

Smith Crescent Townhouse

Building a Community

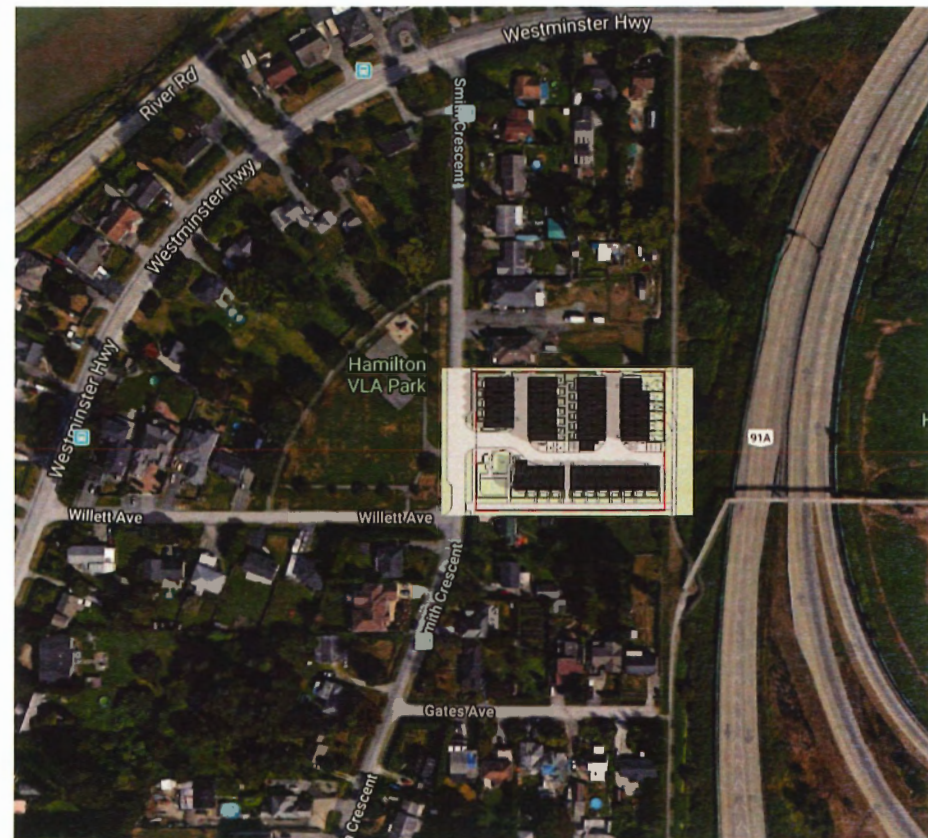
4400 4420 4440
Smith Crescent Richmond

DP 18-829108



Form of Development

- Land assembly of three single-family lots
- Providing 34 townhomes to the neighbourhood
- Creating a family-oriented community
- Seamlessly blends into the urban setting



