Height	24" o.c.
4		Daphne x transatlantica 'BLAFRA'	Eternal Fragrance Daphne	#2 pot	24" o.c.
GROUND COVERS					
83		Oxalis oreopana	Redwood Sorrel	4"(10cm) pot	12" o.c.
548		Actostaphylos uva-ursi	Bearberry	4"(10cm) pot	12" o.c.
LAWN					
		856	#2 Lawn		

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



8680 ALEXANDRA ROAD

PROJECT ADDRESS:
 8680 ALEXANDRA RD, RICHMOND,
 BC, CANADA

PROJECT NUMBER: 23-26

SCALE: 1/8"=1'-0" (1:96)

DRAWN BY: EL

REVIEWED BY: EL

HOMING LANDSCAPE ARCHITECTURE

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 VANCOUVER, BC
 TEL: 778-333-3538
 EMAIL: HOMINGLANDSCAPE@GMAIL.COM

Revisions

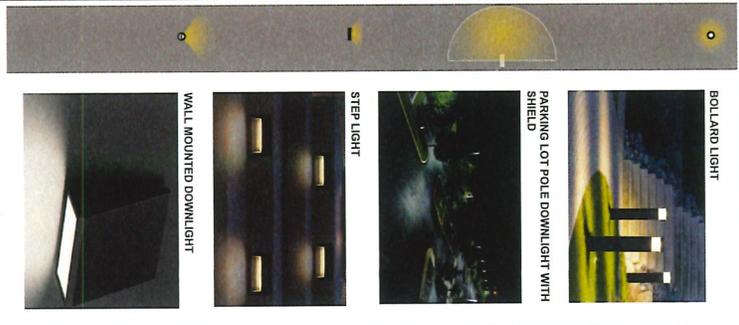
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B	2024-07-10	ISSUED FOR DP
C	2024-08-06	ISSUED FOR DP
D	2024-08-23	ISSUED FOR DP
E	2025-01-09	ISSUED FOR DP
F	2025-03-19	ISSUED FOR DP
G	2025-06-25	ISSUED FOR DP
H	2025-07-23	ISSUED FOR DP
I	2025-08-08	ISSUED FOR DP
J	2025-10-22	ISSUED FOR DP
K	2025-11-08	ISSUED FOR DP

Landscape Planting Plan - South Area

L2.1

LANDSCAPE LIGHTING LEGENDS

SYMBOL MATERIALS



LIGHTING NOTES

1. CONCEPTUAL LANDSCAPE LIGHTING PLAN IS PROVIDED FOR INFORMATION ONLY. REFER TO ELECTRICAL ENGINEERS DRAWINGS FOR CONSTRUCTION.
2. CONTRACTOR TO COORDINATE RECESSED FORMING, ELECTRICAL CONDUIT AND LOCATION LOGISTICS WITH OTHER TRADES AS REQUIRED.
3. CONTRACTOR TO ENSURE ALL LIGHTING WIRE AND FIXTURES MUST BE INSTALLED TO MEET THE LOCAL ELECTRICAL REGULATIONS AND SAFETY REQUIREMENTS



HOMMING
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PROCEEDING WITH WORK.

Revisions

NO.	Date	Note
A	2023-10-06	ISSUED FOR DP
B	2024-07-10	ISSUED FOR DP
C	2024-09-06	ISSUED FOR DP
D	2024-08-23	ISSUED FOR DP
E	2025-01-09	ISSUED FOR DP
F	2025-03-18	ISSUED FOR DP
G	2025-06-26	ISSUED FOR DP
H	2025-07-23	ISSUED FOR DP
I	2025-08-06	ISSUED FOR DP
J	2025-10-22	ISSUED FOR DP
K	2025-11-06	ISSUED FOR DP

8680 ALEXANDRA ROAD

PROJECT ADDRESS:
8680 ALEXANDRA RD RICHMOND,
BC, CANADA

PROJECT NUMBER: 23-20
SCALE: 1/8"=1'-0" (1:192)
DRAWN BY: EL
REVIEWED BY: EL

Conceptual
Landscape
Lighting Plan

L2.2



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 EMAIL: HOMING@HOMINGARCH.COM

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C	2024-08-06	ISSUED FOR DP
D	2024-08-23	ISSUED FOR DP
E	2025-01-09	ISSUED FOR DP
F	2025-03-19	ISSUED FOR DP
G	2025-06-25	ISSUED FOR DP
H	2025-07-23	ISSUED FOR DP
I	2025-09-06	ISSUED FOR DP
J	2025-10-22	ISSUED FOR DP
K	2025-11-06	ISSUED FOR DP

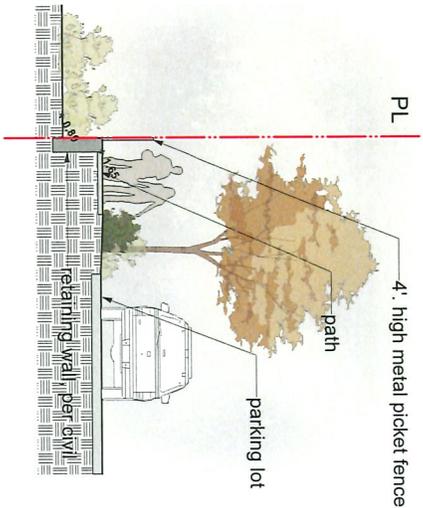
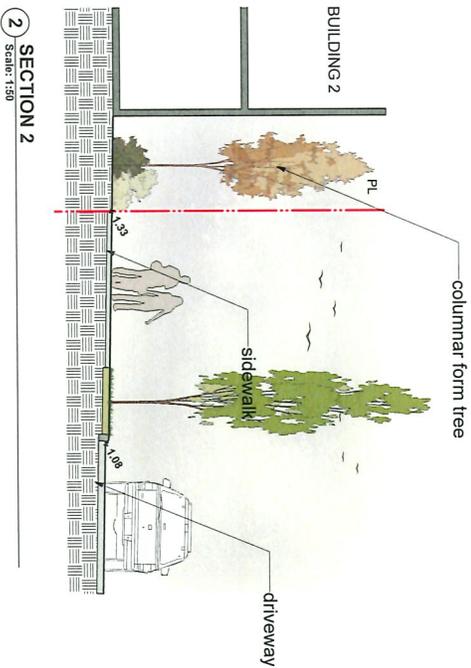
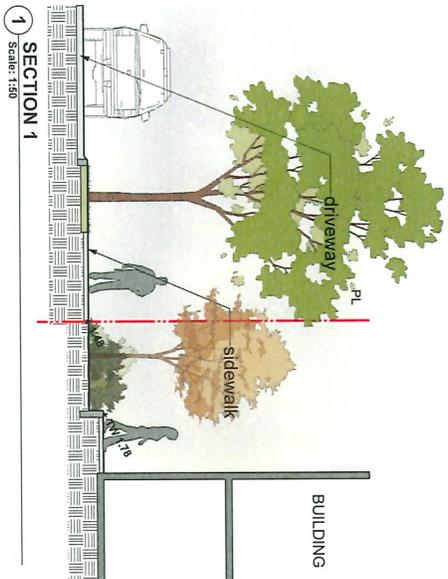
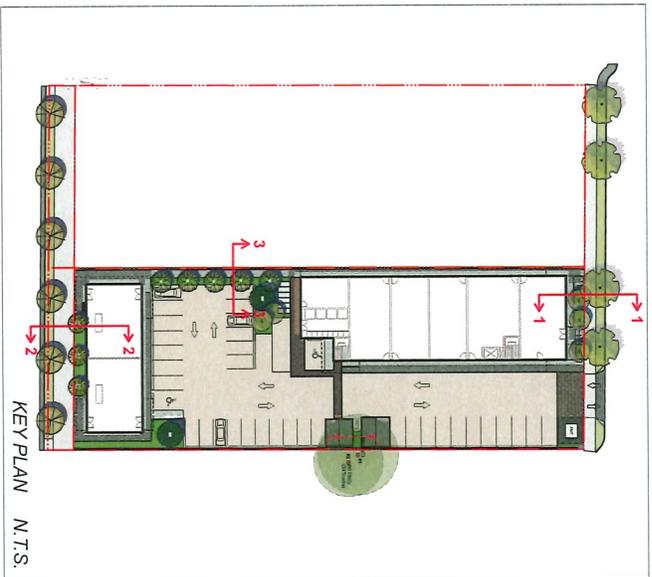
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PROJECT ADDRESS:
 8680 ALEXANDRA RD, RICHMOND,
 BC, CANADA

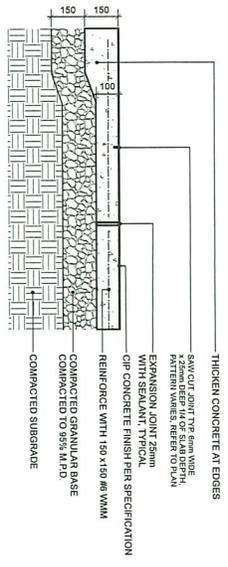
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 SCALE: AS SHOWN
 DRAWN BY: EL
 REVIEWED BY: EL

Sections

L2.3

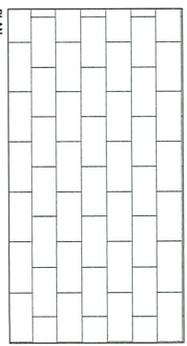


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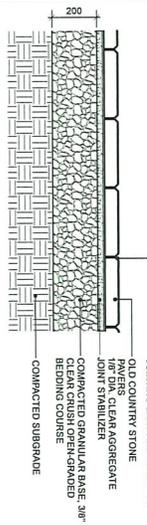


THICKEN CONCRETE AT EDGES
BY ABBOTSFORD CONCRETE PRODUCTS
PATTERN: RUNNING BOND
LENGTH: 8-3/8" (223MM)
WIDTH: 3-1/8" (86MM)
THICKNESS: 3-1/8" (86MM)

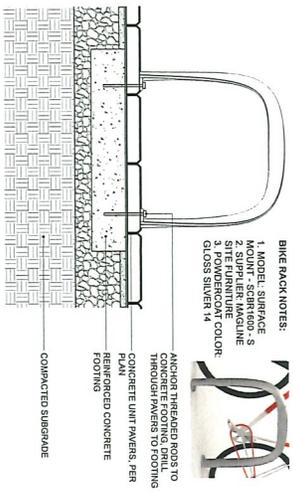
1 CIP CONCRETE ON GRADE (TYPICAL)
Scale: 1:10



CLASSIC STANDARD PAVERS - STANDARD SIZE BY
DIMENSIONS: STANDARD 225(1) X 112.5(1) X 60(1) mm (8-7/8" X
4-7/8" X 2-3/8")
FINISH: POLISHED BOND
COLOUR: CHARCOAL



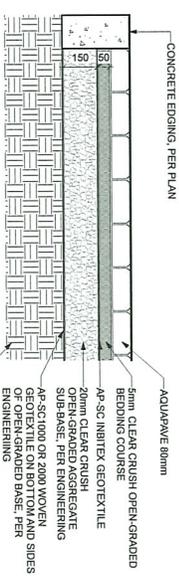
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Scale: 1:10



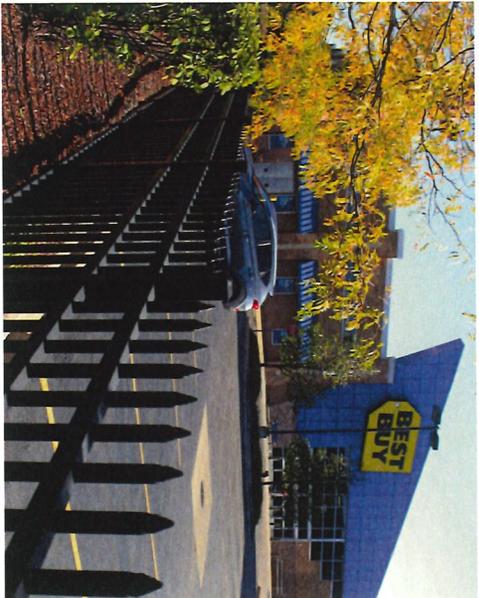
3 BIKE RACK
Scale: 1:10



AQUAPAVE PERMEABLE PAVER



4 AQUAPAVE PERMEABLE PAVER
Scale: 1:10



5 4" HIGH METAL PICKET FENCE
Scale: N/A



6 STAMPED ASPHALT PEDESTRIAN PATH
Scale: N/A



7 OUTDOOR BIKE LOCKER
Scale: N/A

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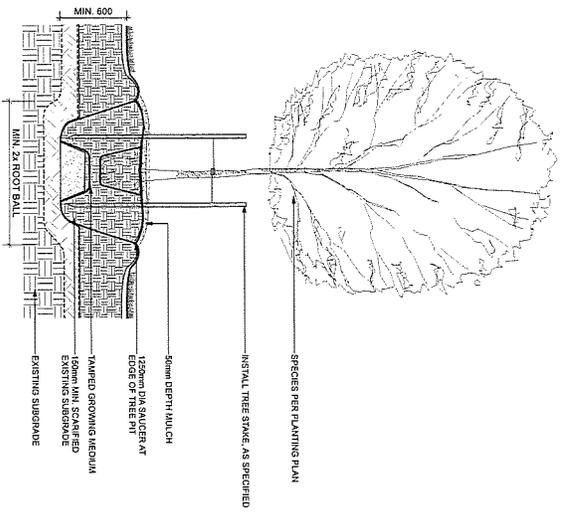
8680 ALEXANDRA ROAD

PROJECT ADDRESS:
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BC, CANADA

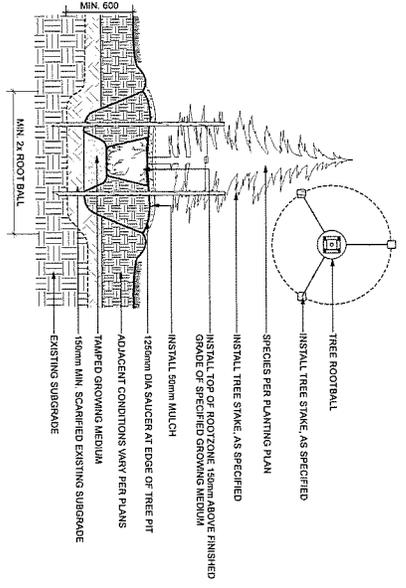
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SCALE: AS SHOWN
DRAWN BY: EL
REVIEWED BY: EL

Hardscape & Furnishing Details

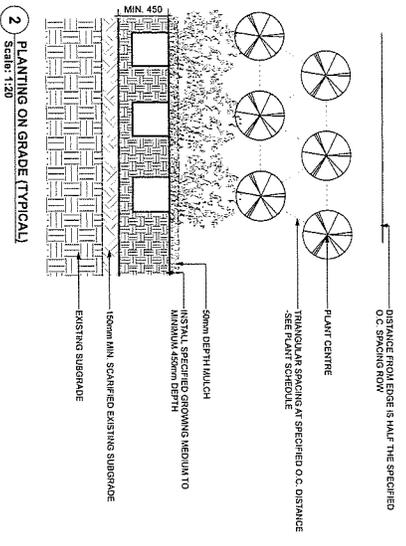
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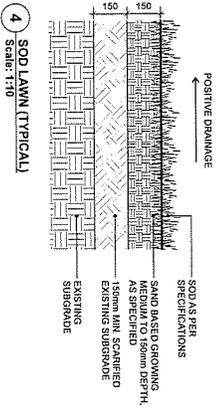
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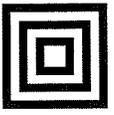
3 CONIFEROUS TREE PLANTING ON GRADE (TYPICAL)
Scale: 1:20



2 PLANTING ON GRADE (TYPICAL)
Scale: 1:20



4 SOD LAWN (TYPICAL)
Scale: 1:10



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9	2025-08-06	ISSUED FOR DP	
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11	2025-11-06	ISSUED FOR DP	

