





## Location, Transportation, and Community Context

The proposed development is on a 35,087 square-foot site located on Spires Road. The site is within the City of Richmond's City Centre Area Plan Sub-Area B.1, which envisions high-density townhomes in the area. Located just East of Cooney Road, the surrounding context is largely single-family dwellings with several multi-family townhouse complexes along the arterial roads. The proposed development is within walking distance of Richmond-Brighthouse Station, bike routes and major bus routes connecting to surrounding cities. Within a 10-minute walking radius from the site are schools, parks, restaurants and shopping centres. Its close proximity to amenities, bike routes and bus routes allow for car-free commuting.

## Built Form

Courtyard townhomes and ground-oriented units are proposed with a raised courtyard. The development features secure parking, which is accessed off Spires Road.

The proposal includes three-storey townhomes stacked above garden suites and an enclosed parking structure. A four-storey massing is maintained along Spires Road to conceal the parking structure and provide a more attractive streetscape. Massing is recessed at the upper levels to allow for more natural light into the courtyard and buildings adjacent to the side yards have been reduced on the upper levels to provide a gentler transition into existing single-family developments.

The buildings fronting on Spires Road & Cook Gale feature a raised yard in order to raise the habitable floor elevation of the garden units and give privacy while allowing for casual surveillance of the street. The garden flats have visible access provided from the secured parking garage. The rear buildings are provided with courtyard access with communal access to the secured parking garage via outdoor stairs or elevator.

## Housing and Livability

The proposed development offers a variety of housing options for families. 6 ground-oriented units are proposed along with 3 lock off units part of 30 unique-style townhouse units varying from two to three bedroom flats to three to four bedroom townhouse units. The unit sizes range between 720 and 1,910 square feet. Front-back units are proposed with a depth of 35'6" to ensure adequate natural light is provided to the primary dwelling spaces. These units are provided with operable windows to provide ample natural ventilation.

Each unit is provided with a minimum of one parking stall and have access to bicycle storage in the covered parkade. Plug-ins for electric cars will also be available in the enclosed parkade.

Outdoor space is provided through a variety of landscaped yards and roof decks for improved livability. Ample space for outdoor and indoor amenities are offered around a common courtyard with plenty of programmed children's play areas to establish a sense of community and encourage socialization.

## Architectural Style

The project features contemporary architecture suited to today's lifestyle that considers local traditional building styles and the context of the area. The Tudor style is showcased with varying facade treatment at key points, steep roof pitches, proportionate windows set symmetrically into traditional massing forms, architectural details such as brackets, brick chimney, fascias and external gutters.

Materials include selective use of brick, horizontal siding, fibre cement boards, robust wood detailing, fibreglass shingles and divided windows.



**A** RICHMOND - BRIGHOUSE SKYTRAIN STATION



**B** RICHMOND SHOPPING CENTRE



**C** EXISTING THREE-STOREY TOWNHOUSES



**D** EXISTING FOUR-STOREY TOWNHOUSES (SPIRES I)



**E** EXISTING TWO-STOREY TOWNHOUSES



**F** THREE-STOREY TOWNHOUSES UNDER CONSTRUCTION



**G** WILLIAM COOK ELEMENTARY SCHOOL



SPIRES ROAD STREETScape LOOKING SOUTH



SPIRES ROAD STREETScape LOOKING WEST



SPIRES ROAD STREETScape LOOKING NORTH



SPIRES ROAD STREETScape LOOKING EAST

**PROJECT DATA**

**DEVELOPMENT DATA**

MIN. REQ'D /  
MAX. ALLOWED      PROPOSED

<b>CIVIC ADDRESS</b>		
8800 SPIRES ROAD		
RICHMOND, BC		
<b>LEGAL DESCRIPTION</b>		
LOTS 40-43, SECTION 7 & 10		
BLOCK 4 HOTEL RANGE 1 WEST		
NEW WESTMINSTER DISTRICT, PLAN 31489		
<b>LOT AREA</b>		
LOT AREA (Hd.)		0.226 Ha
LOT AREA (ST)		(35,287 SF)
<b>LOT COVERAGE</b>		
BUILDINGS & STRUCTURES COVERAGE AREA	17,543 SF	14,748 SF
BUILDING 1 STRUCTURES COVERAGE RATIO	30% MAX.	48.4 %
NON-PARKING COVERAGE AREA	24,311 SF	25,480 SF
NON-PARKING COVERAGE RATIO	75% MAX.	72.6 %
LANDSCAPING COVERAGE AREA	7,017 SF	7,041 SF
LANDSCAPING COVERAGE RATIO	20% MIN.	20.1 %
<b>SETBACKS</b>		
FRONT (SPRINT RD)	3.00 M	3.00 M
REAR (LAWSON/OURN PROPERTY LINE)	1.30 M	1.30 M
LEVEL 1 AT PARKADE		2.19 M
LEVEL 1 AT BUILDING 3		3.08 M
ABOVE LEVEL 1		3.08 M
SIDE #1 (FLOOD GATE)	3.00 M	3.00 M
SIDE #2 (WEST PROPERTY LINE)	1.30 M	1.30 M
<b>BUILDING HEIGHT</b>		
BUILDING HEIGHT	15.00 M	<15.00 M*
		*REFER TO ELEVATIONS
<b>NUMBER OF RESIDENTIAL UNITS</b>		
TWO-BEDROOM UNITS	-	4
THREE-BEDROOM UNITS	-	23
FOUR-BEDROOM UNITS W/ LOCK OFF	-	1
FOUR-BEDROOM UNITS	-	4
FOUR-BEDROOM UNITS W/ LOCK OFF	-	2
TOTAL NUMBER OF UNITS	-	34
<b>TOTAL BUILDING FLOOR AREA</b>		
TOTAL GROSS FLOOR AREA	-	44,775.0 SF
WALL EXCLUSIONS	-	1,370.1 SF
STAIR EXCLUSIONS	-	2,460.3 SF
HC UNITS EXCLUSIONS	-	80.0 SF
TOTAL EXCLUSIONS	-	5,110.4 SF
TOTAL NET FLOOR AREA	-	41,444.6 SF
<b>DENSITY</b>		
NO. OF UNITS PER HECTARE		
FLOORSPACE RATIO (FAR)	1.3	1.3
<b>VEHICULAR PARKING</b>		
TOTAL SPACES (REQD. LOADING)	52 (MIN.)	42
STANDARD SIZE (306 MIN. OF PROVIDED = 42 @ 50% = 31)	31 (MIN.)	44
SMALL CAR (EQ. 31 MIN. STANDARD - 2 MIN. ACCESSIBLE = 29)	29 (MIN.)	13
ACCESSIBLE (2% MIN. OF REQUIRED = 52 @ 2% = 1.02 ROUNDED UP)	54 (MIN.)	5
FIBERGLASS SPACES (1.2 STALLS / UNIT MIN. @ 34 UNITS = 40.8 ROUNDED UP)	44 (MIN.)	34
TANDEN (1.4 PROVIDED - 34 UNITS = 18 AVAIL. AS 2ND STALLS)	18 (MIN.)	18
EY CHARGING (100% MIN. OF REQ. PROVIDED = 54 @ 100% = 54)	54 (MIN.)	54
STANDARD SIZE	41	41
SMALL CAR	9	9
ACCESSIBLE	4	4
VISITOR SPACES (0.2 STALLS / UNIT MIN. @ 34 UNITS = 7.2 ROUNDED UP)	8 (MIN.)	8
STANDARD SIZE	3	3
SMALL CAR	4	4
ACCESSIBLE	1	1
LOADING SPACES (1.00 UNITS = 1 REQD. @ 34 UNITS = 1 REQD.)	1 (REQD.)	1 (REQD.)
<b>BICYCLE STORAGE</b>		
CLASS 1 (1.25/UNIT MIN. @ 34 UNITS = 41)	43 (MIN.)	43
HORIZONTAL	30 (MIN.)	30
VERTICAL (37% MAX. OF PROVIDED = 45 @ 33% = 14.85 ROUNDED UP)	15 (MIN.)	15
CLASS 2 (2.00/UNIT MIN. @ 34 UNITS = 7.2 ROUNDED UP)	8 (MIN.)	6

**CONTEXT PLAN**



**BUILDING FLOOR AREA CALCULATIONS**

BUILDING	LEVEL 1 50 FT				TOTAL	LEVEL 2 50 FT				TOTAL
	LEVEL 1 50 FT	LEVEL 2 50 FT	LEVEL 3 50 FT	LEVEL 4 50 FT		LEVEL 1 50 FT	LEVEL 2 50 FT	LEVEL 3 50 FT	LEVEL 4 50 FT	
<b>BUILDING 1</b>										
GROSS	2,143.0 SF	3,083.3 SF	1,217.0 SF	1,814.8 SF	10,388.0 SF	0.0 SF	3,477.9 SF	3,736.4 SF	1,131.2 SF	9,324.4 SF
EXCLUSIONS WALL	43.1 SF	84.1 SF	95.5 SF	78.4 SF	397.1 SF	0.0 SF	84.3 SF	102.3 SF	88.6 SF	365.1 SF
EXCLUSIONS STAIRS	0.0 SF	321.4 SF	241.8 SF	224.8 SF	793.3 SF	0.0 SF	261.8 SF	233.4 SF	214.2 SF	710.3 SF
EXCLUSIONS RSH UNITS	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF
NET	2,118.3 SF	2,667.8 SF	2,866.5 SF	1,311.4 SF	9,197.2 SF	0.0 SF	3,132.3 SF	3,402.7 SF	1,019.0 SF	8,374.4 SF
<b>BUILDING 2</b>										
GROSS	1,680.8 SF	2,272.8 SF	2,291.1 SF	1,317.4 SF	7,582.1 SF	0.0 SF	3,477.9 SF	3,736.3 SF	2,171.4 SF	9,407.4 SF
EXCLUSIONS WALL	28.3 SF	43.1 SF	71.2 SF	37.4 SF	280.0 SF	0.0 SF	74.2 SF	99.3 SF	88.0 SF	361.5 SF
EXCLUSIONS STAIRS	0.0 SF	344.1 SF	172.3 SF	134.1 SF	650.5 SF	0.0 SF	233.9 SF	233.9 SF	214.2 SF	717.1 SF
EXCLUSIONS RSH UNITS	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF
NET	1,652.5 SF	1,885.6 SF	1,077.3 SF	1,173.4 SF	6,647.4 SF	0.0 SF	3,124.3 SF	3,402.3 SF	1,819.0 SF	8,374.4 SF
<b>BUILDING 3</b>										
GROSS	2,288.7 SF	2,983.8 SF	1,178.4 SF	1,880.1 SF	10,351.1 SF	0.0 SF	3,477.9 SF	3,736.3 SF	1,131.2 SF	9,324.4 SF
EXCLUSIONS WALL	44.1 SF	84.7 SF	95.4 SF	78.4 SF	398.6 SF	0.0 SF	84.3 SF	102.3 SF	88.6 SF	365.1 SF
EXCLUSIONS STAIRS	0.0 SF	323.8 SF	241.8 SF	224.8 SF	793.3 SF	0.0 SF	261.8 SF	233.4 SF	214.2 SF	710.3 SF
EXCLUSIONS RSH UNITS	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF
NET	2,172.6 SF	2,577.3 SF	2,844.0 SF	1,387.7 SF	9,154.2 SF	0.0 SF	3,124.3 SF	3,402.3 SF	1,019.0 SF	8,374.4 SF
<b>BUILDING 4</b>										
GROSS	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	3,477.9 SF	3,736.4 SF	1,131.2 SF	9,324.4 SF
EXCLUSIONS WALL	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	84.3 SF	102.3 SF	88.6 SF	365.1 SF
EXCLUSIONS STAIRS	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	261.8 SF	233.4 SF	214.2 SF	710.3 SF
EXCLUSIONS RSH UNITS	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF
NET	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	3,124.3 SF	3,402.3 SF	1,019.0 SF	8,374.4 SF
<b>BUILDING 5</b>										
GROSS	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	3,477.9 SF	3,736.3 SF	1,131.2 SF	9,324.4 SF
EXCLUSIONS WALL	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	84.3 SF	102.3 SF	88.6 SF	365.1 SF
EXCLUSIONS STAIRS	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	261.8 SF	233.4 SF	214.2 SF	710.3 SF
EXCLUSIONS RSH UNITS	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF
NET	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	3,124.3 SF	3,402.3 SF	1,019.0 SF	8,374.4 SF
<b>TOTAL:</b>										
TOTAL GROSS							42,775.1 SF			42,775.1 SF
TOTAL EXCLUSIONS							5,110.4 SF			5,110.4 SF
TOTAL NET							41,444.6 SF			41,444.6 SF

**UNIT AREA CALCULATIONS**

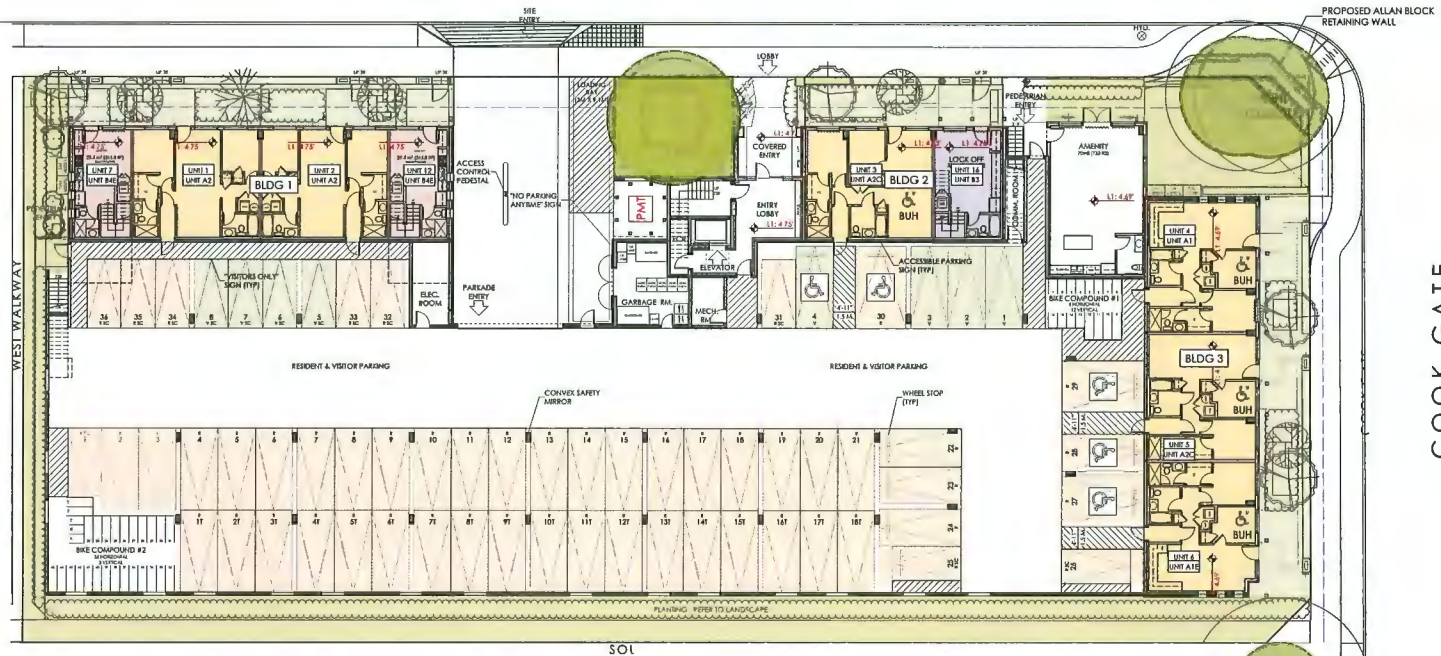
UNIT TYPE	# OF UNITS	GROSS AREA
R1 (3 BED/2BATH)	10	1,322.50 SF
R1E (2 BED/2BATH)	3	1,345.50 SF
R1E (4 BED/3 BATH)	1	1,375.50 SF
R3 (4 BED/3 BATH/LO)	1	1,935.50 SF
R4 (3 BED/2BATH)	6	1,327.50 SF
R4E (2 BED/2BATH/LO)	2	1,728.50 SF
R5 (4 BED/3 BATH)	1	1,535.50 SF
R6A (4 BED/2 BATH)	1	1,459.50 SF
R6 (4 BED/2 BATH)	1	1,476.50 SF
R7 (3 BED/2BATH)	4	1,882.50 SF
A1 (2 BED/2 BATH/BUO)	1	764.50 SF
A1E (2 BED/2 BATH/BUH)	1	757.50 SF
A2 (2 BED/2 BATH)	2	718.50 SF
A3C (2 BED/2 BATH/BUH)	2	718.50 SF
<b>TOTAL</b>	<b>36</b>	

