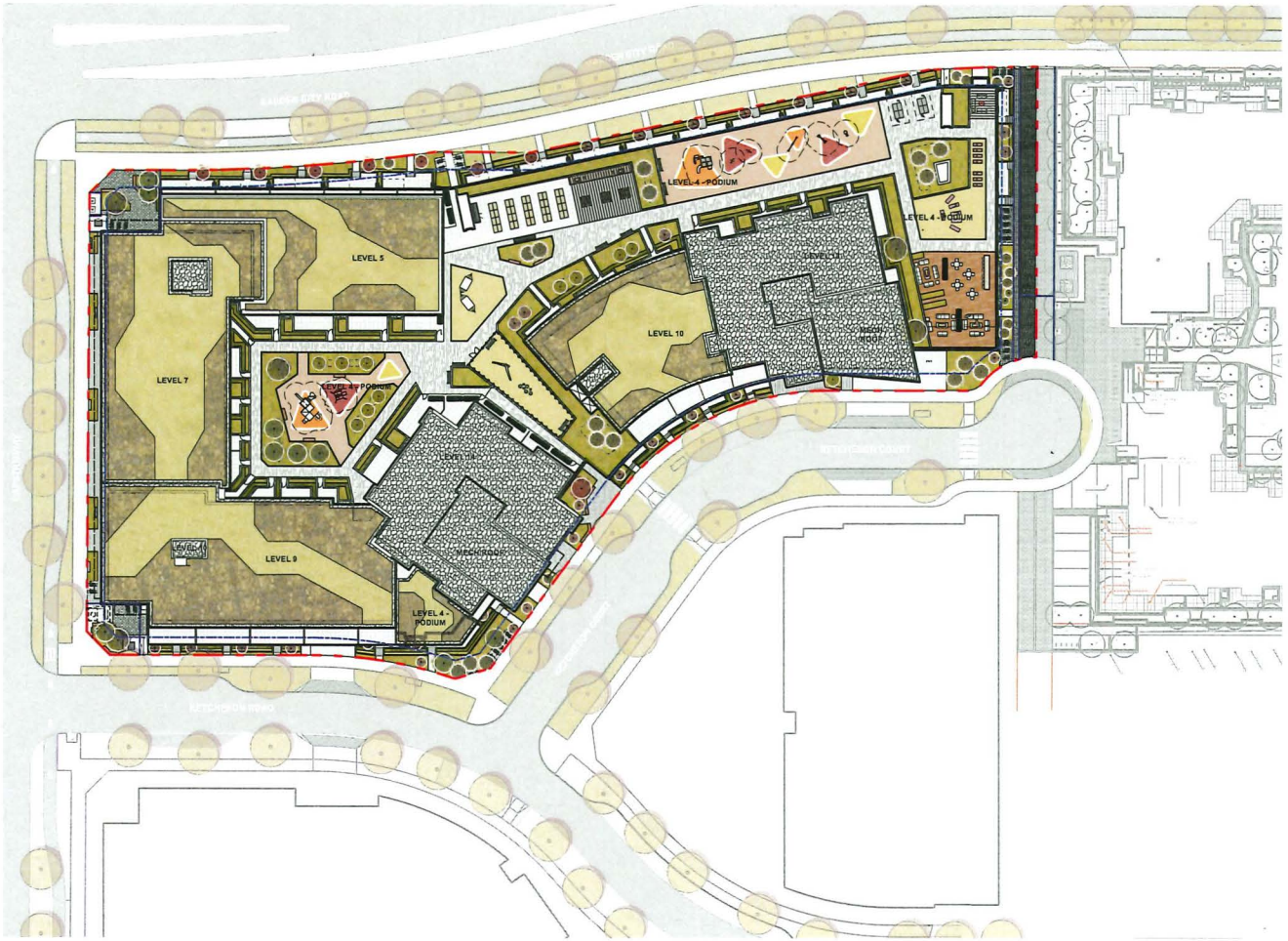
Schedule 2 to the Minutes of the Development Permit Panel meeting held on Wednesday, September 16, 2026



CARINA (TALISTAR B)

