City of Richmond

Report to Development Permit Panel

Planning and Development Department

To:	Development Permit Panel	**Date:**	December 16, 2013
From:	Wayne Craig Director of Development	**File:**	DP 13-641796
Re:	**Application by Townline Gardens Inc. for a Development Permit at 10820 No. 5 Road**		

Staff Recommendation

That a Development Permit be issued which would;

1. Permit the construction of a 5-storey, mixed-use commercial and residential building (Building D – 'The Camellia') at 10820 No. 5 Road on a site zoned "Commercial Mixed Use (ZMU18) – The Gardens (Shellmont)"; and
2. Vary the provisions of the Richmond Zoning Bylaw 8500 to:
   a) Reduce the parking rate for rental housing units from 1.7 spaces per residential unit (1.5 spaces for residents plus 0.2 spaces for visitors) to 1.2 spaces per residential unit (1.0 spaces for residents plus 0.2 spaces for visitors).

Wayne Craig,
Director of Development

WC:bg

Attachment 1: Development Application Data Sheet
Attachment 2: Advisory Design Panel Comments and Applicant Responses

Staff Report

Origin

Townline Gardens Inc., has applied to the City of Richmond for permission to develop a 5-storey, mixed-use commercial and residential building (Building D – 'The Camellia') with a gross floor area of 10,839.1 m² (116,671 ft²) including 163 apartment units with a floor area of 9,231.8 m² (99,370 ft²) and 1,607.3 m² (17,301 ft²) of commercial floor area located at 10820 No. 5 Road.

'The Gardens' project is a master planned, mixed-use development at the northeast corner of Steveston Highway and No. 5 Road. Building D would be Phase 2 of this overall development and the residential component (163 apartment units) of this building is proposed as 144 rental housing units and 19 affordable housing units.

The rezoning (RZ 08-450659) for this overall development was adopted on July 25, 2011. 'The Gardens' site was rezoned from "Service Station District (G2)", "Botanical Garden District 1 (BG1)" and "Botanical Garden District 2 (BG2)" to "Commercial Mixed Use (ZMU18) – The Gardens (Shellmont)" according to Zoning Bylaw 8500 Amendment Bylaw 8532. The vision for this overall development is a 'Garden City' characterized by compact, transit-oriented development, pedestrian-friendly streetscapes, small shops and restaurants, and a green, landscaped setting with opportunities for urban agriculture. See sheet 38 for the overall development master plan of 'The Gardens' proposed development. Significant requirements and contributions were secured at the time of rezoning included the following:

- 12.2 acre 'Agricultural-Park' dedication (north portion of the site) with a master plan and basic park enhancements;
- Agricultural Land Reserve (ALR) setback and landscape buffer;
- City-owned 37 space child care facility;
- 5% of the total market residential floor area as affordable housing;
- Road frontage and infrastructure upgrades;
- Enhancement of an existing Riparian Management Area (RMA); and
- On-site public art installations with a total estimated value of approximately $364,000.

The ZMU18 zoning for 'The Gardens' limits development on the overall site to 1.43 FAR. However, Townline may choose to vary the number of parcels in a phase and/or the order in which the parcels are developed as well as vary the floor area in each phase or parcel and/or the proportion of non-residential and residential uses, provided that the following floor areas are not exceeded:

- Maximum Residential Floor Area: 53,513 m^2 (576,007 ft^2); and
- Maximum Total Floor Area: 56,511 m^2 (608,279 ft^2) (approximately 550+ units).

There are 3 separate Servicing Agreements (SA) for this development (i.e., for infrastructure upgrades, frontage improvements and service connections) and Townline has entered into all 3 SA's.

The Development Permit for Phase 1 has been issued and is under construction.

A previous Development Permit for Phase 2 (DP 12-599057) was endorsed by Development Permit Panel on August 22, 2012. Townline later elected to pursue a rental housing project and therefore withdrew this application. However, a new housing agreement will be required and the existing housing bylaw will need to be rescinded and simultaneously replaced by a new housing bylaw.

The current development proposal for Phase 2 is generally in keeping with the previous proposal endorsed by the Development Permit Panel on August 22, 2012 but a new Development Permit application was required due to relatively minor changes in the form and character of the current proposal, unit mix adjustments and changes to the parking requirements.

Development Information

Please refer to the Development Application Data Sheet for a statistical summary of this development proposal (**Attachment 1**).

Background

The site for Building D is a portion of the former 'Fantasy Gardens' property situated along the east side of No. 5 Road. The overall development site is located on the north side of Steveston Highway, between Highway 99 and No. 5 Road. The botanical gardens portion (north half) within the ALR was dedicated to the City as an 'Agricultural Park' as part of the rezoning. The development portion (south half) proposes seven (7) buildings ranging in height from 4 to 6-storeys with both underground and podium roof top parking. The immediate context for Building D in Phase 2 is as follows:

- North: The temporary marketing centre for 'The Gardens' (future 37 space child care facility) is located immediately north of Road 'A' and designated Assembly (ASY). The 12.2 acre dedicated 'Agricultural-Park' designated Agriculture and Botanical Show Garden (ZA3) – Fantasy Gardens (Ironwood) is also located on the north side of Road 'A' opposite the proposed Building D. The area beyond the development site and north of the 'Agricultural-Park' is characterized by large properties designated to permit assembly uses fronting No. 5 Road with farming uses in the rear.
- East: Future phases of 'The Gardens' overall development are located on the east side of Road 'A' and beyond the development site is Highway 99, separated from the development site by a tall, evergreen hedge (within the subject site) and a large drainage ditch (within the highway right-of-way). The properties east of Highway 99 are agricultural.
- South: Building A in Phase 1 of 'The Gardens' is located immediately south of proposed Building D, across the auto court at the east end of the internal east-west shopping street. Beyond the overall development site on the south side of Steveston is the Ironwood Shopping Centres, a large business park further south and a mixed-use commercial/business park area east of No. 5 Road. The Ironwood Shopping Centre offers a broad range of convenience retail, restaurants and services, including a branch of the Richmond Public Library.
- West: Across No. 5 Road is an established, single-family residential neighbourhood with lots fronting No. 5 Road designated Single Detached (RS1/E) and a small townhouse project designated Low Density Townhouse (RTL4) that front onto No. 5 Road.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning application was held on October 19, 2009. While no objections to the proposed development were raised, some concerns were expressed regarding the traffic in the immediate area. As a result improvements have been made to the existing Steveston Highway and No. 5 Road intersection and a new signalized intersection will be created along No. 5 Road at the entry to the proposed development.

Staff Comments - Summary

The proposed scheme attached to this report has satisfactorily addressed the urban design issues and other staff comments identified during the review for this Development Permit application. It complies with the intent of the applicable sections of the Official Community Plan (OCP) Bylaw 9000 and Schedule 2.8A - Shellmont Area - Ironwood Sub-Area Plan in OCP Bylaw 7100. In addition, the proposed development is generally in compliance with the relevant design guidelines but a zoning variance is required as noted below.

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

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

a) Reduce the parking rate for rental housing units from 1.7 spaces per residential unit (1.5 spaces for residents plus 0.2 spaces for visitors) to 1.2 spaces per residential unit (1.0 spaces for residents plus 0.2 spaces for visitors).

Staff supports the proposed variance as the applicant has submitted a parking study that justifies the request by demonstrating that the proposed reduction in the parking rate for rental housing will still provide sufficient parking for these dwelling units and is verified based on a detailed analysis of parking utilization in comparable existing rental housing projects in Richmond. Townline has also agreed to provide one (1) BC Transit Compass Card per rental unit (163 in total) for Building D in Phase 2, which shall include the equivalent value of 1 year or 12 monthly 2-zone transit passes. The rental housing tenure will be secured through the registration of a separate housing agreement.

Advisory Design Panel Comments

The Advisory Design Panel was in support of this Development Permit application. See **Attachment 2** for the relevant excerpt from the Advisory Design Panel Minutes of October 23, 2013. The design responses from the applicant have been included immediately following the specific Advisory Design Panel comments and are identified in '***bold italics***'.

Analysis

Conditions of Adjacency

The proposed design of Building D respects adjacent properties and neighbouring land uses to ensure a comfortable urban design fit in the following ways.

- **To the North**: The proposed height of the top floor would be 17.31 m while the maximum height of the building including mechanical equipment and the elevator overrun would be 18.69 m. Both proposed heights are below the maximum 20 m height allowed under the ZMU18 zone thus the apparent height of the building from the 'Agricultural-Park' on the north Road 'A' is approximately 2.7 m (8.9 ft) lower than the maximum height permitted.

- **To the East**: Across Road 'A' from proposed Building D, the overall development plan anticipates a future building with a similar massing (Building E1) and a mirrored setback and frontage treatment. Any adjacency impacts of the proposed development along the north-south portion of Road 'A' would be internal to the development site and only affect future phases of the overall development.
- **To the South**: The edge conditions along the south side of Building D are similarly internal to the overall development site and would b compatible with the retail/commercial plaza area and small auto-court between Building A and Building D. The same high-quality landscape treatment and paving materials introduced in Phase 1 for Building A will be extended onto Lot C for Building D in Phase 2.
- **To the West**: The transition in building mass to the smaller scale 2 to 3-storey residential townhouse development on the west side of No. 5 Road has been achieved by an increased building setback (from 3.0m to 6.0m). The resulting 6.0m building setback would consist of densely landscaped terraces in combination together with the 6.0 m wide City boulevard and greenway including street trees and grass, sidewalk and parallel off-street bike lane.

Transportation & Traffic

1. Parking: The proposed reduction in the residential parking rate has been justified through a parking study, which is supported by Transportation staff. The proposed number of parking spaces assumes a reduction in residential parking in response to the Transportation Demand Management (TDM) measures proposed by the applicant and supported by Transportation staff. All required commercial parking spaces have been provided in Phase 1 and commercial parking is shared with residential visitor parking. The shared commercial/residential visitor parking stalls are required to be 'unassigned'. The proposed bike parking meets the bylaw requirements as does the proposed loading arrangement. The table below provides a summary of parking and loading associated with Building D.

