



To: Development Permit Panel

Date: May 21, 2026

From: Joshua Reis
Director, Development

File: DP 25-017215

Re: **Application by Raghav Grover for a Development Permit at
9291 Alexandra Road/9288 Tomicki Avenue**

Staff Recommendations

That a Development Permit be issued which would:

1. Permit the construction of two four-storey buildings with approximately 182 m² (1,958 ft²) of ground floor commercial retail space and 139 residential units at 9291 Alexandra Road/9288 Tomicki Avenue on a site zoned Residential/Limited Commercial (ZMU23) – Alexandra Neighbourhood (West Cambie); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) reduce the setback to the partial below-grade parking structure from Alexandra Road from 7.0 m to 3.0 m; and
 - b) reduce the side yard setback for non-residential uses to the east property line from 8.0 m to 7.14 m.

Staff Report

Origin

Raghav Grover has applied to the City of Richmond on the behalf of Polygon Dorchester Homes Ltd. (Incorporation number: BC1202213; Director: Robert Bruno and Neil Chrystal) for permission to develop two four-storey buildings on top of a parking podium with approximately 182 m² (1,958 ft²) of ground floor commercial retail space and 139 residential units, including nine low-end market rental units, at 9291 Alexandra Road/9288 Tomicki Avenue (Attachment 1) on a site zoned Residential/Limited Commercial (ZMU23) – Alexandra Neighbourhood (West Cambie).

The subject property was previously rezoned under Rezoning Application RZ 10-534751, which was adopted on November 14, 2017, and an associated Development Permit (DP) (DP 12-613923) was also issued on the same date. As no construction had occurred within 24 months of DP issuance, as per the Local Government Act the associated DP lapsed. The subject application represents a new DP.

Key components of the proposal include:

- Two four-storey residential buildings on top of a parking podium with a small commercial unit. One building will be addressed off Alexandra Road, and the other will be addressed off Tomicki Avenue. The commercial unit will front onto Alexandra Road.
- A total of 139 residential units, including approximately 633 m² (6,815 ft²) of purpose-built Low-End Market Rental (LEMR) housing consisting of nine affordable housing rental units.
- A total of 29 units (or 21 per cent of the total proposed unit count) are designed to meet the Basic Universal Housing (BUH) provisions under the Richmond Zoning Bylaw 8500 and adaptable dwelling unit requirements of the 2024 BC Building Code (BCBC).
- Indoor amenity space of approximately 101 m² (1,092 ft²) in area (i.e., a multi-purpose room with a kitchenette and an accessible washroom) with direct access to the outdoor amenity space.
- Outdoor amenity space of approximately 1,059 m² (11,404 ft²) in area, including two courtyards featuring a children's play area, an urban agricultural area and a mix of active and passive amenity spaces.

Contributions to Community and Engineering Planning, Child Care, City Beautification and Public Art were secured at the time of the previous rezoning.

A Servicing Agreement (SA) will be required prior to Building Permit (BP) issuance for this development, and includes the following:

- Watermain upgrades and new water, storm and sanitary service connections.
- Frontage improvements along Alexnadra Road and Tomicki Avenue.
- Improvements along the Alexandra Way pedestrian corridor.
- Upgrades of the Alexandra Road and McClelland Road intersection including a new pedestrian-activated crosswalk on the east leg of the intersection, connecting the improved Alexandra Way greenway to McClelland Road to the south.

Development Information

Please refer to attached Development Application Data Sheet (Attachment 2) for a comparison of the proposed development data with the relevant Bylaw requirements.

Background

The site is currently vacant and is the last vacant site on the block between Alexandra Road and Tomicki Avenue, and Dubbert Street and May Drive.

Development surrounding the subject site is as follows:

- To the north: A 259-unit four-storey apartment complex (Meridian Gate) over one level of parking on a site zoned “Low Rise Apartment (ZLR20) – Alexandra Neighbourhood (West Cambie)”.
- To the east: A 547-unit six-storey apartment complex (Alexandra Court) over one level of parking on a site zoned “Low Rise Apartment (ZLR25) – Alexandra Neighbourhood (West Cambie)”.
- To the south: Across Alexandra Road, a commercial shopping centre on a site zoned “Neighbourhood Commercial (ZC32) – West Cambie Area”.
- To the west: A 49-unit three-storey townhouse complex (Oxford Lane) on a site zoned “Residential / Limited Commercial (ZMU28) – Alexandra Neighbourhood (West Cambie)”.

Existing Legal Encumbrances

There are a number of legal agreements registered on the Title of the property, which were registered at the time of the approvals for the previous rezoning and DP. The applicant's lawyer has provided a Title summary, which has been reviewed and agreed to by staff, and which identifies the agreements that are to remain on title, be modified, or discharged as a result of the current proposal. Attachment 3 provides a summary of the charges and the actions to be taken. Further details are outlined below.

Affordable Housing

- The ZMU23 zone requires that a minimum floor area of 628.3 m² be secured for affordable housing (LEMR). The previous Housing Agreement and Housing Covenant registered on Title in 2017 secured eight (8) LEMR units.
- The current proposal includes nine (9) units and 633.1 m² of floor area and is consistent with the ZMU23 zone. The proposed breakdown of unit sizes are shown in the table below:

Unit Type	# of LEMR Units	Percentages	Minimum Unit Area	Proposed Unit Area
Studio	1	11%	400 ft ²	521 ft ²
1 - Bedroom	3	33%	535 ft ²	700 ft ²
2 - Bedroom	5	56%	741 ft ²	770 - 883 ft ²
3 - Bedroom	0	0%	980 ft ²	n/a
TOTAL	9	100%		

- The unit sizes and locations have been reviewed and accepted by the Housing Office staff.
- Over 85 per cent of the units are proposed to meet the City's BUH standards.
- The existing Housing Covenant registered on Title is to be discharged and replaced prior to DP issuance to secure the new contributions. A revised Housing Agreement Bylaw is also required prior to DP issuance, and will be brought forward separately to Council for consideration.

OCP Aircraft Noise Sensitive Development (ANSD) Policy

- The subject development site is located within Area 2 (Aircraft Noise Notification Area) on the OCP Aircraft Noise Sensitive Development Map. All aircraft noise sensitive land use types, except new single-family, may be considered. A City's standard residential aircraft noise covenant has been secured at Rezoning.
- An acoustic report and a mechanical report, prepared by a certified professional and satisfactory to the City, are required prior to BP issuance.

Floodplain Requirements

- The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. A Flood Indemnity Covenant referencing the minimum habitable elevation for the area, which is 2.6 m (geodetic), has been secured at Rezoning.

District Energy Utility

- The subject site is located within the Alexandra District Energy Utility (ADEU) service area and connection to the utility will be required for this development.
- A District Energy Utility Covenant (CA6386565) has been secured at Rezoning to ensure that the building is designed with the capability to connect and be serviced by the utility, and that the service connection will be made prior to occupancy.

Alexandra Way Pedestrian Corridor SRW

- Development of Alexandra Way pedestrian corridor is a significant feature of the West Cambie Area Plan – Alexandra Neighbourhood and is intended to promote and facilitate accessibility and the movement of pedestrians, cyclists and wheelchairs through West Cambie by a landscaped walkway.
- A 5.0 m wide Statutory Right-of-Way (SRW) along the eastern edge of the subject property (SRW CA6386543-48) had been secured at the time of the Rezoning to establish the Alexandra Way pedestrian corridor. The existing SRW opens at both ends by an additional 3.0 metres at the intersections of Alexandra Road and Tomicki Avenue (angled into the property at 45 degrees), resulting in a wider SRW at both ends of the block to allow for greater visibility and access to the corridor. The existing SRW also extends at the midpoint with an additional 10.0 m wide by 4.0 m deep area to allow for a central node on the Alexandra Way pedestrian corridor.
- A pathway along the western edge of the adjacent property to the east had been constructed as part of the adjacent development to the east.

- The pathway matches the grade of the sidewalk at both street ends and gradually slopes up to the central node, where it is flush with the access point to the outdoor amenity area of the adjacent residential complex.
- The applicant is required to provide a final design that ties into the existing pathway and complete the construction of the Alexandra Way pedestrian corridor on this block. A preliminary design for the Alexandra Way pedestrian corridor is included in the DP drawings, and the final design will be confirmed through a separate SA application.

Proposed Encroachments into the Alexandra Way SRW

- A small portion of the parkade is proposed to encroach into the SRW for the Alexandra Way pedestrian corridor, under the 10 m by 4 m central node. The proposed encroachment is minor and does not impact any proposed underground utilities or surface walkway and planting works.
- In addition, a small portion of the canopy (approximately 0.37 m² (4 ft²)) on the east side of the commercial unit is proposed to encroach into the SRW for the Alexandra Way, at the southeast corner of the site. This canopy was added as weather protection for the bike racks to support the TDM measures.
- Staff from Engineering, Parks and Transportation have reviewed the proposed encroachments and have no concerns. Replacement of SRW CA6386543-48 to permit underground parkade encroachments and canopy encroachment, as shown on the DP plans, is required prior to the issuance of the DP.

Canopy Encroachment Agreement into Alexandra Road

- On account of the original 2012 DP, an encroachment agreement (CA386557-62) is registered on Title to accommodate the canopy extending from the commercial unit fronting Alexandra Road.
- While a commercial unit fronting Alexandra Road is also proposed in the subject development, the area of the encroachment is reduced from 39.4 m² to 17.9 m².
- Prior to the issuance of DP, replacement of Canopy Encroachment Agreement CA386557-62 with a new encroachment agreement over the license area is required.

Shared Visitor Parking

- A covenant (CA6386563) has been secured at Rezoning to ensure that the shared residential visitor and commercial parking spaces are not assigned to any specific residential unit or commercial unit.
- Prior to the issuance of DP, replacement of the Shared Visitor Parking Covenant CA6386563 to update the location of shared visitor parking as shown on the DP plans is required.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the urban design issues and staff comments identified as part of the review of the subject DP application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the “ZMU23” zone except for the zoning variances noted in this report.

Zoning Compliance/Variances

The proposed scheme attached to this report complies with the intent of the applicable sections of the OCP and is generally in compliance with the “Residential/Limited Commercial (ZMU23) – Alexandra Neighbourhood (West Cambie)” zone except for the zoning variances noted below (staff comments in **bold**).

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

- 1) Reduce the setback to the partial below-grade parking structure from Alexandra Road from 7.0 m to 3.0 m; and
(Staff support the proposed variance as the proposed parkade provides the necessary structural support for the wood-frame levels above. Its 3.0 m setback matches the existing condition at Alexandra Court (residential development to the east), while the building’s 4.0 m setback exceeds the required minimum (i.e., 1.5 m) to maintain a uniform frontage. The parkade is entirely hidden by two tiers of retaining walls, integrated stairs, and lush vegetation that replicate the established streetscape along Alexandra Road.)
- 2) Reduce the side yard setback for non-residential uses to the east property line from 8.0 m to 7.14 m.
(Staff support the proposed minor variance as the minimum 8.0 m setback requirement under the site-specific zone was established based on the previous site layout at the time of Rezoning. The minimum side yard setback for residential use is 6.0 m. Under the current proposal, the face of the commercial unit along the Alexandra Way pedestrian corridor aligns with the residential levels above, ensuring the wood-frame structure is fully supported at the corner. The proposed greenway design, including the provision of weather-protected bike racks and bike maintenance facility, as well as the use of concrete unit pavers, mitigates the impact from this variance.)

Advisory Design Panel Comments

The Advisory Design Panel (ADP) was supportive of the application, subject to consideration of the Panel’s comments. A copy of the relevant excerpt from the ADP Minutes from February 12, 2026, is attached for reference (Attachment 4). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in ‘**bold italics**’.

Analysis

Conditions of Adjacency

- The proposal provides a transition between the six-storey apartment block to the east and the three-storey townhouse complex to the west.
- Buildings and courtyards are strategically positioned to enhance light penetration and to create a view corridor between the proposed development and existing adjacent buildings, contributing to a cohesive and well-integrated infill development within the existing neighbourhood:
 - The proposal is composed of two L-shaped buildings arranged to minimize long, uninterrupted facades and maximize daylight access.

- Alternating building orientations create linked courtyards and a strong east-west visual axis aligned with adjacent site/building breaks.
- The landscaped courtyard/parkade podium elevation provides an appropriate transition to the neighbouring properties. The proposed grade elevation matches the rear yards of the townhouse development to the west and the top of the parkade podium of the apartment block to the east.
- Trees will be planted on the Alexandra Way pedestrian corridor along the eastern edge of the site to prevent direct overlook between the proposed development and the apartment block to the east.
- Extensive landscaping along the west property line is proposed to mitigate potential overlook and privacy concerns between the proposed development and the townhouse development to the west.
 - A 1.5 m tall hedge at the property line will be provided on the slab to create a buffer.
 - Raised planters with trees and shrubs will also be introduced to provide an added layer of screening.
 - Additional hedging will be provided at grade to soften the impact of the built structure.
 - Cascading planting will also be introduced to screen and soften any visible portion of the parkade wall along the west property line.

Urban Design and Site Planning

- The proposal is a four-level mixed-use complex consisting of 139 units of residential apartments and approximately 181.93 m² (1,958.3 ft²) of commercial space on the ground floor, fronting onto Alexandra Road.
- The proposed design (including height and building massing) is consistent with West Cambie Area Plan's Medium Density Housing (Character Area 4).
- The complex is divided into two separate buildings over a single-level parkade, which works well given the narrow constraints of the site:
 - The south building fronts Alexandra Road and contains the commercial component of the project, fronting the street with residential units above and in behind.
 - The north building fronts on Tomicki Avenue and contains the remaining residential units and the indoor amenity space.
- The proposed single-level parking structure is a half-storey below grade, and the top of the structure is above existing grade at the sidewalk. The parkade is fully below grade at the middle of the Alexandra Way pedestrian corridor and begins to emerge from the grade as the pathway slopes down to the north and south.
- Direct connections have been provided between unit patios and the greenway where space and grades permit.
- Both building lobbies and the commercial area fronting Alexandra Road do not sit on top of the parkade and have direct accessible pedestrian access to street level.
- A terraced landscape interface with the sidewalk along the site's Alexandra Road and Tomicki Avenue frontages is proposed in front of the ground-oriented units to screen the parkade structure from street view.
- A common and shared indoor amenity room is proposed on level one of the north building and is accessible to all residents of both buildings. This south-facing multipurpose room features a kitchenette and an accessible washroom, as well as direct access to the outdoor

amenity space. The overall size of the proposed indoor amenity space is approximately 101 m² (1,092 ft²), which meets the OCP requirements.

- Programmed outdoor amenity spaces are proposed at the podium level. The locations and sizes of the outdoor amenity spaces are appropriate for providing open landscape and amenity spaces convenient to all units. The overall size of the proposed outdoor amenity spaces (1,059.5 m² or 11,404 ft²) exceeds the OCP requirements (834 m² or 8,977 ft²).
- Separate recycling and garbage storage rooms for the commercial area and residential units are located within the parkade, where the bins will need to be transferred to a holding area at grade for easy pick-up.
- A single vehicle access to the parkade will be provided from Tomicki Avenue at the northwest corner of the site. Vehicle access is not provided to/from Alexandra Road.
- On-site truck turnaround area, loading space and the garbage/recycling holding area are located adjacent to the vehicle access, and these areas are screened from street view by a planted evergreen screen in low planters.

Architectural Form and Character

- This four-storey development features a mixed-use building on Alexandra Road and a residential building on Tomicki Way, both sharing a common underground parkade with an elevated central courtyard on top of the parking structure.
- The design reflects the massing and architectural forms outlined in the development permit guidelines for the Alexnadra neighbourhood. The two similarly sized L-shaped buildings are designed with short arms facing the street and longer arms facing the side property lines.
- The building facades are thoughtfully articulated with insets for balconies, creating visual interest while reinforcing the established multi-family residential character of the Alexandra neighbourhood.
- Both residential entry lobbies feature 1.5-storey volumes, and are enhanced by tall curtain wall windows, over-height doors, and a prominent canopy that creates a warm, inviting and grand entrance.
- The Alexandra commercial frontage features minimalist canopies extending over the doors of the commercial retail unit. These units are further highlighted by large, clean expanses of glass.
- Utilizing a flat-roof design, the proposal introduces articulated rooflines that rise above the building entrances to create a welcoming, pedestrian-oriented scale. The design ensures contextual compatibility with both the adjacent low-density townhouses and the higher-density, six-storey development.
- The proposed material palette is highly contextual, utilizing a mix of brick veneer and fibre-cement siding that complements surrounding apartment developments. The design features a vertical material transition with a solid brick veneer base, horizontal lap siding in the middle, and vertical board and batten siding on the upper floors, which creates a distinct vertical breakdown and adds depth and visual interest to the building facades.
- The proposed colour palette features a timeless, context-sensitive design utilizing red brick complemented by neutral grey tones and off-white capping at the fourth level. Black window frames and balcony railings provide a modern, sophisticated contrast, echoing the material/colour palette of surrounding developments.

Housing Type and Tenure

- The proposed development includes multiple-family housing development. Consistent with OCP respecting townhouse and multiple-family housing development projects and in order to maximize potential rental and housing opportunities throughout the City, the applicant has agreed to register a restrictive covenant on Title prior to DP issuance, prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.

Transportation

- Vehicular access will be provided through Tomicki Avenue, with loading and waste collection facilitated on-site.
- There is a total of 186 parking spaces provided in the parkade, including:
 - 156 stalls for market strata units, including four accessible spaces.
 - Six stalls for LEMR units.
 - 22 shared visitor parking stalls (for commercial and residential visitor uses), including one accessible parking space.
 - Two car share spaces.
- The proposed number of parking spaces complies with the zoning bylaw requirements, subject to the provision of Transportation Demand Management (TDM) measures to the satisfaction of the City. The following TDM measures will be secured through legal documents to be registered on Title prior to DP issuance, as well as through the DP and SA designs:
 - Car Share Parking Spaces - provision of two designated car share parking spaces on site.
 - Bicycle Maintenance Facility - provision of a common bicycle maintenance area onsite with a bike repair and washing station for both residential and commercial uses.
 - Cycling Amenity- Provision of a weather-protected, short-term bicycle parking area fronting the Alexandra Way pedestrian corridor, situated under a canopy adjacent to the commercial unit.
 - Shared Micro Mobility Station - provision of a SRW and access to an area for a future shared e-bike and e-scooter parking corral on the site.
 - Upgrades to the Alexandra Way Pedestrian Corridor - The developer proposes to widen the existing Alexandra Way along the east edge of the site (between Alexandra Road and Tomicki Ave). Additional landscaping, lighting, and bicycle-support amenities (e.g., repair stations and air pumps) will be provided to better accommodate both pedestrians and cyclists.
- There is a total of 182 Class 1 (residential) bicycle parking spaces provided within bike storage rooms in the parkade. In which 181 spaces are provided for residential uses and one space is provided for commercial uses. The proposed number of Class 1 bicycle parking spaces exceeds the minimum requirements under the zoning bylaw.
- There is a total of 30 Class 2 (visitor) bicycle parking spaces provided on-site. In which, 29 spaces are provided for residential visitors, and one space is provided for a commercial visitor. Bicycle parking spaces are distributed across open areas by both residential lobbies, as well as along Alexandra Way at the central node and adjacent to the commercial unit.

The proposed number of Class 2 bicycle parking spaces exceeds the minimum requirements under the zoning bylaw.

Tree Management

- At Rezoning stage (2011), it had been determined that all three bylaw-sized trees on-site and two street trees located on Alexandra Road were not good candidates for retention. The street trees were subsequently removed under Tree Cutting Permit 2017-792387.
- In November 2024, prior to the current DP application being submitted to the City, four bylaw-sized trees onsite were removed under Tree Cutting Permit 2024-049289. The tree removal permit has the following condition: “Should the property be included in an application for Rezoning, DP or Subdivision, after issuance of this permit, tree replacement will be required for the above permitted trees at a minimum rate of 2:1 as stated in the OCP regardless of the size of the replacement trees.”
- Accordingly, fourteen replacement trees are required. The applicant is proposing to plant 59 new trees onsite, including 12 conifer trees and 47 deciduous trees.

Landscape Design and Open Space Design

- The overall landscape concept satisfactorily enhances the interface between the proposed development and the public realm.
- At the main building entrances, functional and user-friendly features such as a convenient bike parking and seating area are incorporated into the landscape design, offering a resting spot for pedestrians, residents and visitors, as well as encouraging social interaction.
- Street-front residential units feature landscaped front yards with brick-clad planter walls, canopy trees and multi-layered plantings of both evergreen hedges and ornamental grasses to define public and private spaces.
- The truck turnaround, loading and garbage and recycling holding areas along Tomicki Avenue will be screened by a row of 1.5 m tall Emerald Green arborvitae shrubs. The planting beds are specifically sized to accommodate the root balls of the proposed planting materials.
- The pathway on Alexandra Way gradually slopes up from the street to match the courtyard grade at the central node. The elevation difference between the pathway and adjacent units/top of parkade podium is softened by a graded slope, featuring dense, intensive landscaping that transitions from the paved path to the ground floor and to the top of the parkade podium.
- The central node on Alexandra Way contains benches and bike racks that will provide a place for people to gather, relax and contemplate. This mid-point also provides residents of the complex with direct access from Alexandra Way to their private central courtyard/outdoor amenity area.
- The northern courtyard offers a mix of active and passive amenity spaces, including an urban agricultural area and open spaces for family picnics, informal sports or quiet outdoor reading. Raised planters along the western and northern edges are proposed to enhance privacy for residents in the surrounding units.
- The southern courtyard is also framed by planting and features a children’s play area with play equipment suitable for each of the 1-5 and 6-12 age groups. The selected play

equipment will encourage active play such as climbing, sliding or jumping to foster essential motor skills in a secure setting.

- A landscaped mound to the south and east of the play area is also proposed to provide a natural buffer for residents living along this courtyard.
- An irrigation system is proposed to ensure the continued maintenance of live landscaping on site.
- To ensure that the proposed landscaping works are completed, the applicant is required to provide a landscape security of \$1,538,038.80 prior to DP issuance.

Crime Prevention Through Environmental Design

- Crime Prevention Through Environmental Design (CPTED) principles have been considered throughout the proposed development.
- The proposed plan provides good edge features along the site and identifies public and private spaces, giving the site a good sense of territoriality to residents and visitors.
- Unit windows and doors are designed to face streets, greenways and internal courtyards to enhance passive surveillance.
- The commercial space along the Alexandra Road frontage is designed to establish visual interest at the pedestrian scale and to encourage pedestrian activity along the street.
- A comprehensive lighting strategy has been proposed to ensure safety, visibility and user comfort throughout the site. Lighting is provided at all doorways, pathways, as well as outdoor amenity areas and bike parking areas.
- All fixtures are downward facing, minimizing light spill and glare and helping to reduce light pollution.

Sustainability and Renewable Energy

- The proposed development will connect to the (ADEU), contributing to reduced operational greenhouse gas emissions.
- The project is designed to meet or exceed the BC Energy Step Code and Zero Carbon Step Code requirements applicable at the time of the BP application. The current target is BC Energy Step Code Step 3 with Emission Level EL-2.
- Energy- and water-efficient appliances and fixtures will be provided in all residential units.
- The applicant advised that the following features will be incorporated into the proposed development to reduce energy use and emissions:
 - In-suite heat recovery equipment for all residential units.
 - Centralized domestic hot water system.
 - Energy-efficient lighting throughout.
 - High-performance glazing.

Accessible Housing

- The proposed development includes 29 BUH units that are designed to be easily renovated to accommodate a future resident in a wheelchair. These single-storey units are required to incorporate all the accessibility provisions listed in the BUH Features section of the City's Zoning Bylaw and are permitted a density exclusion of 1.86 m² (20 ft²) per unit.
- All proposed units incorporate aging-in-place features to accommodate mobility constraints associated with aging. These features include:

- stairwell handrails;
- lever-type handles for plumbing fixtures and door handles; and
- solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

Site Servicing

- An associated SA (SA 12-602639) was secured through the Rezoning (RZ 10-534751) for the design and construction of roads and engineering improvement works required with respect to the development.
- Based on the current development requirements and design standards, a new SA is recommended. Once the new agreement is registered on Title, the 2012 SA could be cancelled and discharged from Title.
- The project will include frontage upgrades along Alexandra Road, Tomicki Avenue and the Alexandra Way greenway. Upgrades include:
 - Frontage improvements along Alexandra Road to include new curb, gutter, boulevard, sidewalk and new accessible letdowns.
 - Frontage improvements along Tomicki Avenue to include reinstatement of a new boulevard on the north side of Tomicki Avenue, re-aligning and widening Tomicki Avenue to a straight alignment, and construction of a new curb, gutter, boulevard and sidewalk on the south side of the road.
 - Improvements along the Alexandra Way pedestrian corridor to include new plantings and widening of the existing pathway.
 - Upgrades to the Alexandra Road and McClelland Road intersection to introduce a new pedestrian-activated crosswalk on the east leg of the intersection, connecting the improved Alexandra Way greenway to McClelland Road to the south.

Conclusions

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

Respectfully submitted,

Joshua Reis, Director, Development

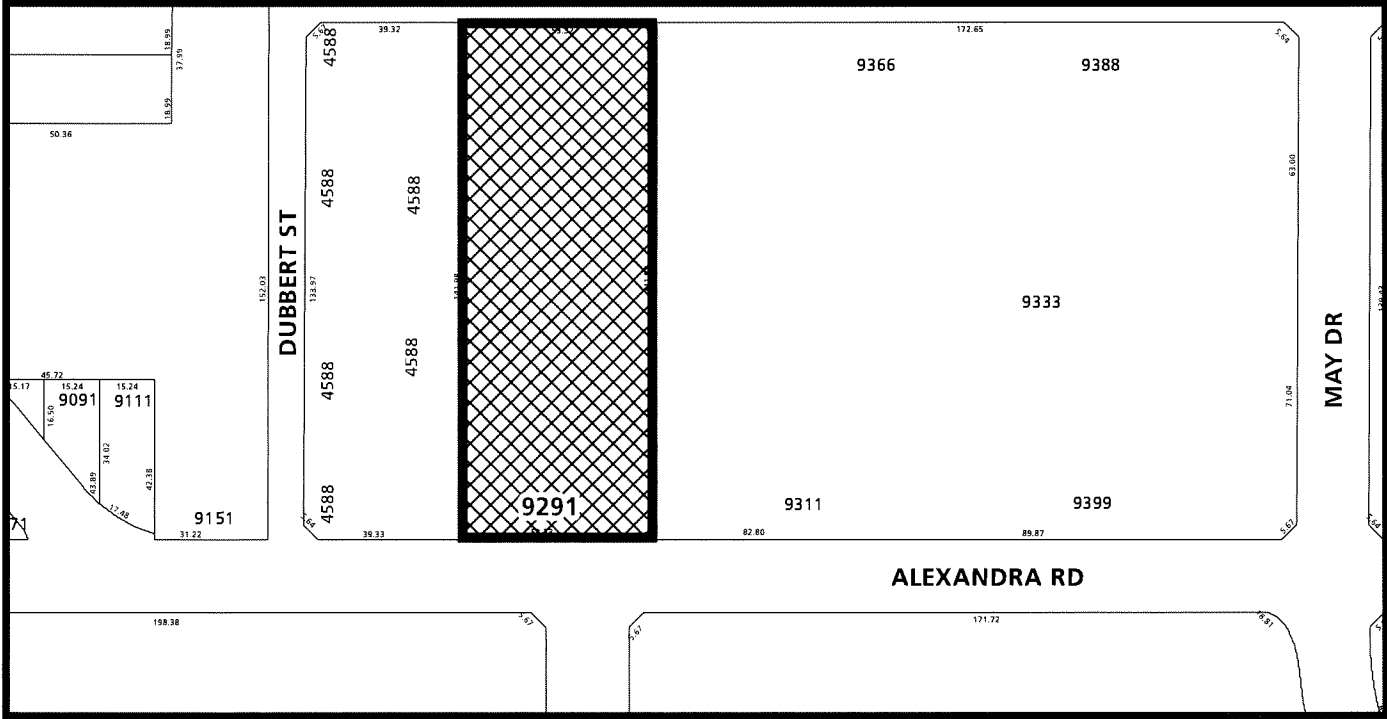
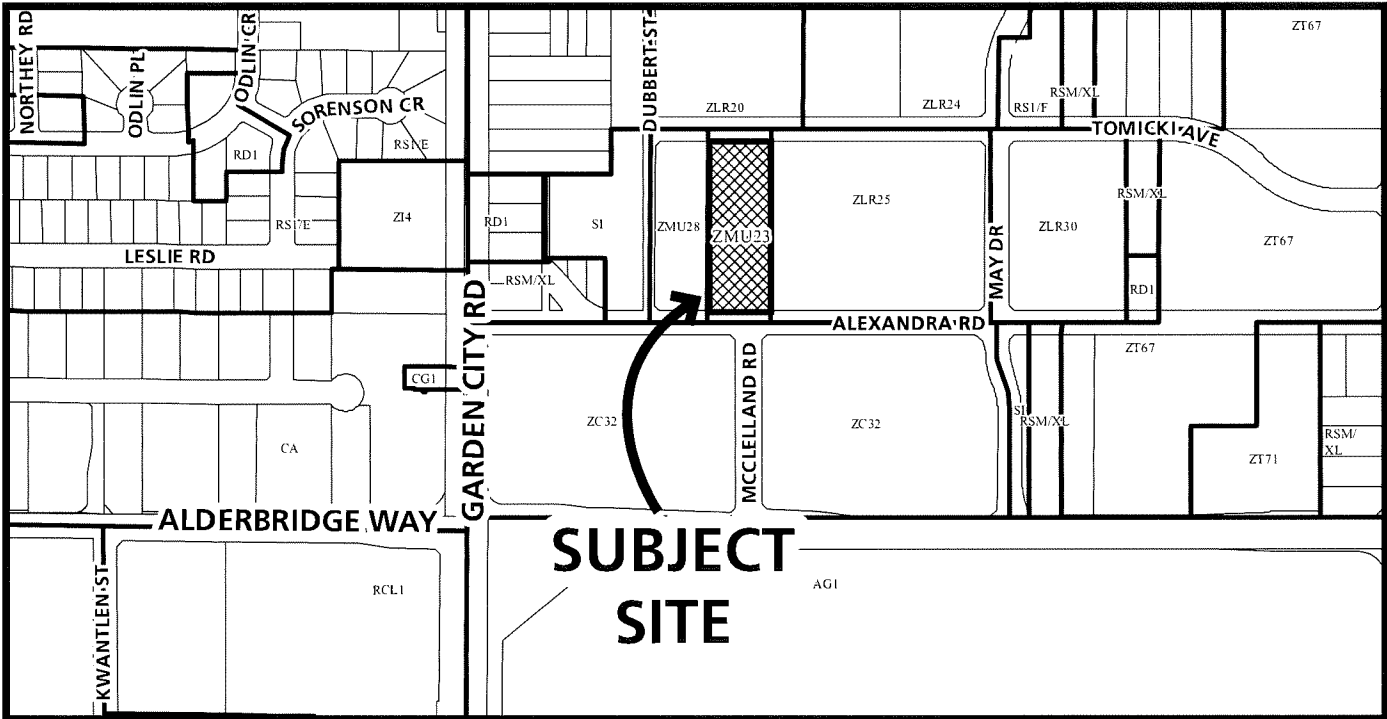
Report Contributors

This report was prepared by Edwin Lee, Planner 2, Development Applications.

- Att. 1: Location Map
 2: Development Application Data Sheet
 3: Summary of Charges Registered on Title and Actions to be Taken
 4: Excerpt from Advisory Design Panel Meeting Minutes (February 12, 2026)
 5. Development Permit Considerations



City of Richmond



DP 25-017215

Original Date: 06/30/25
 Revision Date:
 Note: Dimensions are in METRES



City of
Richmond



DP 25-017215

Original Date: 06/30/25
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DP 25-017215

Attachment 2

Address: 9291 Alexandra Road/9288 Tomicki Avenue

Applicant: Raghav Grover

Owner: Polygon Dorchester Homes Ltd.

Planning Area(s): West Cambie Area Plan, Alexandra Neighbourhood

Floor Area Gross: 12,210 m²

Floor Area Net: 11,716 m²

	Existing	Proposed
Site Area:	7,570 m ²	No Change
Land Uses:	vacant	Apartment residential and small plate commercial
OCP Designation:	City Centre Perimeter - Tier 2	No Change
Area Plan Designation:	Mixed Use: Medium Density Residential over Retail	No Change
Zoning:	Residential/Limited Commercial (ZMU23) – Alexandra Neighbourhood (West Cambie)	No Change
Number of Units:	0	139

	Bylaw Requirement	Proposed	Variance
Total Floor Area Ratio:	Max. 1.55 FAR	1.55	none permitted
Floor Area Ratio:	Non-Residential: Min. 0.024 Affordable Housing: Min. 0.083 Market Residential: 1.443	Non-Residential: Min. 0.024 Affordable Housing: Min. 0.084 Market Residential: 1.440	none
Lot Coverage:	Max. 45%	42%	none
Building Setbacks – Non-Residential:	N – Tomicki: Min.6.0 m S – Alexandra: Min. 0.0 m E: Min. 8.0 m W: Min. 8.0 m	N – Tomicki: n/a S – Alexandra: 0.0 m E: 7.14 m W: n/a	none none Variance Requested none
Building Setbacks - Residential	N – Tomicki: Min.6.0 m. S – Alexandra: Min.1.5 m E: Min.6.0 m W: Min.6.0 m	N – Tomicki: 6.0 m. S – Alexandra: 4.12 m E: 6.0 m W: 6.0 m	none none none none
Parking Structure Setbacks	N – Tomicki: Min. 2.6 m S – Alexandra: Min.7.0 E: Min.0.0 m W: Min.0.0 m	N – Tomicki: 4.22 m S – Alexandra: 3.09 E: 5.0 m W: 0.8 m	none Variance Requested none none
Unenclosed Balcony Setbacks	N – Tomicki: Min.4.0 m S – Alexandra: 1.5 m E: Min.4.8 m W: Min.4.8 m	N – Tomicki: 4.80 m S – Alexandra: 2.82 m E: 5.06 m W: Min.5.06 m	none none none none
Height (m):	Max. 20.0 m	17.48 m	none

Off-street Parking Spaces – Regular (R):	Total: 162 (R), including: - Market Unit: 130 units x 1.5 spaces/unit with TDM Reduction = 156 (R) - Affordable Housing Unit: 9 units x 0.56 spaces/unit = 6 (R)	162	none
Off-street Parking Spaces – Shared Commercial (C) /Visitor (V):	Total 5 (C): 182 m ² x 3 spaces/100 m ² with TDM Reduction = 4 (C) Total: 22 (V), including: - Market Unit: 130 units x 0.2 spaces/unit with TDM Reduction = 21 (V) - Affordable Housing Unit: 9 units x 0.11 spaces/unit = 1 (V)	22 Shared Commercial (C) /Visitor (V) spaces	none
Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on-site (184 x Max. 50% = 92)	89	none
Accessible Parking Spaces:	Min. 2% when 11 or more spaces are required: - Residential: 162 spaces x 2% = 4 - Commercial/Visitor: 22 spaces x 2% = 1	5	none
Amenity Space – Indoor:	Min. 100 m ²	101.5 m ²	none
Amenity Space – Outdoor:	Min. 834 m ²	1,059.5 m ²	none

Summary of Charges Registered on Title and Actions to be Taken

Charge Number	Description	Action to be Taken
CA6386541	Servicing Agreement (SA)	This agreement will be replaced after the developers enter into a new SA.
CA6386543-45	Statutory Right of Way (SRW) (walkway and utilities) over plan area EPP59695	Replacement of this SRW is required to permit underground parkade and canopy encroachments as shown on DP plans.
CA6386549	Flood Covenant	No change, keep as is.
CA6386551-52	Airport Noise Covenant	No change, keep as is.
CA6386555	Tandem Parking Assignment Covenant	No change, keep as is.
CA6386557-59	Canopy Encroachment Agreement into Alexandra Road	Since the area of the encroachment has changed; this agreement is to be replaced.
CA6386563	Shared Visitor parking Covenant (non-assignment)	This covenant is to be replaced to update location of shared visitor parking as shown on the DP plans.
CA6386565-66	Alexandra DEU Covenant	No change, keep as is.
CA6386569-70	Housing Covenant	This covenant is to be replaced to update location and size of LEMR units as shown on the DP plans. Council will be required to consider this change through a future report to Council.
CA6549777	Notice of Development Permit (DP)	A new notice of DP will be registered by clerks when the new DP is issued.
CA7091816	Notice of Housing Agreement (HA)	The developers propose to amend the HA to update the size and number of LEMR units as shown on the DP plans and reflect recent changes to the LEMR program. Council will be required to consider this change through a future report to Council. This notice will be replaced after the developers enter into a Restated HA.

Excerpt from the Minutes from
The Design Panel Meeting

Thursday, February 12, 2026 – 4:00 p.m.
Virtual, Microsoft Teams

1. **DP 25-017215 - TWO FOUR-STOREY BUILDINGS ON TOP OF A PARKING PODIUM WITH 181 SQM OF COMMERCIAL RETAIL SPACE AND 139 RESIDENTIAL UNITS, INCLUDING NINE LOW-END MARKET RENTAL UNITS**

ARCHITECT: Engage Architecture

LANDSCAPE ARCHITECT: Land Affairs

PROPERTY LOCATION: 9291 Alexandra Road / 9288 Tomicki Avenue

Applicant's Presentation

Architect Karen Smith, Engage Architecture, and Landscape Architect Jergus Oprsal, Land Affairs, presented the project and together with Raghav Grover, Project Manager, Polygon Homes, answered queries from the Panel.

Panel Discussion

Comments from Panel members were as follows:

- the project fits well with adjacent residential developments, resulting in a cohesive neighbourhood;

Noted.

- consider replacing the proposed wood Fibar play surface with pour-in-place rubber in the children's play area to make it accessible for a child in a wheelchair;

The fibar in the play area has been replaced with PIP rubber. Refer to sheet L1-01.

- consider installing weather protection, e.g. temporary shade structures, in the common outdoor amenity areas;

Weather protection is provided both at the exterior doors of the indoor amenity/amenity patio and adjacent to the children's play area. Buildings and trees will provide additional shade.

- some of the planters appear narrow; consider adding a soil plan, especially for the trees in planters, to ensure adequate soil volumes;

The planter width that was discussed during the ADP is 600mm wide (inside dimension), which is an adequate width to plant 1 row of plants.

Soil depth plan has been submitted and reviewed by staff.

- appreciate that the accessible units are distributed throughout the development;

Noted.

- the proposed play equipment in the outdoor amenity areas would require substantial housekeeping slab/concrete pads; consider this at the appropriate stage of the project;

Noted.

- consider adding an irrigation area plan to ensure adequate irrigation for all landscaped areas in the project;

Irrigation plan has been submitted and reviewed by staff.

- consider improving the design of the intersection of the north-south greenway and the east-west axis between the two buildings in the proposed development to emphasize the publicly accessible greenway and de-emphasize the east-west connection as it just provides a visual connection from the greenway;

The proposed paving and planting reinforce N-S circulation along the Greenway. The node (non-directional) is a moment that offers pause and a small, plaza-like space to enhance experience of the residents and the passers-by.

- understand the project design team's rationale for the proposed two separate outdoor amenity areas; however, rotating/flipping the proposed outdoor amenity area of one building to connect and combine with the outdoor amenity area of the other building would create a larger common outdoor amenity area;

See response below regarding building form.

- support the Panel comment to replace the proposed Fibar play surface with pour-in-place rubber to provide accessibility not only to children in wheelchairs but also to adults in wheelchairs, e.g. parents and grandparents of children;

Agreed, the fibar in the play area has been replaced with PIP rubber. Refer to sheet L1-01.

- the south building provides only one lobby while the north building provides two separate entrances for the stairway and accessible elevator; consider eliminating the segregation of entrances and providing just one lobby for the north building;

The additional vestibule for the north lobby is required for elevator access to the visitor and commercial parking area, which would be unsecured during commercial hours. It is not acceptable from a security standpoint for commercial parking users to enter into the residential building for this access and this comment ignores this functional consideration that is not present at the south lobby.

- unit plans are provided for unit types B3, C1, C3, D1 and D2 in the project's accessibility strategy; however, there are no unit plans provided for unit types B3A and C1A; consider providing unit plans for these unit types and include accessibility details;

Unit plans are provided; these are the B3 and C1 plans. The sub versions of the B3 and C1 have very minor variations in the plan, and the very limited area of difference only is indicated (a raised floor in the 2nd bedroom closet in the C1a plan and a corner shaft in a different position in the B3a plan). As this minor extent of change has no impact to the accessible features of either unit, a full alternate plan has not been provided, and they are B3 and C1 units for this purpose.

- appreciate the provision of automatic doors not only at the main entrances but also throughout the building, e.g. at the garbage and recycling rooms;

Noted.

- also appreciate the provision of removable ramps for access to the individual balconies;

Noted.

- appreciate the multiple layers of security (i.e. provision of three sets of doors) leading to and at the bicycle storage rooms; consider not installing any signs on the doors in order not to announce the location of bicycle storage rooms for security reasons; also consider installing extra secure door hardware;

Door security for these rooms includes anti-pry astragals for the exterior of the doors. Omitting signage may be of concern to the fire department and this request would need their approval.

- appreciate the thorough presentation of the project including the clear drawings, complete sections, and high quality of presentation materials provided to the Panel;

Noted.

- no concerns regarding (i) the proposed variances to reduce the subject site's parking structure setback to the Alexandra Road frontage and the commercial setback to the east property line, (ii) the screening of the loading area, and (iii) the transition from the west edge of the subject site to the adjacent three-storey townhouse development;

Noted.

- appreciate the accessible connection between the indoor amenity space and the common outdoor amenity areas, giving users the ability to move around the amenity spaces and experience more sunlight and warmer areas;

Noted.

- appreciate the proposed planting of street trees at grade along the greenway; would like to see the City requiring replacement bylaw-sized trees to be planted at grade;

Noted.

- the south outdoor amenity area would receive a lot of sun exposure; consider adding more seating along the east edge; not concerned about the lack of shade structure in the outdoor amenity areas as portions of these areas could get shady and cold at certain times of the year;

Understood, seating was added. Users of the space can now choose whether to sit beneath the canopy or out in the non-shaded area. Refer to sheet L1-01.

- consider replacing some proposed tree species to be planted along the greenway such as the Paperback Maple, Katsura, Western Red Cedar, Vine Maple, and Tulip Tree as these are either slow growing, not drought tolerant, not robust enough or messy; consider instead planting Red Maple, Ginkgo, *Nyssa sylvatica* and other suitable tree species recommended by Metro Vancouver's guide on urban trees in a changing climate;

The above-mentioned replacements along the greenway have been incorporated. Refer to sheet L3-01 and L3-03.

- the project is well planned; understand the parameters that needed to be considered in the design of the project and appreciate the site's proposed interface with the adjacent townhouse development to the west; however, the configuration of the proposed development could be improved to open up the tight space along the west side of the development; the design team is encouraged to review again the configuration of the north building and consider reversing its "C" shape as it would (i) open up the tight space along the west side, (ii) allow units in the north building to utilize the greenway and create mews to enliven the greenway, and (iii) make the loading area work better;

This option as suggested by the panellist was studied in great detail at an earlier project phase as well as already previously reviewed with Planning and the design team considers it unworkable and it has not been pursued. The issue is that the required location of the parking entry and loading means that it is not a symmetrical condition when the north building is mirrored and instead the short arm of the L form pinches considerably south creating very poor access to light at the inside corner including at the indoor amenity

- no concerns regarding the proposed variances to reduce the parking structure setback to the site's Alexandra Road frontage and reduce the commercial setback to the east property line; appreciate the CRUs being pushed to the street as a result of the proposed variances;

Noted.

- appreciate the use of brick at the base of the building fronting the street; however, the lack of contrast between the nightingale and white colours for the exterior cladding materials in the inner elevations of the buildings would make the buildings look taller especially during the gray months; the change of texture from horizontal to vertical is also not sufficient to provide a contrast to differentiate the upper and lower levels of the buildings; consider using another colour to provide more differentiation to the upper and lower levels on the inner elevations of the buildings; and

We have re-reviewed the proposed colours (photo below) and consider the medium grey (Nightingale) to provide good contrast to the white. We have re-allocated the locations of the darker grey (Trout Grey) in some areas around the courtyard to provide additional contrast. The change of materials is very readily perceived in a built condition and does provide good contrast.

- consider a high albedo roof; would have wanted to see the flat roofs utilized to their maximum.

The roof is covered with ballast, as required by the acoustic report; ballast roof areas, even light-coloured river rock as is proposed here, are not generally considered a high albedo roof, although it will provide some similar benefit.

Panel Decision

It was moved and seconded

That the DP 25-017215 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



Address: 9291 Alexandra Road/9288 Tomicki Avenue

File No.: DP 25-017215

Prior to approval of the Development Permit, the developer is required to complete the following:

1. **(Housing Covenant)** Replacement of Housing Covenant CA6386569-70 to update location and size of Low End Market Rental (LEMR) units as shown on the DP plans.
2. **(Housing Agreement)** Owner entering into a Restated Housing Agreement.
3. **(No Rental and Age Restrictions)** Registration of a restrictive covenant prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.
4. **(SRW Encroachment)** Replacement of SRW CA6386543-48 to permit underground parkade and canopy encroachments as shown on the DP plans.
5. **(Canopy Encroachment)** Replacement of Canopy Encroachment Agreement CA6386557-62 with a new encroachment agreement over license area of approximately 18m².
6. **(Shared Visitor Parking)** Replacement of Shared Visitor Parking Covenant CA6386563 to update location of shared visitor parking as shown on the DP plans
7. **(TDM: Car-Share Parking)** Registration of a legal agreement on title requiring that no development shall be permitted on site, restricting Development Permit* issuance until the developer provides for parking for the lot's required proportion of two (2) car-share vehicles together with electric vehicle (EV) charging stations to the satisfaction of the City. More specifically, the two (2) car-share parking stall shall include the following:
 - a) The car-share parking spaces shall be located on the parking level where it will be with safe, convenient, universally-accessible, and provide for 24/7 public pedestrian and vehicle access.
 - b) The car-share space shall be provided in addition to any required parking spaces on site.
 - c) The car-share space shall be equipped with electric vehicle (EV) quick-charge (240V) charging station for the exclusive use of car-share vehicle parked in the required car-share space.
 - d) Users of the car-share spaces shall not be subject to parking fees, except as otherwise determined at the sole discretion of the City.
 - e) "No development" shall be permitted on the lot, restricting Development Permit* issuance, until the developer:
 - i. Designs the lot to provide for the required car-share facility, including car-share parking spaces, 24/7 public access for vehicles and pedestrians, and related features (eg. EV 240V chargers, signage).
 - ii. Secures the car-share facility on the lot via a statutory right-of-way(s) and easement(s) registered on title and/or other legal agreements.
 - iii. Registers legal agreement(s) on title requiring that, unless otherwise agreed to in advance by the City, in the event that the car-share facility is not operated for car-share purposes as intended via the subject development permit application (eg. operator's contract is terminated or expires), control of the car-share facility shall be transferred to the City, at no cost to the City, and the City at its sole discretion, without penalty or cost, shall determine how the facility shall be used going forward.
 - f) No Building Permit* shall be issued for a building on the lot, in whole or in part, until the developer provides for the required car-share facility.
 - g) "No occupancy" shall be permitted on the lot, restricting final Building Permit* inspection granting occupancy for any building, in whole or in part, until the developer completes the required car-share facility on the lot and it has received final Building Permit* inspection granting occupancy.

Initial: _____

8. **(TDM: Bicycle Maintenance Facility)** Registration of a legal agreement on title requiring that no development shall be permitted on site, restricting Building Permit* issuance until the developer provides for separate Bicycle Maintenance Facilities for residential and commercial uses:
 - a) Each facility must include a bicycle repair stand (with tools), foot pump, and faucet, hose and drain for bicycle washing.
 - b) A note is required on the Development Permit* and Building Permit*.
 - c) Appropriate signage is required.
 - d) "No occupancy" shall be permitted, restricting final Building Permit* inspection granting occupancy for any building on the lot, in whole or in part, until the required bicycle maintenance facilities are completed and have received final Building Permit* inspection granting occupancy.
9. **(TDM: Cycling & Pedestrian Infrastructure Improvements)** Registration of a restrictive covenant and Statutory Right-of-Way(s) on title, or alternative legal agreement, subject to the final approval of the Director of Transportation, securing the owner's commitment to provide a bicycle repair station and air pumps on the site within the Alexandra Way pedestrian corridor SRW at no cost to the City.
10. **(TDM: Shared Bike and Micro Mobility Station)** Registration of a restrictive covenant and Statutory Right-of-Way(s) on title, or alternative legal agreement, subject to the final approval of the Director of Transportation, securing the owner's commitment to provide space for a shared e-bike and e-scooter parking corral on the site, constructed with a concrete pad foundation, with access rights for the City or an operator to install a micro-mobility or bike station and for the public to use the facility, at no cost to the operator or the City
11. **(Landscaping Security)** Receipt of a Letter of Credit for landscaping in the amount of \$1,538,038.80 (based on the costs estimate provided by a CSLA registered landscape Architect including 10% contingency). A legal agreement is required to accompany the Landscape Security to set the terms for its use and release.
12. **(Fees – Notices)** Payment of all fees in full for the cost associated with the Development Permit Panel Meeting Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

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

1. Enter into a Servicing Agreement* for the design and construction of the Engineering, Transportation and Parks works. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to, the following Engineering, Transportation and Parks works:

Servicing:

Water Works

- a) Using the OCP Model, there is 635 L/s of water available at a 20-psi residual at the Alexandra Rd frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b) Using the OCP Model, there is 346 L/s of water available at a 20-psi residual at the Tomicki Ave frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- c) Prior to the rezoning staff report being written, the Developer is required to coordinate with Richmond Fire Rescue to confirm whether fire hydrants are required along the proposed development's lane frontage. If required by RFR, the necessary water main and hydrant installations shall be reviewed by Engineering and added to the servicing agreement scope.
- d) At Developer's cost, the Developer is required to:
 - i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - ii) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
 - iii) Extend the existing 200 mm PVC water main on Tomicki Ave from WCP246324 to WCP244311, approximately 60 m. Details such as size and alignment shall be determined during the servicing agreement process.

Initial: _____

- iv) Install 1 new water service connection complete with water meter and water meter box at the main along the Alexandra Rd frontage. Size and location to be determined during the servicing process.
 - v) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2n-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the servicing agreement process.
 - vi) Cut and cap at the main, and fill and abandon the temporary 200 mm PVC water main WND246328 along Tomicki Ave. Details to be determined during the servicing agreement process.
- e) At Developer's cost, the City will:
- i) Complete all tie-ins for the proposed works to existing live water main infrastructure.

Storm Sewer Works:

- a) At Developer's cost, the Developer is required to:
 - i) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
 - ii) Provide a right-of-way for the inspection chamber. Exact right-of-way dimensions to be finalized during the servicing agreement process.
- b) At Developer's cost, the City will:
 - i) Install 1 new storm sewer service connection at the manhole STMH129391 along the Alexandra Rd frontage complete with inspection chamber on private side of property line. Size and location to be determined during the servicing agreement process.
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.

Sanitary Sewer Works:

- a) At Developer's cost, the Developer is required to:
 - i) Provide a right-of-way for the inspection chamber. Exact right-of-way dimensions to be finalized during the servicing agreement process.
- b) At Developer's cost, the City will:
 - i) Install 1 new sanitary sewer service connection at the manhole SMH57150 along the Alexandra Rd frontage complete with inspection chamber on private side of property line. Size and location to be determined during the servicing agreement process.
 - ii) Complete all tie-ins for the proposed works to existing City infrastructure.

Street Lighting:

- a) At Developer's cost, the Developer is required to:
 - i) Provide street lighting along the development's frontages according to the following:
 - (1) Alexandra Rd
 - (a) Pole and luminaire colour: Powder coated in smooth gloss BLACK finish RAL9005
 - (b) Roadway lighting @ back of curb: Type 1 Decorative Luminaire Pole (LED) (Reference City of Richmond Standard Drawing L12.5)
 - (2) Tomicki Ave
 - (a) Pole and luminaire colour: Powder coated in smooth gloss BLACK finish RAL9005
 - (b) Roadway lighting @ back of curb: Type 1 Decorative Luminaire Pole (LED) (Reference City of Richmond Standard Drawing L12.5)
 - ii) Provide roadway lighting calculations as per City of Richmond Standards.

General Items:

- a) At Developer's cost, the Developer is required to:
 - i) Complete other frontage improvements as outlined in the "Frontage Upgrades" section.
 - ii) Coordinate with BC Hydro, Telus and other private communication service providers:

Initial: _____

- (1) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - (2) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - (3) To underground overhead service lines.
- iii) Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development and proposed undergrounding works, and all above ground utility cabinets and kiosks located along the development's frontages, within the development's site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way 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 statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:
- BC Hydro PMT – 4.0 x 5.0 m
 - BC Hydro LPT – 3.5 x 3.5 m
 - Street light kiosk – 1.5 x 1.5 m
 - Traffic signal kiosk – 2.0 x 1.5 m
 - Traffic signal UPS – 1.0 x 1.0 m
 - Shaw cable kiosk – 1.0 x 1.0 m
 - Telus FDH cabinet – 1.1 x 1.0 m
- iv) Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impact on the existing utilities fronting the development site and provide mitigation recommendations.
- v) Provide a video inspection report of the existing sanitary sewer and storm sewer along the Alexandra Rd and Tomicki Ave frontages prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection, complete with a civil engineer's signed and sealed recommendation letter, is required after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities and provide recommendations to retain, replace, or repair. Any utilities damaged by the pre-load, de-watering, or other ground preparation shall be replaced or repaired at the Developer's cost.
- vi) Conduct pre- and post-preload elevation surveys of all surrounding roads, utilities, and structures. Any damage, nuisance, or other impact to be repaired at the developer's cost. The post-preload elevation survey shall be incorporated within the servicing agreement design.
- vii) Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
- viii) Submit a proposed strategy at the building permit stage for managing excavation de-watering. Note that the City's preference is to manage groundwater onsite or by removing and disposing at an appropriate facility. If this is not feasible due to volume of de-watering, the Developer will be required to apply to Metro Vancouver for a permit to discharge into the sanitary sewer system. If the sanitary sewer does not have adequate capacity to receive the volume of groundwater, the Developer will be required to enter into a de-watering agreement with the City wherein the developer will be required to treat the groundwater before discharging it to the City's storm sewer system.
- ix) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.

Initial: _____

- x) Coordinate the servicing agreement design for this development with the servicing agreement(s) for the adjacent development(s), both existing and in-stream. The developer's civil engineer shall submit a signed and sealed letter with each servicing agreement submission confirming that they have coordinated with civil engineer(s) of the adjacent project(s) and that the servicing agreement designs are consistent. The City will not accept the 1st submission if it is not coordinated with the adjacent developments. The coordination letter should cover, but not be limited to, the following:
 - (a) Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
 - (b) Pipe sizes, material and slopes.
 - (c) Location of manholes and fire hydrants.
 - (d) Road grades, high points and low points.
 - (e) Alignment of ultimate and interim curbs.
 - (f) Proposed streetlights design.
- xi) Enter into, if required, additional legal agreements, as determined through 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, 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.