PROJECT SITE



LOOKING FROM SMITH CRESCENT



1



2



← NORTH

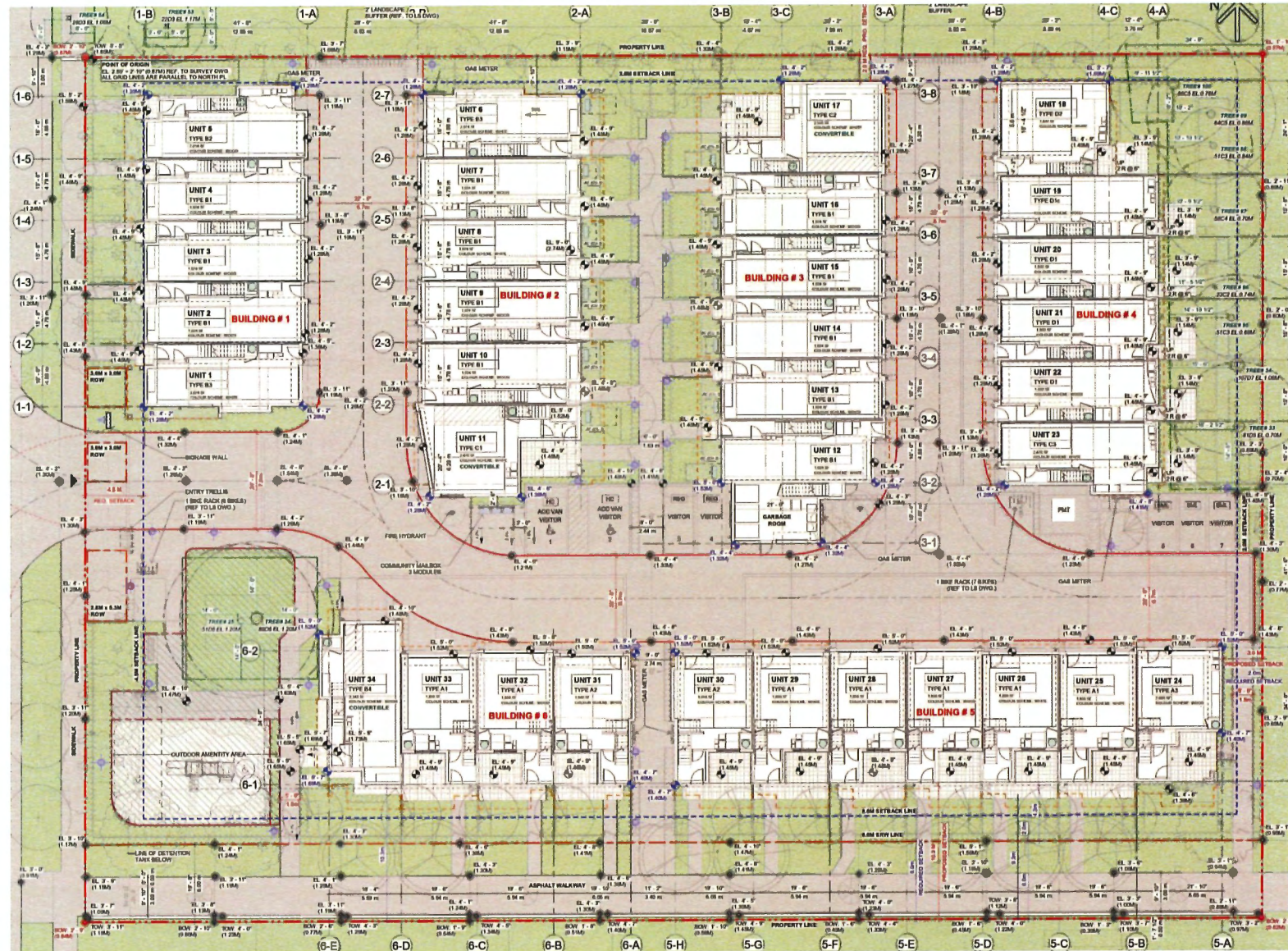
Planning/ Form of Development

- Providing 34 townhomes to the neighbourhood
- Creating a family-oriented community
- Each townhouse includes a front or back yard
- Ample green space with preserved trees
- Outdoor amenity playground for young families
- Internal driveway with access to individual garages



