

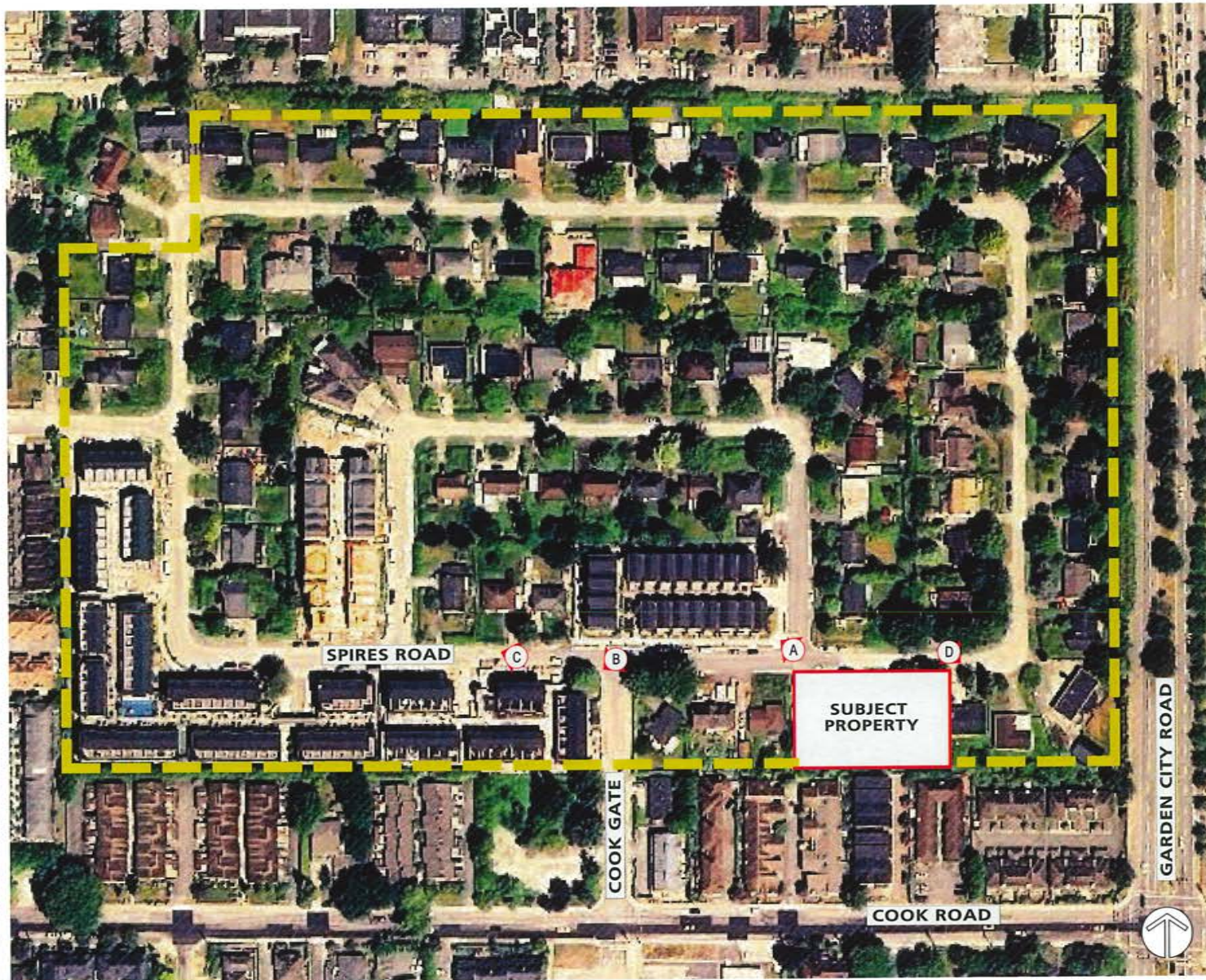
Schedule 5 to the Minutes of  
the Development Permit Panel  
meeting held on Wednesday,  
December 10, 2025



# **LANDSLOWNE MANOR**

Residential rental development at 8620, 8640, 8660 Spires Road for Bains Properties Inc.  
by Fougere Architecture Inc. and PMG Landscape Architects





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## OVERVIEW



90 RENTAL UNITS IN A 6-STORY APARTMENT BUILDING WITH A FAR OF 2.730.

THE PROJECT PROVIDES 68 MARKET RENTAL HOMES AND 22 AFFORDABLE HOUSING RENTAL HOMES.

