

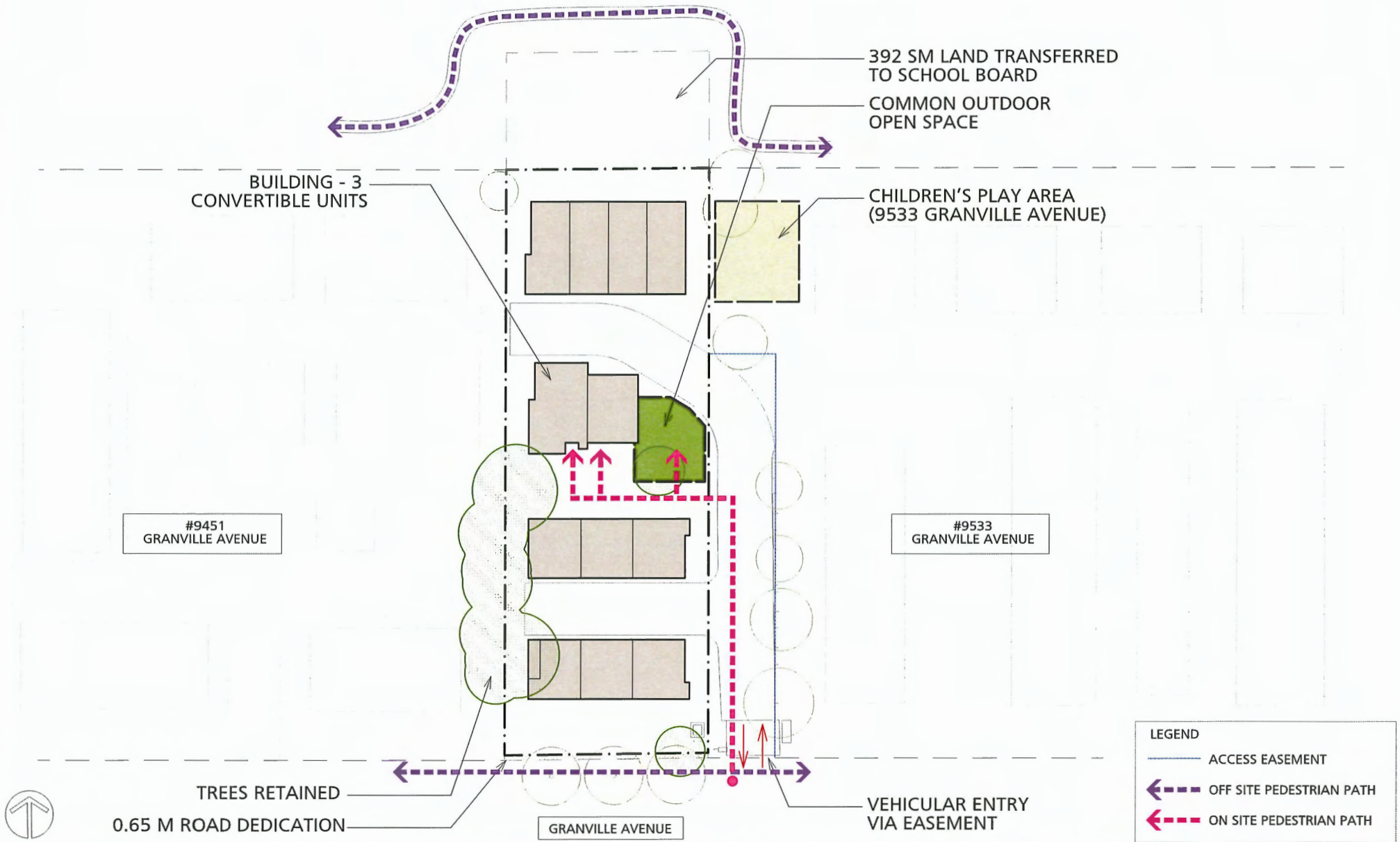
Schedule 1 to the Minutes of
the Development Permit Panel
meeting held on Wednesday,
January 29, 2025



