



# City of Richmond

## Report to Development Permit Panel

**To:** Development Permit Panel

**Date:** May 3, 2017

**From:** Wayne Craig  
Director, Development

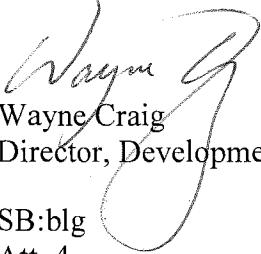
**File:** DP 15-694616

**Re:** Application by Dava Developments Ltd. for a Development Permit at a Portion of  
10199 River Drive

### Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 85 townhouses on a portion of 10199 River Drive on a site zoned “Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport)”; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - a) Reduce the required East Side Yard from 6.0 m to 4.5 m.

  
Wayne Craig  
Director, Development

SB:blg  
Att. 4

## Staff Report

### Origin

Dava Developments Ltd. has applied to the City of Richmond for permission to develop 85 townhouses on a portion of 10199 River Drive on a site zoned "Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport)". The site is currently vacant.

### Development Information

Please refer to the attached Development Application Data Sheet (Attachment 1) for a comparison of the proposed development data with the relevant bylaw requirements.

### Background

Development surrounding the subject site is as follows:

- To the North and East, are City park and City dike along the North Arm of the Fraser River; which are being developed as part of the overall Parc Riviera development.
- To the West, is the first phase of the overall Parc Riviera development; also zoned "Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport)".
- To the South, across River Drive, are single-family homes on lots zoned "Single Detached (RS1/C and RS1/D)".

### Rezoning

In October, 2011, Council approved the rezoning application (RZ 07-380169) for a multi-phase Parc Riviera development (Attachment 2) on the properties at 10011, 10111, 10197, 10199 and 10311 River Drive; including built on-site affordable housing units. The rezoning also included park land dedication and park development on the current City-owned properties at 9991 and 10211 River Drive. Subsequent to the rezoning, Council approved two Zoning Text Amendment applications regarding the overall Parc Riviera development. In November, 2013, Council approved the Zoning Text Amendment application (ZT 12-611282) to provide funding towards the City's capital Affordable Housing Reserve in lieu of building affordable housing units on-site. In September 2015, Council approved the Zoning Text Amendment application (ZT 15-691748) to clarify the density allocation and allow for the subdivision of future development phases at 10311 River Drive.

Community amenities secured through the rezoning are being implemented in phases. Further details are provided in the "Analysis" section below.

Improvements to dikes, trails, roads, public transit and servicing infrastructure secured through the rezoning are also being implemented through Servicing Agreements in phases. The City park, frontage improvements and Dike upgrades between No. 4 Road and McLennan Avenue were constructed through Servicing Agreements as part of Phase 1. As a condition of Phases 3 and 4 to the east, the developer is required to enter into a Servicing Agreement for the design and construction of the adjacent park. Servicing Agreement applications are currently under review for dike, walkway, road and infrastructure improvements further to the east, between McLennan Avenue and Shell Road.

Individual Development Permits for the overall project are being considered in phases. In July, 2012, a Development Permit for the first phase of the project was approved for 10011, 10111, 10197 River Drive and a portion of 10199 River Drive (DP 11-564405). This first phase includes townhouse buildings, apartment buildings, a mixed-use building, and an amenity building for the use of residents in the subject phase as well. The subject application is for the second phase of the overall development. Development Permit applications have been submitted and are in the process of being reviewed for the remaining phases of the overall development, located at 10311 River Drive (DP 16-721500) and 10333 River Drive (DP 16-747620).

### **Staff Comments**

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is in compliance with the “Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport)” zone except for the one zoning variance noted below.

#### **Zoning Compliance/Variances (staff comments in **bold**)**

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

1. a) Reduce the required East Side Yard from 6.0 m to 4.5 m.

*(Staff supports the proposed variance as the reduced east side yard accommodates passive overlook into the neighbouring City park. The proposed interface with the neighbouring City park includes outdoor semi-private yard area with areas of pavers and lawn, tree planting and low 0.9 m height fencing. The design proposal also includes a public central pedestrian mews connection from River Drive to the dike.)*

### **Advisory Design Panel Comments**

The development proposal was reviewed by the Advisory Design Panel on September 21, 2016 and was endorsed subject to the applicant giving considerations to the comments of the Panel. An annotated excerpt from the meeting minutes is attached for reference (Attachment 3). The design response has been included immediately following the specific Design Panel comments and is identified in ‘***bold italics***’.

### **Analysis**

#### ***Conditions of Adjacency***

- Three to four-storey townhouse form and massing are proposed; providing a transition from the City park to the east and the single-family homes across the street to the south to the taller three-storey to six-storey apartment buildings and three-storey townhouses in Phase 1 to the west of the subject site.
- A shared driveway, drive aisle and loading bay along the west edge of the site provide the transition to the previously approved Phase 1 to the west.

- Three-storey townhouse units fronting River Drive are designed with a more traditional form and character to provide continuity with the River Drive townhouses in Phase 1 and to provide a transition between the subject proposal and the single-family homes on the south side of River Drive. The design for these units incorporates raised yards, third floor setbacks, sloped roofs, dormer and gable end features to minimize the apparent height of the buildings as seen from River Drive.
- Two buildings, along with back yards with paver and lawn areas, tree planting and low 0.9 m height fencing are proposed adjacent to the City park to the east. Although both are three-storey buildings, the northeastern building will appear to have a lower two-storey building height as seen from the park and dike walkway due to the raised rear yard interface with the higher proposed City park grades.
- A proposed ESA modified enhancement area, townhouse decks and pedestrian connections provide the interface to the adjacent City dike and walkway to the north. The three three-storey buildings will appear to have lower two-storey building height as seen from the dike walkway due to the raised grade interface with the higher dike. The ESA proposal is further detailed later in this report.

#### ***Urban Design and Site Planning***

- The proposal consists of two four-storey buildings with six units each, four three-storey buildings that have rooftop staircase access and eight to ten units each, ten three-storey buildings have two to ten units each. 11 units will have direct access from the street, 12 units will have access from the Phase 1 shared internal street, 22 units will have access from the two pedestrian mews, and 23 units will have access from the internal drive aisles.
- An attractive pedestrian-oriented streetscape is provided along River Drive, with smaller two and three-unit buildings, as well as an end unit, a pedestrian path into the site and a wider public pedestrian mews connection through the middle of the site from River Drive to the dike. Both pedestrian paths are proposed to include bollard lighting and wayfinding signage.
- The proposed public pedestrian mews is one of the many public accesses that will be provided in the overall Parc Riviera development between No. 4 Road and Shell Road. These public pedestrian accesses provide site permeability and waterfront access for the larger Tait residential neighbourhood. In order to secure the public pedestrian mews, the Development Permit considerations include granting of a 4 m wide Public Right-of-Passage (PROP) Statutory Right-of-Way (SRW) over the pedestrian mews through the site and entering into a Servicing Agreement for the design and construction of a 3 m wide paved path, 0.5 m wide landscape buffer on both sides, wayfinding signage, and River Drive pedestrian crossing.
- Two vehicle accesses are proposed from River Drive, in accordance with the master plan approved through the rezoning for the overall Parc Riviera development. The design of the shared westerly access SRW was approved as part of the Phase 1 Development Permit. In order to secure the shared use of the westerly drive aisle loop, the Development Permit considerations include granting of a Public Right-of-Passage (PROP) Statutory Right-of-Way (SRW) over the drive aisle and including the design and construction of the drive aisle in the required Servicing Agreement.

- All units have two vehicle parking spaces; 64 units have side-by-side double car garages and 21 units have tandem garages (25% of the required resident parking spaces). A legal agreement prohibiting the conversion of the tandem parking area into habitable area is a Development Permit consideration.
- A total of 17 visitor parking spaces, including an accessible visitor parking space, are proposed; which meets the zoning bylaw requirement. Both residential and visitor bicycle parking are provided and are also in compliance with the bylaw requirement.
- All units will have semi-private outdoor spaces consisting of front yards, rear yards, balconies and decks at the dike and rooftop levels.
- Outdoor amenity space is proposed adjacent to the central pedestrian mews and the dike; benefitting from adjacent unit casual surveillance, sun exposure and river views.
- Covered mailbox kiosks are provided in a central location on the south side of buildings 12 and 13, and short-term bicycle parking racks are provided throughout the site.
- Garbage, recycling and organic waste will be collected door to door; with storage space provided in individual unit garages.
- If the development is constructed in phases, the outdoor amenity area, public walkway and frontage improvements would be required to be constructed as part of the first phase.

#### ***Architectural Form and Character***

- Buildings are designed to highlight individual unit identity, provide a common contemporary development identity, complement the more contemporary design of Phase 1 and provide a transition to the single-family character across River Drive.
- A pedestrian scale is generally achieved along the public streets and internal drive aisles through the inclusion of variation in building projections, recesses, covered entries or porches, varying material/colour combinations, landscape features and panelled garage doors with transom windows.
- The proposed building materials (asphalt roof shingles, hardi-plank, hardi-shingle, hardi-board and batten, hardi-panel, wood siding, metal and glass railings, and vinyl windows) are generally consistent with the Official Community Plan (OCP) guidelines and compatible with the existing character of the neighbourhood.
- There are six proposed colour/material schemes. A base colour of beige is accented with areas of dark brown, dark blue, light green and natural wood. The use of colour and variations in materials accentuate building articulation and provide visual interest. The colour palette is complementary to Phase 1.

#### ***Landscape Design and Open Space Design***

- There are no existing trees on the development site.
- The applicant is proposing to plant 73 trees on-site, including eight conifers and 65 deciduous trees.
- A pedestrian-oriented streetscape is proposed along River Drive; with a landscaped edge treatment, low retaining walls, and stairs to individual raised yards and townhouse entries.
- Each unit will have semi-private outdoor space at grade. The units along the west edge of the site front onto the Phase 1 shared internal street. These units will have a semi-private porch and shared landscape area with tree planting. The units along the south edge of the site front onto River Drive. These units will have a semi-private raised yard, with paver area, low landscaping, and three steps down to the sidewalk. The units along the east edge of the site

back onto the City park. These units will have a semi-private back yard with paver area, small lawn and tree planting. The units along the north edge of the site back onto the ESA and City dike. These units will have a semi-private fenced deck surrounded by protected ESA planting. The internal units will have a semi-private front yard with paver area, low landscaping, tree planting and low fencing with gates to the two pedestrian mews.

- The outdoor amenity area includes a chess board surface, picnic tables and children's play areas designed for a variety of ages and interests with balance logs, sitting/stepping boulders, raised concrete stepper paths, metal pole maze, standing spinning toy, play house and natural fibar safety surface. Wayfinding signage is proposed to identify the public pedestrian path and private children's play areas.
- A variety of materials, patterns and colours are proposed to provide wayfinding and visual interest to the two entry drive aisles, the two pedestrian mews, informal pedestrian routes, individual unit entries, internal drive aisles, and garage accesses. The materials include asphalt, concrete and pavers in four sizes/patterns and five colours.
- In order to ensure that the proposed landscaping works are completed, the applicant required to provide a landscape security of \$252,238.23 in association with the Development Permit.
- Indoor amenity space was constructed as part of Phase 1 in the building addressed 10013 River Drive. Access to the space for the subject phase was secured by legal agreement registered on title.

#### ***Crime Prevention Through Environmental Design***

- Site lighting and clear site lines provide unobstructed views of surrounding area.
- Windows in individual units provide passive surveillance of common areas.
- Proposed planting near residential entries are low to maximize views and casual surveillance opportunities of and from common areas.
- All entrances are visible and overlooked by pedestrians or by neighbour's windows.

#### ***Sustainability***

- Connection of the proposed development to the existing private Parc Riviera district energy system (DEU) was secured through Phase 1 by legal agreement registered on title. The proposed connection to a DEU meets the City's energy efficiency in townhouse developments policy.
- The developer also advises that the following additional sustainability features will be incorporated into the development: double glazed windows with Low-E glass; Energy Star appliances; low flow fixtures; and low emitting sealant, paints, adhesives, carpet and composite wood.

#### ***Environmentally Sensitive Area (ESA)***

- There is an ESA designation over a 1,215 m<sup>2</sup> area along the north edge of the site, adjacent to the City dike. Existing vegetation is sparse, weedy and non-native species such as grasses, Himalayan blackberry and alder.
- The proposal includes an ESA modified enhancement area with a different configuration but same overall area of 1,215 m<sup>2</sup> as shown in the Development Permit. Proposed townhouse decks along the north edge of the site will be contained with 0.6 m high rail fencing to discourage access to the ESA.

- The proposed landscape plan was reviewed and accepted by the project environmental consultant as being suitable for shoreline planting providing an ecologically appropriate corridor of native species suitable for support of ecological processes including wildlife and pollinating insects. The proposed plant list is comprised entirely of native species and contains a mix of trees, shrubs and herbaceous species, including several flowering and fruiting species suitable for supporting birds and insects.
- Granting of a SRW and entering into an ESA legal agreement are Development Permit considerations to ensure that the ESA modified enhancement area and landscape plan are specified, protected, maintained, and ensure no future construction or alteration of the ESA.

### ***Accessible Housing***

- The proposed development includes two convertible townhouse units located at the south end of the central pedestrian mews with uninterrupted access to River Drive and the dike. These units are designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of these units will require the installation of a stair lift in each of the two staircases to provide access to all three levels of the three-storey townhouse units.
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
  - Stairwell hand rails.
  - Lever-type handles for plumbing fixtures and door handles.
  - Solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

### ***Noise Mitigation***

- The subject site is subject to overhead aircraft noise. Registration of a legal agreement on title was secured through the rezoning approval to ensure that the development is designed and constructed in a manner that mitigates potential aircraft noise and ensures the thermal comfort of residents. An acoustic report was received and is on file. Detailed information is required to be included in the Building Permit application.
- The required indoor noise and thermal comfort levels are proposed to be achieved through the building envelope design, with no upgrades identified in the acoustic report and District Energy Utility air conditioning to ensure the comfort of residents during the summer months.

### ***Community Amenities***

Community amenities secured through the rezoning application (RZ 07-380169) and subsequent Zoning Text Amendment applications (ZT 12-611282 and ZT 15-691748) are being implemented in phases. The following amenities have been provided or were secured by legal agreement through the rezoning and Zoning Text Amendment applications:

- Park land was provided to the City to a western park at 9991 River Drive, and a central park at 10211 River Drive.
- A contribution was provided to the City's Affordable Housing Reserve Fund in the amount of \$7,350,459.
- Provision of Public Art (in the amount of \$574,695) was secured through the rezoning. The Water #10 sculpture by Chinese artist, Jun Ren, previously exhibited as part of the Vancouver International Biennale was donated to the City and is installed at the west end of

Cambie Road in the middle arm dike greenway. \$148,000 has been allocated by the developer to a new artwork to be integrated with Tait Waterfront Park, at the direction of the City. The remaining \$26,695 has been deposited to the Public Art Provision for City Administration of the Public Art Program.

- The developer has agreed to provide a voluntary cash contribution in the amount of \$1,000,000 prior to Development Permit issuance for the provision of community use space elsewhere in the City. Provision of a \$1,000,000 cash contribution or 464.5 m<sup>2</sup> of community use space was secured with a ‘no development’ covenant registered on Title of the subject property, 10311 and 10333 River Drive (BB4018179). The agreement generally requires the contribution or construction agreement be entered into prior to submitting a Building Permit application for any development beyond the first phase. After the contribution is received, property owners can then proceed with discharging the agreement from Title.
- Provision of a City-owned child care facility (for up to 65 children) as part of the future third phase at 10311 River Drive was secured with a ‘no development’ covenant registered on Title of 10311 River Drive. This will be addressed through the Development Permit application for the site.
- Provision of an amenity reserve contribution (\$500,000 cash contribution) as part of the fourth phase at 10333 River Drive was secured with a ‘no development’ covenant registered on Title of 10333 River Drive. This will be addressed through the Development Permit application for the site.

### Conclusions

As the proposed development would meet applicable policies and Development Permit Guidelines, staff recommend that the Development Permit be endorsed, and issuance by Council be recommended.



Sara Badyal  
Planner 2  
(604-276-4282)

SB:blg

Attachment 1: Development Application Data Sheet

Attachment 2: Development Application History Context Map

Attachment 3: Annotated Excerpt from September 21, 2016 Advisory Design Panel Minutes

Attachment 4: DP Considerations



**City of  
Richmond**

**Development Application Data Sheet**  
Development Applications Department

**DP 15-694616**

**Attachment 1**

Address: A Portion of 10199 River Drive (13,471.6 m<sup>2</sup> portion of 14,065.8 m<sup>2</sup> overall property area)

Applicant: Dava Developments Ltd. Owner: Parc Riviera Project Inc.

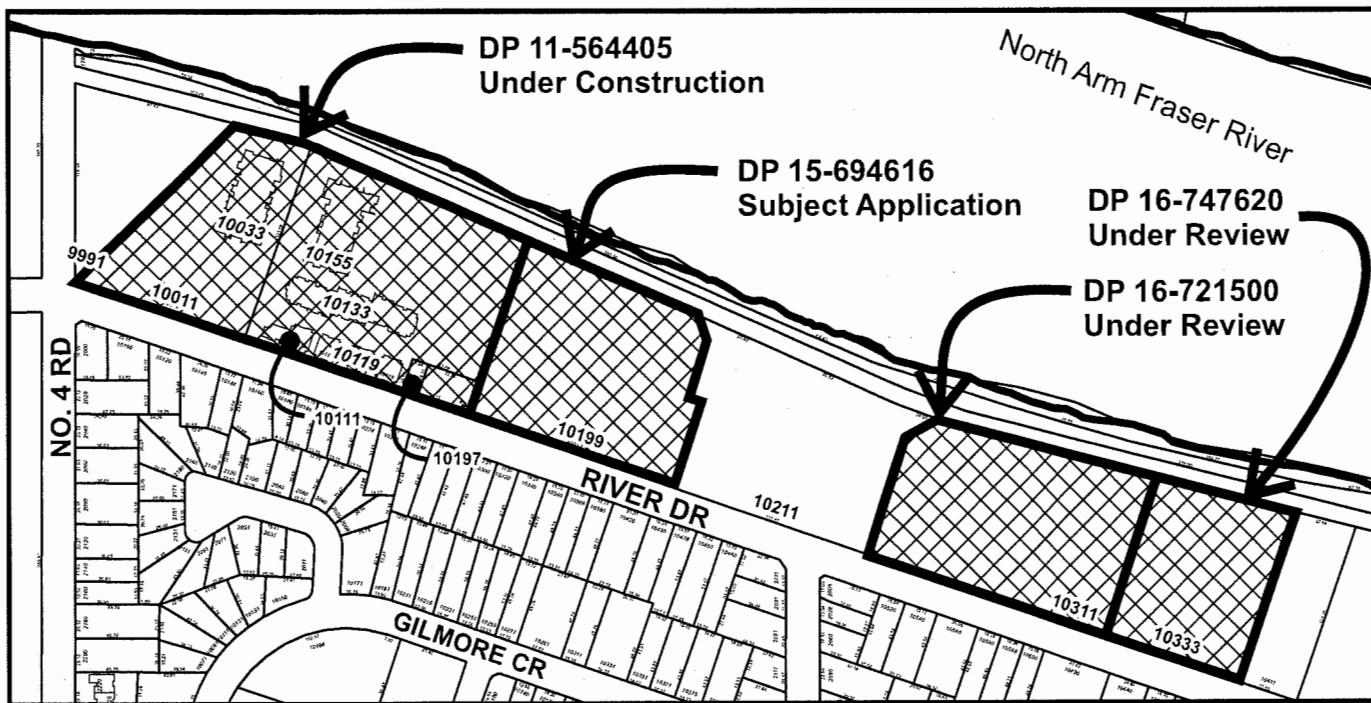
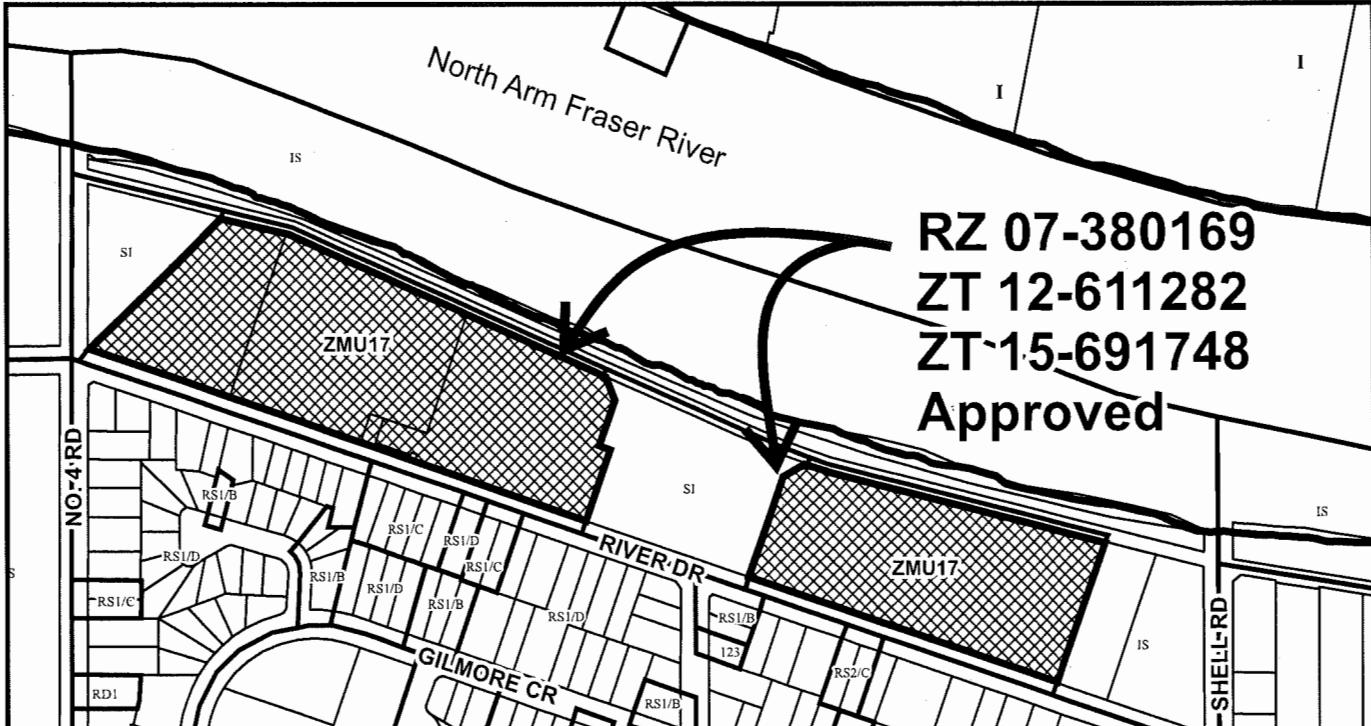
Planning Area(s): Bridgeport

Floor Area Gross: 15,007 m<sup>2</sup> Floor Area Net: 10,081 m<sup>2</sup>

	<b>Existing</b>	<b>Proposed</b>	
<b>Site Area</b>	13,471.6 m <sup>2</sup>	Remains the same	
<b>Land Uses</b>	Vacant	Multi-family Residential	
<b>OCP Designation</b>	Residential Mixed-Use and Environmentally Sensitive Area (ESA)	Complies with ESA Modified Enhancement Area	
<b>Aircraft Noise Sensitive Development Policy</b>	Area 2: High Aircraft Noise Sensitive Land Uses (except new single family) may be considered	Complies	
<b>Flood Construction Level</b>	2.9 m GSC	Complies	
<b>Zoning</b>	Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport)	Complies	
<b>Number of Units</b>	N/A	85 Townhouses	
	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Floor Area Ratio	Max 1.38 in Area A	1.17 in Area A 0.75 in subject area	None permitted
Lot Coverage (% of lot area)	Max. 40%	35%	None
<b>Setbacks (m)</b>	River Dr: Min. 3 m Dike right-of-way: Min. 7.5 m Side Yard (West): Min. 6 m <b>Side Yard (East): Min. 6 m</b>	3 m 11 m 9.4 m <b>4.5 m</b>	<b>1.5 m Reduction</b>
Height (m)	Within 20 m of River Dr: Max. 10 m Within 20-36 m of River Dr: Max. 15 m Beyond 36 m of River Dr: Max. 26 m	9.7 m 12.5 m 9.5 m to 12.5 m	None
Parking Spaces	Residents: 170 Visitors: 17 Total: 187	170 17 187	None
Accessible Parking Spaces	Visitor: 1	1	None
Small Car Parking Spaces	Max. 50%	35%	None
Tandem Parking Spaces	Resident units: Max. 50%	25%	None
Bicycle Parking	Class 1 secure spaces: 107 Class 2 rack spaces: 17	148 17	None
Loading Spaces	Medium space: 1	1	None
Amenity Space – Indoor	Min. 100 m <sup>2</sup>	Existing shared building at 10013 River Drive	None
Amenity Space – Outdoor	Min. 510 m <sup>2</sup>	610 m <sup>2</sup>	None



**City of  
Richmond**



	<p><b>Parc Riviera Context Map Development Application History DP 15-694616</b></p>	<p>Original Date: 04/27/17 Revision Date: Note: Dimensions are in METRES</p>
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**Annotated Excerpt from the Minutes from  
The Design Panel Meeting  
Wednesday, September 21, 2016**

DP 15-694616	85-unit two and three storey townhouse development
Architect	Fouger Architecture Inc.
Location	A portion of 10199 River Drive

**Panel Discussion**

Comments from the Panel were as follows:

- Applicant could have worked with the siting as opposed to berthing for flood control grade changes in the proposed development – ***All habitable area is located above the required flood construction level.***  
***Landscape berthing addresses existing and proposed grades off-site of City park and dike.***
- Consider a consistent modern contemporary language for the roofs in the whole development; sloped roofs for the five front buildings seem out of character in the proposed development with predominantly flat roofs  
***Sloped roofs and more traditional form and character are proposed along River Drive for continuity with the streetscape character of Phase 1.***
- Central pedestrian mews with access to the outdoor amenity area is narrow – ***As required, the central public pedestrian link includes a 3m wide walkway and 0.5m wide landscaping on both sides.***
- East entry view is blocked by proposed outdoor parking space; could provide a direct path towards the dyke  
***Direct paths and views to the dike are provided at the west edge and through the middle of the site.***
- Applicant needs to provide clarity to the rationale for using vertical as opposed to horizontal banding in some townhouse buildings, e.g. in Buildings 15 and 16 – ***The form and character of buildings 15 and 16 are contemporary to match with and provide transition from the modern form of Building G of Phase 1.***
- Appreciate the flat roofs – ***Noted.***
- Public walkway could be wider up to the outdoor amenity area – ***Comment addressed above.***
- Agree with the wholistic approach to the Environmentally Sensitive Area (ESA) and not treated as a zone – ***Noted.***
- Complements Phase 1 and has its own identity – ***Noted.***
- The availability of community amenity areas, e.g. large open spaces for outdoor activities, which would have been available in higher density apartment buildings, is lacking in the proposed townhouse development typology – ***The development will have access to the indoor amenity building in Phase 1 and the proposed outdoor amenity area exceeds the OCP requirement.***
- Agree with the comment that the gabled townhouse units along River Drive are out-of-context in the proposed development – ***Comment addressed above.***
- Appreciate the flat roofs as they create a modern aesthetic – ***Noted.***
- Internal drive aisles are quite narrow; applicant needs to clarify if they are also usable for pedestrian circulation – ***There is no need for pedestrian circulation through the auto-courts. Uninterrupted accessible walkway is provided along the west edge and through the central pedestrian mews.***
- Appreciate the overall architectural character of the proposed development and the variety between buildings – ***Noted.***
- Appreciate the sustainability features of the proposed development including the connection to a district energy system; however, applicant needs to look at the potential energy distribution challenges (e.g. high water tables) for the townhouse development; also, the applicant needs to look at the location of the geo-exchange bore holes given the size of the proposed development – ***The mechanical system is under review.***
- Concerned about the stairs that connect up to the outdoor amenity area; investigate opportunities for a more accessible connection for people with disabilities and children in strollers – ***Incorporated. Stairs were removed and central pedestrian path redesigned to be accessible.***

- Appreciate the language of the architecture, i.e. the proposed modern geometric system – **Noted**.
- Appreciate the side elevations and proposed colours – **Noted**.
- Agree with comments that the architecture of the townhouse buildings along River Drive needs to be consistent with the whole development – **Comment addressed above**.
- Appreciate the many connections to the Fraser River – **Noted**.
- Suggest that the project provide five to six convertible townhouse units – **The proposal includes providing two convertible townhouse units in Phase 2, and adding three adaptable apartment units in Building G Phase 1.**
- Pedestrian walkways should allow for multi-generational use and be wheel-friendly, e.g. for seniors on walkers and children in strollers – **Comment addressed above**.
- Would like to see a building space that would provide a vista onto the park to encourage residents to participate in park activities – **Park views are provided from the habitable (upper) floors of the townhouses. Due to the topography in the park design, no views are available from the drive aisles to the park between the buildings.**
- Concerned on the proposed low density of planting along the dyke; consider tightening up the spacing between plants and increase the size of the pots; also show the spacing of the plants in the plant list – **Landscaping designed along dike to match approved designs in Phase 1 and Dike Servicing Agreement.**
- Appreciate the interior planting in the proposed development – **Noted**.
- Consider lowering the proposed 42-inch rail fence adjacent to the park to provide better visual connection – **Incorporated. Fence height reduced to 36-inch height.**
- Patios adjacent to the ESA need clear edge definitions for consistent management of the space by townhouse owners – **Improved with rail fencing.**
- Consider introducing ramping around the outdoor amenity area to accommodate children on bicycles – **Comment addressed above.**
- Consider design development to the paving at the end of Building 14 – **Improved**.
- Unit D2 in Building 14 is very close to the outdoor amenity area as opposed to the more generous space between unit D2 in Building 11 and the outdoor amenity area – **Reviewed. The two convertible units are proposed at the south end of the central pedestrian mews for uninterrupted accessibility to River Drive and the dike.**
- Consider providing shades in the outdoor amenity area, e.g. trees with canopies or arbours – **Incorporated. Trees included.**
- Grading could have been handled more sensitively; grade change could be used to create some levels and introduce terracing to integrate better with the land form – **Reviewed. The design avoids artificial materials such as retaining walls and maximizes landscaped area.**
- Applicant needs to clarify whether public access is allowed in spaces adjacent to the dyke – **Public access is provided from River Drive to the dike through the central pedestrian mews.**
- The subject development's interaction with the Fraser River should consider the public realm plan of developments to the east and west of the subject site to make them more cohesive and provide a community feel – **Landscaping designed along dike to match approved designs in Phase 1 and Dike Servicing Agreement.**
- Appreciate the traditional style of townhouses along River Drive – **Noted**.
- The ends of Buildings 5 and 6 along River Drive facing each other have different architectural styles; consider design development to “respect each other” – **Improved**.
- Proposed materials palette for the subject development is complementary to Phase 1 of the overall development; consider whether to reduce the use of natural wood in some parts of the proposed development – **Reviewed. Natural wood proposed to accent the buildings.**
- Appreciate the “pop-ups” in the roofs of the four-storey structures; like the central raised areas in the townhouse blocks; also appreciate the variety of roofs in the proposed development – **Noted**.