41% OF HOMES IN TOTAL HAVE TWO OR MORE BEDROOMS THAT ARE SUITABLE FOR FAMILIES WITH CHILDREN.

TOTAL OF 27 PARKING SPACES INCLUDING A CAR SHARE AND 2 ACCESSIBLE PARKING STALLS ARE PROVIDED FOR RESIDENTIAL AND VISITOR USE.

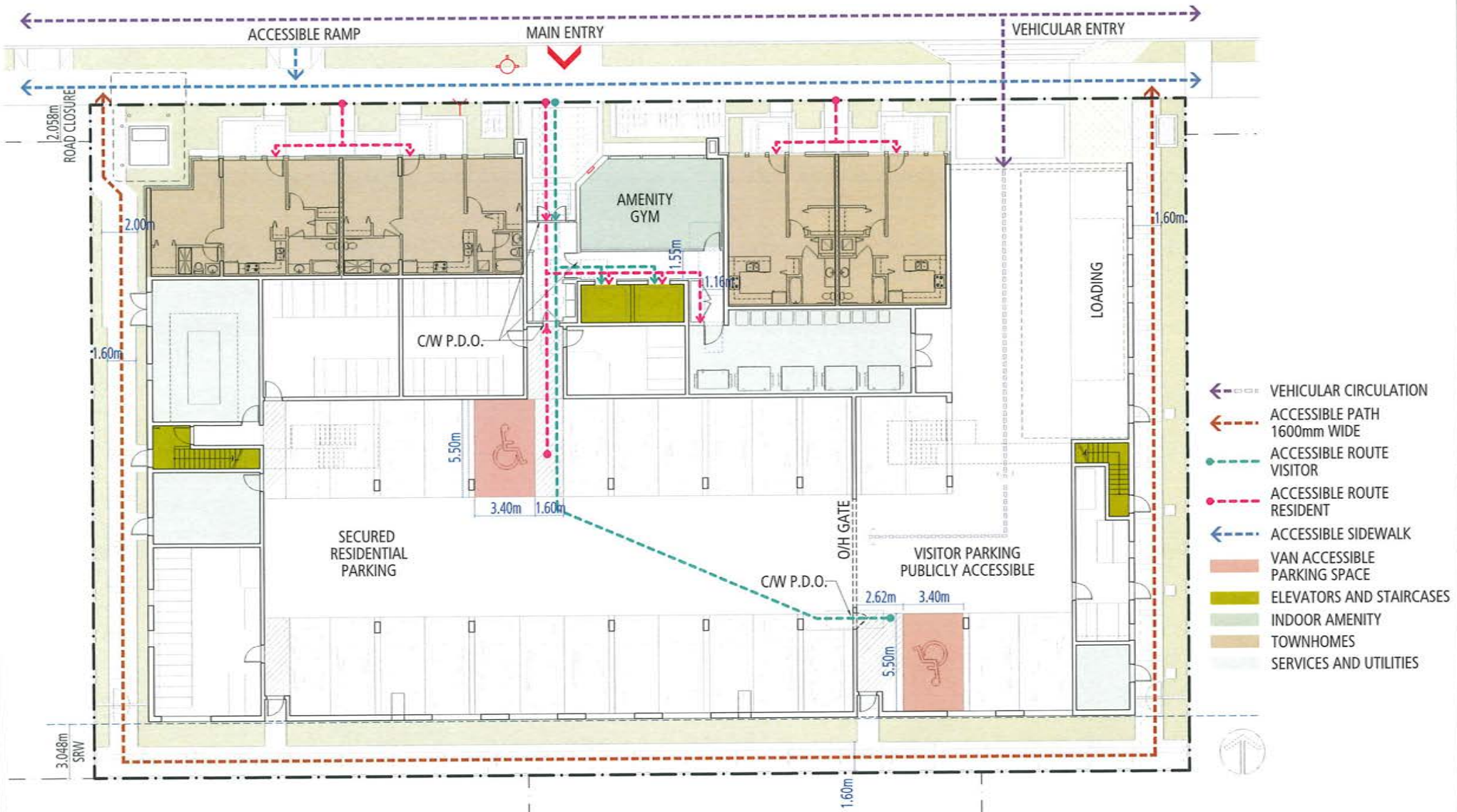
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SPIRES ROAD