Land Use	Required Parking	Parking Reduction (TDM & Overlap)	Proposed Parking Provided	
Residential Rental Housing	216	235 (216+19) -10% = 212	Rental & Affordable = 163 Visitor (overlap with retail) = 33 Total = 196	Variance required but supported
Residential Affordable Housing	19			
Visitor	33	visitor overlapping 33-10% = 30		
Total	268	242		
Small Car Stalls (50% allowed)	134	121	62 (residential only)	
Accessible Parking Stalls	6	5	5 (3 residential 2 retail)	
Shared Commercial & Residential Visitor	Phase 2 = 56 Overall = 351	Phase 2 = 56-10% = 50 Overall = 351-10% = 316	Podium Level = 85 Parkade P1 Level = 266 Total = 351 Phase 2 - Commercial = 56 Total Vehicle Parking = 210 (res.) + 56 (comm.) = 266	Based on shared commercial / residential visitor parking
Phase 2 – Total Vehicle Parking	338	305		
Residential Class 1 Bike Parking	204	n/a	204	0% reduction
Residential Class 2 Bike Parking	33	n/a	33	
Commercial Class 1 Bike Parking	5	n/a	5	0% Reduction
Commercial Class 2 Bike Parking	7	n/a	7	
Loading Spaces	3 medium	n/a	3 shared medium (SU9)	3

2. TDM measures were secured at the time of rezoning and include the following components:
   - 2 co-op parking stalls located on the parking podium near the east end of Building B;
   - 2 transit shelters (1 to be installed northbound on No. 5 Road as part of the Servicing Agreement and cash-in-lieu for 1 to be installed southbound at the intersection between Steveston Highway and Highway 99;
   - End-of-trip bike facilities provided in Building A (Phase 1) with access provided to all residents and commercial-retail unit (CRU) employee use with key fobs; and
   - 15% subsidy for a 2-zone transit pass, with this offer presented to all owners at the time of occupancy but advertised as part of the sales and marketing for the project.

   The applicant now proposes the following additional TDM measure in consideration of the reduced residential parking rate for rental housing:
   - Provision of one (1) Compass Card per rental unit (163 in total) for Building D in Phase 2, which shall include the equivalent value of 1 year or 12 monthly 2-zone transit passes that would advertised as part of the sales and marketing for the project and would be presented to the owners (1 Compass Card per unit) at the time of occupancy. Townline indicates there will be no fee, penalty or disincentive to residents of Building D in order to receive a Compass Card.

Urban Design & Site Planning

1. Overall Master Plan: This site is located at an important southern gateway to Richmond from Highway 99 and the proposed 4 to 5-storey built form will provide an appropriate framing element on the north side of Steveston Highway, which will ultimately contribute to the creation of a 'portal experience'. In the overall development master plan, all buildings are located along an internal east-west retail street on top of the parking roof deck with residential apartments above. This internal pedestrian-scale retail street incorporates a variety of shop fronts, a limited amount of surface parking, wide sidewalks, raised crosswalks, plaza areas, decorative paving and other special features that enhance the pedestrian experience and contributes to a vibrant mixed-use community.

2. Site Planning & Building Design: The site plan for Building D closely follows the master plan vision established during the rezoning stage to create a vibrant, mixed-use, urban village. The propose treatment surrounding Building D would consist of high-quality public, semi-public and private open spaces and complementary landscape plantings that have be appropriately detailed. The scale of Building D in Phase 2 will relate well to Building A in Phase 1 (to the south) but with sufficient variation in the architectural design and character to add visual interest and a separate identity.

3. Access & Circulation: The vehicle and pedestrian access/egress proposed for Phase 2 is consistent with the master plan and well coordinated with Phase 1. There would be multiple vehicle access points into this development from the surrounding streets including a right-in only along Steveston Highway, a direct connection to the underground parking (right-in and - out only) to/from No. 5 Road and a new signalized intersection along No. 5 Road at Road 'A' that would provide vehicle access to the interior of the site including the east-west retail street on the parking roof deck as well as to the underground parking area. There would be wide pedestrian sidewalks along both sides of the east-west retail street with walkway connections into the 'Agricultural Park' on the north side of the development site.

4. Height & Massing: The maximum height of Building D in Phase 2 would be 18.69 m (elevator overrun) while the height along No. 5 Road would be 17.31 m, which is lower than the permitted height of 20.0 m in the zoning bylaw.
5. Park Adjacency: The residential uses fronting the south side of Road 'A' are compatible with the proposed 'Agricultural-Park', particularly the ground-oriented units that have been designed with a grade separation between the public realm on the street and the elevated semi-private outdoor walkway adjacent to the unit patios.
6. Interior Site Relationships: The large 'U' shaped recess along the south side of Building D would enclose and complete the auto-court at the west end of the east-west retail street. A future residential building on the east side of Road 'A' in a later phase would create a compatible built form massing and use relationship for the Building D residential lobby.

Architectural Form & Character

1. Architectural Design: The facade design of the south building elevation creates a distinction between the residential and commercial uses by stepping the residential units back from the retail frontages located below and by the change in facade materials with the use of brick cladding (warm grey) on the ground level. The north building elevation has been improved by the addition of brick cladding on the lower level and balcony projections, which will improve the architectural character of this rental building and not differentiate this building from adjacent market residential buildings. In addition, a similar brick cladding has been added to the lower terrace walls. The retail uses within the building extend partially along No. 5 Road, which adds design variety and visual interest to the east building façade however there would be no direct access to any CRU from No. 5 Road. The retail frontage along this building façade is well screened from the residential buildings across No. 5 Road with a dense and layered landscape screening strategy and the proposed commercial signage is limited in size. The design of the parkade entry incorporates an overhead metal trellis, which appropriately announces the shared residential/commercial vehicle entry from No. 5 Road.
2. Building Materials: The façade materials include concrete, brick, metal panels and glazing. The amount of brick cladding has been increased along the base of the building on the north elevation to improve the character and apparent quality of this building.

Landscape Design & Open Space Design

1. As part of the rezoning, the applicant was required to dedicate approximately 12.2 acres as an 'Agricultural Park' that will include trails, play areas, ponds, community gardens, horticultural and agricultural interpretive facilities in the various garden areas.
2. There are no existing trees within the Phase 2 development site.
3. The Public Right of Passage – Statutory Right of Ways (PROP ROW's) secured over Phase 1 through the rezoning will provide public pedestrian access to all common amenity facilities provided within Building A through a series of internal streets and walkways. The frontage improvements of the overall development will extend the combined pedestrian/bike greenway along the No. 5 Road in front of Building D.
4. The indoor amenities for Building D will be provided in Building A and access to these facilities will be provided by a key fob system.

5. The proposed landscape treatment along Road 'A' in Phase 1 includes 1.5 m wide boulevard planting strips including street trees and grass in combination with 2.0 m wide sidewalks on both sides, which also provide improve pedestrian access to the 'Agricultural-Park'. The terraced retaining walls along the north side of Building D have been set back slightly from the sidewalk to create the appearance of a wider public boulevard and a more comfortable transition between the public and private realms.
6. The perimeter landscape around the west, north and east sides of Building D is generally terraced up to the ground level of the building and designed as a lush green pediment that completely screens the parking structure under the building. The hard landscape perimeter treatment on the south side of the building would consist of a minimum 2.0 m wide sidewalk with decorative paving along the retail frontages and a wider pedestrian plaza adjacent to the residential lobby. Decorative paving materials include concrete unit pavers, wood decking and stone slab paving. The walkway and plaza are flanked by raised planting areas for tree and shrub plantings that also provide seating areas.
7. The quality and character of the hard and soft landscape design, materials, detailing, furnishings and appointments established in Phase 1 would continue throughout Phase 2 adding continuity to the overall development at ground level within the public and semi-public realms. All soft landscape areas will include an automatic irrigation system. The freestanding walls and arbours proposed at the northwest and northeast corners of the site have been set back to allow adequate sight lines.

Accessible, Affordable & Rental Housing

1. Aging-in-place features incorporated into all 163 units include the following:
   a) Weather protection at the main entrance with highly visible waiting area;
   b) Level access into the main lobby from the street;
   c) Main unit entry doors with a minimum 0.9m (3ft) clear opening;
   d) No balcony smaller than 1.5m x 1.5m (5 ft x 5 ft);
   e) One elevator sized to accommodate a stretcher in a prone position;
   f) An electrical box rough in above the unit entrance to provide wiring for potential future installation of a power door opener;
   g) Lever type handles on all doors, window openers and plumbing fixtures;
   h) Solid blocking in main bathroom walls to facilitate the installation of future grab bars;
   i) Electrical outlets at 0.45m (18") above the floor;
   j) Switches and thermostats located 1.07m (3.5 ft) above the floor; and
   k) Rocker type light switches.
2. Three (3) accessible or barrier free housing units (Unit Type H) are proposed in Building D, which are located on levels 3, 4 and 5. These units are designed to be fully accessible at the time of construction for a resident in a wheelchair and meet the basic universal housing unit requirements in the zoning bylaw, which qualifies these units for the allowable 1.86m^2 (20ft^2) floor area exemption. In addition to the aging-in-place features these units incorporate the following supplemental features:
   a) Wider (2'8" clear) door openings at the master bedroom and bathroom;
   b) Additional clear door area at bathrooms, bedrooms and kitchen for wheelchairs;

c) Accessible bathroom shower complete with telephone style shower head, grab bars and folding modular seat;
d) Wall mounted grab bars behind the toilet and wall mounted accessible bathroom sink; and
e) Accessible kitchen design including areas of lower counter height, easy grasp cabinet hardware and provision for under sink knee space.

3. Townline previously elected to defer 726.25 m² (7,817.29 ft²) or 100% of the Affordable Housing (AH) component attributable to Phase 1 (i.e., Buildings A and B) to subsequent development phases. Townline now proposes to provide all AH attributable to Phase 1 in the current phase (Phase 2). Accordingly, Townline proposes 19 AH units in Building D - Phase 2 consisting of a total floor area of 744.4 m² (8,013 ft²) as follows:

Unit Number[3]	Unit Type	No. of Units	Unit Area	Minimum Unit Area	Maximum Monthly Unit Rent[1]	Total Maximum Household Income[2]
202	Studio	1	406 ft²	400 ft²	$850.00	$34,000 or less
203	Studio	1	401 ft²	400 ft²	$850.00	$34,000 or less
302	Studio	1	410 ft²	400 ft²	$850.00	$34,000 or less
306	Studio	1	400 ft²	400 ft²	$850.00	$34,000 or less
308	Studio	1	406 ft²	400 ft²	$850.00	$34,000 or less
309	Studio	1	401 ft²	400 ft²	$850.00	$34,000 or less
313	Studio	1	409 ft²	400 ft²	$850.00	$34,000 or less
320	Studio	1	406 ft²	400 ft²	$850.00	$34,000 or less
333	Studio	1	409 ft²	400 ft²	$850.00	$34,000 or less
337	Studio	1	411 ft²	400 ft²	$850.00	$34,000 or less
402	Studio	1	410 ft²	400 ft²	$850.00	$34,000 or less
406	Studio	1	400 ft²	400 ft²	$850.00	$34,000 or less
409	Studio	1	401 ft²	400 ft²	$850.00	$34,000 or less
413	Studio	1	409 ft²	400 ft²	$850.00	$34,000 or less
420	Studio	1	406 ft²	400 ft²	$850.00	$34,000 or less
433	Studio	1	409 ft²	400 ft²	$850.00	$34,000 or less
437	Studio	1	411 ft²	400 ft²	$850.00	$34,000 or less
441	1 Bedroom	1	555 ft²	535 ft²	$950.00	$38,000 or less
442	1 Bedroom	1	553 ft²	535 ft²	$950.00	$38,000 or less
		19	8,013 ft²	7,870 ft²		

Notes:
[1] Denotes 2013 amounts adopted by Council on March 11, 2013.
[2] Household income may be increased annually by the Consumer Price Index.
[3] Unit numbers are for reference to the Development Permit Drawings only.

