



To: Planning Committee

Date: January 10, 2017

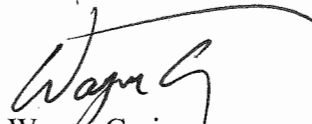
From: Wayne Craig
Director, Development

File: RZ 16-738480

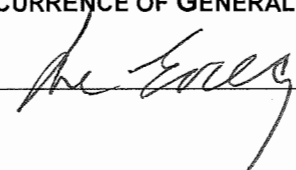
Re: **Application by Trellis Seniors Services Ltd. for Rezoning at 23100, 23120 and 23140 Westminster Highway from Single Detached (RS1/F) to Senior's Care Facility (ZR11) – Hamilton Village (Hamilton)**

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9669 to create the "Senior's Care Facility (ZR11) – Hamilton Village (Hamilton)" zone, and to rezone 23100, 23120 and 23140 Westminster Highway from "Single Detached (RS1/F)" to "Senior's Care Facility (ZR11) – Hamilton Village (Hamilton)", be introduced and given first reading.


Wayne Craig
Director, Development

WC:mm

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Parks Services	<input checked="" type="checkbox"/>	
Engineering	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	

Staff Report

Origin

Trellis Seniors Services Ltd. has applied to the City of Richmond for permission to create a new site-specific zone and rezone a 0.59 ha. (1.46 acre) site at 23100, 23120 and 23140 Westminster Highway from "Single Detached (RS1/F)" to "Senior's Care Facility (ZR11) – Hamilton Village (Hamilton)". This application is to facilitate development of a three (3) storey, 135-bed health care facility (Attachment 1). All residents will be provided with meals, supervision and full-time health care services. The facility is to be licenced by Vancouver Coastal Health (VCH) and is receiving funding from VCH to subsidize all units for the accommodation and care for seniors referred to it by VCH and other Provincial programs.

The proposed development site is referred to in this report as Parcel 4, and is located immediately to the north of two (2) in-stream rezoning applications that have been submitted by Oris Developments Ltd. for their Parcel 2 and 3 developments (RZ14-660662 and RZ14-660663) which received Third Reading on September 8, 2015 (see Context Map in Attachment 2). These applications include the Oris mixed-use building on Parcel 2 located on Gilley Road and the adjacent apartment / seniors congregate housing building on Parcel 3 proposed by New Coast Lifestyles (NCL) Management Ltd. The subject Parcel 4 development gains access from the shared "New Road" being built for the Parcel 2 and 3 developments (see Conceptual Development Plans in Attachment 3). The "New Road" provides public access secured through a statutory right of way (SRW) and will be named at a later date through the City's road naming process with Council approval.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 4).

Surrounding Development

Development surrounding the subject site is as follows:

- To the North: Single-Family dwellings zoned "Single Detached (RS1/F)".
- To the South: Single-Family lots currently zoned "Single Detached (RS1/F)" which are under application to be rezoned to permit the 130 unit seniors housing building on Parcel 3 (RZ14-660662).
- To the East: Single-Family dwellings zoned "Single Detached (RS1/F)".
- To the West: Former fire hall site (vacant) fronting onto Westminster Highway zoned "School and Institutional (SI)".

Related Policies & Studies

Official Community Plan / Hamilton Area Plan

The Official Community Plan (OCP) designates the subject site as “Residential” and the Hamilton Area Plan designates the site as “Neighbourhood Village Centre (Residential 4 Storey 1.50 FAR)” which provides for apartments and a range of assisted living uses (see Attachment 5). The proposal is consistent with the OCP and Hamilton Area Plan.

Environmentally Sensitive Area (ESA)

The development site includes approximately 1,100m² (0.27 acre) of ESA which is part of a larger contiguous 5,500m² (1.35 acre) ESA that extends eastward (see maps in Attachment 6). The applicant’s Qualified Environmental Professional (QEP) has examined how the site should be managed in the context of the larger ESA. On this basis, the QEP report includes the following conclusions and recommendations in their Stage 1 report as follows:

- The report examines the on-site ESA within the context of the larger contiguous 5,500 m² (1.35 acre) ESA that includes the subject site and adjacent lots to the north and east. The report also reviews the site in the broader context of connections to other natural areas within the City’s broader *Ecological Network* within Hamilton. The proposed ESA enhancement and compensation areas will provide vegetation and habitat corridors to the ESA on future development properties to the north and east. Furthermore, the area along the north boundary of the site will form part of a habitat corridor link running from the Queen Canal greenway in the west to the ESA on the lots to the east.
- In accordance with the OCP *ESA Development Permit Guidelines*, a QEP report providing a detailed inventory and conservation evaluation that includes maintenance of part of the physical area of the ESA area and compensation for lost ESA area, was prepared.
- The QEP and arborist have found that a majority of the 1,100 m² (0.27 acre) on-site ESA area includes mature forest with most trees being in poor or fair condition along with areas of invasive understory plants such as buttercup and canary grass.
- The report also includes recommendations on retention of three (3) coniferous trees and maintenance of approximately one-quarter of the existing ESA area along the north property boundary supplemented with replanting, the addition forest floor soils and removal of invasive species to create a robust native species forest area.
- The habitat compensation for the area impacted by the development is to be provided at a 1:1 physical area basis on the existing 1,100 m² (0.27 acre) area of ESA on the site. The compensation planting is included within the conceptual development landscape plans (Attachments 3 and 6) for the rezoning. The QEP also concludes that the relative ecological value of the replanted and enhanced areas will be greater than the existing ESA.

Should the rezoning application proceed, the applicant and their QEP will prepare a more detailed native planting plan, invasive species removal specifications, and a monitoring and maintenance plan for the ESA.

Affordable Housing Strategy

The City's Affordable Housing Strategy is not applicable to this application as it allows only for senior's health care facility and not independent senior's residential units. As it is not a residential apartment use, it is exempted from providing affordable housing under the Strategy.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204 which provides for a 3.5 m flood construction level (FCL). Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have received several telephone inquiries from the public about the general purpose of the rezoning application in response to the placement of the rezoning sign on the property, but no concerns were expressed.

Should the Planning Committee endorse this application and Council grant 1st reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

Built Form and Architectural Character

Site Planning

- The proposed building is located on the centre of the site with three (3) wings radiating northward from the common areas and lobby located on the south side of the building adjacent to the "New Road".
- The building's two (2) north courtyards separate the three (3) wings of the building and will open out onto the proposed natural landscaped Environmentally Sensitive Area (ESA) compensation area.
- As required in the Hamilton Area Plan, the North-South Greenway is provided on the east side of the site on the building podium. The greenway will connect Gilley Road (to the south) to Willet Avenue (to the north), and is an extension of the greenway sections being secured as part of the Parcel 2 and 3 developments. A 4.0 m (13.1 ft.) wide SRW will be registered to secure public pedestrian access, provide for developer construction and future owner maintenance of the landscaping and 2.5 m (8.0 ft.) pathway.
- The main floor elevation of the building will be approximately 2.5 m (8.0 ft.) above Westminster Highway. There is a 6.0 m (20.0 ft.) wide sloping, landscaped area rising up from Westminster Highway to provide an attractive grade transition to the building and fully screen the parkade.
- The proposed interim grade transition to the existing single-family dwellings on the north and east sides of building (designated for stacked townhouse development in the Hamilton

Area Plan) are addressed with temporary landscape walls averaging 2.3 m (7.5 ft.) and landscaping adjacent to the property lines.

- The “New Road” will rise from Westminster Highway up to the 3.95 m elevation of the building’s main floor. The building’s large port cochere/driveway canopy will face “New Road”, and provide cover for the main pedestrian entrance while providing for easy vehicle drop-off/pick-up of residents.

Architectural Form and Character

- The three (3) wings of the building fan outwards to the north from its centre block on the building’s south side.
- The first two (2) storeys of the building are clad in brown brick to provide a stronger, substantial base.
- The third floor has a lighter appearance with beige cementitious siding with sections of large roof overhangs separating this floor from the lower two (2) floors.
- Adjacent to the intersection of the “New Road” with Westminster Highway, the south-west corner of the building includes a large brick-clad vertical buttress/fin element that rises from grade to above the main roof level. This vertical element, together with a similar vertical element on the adjacent Parcel 3 seniors building provide an attractive shared gateway to both developments.
- The building has a flat roof with sections of a sloping roof rising up to 3.0 m (10.0 ft.) above the main flat roof; these sloping roof sections are clad in charcoal colour standing metal seam roofing material. These sections of roof provide for further visual interest on the prominent west and will help screen rooftop mechanical equipment.

Existing Legal Encumbrances

Two (2) legal agreements were registered on the title of the subject Parcel 4 development site as part of the rezoning and development permit applications for the adjacent Parcel 3 development. These agreements facilitate both developments proceeding in a complementary manner and include:

- A statutory right of way over the shared “New Road” which is registered on Parcels 3 and 4 including the southern 7.0 m (23.0 ft.) of the subject Parcel 4 site and the northern 7.0 m (23.0 ft.) of the adjacent Parcel 3 site.
- An easement to allow for construction and maintenance of an interim landscape buffer on the southern 5.0 m (16.5 ft.) of the subject Parcel 4 site by the adjacent Parcel 3 developer to provide landscaped screening of the Parcel 3 parkade in the event that the subject Parcel 4 does not proceed before or concurrently with the Parcel 3 development.

Transportation and Site Access

Site Access

As noted above, vehicle and pedestrian access will be provided by the “New Road”. The building’s parkade entrance will be located near Westminster Highway. The subject Parcel 4 building and adjacent Parcel 3 building to the south include complementary large porte cocheres

to provide covered pedestrian entrances for Handy Dart buses and private vehicle drop-off and pick-up of pedestrians.

The Rezoning Considerations for this application include the registration of a reciprocal easement on Parcels 3 and 4 to allow for each developer to access the adjacent parcel to construct a functional "New Road" if the parcels do not develop concurrently. The considerations also include the requirement for a small extension of the existing "New Road" SRW further north onto Parcel 4 to secure public access for the sidewalk. There is a further requirement for a construction turn-around easement to be registered on the adjacent Parcel 3 development which is secured by a Letter of Agreement between the developers of Parcels 3 and 4.

Parking

The subject development will provide for a total of 59 parking spaces within an enclosed parkade which exceeds the 45 spaces required under Zoning Bylaw 8500. There is also one (1) medium (SU9) loading space that meets the Zoning Bylaw's requirements.

The applicant will register an electric vehicle parking covenant on title requiring that 20% of resident parking stalls that will be equipped with 120V electric plug-ins and that an additional 25% of the resident parking stalls will be pre-ducted to accommodate the future installation of electric vehicle charging equipment.

LEED Development

As required by the Hamilton Area Plan, developers need to ensure that the project has been designed to achieve a sufficient score to meet the current Canadian Green Building Council LEED Silver rating. This will require review from a LEED certified consultant which confirms that buildings have been designed at Development Permit and constructed at Building Permit to achieve the required LEED certification or equivalent. The applicant has committed to VCH and the City that they will construct a LEED Gold equivalent building.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses:

- 70 trees located on the development site to be removed and replaced.
- 15 trees located on neighbouring property located on adjacent neighbouring properties are identified to be retained and protected and to be provided tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.
- 4 (four) trees located on City property (Westminster Highway) which were assessed previously by City Parks and authorized for removal through the adjacent Parcel 3 rezoning application (RZ14-660662).

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and has the following comments (Attachment 7):

- Three (3) trees (tag# 869, 871, 872) located on the development site are proposed to be removed, but are not in conflict with the proposed development and identified in “fair” condition. These trees are proposed to be retained and protected.
- A total of 134 replacement trees are to be specified at 2:1 ratio for the remaining 67 trees to be removed as per the OCP to be included within the Development Permit landscape plans.

Tree Replacement

The applicant wishes to remove 67 on-site trees. The 2:1 replacement ratio would require a total of 134 replacement trees. The applicant has agreed to plant 72 trees on the development site.

The applicant will also plant a large number of smaller trees within the ESA compensation area to be determined with the QEP’s Stage 2 Report and landscape plan included within the Development Permit for the project. The applicant has agreed to provide a voluntary contribution of \$500 per replacement tree to the City’s tree compensation (e.g. \$31,000) for each of the remaining 62 replacement trees that are not be able to be secured for planting with the landscape plans within the Development Permit.

Tree Protection

The above-noted three (3) on-site trees and 15 trees on the neighbouring property to the north are to be retained and protected in accordance with the City’s Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Elements to be Addressed in Development Permit

The forthcoming Development Permit application for the subject development needs to address the following elements:

- The detailed Phase 2 ESA report and landscaping plans which include the detailed specifications for the replanting of native plant species in the ESA compensation area with the appropriate detail for the Development Permit.
- Completion of the detailed landscape and on-site civil plans that include refined grading, planting soil profiles and wall details for aesthetic and trees preservation reasons.
- Completion of the architectural plans which include further design detail on the building cladding and materials along with additional elevation and perspective plans.

Hamilton Area Plan Amenity Contributions

This Hamilton Area Plan requires amenity contributions for residential apartments of \$49.50 per square meter (\$4.60 per square foot) amenity contributions. This rezoning permits a health care facility and not independent senior’s residential units. The applicant has further confirmed that they have obtained VCH funding for 100% of the beds to be provided at below market rates. Thus, it is not subject to providing the Area Plan’s amenity contributions which are applicable for residential apartments. In this regard, the applicant has provided written confirmation from the *Vancouver Coast Health Authority* that the development will be licenced for a senior’s care facility under the *Community Care and Assisted Living Act*.

Public Art Program

The City's Public Art Program is not applicable to this application as it is to allow for a senior's health care facility and not a residential apartment building that would be subject to the Program.

Amenity Space

The proposed project will include 1,015 m² (10,925 ft.²) of common indoor amenity space with dining rooms and lounges on each of the building's three (3) floors. There is a large multi-purpose activity room on the third floor with access to a large south-facing sundeck.

There will also be 830 m² (8,934 ft.²) of common outdoor amenity area located largely in two (2) courtyards located between the three (3) main wings of the building. Main features of these areas will include:

- Large open air and covered seating areas.
- Walking pathways encircling the courtyards.
- Garden planters.
- Water features.
- A gazebo and trellis structures.

Site Servicing and Frontage Improvements

Westminster Highway Frontage Improvements

The applicant will be undertaking the following works under a Servicing Agreement on the site's road frontage: 3.0 m (9.8 ft.) wide concrete sidewalk, 1.75 m (5.75 ft.) boulevard with grass and street trees, and installation of street lights with pedestrian arm lights. There will also be pavement widening and line painting on Westminster to provide for a 1.8 m (5.9 ft.) wide northbound bike lane, left turn lane and landscaped median.

Servicing Works

The servicing requirements are included within the Rezoning Considerations (Attachment 8) and are outlined below.

For water servicing, the applicant is required to install additional fire hydrants and replace the existing 300 mm diameter watermain along Westminster Highway to the limits of the road works. For storm servicing, the applicant is required to install a new storm service connection complete tie-in to the existing storm sewer along Westminster Highway.

Regarding sanitary sewer servicing, the applicant is required to:

- Receive confirmation from the City of the finalized sanitary servicing layout of the lots to the south (under RZ14-660662 and 14-660663 for Oris Parcels 2 and 3) prior to this rezoning application for Parcel 4 progressing to zoning adoption; or
- To provide alternative sewer servicing by either of the following two (2) alternative options in the event the developments to the south are delayed in construction:

- Install a new permanent sanitary sewer to the City's future pump station located potentially within the VLA Park on Willett Avenue; or
- If the construction of the proposed development proceeds ahead of the pump station, the applicant will be required to obtain an easement through the developments to the south and construct temporary sanitary sewers to the Metro Vancouver pump station on Gilley Road.

Financial Impact or Economic Impact

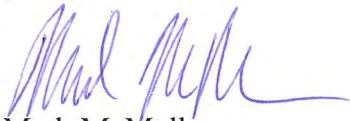
There are no financial or economic impacts of note for the proposed project.

Conclusion

The proposed senior's health care facility on Parcel 4 is the third rezoning application to be considered under the Hamilton Area Plan. The proposed development includes a 135-unit senior's health care facility that complements the adjacent 130-unit independent living seniors building on Parcel 3 that has been considered by Council and is at 3rd Reading.

This development will involve improvements to Westminster Highway and further contribute to the development of the pedestrian-oriented Hamilton Village Centre as envisioned under the Hamilton Area Plan.

Thus, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 9669 be introduced and given first reading.



Mark McMullen
Senior Coordinator - Major Projects

MM:rg

- Attachment 1: Location Map
- Attachment 2: Development Context Map
- Attachment 3: Conceptual Development Plans
- Attachment 4: Development Application Data Sheet
- Attachment 5: Hamilton Area Plan Land Use Map
- Attachment 6: Environmentally Sensitive Area Report Maps
- Attachment 7: Tree Survey
- Attachment 8: Rezoning Considerations



City of
Richmond



RZ 16-738480

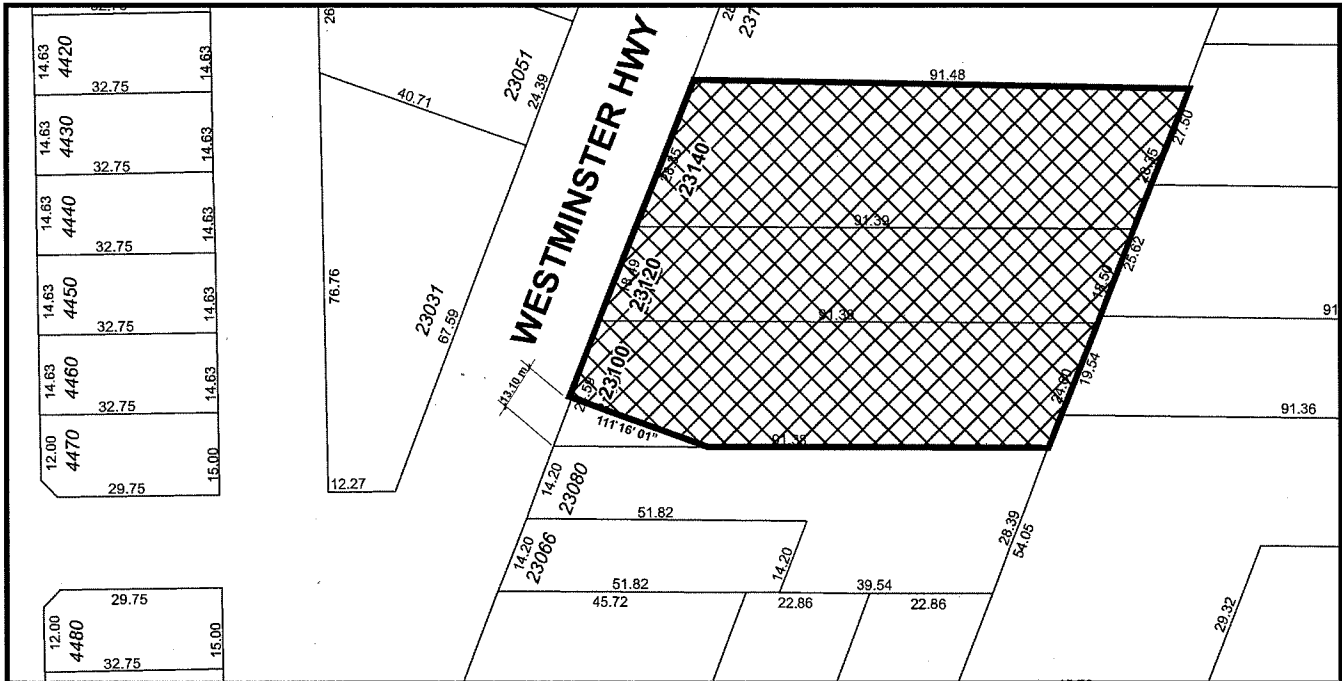
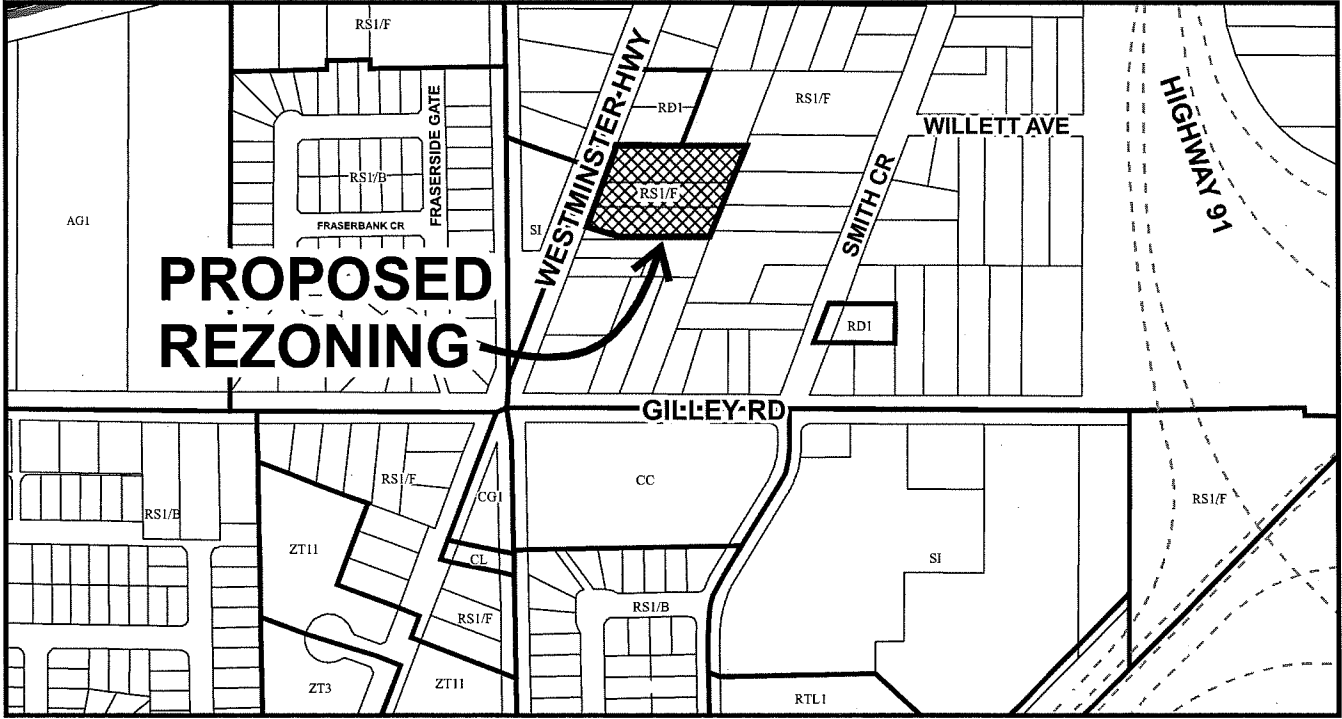
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Revision Date:

Note: Dimensions are in METRES



City of Richmond



RZ 16-738480

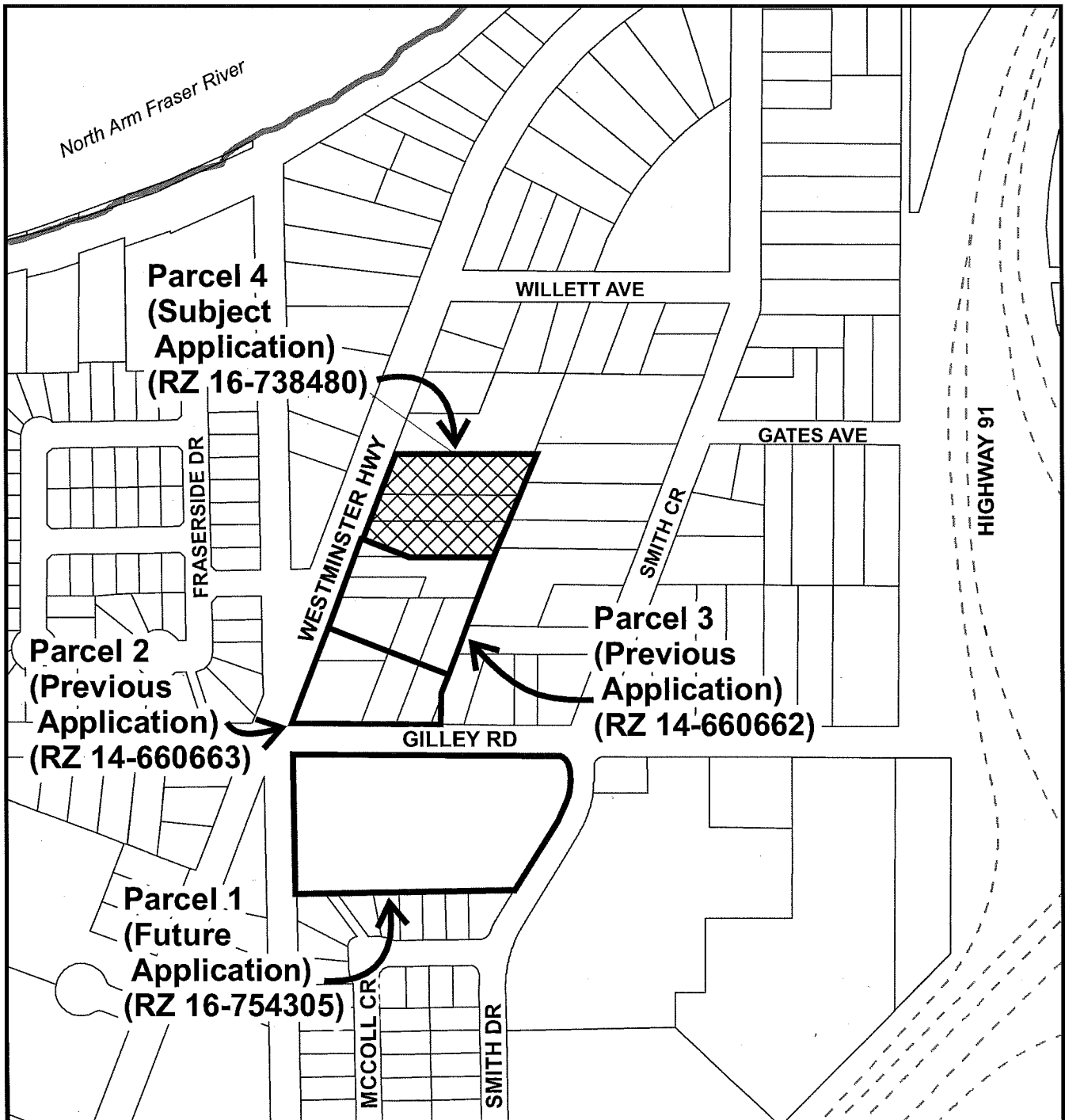
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Revision Date:

Note: Dimensions are in METRES



City of Richmond



Context Map

Original Date: 01/06/17

Revision Date:

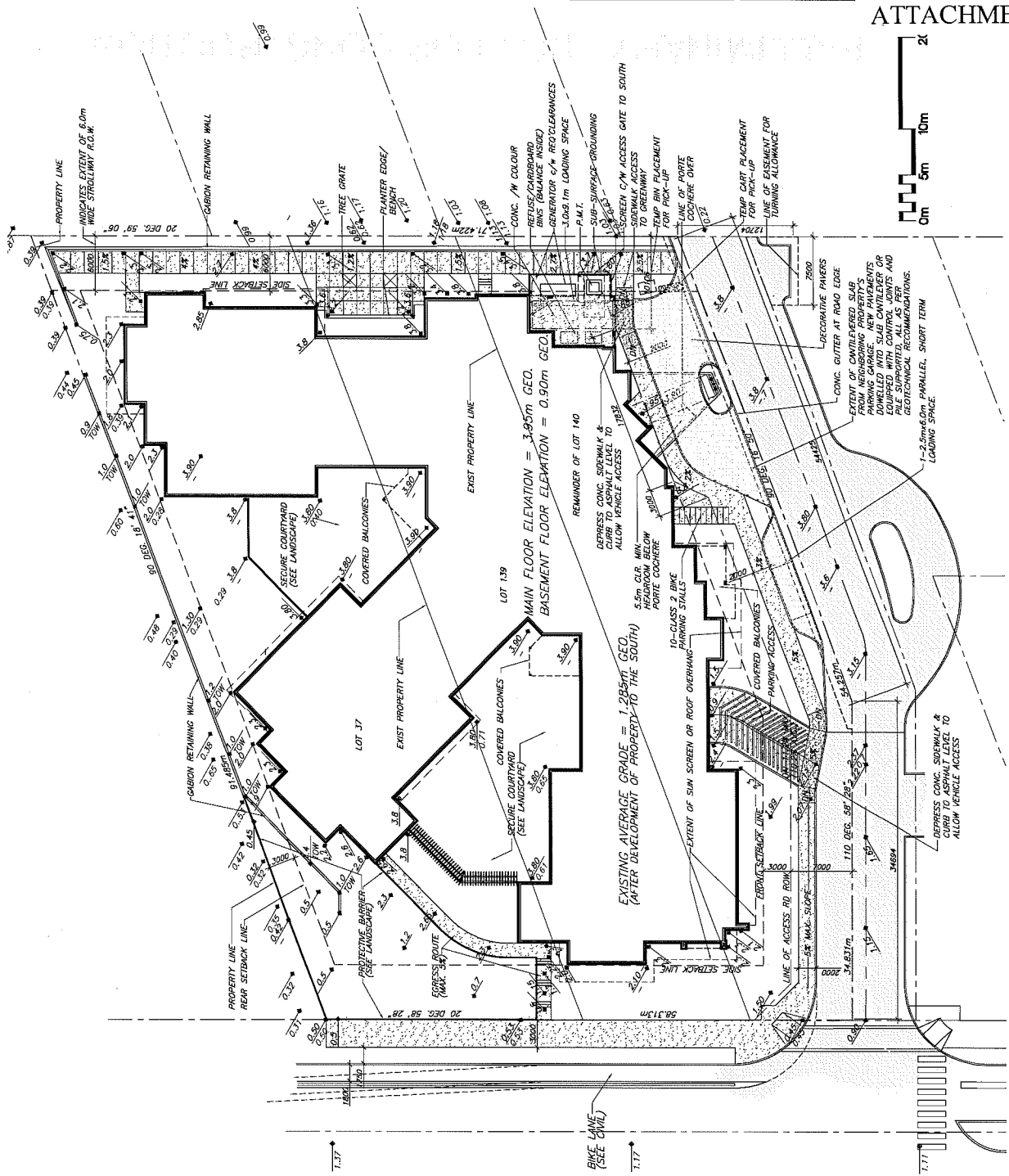
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NO.	DATE	REVISION
3	DEC. 15/16	REASONING REVISION
2	SEP. 23/16	REASONING REVISION
1	JUL. 15/16	FOR REVIEW

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D C O
DEREK CRAWFORD ARCHITECT INC.
127 Rainbow Road, Salt Spring Island BC, V8K 2V5
TEL: 250.868.8370 FAX: 250.868.8371 EMAIL: dco@dc-o.com WWW: dc-o.ca

CONSULTANT



NOTES
1. DIMENSIONS IN METERS UNLESS OTHERWISE NOTED
2. SEE LAYOUT DETAILS ON OFF-SITE PLANS
3. SEE LAYOUT DETAILS FOR LANDSCAPING WITH THE EXISTING

SITE & ZONING DATA
SITE IS COMPOSED OF THREE LOTS
LEGAL DESCRIPTION:
BLOCK 6 NORTH RANGE 4 WEST,
NEW WESTMINSTER LAND DISTRICT PLAN 101
MUNICIPAL ADDRESS: 2340 WESTMINSTER HIGHWAY
LOT 37, BLOCK 6 NORTH RANGE 4 WEST,
NEW WESTMINSTER LAND DISTRICT PLAN 101
MUNICIPAL ADDRESS: 2340 WESTMINSTER HIGHWAY
LOT 139, BLOCK 6 NORTH RANGE 4 WEST,
NEW WESTMINSTER LAND DISTRICT PLAN 101
MUNICIPAL ADDRESS: 2340 WESTMINSTER HIGHWAY

ITEM	REQUIRED	PROPOSED
LOT AREA (sq m)	1400	1400
FRONT (width) SETBACK	4.5 m	4.5 m
REAR (width) SETBACK	4.5 m	4.5 m
SIDE (width) SETBACK	4.5 m	4.5 m
HEIGHT	10.0 m	10.0 m
PROPOSED ZONING	CD	CD

PROPOSED USE: LOCKED RESIDENTIAL CARE
PROPOSED ZONING: CD
PROPOSED USE: LOCKED RESIDENTIAL CARE
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PROPOSED ZONING: CD

CONSULTANT

127 Rainbow Road, Salt Spring Island BC, V8K 2V5
DEREK CRAWFORD ARCHITECT INC.

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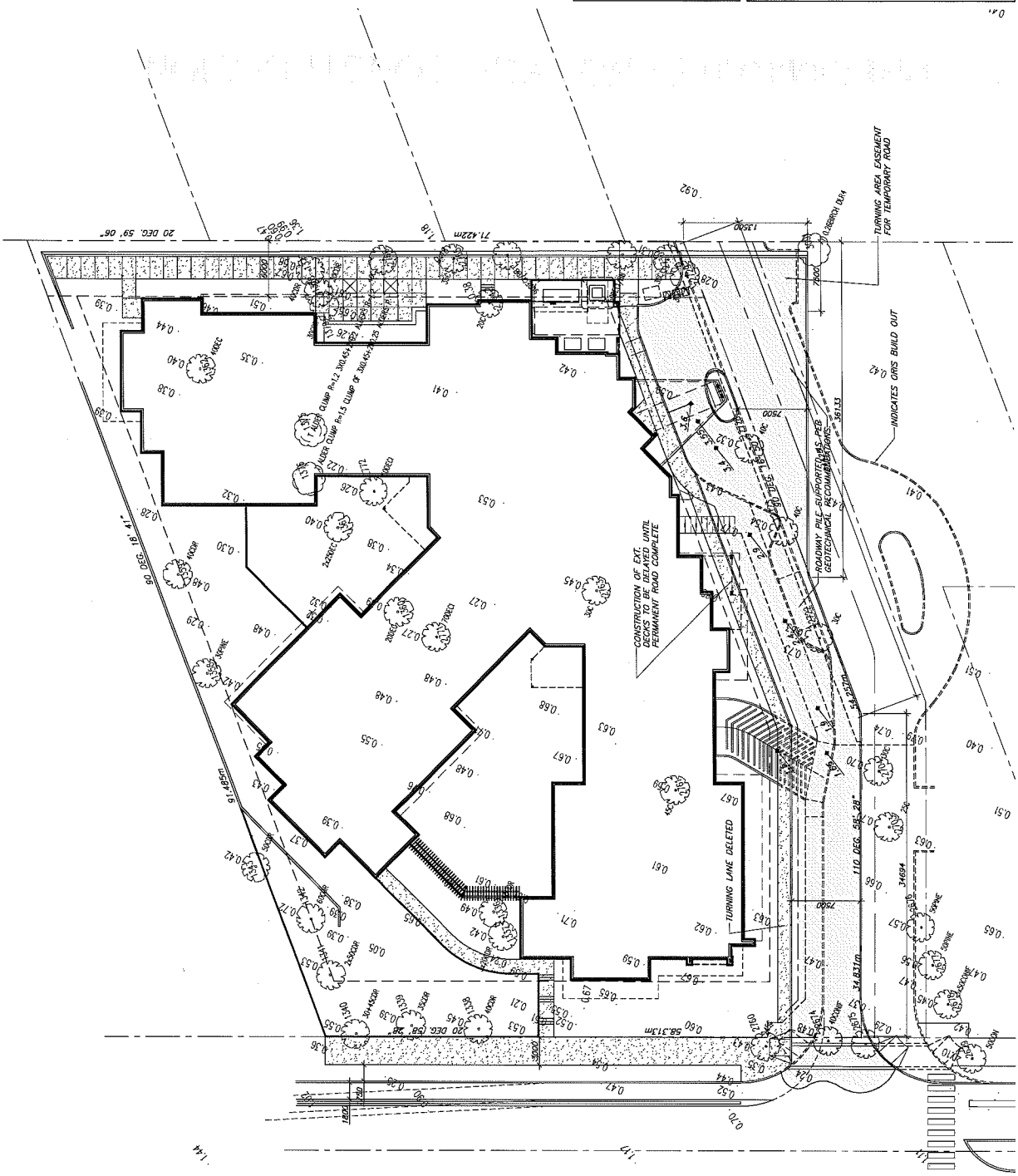
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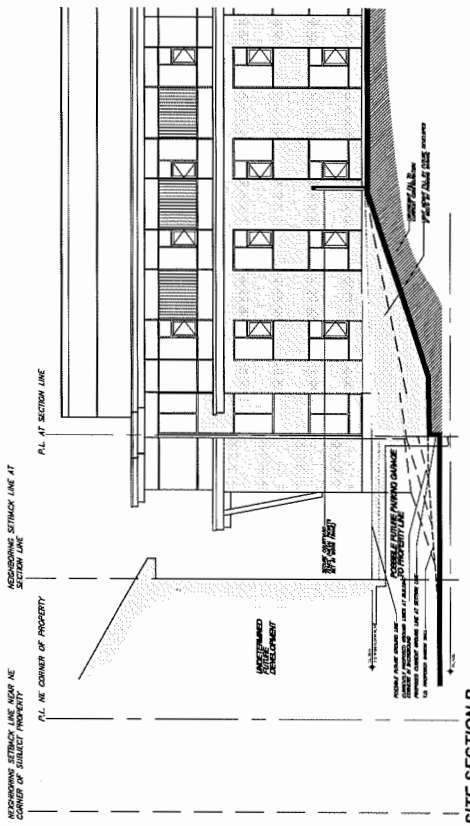
CLIENT
TRELIS
SENDS SERVICES

PROJECT
HAMILTON VILLAGE - Residential Care
Facility

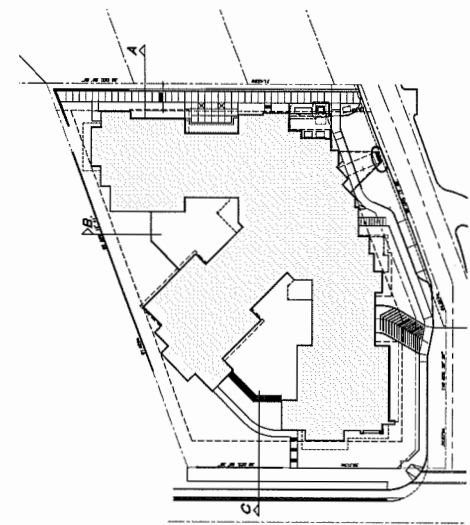
NO.	DATE	REVISION
1	NOV. 27/16	REVISIONS SUPPLEMENTARY INFO.
2	DEC. 15/16	RECORDING RE-SUBMISSION

NOTES:
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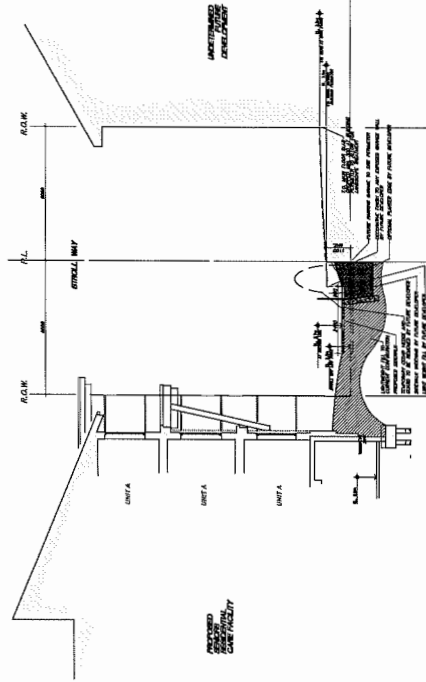




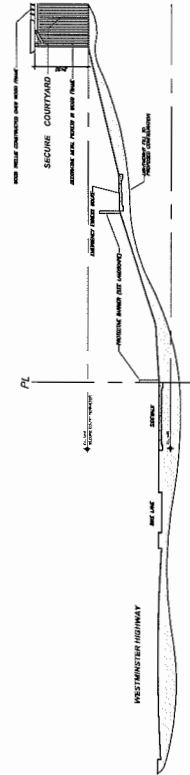
SITE SECTION B



SITE SECTION REFERENCE PLAN (N.T.S.)



SITE SECTION A



SITE SECTION C

CONSULTANT
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 177 Rainbow Road, Salt Spring Island BC, V8K 2V5
 T: 604.688.8370 F: 604.688.8371 E: hcd@dc-dc.ca W: www.dcd.ca

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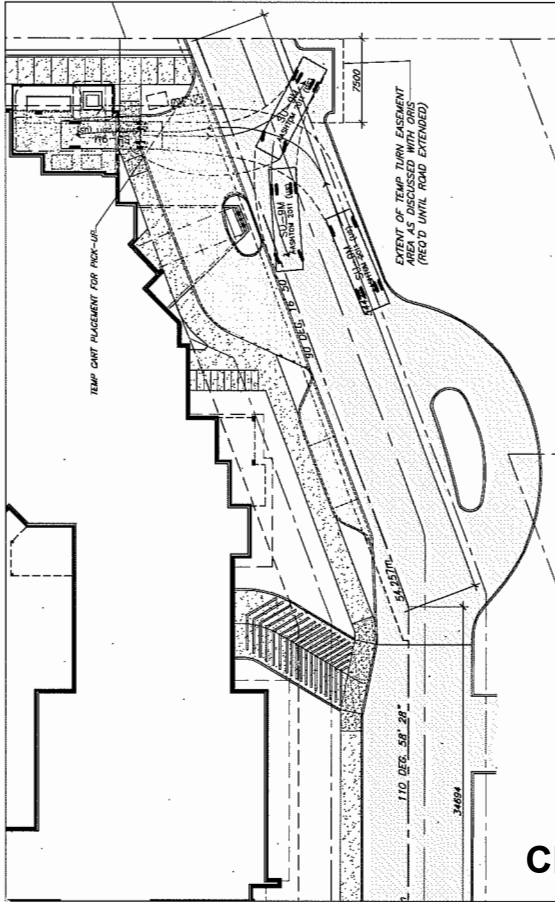
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 EDGE CONDITIONS

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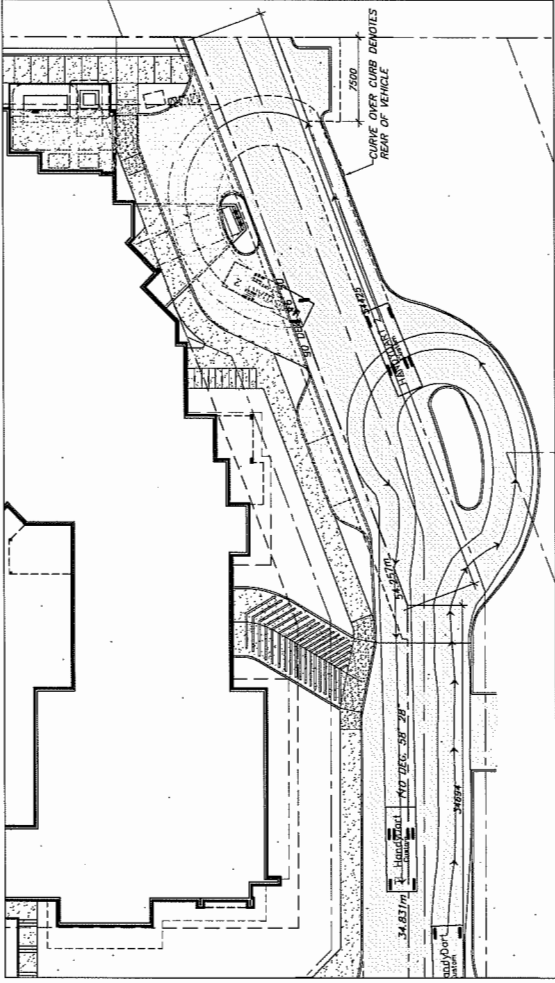
PROJECT
 HAMILTON VILLAGE - Residential Care
 Facility

NO.	DATE	REVISION
1	DATE: 15/06	ISSUING FOR SUBMISSION
2	DATE: 15/06	ISSUING FOR SUBMISSION

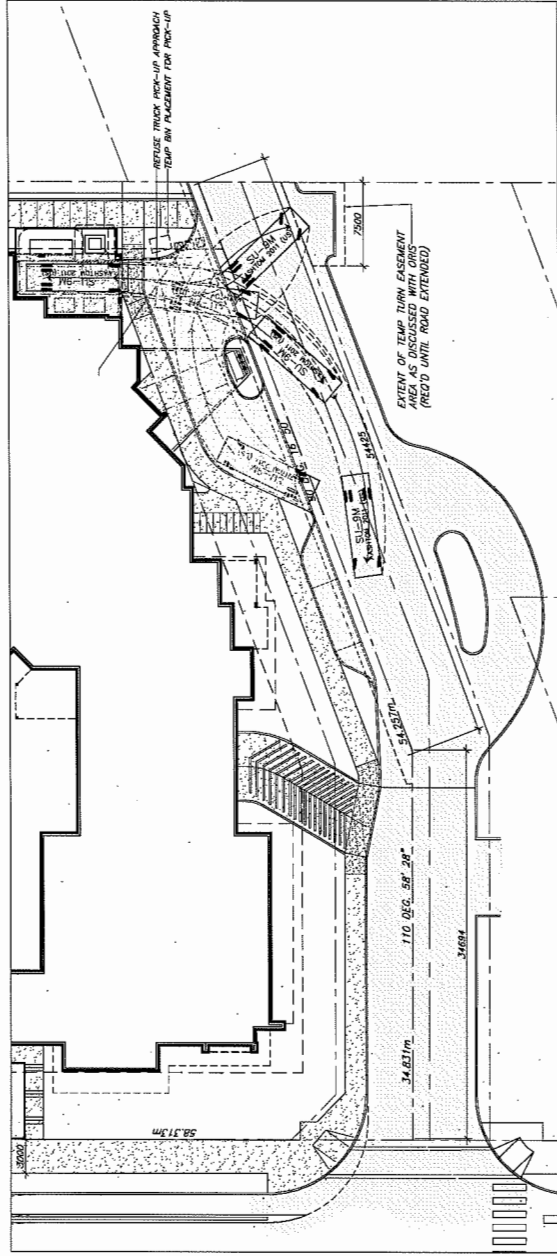
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RECYCLING TRUCK
CL - 281



HANDY-DART



SU9 DELIVERY VEHICLE AND GARBAGE TRUCK

REQUIRED VERTICAL CLEARANCES

HANDY-DART	3ft
BB-9 DELIVERY VEHICLE	4ft
TRUCK WITH OVERHEAD LIGHTS	5ft
CORPORATE VEHICLE WITH WHITE OR LIGHT BLUE COLORATION	6ft
TRUCK - NON-LOADING CONDITION	7ft
TRUCK - NON-LOADING CONDITION WITH OVERHEAD LIGHTS	8ft
TRUCK - NON-LOADING CONDITION WITH OVERHEAD LIGHTS AND ACCESS	9ft

PROPOSED VERTICAL CLEARANCES

APPROX CLEARANCE AT PORTE COCHERE	5.5ft
APPROX CLEARANCE AT LOADING BAY	8.5ft
CUSTOMER TURN AT PORT COCHERE	28ft

NOTES:
 1. ALL CLEARANCES ARE APPROXIMATE AND SUBJECT TO FIELD VERIFICATION.
 2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RICHMOND, VIRGINIA.
 3. ALL CLEARANCES ARE SUBJECT TO THE CITY OF RICHMOND, VIRGINIA, AND THE CLIENT'S RESPONSIBILITIES.
 4. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RICHMOND, VIRGINIA.
 5. ALL CLEARANCES ARE SUBJECT TO THE CITY OF RICHMOND, VIRGINIA, AND THE CLIENT'S RESPONSIBILITIES.

NO.	DATE	REVISION
3	06/15/18	REZONING RESUBMISSION
2	06/15/18	REZONING RESUBMISSION
1	06/15/18	REZONING RESUBMISSION

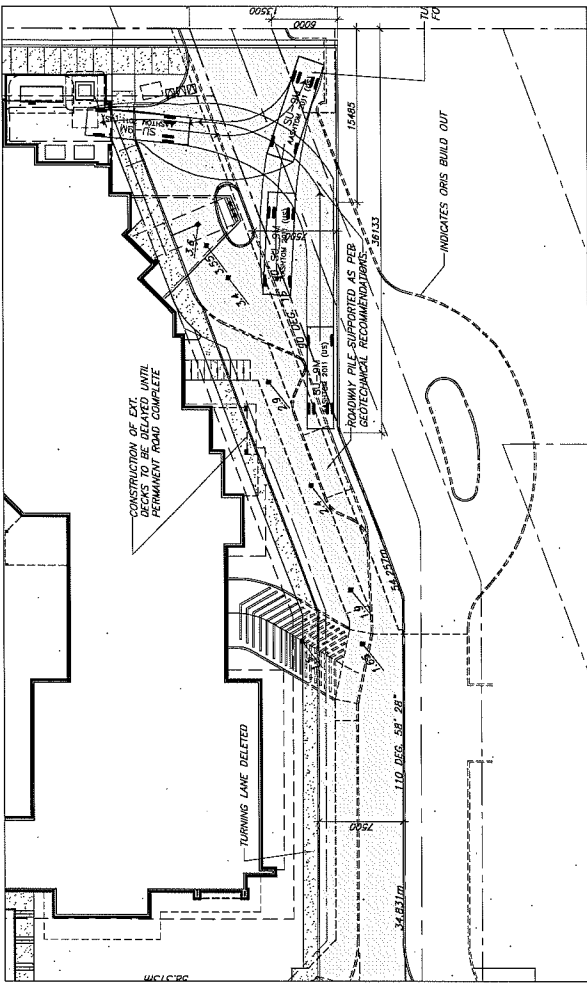
PROJECT:
HAMILTON VILLAGE - Residential Care Facility

CLIENT:
TRELLIS SENIORS SERVICES

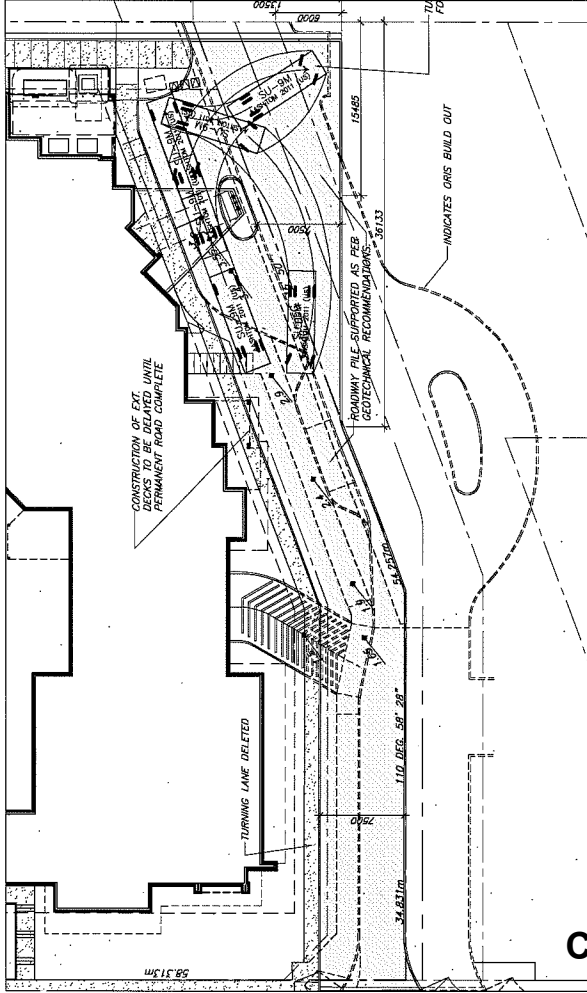
DRAWING TITLE:
TURNING DIAGRAMS

A1.4

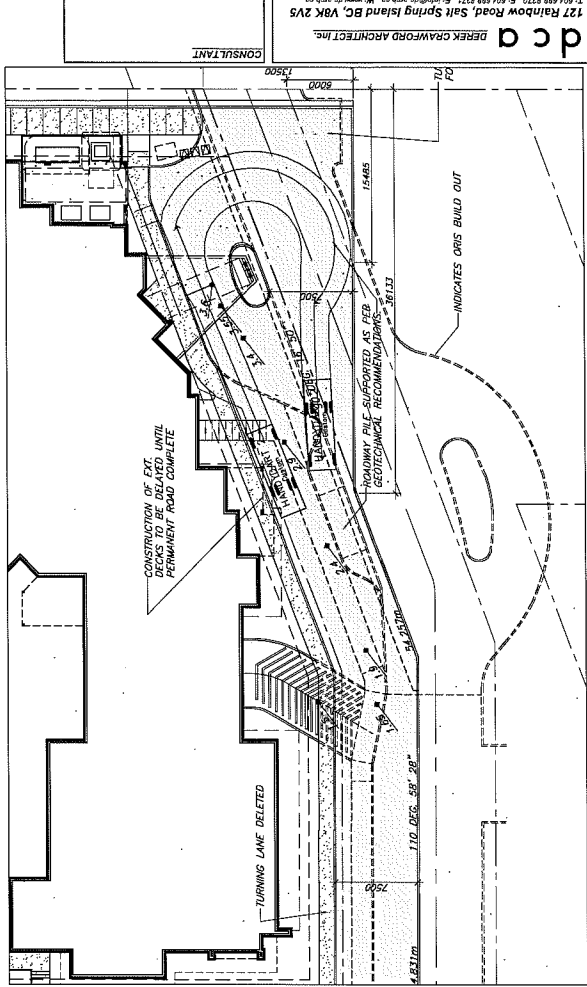
dca
DEREK CRAWFORD ARCHITECT INC.
 CONSULTANT
 127 Rainbow Road, Salt Spring Island BC, V8K 2V5
 T: 604.886.8376 F: 604.886.8371 E: dca@dcad.ca W: www.dcad.ca



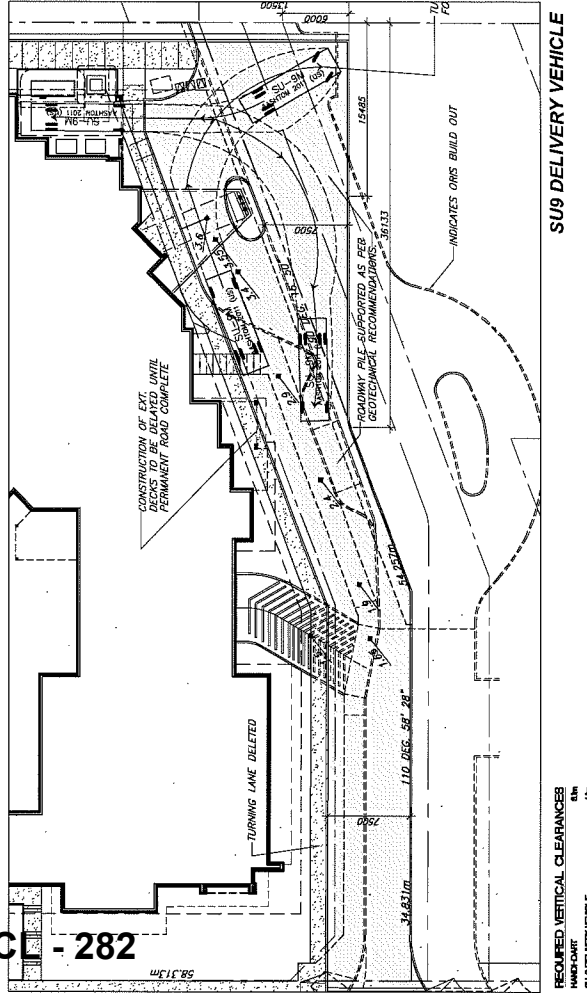
RECYCLING TRUCK



REVERSE TRUCK



HANDY DART



SU9 DELIVERY VEHICLE

REQUIRED VERTICAL CLEARANCES
 HAND-DART 4m
 SU9 DELIVERY VEHICLE 4m
 CONSTRUCTION OF EXT. DECKS TO BE DELAYED UNTIL PERMANENT ROAD COMPLETE
 SEE LANSING OVERHEAD SIGNAL TRUCK - HIGH LIFTING POSITION CITY OF WINDSOR COMMERCIAL ACCESS (REVISED)

PROPOSED VERTICAL CLEARANCES
 APPROX. CLEARANCE AT DRIVE COVERAGE 5m
 APPROX. CLEARANCE AT LOADING BAY 6.0m
 APPROX. CLEARANCE OVER DRIVE AND CANELED IN IN STORAGE LOCATION 2.8m

NOTES:
 1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 7. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 8. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 9. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.

