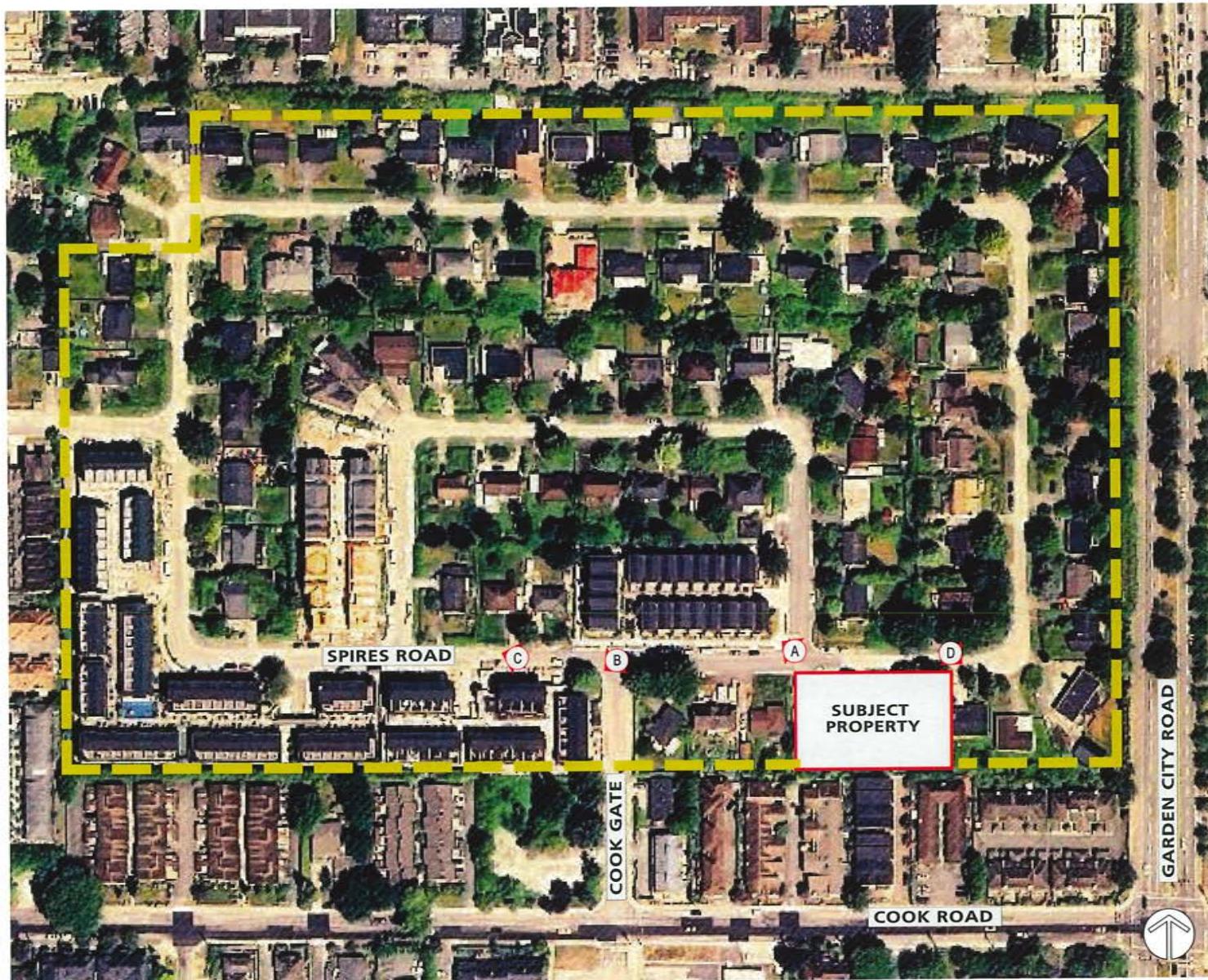


Schedule 5 to the Minutes of
the Development Permit Panel
meeting held on Wednesday,
December 10, 2025