4. A new affordable housing (AH) agreement and a replacement housing bylaw together with a housing covenant registered on title will be required to ensure the provision of the proposed 19 AH units in Phase 2. The previous housing bylaw will be rescinded as part of the new housing bylaw process.

5. A No Development Covenant (NDC) is required to be registered on the title of the remaining development parcels within the overall development to ensure the future provision of a minimum 5% of the total residential floor area within the subsequent development phases as AH units that is outlined in the Affordable Housing Strategy.

6. In order to address the provision of all studio and 1-bedroom affordable housing units in Phase 2, staff worked with Townline to ensure larger units are provided in the later phases.

The following table is a projected breakdown of affordable housing by phase for the overall development.

Phase	Unit Type	No. of Units	%	*Average* Unit Size	Total Amount (ft²)
Phase 1 Buildings A & B	Townline deferred Phase 1 affordable housing to later phases	0	-	-	(7,817.29)
Phase 2 (Lot C) Building D (Note: Rental Buildings have no Affordable Housing requirements)	Studio	17	89%	406	4,055
	1 Bedroom	2	11%	554	1,661
	Sub-Total	19	100%	-	8,013
Phase 3 (Parcel D) Buildings E1 & E2	1 Bedroom	0	0%	-	-
	1 Bedroom + Storage/Den	0	0%	-	-
	Accessible 1 Bedroom	0	0%	-	-
	2 Bedroom	4	50%	867	3,468
	3 Bedroom	4	50%	1000	4,000
	Sub-Total	8	100%	-	7,468
Phase 4 (Parcel E) Building F	1 Bedroom	0	0%	-	-
	1 Bedroom + Storage/Den	0	0%	-	-
	Accessible 1 Bedroom	1	13%	650	650
	2 Bedroom	4	50%	880	3,520
	3 Bedroom	3	38%	1001	3,003
	Sub-Total	8	100%	-	7,173
The Gardens Affordable Housing Overall Summary	Studio	17	49%		
	1 Bedroom	2	6%		
	1 Bedroom + Storage/Den	0	0%		
	Accessible 1 Bedroom	1	3%		
	2 Bedroom	8	23%		
	3 Bedroom	7	20%		
	Total	35	100%		Provided 22,654
					Required 22,456

7. Consistent with other rental housing projects that have been approved since Council adopted the Affordable Housing Strategy, no AH units are required.
8. A separate Rental Housing (RH) agreement registered on title for Phase 2 (Lot C) stipulating that all the proposed rental housing units provided in Building D will remain rental housing units in perpetuity.

Security & Sustainability

1. The following Crime Prevention Through Environmental Design (CPTED) features have been addressed in the proposed design:
   a) The landscape design allows clear views of surrounding pedestrian areas on the podium level including both the retail/commercial plaza and the residential entry lobby with proposed tree and shrub plantings that do not block views.

b) The proposed development will be well lit at access points, along streets, commercial frontages, in public open spaces and along all publicly accessible walkways.
c) The design incorporates vision glass along commercial frontages, significant overlook areas from the residential units above and glazed doors in stairwells and parkade lobbies.
d) The parking structure will be well lit and painted white to enhance visibility.
e) A clear delineation of public, semi-public and private spaces has been incorporated into the design to reinforce the sense of territoriality and perceived ownership of these areas.
f) The building interiors will be well lit and the design calls for non-glare, vandal resistant light fixtures that incorporate both motion-sensors and daylight-sensors.

2. The proposed sustainability and environmental design components of Building D include:
   a) meet or exceed LEED Silver equivalency standards;
   b) storm water generated from the development site will be channelled into the future park;
   c) cleaned and stored for re-use in the community gardens;
   d) incorporate low emission materials, and operable windows;
   e) use energy star appliances and windows, low flow fixtures and energy efficient lighting;
   f) use motion sensor and timers where possible;
   g) provide recessed balconies and shading of the building where possible;
   h) grind and reuse existing asphalt, concrete and pavers;
   i) include fly-ash in the locally produced concrete;
   j) use various recycled materials in the construction process, where possible;
   k) purchase locally for building materials where possible;
   l) follow appropriate recycling practices in the construction process; and
   m) drought-resistant, native plant material.

Public Art

The Public Art Plan was presented to and supported by the Richmond Public Art Advisory Committee on March 15, 2011. This plan calls for a total contribution of approximately $364,000.00. The Phase 1 contribution was $125,725.00 (60% of this amount for the Steveston/No. 5 Road pedestrian plaza and 40% for public art along Steveston Highway). The Phase 2 contribution will be approximately $60,460.00 (i.e., 105,176 ft^2 - 4,410 ft^2 for affordable housing = 100,766 ft^2 net buildable floor area x 0.60/ft^2) for benches predominantly made of glass designed by Joel Berman and wayfinding signage that reinforces the public art theme of the overall development.

Noise & CMHC Standards

A legal agreement will be required to ensure that the proposed residential units meet the CMHC noise standards and requirements prior to issuance of the Development Permit, which will identify any special construction measures that are required to be included in the building design. Submission of an Acoustical Report and a Mechanical Report that confirms the proposed residential units will meet CMHC and ASHRAE standards is also required prior to issuance of the Development Permit.

Refuse & Recycling

The owner/developer has confirmed that the design satisfies the following refuse and recycling requirements:

1. Residential Component:
   - 2 x 4 cu yd garbage container with wheels,
   - 1 x 4 cu yd corrugated cardboard recycling container with wheels,
   - 10 recycling carts and 5 food scraps carts.
2. Commercial Component
   - 1 x 4 cu yd garbage container with wheels emptied daily or 3 times a week,
   - 1 x 4 cu yd corrugated cardboard recycling container with wheels,
   - 2 paper products recycling carts plus 2 container recycling carts,
   - 2 food scraps recycling cart, and
   - 1 grease collection container from West Coast Reduction if one of the CRU's is a restaurant or grocery store serving food.
3. Townline confirms that ample enclosed storage space has been provided to allow for containers to be brought in and out during pick up so as to not negatively impact the commercial sidewalk or residential drive aisles.
4. Litter/recycling containers for the any public spaces will as required by Environmental Programs staff.

Conclusions

Building D in Phase 2 of the overall development by Townline will continue the high quality standard of mixed-use development from Phase 1 (Buildings A and B). There are many public benefits associated with this overall development including the provision of a 12.2-acre ALR 'Agricultural Park', a 37-space child care facility, the provision of affordable housing, road and other infrastructure up-grades as well as publicly accessible walkways and plaza areas within the development. Staff supports the proposed design of Building D in Phase 2 of 'The Gardens' by Townline.

Brian Guzzi, MCIP, MCSLA
Senior Planner - Urban Design

BG:cas

Att:

Attachment 1: Development Application Data Sheet
Attachment 2: Advisory Design Panel Comments and Applicant Responses

The following are to be met prior to forwarding this Development Permit application to Council for approval:

1. Registration of the City's standard Housing Agreement to secure 19 affordable housing units. Occupants of the affordable housing units subject to the Housing Agreement shall enjoy full and unlimited access to and use of all on-site indoor and outdoor amenity spaces. The terms of the Housing Agreement shall indicate that they apply in perpetuity and provide for the following:

Unit Number[3]	Unit Type	No. of Units	Unit Area	Minimum Unit Area	Maximum Monthly Unit Rent*	Total Maximum Household Income[2]
202	Studio	1	406 ft²	400 ft²	$850.00	$34,000 or less
203	Studio	1	401 ft²	400 ft²	$850.00	$34,000 or less
302	Studio	1	410 ft²	400 ft²	$850.00	$34,000 or less
306	Studio	1	400 ft²	400 ft²	$850.00	$34,000 or less
308	Studio	1	406 ft²	400 ft²	$850.00	$34,000 or less
309	Studio	1	401 ft²	400 ft²	$850.00	$34,000 or less
313	Studio	1	409 ft²	400 ft²	$850.00	$34,000 or less
320	Studio	1	406 ft²	400 ft²	$850.00	$34,000 or less
333	Studio	1	409 ft²	400 ft²	$850.00	$34,000 or less
337	Studio	1	411 ft²	400 ft²	$850.00	$34,000 or less
402	Studio	1	410 ft²	400 ft²	$850.00	$34,000 or less
406	Studio	1	400 ft²	400 ft²	$850.00	$34,000 or less
409	Studio	1	401 ft²	400 ft²	$850.00	$34,000 or less
413	Studio	1	409 ft²	400 ft²	$850.00	$34,000 or less
420	Studio	1	406 ft²	400 ft²	$850.00	$34,000 or less
433	Studio	1	409 ft²	400 ft²	$850.00	$34,000 or less
437	Studio	1	411 ft²	400 ft²	$850.00	$34,000 or less
441	1 Bedroom	1	555 ft²	535 ft²	$950.00	$38,000 or less
442	1 Bedroom	1	553 ft²	535 ft²	$950.00	$38,000 or less
		19	8,013 ft²	7,870 ft²		

Notes:
[1] Denotes 2013 amounts adopted by Council on March 11, 2013.
[2] Household income may be increased annually by the Consumer Price Index.
[3] Unit numbers are for reference to the Development Permit drawings only.

2. Registration of a housing agreement on title ensuring that all residential units with the exception of the 19 affordable housing units proposed in Building D on Lot C (10820 No. 5 Road) as rental units will remain as market rental units in perpetuity.

3. Discharge of the existing No Development Covenant (NDC) for affordable housing (Charge Number CA2088657) on Lot C as well as Parcels D and E in the Land Title Office subject to the simultaneous registration of a new NDC for affordable housing on Parcels D and E as indicated below.

   a) No development of subsequent development phases (Parcels D and E) until the owner/developer makes appropriate provisions for a minimum of 5% of the residential total floor area (no exceptions) as projected in Table 1 below; at the sole cost of the developer, completed to a turnkey level of finish on Parcels D and E, and secured via the City's standard Housing Agreement registered on title on Parcels D and E.