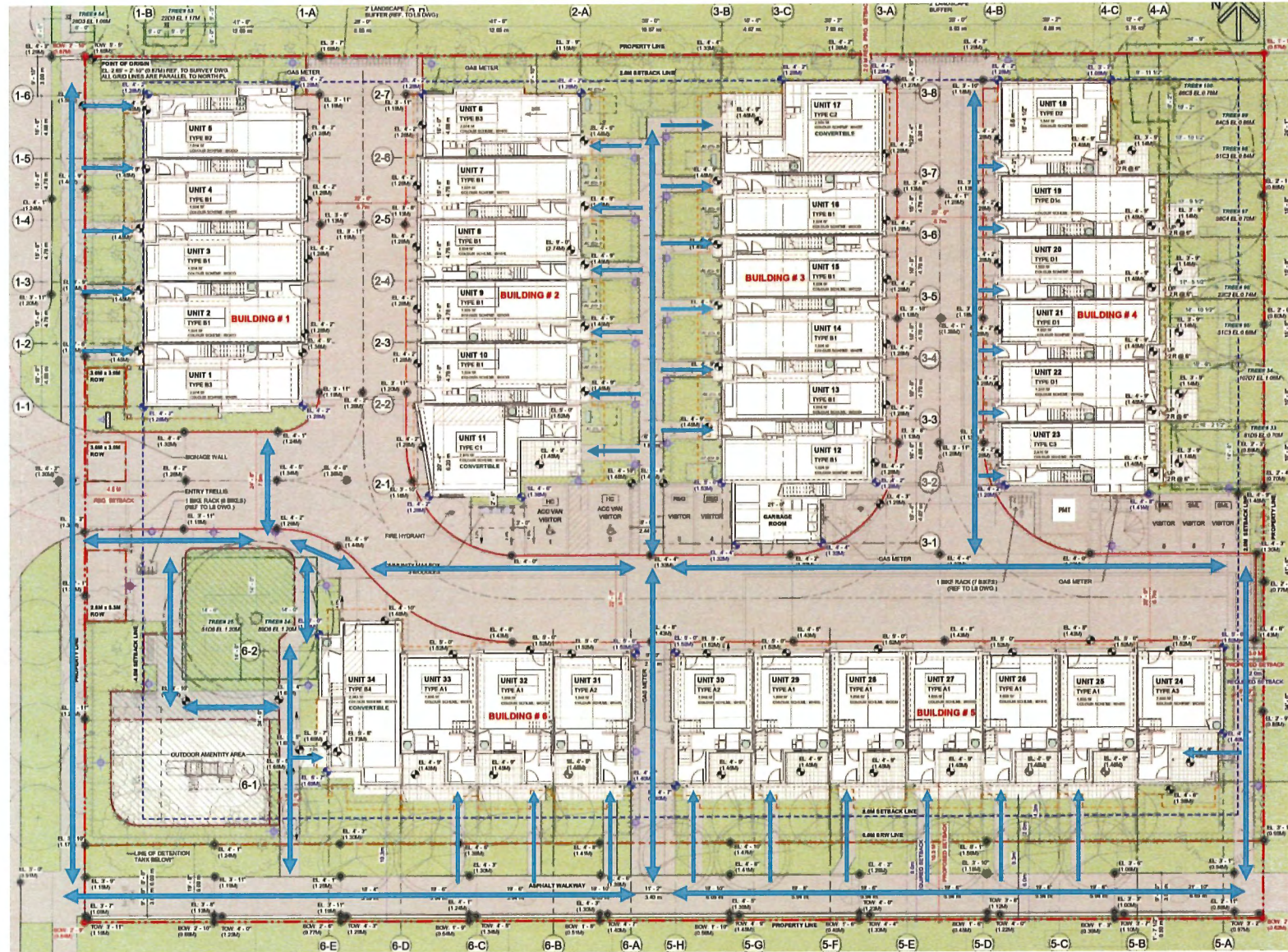
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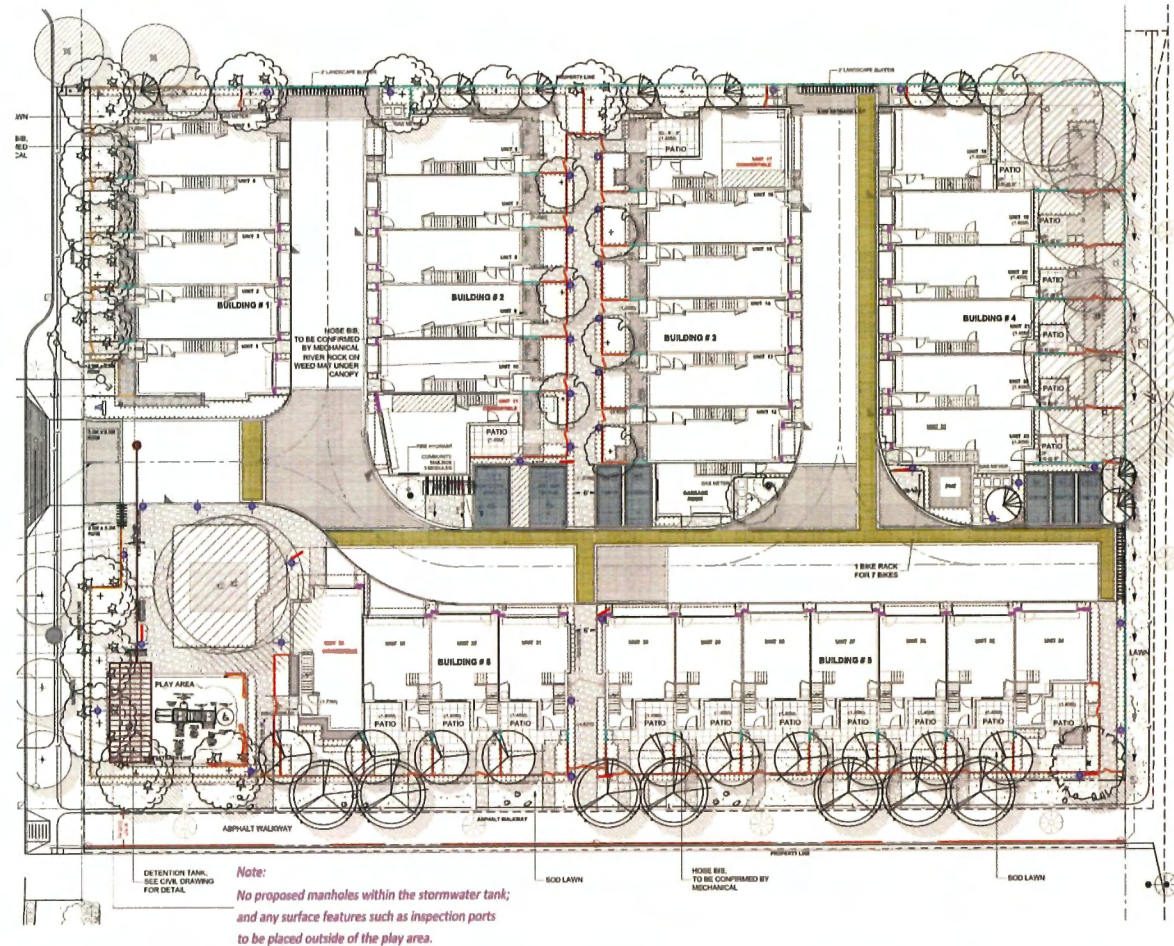
Pedestrian Circulation