LANSDOWNE MANOR

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



LANSDOWNE MANOR

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OVERVIEW



90 RENTAL UNITS IN A 6-STOREY 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.

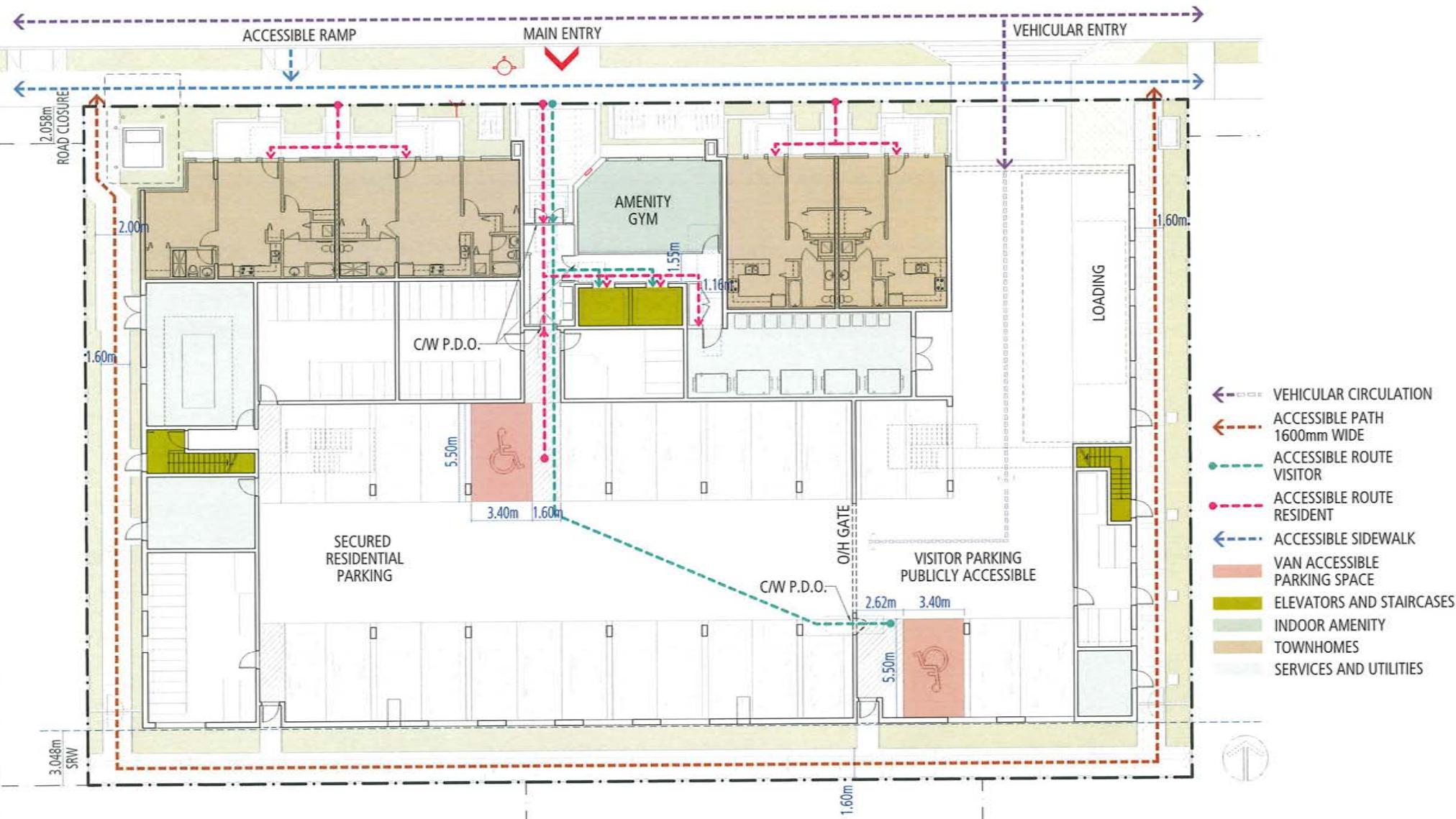
TOTAL OF 27 PARKING SPACES INCLUDING A CAR SHARE AND 2 ACCESSIBLE PARKING STALLS ARE PROVIDED FOR RESIDENTIAL AND VISITOR USE.

