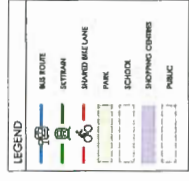
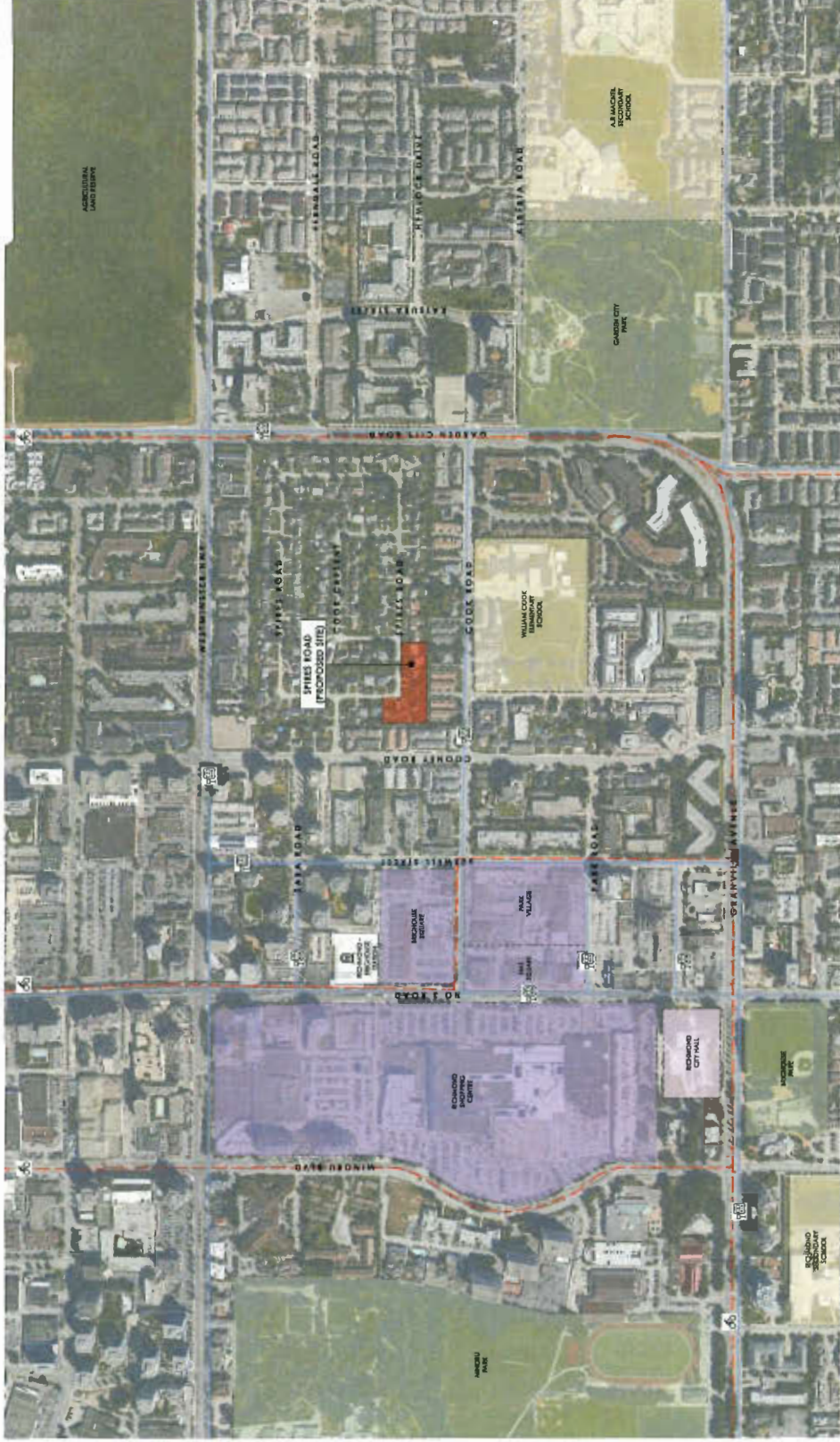


Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, September 11, 2019.