3420 KETCHESON COURT, RICHMOND, BC

N
PROJECT NORTH

0 10 20 30 m

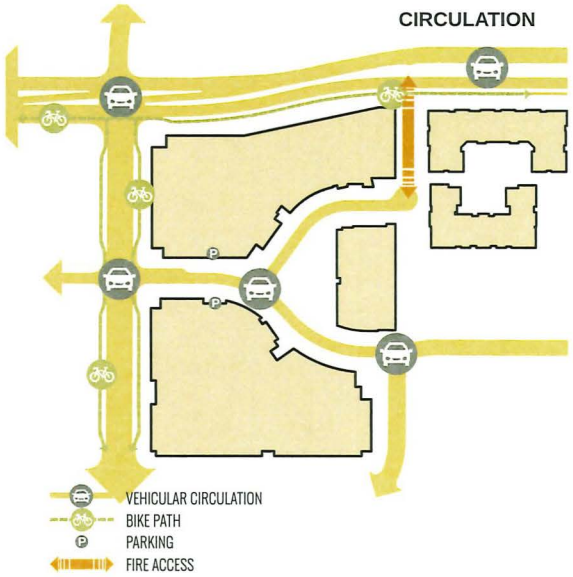
connect
LANDSCAPE ARCHITECTURE

SITE CONTEXT

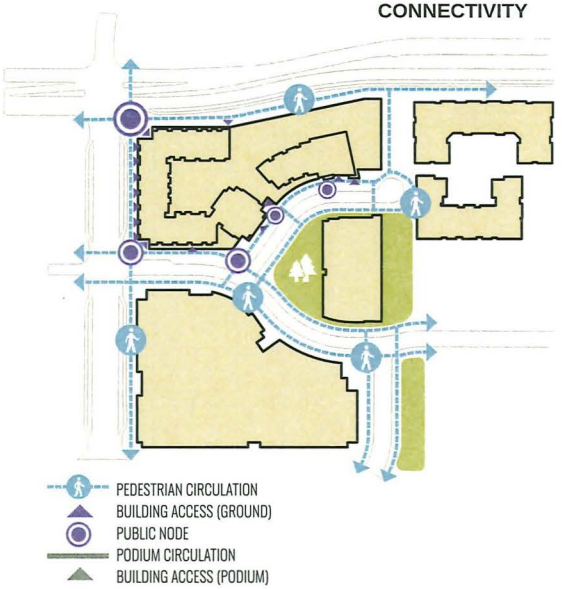
CONTEXT PROGRAM



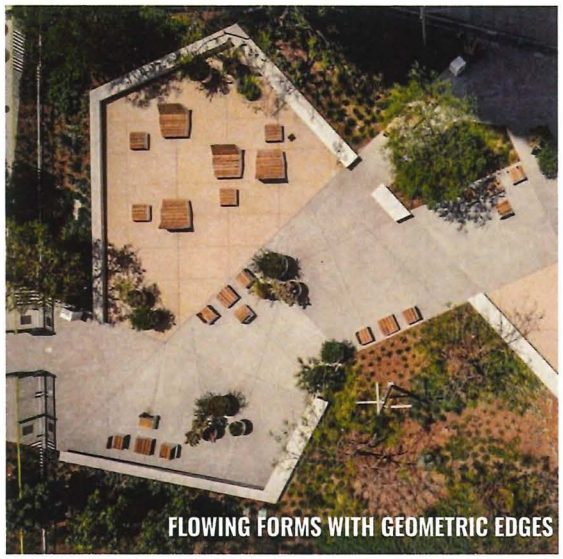
CIRCULATION

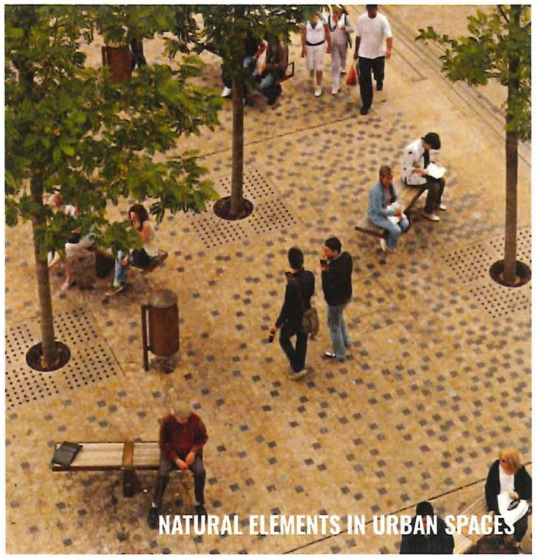


CONNECTIVITY



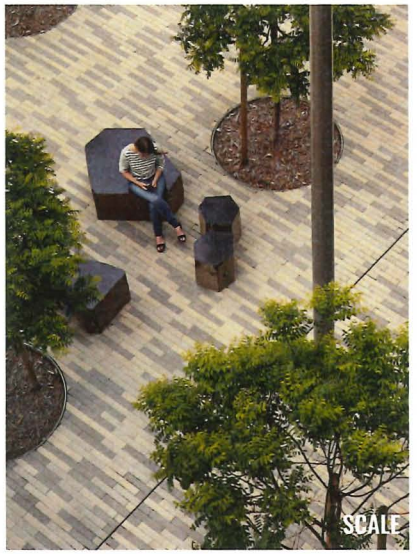