8680 ALEXANDRA ROAD

PROJECT ADDRESS:
8680 ALEXANDRA RD, RICHMOND,
BC, CANADA

PROJECT NUMBER: 23-20

SCALE: AS SHOWN

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Softscape Details

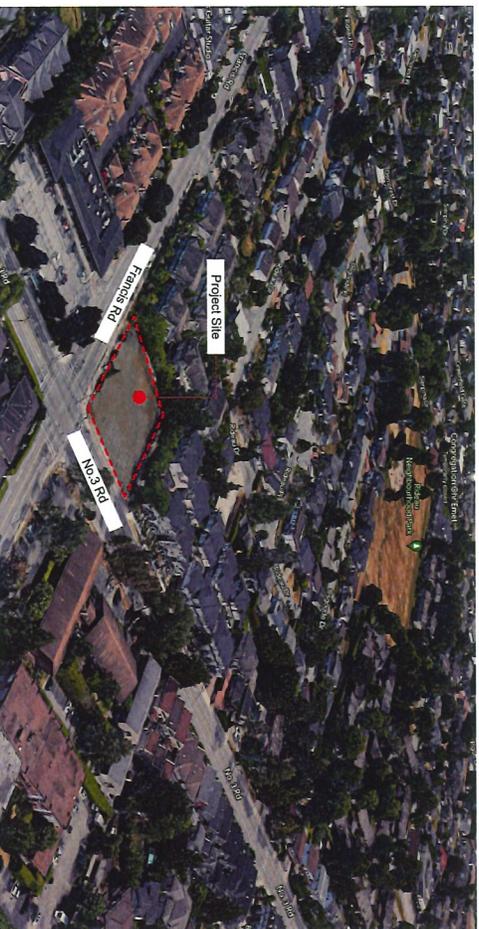
L3.1

Schedule 2 to the Minutes of the Development Permit Panel meeting held on Wednesday, December 10, 2025

MIXED-USE RENTAL BUILDING (DP 23-033716)

DEVELOPMENT PERMIT PANEL

Existing Address: 9000, No.3 Road, Richmond, BC



A-001	Cover Sheet
A-002	Site Context
A-003	Level 1 Floor Plan
A-004	Level 2 Floor Plan
A-005	Level 3 Floor Plan
A-006	Level 4 to 6 Floor Plan (Typical)
A-007	Roof Plan
A-008	Building Elevations
A-009	Building Elevations
A-010	Building Elevations
A-011	Material Board
A-012	Siteplan
A-013	Building Sections
A-014	Building Sections
A-015	Perspective Renders
A-016	Perspective Renders
A-017	Vase Management Overlay Plan
L1.0	Landscape Plan - Level 1
L1.1	Landscape Plan - Level 1
L1.2	Tree Management Plan
L2.0	Lighting Plan - Level 1
L2.1	Lighting Plan - Level 3
L3.0	Planting Plan - Level 1
L3.1	Planting Plan - Level 3
L5.0	Landscape Sections
L7.0	Precedent Images

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 stevew@integra-arch.com

LANDSCAPE ARCHITECT

P+A Perry and Associates
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 Vancouver, BC, V5T 1V9
 Michael Patterson
 604.738.4118
 mp@pernyandassociates.ca



Cover Sheet



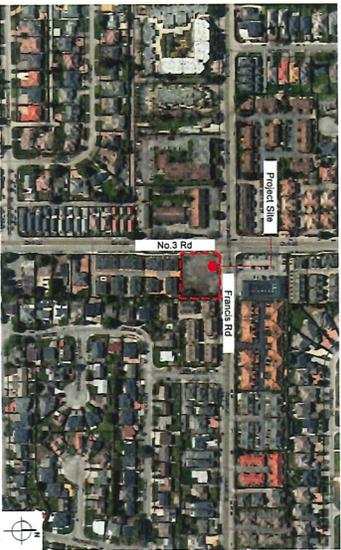
Integra ARCHITECTURE INC.



SITE CONTEXT

The site is a relatively flat, square lot formerly a gas station located at the Southeast corner of the intersection of No. 3 Road and Francis Road. The site has been vacant for approximately 10 years. Both the South and East sides are landlocked, with a sanitary SROW and townhouse developments to the East and another townhouse development to the South. The adjacent townhouse developments are well established and vary from 2-3 storeys in height. To the North, across Francis Road, there is a single-storey commercial strip mall and 1.5-2-storey duplex/triplex townhouses. To the West is an older apartment building of 2 storeys.

The site is identified in the Official Community Plan in the Broadmoor planning area, with the 2041 OCP Land Use Map Designation of Commercial. An OCP amendment is requested to change Commercial to Mixed Use to accommodate the proposed development. The development also requires Rezoning from the current CG-1 (Gas & services stations), and requires a Development Permit.



Context Map



City of Richmond - OCP Map



Context 3D



1. Streetscape Along No. 3 Road



2. Streetscape Along Francis Road

Site Context



Integra ARCHITECTURE INC.

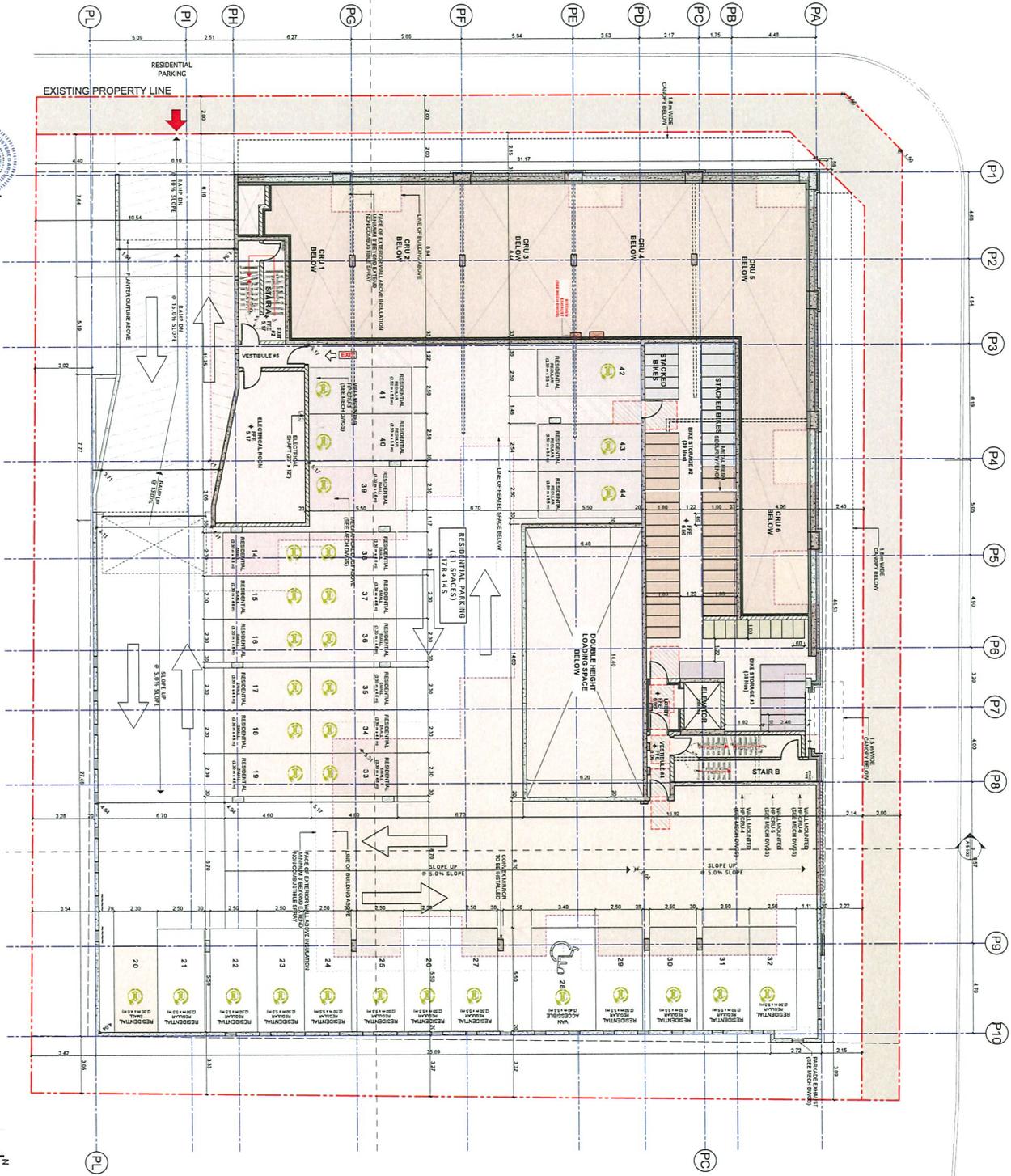




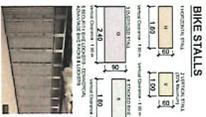
Integra ARCHITECTURE INC.



No. 3 ROAD



Level 2 Floor Plan



Note: 7. All grab-bar-face Features Provided
 a. Grab-bar-face provided in bathroom stalls for future grab bars
 b. Grab-bar-face provided in washroom stalls for future grab bars
 c. Grab-bar-face provided in washroom stalls for future grab bars
 d. Grab-bar-face provided in washroom stalls for future grab bars

A-004

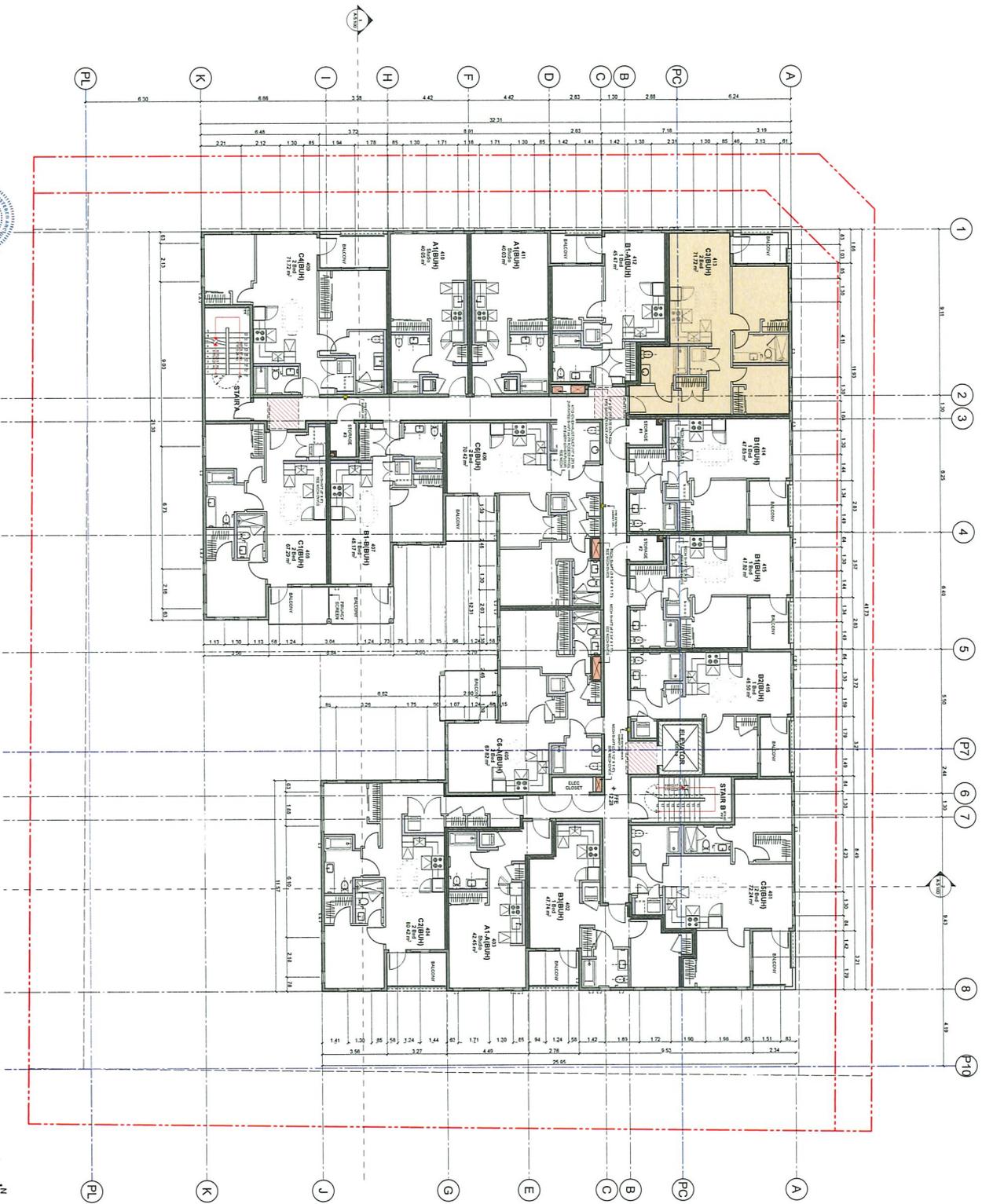
9000 No. 3 Road
Richmond, BC



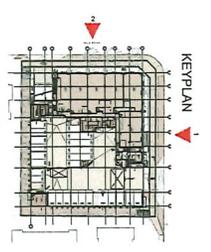
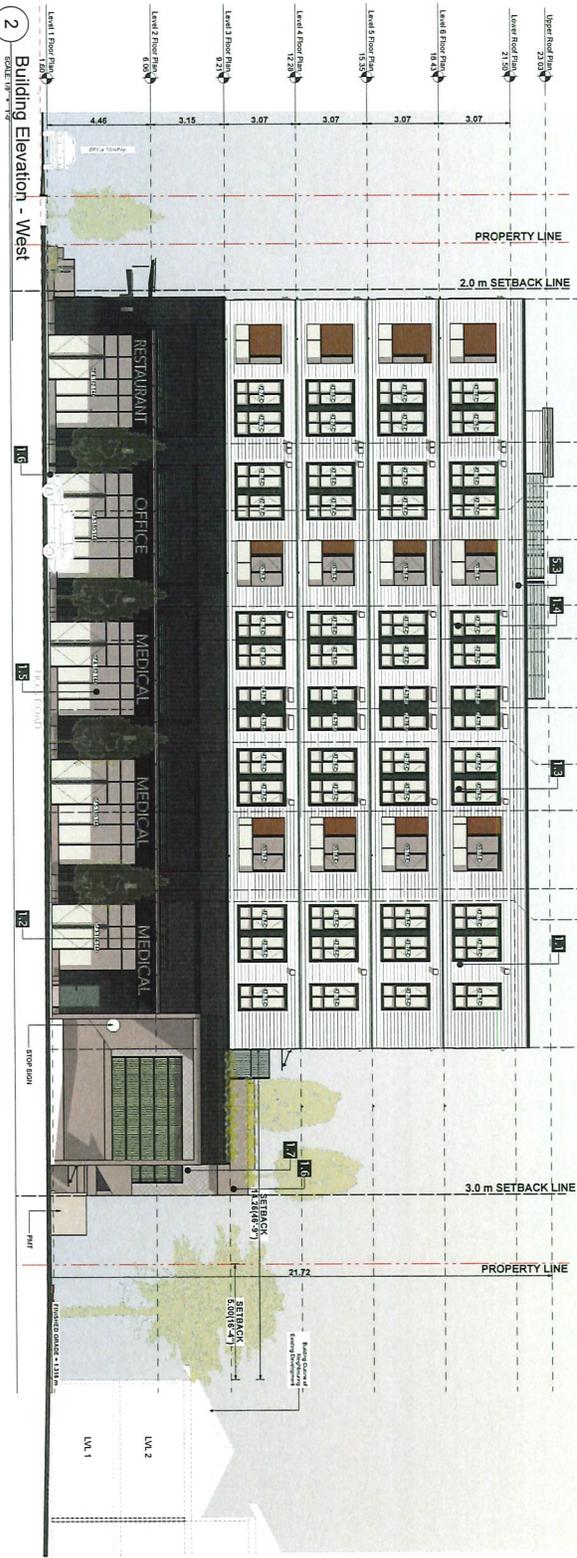
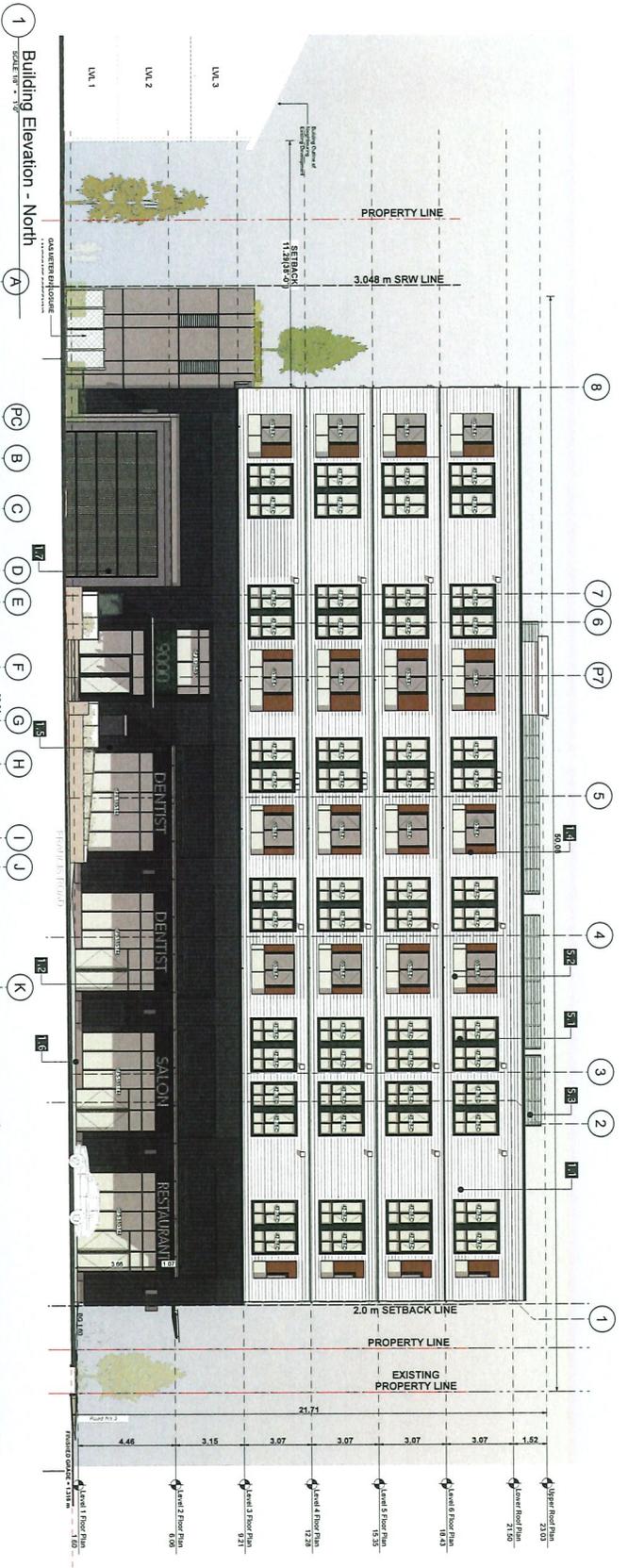
Integra ARCHITECTURE INC.