# SITE LAYOUT, CIRCULATION, AND ACCESSIBILITY

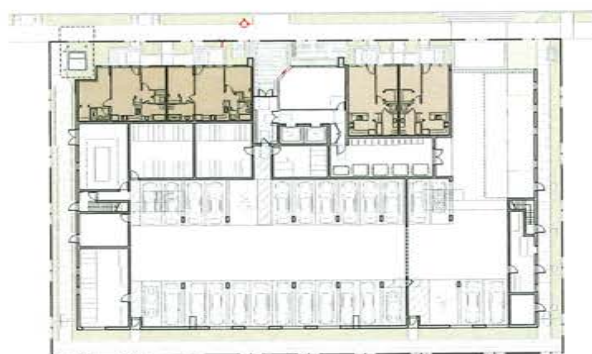


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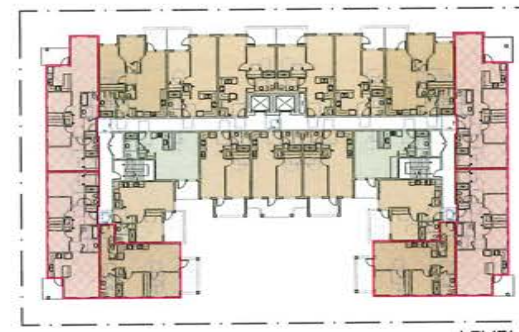
## FLOOR PLANS



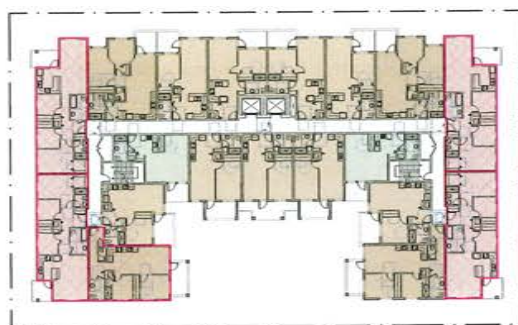
LEVEL 1



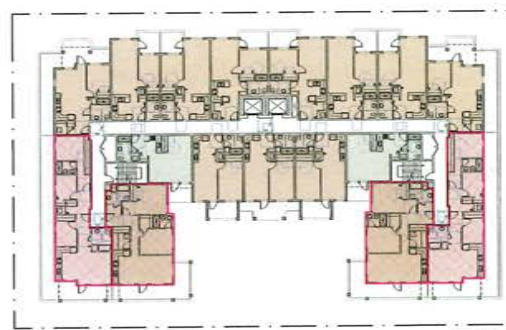
LEVEL 2



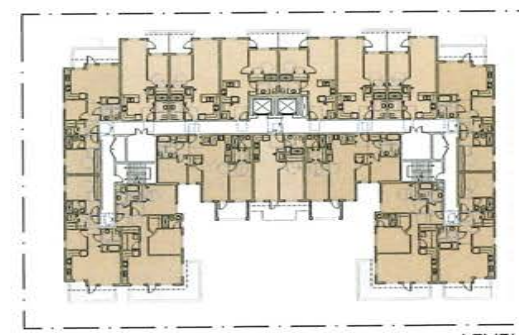
LEVEL 3



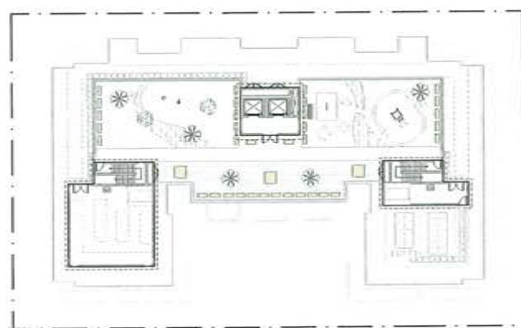
LEVEL 4



LEVEL 5



LEVEL 6



ROOF LEVEL

### UNIT MIX

| UNIT TYPE | MARKET RENTAL |     | AFFORDABLE |     | TOTAL HOMES |     |
|-----------|---------------|-----|------------|-----|-------------|-----|
| STUDIO    | 6             | 9%  | 1          | 5%  | 7           | 8%  |
| 1 BEDROOM | 45            | 66% | 1          | 5%  | 46          | 51% |
| 2 BEDROOM | 17            | 25% | 7          | 32% | 24          | 27% |
| 3 BEDROOM | 0             | 0%  | 13         | 59% | 13          | 14% |
| TOTAL     | 68            |     | 22         |     | 90          |     |

### LEGEND

|  |           |
|--|-----------|
|  | STUDIO    |
|  | 1 BEDROOM |
|  | 2 BEDROOM |
|  | 3 BEDROOM |
|  | AH/LEMR   |

All homes have Basic Universal Housing features and are designed in accordance with section 4.16 of Richmond zoning bylaw 8500.