Frontage Upgrades:

- Alexandra Road:
 - Along the full Alexandra Road frontage, from the subject site's south property line:
 - 2.0 m wide sidewalk;
 - 2.5 m wide grassed and treed boulevard with streetlights and utilities;
 - 0.15 m curb and gutter;
 - Approximately 11.0 m wide pavement.
 - Removal of existing driveway.
- Alexandra Road and McClelland Road intersection:
 - Upgrade the intersection to introduce a new special crosswalk on the east leg of the intersection, complete with new traffic poles, overhead illuminated signs, audible pedestrian signals, overhead LED streetlighting with intersection lighting design and new BC Hydro stand-alone service panel;
 - Upgrade the existing west cross-walk pushbutton to audible pedestrian signals and letdowns.
 - Intersection lighting design to be reviewed and upgrades undertaken accordingly.
- Tomicki Avenue:
 - Along the full Tomicki Avenue frontage, from the site's north property line:
 - 2.0 m wide sidewalk;
 - 3.6 m wide grassed and treed boulevard with streetlights and utilities;
 - 0.15 m curb and gutter;
 - 8.5 m wide pavement;
 - 0.15 m curb and gutter;
 - 3.6 m wide grassed and treed boulevard with streetlights and utilities;
 - Existing 2.0 m wide sidewalk to remain.
 - Extend enhanced pathway connecting the existing crosswalk near the eastern PL of the site to the North-South greenway, with a minimum width of 3.5 m, and transition to new sidewalk beyond the greenway.
 - Construct one new driveway access with a maximum driveway width of 7.5 m, aligned across from outbound traffic from the driveway across the street.

Initial: _____

- Alexandra Way Greenway:
 - Construct, generally:
 - Approximately 4 m wide planted greenway c/w lighting, with local meaders as required to be reviewed through the Servicing Agreement design process;
 - Minimum 4 m wide walkway;
 - Existing approximately 2 m wide boulevard strip to remain.
 - Provide bicycle repair stations, air pumps, and micromobility stations within the greenway.
 - The greenway shall connect to crosswalks at both the north and south extents through enhanced pathways as required.
- 2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- 3. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- 4. Payment of the Supplementary Local Area DCC for the Alexandra Neighbourhood.
- 5. Payment of \$1,836.72 per unit plus applicable interest, in accordance with the Alexandra Neighbourhood Development Agreement.
- 6. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- If the development will be constructed in phases and stratified, a Phased Strata Subdivision Application is required. Each phase of a phased strata plan should be treated as a separate parcel, each phase to comply with the Richmond Zoning Bylaw 8500 in terms of minimum lot area, building setback and parking requirements. Please arrange to have the City's Approving Officer review the proposed phased boundaries in the early DP stages. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- If the development intends to create one or more air space parcels, an Air Space Parcel Subdivision Application is required. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- 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 contains 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

Initial: _____

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]

Signed _____

Date _____



No. DP 25-017215

To the Holder: Raghav Grover
Property Address: 9291 Alexandra Road/9288 Tomicki Avenue
Address: 1333 West Broadway, Unit 900
Vancouver, BC V6H 4C2

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 setback to the partial below-grade parking structure from Alexandra Road from 7.0 m to 3.0 m; and
 - b) reduce the side yard setback for non-residential uses to the east property line from 8.0 m to 7.14 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 #48 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 \$1,538,038.80 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 25-017215

To the Holder: Raghav Grover
Property Address: 9291 Alexandra Road/9288 Tomicki Avenue
Address: 1333 West Broadway, Unit 900
Vancouver, BC V6H 4C2

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 _____, _____.

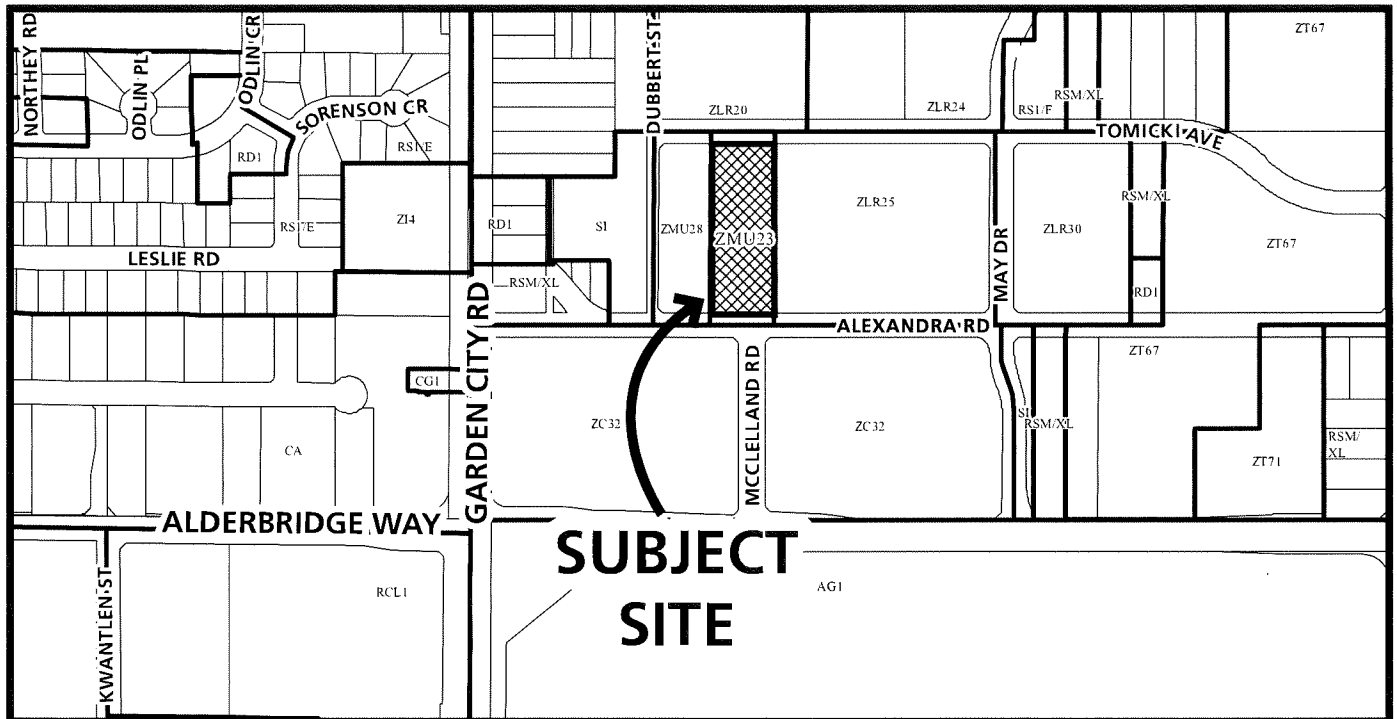
ISSUED BY THE COUNCIL THE

DELIVERED THIS _____ DAY OF _____, _____.

MAYOR



City of Richmond



	<h2>DP 25-017215 SCHEDULE "A"</h2>	Original Date: 06/30/25 Revision Date: Note: Dimensions are in METRES
--	--	---

DORCHESTER APARTMENTS

9291 ALEXANDRA RD RICHMOND, BC

DEVELOPMENT PERMIT - APRIL 23, 2026

DP ARCHITECTURAL DRAWING LIST

SHEET NUMBER	DRAWING TITLE / DESCRIPTION	SCALE	ISSUE DATE	ISSUE FOR
A0.00	COVERSHEET & SITE CONTEXT	AS INDICATED	APR. 23, 2026	DEVELOPMENT PERMIT (DP) SET
A0.20	PROJECT STATUS	NTS	APR. 23, 2026	DEVELOPMENT PERMIT (DP) SET
A0.21	AREA OVERLAYS NORTH BUILDING GROUND LEVEL	3/32" = 1'0"	APR. 23, 2026	DEVELOPMENT PERMIT (DP) SET
A0.22	AREA OVERLAYS NORTH BUILDING TYPICAL LEVEL	3/32" = 1'0"	APR. 23, 2026	DEVELOPMENT PERMIT (DP) SET
A0.23	AREA OVERLAYS SOUTH BUILDING GROUND LEVEL	3/32" = 1'0"	APR. 23, 2026	DEVELOPMENT PERMIT (DP) SET
A0.24	AREA OVERLAYS SOUTH BUILDING TYPICAL LEVEL	3/32" = 1'0"	APR. 23, 2026	DEVELOPMENT PERMIT (DP) SET
A0.25	LOT COVERAGE	3/32" = 1'0"	APR. 23, 2026	DEVELOPMENT PERMIT (DP) SET
A0.30	SHADOW STUDIES	AS INDICATED	APR. 23, 2026	DEVELOPMENT PERMIT (DP) SET
A0.31	SHADOW STUDIES	AS INDICATED	APR. 23, 2026	DEVELOPMENT PERMIT (DP) SET
A0.40	SITE SECTIONS	AS INDICATED	APR. 23, 2026	DEVELOPMENT PERMIT (DP) SET
A0.50	STREETSCAPES	AS INDICATED	APR. 23, 2026	DEVELOPMENT PERMIT (DP) SET
A0.60	NORTH BUILDING PERSPECTIVES	1/8" = 1'0"	APR. 23, 2026	DEVELOPMENT PERMIT (DP) SET
A0.61	SOUTH BUILDING PERSPECTIVE	1/8" = 1'0"	APR. 23, 2026	DEVELOPMENT PERMIT (DP) SET
A1.00	SITE CONTEXT PLAN AND BUILDING SEPARATION PLAN	1/32" = 1'0"	APR. 23, 2026	DEVELOPMENT PERMIT (DP) SET
A1.01	OVERALL SITE PLAN	1/32" = 1'0"	APR. 23, 2026	DEVELOPMENT PERMIT (DP) SET
A1.02	OVERALL SITE PLAN - ACCESSIBILITY OVERLAY	1/32" = 1'0"	APR. 23, 2026	DEVELOPMENT PERMIT (DP) SET
A1.10	OVERALL PARKING LEVEL	1/16" = 1'0"	APR. 23, 2026	DEVELOPMENT PERMIT (DP) SET
A1.11	OVERALL PARKING LEVEL - ACCESSIBILITY OVERLAY	1/16" = 1'0"	APR. 23, 2026	DEVELOPMENT PERMIT (DP) SET
A1.20	WASTE MANAGEMENT PLAN - GARBAGE TRUCK	1/16" = 1'0"	APR. 23, 2026	DEVELOPMENT PERMIT (DP) SET
A1.21	WASTE MANAGEMENT PLAN - JITNEY	1/16" = 1'0"	APR. 23, 2026	DEVELOPMENT PERMIT (DP) SET
A1.30	PARKING LEVEL - NORTH-SIDE	1/16" = 1'0"	APR. 23, 2026	DEVELOPMENT PERMIT (DP) SET
A1.31	PARKING LEVEL - SOUTH-SIDE	1/16" = 1'0"	APR. 23, 2026	DEVELOPMENT PERMIT (DP) SET
A2.00	GROUND LEVEL PLAN NORTH BUILDING	1/8" = 1'0"	APR. 23, 2026	DEVELOPMENT PERMIT (DP) SET
A2.01	GROUND LEVEL PLAN SOUTH BUILDING	1/8" = 1'0"	APR. 23, 2026	DEVELOPMENT PERMIT (DP) SET
A2.10	SECOND LEVEL PLAN NORTH BUILDING	1/8" = 1'0"	APR. 23, 2026	DEVELOPMENT PERMIT (DP) SET
A2.11	SECOND LEVEL PLAN SOUTH BUILDING	1/8" = 1'0"	APR. 23, 2026	DEVELOPMENT PERMIT (DP) SET
A2.20	THIRD LEVEL NORTH BUILDING	1/8" = 1'0"	APR. 23, 2026	DEVELOPMENT PERMIT (DP) SET
A2.21	THIRD LEVEL SOUTH BUILDING	1/8" = 1'0"	APR. 23, 2026	DEVELOPMENT PERMIT (DP) SET
A2.30	FOURTH LEVEL NORTH BUILDING	1/8" = 1'0"	APR. 23, 2026	DEVELOPMENT PERMIT (DP) SET
A2.31	FOURTH LEVEL SOUTH BUILDING	1/8" = 1'0"	APR. 23, 2026	DEVELOPMENT PERMIT (DP) SET
A2.40	MAIN ROOF PLAN NORTH BUILDING	1/8" = 1'0"	APR. 23, 2026	DEVELOPMENT PERMIT (DP) SET
A2.41	MAIN ROOF PLAN SOUTH BUILDING	1/8" = 1'0"	APR. 23, 2026	DEVELOPMENT PERMIT (DP) SET
A3.00	UNIT PLANS	1/4" = 1'0"	APR. 23, 2026	DEVELOPMENT PERMIT (DP) SET
A3.01	UNIT PLANS	1/4" = 1'0"	APR. 23, 2026	DEVELOPMENT PERMIT (DP) SET
A3.02	UNIT PLANS	1/4" = 1'0"	APR. 23, 2026	DEVELOPMENT PERMIT (DP) SET
A3.03	UNIT PLANS	1/4" = 1'0"	APR. 23, 2026	DEVELOPMENT PERMIT (DP) SET
A3.04	ADAPTABLE UNIT PLANS (BCBC)	1/4" = 1'0"	APR. 23, 2026	DEVELOPMENT PERMIT (DP) SET
A3.05	BASIC UNIVERSAL HOUSING UNIT PLANS	1/4" = 1'0"	APR. 23, 2026	DEVELOPMENT PERMIT (DP) SET
A3.06	BASIC UNIVERSAL HOUSING UNIT PLANS	1/4" = 1'0"	APR. 23, 2026	DEVELOPMENT PERMIT (DP) SET
A4.00	NORTH BUILDING ELEVATIONS	1/8" = 1'0"	APR. 23, 2026	DEVELOPMENT PERMIT (DP) SET
A4.01	NORTH BUILDING ELEVATIONS (B/W)	1/8" = 1'0"	APR. 23, 2026	DEVELOPMENT PERMIT (DP) SET
A4.10	NORTH BUILDING ELEVATIONS	1/8" = 1'0"	APR. 23, 2026	DEVELOPMENT PERMIT (DP) SET
A4.11	NORTH BUILDING ELEVATIONS (B/W)	1/8" = 1'0"	APR. 23, 2026	DEVELOPMENT PERMIT (DP) SET
A4.20	SOUTH BUILDING ELEVATIONS	1/8" = 1'0"	APR. 23, 2026	DEVELOPMENT PERMIT (DP) SET
A4.21	SOUTH BUILDING ELEVATIONS (B/W)	1/8" = 1'0"	APR. 23, 2026	DEVELOPMENT PERMIT (DP) SET
A4.30	SOUTH BUILDING ELEVATIONS	1/8" = 1'0"	APR. 23, 2026	DEVELOPMENT PERMIT (DP) SET
A4.31	SOUTH BUILDING ELEVATIONS (B/W)	1/8" = 1'0"	APR. 23, 2026	DEVELOPMENT PERMIT (DP) SET
A4.40	MATERIAL BOARD	1/8" = 1'0"	APR. 23, 2026	DEVELOPMENT PERMIT (DP) SET
A5.00	BUILDING SECTIONS	1/8" = 1'0"	APR. 23, 2026	DEVELOPMENT PERMIT (DP) SET
A5.01	BUILDING SECTIONS	1/8" = 1'0"	APR. 23, 2026	DEVELOPMENT PERMIT (DP) SET
A5.02	BUILDING SECTIONS	1/8" = 1'0"	APR. 23, 2026	DEVELOPMENT PERMIT (DP) SET
A5.03	BUILDING SECTIONS	1/8" = 1'0"	APR. 23, 2026	DEVELOPMENT PERMIT (DP) SET
A5.04	BUILDING SECTIONS	1/8" = 1'0"	APR. 23, 2026	DEVELOPMENT PERMIT (DP) SET



SITE CONTEXT N.T.S

PROJECT TEAM LIST

DEVELOPER
 Polygon Development 375 Ltd.
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 Vancouver BC V6H 4C2
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 Contact: Raghav Grover
 e: rgrover@polyhomes.com

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 e: gary@butlersundvick.com

CODE
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 Contact: Samir Eidnani
 e: sam@cardinalfire.ca

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 e: sandhu.geopacific.ca

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 e: jchow@bunteng.com

ENERGY CONSULTANT
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 Contact: Tim Zhang
 e: tyzhang@pinchin.com

THESE DRAWINGS MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUM AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL DIMENSIONS AND LEVELS TO BE REPORTED MUST BE DATED TO THE ARCHITECT. VARIATIONS AND MODIFICATIONS TO WORK SHOWN SHALL NOT BE CARRIED OUT WITHOUT THE WRITTEN PERMISSION FROM THE ARCHITECT. COPYRIGHT RESERVED. THESE DRAWINGS AND THE DESIGN ARE, AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND CANNOT BE USED AND/OR REPRODUCED WITHOUT THE CONSENT OF THE ARCHITECT, IN WHICH THE REPRODUCTION MUST BEAR THEIR NAME AS THE ARCHITECT.

#	DATE	ISSUANCE
1	JUNE 4 2025	ISSUED FOR DP
2	NOV 14 2025	RE-ISSUED FOR DP
3	JAN 13 2026	RE-ISSUED FOR DP
4	MAR 27 2026	RE-ISSUED FOR DP
5	APR 23 2026	RE-ISSUED FOR DP

CONSULTANT:
DP 25-017215
May 20, 2026
PLAN #1

CLIENT



POLYGON

engage
ARCHITECTURE

400-602 WEST HASTINGS
 VANCOUVER, B.C. V6B 1P2
 (604) 428-6259
 www.engagearchitecture.ca

SEAL



PROJECT # 24-11

PROJECT
 DORCHESTER APARTMENTS
 9291 ALEXANDRA RD. & 9288 TOMICKI AVE., RICHMOND BC

DRAWING
COVERSHEET & SITE CONTEXT

CHECKED BY KS	DRAWN BY CE
DATE APR. 23, 2026	SCALE As indicated

DRAWING NO.
A0.00

9291 ALEXANDRA ROAD PROJECT NO. 45985
 RICHMOND BC DATE: 27-Mar-26

PROJECT STATISTICS			
Current Zoning:	ZMU23 Residential/Limited Commercial Alexandra Neighborhood		
Proposed Zoning:	ZMU23 Residential/Limited Commercial Alexandra Neighborhood		
Proposed Use:	Residential (Primary) + Commercial (Secondary)		
Site Area	sq.ft.	sq.m.	
Gross Site Area	81,482.80	7,570.00	
Road dedications			
Net Site Area	81,482.80	7,570.00	
Floor Area Ratio		FSR Area	
		sq.ft.	sq.m.
Total Permitted FAR	1.55	126,298.34	11733.50
Total Proposed FAR	1.55	126,111.42	11716.13
Included in FAR Total			
Minimum Non-Residential FAR	0.024	1,955.59	181.68
Maximum Non-Residential FAR	0.14	11,407.59	1,059.80
Proposed Commercial FAR	0.024	1,958.30	181.93
Required Affordable Housing FAR	0.083	6,763.07	628.31
Proposed Affordable Housing FAR	0.084	6,815.20	633.15

Lot Coverage	sq.ft.	sq.m.	
Permitted Lot Coverage	45%	36,667.26	3,406.50
Proposed Lot Coverage	42%	34,516.35	3,208.67
Maximum Height			
Permitted Height	65.62 feet	20 m	
Proposed Height	55.05 feet	16.78 m	

Unit Summary			
No. of units	139		
Average Unit Size	808.7	sq.ft.	
Amenity Areas			
1 Indoor Amenity Required	100 m2		
Proposed:	1,092.00 sq. ft.		101.5 sq.m.
2 Outdoor Amenity Required:	6 sq.m.		139 units
=	8,977.1 sq. ft.		834.00 sq.m.
of which Children's Play	3 sq.m.		139 units
=	4,488.6 sq. ft.		417.00 sq.m.
Total Childrens Play Provided:	4,871.42 sq. ft.		453.57 sq.m.
Total Outdoor Amenity Proposed:	11,404.79 sq. ft.		1,059.54 sq.m.

Setbacks				
	Required		Proposed	
	Feet	Meters	Feet	Meters
Residential:				
North (Tomick Ave.)	19.69	6	19.69	6
East	19.69	6	19.69	6
South (Alexandra Road)	4.92	1.5	13.12	4
West	19.69	6	19.69	6
Non-residential:				
North (Tomick Ave.)	19.69	6	Not applicable	
East	26.25	8	23.43	7.14
South (Alexandra Road)	0.00	0	0.00	0
West	26.25	8	Not applicable	
Parade:				
	Required		Proposed	
	Feet	Meters	Feet	Meters
North (Tomick Ave.)	8.53	2.6	13.85	4.22
East	0.00	0	16.40	5
South (Alexandra Road)	22.97	7	10.14	3.09
West	0.00	0	2.62	0.8

UNIT SUMMARY																					
Unit Type	Unit Area (sq.ft.) (per unit)	Unit Area (sq.m.) (per unit)	North Building No. of Units				South Building No. of Units				Project Total	Unit Area (sq.ft.) (total)	Unit Area (sq.m.) (total)	Unit Mix %	Unit Type	Adaptable BCBC 2024 No. of Units	Richmond BUIH Completes	LEMR Affordable Housing			
			Ground lvl.	Second lvl.	Typical lvl.	Total	Ground lvl.	Second lvl.	Typical lvl.	Total								No. of Units	Total Unit Area (m2)		
Unit A	432	40.1	1	1	1	4	1	1	1	4	8	3,456.00	321.1	6%	Studio + Den				0		
Unit A1	521.4	48.4	0	0	0	0	1	0	0	1	1	521.40	48.4				No	1	48.4		
Unit B	649.9	60.4	2	1	1	5	2	1	1	5	10	6,489.00	603.8	18%	1 Bedroom + Den				0		
Unit B1	615.3	57.2	1	1	1	4	1	1	1	4	8	4,922.40	457.3						0		
Unit B2	643	59.7	0	0	0	0	1	0	0	1	1	643.00	59.7						0		
Unit B3	700.4	65.1	0	1	1	3	0	0	0	0	3	2,101.20	195.2				3	Yes	1	65.1	
Unit B3a	701.4	65.2	0	0	0	0	0	1	1	3	3	2,104.20	195.5				3	Yes	2	130.3	
Unit C	773.3	71.8	1	1	1	4	2	2	2	8	12	9,279.60	862.1	18%	2 Bedroom 1 Bath					0	
Unit C1	756.9	70.3	0	0	1	2	0	0	1	2	4	3,027.60	281.3				4	Yes		0	
Unit C1a	756.9	70.3	0	1	0	1	0	1	0	1	2	1,513.80	140.6				2	Yes		0	
Unit C2	741.8	68.9	1	1	1	4	0	0	0	0	4	2,967.20	275.7							0	
Unit C3	769.6	71.5	0	1	1	3	0	0	0	0	3	2,308.80	214.5				3	Yes	2	143.0	
Unit D	804.4	74.7	1	1	1	4	1	1	1	4	8	6,435.20	597.8	16%	2 Bedroom					0	
Unit D1	883.8	82.1	1	2	2	7	0	1	1	3	10	8,838.00	821.1				10	Yes	3	246.3	
Unit D2	863	80.2	0	0	0	0	1	1	1	4	4	3,452.00	320.7				4	Yes		0	
Unit E	880.3	81.8	2	2	2	8	2	2	2	8	16	14,084.80	1,308.5	17%	2 Bedroom + Den						0
Unit Ea	886	82.3	0	2	0	0	0	1	1	3	3	2,656.00	246.9								0
Unit E1	895.8	83.2	1	1	1	4	0	0	0	0	4	3,583.20	332.9								0
Unit F	938.9	87.2	2	2	2	8	2	3	3	11	19	17,839.10	1,657.3	25%	2 Bedroom Corner						0
Unit Fa	994.8	92.4	1	1	1	4	1	1	1	4	8	7,958.40	739.4								0
Unit F1	1,027.30	95.4	1	1	1	4	1	1	1	4	8	8,218.40	763.5								0
Overall Total Units			15	18	32	65	16	18	32	70	139	112,411.90	10,443.85	100%	% of Total Units	29		9	633.15		
Average Unit Size:	808.71 sq.ft.		75.13 sq.m.																(628.3 m2 required)		
Affordable Units (LEMR)	0.083 of FAR																				
Required	628.31 m2																				
Provided	633.15 m2																				

PARKING SUMMARY				
VEHICLE PARKING				
	Requirement	# of units or area	Total required	TDM -20%
Residential - Market	1.5/ unit	130	195	156
Residential - Affordable	0.56/ unit	9	6	6
		139	Total required	162
			Provided:	162
Residential Visitor	0.2/unit	130	26	21
LEMR Units	0.11/unit	9	1	1
Commercial	3 spaces/ 100 m2	181.93	5	4
(Residential Visitor and Commercial parking is shared)			Total required	26
			Provided:	22
Car Share Spaces				2
Required:	1/ 100 units			2
			Provided:	2
			Overall Total Required:	228
			Total Provided:	184
			Overall Total Provided + Car Share:	186

Details:				
	Required/Permitted		Proposed	
Accessible stalls	2%	4	5	
(1 stall to be in Res. Visitor)				
Regular Cars	50%	92	90	
Small Cars	50%	92	89	
BICYCLE PARKING				
	Requirement	# of units or area	Total Required	Provided
Class 1	1.25 per unit	139	174	181
Class 2	0.2 per unit	139	28	29
Commercial				
Class 1	0.27 per 100m2	182	0	1
Class 2	0.4 per 100m2	182	0	1
		Class 1 Total:	175	182
		Class 2 Total:	29	30
Details:				
	Required/Permitted		Provided	
Oversized stalls (min.)	5%	9	9	
Vertical stalls (max.)	33%	57	49	
LEMR Stalls	1.25/Unit	11	11	

BICYCLE MAINTENANCE FACILITY		
	Required	Provided
1 bike maintenance facility/ 40 bikes	4	4
LOADING		
	Required	Proposed
Residential Loading	1 medium size (9.1 x 3.8m) for 81-240 units	1
Commercial loading	0 if loading space if available within 50m of commercial	0

BUILDING FLOOR AREA SUMMARY									
North Building	Gross Floor Area (sq.ft.)	Gross Floor Area (sq.m.)	FSR deductions (sq.ft.)				FSR deductions (sq.m.)		
			Amenity	Stairs/Elev	Service	Total	(sq.m.)	FSR Area (sq.ft.)	FSR Area (sq.m.)
Ground Floor	16,359.27	1,519.83	1,092		445.9	1,538	142.84	14,821.76	1,376.99
Second Floor	16,278.23	1,512.30	397.44		65.7	463	43.03	15,815.09	1,469.27
Third Floor	16,278.23	1,512.30	397.44		65.7	463	43.03	15,815.09	1,469.27
Fourth Floor	16,278.23	1,512.30	397.44		65.7	463	43.03	15,815.09	1,469.27
Total	65,193.96	6,056.71	1,091.61	1,192.32	643.00	2,926.93	271.92	62,267.03	5,784.79
South Building									
South Building	Gross Floor Area (sq.ft.)	Gross Floor Area (sq.m.)	FSR deductions (sq.ft.)				FSR deductions (sq.m.)		
			Amenity	Stairs/Elev	Service	Total	(sq.m.)	FSR Area (sq.ft.)	FSR Area (sq.m.)
Ground Floor	15,297.32	1,421.17			723.63	723.63	67.23	14,573.69	1,353.94
Second Floor	16,326.27	1,516.76	349.61		65.86	415.47	38.60	15,910.80	1,478.16
Third Floor	16,326.27	1,516.76	349.61		65.86	415.47	38.60	15,910.80	1,478.16
Fourth Floor	16,326.27	1,516.76	349.61		65.86	415.47	38.60	15,910.80	1,478.16
Total (Residential)	64,276.13	5,971.45	0.00	1,048.83	921.21	1,970.04	183.02	62,306.09	5,788.42
CRU (Ground Floor)	1,958.30	181.93							
Total (Overall)	66,234.43	5,971.45							

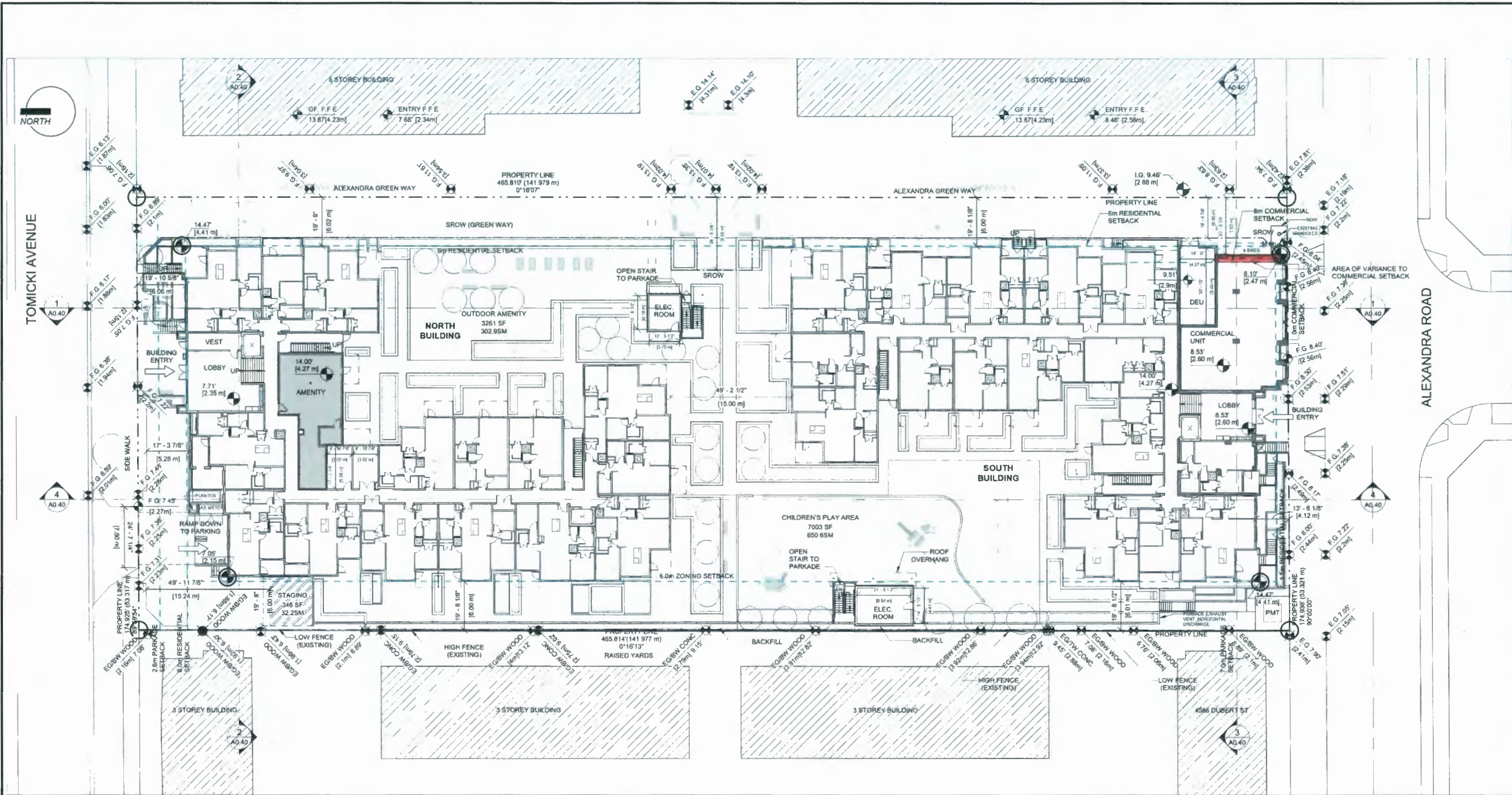
Gross Areas		
	(sq.ft.)	(sq.m.)
Gross Residential Area (Bldg 1 + 2)	129,470.09	12,028.16
of which		
Market Unit Area	105,596.10	9,810.19
LEMR Unit Area	6,815.20	633.15
Common Areas	17,058.79	1584.81

FSR Deductions		
Market Exempt (20SF/Unit x 21 Units)	420	39.02
LEMR Exempt (20SF/Unit x 8 Units)*	0	0.00
Common Area Exempt	4,896.97	454.94

Net Residential Areas		
Market	105,176.10	9771.18
(Gross Market Unit Area - Market Exempt. 21 units)		
LEMR	6,815.20	633.15
(Gross LEMR Unit Area - LEMR Exempt. 8 units (No BUH Exempt))		
Common Areas	12,161.82	1129.87
(Amenity, Circulation & Services Exempt.)		
Total Net Residential Floor Area:	124,153.12	11534.20
Commercial Area:	1,958.30	181.93
Total FSR Area:	126,111.42	11716.13

THESE DRAWINGS MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUM AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. VARIATIONS AND REVISIONS TO WORK SHOWN SHALL NOT BE CARRIED OUT WITHOUT THE WRITTEN PERMISSION FROM THE ARCHITECT. COPYRIGHT RESERVED. THESE DRAWINGS AND THE DESIGN ARE AND WILL REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND CANNOT BE USED AND/OR REPRODUCED WITHOUT THE CONSENT OF THE ARCHITECT. IN WHICH THE REPRODUCTION MUST BEAR THEIR NAME AS THE ARCHITECT.

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3	JAN 13 2026	RE-ISSUED FOR DP
5		



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4	MAR 27, 2026	RE-ISSUED FOR DP
5	APR 23, 2026	RE-ISSUED FOR DP

CONSULTANT:
DP 25-017215
May 20, 2026
PLAN #3



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PROJECT # 24-11
 PROJECT
 DORCHESTER APARTMENTS
 9291 ALEXANDRA RD. & 9288 TOMICKI AVE., RICHMOND BC.

DRAWING
OVERALL SITE PLAN

CHECKED BY KS	DRAWN BY CE
DATE APR. 23, 2026	SCALE As indicated

DRAWING NO.
A1.01

AVERAGE FINISHED GRADE CALCULATION
 AVERAGE OF AVERAGED SITE CORNER ELEVATION AND AVERAGED BUILDING CORNER ELEVATION
 AVERAGED SITE CORNER = AVERAGE (2.08m+2.12m+2.24m+2.41m) = 2.21m
 AVERAGED BUILDING CORNER ELEVATION = (4.41m+4.41m+2.15m+2.47m) = 3.36m
 AVERAGE FINISHED GRADE = AVERAGE (2.21m+3.36m) = 2.79m

○ DENOTES CORNERS AND SITE ELEVATION USED FOR AVERAGE FINISHED GRADE CALCULATION

1
A1.01
OVERALL SITE PLAN
 1" = 20'-0"

- NOTES:**
1. BASIC UNIVERSAL HOUSING (BUH) UNITS ARE DESIGNED IN ACCORDANCE WITH SECTION 4.16 OF RICHMOND ZONING BYLAW 8500.
 2. ANY BUILDING UPGRADES (ASSEMBLIES, WINDOWS, ETC.) REQUIRED WILL BE COORDINATED FOR THE BUILDING SUBMISSION DRAWINGS. NO FORM CHANGES ARE REQUIRED BASED ON ACOUSTIC REVIEW.
 3. REFER TO LANDSCAPE PLANS FOR ALL EXTERIOR SOFT & HARD LANDSCAPING TREATMENTS, FINISHED ON-SITE GRADES, AND PLANTER WALLS.
 4. REFER TO SITE CIVIL DRAWINGS FOR ALL OFF-SITE IMPROVEMENTS.



FIRE FIGHTING PROVISION SYMBOLS

FAAP	FIRE ALARM ANNUNCIATOR PANEL
CACF	CENTRAL ALARM CONTROL FACILITY
45 m	DISTANCE TO NEAREST HYDRANT
FD	FIRE DEPARTMENT CONNECTION (FDC)
P	P = PROPOSED
E	E = EXISTING
FD	FIRE HYDRANT
SL	STROBE LIGHT
UPT	UNOBSTRUCTED PATH OF TRAVEL
SH	STANDPIPE HOSE CONNECTION LOCATION IN ADDITION TO WITHIN EXIT STAIRS
N+V	MEASURE N VESTIBULE AND/OR VESTIBULE CONFORMING TO 3.3.5.7.(4)
FFE	ASSIGNED FIREFIGHTERS ELEVATOR (FFE) CONFORMING TO 3.2.6.5.
Blue box	EXIT FOR BELOW GRADE ACCESS ONLY
Orange box	EXIT FOR ABOVE GRADE ACCESS ONLY
Red box	COMBINED BELOW & ABOVE GRADE EXIT

DP 25-017215
May 20, 2026
PLAN #4

REV # REVISION DATE YYYY-MM-DD

PROJECT

DORCHESTER APARTMENTS

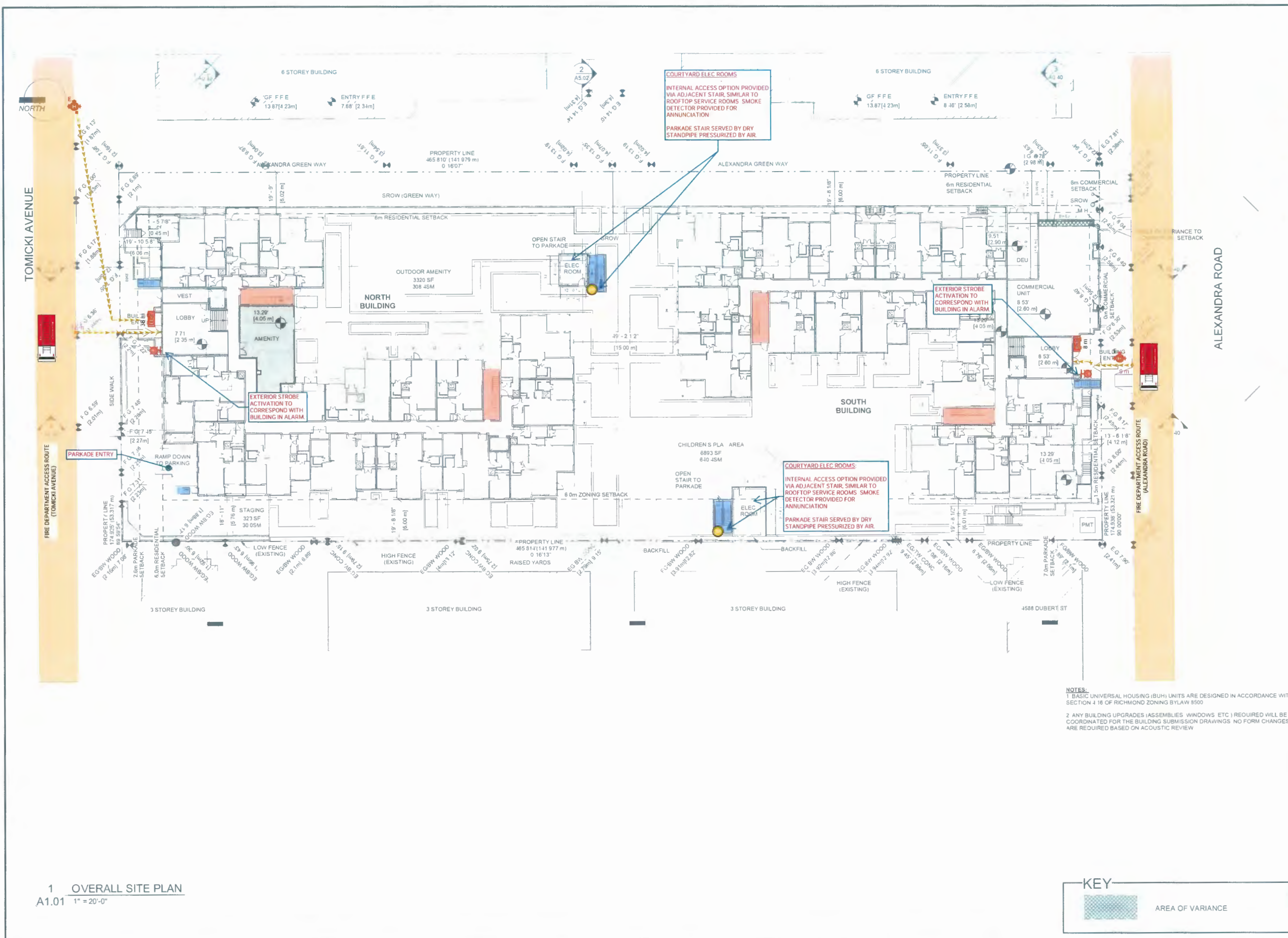
ADDRESS:
9291 ALEXANDRA RD, RICHMOND, BC

DRAWING:
FIRE DEPARTMENT ACCESS PLAN

AFFIX SEAL

PERMIT TO PRACTICE: 1003246
PROJECT #: 24-0108
DRAWN BY: BQ
REVIEWED BY:
ORIGINAL DATE (YYYY-MM-DD): 2025-11-17

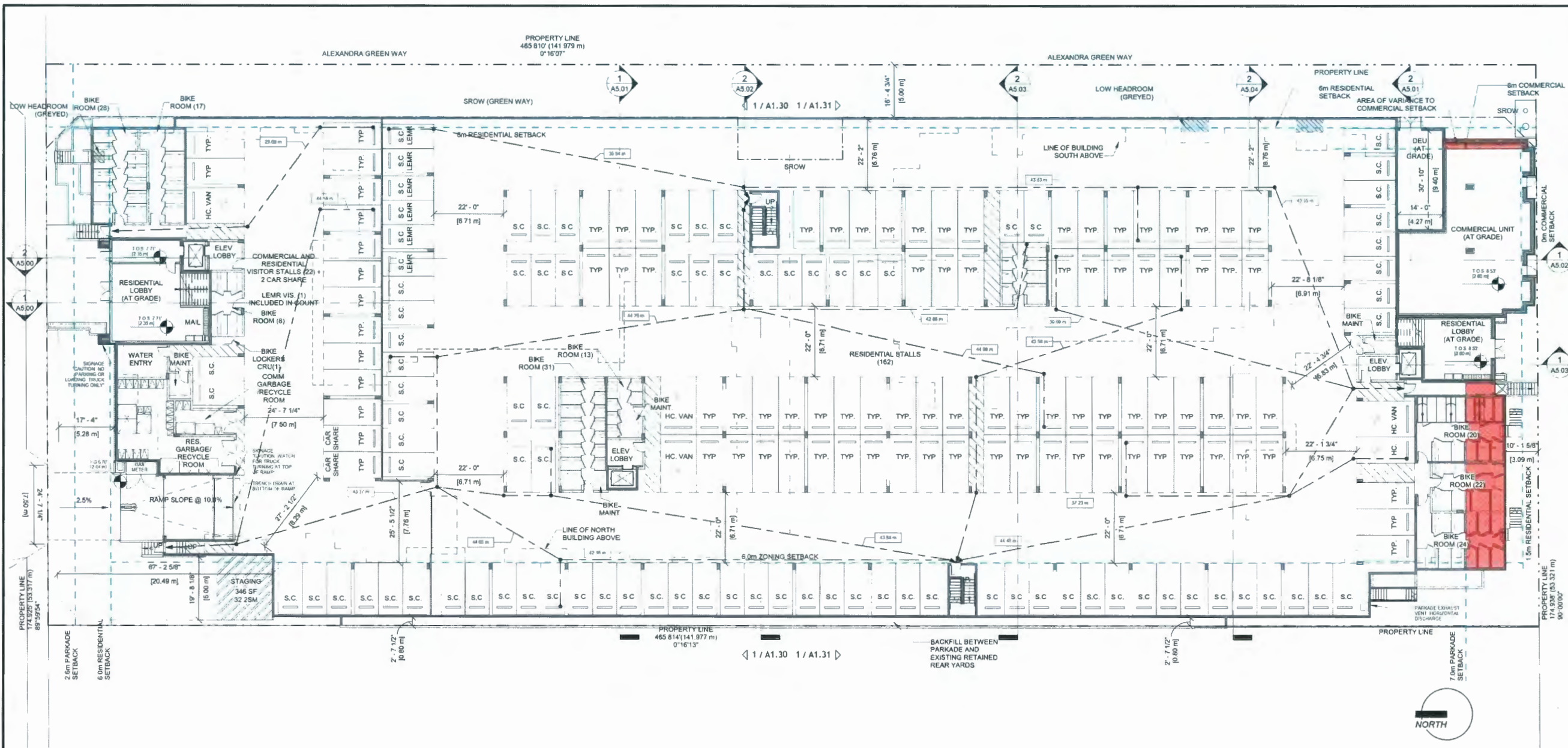
SHEET: **CC-02**



NOTES:
1. BASIC UNIVERSAL HOUSING (BUH) UNITS ARE DESIGNED IN ACCORDANCE WITH SECTION 4.16 OF RICHMOND ZONING BYLAW 8500
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1 OVERALL SITE PLAN
A1.01 1" = 20'-0"



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3	JAN 13, 2026	RE-ISSUED FOR DP
4	MAR 27, 2026	RE-ISSUED FOR DP
5	APR 23, 2026	RE-ISSUED FOR DP

CONTRACT NO: **DP 25-017215**
May 20, 2026
PLAN #5



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PROJECT # 24-11

PROJECT
 DORCHESTER APARTMENTS
 9291 ALEXANDRA RD. & 9288 TOMICKI AVE., RICHMOND BC

DRAWING
OVERALL PARKING LEVEL

CHECKED BY: KS
 DATE: APR. 23, 2026
 DRAWN BY: CE
 SCALE: As indicated

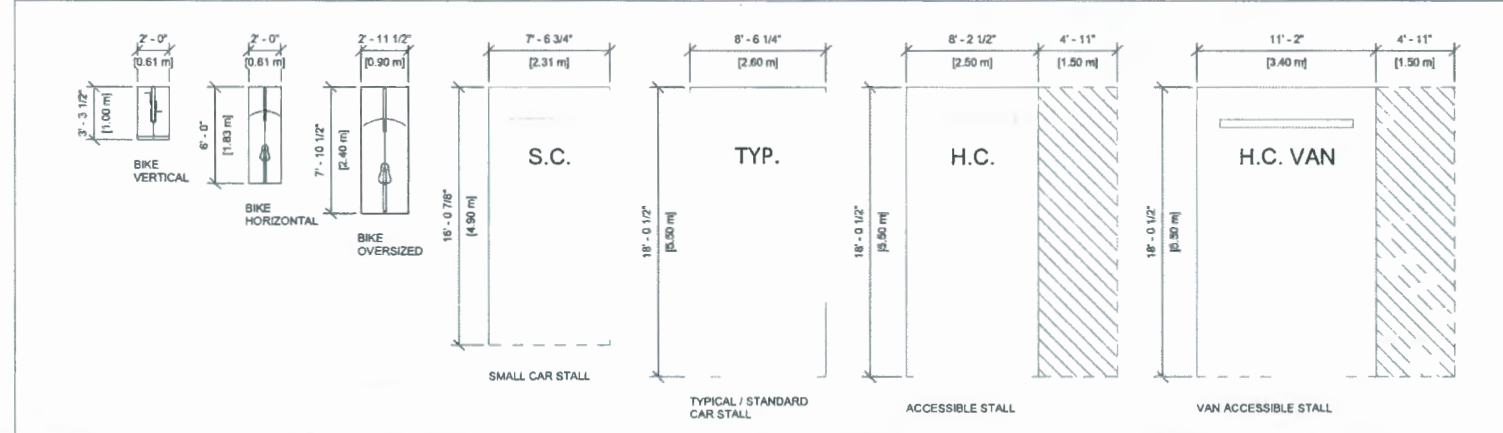
DRAWING NO.
A1.10

NOTE:
 ELECTRIC VEHICLE CHARGING WILL BE PROVIDED IN COMPLIANCE WITH ZONING BY LAW AS FOLLOWS:
 • 7.15.1.a) 100% OF RESIDENTIAL PARKING SPACES, EXCLUDING VISITOR PARKING SPACES, SHALL FEATURE AN ENERGIZED OUTLET CAPABLE OF PROVIDING LEVEL 2 CHARGING OR HIGHER TO THE PARKING SPACE
 • 7.15.1.c) 100% OF SHARED VEHICLE PARKING SPACES SHALL FEATURE BOTH OPPORTUNITY CHARGING AND ELECTRIC VEHICLE SUPPLY EQUIPMENT
 7.14.5.a) ...WHERE ENERGIZED OUTLETS ARE REQUIRED IN A BIKE ROOM OR COMPOUND, ONE OUTLET MUST BE MAINTAINED FREE AND CLEAR OF ANY OBSTRUCTION.

DETAILS WILL BE PROVIDED WITH BP ELECTRICAL DRAWINGS



STALL SIZES



GARBAGE SUMMARY

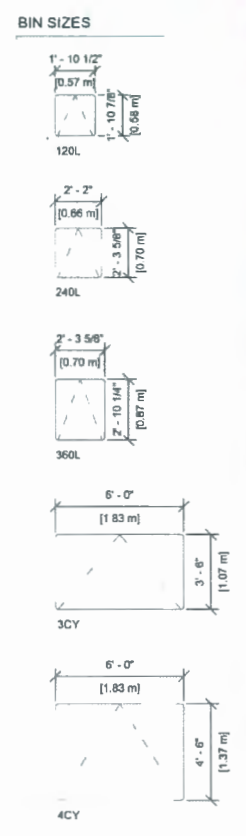
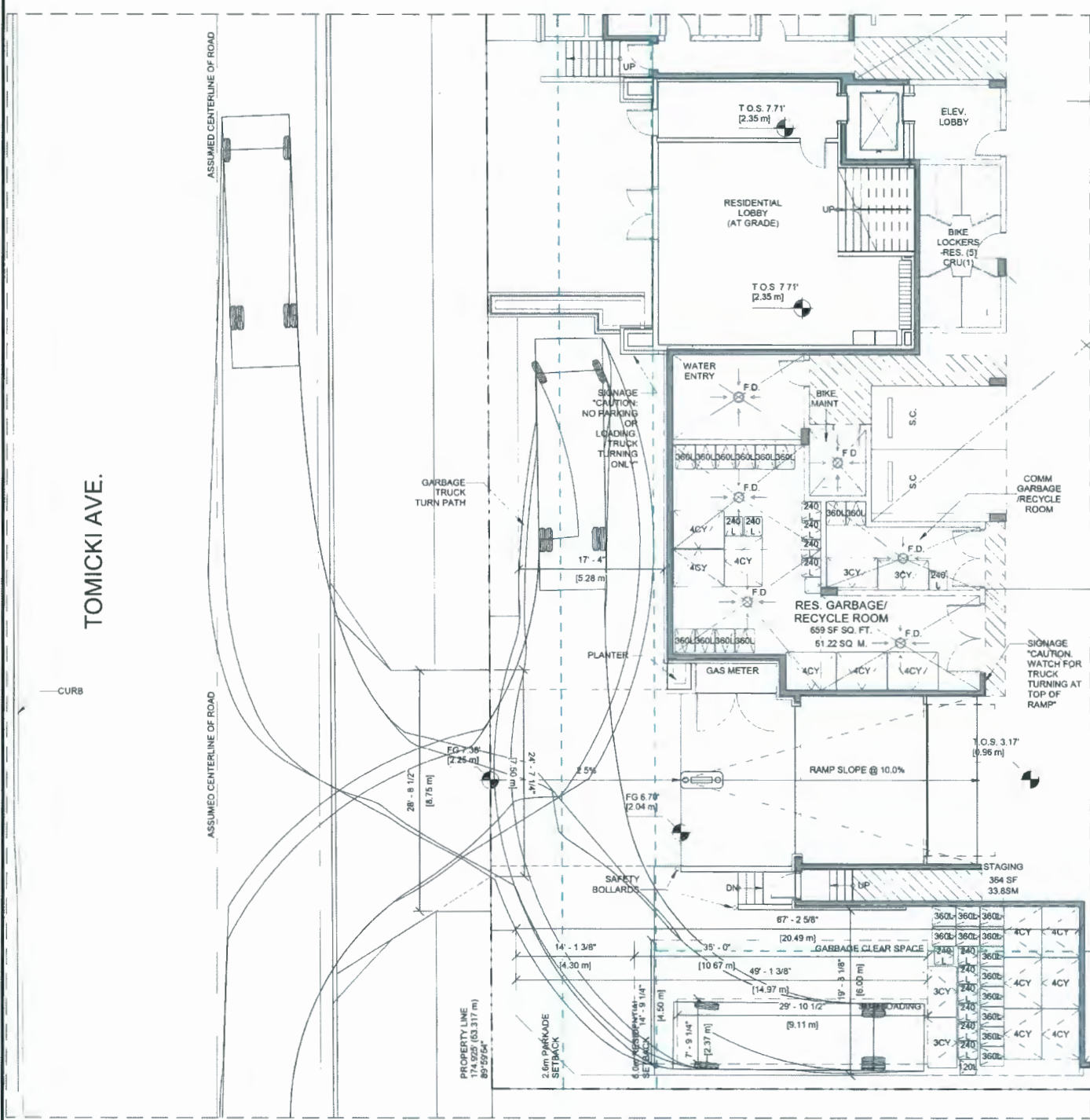
CONTAINERS	Foot Print m ² (L x W)	Required							Total Provided	Total Foot Print m ²
		Mixed Containers	Mixed Paper	Glass and Bottles	Food Scraps	Cardboard	Garbage			
120L Cart	0.33			1				1	0.33	
240L Cart	0.46				6			6	2.76	
360L Cart	0.61	6	4					10	6.1	
4yd ³ Front-end top loading	2.51					1	5	6	15.06	
		Overall Total							23	24.25

GARBAGE ROOM	Required	Provided
Total Sum of Foot Print Area	24.25	24.25
Manoeuvre Factor	2	
Total Area	48.5	48.5 sq.m.
(Footprint of every container x manoeuvre factor)	522.05	522.05 sq.ft.

COMMERCIAL	Foot Print	Qty	Total m ²
240L Cart	0.46	1	0.46
360L Cart	0.61	2	1.22
3 yd ³ Bin	1.96	2	3.92
			5.60
Manoeuvr factor			2
Total required			11.2 sq.m.
			120.56 sq.ft.

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6	APR 23, 2026	RE-ISSUED FOR DP



DP 25-017215
May 20, 2026
PLAN #6

CLIENT

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SEAL

PROJECT # 24-11

PROJECT

DORCHESTER APARTMENTS
 9291 ALEXANDRA RD. & 9288 TOMICKI AVE., RICHMOND BC.

DRAWING

WASTE MANAGEMENT PLAN - GARBAGE TRUCK

CHECKED BY KS	DRAWN BY CE
DATE APR. 23, 2026	SCALE As indicated

DRAWING NO.