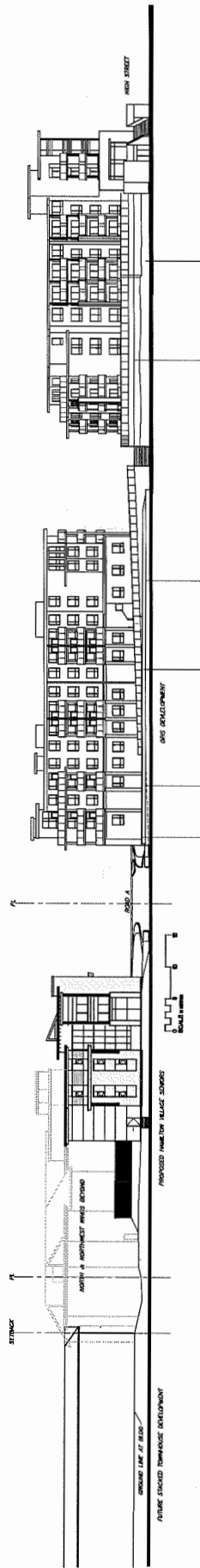
PROJECT:
 HAMILTON VILLAGE - Residential Care Facility

CLIENT:
 TRELLIS SENIORS SERVICES

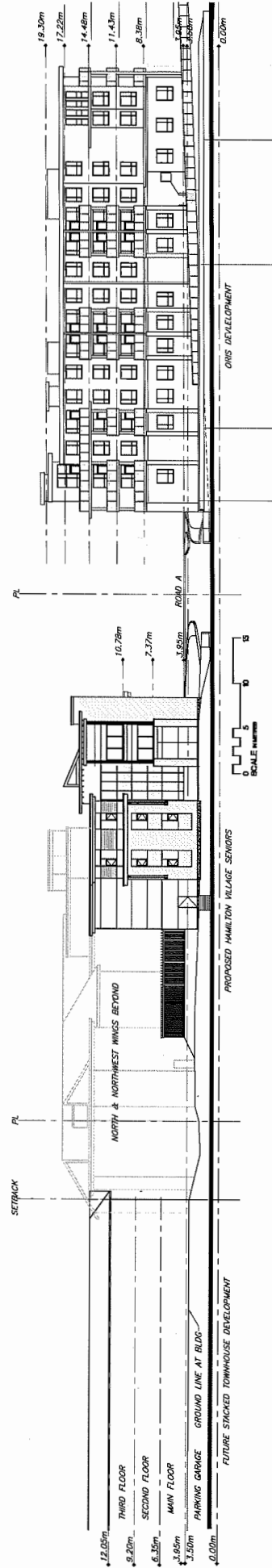
DRAWING TITLE:
 TURNING DIAGRAMS FOR TEMP ROAD

A1.4A

dca
 DEREK CRAWFORD ARCHITECT INC.
 127 Rainbow Road, Salt Spring Island BC, V8K 2V5
 T: 604.888.8370 F: 604.888.8371 E: info@dca.ca W: www.dca.ca
 CONSULTANT



CNCL - 283



127 Rainbow Road, Salt Spring Island BC, V8K 2V5
 DEREK CRAWFORD ARCHITECT INC.
 CONSULTANT

A1.5

DRAWING TITLE:
 STREETScape AT
 WESTMINSTER HGWY

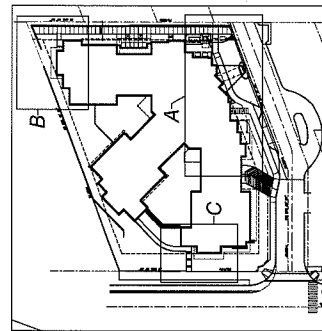
CLIENT:
 TRELIS
 SENIORS SERVICES

PROJECT:
 HAMILTON VILLAGE- Residential Care
 Facility

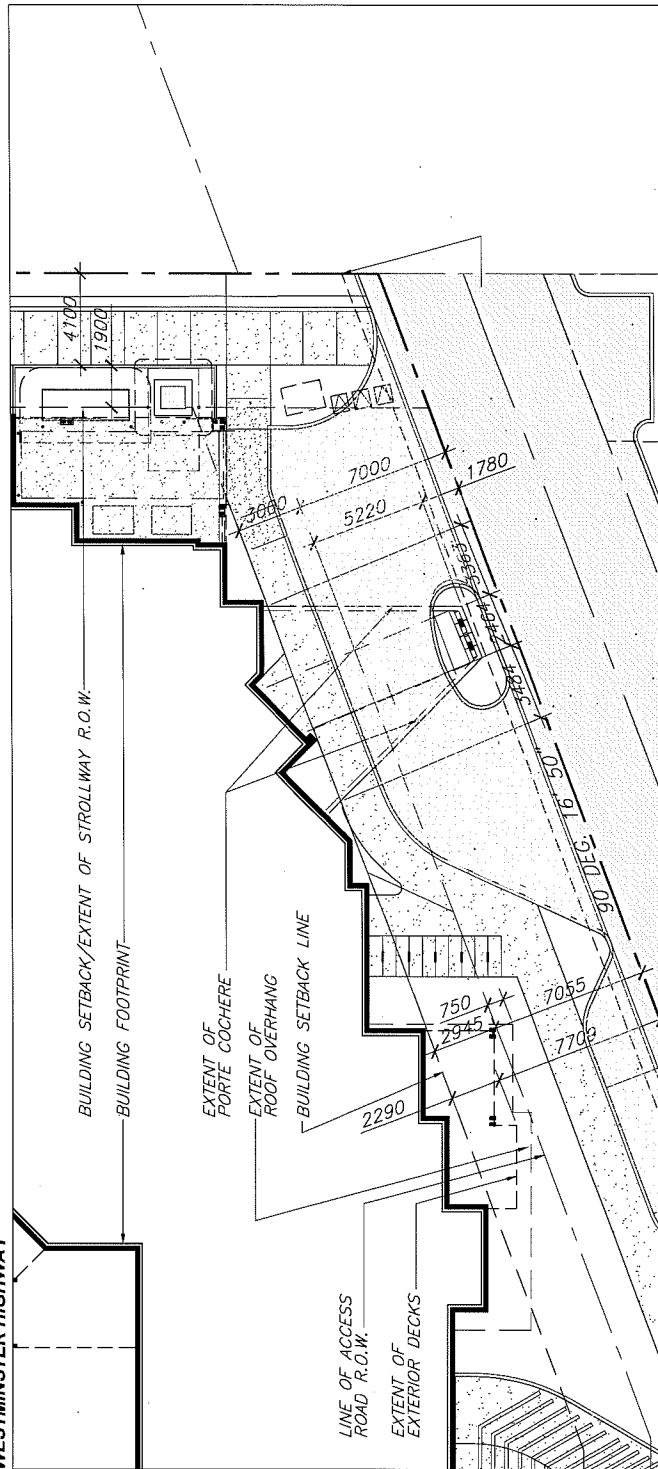
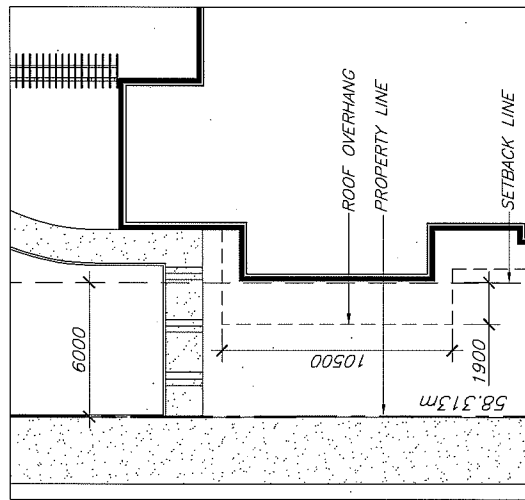
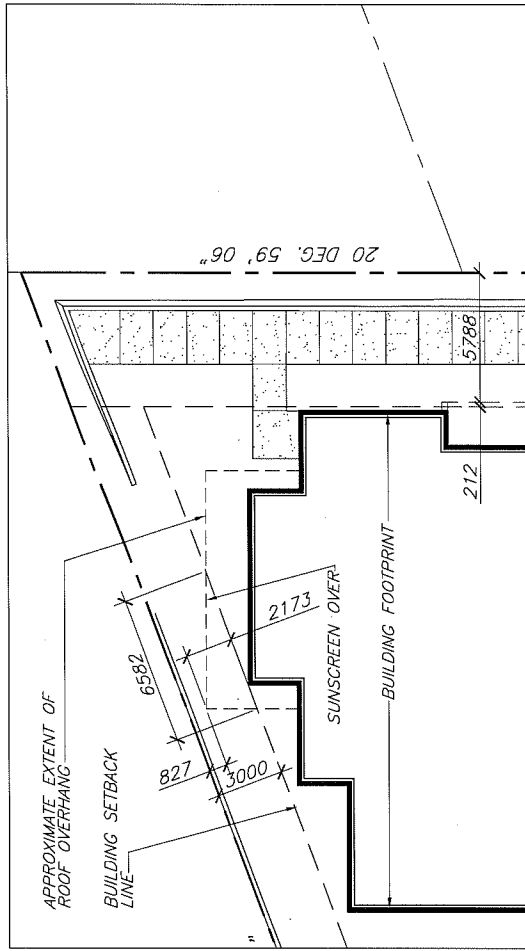
NO.	DATE	REVISION
2	1976	REZONING RESUBMISSION
1	1973	REZONING RESUBMISSION
1	1971	REVISION

NOTES:
 THIS DRAWING IS AN ESTIMATION OF SPACE AND THE PROPERTY OF CLIENT.
 IT IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
 THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY.
 THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS.
 THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS.

GENERAL NOTE
 PLEASE NOTE THAT DIMENSIONS OF OVERHANGS AND EQUIPMENT ARE APPROXIMATE ONLY, AS DETAILING AND EQUIPMENT SELECTION (EG. EMERGENCY GENERATOR) IS NOT YET COMPLETE.



DETAIL REFERENCE PLAN



DETAIL A - ENCROACHMENTS INTO ACCESS ROAD AND STROLLWAY R.O.W AREAS

NOTES:

1. THIS DRAWING IS A PRELIMINARY DESIGN AND THE DIMENSIONS ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS TO BE SHOWN ON THIS DRAWING AND SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS TO BE SHOWN ON THIS DRAWING AND SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES.

NO.	DATE	REVISION
1		REVISION RESUBMISSION
2		REVISION RESUBMISSION

PROJECT: **HAMILTON VILLAGE - Residential Care Facility**

CLIENT: **TRELLIS SENIORS SERVICES**

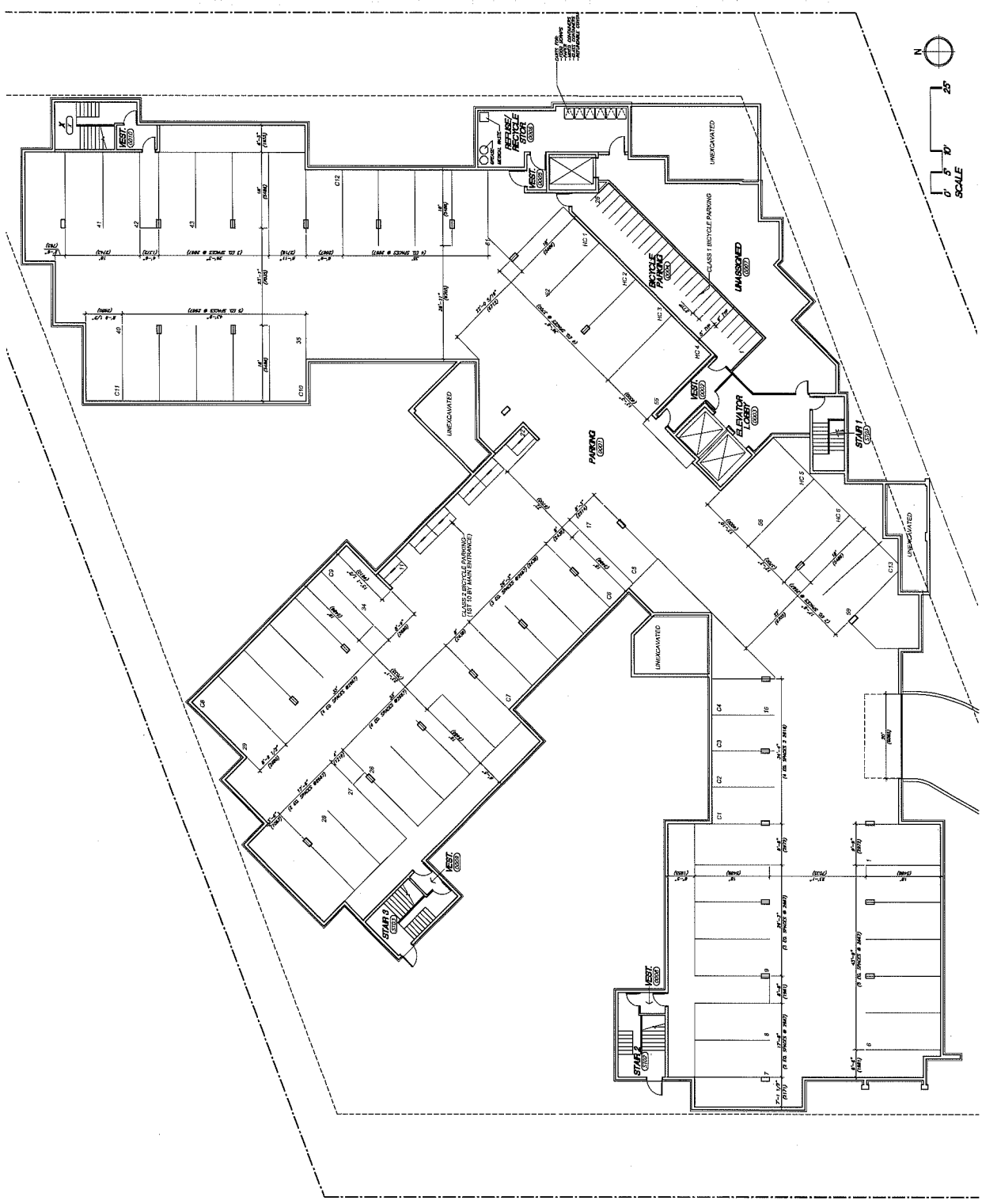
DRAWING TITLE: **SETBACK ENCROACHMENTS**

A1.6

CONSULTANT

dca DEREK CRAWFORD ARCHITECT INC.
 127 Rainbow Road, Salt Spring Island BC, V8K 2V5
 T: 604.688.8370 F: 604.688.8371 E: info@dca-arch.ca W: www.dca-arch.ca





A2.1

DRAWING TITLE:
BASEMENT FLOOR / PARKING PLAN

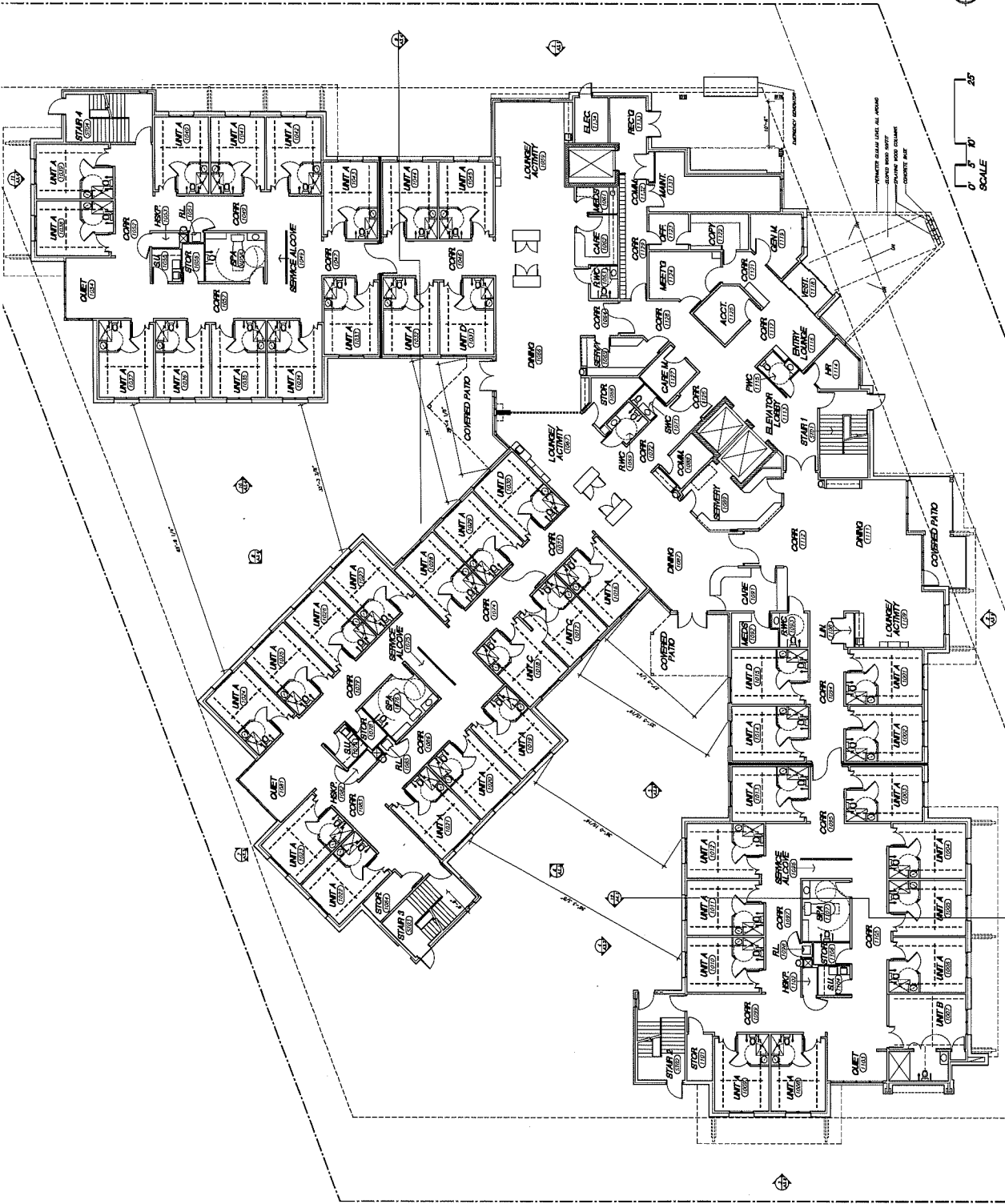
CLIENT:

PROJECT:
HAMILTON VILLAGE - Residential Care Facility

NO.	DATE	REVISION
3	06/15/16	REZONING RESUBMISSION
2	05/12/16	REZONING RESUBMISSION
1	04/27/16	FOR RECORDING

NOTES:
 1. ALL DIMENSIONS ARE AS SHOWN UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

127 Rainbow Road, Salt Spring Island BC, V8K 2V5
BEREK CRAWFORD ARCHITECT INC.
 CONSULTANT



DEREK GRAYFORD ARCHITECT INC.
 177 Rainbow Road, Salt Spring Island B.C. V8K 2V5
 TEL: 604.888.8370 F: 604.888.8371 E: info@grc-arch.com WE: www.grc-arch.ca

CONSULTANT

A2.2

DRAWING TITLE:
MAIN FLOOR PLAN

CLIENT:

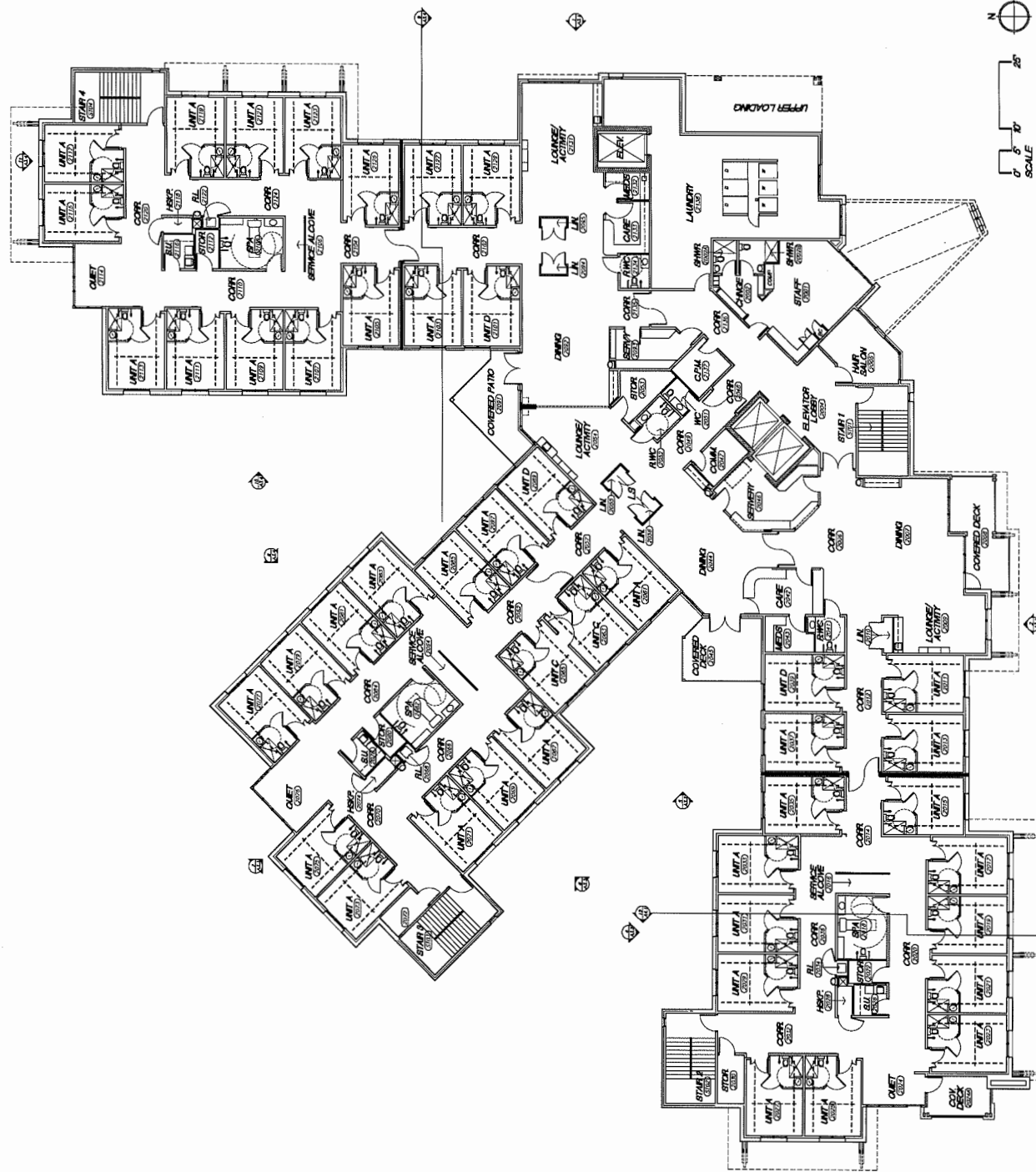
PROJECT:
HAMILTON VILLAGE - Residential Care Facility

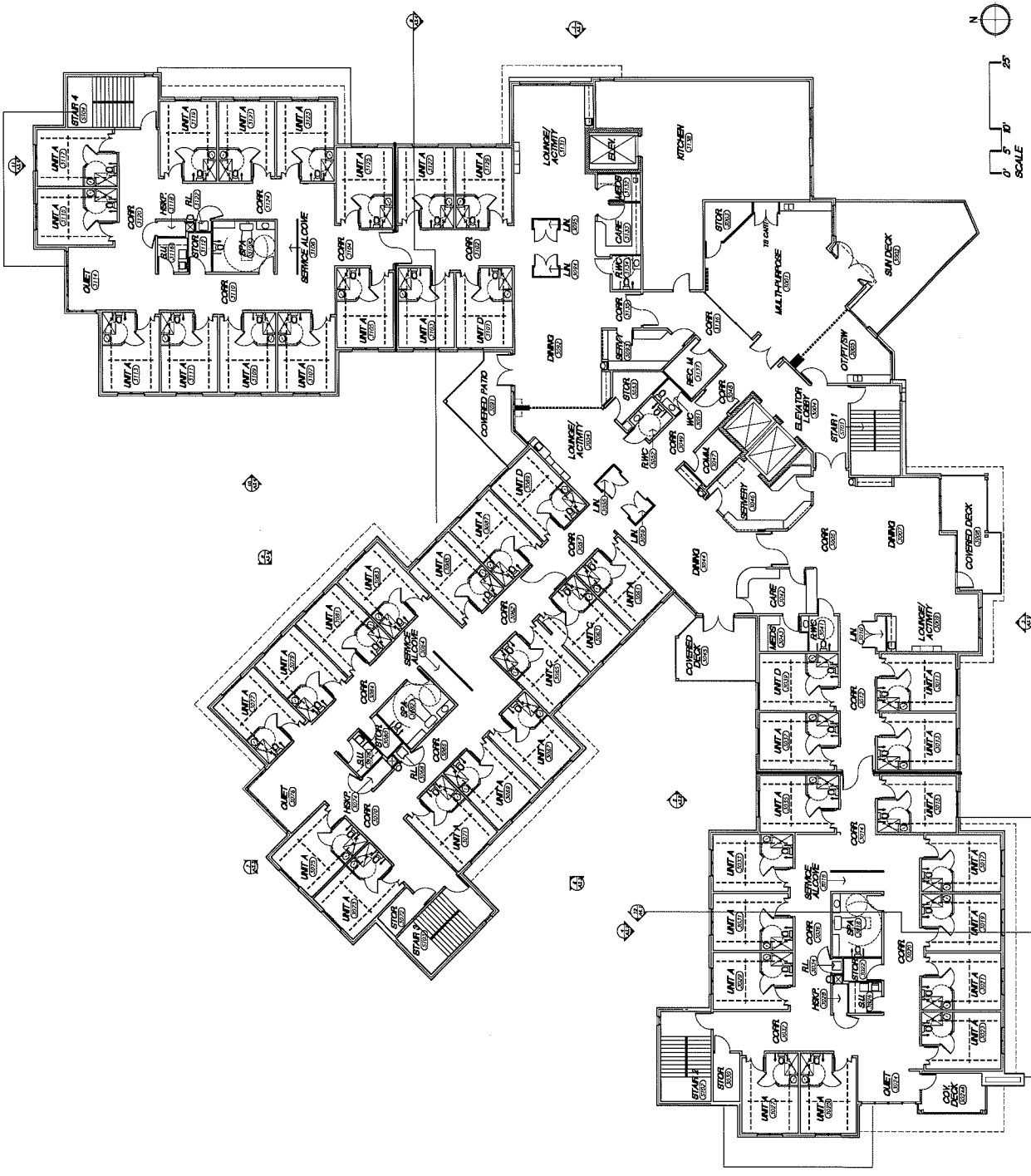
NO.	DATE	REVISION
3	DEC. 15/16	REZONING RESUBMISSION
2	SEPT. 29/16	REZONING RESUBMISSION
1		REVISED

NOTES:
 1. ALL DIMENSIONS ARE SHOWN UNLESS OTHERWISE NOTED.
 2. ALL ROOMS SHALL BE FINISHED TO THE FINISHES SHOWN ON THE FINISH SCHEDULE.
 3. ALL ROOMS SHALL BE FINISHED TO THE FINISHES SHOWN ON THE FINISH SCHEDULE.
 4. ALL ROOMS SHALL BE FINISHED TO THE FINISHES SHOWN ON THE FINISH SCHEDULE.
 5. ALL ROOMS SHALL BE FINISHED TO THE FINISHES SHOWN ON THE FINISH SCHEDULE.