   The form of the Housing Agreement is to be agreed to by the developer and the City, and registered on title, prior to Development Permit approval on Parcels D and E. The terms of the Housing Agreement shall indicate that they apply in perpetuity and provide for, but are not limited to, the following:

   - occupants of the affordable housing units shall, to the satisfaction of the City shall enjoy full and unlimited access to and use of all on-site indoor and outdoor amenity spaces;

- the required minimum floor area of the affordable housing units shall be a minimum of 5% of the residential gross floor area (no exceptions) as projected in Table 1 below;
- all affordable housing units shall be built to the City's Basic Universal Housing guidelines;
- the number of affordable housing units, together with their types, sizes (averages in Table 1; minimums in Table 2), and unit mix shall be provided to the satisfaction of the City according the following schedule:

Table 1

Phase	Unit Type	No. of Units	%	*Average* Unit Size	Total Amount (ft²)
Phase 3 (Parcel D) Buildings E1 & E2	1 Bedroom	0	0%	-	-
	1 Bedroom + Storage/Den	0	0%	-	-
	Accessible 1 Bedroom	0	0%	-	-
	2 Bedroom	4	50%	867	3,468
	3 Bedroom	4	50%	1000	4,000
	Sub-Total	8	100%	-	7,468
Phase 4 (Parcel E) Building F	1 Bedroom	0	0%	-	-
	1 Bedroom + Storage/Den	0	0%	-	-
	Accessible 1 Bedroom	1	13%	650	650
	2 Bedroom	4	50%	880	3,520
	3 Bedroom	3	38%	1001	3,003
	Sub-Total	8	100%	-	7,173

- rental rates and occupant income restrictions shall be in accordance with the City's Affordable Housing Strategy and guidelines for Low End Market Rental housing, according to the following schedule:

Table 2

Unit Type	Minimum Unit Sizes	Maximum Monthly Rent	Total Household Annual Income[1,2]
Bachelor	37 m2 (400 ft2)	$850	$34,000 or less
One bedroom	50 m2 (535 ft2)	$950	$38,000 or less
Two bedroom	80 m2 (860 ft2)	$1,162	$46,500 or less
Three bedroom	91 m2 (980 ft2)	$1,437	$57,500 or less

Notes:
[1] Denotes 2013 amounts adopted by Council on March 11, 2013 .
[2] Household income may be increased annually by the Consumer Price Index.

4. Discharge of the No Development Covenant (NDC) on Lot C (Charge Number CA2088662) regarding public art subject to confirmation that the owner/developer has submitted the required LOC for public art in the amount of $65,304 (i.e., 99,370 ft² total residential floor area minus affordable housing 7,831ft² = 91,539 ft² residential floor area plus 17,301 ft² commercial floor area x 0.60/ft² = $65,304) that will be returned to the owner/developer after installation of the public art to the satisfaction of the Director of Development.

5. Discharge of the No Development Covenant (NDC) related to the provision of a child care facility on Parcel C (Charge Numbers CA2088652) as the requirement for the owner/developer to deliver of the child care facility has not been reaching in Phase 2 (Building D) on Parcel C.

6. A legal agreement stating that commercial and visitor parking provided on Lot 1 and Lot C cannot be assigned for exclusive use.

7. Confirmation that all the underground parking on Lot C is solely for the benefit of Lot C or registration of appropriate easement agreements for lots and/or parcels to be provided for access to these parking stalls.

8. Provision of acoustical and mechanical report(s) to confirm the CMHC and ASHRAE standards have been met.

9. Provision of a letter of credit by the owner/developer for supply and installation of landscape site improvements in the amount of $142,521.00 (based on the landscape cost estimated prepared by a registered landscape architect).

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. 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.

2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.

3. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

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.

Signed Date

City of Richmond

Development Application Data Sheet
Development Applications Division

DP 12-599057 **Attachment 1**

Address: 10820 No. 5 Road

Applicant: Townline Gardens Inc. Owner: Townline Gardens Inc.

Planning Area(s): Shellmont Planning Area – Area C – The Gardens

Floor Area Gross: 10,839.1 m² (116,671 ft²) Floor Area Net: 10,467.1 m² (112,667 ft²)

Criteria	Existing	Proposed
Site Area (no dedications in Phase 2)	6,040 m² (65,014 ft²)	No Change
Land Uses	Vacant	Mixed Use - Commercial / Residential
OCP Designation - Generalized Land Use	Mixed Use	No Change
OCP Designation - Specific Land Use	Limited Mixed Use	No Change
Zoning	"Commercial Mixed Use (ZMU18) – The Gardens (Shellmont)"	No Change
Number of Units	Nil	163 units including 19 affordable units

Criteria	Bylaw Requirement	Proposed	Variance
Gross Floor Area	-	10,839.1 m² (116,671 ft²)	-
Net Floor Area (minus FAR exclusions)	-	10,467.1 m² (112,667 ft²)	-
Lot Size	no minimum	6,040 m² (65,014 ft²)	-
Floor Area Ratio	1.43 FAR (on overall site)	1.73 FAR (Phase 2)	-
Gross Floor Area (commercial / residential)	-	17,301ft² com. + 99,370ft² res.	-
Lot Coverage	50%	43%	-
Setback - No. 5 Road	6.0 m	6.0 m	-
Setback - Road 'A' (north side)	3.0 m	4.44 m	-
Setback - Road 'A' (east side)	3.0 m	4.15 m	-
Setback - Internal Lane (south side)	3.0 m	4.33 m	-
Height	20.0 m	18.69 m	-
Off-street Parking Spaces – Resident/Commercial	Residential spaces 163 Commercial spaces 56 Total Phase 2 spaces 219	163 Residential (134 in Phase 2 plus 29 spaces in Phase 1) 56 commercial (all provided for in Phase 1)	Variance Requested & Supported
Parking – Commercial (overall estimated)	305 stalls	266 stalls	-
Parking Stalls - small / accessible	maximum 50% small stalls	62 small / 5 accessible	-
Loading Stalls	3 loading stalls	3 loading stalls	-
Bicycle Parking (Class 1 & Class 2)	Commercial - 5 Cl-1 + 7 Cl-2 Residential - 204 Cl-1 + 33 Cl-2 Total - 249	Commercial - 7 Cl-1 + 6 Cl-2 Residential - 204 Cl-1 + 33 Cl-2 Total - 249	- -
Amenity Space (Indoor)	70 m² minimum indoor	provided in Phase 1	-

Attachment 2

Excerpt from the Minutes from
The Design Panel Meeting

Thursday, October 23, 2013 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

3. DP 12-599057 – 5-STOREY MIXED-USE BUILDING WITH 98 APARTMENTS & 1,329M² COMMERCIAL SPACE

APPLICANT: Townline Gardens Ltd.

PROPERTY LOCATION: 10820 No. 5 Road

Applicant's Presentation

Tiffany Duzita, Townline Group of Companies, Architect Al Johnson, DA Architects + Planners, and Landscape Architect Daryl Tyacke, Eckford Tyacke + Associates, presented the project on behalf of the applicant.

Panel Discussion

Comments from the Panel were as follows:

- concern on the north side of the development, in particular the proximity of the walkway to the rental units on the ground floor; consider increasing the planting in front of the units to provide more separation and privacy;

  The walkway cannot be moved further away from the building face as it would negate any of the street side planting and present a higher wall at the sidewalk.

- the scale of the signage on the corners appears dominant;

  On the model, the scale actually looked diminutive. The height of the monuments is necessary to appear in scale with the height of the landscaping behind. The intent is that they dominate the corners- these announce the project.

- consider planting in front of the stairs;

  Done. Refer to pages DP L2 and DP L3

- location of the elevator at one end of the building creates a very long corridor;

  The building is only required to have one set of elevators. They were located in proximity to the front entrance of the building. Stairways to the exterior and parking are located throughout the building.

- access to the ground floor units appears brutal; north façade appears relentless and needs further articulation;

  Individual exterior unit entry doors are being painted a rich rust colour to better articulate the sense of entry. Deep second floor cantilevered concrete balconies with coloured glass located immediately above the entries further define these recessed porches.
  The paired horizontal coloured blue glass balconies at gridlines 4 and 13 are now cantilevered out 2 feet from the building face. This will add depth and additional coloured glass to the elevation as it wraps around three sides of the balconies.
  Refer to plans A2.04-06, Elevation A.4.02 and Perspectives A7.01 and A7.03

- appreciate the wood frame of the building; however, the building appears relentless; the top floor needs to be differentiated from the rest of the building to achieve a more humane scale;

  This building is characterized by its 2 storey base both on the residential elevations as well as the commercial elevations. It intentionally does not include a top floor loggia treatment that is found first two buildings in the development. Changes of colour and materials, and use of deep thin cantilevered concrete eyebrows and coloured glass balconies define these lower two floors.
  The upper three floors have strong horizontal banding and staggered accent coloured glass balconies designed to create a visually distinct contemporary building for this urban village that is different from yet compliments the first two buildings.
  Refer to Elevations A.4.02 and perspectives A7.01 and A7.03

- look at the accessibility of the ground floor units;

  All ground floor units on the east and north elevations are accessible via the elevator from the parkade, which connects to the lobby and exterior pathway. Only 3 units on the west elevations are not accessible via an elevator and exterior walkway.

- there is lack of continuity in the four elevations of the building;

  Coloured accent glass balconies in a random pattern have been added throughout the elevations that surround the commercial courtyard and east facades to better integrate with the previously more colourful north and west facades.
  Refer to Elevations A4.02, A4.03, A4.04 and perspectives A7.01, A7.02 and A7.03

- the south side is more successful than the north side as it brings down the scale of the building; consider bringing down the scale of the north side through changes in colour and texture in the lower floors;

  See above.

- materials palette on the north and east sides are very simple; consider opportunities for using additional materials;

  There are three colours of cementitious cladding being used including large format panels and horizontal pattered siding. In addition, painted concrete eyebrows, metal panels and two different colours of balcony glass are being proposed. Brick is also being added to feature landscape walls such as at the stairs.

  Coloured balconies have been added to the east elevation while additional orange rust coloured metal has been added at the northwest corner.

  Refer to Elevations A4.02, A4.03 and perspectives A.7.02 and A7.03

- agree with comments regarding the stair entry to the townhouse units on the north side; consider design development of the ground plane in front of the townhouse units;

  See comments below regarding changes to the western staircase on the north elevation.

- elevations need more design development;

  See above.