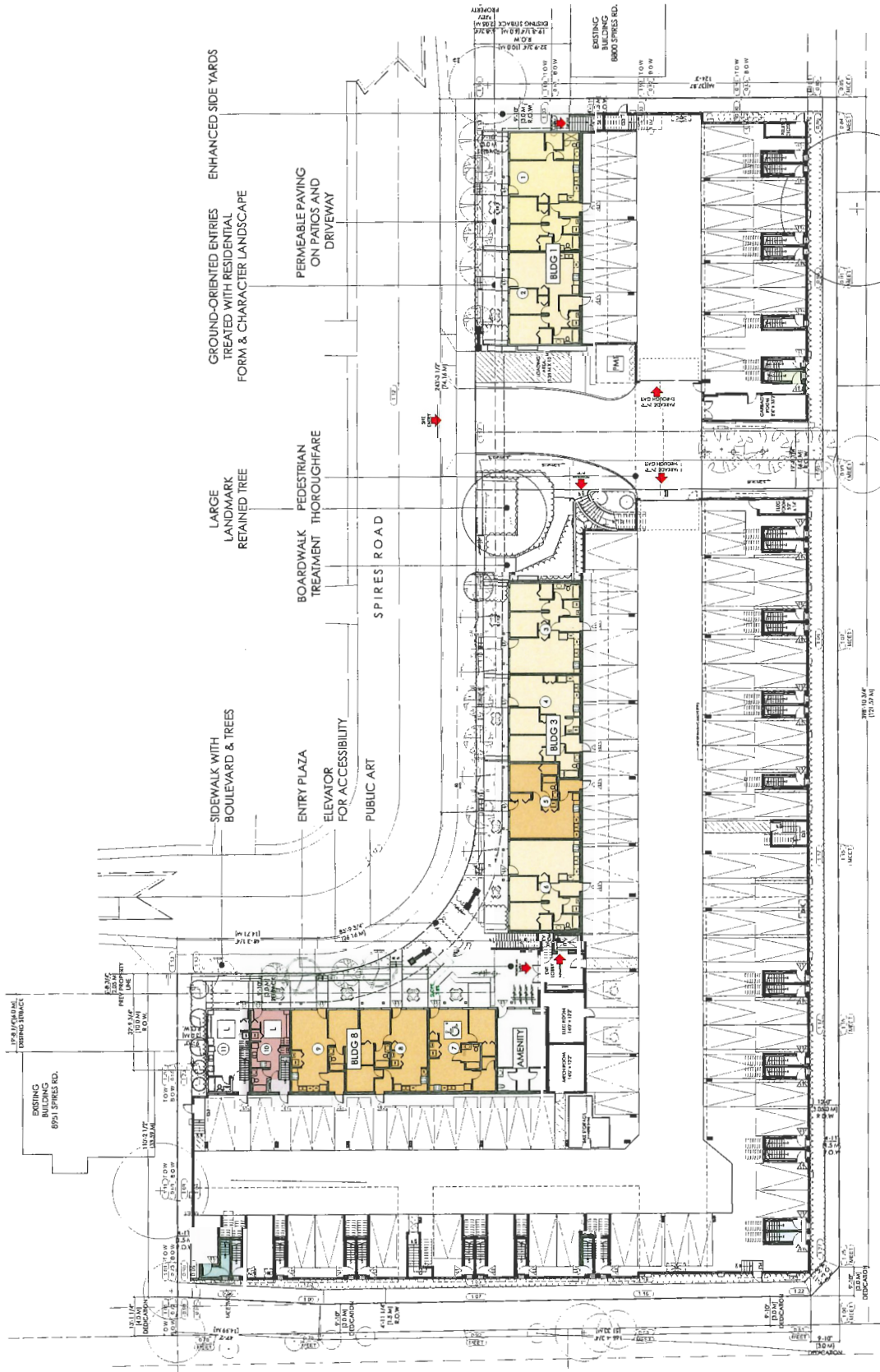
# SPIRES GATE

8820 - 8931 SPIRES ROAD

ALABASTER RICHMOND, BC  
HOMES

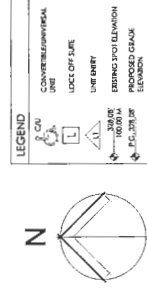
**FORMWERKS ARCHITECTURAL**  
 1025 West 31st Ave., Vancouver, BC, V6L 1T5  
 Tel: 604.278.1111 Fax: 604.278.1111

# CONTEXT ANALYSIS



### STATISTICS

| DATA                | VALUE     |
|---------------------|-----------|
| EXISTING ZONING     | RS1/E     |
| PROPOSED ZONING     | RP74      |
| LOT AREA            | 62,922 SF |
| LOT COVERAGE        | 50%       |
| # OF BUILDINGS      | 8         |
| # OF STOREYS        | 4         |
| <b>UNIT SUMMARY</b> |           |
| TOTAL               | 64        |
| 1 BEDROOM           | 4         |
| 2 BEDROOM           | 6         |
| 3 BEDROOM           | 51        |
| 4 BEDROOM           | 3         |
| LOCK-OFF UNITS      | 2         |
| UNIVERSAL UNITS     | 6         |
| GARDEN LEVEL FLATS  | 1         |
| <b>PARKING</b>      |           |
| CAR SPACES          | 96        |
| BICYCLE SPACES      | 82        |
| TOTAL BUILDING AREA | 75604     |
| TOTAL SITE AREA     | 42,992 SF |
| TOTAL DENSITY       | 1,20 FSR  |