- Appreciate the proposed development's interaction with the dyke; also appreciate the raised areas in the centre spine, along the Fraser River, and along the park – *Noted*.
- Consider relocating the exposed electrical kiosks at the end of the townhouse blocks adjacent to the outdoor amenity area – *Reviewed. The kiosks are required, but will be screened with landscaping.*
- Consider design development to the ten-unit Building 12 to mitigate the flatness of the block and eliminate the “bowling alley” effect of the internal drive aisle – *Reviewed. The west elevation accommodates front entries, front yards and addresses the central pedestrian mews that provides public pedestrian access from River Drive to the dike. The east elevation accommodates vehicle access to garages and is not visible from River Drive or the dike.*

**Panel Decision**

It was moved and seconded

***That DP 15-694616 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.***

**CARRIED**

Opposed: Tom Parker



# City of Richmond

Attachment 4

## Development Permit Considerations

Development Applications Department  
6911 No. 3 Road, Richmond, BC V6Y 2C1

**Address: Portion of 10199 River Drive**

**File No.: DP 15-694616**

**Prior to forwarding this application to Council for approval, the developer is required to complete the following:**

1. Receipt of a Letter-of-Credit for landscaping in the amount of \$252,328.23.
2. City acceptance of the developer's voluntary contribution in the amount of \$1,000,000.00 towards provision of Community Use Space in accordance with the legal agreement registered on Title (BB4018179) and discharge of the agreement.
3. Granting of a public-rights-of-passage statutory right-of-way (PROP SRW) over the westerly drive aisle loop for the purposes of vehicle and truck circulation purposes benefitting the residents, visitors and servicing of the adjacent development to the west. The works are to be built by the developer. The works are to be maintained by the owner. Any works essential for public access within the required statutory right-of-way (SRW) are to be included in the Servicing Agreement (SA) and the owner's maintenance & liability responsibility is to be clearly noted. The design must be prepared in accordance with good engineering practice with the objective to optimize public safety and after completion of the works, the Owner is required to provide a certificate of inspection for the works, prepared and sealed by the Owner's Engineer in a form and content acceptable to the City, certifying that the works have been constructed and completed in accordance with the accepted design.
4. Granting of a 4 m wide public-rights-of-passage statutory right-of-way (PROP SRW) over the central internal walkway for the purposes of a public path connecting the River Drive sidewalk to the City Dike walkway. The works are to be built by the developer. The works are to be maintained by the owner. Any works essential for public access within the required statutory right-of-way (SRW) are to be included in the Servicing Agreement (SA) and the owner's maintenance & liability responsibility is to be clearly noted. The design must be prepared in accordance with good engineering practice with the objective to optimize public safety and after completion of the works, the Owner is required to provide a certificate of inspection for the works, prepared and sealed by the Owner's Engineer in a form and content acceptable to the City, certifying that the works have been constructed and completed in accordance with the accepted design.
5. Granting of a statutory right-of-way (SRW) over the Environmentally Sensitive Area (ESA) modified enhancement area for the purposes of allowing the City to access and work in the protected area in case conditions of the ESA legal agreement are not met (i.e., in case the City needs to enter the lands to restore disturbed vegetation and charge the costs to the owner).
6. Registration of an ESA legal agreement on Title, including:
  - a. Identification of the ESA modified enhancement area and landscape plan.
  - b. A monitoring and maintenance program, including a plan for replacing vegetation that fails to establish (minimum of 3 years, as recommended by the QEP).
  - c. Landscape security, based on the requested landscape enhancement plan and associated costing provided in a QEP report. Security will be calculated at a minimum of 110% of the cost of planting, materials and labour, including monitoring and maintenance.
  - d. Protection of vegetation and to ensure no future construction or alteration of the ESA, with terms as recommended by the QEP.
7. Registration of a legal agreement on Title prohibiting the conversion of tandem parking area into habitable area.

8. Entering into a Servicing Agreement\* for the design and construction of engineering and transportation infrastructure. If the development is phased, the following works are to be constructed as part of the first phase. Works include, but may not be limited to:
- A pedestrian crossing on River Drive to connect through the proposed central pedestrian walkway SRW PROP to the waterfront trail, without any conflicts with existing driveways on the south side of River Drive. Coloured textured pavement at a marked crosswalk to match other crosswalks along River Drive. As well, special pavement marking and signage will be required at the interface of the sidewalk and internal walkway to advise and appear as a public facility. Speed deterrent measures such as bollards may be required at the River Drive side of the walkway. Additional road works may include curb extension modifications on the north side of River Drive and a raised crossing.
  - A pedestrian internal walkway located in a 4 m SRW PROP with 3 m wide pavement and 0.5 m landscaped buffer on both sides connecting River Drive to the dike walkway. Design of the walkway is to include any additional temporary works and measures needed for pedestrian safety during construction of adjacent buildings/phases.
  - Water Works: Use existing water service connection which is located east of the west property line at River Drive and relocate the existing hydrant that conflicts with the proposed easterly driveway (located near the east property line).
  - Storm Sewer Works: The Developer is required to:
    - Extend the existing storm sewer fronting 10197 River Drive from existing manhole STMH121118 to approximately 25 meters to the east and terminate via a manhole at the east end.
    - Install a new service connection and tie-in to the new manhole at the east end of the extended storm sewer.
    - At River Drive frontage, remove the inspection chambers and cut and cap (at developer's cost) the existing storm service connections located at mid-frontage and near the east property line of the proposed site.
  - Sanitary Sewer Works: Use the existing sanitary sewer service connection which is located near the east property line of the proposed site at River Drive. Coordinate with the Architect and Electrical Consultant to relocate the proposed PMT which conflicts with the existing sanitary sewer service connection.
  - Frontage Improvements: The Developer is required to:
    - Locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the right-of-ways dimensions 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 Servicing Agreement design approval:
 

BC Hydro PMT	4 m x 5 m	(width x depth)
BC Hydro LPT	3.5 m x 3.5 m	
Street light kiosk	1.5 m x 1.5 m	
Traffic signal kiosk	1 m x 1 m	
Traffic signal UPS	2 m x 1.5 m	
Shaw Cable kiosk	1 m x 1 m	*show possible location in functional plan
Telus FDH cabinet	1.1 m x 1 m	*show possible location in functional plan
    - Provide other frontage improvements as per Transportation's requirements. Improvements shall be built to the ultimate condition wherever possible. A transportation functional plan shall be included in the development process design review showing the pedestrian crossing works noted above and any needed alterations at the easterly driveway, sidewalk, curb and gutter, bulges, parking pockets and/or boulevard.
  - General Items: The Developer is required to:
    - Provide, prior to first Servicing Agreement design submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting or within the development site, proposed utility installations, the existing dike structures along the north property line, and provide mitigation

Initial: \_\_\_\_\_

recommendations. The mitigation recommendations shall be incorporated into the first Servicing Agreement design submission or if necessary prior to pre-load.

- ii. Provide details regarding any proposed structures and/or pedestrian connections within the 7.5 m dike setback along the north property line, to the satisfaction of the Director of Engineering.
- iii. 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.

**Prior to future Building Permit\* issuance, the developer is required to complete the following:**

- Incorporation of features in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes regarding: convertible units, aging in place, sustainability and connection to the Parc Riviera DEU located at 10197 River Drive.
- Submission of reports with recommendations prepared by an appropriate registered professional and incorporation of the identified acoustic and thermal measures in Building Permit (BP) plans.
- Submission of a traffic and parking management plan during construction to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>). If the development is phased, submission of a plan for each phase of development to the satisfaction of the City's Transportation and Parks Departments, including a detailed internal pedestrian circulation plan during construction.
- If applicable, payment of Latecomer Agreement charges associated with eligible latecomer works.
- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact 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 copy on file]

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Signed

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Date

Initial: \_\_\_\_\_



# City of Richmond

## Development Permit

No. DP 15-694616

To the Holder: DAVA DEVELOPMENTS LTD.  
Property Address: PORTION OF 10199 RIVER DRIVE  
Address: #228 - 2680 SHELL ROAD  
RICHMOND, BC V6X 4C9

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
  - a) Reduce the required East Side Yard from 6.0 m to 4.5 m.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #35 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$252,238.23 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

**Development Permit**  
**No. DP 15-694616**

To the Holder: DAVA DEVELOPMENTS LTD.  
Property Address: PORTION OF 10199 RIVER DRIVE  
Address: #228 - 2680 SHELL ROAD  
RICHMOND, BC V6X 4C9

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8. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF ,

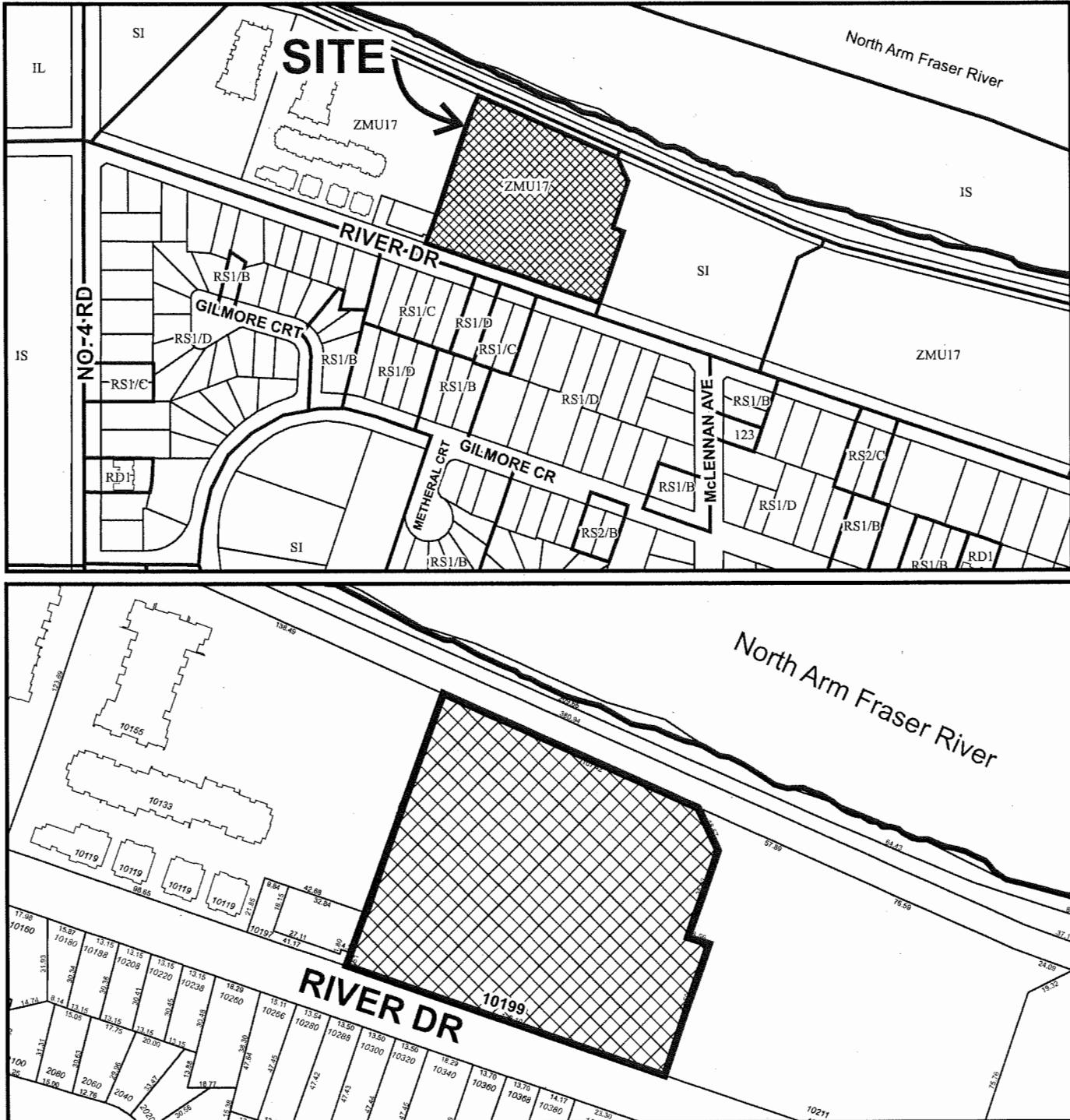
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF ,

MAYOR



# City of Richmond



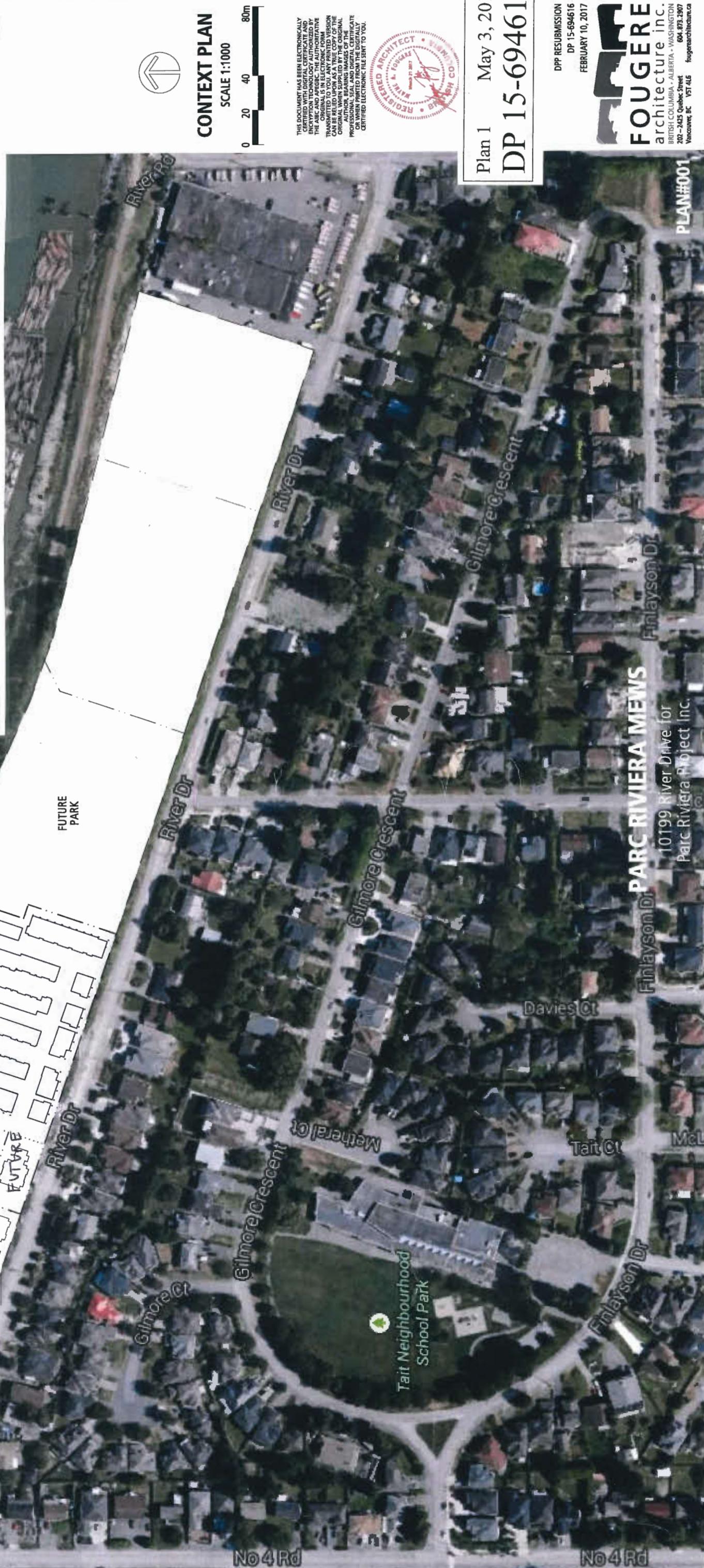
**DP15-694616**  
**SCHEDULE "A"**

Original Date: 03/23/15

Revision Date: 04/27/17

Note: Dimensions are in METRES

- Notes:**
- Variance included to reduce (east) side yard from 6 m to 4.5 m
  - 17 visitor parking spaces, including 1 accessible visitor parking space.
  - Tandem parking in 21 townhouse units (42 tandem parking spaces).
  - 2 convertible townhouse units.
  - Aging in place features in all townhouse units.
  - ESA area on-site protected by legal agreement identifying area, landscape plan, maintenance requirements and prohibiting encroachment.
  - Shared access is provided over westerly driveway and drive aisle loop as per easement and PROP SRW.
  - Signage to be provided on-site identifying:
    - site layout and shared westerly drive aisle loop at west driveway
    - site layout at east driveway and both ends of east walkway
    - public pedestrian path and adjacent private children's play area at both ends of central walkway
    - protected ESA at adjacent townhouse decks
  - Indoor Amenity space is provided at 10013 River Drive (Parc Riviera Phase 1)
  - Development is connecting to Parc Riviera district energy system (DEU) located at 10197 River Drive, as per legal agreement.
  - Development is required to be designed and constructed to meet indoor acoustic and thermal criteria as per legal agreement.
  - Retaining walls, structures and/or tree planting are not permitted in right-of-way areas or within 7.5 m of north property line (dike setback) without prior written approval from the City.
  - Off-site works via separate required Servicing Agreement for central public pedestrian path PROP SRW from River Drive to the dike, River Drive pedestrian crossing and frontage improvements.



FLOOR AREA CALCULATION		Proposed Zoning ZNU17		Gross Site Area 151,403 sf (3.48 acres)		Net Site Area 145,007 sf (3.33 acres)																		
Unit Count	Unit Type	Ground Total Floor Area	Main Total Floor Area	Upper Total Floor Area	Top Total Floor Area	Unit Total	Total	Main Floor Staircase Exemption	Ground Floor Staircase Exemption	Upper Floor Staircase Exemption	Top Floor Staircase Exemption	Garage Area Exemption	Covered / Amenity Area Exemption	Total Net Area	Unit GFA (Saleable)	Total GFA (Saleable)								
2	A1 (3 BR+Den+Family)	675	675	623	0	1,973	sf	3,946	sf	84	24	34	0	335	130	1,366	sf	2,732	sf	1,508	sf	3,016	sf	
6	A2 (3 BR+Den)	675	659	545	0	1,879	sf	1,274	sf	84	24	34	0	327	130	1,280	sf	7,680	sf	1,422	sf	8,532	sf	
1	A3 (3 BR+Den)	699	644	549	0	1,892	sf	1,892	sf	67	41	34	0	327	178	1,245	sf	1,245	sf	1,387	sf	1,387	sf	
2	A4 (3 BR+Den)	719	703	545	0	1,967	sf	3,934	sf	83	25	34	0	327	218	1,280	sf	2,560	sf	1,422	sf	2,844	sf	
4	B1 (3 BR)	561	590	634	0	1,785	sf	7,140	sf	58	30	37	0	460	48	1,152	sf	4,608	sf	1,277	sf	5,108	sf	
4	B2 (3 BR)	561	590	627	0	1,778	sf	7,112	sf	58	30	38	0	460	48	1,144	sf	4,576	sf	1,270	sf	5,080	sf	
1	C1 (3 BR)	567	595	637	0	1,799	sf	1,799	sf	58	30	36	0	462	48	1,165	sf	1,289	sf	1,289	sf	1,289	sf	
6	D1 (3 BR)	563	599	671	0	1,833	sf	10,998	sf	47	61	29	0	457	0	1,239	sf	7,434	sf	1,376	sf	8,256	sf	
2	D2 (3 BR)	563	598	690	0	1,852	sf	3,704	sf	47	61	29	0	457	0	1,258	sf	2,516	sf	1,395	sf	2,790	sf	
6	D3 (3 BR)	563	609	700	0	1,872	sf	11,232	sf	47	61	29	0	457	0	1,278	sf	7,668	sf	1,415	sf	8,490	sf	
17	E1 (3 BR)	531	607	620	0	1,758	sf	29,986	sf	47	52	0	0	476	0	1,174	sf	19,958	sf	1,282	sf	21,794	sf	
4	E2 (3 BR)	531	615	628	0	1,774	sf	7,096	sf	0	56	52	0	476	0	1,190	sf	4,760	sf	1,298	sf	5,192	sf	
12	E3 (3 BR)	531	607	620	115	1,873	sf	22,476	sf	0	56	52	67	476	0	1,222	sf	14,664	sf	1,397	sf	16,764	sf	
4	E4 (3 BR)	531	615	628	115	1,889	sf	7,556	sf	0	56	52	67	476	0	1,238	sf	4,952	sf	1,413	sf	5,652	sf	
8	F1 (3 BR+Family)	544	656	560	560	2,320	sf	18,560	sf	0	84	24	47	459	72	1,634	sf	13,072	sf	1,789	sf	14,312	sf	
2	F2 (3 BR+Family)	544	673	576	560	2,353	sf	4,706	sf	0	84	24	47	459	72	1,667	sf	3,334	sf	1,822	sf	3,644	sf	
2	F3 (3 BR+Family)	541	648	570	570	2,329	sf	4,658	sf	0	92	16	47	456	84	1,634	sf	3,268	sf	1,789	sf	3,578	sf	
2	G1 (3 BR+Family)	595	623	562	0	1,780	sf	3,560	sf	72	36	24	0	337	154	1,157	sf	2,314	sf	1,289	sf	2,578	sf	
85																	108,506	sf	108,506	sf	120,306	sf		

Maximum FAR 1.38  
Proposed FAR 0.748

## SITE DATA

UNIT DENSITY		SITE COVERAGE CALC.		ACCESSORY CALC.		COVERED AREA CALC.						
Unit Count	Unit Type	Total Foot Print	Total Area	Accessory Area	Total Accessory Area	Covered Area	Total Covered Area					
2	A1 (3 BR+Den+Family)	675	1,350	sf	335	670	sf	130	260	sf	1	2
6	A2 (3 BR+Den)	675	4,050	sf	327	1,962	sf	130	780	sf	1	6
1	A3 (3 BR+Den)	699	643	sf	327	654	sf	178	178	sf	1	1
2	A4 (3 BR+Den)	719	1,438	sf	327	218	sf	218	436	sf	1	2
4	B1 (3 BR)	561	2,244	sf	460	1,840	sf	48	192	sf	1	4
4	B2 (3 BR)	561	2,244	sf	460	1,840	sf	48	192	sf	1	4
1	C1 (3 BR)	567	567	sf	462	462	sf	48	48	sf	1	1
6	D1 (3 BR)	563	3,378	sf	457	0	sf	0	0	sf	2	12
2	D2 (3 BR)	563	1,126	sf	457	914	sf	0	0	sf	2	4
6	D3 (3 BR)	563	3,378	sf	457	2,742	sf	0	0	sf	2	12
17	E1 (3 BR)	566	9,622	sf	476	8,092	sf	0	0	sf	2	34
4	E2 (3 BR)	566	2,264	sf	476	1,904	sf	0	0	sf	2	8
12	E3 (3 BR)	566	6,792	sf	476	5,712	sf	0	0	sf	2	24
4	E4 (3 BR)	566	2,264	sf	476	1,904	sf	0	0	sf	2	8
8	F1 (3 BR+Family)	637	5,096	sf	459	3,672	sf	72	576	sf	2	16
2	F2 (3 BR+Family)	637	1,214	sf	459	918	sf	72	144	sf	2	4
2	F3 (3 BR+Family)	653	1,306	sf	456	912	sf	84	168	sf	2	4
2	G1 (3 BR+Family)	595	1,190	sf	337	674	sf	154	308	sf	1	2
7	Electrical Closet	42x6+75	327	sf	0	0	sf	0	0	sf	0	0
D21	Block Plan Elevation Bldg 14		50,553	sf	37,941	sf	3,282	sf	148			
D22	Block Plan Bldg 15 & 16											
D23	Elevations Bldg 15 & 16											
D24-D25-D26	Site Sections											
D27-D28-D29-D30	Area Calculations											
D31	Conveyable Unit											
D32	Streetscapes											
D33-D34	Perspectives											

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REGISTERED ARCHITECT  
March 21, 2017  
FOUGERE INC.  
BRITISH COLUMBIA • ALBERTA • WASHINGTON  
202 - 2425 Quebec Street  
Vancouver, BC V5T 4L5  
fougererarchitecture.ca

Plan 2 May 3, 2017  
DP 15-694616

\* 4.5 M SETBACK ALONG  
EAST PROPERTY LINE  
BY VARIANCE

FRASER RIVER

4M WIDE  
PROP SRW

EASEMENT  
DIKE  
SRW

**PROVISION OF ACCESSIBILITY FEATURES  
"AGING-IN-PLACE" REQUIREMENTS  
ON ALL UNITS:**

- Entry doors minimum 855 mm clear opening (3'-0" swinging door spec.)
- Hallways minimum 900 mm width
- Door from garage to living area minimum 2'-10" (swinging door spec.)
- Blocking to bathrooms for installation of grab-bars
- Provision of lever door handles
- One window that can be opened with a single hand in the living room (bath, tub and shower)
- One window that can be opened with a single hand in one bedroom

**LEGEND:**

- LIVE PLANT
- PLAYING AREA
- PERMEABLE PAVER
- PAINTED
- OPEN SPACE

- FLOOD PLAIN LEVEL: 2.90 m
- DOOR TO DOOR GARBAGE AND RECYCLING PICKUP
- G3.30m
- \*
- Refer to Landscape

**SITE PLAN**

SCALE 1:250  
0 5 10 20m

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Plan 3 May 3, 2017  
DP 15-694616

DPP RESUBMISSION  
DP 15-694616  
MARCH 21, 2017

**FOUGERE**  
architecture inc.  
BRITISH COLUMBIA • ALBERTA • WASHINGTON  
202 - 2425 Quebec Street  
Vancouver, BC V5T 4B5  
604.673.3807  
fougerarchitecture.ca

PLAN#01

PROPS  
SRW

**PARC RIVIERA NEWS**

10199 River Drive for  
Parc Riviera Project Inc.

RIVER DRIVE

△ SHARED ACCESS  
EASEMENT  
PROP SRW

Surveied  
for Elevation

SRW

PARC RIVIERA  
PHASE I

BUILDING G

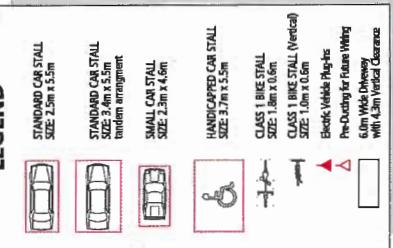
PARC RIVIERA  
DEU

△

## PARKING & BICYCLE DATA

Residential 2 Stall New 0.2 required Total Required	170 +17 187
Floor Space Required	170
On-site Bi-level Parking Requirements	107
Class 1: 1.25 stall/unit	17
Class 2: 1.0 stall/unit	17
Total Stall Required	135
Vertical Stalls	13
Total Provided	148
IC-Car stalls provided	1
Medium Size Loading Stall	1
Residential 2 Stalls Provided	17

## LEGEND

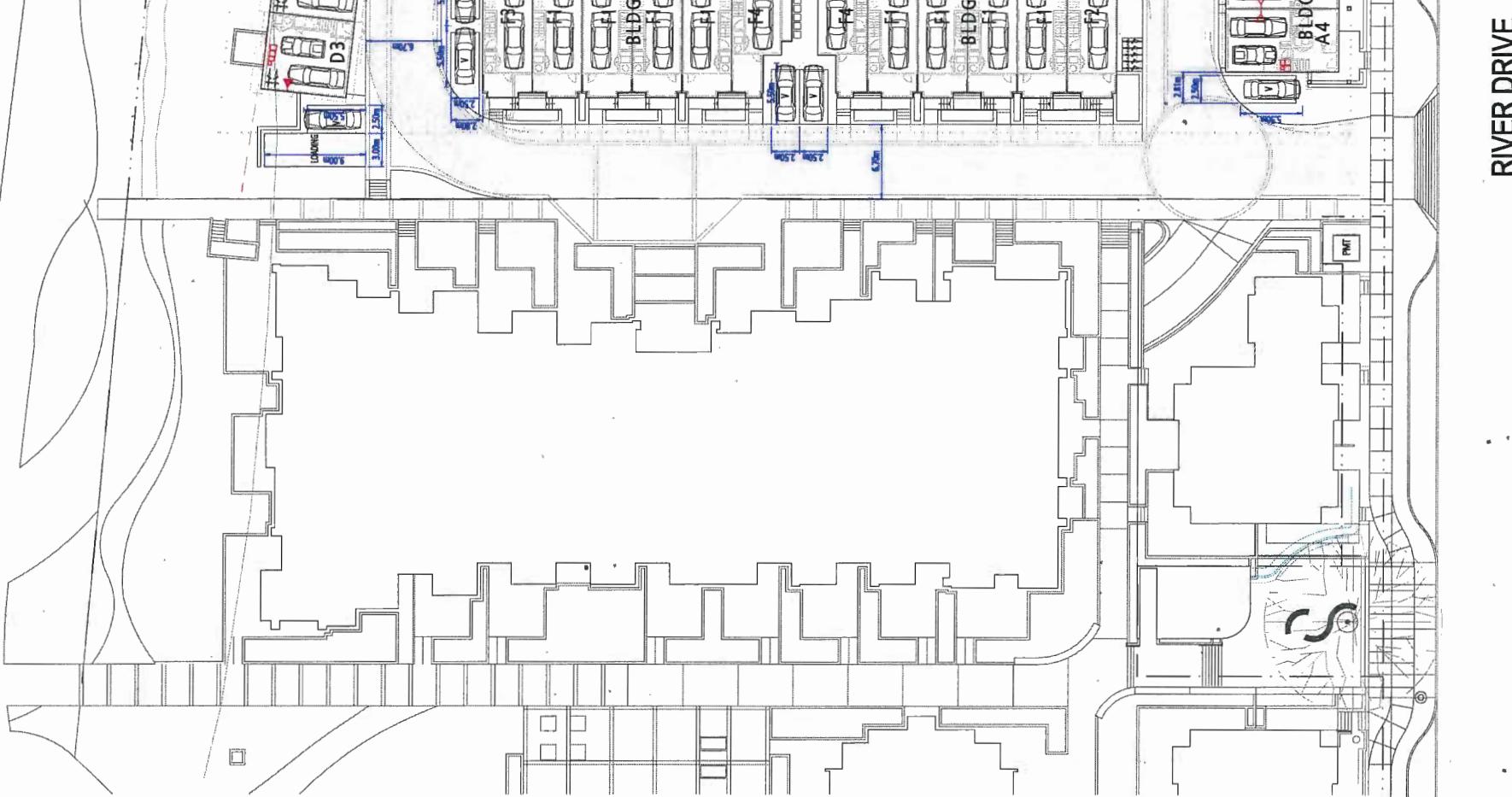


## PARKING PLAN

SCALE 1:250  
0 5 10 20m

FRASER RIVER  
NATURAL BOUNDARY

RIVER DRIVE



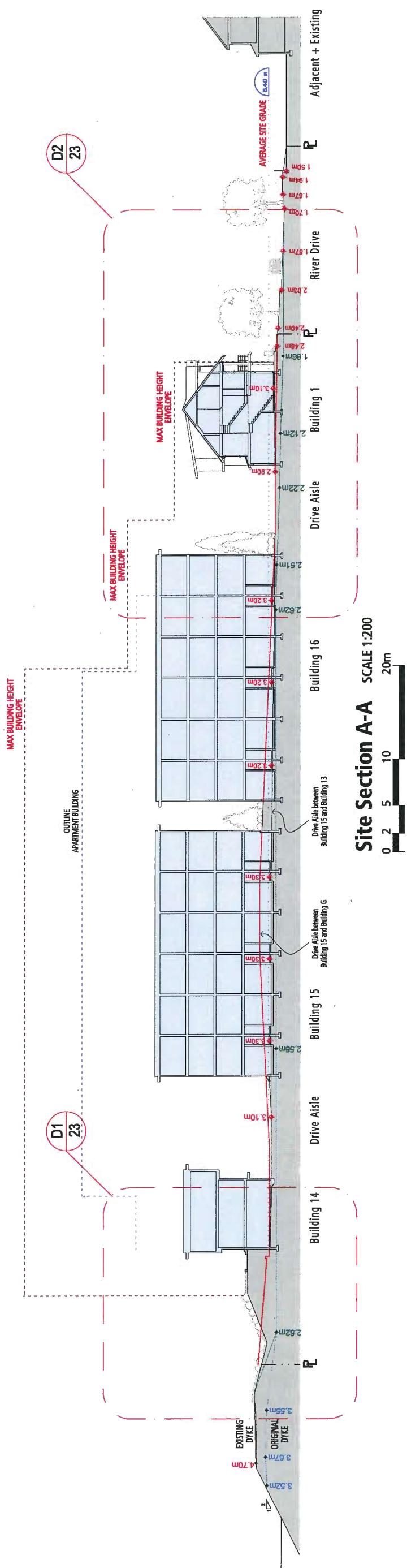
Plan 4 May 3, 2017  
DP 15-694616

DPP RESUBMISSION  
DP 15-694616  
MAY 03, 2017

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architecture inc.  
BRITISH COLUMBIA • ALBERTA • WASHINGTON  
202 – 2425 Queen Street  
Vancouver, BC V6T 4L5  
fougerearchitecture.ca