- elevators are located far from the majority of the residential units, particularly from the accessible units; consider a more appropriate location;

  The stairs were located in proximity to the front entrance of the building and to be separate from the retail component on the main floor.

- appreciate the aging-in-place features in all of the residential units; consider providing pocket doors in washroom entries to create more usable floor space and facilitate the movement of residents with disabilities;

  If required, residents can install pocket doors at a later date. Pocket doors often have maintenance and warranty issues and typical swings doors are referred with lever type handles that are an accessible feature.

- walkway on the north side needs more lighting in addition to the ambient lighting coming from the recessed patios;

  Done. Refer to page DP L8

- consider adding dividers between the individual patios of residential units to provide separation and privacy;

  Ground floor patios are recessed, similar to balconies above and have private divisions between the units. Screening in front from the exterior pathway would make the patios more enclosed and dark also they would block views to the north of the park and mountains.

- north side stairs should be twinned with ramp for emergency and wheelchair access;

  Twinning of the north side staircases would decrease the amount the landscaping on the north elevation and increase the amount of concrete creating a colder feel to the public realm. In addition the space required for ramps in relation to the building and parking footprint, would encroach into the public realm along Road 'A'.

- there is potential that the future Road A will be used by motorists to avoid traffic at the intersection of No. 5 Road and Steveston Highway; consider installing traffic calming devices on Road A;

  The traffic congestion at No. 5 Road and Steveston Hwy is the east bound traffic to go over the overpass or merge into the tunnel traffic. There is no way to cut through the development to avoid this traffic due to the permitted accesses and turning movements that have already been approved and under construction. The twinning of the westbound left turn lane and westbound right turn lane only lane on Steveston Hwy have significantly improved the current westbound traffic to little or no congestion at this intersection.

- note dangerous crossing for pedestrians travelling south at No. 5 Road and Steveston Highway intersection;

  The offsite improvements, including pedestrian crossing have been reviewed and improved by the City as part of the rezoning. These improvements have been installed at No.5 Rd and Steveston Hwy.

- consider opportunities for further design development of the stairs on the north side of the proposed development to recess them farther from the sidewalk, e.g. make them lighter;

  Done. Refer to pages DP L2 and DP L3

- glass accents help the north elevation;

  See above.

- angle in the ground plane is a good device to provide animation; however, there is concern on how it ends;

  The angle continues throught the parking lot and all the way out to the the pedestrian access off No. 5 Rd, but this is part of the approved and under construction Phase 1. Same materials are being used for both phases.

- concern on the durability of camellas;

  Varieties selected are of a single flower type that drop rather than hang onto the plant when flowering has stopped

- appreciate the simplicity of the north elevation; good articulation of the flat wall;
- cross sections are good; high quality of architecture; and
- northwest corner needs further articulation to break up its flatness and turn the corner in a less severe manner similar to the southeast corner treatment.

  Additional rust orange coloured metal panels have been added at level three in combination with the blue horizontal siding and the deep cantilevered slab to accentuate the northwest corner.

  Refer to Elevations A4.02 and perspectives A7.01 and A7.03

Panel Decision

It was moved and seconded

That DP 13-641796 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Panel.

CARRIED

Opposed: Jim Hancock

City of Richmond

Development Permit

No. DP 13-641796

To the Holder: TOWNLINE GARDENS INC.

Property Address: 10820 NO. 5 ROAD

Address: 120 - 13575 COMMERCE PARKWAY, RICHMOND, BC V6V 2L1

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 parking rate for rental housing units from 1.7 spaces per residential unit (1.5 spaces for residents plus 0.2 spaces for visitors) to 1.2 spaces per residential unit (1.0 spaces for residents plus 0.2 spaces for visitors).
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 #38 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 $142,521.00 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 13-641796

To the Holder: TOWNLINE GARDENS INC.

Property Address: 10820 NO. 5 ROAD

Address: 120 - 13575 COMMERCE PARKWAY,
RICHMOND, BC V6V 2L1

---

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.

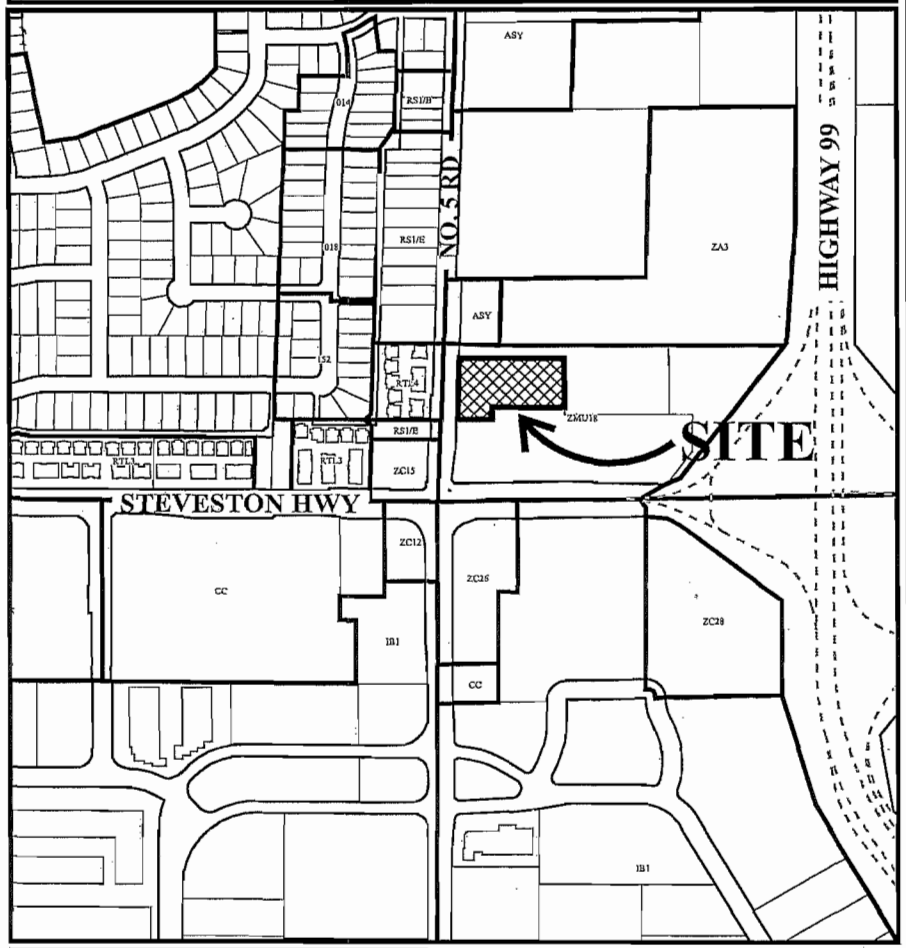
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF , .

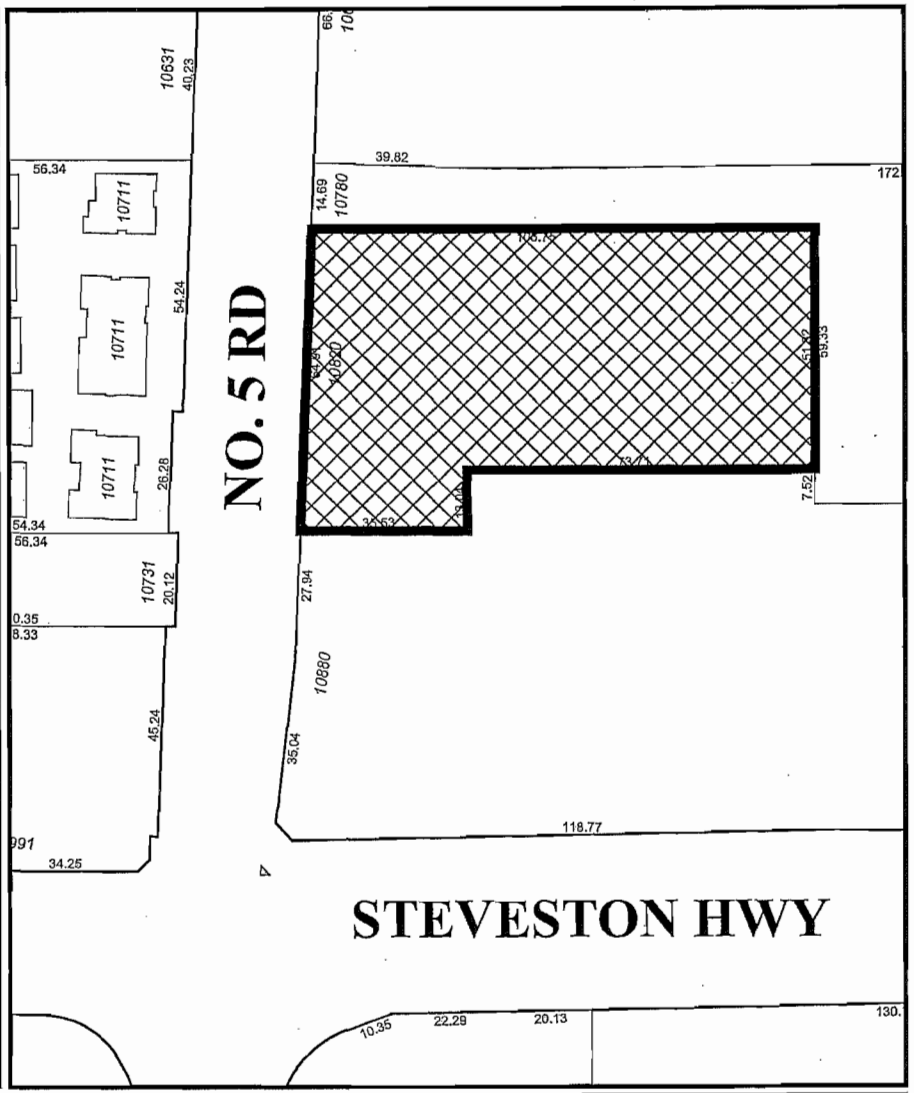
DELIVERED THIS DAY OF , .