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SPIRES ROAD

SITE LAYOUT, CIRCULATION, AND ACCESSIBILITY



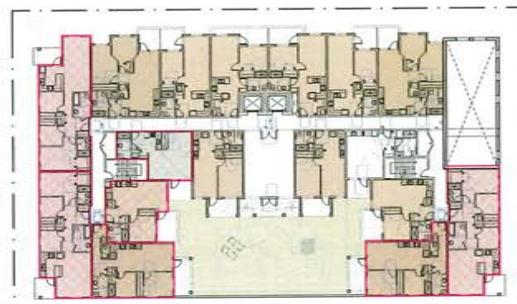
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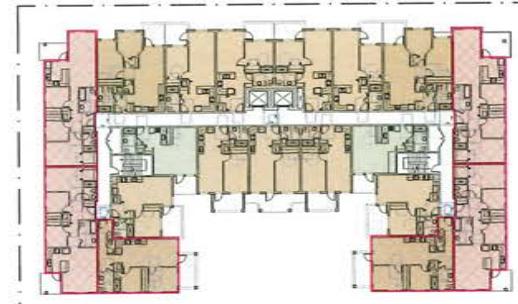
FLOOR PLANS



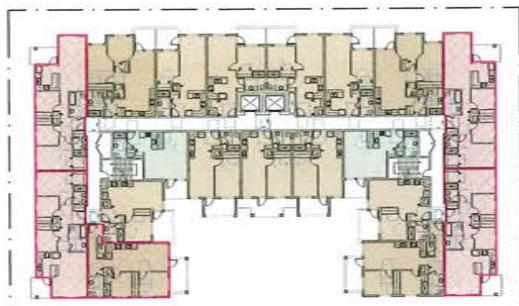
LEVEL 1



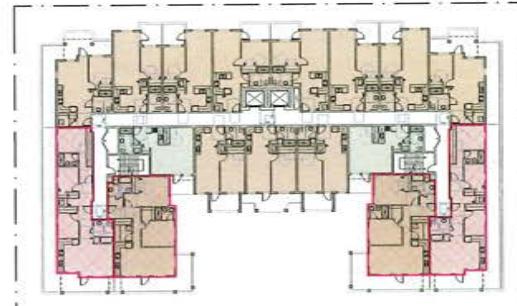
LEVEL 2



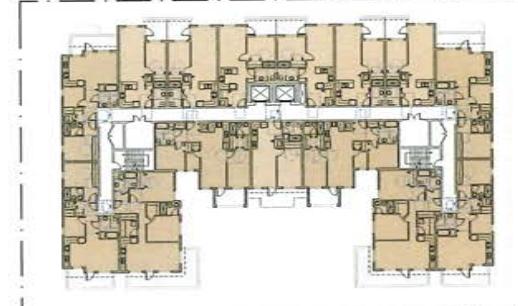
LEVEL 3



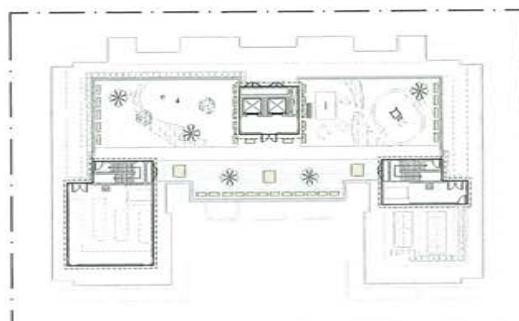
LEVEL 4