- Well-planned walkways throughout the neighborhood
- Connects unit entries to outdoor amenity spaces
- Provides access to visitor parking
- Includes a designated south walkway



Landscape Design

- Thoughtfully selected trees and plants for each townhouse's front or back yard
- Includes a designated south walkway
- Three types of paving to define pedestrian walkways across internal driveways
- Well-planned lighting for nighttime safety
- Bike racks for resident and visitor use
- Public spaces for community interaction



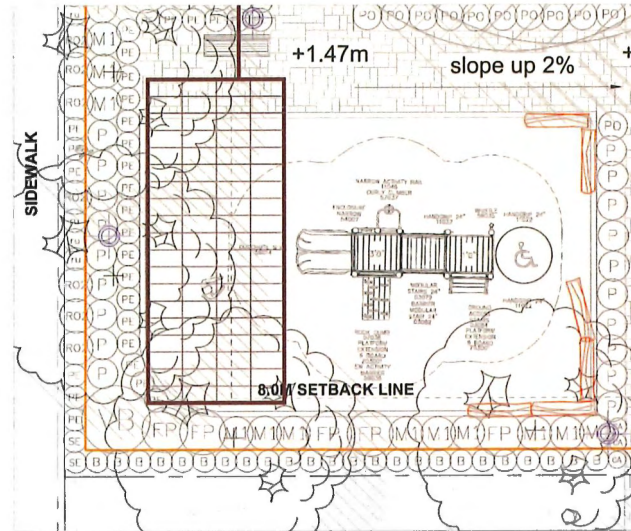
MATERIALS PLAN	
HARDSCAPE LEGEND	
CLASSIC STANDARDS PAVERS BY BELGARD, SHADOW COLOR, INSTALLED WITH PAVING EDGER	
AQUALINE PERMEABLE PAVERS BY BELGARD, HERRINGBONE PATTERN, INSTALLED PER MANUFACTURER'S SPECIFICATIONS WITH 8" WIDE BAND	
	NATURAL COLOR MIDNIGHT COLOR SHADED GRAY COLOR
7X7 CONCRETE SLAB, INSTALL PER MANUFACTURER'S SPECIFICATIONS	
7X7 STEPPING STONES	
FIBER ON PLAYGROUND	
MULCH IN TPE	
4" DEPTH OF 2" DIA. ROUNDED ROCK OR WEED MAT	

LIGHTING LEGEND	
SYMBOL	STYLE
	BOLLARD 30" HT
	LITOMBA BACKLASH LED BOLLARD LIGHT
	SPLIGHT



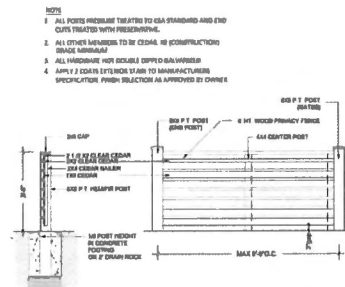
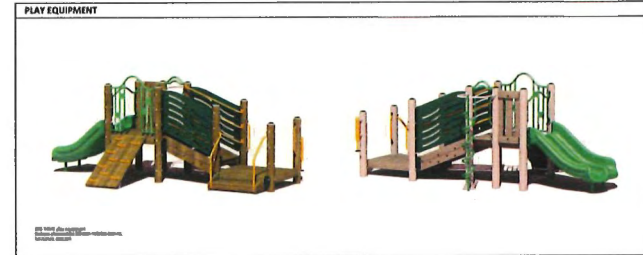
Outdoor Amenity