9511 GRANVILLE AVE., RICHMOND, B.C.
FOR WESTERN CONSTRUCTION



9511 GRANVILLE AVENUE for Western Construction by Fougere Architecture Inc. and DVSD Landscape Architect



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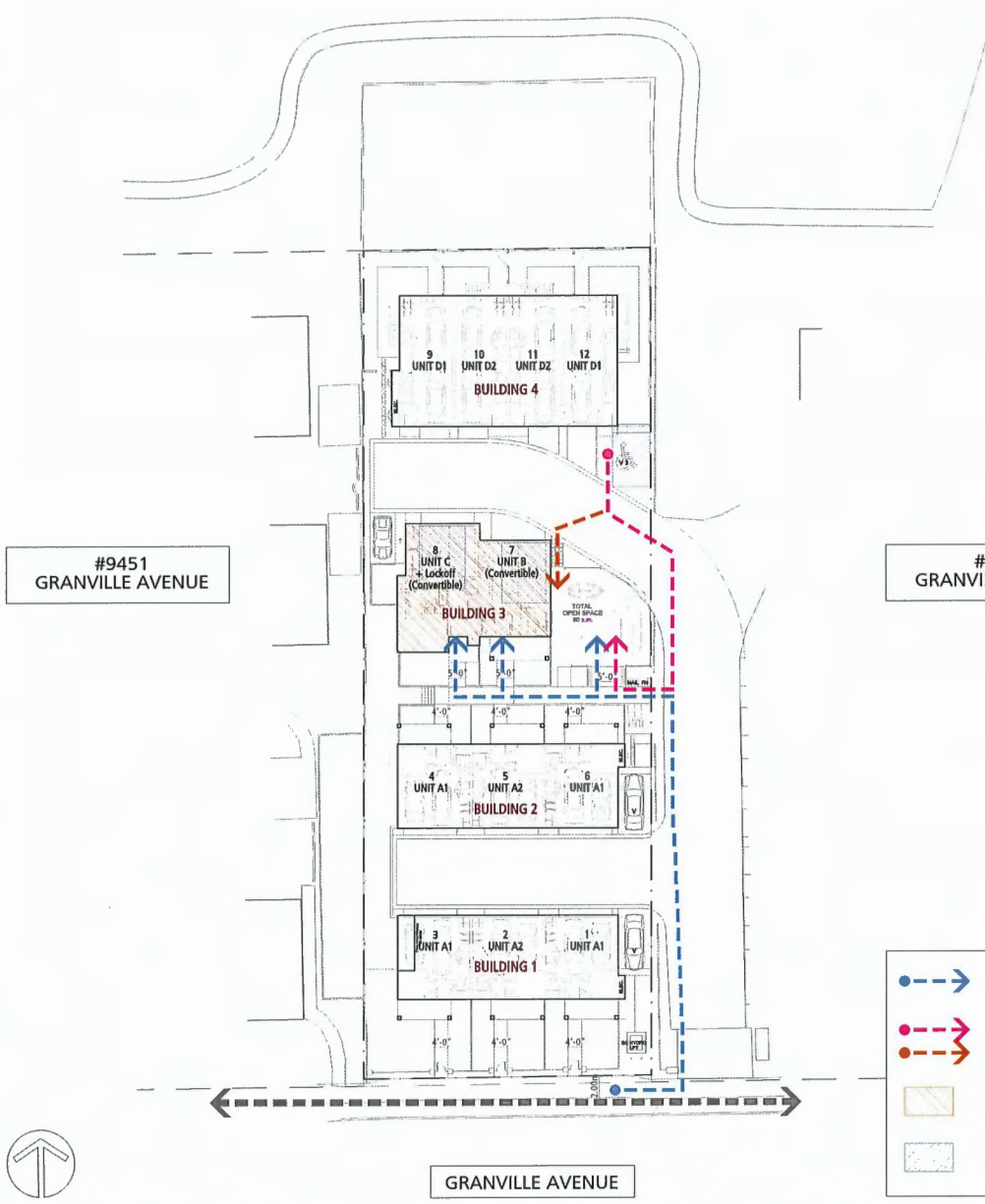
GROSS SITE AREA	2,371 sm
ROAD DEDICATION (SOUTH)	17 sm
LAND DEDICATION (NORTH)	392 sm
NET SITE AREA	1,962 sm

UNIT COUNT	12 UNITS
PERMITTED ZONING	RS1/F
PROPOSED ZONING	SITE SPECIFIC & SI

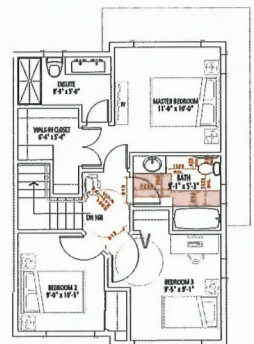
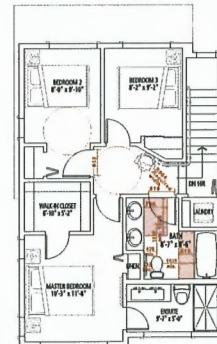
	Required	Proposed
DENSITY (FAR)	0.70	0.70
OPEN SPACE	72 sm	90 sm
PLAY AREA	36 sm	72 sm
COVERAGE	40%	38%
BUILDING HEIGHT	12.00 m	11.60 m



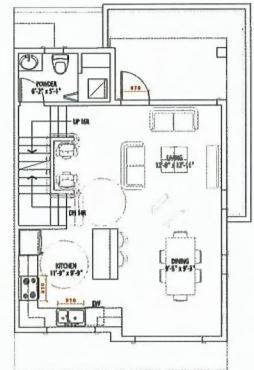
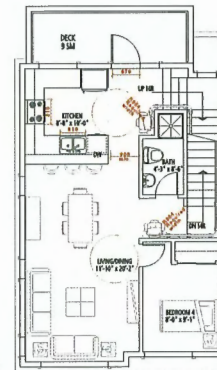
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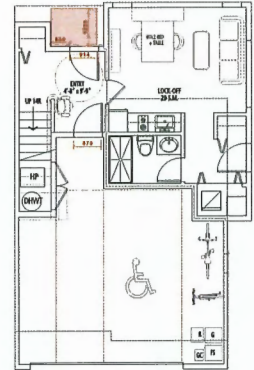
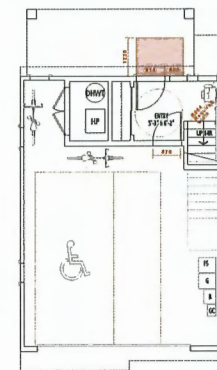
UPPER FLOOR



MAIN FLOOR



GROUND FLOOR



UNIT B (CONVERTIBLE)

UNIT C (CONVERTIBLE)

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BUILDING ELEVATIONS



BUILDING 1 ELEVATION - SOUTH
BUILDING 2 ELEVATION - NORTH (MIRRORED)

BUILDING 3 ELEVATION - SOUTH

BUILDING 4 ELEVATION - SOUTH



BUILDING 1 ELEVATION - NORTH
BUILDING 2 ELEVATION - SOUTH (MIRRORED)