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	

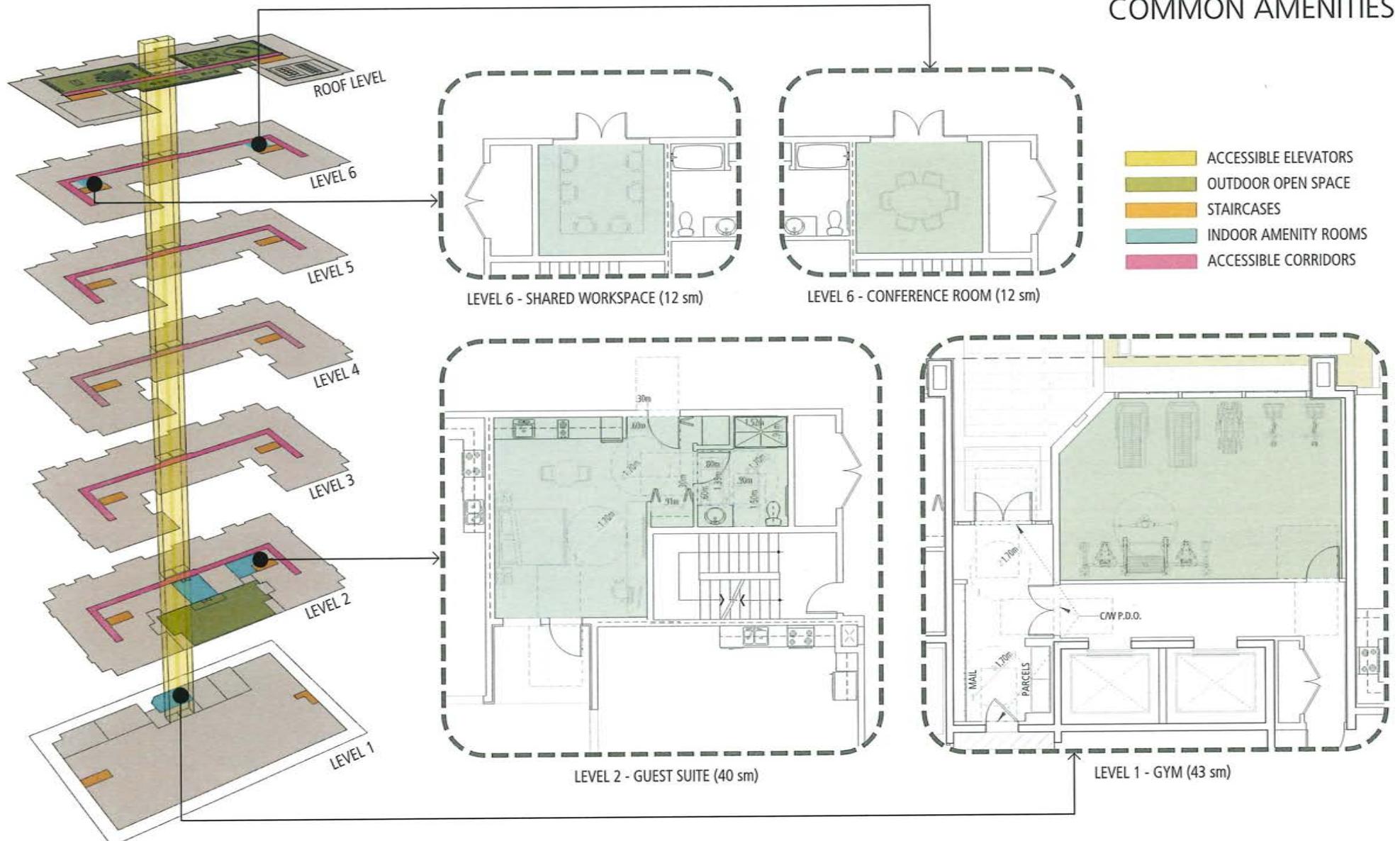
LEGEND

	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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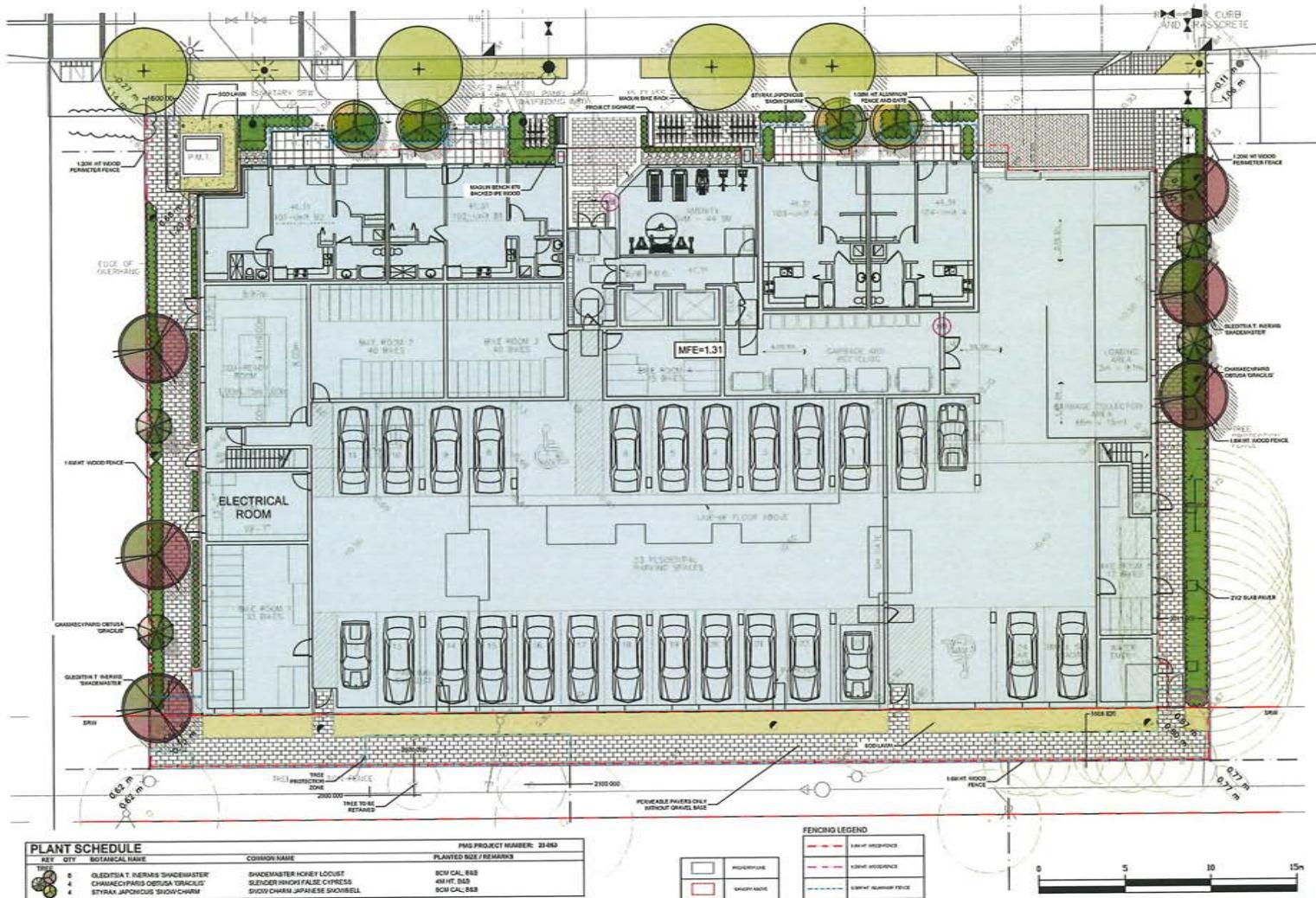