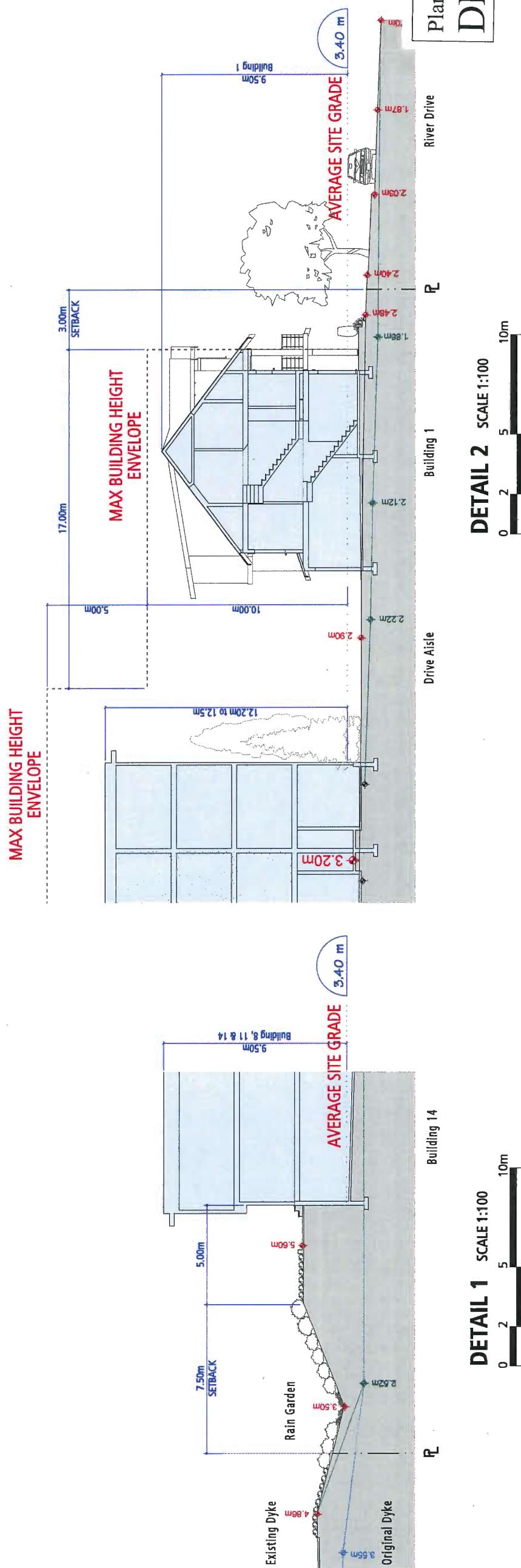
PLAN#02

**PARC RIVIERA NEWS**  
10199 River Drive #601  
Parc Riviera Project Inc.



**Site Section A-A** SCALE 1:200  
20m

SITE SECTION



DP 15-694616

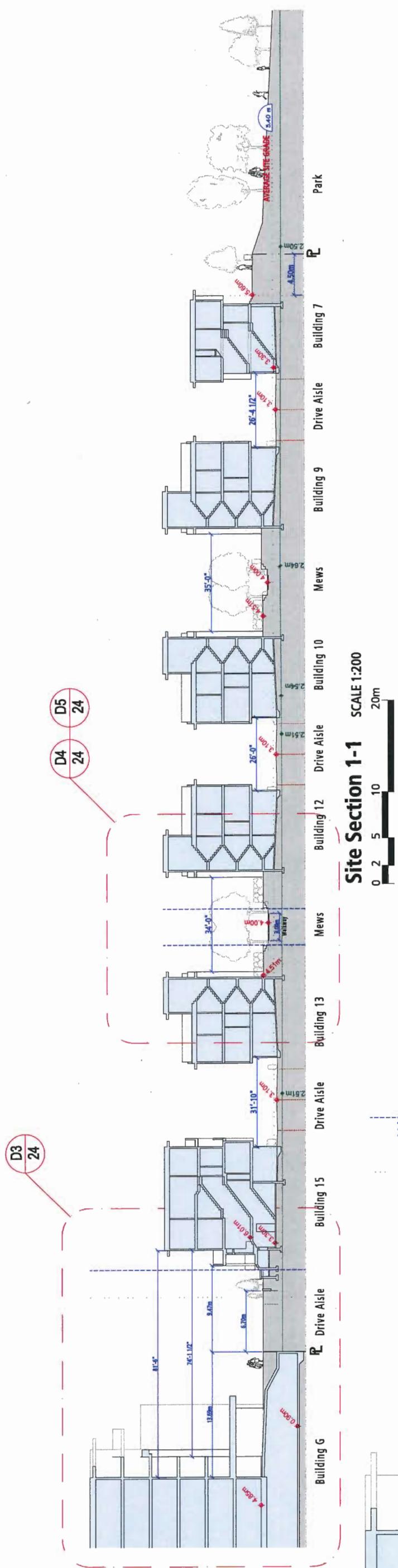
DPP RESUBMISSION  
DP 15-694616  
MAY 03, 2017



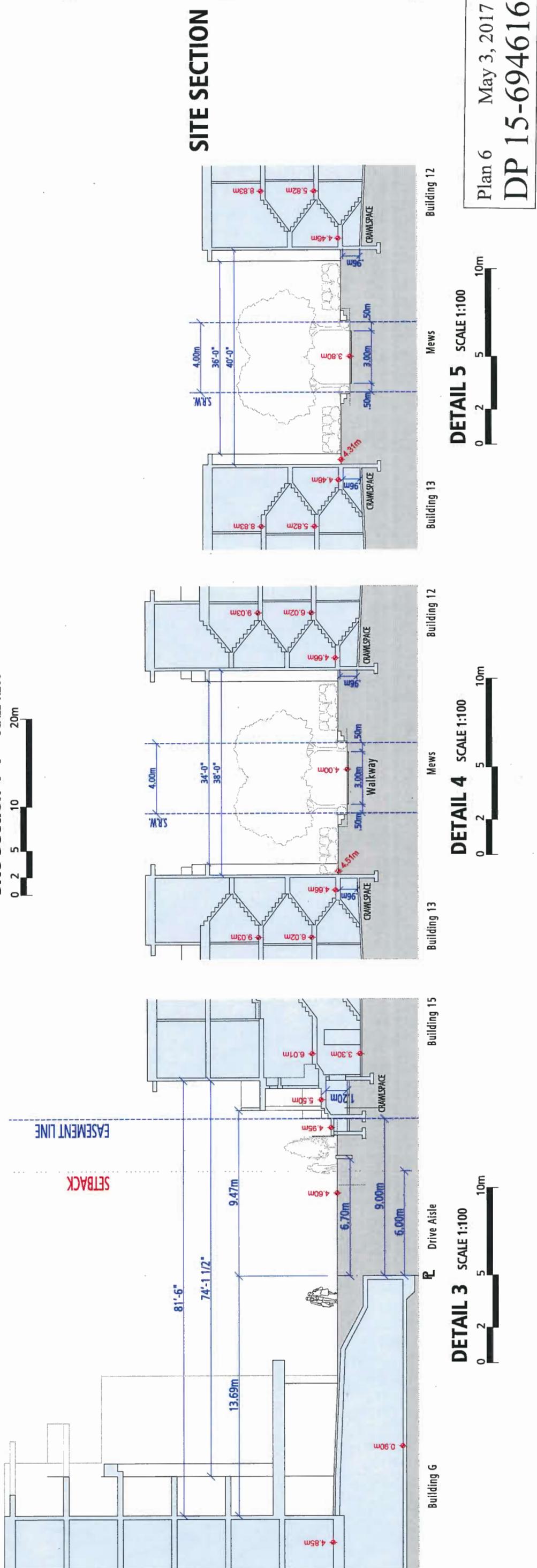
**FOUGERE** inc.  
BRITISH COLUMBIA • ALBERTA • WASHINGTON  
202 - 2425 Quay Street  
Vancouver, BC V6T 4L6  
604.873.2907  
[fougerearchitecture.ca](http://fougerearchitecture.ca)

# **PARC RIVIERA MEWS**

10199 River Drive for  
Parc Riviera Project Inc.



SITE SECTION



**PARC RIVIERA MEWS**

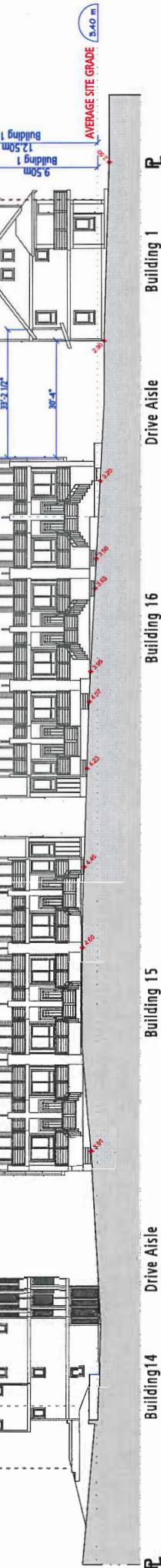
10199 River Drive for  
Parc Riviera Project Inc.

PLAN#25



Plan 7 May 3, 2017  
**DP 15-694616**

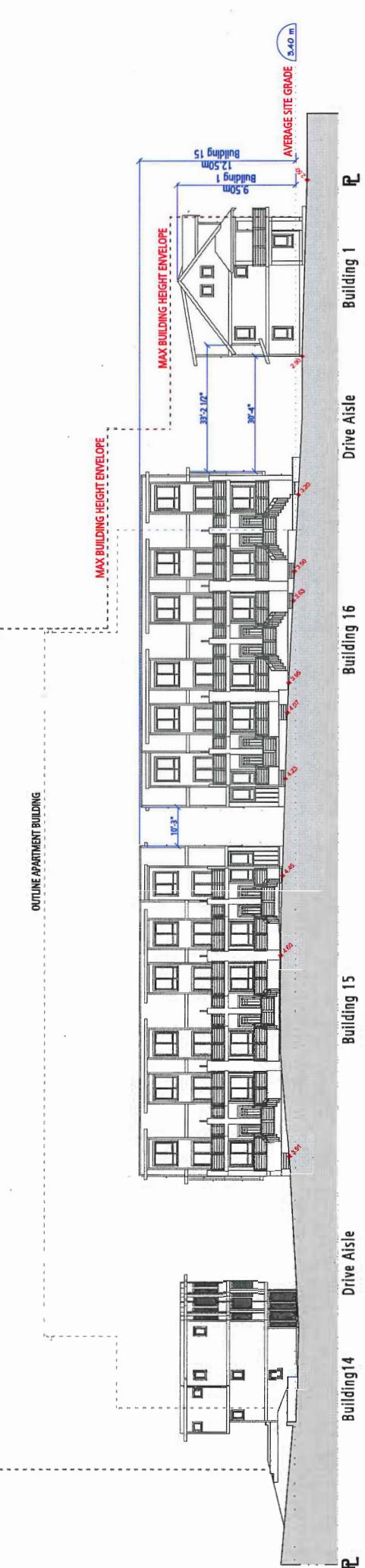
### Site Section D-D



### SITE SECTION

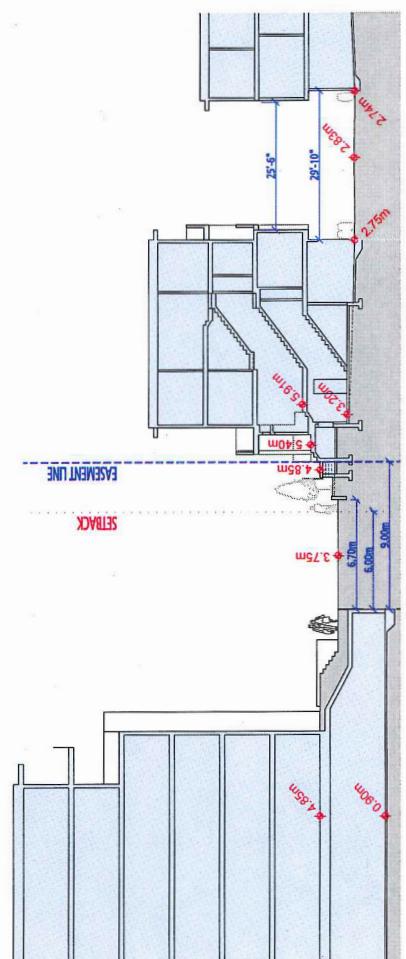
MAX BUILDING HEIGHT ENVELOPE

OUTLINE APARTMENT BUILDING



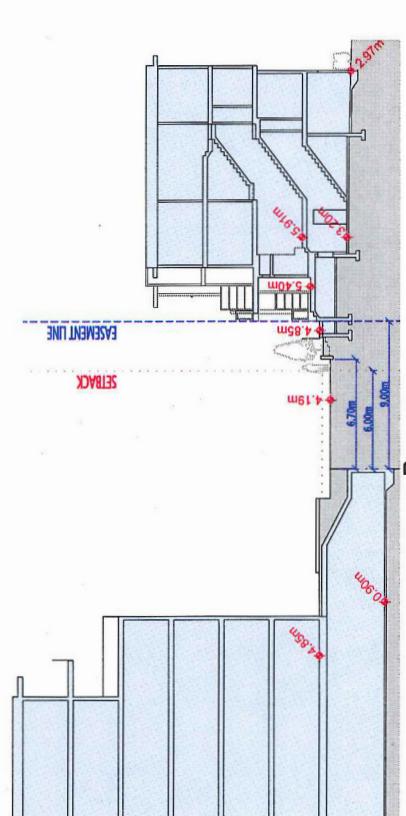
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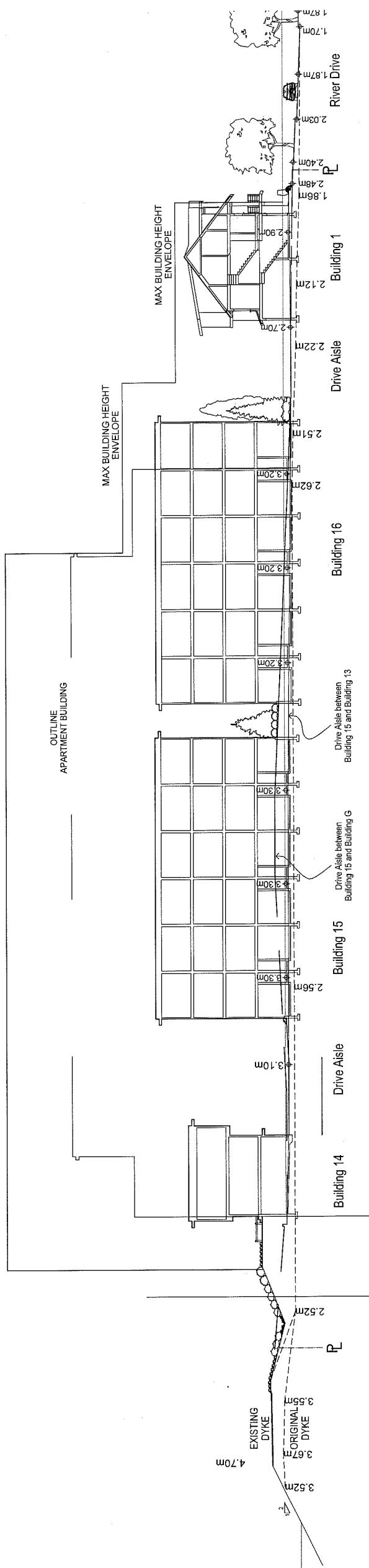
Building G Drive Aisle Building 16 Drive Aisle Building 13



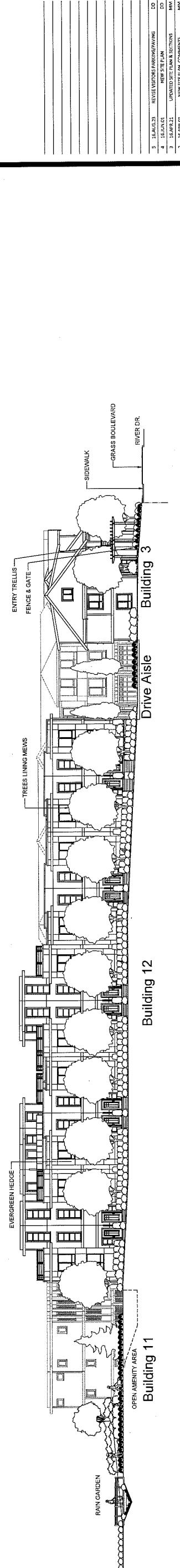
### Site Section 2

Building G Drive Aisle Building 16 Drive Aisle

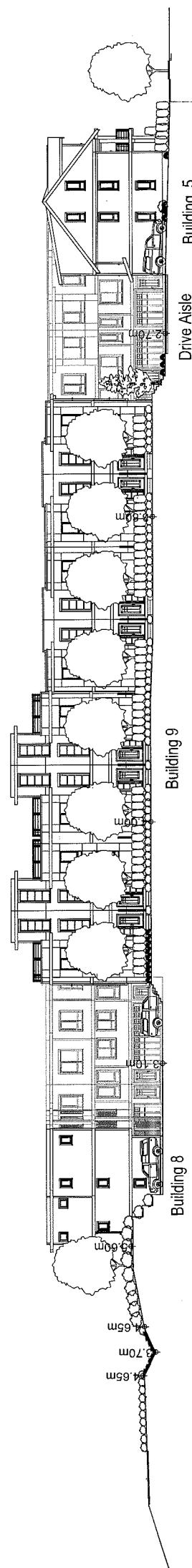




Site Section A-A



Site Section B-B



Cite Section C

Plan 8 May 3, 2017  
DP 15-694616

卷之三

LANDSCAPE  
SECTIONS

DATE: 15 NOV 16 DRAWING NUMBER: 1

DATE: 13.FEB.18 NUMBER: 1

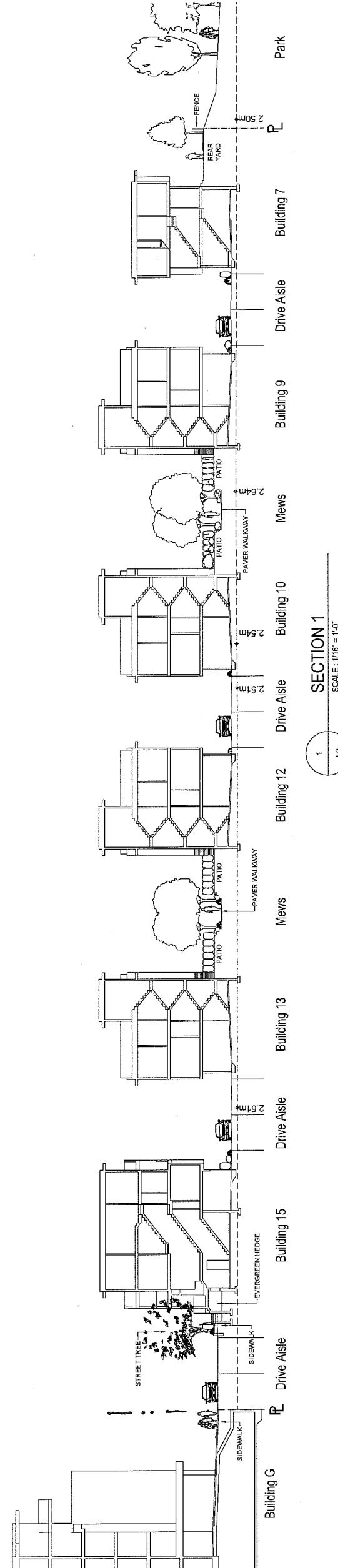
SCALE: 1/16"=1'-0"

DRAWN: DO

DESIGN: MCY

OE 13

ט' ט' ט' ט'



NO.	DATE	REVISION DESCRIPTION
5	16-AUG-16	REVISE YARD FENCE & PAVING
4	15-JUN-16	NEW SITE PLAN
3	16-AUG-16	UPDATED SITE PLAN & SECTIONS
2	16-APR-16	NEW SITE PLAN, COMMENTS
1	15-FEB-16	NEW SITE PLAN
		MNC/CD
		DR.

CLIENT:  
DAVA DEVELOPMENTS

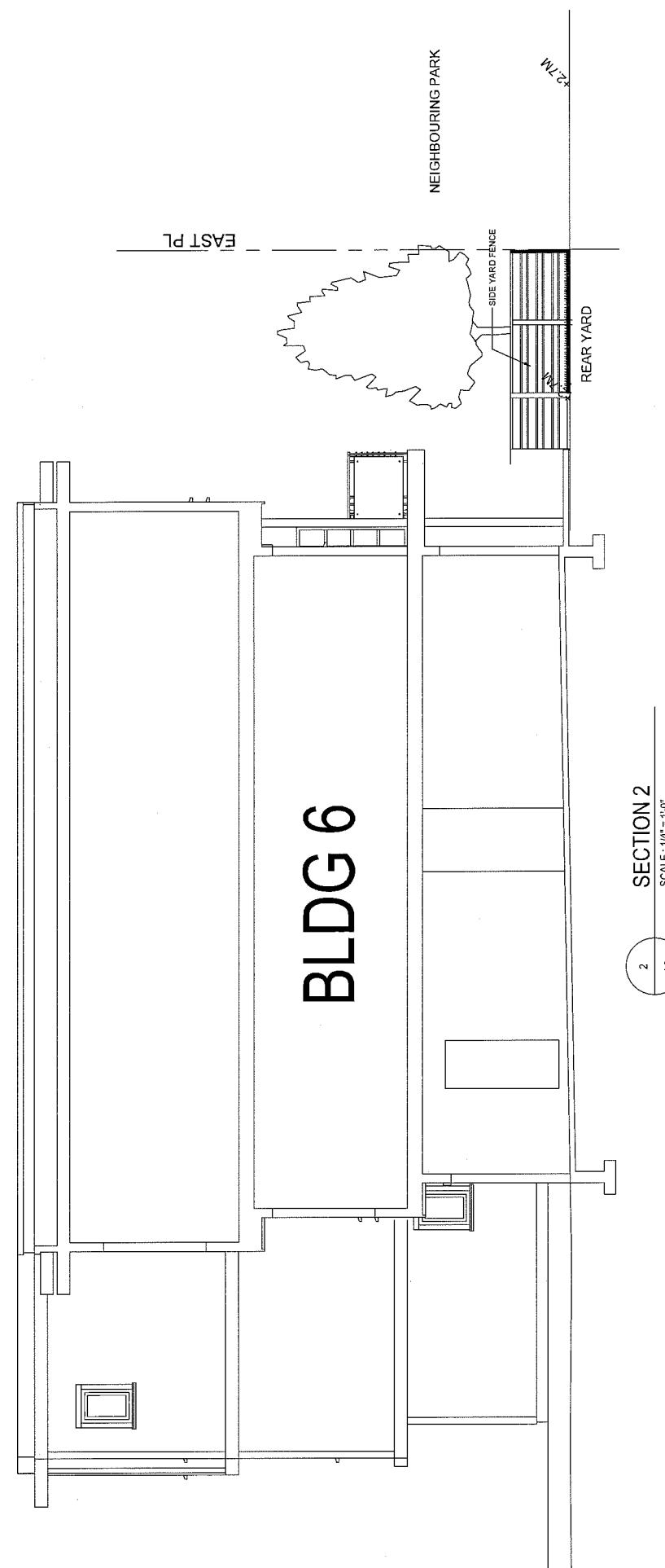
PROJECT:

Plan 9 May 3, 2017  
DP 15-694616

LANDSCAPE  
SECTIONS

DATE:	SCALE:	DRAWING NUMBER:
15-FEB-16	AS NOTED	
DO	DO	
MCY	DESIGN:	
MCY	CHK:	
	OF 13	

**3j**





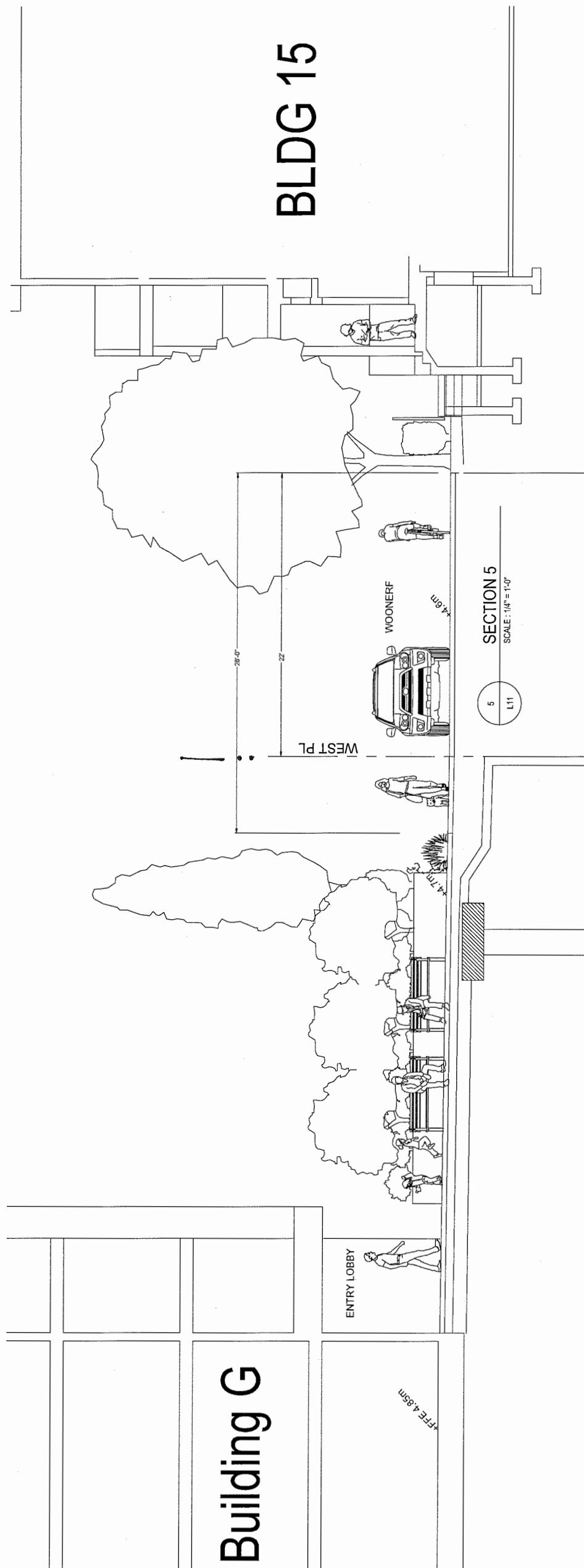


Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 0S9  
p: 604 294-0011 ; f: 604 294-0022

SEAL:

# Building G

# BLDG 15



5 16-AUG-13 REVISE WALKWAYS/PARKING  
4 16-JUN-13 NEW SIDE PLN  
3 16-APR-11 UPDATE SET PLN & SECTION  
2 16-APR-11 NEW SIDE PLN CONCRETS  
1 15-FEB-10 NEW SIDE PLN  
NO. DATE REVISION DESCRIPTION DR.  
CLIENT: DAVA DEVELOPMENTS

PROJECT:

Plan 11 May 3, 2017  
DP 15-694616

## LANDSCAPE SECTIONS

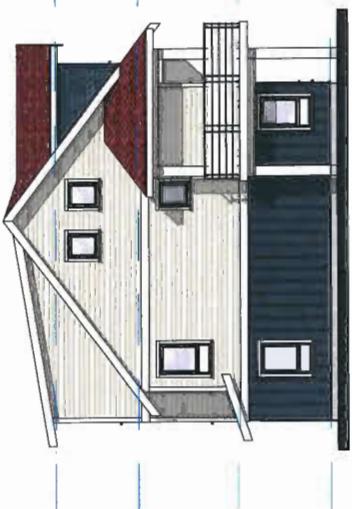
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DESIGN: MCY  
CHKD: MCY  
OF 13



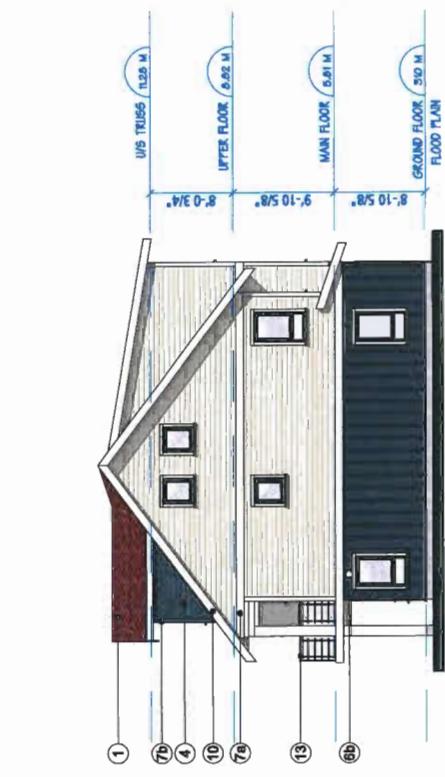
## BUILDING 1 - NORTH ELEVATION



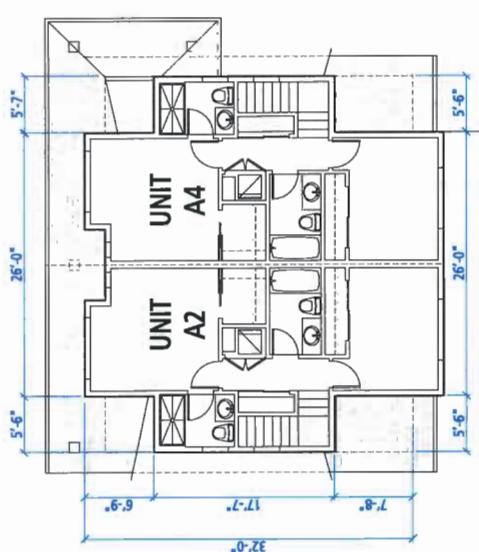
BUILDING 1 - SOUTH ELEVATION



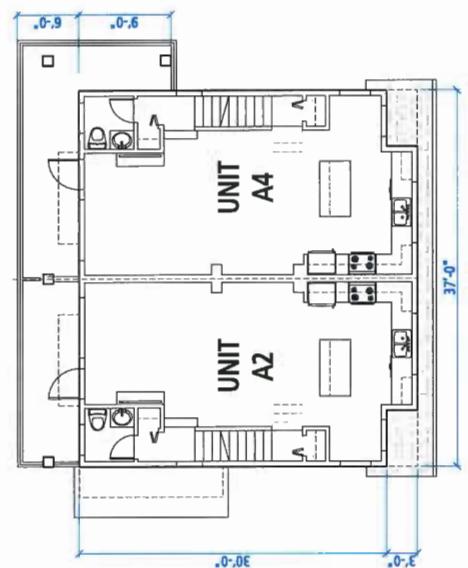
BUILDING 1 - WEST ELEVATION



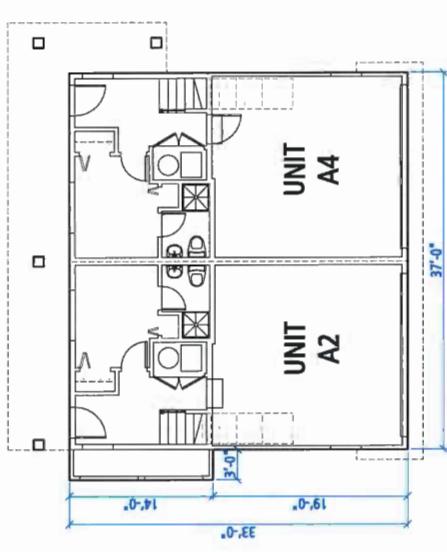
## BL III DINING 1 - EAST ELEVATION



BUILDING 1 - UPPER FLOOR



BUILDING 1 - MAIN FLOOR



BUILDING 1 - GROUND FLOOR

PROVISION OF ACCESSIBILITY FEATURES	
"AGING-IN-PLACE" REQUIREMENTS ON ALL UNITS:	
2D EASY TRIM	SHERWIN WILLIAMS - SW 2822 Downing Sand
3 HARDIE PLANK LAP SIDING	JAMES HARDIE - Sandstone Beige
4 HARDIE SLICE SIDING	JAMES HARDIE - Evening Blue
5 WOOD SIDING	Sherwin Williams - Natural Stone
6a BOARD AND BATTEN	JAMES HARDIE Panel (vertical slat) - Sandstone Beige
6b BOARD AND BATTEN	JAMES HARDIE Panel (vertical slat) - Evening Blue
7a WOOD TRIM	SHERWIN WILLIAMS - SW 6140 Matisse White
7b WOOD TRIM	SHERWIN WILLIAMS - SW 6251 Oxtongue
7c WOOD TRIM	SHERWIN WILLIAMS - SW 6120 Black Fox
8a WINDOW TRIM	SHERWIN WILLIAMS - SW 6140 Matisse White
8b WINDOW TRIM	SHERWIN WILLIAMS - SW 7020 Black Fox
9 VINYL WINDOW	Black
10 FACIA	SHERWIN WILLIAMS - SW 6140 Matisse White
11a ENTRY DOOR	Black
11b SECONDARY DOOR	SHERWIN WILLIAMS - SW 6140 Matisse White
12 GARAGE DOOR	Black
13 METAL RAILING FRAME	Black
14 SOFFIT	to match with wood trim

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Plan 12 May 3, 2017  
**DP 15-694616**

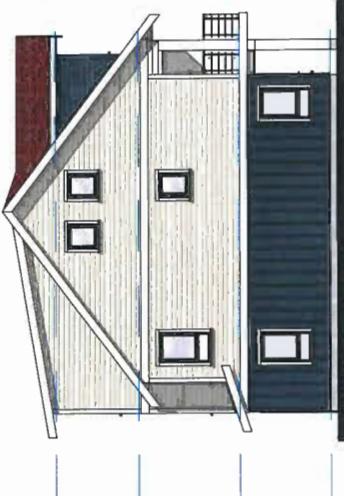
10199 River Drive for  
Parc Riviera Project Inc.