BUILDING 3 ELEVATION - NORTH

BUILDING 4 ELEVATION - NORTH

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BUILDING ELEVATIONS

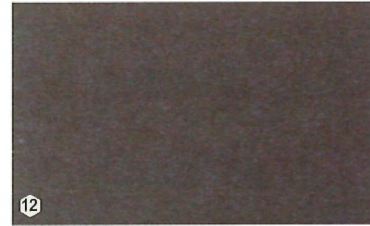
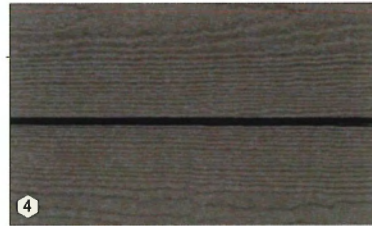
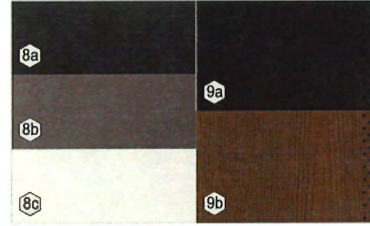
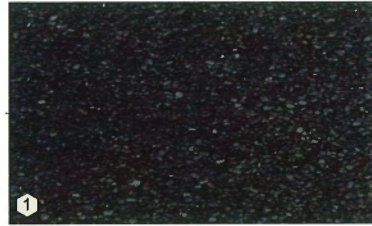


ELEVATION - WEST



ELEVATION - EAST

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EXTERIOR FINISHES

- ① BP SHINGLES
SHADOW BLACK
- ② HARDIE PANEL-SMOOTH
COLOUR TO MATCH BENJAMIN MOORE -
CHANTILLY LACE 2121-70
- ③ HARDIE PANEL
TRUE GRAIN - FISHER COATING - SEPIA
- ④ HARDIE LAP SIDING
AGED PEWTER
COLOUR TO MATCH BENJAMIN MOORE -
OVERCOAT CC-544
- ⑤ ENTRY DOORS
COLOUR TO MATCH BENJAMIN MOORE -
2057-30 NAPLES BLUE
- ⑥ WOOD FASCIA
COLOUR TO MATCH BENJAMIN MOORE -
UNIVERSAL BLACK 2118-10
- ⑦ DOWNSPOUTS AND GUTTERS
COLOUR TO MATCH BENJAMIN MOORE -
CHANTILLY LACE 2121-70
⑦a UNIVERSAL BLACK 2118-10
⑦b
- ⑧ METAL FLASHING
COLOUR TO MATCH BENJAMIN MOORE -
UNIVERSAL BLACK 2118-10
⑧a OVERCOAT CC-544
⑧b CHANTILLY LACE 2121-70
⑧c
- ⑨ HARDIE SOFFIT
⑨a VENTED CEDARMILL - NUT BROWN
⑨b VENTED SMOOTH
COLOUR TO MATCH BENJAMIN MOORE -
UNIVERSAL BLACK 2118-10
- ⑩ VINYL WINDOWS - GREY
- ⑪ GARAGE DOOR - CLOPLAY BRONZE
- ⑫ ELECTRICAL CLOSET DOOR
COLOUR TO MATCH BENJAMIN MOORE -
OVERCOAT CC-544
- ⑬ GLASS AND ALUMINUM RAILING
- ⑭ WOOD PICKET RAILING
- ⑮ PRIVACY SCREEN WITH ALUMINUM FRAME
AND GLASS
- ⑯ WOOD LATTICE SCREEN
STAINED TO MATCH FISHER COATING - SEPIA

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ENERGY AND SUSTAINABILITY

Development will meet energy target Step 3 + EL4.
Sustainability features for this project include:

- Ground source heat pumps for space heating and cooling.
- High efficiency Energy Recovery Ventilators (ERV s) for fresh air distribution.
- High efficiency electric water heaters.
- High efficiency double glazed PVC Windows and Doors.
- High thermal resistance insulation R-24 exterior wall insulation.
 - R-50 attic insulation
 - R-15 slab-on-grade insulation
- High efficient LED Lighting throughout.
- High quality air barrier construction and quality control measures.

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Pacific Sun Tree Services
 www.pacificsuntree.com
 Mailbox #400
 Unit 130 - 1959 152 St.
 Surrey, BC
 V4A 0C4
 604-323-4270

TREE MANAGEMENT PLAN: Amendment #2
Overview

Date: July 23, 2024
 Client: Western Granville Developments Ltd.
 Project: Multi-family Residential
 Project Address: 9511 Granville Ave, Richmond, BC

Tree Recommended for Retention: ● Critical Root Zone: ○
 Tree Recommended for Removal: X
 Non-Permit Size Tree: NP ●
 Crown Deline for Retain Tree: ○
 Crown Deline for Remove Tree: ○

NOTES:
 1. Where trees are already circled the crown & drip line can be used for some trees to provide guidance.
 2. Trees recommended for retention are identified with CRZs to indicate the minimum tree protection zone for purposes of establishing ground work limits.
 3. Dimensions and measurements for Tree Barriers CRZ, CRZ and CRZ are the minimum for the subject site.