LANSDOWNE MANOR

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LANDSCAPE PLAN

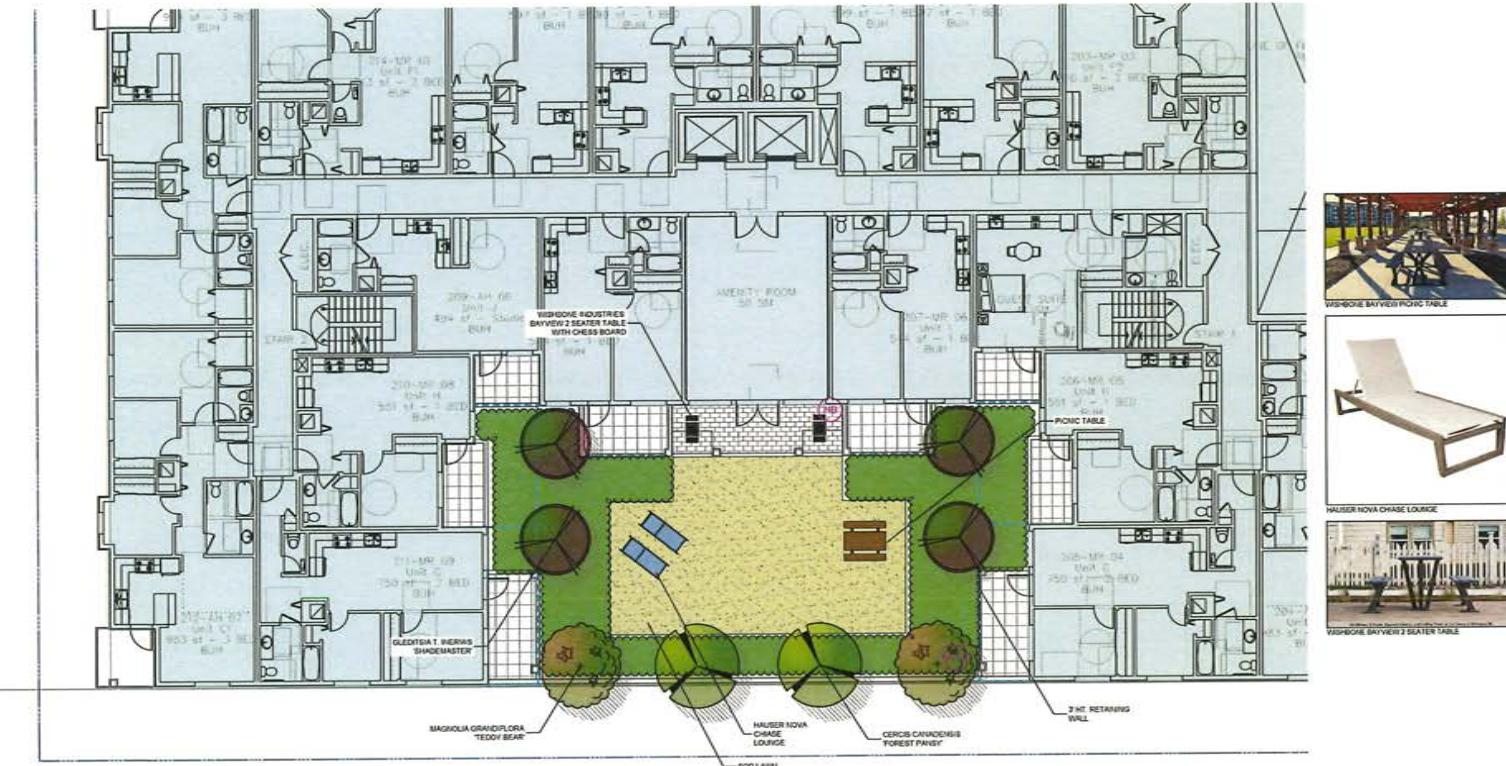
GROUND LEVEL



LANSDOWNE MANOR

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LANDSCAPE PLAN
LEVEL 2



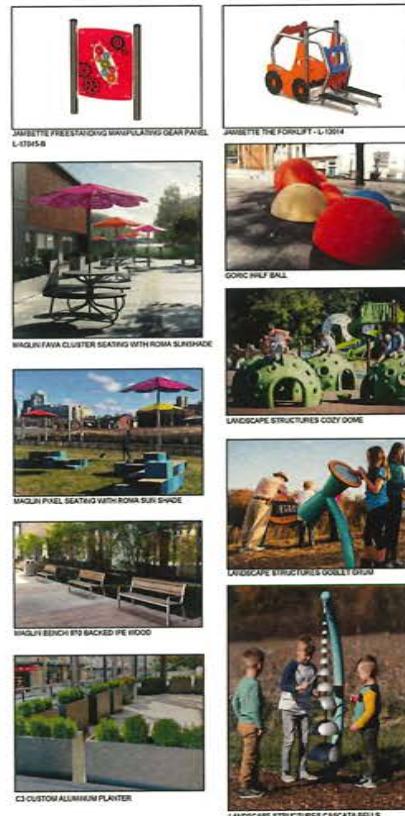
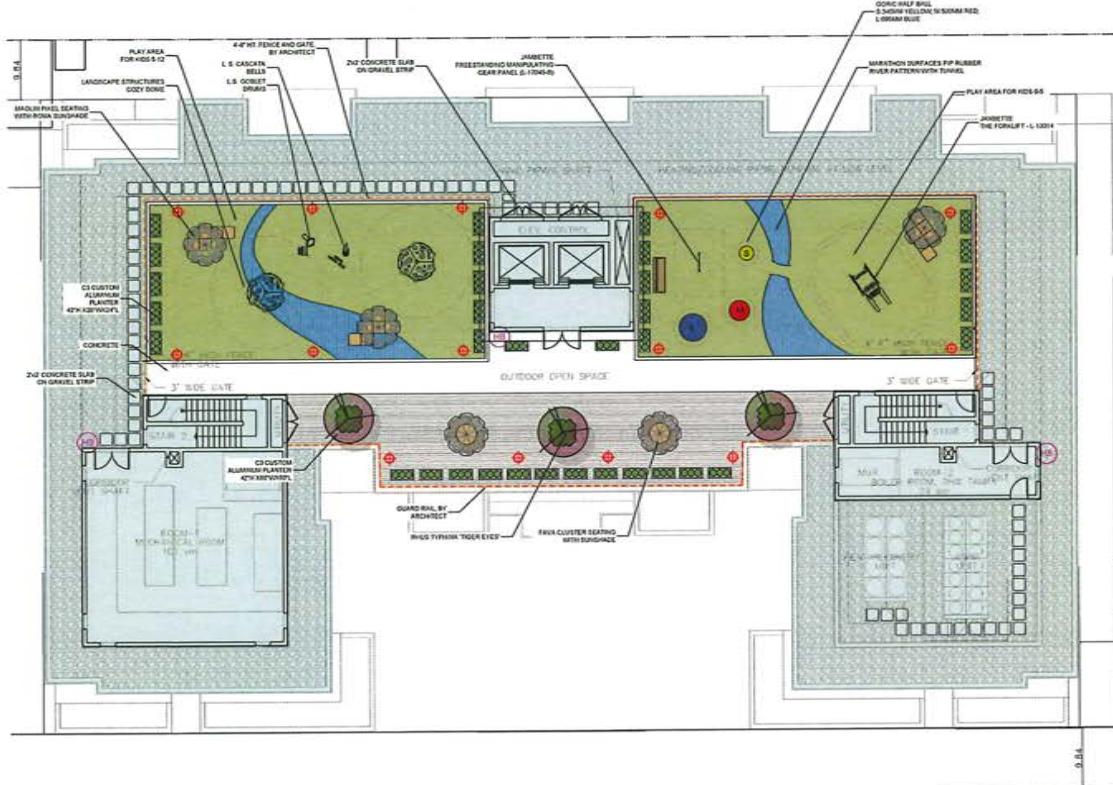
PLANT SCHEDULE		COMMON NAME	PLANTED SIZE / REMARKS
KEY	QTY	BOTANICAL NAME	
1	4	CARPINUS BETULUS 'FASTIGIATA'	8CM CAL; B&B
2	2	CERCIS CANADENSIS 'FOREST PANSY'	8CM CAL; B&B
2	2	MAGNOLIA GRANDIFLORA 'TEDDY BEAR'	8CM CAL; B&B

0 5 10 15m

LANSDOWNE MANOR

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LANDSCAPE PLAN ROOFTOP



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

LANDSOWNE 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.