**OUTDOOR AREA CALCULATIONS**

OUTDOOR AREA CALCULATION SUMMARY						
NUMBER OF UNITS PROPOSED	36	REQUIRED	PROPOSED			TOTAL
			LEVEL 1	LEVEL 2	LEVEL 4	
<b>SITE AREA</b>	<b>3260 m²</b>					
<b>REQUIRED OUTDOOR AMENITY (6 m²/UNIT)</b>		<b>2,325 SF</b>	<b>(21.6 m²)</b>	<b>886.1 SF</b>	<b>435.6 SF</b>	<b>2,440.9 SF</b>
(CON OCP 14.4.8.2)						<b>(226.8 m²)</b>
<b>CHILD'S PLAY AREA (3 m²/UNIT)</b>		<b>1,163 SF</b>	<b>(108 m²)</b>	<b>1,013.1 SF</b>	<b>406.1 SF</b>	<b>1,419.2 SF</b>
(CON OCP 14.4.8.2)						<b>(131.8 m²)</b>
<b>ADDITIONAL OUTDOOR AMENITY (10% SITE AREA)</b>		<b>3,509 SF</b>	<b>(326 m²)</b>	<b>834.5 SF</b>	<b>1,597.6 SF</b>	<b>3,674.2 SF</b>
(CON City Centre Area Plan 3.1.8.8)						<b>(341.3 m²)</b>
<b>PRIVATE OPEN SPACE (37 m²/UNIT)</b>		<b>14,338 SF</b>	<b>(1,332 m²)</b>	<b>2,385.0 SF</b>	<b>6,415.8 SF</b>	<b>15,247.2 SF</b>
(CON City Centre Area Plan 3.1.8.8)						<b>(1,418.3m²)</b>
<b>TOTAL OUTDOOR AREA</b>		<b>20,172 SF</b>	<b>(1,874 m²)</b>	<b>4,887.3 SF</b>	<b>10,028.6 SF</b>	<b>21,382.3 SF</b>
						<b>(1,986.4 m²)</b>

COOK  
CRES.

SPIRES ROAD



LEGEND	
	CONVERTIBLE/UNIVERSAL UNIT
	UNIT ENTRY
	PRIVATE OUTDOOR AREA
	AMENITY OUTDOOR AREA
	CHILD'S PLAY AREA
	ADDITIONAL OUTDOOR AREA
	TRUCK REARUDGE LOADING BUFFER
	ROLL-OVER CURBS
	GRASS CREE

PARKING LEGEND		NOTE: R = RESIDENT PARKING V = VISITOR PARKING	
	STANDARD ACCESSIBLE PARKING (RESIDENT)		STANDARD ACCESSIBLE PARKING w/ 1.5 M WHEELCHAIR AISLE (RESIDENT)
	STANDARD PARKING w/ 0.3 M LATERAL CLEARANCE (RESIDENT)		VAN ACCESSIBLE PARKING w/ 1.5 M WHEELCHAIR AISLE (RESIDENT)
	SMALL CAR PARKING (RESIDENT)		STANDARD ACCESSIBLE PARKING w/ 1.5 M WHEELCHAIR AISLE (VISITOR)
	STANDARD PARKING (VISITOR)		CLASS 1 BICYCLE STORAGE (HORIZONTAL)
	SMALL CAR PARKING (VISITOR)		CLASS 1 BICYCLE STORAGE (VERTICAL)

PARKING DATA	MAX. REQD. / MIN. ALLOWED	PROPOSED
<b>VEHICULAR PARKING</b>		
TOTAL SPACES (EXCL. LOADING SPACES)	57 MAX.	62
STANDARD SEE 100% MIN. OF PROVIDED	33 MAX.	46
SMALL SEE (REMANDE)	29 MAX.	12
ACCESSIBLE (25% MIN. OF PROVIDED)	2 MAX.	5
RESIDENT SPACES (1,000 FT MIN.)	44 MAX.	54
STANDARD SEE		41
SMALL CAR		9
ACCESSIBLE		4
PANDEM (TURNED TO 90D STALLS)	18 MAX.	19
BY CLEARING (100% OF REQ. PROVIDED)	54 MAX.	64
VISITOR SPACES	8 MAX.	3
STANDARD		3
SMALL CAR		4
ACCESSIBLE		1
TOTAL LOADING SPACES	1 (HORIZ.)	1 (HORIZ.)
<b>BICYCLE STORAGE</b>		
CLASS 1 BICYCLES (1.25M MIN.)	43 MAX.	45
HORIZONTAL (REMANDE)	30 MAX.	30
VERTICAL (25% MAX. OF PROVIDED)	13 MAX.	15
CLASS 2 BICYCLES (0.27 UNIT MIN.)	8	8

UNIT LEGEND	
	2 BEDROOM GARDEN UNIT
	3 BEDROOM TOWNHOUSE
	4 BEDROOM TOWNHOUSE
	3 BEDROOM TOWNHOUSE + LOCK-OFF SUITE
	4 BEDROOM TOWNHOUSE + LOCK-OFF SUITE

UNIT DATA	NUMBER OF UNITS	GROSS AREA
A1 (2 BED/2 BATH/BUH)	1	744 SQ.FT.
A1E (2 BED/2 BATH/BUH)	1	737 SQ.FT.
A2 (2 BED/2 BATH)	2	718 SQ.FT.
A2C (2 BED/2 BATH/BUH)	2	718 SQ.FT.
B1 (3 BED+DEN/2 BATH)	10	1229 SQ.FT.
B1E (3 BED+DEN/2 BATH)	3	1345 SQ.FT.
B2 (4 BED/3 BATH)	1	1379 SQ.FT.
B3 (4 BED/3 BATH/LO)	1	1935 SQ.FT.
B4 (3 BED+DEN/2 BATH)	4	1327 SQ.FT.
B4E (3 BED+DEN/3 BATH/LO)	2	1738 SQ.FT.
B5 (4 BED/3 BATH)	1	1533 SQ.FT.
B6 (4 BED/3 BATH)	1	1476 SQ.FT.
B6A (4 BED/2 BATH)	1	1459 SQ.FT.
B7 (3 BED+DEN/2 BATH)	4	1282 SQ.FT.
<b>TOTAL</b>	<b>36</b>	

**GENERAL NOTES**

1. BASIC UNIVERSAL HOUSING (MIN) UNITS ARE DESIGNED IN ACCORDANCE WITH SECTION 4.16 OF THE NICHIAHOUSING BYLAW 8800.



AVIARY | 8800 SPIRES ROAD

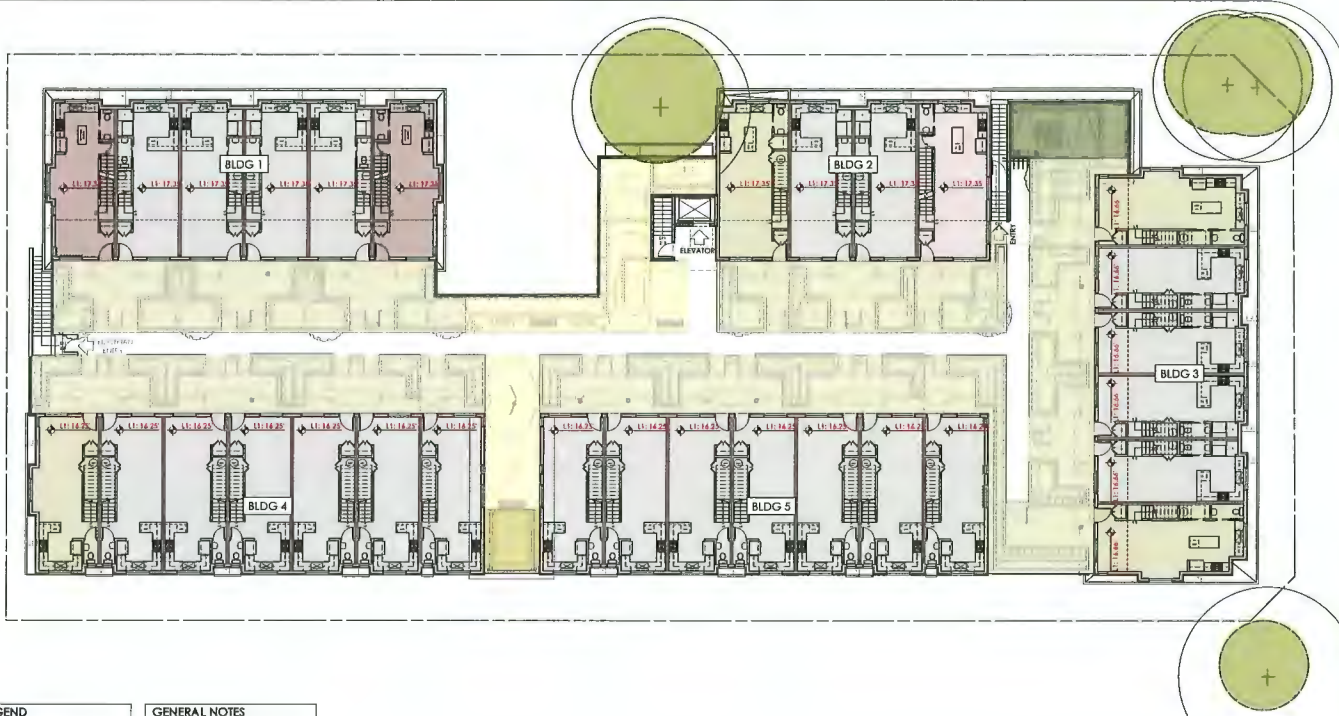
SITE / LEVEL 1 PLAN

FORMWERKS  
ARCHITECTURAL

COOK  
CREES.

SPIRES ROAD

COOK GATE



LEGEND	
	CONVERTIBLE/UNIVERSAL UNIT
	UNIT ENTRY
	PRIVATE OUTDOOR AREA
	AMENITY OUTDOOR AREA
	CHILD'S PLAY AREA
	ADDITIONAL OUTDOOR AREA
	TRUCK BERTH/LOADING BUFFER
	ROLL-OVER CURB
	GRASS CREST

UNIT LEGEND	
	2 BEDROOM GARDEN UNIT
	3 BEDROOM TOWNHOUSE
	4 BEDROOM TOWNHOUSE
	3 BEDROOM TOWNHOUSE + LOCK-OFF SUITE
	4 BEDROOM TOWNHOUSE + LOCK-OFF SUITE

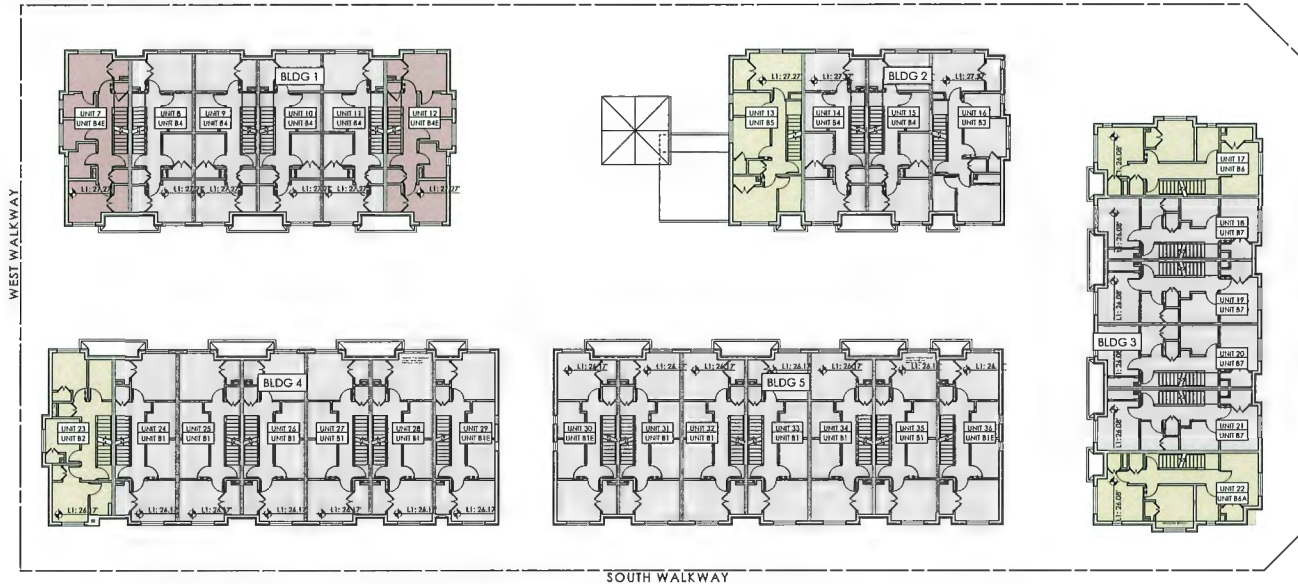
**GENERAL NOTES**

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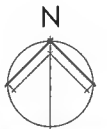


COOK  
CRES.

SPIRES ROAD



UNIT LEGEND	
	2 BEDROOM GARDEN UNIT
	3 BEDROOM TOWNHOUSE
	4 BEDROOM TOWNHOUSE
	3 BEDROOM TOWNHOUSE + LOCK-UP SUITE
	4 BEDROOM TOWNHOUSE + LOCK-UP SUITE





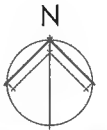
COOK  
CRES.