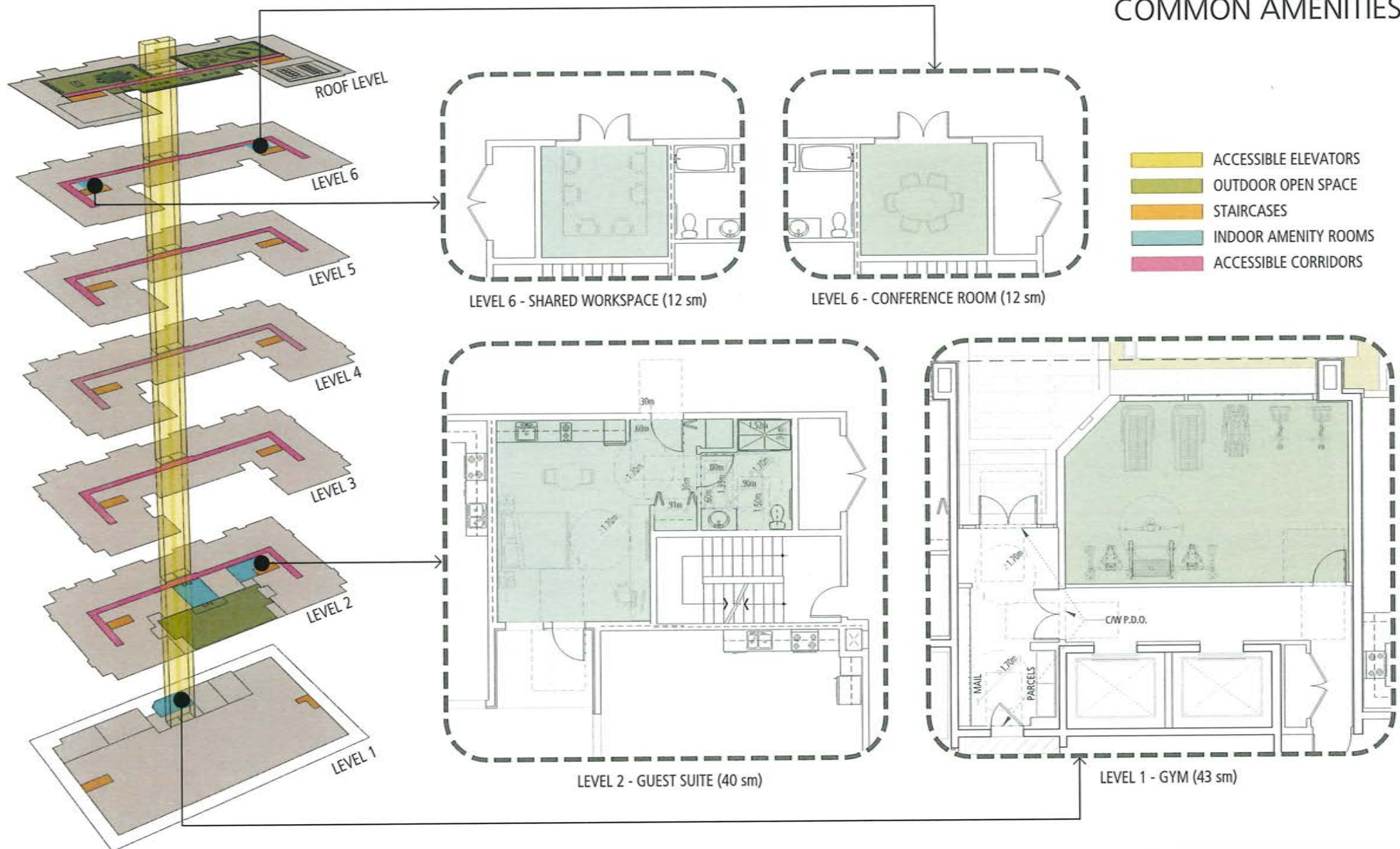


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## COMMON AMENITIES