- Playground Equipment
- Benches
- Plants

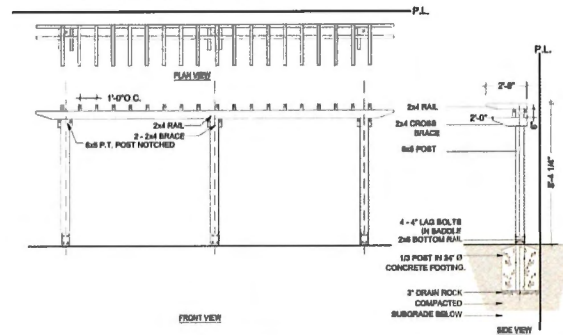


NOTE:

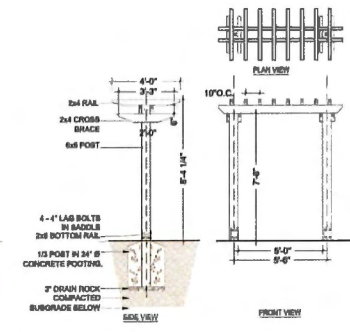
1. ALL PORTS PRESERVE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE
2. ALL OTHER MEMBERS TO BE CEDAR, 18 (CONSTRUCTION) GRADE MINIMUM
3. ALL HARDWARE TO BE HOT-DIPPED GALVANIZED
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURER'S SPECIFICATION MATCH TRIM COLOUR FOR ACHIEVE, COMPLY WITH ARCHITECT
5. COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE



42' HT WOOD FENCE ALONG SOUTH PL
1/2" = 1'-0"



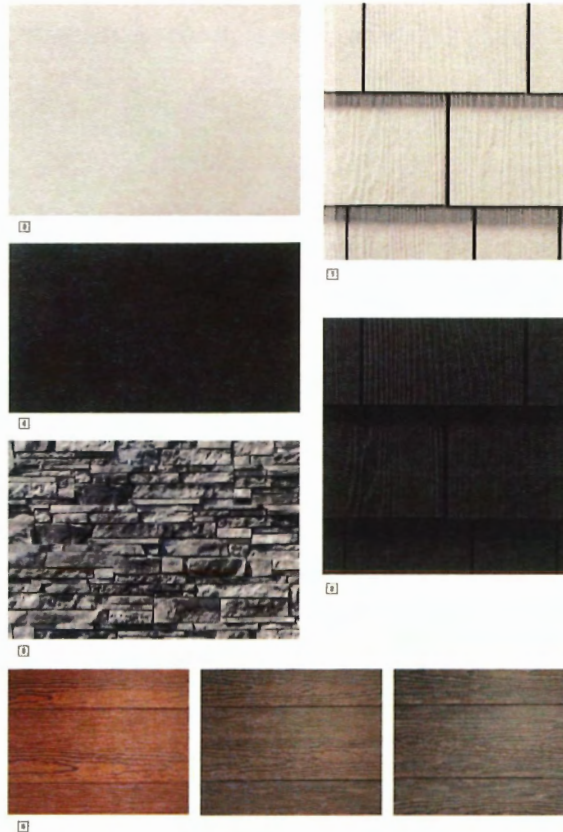
TRELLIS STRUCTURE AT END OF INTERNAL DRIVEWAY
3/8" = 1'-0"



TRELLIS STRUCTURE AT MAIN PORCH/REAR ENTRANCE TO THE SITE
3/8" = 1'-0"

Material

- Minimalist Architectural Approach
- Durability & Sustainability
- Wood Grain Fiber Cement Siding & Shingles
- Scandinavian-Inspired Color Palette
- LedgeStone at Lower Levels
- Fiber Cement Panels (White & Iron Grey)
- Wood Siding in Natural Tones
- Balanced & Timeless Design