NO.	DATE	REVISION
1		PRELIMINARY
2		REVISION
3		REVISION

NOTES:
 1. THIS DRAWING IS THE PROPERTY OF DENIK CRAWFORD ARCHITECT INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DENIK CRAWFORD ARCHITECT INC.
 2. THIS DRAWING IS THE PROPERTY OF DENIK CRAWFORD ARCHITECT INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DENIK CRAWFORD ARCHITECT INC.





CONSULTANT

DENK CRAWFORD ARCHITECT INC.
 177 Rainbow Road, Salt Spring Island B.C. V8K 2V5
 T: 604 488 4370 F: 604 688 8371 E: info@denk.ca W: www.denk.ca

A2.4

DRAWING TITLE:
THIRD FLOOR PLAN

CLIENT:

PROJECT:
HAMILTON VILLAGE - Residential Care Facility

NO.	DATE	REVISION
3	DEC. 15/16	REWORKING RESUBMISSION
2	SEP. 22/16	REWORKING RESUBMISSION
1		REVISED PER COMMENTS

NOTES:
 1. THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION OR AS A BASIS FOR ANY OTHER DOCUMENTATION.
 2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
 3. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY THE CLIENT OR OTHER SOURCES.
 4. THE ARCHITECT IS NOT RESPONSIBLE FOR THE PERFORMANCE OF ANY TRADES OR CONTRACTORS.
 5. THE ARCHITECT IS NOT RESPONSIBLE FOR THE COST OF ANY MATERIALS OR LABOR.
 6. THE ARCHITECT IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PERSONS OR PROPERTY.
 7. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ENVIRONMENTAL IMPACT OF ANY PROJECT.
 8. THE ARCHITECT IS NOT RESPONSIBLE FOR THE SOCIAL OR ECONOMIC IMPACT OF ANY PROJECT.
 9. THE ARCHITECT IS NOT RESPONSIBLE FOR THE CULTURAL OR HISTORICAL IMPACT OF ANY PROJECT.
 10. THE ARCHITECT IS NOT RESPONSIBLE FOR THE LEGAL OR ETHICAL IMPLICATIONS OF ANY PROJECT.



A2.5

DRAWING TITLE:
**PENTHOUSE /
ROOF PLAN**

CLIENT:

PROJECT:
**HAMILTON VILLAGE - Residential Care
Facility**

NO.	DATE	REVISION
3	DEC. 1975	REZONING RESUBMISSION
2	SEP. 1975	REZONING RESUBMISSION
1		REVISION

NOTES:
1. THIS DRAWING IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

DESK CRAWFORD ARCHITECT INC.
127 Rainbow Road, Salt Spring Island BC, V8K 2V5
TEL: 604.888.8370 F: 604.888.8371 E: info@dc-arch.ca W: www.dc-arch.ca

CONSULTANT



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

CNCL - 290

MATERIAL EXAMPLES

- 01) BRICK - MANGANESE BROWN
- 02) CEMENTITIOUS CLADDING PANEL - EVENING BLUE
- 03) CEMENTITIOUS CLADDING T&G - NAVAJO BEIGE
- 04) STANDING SEAM METAL ROOF - CHARCOAL GREY
- 05) GLUE LAM STRUCTURE - CLEAR SEAL
- 06) GLASS SPANDREL PANEL - BLUE
- 07) CURTAIN WALL - BLACK
- 08) VINYL WINDOWS - BLACK
- 09) CEMENTITIOUS CLADDING PANEL - NAVAJO BEIGE
- 10) CUSTOM METAL FLASHING - CHARCOAL GREY (TO MATCH ROOF)
- 11) GLASS GUARD - BLACK SUPPORTS
- 12) CONCRETE FINISH - SMOOTH CLEAR SEAL
- 13) PAINTED METAL DOOR / OVERHEAD DOOR - BROWN (TO MATCH BRICK)
- 14) BEADED, VENTED VINYL SOFFIT - GREY (TO MATCH ROOF)
- 15) WOOD SCREENING - CLEAR SEAL
- 16) PORTE COCHERE WOOD SOFFIT - CLEAR SEAL

NOTES:
1. ALL MATERIALS AND SPECIFICATIONS ARE SUBJECT TO CHANGE. THE PROPERTY OF BRICK...
2. THE DRAWING SHALL BE USED AS A GUIDE ONLY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS...
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS...
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS...
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS...

NO.	DATE	REVISIONS	PERMISSION

PROJECT:
HAMILTON VILLAGE - Residential Care Facility

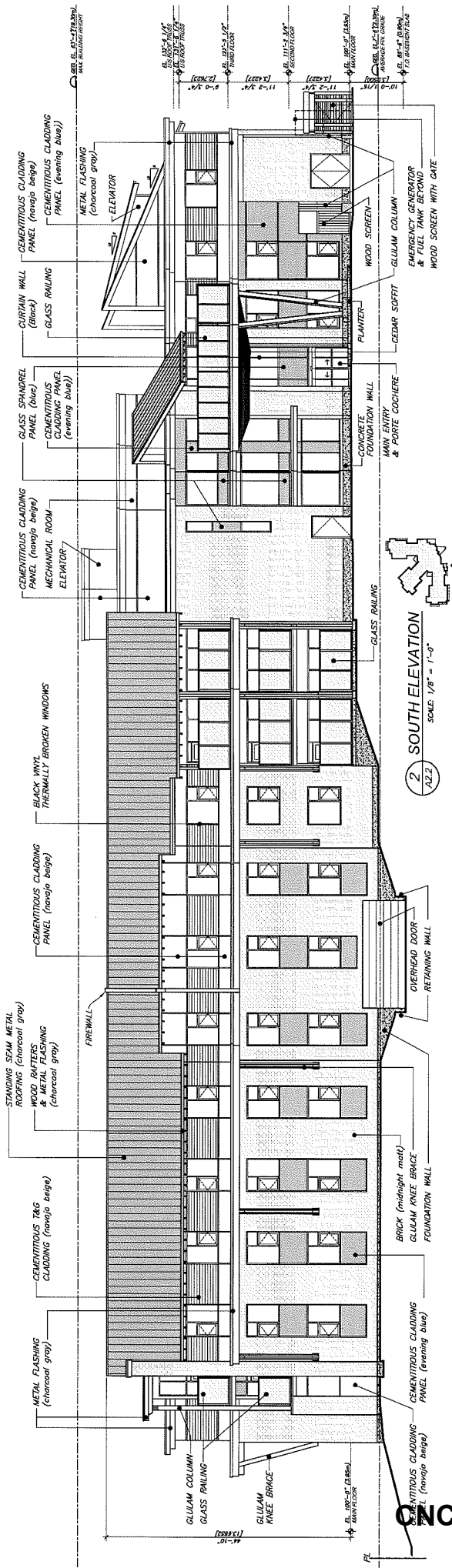
CLIENT:
TRELLIS SENIORS SERVICES

DRAWING TITLE:
MATERIALS

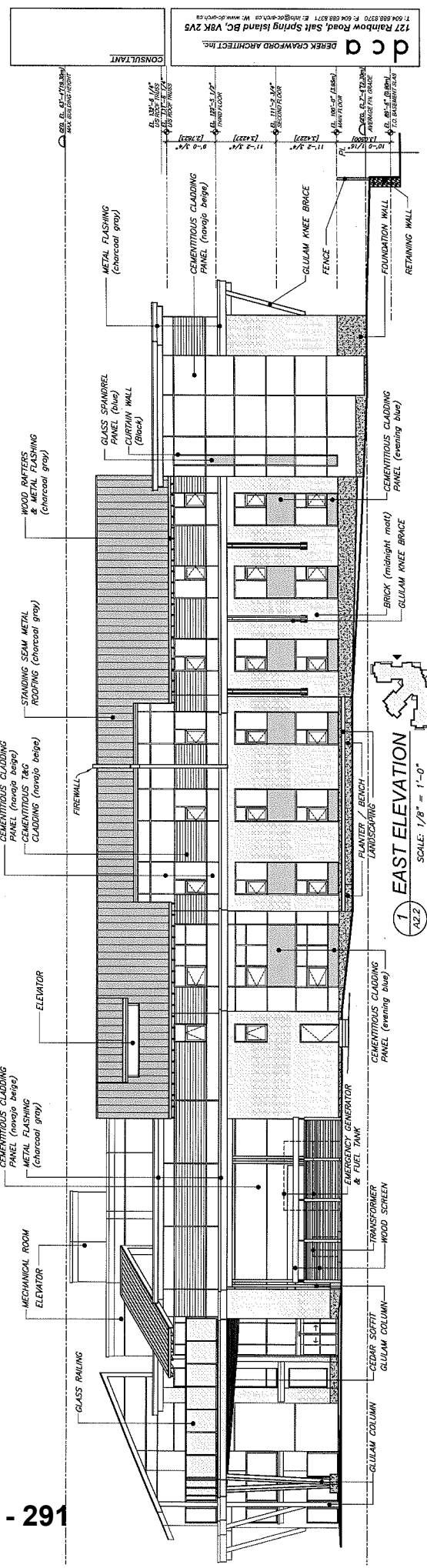
A3.1

dca

PEREK GRAYFORD ARCHITECT INC.
177 Rainbow Road, Salt Spring Island BC, V8K 2V5



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

CONCL - 291

177 Rathbun Road Salt Spring Island BC, V8K 2V5
dca DECK CRAWFORD ARCHITECT INC.
 CONSULTANT

A3.1
ELEVATIONS

CLIENT: TRELLIS SENIORS SERVICES

DRAWING TITLE: ELEVATIONS

PROJECT: HAMILTON VILLAGE - Residential Care Facility

REVISIONS:

NO.	DATE	REVISION
1	12.16.2018	REVISION SUBMISSION
2	02.22.2019	REVISION SUBMISSION
3	03.31.2019	PROGRESS SET
4	11.12.2019	PROGRESS SET

SCALE: 1/8" = 1'-0"

DATE: 12.16.2018

NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

2. ALL MATERIALS AND FINISHES ARE TO BE APPROVED BY THE CLIENT.

3. ALL MATERIALS AND FINISHES ARE TO BE APPROVED BY THE CLIENT.

4. ALL MATERIALS AND FINISHES ARE TO BE APPROVED BY THE CLIENT.

5. ALL MATERIALS AND FINISHES ARE TO BE APPROVED BY THE CLIENT.

DATE: 12.16.2018

177 RAINBOW ROAD, SAIT SPRING ISLAND, BC, V8K 2V5
 DENK CRAWFORD ARCHITECT INC.

CONSULTANT

177 RAINBOW ROAD, SAIT SPRING ISLAND, BC, V8K 2V5
 DENK CRAWFORD ARCHITECT INC.

A3.2

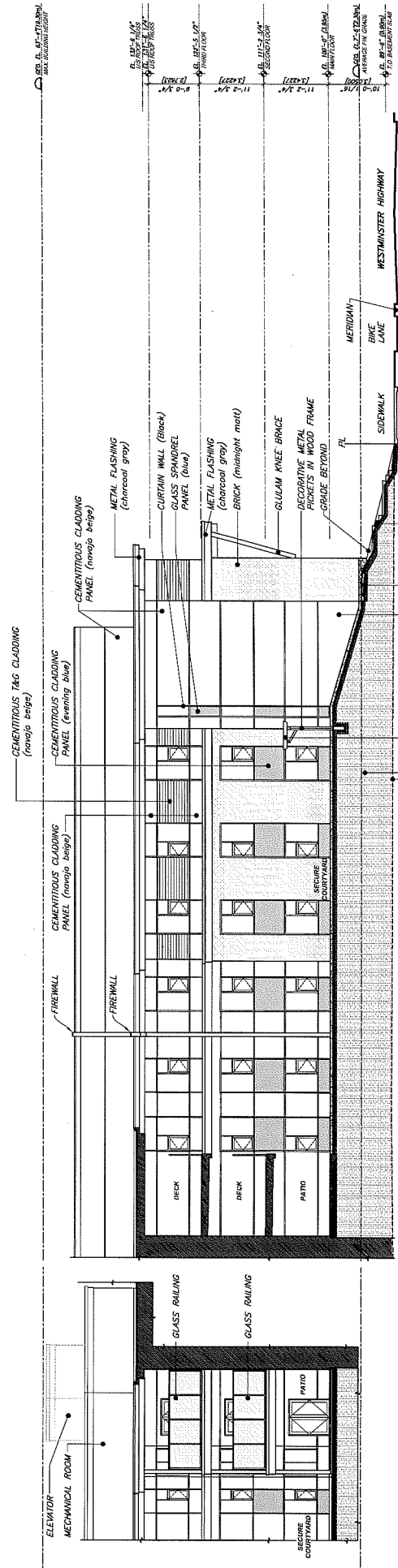
DRAWING TITLE:
ELEVATIONS

CLIENT:
TRELLIS
 SENIORS SERVICES

PROJECT:
HAMILTON VILLAGE - Residential Care Facility

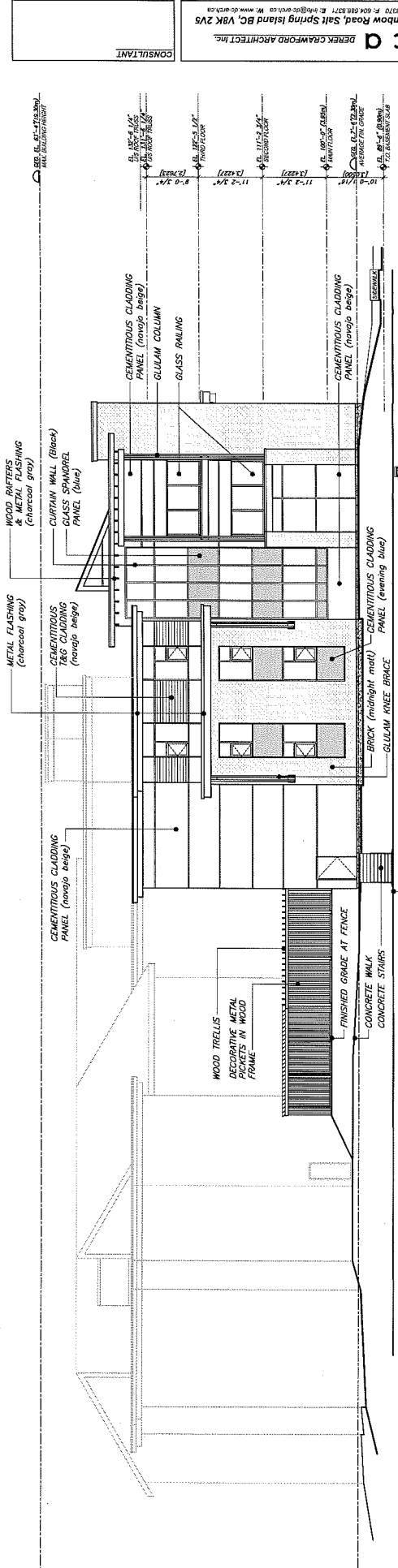
NO.	DATE	REVISION
12.15.2016	REZONING RESUBMISSION	
9.22.2016	REZONING RESUBMISSION	
8.31.2016	PROGRESS SET	
7.12.2016	PROGRESS SET	

NOTES:
 1. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN METERS.
 2. THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE THE INFORMATION FOR THE PERMITTING AGENCIES AND TO OBTAIN THE NECESSARY PERMITS.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE COST THEREOF.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE.

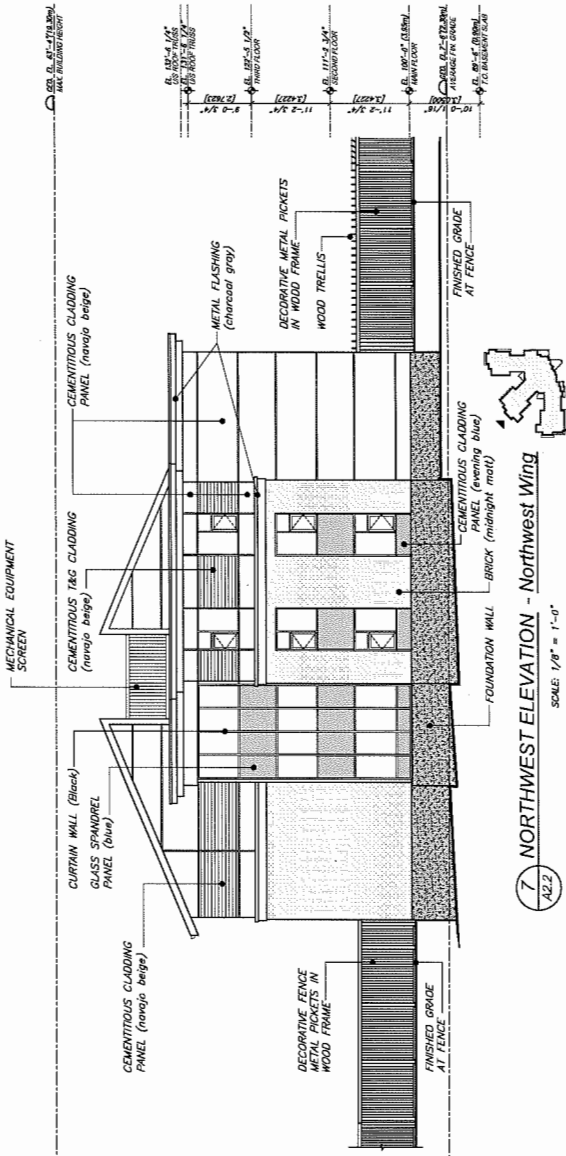


4 NORTH ELEVATION - South Wing
 SCALE: 1/8" = 1'-0"

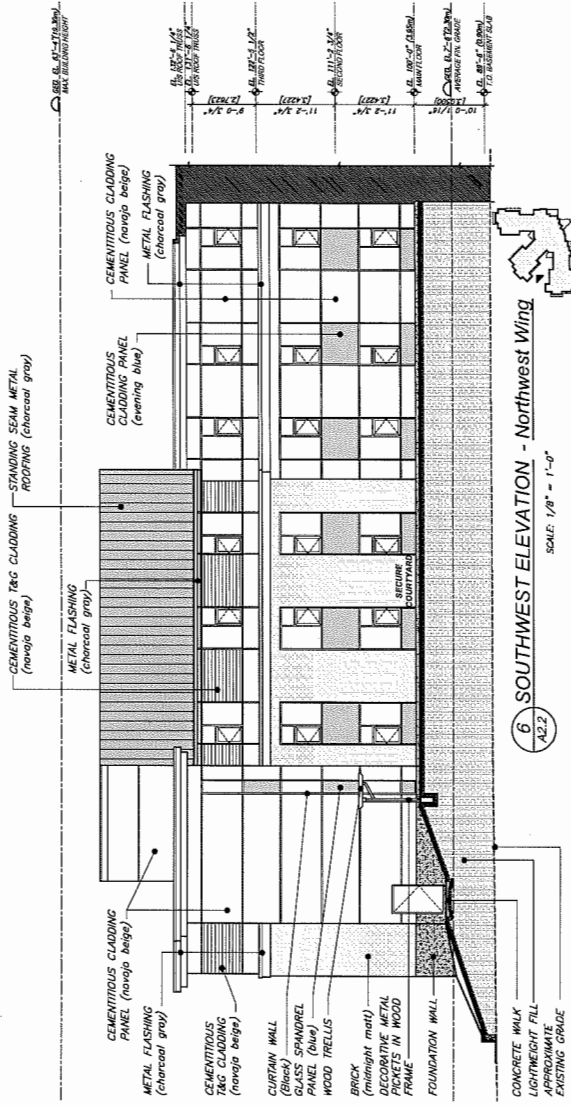
5 WEST ELEVATION - Core
 SCALE: 1/8" = 1'-0"



3 WEST ELEVATION - South Wing
 SCALE: 1/8" = 1'-0"



7 NORTHWEST ELEVATION - Northwest Wing
SCALE: 1/8" = 1'-0"



6 SOUTHWEST ELEVATION - Northwest Wing
SCALE: 1/8" = 1'-0"

NOTES:
1. ALL DIMENSIONS UNLESS OTHERWISE NOTED.
2. REFER TO ALL OTHER DRAWINGS FOR DETAILS AND MATERIALS.
3. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.
4. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.
5. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.