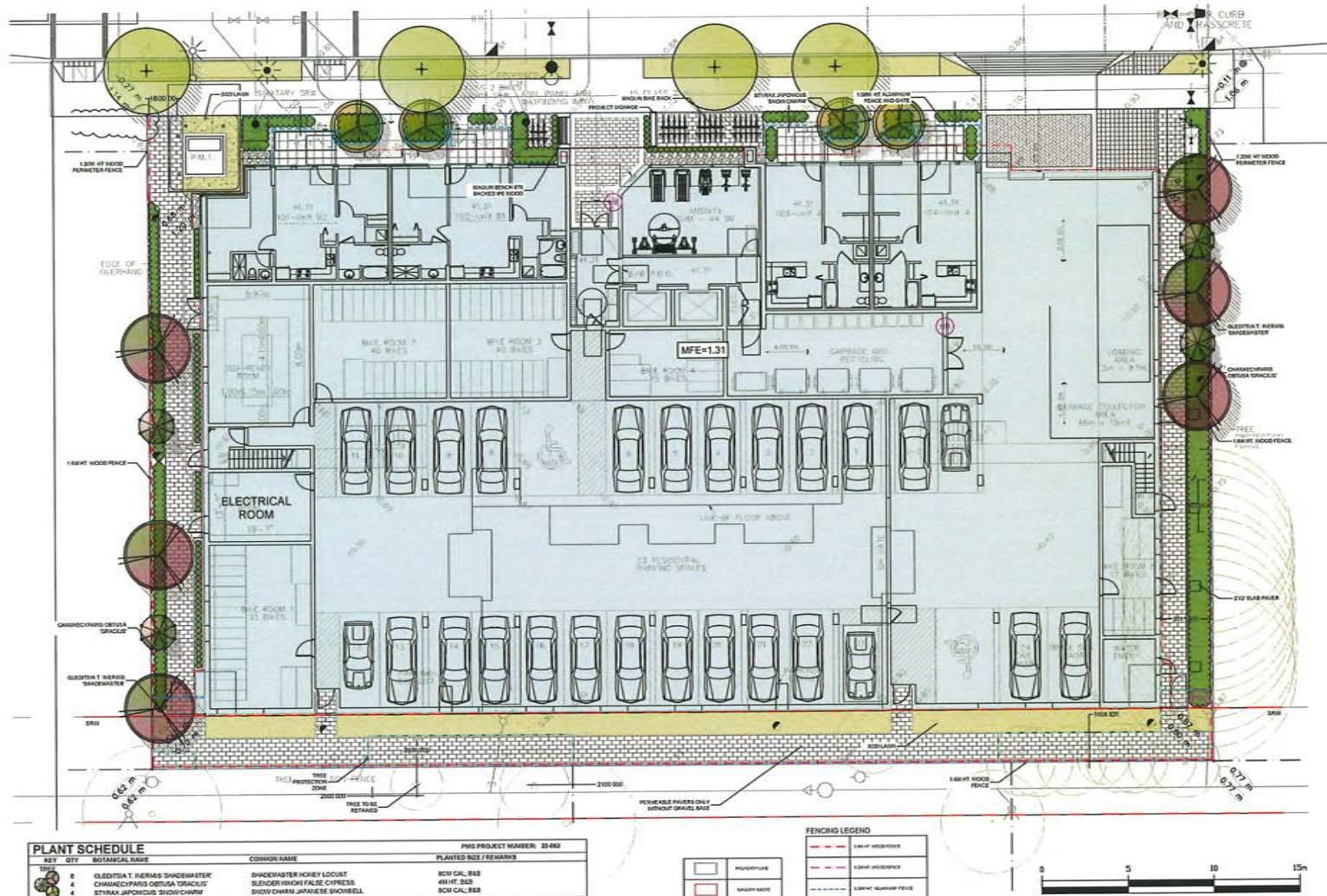


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# LANDSCAPE PLAN GROUND LEVEL