A1.20

GARBAGE SUMMARY

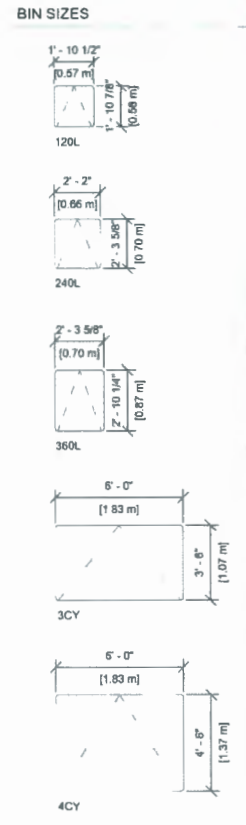
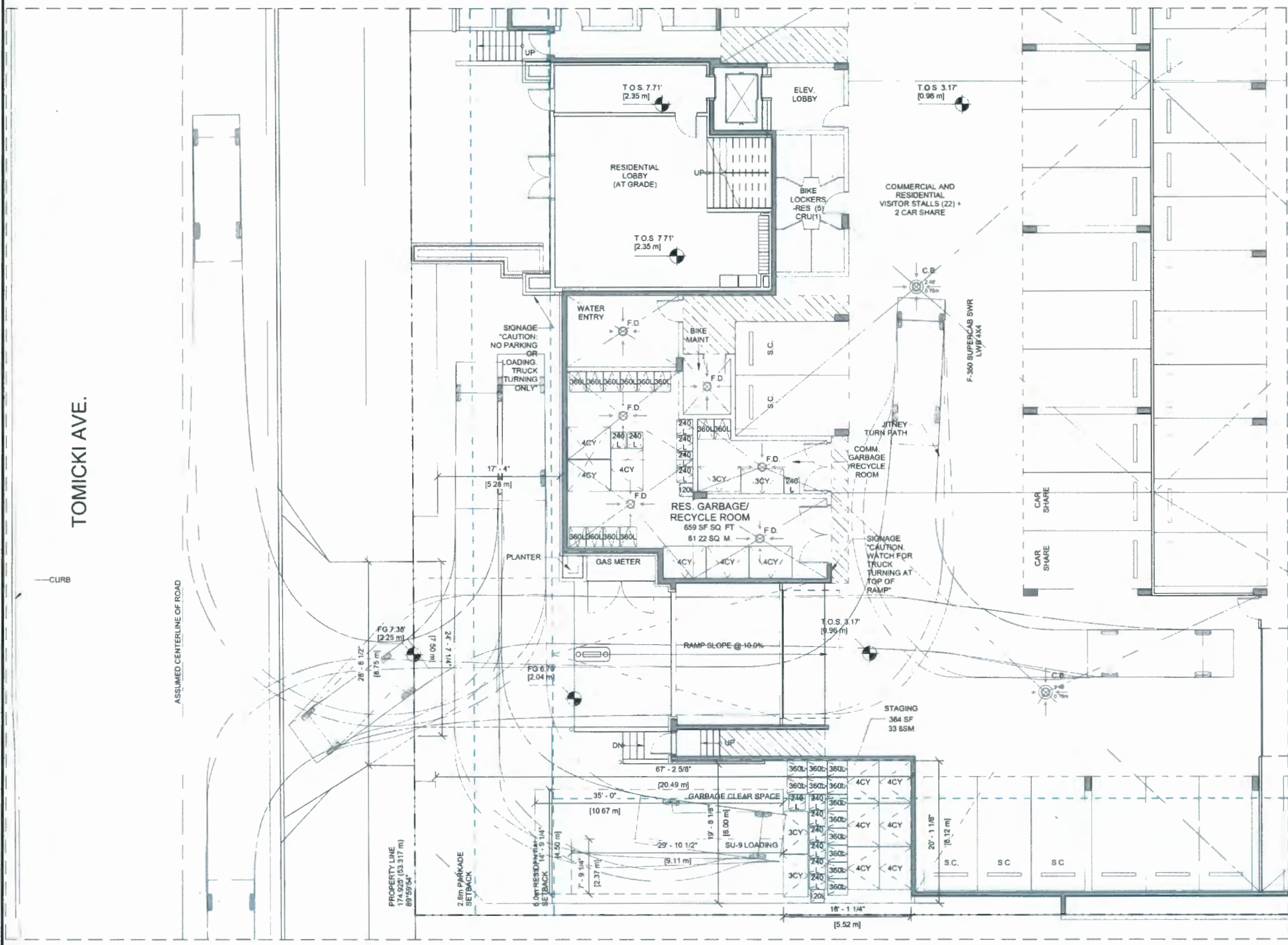
CONTAINERS		Required							Total	Total Foot Print m ²
	Foot Print m ² (L x W)	Mixed Containers	Mixed Paper	Glass and Bottles	Food Scraps	Cardboard	Garbage	Provided		
120L Cart	0.33			1				1	0.33	
240L Cart	0.46				6			6	2.76	
360L Cart	0.61	6	4					10	6.1	
4yd ³ Front-end top loading	2.51					1	5	6	15.06	
		Overall Total							23	24.25

GARBAGE ROOM		
	Required	Provided
Total # of Containers	23	23
Total Sum of Foot Print Area	24.25	24.25
Manoeuvre Factor	2	
Total Area	48.5	48.5 sq.m.
(Footprint of every container x manoeuvre factor)	522.05	522.05 sq.ft.

COMMERCIAL	Foot Print	Qty	Total m ²
240L Cart	0.46	1	0.46
360L Cart	0.61	2	1.22
3 yd ³ Bin	1.96	2	3.92
			5.60
Manoeuver factor			2
Total required			11.2 sq.m.
			120.56 sq.ft.

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5	APR 23 2026	RE-ISSUED FOR DP



CONSULTANT(S)
DP 25-017215
May 20, 2026
PLAN #7

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REAL

 K Smith
 INC.
 2026-04-24

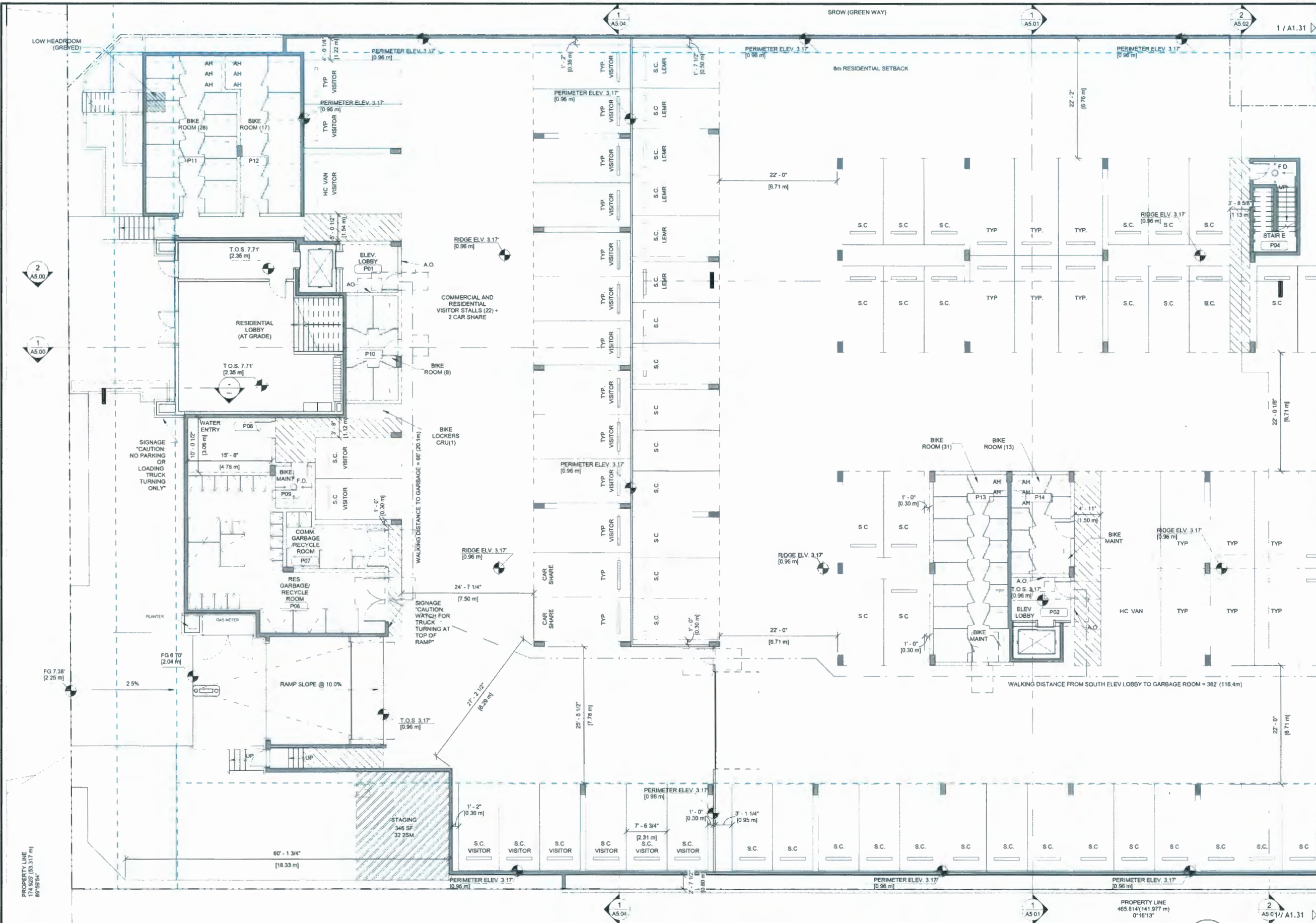
PROJECT # 24-11
 PROJECT
 DORCHESTER
 APARTMENTS
 9291 ALEXANDRA RD. & 9288 TOMICKI
 AVE., RICHMOND BC.

DRAWING
**WASTE
 MANAGEMENT
 PLAN - JITNEY**

CHECKED BY
 KS
 DATE
 APR. 23, 2026

DRAWN BY
 CE
 SCALE
 As indicated





IF DRAWINGS MUST BE SCALED, THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, GRADES AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. VISITORS AND MODIFICATIONS TO WORK SHOWN SHALL NOT BE CARRIED OUT WITHOUT THE WRITTEN PERMISSION FROM THE ARCHITECT. COPYRIGHT AS SHOWN. THESE DRAWINGS AND THE DESIGN ARE, AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND CANNOT BE USED AND/OR REPRODUCED WITHOUT THE CONSENT OF THE ARCHITECT. IN WHICH THE REPRODUCTION MUST BEAR THEIR NAME AS THE ARCHITECT.

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5	APR 23, 2026	RE-ISSUED FOR DP

CONSULTANT(S):
DP 25-017215
May 20, 2026
PLAN #8

CLIENT:

POLYGON
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DATE: 2026-04-24

 PROJECT # 24-11

PROJECT:
 DORCHESTER
 APARTMENTS
 9291 ALEXANDRA RD. & 9288 TOMICKI
 AVE., RICHMOND BC.

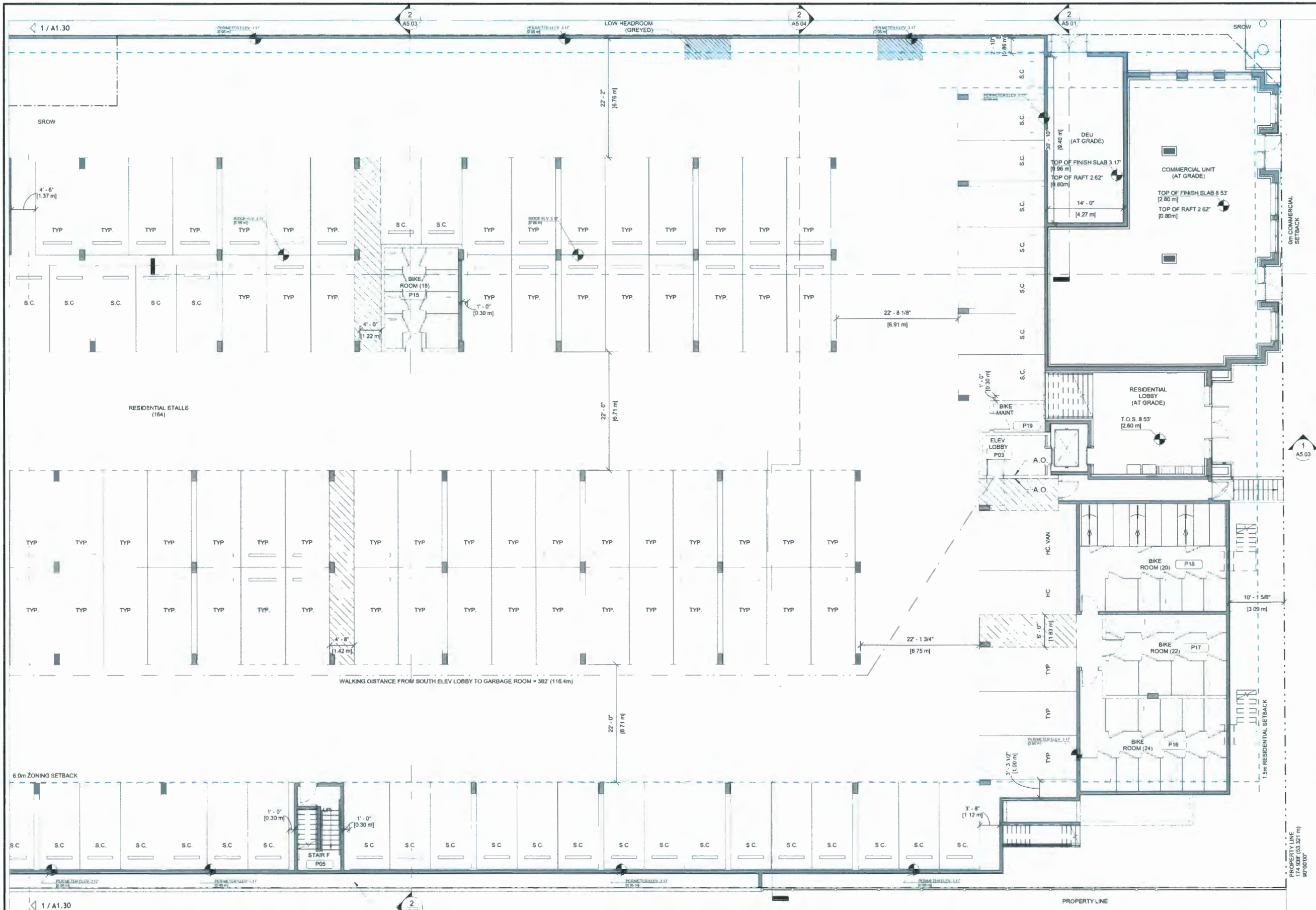
DRAWING:
**PARKING LEVEL -
 NORTH-SIDE**

CHECKED BY: KS
 DRAWN BY: CE
 DATE: APR. 23, 2026
 SCALE: 1/8" = 1'-0"

DRAWING NO:
A1.30

1 PARKING LEVEL - NORTH-SIDE
 A1.30 1/8" = 1'-0"





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CONSULTANT:
DP 25-017215
May 20, 2026
PLAN #9

CLIENT



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REAL



2026-04-24

PROJECT # 24-11

PROJECT
DORCHESTER APARTMENTS
 9291 ALEXANDRA RD. & 9288 TOMICKI AVE., RICHMOND BC.

DRAWING
PARKING LEVEL - SOUTH-SIDE

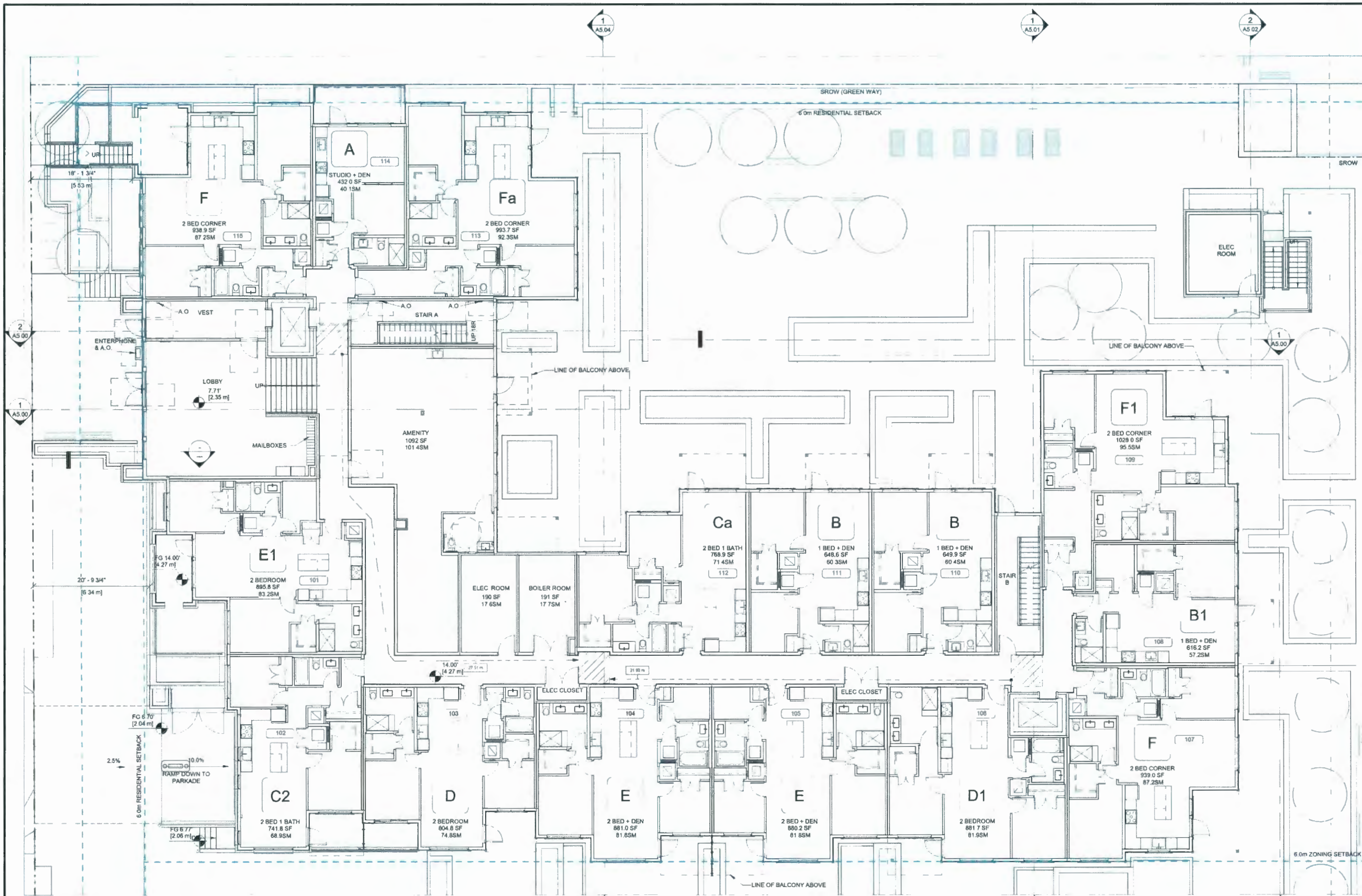
CHECKED BY KS	DRAWN BY CE
DATE APR. 23, 2026	SCALE 1/8" = 1'-0"

DRAWING NO.
A1.31

1 PARKING LEVEL - SOUTH-SIDE
 A1.31 1/8" = 1'-0"

BACKFILL BETWEEN PARKADE AND EXISTING RETAINED REAR YARDS





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5	APR 23, 2026	RE-ISSUED FOR DP

COMPLIANT WITH:
DP 25-017215
May 20, 2026
PLAN #10

CLIENT




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SCALE



PROJECT # 24-11

PROJECT
 DORCHESTER
 APARTMENTS
 9291 ALEXANDRA RD. & 9288 TOMICKI
 AVE., RICHMOND BC.

DRAWING
**GROUND LEVEL
 PLAN NORTH
 BUILDING**

CHECKED BY KS	DRAWN BY CE
DATE APR. 23, 2026	SCALE 1/8" = 1'-0"

DRAWING NO.
A2.00

1 GROUND LEVEL - NORTH BUILDING
A2.00 1/8" = 1'-0"

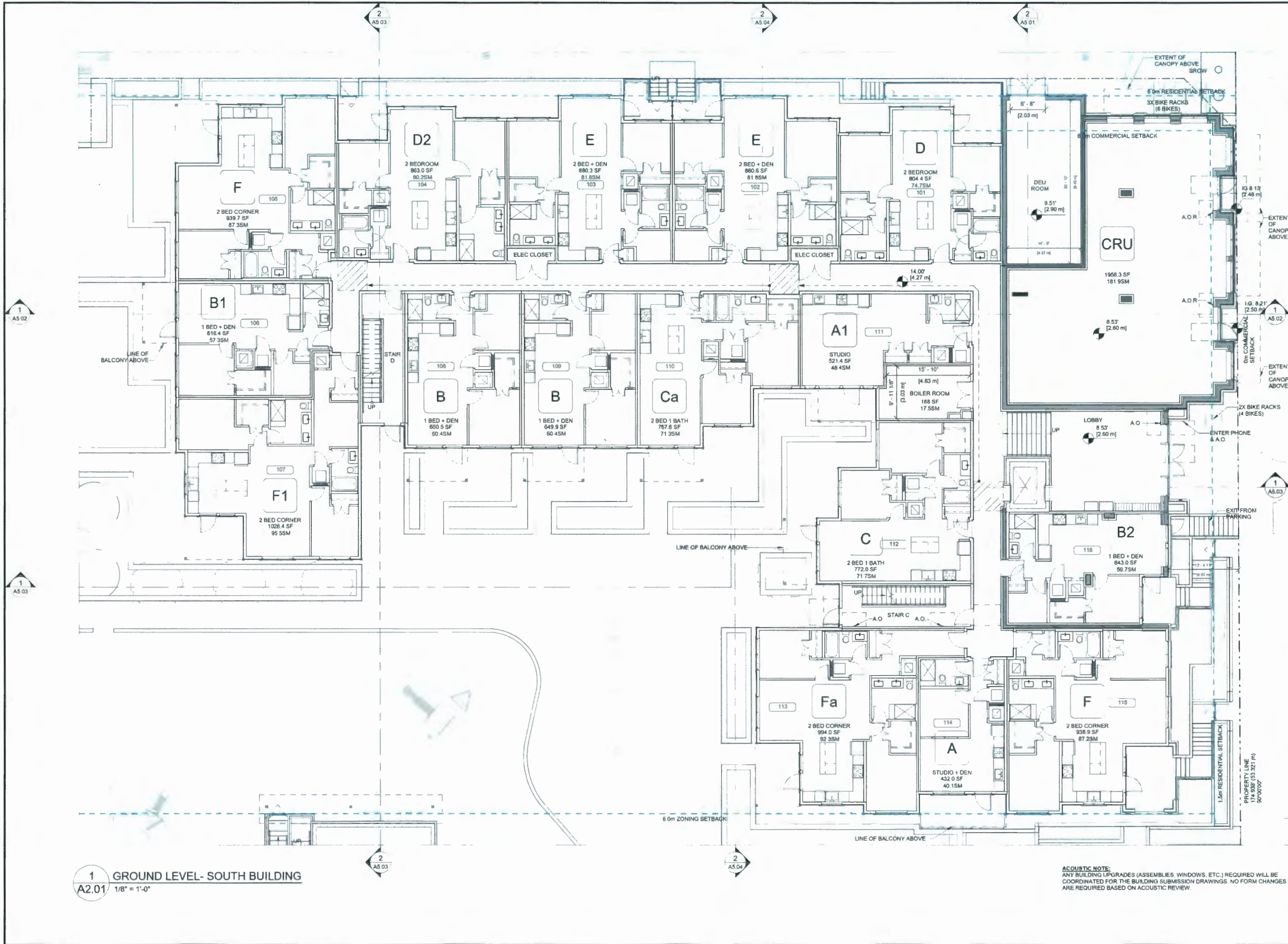
AMENITY NOTE
 AMENITY SPACE MINIMUM REQ. AREA - 1076 SQ (100SM)
 AMENITY SPACE PROVIDED - 1092 SF (101 4SM)

OCCUPANCY
 BASED ON STANDING = 0.40SM PER PERSON
 (101.4SM / 0.040SM) = 253.2 PEOPLE

BASED ON NON-FIXED SEATING = 0.75SM PER PERSON
 (101.4SM / 0.75SM) = 135.2 PEOPLE

ACOUSTIC NOTE
 ANY BUILDING UPDATES (ASSEMBLIES, WINDOWS, ETC.) REQUIRED WILL BE COORDINATED FOR THE BUILDING SUBMISSION DRAWINGS. NO FORM CHANGES ARE REQUIRED BASED ON ACOUSTIC REVIEW

A O = AUTOMATIC OPENER FOR ACCESSIBILITY



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DP 25-017215
May 20, 2026
PLAN #11

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SEAL



PROJECT # 24-11

PROJECT

DORCHESTER APARTMENTS
 9291 ALEXANDRA RD. & 9288 TOMICKI AVE., RICHMOND BC.

DRAWING

GROUND LEVEL PLAN SOUTH BUILDING

CHECKED BY KS	DRAWN BY CE
DATE APR. 23, 2026	SCALE 1/8" = 1'-0"

DRAWING NO.
A2.01

1
A2.01 GROUND LEVEL- SOUTH BUILDING
 1/8" = 1'-0"

ACOUSTIC NOTE:
 ANY BUILDING UPGRADES (ASSEMBLIES, WINDOWS, ETC.) REQUIRED WILL BE COORDINATED FOR THE BUILDING SUBMISSION DRAWINGS. NO FORM CHANGES ARE REQUIRED BASED ON ACOUSTIC REVIEW.



1 NORTH BUILDING - NORTH ELEVATION
A4.00 1/8" = 1'-0"

AVERAGE FINISHED GRADE CALCULATION
(REFER ALSO A1.01 FOR SITE AND BUILDING CORNERS)

AVERAGE OF AVERAGED SITE CORNER ELEVATION AND AVERAGED BUILDING CORNER ELEVATION

AVERAGED SITE CORNER = AVERAGE (2.08m+2.12m+2.24m+2.41m) = 2.21m

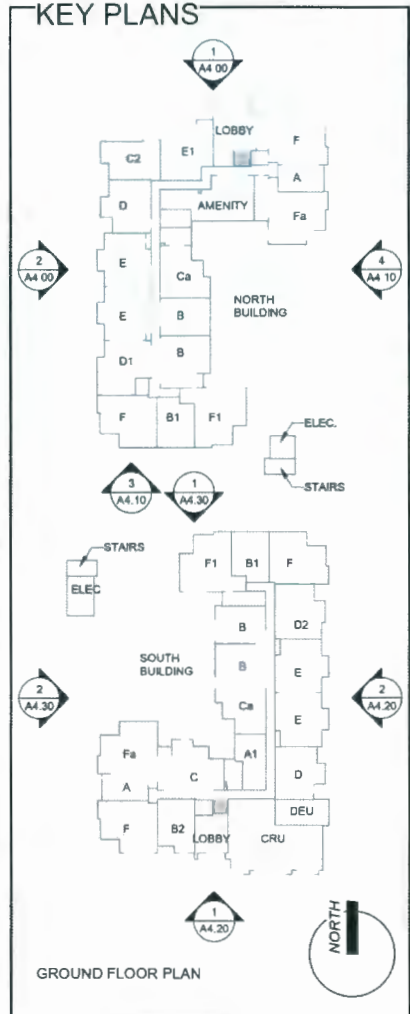
AVERAGED BUILDING CORNER ELEVATION = (4.41m+4.41m+2.15m+2.47m) = 3.36m

AVERAGE FINISHED GRADE = AVERAGE (2.21m+3.36m) = 2.79m

3 SIGN DETAIL - NORTH BUILDING
A4.00 1/4" = 1'-0"



- BUILDING MATERIALS**
- 1 BRICK VENEER - INCA MISSION MUTUAL MATERIALS
 - 2 PAINTED HORIZONTAL FIBRE CEMENT SIDING - BM NIGHTINGALE (AF 670)
 - 3 PAINTED HORIZONTAL FIBRE CEMENT SIDING - BM TROUT GRAY (2124-20)
 - 4 PAINTED TRIMS AND FASCIA BOARDS - BM SNOWFALL WHITE (2124-20)
 - 5 PAINTED TRIMS AND FASCIA BOARDS - BM NIGHTINGALE (AF 670)
 - 6 PAINTED TRIMS AND FASCIA BOARDS - BM TROUT GRAY (2124-20)
 - 7 VINYL WINDOWS: BLACK EXTERIOR FRAME
 - 8 PAINTED FIBRE CEMENT BOARD AND BATTEN - BM SNOWFALL WHITE (2124-20)
 - 9 ALUMINUM RAILING AT BALCONIES: BLACK
 - 10 CONCRETE CAPS/ SILLS - CLEAR COATING + RETAINING WALLS
 - 11 ALUMINUM SOFFIT - BM SNOWFALL WHITE (2124-20)
 - 12 METAL CANOPY AND LOUVRE - BLACK
 - 13 PAINTED BOARD AND BATTEN - BM SNOWFALL WHITE (2124-20)
 - 14 ALLAN BLOCKS
 - 15 STOREFRONT GLAZING - BLACK



2 NORTH BUILDING - WEST ELEVATION
A4.00 1/8" = 1'-0"

THESE DRAWINGS MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, QUANTITIES AND LEVELS FROM THE COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. VARIATIONS AND MODIFICATIONS TO WORK SHOWN SHALL NOT BE CARRIED OUT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. COPYRIGHT AS SHOWN. THESE DRAWINGS AND THE DESIGN ARE, AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND CANNOT BE USED AND/OR REPRODUCED WITHOUT THE CONSENT OF THE ARCHITECT. IN WHICH THE REPRODUCTION MUST BEAR THEIR NAME AS THE ARCHITECT.

DRAWING HISTORY

#	DATE	ISSUANCE
1	JUNE 4 2025	ISSUED FOR DP
2	NOV 14 2025	RE-ISSUED FOR DP
3	JAN 13 2026	RE-ISSUED FOR DP
4	MAR 27 2026	RE-ISSUED FOR DP
5	APR 23 2026	RE-ISSUED FOR DP

CONSULTANT(S):
DP 25-017215
May 20, 2026
PLAN #12

CLIENT:

POLYGON

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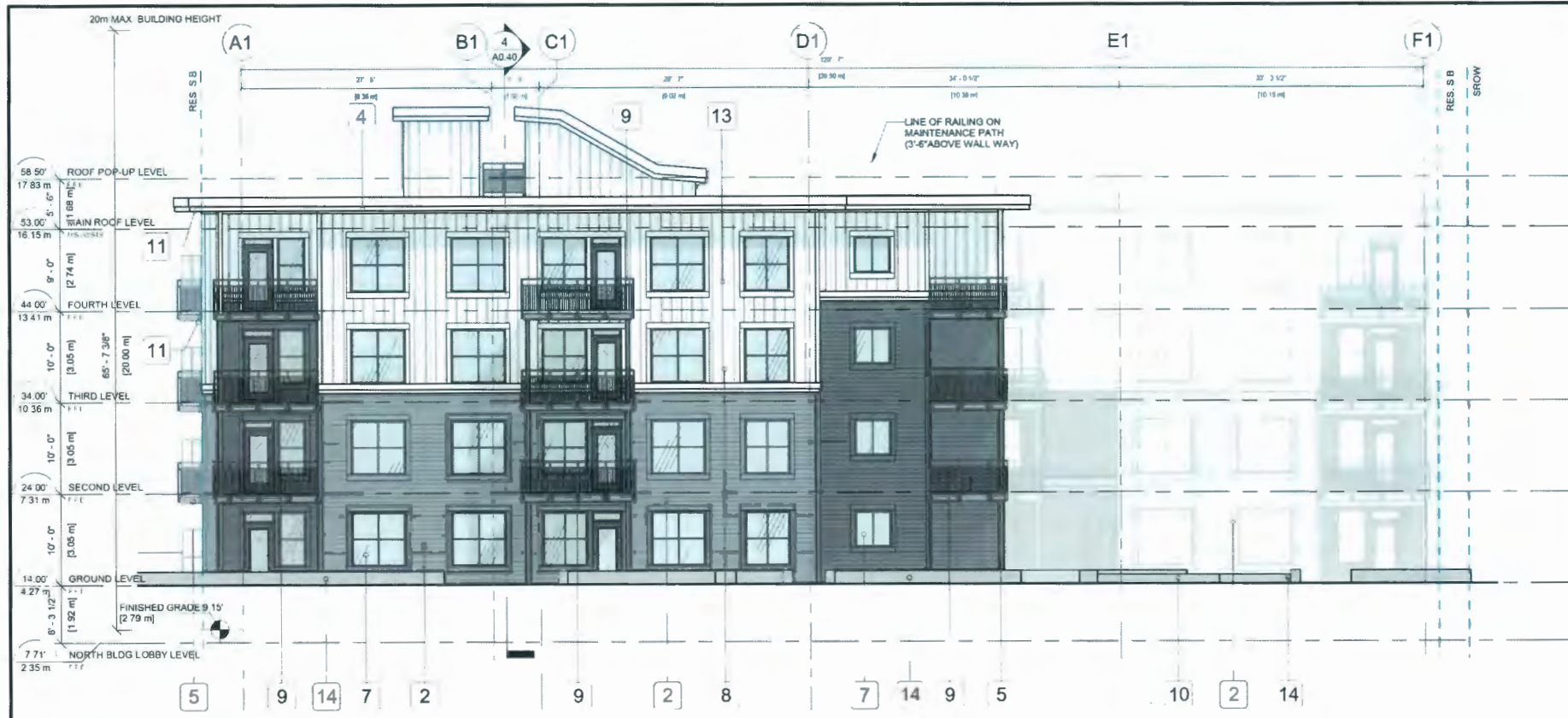
SCALE:

PROJECT # 24-11

PROJECT: **DORCHESTER APARTMENTS**
9291 ALEXANDRA RD. & 9288 TOMICKI AVE., RICHMOND BC.

DRAWING: **NORTH BUILDING ELEVATIONS**

CHECKED BY: KS	DRAWN BY: CE
DATE: APR. 23, 2026	SCALE: As indicated
DRAWING NO: A4.00	



1 NORTH BUILDING - SOUTH ELEVATION

A4.10 1/8" = 1'-0"

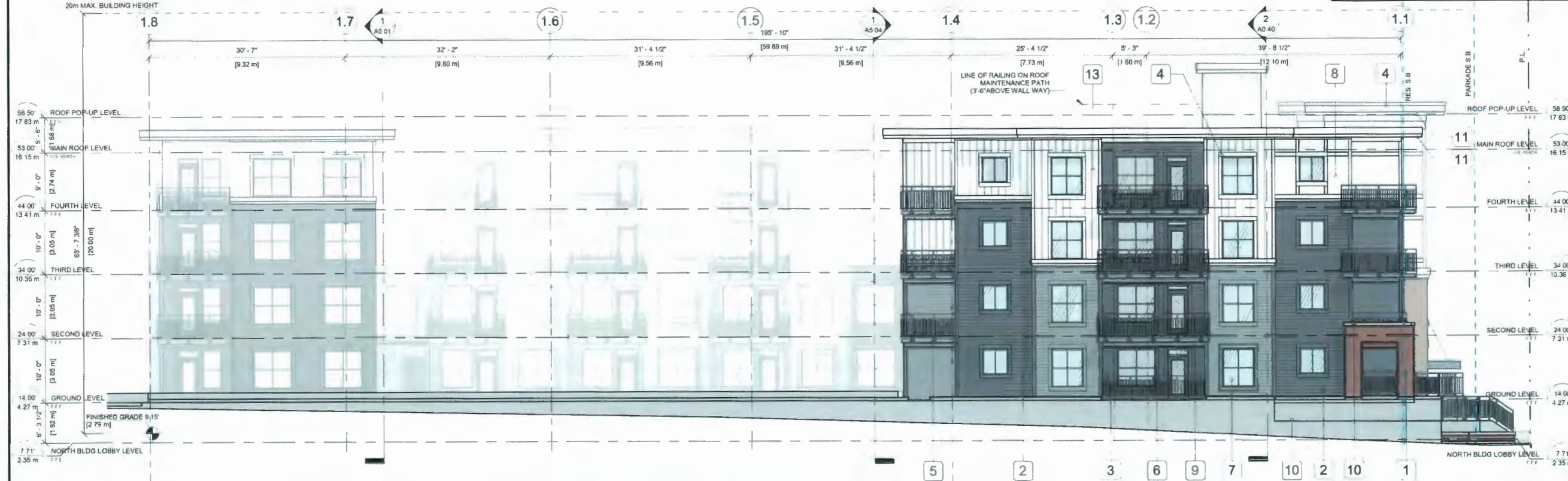
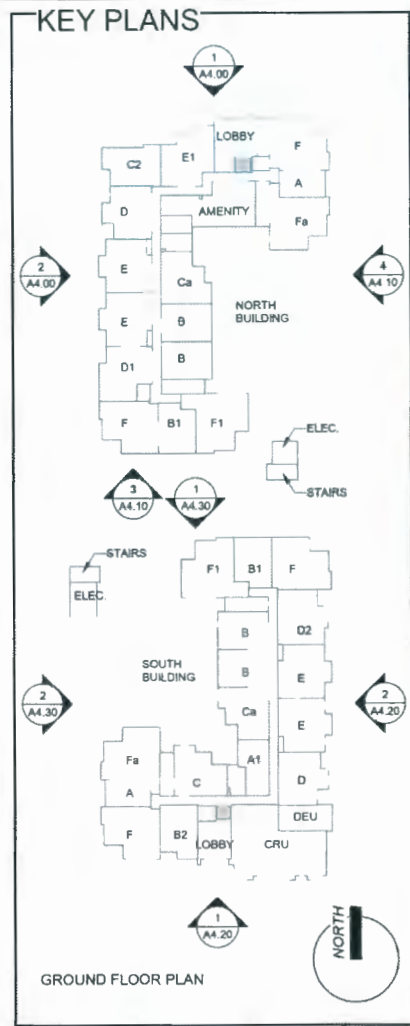
AVERAGE FINISHED GRADE CALCULATION
 (REFER ALSO A1.01 FOR SITE AND BUILDING CORNERS)

AVERAGE OF AVERAGED SITE CORNER ELEVATION AND AVERAGED BUILDING CORNER ELEVATION

AVERAGED SITE CORNER = AVERAGE (2.08m+2.12m+2.24m+2.41m) = 2.21m
 AVERAGED BUILDING CORNER ELEVATION = (4.41m+4.41m+2.15m+2.47m) = 3.36m

AVERAGE FINISHED GRADE = AVERAGE (2.21m+3.36m) = 2.79m

- BUILDING MATERIALS**
- 1 BRICK VENEER - INCA MISSION MUTUAL MATERIALS
 - 2 PAINTED HORIZONTAL FIBRE CEMENT SIDING - BM NIGHTINGALE (AF 670)
 - 3 PAINTED HORIZONTAL FIBRE CEMENT SIDING - BM TROUT GRAY (2124-20)
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 - 8 PAINTED FIBRE CEMENT BOARD AND BATTEN - BM SNOWFALL WHITE (2124-20)
 - 9 ALUMINUM RAILING AT BALCONIES: BLACK
 - 10 CONCRETE CAPS/ SILLS - CLEAR COATING + RETAINING WALLS
 - 11 ALUMINUM SOFFIT - BM SNOWFALL WHITE (2124-20)
 - 12 METAL CANOPY AND LOUVRE - BLACK
 - 13 PAINTED BOARD AND BATTEN - BM SNOWFALL WHITE (2124-20)
 - 14 ALLAN BLOCKS
 - 15 STOREFRONT GLAZING - BLACK



2 NORTH BUILDING - EAST ELEVATION

A4.10 1/8" = 1'-0"

THESE DRAWINGS MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUM, AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL SERVICES AND DIMENSIONS TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. VARIATIONS AND MODIFICATIONS TO WORK SHOWN SHALL NOT BE CARRIED OUT WITHOUT THE WRITTEN PERMISSION FROM THE ARCHITECT. COPYRIGHT RESERVED. THESE DRAWINGS AND THE DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND CANNOT BE USED, REPRODUCED, OR REPRODUCED WITHOUT THE CONSENT OF THE ARCHITECT. IN WHICH THE REPRODUCTION MUST BEAR THEIR NAME AS THE ARCHITECT.

DRAWING CHANGES

#	DATE	ISSUANCE
1	JUNE 4 2025	ISSUED FOR DP
2	NOV 14 2025	RE-ISSUED FOR DP
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5	MAR 27 2026	RE-ISSUED FOR DP
6	APR 23 2026	RE-ISSUED FOR DP

CONTRACT NO: **DP 25-017215**
May 20, 2026
PLAN #13

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SEAL

PROJECT # 24-11

PROJECT: **DORCHESTER APARTMENTS**
 9291 ALEXANDRA RD. & 9288 TOMICKI AVE., RICHMOND BC.

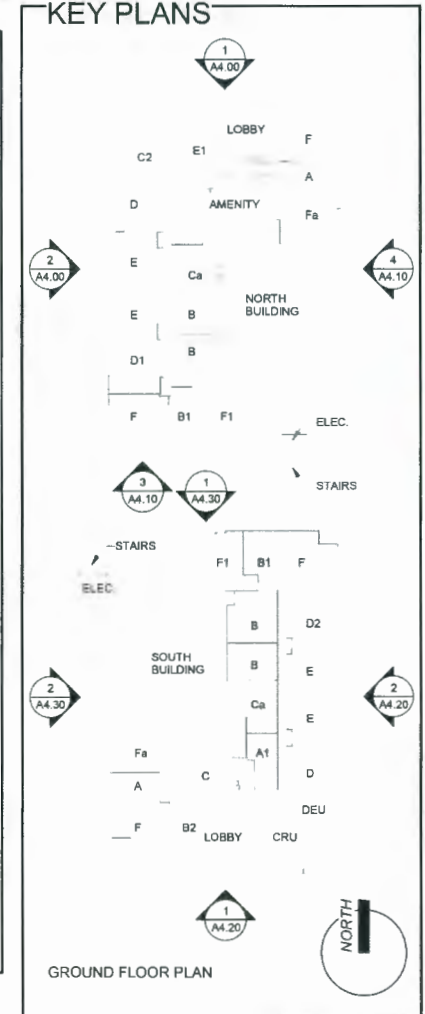
DRAWING: **NORTH BUILDING ELEVATIONS**

DESIGNED BY: KS	DRAWN BY: CE
DATE: APR. 23, 2026	SCALE: As indicated

DRAWING NO: **A4.10**



- BUILDING MATERIALS**
- 1 BRICK VENEER - INCA MISSION MUTUAL MATERIALS
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 - 15 STOREFRONT GLAZING - BLACK



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DRAWING ISSUES

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4	MAR 27, 2026	RE-ISSUED FOR DP
5	APR 23, 2026	RE-ISSUED FOR DP

DP 25-017215
May 20, 2026
PLAN #14

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1 SOUTH BUILDING - SOUTH ELEVATION

A4.20 1/8" = 1'-0"

AVERAGE FINISHED GRADE CALCULATION
 (REFER ALSO A1.01 FOR SITE AND BUILDING CORNERS)

AVERAGE OF AVERAGED SITE CORNER ELEVATION AND AVERAGED BUILDING CORNER ELEVATION

AVERAGED SITE CORNER = AVERAGE (2.08m+2.12m+2.24m+2.41m) = 2.21m
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 AVERAGE FINISHED GRADE = AVERAGE (2.21m+3.36m) = 2.79m

3 SIGN DETAIL - SOUTH BUILDING

A4.20 1/4" = 1'-0"



2 SOUTH BUILDING - EAST ELEVATION

A4.20 1/8" = 1'-0"

SCALE

PROJECT # 24-11

PROJECT
 DORCHESTER APARTMENTS
 9291 ALEXANDRA RD. & 9288 TOMICKI AVE., RICHMOND BC.

DRAWING
SOUTH BUILDING ELEVATIONS

CHECKED BY: KS
 DRAWN BY: CE

DATE: APR. 23, 2026
 SCALE: As indicated

DRAWING NO. **A4.20**



1 SOUTH BUILDING - NORTH ELEVATION

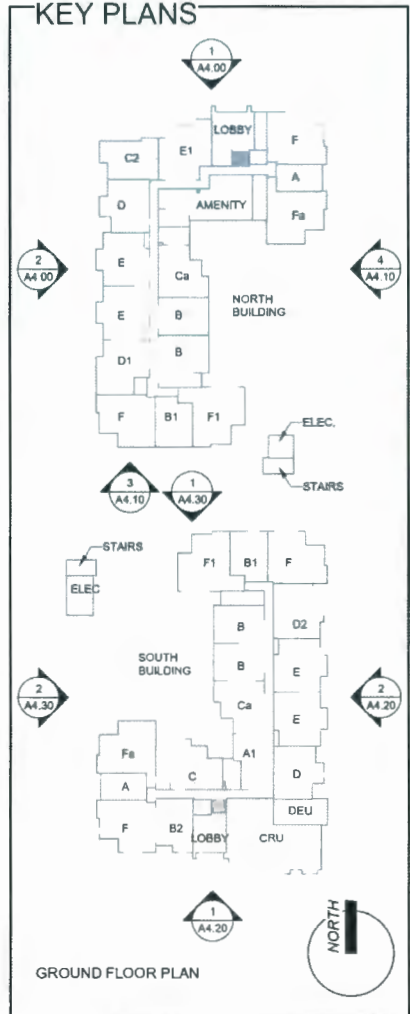
A4.30 1/8" = 1'-0"

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 - 14 ALLAN BLOCKS
 - 15 STOREFRONT GLAZING - BLACK



2 SOUTH BUILDING - WEST ELEVATION

A4.30 1/8" = 1'-0"

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DRAWING ISSUES

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4	MAR 27, 2026	RE-ISSUED FOR DP
5	APR 23, 2026	RE-ISSUED FOR DP

CONSULTANT:
DP 25-017215
May 20, 2026
PLAN #15

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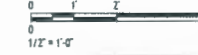
SCALE

PROJECT # 24-11

PROJECT
 DORCHESTER
 APARTMENTS
 9291 ALEXANDRA RD. & 9288 TOMICKI
 AVE., RICHMOND BC.

DRAWING
**SOUTH BUILDING
 ELEVATIONS**

CHECKED BY KS	DRAWN BY CE
DATE APR. 23, 2026	SCALE As indicated
DRAWING NO A4.30	



THESE DRAWINGS MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, EARTH AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL DIMENSIONS AND FINISHES TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. VARIATIONS AND MODIFICATIONS TO WORK SHOWN SHALL NOT BE CARRIED OUT WITHOUT THE WRITTEN PERMISSION FROM THE ARCHITECT. COPYRIGHT RESERVED. THESE DRAWINGS AND THE DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND CANNOT BE USED AND/OR REPRODUCED WITHOUT THE CONSENT OF THE ARCHITECT. IN WHICH THE REPRODUCTION MUST BEAR THEIR NAME AS THE ARCHITECT.

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CONTRACT NO: **DP 25-017215**
May 20, 2026
PLAN #16



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PROJECT # 24-11
 PROJECT: DORCHESTER APARTMENTS
 9291 ALEXANDRA RD. & 9288 TOMICKI AVE., RICHMOND BC.

DRAWING: **MATERIAL BOARD**

CHECKED BY: KS
 DATE: APR. 23, 2026
 DRAWN BY: CE
 SCALE: As indicated

DRAWING NO: **A4.40**

BUILDING MATERIALS

- | | | | | |
|--|---|---|---|--|
| 1 BRICK VENEER - INCA MISSION MUTUAL MATERIALS | 4 PAINTED TRIMS AND FASCIA BOARDS - BM SNOWFALL WHITE (2124-20) | 7 VINYL WINDOWS: BLACK EXTERIOR FRAME | 10 CONCRETE CAPS/ SILLS - CLEAR COATING + RETAINING WALLS | 13 PAINTED BOARD AND BATTEN- BM SNOWFALL WHITE (2124-20) |
| 2 PAINTED HORIZONTAL FIBRE CEMENT SIDING - BM NIGHTINGALE (AF 670) | 5 PAINTED TRIMS AND FASCIA BOARDS - BM NIGHTINGALE (AF 670) | 8 PAINTED FIBRE CEMENT BOARD AND BATTEN - BM SNOWFALL WHITE (2124-20) | 11 ALUMINUM SOFFIT - BM SNOWFALL WHITE (2124-20) | 14 ALLAN BLOCKS |
| 3 PAINTED HORIZONTAL FIBRE CEMENT SIDING - BM TROUT GRAY (2124-20) | 6 PAINTED TRIMS AND FASCIA BOARDS - BM TROUT GRAY (2124-20) | 9 ALUMINUM RAILING AT BALCONIES: BLACK | 12 METAL CANOPY AND LOUVRE - BLACK | 15 STOREFRONT GLAZING- BLACK |



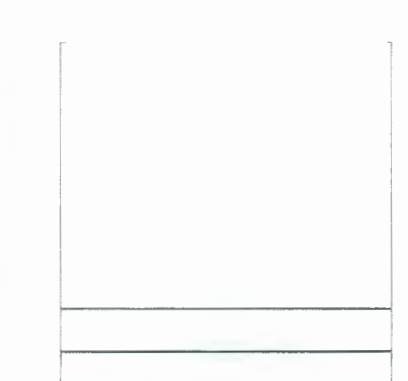
1 BRICK VENEER- INCA MISSION MUTUAL MATERIALS



2 PAINTED HORIZONTAL FIBRE CEMENT SIDING - BM NIGHTINGALE (AF 670)



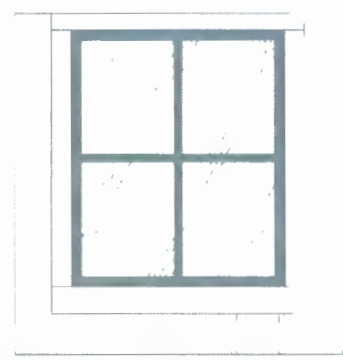
3 PAINTED HORIZONTAL FIBRE CEMENT SIDING - BM TROUT GRAY (2124-20)



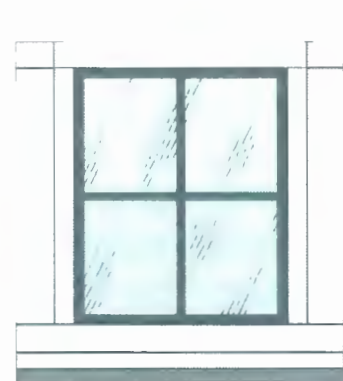
8 PAINTED FIBRE CEMENT BOARD AND BATTEN - BM SNOWFALL WHITE (2124-20)



5 PAINTED TRIMS AND FASCIA BOARDS - BM NIGHTINGALE (AF 670)



6 PAINTED TRIMS AND FASCIA BOARDS - BM TROUT GRAY (2124-20)



4 PAINTED TRIMS AND FASCIA BOARDS - BM SNOWFALL WHITE (2124-20)



1 3 10 7 2 5 1 10

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CONTRACT NO:
DP 25-017215
May 20, 2026
PLAN #17



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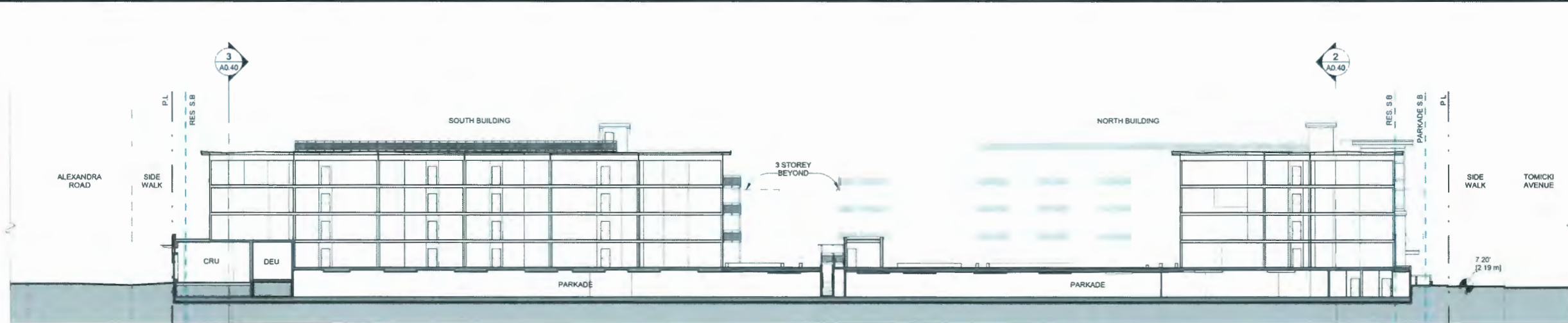
PROJECT # 24-11
 PROJECT
 DORCHESTER
 APARTMENTS
 9291 ALEXANDRA RD. & 9288 TOMICKI
 AVE., RICHMOND BC.