NO.	DATE	REVISION
1	12.15.2018	PERMANENT DESIGN SUBMISSION
2	03.22.2019	PERMANENT DESIGN SUBMISSION
3	03.22.2019	PROGRESS SET
4	07.12.2018	PROGRESS SET

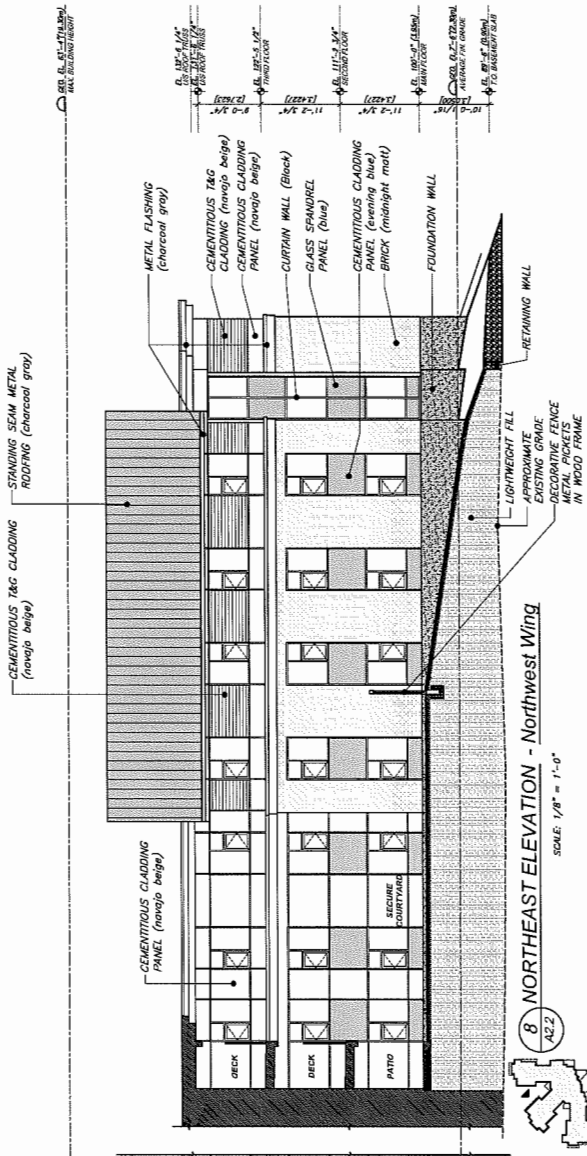
PROJECT:
HAMILTON VILLAGE - Residential Care Facility

CLIENT:
TRELLIS SENIORS SERVICES

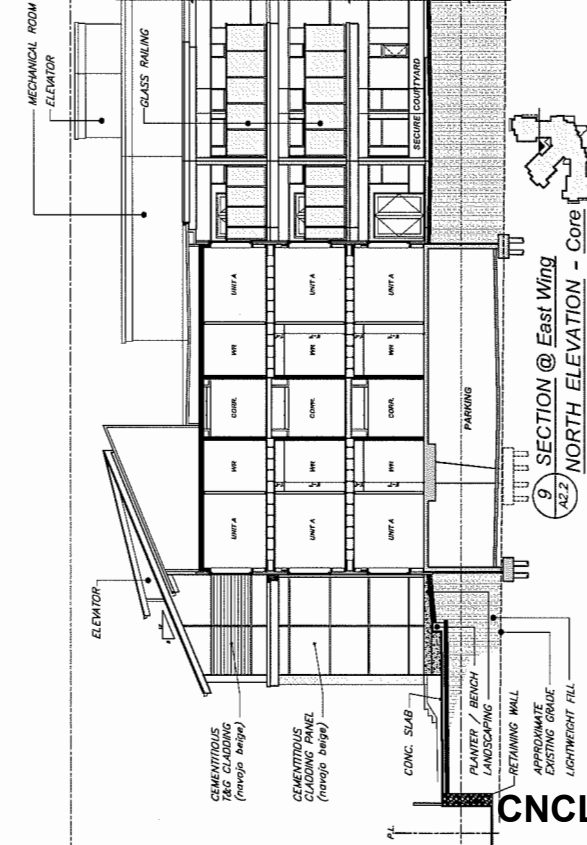
DRAWING TITLE:
ELEVATIONS

A3.3

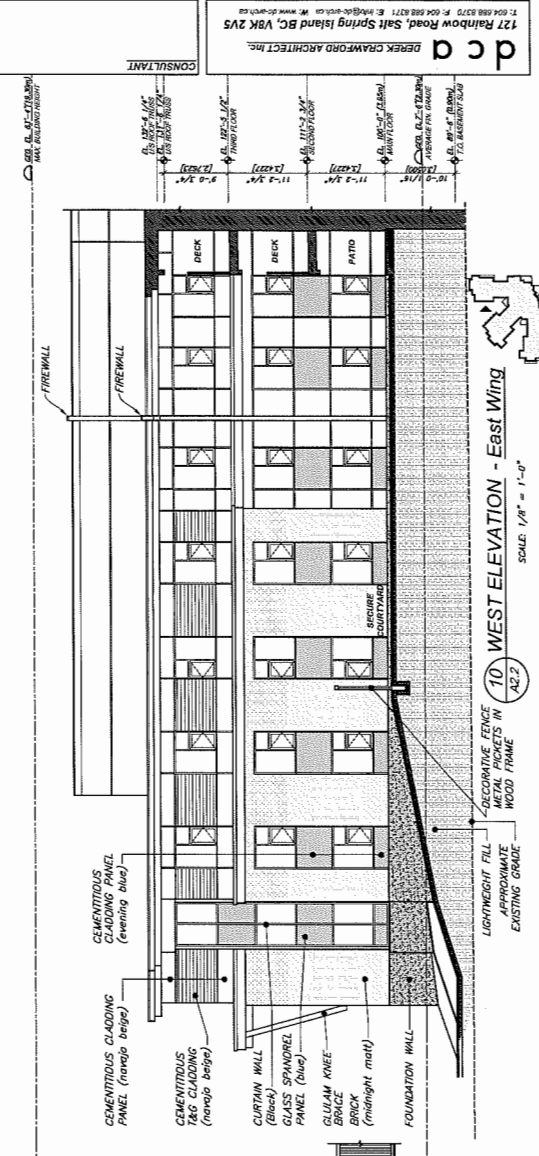
dcd DEBK CRAWFORD ARCHITECT INC.
121 Rainbow Road, Salt Spring Island BC, V8K 2V5
T: 604 698 8310 F: 604 698 8371 E: info@dcd.ca W: www.dcd.ca
CONSULTANT



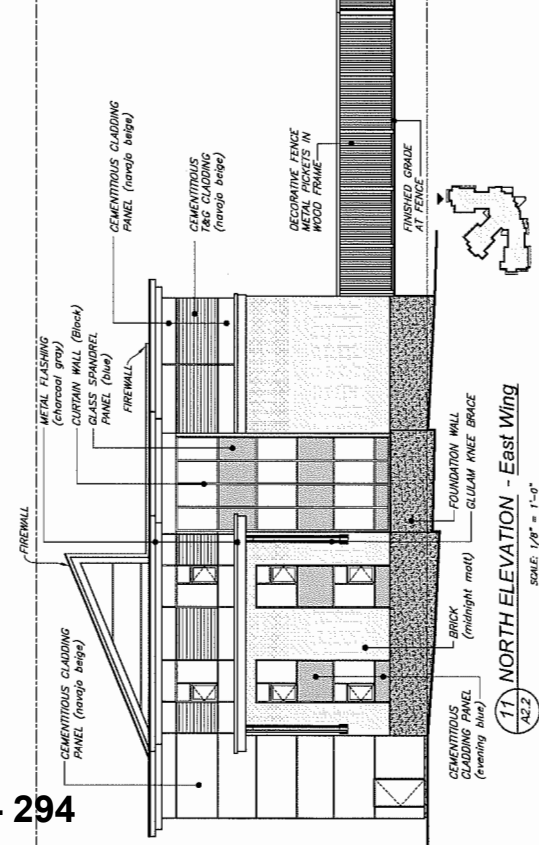
8 NORTHWEST ELEVATION - Northwest Wing
SCALE: 1/8" = 1'-0"



9 SECTION @ East Wing - Core
SCALE: 1/8" = 1'-0"



10 WEST ELEVATION - East Wing
SCALE: 1/8" = 1'-0"



11 NORTH ELEVATION - East Wing
SCALE: 1/8" = 1'-0"

CNCL - 294

177 Rainbow Road, Salt Spring Island BC, V8K 2V5
Derek Crawford Architect Inc.
DCA

CONSULTANT

CLIENT: TRELIS SENIORS SERVICES

PROJECT: HAMILTON VILLAGE - Residential Care Facility

DRAWING TITLE: ELEVATIONS

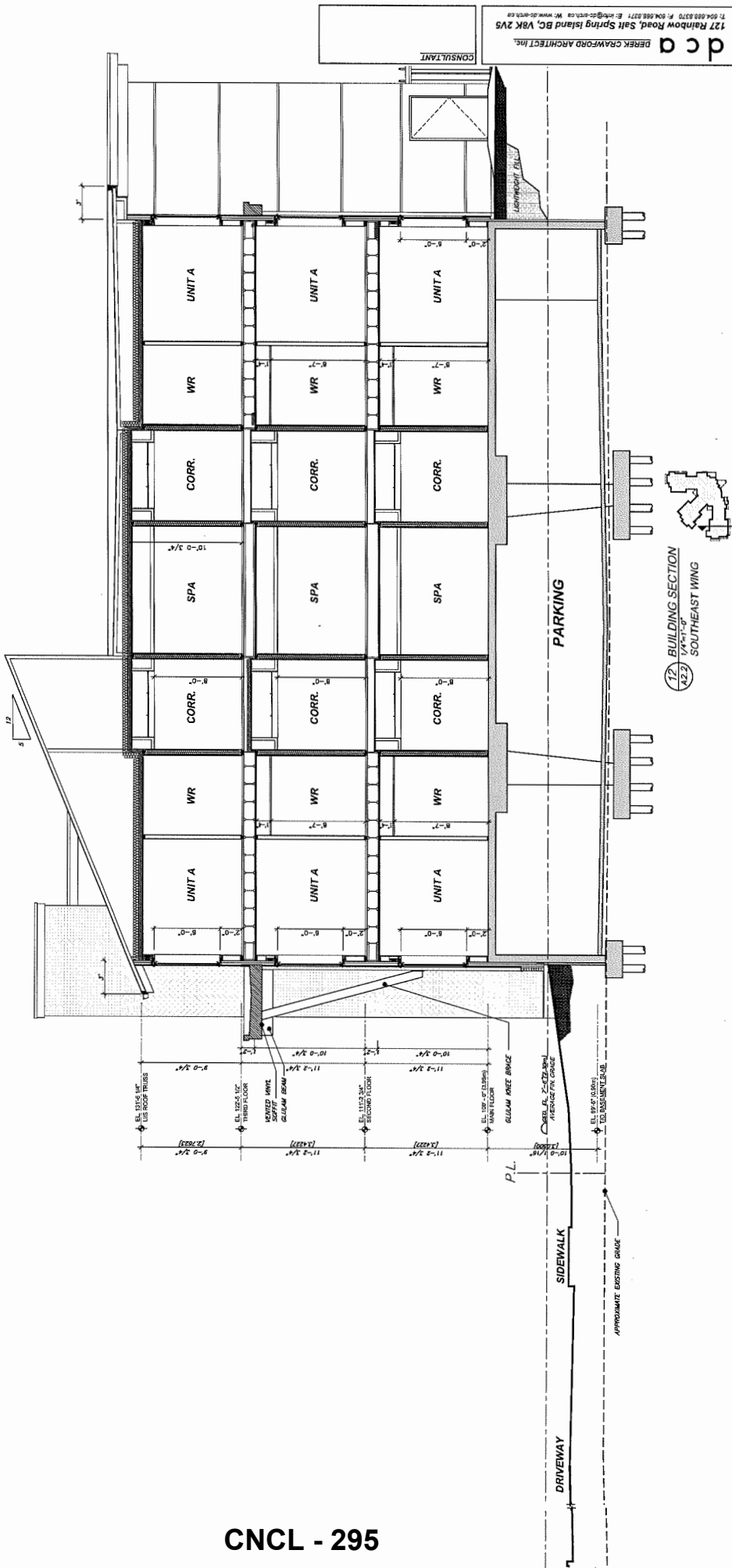
A3.4

NO.	DATE	REVISION

REVISIONS:
 1. 02.2016 RECORD REVISION
 2. 03.2016 RECORD REVISION
 3. 04.2016 RECORD REVISION

NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. FINISHES AND MATERIALS TO BE DETERMINED BY THE ARCHITECT.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

REV. 01 01/17/2016
 100% REVISION/ISSUED FOR PERMIT



dca
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 127 Rainbow Road, Salt Spring Island BC, V8K 2V5
 T: 604.688.8370 F: 604.688.8371 E: info@dca.ca W: www.dca.ca

A4.1

DRAWING TITLE:
BUILDING SECTION

CLIENT:
TRELLIS
 SENIORS SERVICES

PROJECT:
HAMILTON VILLAGE - Residential Care Facility

NO.	DATE	REVISION
1	12.15.2016	REZONING RESUBMISSION
2	02.22.2016	REZONING RESUBMISSION
3	03.31.2016	PROGRESS SET
4	11.12.2016	PROGRESS SET

NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. FINISHES AND MATERIALS TO BE DETERMINED BY THE ARCHITECT AND THE PROPERTY OWNER.
 3. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR ANY OTHER PARTY.
 4. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR ANY OTHER PARTY.
 5. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR ANY OTHER PARTY.

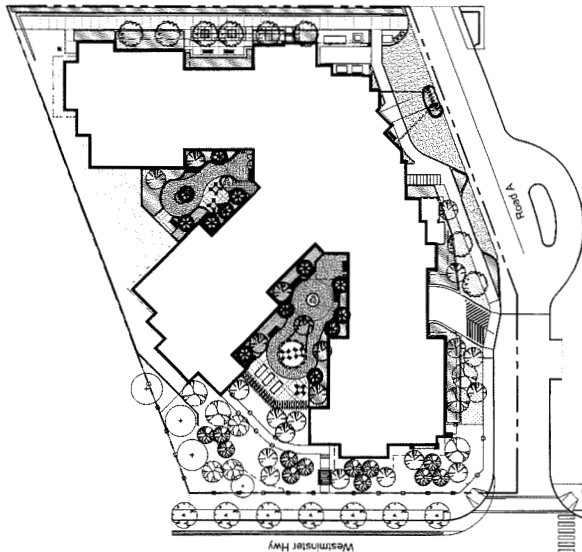
HAMILTON VILLAGE - RESIDENTIAL CARE FACILITY

LANDSCAPE: Issued for Re-Zoning

Contact Information van der Zalm + associates Inc. Suite 1 - 20177 87th Avenue L1R0A 6S6 (5034) - 604-890-7042 Fax: 604-890-7042 Email: info@vz.co Website: www.vz.co C. van der Zalm + 25 Associates Inc. (Incorporated in BC) Main van der Zalm (Incorporated in BC) Principal Landscape Architect C. 004 828 0224 + 22	Other Key Contacts: Trellis Senior Services Derek Crawford Architect Inc. 127 Rainbow Road, Salt Spring Island BC V8K 2V5 I 604 688 8370
Legal Address and Description: Lot 1 - Lot 137, Section 36, Block 5, North Range 4 West, New Westminster Land District Plan 8421, PID 004 197 179, Municipal Address: 23140 Westminster Highway. Lot 2 - Lot 138, Section 36, Block 5, North Range 4 West, New Westminster Land District Plan 50394, PID 003 710 601, Municipal Address: 23120 Westminster Highway. Lot 3 - Remainder of Lot 140, Section 36, Block 5, North Range 4 West, New Westminster Land District Plan 50394, PID 003 396 503, Municipal Address: 23100 Westminster Highway.	

Landscape Sheet Index

L-01	Cover Sheet
L-02	Abolish Plan
L-03	Overall Site Plan
L-04	Planting Plan
L-05	Sections
L-06	Sections
L-07	Sections



1 SITE PLAN OVERVIEW
Scale 1:400

1:400 0 4m 12 16 20 24 28 32 36 40 44 48 52 56 60

NOTES:

1. CONSULT THE RELEVANT MUNICIPAL AND PROVINCIAL REGULATIONS AND BY-LAWS FOR THE PROJECT.
2. THE LANDSCAPE DESIGN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE ARCHITECT.
3. THE LANDSCAPE DESIGN IS SUBJECT TO APPROVAL BY THE RELEVANT MUNICIPAL AND PROVINCIAL AUTHORITIES.
4. THE LANDSCAPE DESIGN IS SUBJECT TO APPROVAL BY THE RELEVANT MUNICIPAL AND PROVINCIAL AUTHORITIES.

NO.	DATE	REVISION
4	DEC 2016	Revising Description
3	NOV 2016	Revising Description
2	NOV 2016	Revising Description
1	JULY 2016	For Review

PROJECT:
HAMILTON VILLAGE - Residential Care Facility

CLIENT:
TRELLIS SENIORS SERVICES

DRAWING TITLE:
COVER SHEET

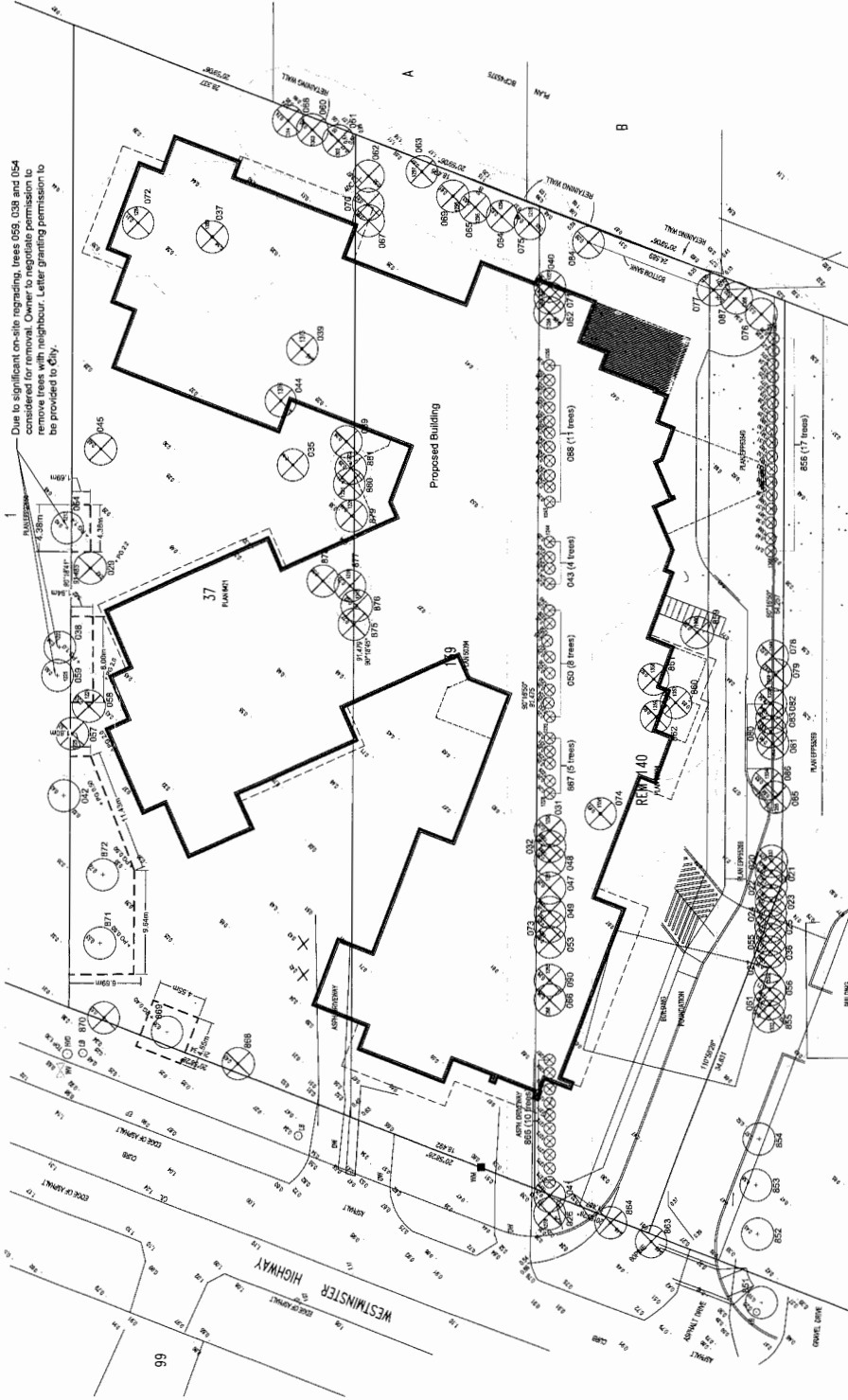
L-01

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DEREK CRAWFORD ARCHITECT INC.
127 Rainbow Road, Salt Spring Island BC, V8K 2V5
Tel: 604 688 8370 Fax: 604 890 7042
www.dca.ca

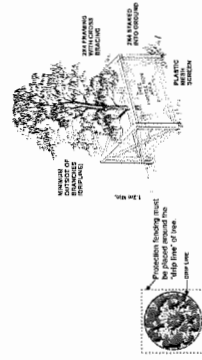


2 LOCATION MAP
Scale NTS



Due to significant on-site grading, trees 059, 038 and 054 considered for removal. Owner to negotiate permission to remove trees with neighbour. Letter granting permission to be provided to City.

1 TREE RETENTION PLAN
1:200



Tree Protection Ordinance Table

Tree Protection Ordinance Table	Tree Protection Ordinance Table	Tree Protection Ordinance Table	Tree Protection Ordinance Table	Tree Protection Ordinance Table	Tree Protection Ordinance Table	Tree Protection Ordinance Table	Tree Protection Ordinance Table	Tree Protection Ordinance Table	Tree Protection Ordinance Table	Tree Protection Ordinance Table	Tree Protection Ordinance Table	Tree Protection Ordinance Table	Tree Protection Ordinance Table	Tree Protection Ordinance Table	Tree Protection Ordinance Table	Tree Protection Ordinance Table	Tree Protection Ordinance Table	Tree Protection Ordinance Table	Tree Protection Ordinance Table	Tree Protection Ordinance Table																																																																															
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

TREE LEGEND

(Circle with cross)	Existing Tree to be Removed
(Circle with plus)	Existing Tree to Remain
(Circle with X)	Existing Tree to be Removed
(Circle with dot)	Existing Tree Canopy

KEY

---	REF.	DESCRIPTION
---	L-02	TREE PROTECTION FENCE

- Note:
- Contact Arborist (Austin Peterson, 604-882-0024, austin@paz.ca) for inspection 72 hrs prior to any grading or excavation within the tree protection zone. (typ)
 - Read this plan together with the arborist report prepared by Austin Peterson and dated September 26, 2016



2 TREE PROTECTION - CITY OF RICHMOND
(continued)

NOTES:
1. THE INFORMATION IS FOR INFORMATIONAL PURPOSES AND IS NOT A CONTRACT. THE CITY OF RICHMOND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CLIENT.
2. THE INFORMATION IS FOR INFORMATIONAL PURPOSES AND IS NOT A CONTRACT. THE CITY OF RICHMOND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CLIENT.
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NO.	DATE	REVISION
4	July 2016	Revising Reimbursement
3	Dec 15/16	Revising Reimbursement
2	Sept 22/16	Revising Reimbursement
1	July 12/16	Final Preparation

PROJECT:
HAMILTON VILLAGE - Residential Care Facility

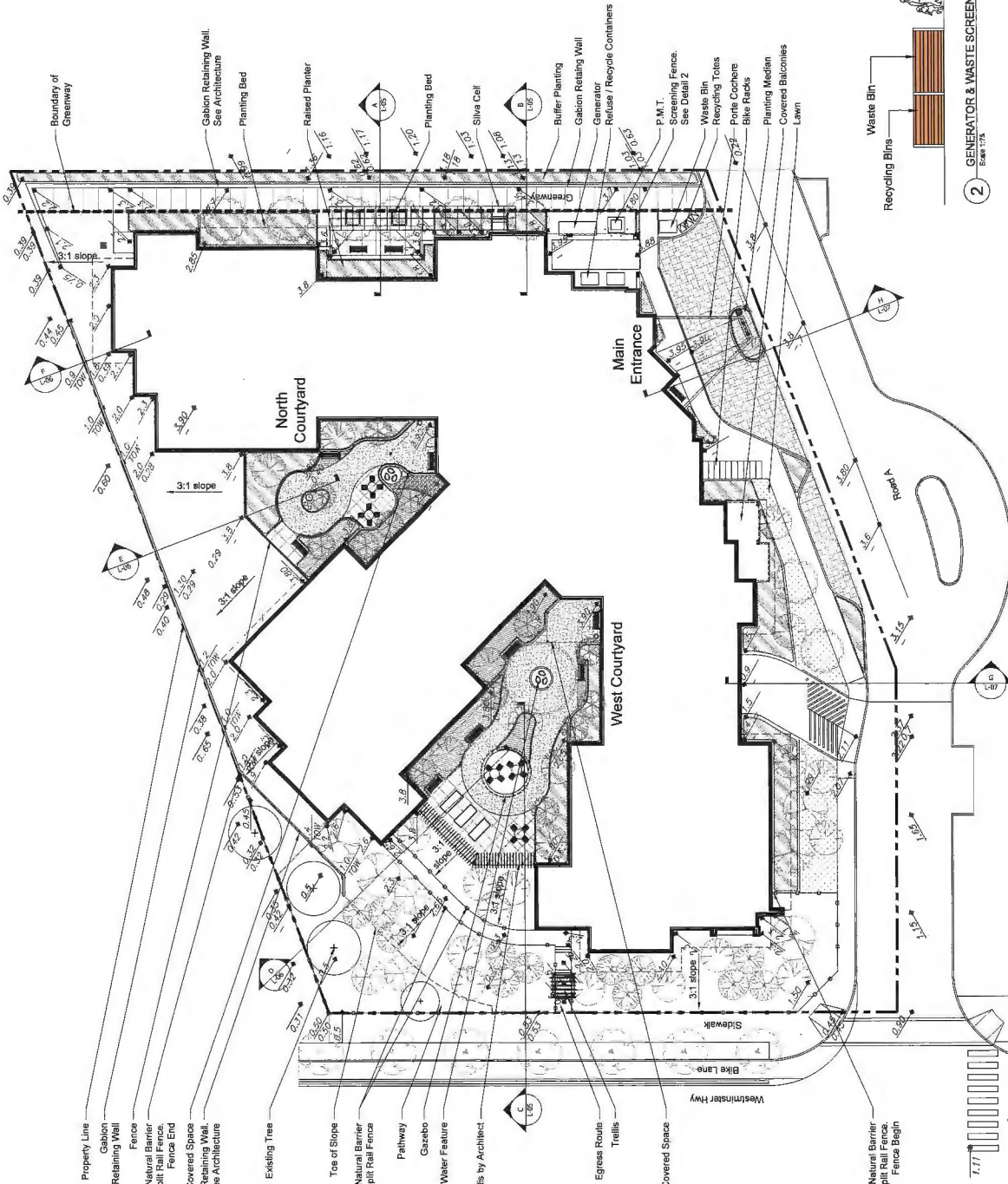
CLIENT:
TRELLIS SENIORS SERVICES

DRAWING TITLE:
ARBORIST PLAN

L-02

LEGEND

KEY	REF.	DESCRIPTION
		CONCRETE PAVING Finish: Smooth
		POLISHED CONCRETE SLAB Finish: Polished Slip-resistance: Absolute Concrete
		UNIT PAVERS Finish: Smooth Slip-resistance: Absolute Concrete
		UNIT PAVERS Finish: Smooth Slip-resistance: Absolute Concrete
		GRAVEL Finish: Smooth Slip-resistance: Absolute Concrete
		HANDRAIL
		SPLIT RAIL FENCE
		GARDEN PLANTER Allowance to be coordinated with project ODP.
		TABLES & CHAIRS Allowance to be coordinated with project ODP.
		GARbage RECEPTABLE Allowance to be coordinated with project ODP.



CNCL - 298

L-03

DRAWING TITLE:
OVERALL SITE PLAN

CLIENT:
TRELLIS
SENIORES SERVICES

PROJECT:
HAMILTON VILLAGE - Residential Care
Facility

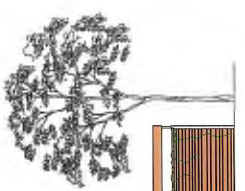
NO.	DATE	REVISION
1	July 2016	Final Revision
2	Sept 2016	Revisión Reaprobación
3	Sept 2016	Revisión Reaprobación
4	Dec 2016	Revisión Reaprobación

NOTES:
1. The site plan is based on the site plan submitted by the client. The client is responsible for the accuracy of the information provided. The site plan is not to be used for construction purposes without the approval of the relevant authorities. The site plan is not to be used for any other purpose without the written consent of the architect.