VISION


FLOWING FORMS WITH GEOMETRIC EDGES

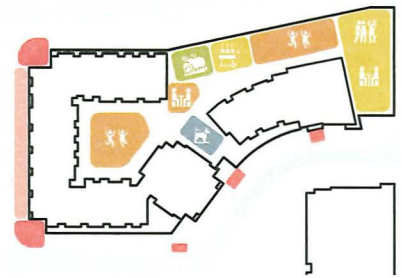

NATURAL ELEMENTS IN URBAN SPACES



FUNCTIONAL EDGES


SCALE

GROUND LEVEL



GROUND LEVEL

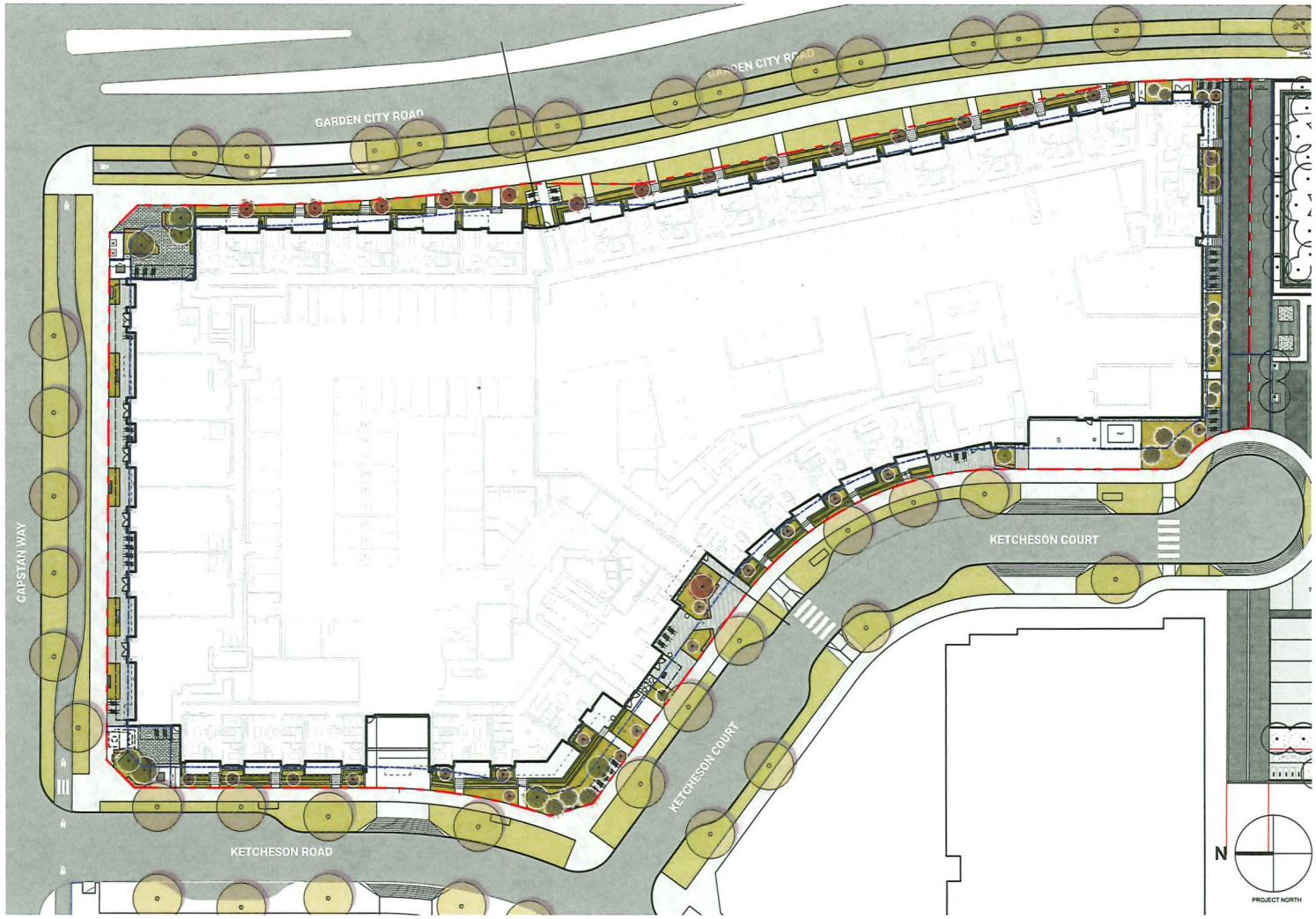
PUBLIC PLAZA

SHOP / RETAIL EDGE









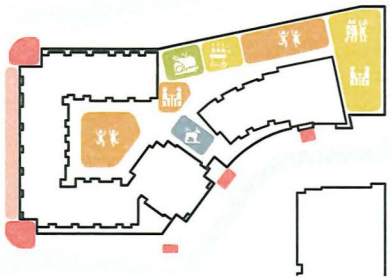
0 10 20 30 m

connect
LANDSCAPE ARCHITECTURE

06-712
CARINA (TALISTAR B)

