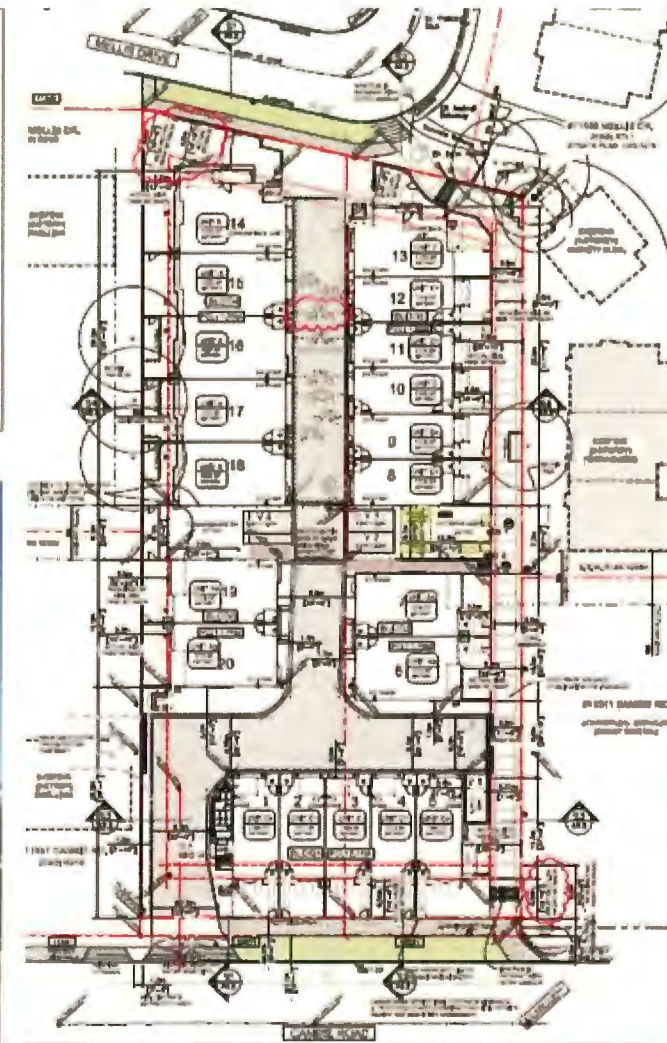
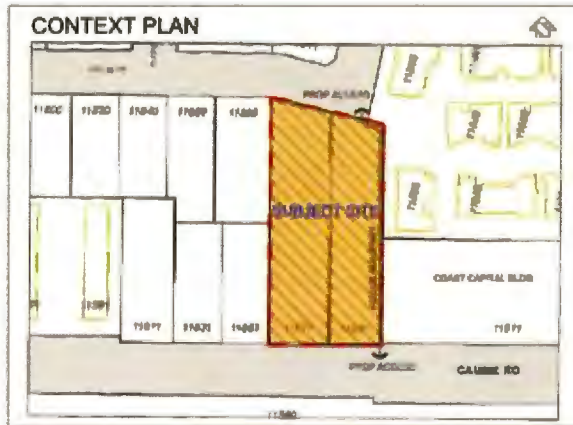
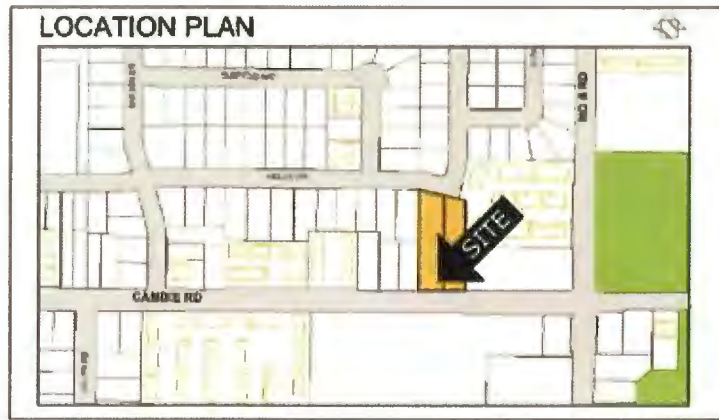