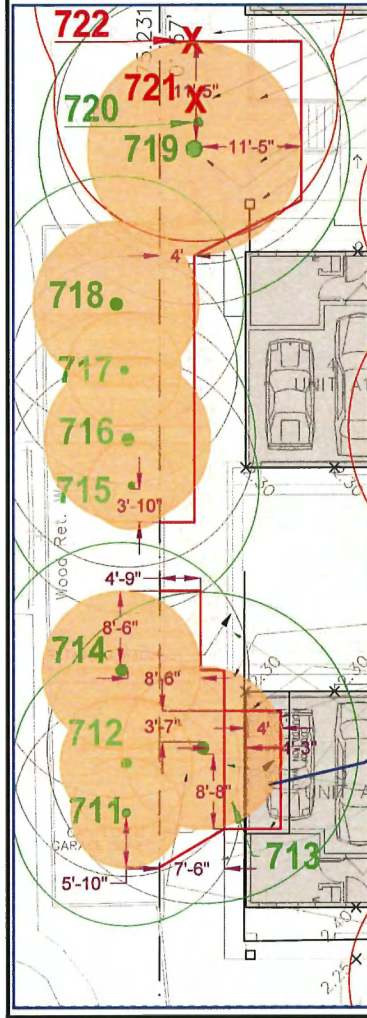
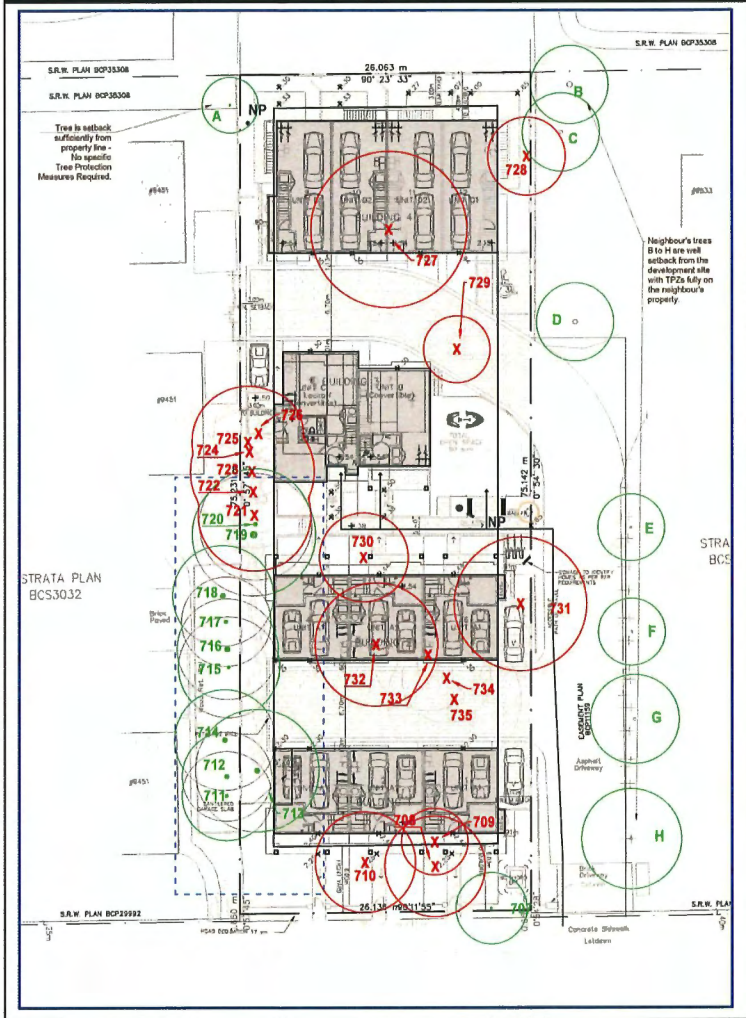
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TREE MANAGEMENT PLAN: Amendment #2
Retention & Protection

Date: July 23, 2024
 Client: Western Granville Developments Ltd.
 Project: Multi-family Residential
 Project Address: 9511 Granville Ave, Richmond, BC

Tree Recommended for Retention: ● Tree Protection Barrier (Circumferes Tree Protection Zone): ○
 Tree Recommended for Removal: X
 Non-Permit Size Tree: NP ●
 Crown Deline for Retain Tree: ○
 Crown Deline for Remove Tree: ○

NOTES:
 1. Where trees are already circled the crown & drip line can be used for some trees to provide guidance.
 2. Trees recommended for retention are identified with CRZs to indicate the minimum tree protection zone for purposes of establishing ground work limits.
 3. Dimensions and measurements for Tree Barriers CRZ, CRZ and CRZ are the minimum for the subject site.



TREE REMOVAL:
 Trees #712 & 713 to be removed under Arborist Supervision. Both removals to be set back from existing ground level.

LANDSCAPING: Please submit following with the Arborist Supervision Report:
 1. Final Critical Root Zone area. Construction Design to be placed over existing grade with the excavation, (SLOPE, SLOPES) of site preparation and installation.
 2. Final Landscaping Plan. Design to be placed over existing grade with the excavation, (SLOPE, SLOPES) of site preparation and installation.
 3. Final Landscaping Plan. Design to be placed over existing grade with the excavation, (SLOPE, SLOPES) of site preparation and installation.

LANDSCAPING: BARK MULCH & Planting Area
 Within a foot of Tree #712 and a foot of Tree #713 use Bark Mulch only, placed over the existing grade for weed control. Depth of Bark Mulch limited to 6 inches. The remainder of the Critical Root Zone can be a planting area that can have grasses to be installed and existing grade (landscape fabric) to be used underfoot. Only small growing plants of maturity to be planted. No plants developing continuous coverage.

LANDSCAPING: Drip Line
 Within Critical Root Zone area. Drip line will not have a significant impact as per the root retention within planned building area survey locations. See Arborist Supervision Report, Arborist Supervision of all tree prep and installation for each post.

GENERAL ARBORIST NOTES

ARBORIST SUPERVISION:
 Of all excavation or any other in ground works inside the Tree Barriers and within 6 feet of the outside of the Barriers. This includes any site prep work for Landscaping.