MATERIAL LEGEND		COLOUR
1	FIBER CEMENT BRICKLES	ANY TO WHITE
2	FIBER CEMENT BRICKLES	ANY TO WHITE
3	FIBER CEMENT PANEL	ANY GREY (HORIZONTAL/VERTICAL/ROUND)
4	FIBER CEMENT PANEL	ANY GREY (HORIZONTAL/VERTICAL/ROUND)
5	LOG SKIN	TRULY GRAY (HORIZONTAL/VERTICAL/ROUND)
6	FIBER CEMENT BRICKS, HORIZONTAL	TRULY GRAY (HORIZONTAL/VERTICAL/ROUND)
D1	FRONT ENTRY DOOR	SLATE GRAY
D2	SLAM DOOR	SLATE GRAY
D3	METAL DOOR	SLATE GRAY
D4	SLAM DOOR	SLATE GRAY
D5	SLAM DOOR	SLATE GRAY
D6	ALUMINUM RAILING	SLATE GRAY
D7	ALUMINUM RAILING	SLATE GRAY
D8	ALUMINUM RAILING	SLATE GRAY
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D97	ALUMINUM RAILING	SLATE GRAY
D98	ALUMINUM RAILING	SLATE GRAY
D99	ALUMINUM RAILING	SLATE GRAY
D100	ALUMINUM RAILING	SLATE GRAY

NOTE

- MATCH THE COLOR OF REVEAL TRIM BETWEEN THE HARDIE PANELS TO THE COLOUR OF HARDIE PANELS
- ENSURE THE USE OF PAINTABLE TRIM PRODUCTS TO MATCH THE COLOURS OF ADJACENT WALLS

Design Rationale: Materiality and Colour Palette

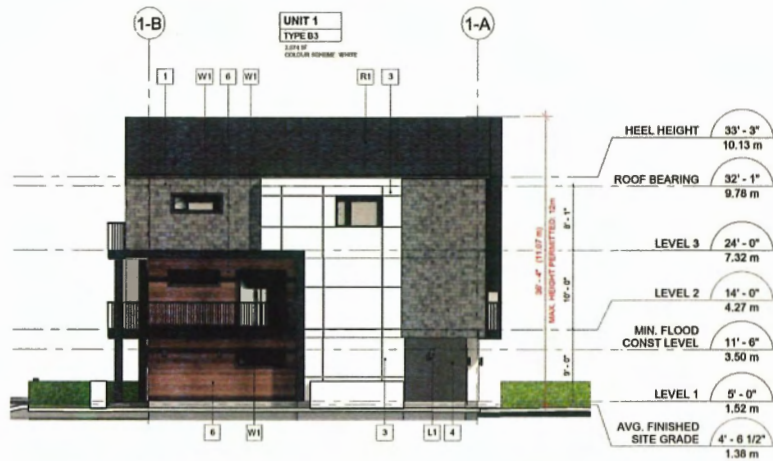
- The townhouse architecture is designed with a minimalist approach, using a limited color palette and materials such as ledgerstone bases, fiber cement siding and shingles. These materials are chosen for their durability, sustainability, and ability to withstand harsh weather conditions.

Enhancing the Development with a Harmonious Colour Palette

The proposed color palette and material selection are designed to embody the clean, minimalist aesthetic of Scandinavian style, enhancing the development with warmth, simplicity, and modern sophistication. The white and dark grey shingles create a crisp contrast, reflecting the light and airy atmosphere central to Scandinavian design. These neutral tones emphasize natural light and openness, essential for creating spacious, serene environments, while the dark grey adds depth and grounding to the overall design.

At the lower levels, ledgestones introduces a tactile, organic element that adds texture and warmth to the structure, bringing a natural connection to the earth and complementing the lightness of the upper levels. This balance between sleek modernity and natural materials is fundamental to the Scandinavian aesthetic.

The fiber cement panels in white and iron gray further reinforce this minimalist approach, offering durability, clean lines, and a contemporary edge. These panels enhance the streamlined, functional beauty, while ensuring longevity and resilience.