General Compliance DPP Meeting – November 27, 2024, 3:30pm

Gladwyn Townhouses, 11671 Cambie Road, Richmond BC [DP 17-772227]



Project Milestones (dates approx)

- * Jan 2014 – Owner 1
- * Aug 2014 - RZ application [RZ 14-670471]
- * Summer 2015 – New ownership 2
- * Mar 2016 – New ownership 3
- * May 2017 – DP application [DP 17-772227]
- * Jun 2018 – BP application [BP 18-828403]
- * 2020-2021 – Covid pause

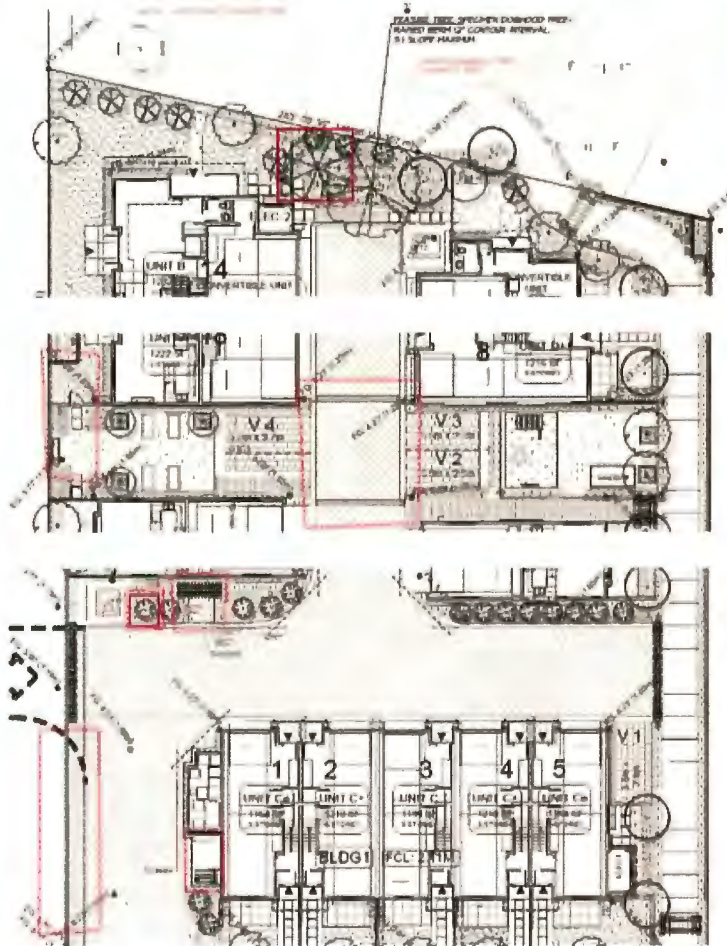
- * Nov 2021 – New ownership 4 (Enrich)
- * Jan 2022 – Original BP approved at deadline
- * Feb 2022 – IFC drawings, construction underway
- * Jun 2024 – GC submission
- * Nov 2024 – DPP GC presentation

Overview - DP vs As-built Differences

- A.** Site installed 5 fewer trees than DP – replaced with 2 large trees
 - green strip at entry PL too narrow for 3 trees; 2 other trees were approved at SROW
 - 2 trees now planted with greater value (1 at Mellis berm, 1 at mailbox area)
- B.** Outdoor privacy screens extended past entry canopies
 - lattice wood screens at Cambie frontage now lowered from 6-ft to 4-ft
 - 6-ft solid wood screens at public PROP pedway still left at 6-ft height
- C.** Canada Post: advised would not install mailbox with manhole casting in front (hazard)
 - weather-protected mailbox relocated to acceptable location, landscaping revised
- D.** Drive aisle crossing was not raised – speed bumps added in lieu
 - not noted on the arch site plan, only on landscape plan
 - storm drainage was not designed with a raised section at the crossing
- E.** Revised some cladding materials to suit marketing team concerns
 - shingles > board & batten; white lapsiding > tan; red doors > muted red/brown
- F.** At 2 duplex buildings, some sections of pony wall were changed to alum guardrails