ADPL3

PODIUM LEVEL



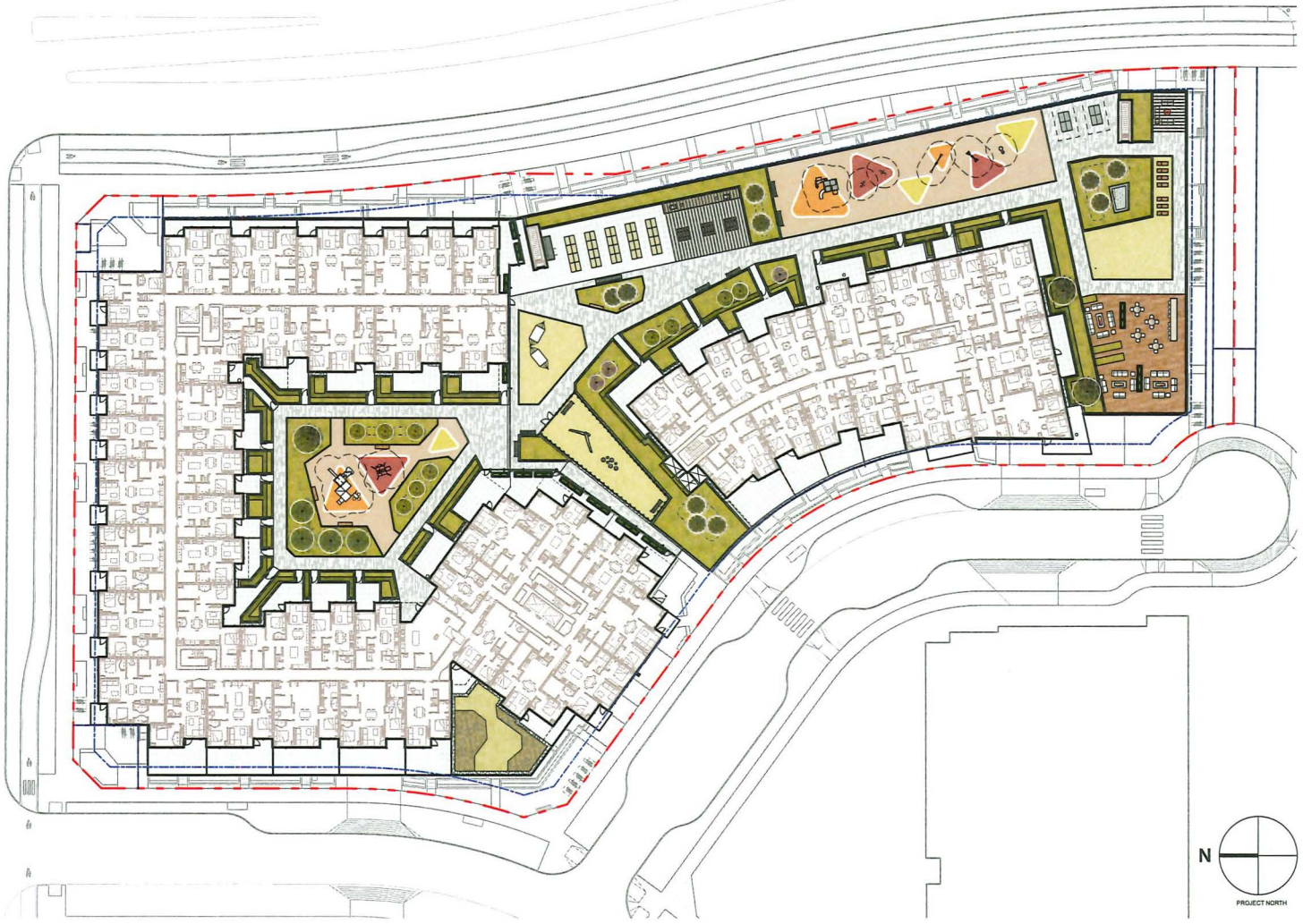
PODIUM LEVEL

- PLAY / EXERCISE
- GATHER / EAT
- GROW / HARVEST
- DOG PARK









connect
LANDSCAPE ARCHITECTURE

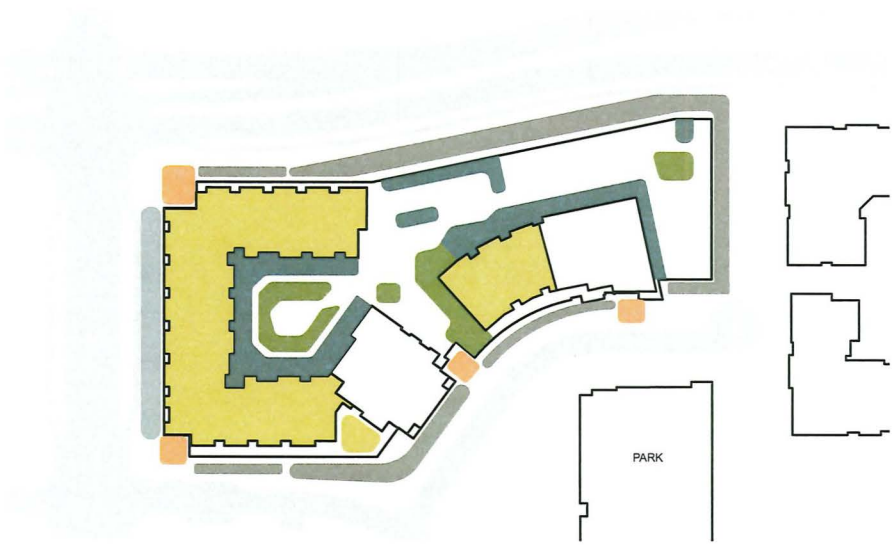
06-712
CARINA (TALISTAR B)

ADPL4

ROOF LEVEL


LEVEL 4 - PODIUM
LEVEL 4 - PODIUM
LEVEL 5
LEVEL 13
LEVEL 10
MECH ROOF
LEVEL 7
LEVEL 4 - PODIUM
LEVEL 14
MECH ROOF
LEVEL 10
LEVEL 9
LEVEL 4 - PODIUM
N
PROJECT NORTH
0
10
20
30 m

PLANTING STRATEGY




LARGE CANOPY TREES


FEATURE PLANTING


EXTENSIVE GREEN ROOF


GREEN BUFFER


GREEN BUFFER


ROOFTOP URBAN SPACE


LAYERED TEXTURE PLANTING


URBAN SHADE EDGE

GROUND LEVEL

FEATURE PLANTING
FEATURE TREE/SHRUB
LOW TEXTURED PLANTING WITH FLOWERING ACCENTS
URBAN CHARACTER

GREEN BUFFER
FULL SUN FOR SOUTH, PART SHADE FOR WEST & EAST
HEDGING AND LAYERED SEASONAL PLANTING
URBAN CHARACTER

URBAN SHADE EDGE
NORTHSIDE SHADE PLANTING
LOW EVERGREEN TEXTURED PLANTING LAYERED

PODIUM & ROOF LEVEL

CANOPY
LARGE CANOPY TREES
WOODLAND-INSPIRED LAYERED PLANTING

ROOF TOP OPEN SPACE
FLOWERING AND CHARACTER TREES
LAYERED SEASONAL PLANTING BEDS AND HEDGING WITH STRUCTURE
PLANTING AROUND PATIOS