DRAWING
SITE SECTIONS

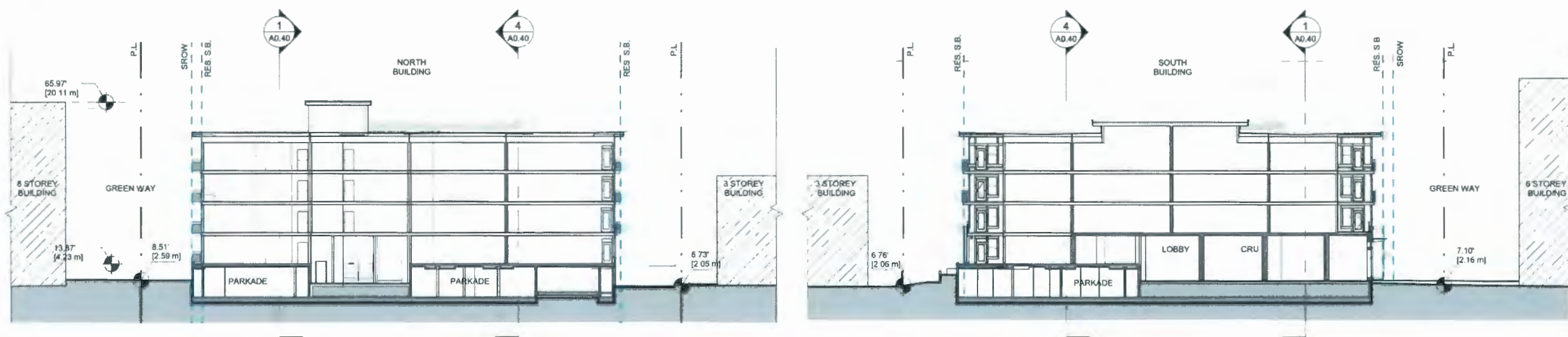
CHECKED BY
 KS
 DATE
 APR. 23, 2026

DRAWN BY
 CE
 SCALE
 As indicated

DRAWING NO.
A0.40

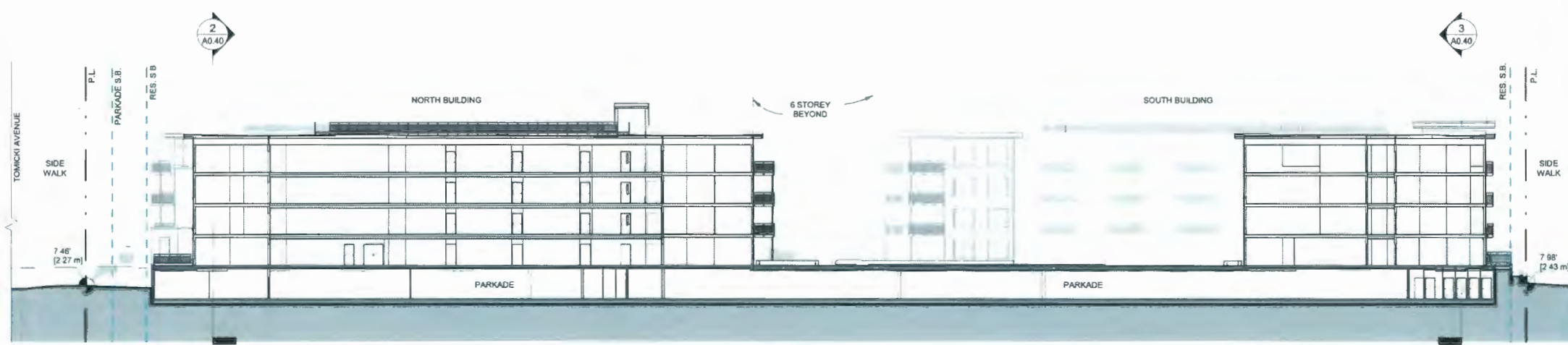


1 SITE SECTION 1
 A0.40 1" = 20'-0"

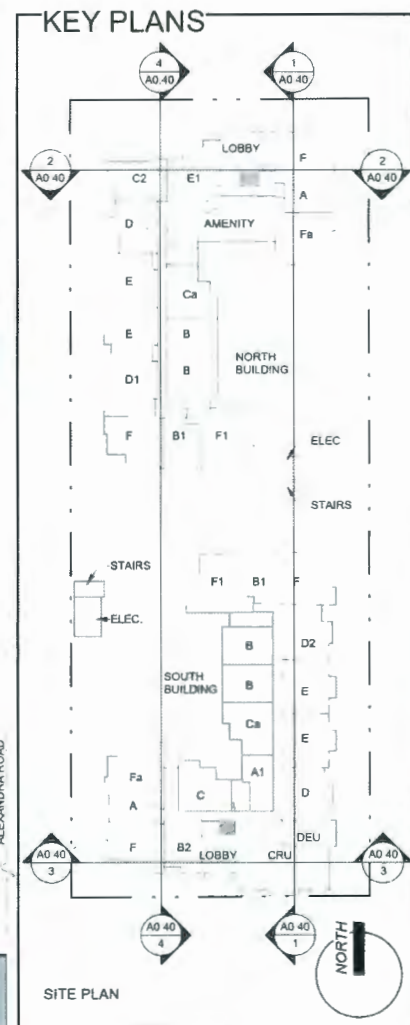


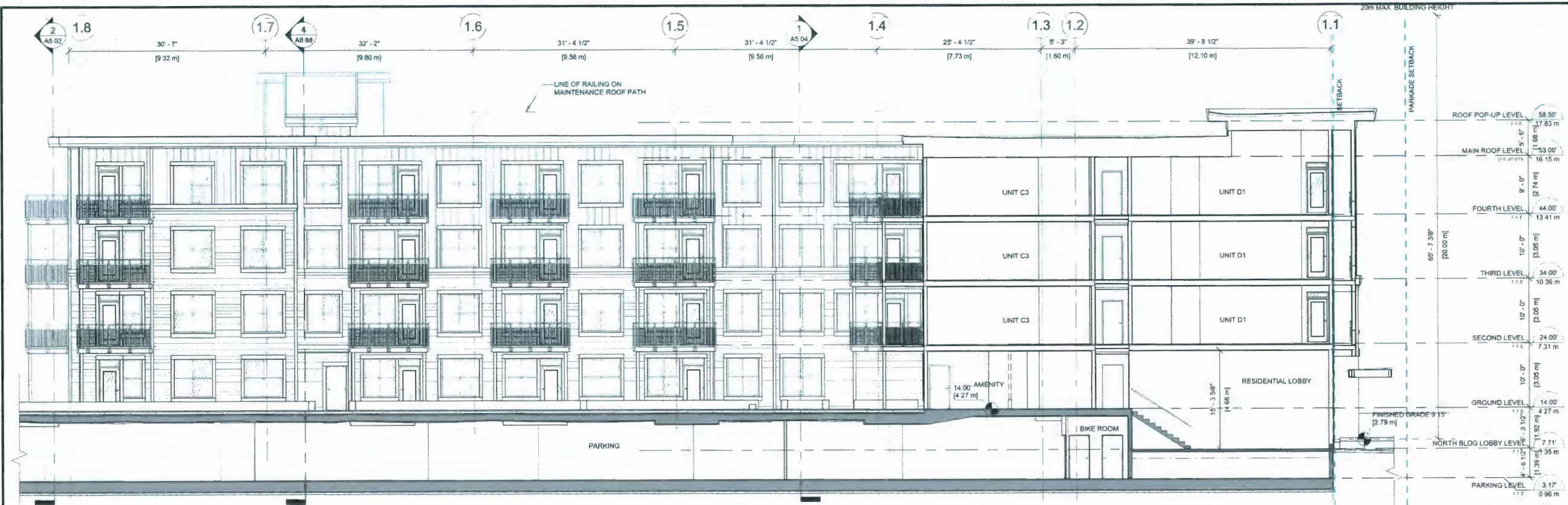
2 SITE SECTION 2
 A0.40 1" = 20'-0"

3 SITE SECTION 3
 A0.40 1" = 20'-0"

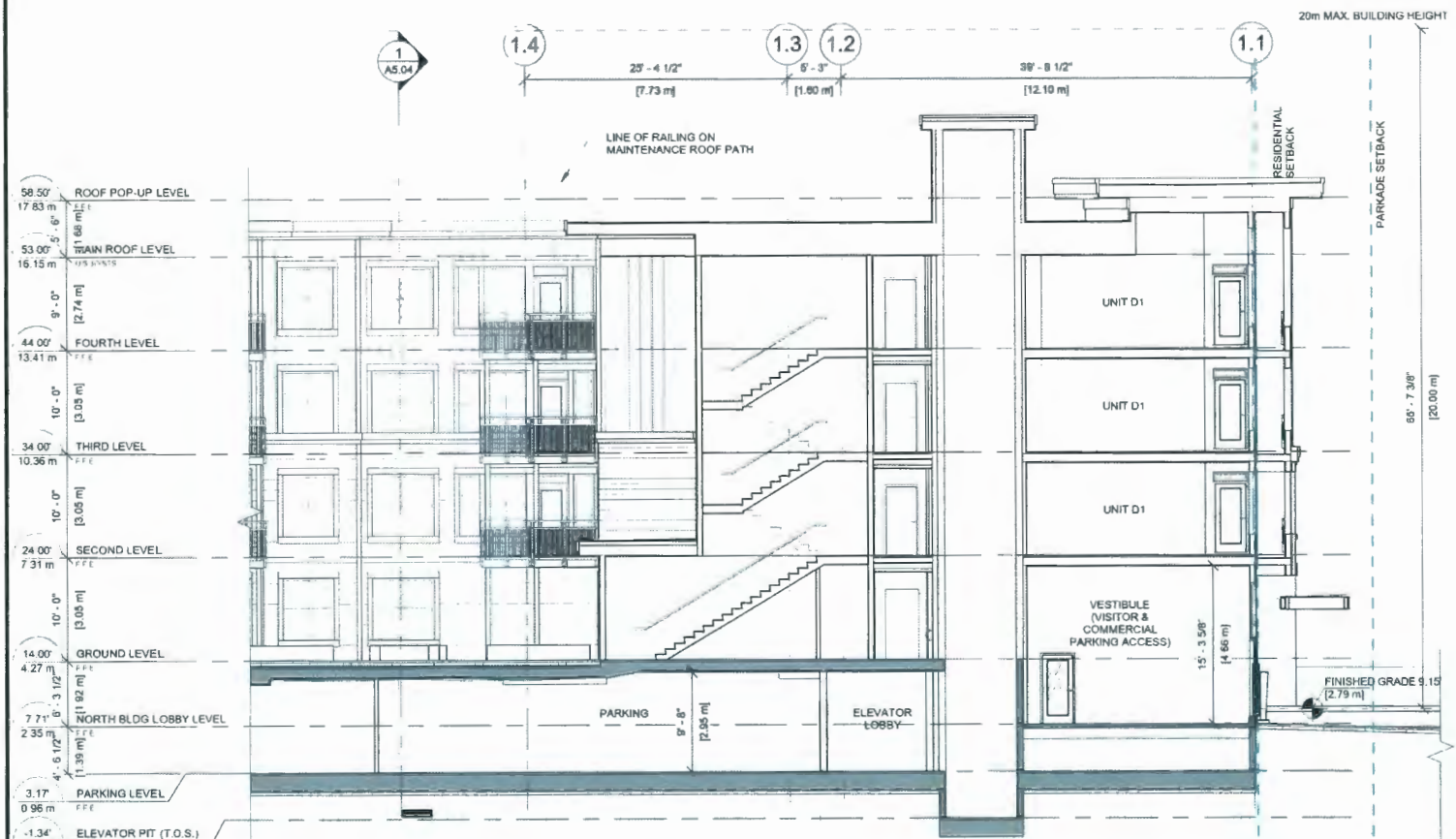


4 SITE SECTION 4
 A0.40 1" = 20'-0"

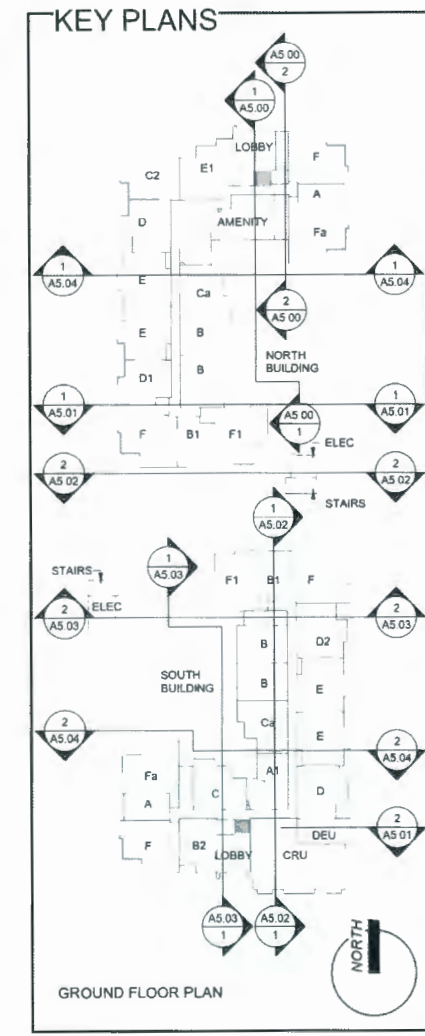




1 SECTION AT NORTH BUILDING LOBBY
A5.00 1/8" = 1'-0"



2 SECTION AT NORTH BUILDING VESTIBULE
A5.00 1/8" = 1'-0"



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5	MAR 27 2026	RE-ISSUED FOR DP
6	APR 23 2026	RE-ISSUED FOR DP

DP 25-017215
May 20, 2026
PLAN #18



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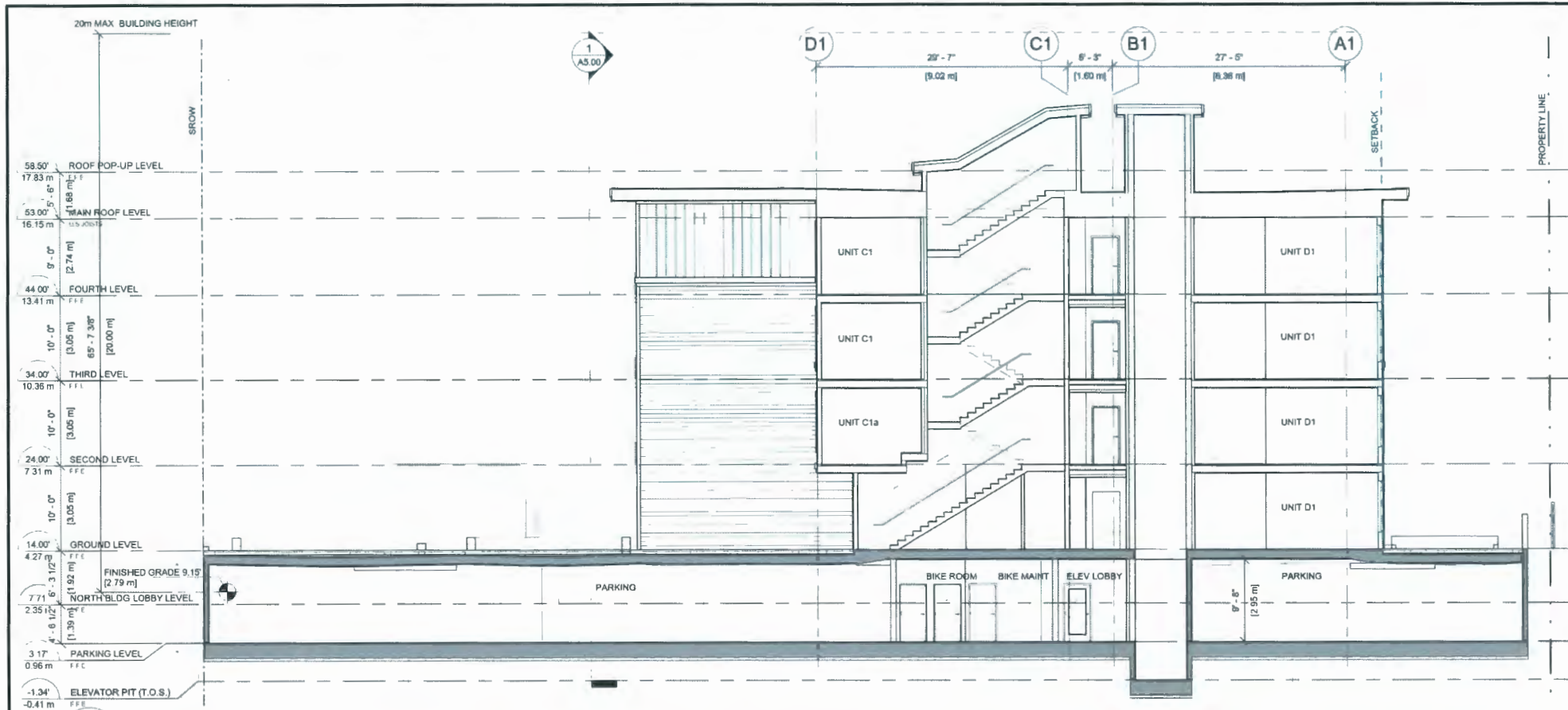


PROJECT # 24-11
PROJECT: DORCHESTER APARTMENTS
9291 ALEXANDRA RD. & 9288 TOMICKI AVE., RICHMOND BC

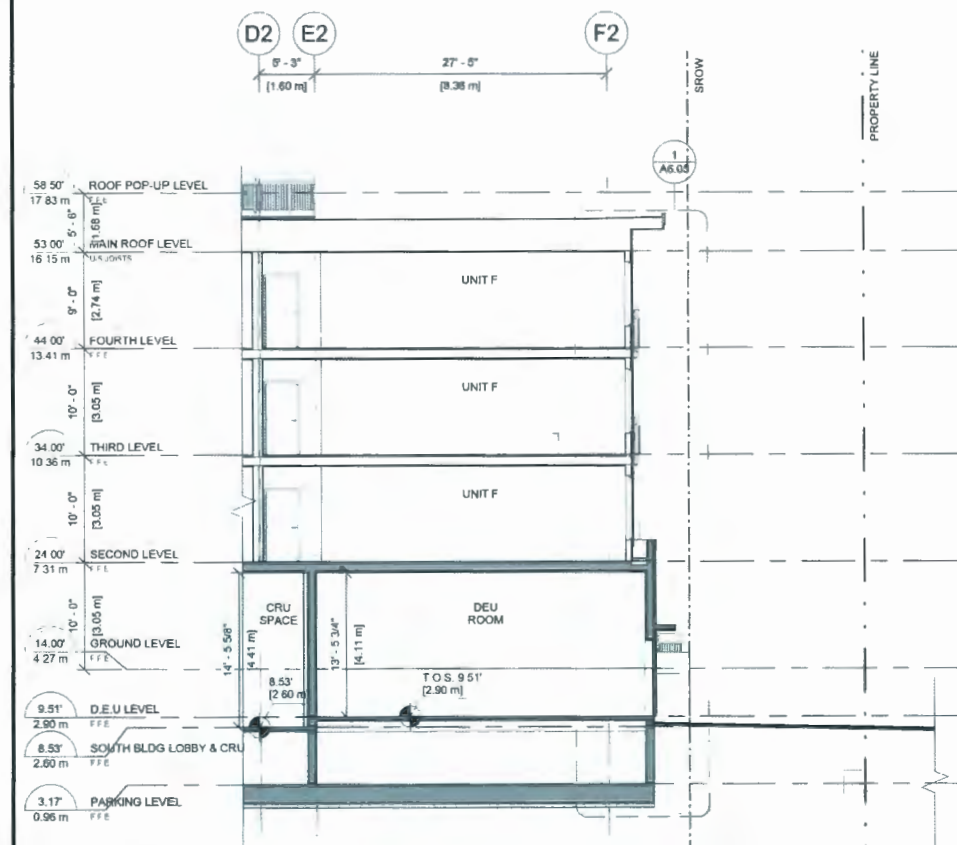
BUILDING SECTIONS

CHECKED BY: KS
DATE: APR. 23, 2026
DRAWN BY: CE
SCALE: As indicated

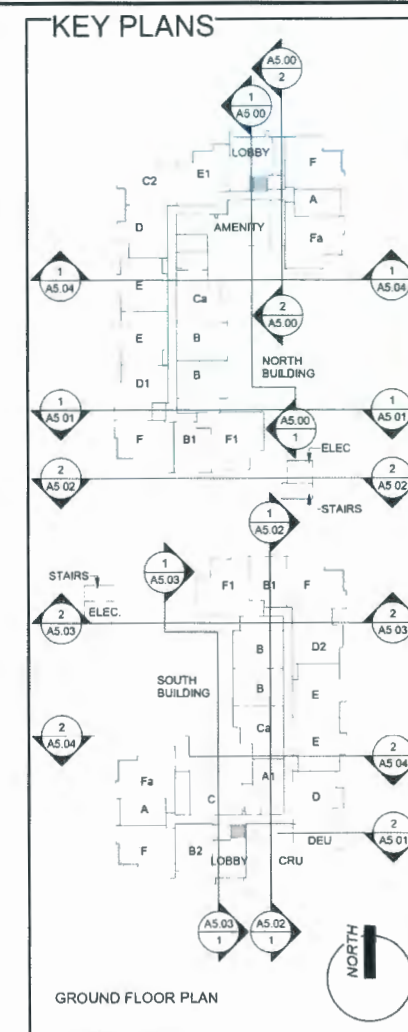
DRAWING NO: **A5.00**



1 SECTION AT NORTH BUILDING ELEV & STAIR
A5.01 1/8" = 1'-0"



2 SECTION AT DEU & CRU
A5.01 1/8" = 1'-0"



THESE DRAWINGS SHALL NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATA, AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL DIMENSIONS AND DATA TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. VARIATIONS AND MODIFICATIONS TO WORK SHOWN SHALL NOT BE CARRIED OUT WITHOUT THE WRITTEN PERMISSION FROM THE ARCHITECT. COPYRIGHT RESERVED. THESE DRAWINGS AND THE DESIGN ARE, AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND CANNOT BE REPRODUCED OR REPRODUCED WITHOUT THE CONSENT OF THE ARCHITECT. IN WHICH THE REPRODUCTION MUST BEAR THEIR NAME AS THE ARCHITECT.

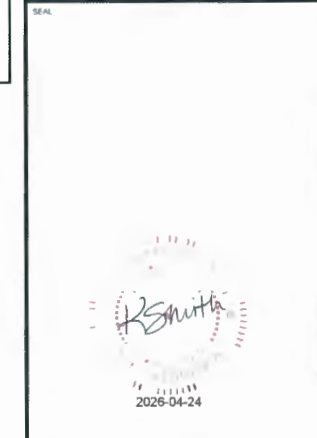
#	DATE	ISSUANCE
1	JUNE 4, 2025	ISSUED FOR DP
2	NOV 14, 2025	RE-ISSUED FOR DP
3	JAN 13, 2026	RE-ISSUED FOR DP
5	MAR 27, 2026	RE-ISSUED FOR DP
6	APR 23, 2026	RE-ISSUED FOR DP

CONSULTANT(S)

DP 25-017215
May 20, 2026
PLAN #19



400-602 WEST HASTINGS
VANCOUVER, B.C., V6B 1P2
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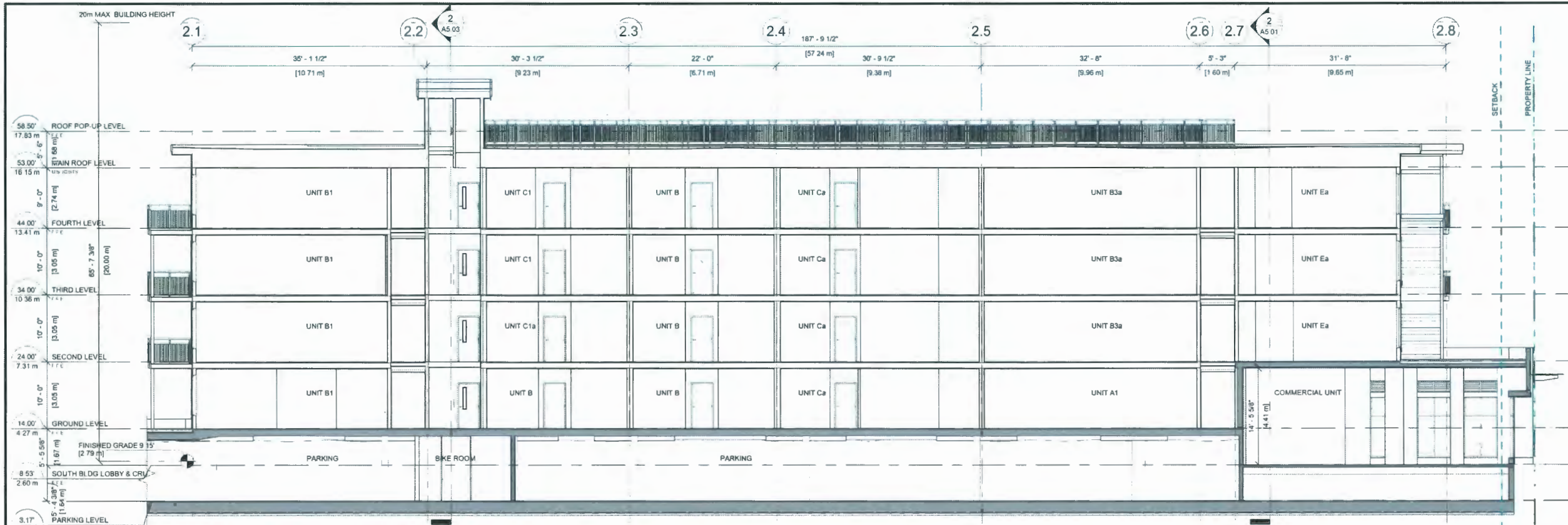


PROJECT # 24-11
PROJECT
DORCHESTER APARTMENTS
9291 ALEXANDRA RD. & 9288 TOMICKI AVE., RICHMOND BC.

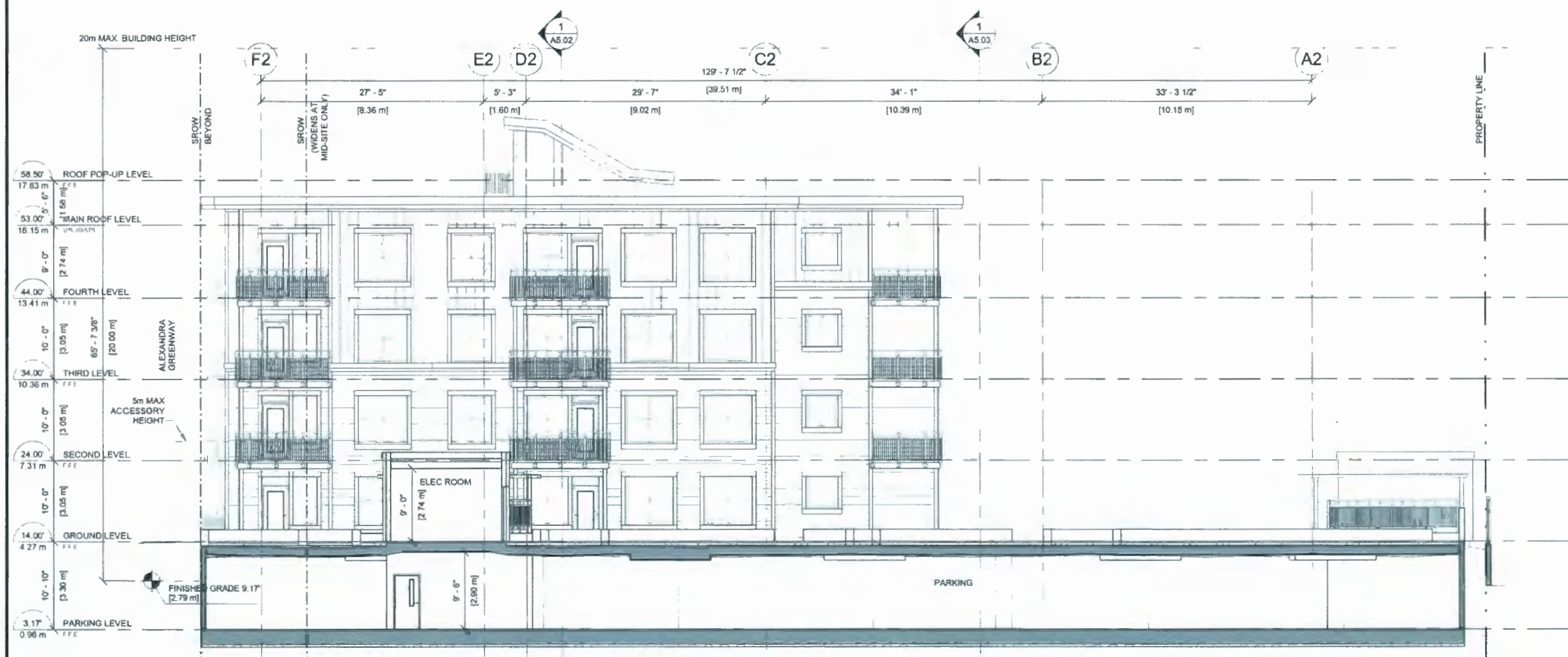
DRAWING
BUILDING SECTIONS

CHECKED BY KS	DRAWN BY CE
DATE APR. 23, 2026	SCALE As indicated

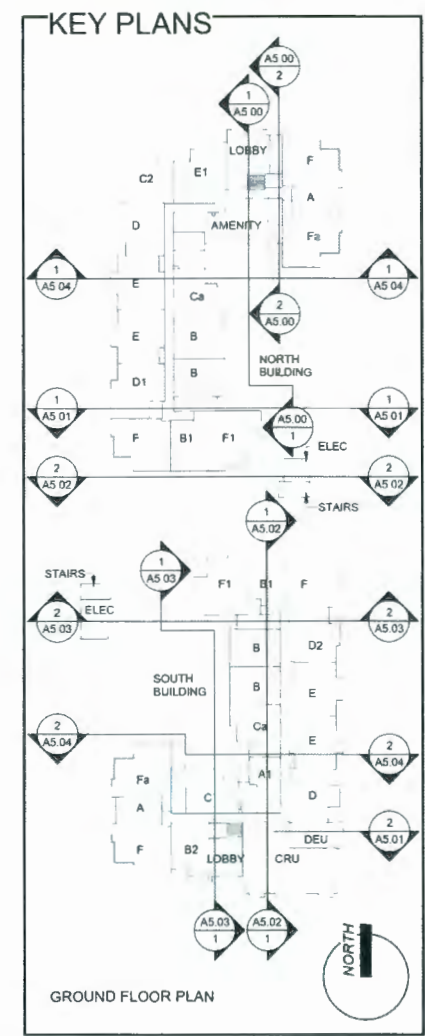
DRAWING NO
A5.01



1 SECTION AT COMMERCIAL UNIT
A5.02 1/8" = 1'-0"



2 SECTION AT MAIN ELEC ROOM
A5.02 1/8" = 1'-0"



THESE DRAWINGS MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUM AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. VARIATIONS AND MODIFICATIONS TO WORK SHOWN SHALL NOT BE CARRIED OUT WITHOUT THE WRITTEN PERMISSION FROM THE ARCHITECT. COPYRIGHT RESERVED. THESE DRAWINGS AND THE DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT. NO PARTS TO BE USED AND OR REPRODUCED WITHOUT THE CONSENT OF THE ARCHITECT. IN WHICH THE REPRODUCTION MUST BEAR THEIR NAME AS THE ARCHITECT.

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4	MAR 27, 2026	RE-ISSUED FOR DP
5	APR 23, 2026	RE-ISSUED FOR DP

DP 25-017215
May 20, 2026
PLAN #20

CLIENT



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SEAL



PROJECT # 24-11

PROJECT
DORCHESTER
APARTMENTS
9291 ALEXANDRA RD. & 9288 TOMICKI
AVE., RICHMOND BC.

DRAWING
**BUILDING
SECTIONS**

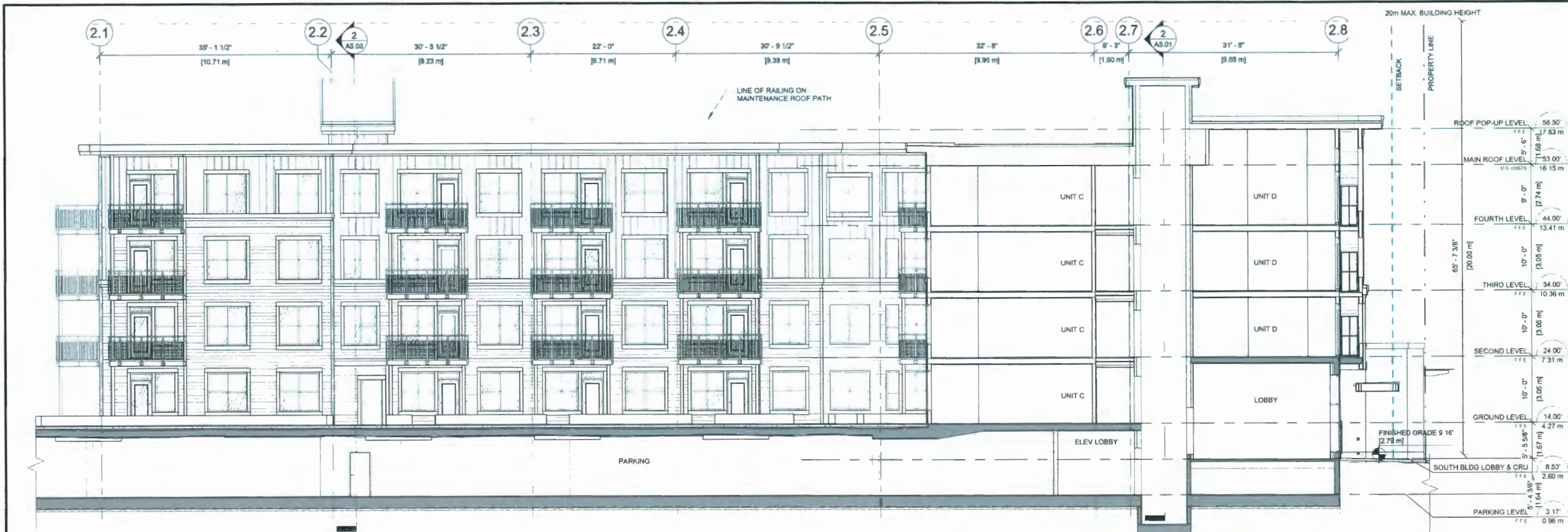
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DRAWN BY
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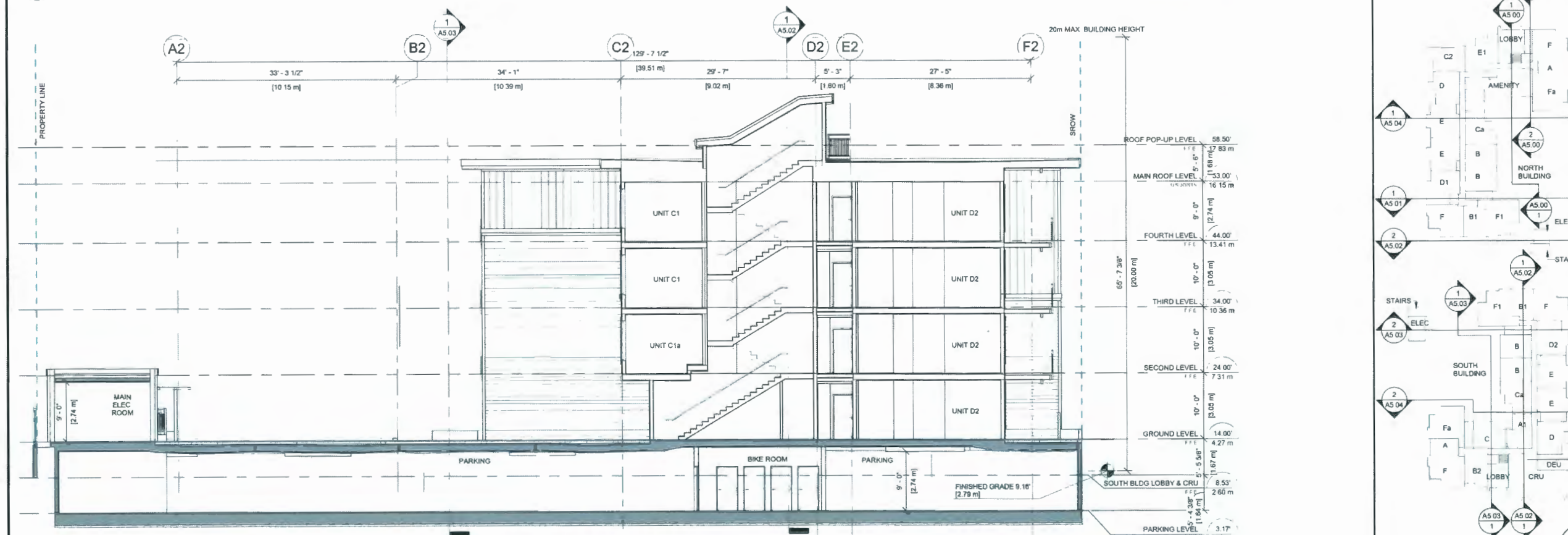
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APR. 23, 2026

SCALE
As indicated

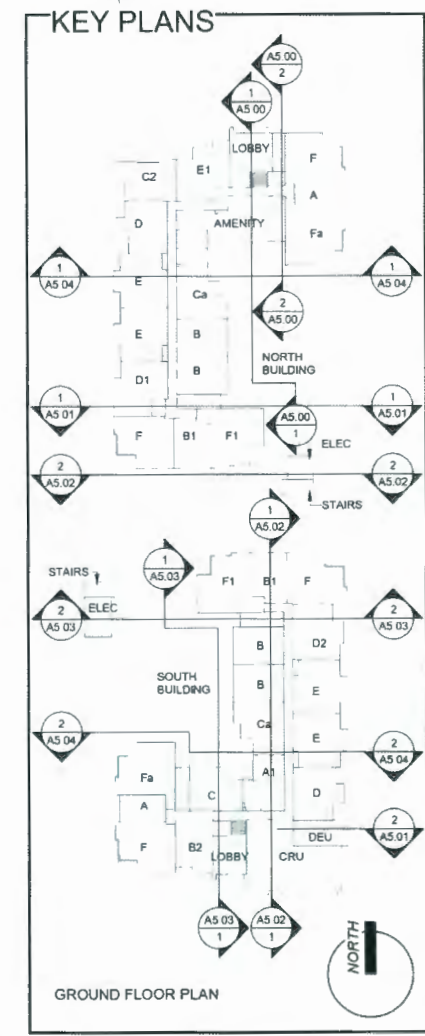
DRAWING NO.
A5.02



1 SECTION AT SOUTH BUILDING LOBBY
A5.03 1/8" = 1'-0"



2 SECTION AT SOUTH BUILDING STAIR
A5.03 1/8" = 1'-0"



THESE DRAWINGS MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUM AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. VARIATIONS AND MODIFICATIONS TO THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT THE WRITTEN PERMISSION FROM THE ARCHITECT. COPYRIGHT RESERVED. THESE DRAWINGS AND THE DESIGN ARE AND AS ALL THESE REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND CANNOT BE USED AND/OR REPRODUCED WITHOUT THE CONSENT OF THE ARCHITECT. IN WHICH THE REPRODUCTION MUST BEAR THEIR NAME AS THE ARCHITECT.

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4	MAR 27 2026	RE-ISSUED FOR DP
5	APR 23 2026	RE-ISSUED FOR DP

DP 25-017215
May 20, 2026
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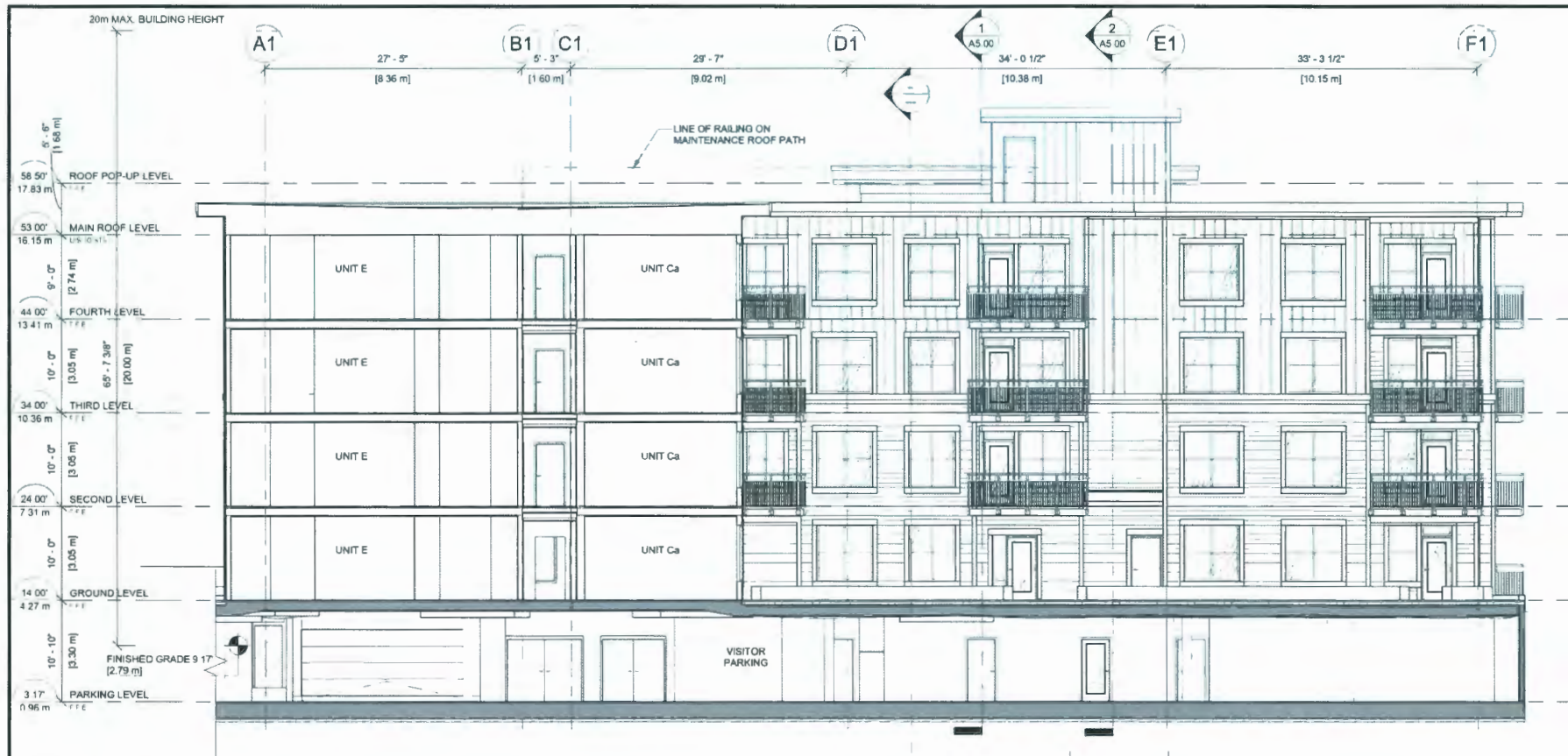


PROJECT # 24-11
PROJECT
DORCHESTER
APARTMENTS
9291 ALEXANDRA RD. & 9288 TOMICKI
AVE., RICHMOND BC.

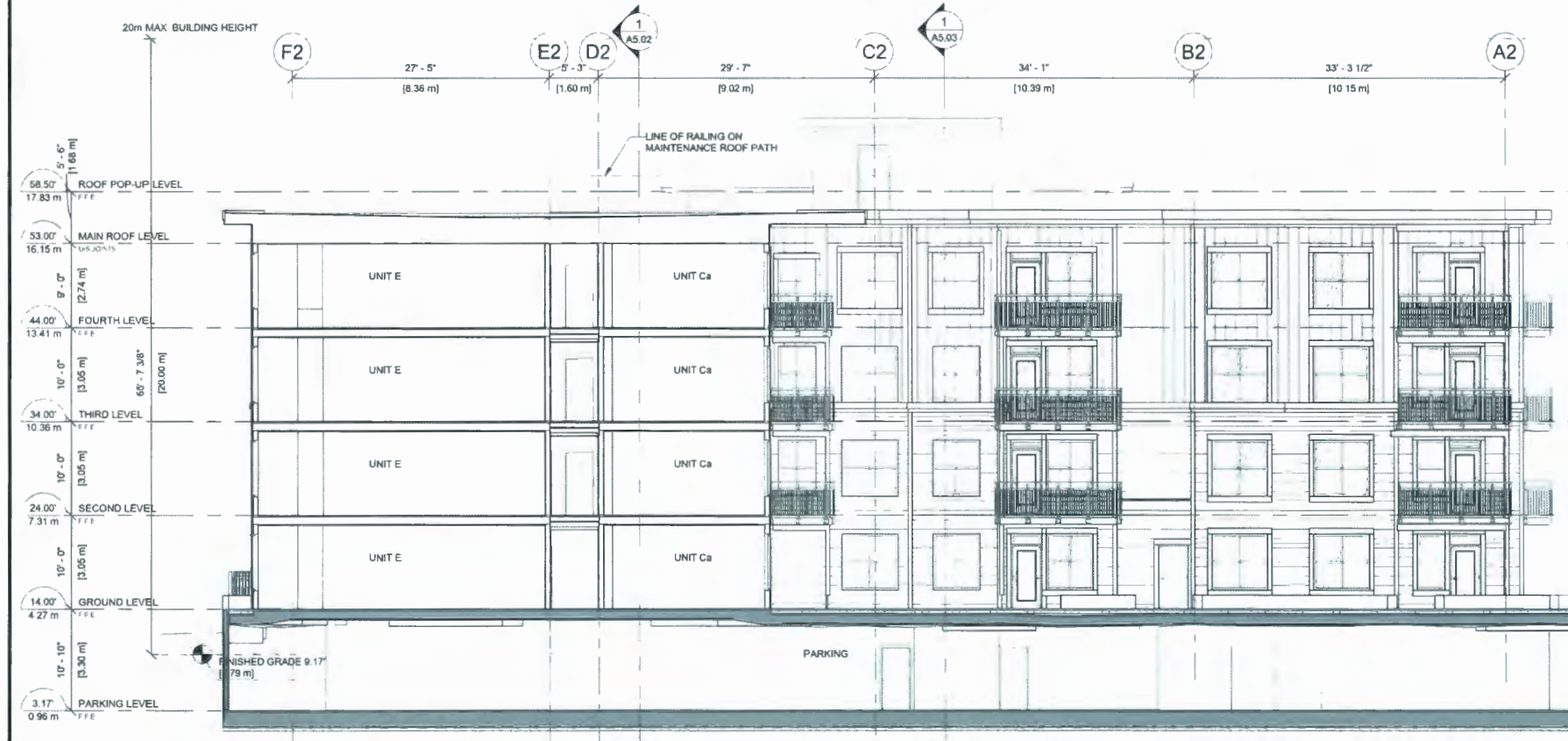
BUILDING
SECTIONS

CHECKED BY: KS
DRAWN BY: CE
DATE: APR. 23, 2026
SCALE: As indicated

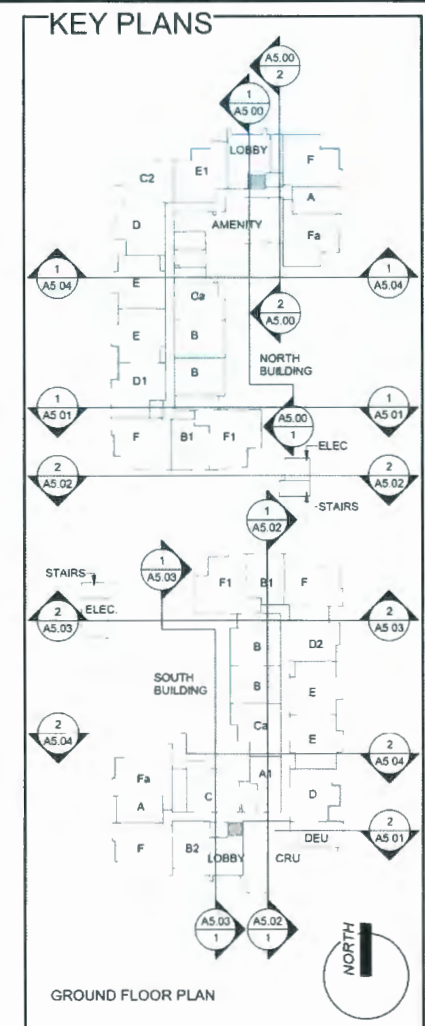
DRAWING NO: A5.03



1 SECTION AT NORTH BUILDING COURTYARD
A5.04 1/8" = 1'-0"



2 SECTION AT SOUTH BUILDING COURTYARD
A5.04 1/8" = 1'-0"



THESE DRAWINGS MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUM AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. VISAS AND NOTIFICATIONS TO WORK SHOWN SHALL NOT BE CARRIED OUT WITHOUT THE WRITTEN PERMISSION FROM THE ARCHITECT. COPYRIGHT RESERVED. THESE DRAWINGS AND THE DESIGN ARE, AND ALL RIGHTS REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND SHALL BE USED AND/OR REPRODUCED WITHOUT THE CONSENT OF THE ARCHITECT IN WHICH THE REPRODUCTION MUST BEAR THEIR NAME AS THE ARCHITECT.

DRAWING ISSUES		
#	DATE	ISSUANCE
1	JUNE 1 2025	ISSUED FOR DP
2	NOV 14 2025	RE-ISSUED FOR DP
3	JAN 13 2026	RE-ISSUED FOR DP
4	MAR 27 2026	RE-ISSUED FOR DP
5	APR 23 2026	RE-ISSUED FOR DP

CONSULTANT:
DP 25-017215
May 20, 2026
PLAN #22

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REAL



PROJECT # 24-11

PROJECT
DORCHESTER
APARTMENTS
9291 ALEXANDRA RD. & 9288 TOMICKI
AVE., RICHMOND BC.

DRAWING
**BUILDING
SECTIONS**

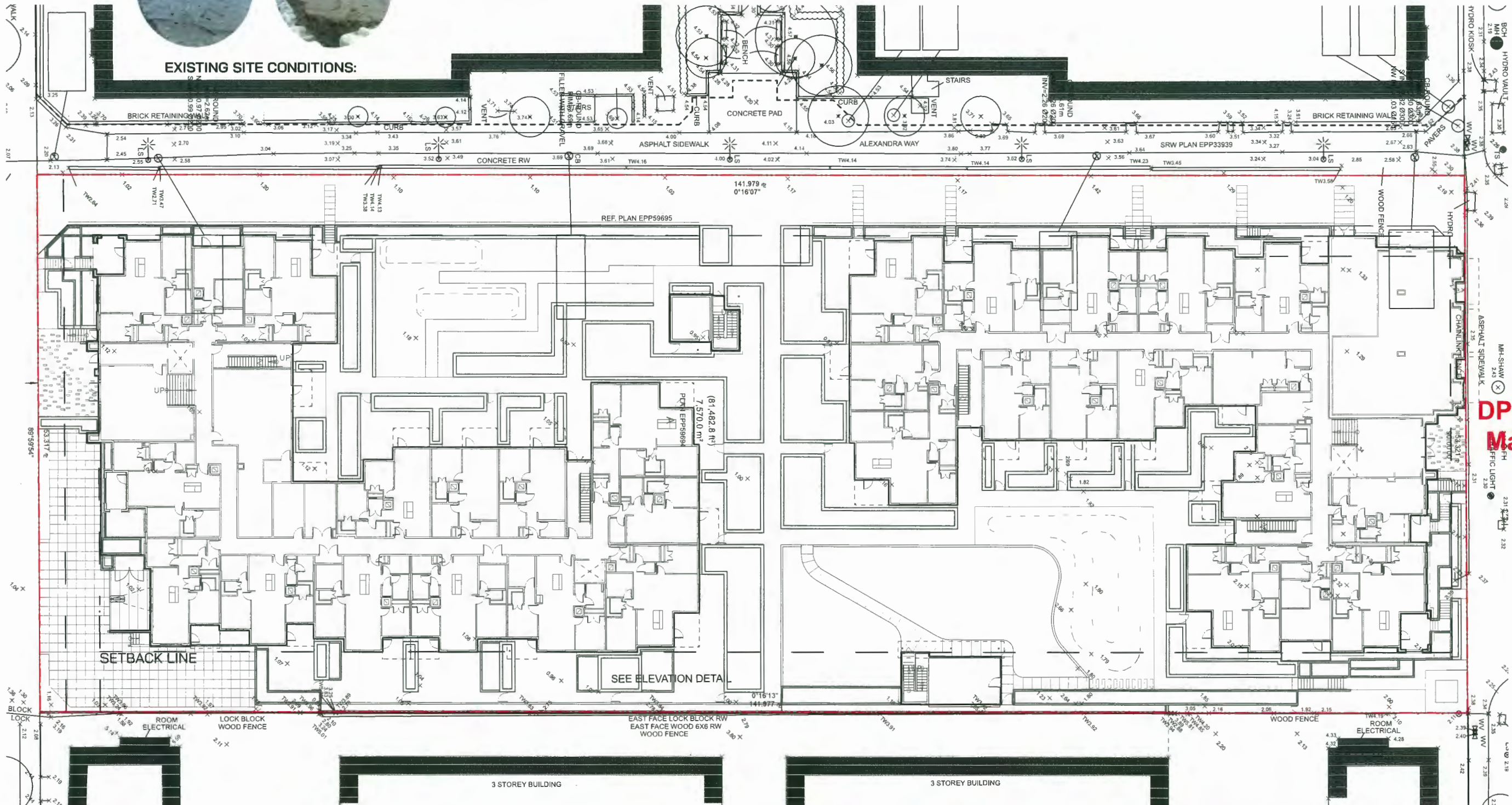
CHECKED BY KS	DRAWN BY CE
DATE APR. 23, 2026	SCALE As indicated

DRAWING NO.
A5.04



EXISTING SITE CONDITIONS:

NOTE: CURRENTLY, THERE ARE NO TREES ON THE SITE. ALL TREES HAVE BEEN REMOVED AS PART OF THE PREVIOUS DP EFFORTS.



EXISTING NEIGHBOURHOOD CHARACTER:



SCALE 1:400



DORCHESTER
 9291 Alexandra Rd. / 9288 Tomicki Ave., Richmond, BC
 Lot A Section 34 Block 5 North Range 6 West New
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May 20, 2026
PLAN #23

LAND AFFAIRS

engage
 ARCHITECTURE
 INC.

REV.	DATE	DESCRIPTION
7	2026-04-24	RE-ISSUED FOR DP
6	2026-03-27	RE-ISSUED FOR DP
5	2026-01-13	RE-ISSUED FOR DP
4	2025-11-17	RE-ISSUED FOR DP
2	2025-06-04	ISSUED FOR DP

Project Manager	Drawn By
	JO/MBING
Date	Reviewed By
	JO
Project ID	2516

EXISTING /
 PROPOSED
 CONDITIONS

L0-02



DORCHESTER
 9291 Alexandra Rd. / 9288 Tomicki Ave., Richmond, BC
 Lot A Section 34 Block 5 North Range 6 West New
 Westminster District Plan EPP59694



P1 AND P2



P3



F4



P7



P11



F6



F12



F7



F5



F10

*All images shown for Form and Character DP review

ALL 'SOFT LANDSCAPE AREAS' ARE TO BE IRRIGATED WITH A HIGH EFFICIENCY DESIGN BUILD IRRIGATION SYSTEM TO IIABC STANDARDS.