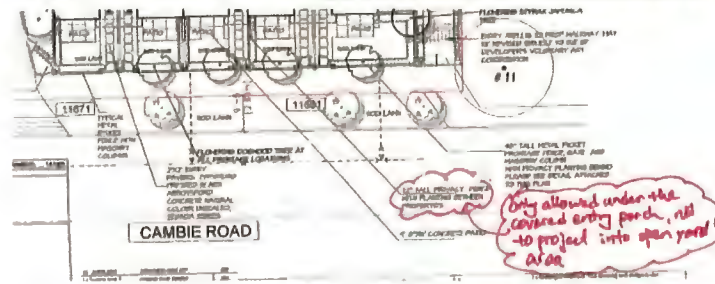


A. Site installed 5 fewer trees than DP – replaced with 2 large trees

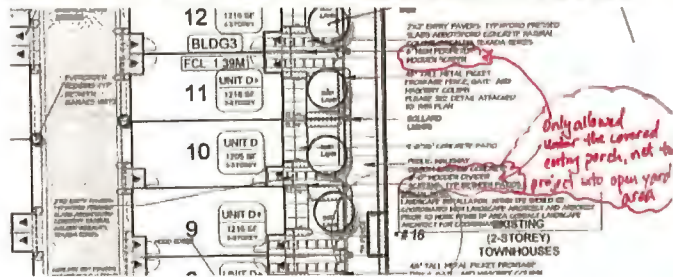


B. Outdoor privacy screens extended past entry canopies

The approved DP noted in red that the 72" privacy fences cannot project into the open yard past the covered entry porch. However, it was an oversight that the taller fences extended past the overhanging entry canopies. To rectify, the 6'h wood lattice dividers have been reduced to 4'h.



Similarly, along the Mellis Drive PROP pedway, the approved DP set notes that 6'h wooden dividers are only allowed under the covered entry porch, not to project into the open yard. Again, an oversight not working from this DP set, the 6'h wooden dividers do extend past the shallow canopies but help to visually screen the patios. They also provide a solid noise barrier for the condenser units in each yard. After city review, these are left at 6'h tall.