TREE BARRIERS:
 To remain in place until construction is complete and the city has approved their removal. Exception is Temporary Excavation Barrier for cantilevered slab area in Tree Protection Zone for Tree #713 (see notes below).

DEMOLITION:
 Where Tree Barriers cannot be constructed prior to Demolition, Arborist Supervision will be conducted of any Demo works until all Tree Barriers have been installed.

SITE DRAINAGE & SERVICING
 No plans available at the time of this report. All in ground site drainages should be outside of the Tree Protection Zones. Services should be outside Tree Protection Zones wherever possible and if cannot be avoided, these plans should be provided to the project Arborist for review and comment to be incorporated into the alignment and installation.

LANDSCAPING FENCE
 Fences post has been removed from the Critical Root Zone. All work within TRZ to be under Arborist Supervision.

EXISTING SERVICE INFRASTRUCTURE
 Existing CRZs to be marked and protected under Arborist Supervision and any infrastructure in ground should be set in place where possible.

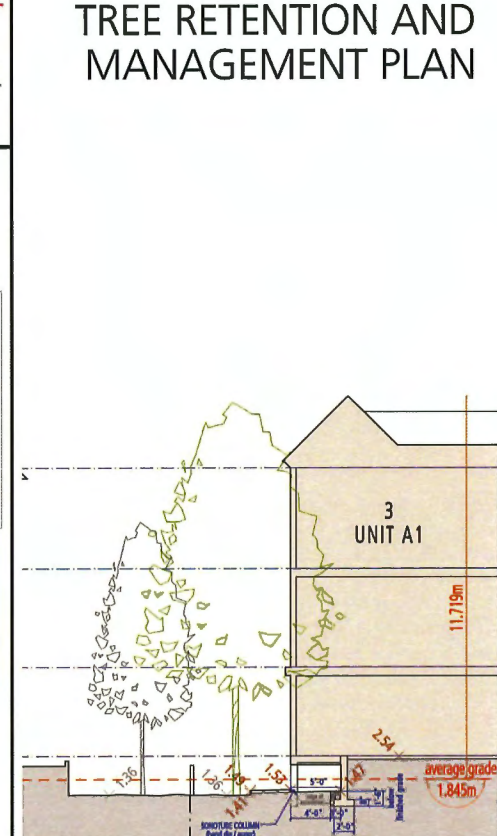
VERY LIMITED WORK SPACE: Feasibility to be verified by builder
 Once the Temporary Excavation Tree Barrier is removed (see area below), the primary Tree Barrier will remain throughout construction and a 2' limit from the subject wall of building. For this plan to be successful, the level that there is only a narrow working space for this work must be incorporated into the excavation plans including an adjacent wall work. It appears unlikely, but should be verified by the builder. And all access from north and south of the barrier workspace within a retained work zone. Or reworking that accommodation the retention of the Tree Barrier and TRZ area.

TEMPORARY EXCAVATION TREE BARRIER
 Temporary Tree Barrier is in place for completion of foundation and adjacent to the cantilevered slab. Arborist Supervision of all prep and foundation work for foundation work and work for arborist supervision. The Tree Barrier within to be in place until building foundation construction is completed and Arborist Supervision report is received and approved by the city.

CANTILEVERED SLAB AREA
 To mitigate impact to the critical root zone of Tree #713, the building has been redesigned in this area to reduce excavation requirements for the slab foundation wall. Grading change will be required within the slab area but limited to within depth below existing grade.

CRIMINAL REMOVAL
 Within the area proximity of the building under wall to the tree, a relatively large portion of the ground will remain removed. The soil removed should be sufficient for retaining existing grade levels at the site. The soil removed should be transported to the project site with the TRZ Plan completed in accordance with local authority and the Arborist Supervision Report. All removed soil, if not used, will be carried out as the building is constructed. It is from the removed soil (and from) to facilitate grading and ensure retention toward adjacent after pouring without building retention.

LANDSCAPING: BARK MULCH & Planting Area
 Within a foot of Tree #712 and Bark Mulch only, placed over the existing grade for weed control. Depth of Bark Mulch limited to 6 inches. The remainder of the Critical Root Zone can be a planting area that can have grasses to be installed and existing grade (landscape fabric) to be used underfoot. Only small growing plants of maturity to be planted. No plants developing continuous coverage.



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LANDSCAPE DESIGN

TREES



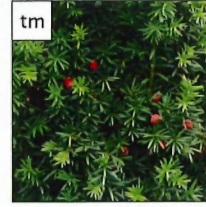
CO
Chamaecyparis obtusa 'Gracilis'



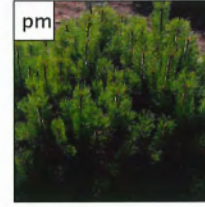
GB
Ginkgo biloba 'Goldspire'



PO
Picea omorika



tm
Taxus x media 'HicksII'



pm
Pinus mugo mughus

CONIFEROUS SHRUBS

BROADLEAF EVERGREEN SHRUBS



au
Azalea japonica 'Hino Crimson'



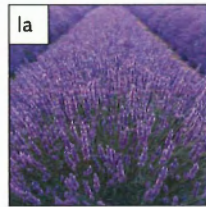
eo
Euonymus J. 'Aureomarginatus'



gs
Gaultheria shallon



hp
Hydrangea petiolaris



la
Lavandula angustifolia



pl
Prunus I. 'Otto Luyken'