Level 4 to 6 Floor Plan (Typical)

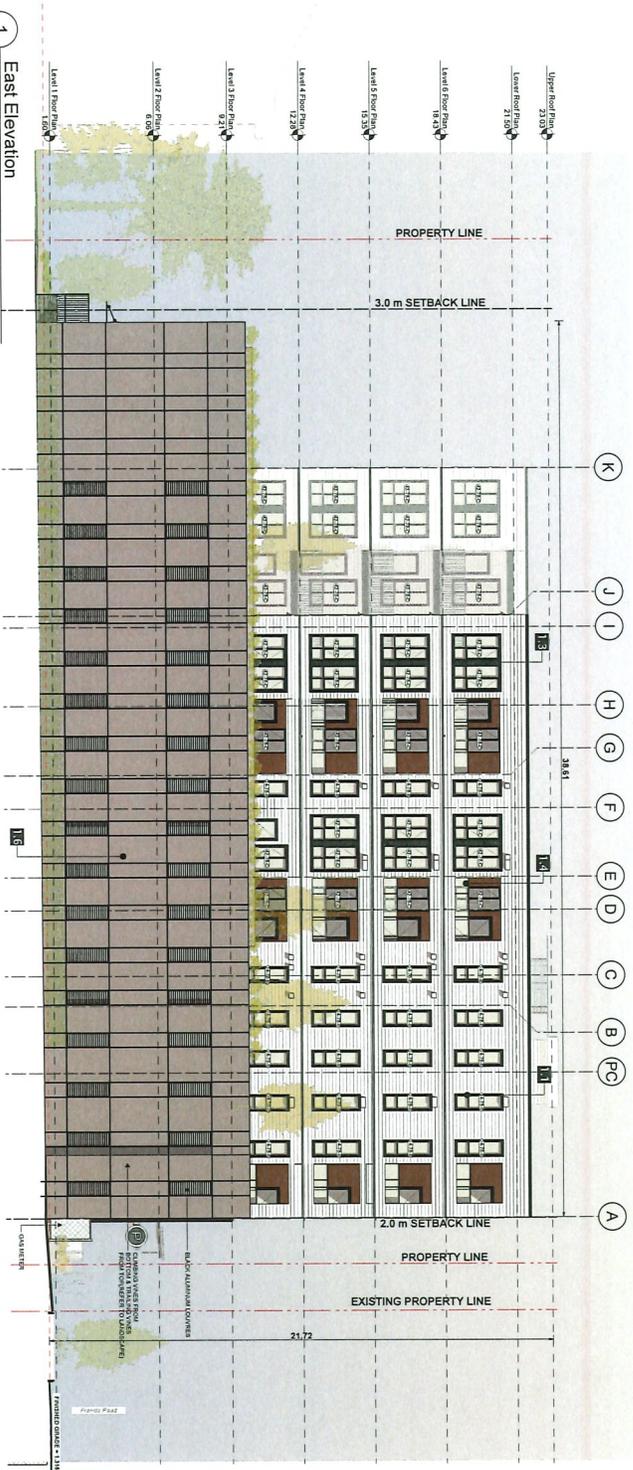


Note: Aging-in-Place Features Provided
 a. Stairways, elevators or ramping fixtures and door handles meeting to uniform width for future grab bars
 b. Recessed door, white tile and shower
 c. Moderns Kitchen Renal Units



Material and colour legend

Code	Material	Finish
10	Colour	From the palette
11	Dark Stone	Light Grey or F. Equival. (Stone Finish or Stone)
12	Light Stone	Light Grey or F. Equival. (Stone Finish or Stone)
13	Dark Clay	Dark Grey or F. Equival. (Stone Finish or Stone)
14	Light Clay	Light Grey or F. Equival. (Stone Finish or Stone)
15	Dark Wood	Dark Grey or F. Equival. (Stone Finish or Stone)
16	Light Wood	Light Grey or F. Equival. (Stone Finish or Stone)
17	Dark Metal	Dark Grey or F. Equival. (Stone Finish or Stone)
18	Light Metal	Light Grey or F. Equival. (Stone Finish or Stone)
19	Dark Glass	Dark Grey or F. Equival. (Stone Finish or Stone)
20	Light Glass	Light Grey or F. Equival. (Stone Finish or Stone)
21	Dark Concrete	Dark Grey or F. Equival. (Stone Finish or Stone)
22	Light Concrete	Light Grey or F. Equival. (Stone Finish or Stone)
23	Dark Brick	Dark Grey or F. Equival. (Stone Finish or Stone)
24	Light Brick	Light Grey or F. Equival. (Stone Finish or Stone)
25	Dark Stucco	Dark Grey or F. Equival. (Stone Finish or Stone)
26	Light Stucco	Light Grey or F. Equival. (Stone Finish or Stone)
27	Dark Paint	Dark Grey or F. Equival. (Stone Finish or Stone)
28	Light Paint	Light Grey or F. Equival. (Stone Finish or Stone)
29	Dark Wallpaper	Dark Grey or F. Equival. (Stone Finish or Stone)
30	Light Wallpaper	Light Grey or F. Equival. (Stone Finish or Stone)
31	Dark Fabric	Dark Grey or F. Equival. (Stone Finish or Stone)
32	Light Fabric	Light Grey or F. Equival. (Stone Finish or Stone)
33	Dark Glass	Dark Grey or F. Equival. (Stone Finish or Stone)
34	Light Glass	Light Grey or F. Equival. (Stone Finish or Stone)
35	Dark Metal	Dark Grey or F. Equival. (Stone Finish or Stone)
36	Light Metal	Light Grey or F. Equival. (Stone Finish or Stone)
37	Dark Wood	Dark Grey or F. Equival. (Stone Finish or Stone)
38	Light Wood	Light Grey or F. Equival. (Stone Finish or Stone)
39	Dark Stone	Dark Grey or F. Equival. (Stone Finish or Stone)
40	Light Stone	Light Grey or F. Equival. (Stone Finish or Stone)
41	Dark Clay	Dark Grey or F. Equival. (Stone Finish or Stone)
42	Light Clay	Light Grey or F. Equival. (Stone Finish or Stone)
43	Dark Wood	Dark Grey or F. Equival. (Stone Finish or Stone)
44	Light Wood	Light Grey or F. Equival. (Stone Finish or Stone)
45	Dark Metal	Dark Grey or F. Equival. (Stone Finish or Stone)
46	Light Metal	Light Grey or F. Equival. (Stone Finish or Stone)
47	Dark Glass	Dark Grey or F. Equival. (Stone Finish or Stone)
48	Light Glass	Light Grey or F. Equival. (Stone Finish or Stone)
49	Dark Brick	Dark Grey or F. Equival. (Stone Finish or Stone)
50	Light Brick	Light Grey or F. Equival. (Stone Finish or Stone)
51	Dark Stucco	Dark Grey or F. Equival. (Stone Finish or Stone)
52	Light Stucco	Light Grey or F. Equival. (Stone Finish or Stone)
53	Dark Paint	Dark Grey or F. Equival. (Stone Finish or Stone)
54	Light Paint	Light Grey or F. Equival. (Stone Finish or Stone)
55	Dark Wallpaper	Dark Grey or F. Equival. (Stone Finish or Stone)
56	Light Wallpaper	Light Grey or F. Equival. (Stone Finish or Stone)
57	Dark Fabric	Dark Grey or F. Equival. (Stone Finish or Stone)
58	Light Fabric	Light Grey or F. Equival. (Stone Finish or Stone)

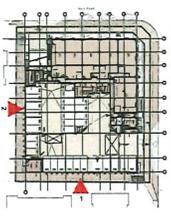


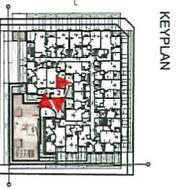
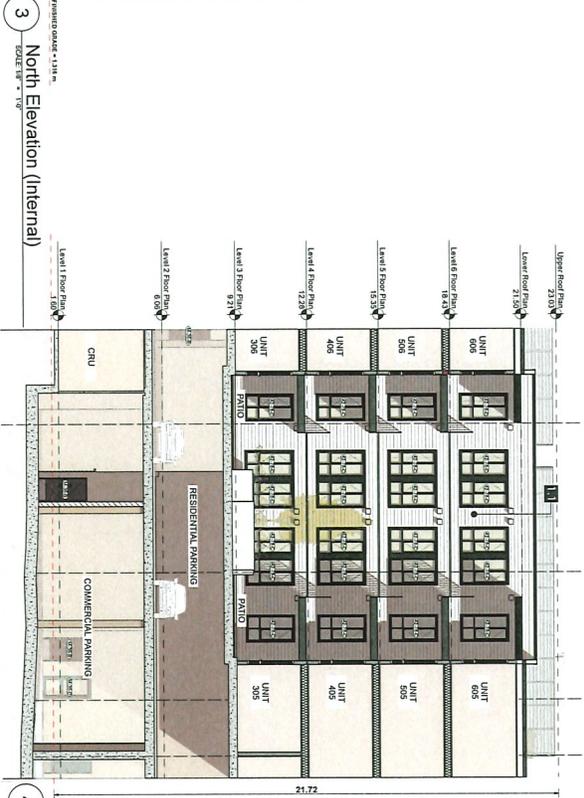
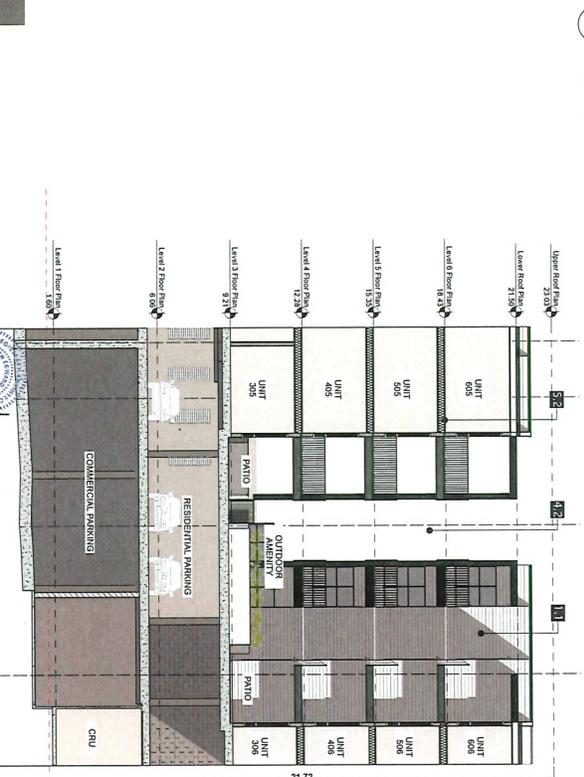
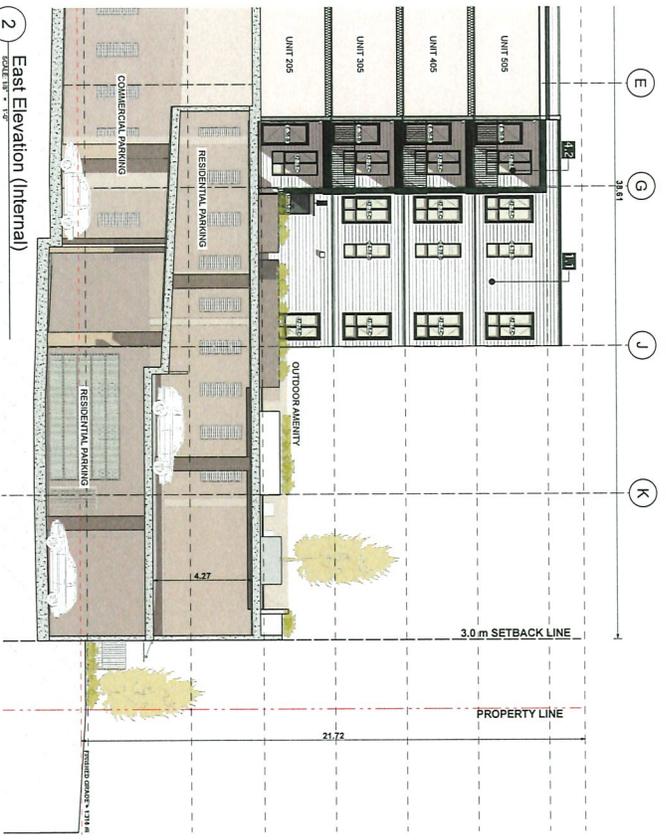
Building Elevations