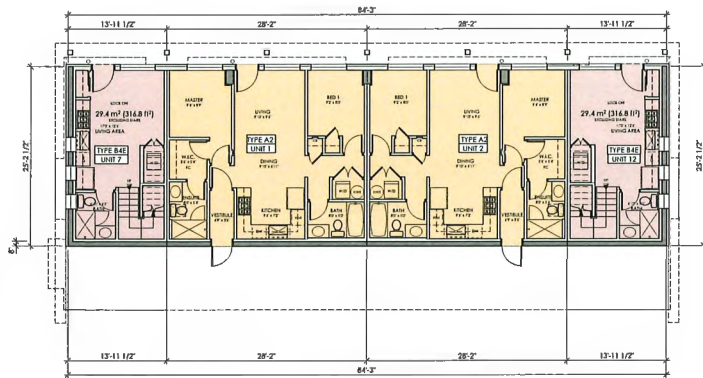
SPIRES ROAD



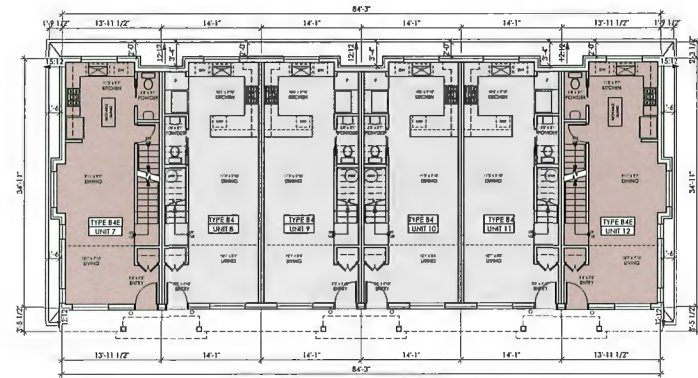
UNIT LEGEND	
	2 BEDROOM GARDEN UNIT
	3 BEDROOM TOWNHOUSE
	4 BEDROOM TOWNHOUSE
	3 BEDROOM TOWNHOUSE + LOCK-OFF SUITE
	4 BEDROOM TOWNHOUSE + LOCK-OFF SUITE

OUTDOOR AREA LEGEND	
	PRIVATE OUTDOOR AREA

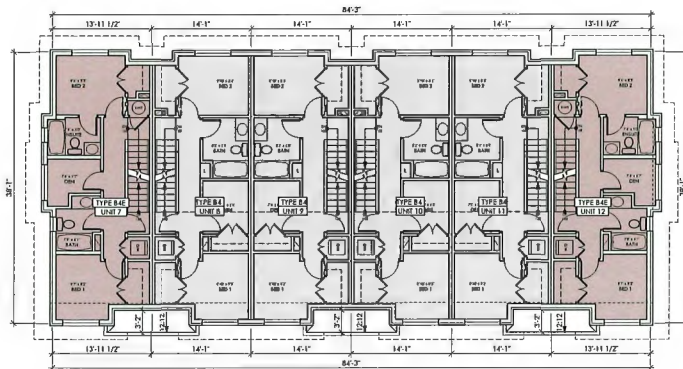




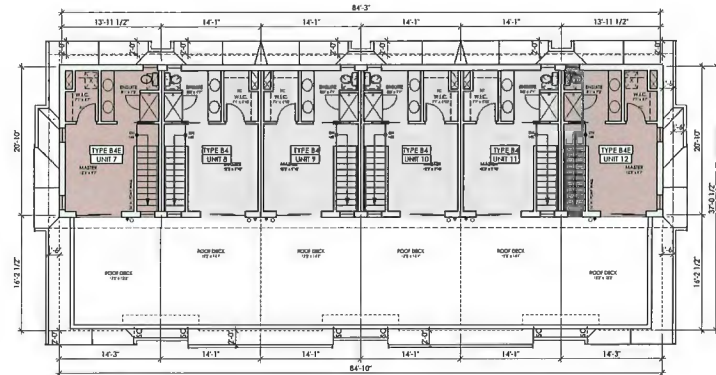
LEVEL 1 PLAN  
BUILDING 1



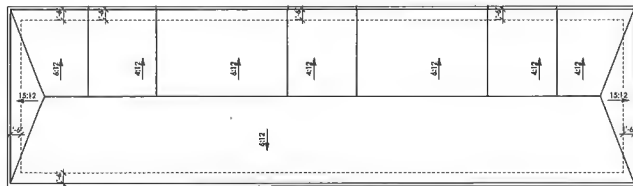
LEVEL 2 PLAN  
BUILDING 1



LEVEL 3 PLAN  
BUILDING 1

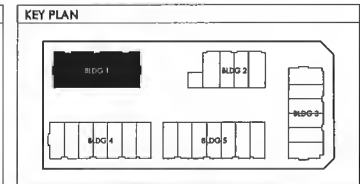


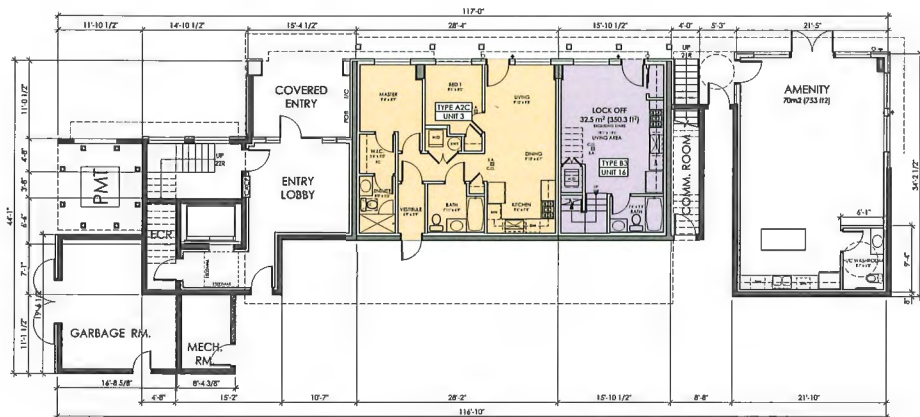
LEVEL 4 PLAN  
BUILDING 1



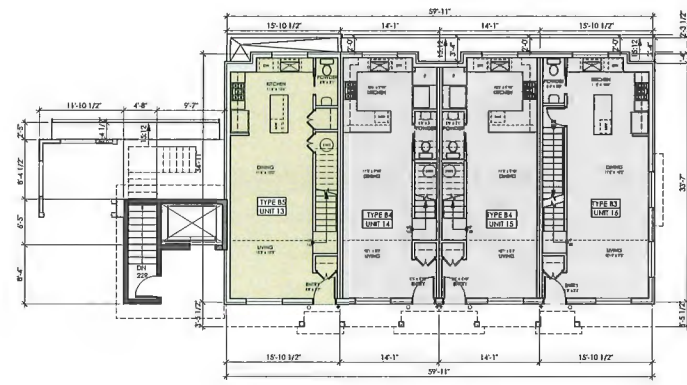
ROOF PLAN  
BUILDING 1

UNIT LEGEND	
	2 BEDROOM GARDEN UNIT
	3 BEDROOM TOWNHOUSE
	4 BEDROOM TOWNHOUSE
	3 BEDROOM TOWNHOUSE + LOCK-OFF SUITE
	4 BEDROOM TOWNHOUSE + LOCK-OFF SUITE

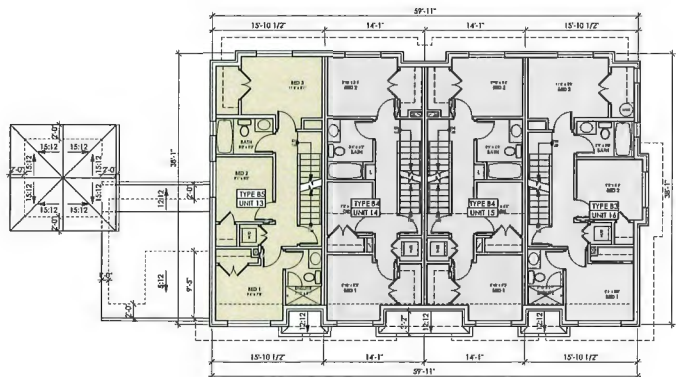




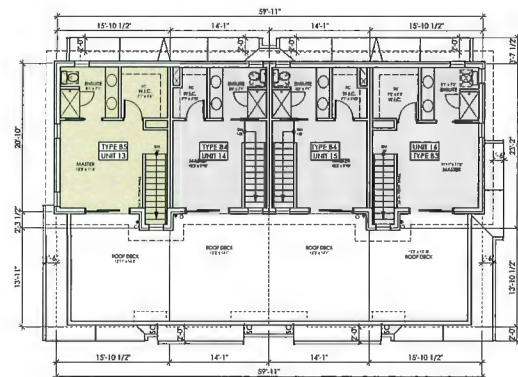
LEVEL 1 PLAN  
BUILDING 2



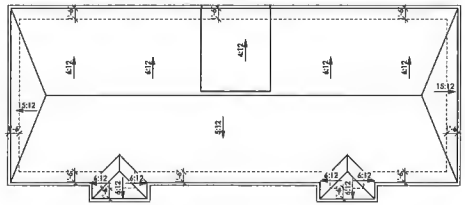
LEVEL 2 PLAN  
BUILDING 2



LEVEL 3 PLAN  
BUILDING 2



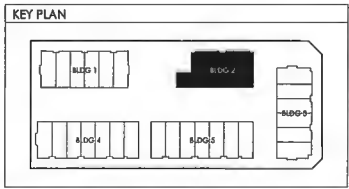
LEVEL 4 PLAN  
BUILDING 2

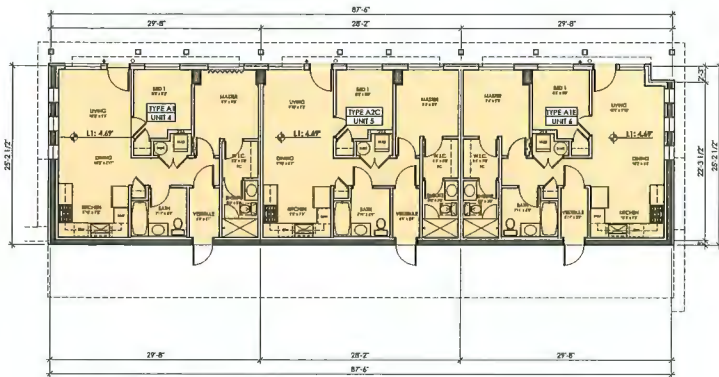


ROOF PLAN  
BUILDING 2

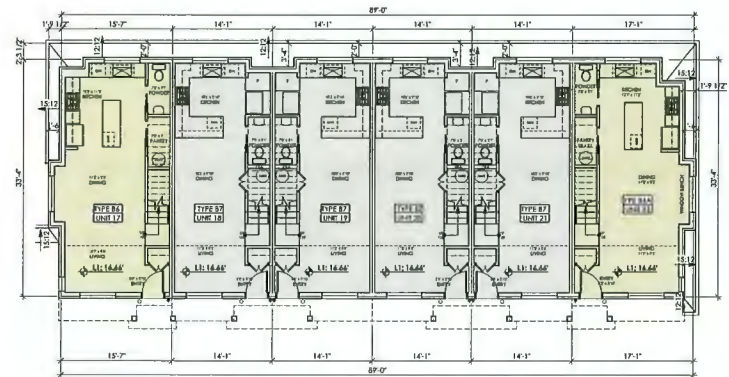
**UNIT LEGEND**

	2 BEDROOM GARDEN UNIT		3 BEDROOM TOWNHOUSE + LOCK-OFF SUITE
	3 BEDROOM TOWNHOUSE		4 BEDROOM TOWNHOUSE + LOCK-OFF SUITE
	4 BEDROOM TOWNHOUSE		

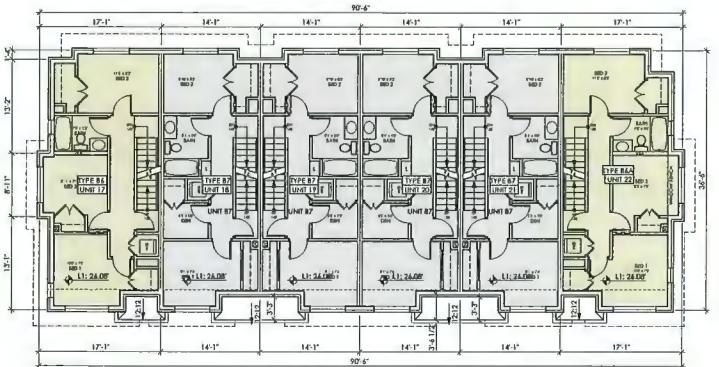




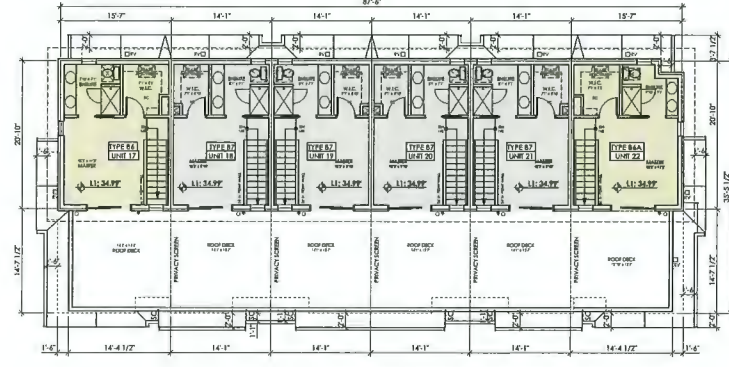
LEVEL 1 PLAN  
BUILDING 3



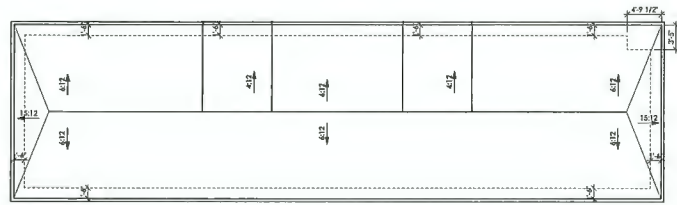
LEVEL 2 PLAN  
BUILDING 3



LEVEL 3 PLAN  
BUILDING 3

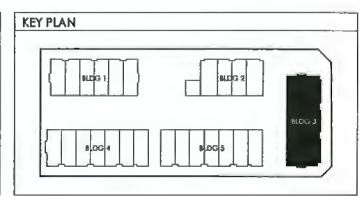


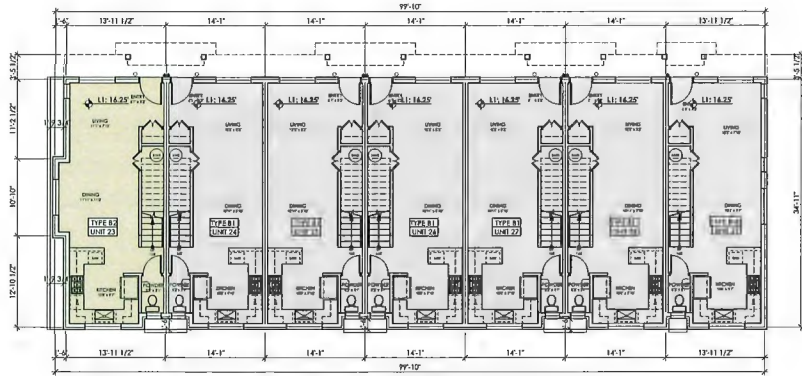
LEVEL 4 PLAN  
BUILDING 3



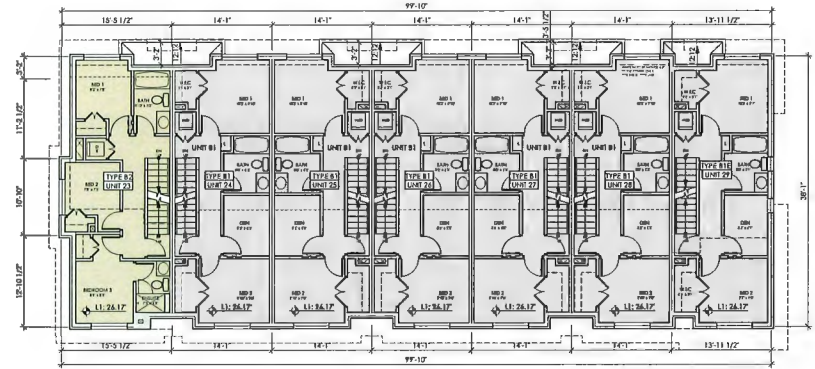
ROOF PLAN  
BUILDING 3

UNIT LEGEND	
	2 BEDROOM GARDEN UNIT
	3 BEDROOM TOWNHOUSE
	4 BEDROOM TOWNHOUSE
	3 BEDROOM TOWNHOUSE + LOCK-OFF SUITE
	4 BEDROOM TOWNHOUSE + LOCK-OFF SUITE

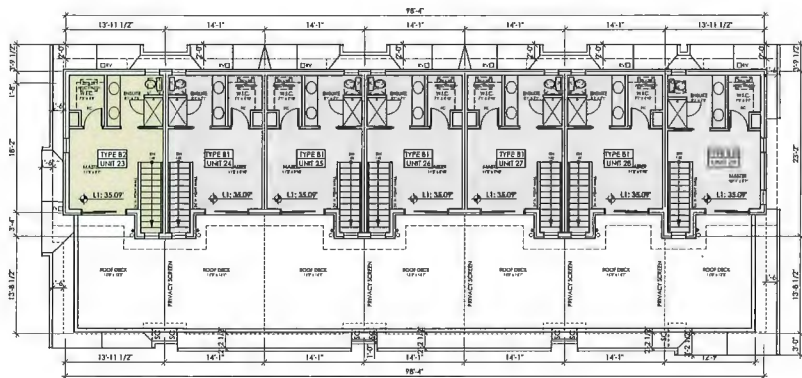




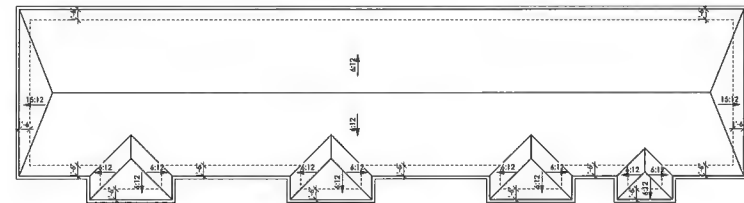
LEVEL 2 PLAN  
BUILDING 4



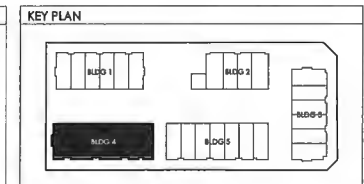
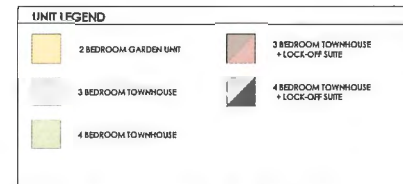
LEVEL 3 PLAN  
BUILDING 4