_____

MAYOR

City of Richmond



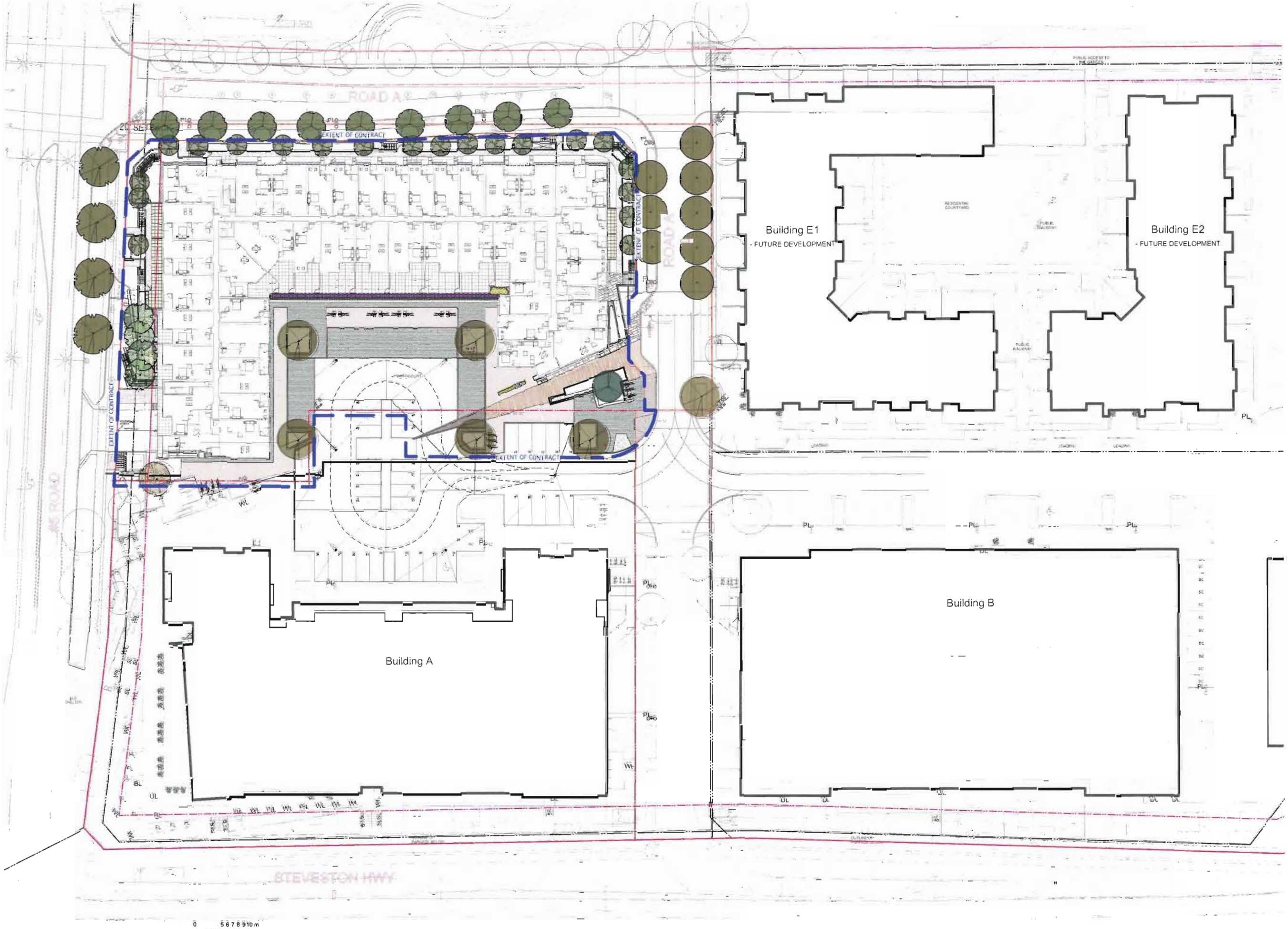


DP 13-641796
SCHEDULE "A"

Original Date: 08/15/13

Revision Date:

Note: Dimensions are in METRES



Plan- Hard Landscape @ Grade
Scale: 1:300

0 5 6 7 8 9 10 m

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	1/5/12	Issued for Discussion
B	1/16/12	Issued for DP review (client)
C	1/24/12	Issued for DP
D	3/30/12	Issued for client review
E	4/12/12	Issued for review
F	6/8/12	Issued for review
G	6/15/12	re-Issued for DP
H	7/12/13	Issued for Client Review
I	7/17/13	Issued for Client Review
J	7/25/13	Issued for DP
K	10/9/13	Reissued for Development Permit
L	11/5/13	Issued for ADP Revisions

Professional Seal

Sheet No. 1
December 16, 2013
DP 13-641796

eta
eckford tyacke + associates
landscape architecture

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Vancouver, BC, Canada V6J 1H4
t 683-1456
f 683-1459
www.etala.ca

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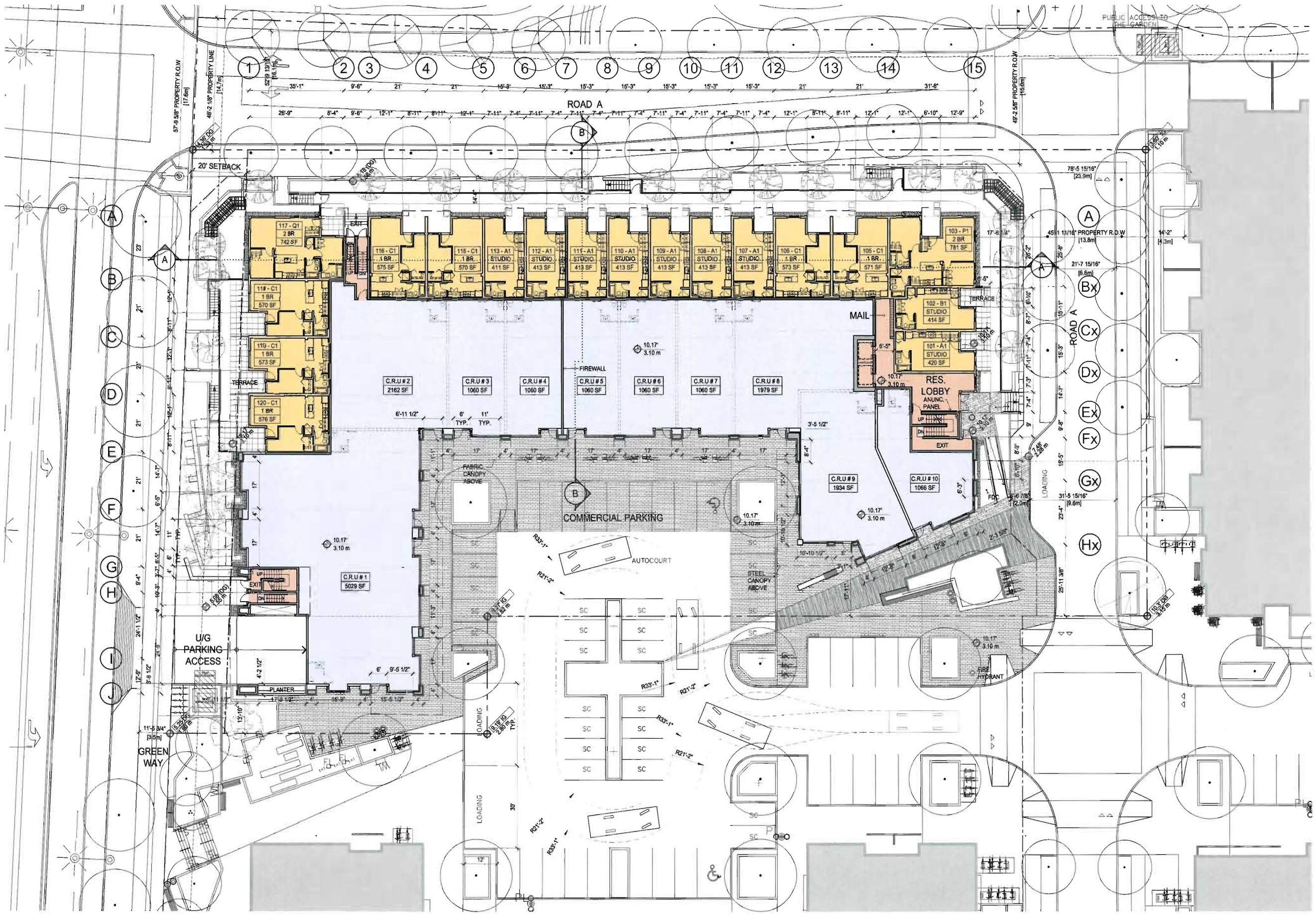
Project
The Gardens
Building D
#5 Rd Richmond, BC

Drawing Title
Site Plan

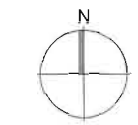
Legal

Project Manager: GA	Project ID: 21132
Drawn By: GI	Scale: 1:300
Reviewed By: Reviewed By	Drawing No: DP L1
Date: Dec 14, 11	12

Plot Date:
1/16/13
Gardens DP November 04 2013.vwx



KEY PLAN



No.	Description	Date	Dr.
5	ADP Revisions	NOV 06 2013	
4	Advisory Design Panel	OCT 23 2013	
3	Re-Issued for Development Permit	OCT 09 2013	
2	Issued for Development Permit	JUL 25 2013	
1	Pre-Application / Review Set	JUL 19 2013	

Revisions: Read Up

Sheet No. 2
December 16, 2013
DP 13-641796

TOWNLYNE

DA Architects + Planners
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British Columbia, Canada V6B 2W9
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F 604 685 0988
www.da-architects.ca