A-009
9000 No. 3 Road
Richmond, BC

Material and Colour Legend

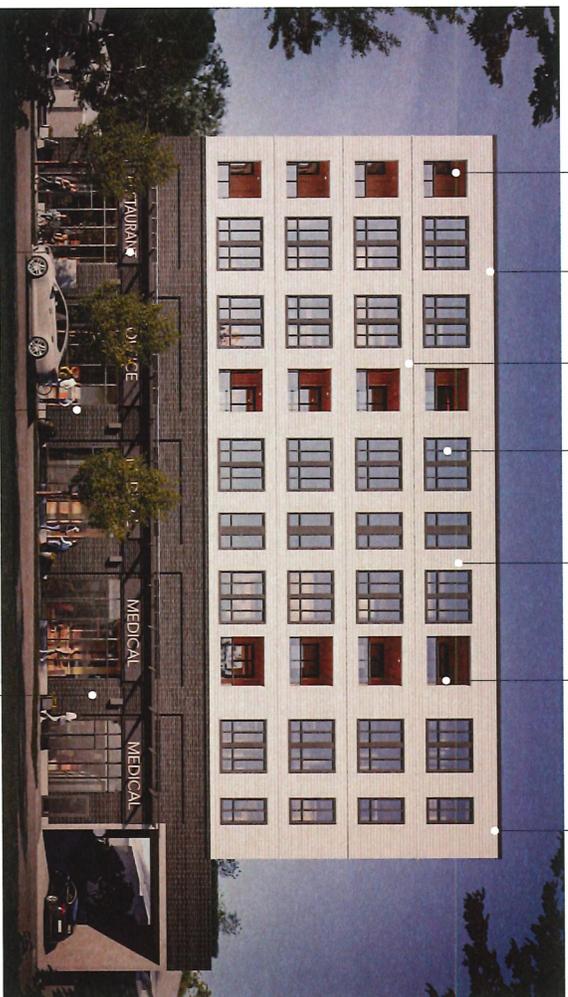
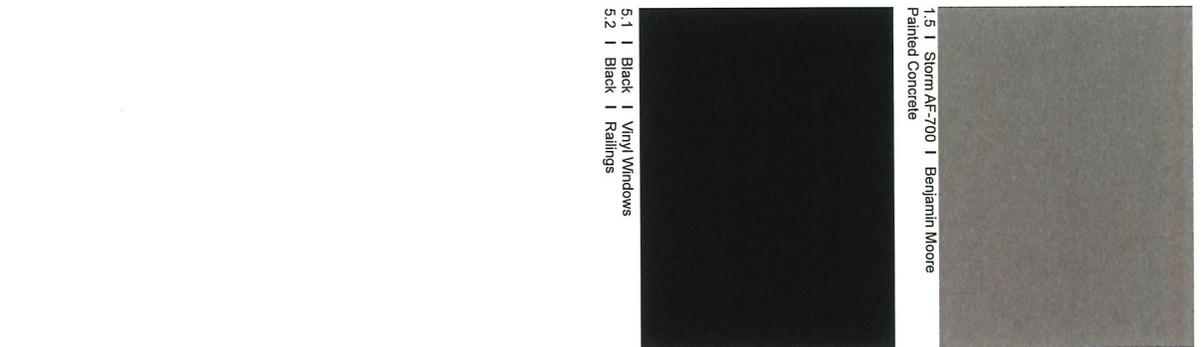
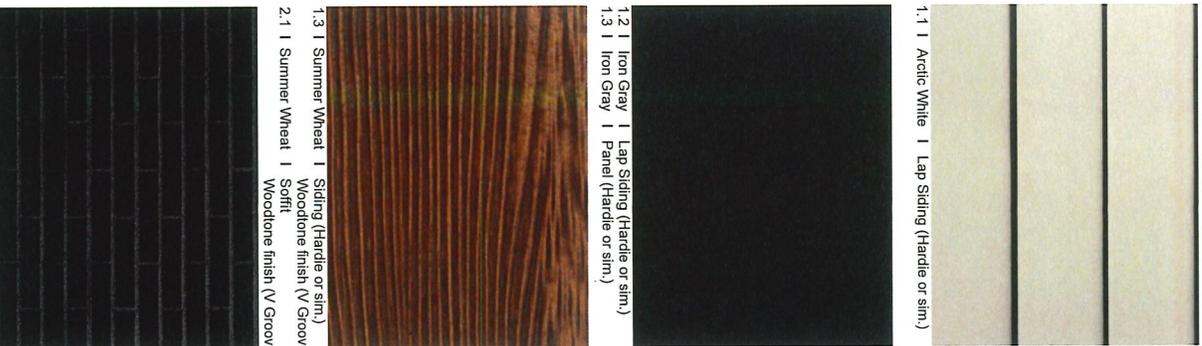
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1.3	Asph/Flt	Red Clay Roof Tiles (stone or moss)	X
1.4	Asph/Flt	Light Grey / 7" Expanded Polystyrene Insulation	X
1.5	Asph/Flt	Red Clay Roof Tiles	X
1.6	Asph/Flt	Red Clay Roof Tiles (stone or moss)	X
1.7	Asph/Flt	Light Grey / 7" Expanded Polystyrene Insulation	X
2.1	Asph/Flt	Light Grey / 7" Expanded Polystyrene Insulation	X
2.2	Asph/Flt	Red Clay Roof Tiles	X
2.3	Asph/Flt	Red Clay Roof Tiles (stone or moss)	X
2.4	Asph/Flt	Light Grey / 7" Expanded Polystyrene Insulation	X
2.5	Asph/Flt	Red Clay Roof Tiles	X
2.6	Asph/Flt	Red Clay Roof Tiles (stone or moss)	X
2.7	Asph/Flt	Light Grey / 7" Expanded Polystyrene Insulation	X
2.8	Asph/Flt	Red Clay Roof Tiles	X
2.9	Asph/Flt	Red Clay Roof Tiles (stone or moss)	X
2.10	Asph/Flt	Light Grey / 7" Expanded Polystyrene Insulation	X
2.11	Asph/Flt	Red Clay Roof Tiles	X
2.12	Asph/Flt	Red Clay Roof Tiles (stone or moss)	X
2.13	Asph/Flt	Light Grey / 7" Expanded Polystyrene Insulation	X
2.14	Asph/Flt	Red Clay Roof Tiles	X
2.15	Asph/Flt	Red Clay Roof Tiles (stone or moss)	X
2.16	Asph/Flt	Light Grey / 7" Expanded Polystyrene Insulation	X
2.17	Asph/Flt	Red Clay Roof Tiles	X
2.18	Asph/Flt	Red Clay Roof Tiles (stone or moss)	X
2.19	Asph/Flt	Light Grey / 7" Expanded Polystyrene Insulation	X
2.20	Asph/Flt	Red Clay Roof Tiles	X
2.21	Asph/Flt	Red Clay Roof Tiles (stone or moss)	X
2.22	Asph/Flt	Light Grey / 7" Expanded Polystyrene Insulation	X
2.23	Asph/Flt	Red Clay Roof Tiles	X
2.24	Asph/Flt	Red Clay Roof Tiles (stone or moss)	X
2.25	Asph/Flt	Light Grey / 7" Expanded Polystyrene Insulation	X
2.26	Asph/Flt	Red Clay Roof Tiles	X
2.27	Asph/Flt	Red Clay Roof Tiles (stone or moss)	X
2.28	Asph/Flt	Light Grey / 7" Expanded Polystyrene Insulation	X
2.29	Asph/Flt	Red Clay Roof Tiles	X
2.30	Asph/Flt	Red Clay Roof Tiles (stone or moss)	X





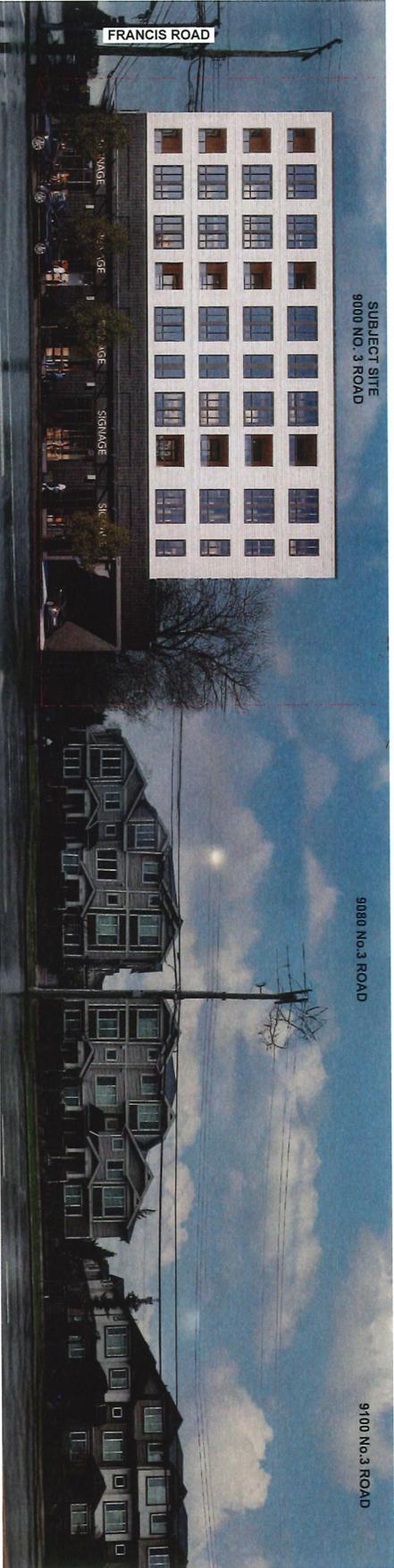
Material and colour legend

Colour	Product (to match)	Finish (to match)	Location
C L A D D I N G			
1.0			
1.1	Arctic White	Lap Siding w/ 7" Exposure (James Hardie or similar)	Exterior walls
1.2	Iron Gray	Lap Siding w/ 7" Exposure (James Hardie or similar)	Exterior walls
1.3	Iron Gray	Fiber Cement Panel (James Hardie or similar)	Exterior walls
1.4	Summer Wheat	Lap Siding - Summer Wheat(Hardie or similar) - Woodstone Finish	Exterior walls
1.5	Black	Brick (Amora or similar)	Exterior walls
1.6	Charcoal Slate	Painted Concrete (Benjamin Moore - HC-178)	Exterior walls
1.7	Gray	Metal Charleack Fence	Interior walls
S O F F I T			
2.0			
2.1	Summer Wheat	Soffit (James Hardie - Adlean Soffit V Groove) with Woodstone Finish to Match Summer Wheat	Feature Soffit
T R I M S / F L A S H I N G S			
3.0			
3.1	Black	Charcoal Powder coated Aluminum Mill	Flashings
3.2	White	White Powder coated Aluminum Mill	Flashings
R O O F S / D E C K S			
4.0			
4.1	White	White Powder coated Aluminum Mill	Roofs / Overhangs / Flashings
4.2	Black	Charcoal Powder coated Aluminum Mill	Roofs / Overhangs / Flashings
W I N D O W S / G L A Z I N G			
5.0			
5.1	Black	Vinyl Windows	Prefinished vinyl windows
5.2	Black	Railings	Black railings w/ clear glazing
5.3	Light Ash	Wood fence screening	Rooftop equipment screening
5.4	Black	Louvers	Aluminum Louvers

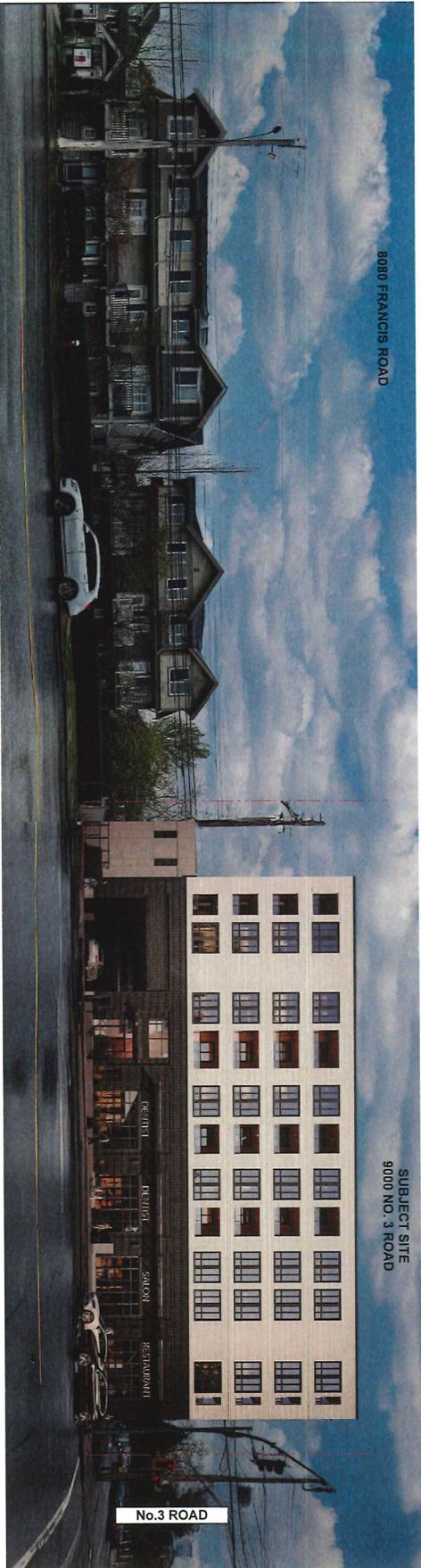


Integra ARCHITECTURE INC.





Streetscape Along No.3 Road



Streetscape Along Francis Road



Integra ARCHITECTURE INC.



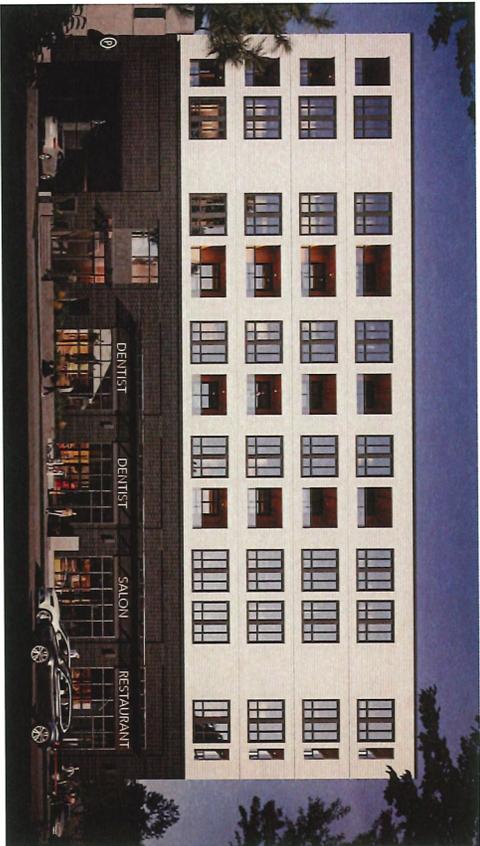
Streetscape

A-012

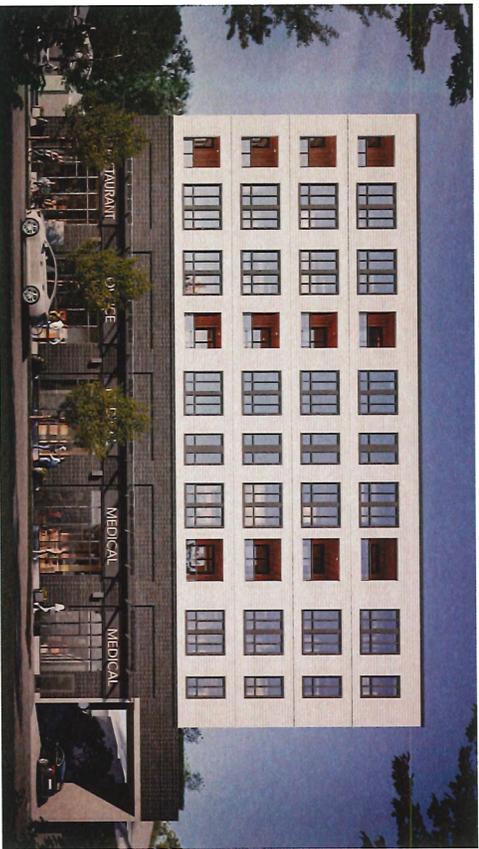
9000 No. 3 Road
Richmond, BC



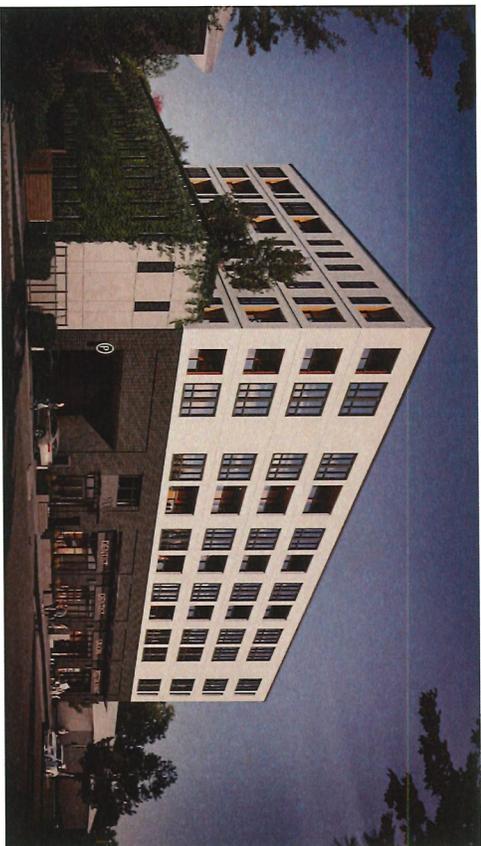
1 3D View Along No.3 Rd & Francis Rd



3 3D View Along Francis Rd



2 3D View Along No.3 Rd



4 3D View Along Francis Rd



Integra ARCHITECTURE INC.