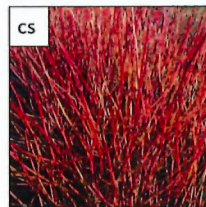
rv
Rhododendron 'Vulcan'



vo
Vaccinium ovatum

VINES

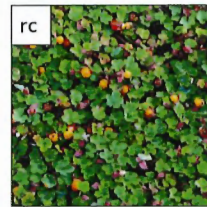
DECIDUOUS SHRUBS



cs
Cornus stolonifera



rs
Ribes s. 'King Edward VII'



rc
Rubus calycinoides



pm
Polystichum munitum



X
Pennisetum rubrum

GROUND COVER

FERNS

GRASSES

PLANT LIST

TREES

CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
CO	6	Chamaecyparis obtusa 'Gracilis'	Slender Hinoki False Cypress	4.0 m ht.	150cm STD - Dense Tight Habit 8&8 min. 50cm root ball dia.	6m height 2m spread	as shown
GB	12	Ginkgo biloba 'Goldspire'	Goldspire Ginkgo	8cm cal.	150cm STD - 8&8 w/basket min. 50cm root ball dia.	6.0m height 2.0m width	as shown
PO	3	Picea omorika	Serbian Spruce	4.0 m ht.	Dense Tight Habit 8&8 min. 50cm root ball dia.	18m height 6m spread	as shown

CONIFEROUS SHRUBS

CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
pm	34	Pinus mugo mughus	Mugo Pine	#5 pot	min. 30cm spread min. 20cm height	300cm height 500cm spread	as shown
tm	66	Taxus x media 'Hicksii'	Hick's Yew	1.2m	min. 30cm spread	15cm height 120cm spread	75cm

BROADLEAF EVERGREEN SHRUBS

CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
ah	21	Azalea japonica 'Hino Crimson'	Crimson Japanese Azalea	#2 pot	min. 20cm height	100cm height 120cm width	60cm
eo	19	Euonymus aureomarginatus	Golden Euonymus	#2 pot	min. 20cm height	120cm height 150cm spread	75cm
gs	59	Gaultheria shallon	Salal	#1 pot	min. 20cm height	100cm height 120cm spread	65cm
la	23	Lavandula angustifolia	English Lavender	#1 pot	min. 30cm height	60cm height 75cm spread	75cm
pl	38	Prunus l. 'Otto Luyken'	Otto Luyken Laurel	#2 pot	min. 45cm height	150cm height 300cm spread	60cm
rv	21	Rhododendron 'Vulcan'	Vulcan Rhododendron	#2 pot	min. 45cm height	150cm height 200cm spread	75cm
vo	87	Vaccinium ovatum 'Thunderbird'	Evergreen Huckleberry	#2 pot	min. 60cm height	180cm height 190cm spread	75cm

DECIDUOUS SHRUBS

CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
cs	6	Cornus stolonifera	Redtwig Dogwood	#1 pot	min. 50cm height heavy	300cm height 200cm spread	90cm
rs	6	Ribes s. 'King Edward VII'	King Edward VII Currant	#1 pot	min. 40cm height	240cm height 120cm spread	75cm

GRASSES

CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
x	110	Pennisetum rubrum	Purple Fountain Grass	#1 pot		100cm height 60cm spread	45cm

FERNS

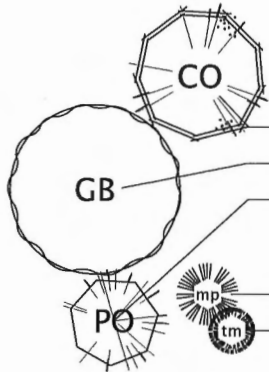
CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
pm	34	Polystichum munitum	Swordfern	#1 pot	min. 25cm height	100cm height 100cm spread	60cm

VINES

CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
hp	2	Hydrangea petiolaris	Climbing Hydrangea	#2 pot	min. 30cm height heavy	500cm height 200cm spread	as shown