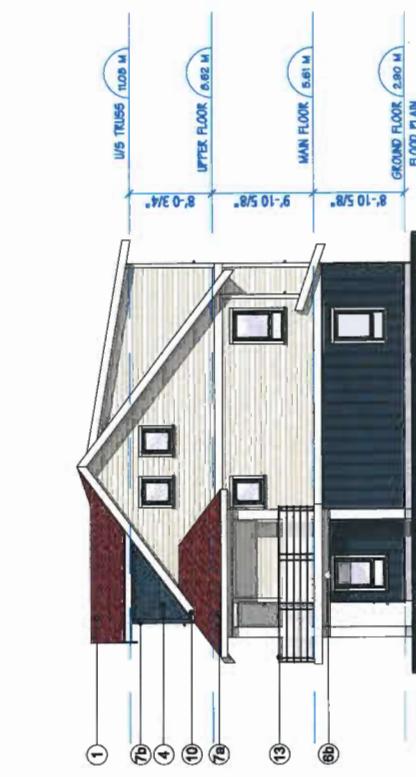
**BUILDING 5 - NORTH ELEVATION**



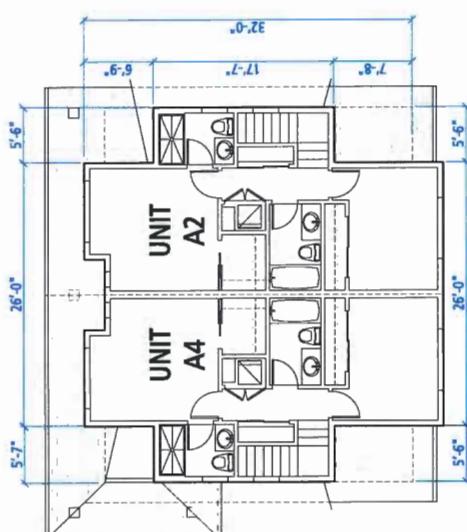
**BUILDING 5 - SOUTH ELEVATION**



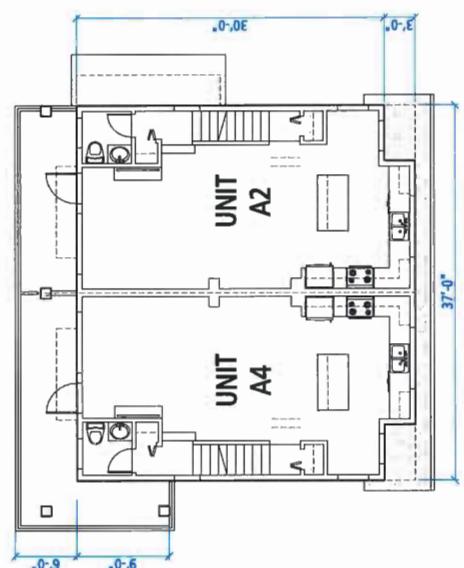
**BUILDING 5 - WEST ELEVATION**



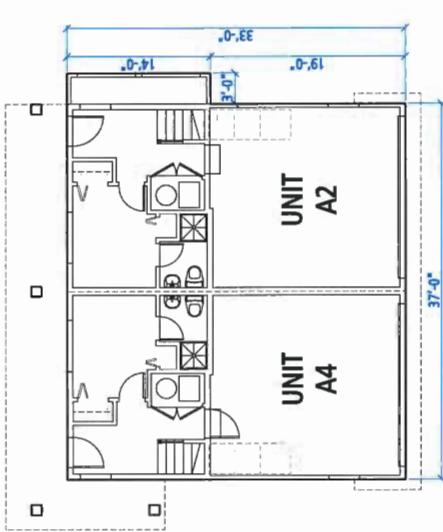
**BUILDING 5 - EAST ELEVATION**



**BUILDING 5 - UPPER FLOOR**



**BUILDING 5 - MAIN FLOOR**



**BUILDING 5 - GROUND FLOOR**

**PROVISION OF ACCESSIBILITY FEATURES  
ON ALL UNITS:**

- Entry doors minimum 855 mm clear opening (3-d° swinging door spec.)
- Hallways minimum 900 mm width (swinging door spec.)
- Blocking to bathrooms for installation of grab-bars (toilet, tub and shower)
- Provision of lever door handles
- One window that can be opened with a single hand in the living room
- One window that can be opened with a single hand in one bedroom
- One window that can be opened with a single hand in one bedroom

**EXTERIOR FINISHES SCHEDULE**

1	ROOF SHINGLES	IIO, River Red asphalt Shingle
2a	EAST TRIM	SHERWIN WILLIAMS - SW 6102 Coastal Plain
2b	EAST TRIM	SHERWIN WILLIAMS - SW 2822 Dovetail Sand
3	HARDIE PLANK LAP SIDING	JAMES HARDIE - Sandstone Beige
4	HARDIE SINGLE SIDING	JAMES HARDIE - Evening Blue
5	WOOD SIDING	Sandwood Natural Siding
6a	BOARD AND BATTEN	JAMES HARDIE Panel (vertical slat) - Sandstone Beige
6c	BOARD AND BATTEN	JAMES HARDIE Panel (vertical slat) - Countryman Red
7a	WOOD TRIM	SHERWIN WILLIAMS - SW 6140 Madeline White
7b	WOOD TRIM	SHERWIN WILLIAMS - SW 6251 Chardonnay
7c	WOOD TRIM	SHERWIN WILLIAMS - SW 7020 Black Fox
8a	WINDOW TRIM	SHERWIN WILLIAMS - SW 6140 Madeline White
8b	WINDOW TRIM	SHERWIN WILLIAMS - SW 7020 Black Fox
9	VANT. WINDOW	Black
10	FACIA	SHERWIN WILLIAMS - SW 6140 Madeline White
11a	ENTRY DOOR	Black
11b	SECONDARY DOOR	SHERWIN WILLIAMS - SW 6140 Madeline White
12	GARAGE DOOR	Edge Black
13	METAL RAILING FRAME	Black
14	SOFFIT	to match with wood trim

**PARC RIVIERA NEWS**

10199 River Drive for  
Parc Riviera Project Inc.

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Plan 13 May 3, 2017  
**DP 15-694616**

DPP RESUBMISSION  
DP 15-694616  
FEBRUARY 10, 2017

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architecture inc.  
BRITISH COLUMBIA / ALBERTA / WASHINGTON  
604.873.3907  
fougerearchitecture.ca

**BLOCK PLANS**

SCALE 1:100  
0 1 2 3 5 10m

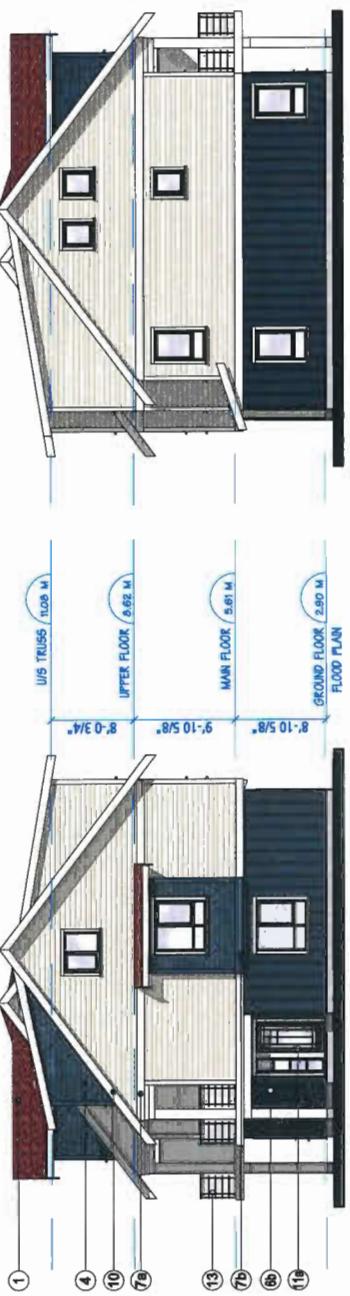
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202-2425 Quebec Street  
Vancouver, BC V5T 4L7  
fougerearchitecture.ca



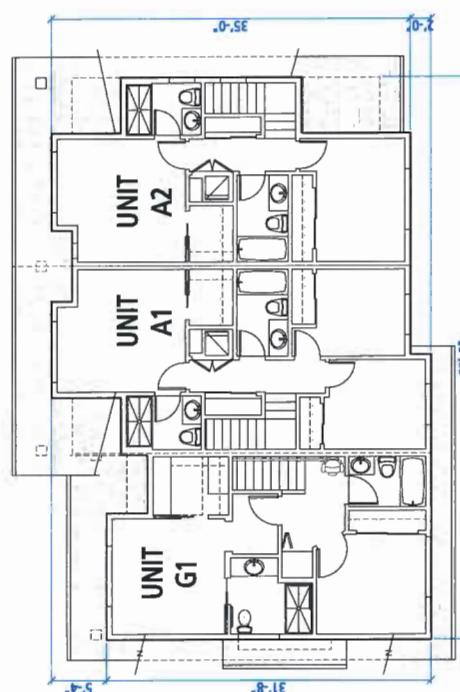
**BUILDING 2 (3 Mirrored) - EAST ELEVATION**



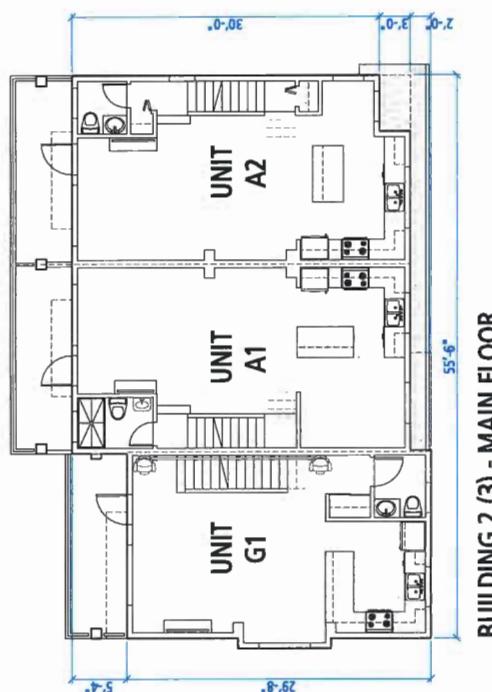
**BUILDING 2 (3 Mirror) - WEST ELEVATION**



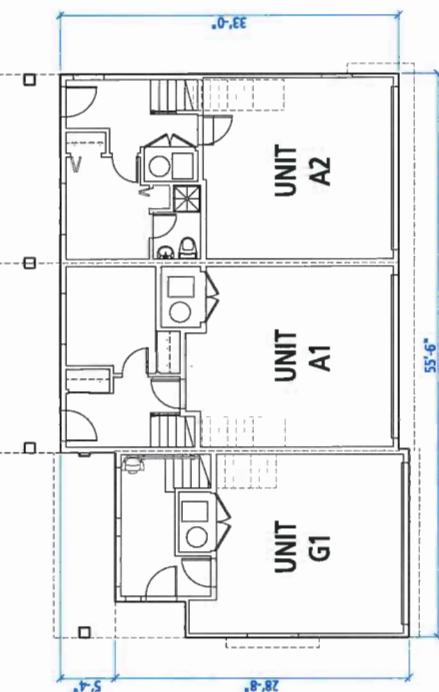
**BUILDING 2 (3 Mirrored) - SOUTH ELEVATION**



**BUILDING 2 (3) - UPPER FLOOR**



**BUILDING 2 (3) - MAIN FLOOR**



**BUILDING 2 (3) - GROUND FLOOR**

PROVISION OF ACCESSIBILITY FEATURES 'AGING-IN-PLACE' REQUIREMENTS ON ALL UNITS:	
- Entry doors minimum 855 mm clear opening (3-0" swinging door aspect.)	
- Hallways minimum 900 mm width	
- Door from garage to living area minimum 2-10" (swinging door spec.)	
- Blocking to bathtubs, for installation of grab-bars (tub and shower)	
- Provision of lever door handles	
- One window that can be opened with a single hand in the living room	
- One window that can be opened with a single hand in one bedroom	
Black	

EXTERIOR FINISHES SCHEDULE	
1 ROOF SHINGLES	ILO, Raven Red asphalt Shingle
2a EASY TRIM	SHERWIN WILLIAMS- SW 6182 Coated Pearl
2b EASY TRIM	SHERWIN WILLIAMS- SW 2822 Dovetail Sand
3 HARDE PLANK LAP SIDING	JAMES HARDIE- Sandstone Beige
4 HARDE SHINGLE SIDING	JAMES HARDIE- Evening Blue
5 WOOD SIDING	Sandstone and Natural Staining
6a BOARD AND BATTEN	JAMES HARDIE Panel (vertical siding) - Sandstone Beige
6b BOARD AND BATTEN	JAMES HARDIE Panel (vertical siding) - Country Lane Red
7a WOOD TRIM	SHERWIN WILLIAMS- SW 6140 Madeline White
7b WOOD TRIM	SHERWIN WILLIAMS- SW 6251 Oldstone
7c WOOD TRIM	SHERWIN WILLIAMS- SW 7020 Black Fox
8a WINDOW TRIM	SHERWIN WILLIAMS- SW 6140 Madeline White
8b WINDOW TRIM	SHERWIN WILLIAMS- SW 7020 Black Fox
9 VINYL WINDOW	Black
10 FAÇADE	SHERWIN WILLIAMS- SW 6140 Madeline White
11a ENTRY DOOR	Black
11b SECONDARY DOOR	Beige
12 GARAGE DOOR	Black
13 METAL RAILING FRAME	to match with wood trim
14 SOFFIT	

Plan 14 May 3, 2017  
**DP 15-694616**

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**Plan#05**  
202-2423 Quebec Street  
Vancouver, BC V5T 4L6

**BLOCK PLANS**

SCALE 1:100  
0 1 2 3 5 10m

**PARC RIVIERA NEWS**

10199 River Drive for  
Parc Riviera Project Inc.



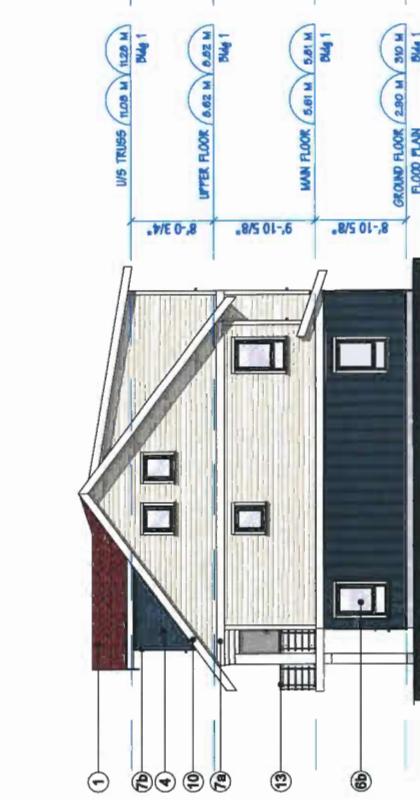
**BUILDING 4 - NORTH ELEVATION**



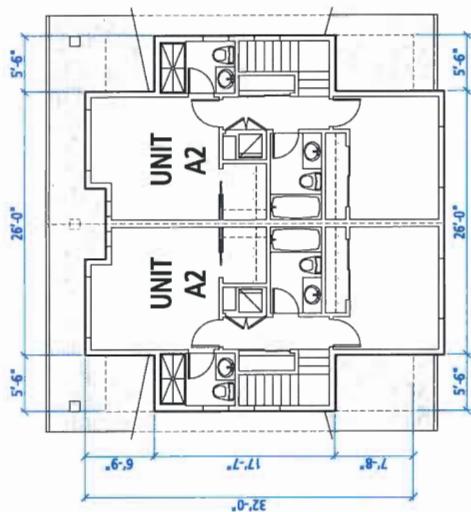
**BUILDING 4 - SOUTH ELEVATION**



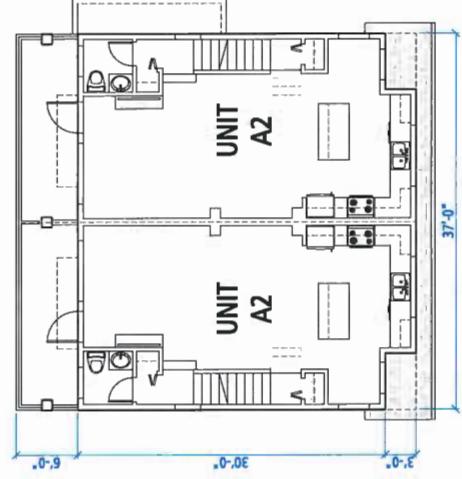
**BUILDING 4 - WEST ELEVATION**



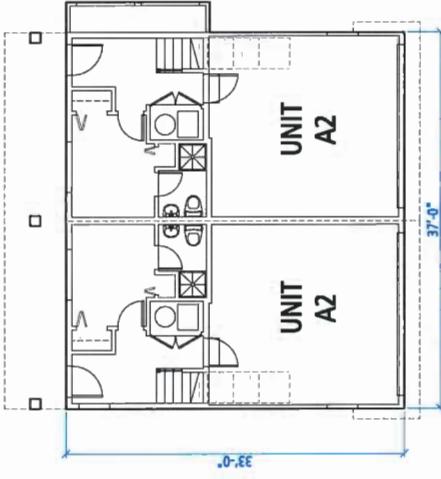
**BUILDING 4 - EAST ELEVATION**



**BUILDING 4 - UPPER FLOOR**



**BUILDING 4 - MAIN FLOOR**



**BUILDING 4 - GROUND FLOOR**

EXTERIOR FINISHES SCHEDULE	
1	ROOF SHINGLES
2a	EAST TRIM
2b	EAST TRIM
3	HARDIE PLANK LAP SIDING
4	HARDIE SINGLE SIDINGS
5	WOOD SIDING
6a	BOARD AND BATTEN
6b	BOARD AND BATTEN
7a	WOOD TRIM
7c	WOOD TRIM
8a	WINDOW TRIM
8b	VINYL WINDOW
9	FACIA
10	ENTRY DOOR
11a	SECONDARY DOOR
12	GARAGE DOOR
13	METAL RAILING FRAME
14	SOFFIT
ILO: Riviera Red asphalt Shingles	
SHERWIN WILLIAMS - SW 6102 Coastal Plain	
SHERWIN WILLIAMS - SW 2022 Dovetail Sand	
JAMES HARDIE - Sandstone Beige	
JAMES HARDIE - Evening Blue	
Sawmillwood Natural Siding	
JAMES HARDIE Panel (vertical siding) - Sandstone Beige	
JAMES HARDIE Panel (vertical siding) - Evening Blue	
JAMES HARDIE Panel (vertical siding) - Mandarin White	
SHERWIN WILLIAMS - SW 6251 Obsidian	
SHERWIN WILLIAMS - SW 7020 Black Fox	
SHERWIN WILLIAMS - SW 6140 Mandarin White	
SHERWIN WILLIAMS - SW 7020 Black Fox	
SHERWIN WILLIAMS - SW 6140 Mandarin White	
Black	
Sherwin Williams - SW 6140 Mandarin White	
Beige	
Black	
to match with wood trim	

PROVISION OF ACCESSIBILITY FEATURES  
'AGING-IN-PLACE' REQUIREMENTS  
ON ALL UNITS:

- Entry doors minimum 855 mm clear opening (3'-0" swinging door spec.)
- Hallways minimum 800 mm width.
- Door from garage to living area minimum 2'-10" (swinging door spec.)
- Blocking to bathroom for installation of grab-bars (toilet, tub and shower)
- Provision of lever door handles
- One window that can be opened with a single hand in the living room
- One window that can be opened with a single hand in one bedroom

Plan 15

May 3, 2017

DP 15-694616

DPP RESUBMISSION

DP 15-694616

FEBRUARY 10, 2017

RECEIVED & INDEXED • VICTORIA

DESIGNED & DRAWN • VICTORIA

BY BRITISH COLUMBIA - ALBERTA - WASHINGTON

604.873.2807

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BRITISH COLUMBIA - ALBERTA - WASHINGTON  
604.873.2807  
fougererarchitecture.ca

**BLOCK PLANS**

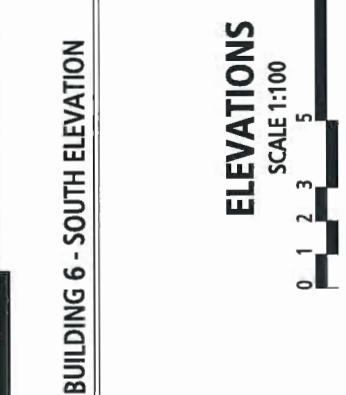
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**PARC RIVIERA NEWS**

10199 River Drive for  
Parc Riviera Project Inc.

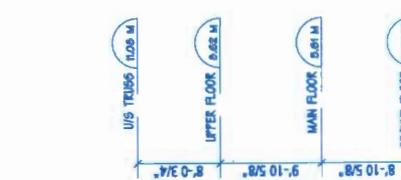
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DP 15-694616



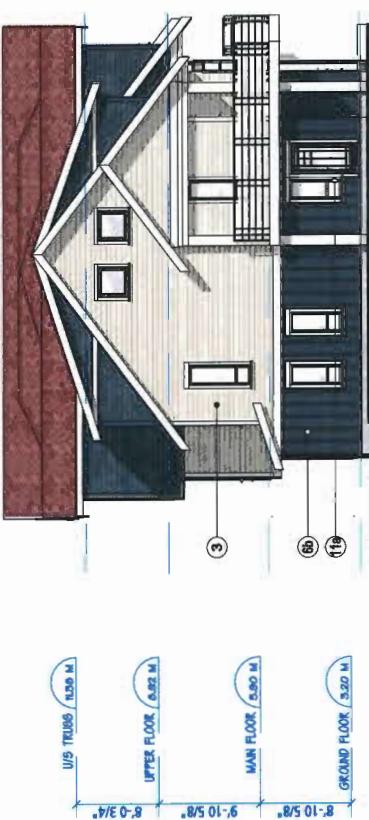
**PARC RIVIERA NEWS**  
10199 River Drive for  
Parc Riviera Project Inc.

EXTERIOR FINISHES SCHEDULE	
1	ROOF SHINGLES
1a	Riven Red Asphalt Shingles
1b	SHERWIN WILLIAMS - SW 6162 Coastal Palm
2a	EAST TRIM
2b	SHERWIN WILLIAMS - SW 2222 Dovetail Sand
3	HARDIE PLANK LAP SIDING
3a	JAMES HARDIE - Sandstone Beige
4	HARDIE SHINGLE SIDING
4a	JAMES HARDIE - Enviro Blue
5	WOOD SIDING
5a	Satin/Wood Natural Stain
6	BOARD AND BATTEN
6a	JAMES HARDIE Panel (vertical siding) - Enviro Blue
6b	JAMES HARDIE Panel (vertical siding) - Countryman Red
7a	SHERWIN WILLIAMS - SW 6140 Minkade White
7b	SHERWIN WILLIAMS - SW 2251 Outrempance
7c	SHERWIN WILLIAMS - SW 7020 Black Fox
8a	SHERWIN WILLIAMS - SW 6140 Minkade White
8b	SHERWIN WILLIAMS - SW 7020 Black Fox
9	VINYL WINDOW
10	FADA
11a	ENTRY DOOR
11b	SHERWIN WILLIAMS - SW 6140 Minkade White
12	GARAGE DOOR
13	METAL RAILING FRAME
14	SOFFIT
	Black
	Black
	to be match with wood trim

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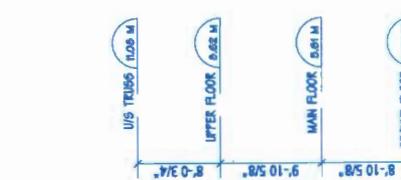


BUILDING 6 - WEST ELEVATION

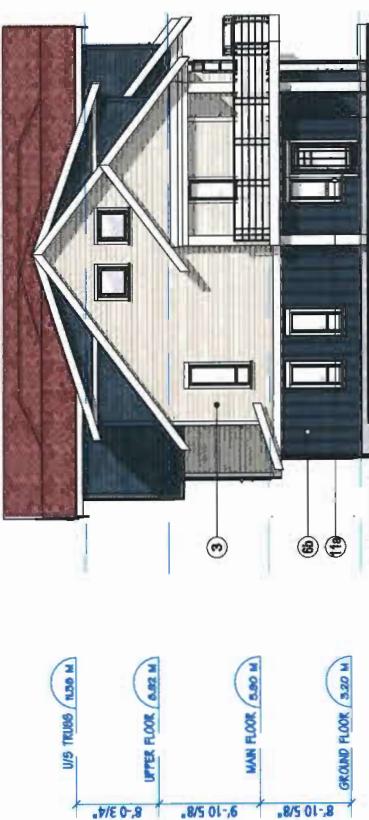


BUILDING 6 - NORTH ELEVATION

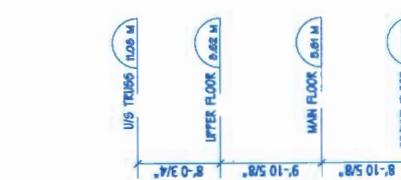
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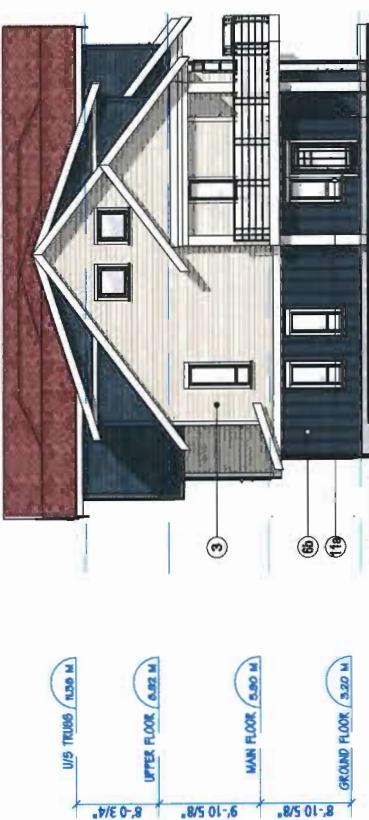
BUILDING 6 - SOUTH ELEVATION



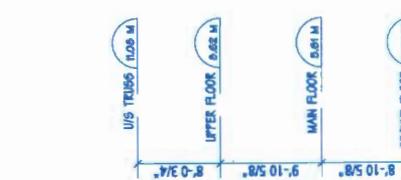
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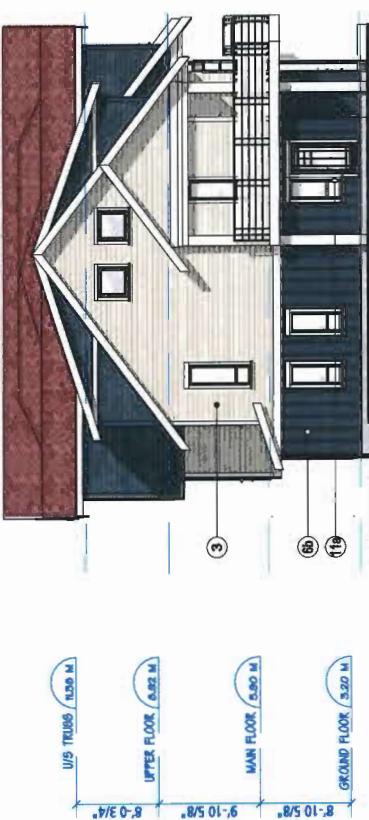
BUILDING 6 - EAST ELEVATION



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BUILDING 6 - EAST ELEVATION

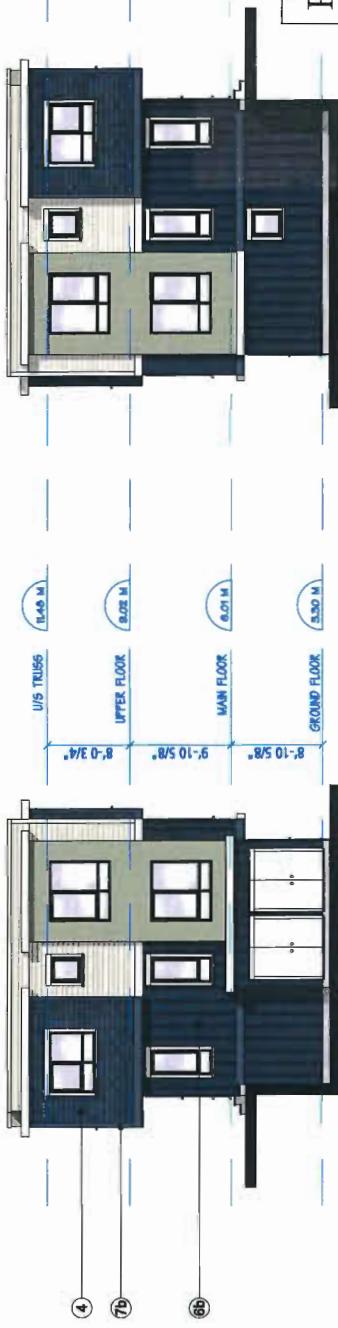




BUILDING 7 - EAST ELEVATION



BUILDING 7 - WEST ELEVATION



BUILDING 7 - SOUTH ELEVATION

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Plan 17 May 3, 2017  
DP 15-694616

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FEBRUARY 10, 2017

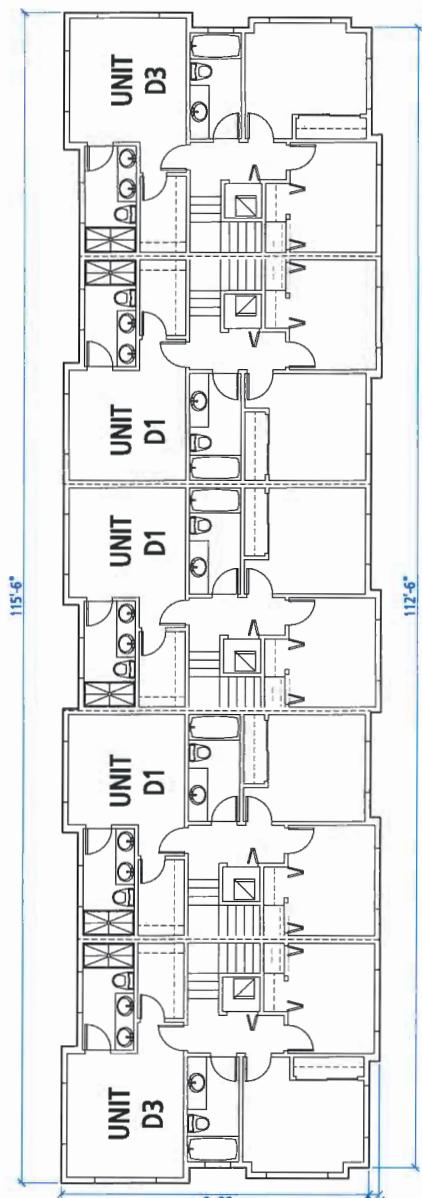
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architecture inc.  
BRITISH COLUMBIA • ALBERTA • WASHINGTON  
202 - 2425 Quebec Street  
Vancouver, BC V5T 4L6  
604.873.2907  
fougerarchitecture.ca

### BLOCK PLANS

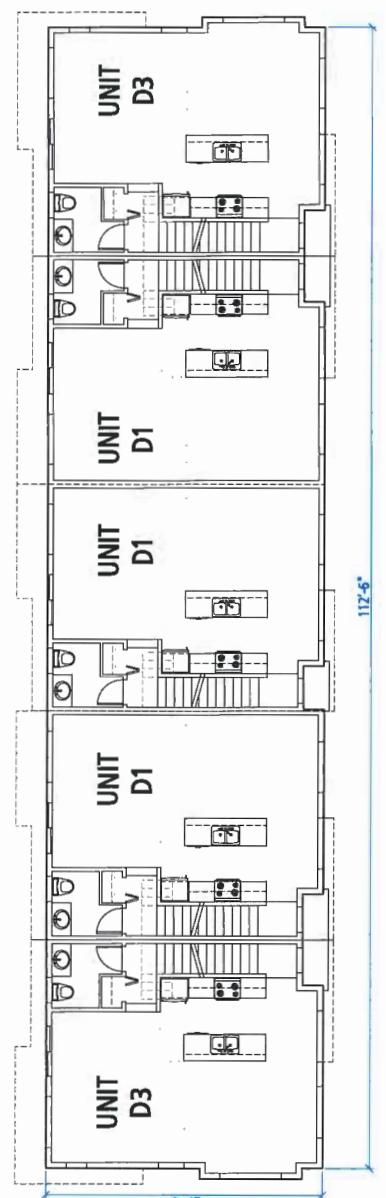
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### PARC RIVIERA NEWS

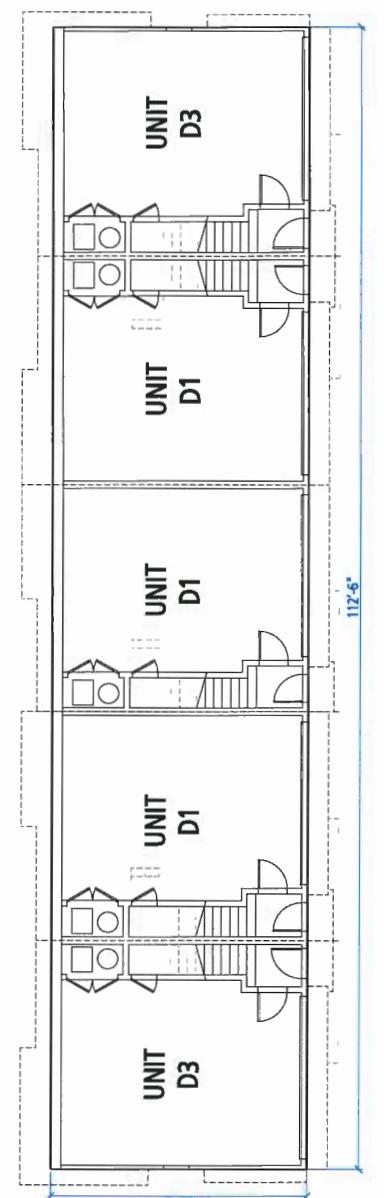
10199 River Drive for  
Parc Riviera Project Inc.