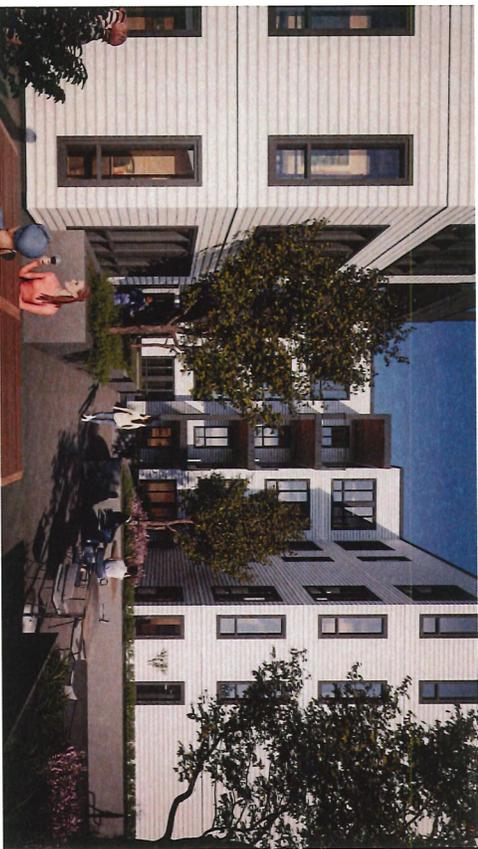
Perspective Renders



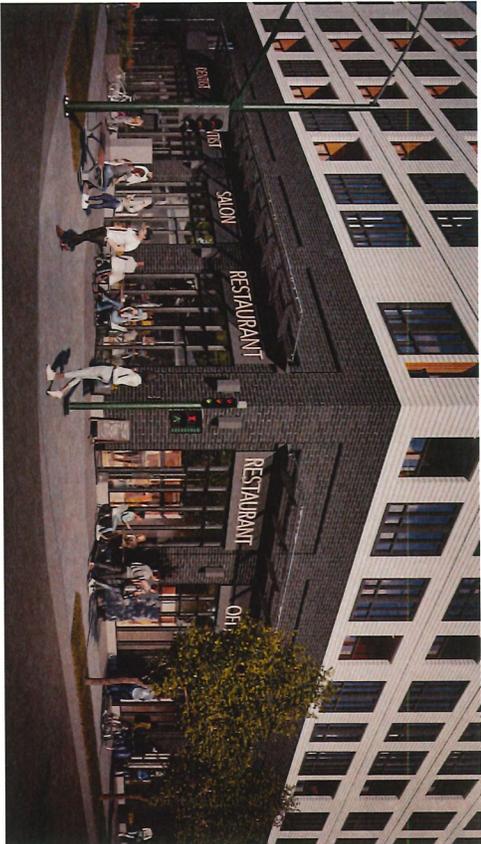
1 3D View Along Residential Lobby



2 3D View Along Outdoor Amenity



3 3D View Along Outdoor Amenity



4 3D View Along Intersection



Integra ARCHITECTURE INC.

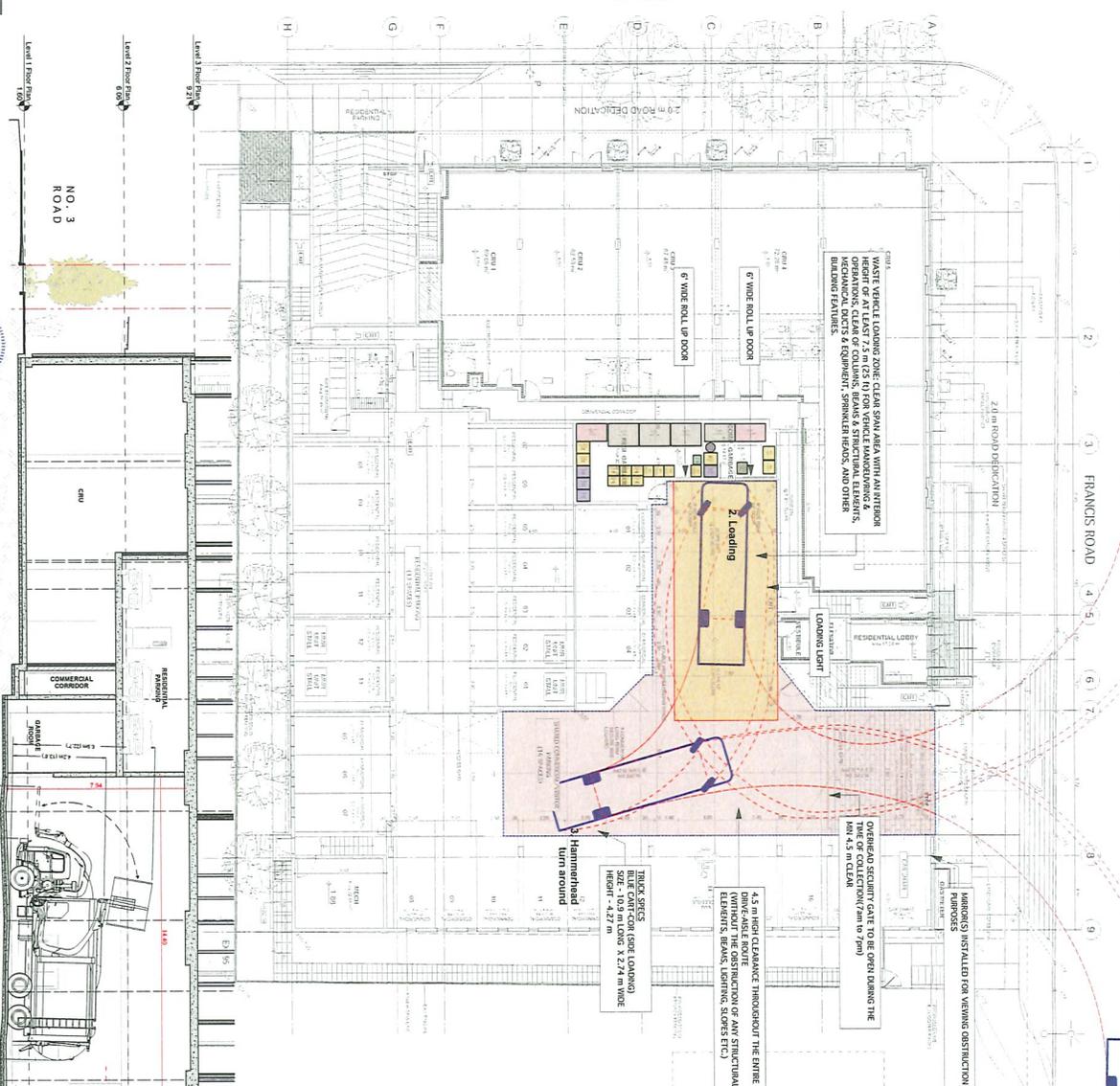


Perspective Renders

A-015

9000 No. 3 Road
Richmond, BC

BLUE CART - COR



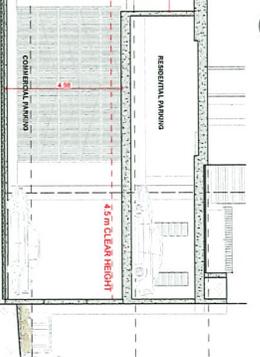
COMMERCIAL WASTE BIN REGULATION TABLE - COMMERCIAL SERVICES/INDUSTRIAL OFFICE

AGENCY/LOCATION	SIZE	REGULATION	GROUND LEVEL ABOVE	MIN TYPE	COLLECTION FREQUENCY
Commercial Mixed Containers	1.37	1	1.37 m	1	1.47/1/2
Commercial Recyclable Beverage Containers	1.04	0	0 m	1	0.00/1/2
Commercial Mixed Paper (Including newspapers)	1.37	3	4.11 m	1	4.2/1/2
Commercial Food Scraps and Yard Trimmings	1.04	1	1.04 m	1	1.19/1/2
Commercial Cardboard	4.41	1	4.41 m	1	4.7/1/2
Commercial Garbage	4.41	1	4.41 m	1	7/1/2
Special Allocation with cardboard bin	1.34	1	1.54 m	1	1.6/2/1/2
TOTAL AREA REQUIRED					
STORAGE AREA					
Commercial Mixed Containers	1.37	1	1.37 m	1	1.47/1/2
Commercial Recyclable Beverage Containers	1.04	0	0 m	1	0.00/1/2
Commercial Mixed Paper (Including newspapers)	1.37	3	4.11 m	1	4.2/1/2
Commercial Food Scraps and Yard Trimmings	1.04	1	1.04 m	1	1.19/1/2
Commercial Cardboard	4.41	1	4.41 m	1	4.7/1/2
Commercial Garbage	4.41	1	4.41 m	1	7/1/2
Special Allocation with cardboard bin	1.34	1	1.54 m	1	1.6/2/1/2

INDUSTRIAL WASTE BIN REGULATION TABLE

AGENCY/LOCATION	SIZE	REGULATION	GROUND LEVEL ABOVE	MIN TYPE	COLLECTION FREQUENCY
Commercial Mixed Containers	3	3	3 m	1	1.47/1/2
Residential Mixed Paper (Without a cardboard bin)	7	240L	1.4	1	1.47/1/2
Residential Mixed Paper (With a cardboard bin)	2	360L	1.4	1	1.47/1/2
Residential Glass	1	120L	1.4	1	1.47/1/2
Residential Food Scraps and Yard Trimmings	1	120L	1.4	1	1.47/1/2
Residential Cardboard	3	240L	1.4	1	1.47/1/2
Residential Garbage	3	400L	1.4	1	1.47/1/2
TOTAL AREA REQUIRED					
STORAGE AREA					
Commercial Mixed Containers	3	3	3 m	1	1.47/1/2
Residential Mixed Paper (Without a cardboard bin)	7	240L	1.4	1	1.47/1/2
Residential Mixed Paper (With a cardboard bin)	2	360L	1.4	1	1.47/1/2
Residential Glass	1	120L	1.4	1	1.47/1/2
Residential Food Scraps and Yard Trimmings	1	120L	1.4	1	1.47/1/2
Residential Cardboard	3	240L	1.4	1	1.47/1/2
Residential Garbage	3	400L	1.4	1	1.47/1/2
Special Allocation with cardboard bin	1.47	1	1.47 m	1	1.47/1/2

1 Waste Management Overlay Plan



LEGEND

- TRUCK
- TRUCK SIDE/FRONT LOADER BUFFER
- TRUCK PATH
- 4.5 m HIGH CLEARANCE ZONE
- 2.0 m ROAD DEVIATION

BIN TYPES

- CARBONATED FRONT END CONTAINER
- GARBAGE FRONT END CONTAINER
- OIL & GREASE CONTAINER - BULK
- PAPER RECYCLING
- MIXED CONTAINERS RECYCLING CART
- GLASS JARS & BOTTLE RECYCLING
- HOOD SCRAPS CART





Integra ARCHITECTURE INC.

P+A

Partners & Associates
Landscape Architects
5500 West Broadway
Vancouver, BC

Landscape Plan - Level 3

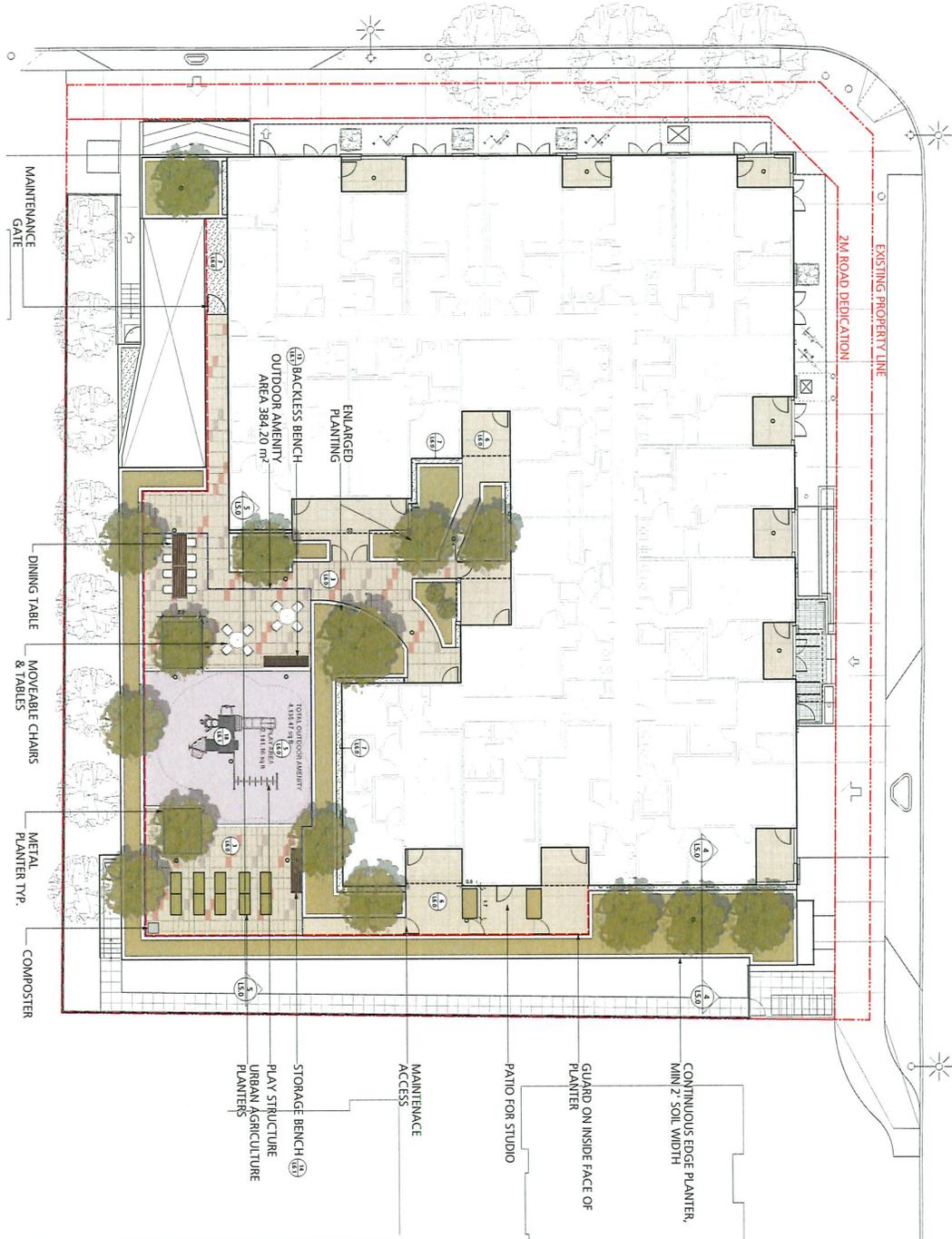


9000 No. 3 Road
Richmond, BC

L1.1

NO. 3 ROAD

FRANCIS RD



DETAIL KEY LEGEND

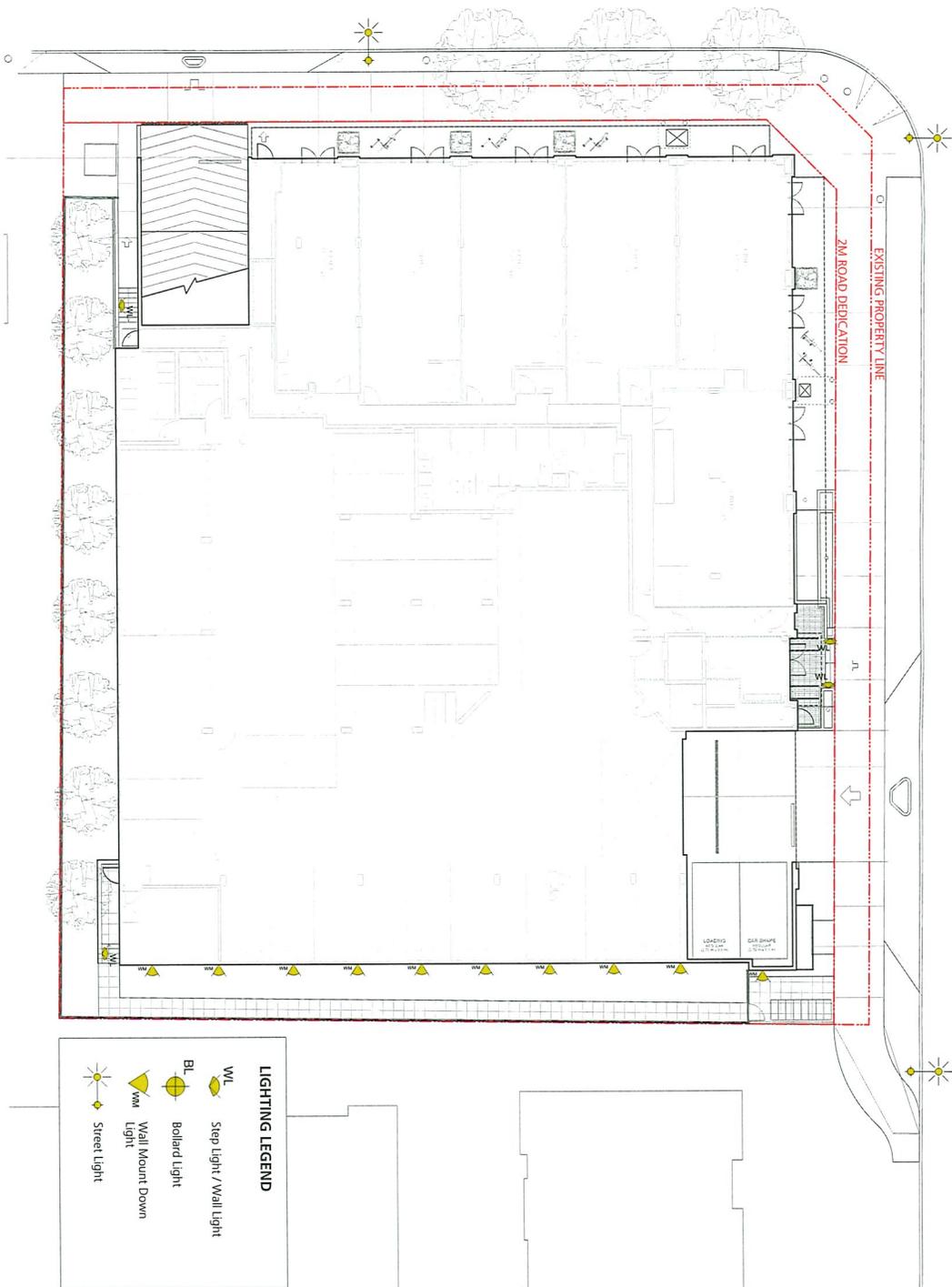
- 1 (16D) CLIP CONCRETE PAVING
- 2 (16D) ENTRY PAVERS
- 3 (16D) AMENITY PAVERS
- 4 (16D) REMOVABLE PAVERS
- 5 (16D) PLAYFALL TILE RUBBER SURFACING
- 6 (16D) HYDRAPRESSED SLAB
- 7 (16D) GRAVEL STRIP
- 8 (16D) CONCRETE WALL
- 9A (16D) 1.8 m WOOD FENCE
- 9B (16D) 1.2 m WOOD FENCE
- 10A (16D) BIKE RACK
- 10B (16D)
- 10C (16D)
- 11 (16T) MOVEABLE CHAIRS & TABLES
- 12 (16T) DINING TABLE & STOOLS
- 13 (16T) BACKLESS BENCH
- 14 (16T) URBAN AGRICULTURE BENCH
- 15 (16T) URBAN AGRICULTURE PLANTER
- 16 (16T) METAL PLANTERS
- 17 (16T) ENTRY PLANTERS
- 18 (16T) PLAY EQUIPMENT
- 19 (16T) SHRUB PLANTING
- 20 (16T) TREE PLANTING



Integra ARCHITECTURE INC.