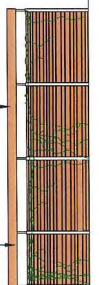
1 OVERALL SITE PLAN
Scale: 1:200

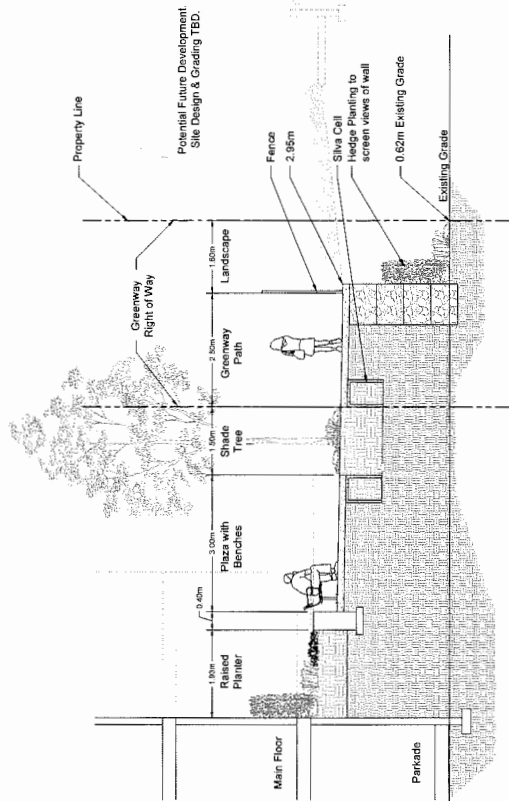
DEREK CRAWFORD ARCHITECT INC.
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Tel: 604.688.8370 Fax: 604.688.9371 Email: dc@dc-arch.ca Website: www.dc-arch.ca

CONSULTANT
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1000 West 1st Avenue, Suite 1000, Vancouver, BC V6C 2R8
Tel: 604.688.8370 Fax: 604.688.9371 Email: info@vdz.ca Website: www.vdz.ca

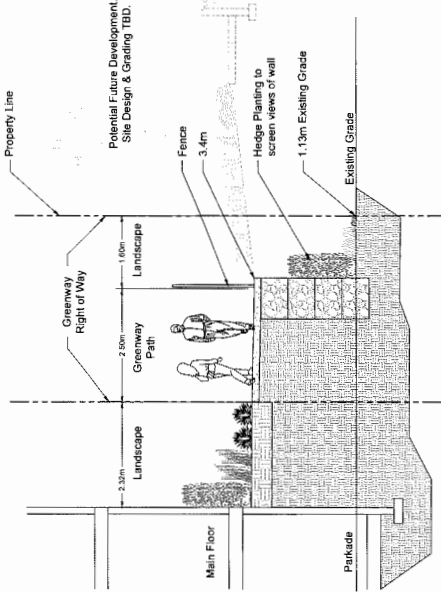


2 GENERATOR & WASTE SCREENING FENCE - EAST ELEVATION
Scale: 1:75

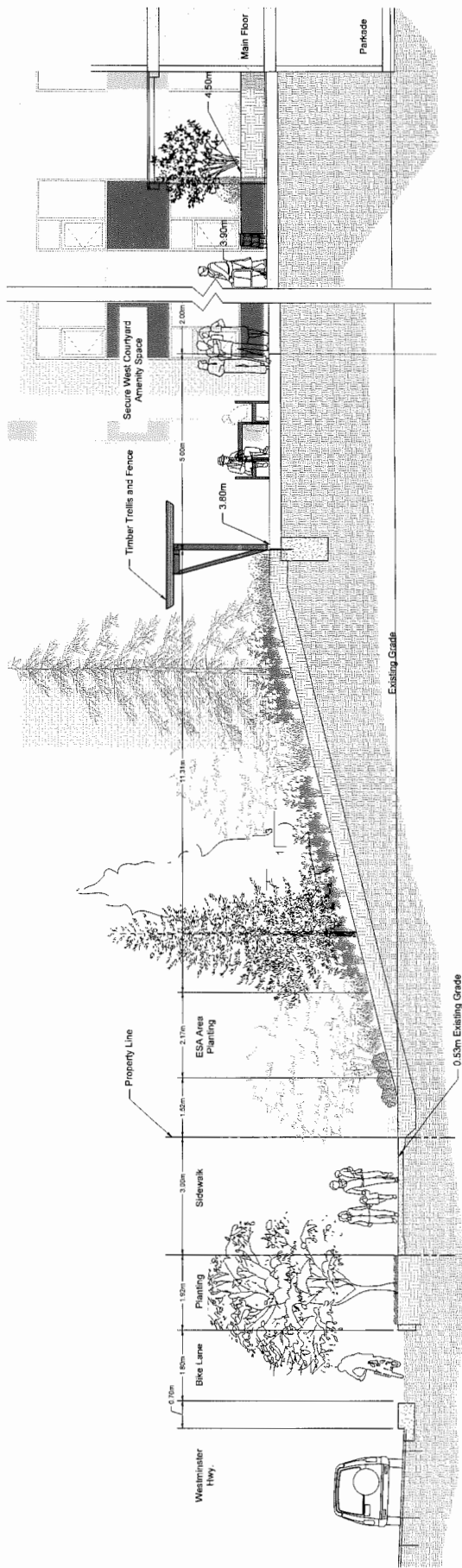




1 SECTION A - EAST PROPERTY LINE LOOKING NORTH
Scale 1:50



2 SECTION B - EAST PROPERTY LINE LOOKING NORTH
Scale 1:50



3 SECTION C - WEST PROPERTY LINE LOOKING NORTH
Scale 1:50

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NOTES:
OWNER AND PROFESSIONAL DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
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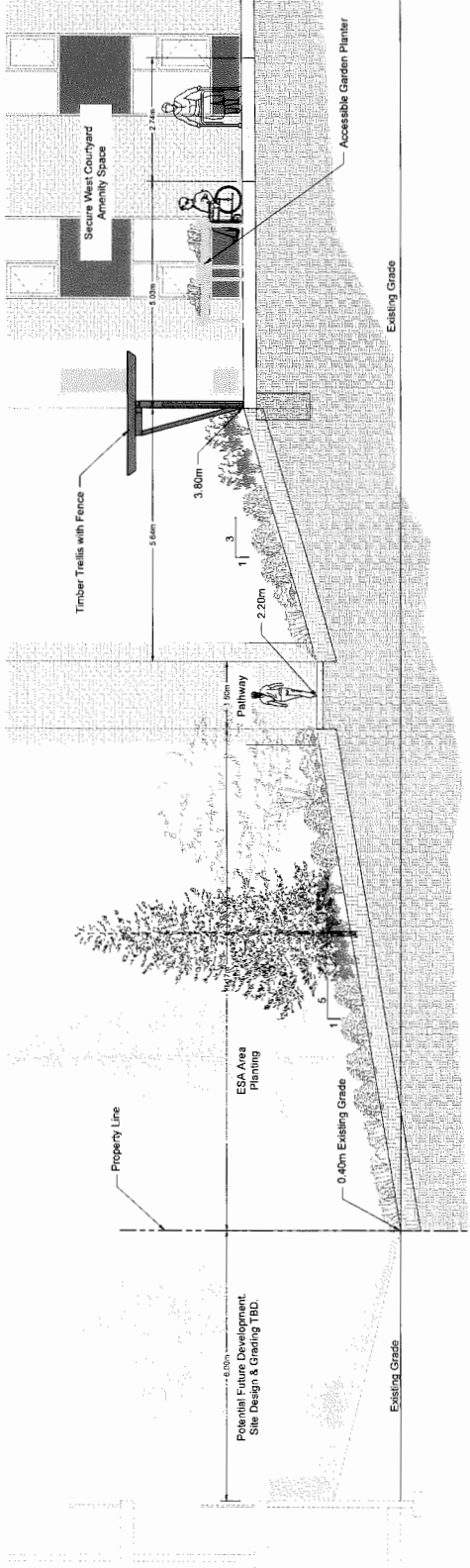
NO.	DATE	REVISION
1	JULY 12/16	FOR RECORD
2		
3		
4		

PROJECT:
HAMILTON VILLAGE - Residential Care Facility

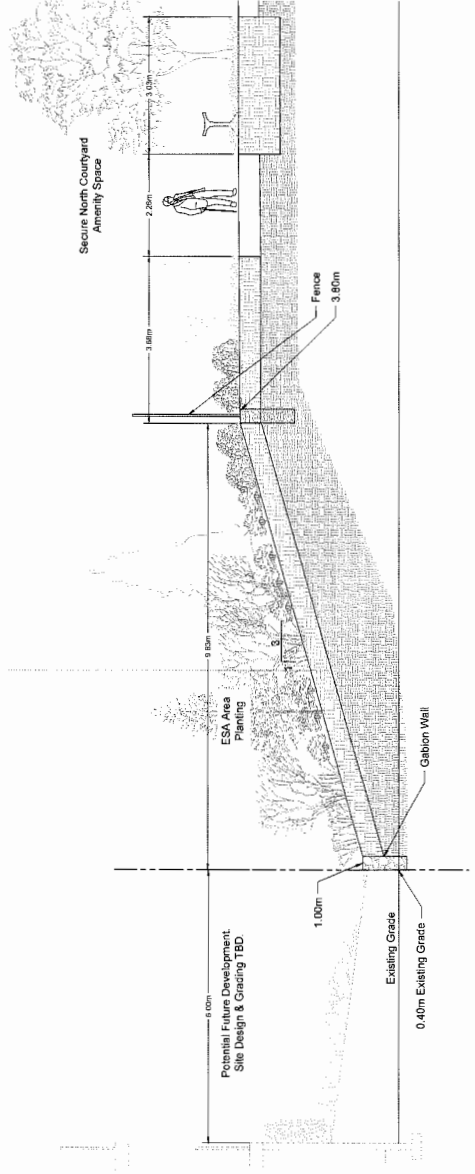
CLIENT:
TRELLIS SENIORS SERVICES

DRAWING TITLE:
SECTIONS

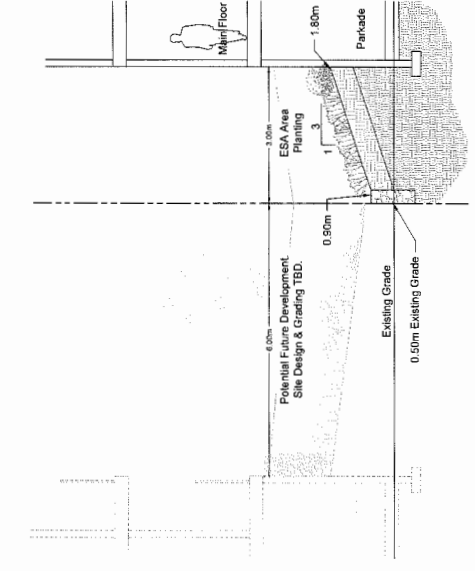
L-05



1 SECTION D - LOOKING NORTH-EAST AT WESTMINSTER HIGHWAY
Scale 1:50



2 SECTION E - LOOKING EAST AT NORTH COURTYARD
Scale 1:50



3 SECTION F - LOOKING EAST ALONG NORTH YARD
Scale 1:50

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L-06

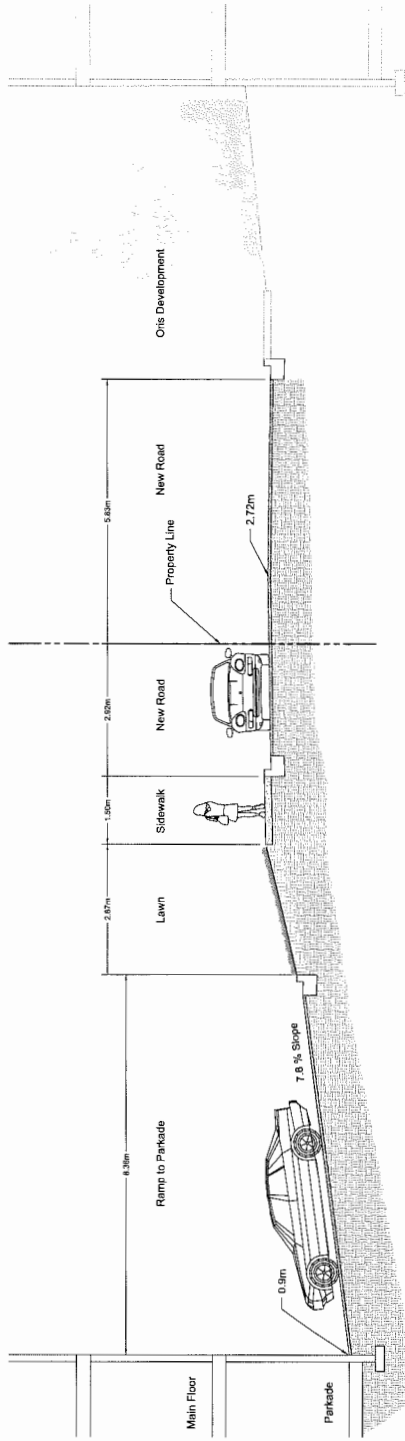
DRAWING TITLE:
SECTIONS

CLIENT:
TRELLIS
SERVICES SERVICES

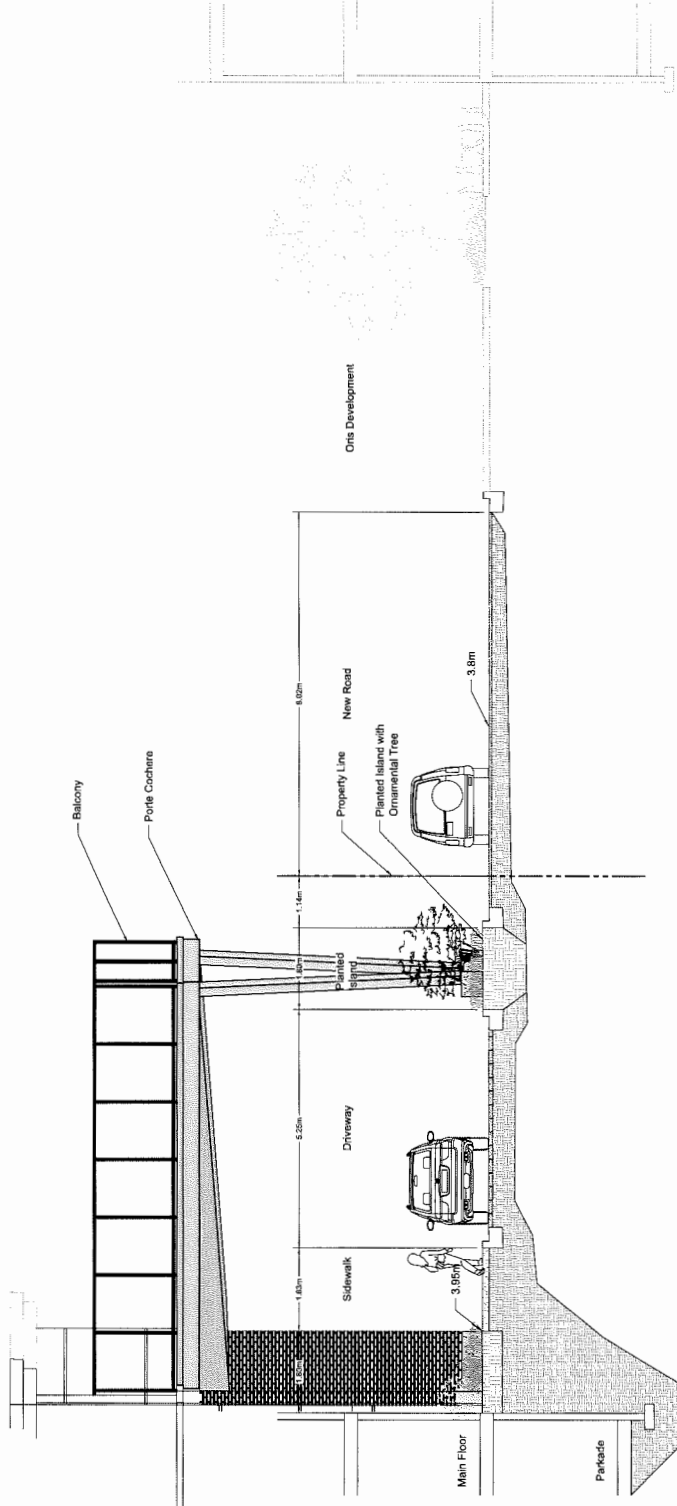
PROJECT:
HAMILTON VILLAGE - Residential Care Facility

NO.	DATE	REVISION
1	July 22/16	For Permitting
2	Sept 22/16	Revising Resubmission
3	Oct 26/16	Revising Resubmission
4	Nov 29/16	Revising Resubmission

NOTES:
1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
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9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.



1 SECTION G - SOUTH PROPERTY LINE LOOKING EAST.
Scale 1:50



2 SECTION H - MAIN ENTRANCE LOOKING EAST.
Scale 1:50

CONSULTANT
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 L4B 1N2
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 Fax: 905.709.8889
 www.abca.com

PREPARED BY: DEREK CRAWFORD ARCHITECT INC.
 127 Rainbow Road, Salt Spring Island BC, V8K 2V5
 Tel: 250.488.8375 Fax: 250.488.8371
 www.dca-arch.com



1:50
 0m 10m 20m 30m 40m 50m 60m 70m 80m 90m 100m

L-07

DRAWING TITLE:
 SECTIONS

CLIENT:
TRELLIS
 SENIORS SERVICES

PROJECT:
HAMILTON VILLAGE - Residential Care Facility

NO.	DATE	REVISION
1	July 27/16	For Review
2	Sept 22/16	Revising Permittion
4	Dec 20/16	Revising Re-submission

NOTE:
 CONSULTANT AND ARCHITECT HAVE PREPARED THESE DRAWINGS TO THE BEST OF THEIR KNOWLEDGE AND BELIEF. THE CONSULTANT AND ARCHITECT MAKE NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY, COMPLETENESS, OR SUITABILITY OF THESE DRAWINGS. THE CONSULTANT AND ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS. THE CONSULTANT AND ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION COSTS, DELAYS, OR DAMAGES CAUSED BY THE CONTRACTOR.



RZ 16-738480

Attachment 4

Address: 23100, 23120 and 23140 Westminster Highway

Applicant: Trellis Seniors Services Ltd.

Planning Area(s): Hamilton

	Existing	Proposed
Owner:	Trellis Seniors Services Ltd.	Trellis Seniors Services Ltd.
Site Size (m²):	5,885 m ²	5,885 m ²
Land Uses:	Single Family Residential	Seniors Health Care Facility
OCP Designation:	Residential	Residential
Area Plan Designation:	Neighbourhood Village Centre (Residential 4 Storey 1.5 FAR)	Neighbourhood Village Centre (Residential 4 Storey 1.5 FAR)
Zoning:	Single Detached (RS1/F)	Senior's Care Facility (ZR11) – Hamilton Village (Hamilton)
Number of Units:	Three (3) single family dwellings	135 senior's care units
Other Designations:	Environmentally Sensitive Area	Environmentally Sensitive Area

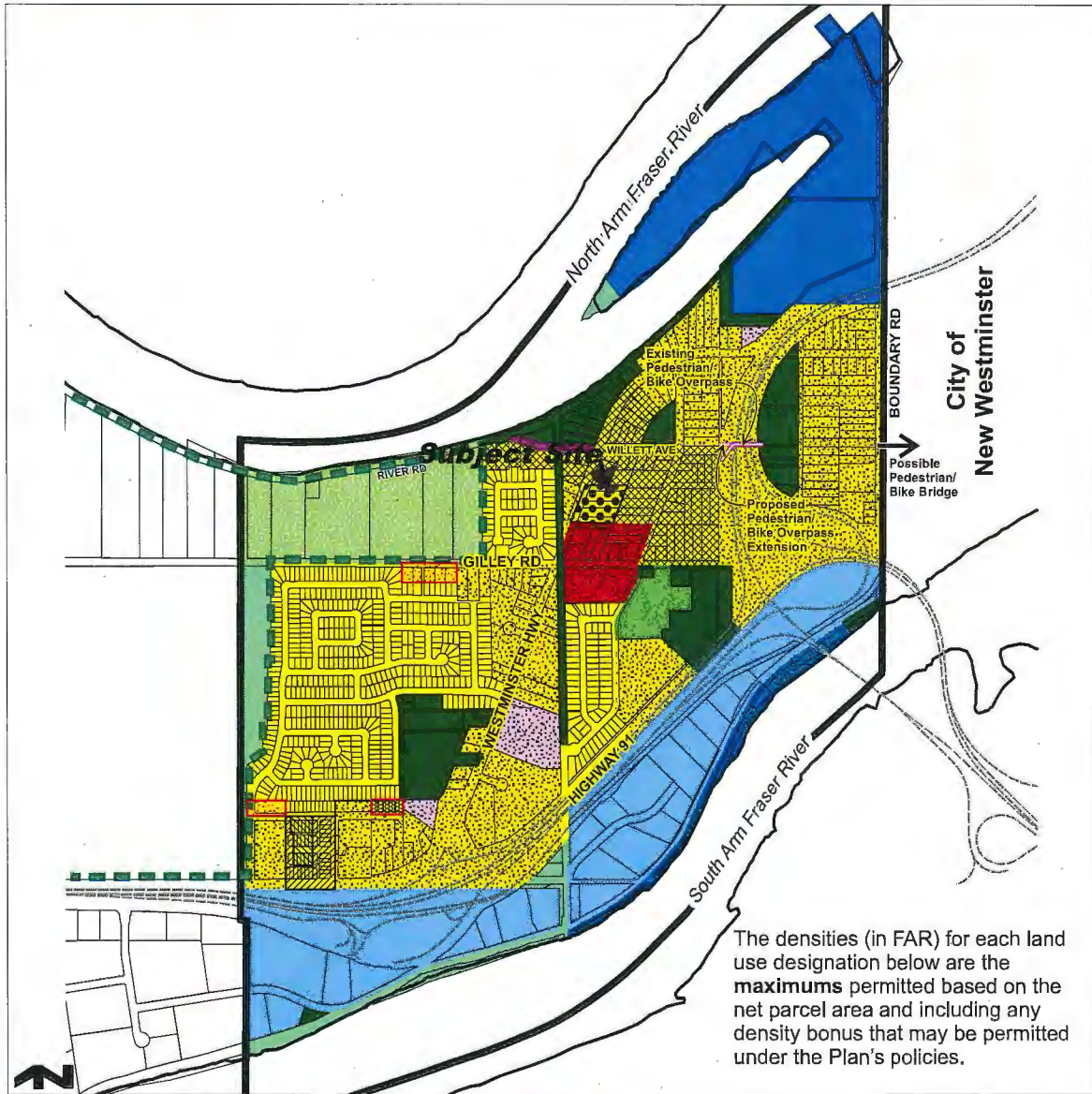
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.4 FAR	1.32 FAR	none permitted
Buildable Floor Area (m ²):*	Max. 8,239 m ² (88,684 ft ²)	7,745 m ² (83,366 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 50%	Building: Max. 46.3%	none
Lot Size:	Min. 5,500 m ²	5,885 m ²	none
Lot Dimensions (m):	Min. Width: 40.0 m Min. Depth: 80.0 m	Width: 58.31m Depth: 91.49 m	none
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 6.0 m North Side: Min. 3.0 m South Side: Min. 10.0 m	Front: Min. 6.0 m Rear: Min. 6.0 m North Side: Min. 3.0 m South Side: Min. 10.0 m	none
Height (m):	Max. 17.0 m	16.8 m	none
Off-street Parking Spaces – Total:	Min. 45	59	none
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	None	none
Amenity Space – Indoor:	Min. 100 m ²	1,015 m ²	none
Amenity Space – Outdoor:	Min. 810 m ²	830 m ²	none

Other: Tree replacement compensation required for loss of significant trees.

* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.

Hamilton Area Plan

Land Use Map





The densities (in FAR) for each land use designation below are the **maximums** permitted based on the net parcel area and including any density bonus that may be permitted under the Plan's policies.

Area Plan Boundary	Neighbourhood Residential (Single Family or Duplex 0.75 FAR)
ALR Boundary	Neighbourhood Residential (Townhouse 0.55 FAR)
Agriculture	Neighbourhood Residential (Townhouse 0.75 FAR)
Community Institutional	Neighbourhood Residential (Stacked Townhouse 1.00 FAR)
Conservation Area	Neighbourhood Village Centre (Residential 4 Storey 1.50 FAR)
Industrial	Neighbourhood Village Centre (Retail and Office with Residential above 4 Storey 1.50 FAR)
Marine Residential/Industrial	Park and Major Trail/Greenway Corridors
Mixed Employment	Proposed Streets
Neighbourhood Residential (Single Family 0.55 FAR)	School
Neighbourhood Residential (Single Family 0.60 FAR)	
Neighbourhood Residential (Single Family with Coach Houses 0.60 FAR)	



**Site and ESA
Location Map**

-  Project Site Boundary
-  Environmentally Sensitive Area

1:2,000
0 50 100
Metres
Coordinate System: NAD 1983 UTM Zone 18N

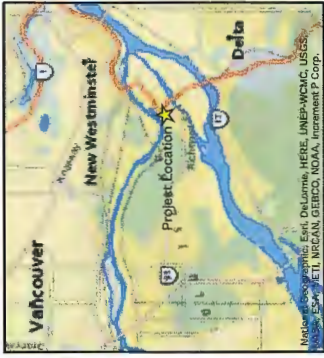
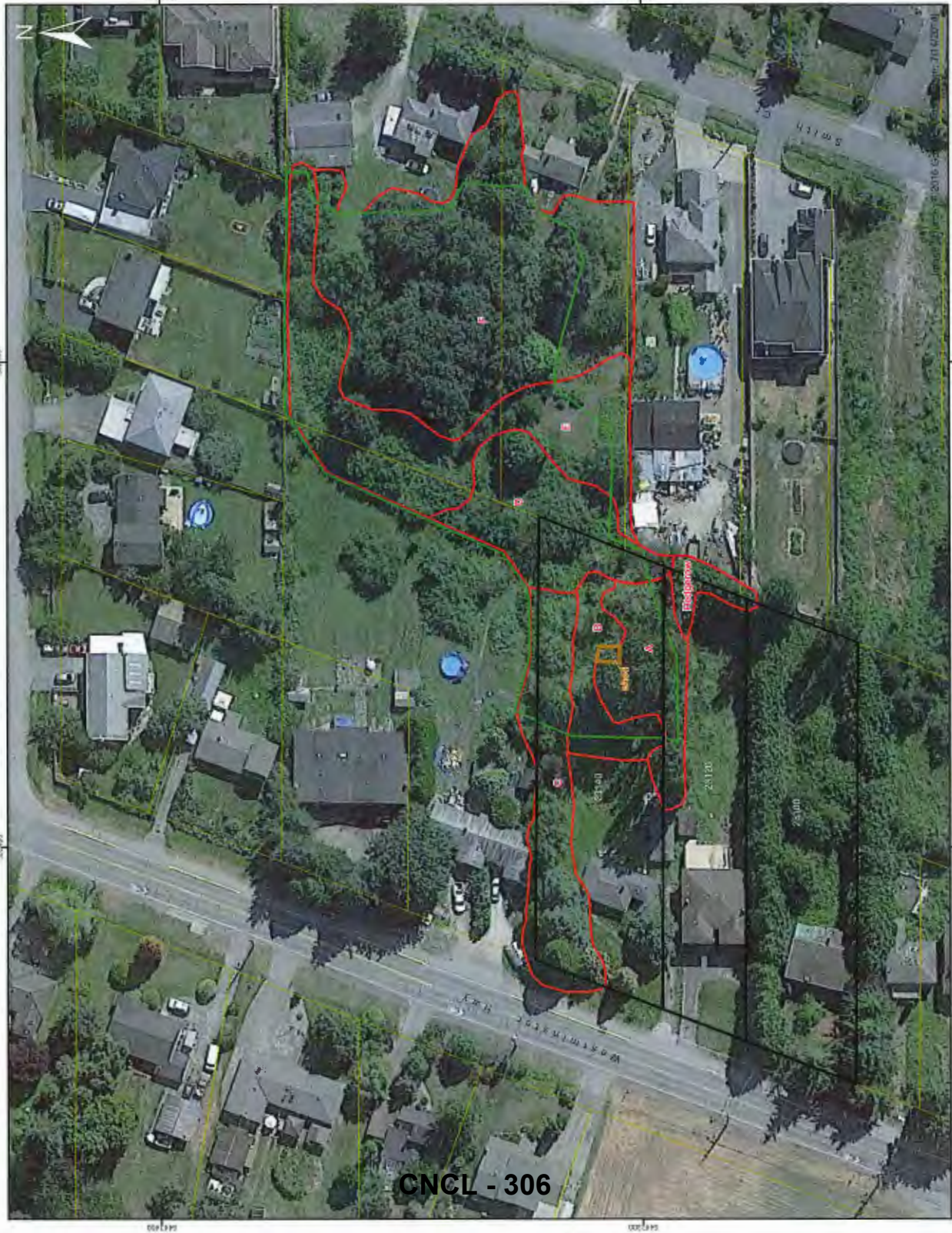