### UNIT LEGEND

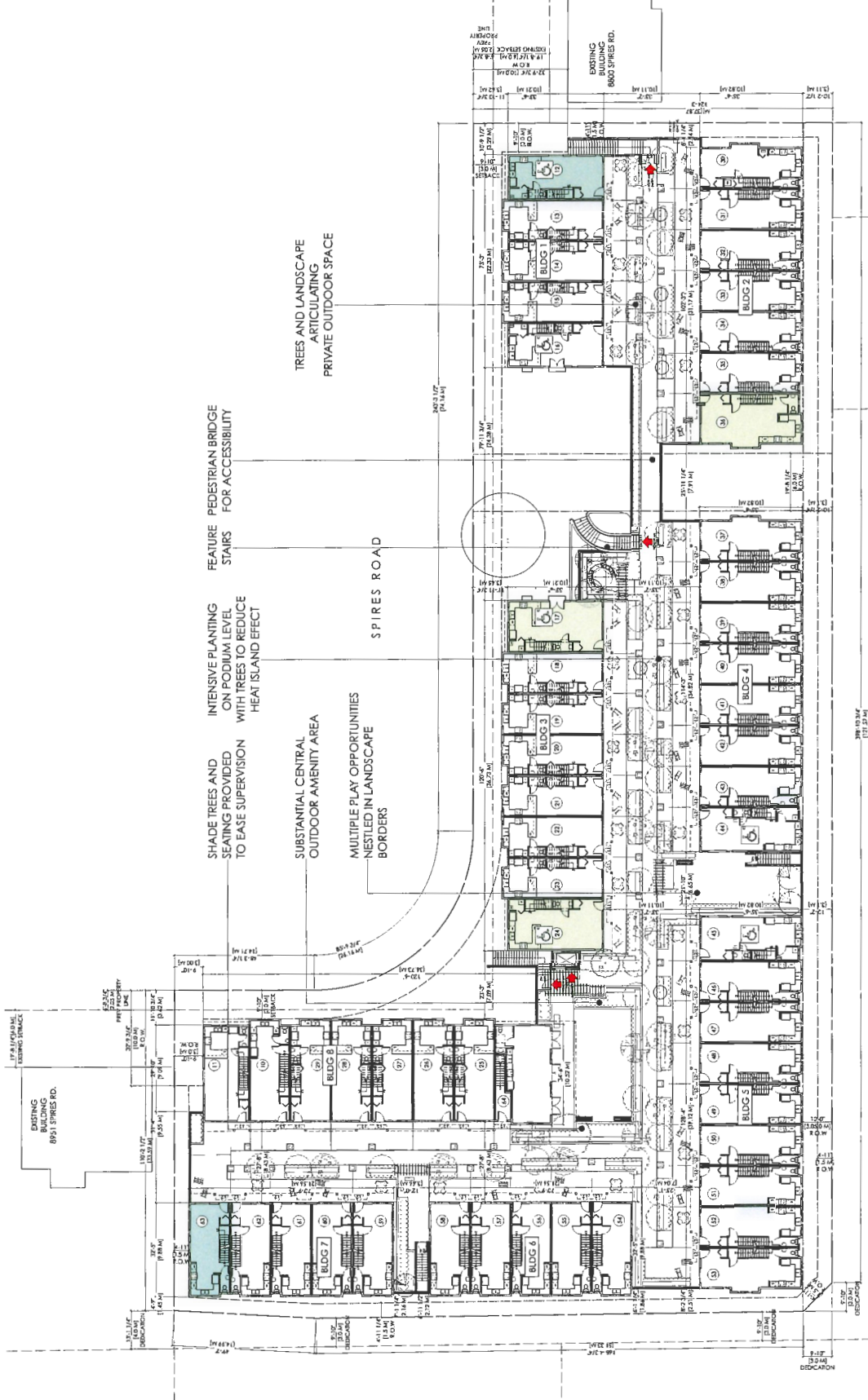
|                    |                                      |
|--------------------|--------------------------------------|
| [Light Green Box]  | 4 BEDROOM TOWNHOUSE                  |
| [Light Orange Box] | 1 BEDROOM GARDEN UNIT                |
| [Light Yellow Box] | 2 BEDROOM GARDEN UNIT                |
| [Light Purple Box] | 3 BEDROOM GARDEN UNIT                |
| [Light Blue Box]   | 2 BEDROOM TOWNHOUSE                  |
| [Light Green Box]  | 3 BEDROOM TOWNHOUSE                  |
| [Light Yellow Box] | 3 BEDROOM TOWNHOUSE + LOCK-OFF SUITE |