4 BUILDING #1 - SOUTH ELEVATION
1/8" = 1'-0"

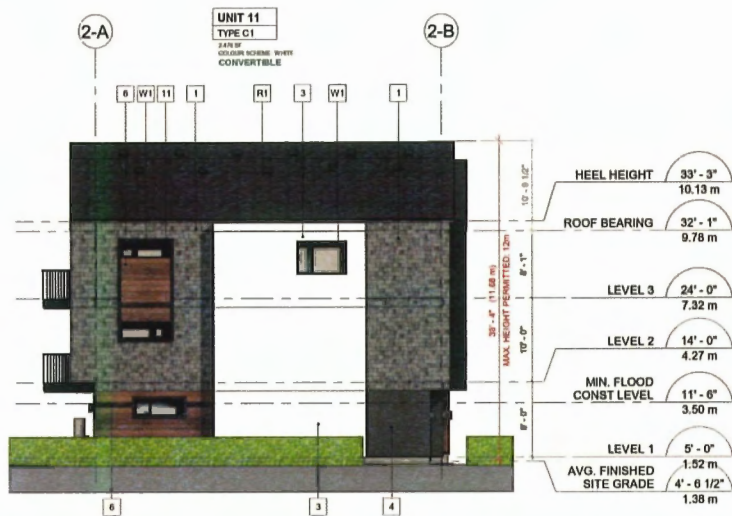


2 BUILDING #1 - WEST ELEVATION
1/8" = 1'-0"

Architectural Design

- Modern Scandinavian Design
- Clean lines, simplicity, and functionality
- Traditional house shapes reinterpreted in a modern way
- Uses framing elements, balconies, and bay windows for a dynamic, playful appearance.
- Subtle variations in color, façade treatments, and unit arrangements create a harmonious streetscape.
- Unique architectural elements, including varied balconies, textured wall treatments, and diverse window compositions.

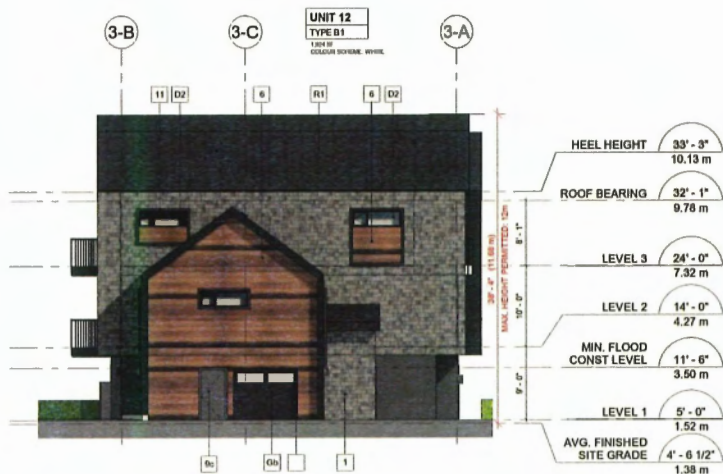
Building 1



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Building 2



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Building 3



Architectural Design

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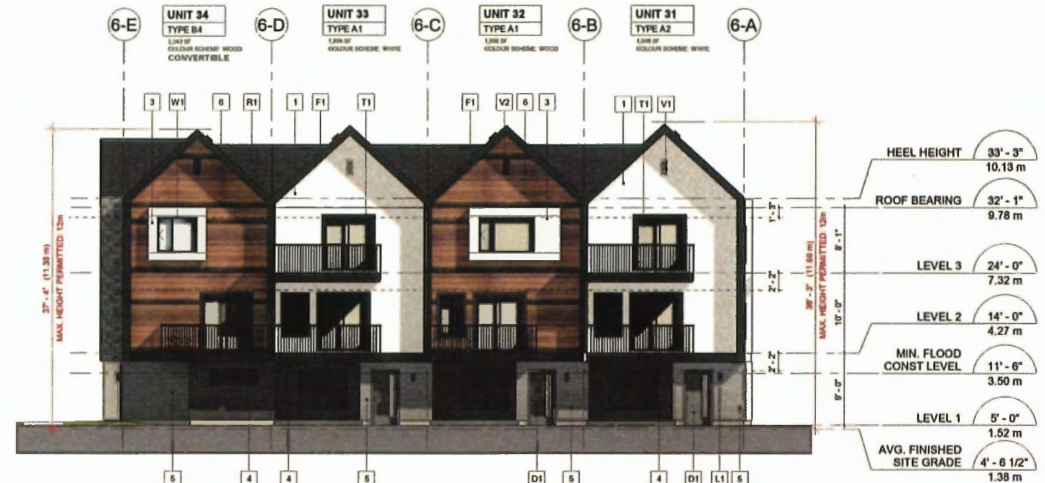
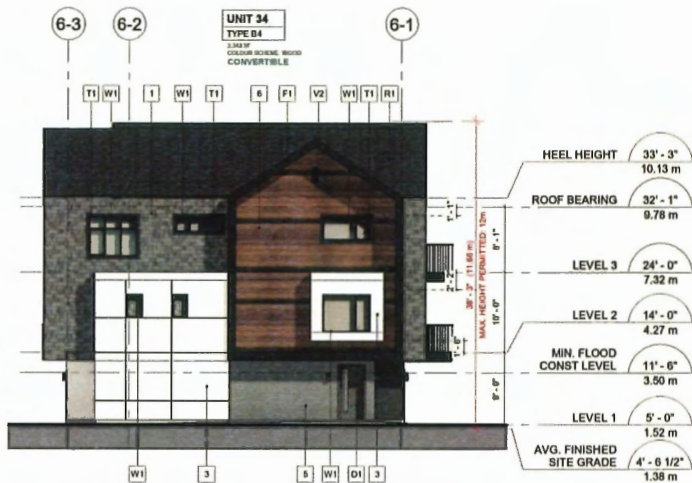
Building 4