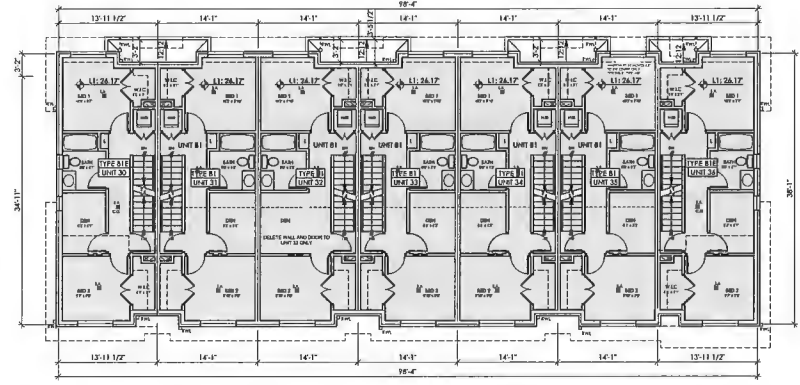
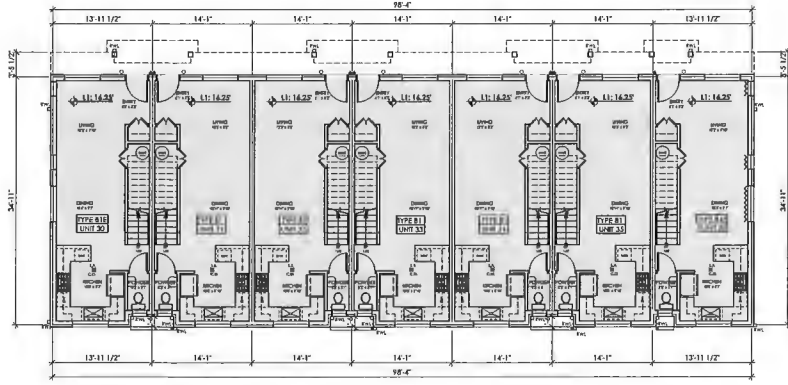


LEVEL 4 PLAN  
BUILDING 4



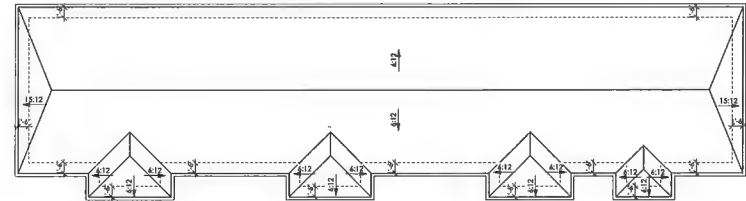
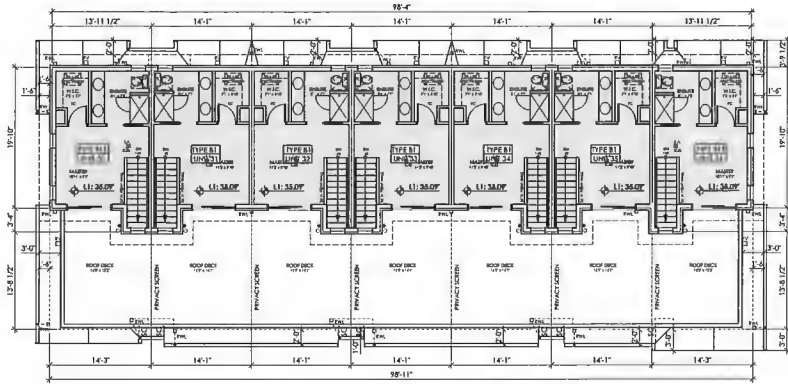
ROOF PLAN  
BUILDING 4





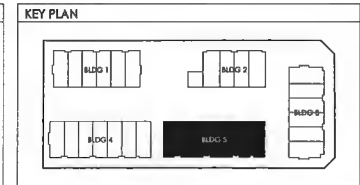
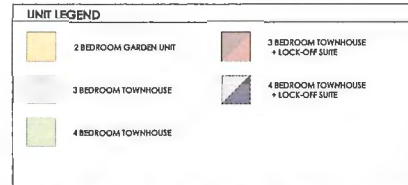
LEVEL 2 PLAN  
BUILDING 5

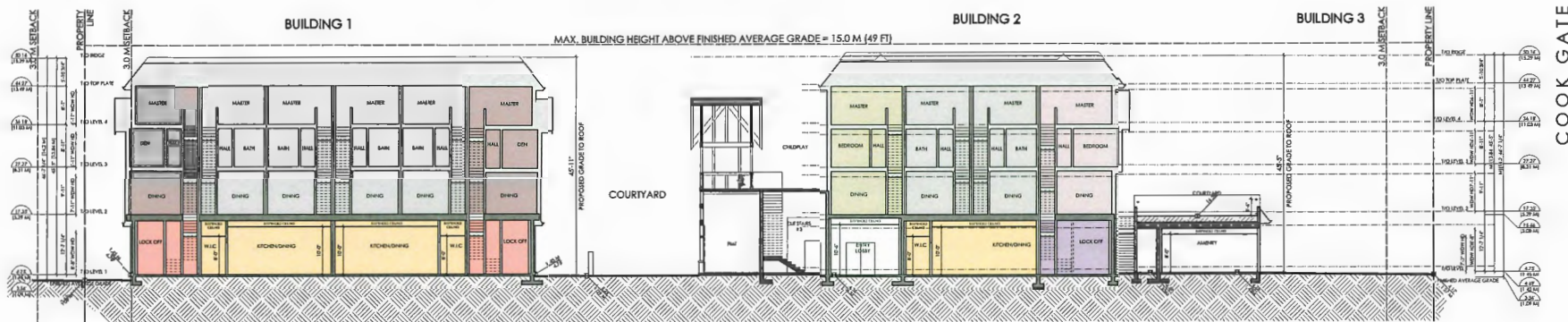
LEVEL 3 PLAN  
BUILDING 5



LEVEL 4 PLAN  
BUILDING 5

ROOF PLAN  
BUILDING 5

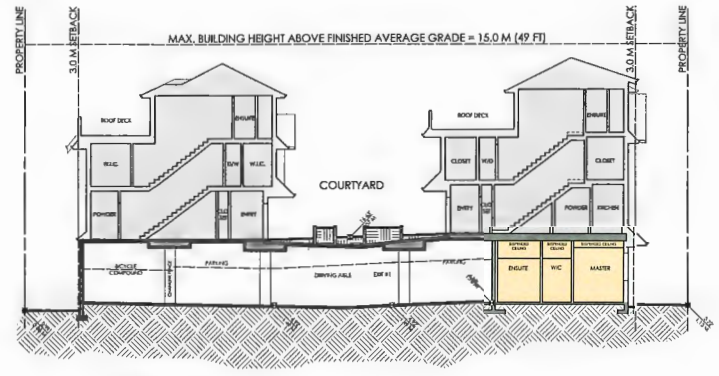




SITE SECTION A



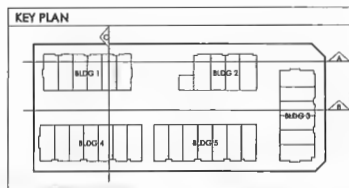
SITE SECTION B



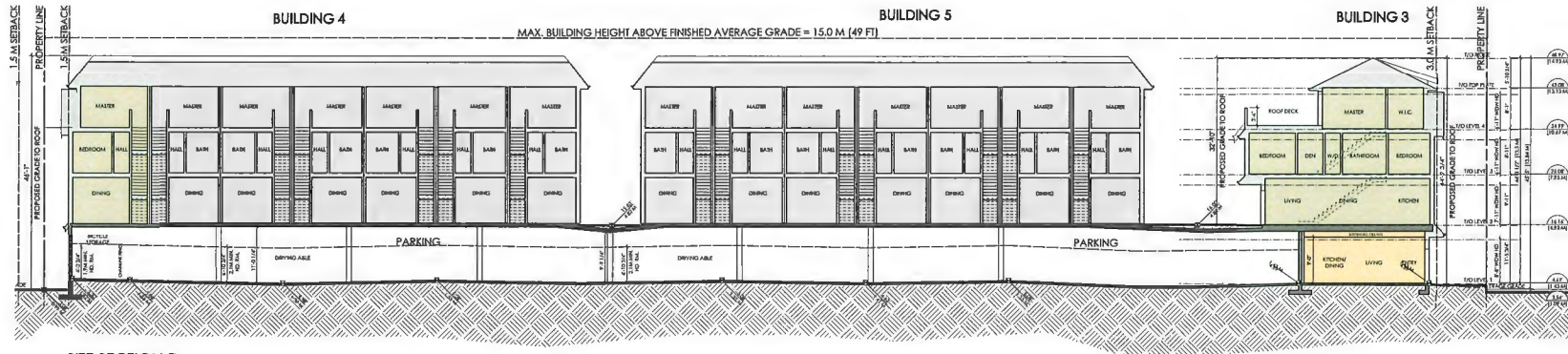
SITE SECTION C

**UNIT LEGEND**

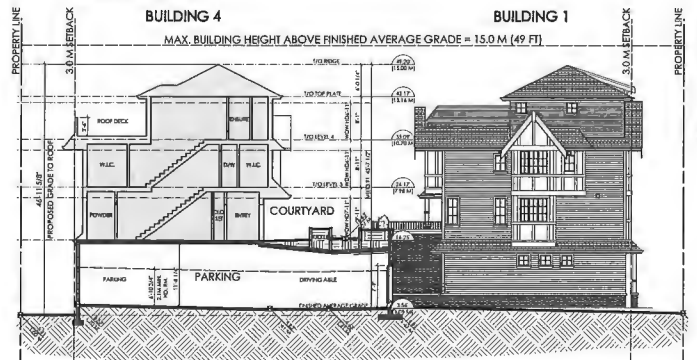
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<span style="display:inline-block; width:15px; height:15px; background-color:lightgrey;"></span> 3 BEDROOM TOWNHOUSE	<span style="display:inline-block; width:15px; height:15px; background-color:lightblue;"></span> 4 BEDROOM TOWNHOUSE 4 LOCK-OFF SUITE
<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen;"></span> 4 BEDROOM TOWNHOUSE	



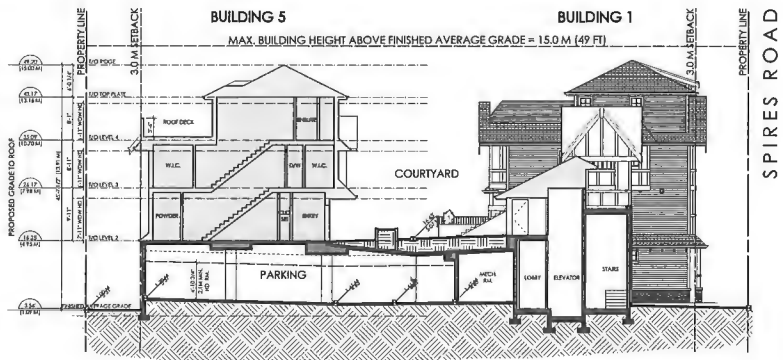
COOK GATE



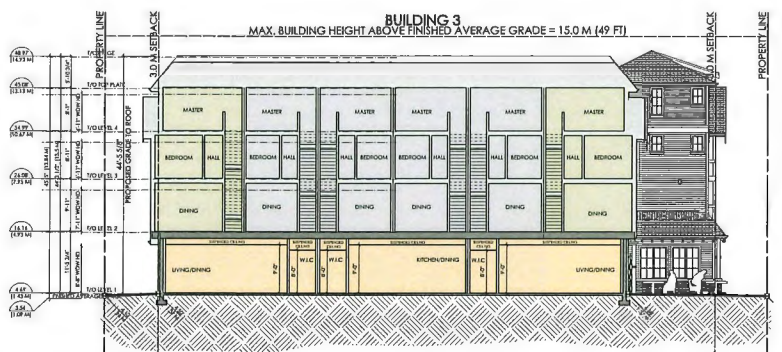
SITE SECTION D



SITE SECTION E



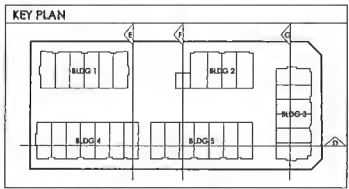
SITE SECTION F



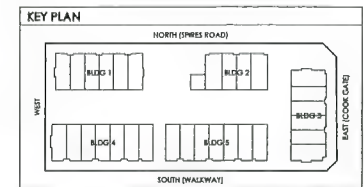
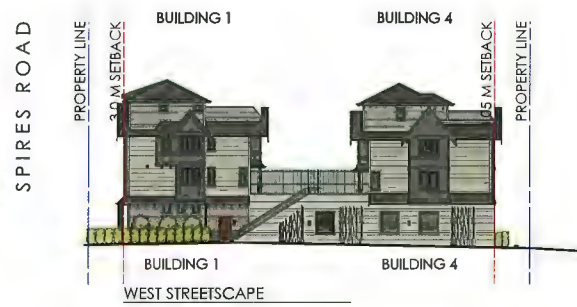
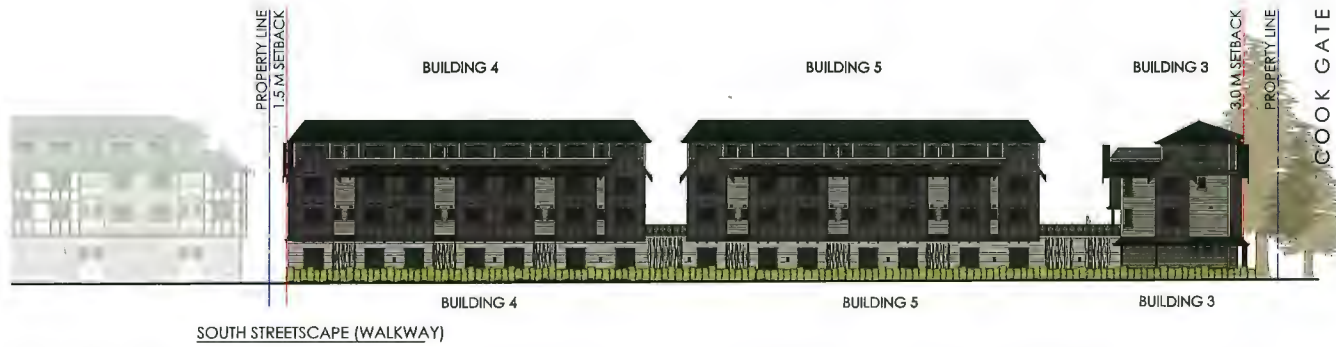
SITE SECTION G

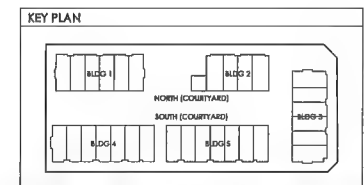
**UNIT LEGEND**

	2 BEDROOM GARDEN UNIT		3 BEDROOM TOWNHOUSE + LOCK-OFF SUITE
	3 BEDROOM TOWNHOUSE		4 BEDROOM TOWNHOUSE + LOCK-OFF SUITE
	4 BEDROOM TOWNHOUSE		