PAVING LEGEND

KEY	DESCRIPTION	
P1	Concrete Unit Paver Type 1	L6/7-02
P2	Concrete Unit Paver Type 2	L6/7-02
P3	Concrete Unit Paver Type 3	L6/7-02
P3B	Concrete Unit Paver Type 4	L6/7-02
P4	Cast in Place Concrete Band	
P5	Cast in Place Concrete Paving	L1&2/7-02
P6	Concrete Unit Paver Stepping Pad	L5/7-02
P7	Hydrapressed Pavers	L5/7-02
P8	Rumble Strip (Alexandra Way Standard)	
P9	Crushed Granular Paving	
P10	River Rock Maintenance Strip	
P11	Poured in Place Rubber Play Surface	

HARDSCAPE LEGEND

KEY	DESCRIPTION	
H1	Modular Wall	L1/7-04 / L3/7-03
H2	Cast in Place Concrete Wall with Brick Veneer	L2/7-04
H3	Timber Wall	L3/7-03
H4	Cast in Place Concrete Planter Wall	L1&2/7-03
H5	Cast in Place Concrete Stair	
H6	Tree Grate (CoR Standard)	
H7	Wooden Fence 1.8m Ht.	L1/7-05

SITE FURNISHING LEGEND

KEY	DESCRIPTION	
F1	Gate	L1/7-04
F2	Bike Rack	L1/7-01
F3	Backless Bench	L2/7-01
F4	Backed Bench	L2/7-01
F5	Raised Urban Agriculture Planter	L4/7-01
F6	Play Element (ages 2-5)	L5/7-01
F7	Play Element (ages 5-12)	L6/7-01
F8	Play Balance Log	L7/7-01
F9	Play Sit Logs	L8/7-01
F10	Play Springer	L9/7-01
F11	Vertical Cable Trellis	L3/7-01
F12	Green Screen 2m HT.	L2/7-05
F13	Bike Repair Station	L10/7-01

DP 25-017215
May 20, 2026
PLAN #24

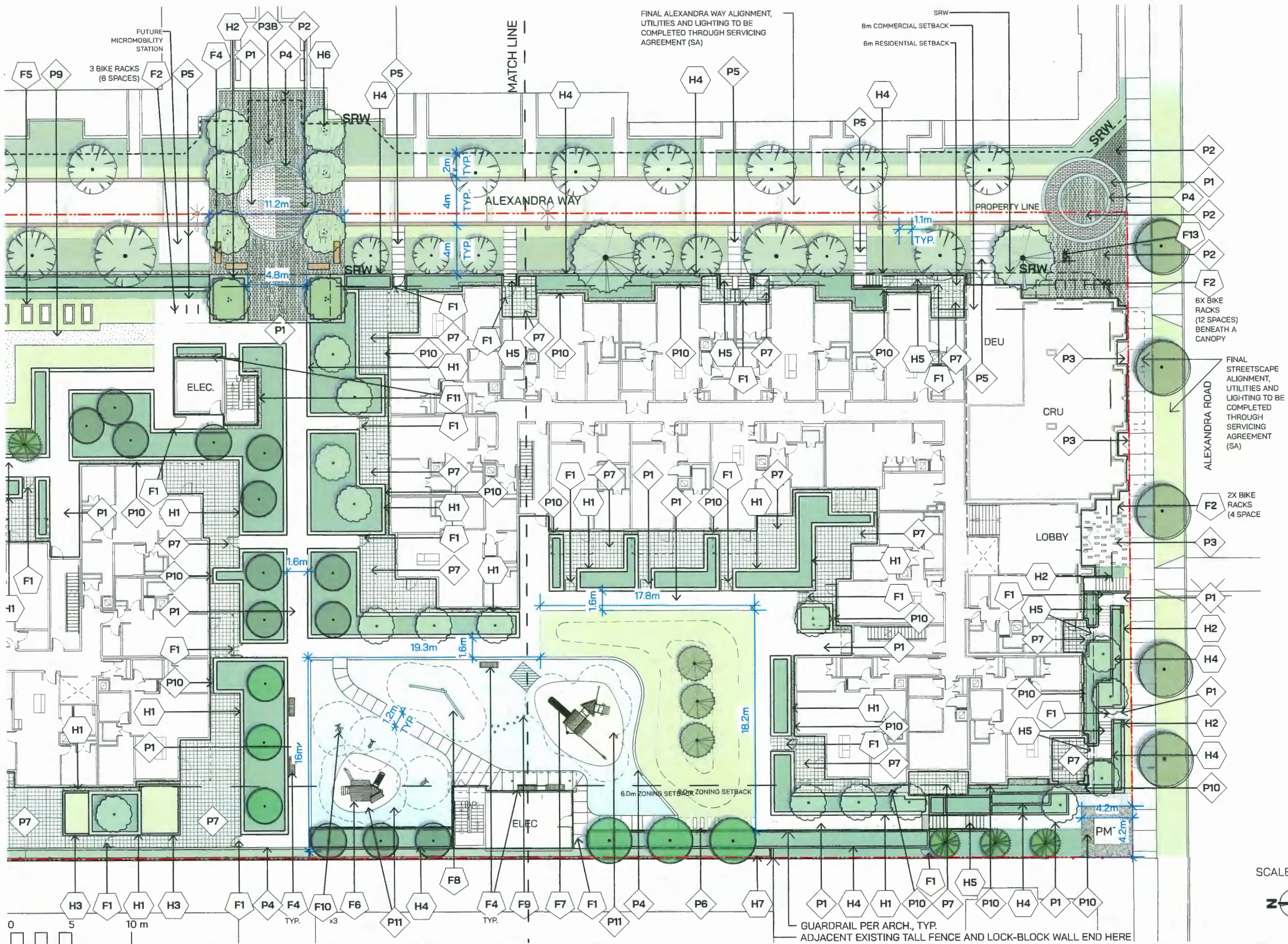
LAND AFFAIRS
 engage ARCHITECTURE INC.

REV.	DATE	DESCRIPTION
7	2026-04-24	RE-ISSUED FOR DP
6	2026-03-27	RE-ISSUED FOR DP
5	2026-01-13	RE-ISSUED FOR DP
4	2025-11-17	RE-ISSUED FOR DP
2	2025-06-04	ISSUED FOR DP

Project Manager	JO/MB/NG
Date	JO
Project ID	2516

PRECEDENTS AND LEGENDS

L1-01A



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 9291 Alexandra Rd. / 9288 Tomicki Ave., Richmond, BC
 Lot A Section 34 Block 5 North Range 6 West New
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DP 25-017215
May 20, 2026
PLAN #26

LAND AFFAIRS

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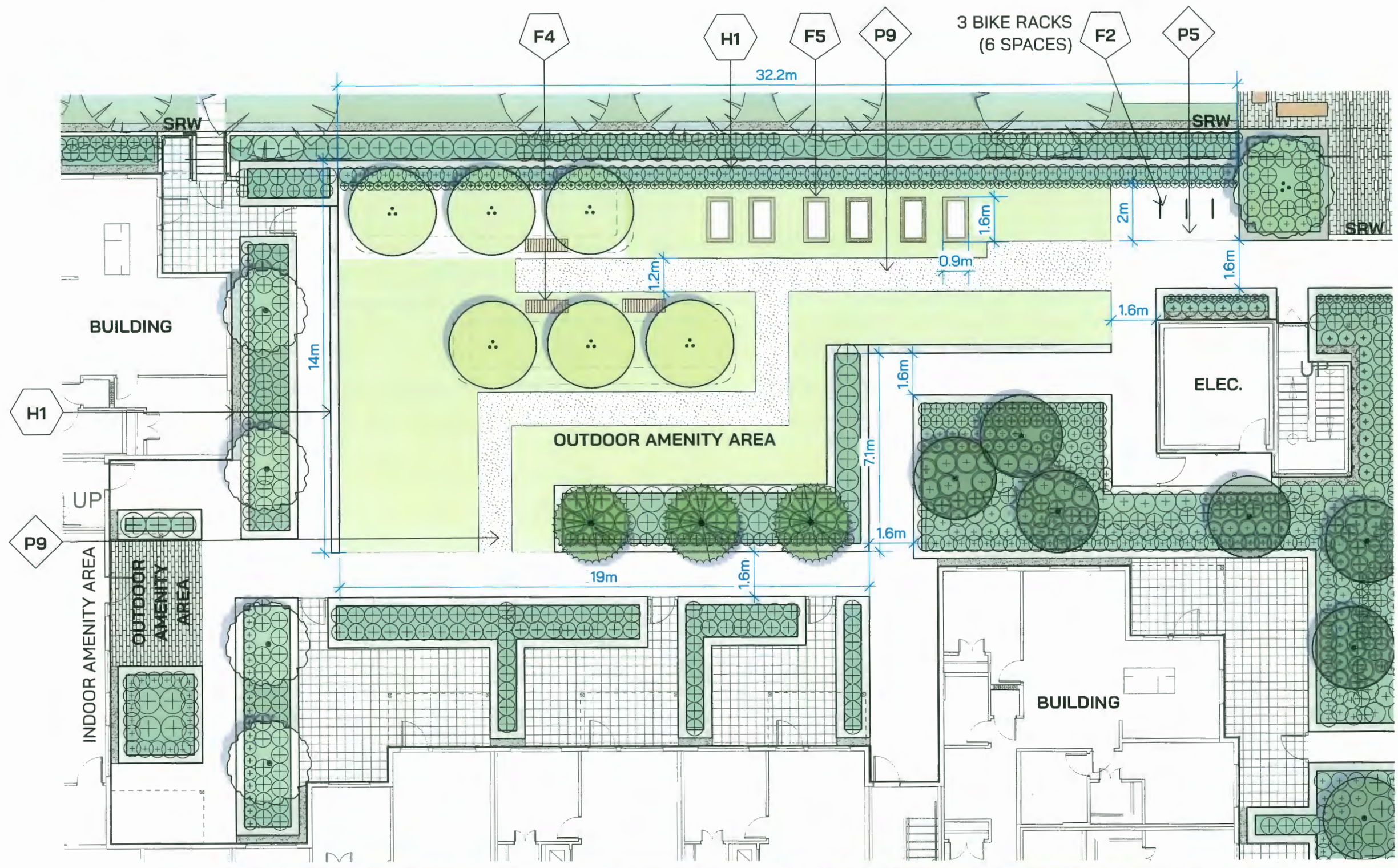
REV	DATE	DESCRIPTION
7	2026-04-24	RE-ISSUED FOR DP
6	2026-03-27	RE-ISSUED FOR DP
5	2026-01-13	RE-ISSUED FOR DP
4	2025-11-17	RE-ISSUED FOR DP
2	2025-06-04	ISSUED FOR DP

SCALE 1:300



LAYOUT AND
 MATERIALS
 PLAN

L1-01C



Precedent images to show the character and feel of the outdoor amenity area

SCALE 1:150



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 Lot A Section 34 Block 5 North Range 6 West New
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DP 25-017215
May 20, 2026
PLAN #27

LAND AFFAIRS

engage
 ARCHITECTURE
 INC.

REV.	DATE	DESCRIPTION
7	2026-04-24	RE-ISSUED FOR DP
6	2026-03-27	RE-ISSUED FOR DP
5	2026-01-13	RE-ISSUED FOR DP
4	2025-11-17	RE-ISSUED FOR DP
2	2025-06-04	ISSUED FOR DP

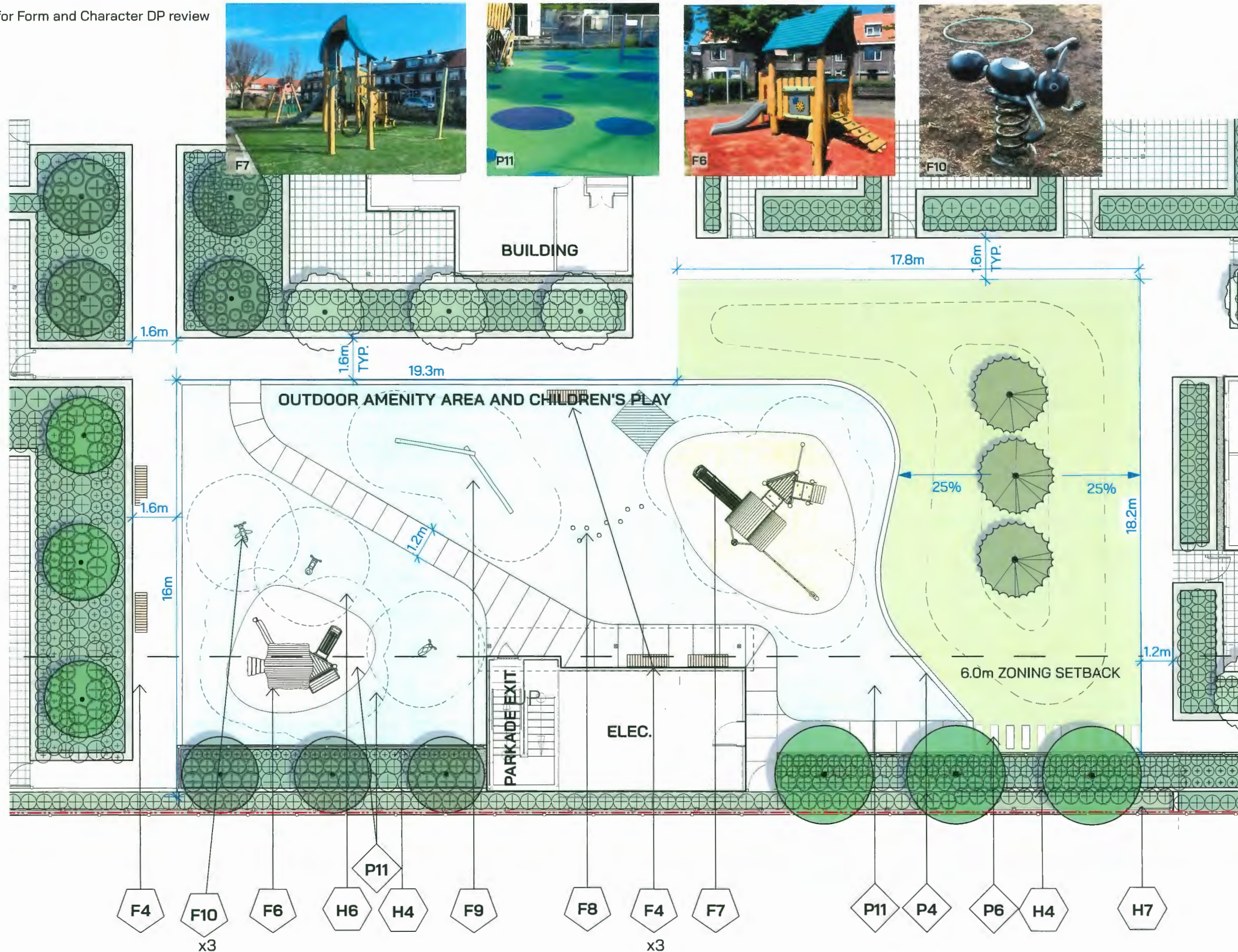
NO.	DATE	ISSUE NOTE

Project Manager	Drawn By
	JO/MBING
Desk	Reviewed By
	JO
Project ID	2516

LAYOUT AND
 MATERIALS
 PLAN

Sheet No.
L1-01D

*All images shown for Form and Character DP review



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 Lot A Section 34 Block 5 North Range 6 West New
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DP 25-017215
May 20, 2026
PLAN #28

LAND AFFAIRS
 Architect
 engage
 ARCHITECTURE
 INC.

REV	DATE	DESCRIPTION
7	2026-04-24	RE-ISSUED FOR DP
6	2026-03-27	RE-ISSUED FOR DP
5	2026-01-13	RE-ISSUED FOR DP
4	2025-11-17	RE-ISSUED FOR DP
2	2025-06-04	ISSUED FOR DP

NO.	DATE	ISSUE NOTE

Project Manager: JOMBING
 Drawn By: JOMBING
 Date: Reviewed By: JO
 Project ID: 2516

Sheet Title:
LAYOUT AND MATERIALS PLAN
 Sheet No.:
L1-01E



DORCHESTER
 9291 Alexandra Rd. / 9288 Tomicki Ave., Richmond, BC
 Lot A Section 34 Block 5 North Range 6 West New
 Westminster District Plan EPP59694

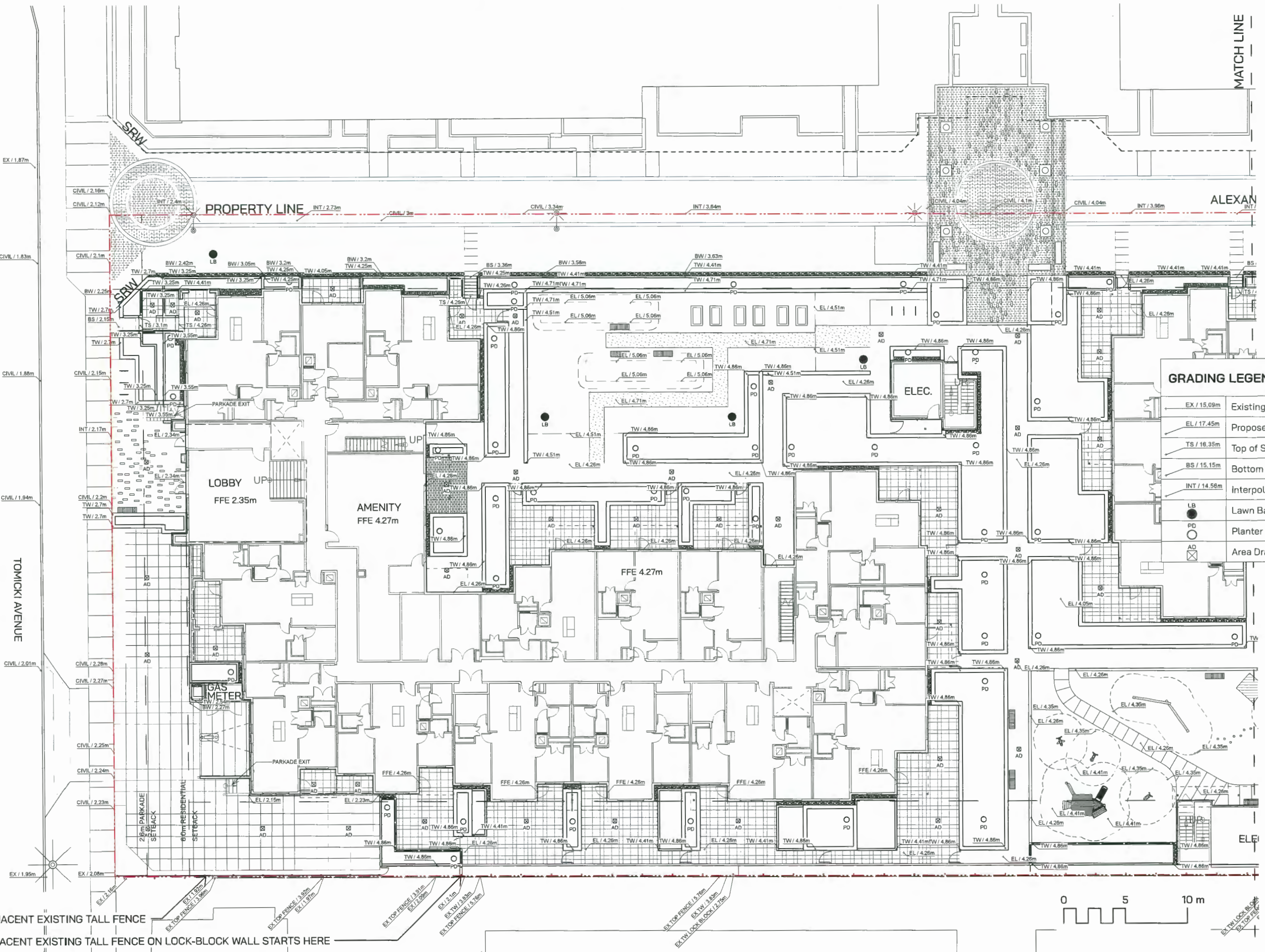
DP 25-017215
May 20, 2026
PLAN #29

LAND AFFAIRS
 engage
 ARCHITECTURE
 INC.

REV.	DATE	DESCRIPTION
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6	2026-03-27	RE-ISSUED FOR DP
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4	2025-11-17	RE-ISSUED FOR DP
2	2025-06-04	ISSUED FOR DP

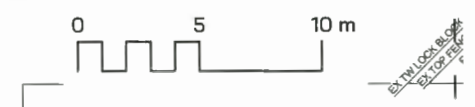
NO.	DATE	ISSUE NOTE
Project Manager	Drawn By	JO/M/BING
Date	Reviewed By	JO
Project ID	2516	

SCALE 1:300
 GRADING PLAN
 L2-01A



GRADING LEGEND

EX / 15.09m	Existing Elevation
EL / 17.45m	Proposed Elevation
TS / 16.35m	Top of Stair
BS / 15.15m	Bottom of Stair
INT / 14.58m	Interpolated Grade
LB	Lawn Basin
PD	Planter Drain
AD	Area Drain



ADJACENT EXISTING TALL FENCE
 ADJACENT EXISTING TALL FENCE ON LOCK-BLOCK WALL STARTS HERE

EX / 1.87m
 CIVIL / 2.16m
 CIVIL / 2.12m
 CIVIL / 1.83m
 CIVIL / 2.1m
 CIVIL / 2.15m
 CIVIL / 1.88m
 CIVIL / 2.15m
 INT / 2.17m
 CIVIL / 1.94m
 CIVIL / 2.2m
 CIVIL / 2.28m
 CIVIL / 2.27m
 CIVIL / 2.25m
 CIVIL / 2.24m
 CIVIL / 2.23m
 EX / 1.95m
 EX / 2.05m
 EX / 1.86m
 EX / 1.90m
 EX / 1.98m
 EX / 1.97m
 EX / 1.96m
 EX / 1.95m
 EX / 1.94m
 EX / 1.93m
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 EX / 0.01m
 EX / 0.00m



DORCHESTER
 9291 Alexandra Rd. / 9288 Tomicki Ave., Richmond, BC
 Lot A Section 34 Block 5 North Range 6 West New
 Westminster District Plan EPP59694

DP 25-017215
May 20, 2026
PLAN #30

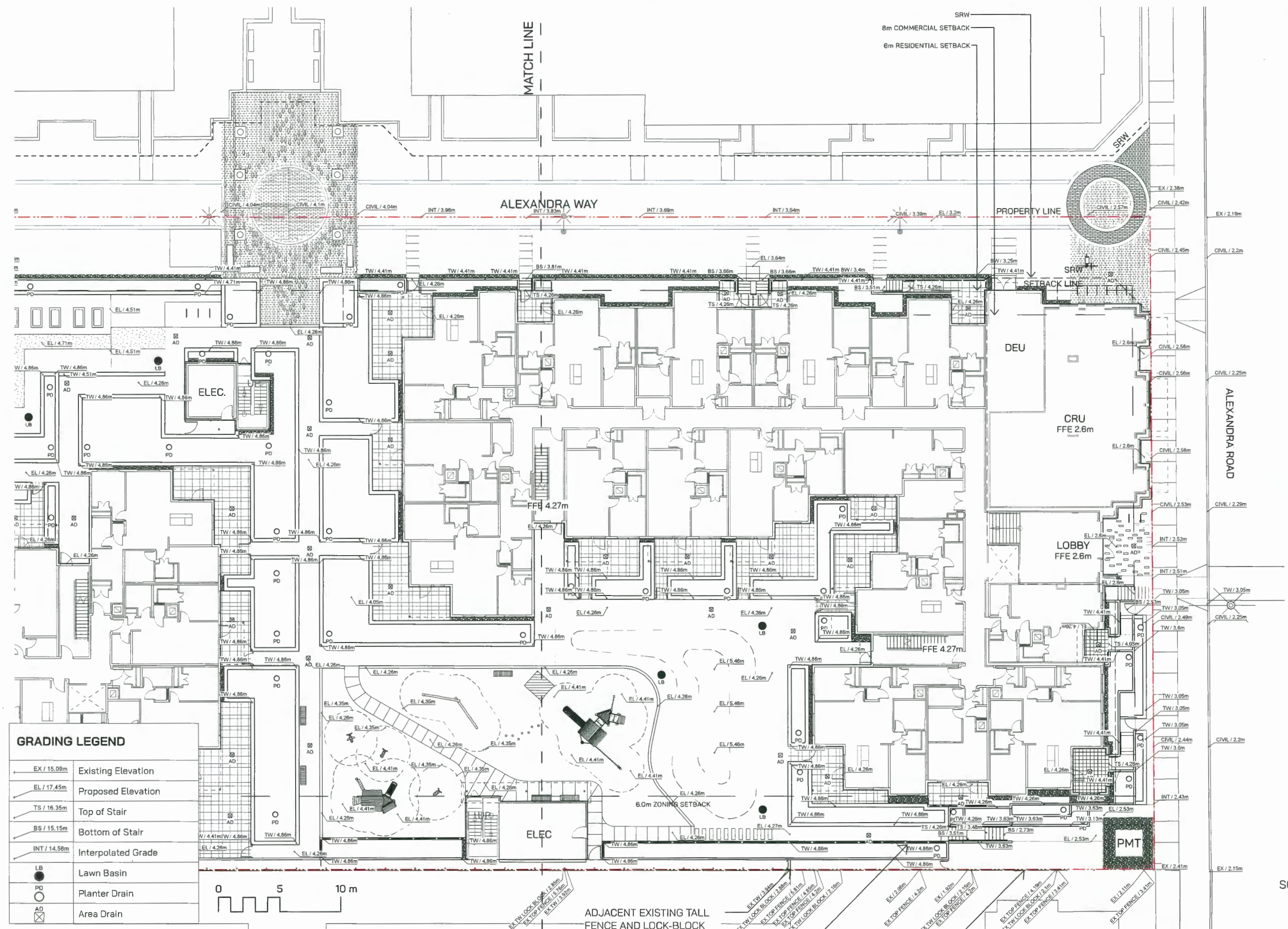
LAND AFFAIRS
 engage
 ARCHITECTURE
 INC.

REV	DATE	DESCRIPTION
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6	2026-03-27	RE-ISSUED FOR DP
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2	2025-06-04	ISSUED FOR DP

NO.	DATE	ISSUE NOTE

Project Manager	Drawn By
Date	Reviewed By
Project ID	2516
Sheet Title	

GRADING PLAN
 L2-01B



GRADING LEGEND

EX / 15.09m	Existing Elevation
EL / 17.45m	Proposed Elevation
TS / 16.35m	Top of Stair
BS / 15.15m	Bottom of Stair
INT / 14.56m	Interpolated Grade
LB	Lawn Basin
PD	Planter Drain
AD	Area Drain



SCALE 1:300



ADJACENT EXISTING TALL FENCE AND LOCK-BLOCK WALL END HERE GUARDRAIL PER ARCH, TYP.
 PROPOSED FENCE REPLACEMENT

- EX TW LOCK BLOCK 1.2m
- EX TW LOCK BLOCK 1.8m
- EX TOP FENCE 1.8m
- EX TOP FENCE 1.8m
- EX TW LOCK BLOCK 1.2m
- EX TOP FENCE 1.2m
- EX TW LOCK BLOCK 1.2m
- EX TOP FENCE 1.2m
- EX TW LOCK BLOCK 1.2m
- EX TOP FENCE 1.2m
- EX TW LOCK BLOCK 1.2m
- EX TOP FENCE 1.2m

PLANT LIST - ONSITE

DORCHESTER

ID	QTY	BOTANICAL NAME	COMMON NAME	SCHEDULED SIZE	NOTES
TREES					
ACG	19	Acer griseum	Paperbark Maple	5 cm cal. (2" cal.)	B&B, Well branched, dense tree
APG	3	Acer palmatum 'Green'	Green Japanese Maple	2.4m ht. (8'-0" ht.)	B&B, Nursery grown, minimum 3 stems
N AMA	3	Amelanchier alnifolia	Saskatoon Serviceberry	5 cm cal. (2" cal.)	B&B, Multi-stem, dense tree
CKS	6	Cornus kousa 'Satomi'	Pink Japanese Dogwood	5 cm cal. (2" cal.)	B&B, Well branched, dense tree
N CKN	2	Cornus kousa x nuttallii 'Starlight'	Starlight Dogwood	5 cm cal. (2" cal.)	B&B, Well branched, dense tree
MAR	4	Magnolia stellata 'Royal Star'	Royal Star Magnolia	5cm cal. (2" cal.)	B&B, Well branched tree
POB	6	Picea omorika 'Bruns'	Bruns Serbian Spruce	2.4m ht. (8'-0" ht.)	B&B, Well branched, dense tree
PNG	3	Pinus nigra 'Select Green'	Select Green Austrian Pine	3.0m ht. (10'-0" ht.)	B&B, Well branched, dense tree
SPS	7	Stewartia pseudocamellia	Japanese Stewartia	5cm cal. (2" cal.)	B&B, Well branched, dense tree
SJC	6	Styrax japonica	Japanese Snowbell	5 cm cal. (2" cal.)	B&B, Well branched, dense tree
SHRUBS					
BUM	256	Buxus microphylla var. japonica 'Green Beauty'	Japanese Boxwood 'Green Beauty'	#2 pot, 45cm o.c.	Well established nursery grown
CIV	25	Ceanothus impressus 'Victoria'	Victoria California Lilac	#3 pot, 90cm o.c.	Well established nursery grown
CHS	154	Choisya ternata 'Sundance'	Sundance Mexican Orange Blossom	#2 pot, 75cm o.c.	Well established, nursery grown
HSQ	143	Hebe 'Silver Queen'	Silver Queen Hebe	#2 pot, 45cm o.c.	Well established, nursery grown
HEV	170	Hebe vernicosa	Varnished Hebe	#2 pot, 45cm o.c.	Well established, nursery grown
LOP	21	Lonicera pileata	Box Honeysuckle	#2 pot, 60cm o.c.	Well established nursery grown
N MAC	58	Mahonia aquifolium 'Compacta'	Compact Oregon Grape	#2 pot, 60cm o.c.	Well established nursery grown
N MAN	70	Mahonia nervosa	Cascade Mahonia	#2 pot, 45cm o.c.	Well established nursery grown
RHC	35	Rhododendron 'Capistrano'	Capistrano Rhododendron	#3 pot, 90cm o.c.	Well established nursery grown
RHE	10	Rhododendron 'Elizabeth'	Elizabeth Rhododendron	#3 pot, 75cm o.c.	Well established nursery grown
RHR	67	Rhododendron 'Ramapo'	Ramapo Rhododendron	#2 pot, 60cm o.c.	Well established nursery grown
SHH	344	Sarcococca hookeriana var. humilis	Himalayan Sweet Box	#2 pot, 45cm o.c.	Well established nursery grown
SKJ	205	Skimmia japonica	Japanese Skimmia	#2 pot, 60cm o.c.	Well established nursery grown
SJA	24	Spiraea japonica 'Anthony Waterer'	Anthony Waterer Spirea	#2 pot, 60cm o.c.	Well established nursery grown
TXM	24	Taxus x media 'H.M.Eddie'	H.M. Eddie Yew	1.2m ht, 60cm o.c.	Well established, dense hedging plant B&B
TCS	633	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	1.5m ht., 60cm o.c.	Well established, dense hedging plant B&B
N VOT	40	Vaccinium ovatum 'Thunderbird'	Thunderbird evergreen huckleberry	#3 pot, 75cm o.c.	Well established, nursery grown
GROUNDCOVER					
N AUU	55	Arctostaphylos uva-ursi	Bearberry, Kinnikinick	#1 pot, 38cm o.c.	Well established, nursery grown
CMI	201	Carex morrowii 'Ice Dance'	Ice Dance Japanese Sedge	#1 pot, 30cm o.c.	Well established, nursery grown
COD	80	Cotoneaster dammeri	Bearberry Cotoneaster	#1 pot, 45cm o.c.	Well established nursery grown
N FRV	71	Fragaria vesca	Wild Strawberry, Alpine Strawberry	#1 pot, 35cm o.c.	Well established, nursery grown
LMB	368	Liriope muscari 'Big Blue'	Big Blue Lilyturf	#1 pot, 45cm o.c.	Well established, nursery grown
VINES					
TRJ	17	Trachelospermum jasminoides	Star Jasmine	#2 pot	Staked, Full development
CLA	15	Clematis armandii	Evergreen Clematis	#2 pot	Staked, Full development



DORCHESTER
 9291 Alexandra Rd. / 9288 Tomicki Ave., Richmond, BC
 Lot A Section 34 Block 5 North Range 6 West New
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DP 25-017215
May 20, 2026
PLAN #31

LAND AFFAIRS

engage
 ARCHITECTURE
 INC.

REV DATE DESCRIPTION

7	2026-04-24	RE-ISSUED FOR DP
6	2026-03-27	RE-ISSUED FOR DP
5	2026-01-13	RE-ISSUED FOR DP
4	2025-11-17	RE-ISSUED FOR DP
2	2025-06-04	ISSUED FOR DP

NO. DATE ISSUE NOTE

Project Manager: JO/MBING

Date: JO

Project ID: 2516

Sheet Title:

PLANT LIST

Sheet No.:

L3-01A

PLANT LIST - ALEXANDRA WAY AND STREETScape - OFFSITE

DORCHESTER

ID	QTY	BOTANICAL NAME	COMMON NAME	SCHEDULED SIZE	NOTES
TREES					
APG	6	Acer palmatum 'Green'	Green Japanese Maple	2.4m ht. (8'-0" ht.)	B&B, Nursery grown, minimum 3 stems
ARB	6	Acer rubrum 'Bowhall'	Bowhall Red Maple	8 cm cal. (3" cal.)	B&B, Well branched, dense tree
AFJ	5	Acer x freemanii 'Jeffsred'	Autumn Blaze® Maple	8 cm cal. (3" cal.)	B&B, Uniform branching, dense tree, 7' (2.1 m) std.
N AMA	3	Amelanchier alnifolia	Saskatoon Serviceberry	5 cm cal. (2" cal.)	B&B, Multi-stemmed, dense tree, nursery grown
CKN	8	Cornus kousa x nuttallii 'Starlight'	Starlight Dogwood	5 cm cal. (2" cal.)	B&B, Well branched, dense tree
NYS	4	Nyssa sylvatica	Black Tupelo	8 cm cal. (3" cal.)	B&B, Uniform branching, dense tree, 6' (1.8m) std.
N PSC	4	Picea sitchensis	Sitka Spruce	4.0 m ht. (12'-0" ht.)	B&B, Well branched, dense tree, nursery grown
SJC	5	Styrax japonica	Japanese Snowbell	5 cm cal. (2" cal.)	B&B, Uniform branching, dense tree, 6' (1.8m) std.
SHRUBS					
BUM	125	Buxus microphylla var. japonica 'Green Beauty'	Japanese Boxwood 'Green Beauty'	#2 pot, 45cm o.c.	Well established, nursery grown
N CSK	70	Cornus sericea 'Kelseyi'	Red osier Dogwood	#2 pot, 75cm o.c.	Well established, nursery grown
N GAS	118	Gaultheria shallon	Salal	#2 pot, 75cm o.c.	Well established, nursery grown
N MAC	122	Mahonia aquifolium 'Compacta'	Compact Oregon Grape	#2 pot, 60cm o.c.	Well established nursery grown
PLO	315	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	#2 pot	Well established nursery grown
SKJ	62	Skimmia japonica	Japanese Skimmia	#2 pot, 60cm o.c.	Well established, nursery grown
SJA	116	Spiraea japonica 'Anthony Waterer'	Anthony Waterer Spirea	#2 pot, 60cm o.c.	Well established, nursery grown
GROUND COVER					
CMI	439	Carex morrowii 'Ice Dance'	Ice Dance Japanese Sedge	#1 pot, 30cm o.c.	Well established, nursery grown
LMB	120	Liriope muscari 'Big Blue'	Big Blue Lilyturf	#1 pot, 45cm o.c.	Well established, nursery grown

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Hedging material Thuja occidentalis 'Smaragd' - 1.5m tall at install, 2.5m - 4.5m at maturity (depending on conditions and maintenance regime)

Hedging material Taxus x media 'H.M.Eddie' - 1.2m tall at install, up to 3.5m at maturity (depending on conditions)



Acer Acer x freemanii Magnolia stellata Acer palmatum Rhododendron 'Capistrano' Choisya ternata Hebe vernicosa Cornus kousa Styrax japonica Amelanchier alnifolia Sarcococca hookeriana

All shown plant images are part of the planting scheme.



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7	2026-04-24	RE-ISSUED FOR DP
6	2026-03-27	RE-ISSUED FOR DP
5	2026-01-13	RE-ISSUED FOR DP
4	2025-11-17	RE-ISSUED FOR DP
2	2025-09-04	ISSUED FOR DP

Project Manager: JO/MB/NG
Date: JO
Project ID: 2516

PLANT LIST

L3-01B



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 Lot A Section 34 Block 5 North Range 6 West New
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DORCHESTER

DP 25-017215
May 20, 2026
PLAN #33

LAND AFFAIRS

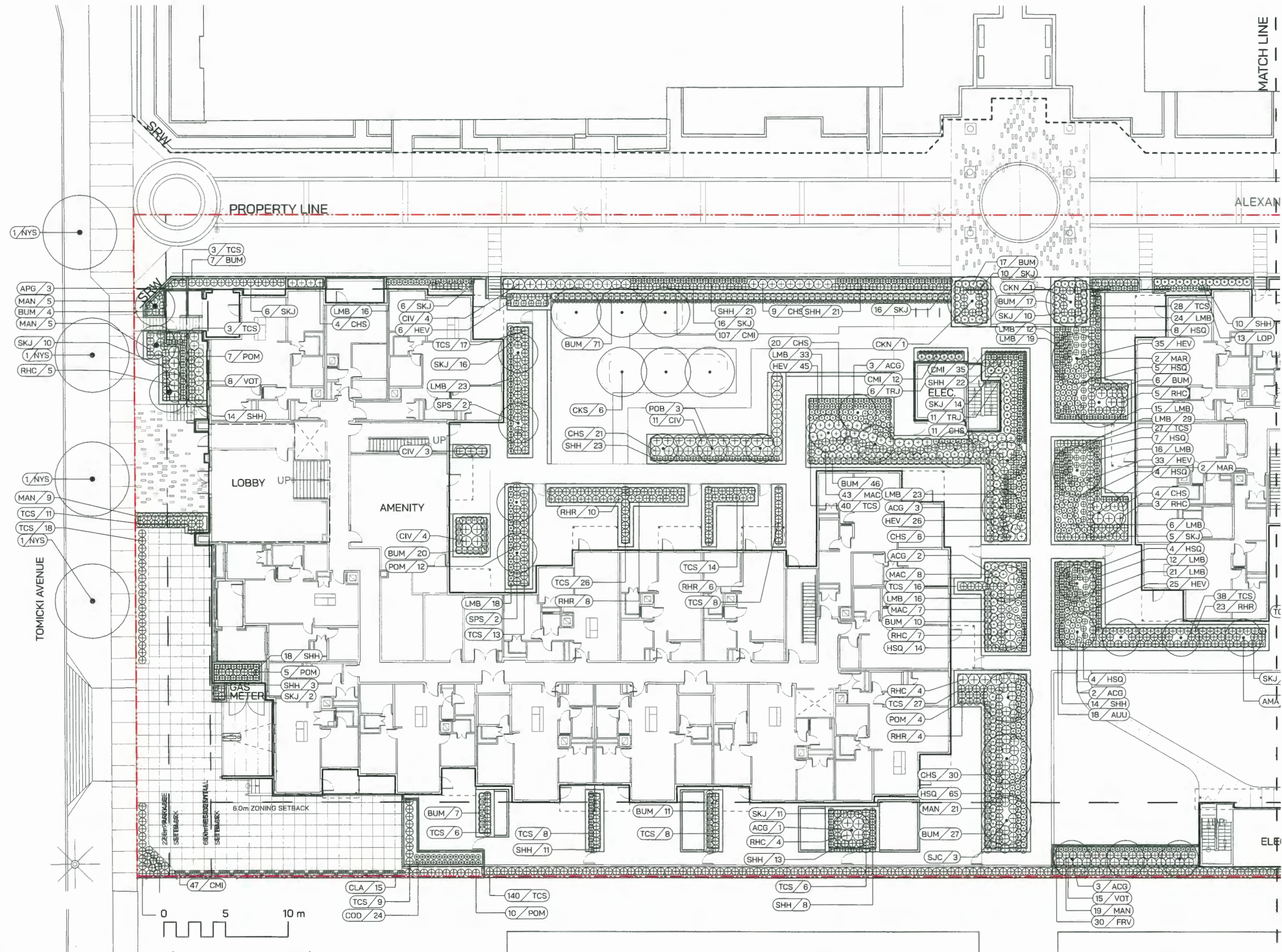
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2	2025-06-04	ISSUED FOR DP
NO.	DATE	ISSUE NOTE

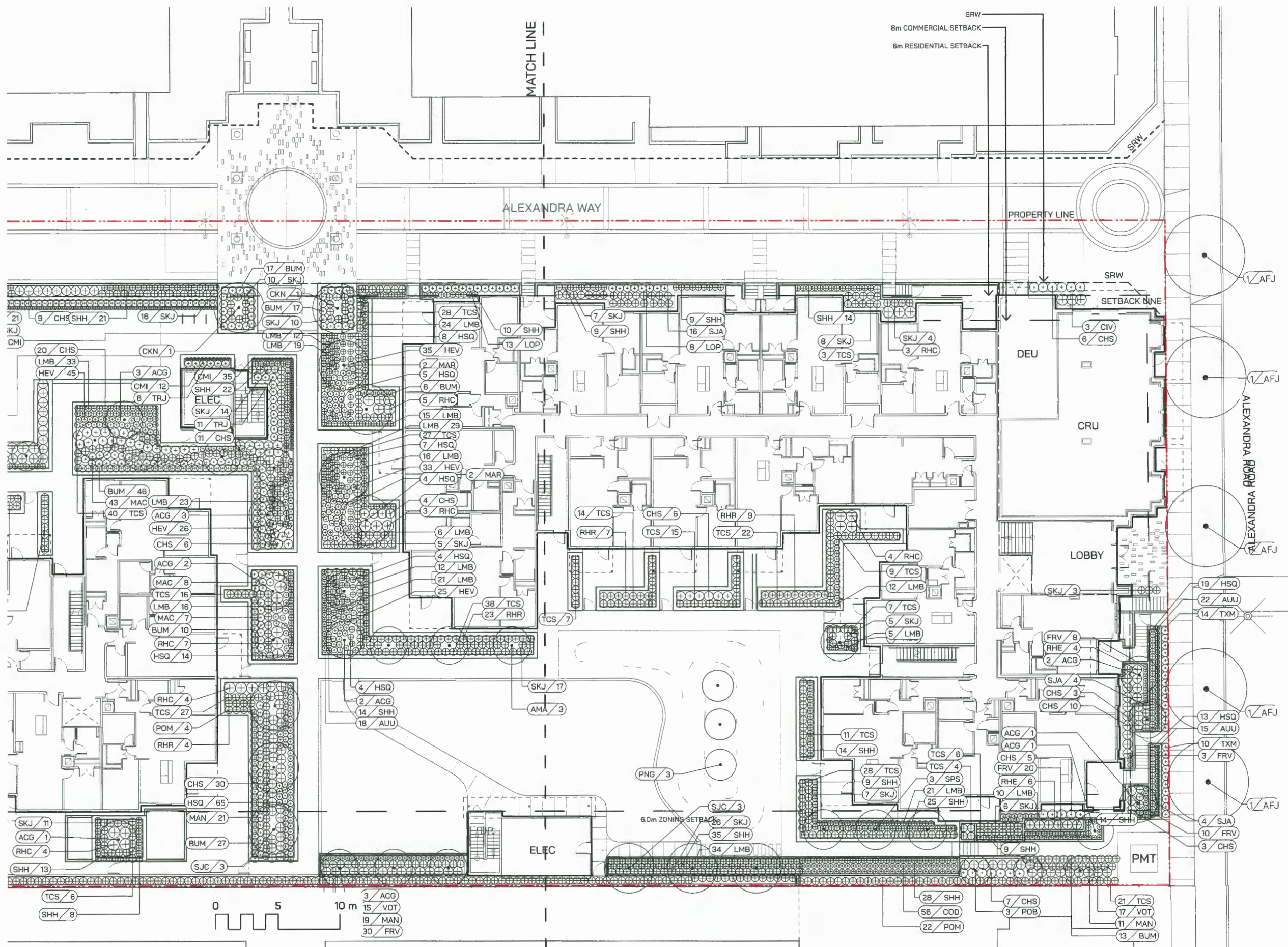
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Date	Reviewed By
Project ID	2516

PLANTING PLAN

Sheet No.
L3-02A



SCALE 1:300



DP 25-017215
May 20, 2026
PLAN #34



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7	2026-04-24	RE-ISSUED FOR DP
8	2026-03-27	RE-ISSUED FOR DP
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4	2025-11-17	RE-ISSUED FOR DP
2	2025-06-04	ISSUED FOR DP

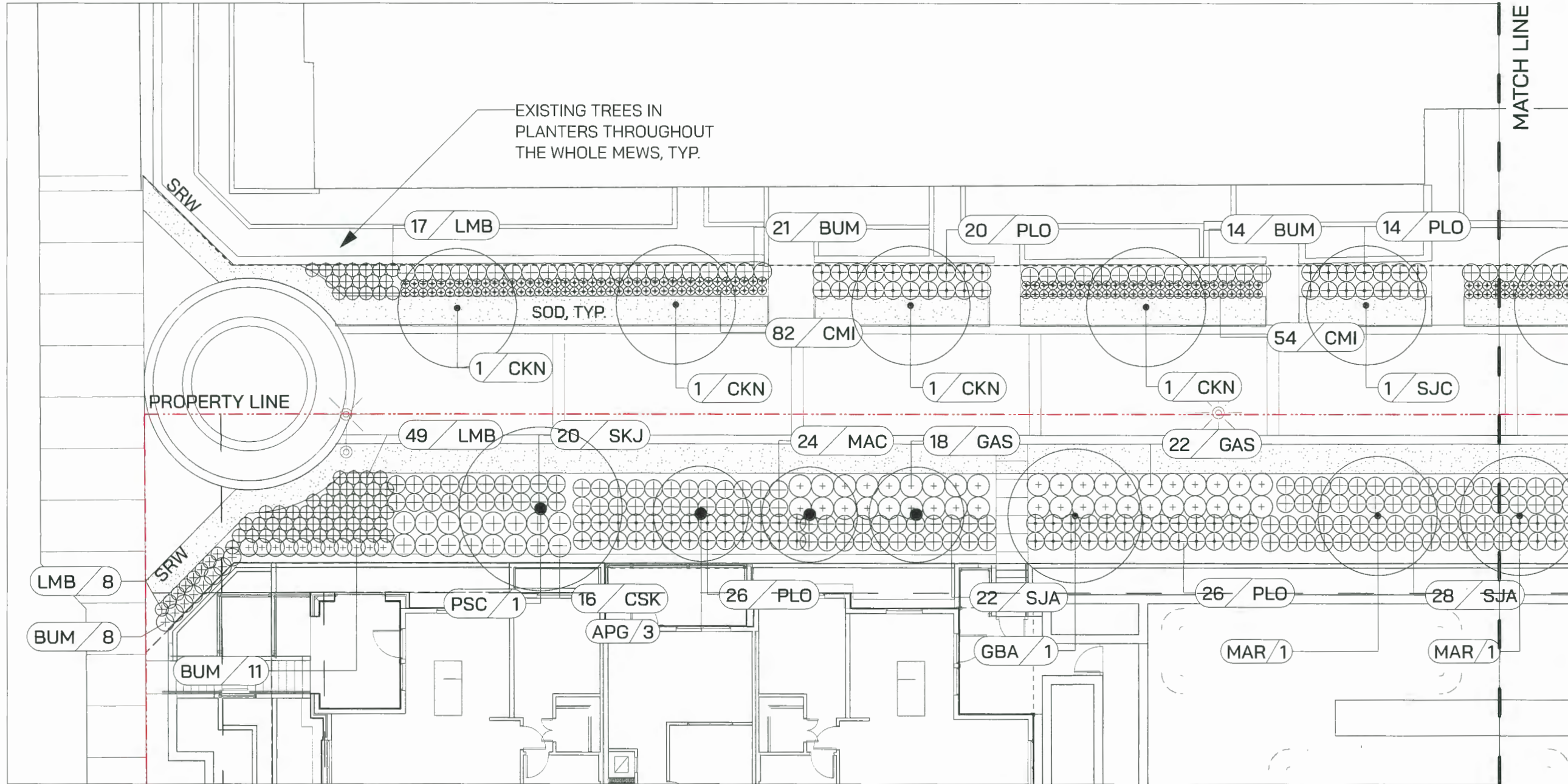
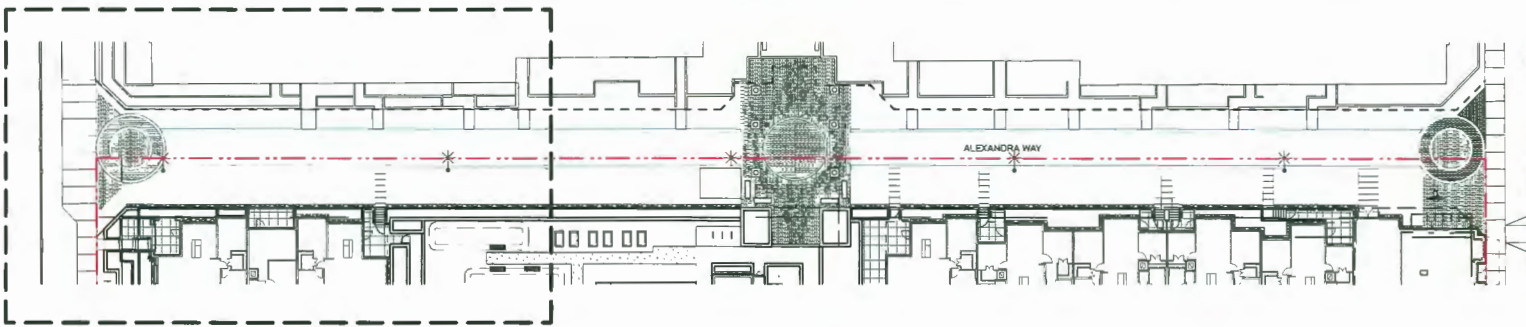
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Project Manager	Drawn By	JO/MB/NG
Date	Reviewed By	JO
Project ID	2516	

PLANTING
 PLAN

L3-02B

SCALE 1:300





FINAL STREETSCAPE ALIGNMENT, UTILITIES, PLANTING AND LIGHTING
TO BE COMPLETED THROUGH SERVICING AGREEMENT (SA)

SCALE 1:150



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DP 25-017215
May 20, 2026
PLAN #35

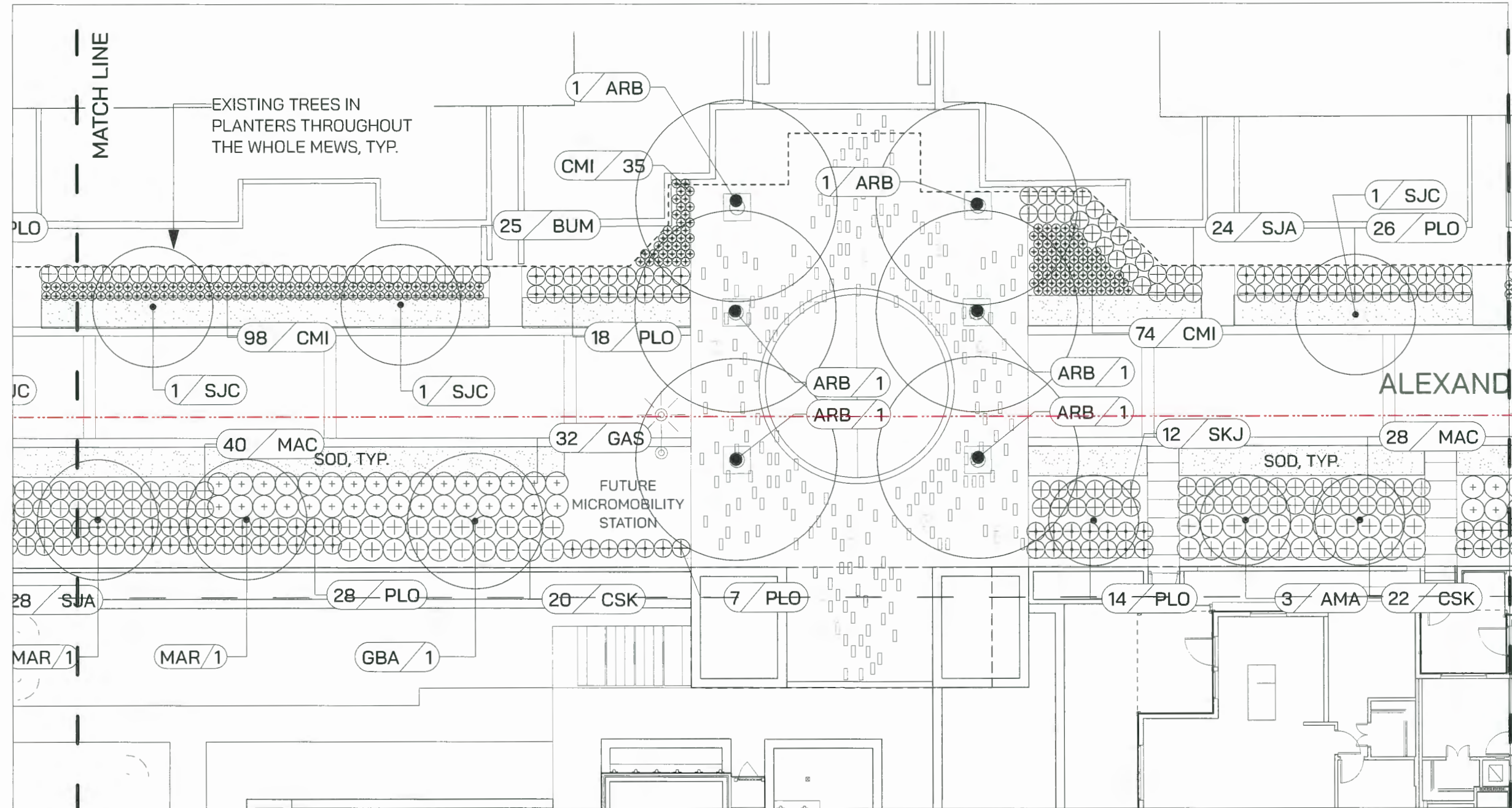
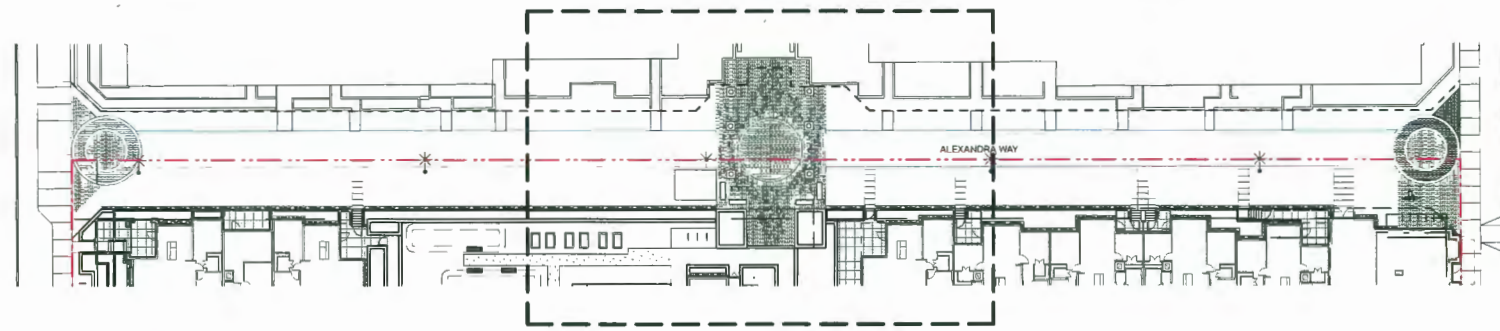
LAND AFFAIRS
engage
ARCHITECTURE
INC.