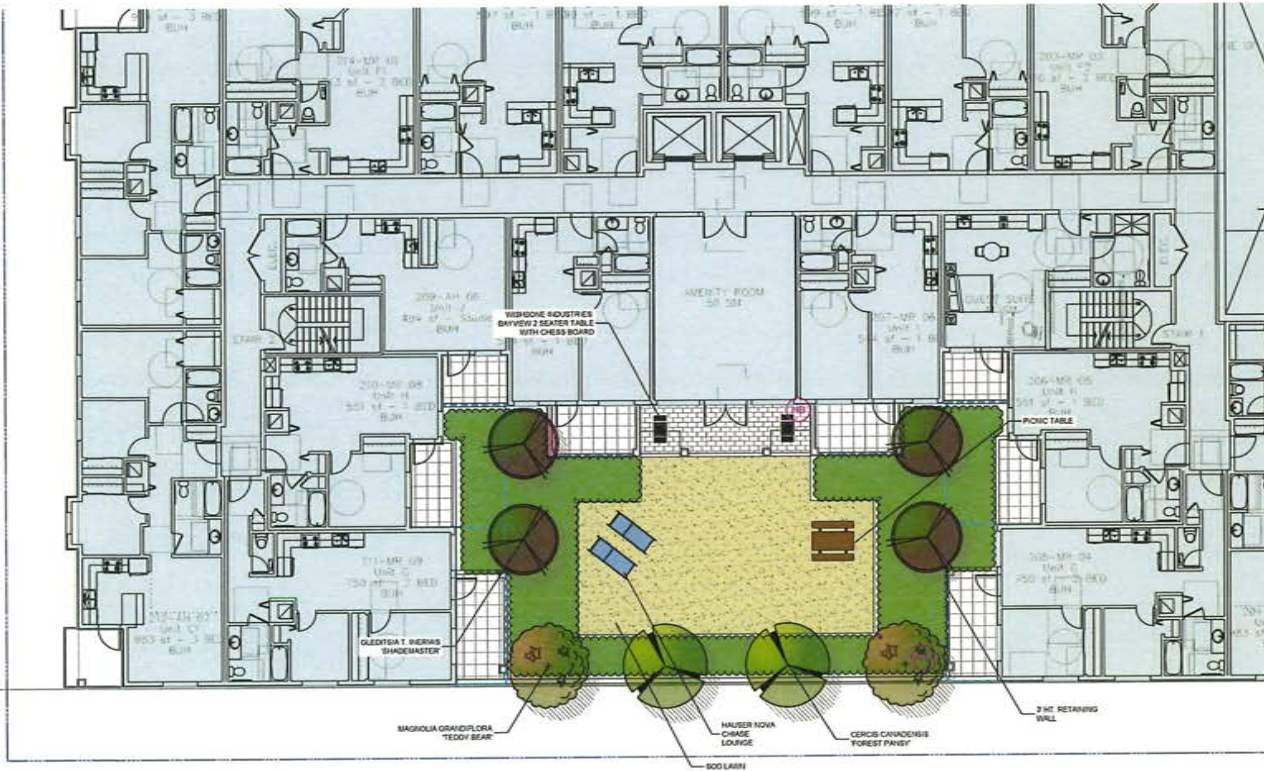


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# LANDSCAPE PLAN LEVEL 2



## PLANT SCHEDULE

| KEY | QTY | BOTANICAL NAME                    | COMMON NAME                  | PMG PROJECT NUMBER: 23-063 |
|-----|-----|-----------------------------------|------------------------------|----------------------------|
|     |     |                                   |                              | PLANTED SIZE / REMARKS     |
|     | 4   | CARPINUS BETULUS 'FASTIGIATA'     | PYRAMIDAL EUROPEAN HORNBEAM  | 8CM CAL; B&B               |
|     | 2   | CERCIS CANADENSIS 'FOREST PANSY'  | FOREST PANSY REDBUD          | 8CM CAL; B&B               |
|     | 2   | MAGNOLIA GRANDIFLORA 'TEDDY BEAR' | TEDDY BEAR SOUTHERN MAGNOLIA | 8CM CAL; B&B               |