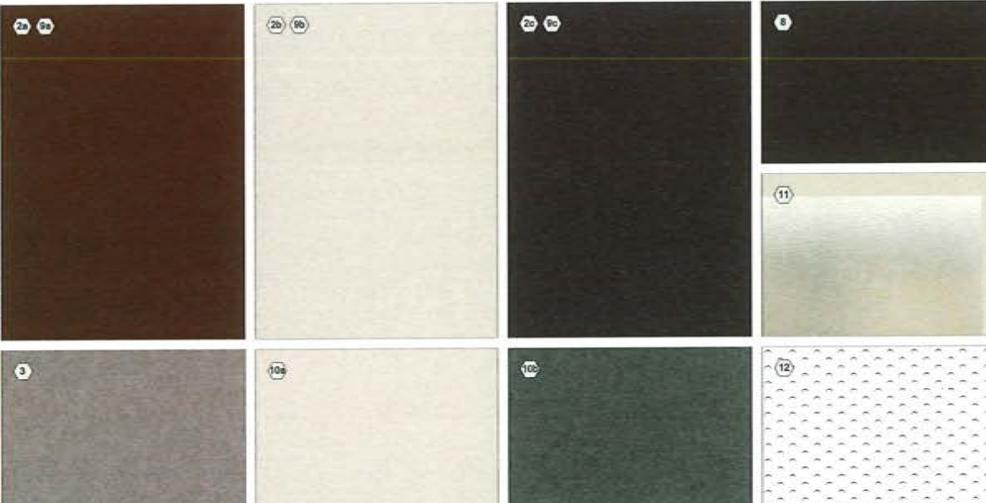
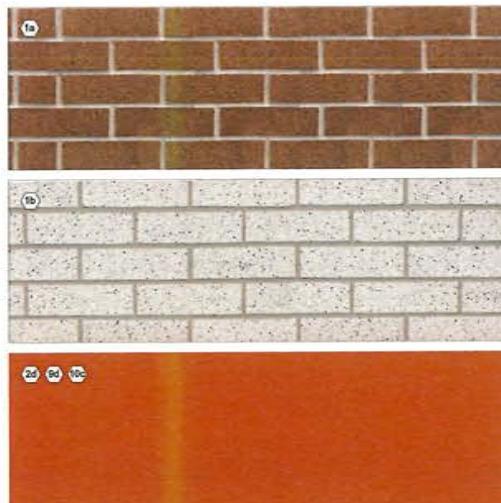
100% OF RESIDENTIAL PARKING SPACES ARE PROVIDED WITH AN ENERGIZED OUTLET CAPABLE OF PROVIDING LEVEL 2 CHARGING OR HIGHER.

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

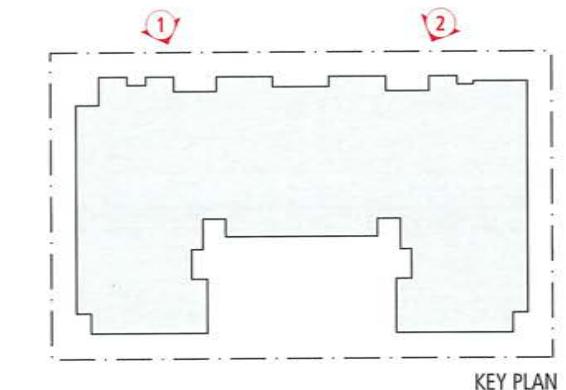
1a	HEBRON BRICK TOASTED GRAY
1b	GLEN GERY ASPEN WHITE
2a	HARDIE PANELS BROWN - COLOUR TO MATCH SW 6146 UMBER
2b	WHITE - COLOUR TO MATCH SW 7009 PEARLY WHITE
2c	GRAY - COLOUR TO MATCH SW 7048 URBAN BRONZE
2d	BURNT ORANGE - COLOUR TO MATCH SW 6349 PENNYWISE
3	CONCRETE FINISH - SMOOTH
4	ALUMINUM WINDOW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

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PERSPECTIVES



VIEW 1



VIEW 2

LANSDOWNE MANOR

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An aerial rendering of Lansdowne Manor, a residential complex. The complex features several modern apartment buildings with different architectural styles, including a prominent white building with a red roof and a brown building with a grey roof. A central green area with a playground is surrounded by these buildings. In the background, there are more residential buildings and a road with a car. The overall layout is well-planned and landscaped.

LANSDOWNE MANOR