THE GARDENS
BUILDING D
CAMELLIA

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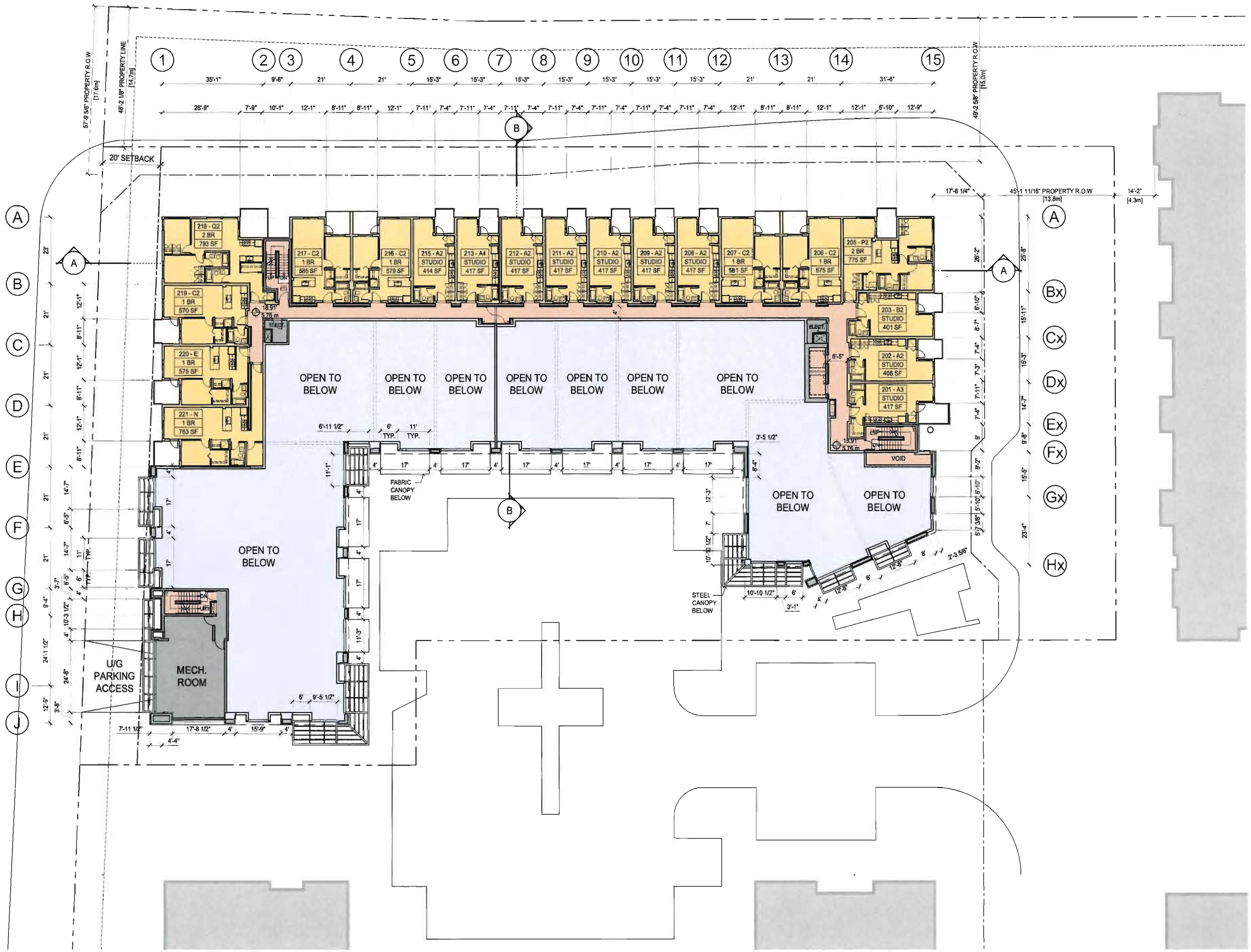
Sheet Title
FLOOR PLAN
LEVEL 1

Job No.	1115-100	Sheet No.
Scale	1/16" = 1'-0"	A2.02
Drawn	MC	
Checked	AJ	
Approved	RK	
Date	2013.07.02	Revision -

1115-A2.02 Level 1.dwg



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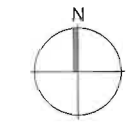

No.	Description	Date	Dr.
4	ADP Revisions	NOV 06 2013	
3	Re-Issued for Development Permit	OCT 09 2013	
2	Issued for Development Permit	JUL 25 2013	
1	Pre-Application / Review Set	JUL 19 2013	

Revisions: Read Up

Sheet No. 3
December 16, 2013
DP 13-641796

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THE GARDENS
BUILDING D
CAMELLIA

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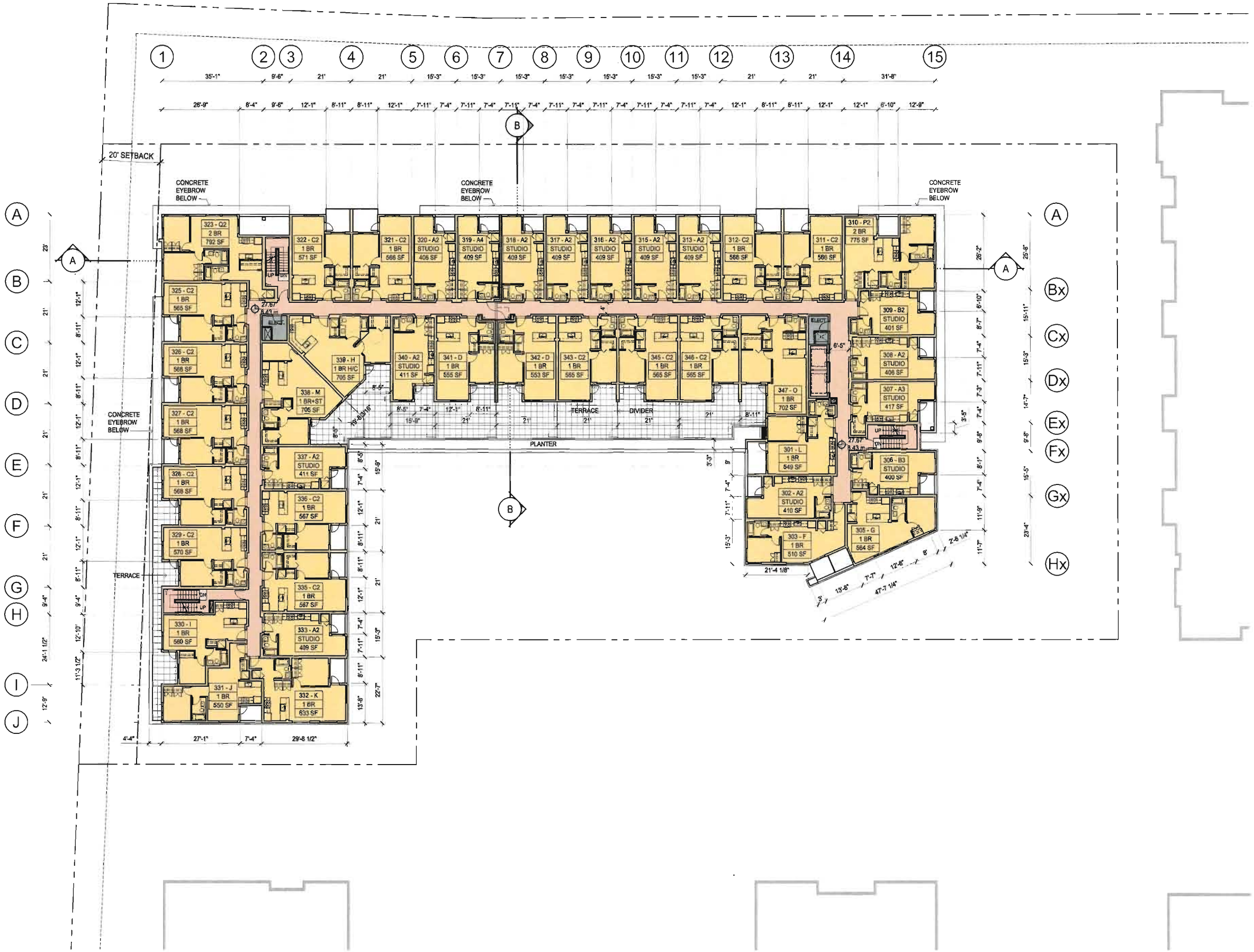
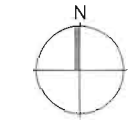
Sheet Title
FLOOR PLAN
LEVEL 2

Job No.	1115-100	Sheet No.	A2.03
Scale	1/16"= 1'-0"		
Drawn	MC		
Checked	AJ		
Approved	RK		
Date	2013.07.02	Revision	5

1115-A2.03 Level 2.dwg



KEY PLAN



No.	Description	Date	Dr.
5	ADP Revisions	NOV 06 2013	
4	Advisory Design Panel	OCT 23 2013	
3	Re-Issued for Development Permit	OCT 09 2013	
2	Issued for Development Permit	JUL 25 2013	
1	Pre-Application / Review Set	JUL 19 2013	

Revisions: Read Up

Sheet No. 4
December 16, 2013
DP 13-641796

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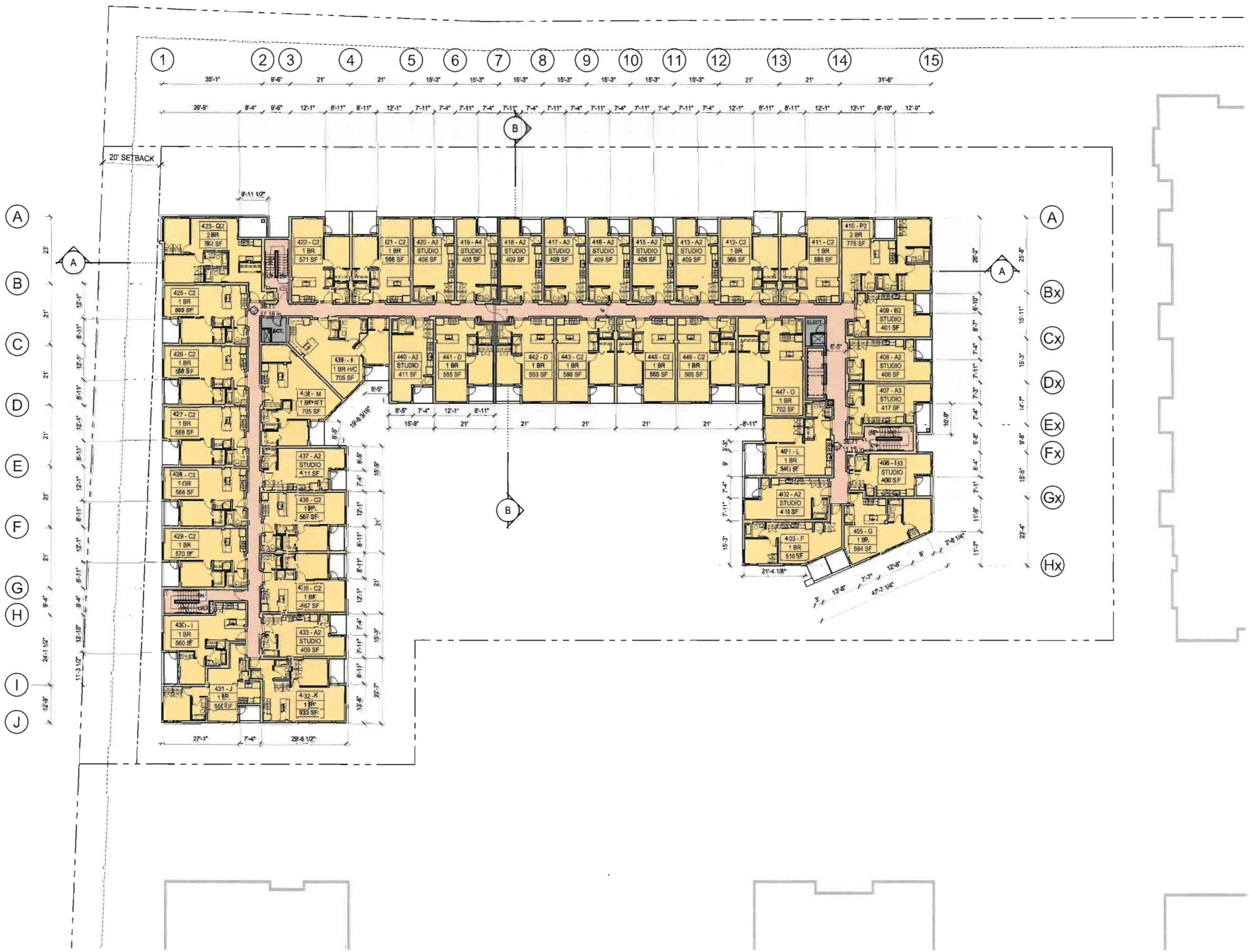
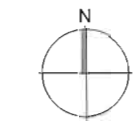
Sheet Title
FLOOR PLAN
LEVEL 3