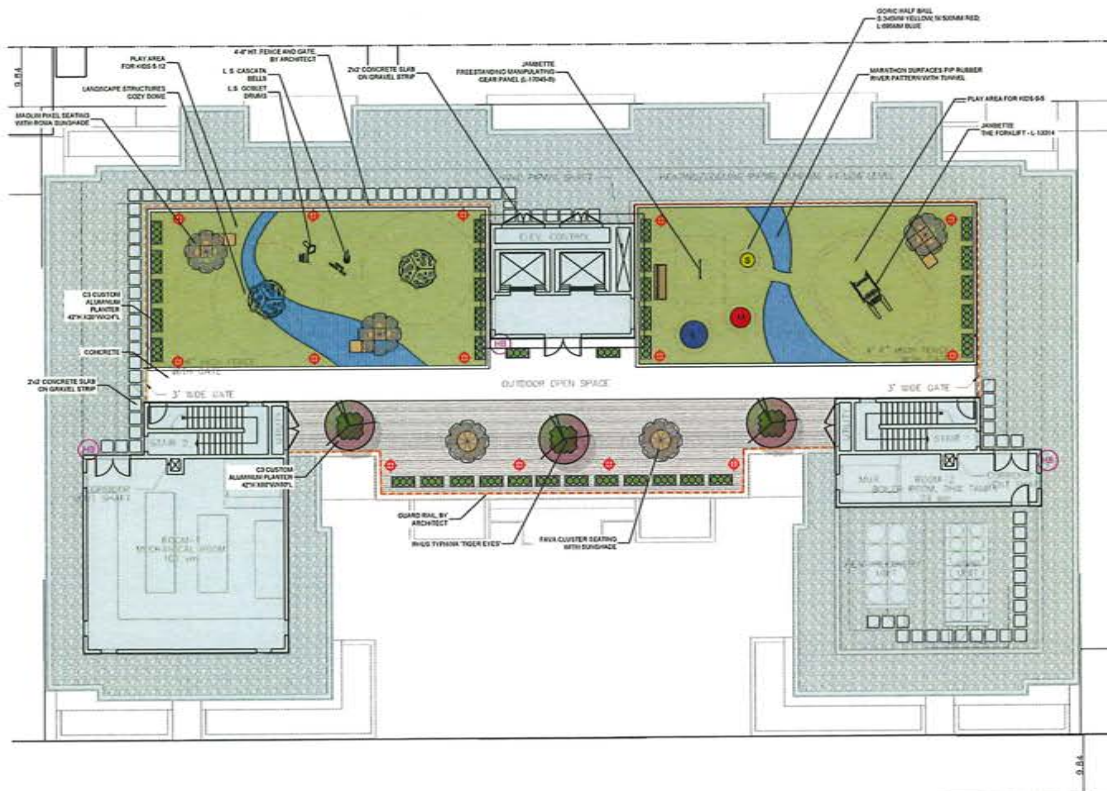



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**LANDSCAPE PLAN**  
ROOFTOP



| PLANT SCHEDULE  |     |                           |                        | PMG PROJECT NUMBER: 23-063 |
|---|-----|---------------------------|------------------------|----------------------------|
| KEY   | QTY | BOTANICAL NAME            | COMMON NAME            | PLANTED SIZE / REMARKS     |
| TREE<br> | 3   | RHUS TYPHINA 'TIGER EYES' | CUTLEAF STAGHORN SUMAC | 2M HT; B&S; 3 STEM OR MORE |



# LANSDOWNE MANOR

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## SUSTAINABILITY



THE PROPOSED DESIGN WILL MEET STEP 3 + EL2 AND WILL INCLUDE THE FOLLOWING FEATURES TO MEET THE ENERGY TARGET.

THE SITE WILL CONNECT TO A DEU (DISTRICT ENERGY UTILITY).

THE SERVICING STRATEGY FOR THIS SITE IS 'DEU-READY' APPROACH, ENSURING THE BUILDING REMAINS FULLY COMPATIBLE WITH THE CITY CENTRE DISTRICT ENERGY UTILITY FOR HEATING AND COOLING WHEN OFFSITE SYSTEMS ARE DEVELOPED IN THE FUTURE.

100% OF RESIDENTIAL PARKING SPACES ARE PROVIDED WITH AN ENERGIZED OUTLET CAPABLE OF PROVIDING LEVEL 2 CHARGING OR HIGHER.

ALL REQUIRED TREE REMOVAL AND REPLACEMENT REQUIREMENTS WILL BE MET, AND ALL REPLACEMENT TREES ARE PROVIDED ON-SITE.