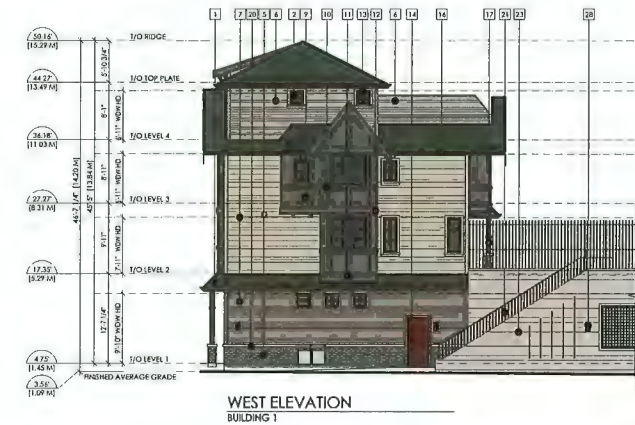








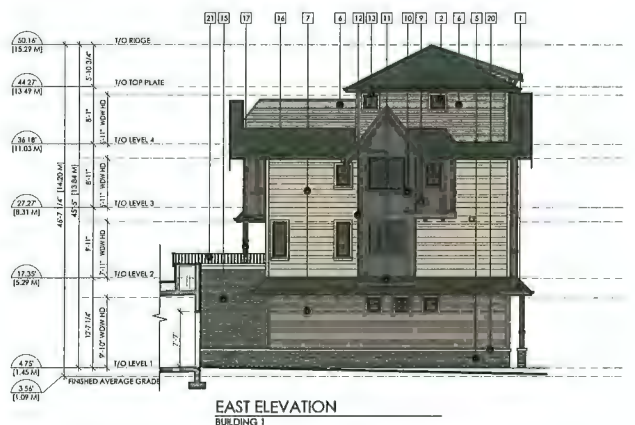
NORTH ELEVATION  
BUILDING 1



WEST ELEVATION  
BUILDING 1

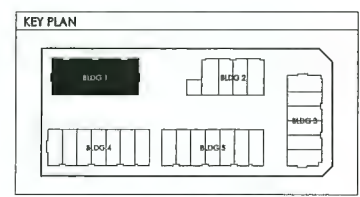


SOUTH ELEVATION  
BUILDING 1



EAST ELEVATION  
BUILDING 1

COLOUR LEGEND		FINISH SCHEDULE			
	BM 1551 LA PALOMA GREY				
	BM 1549 BALBOA MIST				
	BM 1475 GRAYSTONE				
	BM HC-166 KENDALL CHARCOAL				
	BM 2105-10 FOREST BROWN				



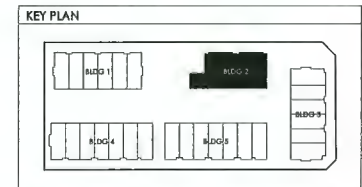


**COLOUR LEGEND**

	BM 1551 LA PALOMA GREY
	BM 1549 BALBOA MIST
	BM 1475 GRAYSTONE
	BM HC-166 KENDALL CHARCOAL
	BM 2105-10 FOREST BROWN

**FINISH SCHEDULE**

	1) FIREGLASS SHINGLE		11) PAINTED FIBRE CEMENT BOARD WITH 4" TRIM		21) PAINTED METAL ELEVATOR DOORS
	2) DOUBLE PANELED SEALED UNIT VENT WINDOWS		12) PAINTED WOOD S&B RIDGE TRIM		22) GLASS LOBBY DOORS
	3) ISOLATED METAL PANEL DOOR		13) PAINTED 2X12 BELLY BOARD WITH 1X4 PROJECTED TRIM		23) GLASS AMENITY DOORS
	4) SLIDING DOOR		14) PAINTED 2X12 BELLY BOARD		24) CONCRETE CAP
	5) BRICK		15) PAINTED 2X4 WINDOW TRIM		25) LED WALL SCONCE
	6) PAINTED FIBRE CEMENT PLANK EXPOSED		16) PAINTED 2X4 WINDOW TRIM		26) ALUMINUM RAILING
	7) PAINTED FIBRE CEMENT PLANK 4" EXPOSED		17) METAL PANEL DOOR		27) PREPRESSED 4X4 SECURITY MESH
	8) PAINTED WOOD TRIM BOARD		18) BRICK PATTERNEED w/ SOLDER COURSES		28) 24 PUNCHED OPENING
	9) PAINTED WOOD TRIM BOARD		19) PAINTED METAL FAUCET GUTTER		29) BOARD FORMED CONCRETE
			20) GREEN WALL ON CABLE SYSTEM		





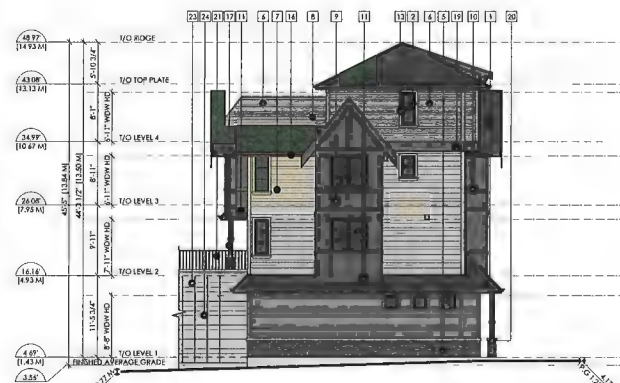
EAST ELEVATION  
BUILDING 3



NORTH ELEVATION  
BUILDING 3



WEST ELEVATION  
BUILDING 3



SOUTH ELEVATION  
BUILDING 3

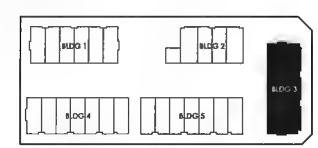
COLOUR LEGEND

	BM 1551 LA PALOMA GREY
	BM 1549 BALBOA MIST
	BM 1475 GRAYSTONE
	BM HC-166 KENDALL CHARCOAL
	BM 2105-10 FOREST BROWN

FINISH SCHEDULE

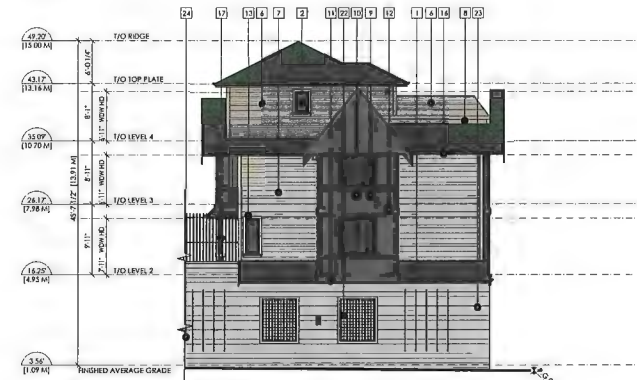
IRREGULAR SHINGLE	PAINTED FIBRE CEMENT BOARD WITH G-FINISH	PAINTED WOOD COLUMN	PAINTED METAL ELEVATOR DOORS
DOUBLE PANED SEALED GLE W/HTL W/DOCS	PAINTED WOOD 2X4 FLOOR TRIM	PAINTED WOOD BRACKETS	GLASS LOBBY DOORS
INSULATED METAL PANEL DOOR	PAINTED 2X12 BELLY BOARD WITH 1X4 PROJECTED TRIM	PAINTED 2X12 BELLY BOARD WITH 1X4 PROJECTED TRIM	GLASS AMENITY DOORS
SLIDING DOOR	PAINTED 5X12 BELLY BOARD	CONCRETE CAP	LED WALL SCIENCE
BRICK	PAINTED 2X4 W/DOOR TRIM	ALUMINUM RABBING	
PAINTED FIBRE CEMENT PLANK 2" EXPOSED	METAL PANEL DOOR	FINISHED 614 SECURITY MESH IN PUNCHED OPENING	
PAINTED FIBRE CEMENT PLANK 4" EXPOSED	BRICK PATTERNED W/ SOLDER COUSERS	BOARD FORMED CONCRETE	
PAINTED WOOD TRIM BOARD	FINISHED METAL FAUCIA GUTTER	GREEN WALL ON CABLE SYSTEM	

KEY PLAN

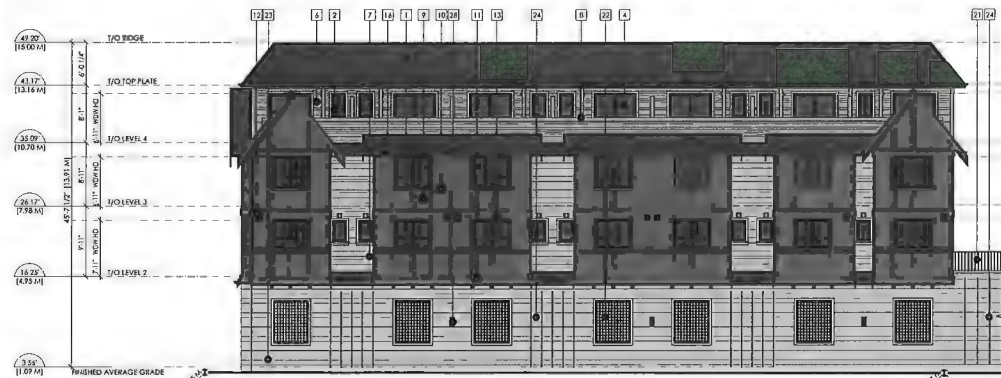




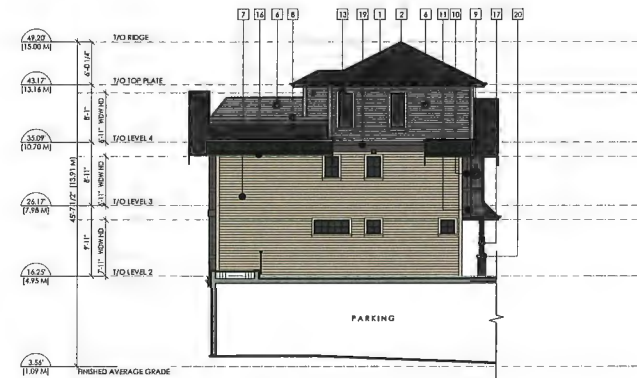
NORTH ELEVATION  
BUILDING 4



WEST ELEVATION  
BUILDING 4



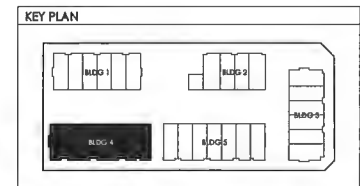
SOUTH ELEVATION  
BUILDING 4



EAST ELEVATION  
BUILDING 4

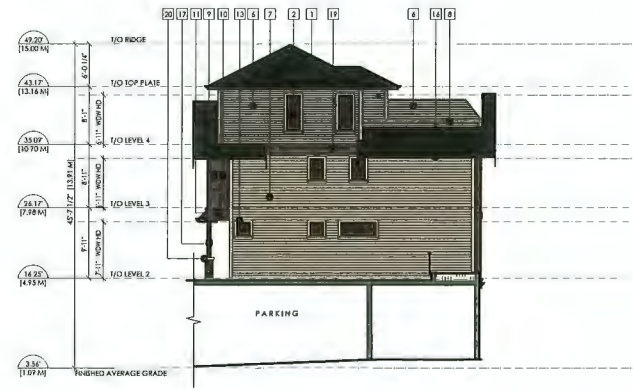
COLOUR LEGEND	
	BM 1551 LA PALOMA GREY
	BM 1549 BALBOA MIST
	BM 1475 GRAYSTONE
	BM HC-166 KENDALL CHARCOAL
	BM 2105-10 FOREST BROWN

FINISH SCHEDULE			
FIBERGLASS SHINGLE	PAINTED FIBRE CEMENT BOARD WITH 4" TRIM	PAINTED WOOD COLLAR	PAINTED METAL ELEVATOR DOORS
DOUBLE PAINTED SEALED UNIT W/HTL W/DOORS	PAINTED WOOD 2x4 TUDOR TRIM	PAINTED WOOD BRACETS	GLASS LOBBY DOORS
FINISHED METAL PANEL DOOR	PAINTED 2x12 BELLY BOARD WITH 1/4" PROJECTED TRIM	PAINTED 2x12 BELLY BOARD WITH 1/4" PROJECTED TRIM	GLASS AMENITY DOORS
ALUMINO DOOR	PAINTED 2x12 BELLY BOARD	CONCRETE CAP	LED WALL SCONCE
BRICK	PAINTED 3x4 WINDOY TRIM	ALUMINUM BANDING	
PAINTED FIBRE CEMENT PLANK 4" EXPOSED	METAL PANEL DOOR	FINISHED 4x4 SECURITY MESH IN FINCHED OPENING	
PAINTED FIBRE CEMENT PLANK 4" EXPOSED	BRICK PATTERNED w/ SOLDER COURSES	BOARD FORMED CONCRETE	
PAINTED WOOD TRIM BOARD	FINISHED METAL FAUCIA OUTLET	GREEN WALL ON CABLE SYSTEM	

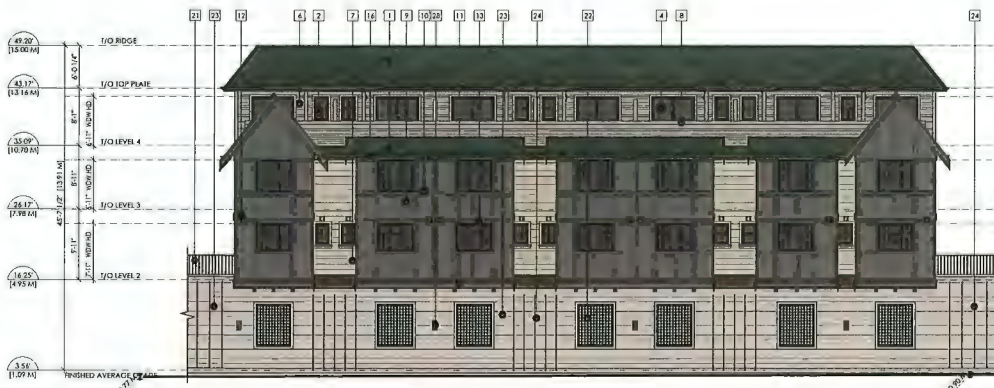




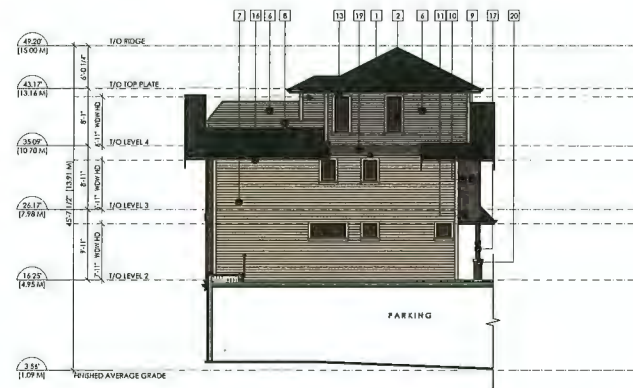
NORTH ELEVATION  
BUILDING 5



WEST ELEVATION  
BUILDING 5



SOUTH ELEVATION  
BUILDING 5



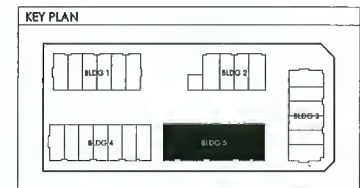
EAST ELEVATION  
BUILDING 5

**COLOUR LEGEND**

	BM 1551 LA PALOMA GREY
	BM 1549 BALBOA MIST
	BM 1475 GRAYSTONE
	BM HC-166 KENDALL CHARCOAL
	BM 2105-10 FOREST BROWN

**FINISH SCHEDULE**

IRREGULAR SHINGLE	PAINTED FIBRE CEMENT BOARD WITH 6" TRIMS	PAINTED WOOD COLUMN	PAINTED METAL ELEVATOR DOORS
DOUBLE PANED SEALED UNIT WHITE WINDOW	PAINTED WOOD 2X4 TRUSS TRIM	PAINTED WOOD BRACETS	GLASS LOBBY DOORS
RESHALED METAL PANEL DOOR	PAINTED 2X12 BELLY BOARD WITH 1X4 PROJECTED TRIM	PAINTED 2X12 BELLY BOARD WITH 1X4 PROJECTED TRIM	GLASS AMBURY DOORS
SLIDING DOOR	PAINTED 2X12 BELLY BOARD	CONCRETE CAP	LED WALL SCONCE
BRICK	PAINTED 2X4 WINDOW TRIM	ALL-WAY-IN BANDING	
PAINTED FIBRE CEMENT PLANK 2" EXPOSED	METAL PANEL DOOR	FRESHWASH 4X4 SECURITY MESH 24 PUNCHED OPENING	
PAINTED FIBRE CEMENT PLANK 4" EXPOSED	ROCK PARTNERED w/ SOLDER COURSES	BOARD FORMED CONCRETE	
PAINTED WOOD TRIM BOARD	FRESHWASH METAL FASCIA GUTTER	GREEN WALL ON CABLE SYSTEM	