REV.	DATE	DESCRIPTION
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6	2025-03-27	RE-ISSUED FOR DP
5	2024-01-13	RE-ISSUED FOR DP
4	2025-11-17	RE-ISSUED FOR DP
2	2025-06-04	ISSUED FOR DP

NO.	DATE	ISSUE NOTE

Project Manager: Drawn By: JO/MBING
Date: Received By: JO
Project ID: 2516
Sheet Title: **PLANTING PLAN SRW**

Sheet No.: **L3-03A**



FINAL STREETScape ALIGNMENT, UTILITIES, PLANTING AND LIGHTING
TO BE COMPLETED THROUGH SERVICING AGREEMENT (SA)

SCALE 1:150



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Lot A Section 34 Block 5 North Range 6 West New
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DP 25-017215
May 20, 2026
PLAN #36

LAND AFFAIRS

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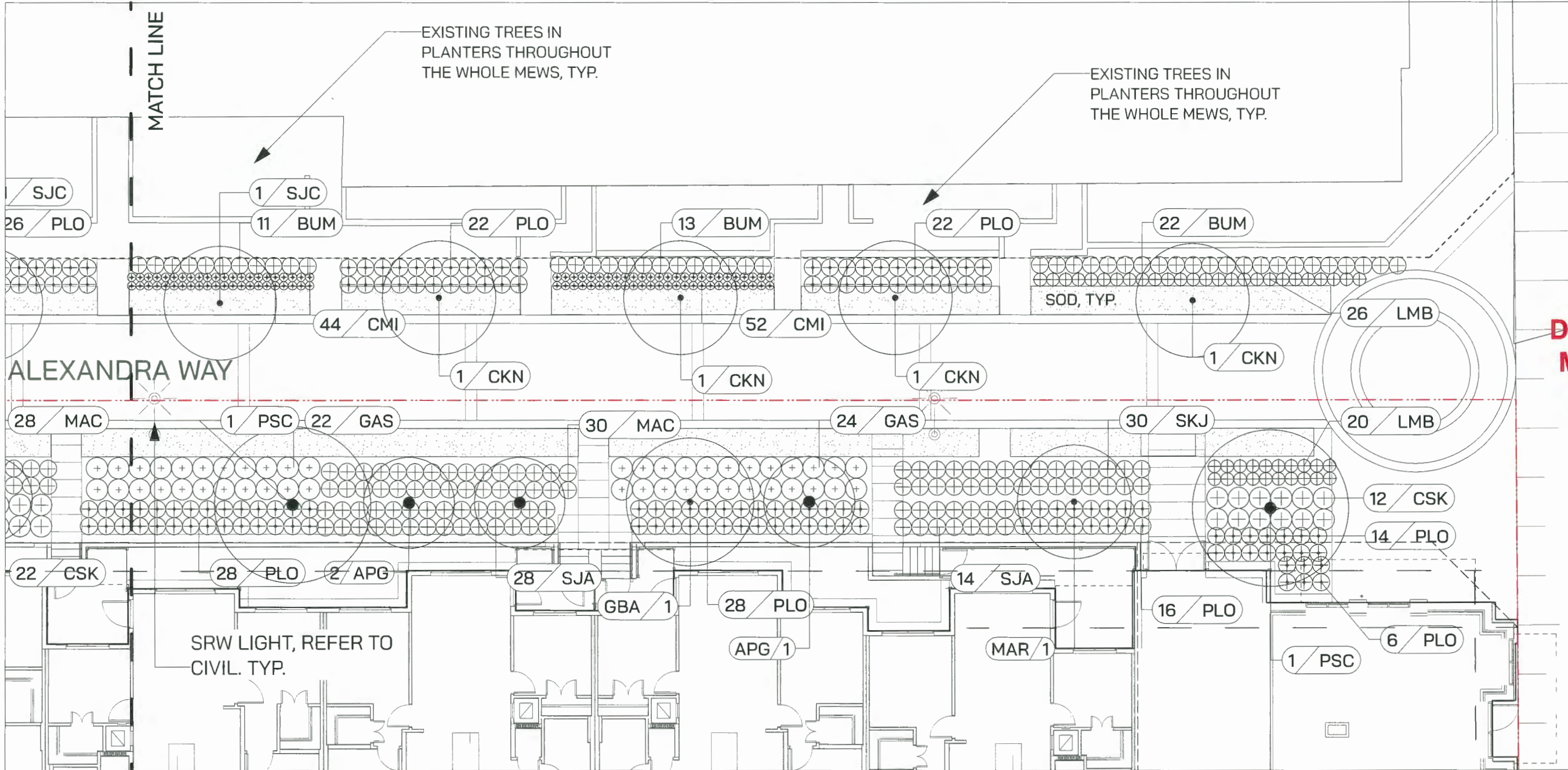
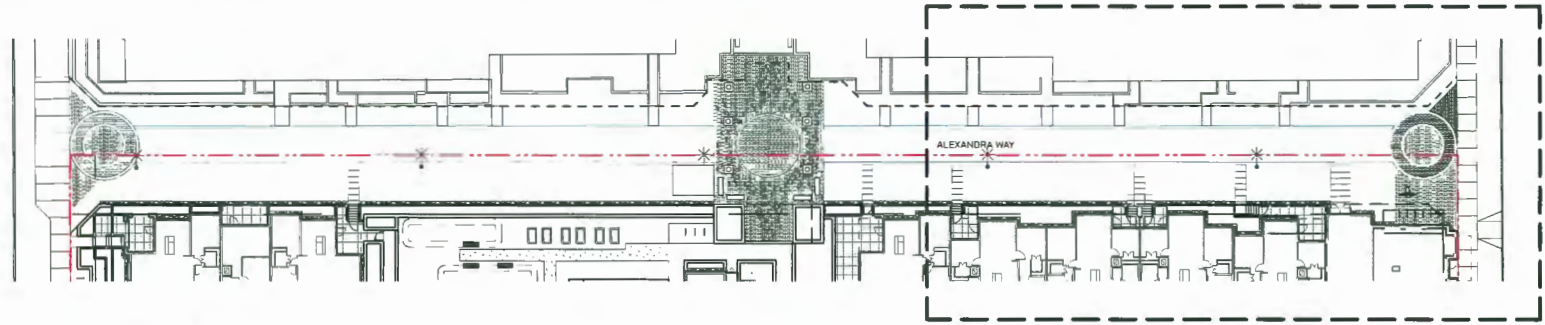
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6	2026-03-27	RE-ISSUED FOR DP
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4	2025-11-17	RE-ISSUED FOR DP
3	2025-06-04	ISSUED FOR DP

Project Manager: Drawn By: JO/MBING
Date: Reviewed By: JO

Project ID: 2516

PLANTING
PLAN SRW

Sheet No.
L3.03B



DP 25-017215
May 20, 2026
PLAN #37

FINAL STREETScape ALIGNMENT, UTILITIES, PLANTING AND LIGHTING
 TO BE COMPLETED THROUGH SERVICING AGREEMENT (SA)

SCALE 1:150



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 engage
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REV.	DATE	DESCRIPTION
7	2026-04-24	RE-ISSUED FOR DP
6	2026-03-27	RE-ISSUED FOR DP
5	2026-01-13	RE-ISSUED FOR DP
4	2025-11-17	RE-ISSUED FOR DP
2	2025-08-04	ISSUED FOR DP

Project Manager: Drawn By: JO/MB/ING
 Date: Received By: JO
 Project ID: 2516

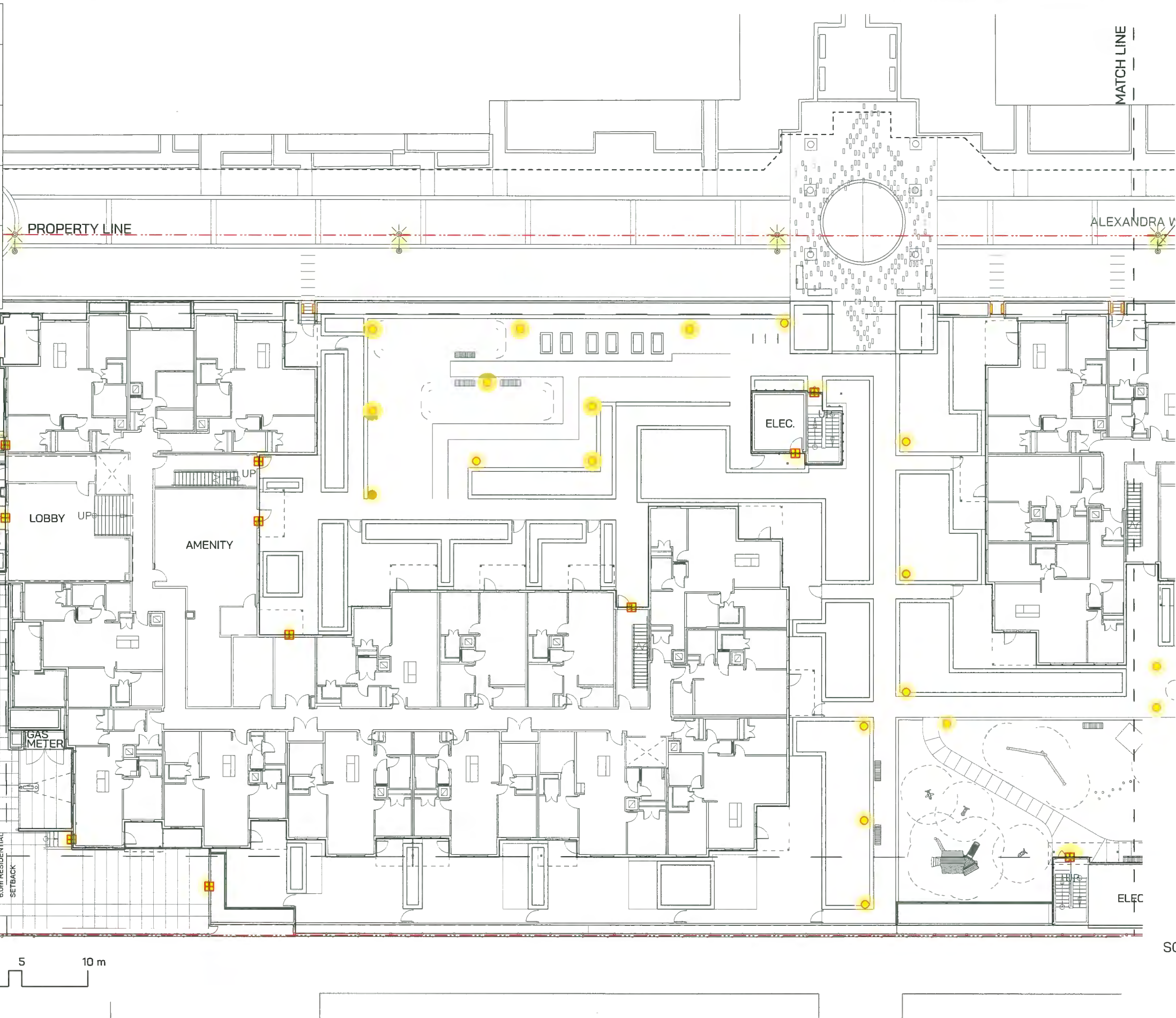
PLANTING
 PLAN SRW

L3-03C

LIGHTING LEGEND

	Bollard Light
	Step Light
	Sconce Building Light by Arch.

THIS PLAN WAS DEVELOPED FOR COORDINATION ONLY. REFER TO ELECTRICAL ENGINEER DRAWINGS FOR FIXTURE TYPES AND LAYOUT.



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May 20, 2026
PLAN #38

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REV.	DATE	DESCRIPTION
7	2026-04-24	RE-ISSUED FOR DP
6	2026-03-27	RE-ISSUED FOR DP
5	2026-01-13	RE-ISSUED FOR DP
4	2025-11-17	RE-ISSUED FOR DP
2	2025-06-04	ISSUED FOR DP

Project Manager	Drawn By
Date	Reviewed By
Project ID	2516

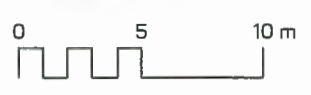
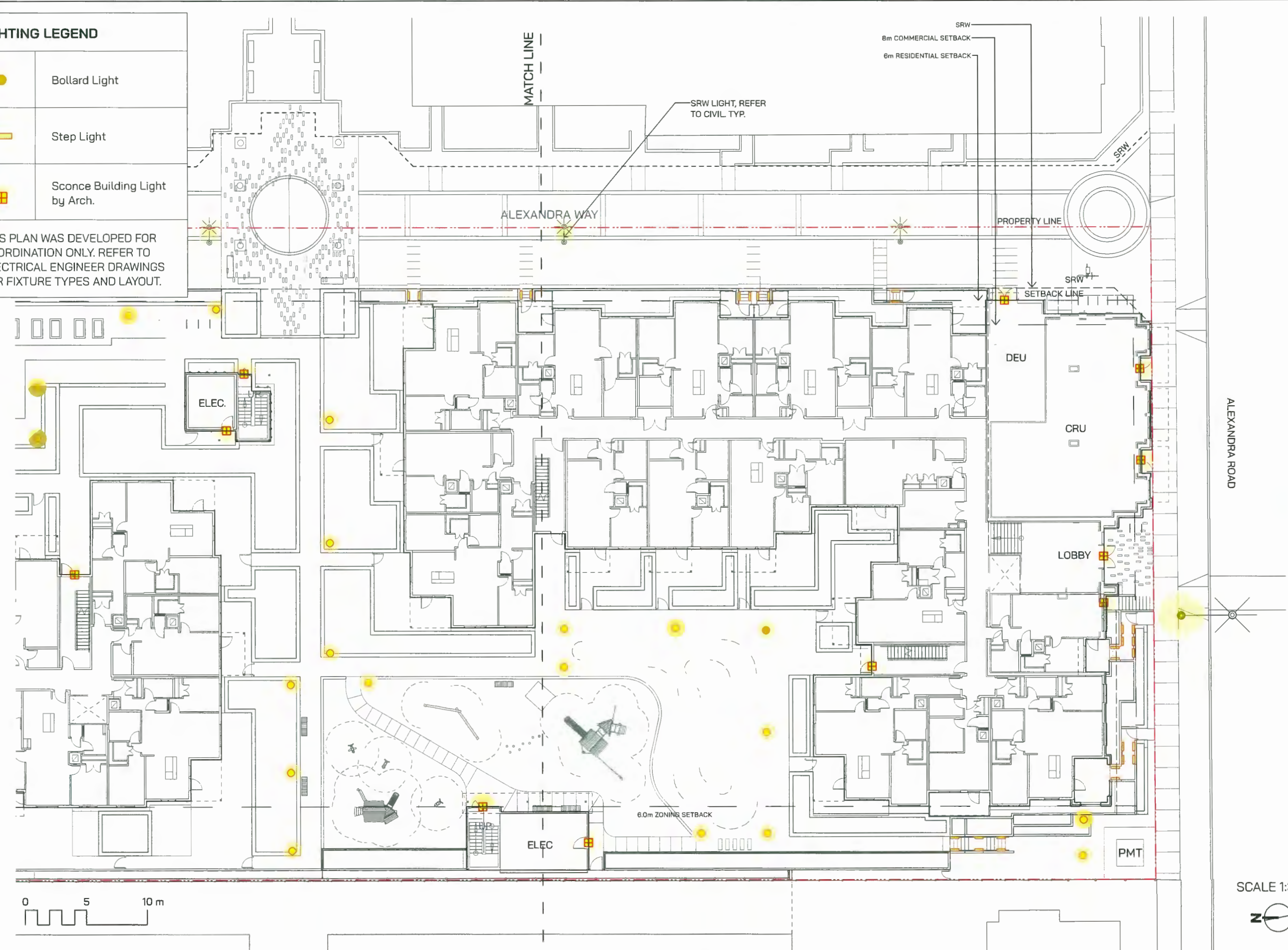
SCALE 1:300


LIGHTING PLAN
 L4-02A

LIGHTING LEGEND

-  Bollard Light
-  Step Light
-  Sconce Building Light by Arch.

THIS PLAN WAS DEVELOPED FOR COORDINATION ONLY. REFER TO ELECTRICAL ENGINEER DRAWINGS FOR FIXTURE TYPES AND LAYOUT.



SCALE 1:300



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 Lot A Section 34 Block 5 North Range 6 West New
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DP 25-017215
May 20, 2026
PLAN #39

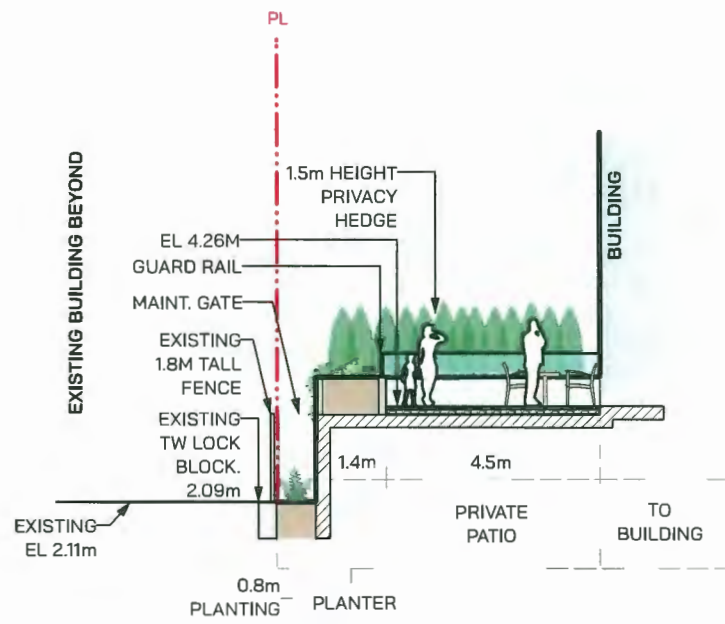
LAND AFFAIRS
 Architect
 engage
 ARCHITECTURE
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REV.	DATE	DESCRIPTION
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6	2026-03-27	RE-ISSUED FOR DP
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4	2025-11-17	RE-ISSUED FOR DP
2	2025-06-04	ISSUED FOR DP

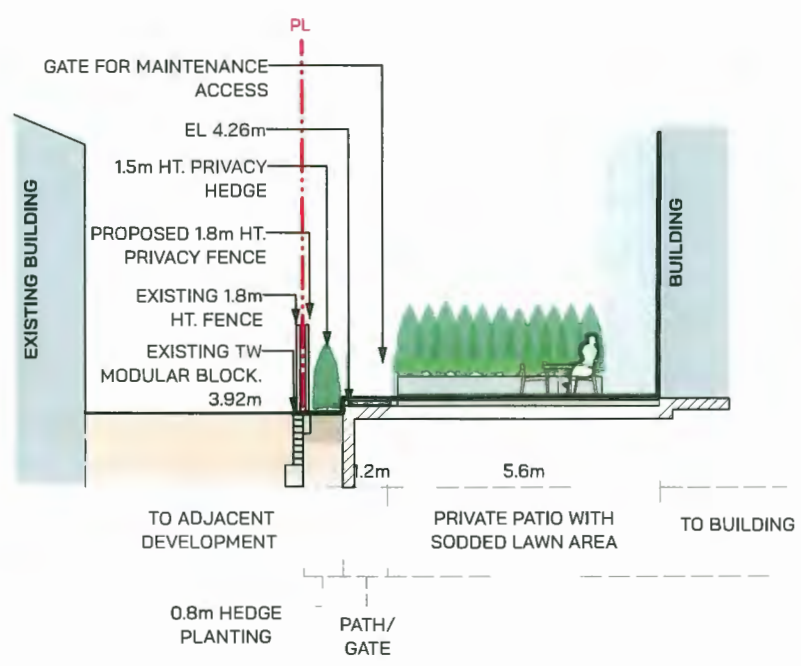
NO.	DATE	ISSUE NOTE
Project Manager	Drawn By	JOIM/BING
Date	Reviewed By	JO
Project ID	2516	

LIGHTING PLAN

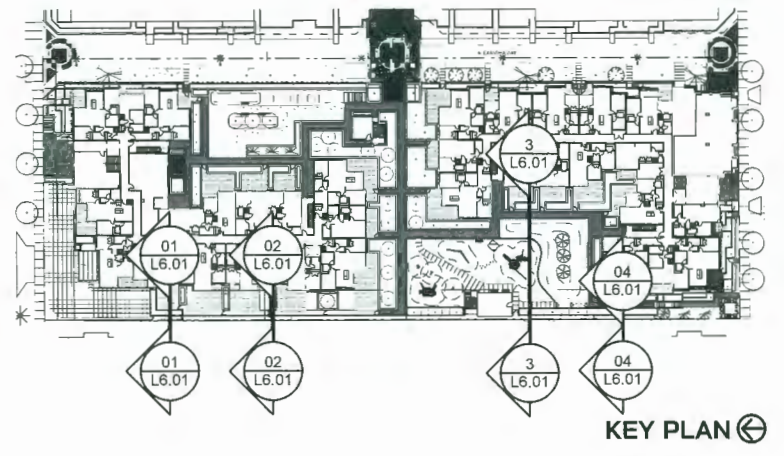
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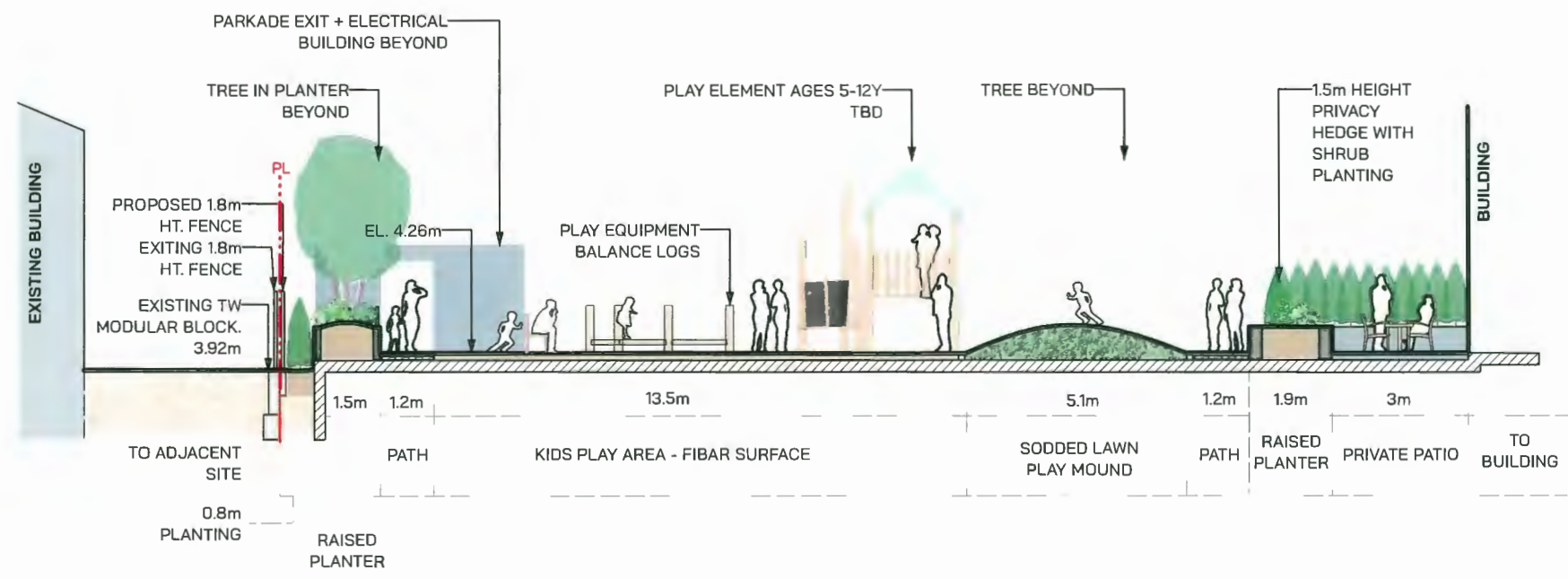
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Scale: 1:150



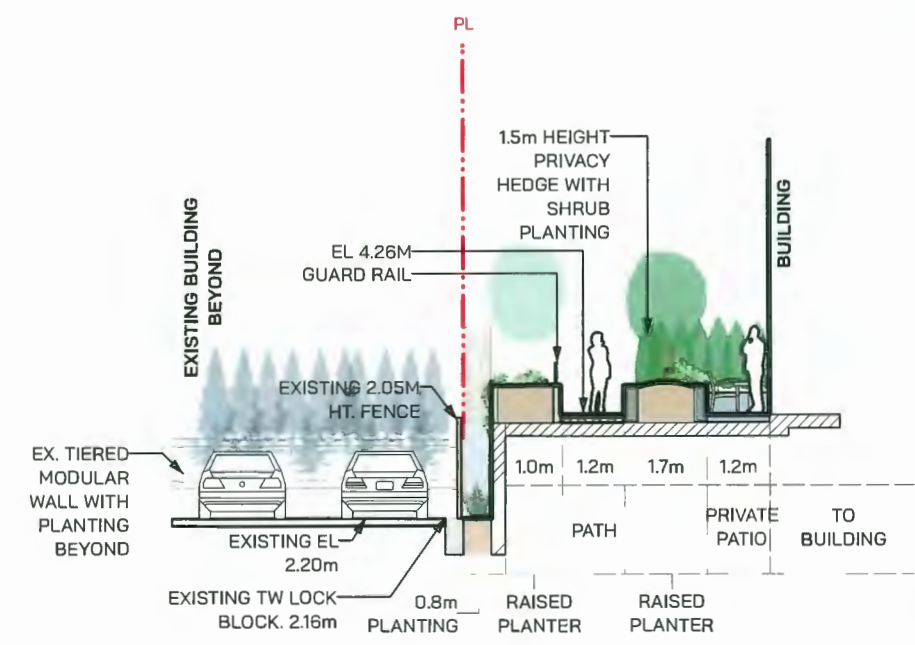
02 WEST PRIVATE PATIO
Scale: 1:150



DP 25-017215
May 20, 2026
PLAN #40



03 KIDS PLAY AREA AND PRIVATE PATIO (EAST-WEST)
Scale: 1:150



4 SOUTH-WEST PODIUM AREA
Scale: 1:150



DORCHESTER

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Lot A Section 34 Block 5 North Range 6 West New
Westminster District Plan EPP59694

LAND AFFAIRS

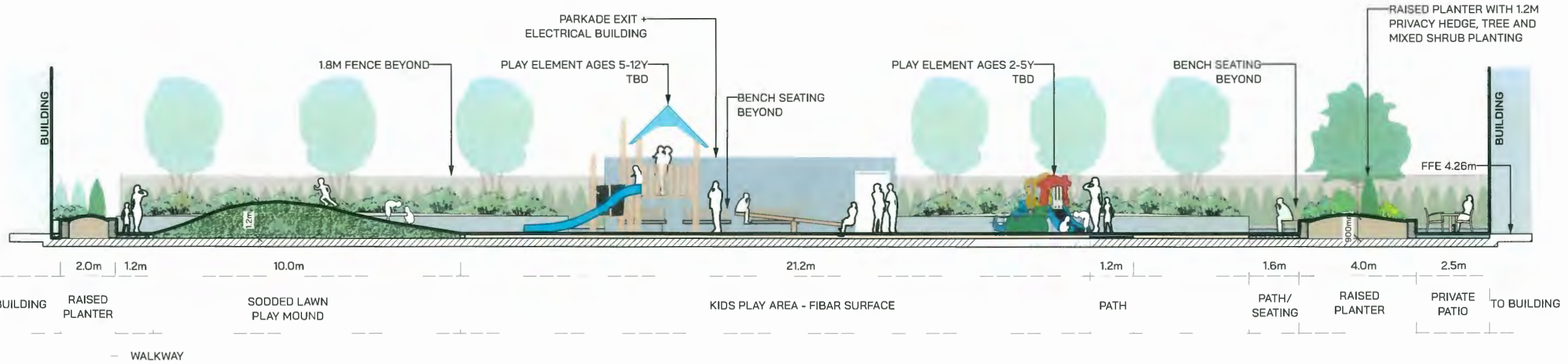
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REV.	DATE	DESCRIPTION
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5	2026-03-27	RE-ISSUED FOR DP
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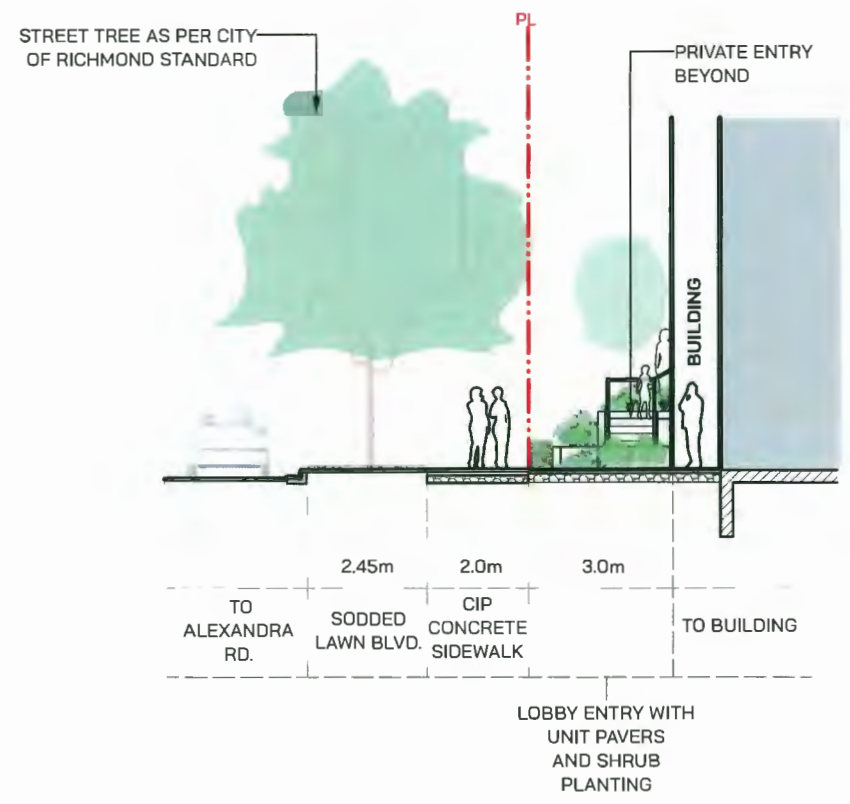
Project Manager: _____ Drawn By: _____
Date: Nov. 2025 Revisited By: _____
Project ID: 2516

SECTIONS

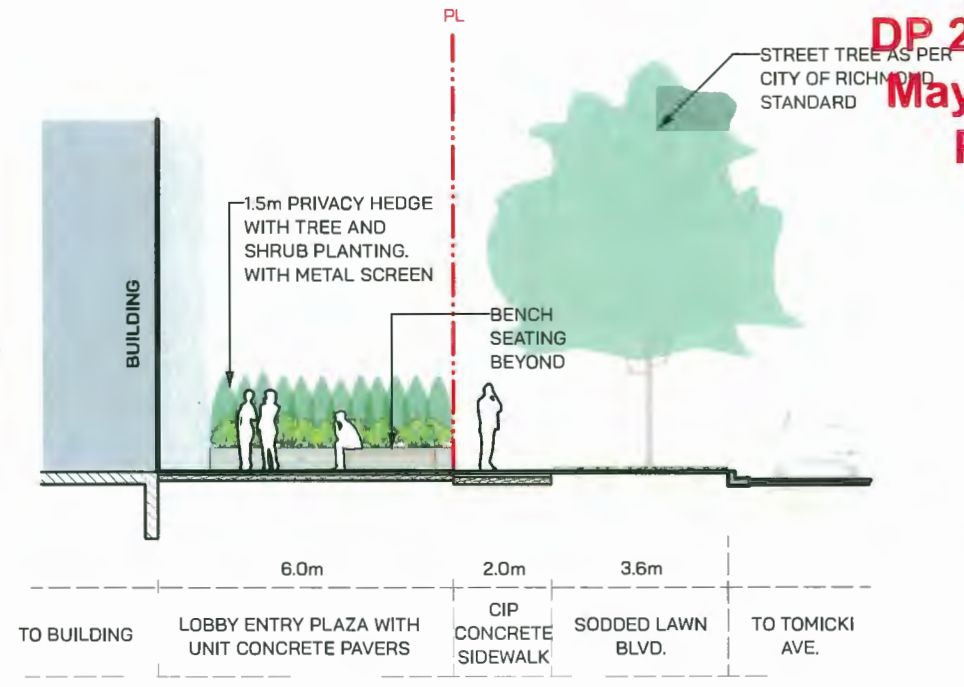
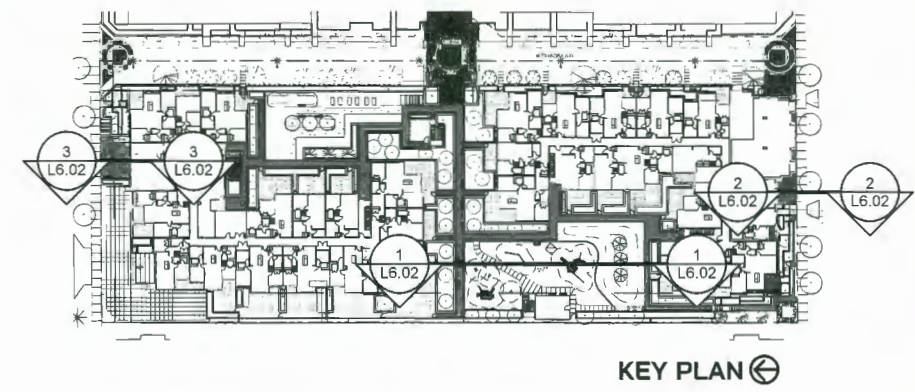
L6-01



01 KIDS PLAY AREA (NORTH-SOUTH)
Scale: 1:150



02 SOUTH LOBBY ENTRY ALEXANDRA RD.
Scale: 1:150



03 NORTH LOBBY ENTRY
Scale: 1:150

LAND AFFAIRS

DORCHESTER

9291 Alexandra Rd., Richmond, BC

Lot A Section 34 Block 5 North Range 6 West New Westminster District Plan EPP59694

DP 25-017215
May 20, 2026
PLAN #41

LAND AFFAIRS

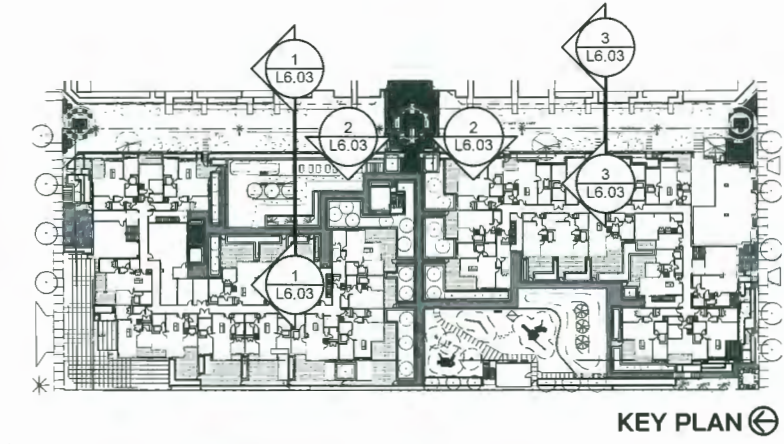
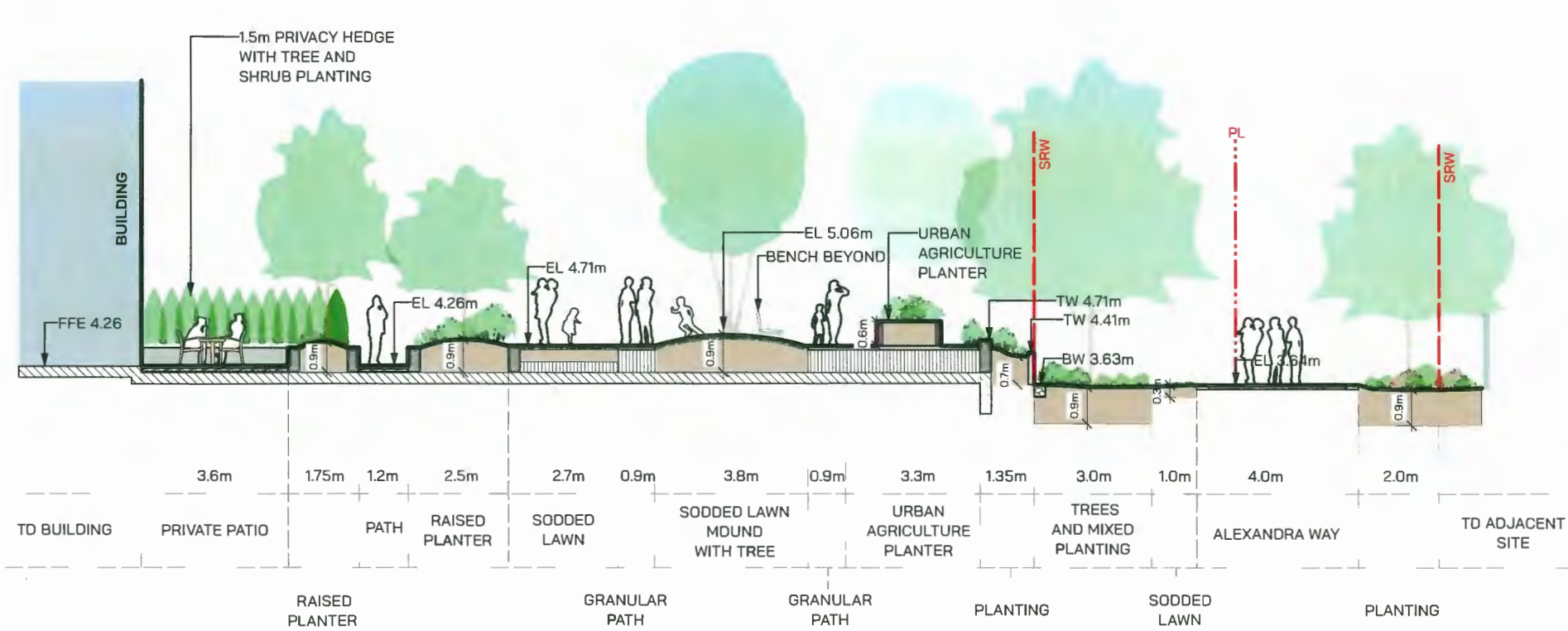
engage ARCHITECTURE INC.

REV.	DATE	DESCRIPTION
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5	2026-03-27	RE-ISSUED FOR DP
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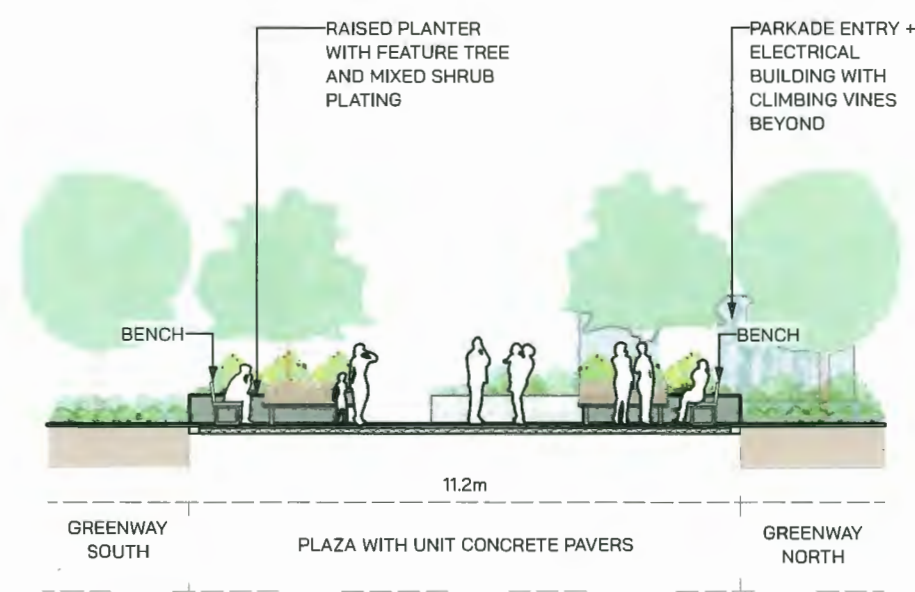
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Date	Reviewed By
Nov, 2025	
Project ID	2516

SECTIONS

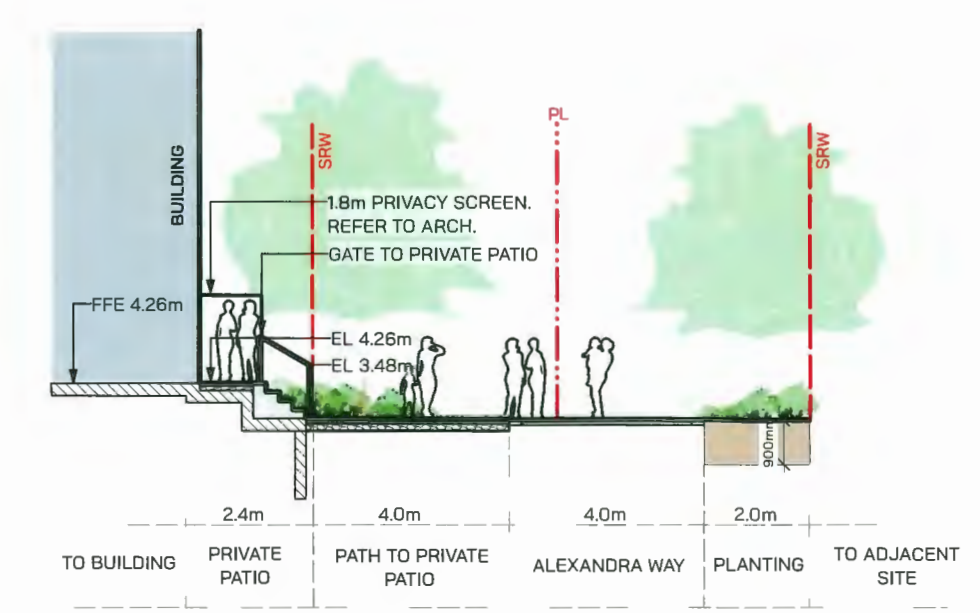
L6-02



01 NORTH AMENITY AREA
Scale: 1:150



02 PLAZA AT GREENWAY
Scale: 1:150



03 PRIVATE PATIO ON ALEXANDRA WAY
Scale: 1:150

LAND AFFAIRS

DORCHESTER


9291 Alexandra Rd., Richmond, BC

Lot A Section 34 Block 5 North Range 6 West New Westminster District Plan EPP59694

DP 25-017215
May 20, 2026
PLAN #42

LAND AFFAIRS		
engage ARCHITECTURE INC.		
REV.	DATE	DESCRIPTION
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5	2026-03-27	RE-ISSUED FOR DP
4	2026-01-13	ISSUED FOR ADP
3	2026-01-13	RE-ISSUED FOR DP
2	2025-11-17	RE-ISSUED FOR DP
NO.	DATE	ISSUE NOTE
Project Manager		Drawn By
Date		Revised By
Project ID		2516
SECTIONS		
L6-03		

Bola Bike Rack
Product Data Sheet



An artful solution for bicycle storage and security that meets Association of Pedestrian and Bicycle Professionals (APBP) recommendations. Bola's patented design consists of two stainless steel elements. An artful solution for bicycle storage and security that meets Association of Pedestrian and Bicycle Professionals (APBP) recommendations. Bola's patented design consists of two stainless steel elements.

Bike Rack

- Capacity: 2 bikes
- Bike racks made of 5" o.d. 120 wall stainless steel tubing with a 4" x 4" stainless steel plate for an on-burn stainless steel.
- Bola is also available in powdercoated steel.
- Bola must be embedded.
- Bola can secure two bicycles parked parallel to the rack.
- The bicycles can be headed in opposite directions, or in the same direction. The rack provides two-point contact to prevent the bicycle from tipping over.
- A standard D-shaped bike lock can secure both a wheel and the frame.

Model	Height	Depth	Weight	Material
MBE-2300-00055	1'2"	28.25"	12"	1.1 lb

SUPPLIER
Landscape Forms

DESCRIPTION
Bola Bike Rack

1 BIKE RACK
Scale: NTS



SUPPLIER
Contractor

DESCRIPTION
4x6 Timber Urban Agriculture Planter

4 URBAN AG. PLANTER
Scale: NTS



SUPPLIER
Maglin

DESCRIPTION
Iconic Series MBE-2300-00055, MBE-2300-00058

2 BACKLESS AND BACKED BENCH
Scale: NTS



SUPPLIER
Kompan by Parkworks

DESCRIPTION
Kompan NRO417 (Little Hen's House)

5 PLAY STRUCTURE 2-5Y
Scale: NTS



SUPPLIER
Architek

DESCRIPTION
Jakob Rope Systems - Green Guide

3 CABLE TRELLIS
Scale: NTS



SUPPLIER
Kompan by Parkworks

DESCRIPTION
Kompan NRO200601 (Tower with Spider Net ADA)

6 PLAY STRUCTURE 6-12Y
Scale: NTS



SUPPLIER
Kompan by Parkworks

DESCRIPTION
Kompan NRO888 (Double Balance Beam)

7 PLAY BALANCE LOG
Scale: NTS



SUPPLIER
Kompan by Parkworks

DESCRIPTION
Kompan NRO209 (Sitting Pole)

8 PLAY SIT LOGS
Scale: NTS



SUPPLIER
Kompan by Parkworks

DESCRIPTION
Kompan NRO119, NRO118, NRO102 (Forest Ant, Bee, Pony)

9 PLAY SPRINGER
Scale: NTS



SUPPLIER
Greenspoko

DESCRIPTION
RP-V5 Freestanding Repair Post

10 BIKE REPAIR STATION
Scale: NTS



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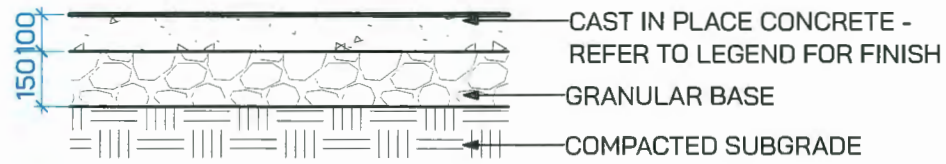
DP 25-017215
May 20, 2026
PLAN #43

LAND AFFAIRS
engage ARCHITECTURE INC.

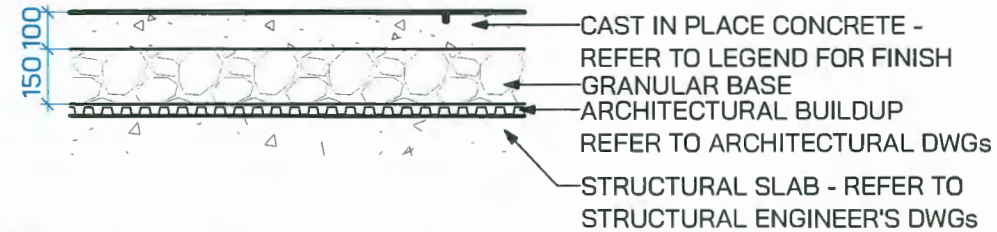
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6	2026-03-27	RE-ISSUED FOR DP
5	2026-01-13	RE-ISSUED FOR DP
4	2025-11-17	RE-ISSUED FOR DP
2	2025-08-04	ISSUED FOR DP
NO.	DATE	ISSUE NOTE

Project Manager: Drawn By: JO/MBING
Date: Rechecked By: JO
Project ID: 2516

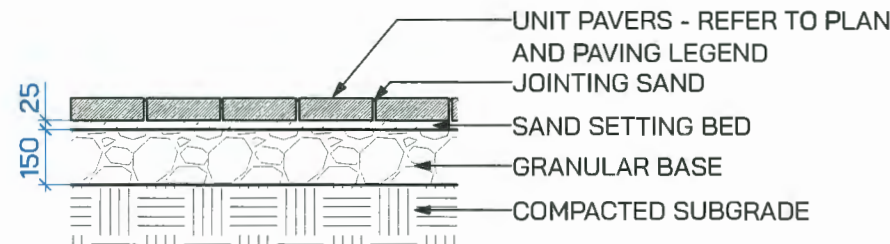
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Sheet No.: **L7-01**



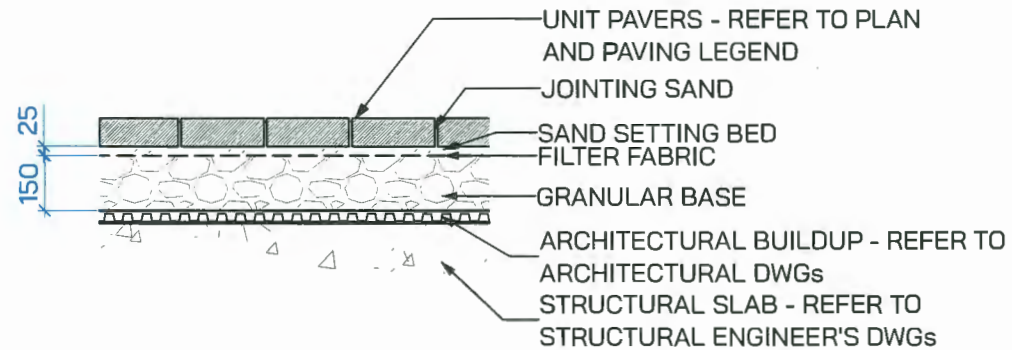
1 CAST IN PLACE CONCRETE ON GRADE
Scale: 1:20



2 CIP CONCRETE ON SLAB
Scale: 1:20



3 UNIT PAVERS ON GRADE
Scale: 1:20



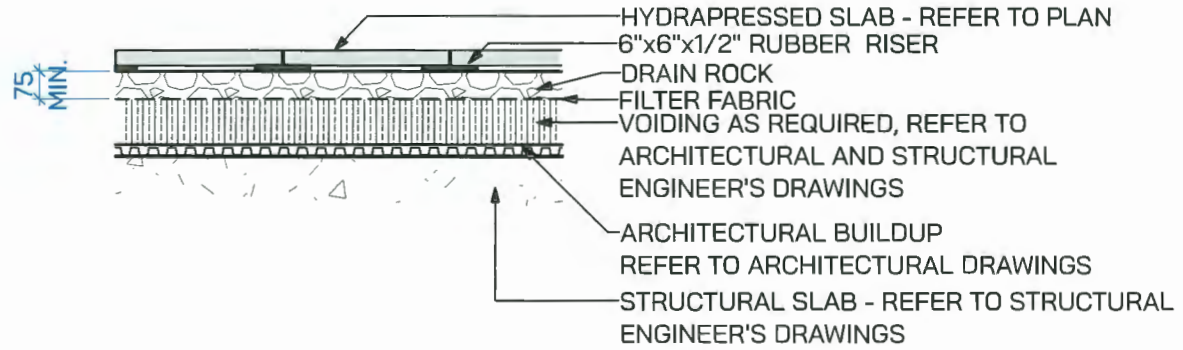
4 UNIT PAVERS ON SLAB
Scale: 1:20

PAVING LEGEND

KEY	HARDSCAPE TYPE	SUPPLIER	DESCRIPTION	SIZE	COLOUR & FINISH
P6	HYDRAPRESSED SLAB TYPE 1	Newstone Group	Manhattan Slabs	305x610x50mm	Colour: Natural
P7	HYDRAPRESSED SLAB TYPE 2	Newstone Group	Manhattan Slabs	457x457x50mm	Colour: Sierra Beige

PAVING LEGEND

KEY	HARDSCAPE TYPE	SUPPLIER	DESCRIPT.	SIZE	COLOUR & FINISH
P1	UNIT PAVER TYPE 1	Newstone Group	Standard	225x115.5x60mm	Colour: Northern Shadow / Pattern: Running Bond
P2	UNIT PAVER TYPE 2	Newstone Group	Standard	225x115.5x60mm	Colour: Charcoal / Pattern: Running Bond
P3	UNIT PAVER TYPE 3	Newstone Group	Standard	225x115.5x60mm	Colour: Northern Shadow - 75%, Charcoal - 25% / Pattern: Running Bond
P3B	UNIT PAVER TYPE 4	Newstone Group	Standard	225x115.5x60mm	Colour: Northern Shadow - 25%, Charcoal - 75% / Pattern: Running Bond



5 PAVING SLABS ON SLAB
Scale: 1:20

6 UNIT PAVER TYPES
Scale: 1:20



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May 20, 2026
PLAN #44

LAND AFFAIRS
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REV.	DATE	DESCRIPTION
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6	2026-03-27	RE-ISSUED FOR DP
5	2026-01-13	RE-ISSUED FOR DP
4	2025-11-17	RE-ISSUED FOR DP
2	2025-06-04	ISSUED FOR DP

Project Manager: JO/MB/ING
Date: JO
Project ID: 2516

Sheet Title: **DETAILS**
Sheet No.: **L7-02**



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DORCHESTER

LAND AFFAIRS

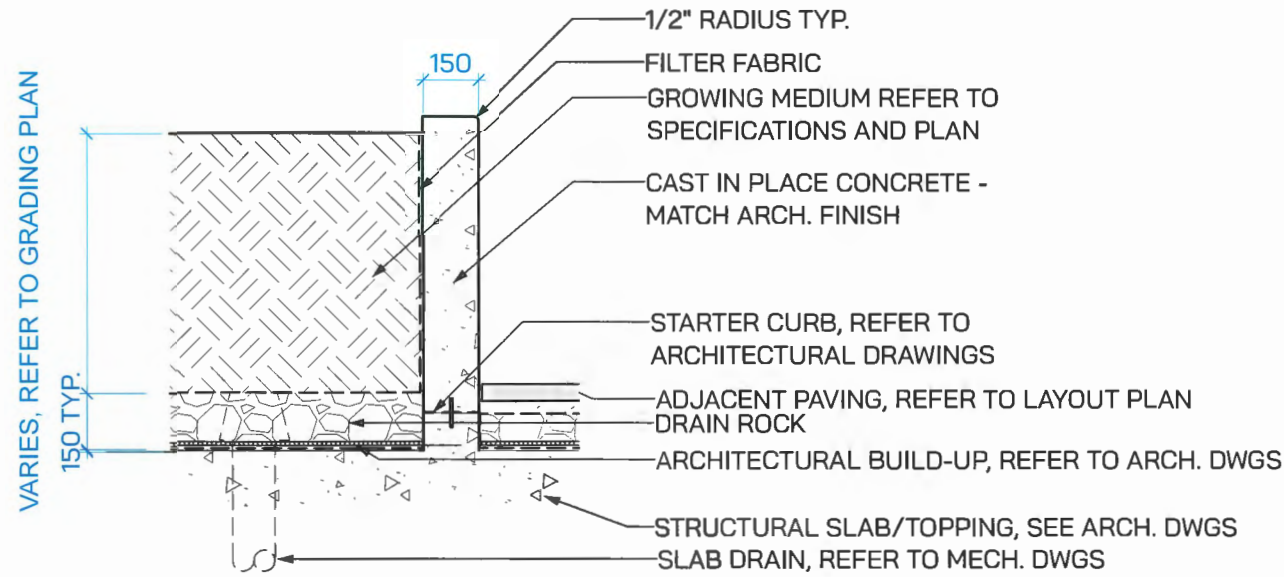
engage
 ARCHITECTURE
 INC.