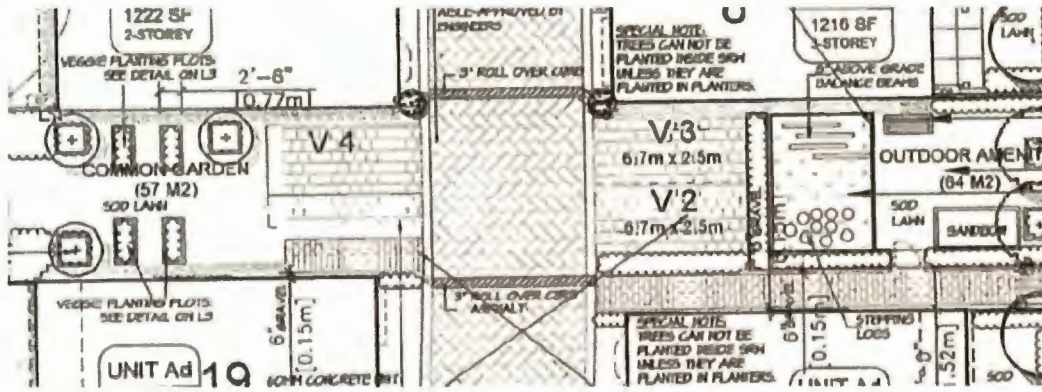


C. Canada Post: advised would not install mailbox with manhole casting in front (hazard)

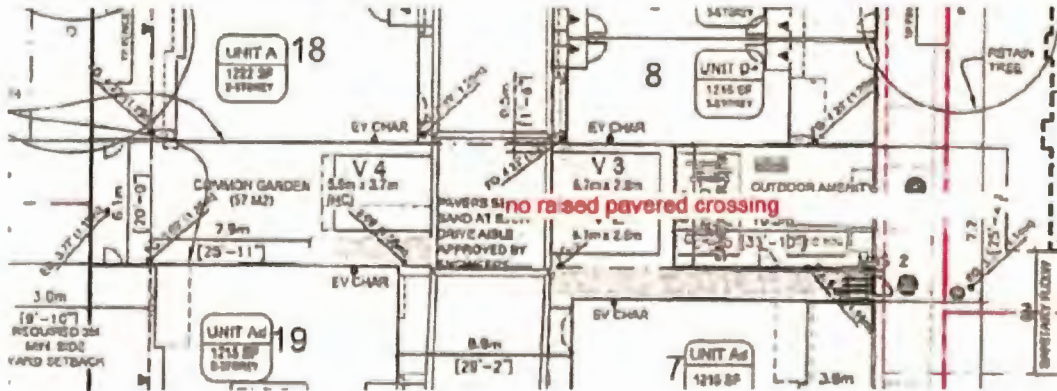
Canada Post required that the mailbox kiosk be relocated to the south of Building 5 from west of Building 1 – due to the presence of a manhole cover (accessing an underground pipe) at the proposed location. It was deemed a potential tripping hazard and not acceptable for mail workers. Consequently, the proposed live planting was relocated to other parts of the site.



D. Drive aisle crossing was not raised – speed bumps added in lieu



The approved DP landscape drawing correctly noted the 3" rollover curbs but the approved arch DP drawings do not. Somehow, the note for the raised pedway was inadvertently dropped.