Date: November 4, 2016	Map ID: 4855-01-02_001
Drawn by: RMS	File Number: 4855-01-02

Fig 1

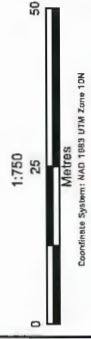


Image Source: EarthCam, DigitalGlobe, GeoEye, Earthstar Data, Aermap, CNRS, GeoEye, USGS, AeroGRID, IGN, SRTM, Swisstopo, and the GIS User Community



Ecosystem Polygons

-  Project Site Boundary
-  Lot Line
-  Environmentally Sensitive Area
-  Ecosystem Polygon



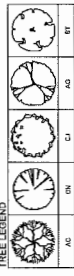
Coordinate System: NAD 1983 UTM Zone 10N



Date: December 15, 2016	Map ID: 4885-01-02_002
Drawn By: RMS	File Number: 4885-01-02

Figure 2

REGULAR PLANT SCHEDULE



TREES SCHEDULE

COMMON NAME	SYMBOL	HEIGHT	SPACING
Acacia	AC	1.5m	1.0m x 1.0m
Ontario Spindle	ON	2.0m	1.0m x 1.0m
Chinese Elm	CI	1.5m	1.0m x 1.0m
American Elm	AO	1.5m	1.0m x 1.0m
Baldy Patch	BT	1.5m	1.0m x 1.0m

PERENNIALS SCHEDULE

COMMON NAME	SYMBOL	HEIGHT	SPACING
Black-eyed Susan	BES	1.2m	1.0m x 1.0m
Black-eyed Susan	BES	1.2m	1.0m x 1.0m

GRASS SCHEDULE

COMMON NAME	SYMBOL	HEIGHT	SPACING
Bluegrass	B	1.0m	1.0m x 1.0m
Bluegrass	B	1.0m	1.0m x 1.0m

PERENNIALS SCHEDULE

COMMON NAME	SYMBOL	HEIGHT	SPACING
Black-eyed Susan	BES	1.2m	1.0m x 1.0m
Black-eyed Susan	BES	1.2m	1.0m x 1.0m

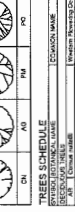
GRASS SCHEDULE

COMMON NAME	SYMBOL	HEIGHT	SPACING
Bluegrass	B	1.0m	1.0m x 1.0m
Bluegrass	B	1.0m	1.0m x 1.0m

PERENNIALS SCHEDULE

COMMON NAME	SYMBOL	HEIGHT	SPACING
Black-eyed Susan	BES	1.2m	1.0m x 1.0m
Black-eyed Susan	BES	1.2m	1.0m x 1.0m

ESA PLANT SCHEDULE - Westminster Frongage



TREES SCHEDULE

COMMON NAME	SYMBOL	HEIGHT	SPACING
Acacia	AC	1.5m	1.0m x 1.0m
Ontario Spindle	ON	2.0m	1.0m x 1.0m
Chinese Elm	CI	1.5m	1.0m x 1.0m
American Elm	AO	1.5m	1.0m x 1.0m
Baldy Patch	BT	1.5m	1.0m x 1.0m

PERENNIALS SCHEDULE

COMMON NAME	SYMBOL	HEIGHT	SPACING
Black-eyed Susan	BES	1.2m	1.0m x 1.0m
Black-eyed Susan	BES	1.2m	1.0m x 1.0m

GRASS SCHEDULE

COMMON NAME	SYMBOL	HEIGHT	SPACING
Bluegrass	B	1.0m	1.0m x 1.0m
Bluegrass	B	1.0m	1.0m x 1.0m

PERENNIALS SCHEDULE

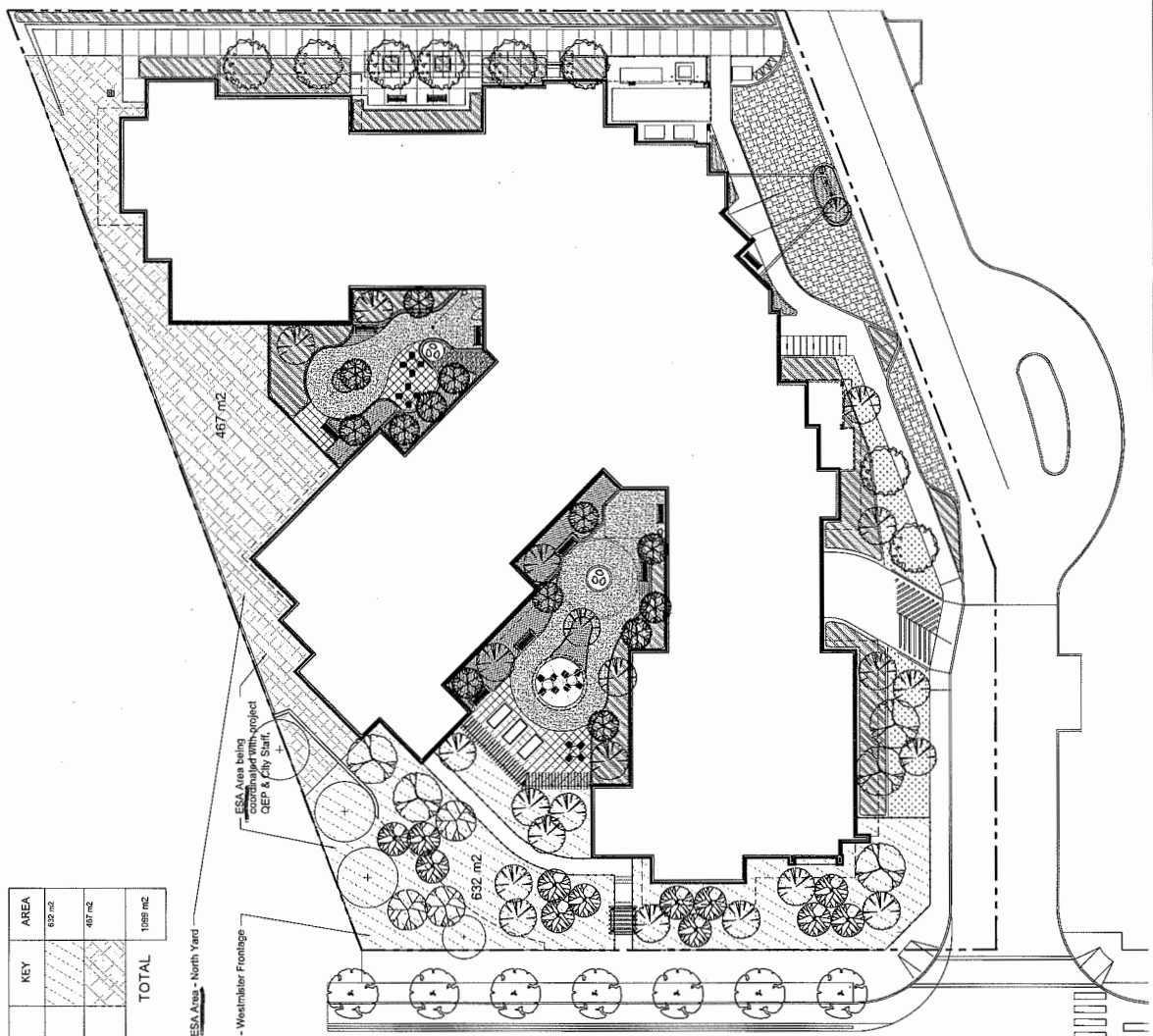
COMMON NAME	SYMBOL	HEIGHT	SPACING
Black-eyed Susan	BES	1.2m	1.0m x 1.0m
Black-eyed Susan	BES	1.2m	1.0m x 1.0m

GRASS SCHEDULE

COMMON NAME	SYMBOL	HEIGHT	SPACING
Bluegrass	B	1.0m	1.0m x 1.0m
Bluegrass	B	1.0m	1.0m x 1.0m

NOTES:
 1. Plants in this list are specified according to the quantity shown in the schedule. Plant species are to be installed in the same manner as shown in the schedule.
 2. All plants should be planted in accordance with the schedule. A full 1/2" diameter root ball should be used and the contractor is to supply the plants.
 3. All plants should be installed in the same manner as shown in the schedule. The contractor is to supply the plants.
 4. All plants should be installed in the same manner as shown in the schedule. The contractor is to supply the plants.
 5. All plants should be installed in the same manner as shown in the schedule. The contractor is to supply the plants.
 6. All plants should be installed in the same manner as shown in the schedule. The contractor is to supply the plants.

1:200
 0 2m 4 6 8 10 12 14 16 18 20 22 24 26 28 30



DESCRIPTION	KEY	AREA
ESA Westminster Frongage	(Symbol)	632 m ²
ESA North Yard	(Symbol)	467 m ²
TOTAL		1099 m ²

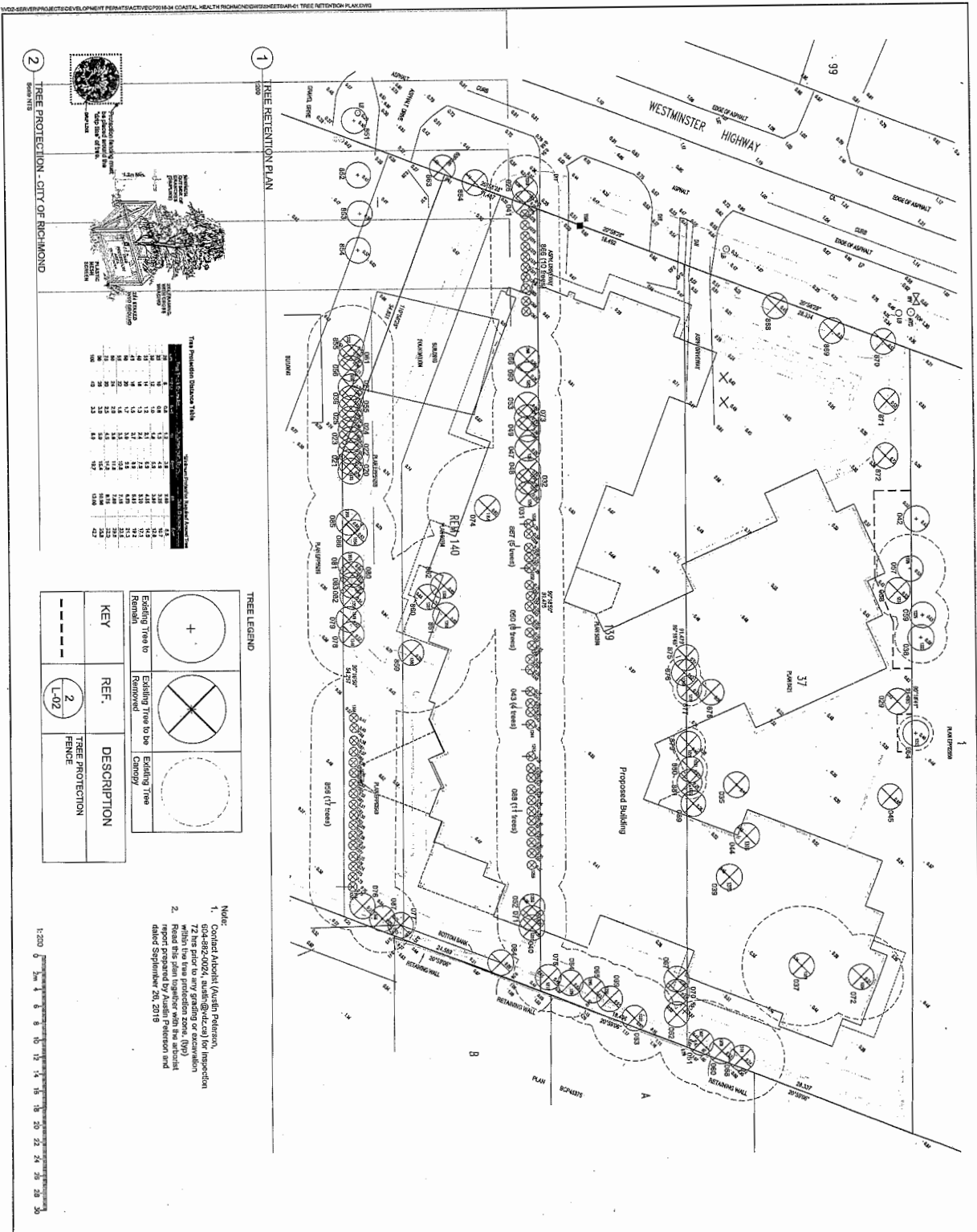
CLIENT: TRELIS SENIOR SERVICES

PROJECT: HAMILTON VILLAGE - Residential Care Facility

NO.	DATE	REVISION
1	2018-08-15	Final
2	2018-08-15	Final
3	2018-08-15	Final
4	2018-08-15	Final

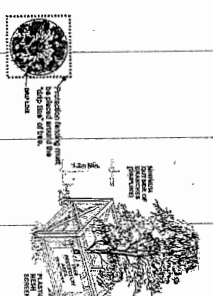
NOTES:
 1. Plants in this list are specified according to the quantity shown in the schedule. Plant species are to be installed in the same manner as shown in the schedule.
 2. All plants should be planted in accordance with the schedule. A full 1/2" diameter root ball should be used and the contractor is to supply the plants.
 3. All plants should be installed in the same manner as shown in the schedule. The contractor is to supply the plants.
 4. All plants should be installed in the same manner as shown in the schedule. The contractor is to supply the plants.
 5. All plants should be installed in the same manner as shown in the schedule. The contractor is to supply the plants.
 6. All plants should be installed in the same manner as shown in the schedule. The contractor is to supply the plants.

VDZ 65816/01/01/PROJECT/DEVELOPMENT PERMISSIVE/2016/34/01/COASTAL HEALTH RICHMOND/DWTS/HEALTH/AR-01 TREE RETENTION PLAN/01/01



1 TREE RETENTION PLAN

2 TREE PROTECTION - CITY OF RICHMOND



Tree Protection Structure Type

Tree Protection Structure Type	Tree Protection Structure Type	Tree Protection Structure Type	Tree Protection Structure Type
1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
25	26	27	28
29	30	31	32
33	34	35	36
37	38	39	40
41	42	43	44
45	46	47	48
49	50	51	52
53	54	55	56
57	58	59	60
61	62	63	64
65	66	67	68
69	70	71	72
73	74	75	76
77	78	79	80
81	82	83	84
85	86	87	88
89	90	91	92
93	94	95	96
97	98	99	100

TREE LEGEND

KEY	REF.	DESCRIPTION
(Circle with +)		Existing Tree to be Retained
(Circle with X)		Existing Tree to be Removed
(Circle with +)	2	Tree Protection

Note:
 1. Contact Arbutus (Austin Peterson, arbutus@arbutus.com) for more information.
 2. Read the plan together with the arbutus report September 26, 2019



Drawn:	DC	Shaw
Checked:	NA	
Approved:	AWZ	Christina Shaw
Scale:	1:200	

Location:
 22700 New Westminster Hwy
 Richmond, BC

Project:
 Coastal Health Renewal

REV.	DATE	DESCRIPTION
1	01/01/2019	Issue for Review
2	01/01/2019	Issue for Review
3	01/01/2019	Issue for Review
4	01/01/2019	Issue for Review
5	01/01/2019	Issue for Review
6	01/01/2019	Issue for Review
7	01/01/2019	Issue for Review
8	01/01/2019	Issue for Review
9	01/01/2019	Issue for Review
10	01/01/2019	Issue for Review





Address: 23100, 23120 & 23140 Westminster Hwy
Trellis Seniors Services

File No.: RZ 16-738480

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9669, the developer is required to complete the following:

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. Consolidation of all the three (3) lots into one development parcel (which will require the demolition of the existing dwellings).
3. Submission of a Tree Survival Security to the City in the amount of \$30,000 to be held for a term of three (3) years for the three (3) trees that are to be retained (labelled with tag nos. 869, 871, 872 in the revised Arborist Report from Vander Zalm & Associates dated December 15, 2016).
4. Submission of a landscape plan for the Development Permit that includes 134 replacement trees based on a ratio of at least 2:1 to compensate for the 67 on-site trees to be removed. The applicant has confirmed that 72 replacement trees will be planted on the development site which leaves a shortfall of 62 trees. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057. The applicant will also plant a large number of smaller trees within the ESA compensation area to be determined with the Stage 2 ESA Report preferred by the QEP as required for the Development Permit for the project.
5. Provision of a voluntary contribution of \$500 per replacement tree to the City's tree compensation fund for the 62 replacement tree shortfall not included within the Development Permit (a total contribution of \$31,000 based on 62 trees).
6. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 3.5 m GSC.
7. Extending North-South Greenway / Strollway: Registration of a cross-access easement, statutory right-of-way (SRW), and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development for a greenway/strollway over the most easterly 4.0 m of the site as shown on Attachment 4, that provides for a 2.5m wide hard surface pathway, landscaping, way-finding signage, pedestrian lighting and retaining walls under an approved Development Permit, with the owner/developer being responsible for liability, construction and maintenance of these works, and provision for the City and/or its agents (adjacent property owner/developer) for removal the existing landscaping and retaining wall and completion of landscaping and extension the east-west "New Road" walkway over the easternmost 1.5m of the SRW to complete works under a future Development Permit issued for the adjacent development to the east.
8. Extending "New Road" Statutory Right-of-Way (SRW): Registration amendment for Statutory Right-of-Way (shown on SRW Plan EPP 55269) to extend this existing SRW for public vehicle and pedestrian access over the additional area shown on Attachment 2, and a text amendment to allow for encroachment of a driveway canopy structure (port cochere) into the SRW on the subject Lot 4 development as permitted under an approved Development Permit.
9. Temporary Construction Access Turn-Around Easement: Registration of an easement and/or registration of other legal agreements in favour of the proposed Lot 4 over Lot 3, Block 5, North Range 4, Plan EPP55255, NWD as shown on Attachment 2 to allow for interim construction vehicle access and provide for developer construction of the road and supporting structure as necessary for development of both lots under approved Development Permits, as determined to the satisfaction of the Director of Development; with the easement to be discharged once construction of ultimate "New Road" is completed for developments on both lots.
10. Interim Construction Easement for "New Road": Registration of a reciprocal easement and/or registration of other legal agreements in favour of the proposed Lot 4 and Lot 3, Block 5, North Range 4, Plan EPP55255, NWD over statutory right-of-way Plan EPP 55269 to allow for interim construction access, and construction of the road, sidewalk and supporting structure necessary to provide for permanent vehicle and pedestrian access to developments under approved Development Permits on both lots as determined to the satisfaction of the Director of Development.

11. Further to the Letter of Agreement in Attachment 5, the developer is required to provide a letter/report and diagram from their structural and geotechnical engineers describing how the portion of the parkade of Lot 3 can be constructed in the interim to support the temporary turnaround and part of New Road A required to provide access to the proposed Lot 4 development in the event that the Lot 3 development does not proceed simultaneously or prior to the proposed Lot 4 development.
12. Submission of a letter from a LEED certified consultant as a requirement of issuance of the development permit and building permit confirming that the development has been designed to achieve a sufficient score to meet the current Canadian Green Building Council LEED Gold score criteria. The submission of follow-up letter from a LEED certified consultant that confirms that buildings have been constructed to achieve LEED Gold certification or equivalent is required. Consideration should be given to building design with higher energy efficiency ratings than required by the BC Building Code and utilizing geo-exchange energy systems.
13. Registration of an electric vehicle parking covenant on title requiring that 20% of resident parking stalls that will be equipped with 120V electric plug-ins and that an additional 25% of the resident parking stalls will be pre-ducted for future wiring to accommodate the future installation of electric vehicle charging equipment.
14. Ensure to the satisfaction of the City that the Construction, Phasing and Interim Design Measures in Appendix 1 of the Hamilton Area Plan (Schedule 2.14, Official Community Plan Bylaw 9000) are addressed, as applicable, in the Development Permit and Servicing Agreement.
15. The submission and processing of a Development Permit* that addresses the Area Plan and OCP Multiple Family Guidelines and the Environmentally Sensitive Area Guidelines, completed to a level deemed acceptable by the Director of Development.
16. The developer is to provide confirmation from the Vancouver Coast Health Authority that the development will be licenced under the *Community Care and Assisted Living Act*, or the City may accept the developer's offer to voluntarily contribute \$49.50 per buildable square meter or \$4.60 per buildable square foot (e.g. \$383,484.00) to the City's Hamilton Area Plan Amenity Reserve Fund (with the exact amount to be confirmed on the floor area within the Development Permit plans).
17. Enter into a Servicing Agreement* for the design and construction of works described in Attachment 3 – Servicing Works.

Prior to a Development Permit* being forwarded to the Development Permit Panel for consideration, the developer is required to:

1. Incorporate the "Basic Universal Housing" provisions of Zoning 8500 for all units within the building.
2. Provide a dimensioned plan showing the following:
 - Garbage collection (front end bin); cardboard collection (front end bin); food scraps collection using carts; medical waste collection; paper collection (cart); mixed containers collection (cart); glass container collection (cart); refundable bottles/cans collection (cart); and grease collection container.
 - Wash basin with faucet and hose plus floor drainage in the garbage and recycling area.
 - Illustrate or demonstrate how the garbage and recycling trucks will be servicing the bins and carts.
3. Environmentally Sensitive Area (ESA): The developer is required to address the vegetation and habitat loss within the on-site ESA with compensation area in excess of 1:1 as provided in the Stage 1 Report dated December, 2016 from Pottinger Gaherty, Environmental Consultants Ltd. (QEP Report); the detailed planting and monitoring plans are to be included within the Stage 2 QEP Report prepared for the Development Permit for this project to the satisfaction of the Director of Development.
4. Landscape Plan: The developer is to provide additional detailed finished landscape plan that re-creates natural sloping grades as much as possible, reduces impacts on the preserved trees and prevents potential runoff onto adjacent properties.

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

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2. Incorporation of the "Basic Universal Housing" provisions of Zoning 8500 for all units as provided in the Development Permit.
3. Submission of a Dewatering Plan to the satisfaction the Manager, Engineering Planning and Manager, Sustainability.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.
5. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

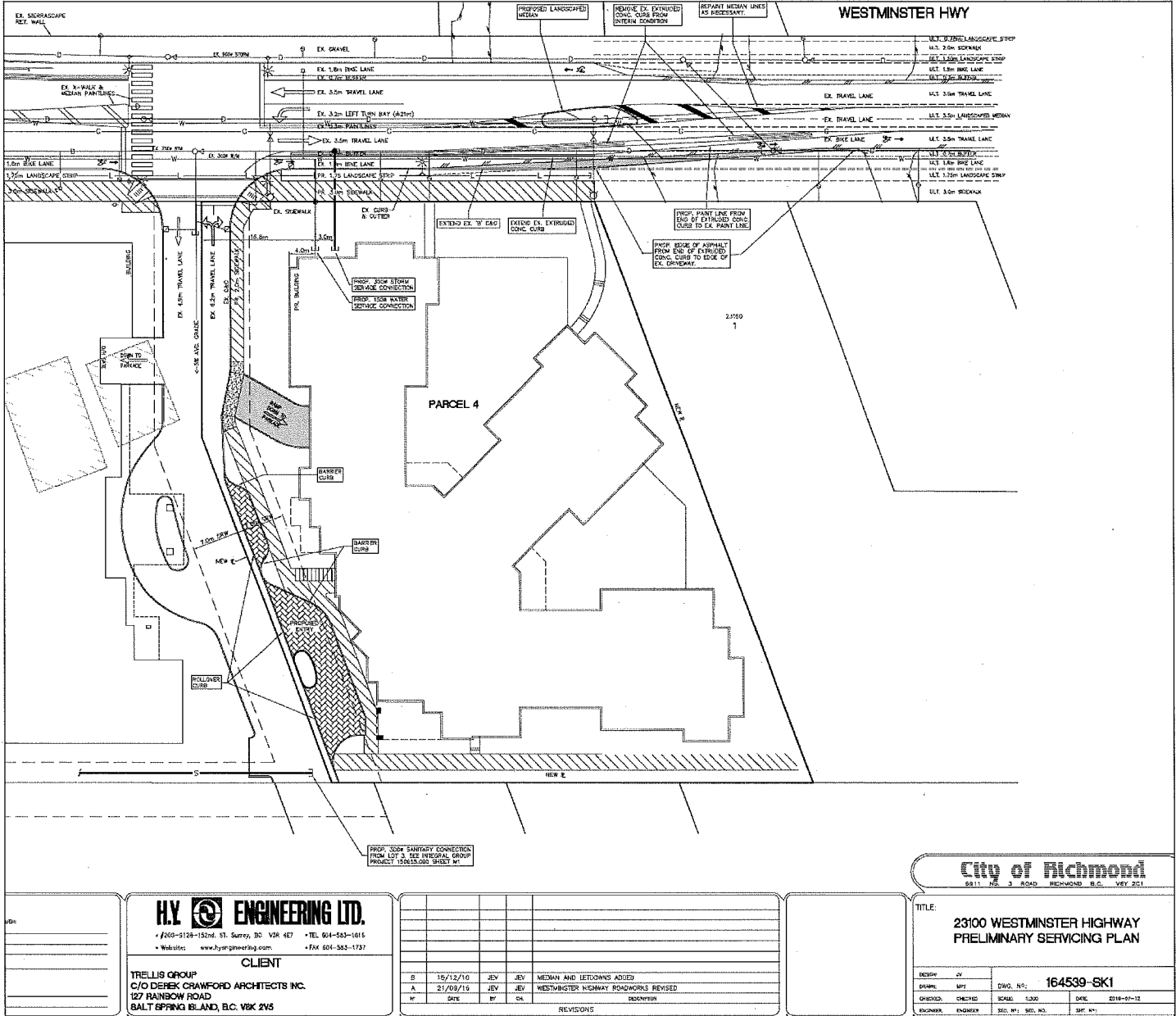
The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed

Date

Attachment 1 – Functional Road & Plan of Proposed Lot 4



City of Richmond
2311 HURON ROAD RICHMOND B.C. V6Y 2S1

TITLE:
**23100 WESTMINSTER HIGHWAY
PRELIMINARY SERVICING PLAN**

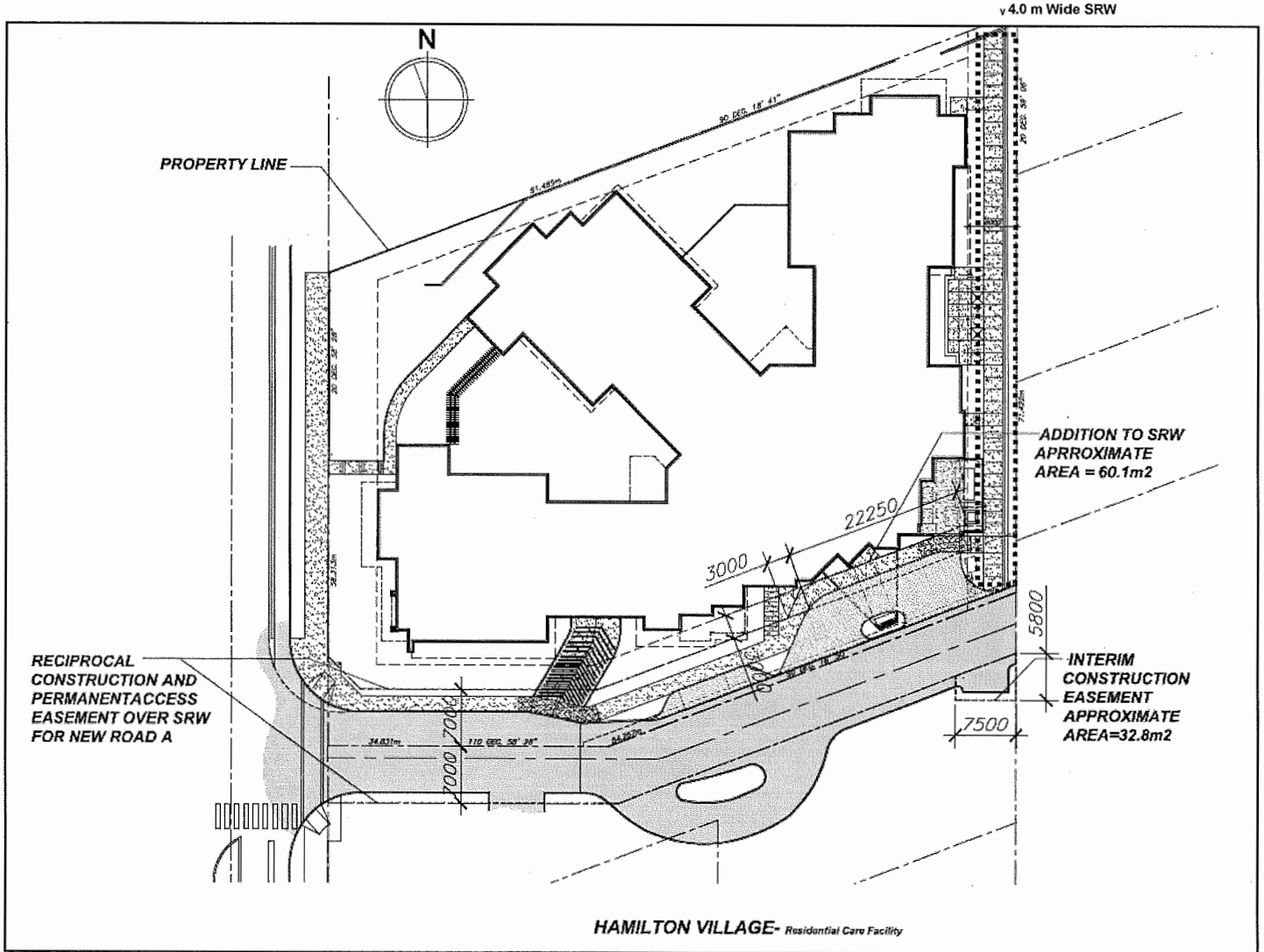
DESIGNER:	DATE:	DWG. NO.:	DATE:
CHKD BY:	DATE:	164539-SK1	2016-07-12
ENGINEER:	SEC. NO.:	SEC. NO.:	SHT. NO.:

H.Y. ENGINEERING LTD.
+709-219-1524 31 Surrey, BC V4R 4E7 • TEL 604-543-1615
• Website: www.hy-engineering.com • FAX 604-543-1737

CLIENT
**TRELLIS GROUP
C/O DEREK CRAWFORD ARCHITECTS INC.
127 RAINBOW ROAD
BALT SPRING ISLAND, B.C. V8K 2V5**

NO.	DATE	BY	CHK.	REVISIONS
B	16/12/16	JEV	JEV	MEDIAN AND LETDOWNS ADDED
A	27/02/15	JEV	JEV	WESTMINSTER HIGHWAY DIMENSIONS REVISED

Attachment 2 – New SRW and Easement Areas



Attachment 3 – Servicing Works

The following works must be included with the Servicing Agreement:

1. Engineering Works

Drainage and water servicing shall generally follow the concepts and layouts proposed in the Hamilton Area Servicing Study (HASS) prepared for the City by KWL, dated Oct 29, 2014. Increased storm sewer diameters and other amendments to the HASS may be required to meet the City's minimum standards and meet existing conditions. All works and agreements will be to the satisfaction of the Director of Engineering.

- **Water Works:**

a. The Developer is required to:

- Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
- Install additional fire hydrants as required along the developments frontages to achieve the City's standard spacing requirements.
- Replace the existing 300 mm diameter AC watermain along Westminster Hwy to the limits of the proposed road works, complete with tie-in to the watermain to the north and south.
- Install a new water service connection for each new lot complete with tie-in to the newly constructed watermain along Westminster Hwy.
- Cut and cap at main, all existing water service connections.

b. At the Developer's cost, the City will:

- Complete all tie-ins for proposed works to existing City infrastructure.

- **Storm Sewer Works:**

a. The Developer is required to:

- Provide erosion and sediment control plans for all on-site and off-site works.
- Install a new storm service connection complete with inspection chamber for each lot, tie-in to existing 750mm storm sewer along Westminster Hwy.
- Cut, cap and remove all existing storm service connections and inspections chambers.
- At the Developer's cost, the City will:
- Complete all tie-ins for proposed works to existing City infrastructure.

- **Sanitary Sewer Works:**

- The Developer is required to receive confirmation from the City of the finalized sanitary servicing layout of the lots to the south (under the Servicing Agreement and Building Permit for the buildings associated with RZ14-660662 & 14-660663 for Oris Parcels 2 and 3) prior to rezoning application for Parcel 4 progressing to zoning adoption. As all sanitary sewage is to be directed to the onsite sewer to the south, the architectural plans submitted for the Development Permit shall take into consideration the onsite sanitary servicing strategy for this site.
- If such City confirmation regarding on-site sanitary sewer servicing is not received, the Developer will be required to complete one of the following alternatives prior to the zoning bylaw amendment being adopted:

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- The Developer is required to install a new permanent sanitary sewer from the south property line on Westminster Highway to the future pump station located potentially within the park space on Willett Avenue. The developer shall inform the City on the timing of the projected occupancy for the proposed development and they shall coordinate the design and construction of the required permanent sanitary sewer with the future Willett sanitary pump station. The permanent sanitary sewer shall be sized using a sanitary catchment analysis based on OCP densities at the servicing agreement stage.
- If, through unforeseen circumstances, the construction of the new sanitary pump station is delayed and the proposed development proceeds ahead of the pump station, the Developer shall obtain an easement through the development to the south (RZ14-660662 and RZ14-660663) and construct temporary sanitary sewers to the Metro Vancouver pump station on Gilley Road; this will require the raising of Gilley Road by approximately 1.0 m, as well as raising of existing aboveground and at-grade structures and utilities, including but not limited to streetlights, catch basins, fire hydrants, new concrete curb & gutter, new concrete sidewalk, etc. The Developer is responsible for confirming, prior to entering into any legal easement agreement with the owner/developer of RZ 14-660662 and RZ14-660663, who shall pay for the removal of the temporary sanitary works as well as the diversion of the sanitary flows from RZ16-738480 while RZ14-660662 and RZ14-660663 are under construction.
- In the event that the City confirms the on-site sewer servicing to the south, but the developments to the south (RZ14-660662 & RZ14-660663) are delayed in construction or do not proceed as originally intended, the Developer will need to design and undertake works to complete one of the above sanitary servicing options.
- **General Items:**
 - a. The Developer is required to:
 - The City is aware of ongoing hydrocarbon contamination issues originating from a gas station located at 22490 Westminster Highway. At the developer's cost, the developer is required to manage any hydrocarbon contamination encountered during construction of the servicing agreement works in compliance with the Environmental Management Act.
 - Locate all above ground utility cabinets and kiosks required to service the proposed development within the development site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Coordination is required with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:
 1. BC Hydro PMT – 4mW X 5m (deep)
 2. BC Hydro LPT – 3.5mW X 3.5m (deep)
 3. Street light kiosk – 1.5mW X 1.5m (deep)
 4. Traffic signal kiosk – 1mW X 1m (deep)
 5. Traffic signal UPS – 2mW X 1.5m (deep)
 6. Shaw cable kiosk – 1mW X 1m (deep) – show possible location in functional plan
 7. Telus FDH cabinet - 1.1mW X 1m (deep) – show possible location in functional plan
 - Assess streetlight levels along Westminster Highway and areas of public rights-of-passage and install/upgrade lighting as required to meet City standards.

- Assess the potential differential settlement between the proposed piled buildings and the surrounding un-piled areas and design City utilities and service connections to accommodate this movement, to the City's satisfaction.
- Provide, prior to first SA design submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting or within the development site and proposed utility/road installations and provide mitigation recommendations. The mitigation recommendations (if required) shall be incorporated into the first SA design submission or if necessary prior to pre-load.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Provide frontage improvements as per Transportation's requirements.

2. Transportation Works

1. Developer responsible for the design and construction of the following frontage works:

Westminster Highway (from the property line to north):

- 3.0 m wide concrete sidewalk.
- 1.75 m boulevard with grass and street trees to the satisfaction of City Parks.
- Within the same boulevard, street lights (City Pole Type 7) with 3000K LED lights with pedestrian arm lights with sufficient spacing to provide sufficient street lighting for full width of Westminster Hwy to the satisfaction of City Engineering.
- New 0.15m wide curb and gutter.
- Pavement widening and line painting to provide for a 1.8m wide northbound bike lane, 0.7m wide painted buffer, 3.5m wide northbound travel lane, 3.5m wide southbound left turn lane, landscaped median and maintain existing southbound travel lane and shoulder.
- Outside the development frontage, interim pavement, markings and extruded concrete curb as shown on Attachment 1.

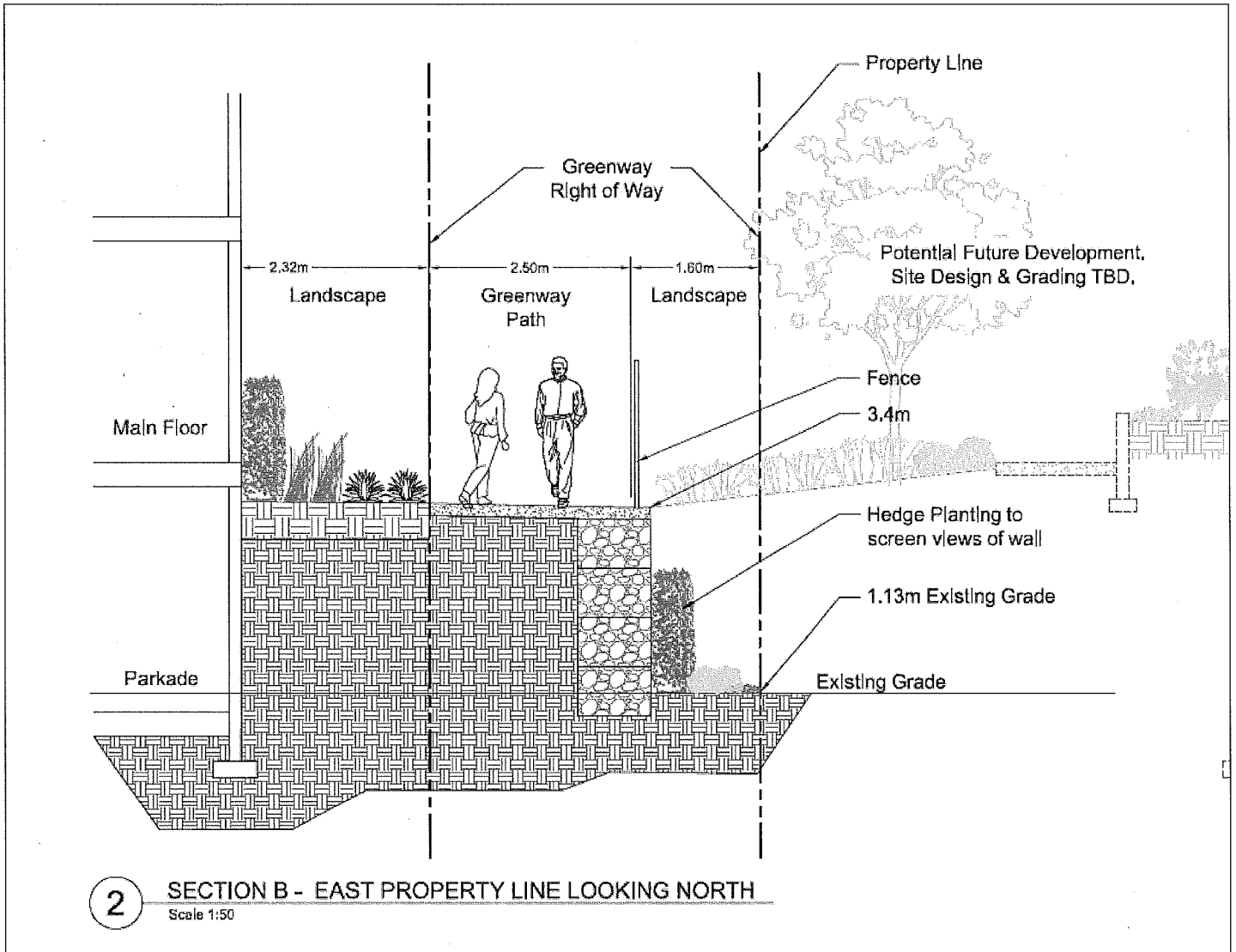
These works are to be included within the Servicing Agreement to be reviewed and approved by the City, secured with a Letter of Credit and built by the developer.

2. The required **On-Site Works** as shown on Attachment 1 include, but are not limited to:

- New Road A with a road width of 11.1m.
- Adjacent 2.0 m wide concrete sidewalk and Proposed Entry as shown on Attachment 1

These works are to be included within the Servicing Agreement to be reviewed and approved by the City with respect to construction standards and to be built by the developer.

Attachment 4 – Plan Showing North-South Greenway



Attachment 5 – Letter Agreement on Construction Interim New Road A



Oris Consulting Ltd
12235 No 1 Rd, Richmond, BC
V7E 1T6

December 16, 2016

City of Richmond
6911 No. 3 Rd
Richmond, BC

RE: Letter of Agreement between Oris Developments (Hamilton) Corp., 23100 Hamilton Holdings Corp., and Hamilton Village Care Centre Holdings Ltd.

Dear Sir/Madam,

Oris Development (Hamilton) Corp., 23100 Hamilton Holdings Corp., and Hamilton Village Care Centre Holdings Ltd., jointly agree to register a reciprocal easement over the "New Road A" SRW (as shown as Sketch A below) on Parcel 3 (Lot 3) and Parcel 4/5 (Rem Lot 140).

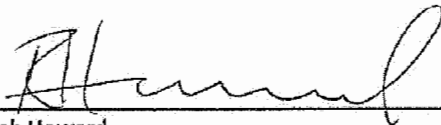
In the event that the sale of Parcel 3 is completed between Oris Development (Hamilton) Corp. to 23100 Hamilton Holdings Corp. prior to the easement agreement being completed, the agreement will be between 23100 Hamilton Holdings Corp. and Hamilton Village Care Centre Holdings Ltd.

In the event the developments on Parcel 3 and Parcel 4/5 are not developed at the same time, the City of Richmond requires an acceptable interim road and pedestrian access solution within the respective Parcels' boundaries including the portion of the development Parcels which will become the Road A SRW (under EPP55269).

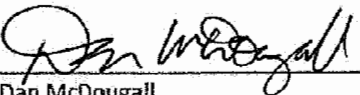
To clarify, each of Parcel 3 and Parcel 4/5 has separately provided to the City of Richmond an interim solution for their respective developments which includes a functional road and pedestrian access within the Parcels' boundaries. The Parcel 4/5 interim solution also will require a temporary easement over the north east corner of Parcel 3 to provide for the turning of service vehicles and each of Oris Development (Hamilton) Corp. and 23100 Hamilton Holdings Corp., as the case may be, agree to provide such additional easement if so required.



Dana Westermarck
Oris Developments (Hamilton) Corp.



Rob Howard
23100 Hamilton Holdings Corp.



Dan McDougall
Hamilton Village Care Centre Holdings Ltd.

Sketch A

(SRW for Future "Road A" under EPP55269)



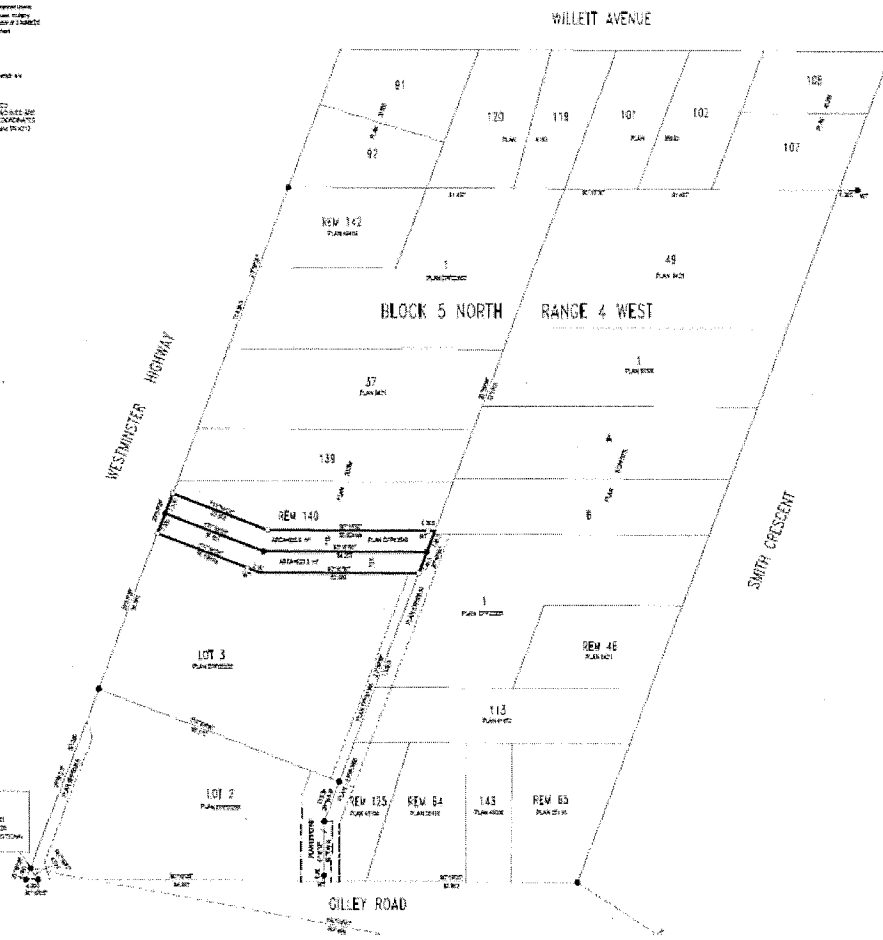
Plan Scale: 1" = 100' (1:3048) (NOT TO SCALE)

Surveyed by: [Name] of [Firm] on [Date]
Map of [Area] showing [Details]
This sketch represents proposed changes
and is not to be used for any other purpose
without the consent of the Surveyor.

1. This sketch is a preliminary sketch and is
not to be used for any other purpose.

2. This sketch is a preliminary sketch and is
not to be used for any other purpose.

3. This sketch is a preliminary sketch and is
not to be used for any other purpose.



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**Richmond Zoning Bylaw 8500
Amendment Bylaw 9669 (RZ16-738480)
23100, 23120 and 23140 Westminster Highway**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning Bylaw 8500 is amended by inserting the following into Section 21 (Site Specific Residential (Other) Zones), in numerical order as follows:

“21.11 Senior’s Care Facility (ZR11) – Hamilton Village (Hamilton)

21.11.1 PURPOSE

This **zone** provides for a senior’s care facility with a maximum **floor area ratio** of 1.40.

21.11.2 PERMITTED USES

- **community care facility, major**

21.11.3 SECONDARY USES

- **health service, minor**

21.11.4 PERMITTED DENSITY

1. The maximum **floor area ratio** is 0.40 for a residential apartment development.
2. Notwithstanding Section 21.11.4.1, the reference to “0.40” is increased to a higher **density** of “1.40” if, at the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in the ZR11 **zone**, the **owner** has provided confirmation from the Vancouver Coast Health Authority that the development will be licenced under the *Community Care and Assisted Living Act*, or the **owner** has paid \$49.50 per square meter of the total residential **floor area** into the **Hamilton Area Plan community amenity capital reserve**.

21.11.5 MAXIMUM LOT COVERAGE

1. The maximum **lot coverage** for **buildings** is 50%.

21.11.6 Yards & Setbacks

1. The minimum **setbacks** are:
 - a) 6.0 m for the **front yard**;
 - b) 6.0 m for the **rear yard**;
 - c) 3.0 m for the north **interior side yard**;
 - d) 10.0 m to the **building** face for the south **interior side yard**; and
 - e) 0.30 m for a vehicular driveway canopy for the south **interior side yard**.
2. Common pedestrian entrance canopies, staircases, eaves, sunscreens and unenclosed **balconies** may project into any **setback** to a maximum distance of 2.3 m.
3. Notwithstanding the above **setbacks**, an enclosed parking **structure** may project into the **setbacks** provided that the **structure** either is not visible from the exterior of the **building**, or is landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the **City**, and is no closer than 6.0 m from Westminster Highway.

21.11.7 MAXIMUM HEIGHTS

1. The maximum **height** for **principal buildings** is 17.0 m (not to exceed (3) storeys).
2. The maximum **height** for **accessory buildings** and **accessory structures** is 6.0 m.

21.11.8 SUBDIVISION PROVISIONS/MINIMUM LOT SIZE

1. The minimum **lot width** is 40.0 m and minimum **lot depth** is 80.0 m.
2. The minimum **lot area** is 5,000 m².

21.11.9 LANDSCAPING AND SCREENING

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

21.11.10 ON-SITE PARKING AND LOADING

- 1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

21.11.11 OTHER REGULATIONS

- 1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.”
- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it “**Senior’s Care Facility (ZR11)– Hamilton Village (Hamilton)**”:

That area outlined in bold on “Schedule A attached to and forming part of Bylaw No. 9669”

- 2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9669**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL

ADOPTED



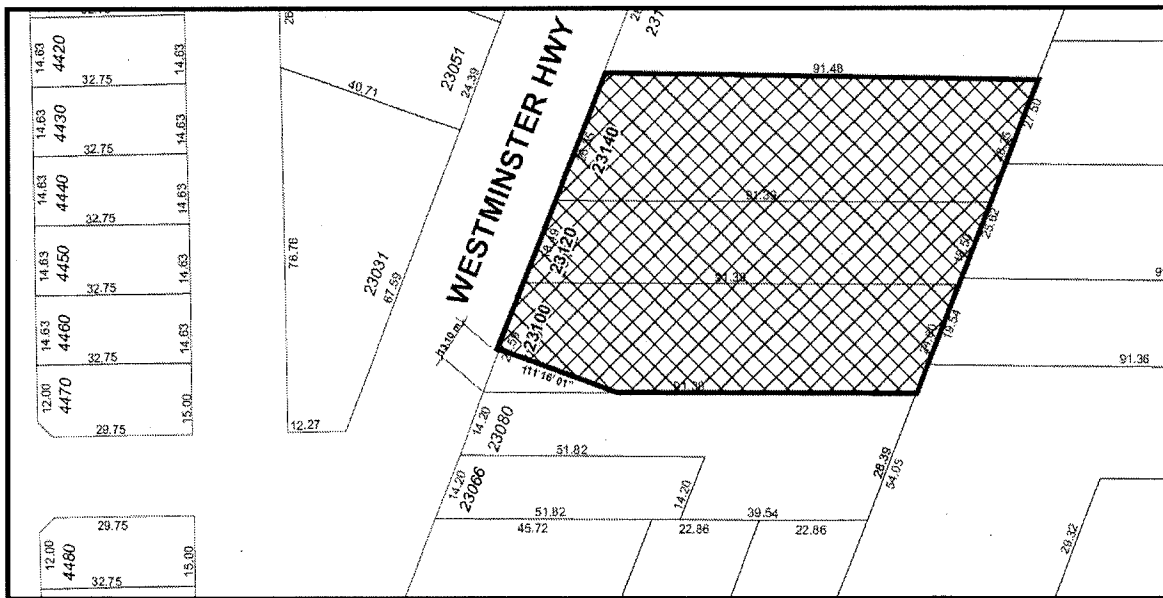
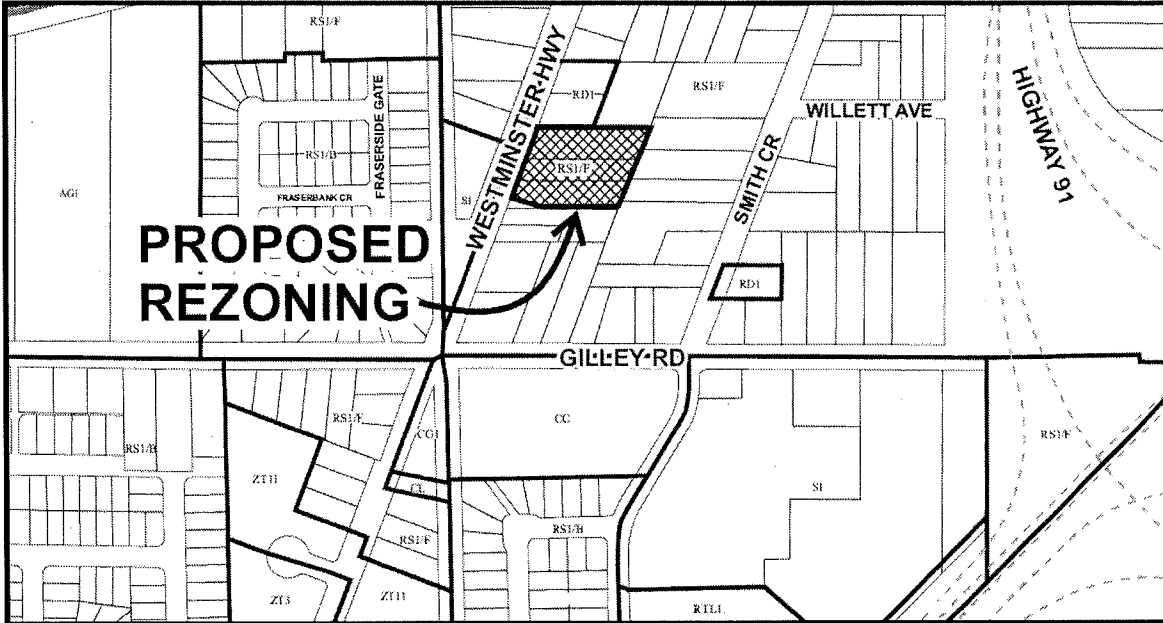
MAYOR

CORPORATE OFFICER

“Schedule A attached to and forming part of Bylaw No. 9669”



City of Richmond



	<h1>RZ 16-738480</h1>	<p>Original Date: 08/11/16</p> <p>Revision Date:</p> <p>Note: Dimensions are in METRES</p>
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