BUILDING 7 - UPPER FLOOR



BUILDING 7 - MAIN FLOOR



BUILDING 7 - GROUND FLOOR

EXTERIOR FINISHES SCHEDULE  
PROVISION OF ACCESSIBILITY FEATURES  
"AGING-IN-PLACE" REQUIREMENTS  
ON ALL UNITS:

- Entry doors minimum 855 mm clear opening (3'-0" swinging door spec.)
- Door from garage to living area minimum 2'-10" (swinging door spec.)
- Blocking to bathrooms for installation of grab-bars (toilet, tub and shower)
- Provision of lever door handles
- One window that can be opened with a single hand in the living room
- One window that can be opened with a single hand in one bedroom

1	ROOF SHINGLES	IKO Rhinex Red asphalt Shingle
2a	EASY TRIM	SHERWIN WILLIAMS - SW 6102 Coastal Plain
2b	EASY TRIM	SHERWIN WILLIAMS - SW 2622 Downing Sand
3	HARDIE PLANK LAP SIDING	JAMES HARDIE - Sandstone Beige
4	HARDIE SHINGLE SIDING	JAMES HARDIE Panel (vertical siding) - Evening Blue
5	WOOD SIDING	Sherwin-Wood Nature Siding
6a	BOARD AND BATTEN	JAMES HARDIE Panel (vertical siding) - Evening Blue
6b	BOARD AND BATTEN	JAMES HARDIE Panel (vertical siding) - Countrygate Red
6c	BOARD AND BATTEN	JAMES HARDIE Panel (vertical siding) - Countrygate Red
7a	WOOD TRIM	SHERWIN WILLIAMS - SW 6140 Madeline White
7b	WOOD TRIM	SHERWIN WILLIAMS - SW 6251 Oldenope
7c	WOOD TRIM	SHERWIN WILLIAMS - SW 7020 Black Fox
8a	WINDOW TRIM	SHERWIN WILLIAMS - SW 6140 Madeline White
8b	WINDOW TRIM	SHERWIN WILLIAMS - SW 7020 Black Fox
9	VINYL WINDOW	Black
10	FACIA	SHERWIN WILLIAMS - SW 6140 Madeline White
11a	ENTRY DOOR	SHERWIN WILLIAMS - SW 6140 Madeline White
11b	SECONDARY DOOR	Black
12	GARAGE DOOR	Black
13	MEET RAILING FRAME	to be match with wood trim
14	SOFFIT	



**BUILDING 8 - NORTH ELEVATION**



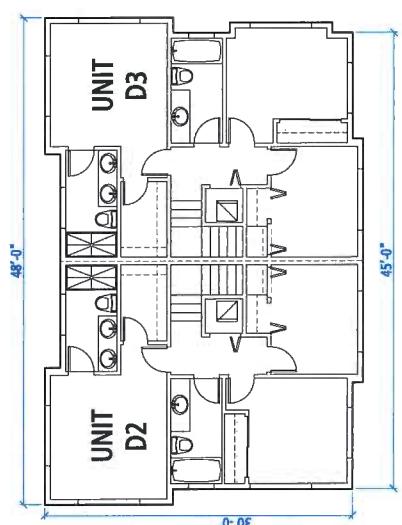
**BUILDING 8 - SOUTH ELEVATION**



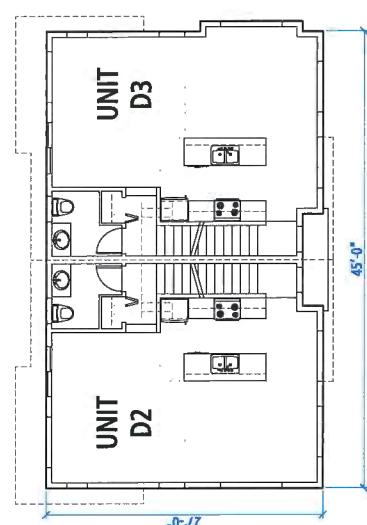
**BUILDING 8 - WEST ELEVATION**



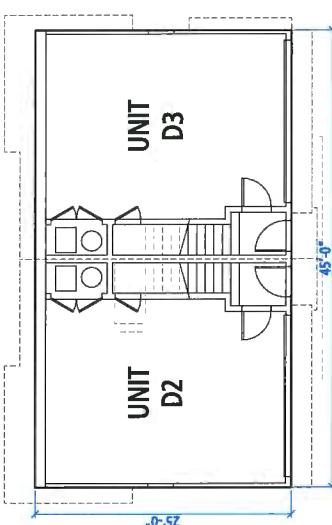
**BUILDING 8 - EAST ELEVATION**



**BUILDING 8 - UPPER FLOOR**



**BUILDING 8 - MAIN FLOOR**



**BUILDING 8 - GROUND FLOOR**

**PROVISION OF ACCESSIBILITY FEATURES  
"AGING-IN-PLACE" REQUIREMENTS  
ON ALL UNITS:**

- Entry doors minimum 885 mm clear opening (3'-0" swinging door spec.)
- Door from garage to living area minimum 2'-10" (sliding door spec.)
- Blocking to bathrooms for installation of grab-bars (toilet, tub and shower)
- Provision of lever door handles
- One window that can be opened with a single hand in the living room
- One window in one bedroom with a single hand in one bedroom

**EXTERIOR FINISHES SCHEDULE**

1	ROOF SHINGLES	IKO Rhinex Red asphalt Shingle
2a	EASTY TRIM	SHERWIN WILLIAMS- SW 6102 Coastal Pearl
2b	EASTY TRIM	SHERWIN WILLIAMS- SW 2922 Dovetail Sand
3	HARDIE PLANK LAP SIDING	JAMES HARDIE- Sandstone Beige
4	HARDIE SHINGLE SIDING	JAMES HARDIE- Panel (vertical siding) - Sandstone Beige
5	WOOD SIDING	JAMES HARDIE- Panel (vertical siding) - Pewter Blue
6a	BOARD AND BATTEN	JAMES HARDIE- Panel (vertical siding) - Country Blue Red
6b	BOARD AND BATTEN	SHERWIN WILLIAMS- SW 6140 Mandeville White
7a	WOOD TRIM	SHERWIN WILLIAMS- SW 6140 Mandeville White
7b	WOOD TRIM	SHERWIN WILLIAMS- SW 7020 Black Fox
8a	WINDOW TRIM	SHERWIN WILLIAMS- SW 6140 Mandeville White
8b	WINDOW TRIM	SHERWIN WILLIAMS- SW 7020 Black Fox
9	VINYL WINDOW	Black
10	FACIA	SHERWIN WILLIAMS- SW 6140 Mandeville White
11a	ENTRY DOOR	Black
11b	SECONDARY DOOR	SHERWIN WILLIAMS- SW 6140 Mandeville White
12	GARAGE DOOR	Black
13	METAL RAILING FRAME	SHERWIN WILLIAMS- SW 6140 Mandeville White
14	SOFFIT	to be match with wood trim