**GUTTERS AND DOWNSPOUTS**

MAN: GENTEX  
COLOUR: 525 BLACK

**PAINTED WOOD GABLE FINIAL**

MAN: BENJAMIN MOORE  
COLOUR: KENDALL CHARCOAL  
NUMBER: HC-144

**PAINTED FIBRE CEMENT BOARD**

MAN: BENJAMIN MOORE  
COLOUR: KENDALL CHARCOAL  
NUMBER: HC-144

**PAINTED WOOD TRIM AND BRACKETS**

MAN: BENJAMIN MOORE  
COLOUR: KENDALL CHARCOAL  
NUMBER: HC-144

**PAINTED ALUMINUM GUARDRAIL AND GATE**

COLOUR: BLACK

**DECORATIVE BRICK - 1/2" SOLDIER BRICK PROJECTS EVERY 5TH COURSE**

MAN: INTERSTATE BRICK  
COLOUR: PEWTER

**PARKADE OVERHEAD GATE**

COLOUR: BLACK

**4.5" HORIZONTAL FIBRE CEMENT PLANK**

MAN: BENJAMIN MOORE  
COLOUR: GRAYSTONE  
NUMBER: 1475

**VINYL WINDOW FRAMES**

COLOUR: BLACK

**BRICK**

MAN: INTERSTATE BRICK  
COLOUR: PEWTER



**NORTH ELEVATION**  
BUILDING 1 (EAST ELEVATION BUILDING 3 SIMILAR)

**FIBREGLOSS SHINGLES**

MAN: PARCO  
COLOUR: ANTIQUE BLACK

**WINDOW TRIM**

MAN: BENJAMIN MOORE  
COLOUR: LA PALOMA GREY  
NUMBER: 1551

**3" HORIZONTAL FIBRE CEMENT PLANK**

MAN: BENJAMIN MOORE  
COLOUR: LA PALOMA GREY  
NUMBER: 1551

**4.5" HORIZONTAL FIBRE CEMENT PLANK**

MAN: BENJAMIN MOORE  
COLOUR: BALBOA HST  
NUMBER: 1549

**VENTS**

COLOUR: MATCH COLOUR OF SIDING

**FIBREGLOSS SHINGLES**

MAN: PARCO  
COLOUR: ANTIQUE BLACK

**PAINTED ENTRY COLUMNS**

MAN: BENJAMIN MOORE  
COLOUR: KENDALL CHARCOAL  
NUMBER: HC-144

**ENTRY DOOR**

MAN: BENJAMIN MOORE  
COLOUR: FOREST BROWN  
NUMBER: 2105-10

**WINDOW TRIM**

MAN: BENJAMIN MOORE  
COLOUR: GRAYSTONE  
NUMBER: 1475

**FIBREGLOSS SHINGLES**

MAN: PARCO  
COLOUR: ANTIQUE BLACK

**GUTTERS AND DOWNSPOUTS**

MAN: GENTEX  
COLOUR: 525 BLACK

**PAINTED WOOD GABLE FINIAL**

MAN: BENJAMIN MOORE  
COLOUR: KENDALL CHARCOAL  
NUMBER: HC-144

**PAINTED FIBRE CEMENT BOARD/PANEL**

MAN: BENJAMIN MOORE  
COLOUR: KENDALL CHARCOAL  
NUMBER: HC-144

**FIBREGLOSS SHINGLES**

MAN: PARCO  
COLOUR: ANTIQUE BLACK

**PAINTED WOOD TRIM AND BRACKETS**

MAN: BENJAMIN MOORE  
COLOUR: KENDALL CHARCOAL  
NUMBER: HC-144

**ENTRY DOOR**

MAN: BENJAMIN MOORE  
COLOUR: FOREST BROWN  
NUMBER: 2105-10



**SOUTH ELEVATION**  
BUILDING 1 (WEST ELEVATION BUILDING 3 SIMILAR)

**WINDOW TRIM**

MAN: BENJAMIN MOORE  
COLOUR: LA PALOMA GREY  
NUMBER: 1551

**3" HORIZONTAL FIBRE CEMENT PLANK**

MAN: BENJAMIN MOORE  
COLOUR: LA PALOMA GREY  
NUMBER: 1551

**4.5" HORIZONTAL FIBRE CEMENT PLANK**

MAN: BENJAMIN MOORE  
COLOUR: BALBOA HST  
NUMBER: 1549

**VINYL WINDOW FRAMES**

COLOUR: BLACK

**WINDOW TRIM**

MAN: BENJAMIN MOORE  
COLOUR: BALBOA HST  
NUMBER: 1549

**BRICK**

MAN: INTERSTATE BRICK  
COLOUR: PEWTER

**VENTS**

COLOUR: MATCH COLOUR OF SIDING

**ENTRY LIGHTS**

REFER TO ELECTRICAL FOR SPECIFICATIONS



**FIBREGLOSS SHINGLES**

MAN: PARCO  
COL: ANTIQUE BLACK  
NUMBER: -

**ALUMINUM RAILING**

MAN: -  
COL: BLACK  
NUMBER: -

**ALUMINUM GUTTERS AND DOWNSPOUTS**

MAN: GENTEX  
COL: BLACK  
NUMBER: 525

**ENTRY DOORS**

MAN: BENJAMIN MOORE  
COL: FOREST BROWN  
NUMBER: 2105-10

**WINDOW FRAMES**

MAN: -  
COL: BLACK  
NUMBER: -

**PAINTED FIBRE CEMENT SIDING**

MAN: BENJAMIN MOORE  
COL: BALBOA HST  
NUMBER: 1549

**PAINTED FIBRE CEMENT SIDING**

MAN: BENJAMIN MOORE  
COL: GRAYSTONE  
NUMBER: 1475

**PAINTED FIBRE CEMENT SIDING**

MAN: BENJAMIN MOORE  
COL: LA PALOMA GREY  
NUMBER: 1551

**PAINTED FIBRE CEMENT BOARDS AND PANELS**

MAN: BENJAMIN MOORE  
COL: KENDALL CHARCOAL  
NUMBER: HC-144

**BRICK WALL AND COLUMN BASE**

MAN: INTERSTATE BRICK  
COL: PEWTER  
NUMBER: -

**PAINTED BOARD FORMED CONCRETE**

MAN: BENJAMIN MOORE  
COL: CEMENT GREY  
NUMBER: 2112-60

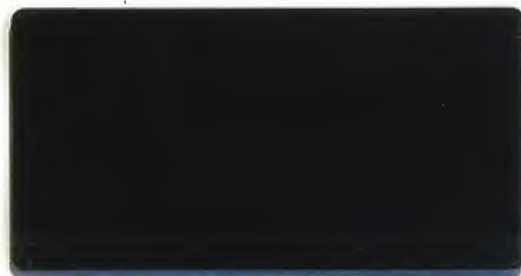


FIBREGLASS SHINGLES



MAN: FALCO  
COLOUR: DIAL BLACK

METAL GUTTER & RWL/VINYL WINDOWS



ENTRY DOORS



MAN: BENJAMIN MOORE  
COLOUR: FORTY BROWN  
NUMBER: 2105-10

PAINTED TRIMS



MAN: BENJAMIN MOORE  
COLOUR: BALBOA HST  
NUMBER: 1549

PAINTED TRIMS



MAN: BENJAMIN MOORE  
COLOUR: KENDALL CHARCOAL  
NUMBER: HC-166

PAINTED TRIMS



MAN: BENJAMIN MOORE  
COLOUR: TO GRAYSTONE  
NUMBER: 1476

BRICK/COLUMN BASE



MAN: INTERSTATE BRICK  
COLOUR: PEWTER

PAINTED FIBRE CEMENT SIDING



MAN: JAMES HARDIE  
COLOUR: TO GRAYSTONE  
NUMBER: 1476

PAINTED FIBRE CEMENT BOARD/PANELS



MAN: JAMES HARDIE  
COLOUR: TO MATCH BALBOA HST  
NUMBER: HC-166

PAINTED FIBRE CEMENT SIDING



MAN: JAMES HARDIE  
COLOUR: TO MATCH BALBOA HST  
NUMBER: 1549

PAINTED CONCRETE





BUILDING 3 LOOKING NORTH



ENTRY COURT

AVIARY | 8800 SPIRES ROAD

RENDERINGS

FORMWERKS  
ARCHITECTURAL



①



②



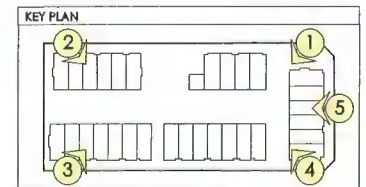
③



④



⑤





6



7



8



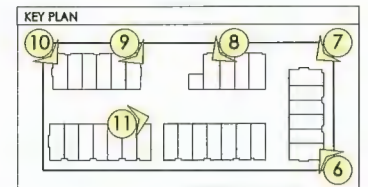
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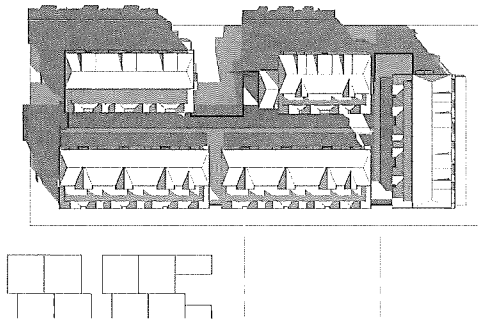


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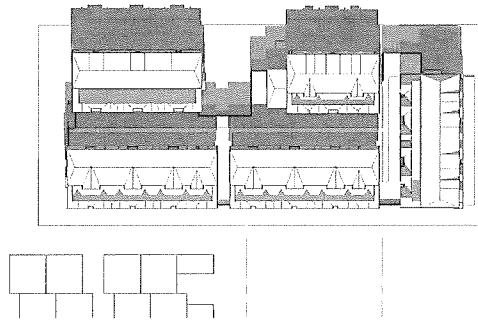