# SPIRES GATE

8820 - 8931 SPIRES ROAD  
ALABASTER RICHMOND, BC

**FORMWERKS ARCHITECTURAL**  
102 West 5th Ave., Vancouver, BC V6T 1T9  
Tel: 604.683.5716 Fax: 604.683.5716

# GROUND LEVEL



SHADE TREES AND SEATING PROVIDED TO EASE SUPERVISION

INTENSIVE PLANTING ON PODIUM LEVEL WITH TREES TO REDUCE HEAT ISLAND EFFECT

FEATURE PEDESTRIAN BRIDGE STAIRS FOR ACCESSIBILITY

TREES AND LANDSCAPE ARTICULATING PRIVATE OUTDOOR SPACE

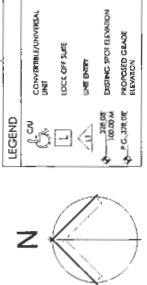
SUBSTANTIAL CENTRAL OUTDOOR AMENITY AREA

MULTIPLE PLAY OPPORTUNITIES NESTLED IN LANDSCAPE BORDERS

SPIRES ROAD

### STATISTICS

| DATA                |           |
|---------------------|-----------|
| EXISTING ZONING     | RS1/E     |
| PROPOSED ZONING     | RP74      |
| LOT AREA            | 62 922.5F |
| LOT COVERAGE        | 50%       |
| # OF BUILDINGS      | 8         |
| # OF STOREYS        | 4         |
| UNIT SUMMARY        |           |
| TOTAL               | 64        |
| 1 BEDROOM           | 4         |
| 2 BEDROOM           | 6         |
| 3 BEDROOM           | 51        |
| 4 BEDROOM           | 3         |
| LOCK-OFF UNITS      | 2         |
| CONVERTIBLE UNITS   | 6         |
| UNIVERSAL UNITS     | 1         |
| GARDEN LEVEL FLATS  | 9         |
| PARKING             |           |
| CAR SPACES          | 94        |
| BICYCLE SPACES      | 82        |
| TOTAL BUILDING AREA | 75064     |
| TOTAL SITE AREA     | 62 972.5F |
| TOTAL DENSITY       | 1.20 FSK  |



# PODIUM LEVEL

### UNIT LEGEND

|                    |                                      |                    |                       |
|--------------------|--------------------------------------|--------------------|-----------------------|
| [Light Green Box]  | 4 BEDROOM TOWNHOUSE                  | [Light Orange Box] | 1 BEDROOM GARDEN UNIT |
| [Light Blue Box]   | 2 BEDROOM TOWNHOUSE                  | [Light Yellow Box] | 2 BEDROOM GARDEN UNIT |
| [Light Purple Box] | 3 BEDROOM TOWNHOUSE                  | [Light Green Box]  | 3 BEDROOM GARDEN UNIT |
| [Light Purple Box] | 3 BEDROOM TOWNHOUSE + LOCK-OFF SUITE |                    |                       |

# SPIRES GATE

8820 - 8931 SPIRES ROAD  
ALABASTER RICHMOND, BC  
HOMES

**FORMWORKS ARCHITECTURAL**

1025 WEST 4TH AVE. RICHMOND, BC V6X 1W1  
TEL: 604.273.7664





847 PROJECTIONS TO CREATE  
FROM EXISTING MASSING  
AT STREET LEVEL.



REDUCED MASSING TO PROVIDE  
GRADIENT TRANSITION TO EXISTING  
SINGLE-FAMILY HOMES

LOWER ENTRY ROOF TO  
RELATE TO PEDESTRIAN SCALE

BASED YARDS TO CREATE  
PRIVACY & SECURITY

**FORMWERKS  
ARCHITECTURAL**  
1423 SW 1st Ave. - Vancouver, BC V6J 1A8  
Tel: 604-261-7018  
From 1833441

# SPIRES GATE

8820 - 8931 SPIRES ROAD  
ALABASTER RICHMOND, BC  
HOMES

# DESIGN RATIONALE & PRECEDENT PHOTOS