EXTENSIVE GREEN ROOF
MIX OF SEDUM, BULBS AND GRASS
LOW EXTENSIVE GREEN ROOF
INACCESSIBLE

PLANT LIST

ID	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	MATURE HEIGHT	MATURE SPREAD
TREES							
APo	7	*Acer palmatum 'Osakazuki'*	Osakazuki Japanese Maple	3-4m Ht.	S1	5m	3m
ARr	1	*Acer rubrum 'Redpointe'*	Redpointe Red Maple	7cm, cal.	S1	12m	9m
CBf	2	*Carpinus betulus 'Frans Fontaine'*	Frans Fontaine Hornbeam	7cm, cal.	S1	12m	3m
CCt	19	*Cercis canadensis 'The Rising Sun'*	The Rising Sun Eastern Redbud	5cm, cal.	S1	2.4m	2.4m
CKm	11	*Cornus kousa 'Milky Way'*	Milky Way Dogwood	6cm, cal.	S1	6m	6m
● POb	10	*Picea omorika 'Bruns'*	Bruns Serbian Spruce	1.8m Ht.	S1	4m	1.2m
PFv	16	*Pinus flexilis 'Vanderwolf's Pyramid'*	Vanderwolf's Pyramid Limber Pine	4m Ht.	S1	6m	4m
● PNs	5	*Pinus nigra 'Select Green'*	Austrian Pine	4m Ht., specimen	S1	10m	4m
● PSi	13	*Prunus 'Ichiyo'*	Ichiyo Cherry	6cm, cal.	S1	4m	4m
● SP	9	*Stewartia pseudocamellia*	Japanese Stewartia	7cm, cal.	S1	5m	3m
SHRUBS							
● Auc	34	*Arbutus unedo 'Compacta'*	Strawberry Bush	#5 pot	0.9 o.c.	2m	1.5m
● Ahw	28	*Azalea japonica 'Hino White'*	Hino White Azalea	#3 pot	0.6 o.c.	1m	1m
Bmw	109	*Buxus microphylla 'Winter Gem'*	Korean Boxwood	#3 pot	0.6 o.c.	1.2m	1.2m
Civ	45	*Ceanothus impressus 'Victoria'*	Californian Lilac	#5 pot	1.2 o.c.	1.5m	1.5m
Cda	66	*Choisya x dewitteana 'Aztec Pearl'*	Mexican Mock Orange	#3 pot	0.9 o.c.	2m	2m
Csk	109	*Cornus sericea 'Kelseyi'*	Dwarf Kelseyi Dogwood	#3 pot	0.45 o.c.	0.75m	0.75m
Euc	72	*Euphorbia characias subsp. wulfinii*	Mediterranean spurge	#3 pot	0.6 o.c.	1m	1m
Hld	7	*Hydrangea macrophylla 'Let's Dance'*	Reblooming Hydrangea	#3 pot	0.9 o.c.	1m	1m
Hpl	62	*Hydrangea paniculata 'Limelight'*	Limelight Hydrangea	#3 pot	0.9 o.c.	1.8m	1.8m
● Hsb	47	*Hydrangea serrata 'Bluebird'*	Bluebird Hydrangea	#3 pot	0.9 o.c.	1m	1m
Ic	39	*Ilex crenata*	Japanese Holly	#2 pot	0.6 o.c.	1.2m	1.2m
Ndg	42	*Nandina domestica 'Gulfstream'*	Gulfstream Heavenly Bamboo	#3 pot	0.6 o.c.	1m	1m
Polj	9	*Physocarpus opulifolius 'Little Joker'*	Dwarf Little Joker Ninebark	#3 pot	0.9 o.c.	0.5m	0.5m
Pol	440	*Prunus laurocerasus 'Otto Luyken'*	English Laurel	#5 pot	0.5 o.c.	1m	1.5m, maintained to 0.9m hedge
● Rbb	73	*Rhododendron 'Bow Bells'*	Bow Bells Pink Rhododendron	#5 pot	0.9 o.c.	1.2m	1.2m
● Rld	30	*Rhododendron 'Lemon Dream'*	Lemon Dream Rhododendron	#3 pot	0.9 o.c.	1.5m	1.5m
● Rhr	285	*Rhododendron 'Ramapo'*	Ramapo Rhododendron	#3 pot	0.6 o.c.	0.45m	0.75m
Shh	154	*Sarcococca hookeriana var. humilis*	Sweetbox	#3 pot	0.6 o.c.	0.6m	0.6m
Skj	149	*Skimmia japonica*	Japanese Skimmia	#2 pot	0.6 o.c.	1m	1.2m
Cbg	93	*Spiraea x bumulda 'Goldflame'*	Goldflame Spiraea	#2 pot	0.6 o.c.	1m	1m
● Tos	385	*Thuja occidentalis 'Smaragd'*	Northern White-Cedar	1.8m Ht.	0.6 o.c.	3.5m	0.9m