11

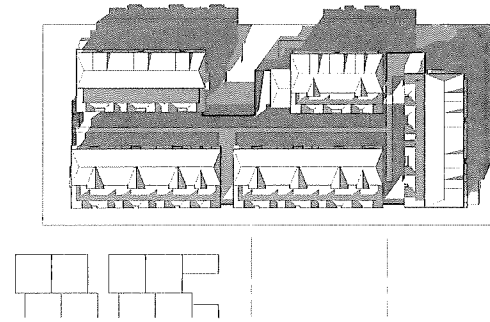




MARCH / SEPTEMBER - 10:00 AM



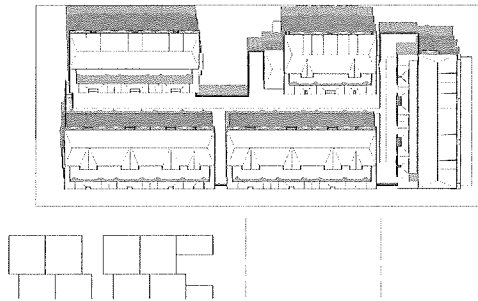
MARCH / SEPTEMBER - 12:00 PM



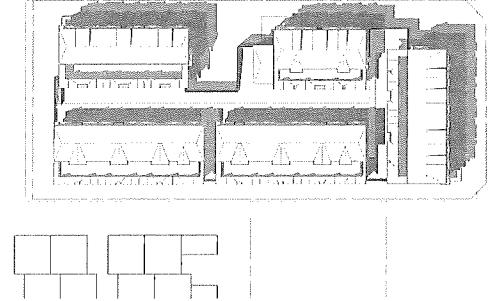
MARCH / SEPTEMBER - 2:00 PM



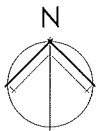
JUNE - 10:00 AM



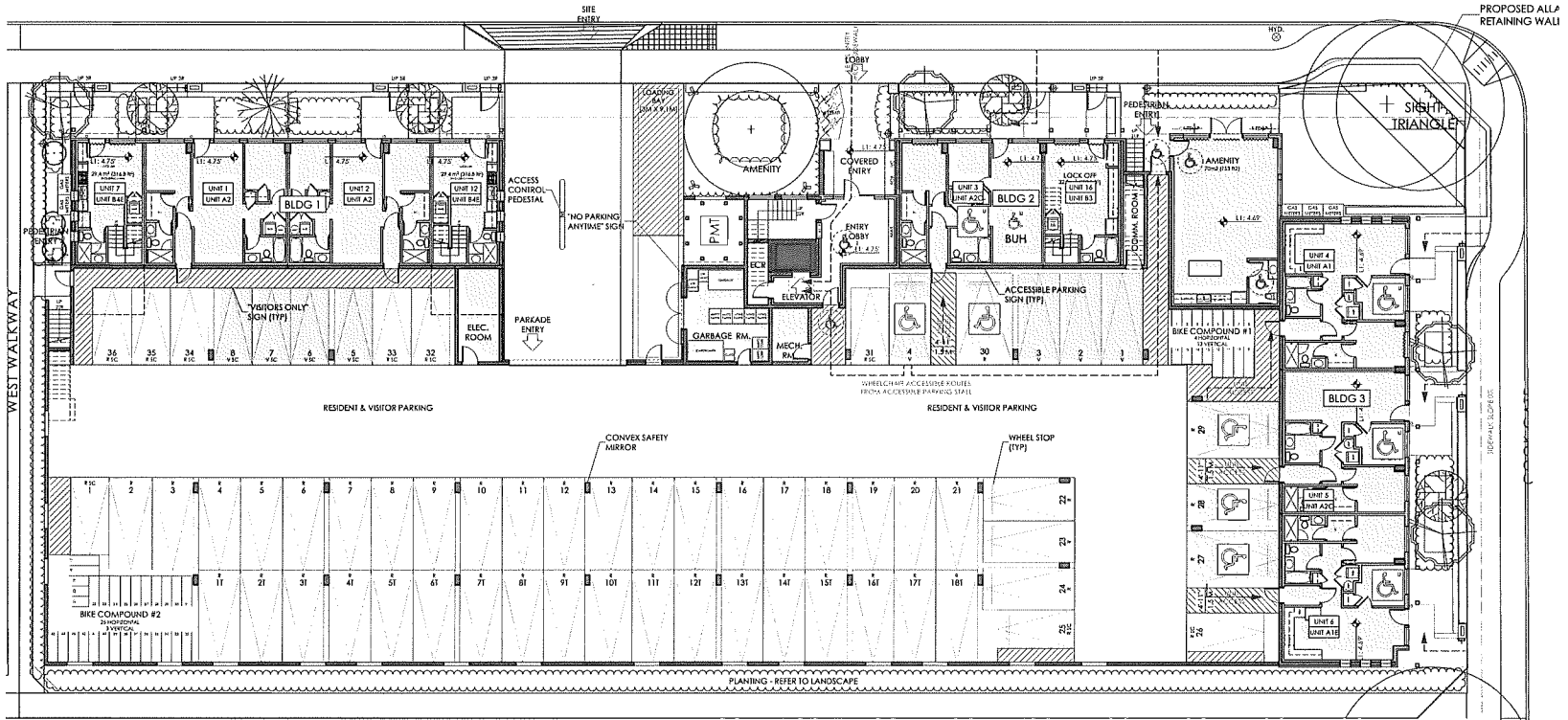
JUNE - 12:00 PM



JUNE - 2:00 PM



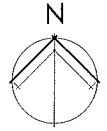
# SPIRES ROAD

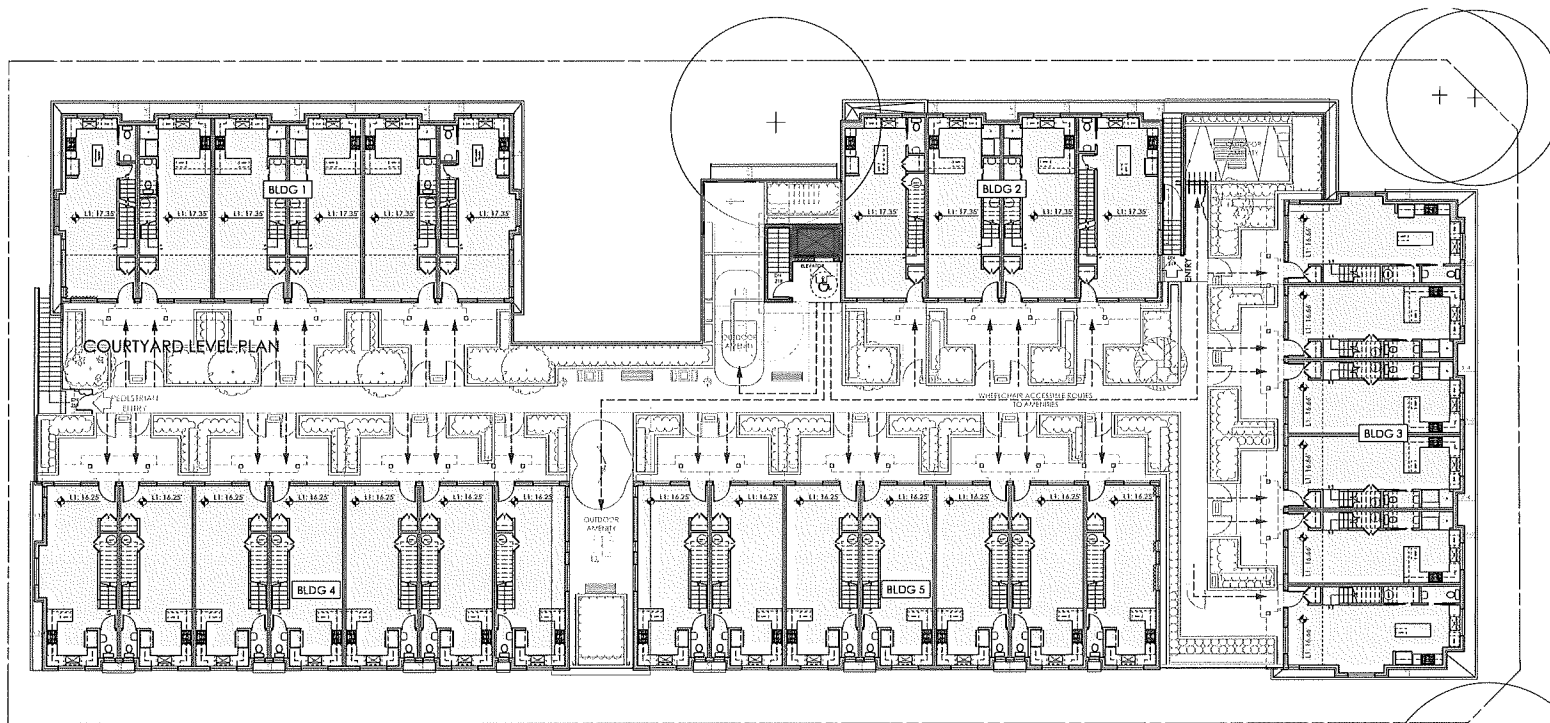


ACCESSIBILITY STRATEGY	
NUMBER OF UNIVERSAL UNITS:	4
NUMBER OF ACCESSIBLE PARKING STALLS:	4 RESIDENTIAL 1 VISITOR
FEATURES:	
1.	MINIMAL SITE GRADING AND A CENTRAL ELEVATOR ACCOMMODATES WHEELCHAIR CIRCULATION THROUGHOUT THE SITE.
2.	A SEAT COURTYARD ALLOWS ACCESS TO ALL UNITS AND OUTDOOR AMENITY AREAS.
3.	ALL UNITS CAN BE REACHED VIA WHEELCHAIR ROUTES.
4.	GROUND-FLOOR UNITS HAVE DIRECT PARKADE ACCESS.
5.	TOWNHOUSE UNITS CAN BE ACCESSED FROM THE COURTYARD VIA THE ELEVATOR.
6.	UNIVERSAL UNITS CAN BE ACCESSED FROM THE STREET AND A SECONDARY ENTRY FROM THE PARKADE.
7.	ONE ACCESSIBLE PARKING STALL IS PROVIDED FOR EACH UNIVERSAL UNIT.

LEGEND	
	UNIVERSAL UNIT
	UNIT ENTRY
	WHEELCHAIR ACCESSIBLE ROUTES
	1500MM TURNING DIAMETER
	ACCESSIBLE PARKING STALLS
	ACCESSIBLE PARKING STALLS
	VISITOR PARKING STALLS

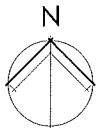
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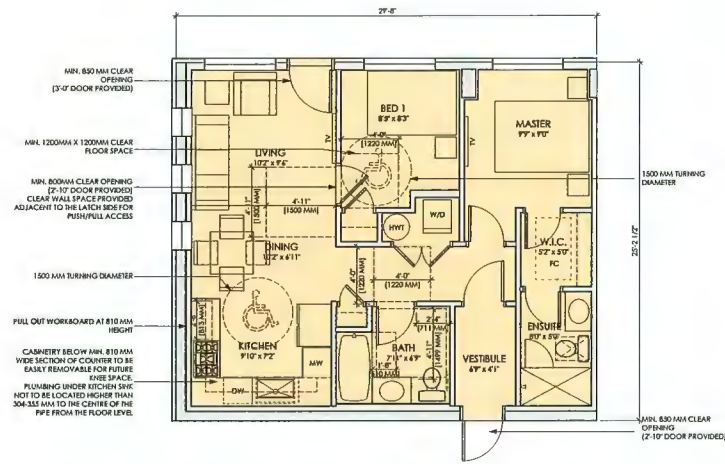




ACCESSIBILITY STRATEGY	
NUMBER OF UNIVERSAL UNITS:	4
NUMBER OF ACCESSIBLE PARKING STALLS:	4 RESIDENTIAL 1 VISITOR
FEATURES:	
1. ORIGINAL SITE GRADING AND A CENTRAL ELEVATOR ACCOMMODATES WHEELCHAIR CIRCULATION THROUGHOUT THE SITE.	
2. A GREAT COURTYARD ALLOWS ACCESS TO ALL UNITS AND OUTDOOR AMENITY AREA.	
3. ALL UNITS CAN BE REACHED VIA WHEELCHAIR ROUTES.	
4. GROUND LEVEL UNITS HAVE DIRECT PARKADE ACCESS.	
5. TOWNHOUSE UNITS CAN BE ACCESSED FROM THE COURTYARD VIA THE ELEVATOR.	
6. UNIVERSAL UNITS CAN BE ACCESSED FROM THE STREET AND A SECONDARY ENTRY FROM THE PARKADE.	
7. ONE ACCESSIBLE PARKING STALL IS PROVIDED FOR EACH UNIVERSAL UNIT.	

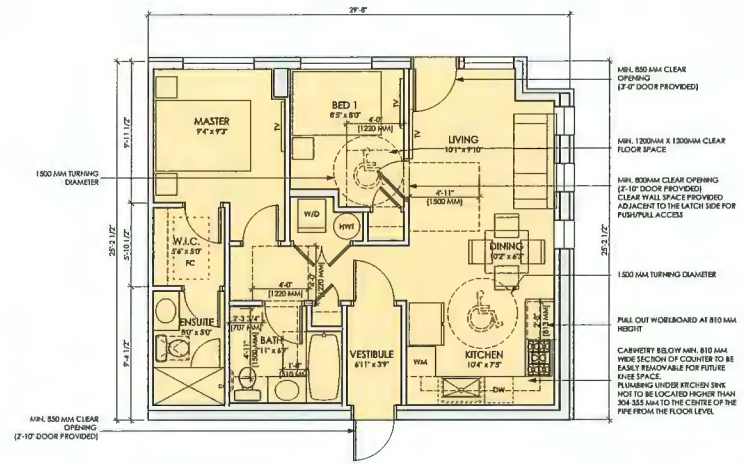
LEGEND	
	UNIVERSAL UNIT
	UNIT ENTRY
	WHEELCHAIR ACCESSIBLE ROUTES
	150° MIN TURNING DIAMETER
	5.5 M x 2.1 M ACCESSIBLE PARKING STALLS
	5.5 M x 2.3 M ACCESSIBLE PARKING STALLS
	5.5 M x 2.1 M VISITOR PARKING STALLS





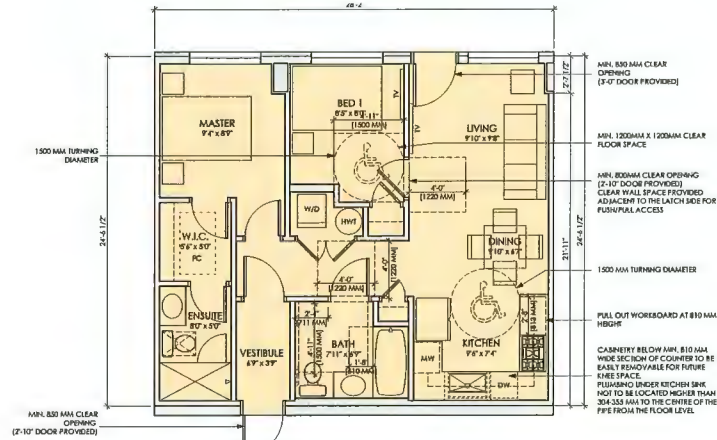
**UNIT A1**  
LEVEL 1 PLAN

UNIT A1 FLOOR AREAS				
	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	TOTAL
GRGS	768.9 SF	0.0 SF	0.0 SF	768.9 SF
STAIR EXCLUSIONS	0.0 SF	0.0 SF	0.0 SF	0.0 SF
NET	768.9 SF	0.0 SF	0.0 SF	768.9 SF



**UNIT A1E**  
LEVEL 1 PLAN

UNIT A1E FLOOR AREAS				
	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	TOTAL
GRGS	768.9 SF	0.0 SF	0.0 SF	768.9 SF
STAIR EXCLUSIONS	0.0 SF	0.0 SF	0.0 SF	0.0 SF
NET	768.9 SF	0.0 SF	0.0 SF	768.9 SF



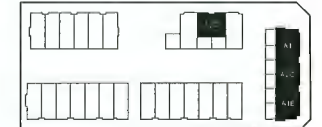
**UNIT A2C**  
LEVEL 1 PLAN

UNIT A2C FLOOR AREAS				
	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	TOTAL
GRGS	718.3 SF	0.0 SF	0.0 SF	718.3 SF
STAIR EXCLUSIONS	0.0 SF	0.0 SF	0.0 SF	0.0 SF
NET	718.3 SF	0.0 SF	0.0 SF	718.3 SF

**GENERAL NOTES**

1. BASIC UNIVERSAL HOUSING (BUH) UNITS ARE DESIGNED IN ACCORDANCE WITH SECTION 4.1.6 OF THE BICHO-2000 ZONING BY-LAW 8300.

**KEY PLAN**

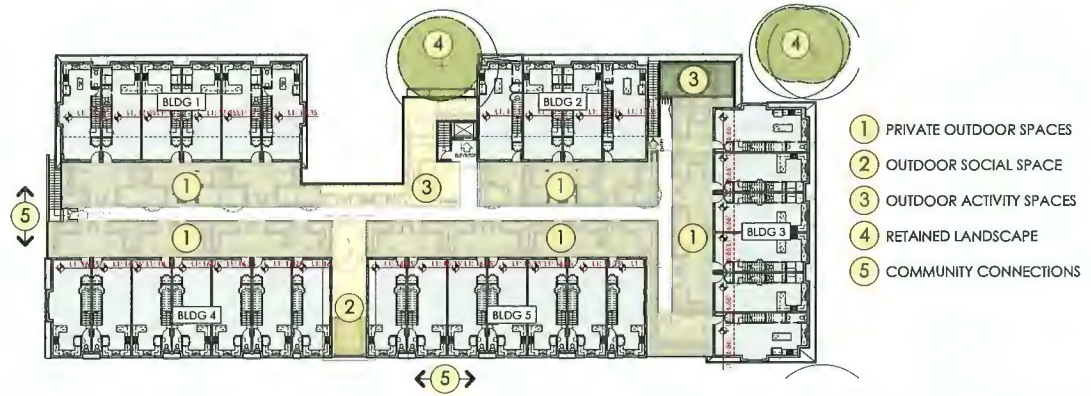




### Sustainable Site & Building Design

The Aviary aims to integrate sustainable site and building design principles throughout the project:

- Site design and building massing arranged to reduce energy needs;
- Building orientation tailored to maximize sun penetration and reduce winter heating loads;
- Building design including thru-units with two exposures to maximize daylighting and natural ventilation;
- Energy efficient building systems including electric air source heat-pump system for efficient heating and cooling, programmable thermostats in each unit, HRV units for ventilation, individual electric hot water tanks for each unit, energy efficient lighting fixtures in all units and common areas, and gas for one cooking appliance per unit;
- Landscape measures to address plant diversity and habitat, tree retention, access to nature, and water conserving site irrigation;
- Potable water management emphasizing water conservation and efficiency in order to promote a sustainable use of limited water supply;
- Zero waste planning and;
- Green mobility and transportation management promoted through site proximity to local services thereby reducing the need for vehicle reliance.



### Potable Water Management

The project will emphasize water conservation and efficiency in order to promote the sustainable use of the City's potable water supply. In doing so, the project will minimize its impact on the overall growth of water demand in the City. Water conservation and efficiency measures to be taken in the project include the utilization of more efficient plumbing fixtures that either meet or beat baseline requirements for flow rate or water use per flush. Soil volumes will be maximized where possible to allow for absorbent landscapes and where required permeable pavers will be employed to meet storm water targets. Potable water reduction is achieved through the use of a high efficiency drip irrigation system and drought-tolerant native plant species.



### Zero Waste Planning

The Aviary will provide dedicated space for waste diversion initiatives and residual waste collection in homes, common areas, and the surrounding shared public areas. Additionally, the site will meet the requirements of sustainable large developments.

#### ZERO WASTE APPROACH



### Green Mobility & Transportation Management

The Aviary will prioritize sustainable travel to and from the site. Walking, cycling and public transit will be highlighted over automobile use and measures will be taken to support the use of low-carbon vehicles such as electric vehicles and bicycles. The Aviary site is located near both the Granville Avenue and Garden City Road bicycle corridors and is within walking distance to existing bus routes and Brighthouse Skytrain Station. Further features under consideration include: bike parking for both short and long-term use; and electrical outlets at each residential parking space capable of providing Level 2 charging.