P+A

Partners Architects
Site Planning
Site Architecture



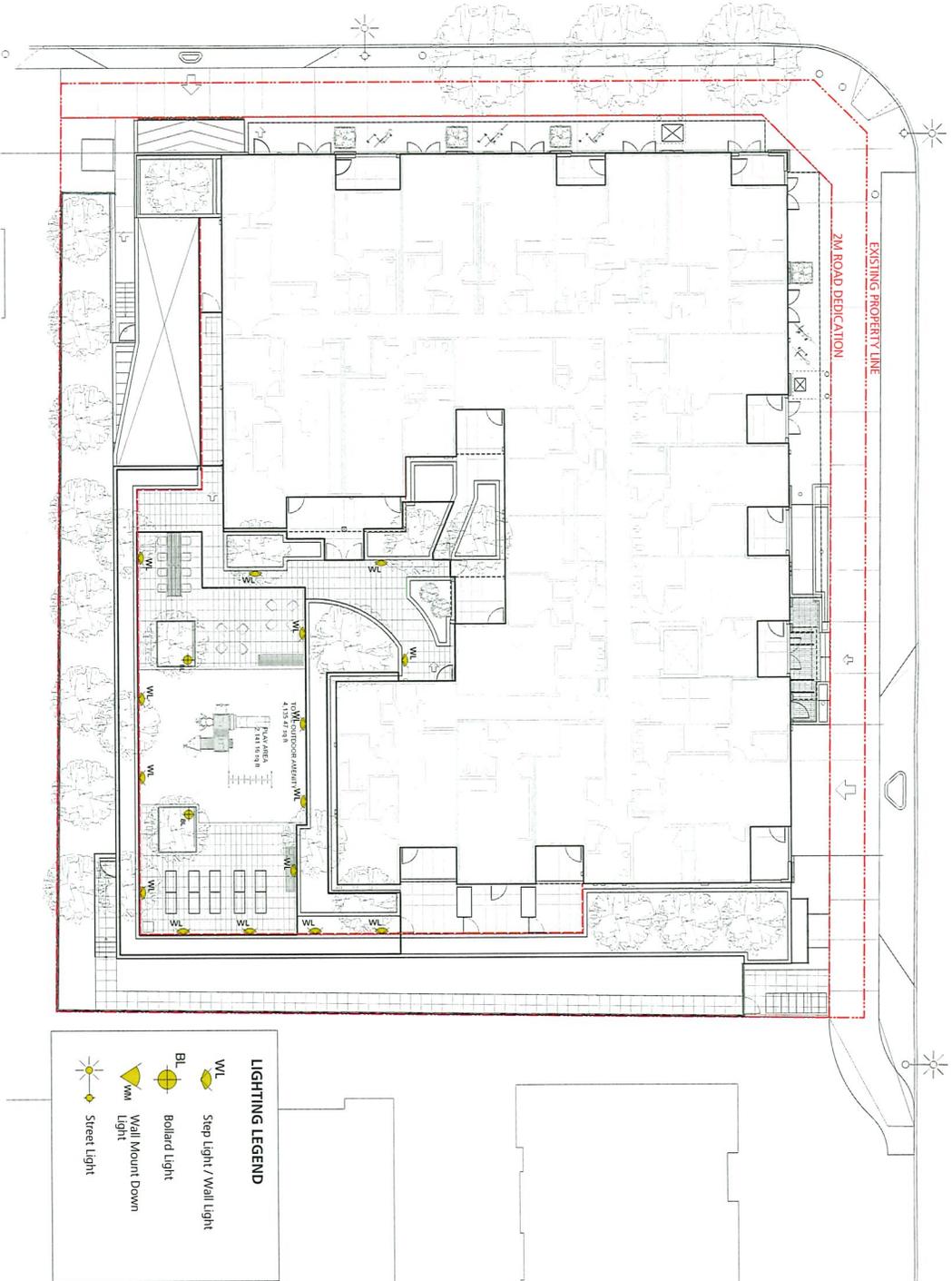
LIGHTING LEGEND

- WL Step Light / Wall Light
- BL Bollard Light
- WM Wall Mount Down Light
- Street Light

Lighting Plan - Level 1



FRANCIS ROAD



LIGHTING LEGEND

- WL Step Light / Wall Light
- BL Bollard Light
- WM Wall Mount Down Light
- SL Street Light

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P+A

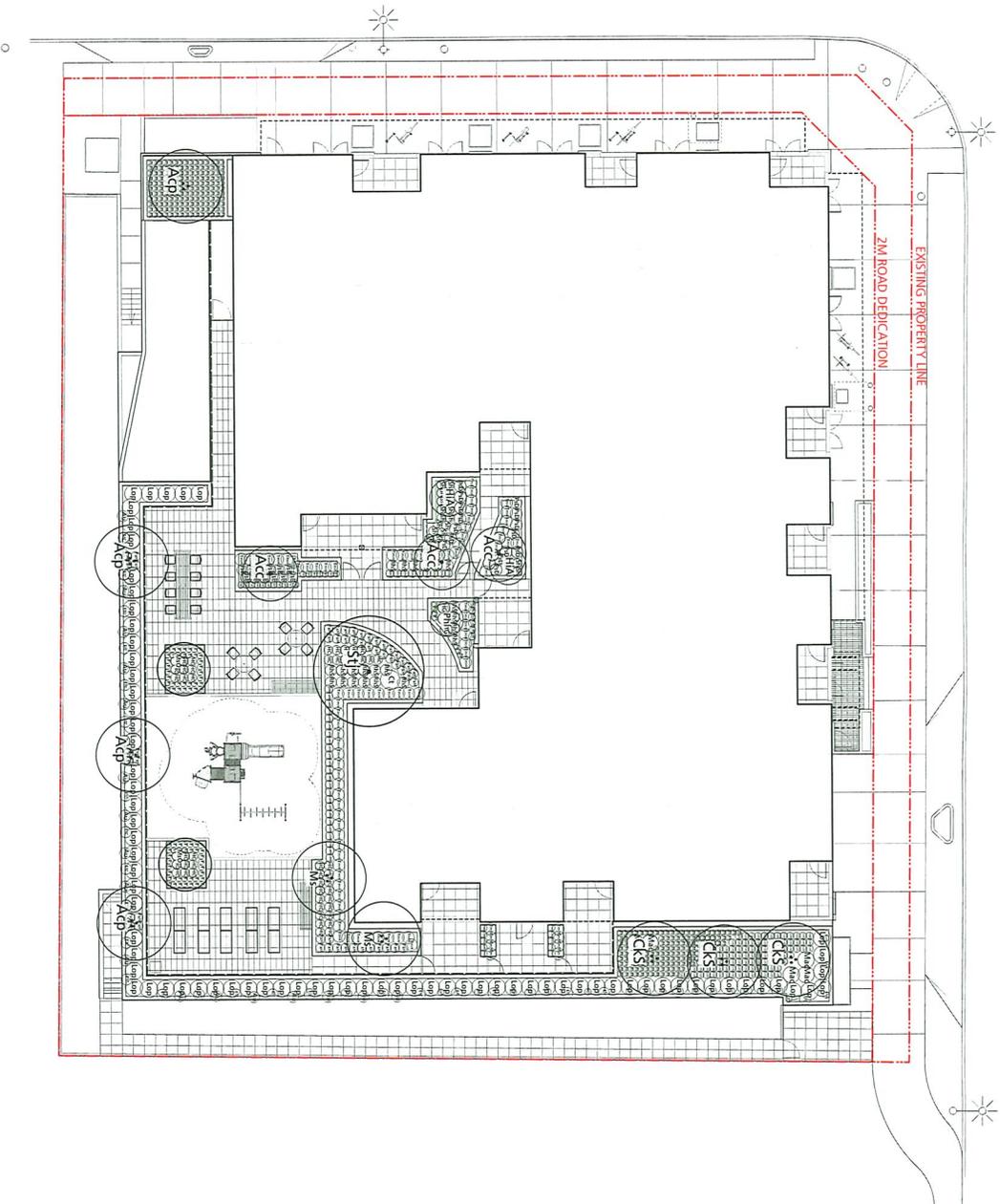
Partners Architects
5160 Renfrew

Lighting Plan - Level 3



L2.1

9000 No. 3 Road
Richmond, BC



Integra ARCHITECTURE INC.

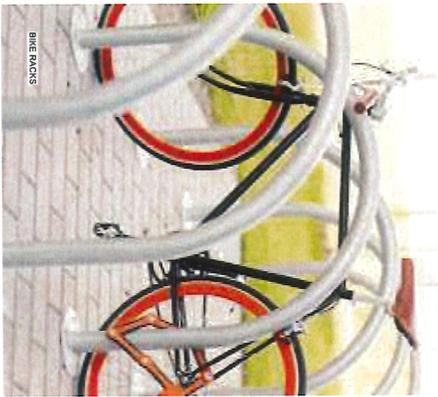
Planting Plan - Level 3

L3.1

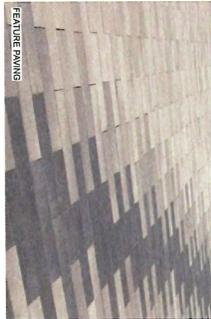
9000 No. 3 Road
Richmond, BC



MOVABLE CHAIRS AND TABLES



BIKE RACKS



FEATURE FINISH



OTHER SURFACES



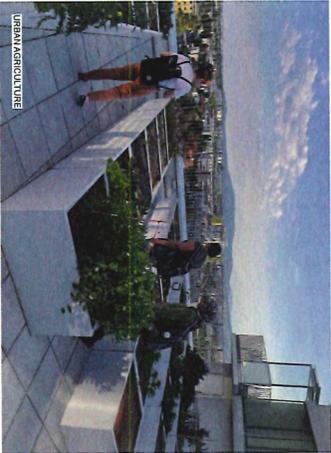
PLANTERS USED TO SEPERATE SPACES



STORAGE BENCH



PLAY EQUIPMENT



URBAN AGRICULTURE



ORNAMENTAL GRASSES



ORNAMENTAL GRASSES



OUTDOOR DINING TABLE



ENTRANCE OR DECORATIVE PLANTERS



FEATURE PLANTING



FEATURE PLANTING



CREeping VINES



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P+A

Partners Architects
Partners Architects
Studio Inc.

Precedent Images

L7.0

9000 No. 3 Road
Richmond, BC

From: Huang, Dilys
Sent: December 1, 2025 2:53 PM
To: Ken Glinz
Subject: RE: Our Concerns: DP 23-033716

To Development Permit Panel
Date: <u>Dec. 10, 2025</u>
Item # <u>2</u>
Re: <u>DP 23-033716</u>
<u>9000 No. 3 Rd.</u>

Hi Ken and Arlene,

Thank you for your email and for taking the time to provide feedback regarding the proposed development at 9000 No. 3 Road. The City Clerk's Office has received your correspondence and will forward it to the Development Permit Panel meeting that is scheduled for December 10, 2025.

To provide some additional follow-up information, there was a Traffic Impact Assessment prepared by a Professional Engineer during the earlier rezoning stage, confirming that the traffic impacts from the development are acceptable. The site accesses are located as far away as possible from the intersection and will be limited to right-in/right-out access only to mitigate traffic and safety impacts. New traffic signal infrastructure will also be provided at the southeast corner of the intersection as part of the development's frontage improvement works, and left turn arrows will be added in the north-south direction for No. 3 Road where there are currently left turn lanes.

Kind regards,

Dilys Huang, RPP, MCIP, LEED Green Assoc. | Planner III, Development
Planning and Development | City of Richmond
T: 604-276-4139 | E: dhuang2@richmond.ca



From: Ken Glinz <kenglinz@gmail.com>
Sent: November 26, 2025 5:41 PM
To: CityClerk <CityClerk@richmond.ca>
Subject: Our Concerns: DP 23-033716

You don't often get email from kenglinz@gmail.com. [Learn why this is important](#)

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe..

Hello Dilys Huang,

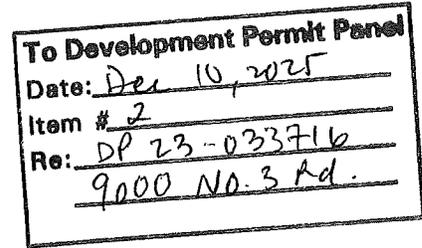
We have received the invitation to your Development Permit Panel meeting but, unfortunately are unable to attend. Can you please add our concern to your meeting agenda. The concern we have with this development is congestion and traffic safety at the intersection of #3 Road and Francis Road. We have lived in a townhouse complex (7651 Francis Road) which is located approximately 300 feet from this intersection for over 35 years, and are very familiar with vehicles (including ours) attempting to make a left-hand turn regardless of which direction they are headed and, unfortunately have observed multiple collisions over the years. At times, it can be downright scary to even attempt a left-hand turn at this intersection without having a close call.

We are not opposed with this development but, we are very concerned with both traffic safety and vehicle access in and out of this mixed-use commercial and rental property due to the proximity of the intersection. Should this Development Permit be approved, we strongly request that the City Of Richmond also upgrade the intersection with new traffic lights which include turning arrows for the multiple directions, like many other major roads in the area.

Sincerely,

Ken and Arlene Glinz

From: Huang, Dilys
Sent: December 4, 2025 10:31 AM
To: Chris Jensen
Subject: RE: DP 23-033716



Hi Chris,

The applicant has conveyed that their further correspondence was with your strata, including the strata president.

In terms of the DP Panel meeting, yes, it will be both live-streamed and recorded online – meetings can be accessed via the City’s Agendas & Minutes page link provided earlier (<https://citycouncil.richmond.ca/agendas.htm>) or from the DP Panel page (<https://citycouncil.richmond.ca/schedule/WebAgendaMinutesList.aspx?Category=8&Year=2025>).

Kind regards,

Dilys Huang, RPP, MCIP, LEED Green Assoc. | Planner III, Development Planning and Development | City of Richmond
T: 604-276-4139 | E: dhuang2@richmond.ca



From: Chris Jensen <jensencd@gmail.com>
Sent: Thursday, December 4, 2025 8:34 AM
To: Huang, Dilys <DHuang2@richmond.ca>
Subject: Re: DP 23-033716

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Thanks Dilys,

The communication sent was sent to a single owner, not the strata president or the property manager, so we will notify them they need to update their contact information.

Will this meeting be available to stream online?

On Wed, Dec 3, 2025 at 4:55 PM Huang, Dilys <DHuang2@richmond.ca> wrote:

Hi Chris,

Thank you for your note and your further correspondence regarding the proposed development at 9000 No. 3 Road below – a copy has been provided to the City Clerk’s Office as part of public correspondence information.