GROUND COVERS

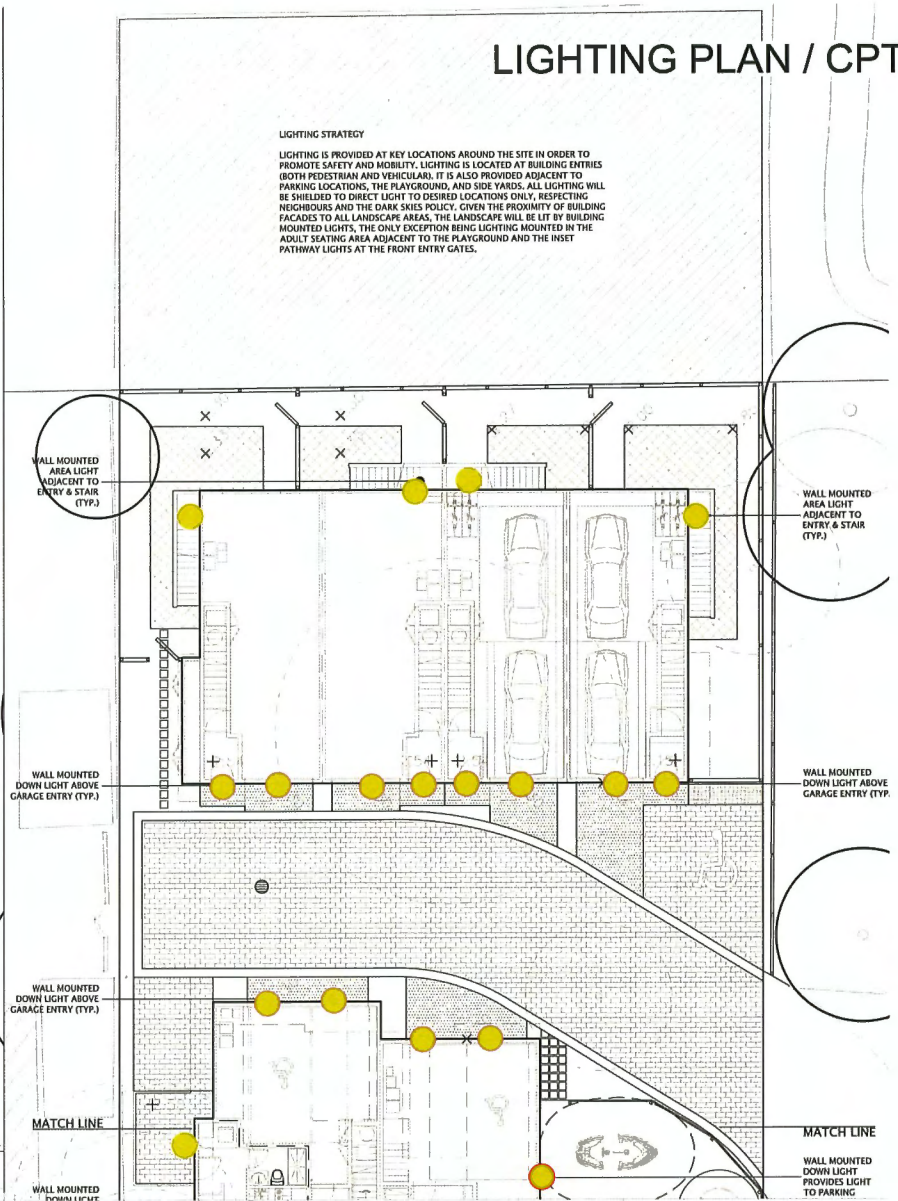
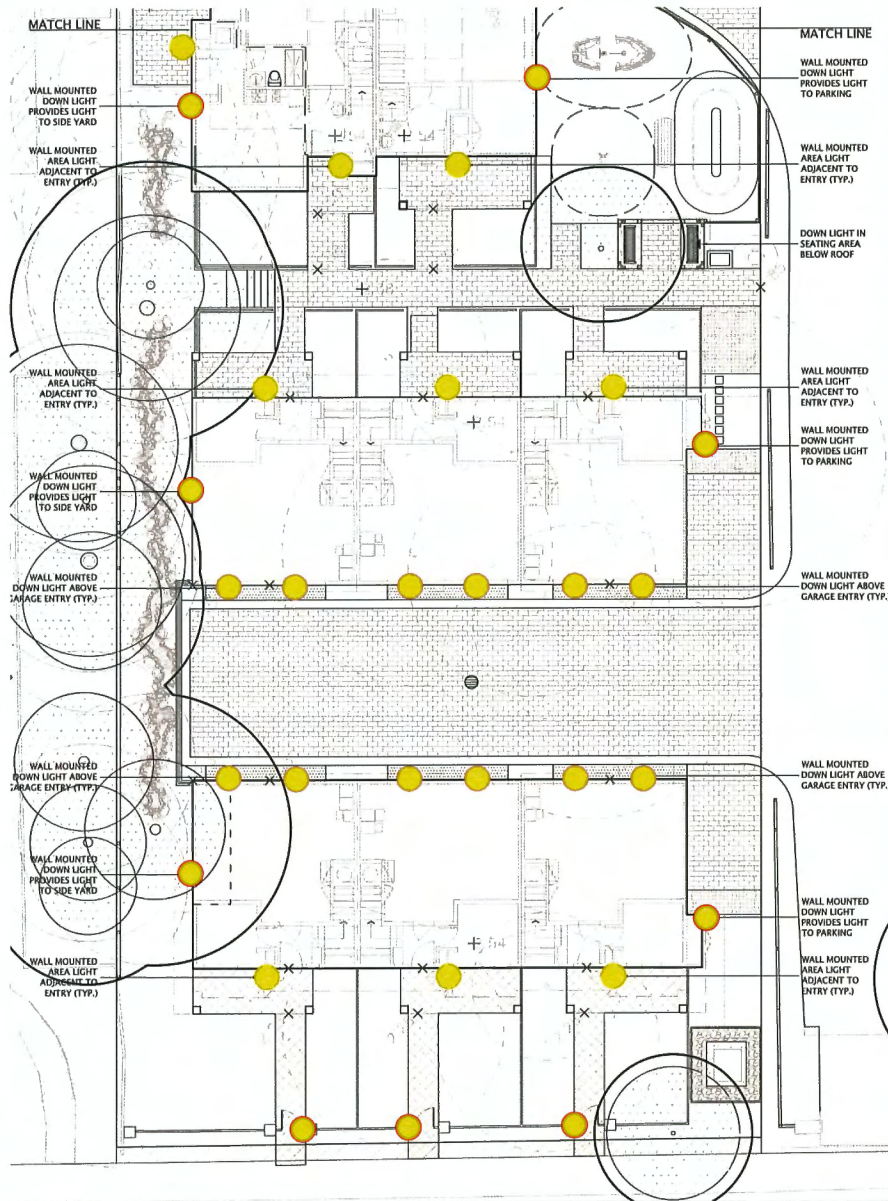
CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
rc	257	Rubus calycinoides	Creeping Raspberry	10cm pot	min. 25cm spread 30cm O.C.	10cm height 60cm spread	30cm
la		Lawn	Shade Tolerant Blend				30cm



PLAY AREA



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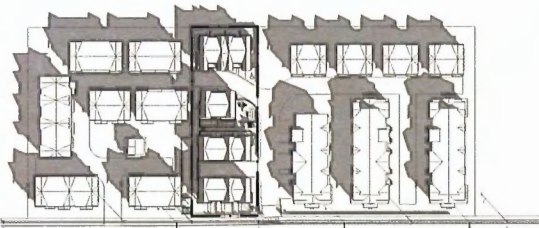
01 LIGHTING PLAN
L2-02 SCALE 1:100