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p: 604-294-0011 | f: 604-294-0022

SCALE:



NO.	DATE	REVISION DESCRIPTION	DR.
01	24.04.23	ISSUE FOR GROUND LEVEL LANDSCAPE PLAN	CSJ
02	24.04.23	ISSUE FOR PERMITS REVIEW	CSJ
03	24.04.23	REVISED ENTRY	CSJ
04	24.04.23	REMOVE FOR SFP	CSJ
05	24.04.23	RECALCULATED PERCENT OF LIVE LOT AREA	CSJ
06	24.04.23	REMOVE FOR COMMENTS	WST
07	24.04.23	UPDATE PER COMMENTS	CSJ
08	24.04.23	UPDATE PER COMMENTS	CSJ

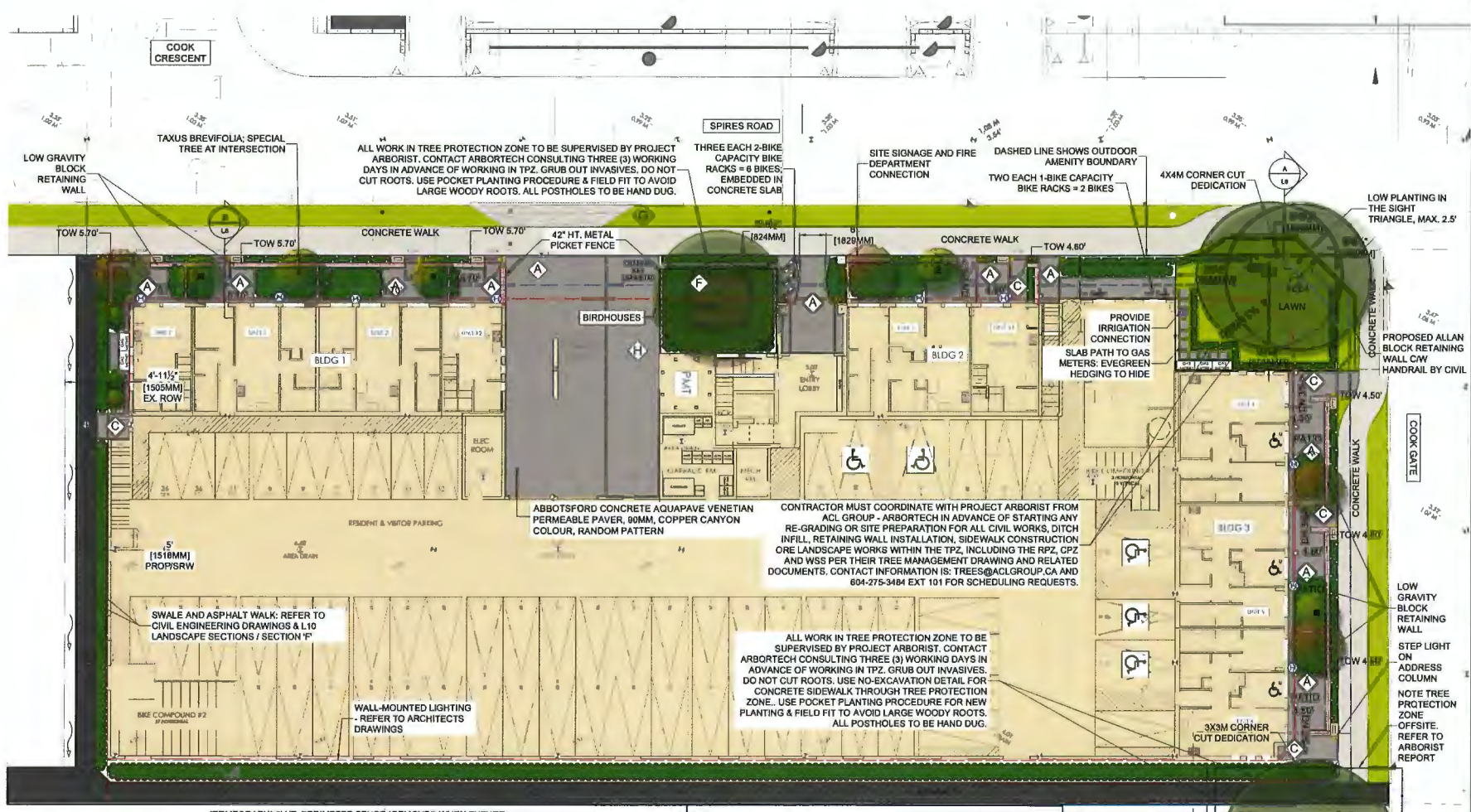
CLIENT:  
PROJECT:  
NOTE TREE PROTECTION ZONE OFFSITE. REFER TO ARBORIST REPORT

PROJECT:  
**SPIRES II 38 UNIT TOWNHOUSE DEVELOPMENT**  
8500, 8780, 8760 SPIRES GATE AND 8740 SPIRES ROAD RICHMOND

**GROUND LEVEL LANDSCAPE PLAN**

DATE: 20.04.04 DRAWING NUMBER:  
SCALE: 3/32" = 1'-0"  
DRAWN: MC  
DESIGN: MC  
CHECK: PC OF 13

PMG PROJECT NUMBER: 21-176



**Hardscape Material Legend**

Symbol	Model
	PERMEABLE PAV. ABBOTSFORD CONCRETE AQUAPAVE, VENETIAN, 90MM COPPER CANYON COLOUR, RANDOM PATTERN. DETAIL 21 / L8 ++
	CONCRETE SIDEWALK, DETAIL BY OTHERS, BROOM FINISH, TOOLED CONTROL JOINTS, NOT PERMEABLE. DETAIL 26 / L8
	ABBOTSFORD CONCRETE, HYDRAPRESSED SLABS, TEXADA FINISH, RUNNING BOND PATTERN, NATURAL COLOUR. DETAIL 8 / L7
	RUBBER PLAY TILES, RUNNING BOND PATTERN, ALTERNATING BLUE, GREEN TILES. USE 50% BLACK / 50% COLOUR MIX. DETAIL 3 / L7

**Fencing Legend**

Symbol	Model
	6' HT. PRIVACY SCREEN DETAIL 21 / L8
	42" HT. WOOD PICKET FENCE DETAIL 11 / L7
	42" HT. METAL PICKET FENCE DETAIL 23 / L8
	6' HT. PERIMETER FENCE DETAIL 14 / L8
	3' HT. FRONTAGE FENCE DETAIL 24 / L8

**Site Furnishing Legend**

Symbol	Model
	MAGLIN SCBR 1000, GREY POWDERCOAT, SURFACE MOUNT, USE TAMPER RESISTANT HARDWARE, 2-BIKE CAPACITY* SITE TOTAL CLASS 2 38 UNITS X 0.2 = 8
	MAGLIN MLB310-W-PC BENCH, HDPC SLATS CHARCOAL COLOUR AND BLACK POWDERCOAT ++
	HOSE BIB



OVERALL SITE AREA = 35,087 FT<sup>2</sup> (3,260M<sup>2</sup>)



OVERALL PLANTED AREA = 6993 FT<sup>2</sup> (650M<sup>2</sup>)



21176-24.DWG

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SCALE:



18	24.FEB.20	UPDATE 500 METER HOSE BIBS	CLF
19	24.FEB.20	REMOVE PER FORBES APPROVAL	CHP
20	24.MAR.20	REMOVED DRIVE	CHP
21	24.MAR.20	REMOVE POB TOP	CLF
22	24.MAR.20	REPLACE SLIP RESISTANT PER BLDG LIFT AREA	CHP
23	23.APR.21	REMOVE PER COMMENTS	WET
24	23.APR.21	UPDATE PER COMMENTS	WET

NO. DATE REVISION DESCRIPTION DR

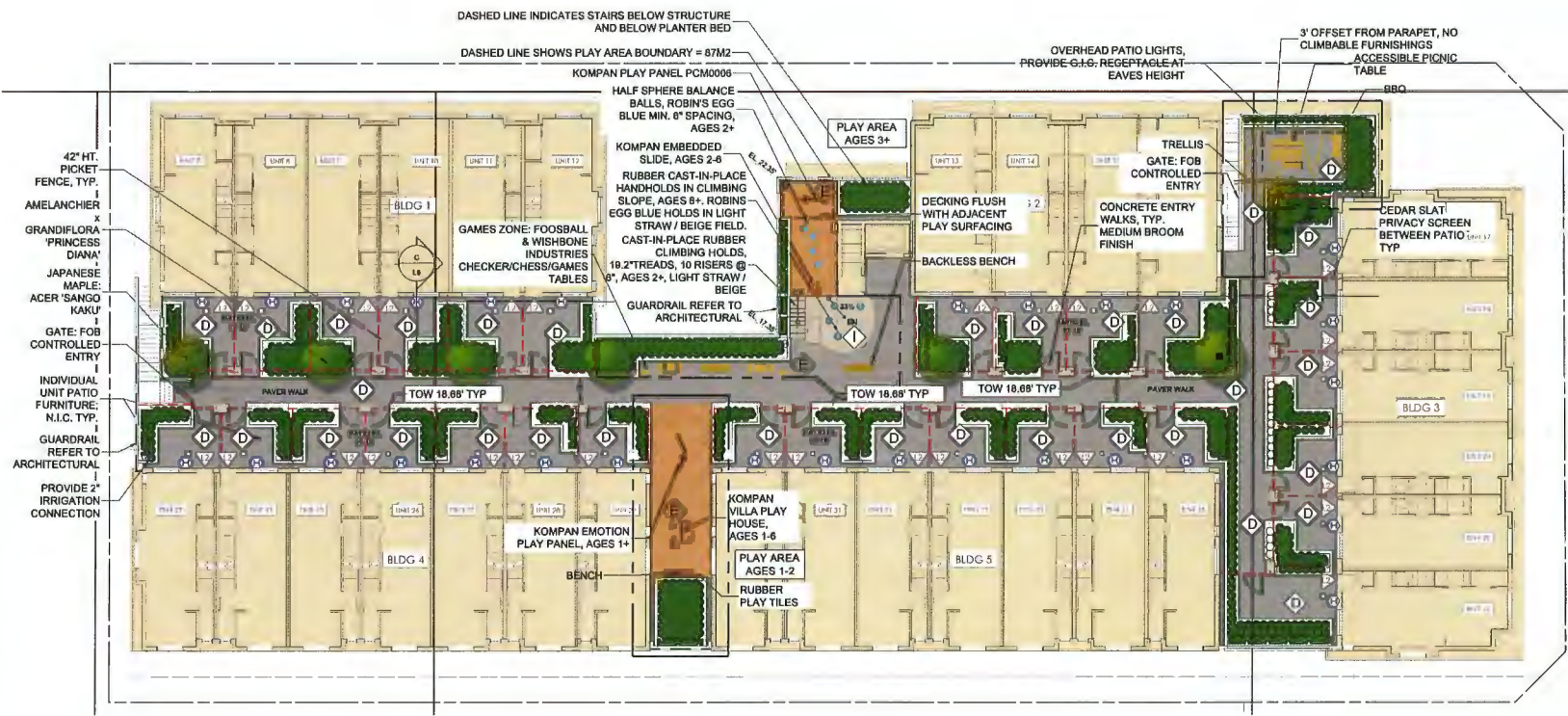
CLIENT:

PROJECT:

**SPIRES II 38 UNIT TOWNHOUSE DEVELOPMENT**  
8800, 8760, 8760 SPIRES GATE AND 8740 SPIRES ROAD  
RICHMOND

DRAWING TITLE:  
**LEVEL 2 LANDSCAPE PLAN**

DATE: 20.06.04 DRAWING NUMBER:  
SCALE: 1/32" = 1'-0"  
DRAWN: NC  
DESIGN: MC  
CHKD: PC  
**L5**  
OF 13



**Hardscape Material Legend**

Symbol	Model
	PERMEABLE PAVER: ABBOTSFORD CONCRETE AQUAPAVE, VENETIAN, 90MM COPPER CANYON COLOUR, RANDOM PATTERN. DETAIL 22 / LB ++
	CONCRETE SIDEWALK. DETAIL BY OTHERS, BROOM FINISH. TOOLED CONTROL JOINTS. *NOT PERMEABLE. DETAIL 26 / LB
	ABBOTSFORD CONCRETE. HYDRAPRESSED SLABS, TEXADA FINISH, RUNNING BOND PATTERN, NATURAL COLOUR. DETAIL 6 / L7
	RUBBER PLAY TILES, RUNNING BOND PATTERN, ALTERNATING BLUE, GREEN TILES. USE 50% BLACK / 50% COLOUR MIX. DETAIL 3 / L7

**Fencing Legend**

Symbol	Model
	8' HT. PRIVACY SCREEN. DETAIL 21 / LB
	42" HT. WOOD PICKET FENCE. DETAIL 11 / L7
	42" HT. METAL PICKET FENCE. DETAIL 23 / LB
	6' HT. PERIMETER FENCE. DETAIL 14 / LB
	3' HT. FRONTAGE FENCE. DETAIL 24 / LB

**Site Furnishing Legend**

Symbol	Model
	MAGLIN SCBR 1000, GREY POWDERCOAT, SURFACE MOUNT, USE TAMPER RESISTANT HARDWARE. 2-BIKE CAPACITY* SITE TOTAL CLASS 2*30 UNITS X 0.2 = 6
	MAGLIN MLB310-W-PC BENCH, HDPC SLATS CHARCOAL COLOUR AND BLACK POWDERCOAT * ++
	HOSE BIB



\*MOUNT ALL SITE FURNISHINGS ON CONCRETE PAD PER MANUFACTURER'S SPECIFICATION, USING TAMPER-RESISTANT HARDWARE  
++ SUSTAINABLE FIXTURE - USES RECYCLED MATERIALS

++ SUSTAINABLE FIXTURE - ALLOWS RAINWATER RECHARGE BY INFILTRATION.

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Burnaby, British Columbia, V5C 9G9  
p: 604 294-0011 | f: 604 294-0022

REEL:



15	23.09.22	DATE FOR ACP	GIS
11	23.09.21	UPDATE PER COMMENTS / ISSUE FOR ACP	GIS
17	23.08.22	UPDATE PER COMMENTS	GIS
12	23.08.22	UPDATE PER CITY COMMENTS	GIS
13	23.08.22	UPDATE PER CITY COMMENTS	GIS
11	23.08.21	ISSUE FOR SUBMISSION	GIS
18	23.08.21	UPDATE PER CITY COMMENTS	GIS
9	23.08.21	DRAWING FOR PRELIMINARY REPORT	GIS
8	23.08.21	UPDATE PER COMMENTS - ISSUE	GIS
7	23.08.21	UPDATE PER COMMENTS - ISSUE	GIS
6	23.08.21	UPDATE PER NEW CIVL	GIS
5	23.08.21	UPDATE PER COMMENTS	GIS
4	23.08.21	UPDATE PER COMMENTS	GIS
3	23.08.21	ISSUE FOR SUBMISSION	GIS
2	23.08.21	UPDATE PER NEW CIVL PLAN	GIS
1	23.08.21	UPDATE PER NEW CIVL PLAN	GIS
NO.	DATE	REVISION DESCRIPTION	D/L

CLIENT:

PROJECT:

**SPIRES II 38 UNIT TOWNHOUSE DEVELOPMENT**  
8890, 8790, 8760 SPIRES GATE AND 8740 SPIRES ROAD  
RICHMOND

DRAWING TITLE:  
**LEVEL 2 AMENITY DETAIL PLAN**

DATE: 20.06.24 DRAWING NUMBER:  
SCALE: 1/2" = 1'-0"  
DRAWN: MC  
DESIGN: MC  
CHECK: PC OF 12

11176-15.1P PMG PROJECT NUMBER: 21-176



WHIRBONE BAYVIEW GAMES TABLE - WALKUT SLATS AND NORDIC LICHEN POWDERCOAT



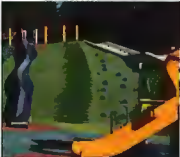
MADEIRA BIKE 1900 BIKE RACK BLACK POWDERCOAT



KOMPAN EXHOTION PLAY PANEL



KOMPAN EMBEDDED SLIDE



RUBBER SLOPE WITH HANDHOLDS



PALANOH FOOTBALL TABLE - COMMERCIAL OUTDOOR GRADE: 100 TBL LO BTORAM F3



KOMPAN MANIPULATIVE PLAY PANEL



MADEIRA BIKE 150 BIKE RACK BLACK POWDERCOAT



WHIRBONE BAYVIEW BACKLESS BENCH WALKUT SLATS & NORDIC LICHEN POWDERCOAT



LITHONIA RADEAN BOLLARD DARK BRY CERTIFIED



FX LUMINAIRE M3 LED WALL LIGHT DARK BRY CERTIFIED



KOMPAN VILLA PLAY HOUSE