ID	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	MATURE HEIGHT	MATURE SPREAD
PERENNIALS							
● abv	167	*Astilbe x arendsii 'Bridal Veil'*	Hybrid Astilbe	#1 pot	0.45 o.c.	Mature Height	Mature Spread
amt	186	*Achillea millefolium 'Terracotta'*	Terracotta Yarrow	#1 pot	0.45 o.c.	0.75m	0.45m
● echp	112	*Echinacea purpurea*	Coneflower	#1 pot	0.45 o.c.	1m	0.45m
● epm	151	*Echinacea purpurea 'Magnus'*	Magnus Coneflower	#1 pot	0.45 o.c.	0.75m	0.45m
● gwb	112	*Gaura lindheimeri 'Whirling Butterfly'*	Beeblossom	#1 pot	0.45 o.c.	0.75m	0.45m
● hoj	2	*Hosta 'June'*	Plantain Lily	#1 pot	0.75 o.c.	Mature Height	Mature Spread
● hse	6	*Hosta sieboldiana 'Elegans'*	Plantain Lily	#2 pot	0.75 o.c.	Height	Spread
● La	610	*Lavandula angustifolia*	English Lavender	#1 pot	0.45 o.c.	0.8m	0.6m
● lhb	119	*Lavandula angustifolia 'Hidcote Blue'*	Lavender	#1 pot	0.45 o.c.	0.5m	0.5m
● rfg	246	*Rudbeckia fulgida 'Goldsturm'*	Black-Eyed Susan	#1 pot	0.45 o.c.	0.8m	0.5m
sach	181	*Santolina chamaecyparissus*	Lavender Cotton	#1 pot	0.45 o.c.	0.5m	0.75m
saj	160	*Sedum 'Autumn Joy'*	Autumn Joy Stonecrop	#1 pot	0.45 o.c.	0.5m	0.5m
GROUNDCOVERS							
● auu	333	*Arctostaphylos uva-ursi*	Kinnikinnick	#1 pot	0.3 o.c.	0.25m	1.2m
● frch	170	*Fragaria chiloensis*	Coastal Strawberry	10cm pot	0.3 o.c.	0.15m	0.75m
lm	604	*Liriope muscari*	Lily Turf	#1 pot	0.45 o.c.	0.5m	0.5m
pat	189	*Pachysandra terminalis*	Japanese Spruge	#1 pot	0.45 o.c.	0.1m	0.2m
ths	366	*Thymus serpyllum*	Creeping Thyme	10cm pot	0.3 o.c.	0.08m	0.25m
FERNS							
● pom	72	*Polystichum munitum*	Sword Fern	#2 pot	0.9 o.c.	1m	1m
GRASSES							
feb	91	*Festuca glauca 'Elijah Blue'*	Elijah Blue Fescue	#2 pot	0.3 o.c.	0.25m	0.25m
hak	207	*Hakonechloa macra*	Japanese Forest Grass	#1 pot	0.45 o.c.	0.45m	0.45m

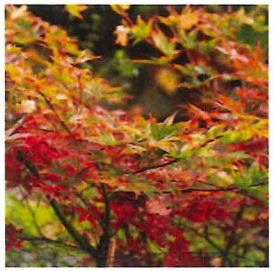
● **NOTE:** BIRD-FRIENDLY SPECIES



Carpinus betulus
'Frans Fontaine')
Frans Fontaine Hornbeam



Prunus 'Ichiyo'
Ichiyo Cherry



Acer palmatum 'Osakazuki'
Osakazuki Japanese Maple



Polystichum munitum
Western Sword Fern



Spiraea x bumulda 'Goldflame'
Goldflame Spiraea



Skimmia japonica
Japanese Skimmia



Hakonechloa macra
Japanese Forest Grass

THANK YOU