**PARC RIVIERA NEWS**

10199 River Drive for  
Parc Riviera Project Inc.

**BLOCK PLANS**

SCALE 1:100  
0 1 2 3 5 10m

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**Plan#10**

Plan 18 May 3, 2017  
**DP 15-694616**

DPP RESUBMISSION  
DP 15-694616  
FEBRUARY 10, 2017





BUILDING 9 - EAST ELEVATION



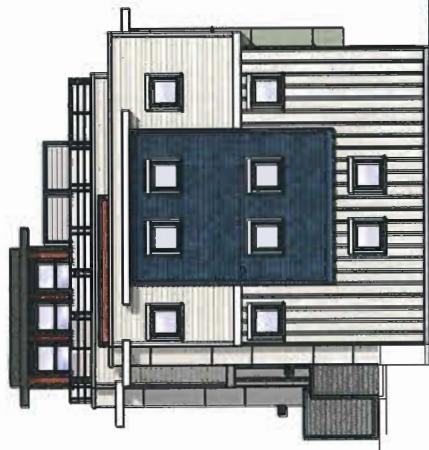
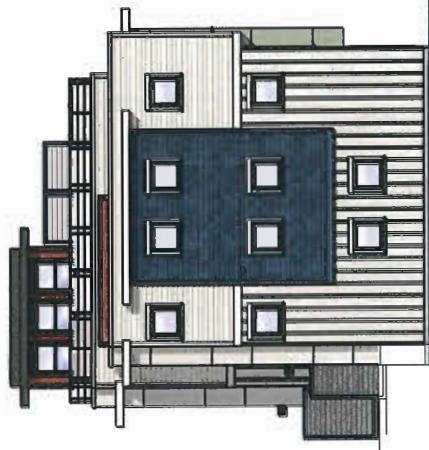
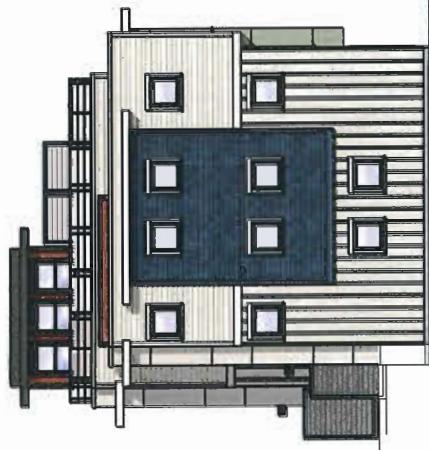
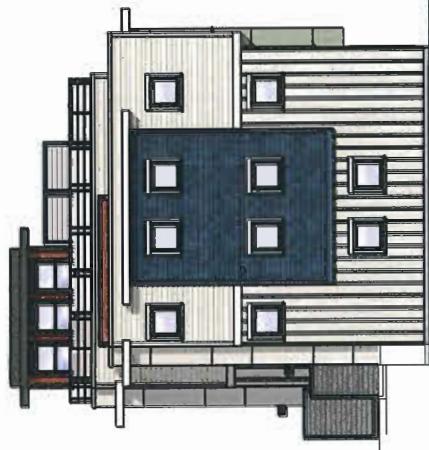
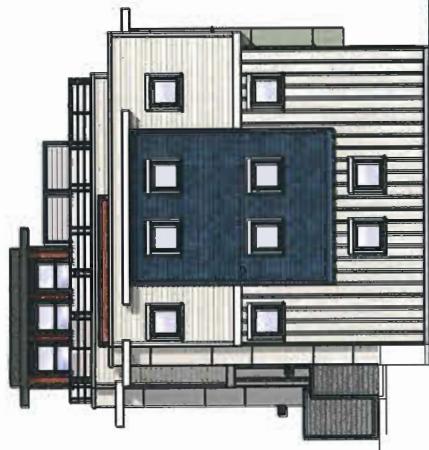
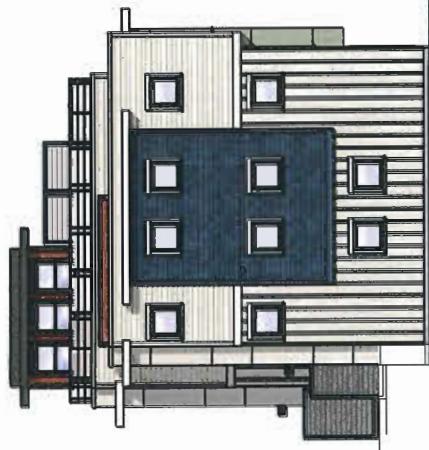
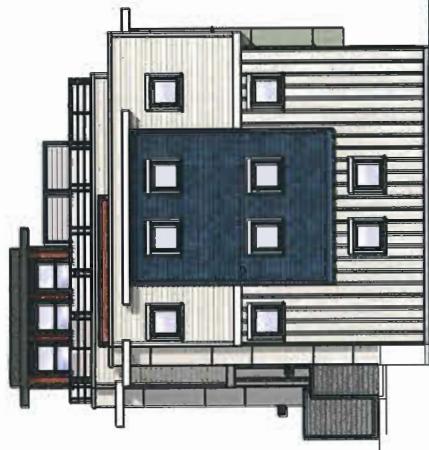
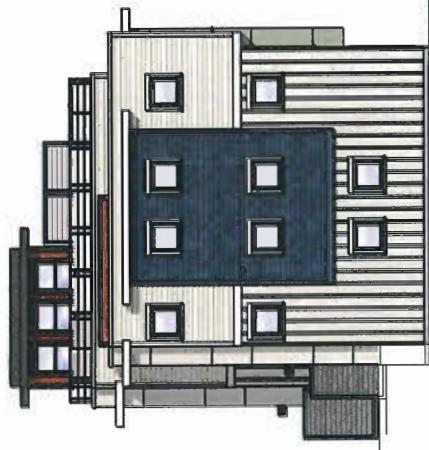
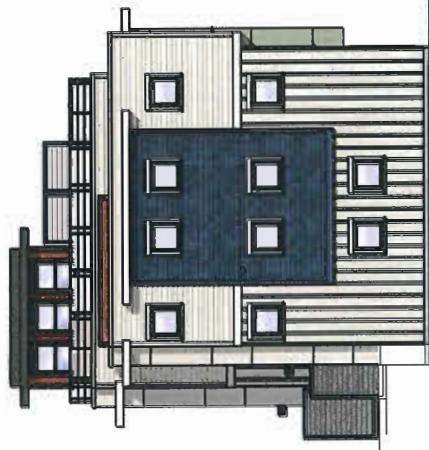
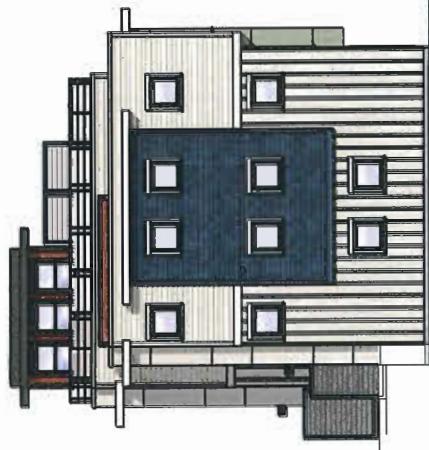
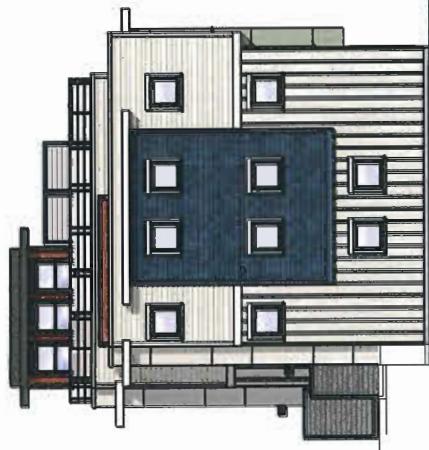
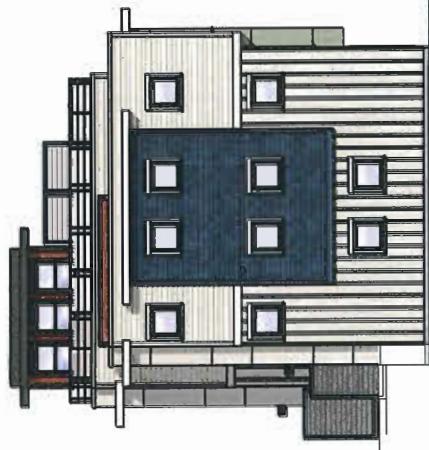
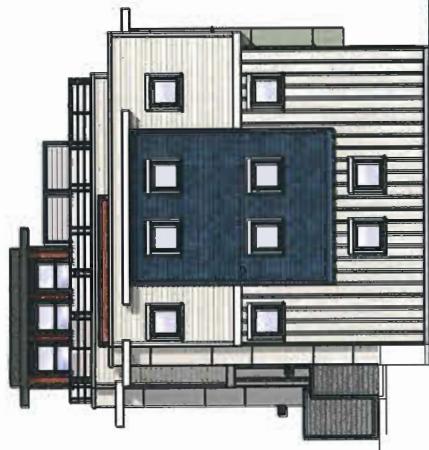
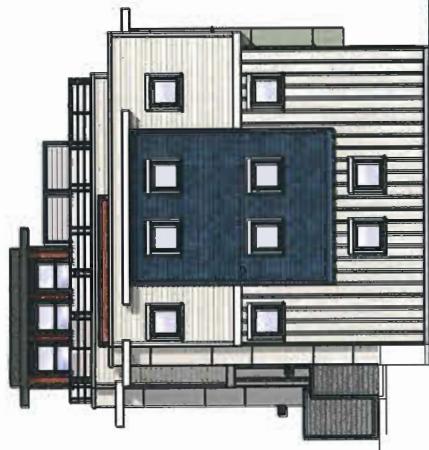
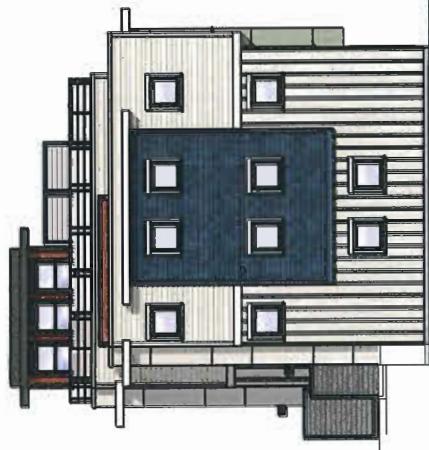
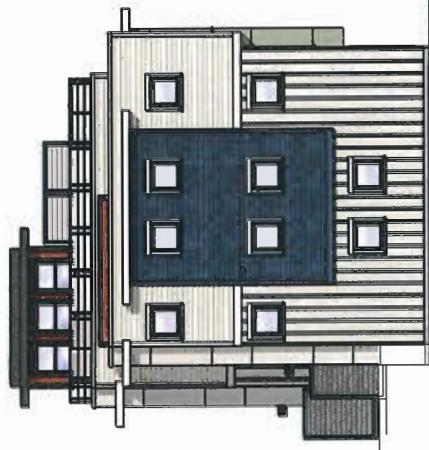
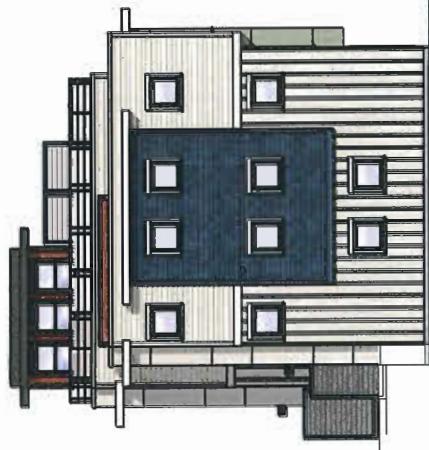
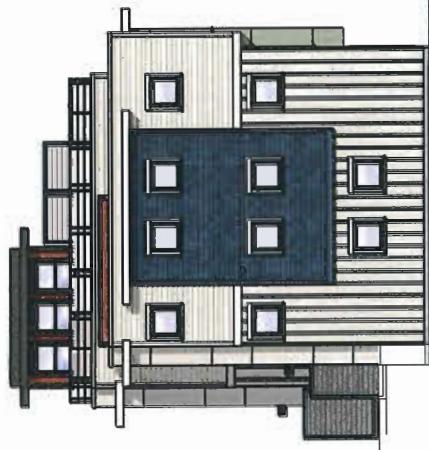
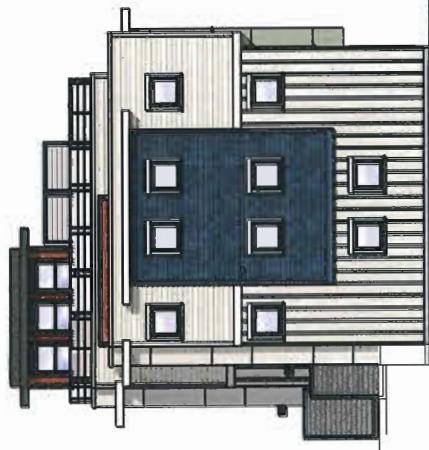
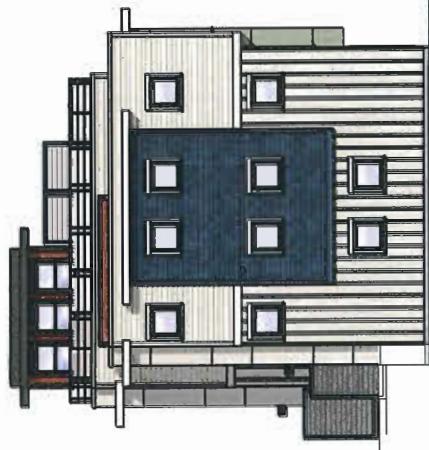
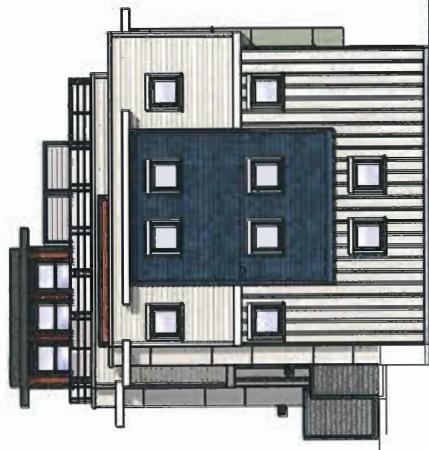
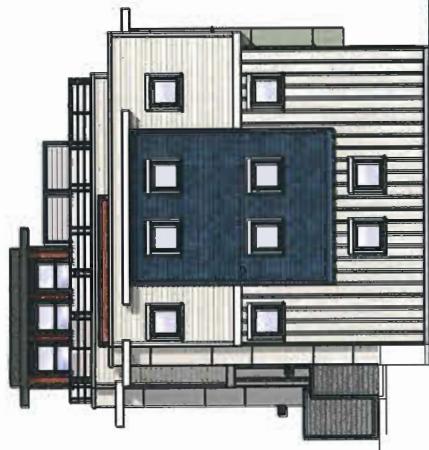
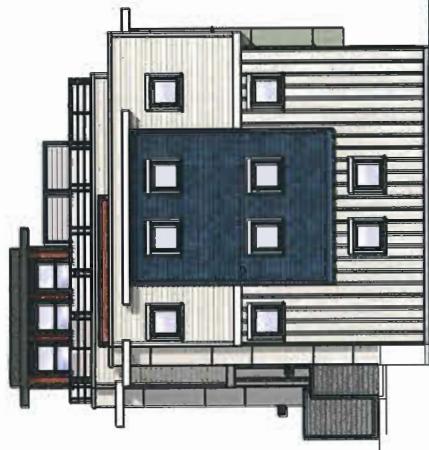
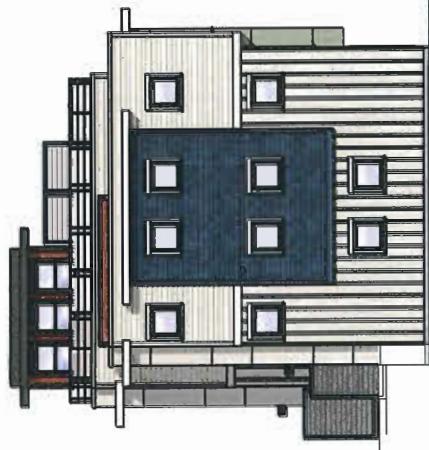
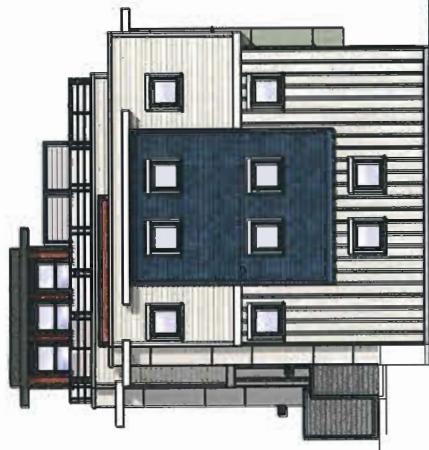
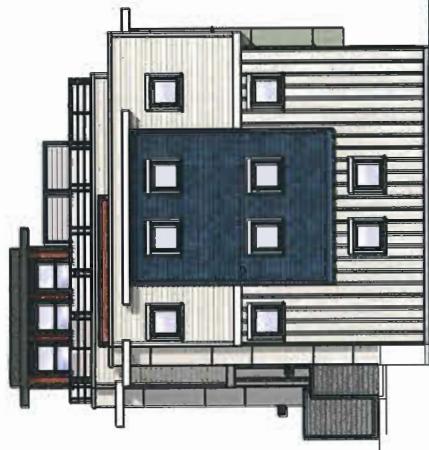
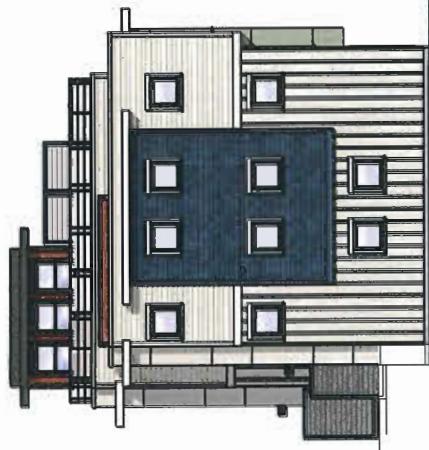
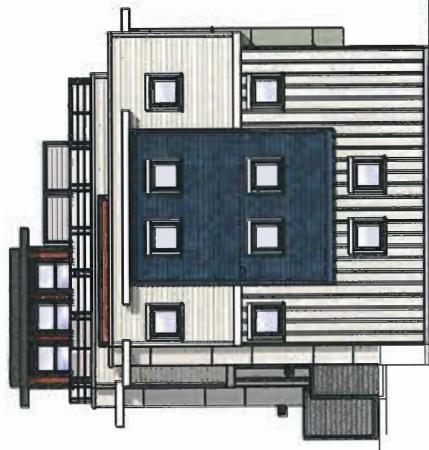
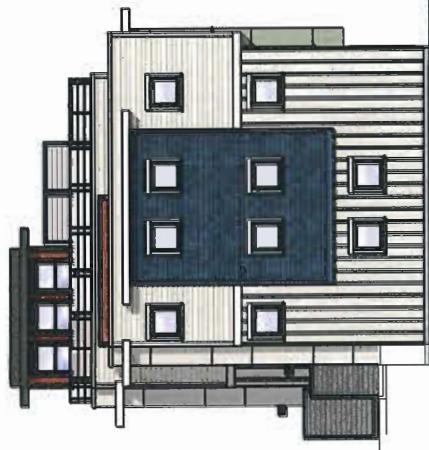
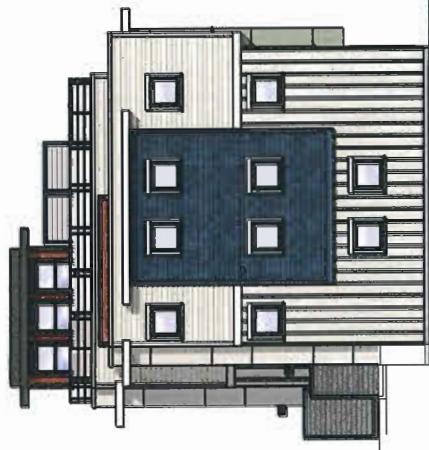
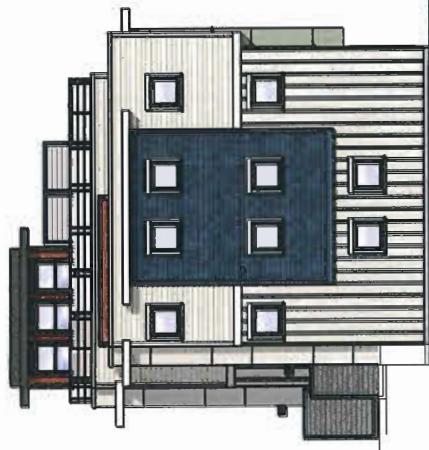
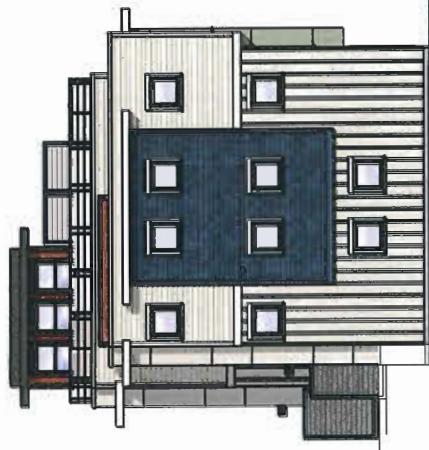
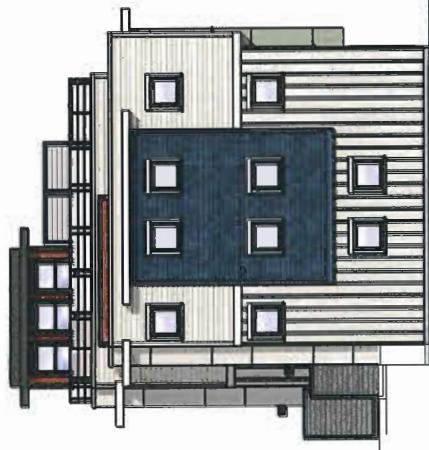
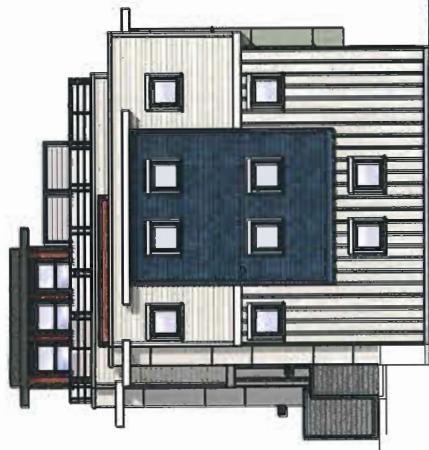
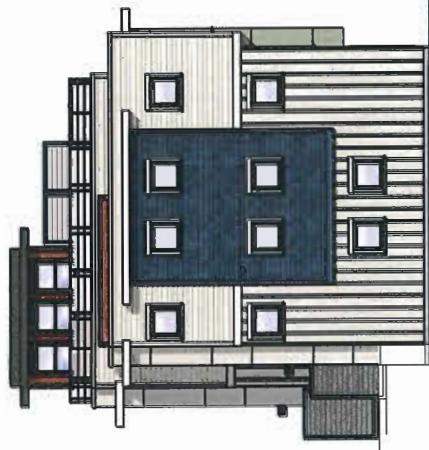
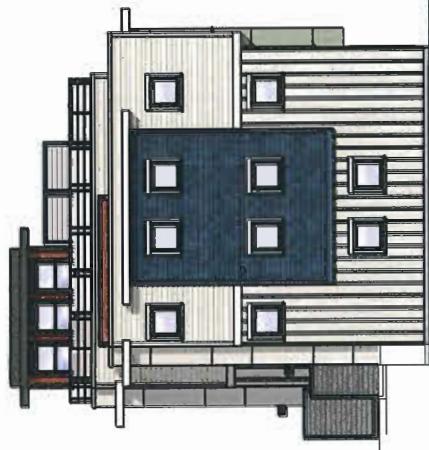
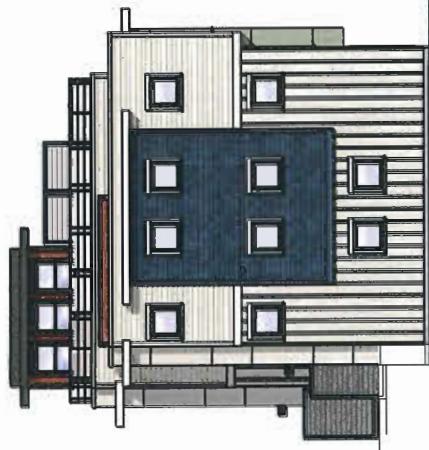
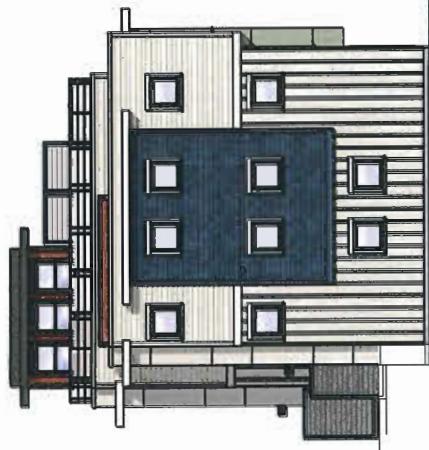
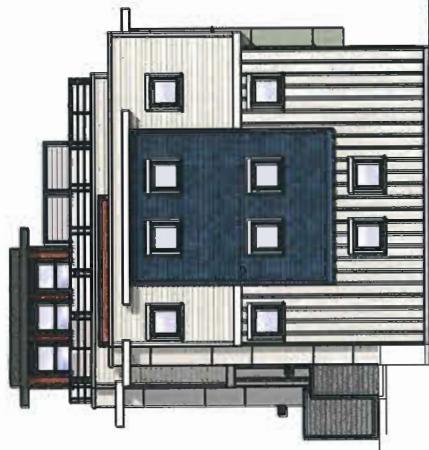
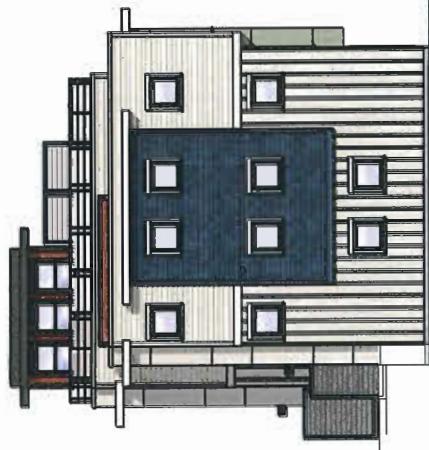
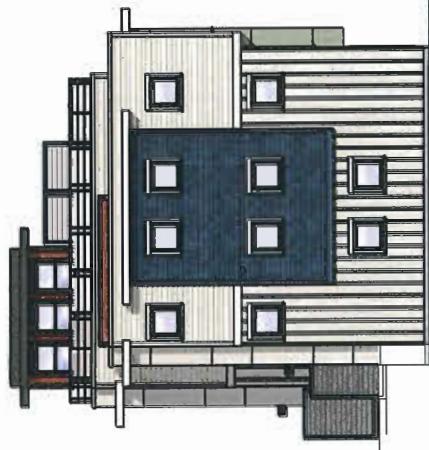
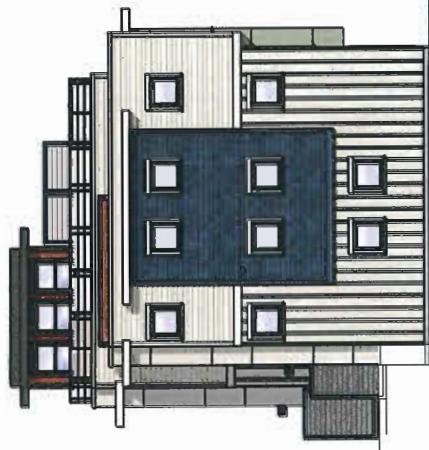
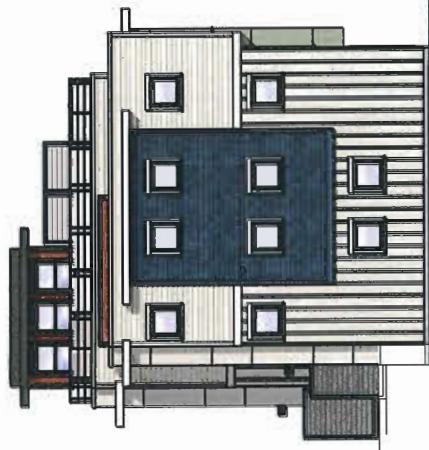
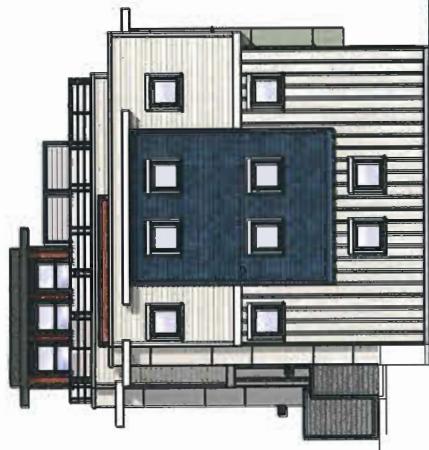
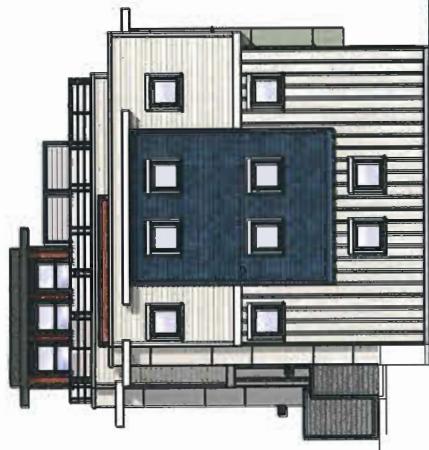
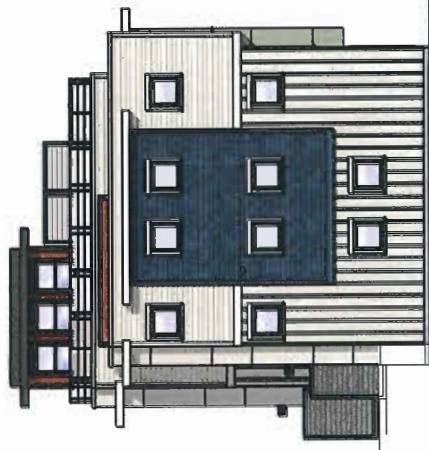
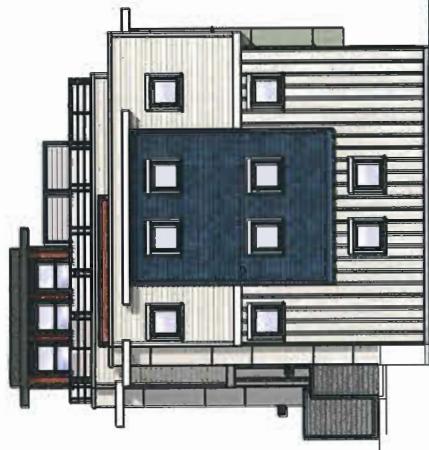
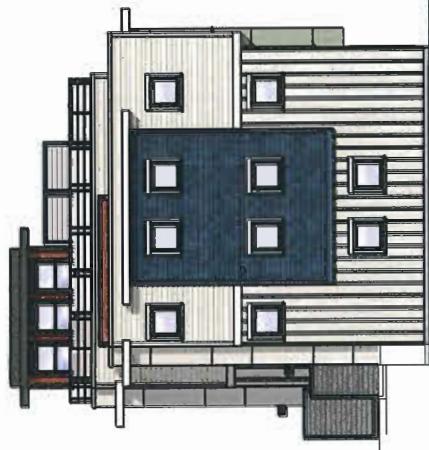
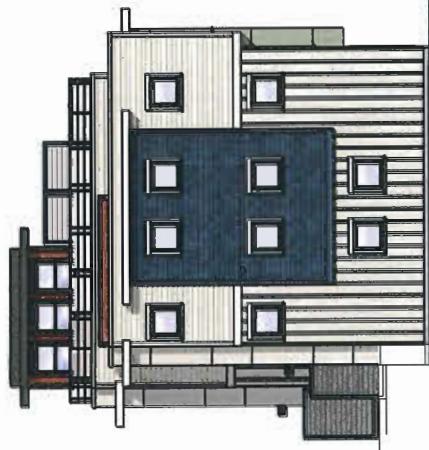
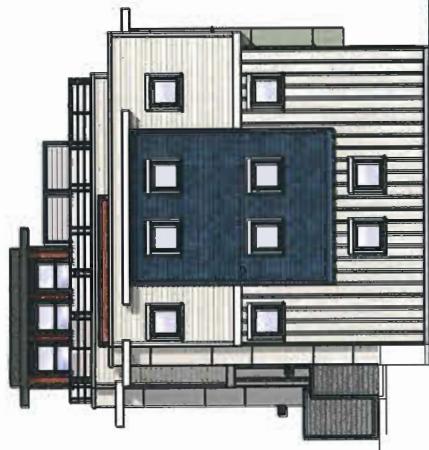
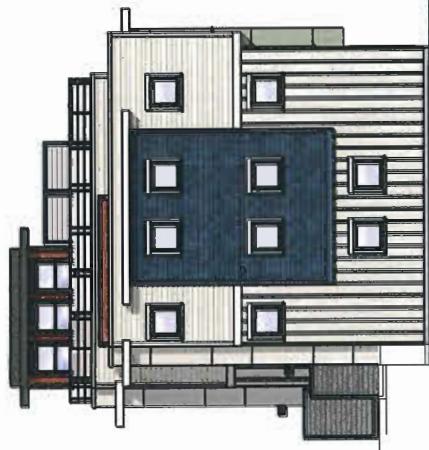
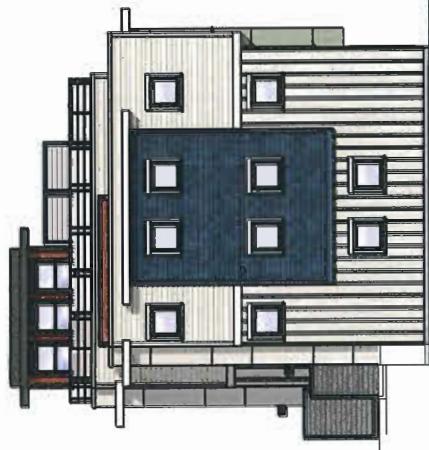
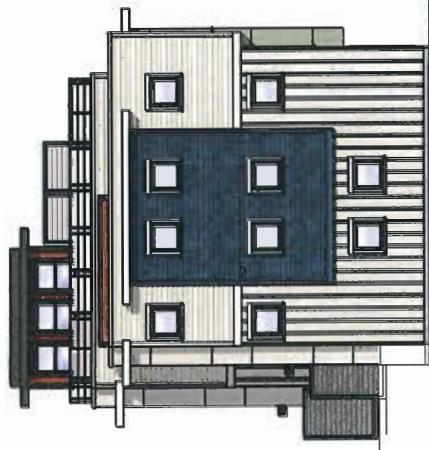
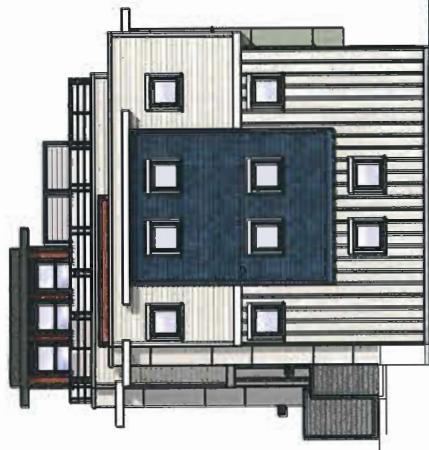
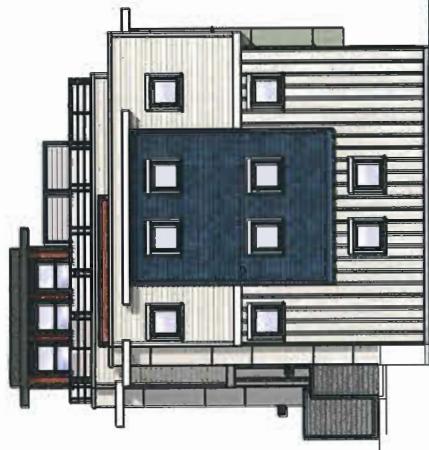
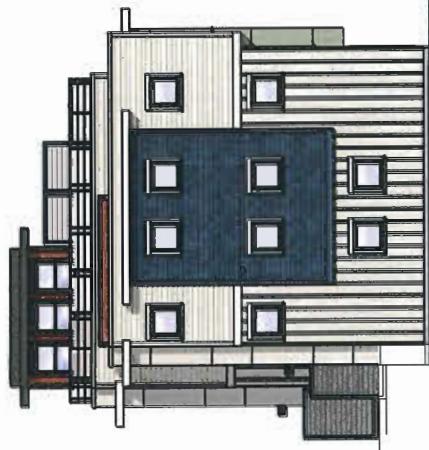
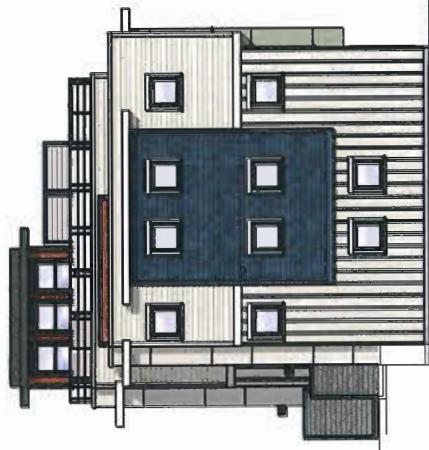
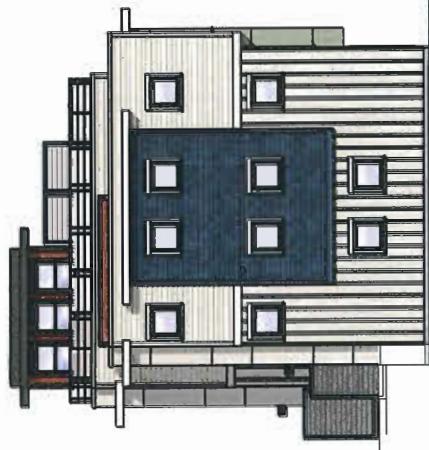
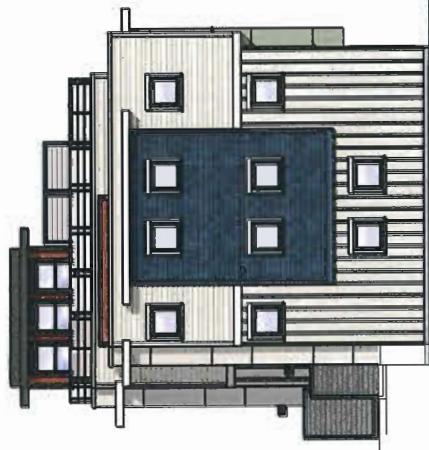
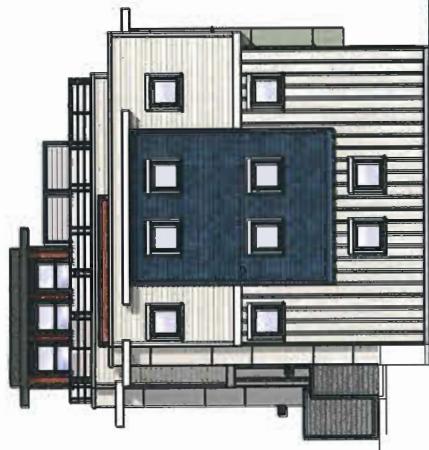
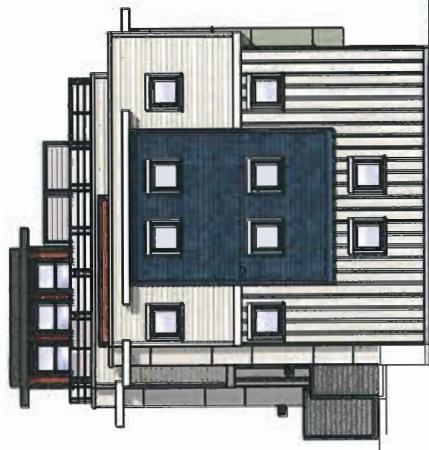
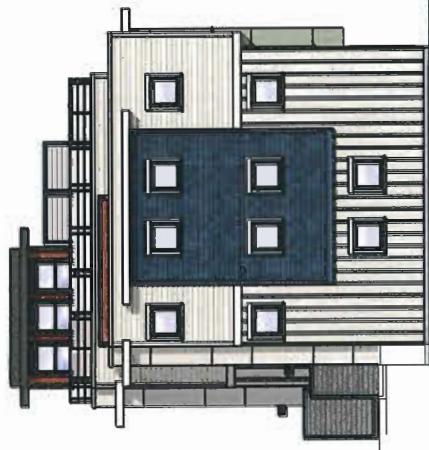
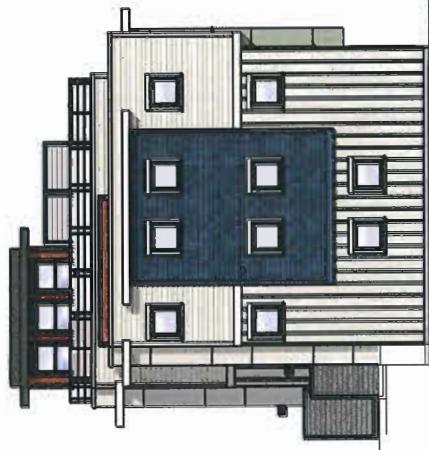
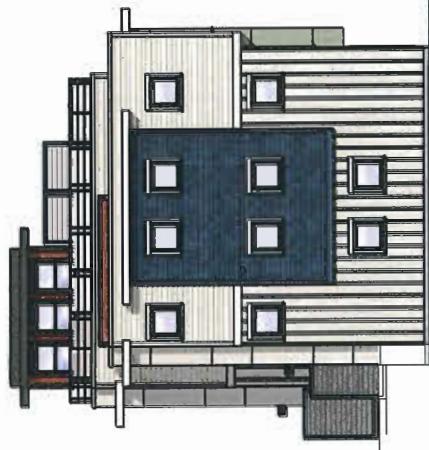
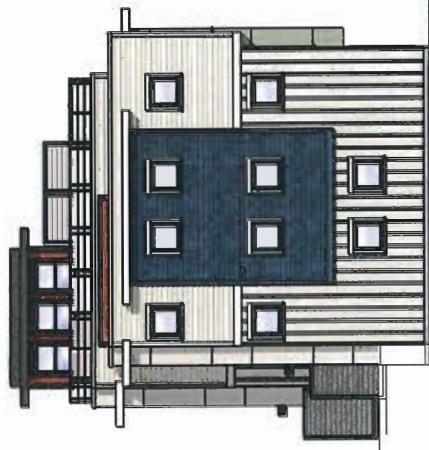
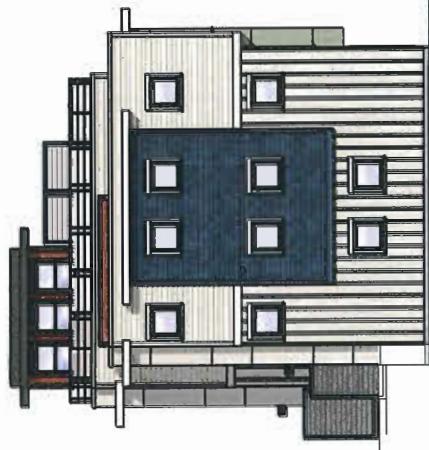
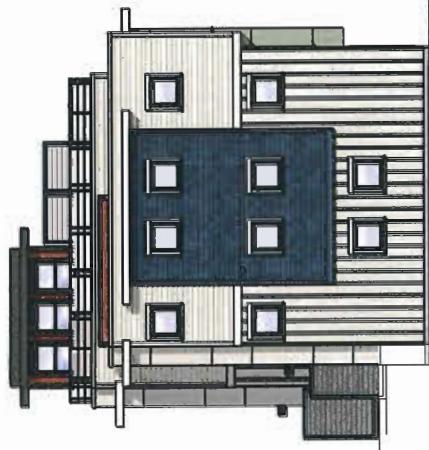
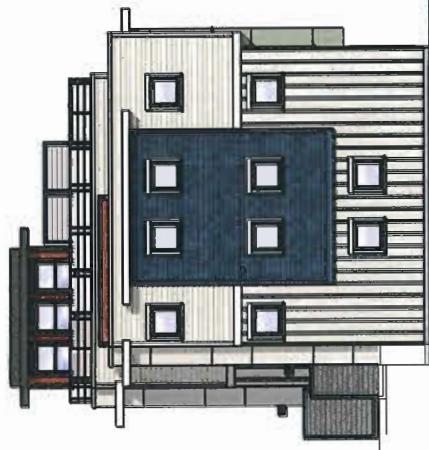
BUILDING 9 - WEST ELEVATION



BUILDING 9 - NORTH ELEVATION



BUILDING 9 - SOUTH ELEVATION

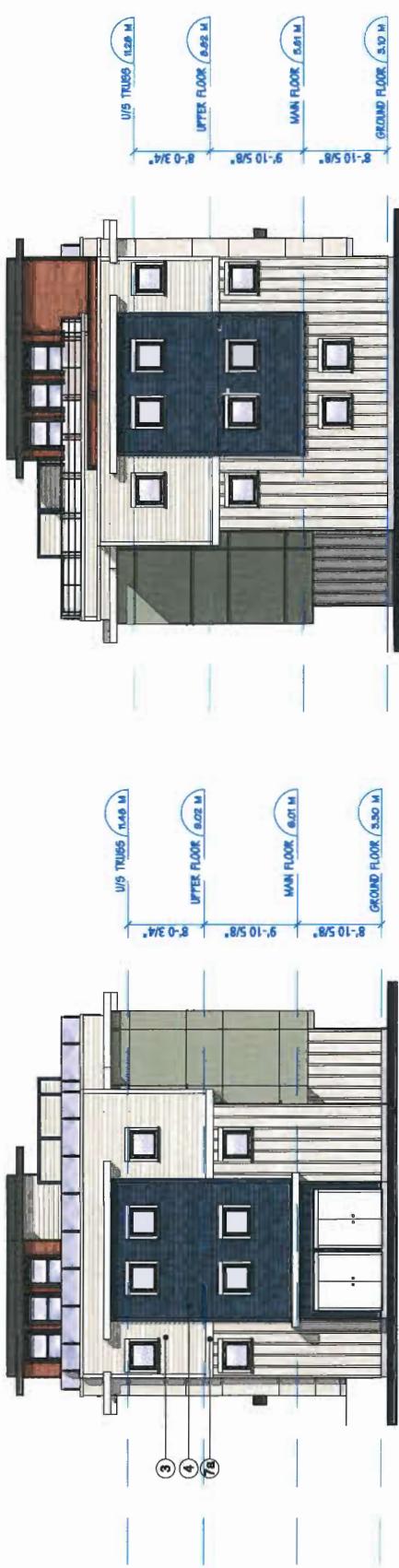




**BUILDING 10 - EAST ELEVATION**



**BUILDING 10 - WEST ELEVATION**



**BUILDING 10 - SOUTH ELEVATION**



**BUILDING 10 - NORTH ELEVATION**

EXTERIOR FINISHES SCHEDULE	
1	ROOF SHINGLES ILO, Rhine Red asphalt Shingle SHERWIN WILLIAMS-SW 6162 Coastal Plain
2a	EAST TRIM SHERWIN WILLIAMS-SW 2822 Dovetail Sand
2b	EAST TRIM JAMES HARDIE-Sandstone Beige
3	HARDIE PLANK LAP SIDING JAMES HARDIE-Everlast Blue
4	HARDIE SHINGLE SIDING SawmillWood Natural Siding
5	WOOD SIDING JAMES HARDIE-Panel (vertical siding) - Sandstone Beige JAMES HARDIE-Panel (vertical siding) - Evening Blue JAMES HARDIE-Panel (vertical siding) - Country Lane Red
6a	BOARD AND BATTEN SHERWIN WILLIAMS-SW 6140 Madeline White
6b	BOARD AND BATTEN SHERWIN WILLIAMS-SW 6281 Oldegrange
6c	BOARD AND BATTEN SHERWIN WILLIAMS-SW 7020 Black Fox
7a	WOOD TRIM SHERWIN WILLIAMS-SW 6140 Madeline White
7b	WOOD TRIM SHERWIN WILLIAMS-SW 7020 Black Fox
7c	WOOD TRIM SHERWIN WILLIAMS-SW 6140 Madeline White
8a	WINDOW TRIM SHERWIN WILLIAMS-SW 6140 Madeline White
8b	WINDOW TRIM SHERWIN WILLIAMS-SW 7020 Black Fox
9	VINYL WINDOW Black
10	FACIA SHERWIN WILLIAMS-SW 6140 Madeline White
11a	ENTRY DOOR Black
11b	SECONDARY DOOR Black
12	GARAGE DOOR Black
13	METAL RAILING FRAME to be match with wood trim
14	SOFFIT Black

## ELEVATIONS

SCALE 1:100  
10m

## PARC RIVIERA MEWS

10199 River Drive for  
Parc Riviera Project Inc.

Plan 20 May 3, 2017  
DP 15-694616

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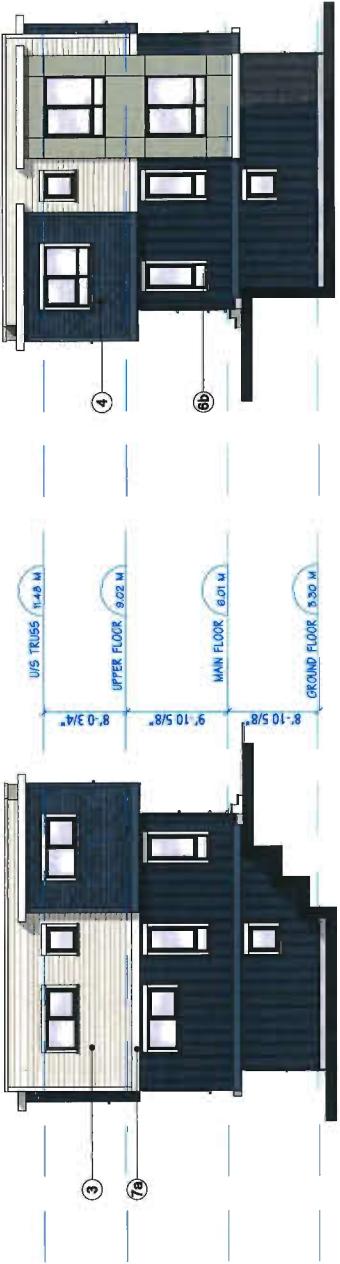
Plan#15  
202-2425 Quebec Street  
Vancouver, BC V5T 4L6



## BUILDING 11 - NORTH ELEVATION



**BUILDING 11 - SOUTH ELEVATION**



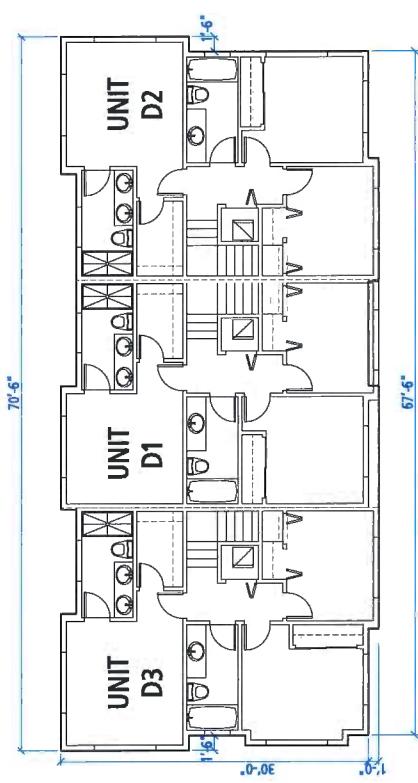
BIMMING 11 - WEST ELEVATION

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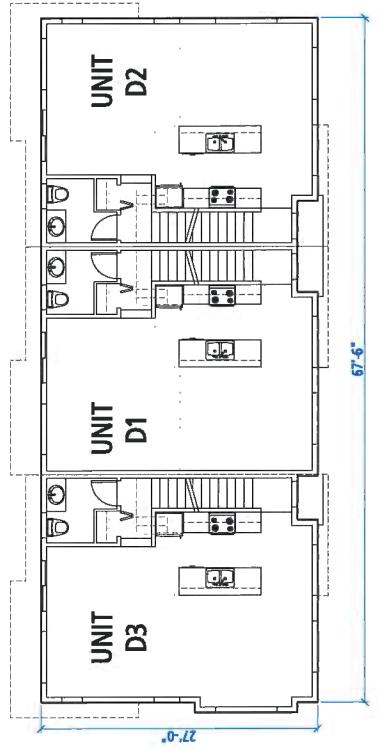
Plan 21 May 3, 2017  
DP 15-694616