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2	2025-06-04	ISSUED FOR DP
NO.	DATE	ISSUE NOTE

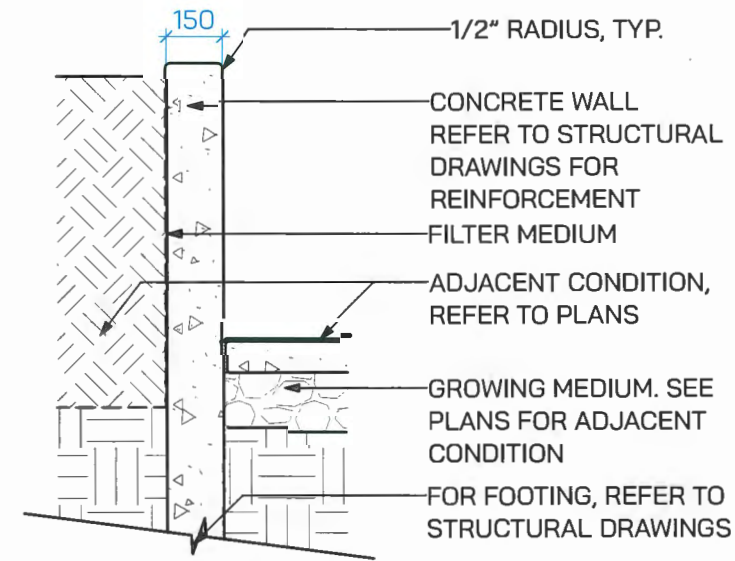
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Date	Reviewed By
Project ID	2516

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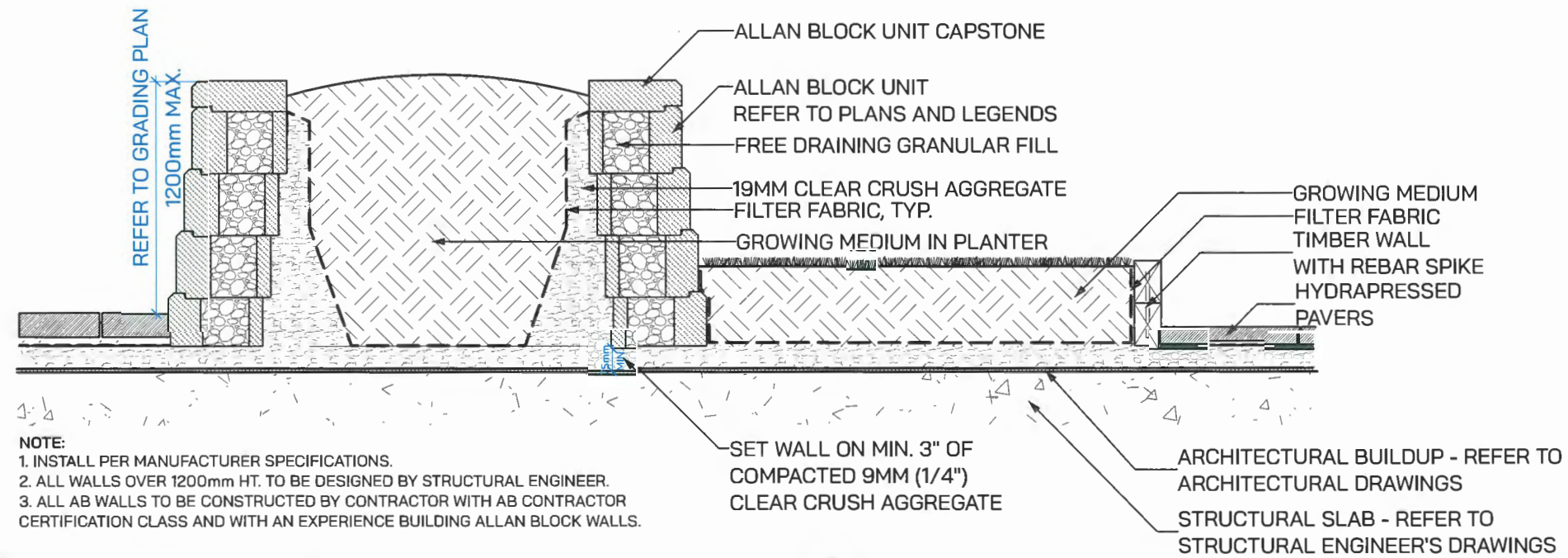
L7-03



1 CAST IN PLACE CONCRETE PLANTER WALL - ON SLAB
 Scale: 1:20



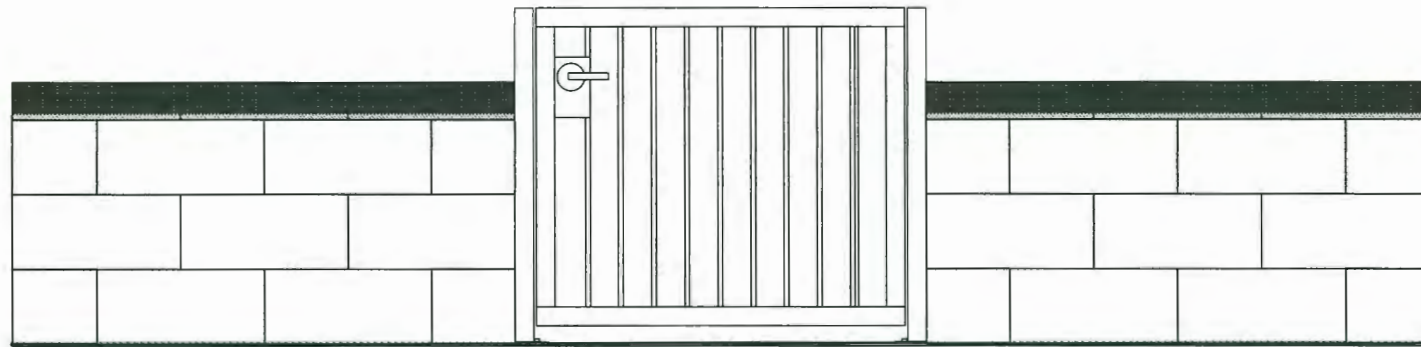
2 CAST IN PLACE CONCRETE WALL ON GRADE
 Scale: 1:20



NOTE:
 1. INSTALL PER MANUFACTURER SPECIFICATIONS.
 2. ALL WALLS OVER 1200mm HT. TO BE DESIGNED BY STRUCTURAL ENGINEER.
 3. ALL AB WALLS TO BE CONSTRUCTED BY CONTRACTOR WITH AB CONTRACTOR CERTIFICATION CLASS AND WITH AN EXPERIENCE BUILDING ALLAN BLOCK WALLS.

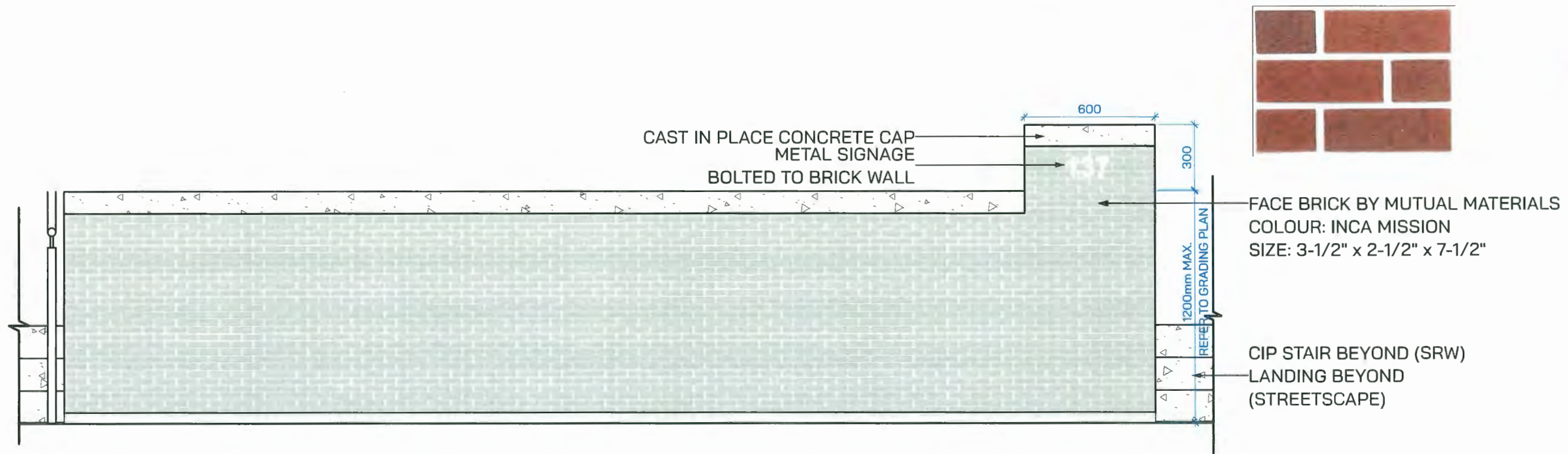
3 MODULAR WALLS AND TIMBER WALLS AT PATIOS
 Scale: 1:20

DP 25-017215
 May 20, 2026
 PLAN #45



SILVERADO

1 ALLAN BLOCK PATIO WALLS AND METAL GATE
Scale: 1:20



2 CAST IN PLACE CONCRETE WALL WITH BRICK VENEER
Scale: 1:20

DP 25-017215
May 20, 2026
PLAN #46



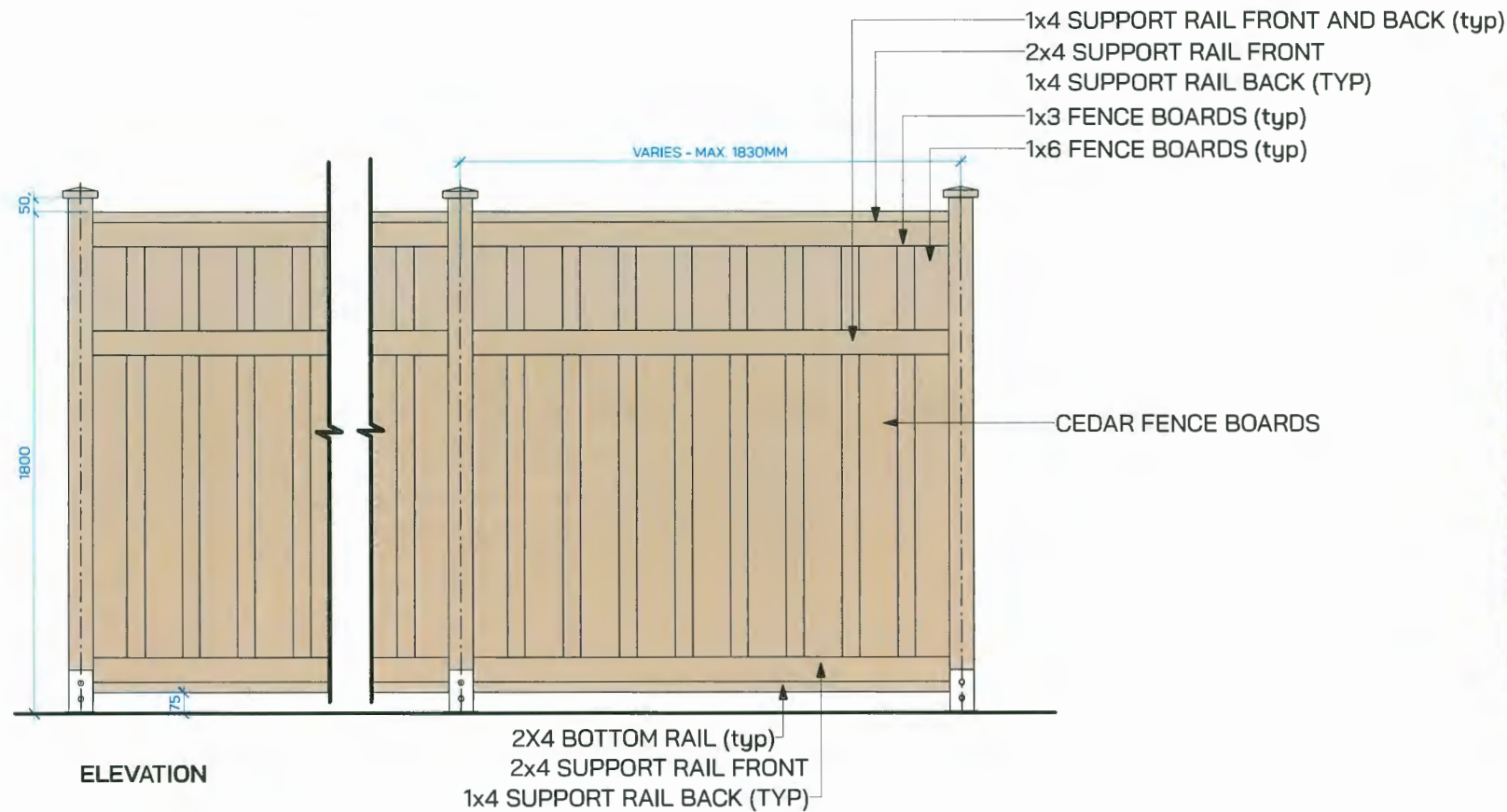
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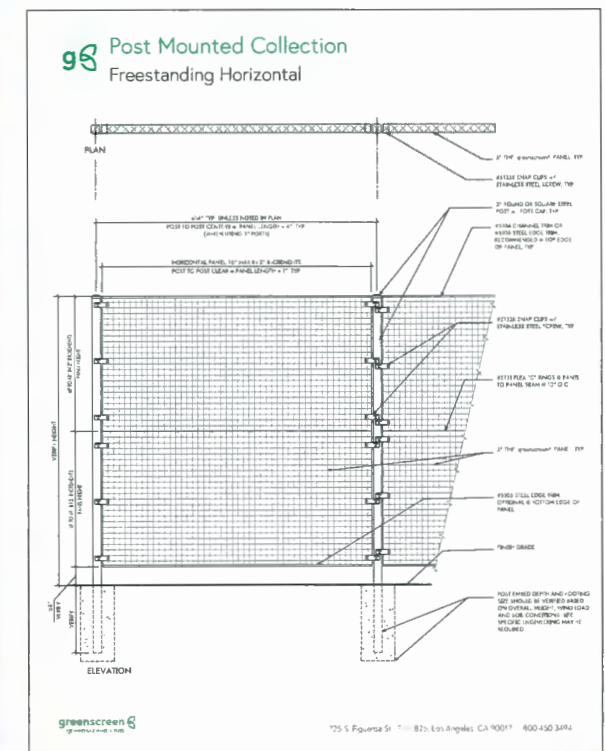
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4	2025-11-17	RE-ISSUED FOR DP
2	2025-06-04	ISSUED FOR DP

Project Manager: JO/MBING
Date: _____
Reviewed By: JO
Project ID: 2516

Sheet Title: **DETAILS**
Sheet No.: **L7-04**

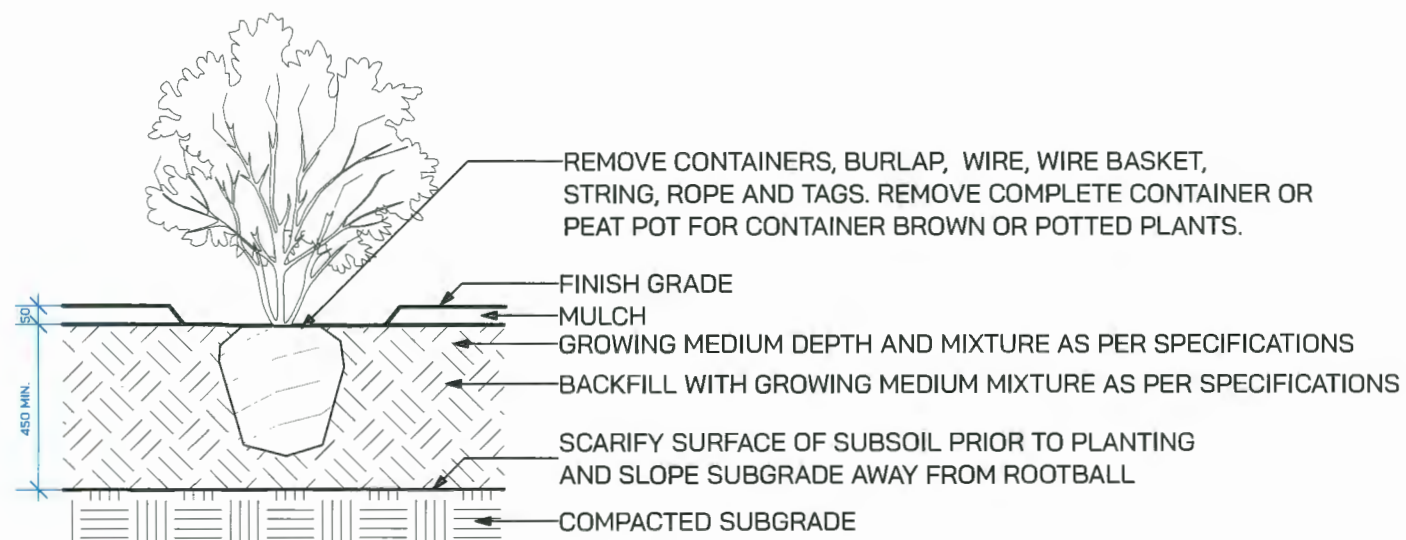


1 1.8M HT. TIMBER FENCE
Scale: 1:25

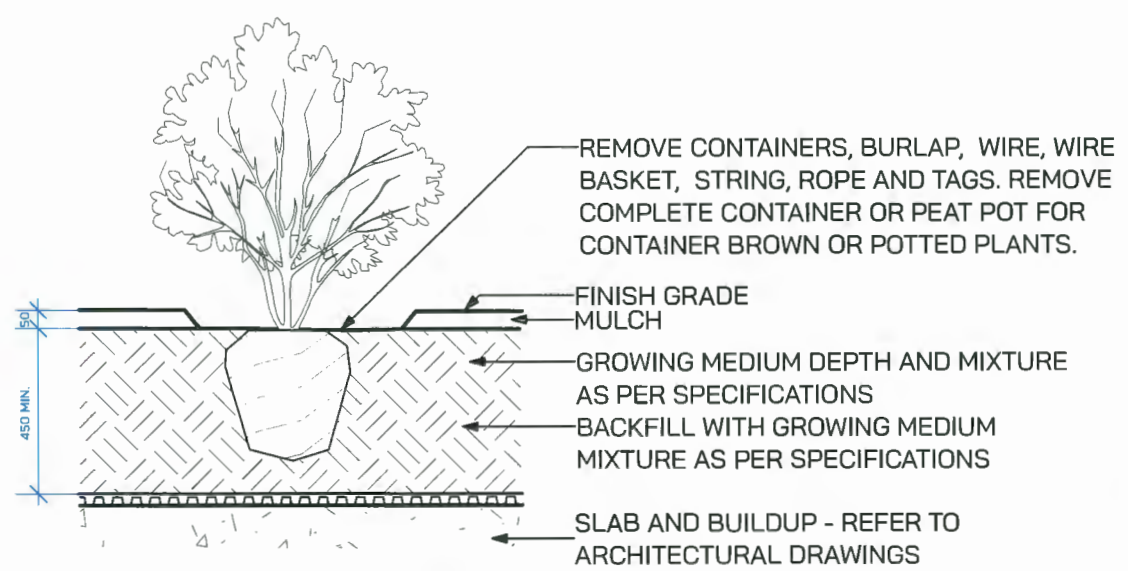


2 GREEN SCREEN
Scale: NTS

DP 25-017215
May 20, 2026
PLAN #47



3 SHRUB PLANTING ON GRADE
Scale: 1:20



4 SHRUB PLANTING ON SLAB
Scale: 1:20



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engage ARCHITECTURE INC.		
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5	2026-01-13	RE-ISSUED FOR DP
4	2025-11-17	RE-ISSUED FOR DP
2	2025-08-04	ISSUED FOR DP
NO.	DATE	ISSUE NOTE
Project Manager		Drawn By: JO/MBING
Date		Reviewed By: JO
Project ID		2516
Sheet Title: DETAILS		
Sheet No.: L7-05		



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Project No.

DP 25-017215
May 20, 2026
PLAN #48

Landscape Architect

LAND AFFAIRS

engage
 ARCHITECTURE
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REV. DATE DESCRIPTION

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6	2026-03-27	RE-ISSUED FOR DP
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3	2025-06-04	ISSUED FOR DP

NO. DATE ISSUE NOTE

Project Manager

Drawn By JO/MB/NG

Date

Reviewed By JO

Project ID

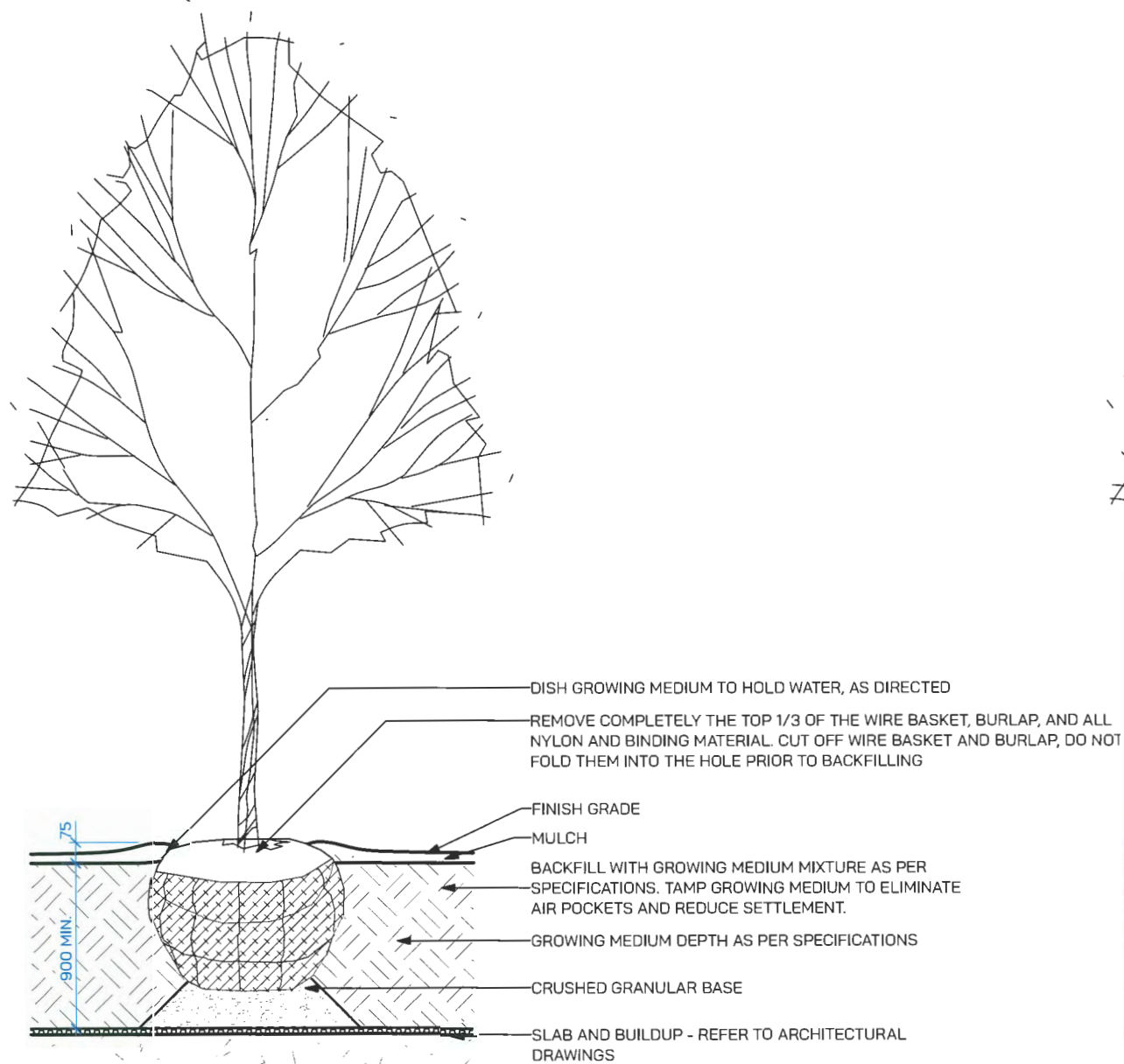
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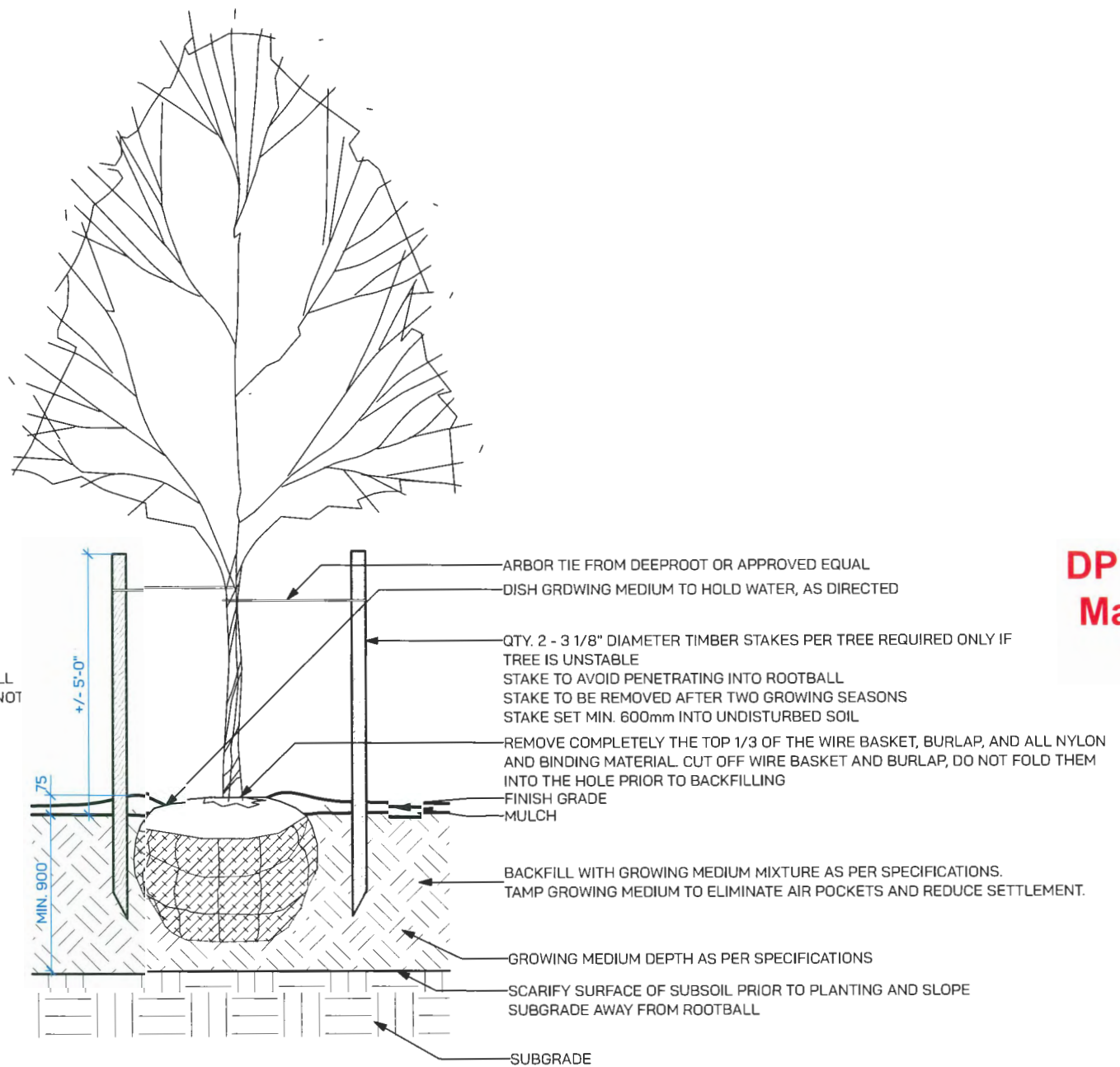
DETAILS

Sheet No.

L7-06



4 TREE PLANTING ON SLAB
 Scale: 1:35



5 TREE PLANTING ON GRADE
 Scale: 1:35



1 North Building - View From North-East
A0.60

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5	APR 23 2026	RE-ISSUED FOR DP

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PROJECT # 24-11
PROJECT
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DRAWING
**NORTH BUILDING
PERSPECTIVES**

CHECKED BY KS	DRAWN BY CE
DATE APR. 23, 2026	SCALE

DRAWING NO
A0.60



1 South Building - View From South East
A0.61

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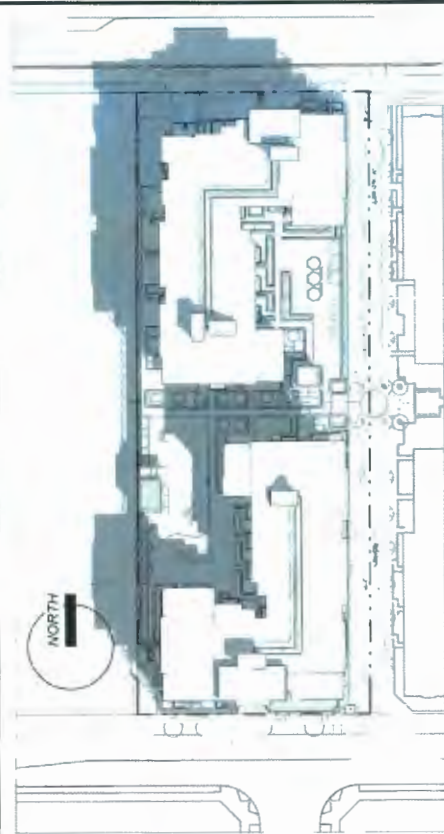
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PROJECT # 24-11
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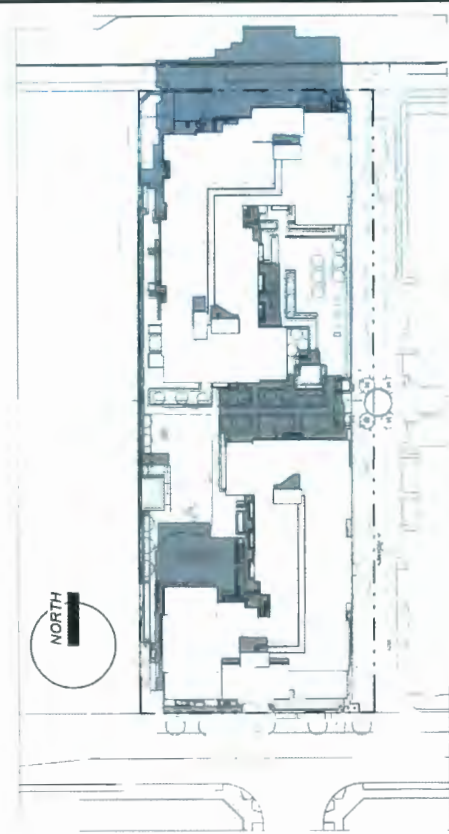
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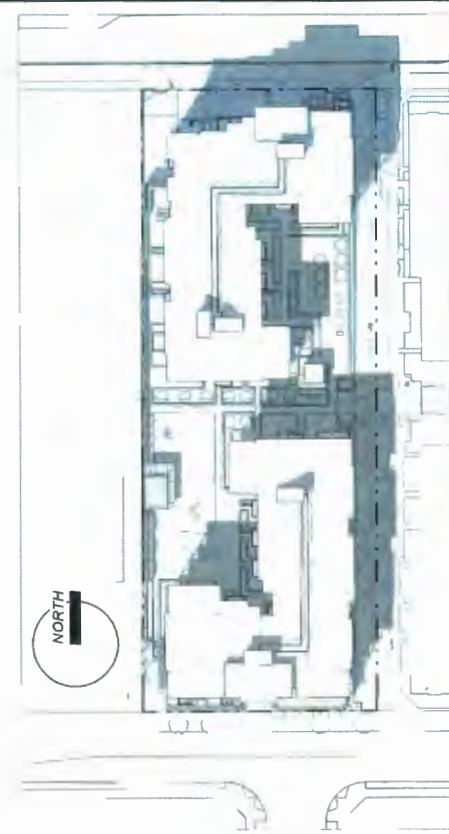
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1 SHADOW STUDY - SPRING EQUINOX (10-00 AM)
A0.30 1/64" = 1'-0"



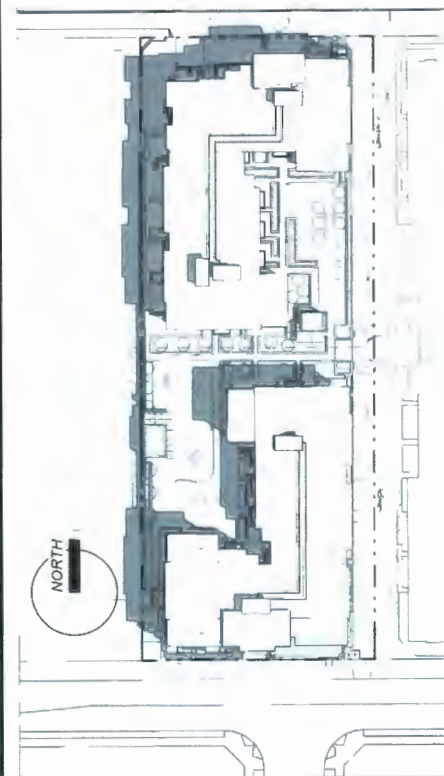
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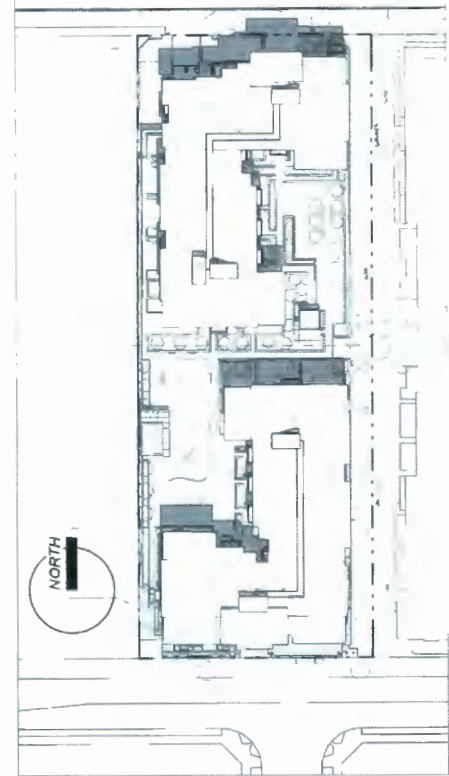
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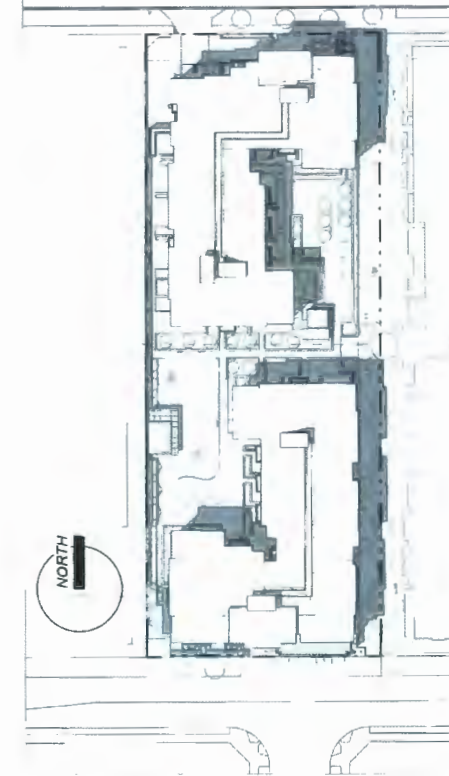
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A0.30 1/64" = 1'-0"



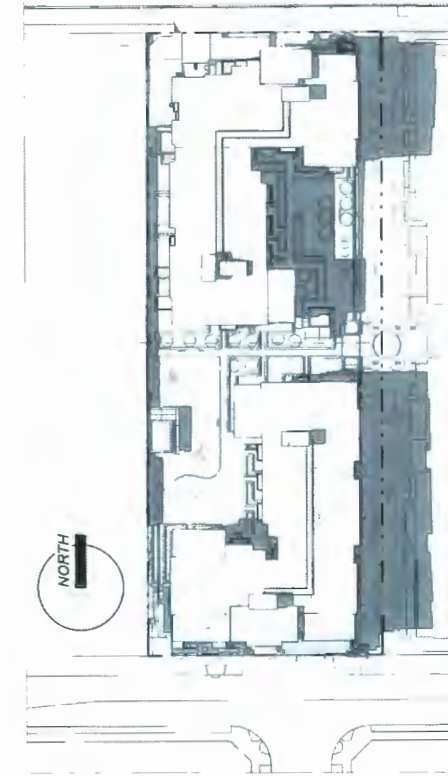
5 SHADOW STUDY - SUMMER SOLSTICE (10-00 AM)
A0.30 1/64" = 1'-0"



6 SHADOW STUDY - SUMMER SOLSTICE (12-00 PM)
A0.30 1/64" = 1'-0"



7 SHADOW STUDY - SUMMER SOLSTICE (2-00 PM)
A0.30 1/64" = 1'-0"



8 SHADOW STUDY - SUMMER SOLSTICE (4-00 PM)
A0.30 1/64" = 1'-0"

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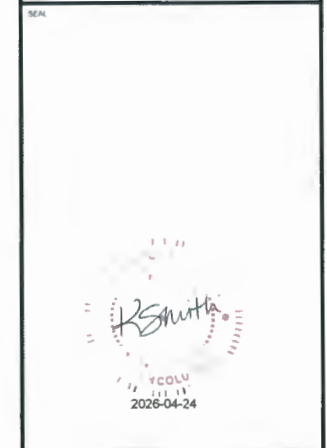
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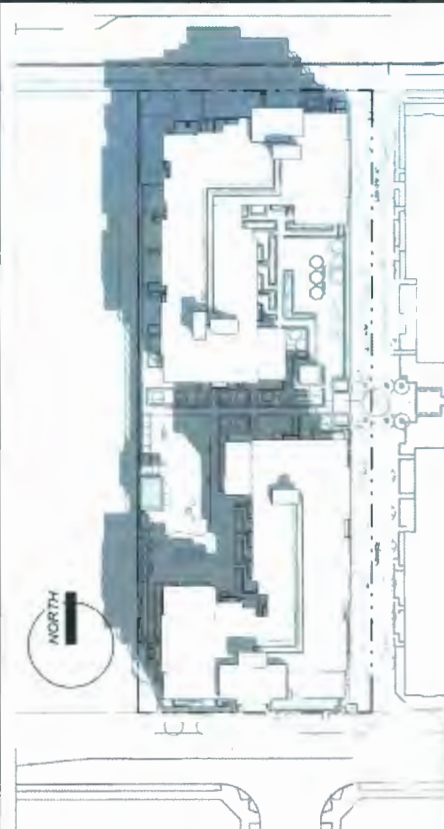


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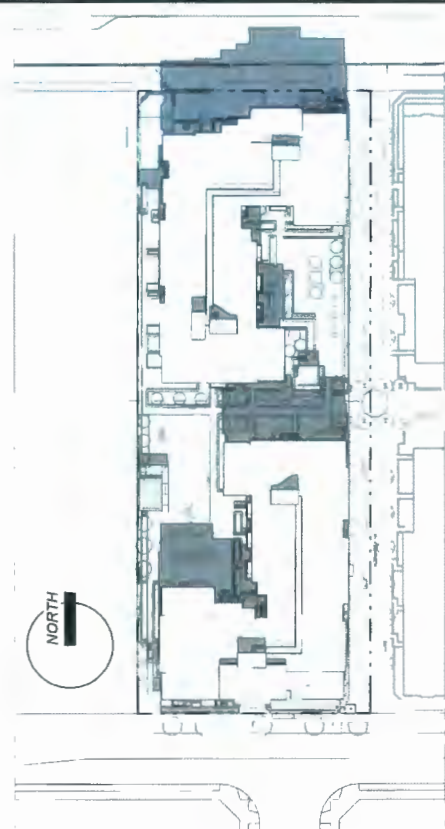
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CHECKED BY KS	DRAWN BY CE
DATE APR. 23, 2026	SCALE 1/64" = 1'-0"

DRAWING NO.
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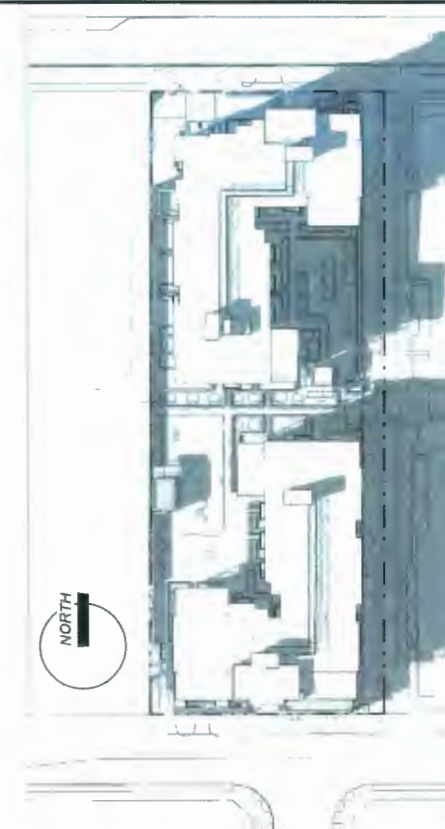
1 SHADOW STUDY - FALL EQUINOX (10-00 AM)
A0.31 1/64" = 1'-0"



2 SHADOW STUDY - FALL EQUINOX (12-00 PM)
A0.31 1/64" = 1'-0"



3 SHADOW STUDY - FALL EQUINOX (2-00 PM)
A0.31 1/64" = 1'-0"



4 SHADOW STUDY - FALL EQUINOX (4-00 PM)
A0.31 1/64" = 1'-0"

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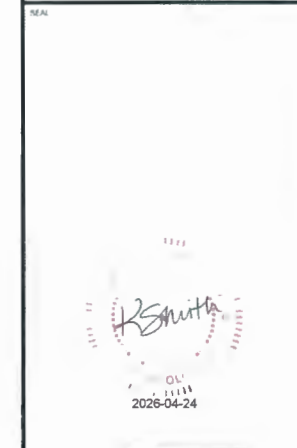
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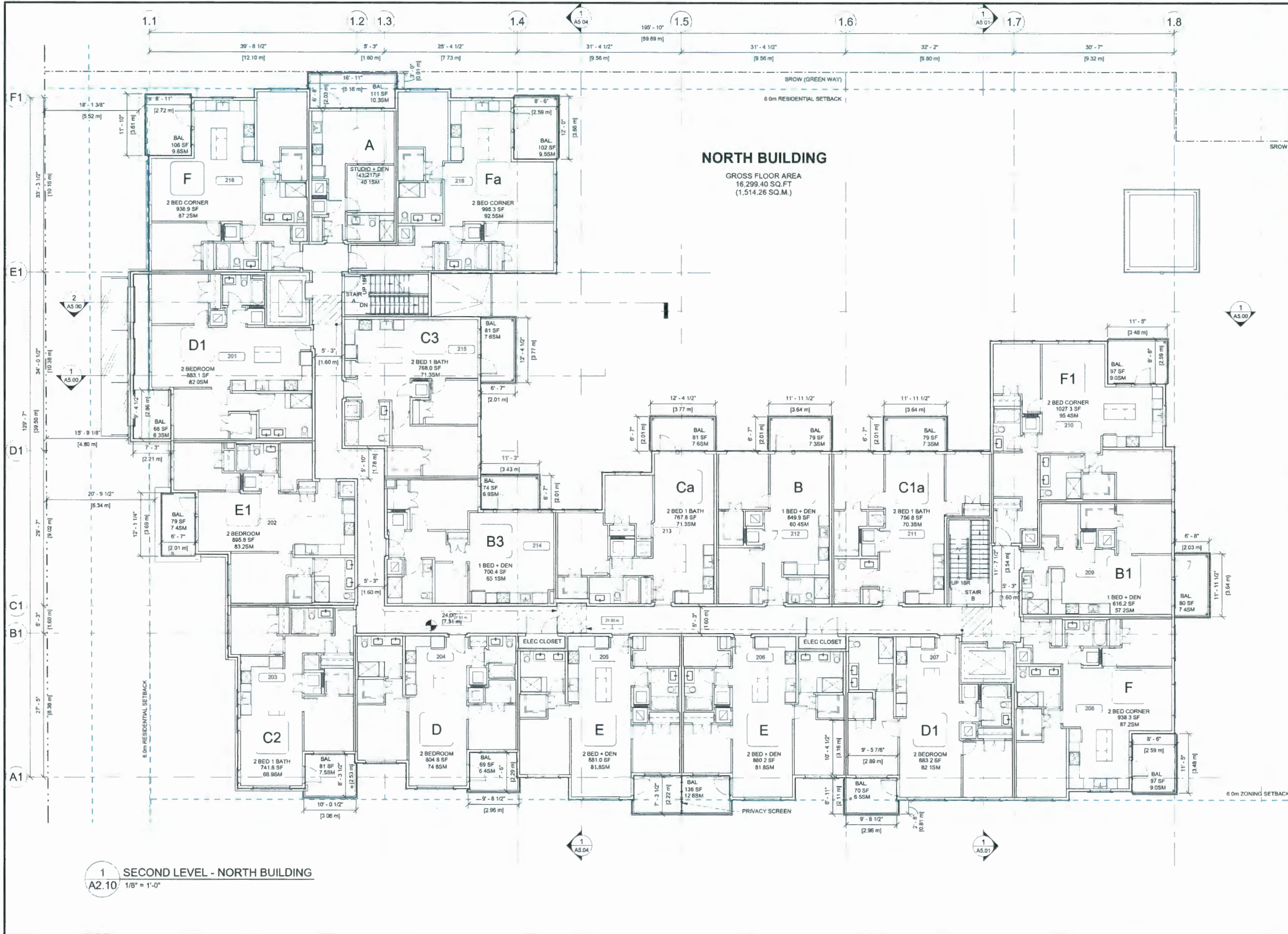


PROJECT # 24-11
 PROJECT
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 APARTMENTS
 9291 ALEXANDRA RD. & 9288 TOMICKI
 AVE., RICHMOND BC.

DRAWING
SHADOW STUDIES

CHECKED BY KS	DRAWN BY CE
DATE APR. 23, 2026	SCALE 1/64" = 1'-0"

DRAWING NO.
A0.31



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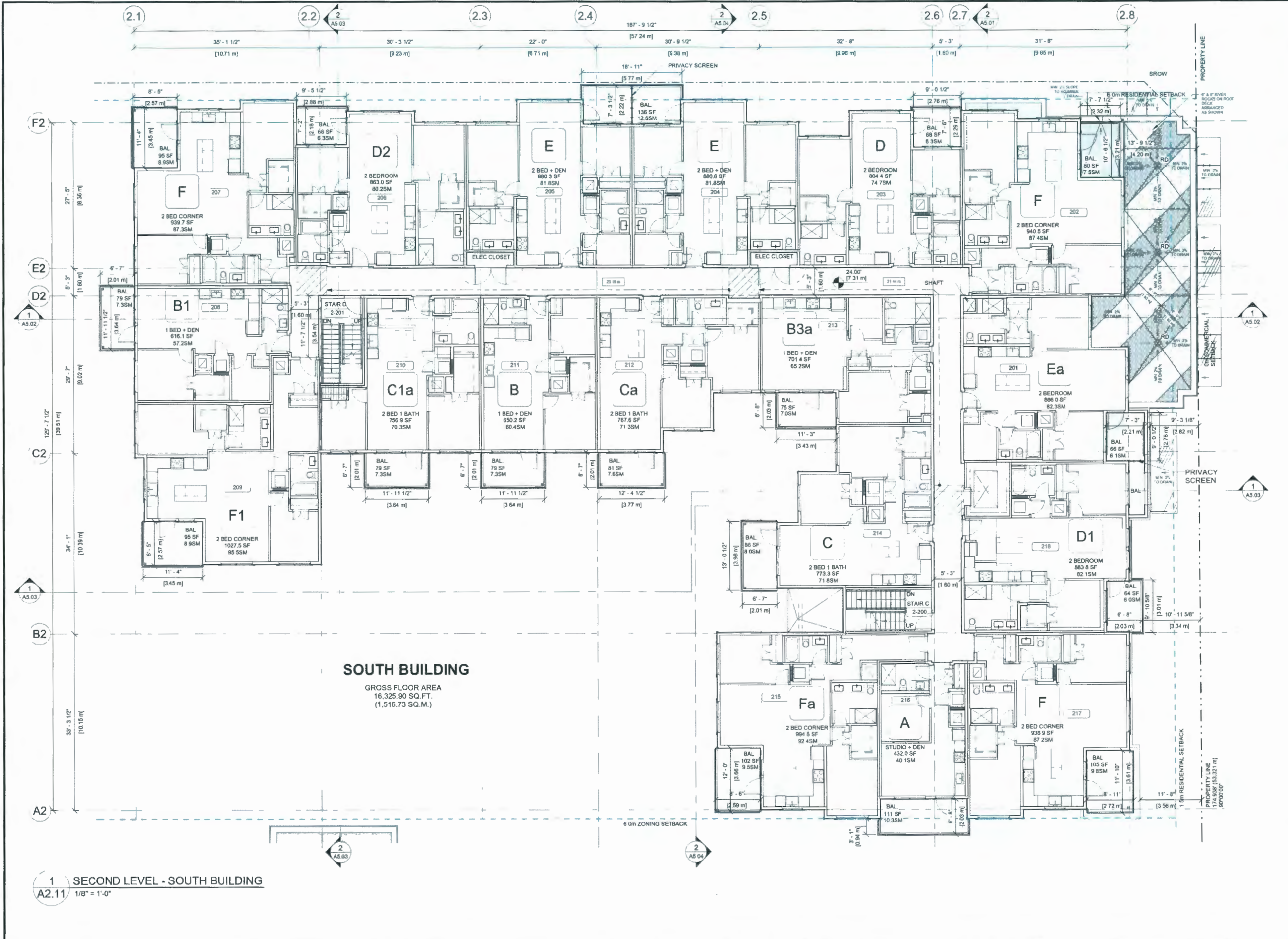
SECOND LEVEL PLAN NORTH BUILDING

CHECKED BY: KS
 DRAWN BY: CE

DATE: APR. 23, 2026
 SCALE: 1/8" = 1'-0"

DRAWING NO: **A2.10**

1 SECOND LEVEL - NORTH BUILDING
A2.10 1/8" = 1'-0"



SOUTH BUILDING
 GROSS FLOOR AREA
 16,325.90 SQ.FT.
 (1,516.73 SQ.M.)

1 SECOND LEVEL - SOUTH BUILDING
 A2.11 1/8" = 1'-0"

THESE DRAWINGS MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL SURFACES AND DIMENSIONS TO BE REPORTED AND DATED TO THE ARCHITECT. VARIATIONS AND MODIFICATIONS TO WORK SHOWN SHALL NOT BE CARRIED OUT WITHOUT THE WRITTEN PERMISSION FROM THE ARCHITECT. COPYRIGHT RESERVED. THESE DRAWINGS AND THE DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND CANNOT BE USED AND/OR REPRODUCED WITHOUT THE CONSENT OF THE ARCHITECT IN WHICH THE REPRODUCTION MUST BEAR THEIR NAME AS THE ARCHITECT.

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5	APR 23 2026	RE-ISSUED FOR DP

DP 25-017215
May 20, 2026
REFERENCE PLAN

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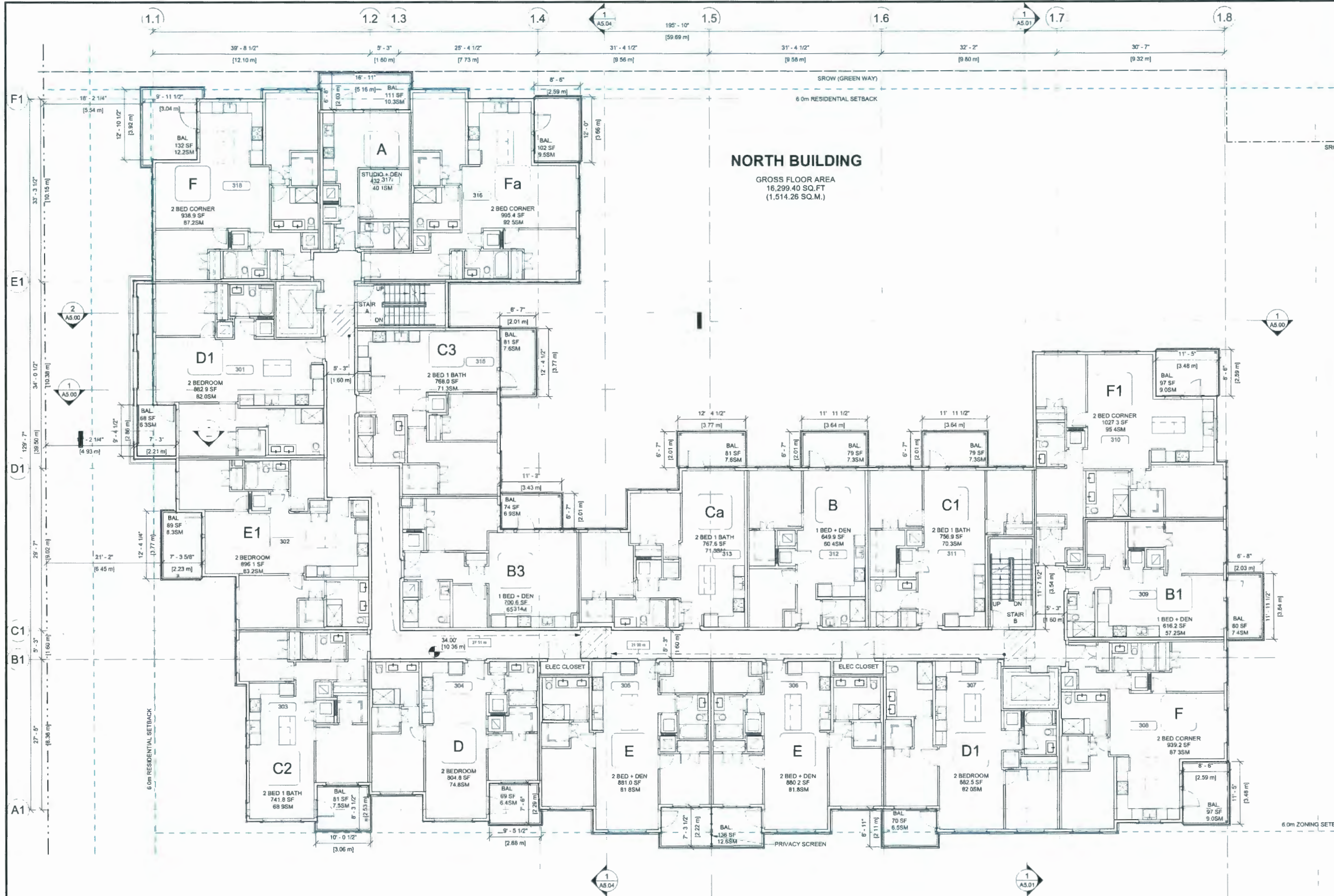
PROJECT # 24-11

PROJECT DORCHESTER APARTMENTS
 9291 ALEXANDRA RD. & 9288 TOMICKI AVE., RICHMOND BC.

DRAWING SECOND LEVEL PLAN SOUTH BUILDING

CREATED BY KS	DRAWN BY CE
DATE APR. 23, 2026	SCALE 1/8" = 1'-0"

DRAWING NO. **A2.11**



NORTH BUILDING
 GROSS FLOOR AREA
 16,299.40 SQ.FT
 (1,514.26 SQ.M.)