As you are aware, Panatch Group has applied to the City of Richmond for permission to develop a mixed-use commercial and residential building with 64 rental units, including 57 market rental units and seven Moderate Market Rental units, on the subject site.

The current status of the Development Permit (DP) application is that it is on the agenda for consideration at the DP Panel meeting scheduled for 3:30 pm on Wednesday, December 10th. The DP Panel is made up of three senior City staff members. Staff reports are published and included in the meeting agenda package on the City's website at <https://citycouncil.richmond.ca/agendas.htm>

In terms of the shared property line, there are no changes to its location – the applicant will only be developing the land that is located within the boundaries of their own lot and will be installing solid privacy fencing along the common property lines. I understand that there may be some confusion regarding the property line since 8080 Francis Road has landscaping that currently encroaches beyond the shared property line into the 9000 No. 3 Road subject site. Following the Public Hearing during the earlier rezoning stage, the applicant has conveyed that they have had further correspondence with your strata, including confirming that the proposed fencing along the shared property line has been updated from a low picket fence to a 1.8 m high solid wood fence, and confirming that the site survey was prepared by a certified surveyor.

Kind regards,

Dilys Huang, RPP, MCIP, LEED Green Assoc. | Planner III, Development

Planning and Development | City of Richmond

T: 604-276-4139 | E: dhuang2@richmond.ca

From: Chris Jensen <jensencd@gmail.com>

Sent: Tuesday, December 2, 2025 9:12 AM

To: Huang,Dilys <DHuang2@richmond.ca>

Subject: DP 23-033716

You don't often get email from jensencd@gmail.com. [Learn why this is important](#)

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Hi Dilys, would you be able to give me a quick explanation of the Development Permit Panel meeting set for December 10th? I was at the last public meeting and I'm curious where the developer is at this point as they have not had any official discussions with owners regarding the potential build and the substantial amount of land they are planning to take from our complex.

Thanks,

Chris

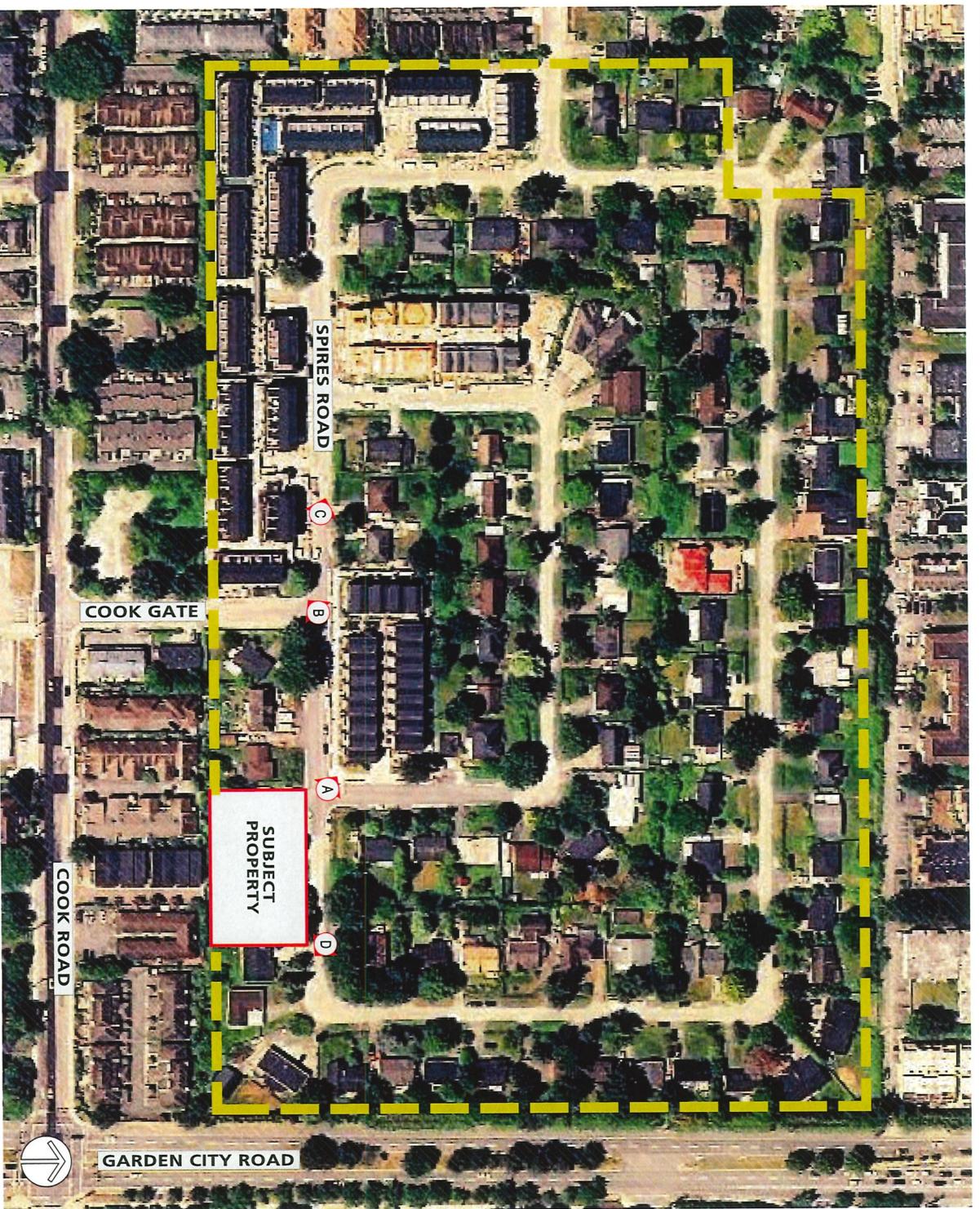
7-8080 Francis Road

Schedule 5 to the Minutes of
the Development Permit Panel
meeting held on Wednesday,
December 10, 2025



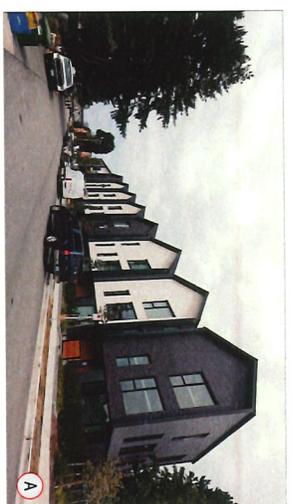
LANDS DOWNE MANOR

Residential rental development at 8620, 8640, 8660 Spires Road for Bains Properties Inc.
by Fougere Architecture Inc. and PMG Landscape Architects



LANSDOWNE MANOR

Residential rental development at 8620, 8640, 8660 Spires Road for Bains Properties Inc.
 by Fougere Architecture Inc. and PMG Landscape Architects



OVERVIEW



90 RENTAL UNITS IN A 6-STORY APARTMENT BUILDING WITH A FAR OF 2.730.

THE PROJECT PROVIDES 68 MARKET RENTAL HOMES AND 22 AFFORDABLE HOUSING RENTAL HOMES.

41% OF HOMES IN TOTAL HAVE TWO OR MORE BEDROOMS THAT ARE SUITABLE FOR FAMILIES WITH CHILDREN.

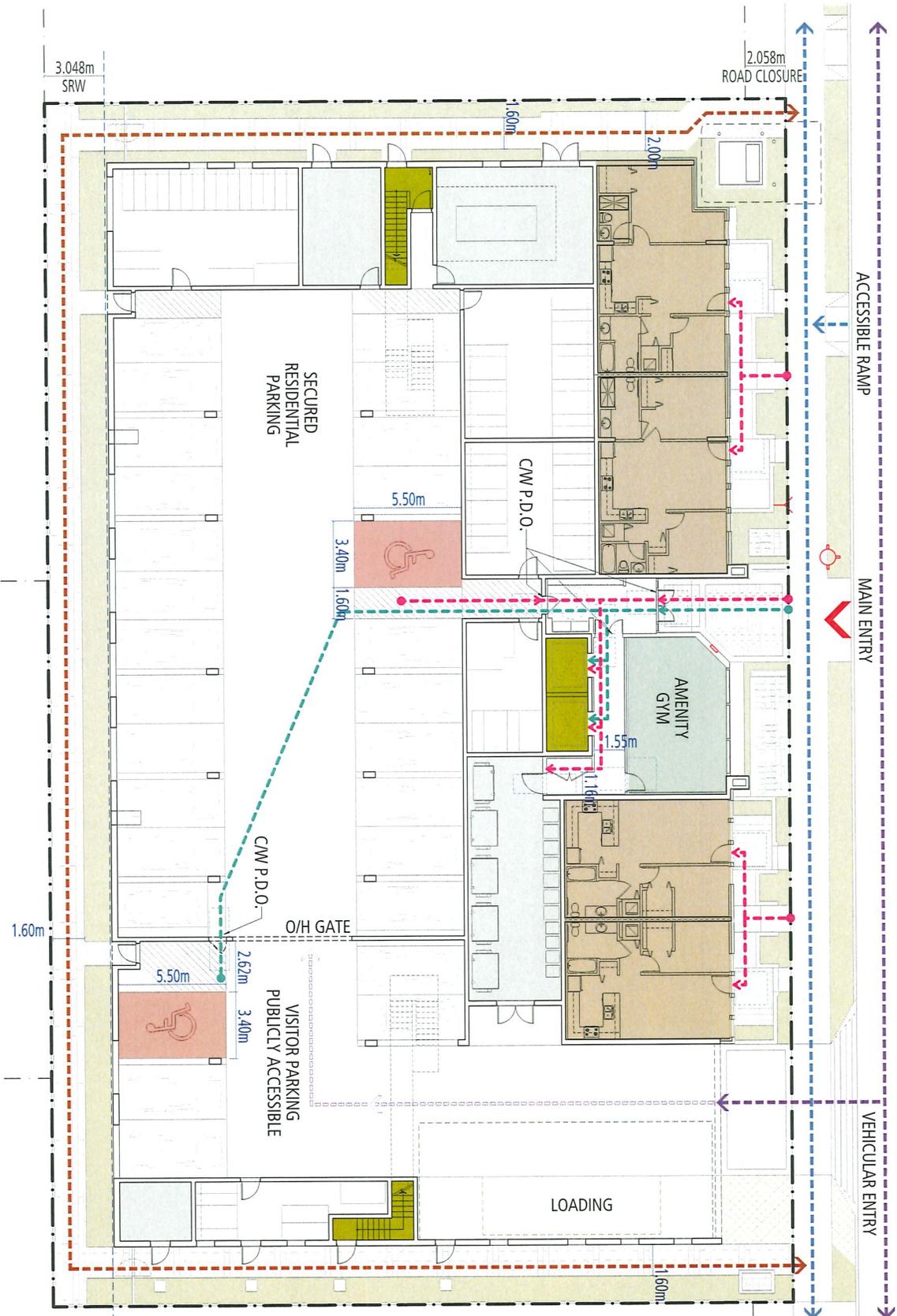
TOTAL OF 27 PARKING SPACES INCLUDING A CAR SHARE AND 2 ACCESSIBLE PARKING STALLS ARE PROVIDED FOR RESIDENTIAL AND VISITOR USE.

LANSDOWNE MANOR

Residential rental development at 8620, 8640, 8640, 8660 Spires Road for Bains Properties Inc.
by Fougere Architecture Inc. and PMG Landscape Architects

SPIRES ROAD

SITE LAYOUT, CIRCULATION, AND ACCESSIBILITY

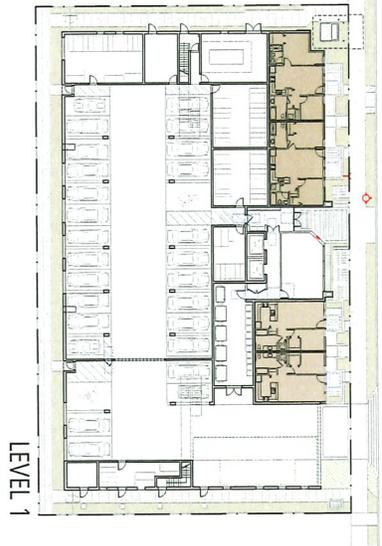


- VEHICULAR CIRCULATION
- ACCESSIBLE PATH 1600mm WIDE
- ACCESSIBLE ROUTE VISITOR
- ACCESSIBLE ROUTE RESIDENT
- ACCESSIBLE SIDEWALK
- VAN ACCESSIBLE PARKING SPACE
- ELEVATORS AND STAIRCASES
- INDOOR AMENITY TOWNHOMES
- SERVICES AND UTILITIES

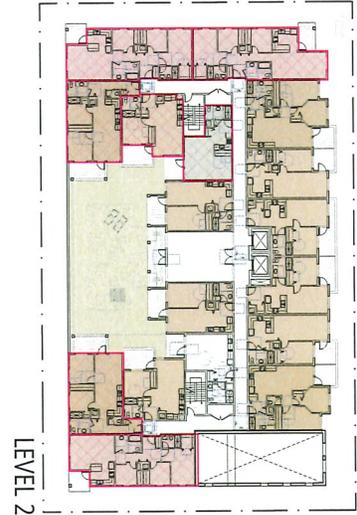
LANDS DOWNE MANOR

Residential rental development at 8620, 8640, 8660 Spires Road for Bains Properties Inc. by Fougere Architecture Inc. and PMG Landscape Architects

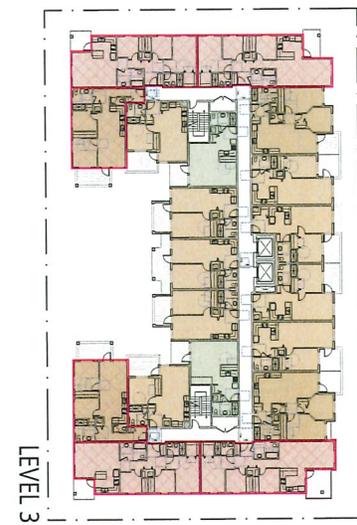
FLOOR PLANS



LEVEL 1



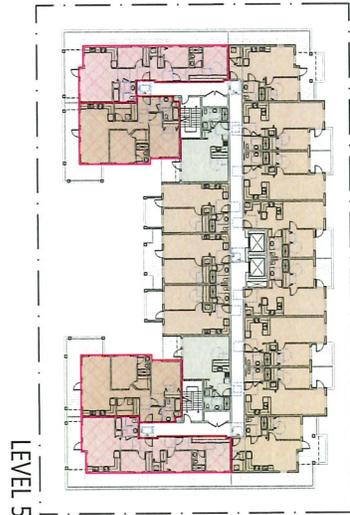
LEVEL 2



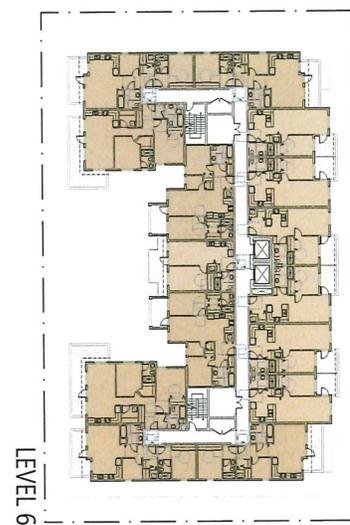
LEVEL 3



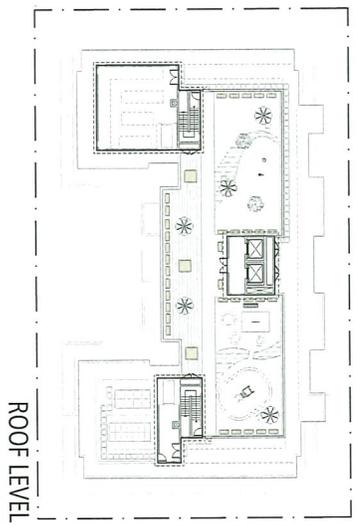
LEVEL 4



LEVEL 5



LEVEL 6



ROOF LEVEL



UNIT TYPE	MARKET RENTAL		AFFORDABLE		TOTAL HOMES	
	Count	Percentage	Count	Percentage	Count	Percentage
STUDIO	6	9%	1	5%	7	8%
1 BEDROOM	45	66%	1	5%	46	51%
2 BEDROOM	17	25%	7	32%	24	27%
3 BEDROOM	0	0%	13	59%	13	14%
TOTAL	68		22		90	