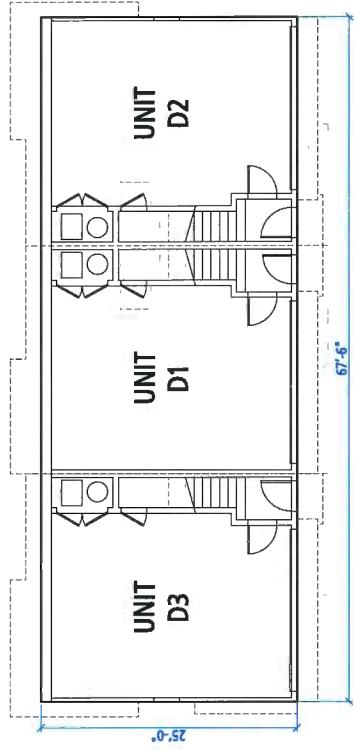
**Plan#16** BRITISH COLUMBIA • ALBERTA • WASHINGTON  
202 - 2425 Quebec Street 604.873.2907



BUILDING 11 - UPPER FLOOR



BUILDING 11- MAIN FLOOR



BUILDING 11 - GROUND FLOOR

EXTERIOR FINISHES SCHEDULE		PROVISION OF ACCESSIBILITY FEATURES	
		'AGING-IN-PLACE' REQUIREMENTS ON ALL UNITS:	
1	ROOF SHINGLES	IKO, River Red asphalt Shingles	- Entry doors minimum 855 mm clear opening
2a	EASY TRIM	SHERWIN WILLIAMS- SW 6102 Coalfield Pearl	(3-1/2" swinging door spec.)
2b	EASY TRIM	SHERWIN WILLIAMS- SW 2822 Dunning Sand	- Hallways minimum 900 mm wide
3	HARDIE PLANK LAP SIDING	JAMES HARDIE- Sandstone Beige	- Door from garage to living area minimum 2'-10"
4	HARDIE SHingle SIDING	JAMES HARDIE- Evening Blue	(swinging door spec.)
5	WOOD SIDING	Seamwood Natural Stiling	- Blocking to bathrooms for installation of grab-bars
6	BOARD AND BATTEN	JAMES HARDIE Panel (vertical siding)	- Provision of lever door handles
7	BOARD AND BATTEN	JAMES HARDIE Panel (vertical siding)	- One window that can be opened
8	WOOD TRIM	Countrywide Red	with a single hand in the living room
9	WOOD TRIM	SHERWIN WILLIAMS- SW 6140 Mandarin White	- One window that can be opened
10	WOOD TRIM	SHERWIN WILLIAMS- SW 6251 Chambree	with a single hand in one bedroom
11	WOOD TRIM	SHERWIN WILLIAMS- SW 7020 Black Fox	
12	WINDOW TRIM	SHERWIN WILLIAMS- SW 6140 Mandarin White	
13	WINDOW TRIM	SHERWIN WILLIAMS- SW 7020 Black Fox	
14	VINYL WINDOW	Black	
15	VINYL WINDOW	SHERWIN WILLIAMS- SW 6140 Mandarin White	
16	FACIA	Black	
17	FAACIA	SHERWIN WILLIAMS- SW 6140 Mandarin White	
18	ENTRY DOOR	Bisque	
19	SECONDARY DOOR	SHERWIN WILLIAMS- SW 6140 Mandarin White	
20	SIDE DOOR	Bisque	
21	SIDE DOOR	SHERWIN WILLIAMS- SW 6140 Mandarin White	
22	SIDE DOOR	Black	
23	METAL RAULING FRAME	SHERWIN WILLIAMS- SW 6140 Mandarin White	
24	SOFFIT	Black	
		to match with wood trim	

PROVISION OF ACCESSIBILITY FEATURES

- AGING-IN-PLACE® REQUIREMENTS**
- OR ALL UNITS:
- Entry doors minimum 855 mm clear opening  
(3'-0" swinging door spec.)
- Door from garage to living area minimum 2'-10"  
(swinging door spec.)
- Blocking to bathrooms for installation of grab-bars
- Provision of lever door handles
- One window that can be opened with a single hand in the living room
- One window that can be opened

## **BIIII DINC 11 - EAST ELEVATION**



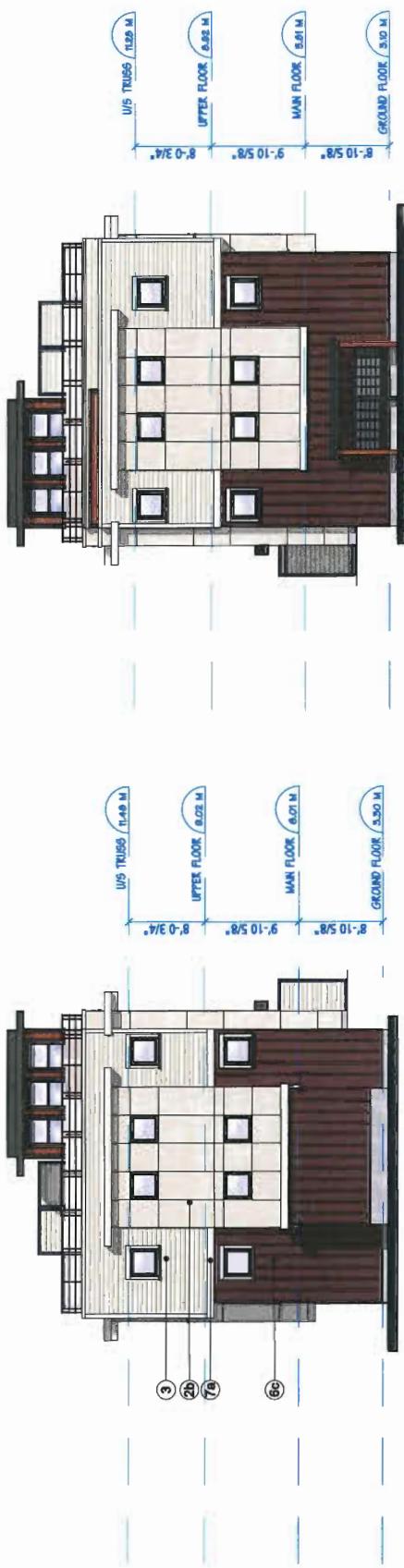
**PARC RIVIERA MEWS**  
10199 River Drive for  
Parc Riviera Project Inc



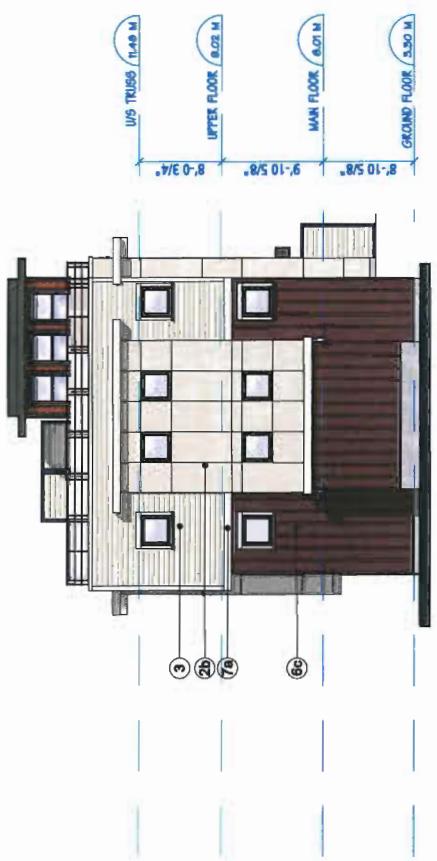
BUILDING 12 - EAST ELEVATION



BUILDING 12 - WEST ELEVATION



BUILDING 12 - SOUTH ELEVATION



BUILDING 12 - NORTH ELEVATION



BUILDING 12 - SOUTH ELEVATION



BUILDING 12 - SOUTH ELEVATION

EXTERIOR FINISHES SCHEDULE	
1	ROOF SHINGLES IKO, River Red asphalt shingle
2a	SHERWIN WILLIAMS - SW 6182 Coated Plain
2b	SHERWIN WILLIAMS - SW 2822 Downing Sand
3	JAMES HARDIE - Sandstone Beige
4	JAMES HARDIE - Evening Blue
5	Sherwin Williams - Natural Stain
6a	JAMES HARDIE Panel (vertical siding) - Evening Blue
6b	JAMES HARDIE Panel (vertical siding) - Countrywide Red
7a	JAMES HARDIE Panel (vertical siding) - Countrywide Red
7b	SHERWIN WILLIAMS - SW 6140 Madeline White
7c	SHERWIN WILLIAMS - SW 6251 Odysseus
8	SHERWIN WILLIAMS - SW 7020 Black Fox
8a	SHERWIN WILLIAMS - SW 6140 Madeline White
9	Brick
10	SHERWIN WILLIAMS - SW 6140 Madeline White
11a	Brick
11b	SHERWIN WILLIAMS - SW 6140 Madeline White
12	Brick
13	SHERWIN WILLIAMS - SW 6140 Madeline White
14	SOFFIT to match with wood trim

Plan 22 May 3, 2017  
DP 15-694616

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ELEVATIONS  
SCALE 1:100  
0 1 2 3 5 10m

**PARC RIVIERA MEWS**  
10199 River Drive for  
Parc Riviera Project Inc.

Plan#18  
May 3, 2017  
DP 15-694616



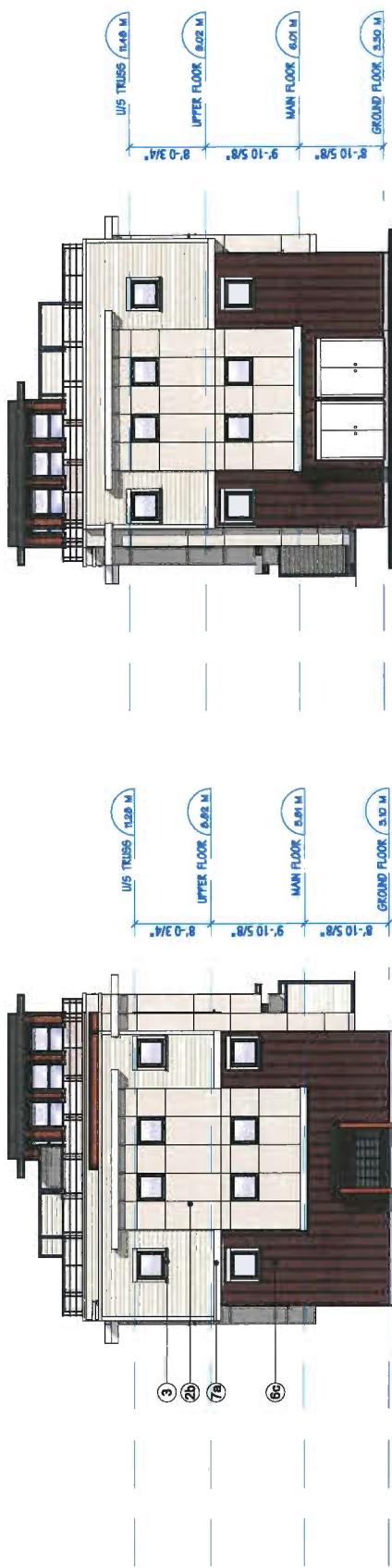
BUILDING 13 - WEST ELEVATION



BUILDING 13 - EAST ELEVATION



BUILDING 13 - NORTH ELEVATION



BUILDING 13 - SOUTH ELEVATION

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Plan 23 May 3, 2017  
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## ELEVATIONS

SCALE 1:100

10m

## PARC RIVIERA MEWS

10199 River Drive for  
Parc Riviera Project Inc.

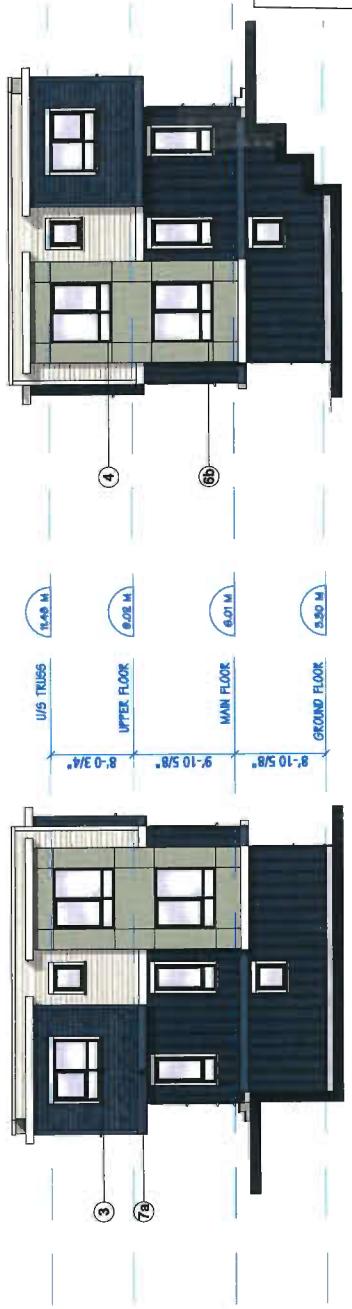
EXTERIOR FINISHES SCHEDULE	
1	ROOF SHINGLES NO. Rhin Red Shingle SHERWIN WILLIAMS- SW 6102 Coastal Palm
2a	EAST TRIM JAMES HARDIE- Sandstone Beige
2b	EAST TRIM JAMES HARDIE Panel (vertical siding) - Evening Blue
3	HARDIE PLANK LAP SIDING JAMES HARDIE Panel (vertical siding) - Evening Blue
4	HARDIE SHINGLE SIDING SeasonWood Natural Siding
5	WOOD SIDING James Hardie Panel (vertical siding) - Sandstone Beige
6a	BOARD AND BATTE JAMES HARDIE Panel (vertical siding) - Evening Blue
6b	BOARD AND BATTE JAMES HARDIE Panel (vertical siding) - Sandstone Beige
6c	BOARD AND BATTE JAMES HARDIE Panel (vertical siding) - Countryman Red
7a	WOOD TRIM SHERWIN WILLIAMS- SW 6140 Medium White
7b	WOOD TRIM SHERWIN WILLIAMS- SW 6251 Off-white
7c	WOOD TRIM SHERWIN WILLIAMS- SW 6140 Medium White
8a	WINDOW TRIM SHERWIN WILLIAMS- SW 6140 Medium White
8b	WINDOW TRIM SHERWIN WILLIAMS- SW 6230 Black Fox
9	VINYL WINDOW SHERWIN WILLIAMS- SW 6140 Medium White
10	FACIA Black
11a	ENTRY DOOR SHERWIN WILLIAMS- SW 6140 Medium White
11b	SECONDARY DOOR Black
12	GARAGE DOOR Black
13	METAL RAILING FRAME Black
14	SOFFIT Black to be match with wood trim



BUILDING 14 - NORTH ELEVATION



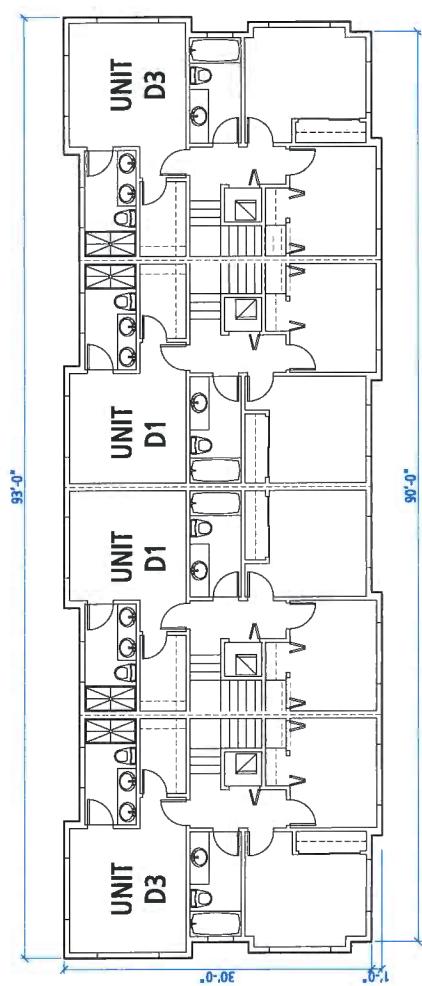
BUILDING 14 - SOUTH ELEVATION



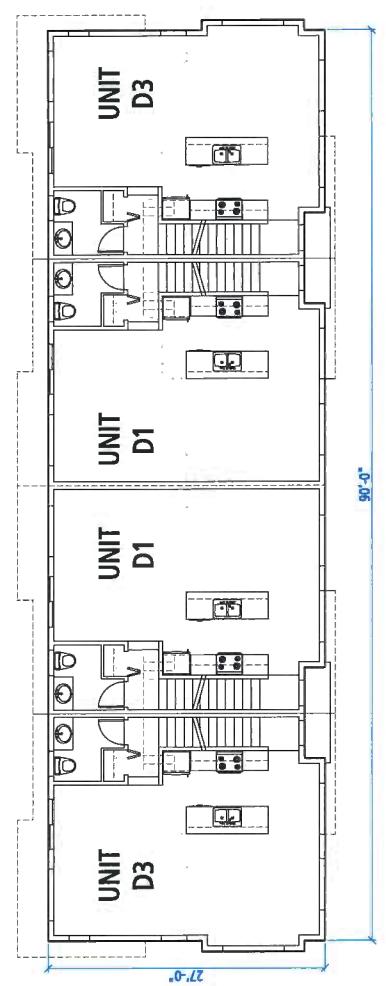
BUILDING 14 - WEST ELEVATION



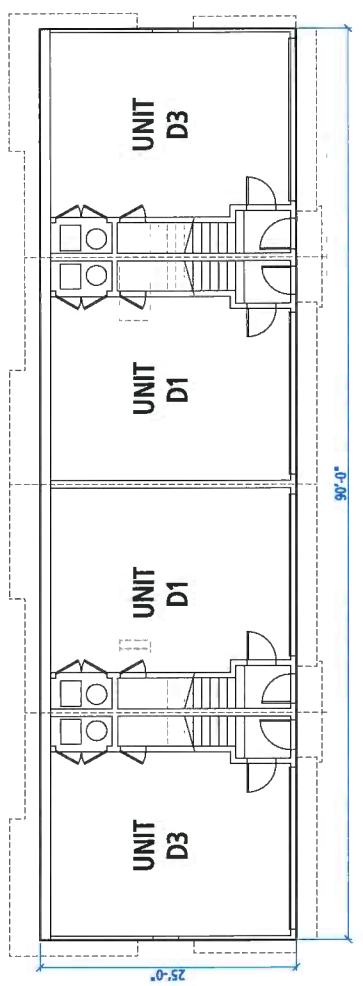
BUILDING 14 - EAST ELEVATION



BUILDING 14 - UPPER FLOOR



BUILDING 14 - MAIN FLOOR



BUILDING 14 - GROUND FLOOR

#### EXTERIOR FINISHES SCHEDULE

1	ROOF HINGLES	ILO, Rhin Red, asphalt Shingle
2a	EAST TRIM	SHERWIN WILLIAMS - SW 6102 Coastal Plain
2b	EAST TRIM	SHERWIN WILLIAMS - SW 2822 Downing Sand
3	HARDIE PLANK LAP SIDING	JAMES HARDIE - Sandstone Beige
4	HARDIE SHINGLE SIDING	JAMES HARDIE Panel (vertical siding) - Sandstone Beige JAMES HARDIE Panel (vertical siding) - Evening Blue SEASIDE Wood Natural Siding
5	WOOD SIDING	JAMES HARDIE Panel (vertical siding) - Evening Blue JAMES HARDIE Panel (vertical siding) - Countryframe Red SHERWIN WILLIAMS - SW 6140 Madeline White
6a	BOARD AND BATEN	SHERWIN WILLIAMS - SW 6251 Onepiece
6b	BOARD AND BATEN	SHERWIN WILLIAMS - SW 6140 Madeline White
6c	BOARD AND BATEN	SHERWIN WILLIAMS - SW 6140 Madeline White
7a	WOOD TRIM	SHERWIN WILLIAMS - SW 7020 Black Fox
7c	WOOD TRIM	SHERWIN WILLIAMS - SW 6140 Madeline White
8	WINDOW TRIM	SHERWIN WILLIAMS - SW 7020 Black Fox
9	VINYL WINDOW	Black
10	FACIA	SHERWIN WILLIAMS - SW 6140 Madeline White
11a	ENTRY DOOR	Black
11b	SECONDARY DOOR	SHERWIN WILLIAMS - SW 6140 Madeline White
12	GARAGE DOOR	Black
13	METAL RAILING FRAME	Black
14	SOFFIT	to be match with wood trim

#### PROVISION OF ACCESSIBILITY FEATURES 'AGING-IN-PLACE' REQUIREMENTS ON ALL UNITS:

- Entry doors minimum 855 mm clear opening (3'-0" swinging door spec.)
- Hallways minimum 900 mm width.
- Door from garage to living area minimum 2'-10" (swinging door spec.)
- Blocking to bathroom for installation of grab-bars (toilet, tub and shower)
- Provision of lever door handles
- One window that can be opened with a single hand in the living room
- One window that can be opened with a single hand in one bedroom

## PARC RIVIERA NEWS

10199 River Drive for  
Parc Riviera Project Inc.

## BLOCK PLANS

SCALE 1:100  
0 1 2 3 5 10m

#### BUILDING 14 - WEST ELEVATION

DP 15-694616

May 3, 2017

DPP RESUBMISSION

DP 15-694616  
FEBRUARY 10, 2017



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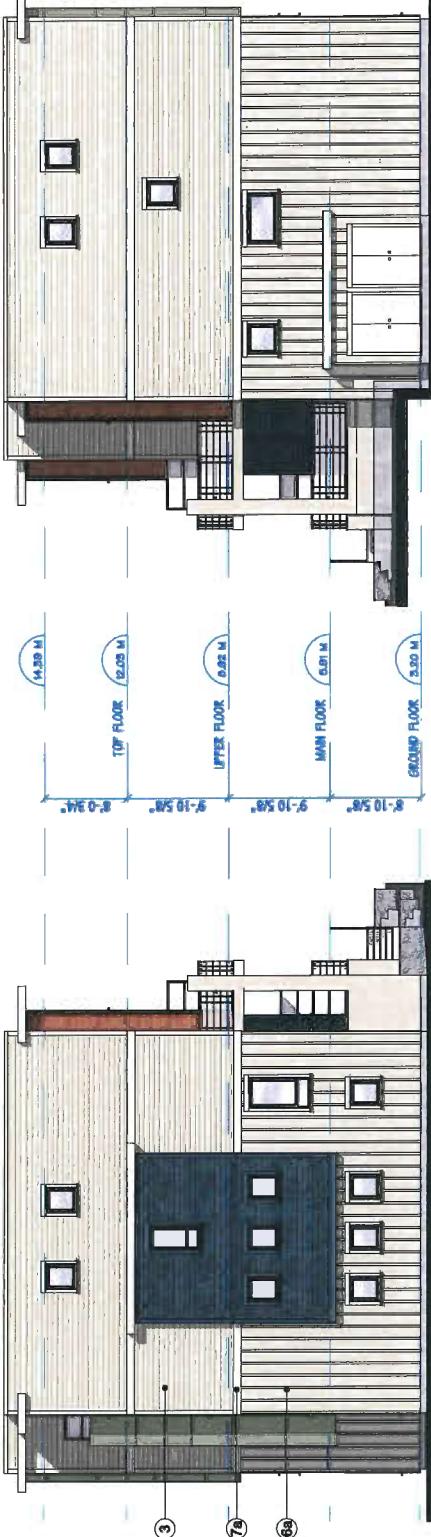
Plan#21



**BUILDING 15 (&16) - EAST ELEVATION**



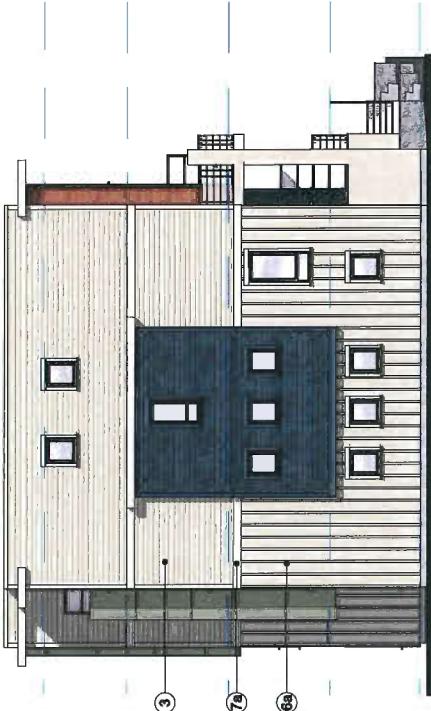
**BUILDING 15 (&16) - WEST ELEVATION**



**BUILDING 15 (&16) - NORTH ELEVATION**



**BUILDING 15 (&16) - SOUTH ELEVATION**



**BUILDING 15 (&16) - SOUTH ELEVATION**

Plan 25 May 3, 2017  
DP 15-694616

DPP RESUBMISSION  
DP 15-694616  
FEBRUARY 10, 2017

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**ELEVATIONS**

SCALE 1:100  
10m  
0 1 2 3 5

EXTERIOR FINISHES SCHEDULE	
1 ROOF SHINGLES	INO. Riviera Red asphalt Shingles
2a EAST TRIM	SHERWIN WILLIAMS- SW 6102 Coastal Pearl
2b EAST PLANK LAP SIDING	SHERWIN WILLIAMS- SW 2822 Dovetail Sand
3 HARDE PLANK SINGE SIDING	JAMES HARDIE- Sandstone Beige
4 HARDE SINGE SIDING	JAMES HARDIE- Panel (vertical siding)
5 WOOD SIDING	Satinwood Natural Stain
6a BOARD AND BATTEN	JAMES HARDIE- Panel (vertical siding) - Countryframe White
6b BOARD AND BATTEN	SHERWIN WILLIAMS- SW 6251 Ontario Blue
7a WOOD TRIM	SHERWIN WILLIAMS- SW 7020 Black Fox
7b WOOD TRIM	SHERWIN WILLIAMS- SW 6140 Nodderette White
8a WINDOW TRIM	SHERWIN WILLIAMS- SW 7020 Black Fox
8b VINYL WINDOW	Black
9 FAÇADE	SHERWIN WILLIAMS- SW 6140 Nodderette White
10 ENTRY DOOR	Black
11a SECONDARY DOOR	SHERWIN WILLIAMS- SW 6140 Nodderette White
12 GARAGE DOOR	Beige
13 METAL RAILING FRAME	Black
14 SOFFIT	to match with wood trim

## PARC RIVIERA NEWS

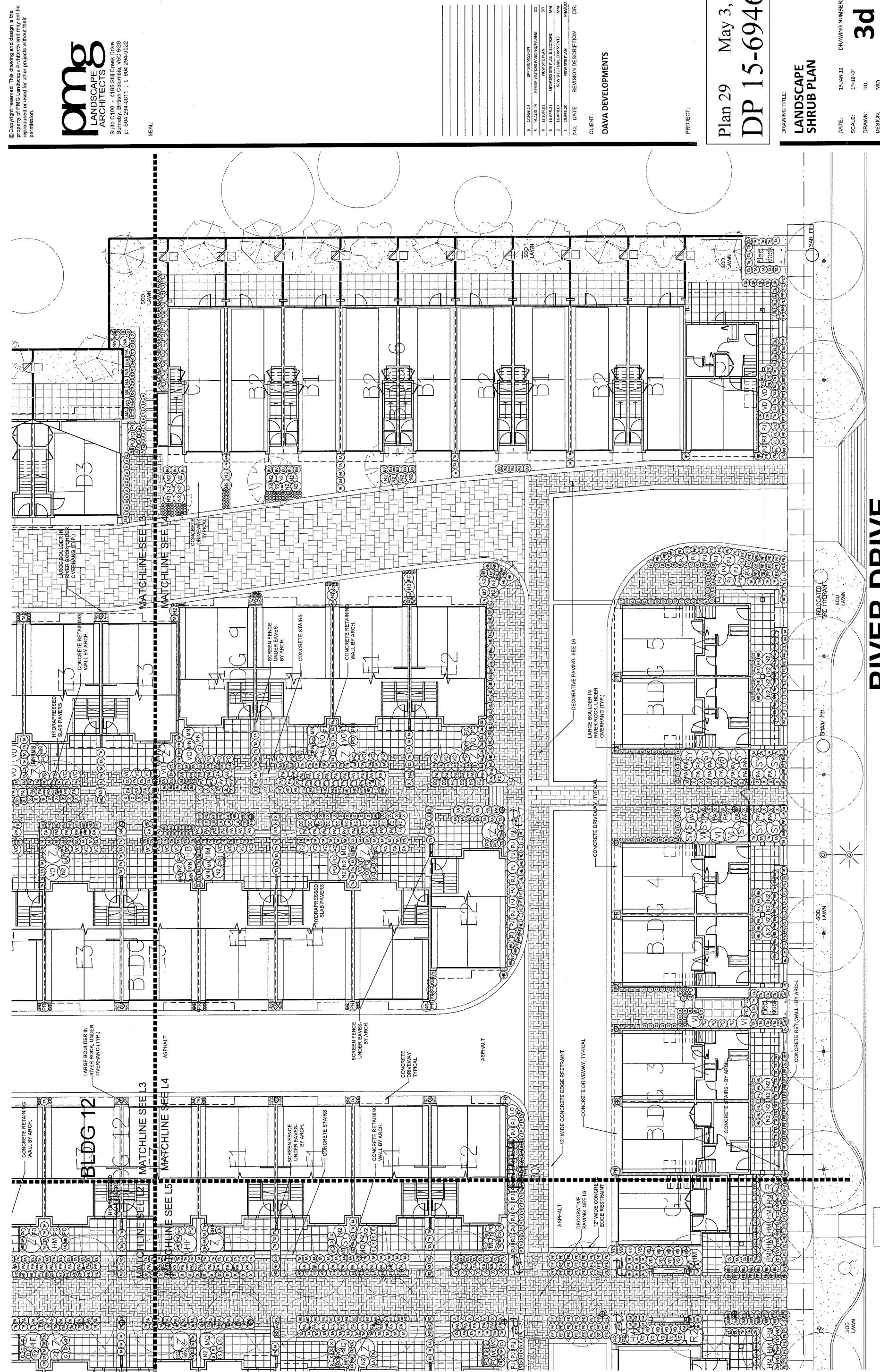
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Plan 29 May 3, 2017  
DP 15-694616