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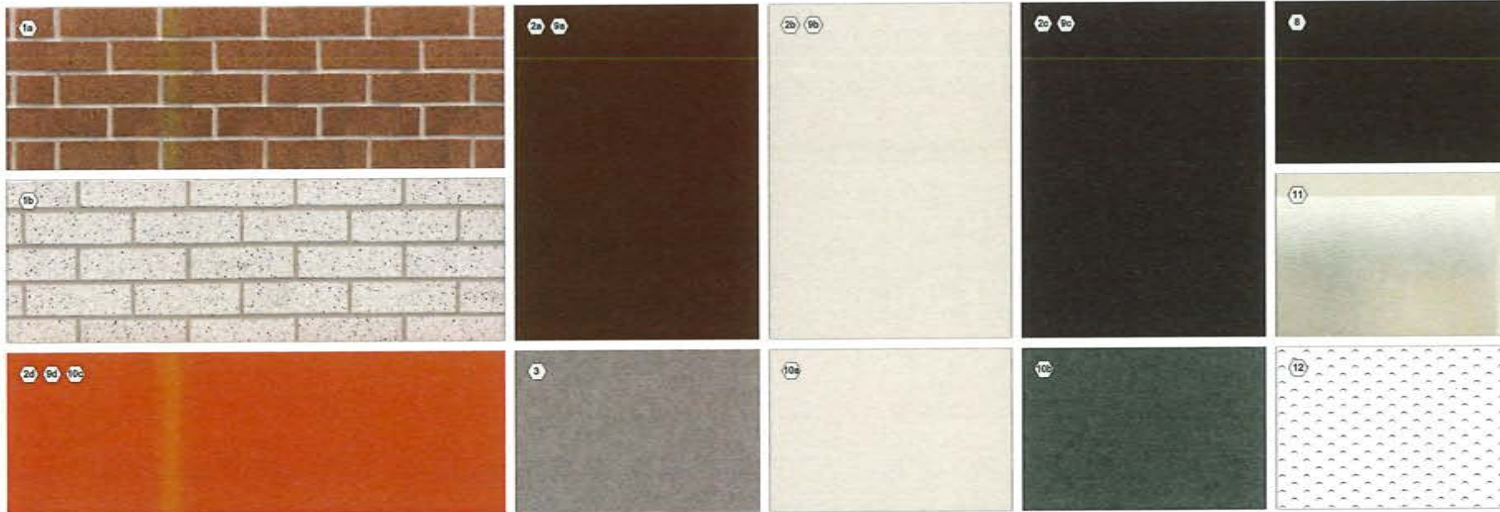


## BUILDING CHARACTER AND MATERIALS



### EXTERIOR FINISHES SCHEME

|     |  |
|-----|--|
| 1a  | HEBRON BRICK   |
| 1b  | TOASTED GRAY<br>GLEN GERY<br>ASPEN WHITE                       |
| 2a  | HARDIE PANELS<br>BROWN - COLOUR TO MATCH SW 6146<br>UMBER      |
| 2b  | WHITE - COLOUR TO MATCH SW 7009<br>PEARLY WHITE                |
| 2c  | GRAY - COLOUR TO MATCH SW 7048<br>URBAN BRONZE                 |
| 2d  | BURNT ORANGE - COLOUR TO MATCH SW 6349<br>PENNYWISE            |
| 3   | CONCRETE FINISH - SMOOTH                                       |
| 4   | ALUMINUM WINDOW WALL   |
| 5   | VINYL DOORS / WINDOWS<br>WHITE                                 |
| 6   | GLASS & ALUMINUM RAILING<br>WHITE                              |
| 7   | METAL WINDOW GRILLS<br>WHITE                                   |
| 8   | METAL DOORS - GREY<br>COLOUR TO MATCH SW 7048<br>URBANE BRONZE |
| 9a  | METAL FLASHING<br>BROWN - COLOUR TO MATCH SW 6146<br>UMBER     |
| 9b  | WHITE - COLOUR TO MATCH SW 7009<br>PEARLY WHITE                |
| 9c  | GRAY - COLOUR TO MATCH SW 7048<br>URBAN BRONZE                 |
| 9d  | BURNT ORANGE - COLOUR TO MATCH SW 6349<br>PENNYWISE            |
| 10a | HARDIE SOFFIT PANELS<br>WHITE SOFFIT - ARTIC WHITE             |
| 10b | GREY SOFFIT - NIGHT GRAY                                       |
| 10c | BURNT ORANGE - COLOUR TO MATCH SW 6349<br>PENNYWISE            |
| 11  | PRIVACY SCREEN   |
| 12  | ALUMINUM AND FROSTED GLASS<br>PERFORATED METAL MESH SCREEN     |
| 13  | FIBERGLASS DOOR - COLOUR TO MATCH SW 9099<br>SADDLE UP         |



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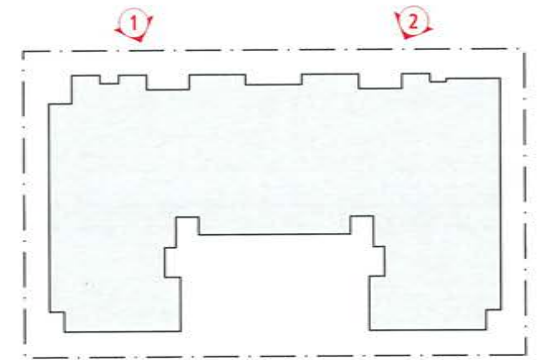


VIEW 1



VIEW 2

## PERSPECTIVES



KEY PLAN

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