LIGHTING LEGEND

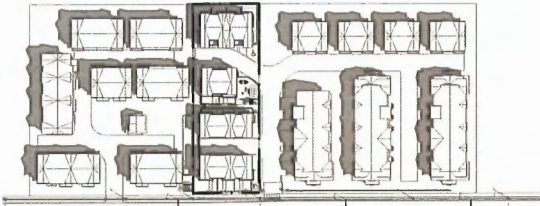
● WALL MOUNTED AREA LIGHT
● WALL MOUNTED DOWN LIGHT
● WALL MOUNTED DOWN LIGHT

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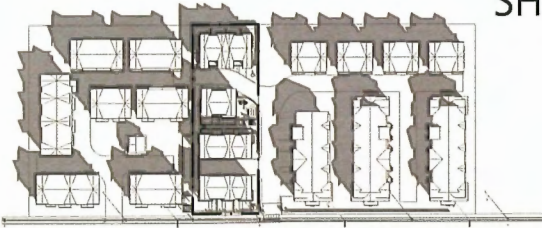
SHADOW STUDY



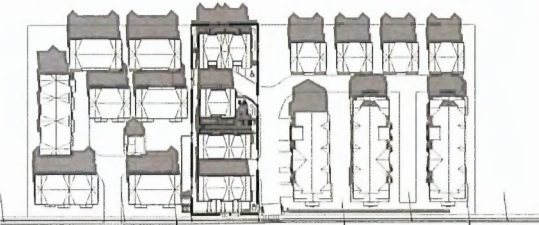
MARCH 21 - 10 A.M.



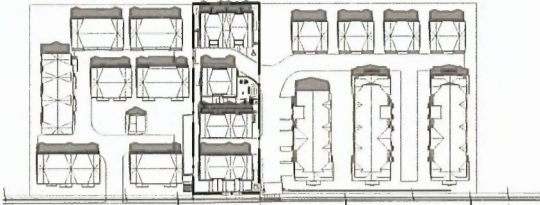
JUNE 21 - 10 A.M.



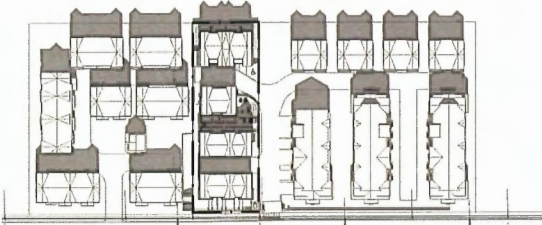
SEPTEMBER 21 - 10 A.M.



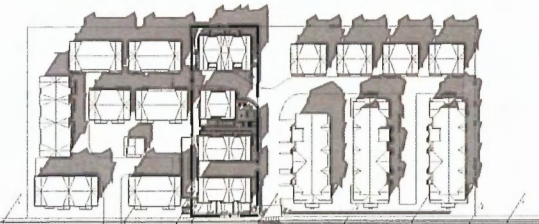
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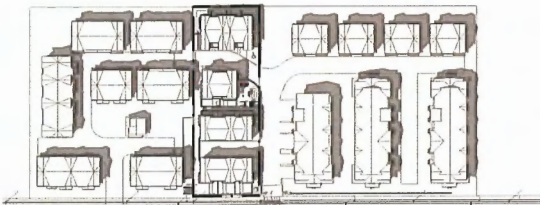
JUNE 21 - 12 P.M.



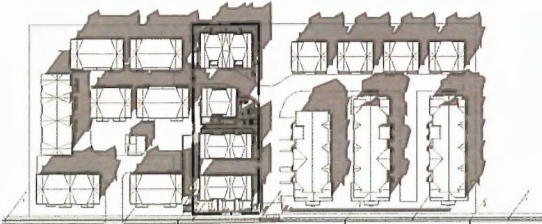
SEPTEMBER 21 - 12 P.M.



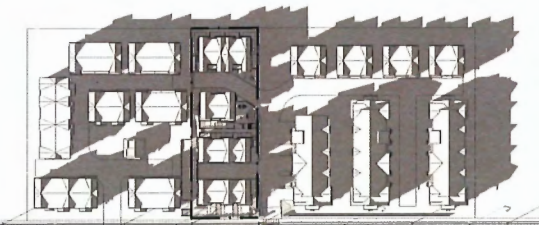
MARCH 21 - 2 P.M.



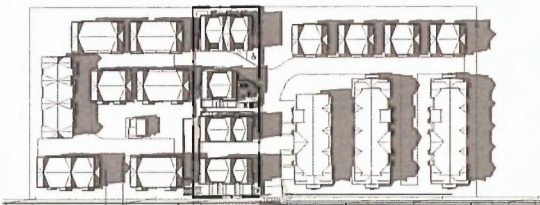
JUNE 21 - 2 P.M.



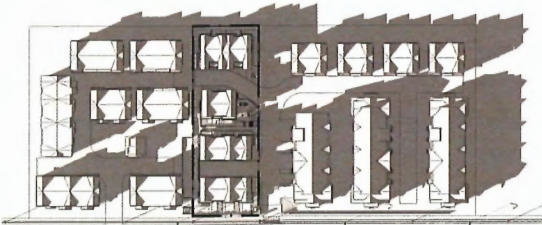
SEPTEMBER 21 - 2 P.M.



MARCH 21 - 4 P.M.



JUNE 21 - 4 P.M.



SEPTEMBER 21 - 4 P.M.

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KEY PLAN



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