Architectural Design

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Building 5

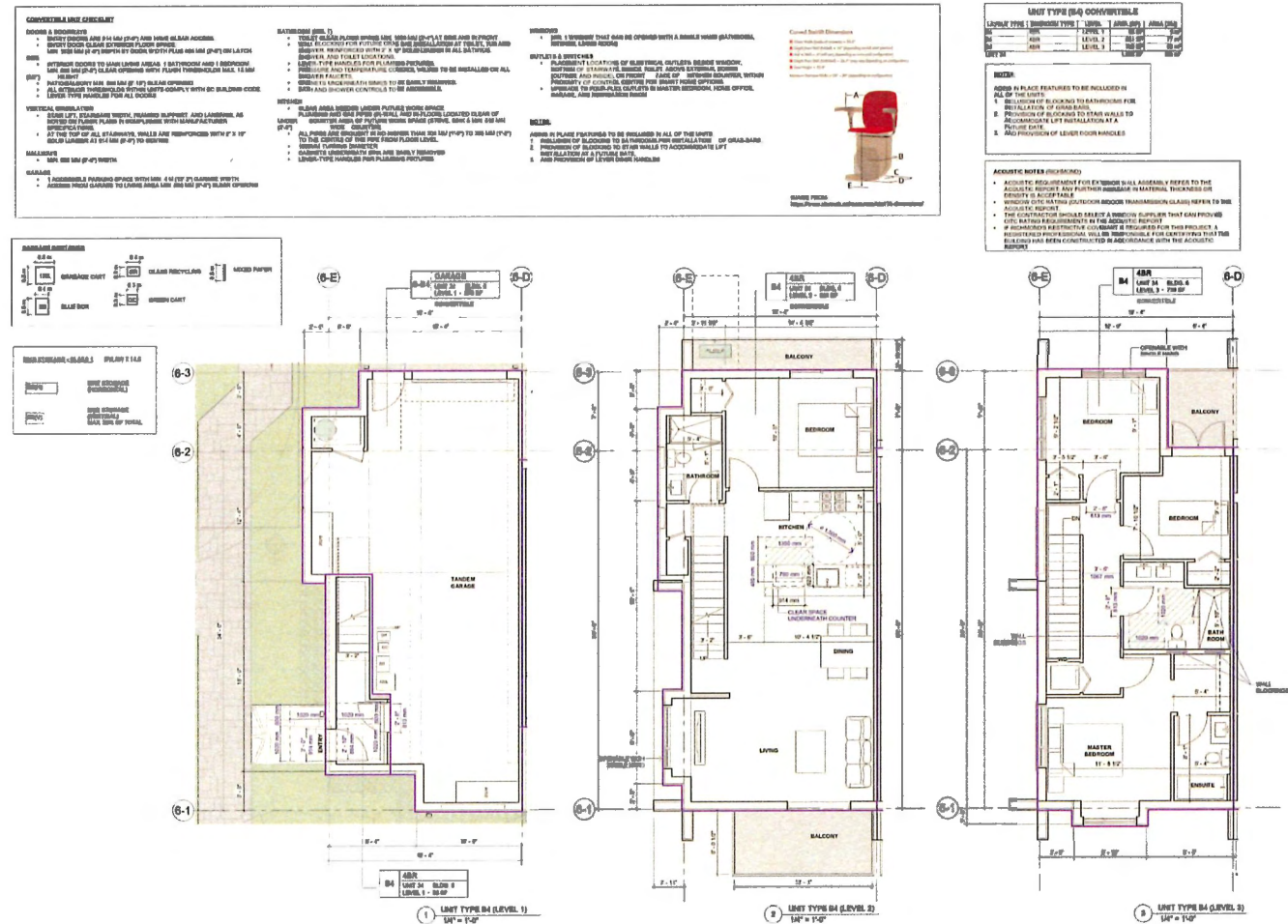


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Building 6

- Minimalist Architectural Approach
- The project is not only targeting young families but also provides 3 convertible units to support aging in place.
- The design anticipates the installation of stairlifts for mobility support.
- Doors and doorways are designed to be accessible.
- Bathroom and Kitchen space requirements are fully considered for accessibility.





We believe this 34-unit townhouse project will foster a family-oriented community, bringing significant benefits to both the neighborhood and the urban landscape.

Thank you