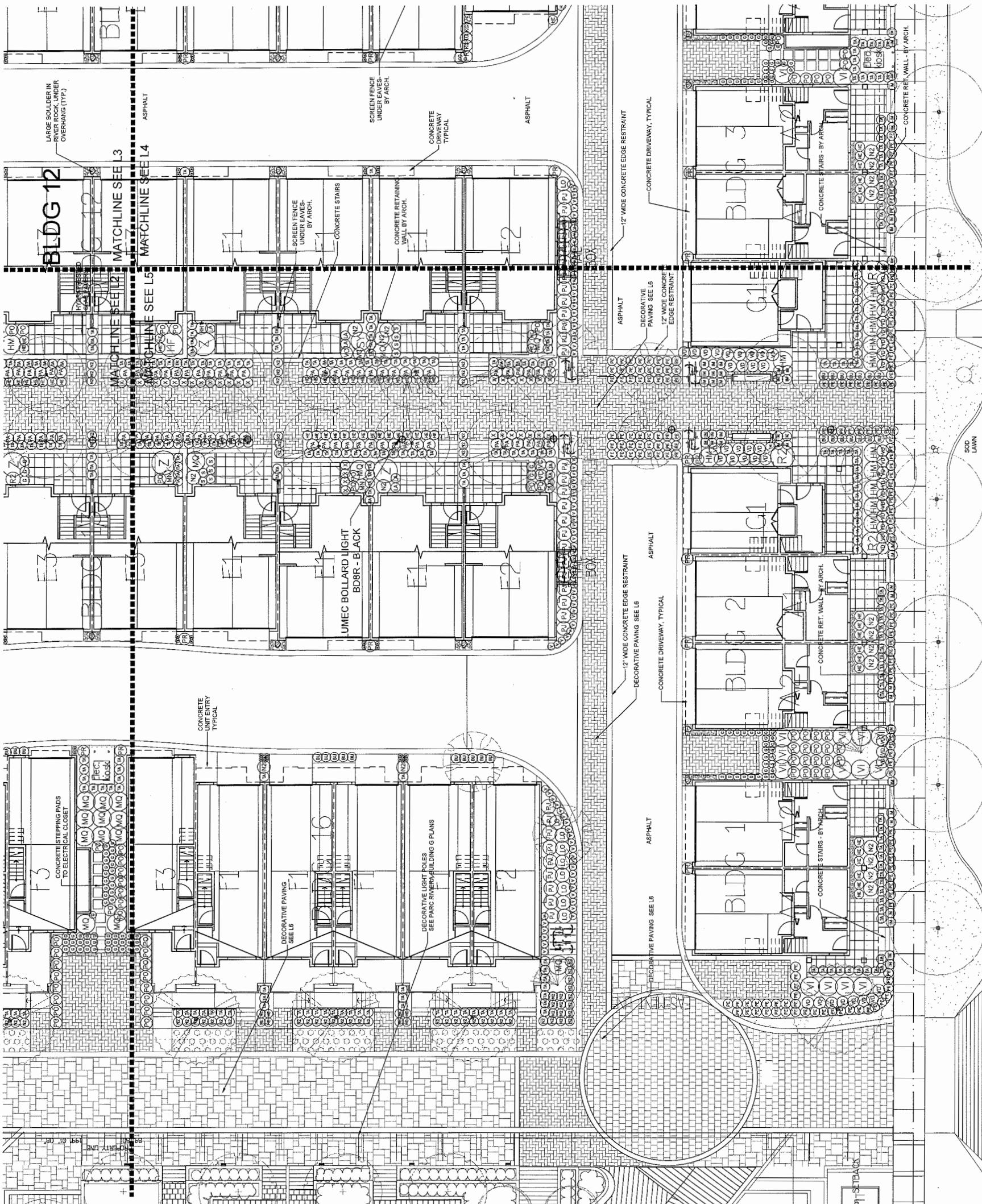
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SCALE: 1"=10'-0" 3d  
DRAWN: DO DESIGN: MCV  
CHKD: MCV OF 13



LANDSCAPE  
ARCHITECTS  
Suite C100 • 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 6G9  
P: 604 294-0011 ; F: 604 294-0022

SEAL:



6 17/FEB/14  
5 16/AUG/13  
4 16/JUN/13  
3 16/APR/13  
2 16/APR/13  
1 15/FEV/13  
NO. DATE REVISION DESCRIPTION DR.  
PROJECT: DAVA DEVELOPMENTS

CLIENT: DAVA DEVELOPMENTS

Plan 30 May 3, 2017  
DP 15-694616

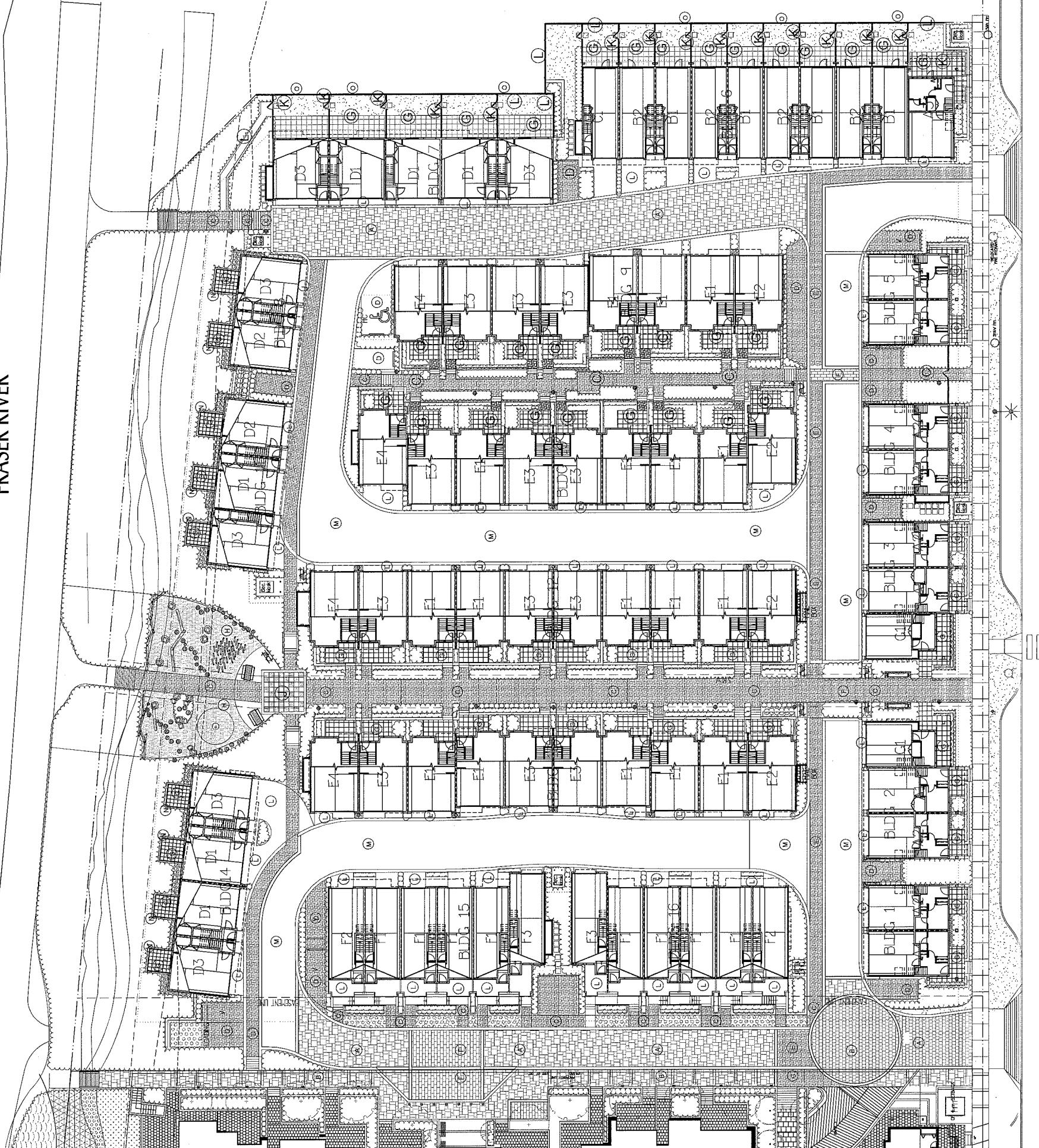
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LANDSCAPE  
SHRUB PLAN

DATE: 15/JAN/12  
SCALE: 1"=10'-0"  
DRAWN: DO  
DESIGN: MCY  
CHK'D: MCY

**3e**

DIA/TPD/RD/IV/T

## FRASER RIVER



### MATERIALS LEGEND

[Icon A]	ABBOTSFORD CONCRETE PRODUCTS: VENETIAN COBBLE SERIES RANDOM PATTERN - COLOUR: SANDALWOOD
[Icon B]	ABBOTSFORD CONCRETE PRODUCTS: VENETIAN COBBLE SERIES RANDOM PATTERN - COLOUR: CHARCOAL
[Icon C]	ABBOTSFORD CONCRETE PRODUCTS: STANDARD SERIES HERRINGBONE PATTERN - COLOUR: SANDBROWN PEDESTRIAN AREAS - 6MM THICK
[Icon D]	ABBOTSFORD CONCRETE PRODUCTS: STANDARD SERIES HERRINGBONE PATTERN - COLOUR: SHADOW PARKING AREAS - 6MM THICK
[Icon E]	ABBOTSFORD CONCRETE PRODUCTS: STANDARD SERIES HERRINGBONE PATTERN - COLOUR: SHADOW PARKING AREAS - 6MM THICK
[Icon F]	ABBOTSFORD CONCRETE PRODUCTS: STADIUM SERIES LEAVING BOND PATTERN - COLOUR: SHADOW PARKING AREAS - 8MM THICK
[Icon G]	ABBOTSFORD CONCRETE PRODUCTS: HIGHSPEC SLABS COLOUR: SHADOW PARK AREAS
[Icon H]	FBAR SAFETY SURFACE INSTALL AS PER PLAYGROUND MANUFACTURER'S SPEC.
[Icon I]	CHEQUER BOARD
[Icon J]	HYDROCOMPRESSED SLABS COLOUR: SHADOW & NATURAL WITH 12" WIDE CONCRETE EDGE RESTRAINT
[Icon K]	42" HT. FENCE WITH GATE
[Icon L]	CONCRETE PAVING
[Icon M]	ASPHALT PAVING
[Icon N]	24" HT. POST RAIL FENCE
[Icon O]	36" HT. RAIL FENCE

Plan 31 May 3, 2017  
**DP 15-694616**

### LANDSCAPE MATERIALS PLAN

DATE: 15 JAN 12 DRAWING NUMBER:  
SCALE: 1:2000 3f  
DRAWN: MM  
DESIGN: MCY  
CHKD: MCY

OF 13  
14-170  
PMG PROJECT NUMBER:  
14170-1.ZIP



Suite C100 - 4195 Still Creek Drive  
Burnaby, British Columbia, V5C 1G9  
# B04-294-0011 : f: 604-294-0022

SEAL:



Plan 32 May 3, 2017  
DP 15-694616

LANDSCAPE  
GRADING PLAN

DATE: 15-JAN-12 DRAWING NUMBER:  
SCALE: 1:2000 OF 13  
DRAWN: MM DESIGN: MCY  
CHKD: MCY

**3g**

PMG PROJECT NUMBER: 1476-112P

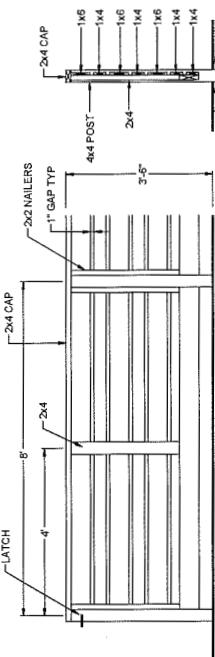
14-170



LANDSCAPE  
ARCHITECTS

Suite 100 - 4155 Sil Creek Drive  
Burnaby, British Columbia V5C 6G9  
P: 604.234.0511; F: 604.234.0522

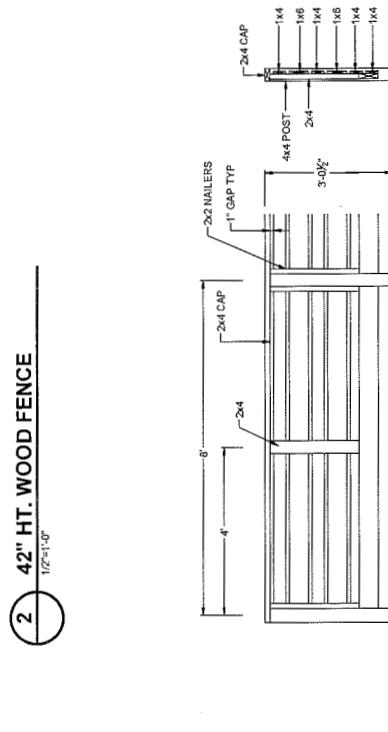
SEAL:



NOTE

- ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
- ALL OTHER MEMBERS TO BE CEDAR #2 (CONSTRUCTION) GRADE MINIMUM.
- ALL HARDWARE HOT DIPPED GALVANIZED.
- APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION.
- FENCE SELECTION AS APPROVED BY PROJECT ARCHITECT.
- ALL FENCES TO BE LEVEL CHANGES IN GRADE TO BE IN 12'-16" STEPS (MAX).
- GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3".

## 2 42" HT. WOOD FENCE



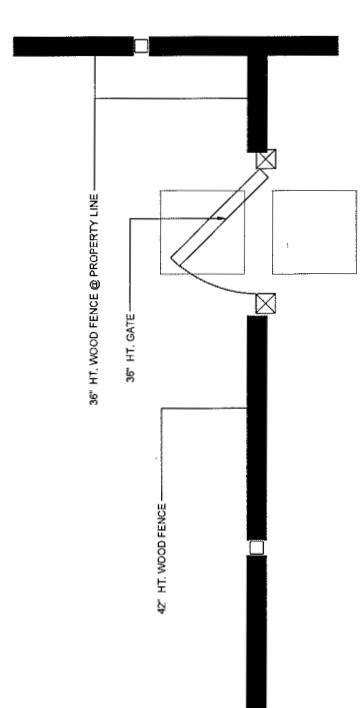
NOTE

- ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
- ALL OTHER MEMBERS TO BE CEDAR #2 (CONSTRUCTION) GRADE MINIMUM.
- ALL HARDWARE HOT DIPPED GALVANIZED.
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- ALL FENCES TO BE LEVEL CHANGES IN GRADE TO BE IN 12'-16" STEPS (MAX).
- GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3".

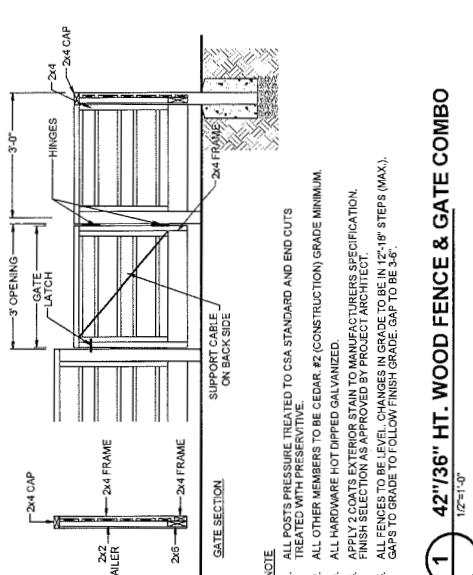
## 3 36" HT. WOOD FENCE



MAGLIN BIKE RACK:  
MBR400-7-S SLATE



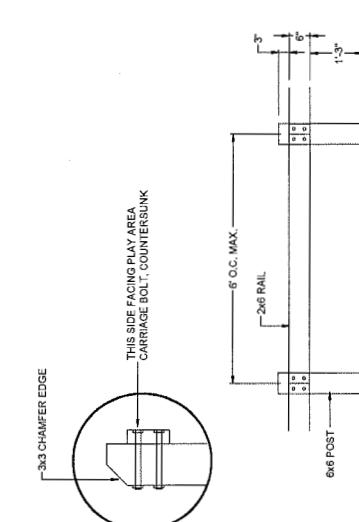
## 1 42"/36" HT. WOOD FENCE & GATE COMBO



NOTE

- ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
- ALL OTHER MEMBERS TO BE CEDAR #2 (CONSTRUCTION) GRADE MINIMUM.
- ALL HARDWARE HOT DIPPED GALVANIZED.
- APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION.
- FENCE SELECTION AS APPROVED BY PROJECT ARCHITECT.
- ALL FENCES TO BE LEVEL CHANGES IN GRADE TO BE IN 12'-16" STEPS (MAX).
- GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3".

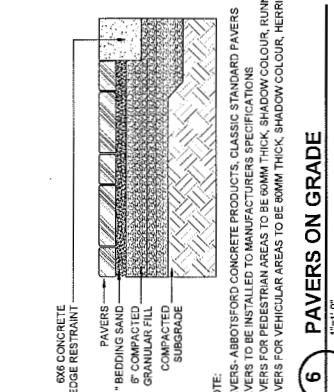
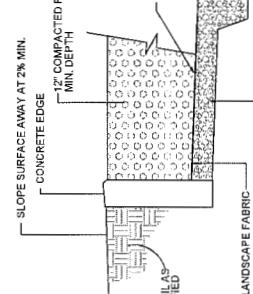
## 4 RAIL - 2' HT.



NOTE

- SLOPES SURFACE AWAY AT 2% MIN.
- CONCRETE EDGE COMPACTED FIBAR MIN. DEPTH
- 1" BEDDING SAND & COMPACTED GRANULAR FILL COMPACTED SUBGRADE

## 5 PLAY AREA EDGING



PAVERS- ABERTSFORD CONCRETE PRODUCTS CLASSIC STANDARD PAVERS  
PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS  
PAVERS FOR PEDESTRIAN AREAS TO BE 3MM THICK, SHADOW/COLOUR: RUNNING BC  
PAVERS FOR VEHICULAR AREAS TO BE 5MM THICK, SHADOW/COLOUR: HERRINGBONE

## Plan 33 May 3, 2017 DP 15-694616

DRAWING TITLE:  
**LANDSCAPE DETAILS**

DATE: 15.JAN.12 DRAWING NUMBER:  
**3 m**  
SCALE: AS NOTED  
DRAWN: DO  
DESIGN: MC/MW  
CHKD: MCY

HENDERSON PLAY:  
PT 5002-FS

CONCRETE  
STEPPERS

VERTICAL POLE MAZE  
HENDERSON PLAY

HENDERSON PLAY:  
CAT TAIL.01

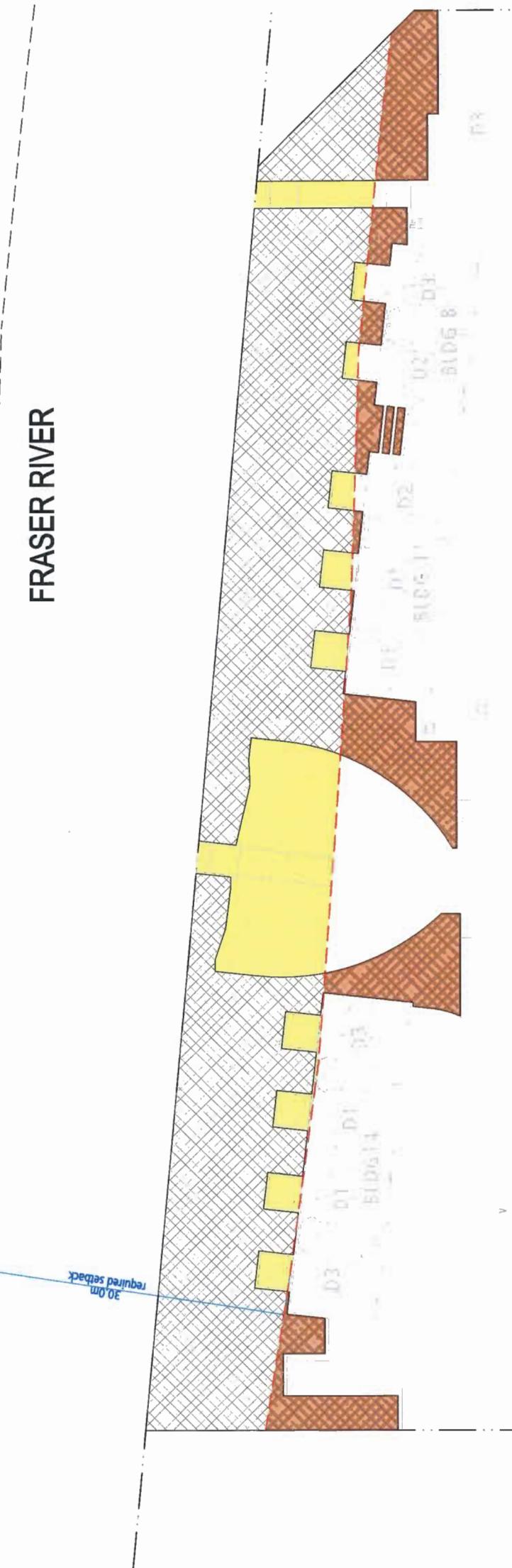
PLAY AREA EDGING

## FRASER RIVER

BOTTOM BANK / HIGH WATER MARK

Required setback

30.0m



## PROPOSED ESA PLAN



## ESA PLAN

SCALE 1:200  
0 5 10 15m

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Required ESA 1,215 sm

Plan 34 May 3, 2017  
DP 15-694616

BOTTOM BANK / HIGH WATER MARK

Required setback

30.0m



## EXISTING ESA PLAN



PLAN#01a

FOUGERE  
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fougerearchitecture.ca

Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 6G9  
p: 604 294-0011 ; f: 604 294-0022



ESA AREA

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	5	ACER CIRCINATUM	VINE MAPLE	2.5M HT; BAB; 3 STEM CLUMP
	6	BETULA PAPRIFFERA	PAPER BIRCH	2.5M HT; BAB
	5	MALUS FUSCA	PACIFIC CRABAPPLE	6CM CAL; 2M STD; B&B
	3	THUJA PLICATA	WESTERN RED CEDAR	3M HT; B&B
	1	PIREA STICHENSISS	SITKA SPRUCE	2.5M HT; BAB
SHRUB				
(A)	48	MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	#2 POT; 40CM
(P)	405	PACHYSIMA MYRSINITES	OREGON BOX	#2 POT; 40CM
(R)	15	RIBES SANGUINEUM	RED FLOWERING CURRANT	#2 POT; 60CM
(W)	187	ROSA GYMNOCARPA	BALDHIP ROSE	#2 POT; 40CM
GRASS				
(S)	75	BROMUS STICHENSISS	ALASKA BROME	#1 POT
(A)	9	CALAMAGROSTIS ACUTIFLORA KARL FOERSTER	FEATHER REED GRASS	#1 POT
(R)	98	CALAMAGROSTIS NUTKAENSIS	NOOTKA REEDGRASS	#1 POT
(B)	4	CAREX C. THE BEATLES	THE BEATLES SPRING SEDGE	#1 POT
(E)	521	ELYMUS MOLLIS	COMMON DUNEGRASS	#1 POT
(L)	936	JUNCUS INFLEXUS	BLUE-GREEN RUSH	#1 POT
(C)	72	PENNSETUM ALPECUCOIDES 'ORIENTALE'	ORIENTAL FOUNTAIN GRASS	#1 POT
PERENNIAL				
(Q)	60	CAMASSIA QUAMASH	COMMON CAMAS	#1 POT
G-C				
(A)	297	ASARUM COUDATUM	WILD GINGER	#1 POT; 20CM
(W)	475	MAHONIA NEVOSA	LONGLEAF MAHONIA	#1 POT; 25CM
(N)	473	POXYCHIUM MINUTISSIMUM	WESTERN SHORDIA CEDON	#4 POT; 35CM

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED IS PER CNA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER REQUIREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW, MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY, AREA OF SEARCH TO INCLUDE LOWER MOUNTAIN AND FRAZER VALLEY. \* SUBSTITUTIONS, BY-TAINT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL, UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO

AG PROJECT NUMBER: 14-170      AGER CIRCINATUM      BETULA PAPRIFERA

**UNITED SITE / REMARKS**

- M.HHT; B&B; 3 STEM CLUMP
- M.HHT; B&B
- M.CAL.2M STD; B&B
- HT; B&B
- M.HHT; B&B
- POT 10CM
- POT 40CM
- POT 60CM
- POT 40CM

**ACER CIRCINATUM**

**MALUS FUSCA**

**DATA DEVELOPMENTS**

NO.	DATE	REVISION DESCRIPTION
6	17/04/23	OFFICE SUBMISSION
5	16/04/23	REVIEW HISTORIC PAVING/PAVINGS
4	16/04/23	NEW SITE PLAN
3	16/04/23	UPDATED SITE PLAN & SECTIONS
2	16/04/23	NEW SITE PLAN COMMENTS
1	15/04/23	NEW SITE PLAN

**CLIENT:**

DC  
DO  
DM  
MM  
MV  
DR.

1

Plan 35 May 3, 2017  
**DP 15-694616**

**ESA PLANTING**

DRAWING NUMBER:  
**3H**

1



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Reference Plan May 3, 2017  
DP 15-694616

DPP RESUBMISSION  
DP 15-694616  
MARCH 21, 2017

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Vancouver BC V6T 4L6  
[fougerearchitecture.ca](http://fougerearchitecture.ca)

PLAN#32

## Streetscape Yardscape

SCALE 1:250

0 2 4 10 20m

## PARC RIVIERA NEWS

10199 River Drive for  
Parc Riviera Project Inc.

DPP RESUBMISSION  
DP 15-694616  
MARCH 21, 2017

Reference Plan May 3, 2017  
**DP 15-694616**



## Perspectives

View 2



View 1



View 2



**PARC RIVIERA NEWS**  
for  
Parc Riviera Project Inc.

## Perspectives

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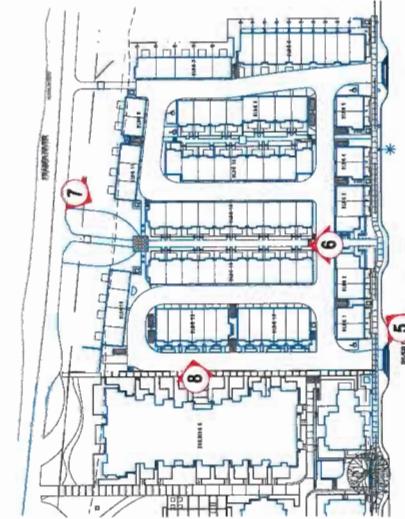


Reference Plan May 3, 2017  
DP 15-694616

DPP RESUBMISSION  
DP 15-694616  
FEBRUARY 10, 2017



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fougererarchitecture.ca



View 6



View 7



View 5



## **CONVERTIBLE UNIT FLOOR PLANS (G1)**

**SCALE 1:50**

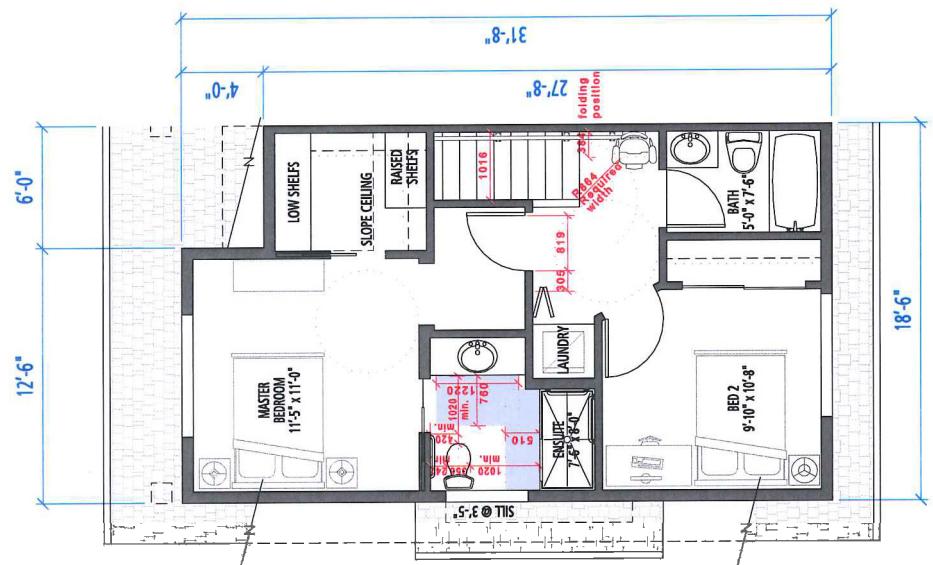
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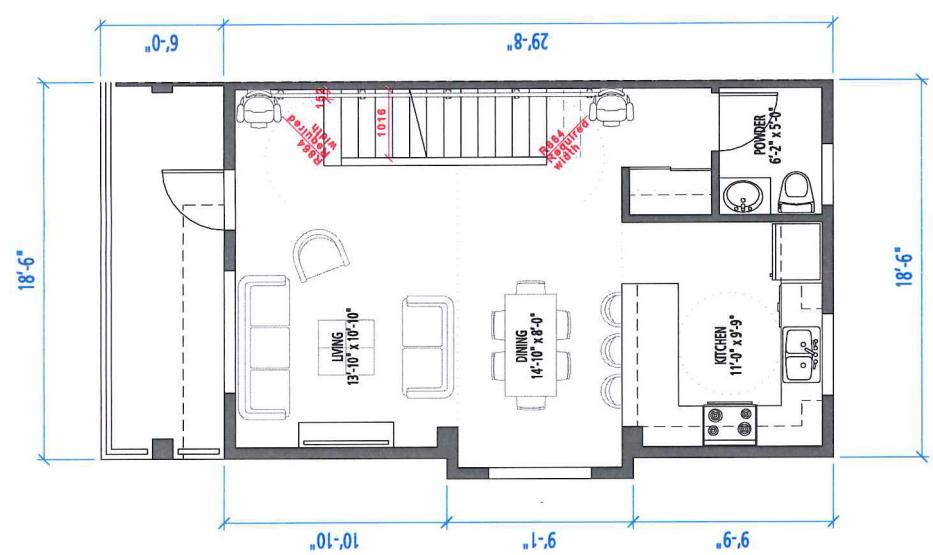
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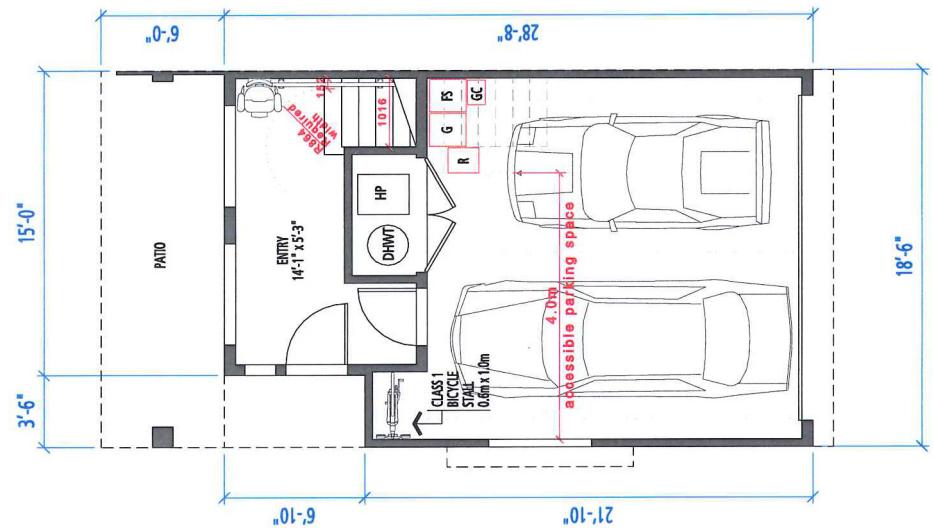
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## UPPER FLOOR



## **MAIN FLOOR**



## **GROUND FLOOR**

Summary of the Convertible Unit Features Checklist as Submitted

- Entry doors 914 mm opening.
  - Entry door clear exterior floor space min. 1220 mm depth by door width plus 600 mm on latch side.
  - Interior doors to entry & main living areas, min. 800 mm clear opening. (28" sliding or 2'0" swinging door spec.) with flush thresholds max.13mm height.
  - Stair lift as per manufacturer spec (Bruno, SRE-2010-Electra-Ride)
  - Hallways minimum 900 mm width
  - Door from garage to living area minimum 800 mm clear opening.
  - Min. clear opening 860 mm clear opening to Patios and Balconies.
  - Toilet clear floor space min. 1020 mm at side and in front
  - Interior Doors to main living areas, 1 bedroom and 1 bedroom min 800 mm clear opening with flush thresholds max. 13 mm height.
  - Wall blocking for future installation of grab-bars (toilet, tub and shower)
  - Clear area needed under future work space. Plumbing and gas pipes (in-wall and in-floor) located clear of under counter areas of future work space (stove, sink & min. 810 mm wide counter)
  - 1500 mm turning diameter or turning path diagram
  - One window that can be opened with a single hand in the living room
  - One window that can be opened with a single hand in one bedroom

PARC RIVIERA NEWS