1 THIRD LEVEL - NORTH BUILDING
 A2.20 1/8" = 1'-0"

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 PROJECT: DORCHESTER APARTMENTS
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DRAWING: **THIRD LEVEL NORTH BUILDING**

CHECKED BY: KS	DRAWN BY: CE
DATE: APR. 23, 2026	SCALE: 1/8" = 1'-0"

A2.20

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2026-04-24

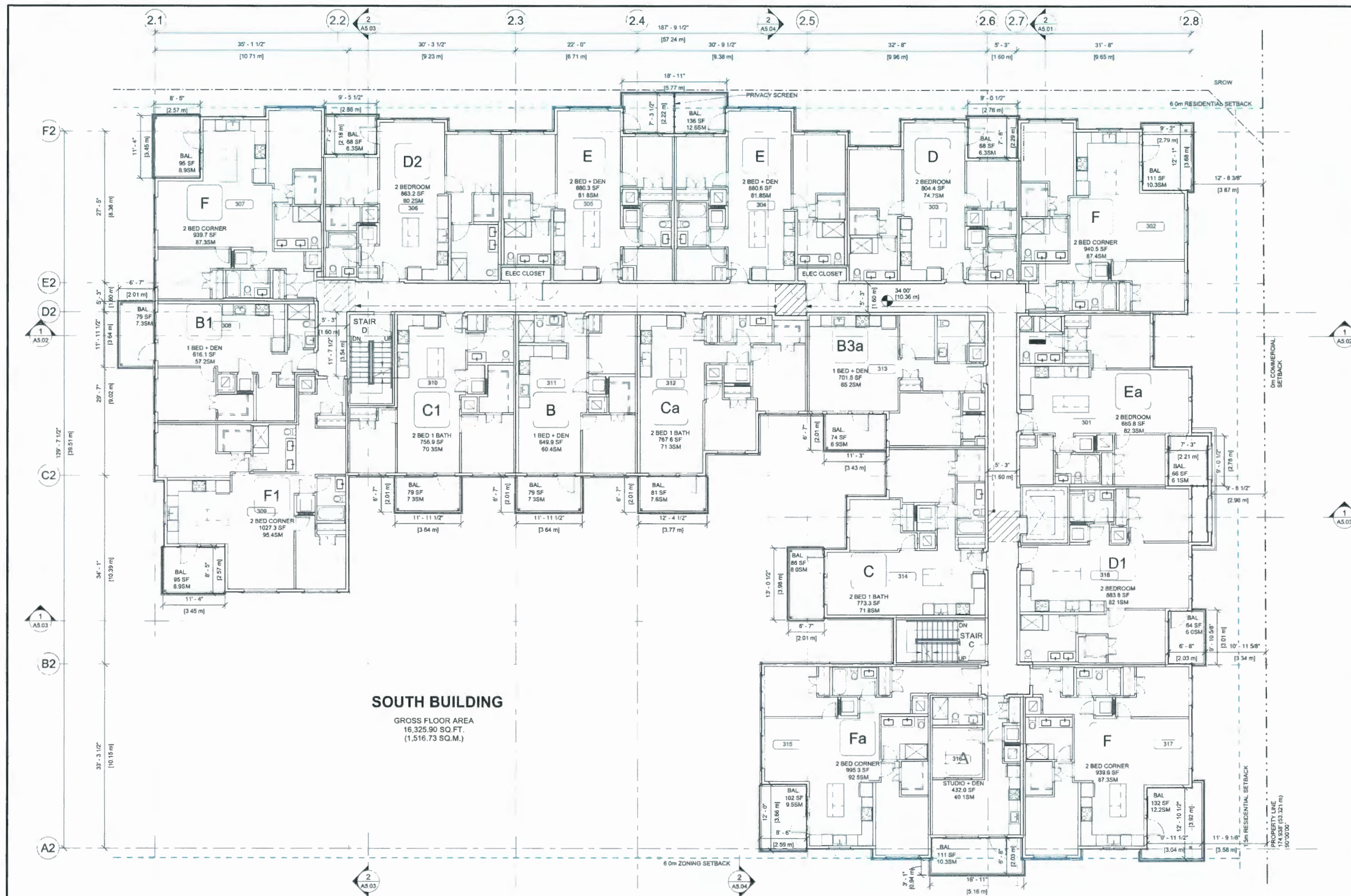
PROJECT # 24-11

PROJECT
 DORCHESTER
 APARTMENTS
 9291 ALEXANDRA RD. & 9288 TOMICKI
 AVE., RICHMOND BC.

DRAWING
**THIRD LEVEL
 SOUTH BUILDING**

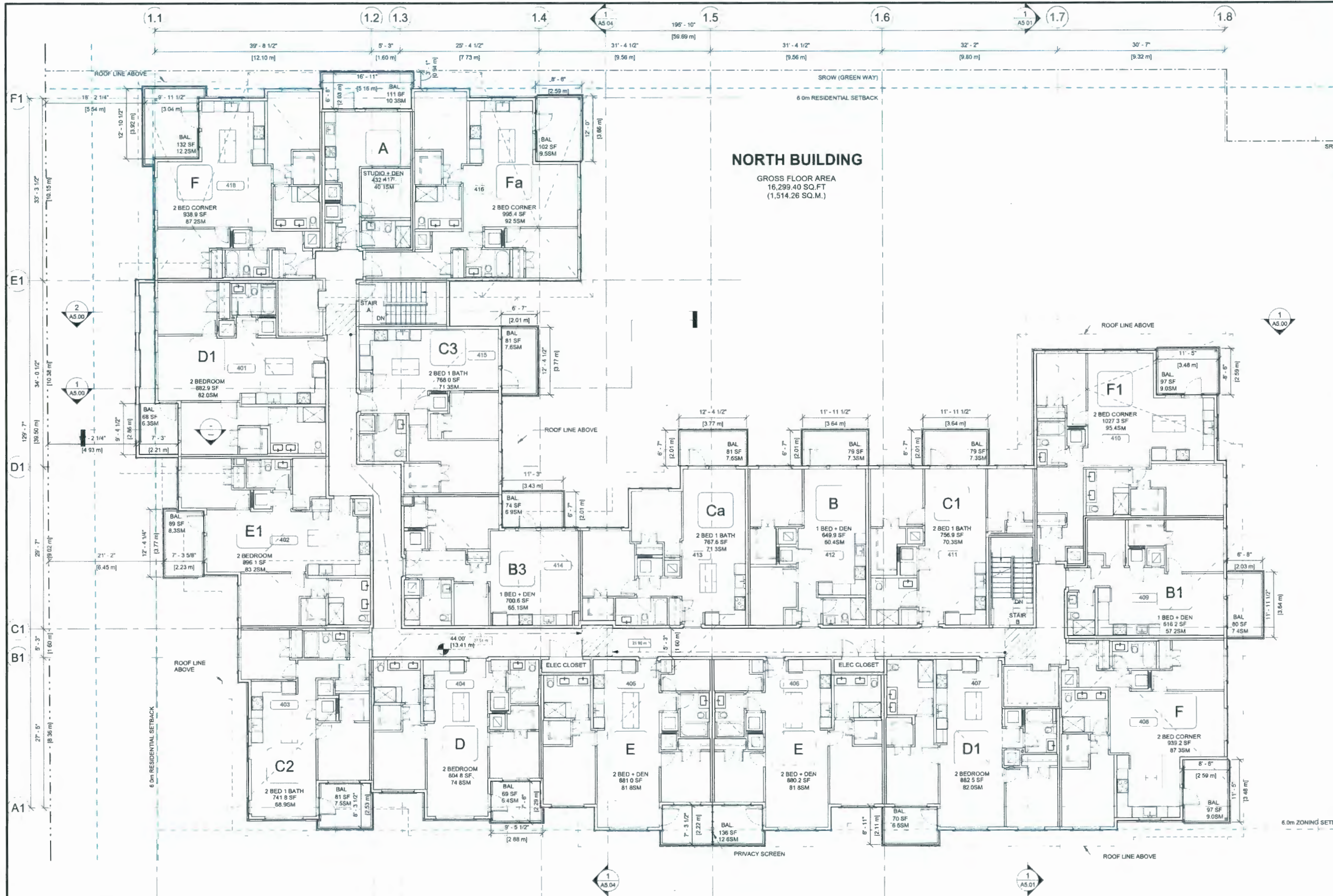
CHECKED BY KS	DRAWN BY CE
DATE APR. 23, 2026	SCALE 1/8" = 1'-0"

DRAWING NO.
A2.21



SOUTH BUILDING
 GROSS FLOOR AREA
 16,325.90 SQ.FT.
 (1,516.73 SQ.M.)

1 THIRD LEVEL - SOUTH BUILDING
 A2.21 1/8" = 1'-0"



NORTH BUILDING

GROSS FLOOR AREA
16,299.40 SQ.FT
(1,514.26 SQ.M.)

1 FOURTH LEVEL - NORTH BUILDING
A2.30 1/8" = 1'-0"

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DRAWING
FOURTH LEVEL NORTH BUILDING

CHECKED BY KS	DRAWN BY CE
DATE APR. 23, 2026	SCALE 1/8" = 1'-0"

DRAWING NO.
A2.30

THESE DRAWINGS MUST NOT BE SEALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUM AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. WORKING AND MISC. NOTATIONS TO WORK SHOWN SHALL NOT BE CARRIED OUT WITHOUT THE WRITTEN PERMISSION FROM THE ARCHITECT. COPYRIGHT RESERVED. THESE DRAWINGS AND THE DESIGN ARE, AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND CANNOT BE USED AND/OR REPRODUCED WITHOUT THE CONSENT OF THE ARCHITECT IN WHICH THE REPRODUCTION MUST BEAR THE NAME AS THE ARCHITECT.

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SCALE



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DRAWING

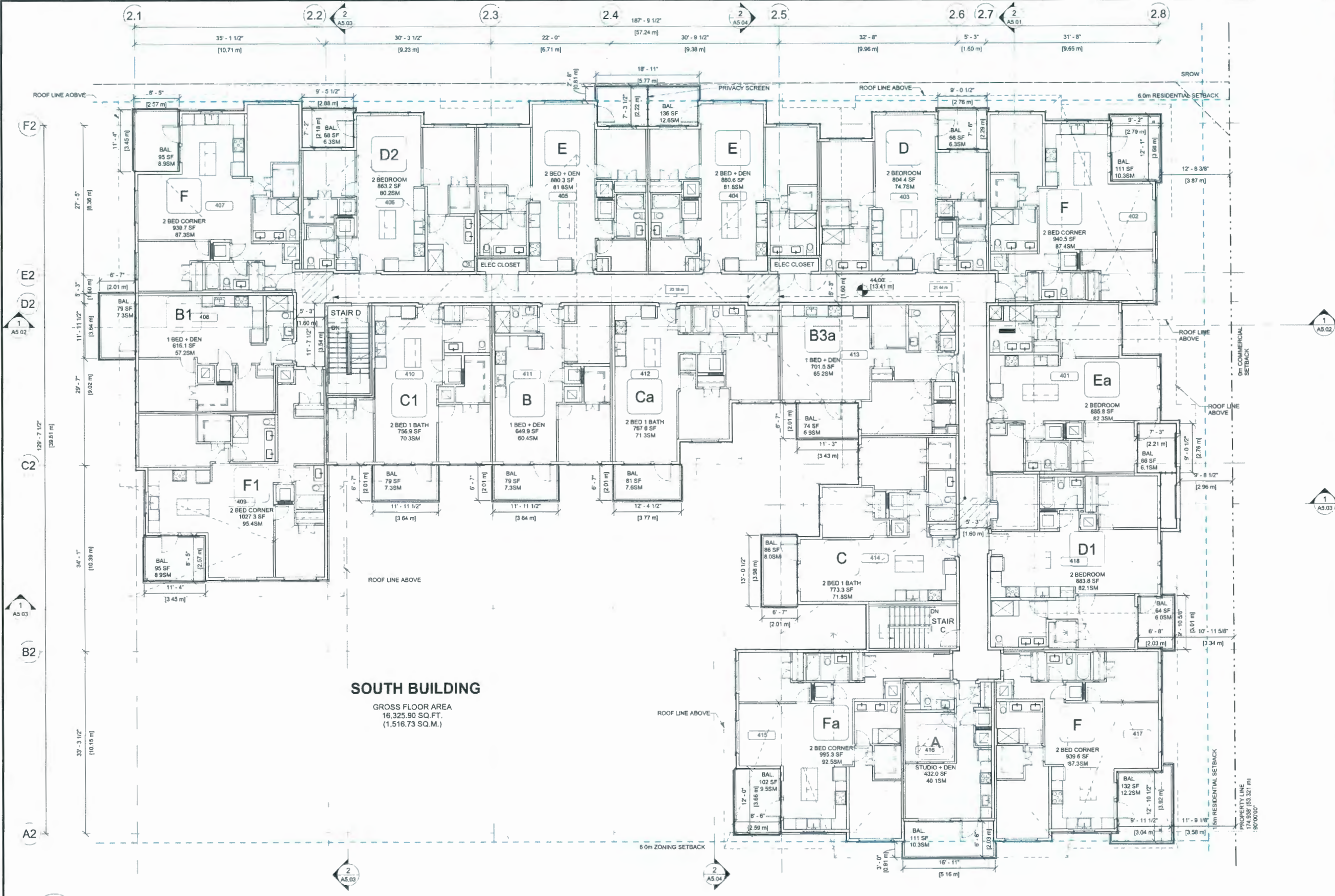
FOURTH LEVEL SOUTH BUILDING

CHECKED BY: KS
DRAWN BY: CE

DATE: APR. 23, 2026
SCALE: 1/8" = 1'-0"

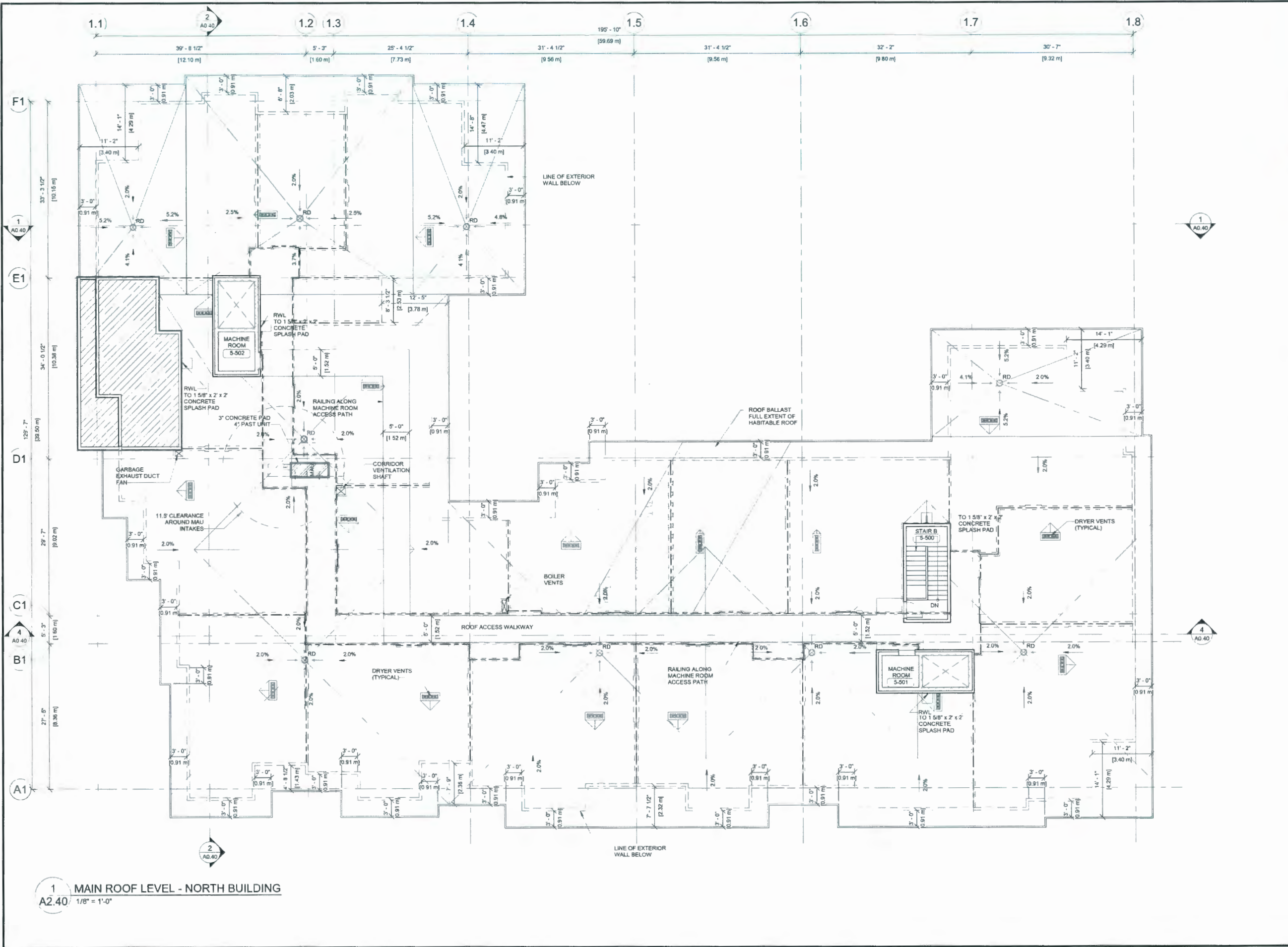
DRAWING NO.

A2.31



SOUTH BUILDING
GROSS FLOOR AREA
16,325.90 SQ.FT.
(1,516.73 SQ.M.)

1 FOURTH LEVEL - SOUTH BUILDING
A2.31 1/8" = 1'-0"



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SCALE



PROJECT # 24-11

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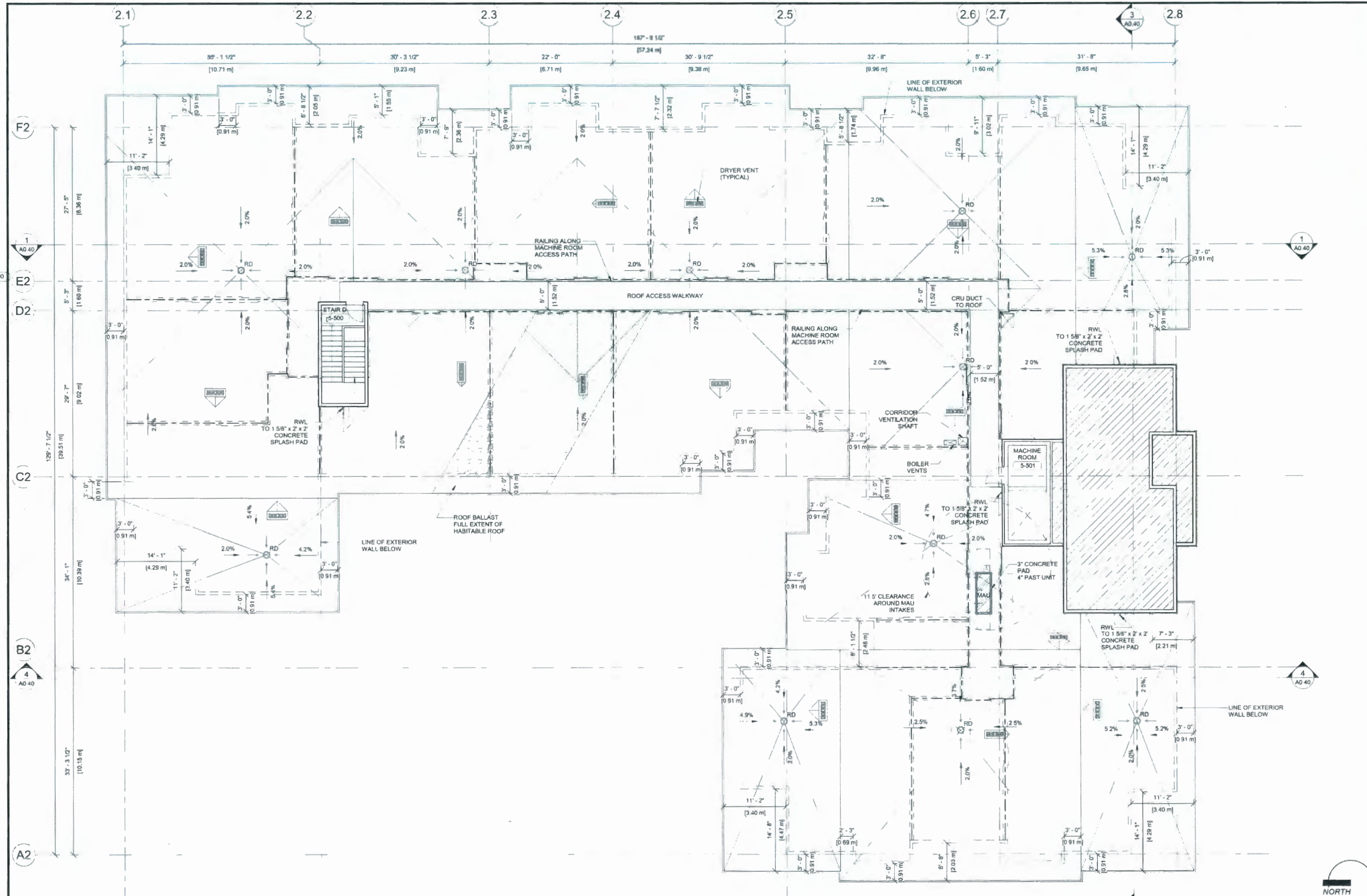
DRAWING

**MAIN ROOF PLAN
 NORTH BUILDING**

CHECKED BY KS	DRAWN BY CE
DATE APR. 23, 2026	SCALE 1/8" = 1'-0"

DRAWING NO.
A2.40

1 MAIN ROOF LEVEL - NORTH BUILDING
 A2.40 1/8" = 1'-0"



1 MAIN ROOF LEVEL - SOUTH BUILDING
A2.41 1/8" = 1'-0"

THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE GENERAL CONTRACTOR'S OMISSIONS, ERRORS AND OMISSIONS TO BE CORRECTED PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. MODIFICATIONS TO WORK SHOWN SHALL NOT BE CARRIED OUT WITHOUT THE WRITTEN PERMISSION FROM THE ARCHITECT. COPYRIGHT RESERVED. THESE DRAWINGS AND THE DESIGN ARE, AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND CANNOT BE USED AND/OR REPRODUCED WITHOUT THE CONSENT OF THE ARCHITECT, IN WHICH THE REPRODUCTION MUST BEAR THEIR NAME AS THE ARCHITECT.

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SEAL



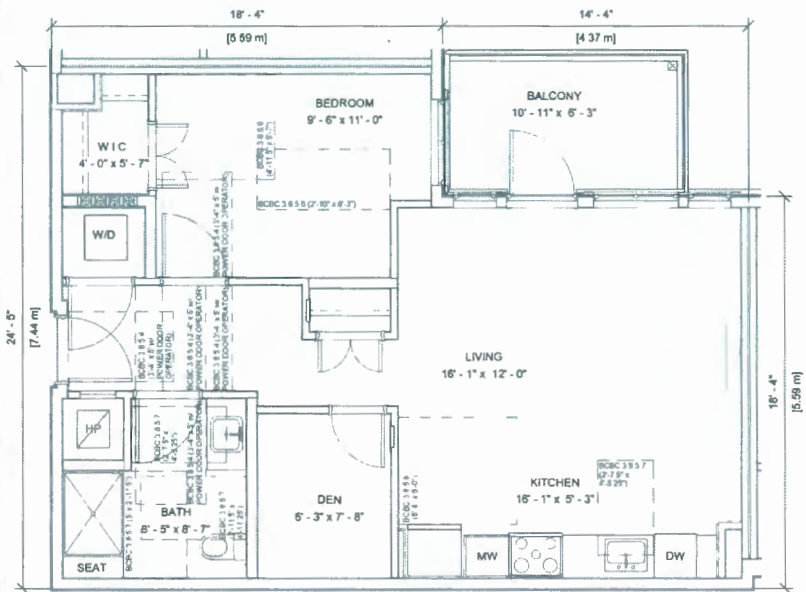
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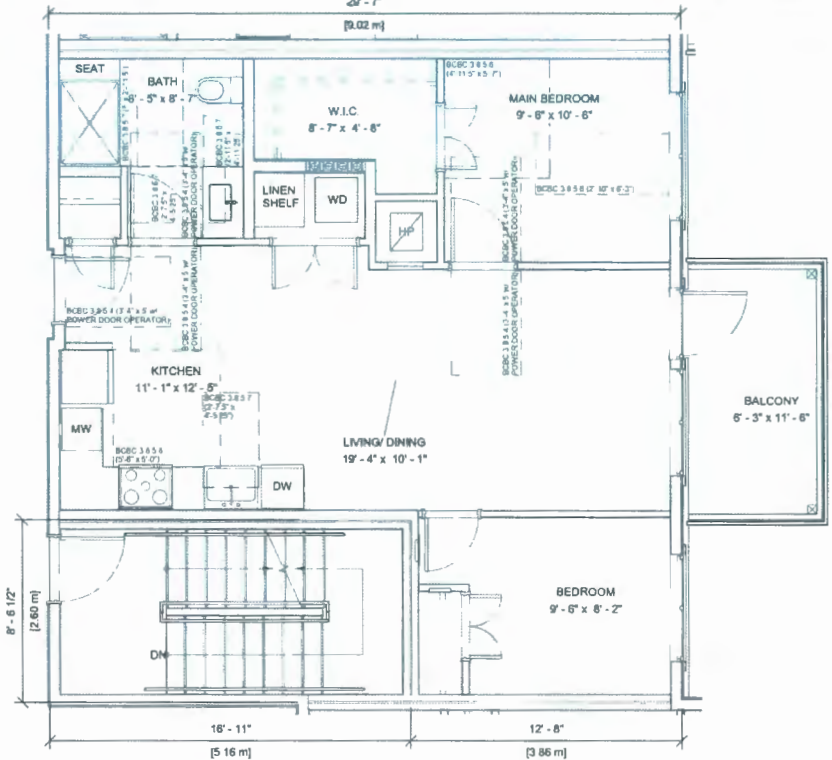
DRAWING
MAIN ROOF PLAN SOUTH BUILDING

CHECKED BY KS	DRAWN BY CE
DATE APR. 23, 2026	SCALE 1/8" = 1'-0"

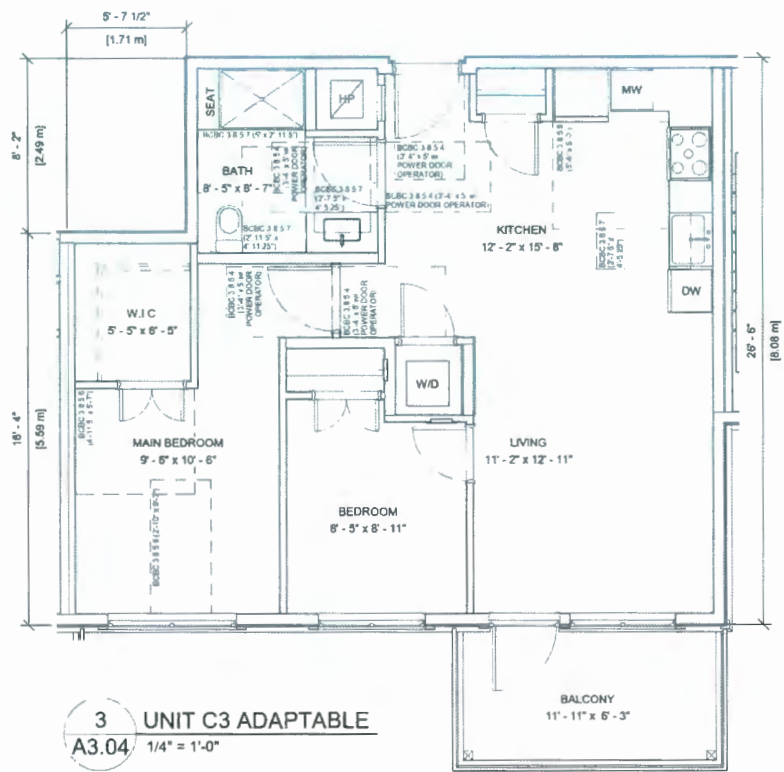
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A2.41



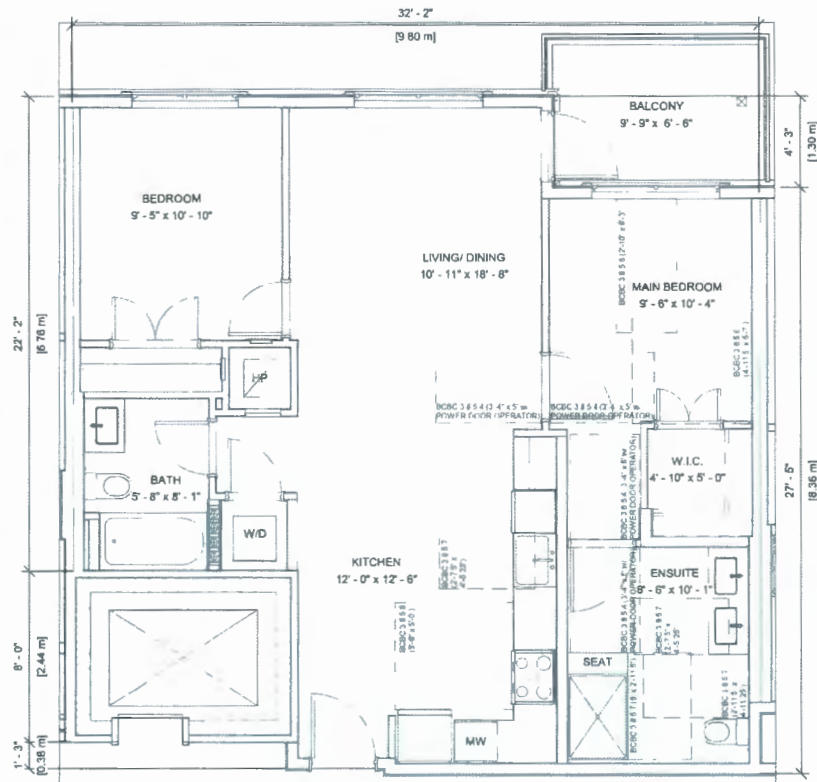
1 UNIT B3 ADAPTABLE
A3.04 1/4" = 1'-0"



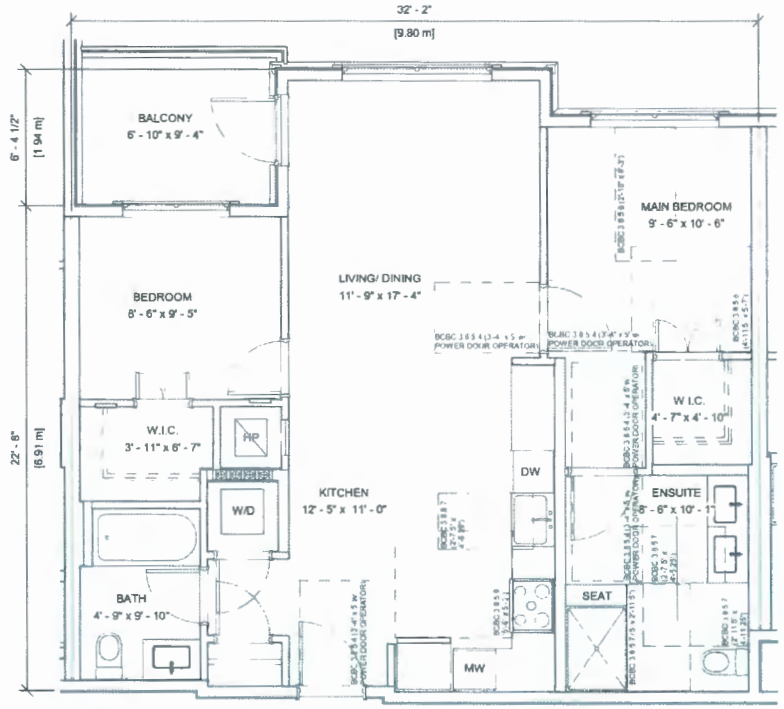
2 UNIT C1 ADAPTABLE
A3.04 1/4" = 1'-0"



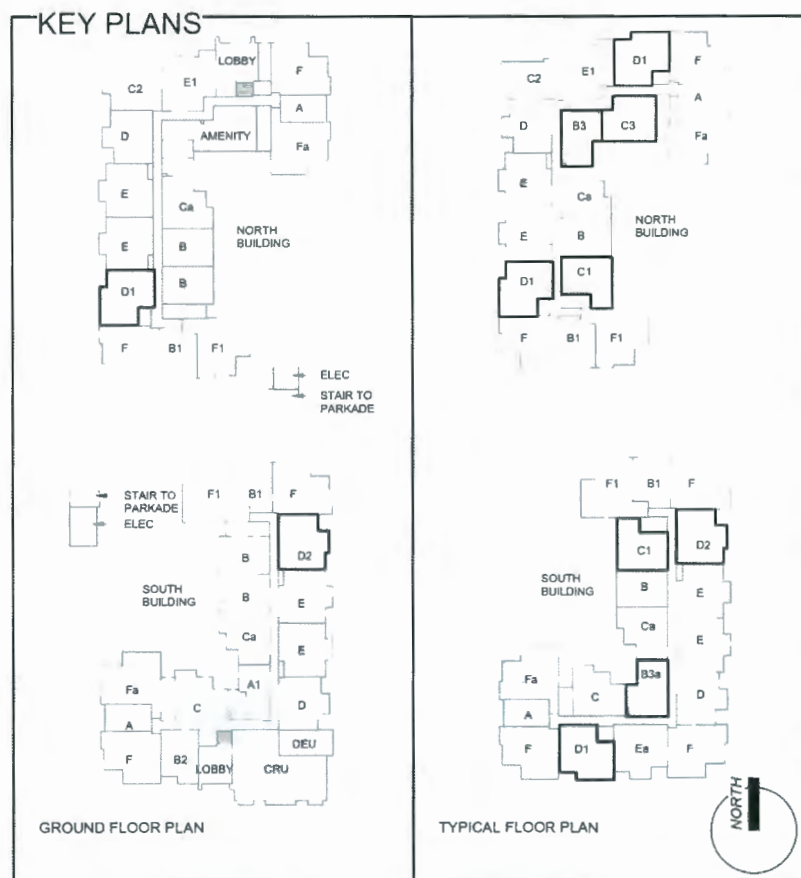
3 UNIT C3 ADAPTABLE
A3.04 1/4" = 1'-0"



4 UNIT D1 ADAPTABLE
A3.04 1/4" = 1'-0"



5 UNIT D2 ADAPTABLE
A3.04 1/4" = 1'-0"



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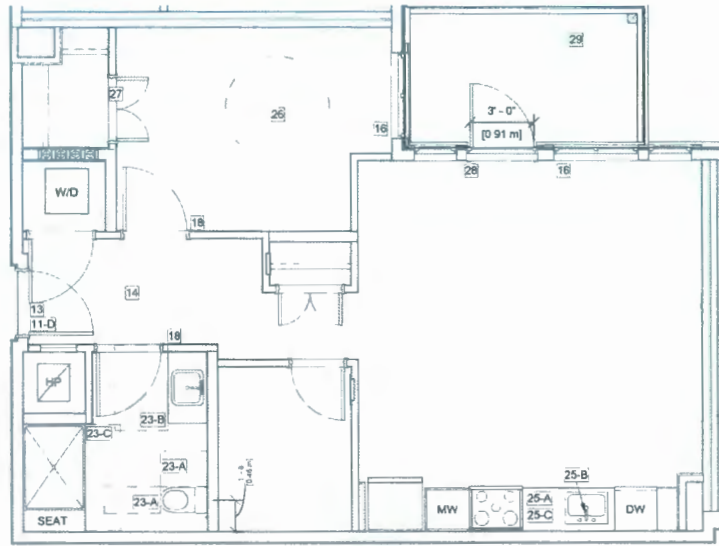


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ADAPTABLE UNIT PLANS (BCBC)

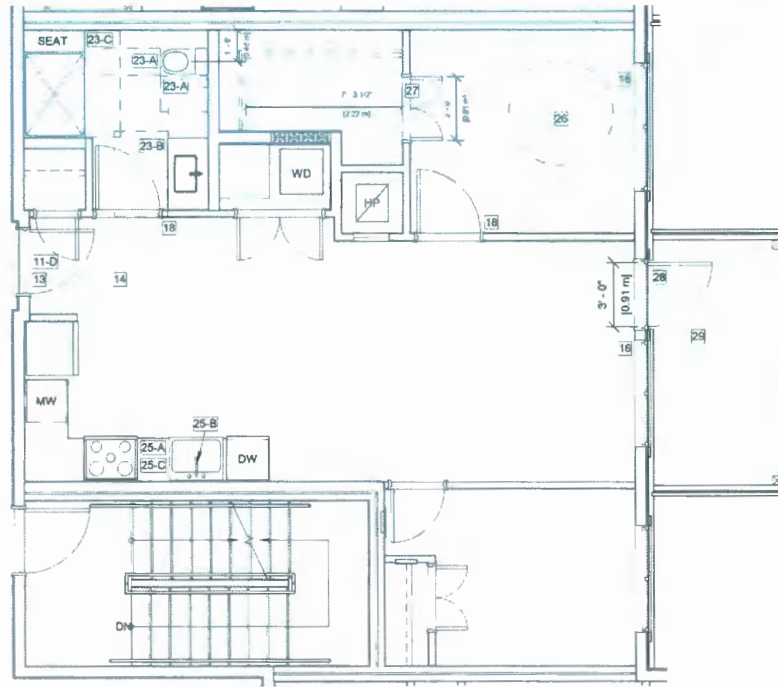
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DATE: APR. 23, 2026
DRAWN BY: CE
SCALE: As indicated

DRAWING NO. **A3.04**



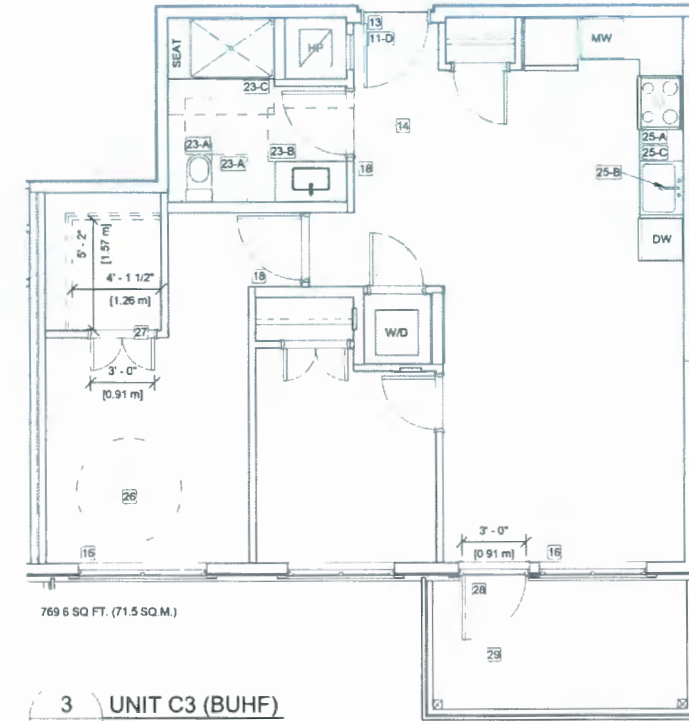
701.3 SQ. FT.
(65.2 SQ. M.)

1 UNIT B3 (BUHF)
A3.05 1/4" = 1'-0"



758.9 SQ. FT.
(70.3 SQ. M.)

2 UNIT C1 (BUHF)
A3.05 1/4" = 1'-0"



769.6 SQ. FT. (71.5 SQ. M.)

3 UNIT C3 (BUHF)
A3.05 1/4" = 1'-0"

4.16 BASIC UNIVERSAL HOUSING FEATURES

MANOEUVRING SPACE AT DOORWAYS

11-A
• A ENTRY DOOR TO EVERY DWELLING UNIT SHALL HAVE A CLEAR OPENING WIDTH OF 1500mm (59") LONG BY THE WIDTH OF THE DOOR PLUS 600mm ON THE LATCH SIDE (24")

11-D
• ENTRY DOORS TO EVERY DWELLING UNIT ARE EXEMPTED TO PROVIDE 1220mm (48") LONG CLEAR AREA AND 300mm (12") or 600mm (24") CLEAR, IF ROUGH IN WIRING PROVIDED FOR FUTURE AUTO-OPENER

WINDOWS

16
• WINDOWS ARE ACCESSIBLE AND HAVE A MAX. SILL HEIGHT OF 750mm (29.5") AT LEAST ONE WINDOW IN BEDROOM AND LIVING ROOM WITH REQUIRED SILL HEIGHT
• TO BE OPERABLE WITH OPENING MECHANISMS THAT CAN BE DONE WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING

FLOOR

13
• MAXIMUM HEIGHT OF THRESHOLD TO BE 13mm (0.5") (N/A TO BALCONY, PATIO, AND DECK DOOR SILLS)

14
• FLOOR SURFACES TO BE SLIP RESISTANT

OUTLETS AND SWITCHES

18
• LIGHT SWITCHES AND ELECTRICAL PANELS SHALL BE 900 TO 1200mm (34.5-47.2") FROM THE FLOOR
• SWITCHES WILL BE ROCKER OR PADDLE TYPE

BATHROOMS

23-A
• TOILET CENTRE LINE POSITION TO BE 420-480mm (16.5-19") FROM SIDE WALL WHERE A GRAB BAR CAN BE INSTALLED AND AT LEAST 510mm (20") FROM ANY OBSTRUCTION ON NON-GRAB BAR SIDE. AT LEAST 800mm (31.5") CLEAR SPACE IN FRONT OF TOILET

23-B
• CLEAR FLOOR AREA AT SINK OF 760mm (30") BY 1220mm (48") WHERE 1220mm IS CENTRED ON SINK.

23-C
• MINIMUM 510mm (20") CLEAR IN DEPTH ALONG FULL LENGTH OF BATHTUB

KITCHENS

25-A
• CONTINUOUS COUNTER BETWEEN STOVE AND SINK

25-B
• EASY TO GRASP HANDLES ON FAUCETS

25-C
• EASY TO REACH AND GRASP HANDLES ON CUPBOARDS (EX., D OR J TYPE CABINET HANDLES) AND GRAB EDGES UNDER COUNTERS

BEDROOM & CLOSET

26
• IN A DWELLING UNIT THAT HAS A BACHELOR SUITE AND AT LEAST ONE BEDROOM IN EVERY OTHER DWELLING UNIT SHALL HAVE A 1500mm (59") TURNING DIAMETER ON ONE SIDE OF A DOUBLE BED

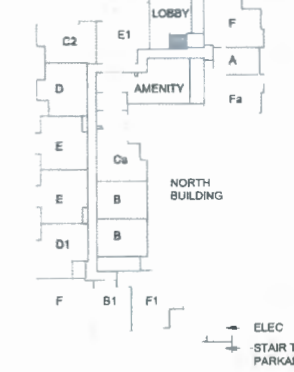
27
• THE CLOTHES CLOSET IN A DWELLING UNIT THAT HAS A BACHELOR SUITE AND AT LEAST ONE BEDROOM IN EVERY OTHER DWELLING UNIT SHALL HAVE A CLEAR OPENING OF AT LEAST 900mm (35.5"). MINIMUM CLEAR FLOOR SPACE OF 750 BY 1200mm AND A CLOTHES HANGER ROD THAT CAN BE LOWERED TO 1200mm (47.2")

PATIOS AND BALCONIES

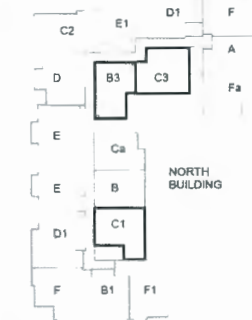
28
• ACCESS DOORS TO HAVE CLEAR OPENING OF 800mm (31.5")
• WILL BE PROVIDED WITH A REMOVABLE RAMP FOR WHEEL CHAIR ACCESS AT DOOR SILL

29
• MINIMUM DIMENSION OF ANY BALCONY AND PATIO TO BE 1500 BY 1500mm (59 x 59')

KEY PLANS



GROUND FLOOR PLAN



TYPICAL FLOOR PLAN

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ISSUES BASIC UNIVERSAL HOUSING UNIT PLANS

CHECKED BY KS	DRAWN BY CE
DATE APR. 23, 2026	SCALE As indicated

DRAWING NO. **A3.05**

THESE DRAWINGS MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUM AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. VARIATIONS AND MODIFICATIONS TO WORK SHOWN SHALL NOT BE CARRIED OUT WITHOUT THE WRITTEN PERMISSION FROM THE ARCHITECT. COPYRIGHT RESERVED. THESE DRAWINGS AND THE DESIGN ARE, AND AT ALL TIMES, REMAIN THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND CANNOT BE USED AND/OR REPRODUCED WITHOUT THE CONSENT OF THE ARCHITECT IN WHICH THE REPRODUCTION MUST BEAR THEIR NAME AS THE ARCHITECT.

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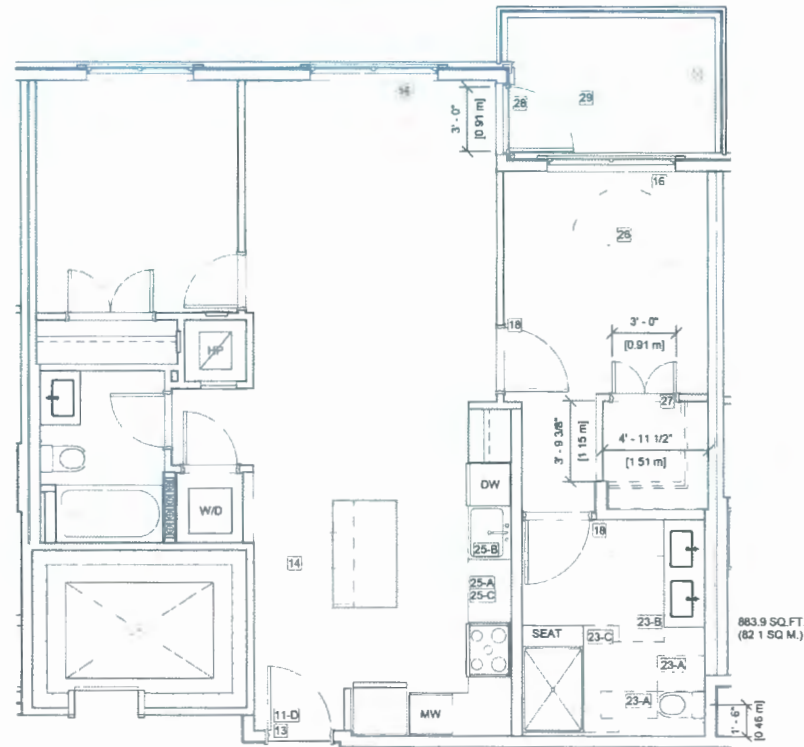


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 9291 ALEXANDRA RD. & 9288 TOMICKI AVE., RICHMOND BC.

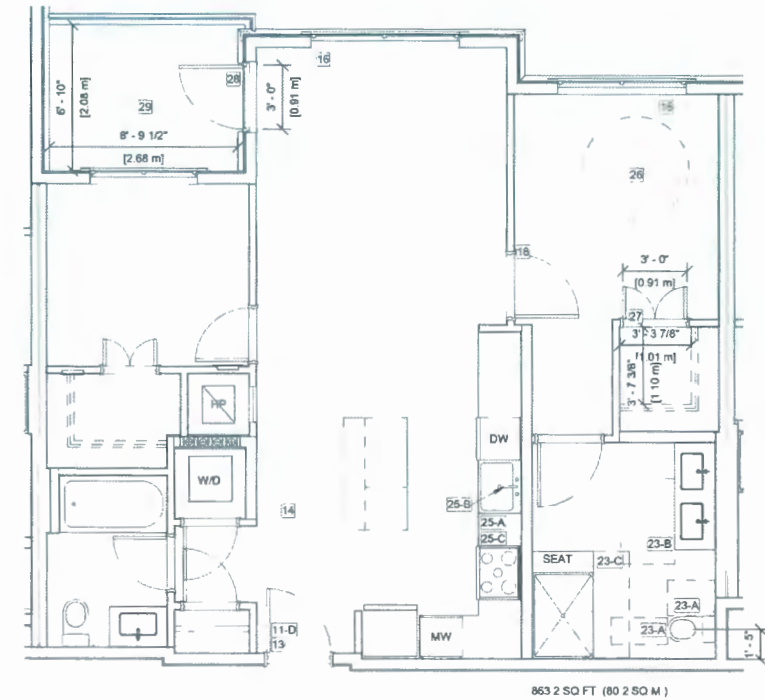
DRAWING: **BASIC UNIVERSAL HOUSING UNIT PLANS**

CHECKED BY: KS
 DATE: APR. 23, 2026
 DRAWN BY: CE
 SCALE: As indicated

DRAWING NO: **A3.06**



1 UNIT D1 (BUHF)
 A3.06 1/4" = 1'-0"



2 UNIT D2 (BUHF)
 A3.06 1/4" = 1'-0"

4.16 BASIC UNIVERSAL HOUSING FEATURES

MANOEUVRING SPACE AT DOORWAYS

- 11-A • A ENTRY DOOR TO EVERY DWELLING UNIT SHALL HAVE A CLEAR OPENING WIDTH OF 1500mm (59") LONG BY THE WIDTH OF THE DOOR PLUS 600mm ON THE LATCH SIDE (24")

- 11-D • ENTRY DOORS TO EVERY DWELLING UNIT ARE EXEMPTED TO PROVIDE 1220mm (48") LONG CLEAR AREA AND 300mm (12") or 600mm (24") CLEAR, IF ROUGH IN WIRING PROVIDED FOR FUTURE AUTO-OPENER

WINDOWS

- 16 • WINDOWS ARE ACCESSIBLE AND HAVE A MAX. SILL HEIGHT OF 750mm (29.5"). AT LEAST ONE WINDOW IN BEDROOM AND LIVING ROOM WITH REQUIRED SILL HEIGHT
- TO BE OPERABLE WITH OPENING MECHANISMS THAT CAN BE DONE WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING.

FLOOR

- 13 • MAXIMUM HEIGHT OF THRESHOLD TO BE 13mm (0.5") (N/A TO BALCONY, PATIO, AND DECK DOOR SILLS)
- 14 • FLOOR SURFACES TO BE SLIP RESISTANT

OUTLETS AND SWITCHES

- 18 • LIGHT SWITCHES AND ELECTRICAL PANELS SHALL BE 900 TO 1200mm (34.5-47.2") FROM THE FLOOR
- SWITCHES WILL BE ROCKER OR PADDLE TYPE

BATHROOMS

- 23-A • TOILET CENTRE LINE POSITION TO BE 420-480mm (16.5-19") FROM SIDE WALL WHERE A GRAB BAR CAN BE INSTALLED AND AT LEAST 510mm (20") FROM ANY OBSTRUCTION ON NON-GRAB BAR SIDE. AT LEAST 800mm (31.5") CLEAR SPACE IN FRONT OF TOILET

- 23-B • CLEAR FLOOR AREA AT SINK OF 760mm (30") BY 1220mm (48") WHERE 1220mm IS CENTRED ON SINK.

- 23-C • MINIMUM 510mm (20") CLEAR IN DEPTH ALONG FULL LENGTH OF BATHTUB

KITCHENS

- 25-A • CONTINUOUS COUNTER BETWEEN STOVE AND SINK
- 25-B • EASY TO GRASP HANDLES ON FAUCETS
- 25-C • EASY TO REACH AND GRASP HANDLES ON CUPBOARDS (EX. D OR J TYPE CABINET HANDLES) AND GRAB EDGES UNDER COUNTERS

BEDROOM & CLOSET

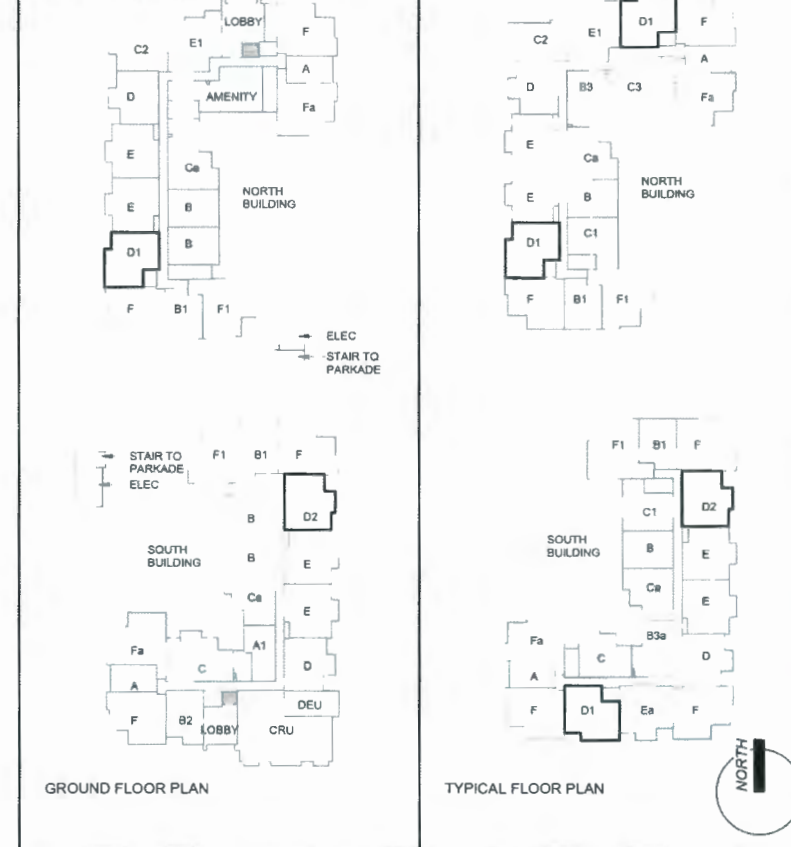
- 26 • IN A DWELLING UNIT THAT HAS A BACHELOR SUITE AND AT LEAST ONE BEDROOM IN EVERY OTHER DWELLING UNIT SHALL HAVE A 1500mm (59") TURNING DIAMETER ON ONE SIDE OF A DOUBLE BED

- 27 • THE CLOTHES CLOSET IN A DWELLING UNIT THAT HAS A BACHELOR SUITE AND AT LEAST ONE BEDROOM IN EVERY OTHER DWELLING UNIT SHALL HAVE A CLEAR OPENING OF AT LEAST 900mm (35.5"), MINIMUM CLEAR FLOOR SPACE OF 750 BY 1200mm AND A CLOTHES HANGER ROD THAT CAN BE LOWERED TO 1200mm (47.2")

PATIOS AND BALCONIES

- 28 • ACCESS DOORS TO HAVE CLEAR OPENING OF 800mm (31.5")
- WILL BE PROVIDED WITH A REMOVABLE RAMP FOR WHEEL CHAIR ACCESS AT DOOR SILL
- 29 • MINIMUM DIMENSION OF ANY BALCONY AND PATIO TO BE 1500 BY 1500mm (59 x 59")

KEY PLANS



GROUND FLOOR PLAN

TYPICAL FLOOR PLAN