E. Revised some cladding materials to suit marketing team concerns

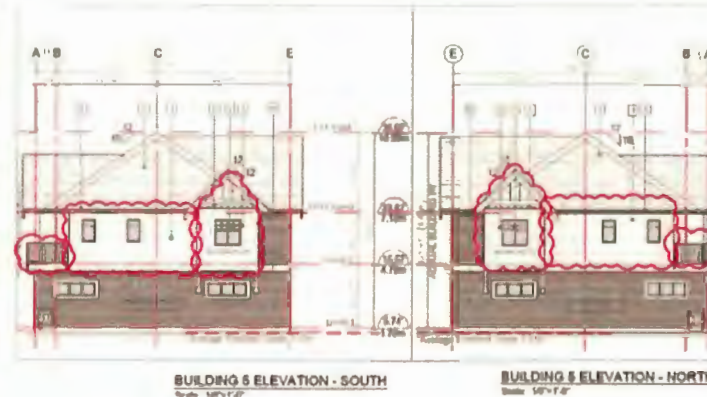
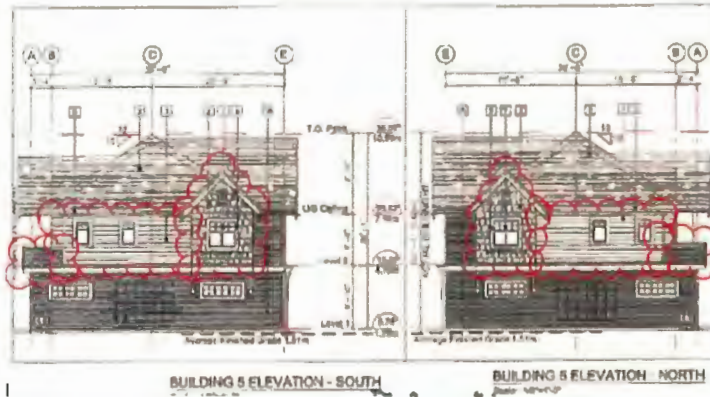
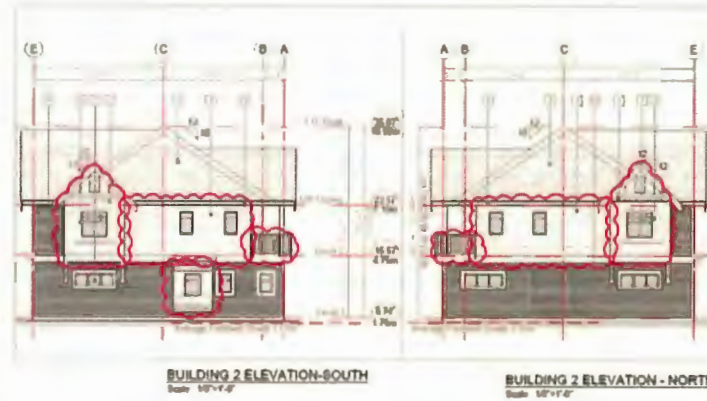
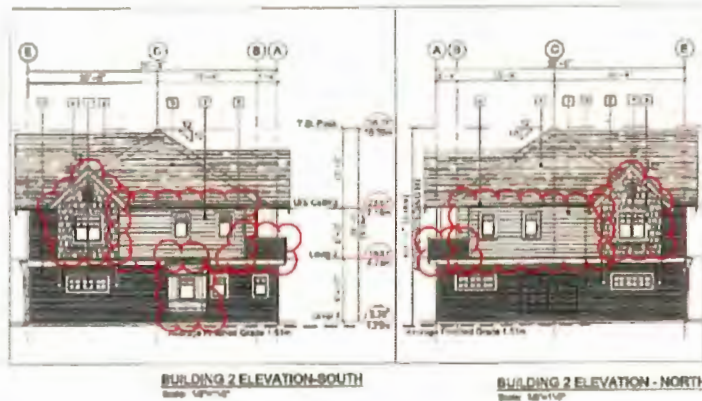
A few adjustments were made to the exterior materials that were proposed by the marketing team, but we also supported as improvements to the project:

- a) Change from fibre-cement shingles to board & batten.
- b) Colour change to minor sections of horizontal 8" Hardie plank siding from BM CC-80 (gray mist) to an off-white tan colour. The gray was deemed too dark for the market.
- c) Colour change of entry doors from bright red (BM CC124) to more muted darker red/brown.
- d) Building 2&5 balcony pony wall was changed to aluminum guard rails

These adjustments were also a product of the project delay resulting from changes in ownership and their marketing teams. We hope that these adjustments are acceptable and in general compliance with the approved 2019 DP.



F. At 2 duplex buildings, some sections of pony wall were changed to alum guardrails



Summary of Mitigating Factors

- * 3 ownership changes over 7 years
- * pauses in activity over Covid period
- * BP reached expiry date with no extension
- * Approved DP drawings not thoroughly vetted for IFC
- * New owner and marketing team
- * Expedited construction schedule
- * Unforeseen as-built site conditions

Adequacy of Compliance Solutions

- * The 2 replacement trees have greater value than the 5 unplanted trees
- * Recognized that 2 new trees approved in the existing sanitary SROW
- * The Cambie frontage screens have been lowered to comply with the DP
- * The PROP 6-ft tall screens, as is, approx extend to the front edges of the balconies
- * The mailbox location is acceptable to Canada Post (possibly better CPTED)
- * The 4 speed bumps provide similar pedestrian safety while allowing storm drainage
- * The exterior cladding changes only impact minor portions of the exterior design
- * The 4 short sections of pony walls (i.e. now picket railings) are not at street frontages