UNIT MIX

LEGEND

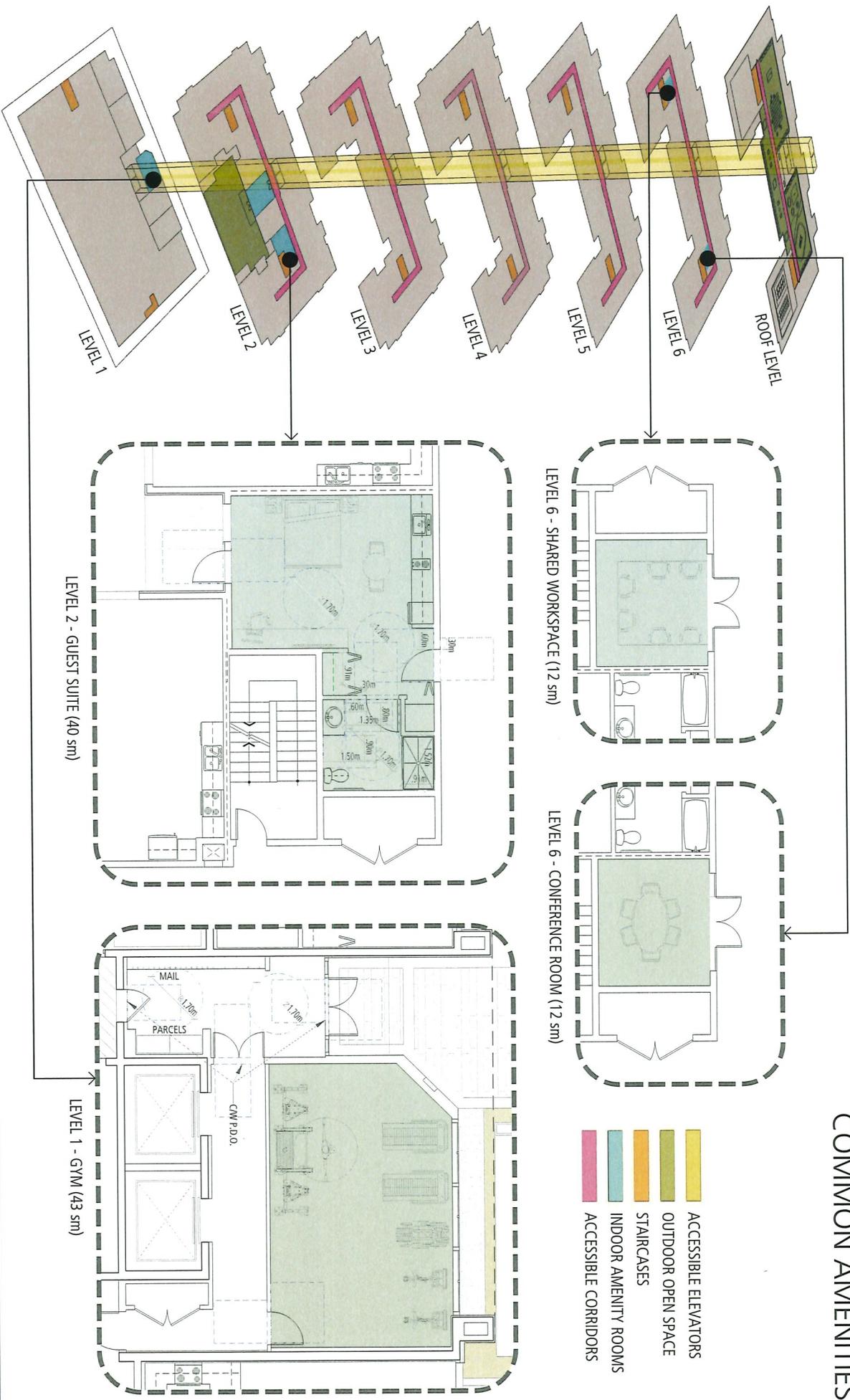
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- AH/LEM/R

All homes have Basic Universal Housing features and are designed in accordance with section 4.16 of Richmond zoning bylaw 8500.

LANDS DOWNE MANOR

Residential rental development at 8620, 8640, 8640, 8660 Spitres Road for Bains Properties Inc. by Fougere Architecture Inc. and PMG Landscape Architects

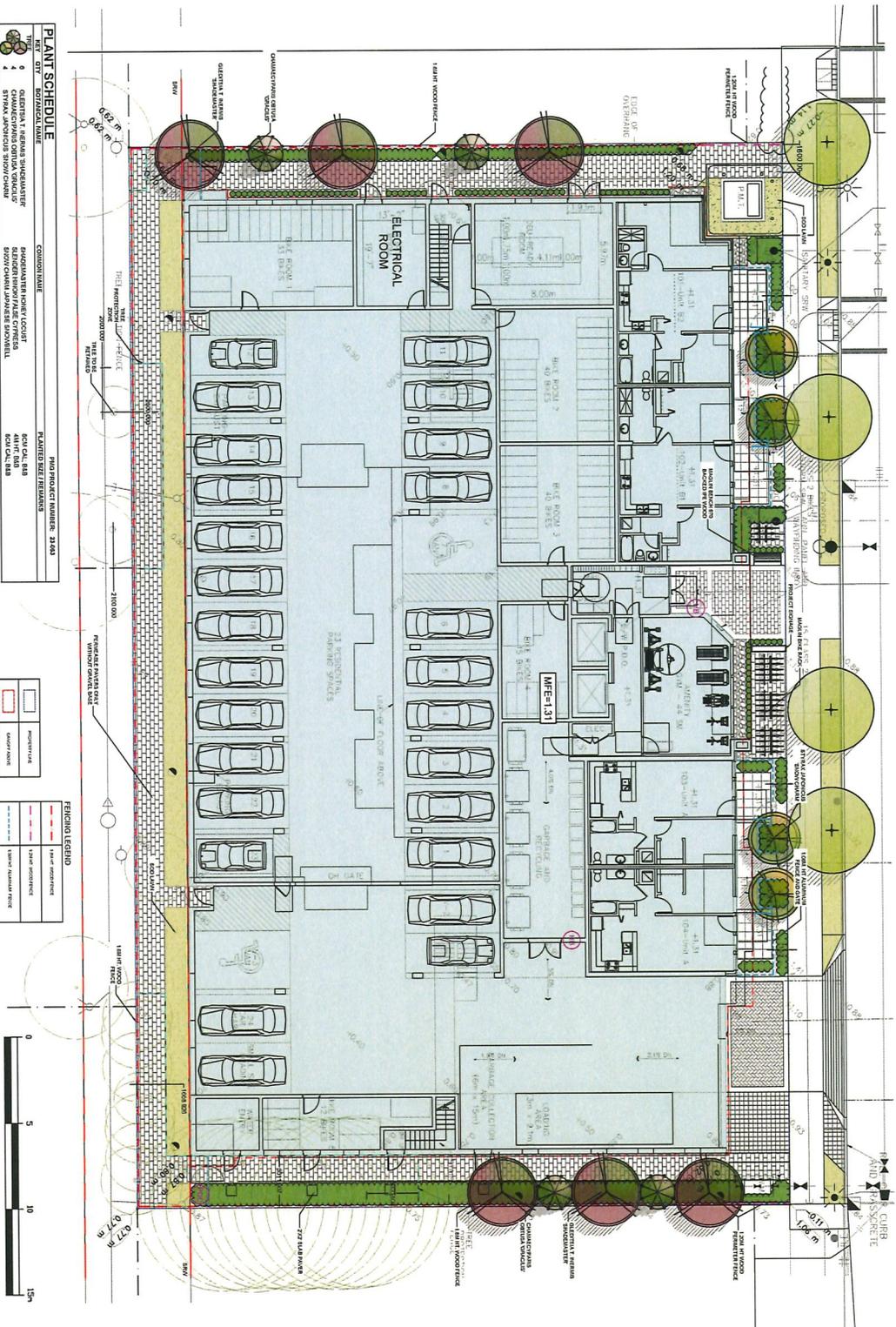
COMMON AMENITIES



LANDS DOWNE MANOR

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LANDSCAPE PLAN GROUND LEVEL



PLANT SCHEDULE

TEXT	QTY	BOTANICAL NAME	COMMON NAME
1	9	QUERCUS ILEX	HOLOGRAPHIC HAWKWEED
2	9	QUERCUS ILEX	HOLOGRAPHIC HAWKWEED
3	9	QUERCUS ILEX	HOLOGRAPHIC HAWKWEED
4	9	QUERCUS ILEX	HOLOGRAPHIC HAWKWEED

FENCING LEGEND

Symbol	Description
[Symbol]	Light Wood Fence



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SUSTAINABILITY



THE PROPOSED DESIGN WILL MEET STEP 3 + EL2 AND WILL INCLUDE THE FOLLOWING FEATURES TO MEET THE ENERGY TARGET.

THE SITE WILL CONNECT TO A DEU (DISTRICT ENERGY UTILITY).

THE SERVICING STRATEGY FOR THIS SITE IS 'DEU-READY' APPROACH, ENSURING THE BUILDING REMAINS FULLY COMPATIBLE WITH THE CITY CENTRE DISTRICT ENERGY UTILITY FOR HEATING AND COOLING WHEN OFF-SITE SYSTEMS ARE DEVELOPED IN THE FUTURE.

100% OF RESIDENTIAL PARKING SPACES ARE PROVIDED WITH AN ENERGIZED OUTLET CAPABLE OF PROVIDING LEVEL 2 CHARGING OR HIGHER.

ALL REQUIRED TREE REMOVAL AND REPLACEMENT REQUIREMENTS WILL BE MET, AND ALL REPLACEMENT TREES ARE PROVIDED ON-SITE.

LANDS DOWNE MANOR

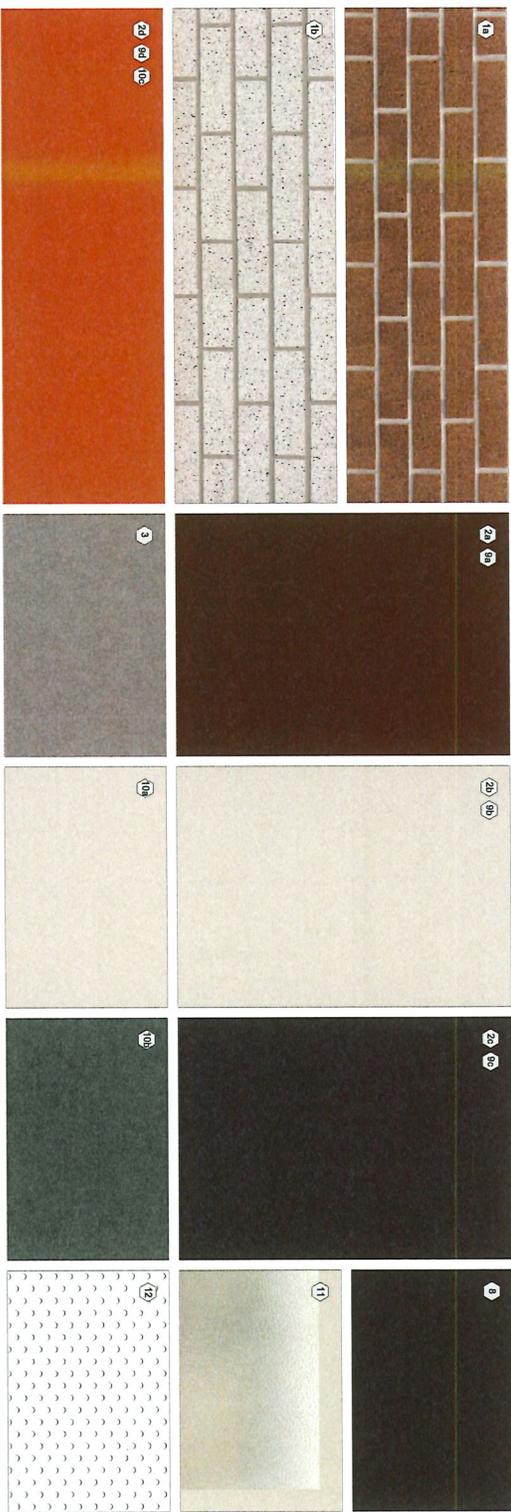
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BUILDING CHARACTER AND MATERIALS



EXTERIOR FINISHES SCHEME

1a	HEBRON BRICK TOASTED GRAY
1b	GLEN GERY ASPEN WHITE
2a	HARDE PANELS BROWN - COLOUR TO MATCH SW 6146
2b	UMBER WHITE - COLOUR TO MATCH SW 7009
2c	PEARLY WHITE GRAY - COLOUR TO MATCH SW 7048
2d	URBAN BRONZE BURNT ORANGE - COLOUR TO MATCH SW 6349 PENNYWISE
3	CONCRETE FINISH - SMOOTH
4	ALUMINIUM WINDOW WALL
5	VINYL DOORS / WINDOWS WHITE
6	GLASS & ALUMINIUM RAILING WHITE
7	METAL WINDOW GRILLS WHITE
8	METAL DOORS - GREY COLOUR TO MATCH SW 7048 URBANE BRONZE
9a	METAL FLASHING BROWN - COLOUR TO MATCH SW 6146
9b	UMBER WHITE - COLOUR TO MATCH SW 7009
9c	PEARLY WHITE GRAY - COLOUR TO MATCH SW 7048
9d	URBAN BRONZE BURNT ORANGE - COLOUR TO MATCH SW 6349 PENNYWISE
10a	HARDE SOFFIT PANELS WHITE SOFFIT - ARTIC WHITE
10b	GREY SOFFIT - NIGHT GRAY
10c	BURNT ORANGE - COLOUR TO MATCH SW 6349 PENNYWISE
11	ALUMINIUM AND FROSTED GLASS PERFORATED METAL MESH SCREEN
12	PRIVACY SCREEN
13	FIBERGLASS DOOR - COLOUR TO MATCH SW 9089 SADDLE UP



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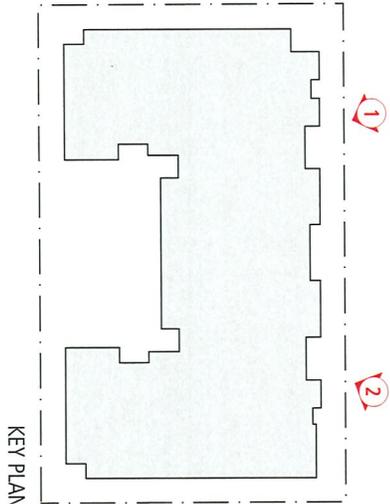
PERSPECTIVES



VIEW 1



VIEW 2



KEY PLAN

LANDOWNE MANOR

Residential rental development at 8620, 8640, 8640, 8660 Spires Road for Bains Properties Inc.
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LANSDOWNE MANOR

Schedule 6 to the Minutes of
the Development Permit Panel
meeting held on Wednesday,
December 10, 2025

To Development Permit Panel
Date: <u>DEC. 10, 2025</u>
Item # <u>3</u>
Re: <u>DP 25-010558</u>
<u>8620, 8640 AND 8660</u> <u>SPIRES ROAD</u>

From: Jose G <corvette_racer@hotmail.com>
Sent: December 4, 2025 10:17 PM
To: Lee, Edwin <ELee@richmond.ca>
Subject: Concerns re DP 25-010558

You don't often get email from corvette_racer@hotmail.com. [Learn why this is important](#)

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe..

Hello Mr. Lee, Thank you for our phone conversation today. As you suggested, I'm putting my concerns in writing as a resident of the Spires Road neighbourhood. This development during its construction will at times remove access to my house at 8935 Cook Crescent. There are already at least 5 major developments plus a water/sewer project in progress in our neighbourhood, which on rare occasion over the last several years (as I have pointed out at previous development permit panel meetings and to several City staff) have prevented access with surprise road closures. These closures have ranged for reasons including roadwork, large delivery trucks bringing supplies, or cranes or construction machinery being stationed in the roadway. The current water/sewer construction on Cook Crescent and construction on properties on Spires Road have shut down access to our house from one side for an extended period. My concerns are about access to my home for myself and for emergency vehicles and the lack of coordination of construction blockages by the City of Richmond. I'm particularly worried about having more road closures and blockages that often last more than 20-30 minutes - especially since this project will impact the only remaining section of road that is open to vehicles coming into houses on Cook Crescent.

Some questions about who has authority and responsibility **at the City of Richmond:**

Who is responsible for ensuring emergency vehicles are able to get to houses in an emergency when they need to cross roadways where construction projects are underway?

Who is responsible for coordinating road impacts from projects to ensure access is maintained across projects affecting a neighbourhood? Does this responsibility include emergency vehicle access?

Who makes sure residents are informed about upcoming road blockages?

Who can I inform when I encounter unexpected blocked roads for more than 20-30 minutes?

Please let me know when you receive this email.

Thank you,
Jose Gonzalez
8935 Cook Crescent
[REDACTED]