Job No.	1115-100	Sheet No.	A2.04
Scale	1/16"= 1'-0"		
Drawn	MC		
Checked	AJ		
Approved	RK		
Date	2013.07.02	Revision	5

1115-A2.04 Level 3.dwg



KEY PLAN



No.	Description	Date	Dr.
4	ADP Revisions	NOV 06 2013	
3	Re-Issued for Development Permit	OCT 09 2013	
2	Issued for Develop mnt Permit	JUL 29 2013	
1	Pre-Application / Review Set	JUL 19 2013	

Revisions: Read Up

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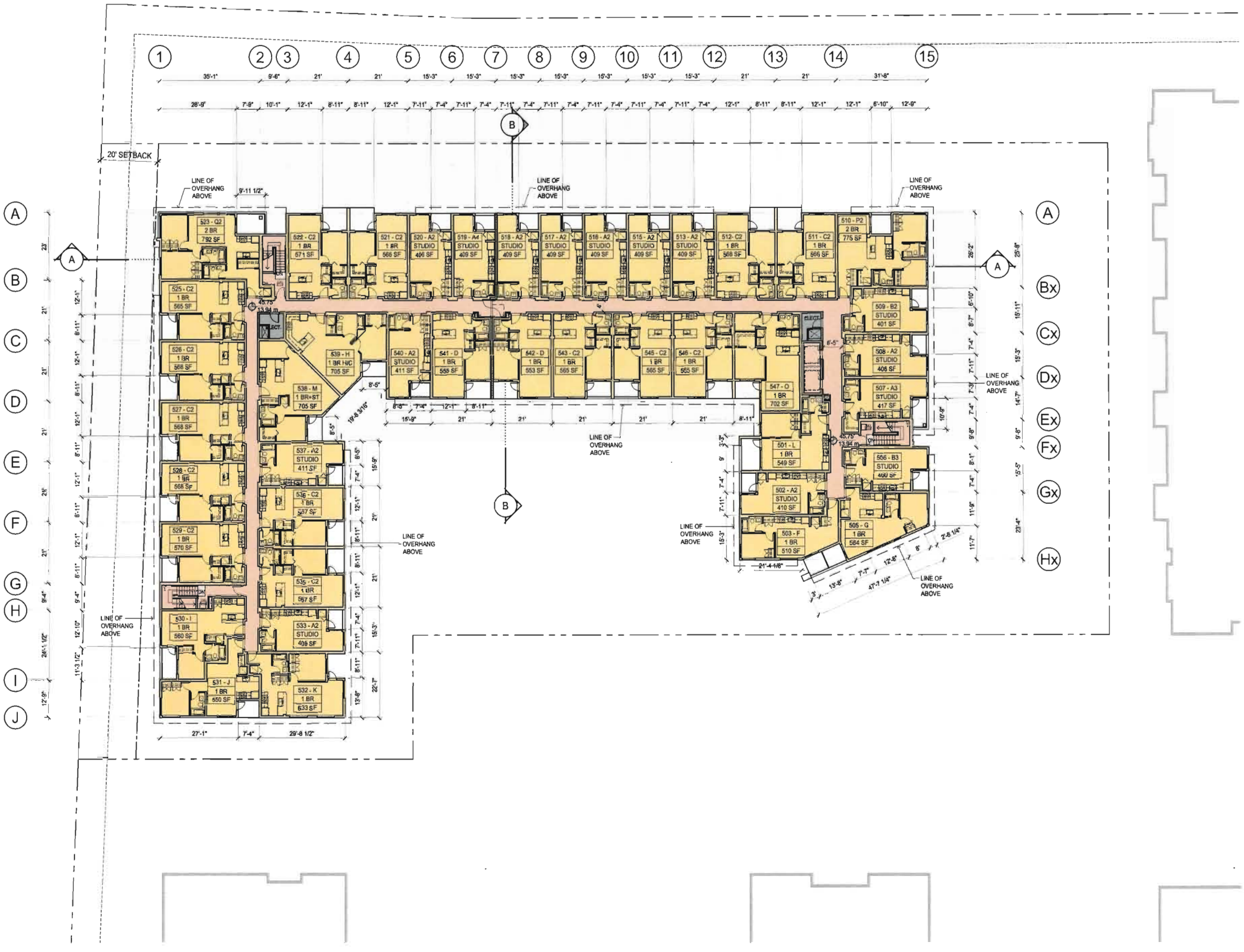
Sheet Title
FLOOR PLAN
LEVEL 4

Job No.	1115-100	Sheet No.	A2.05
Scale	1/16"= 1'-0"		
Drawn	MC		
Checked	AJ		
Approved	RK		
Date	2013.07.02	Revision	5

1115-A2.05 Level 4.dwg



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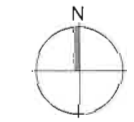

No.	Description	Date	Dr.
4	ADP Revisions	NOV 06 2013	
3	Re-Issued for Development Permit	OCT 09 2013	
2	Issued for Development Permit	JUL 25 2013	
1	Pre-Application / Review Set	JUL 19 2013	

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Sheet No. 6
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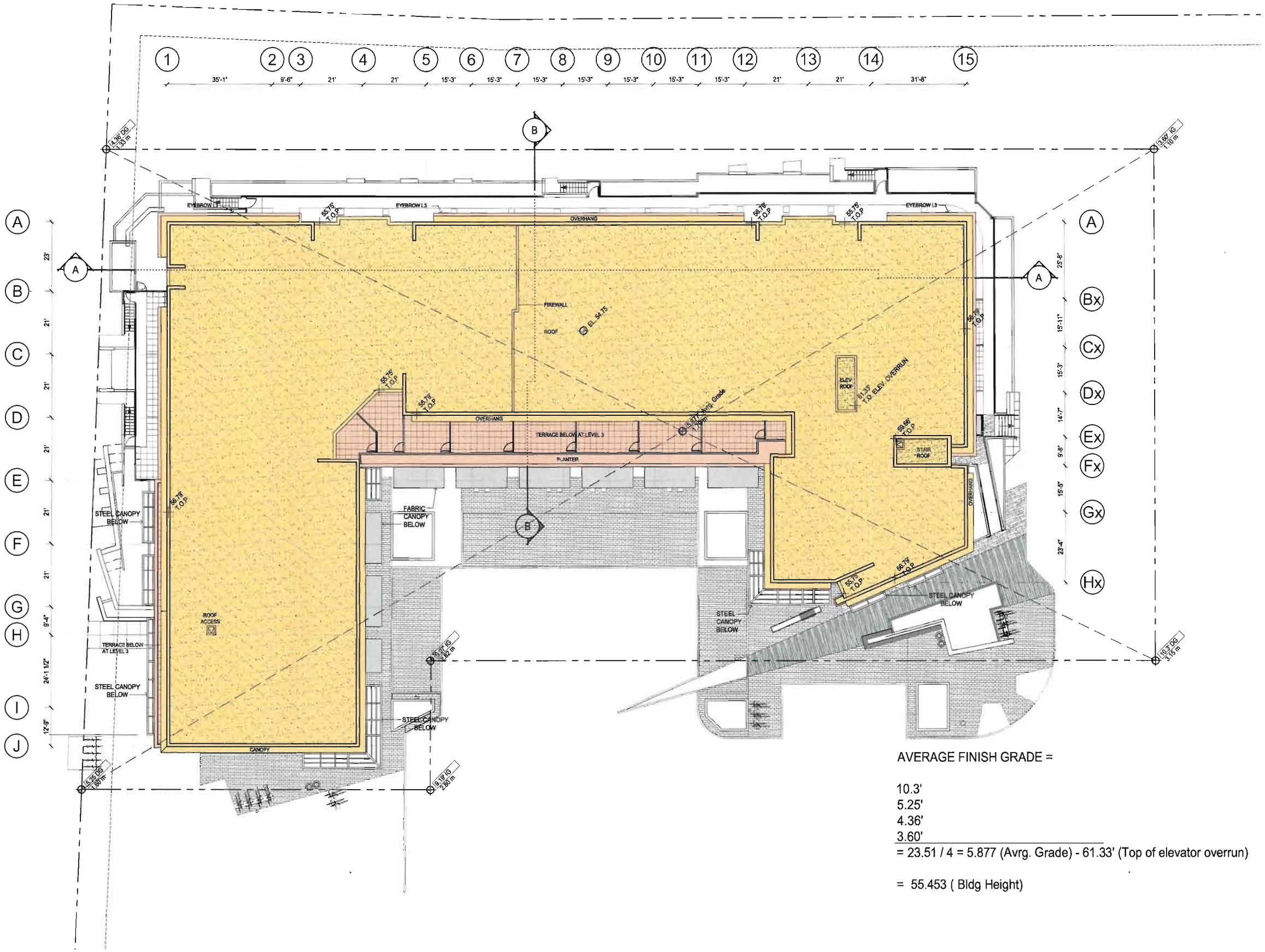
Sheet Title
FLOOR PLAN
LEVEL 5

Job No.	1115-100	Sheet No.	A2.06
Scale	1/16"= 1'-0"		
Drawn	MC		
Checked	AJ		
Approved	RK		
Date	2013.07.02	Revision	5

1115-A2.06 Level 5.dwg



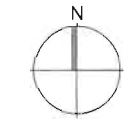
AVERAGE FINISH GRADE =

10.3'
5.25'
4.36'
3.60'

= 23.51 / 4 = 5.877 (Avrg. Grade) - 61.33' (Top of elevator overrun)

= 55.453 (Bldg Height)

KEY PLAN



No.	Description	Date	Dr.
4	ADP Revisions	NOV 06 2013	
3	Re-Issued for Development Permit	OCT 09 2013	
2	Issued for Development Permit	JUL 25 2013	
1	Pre-Application / Review Set	JUL 19 2013	

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Sheet No. 7
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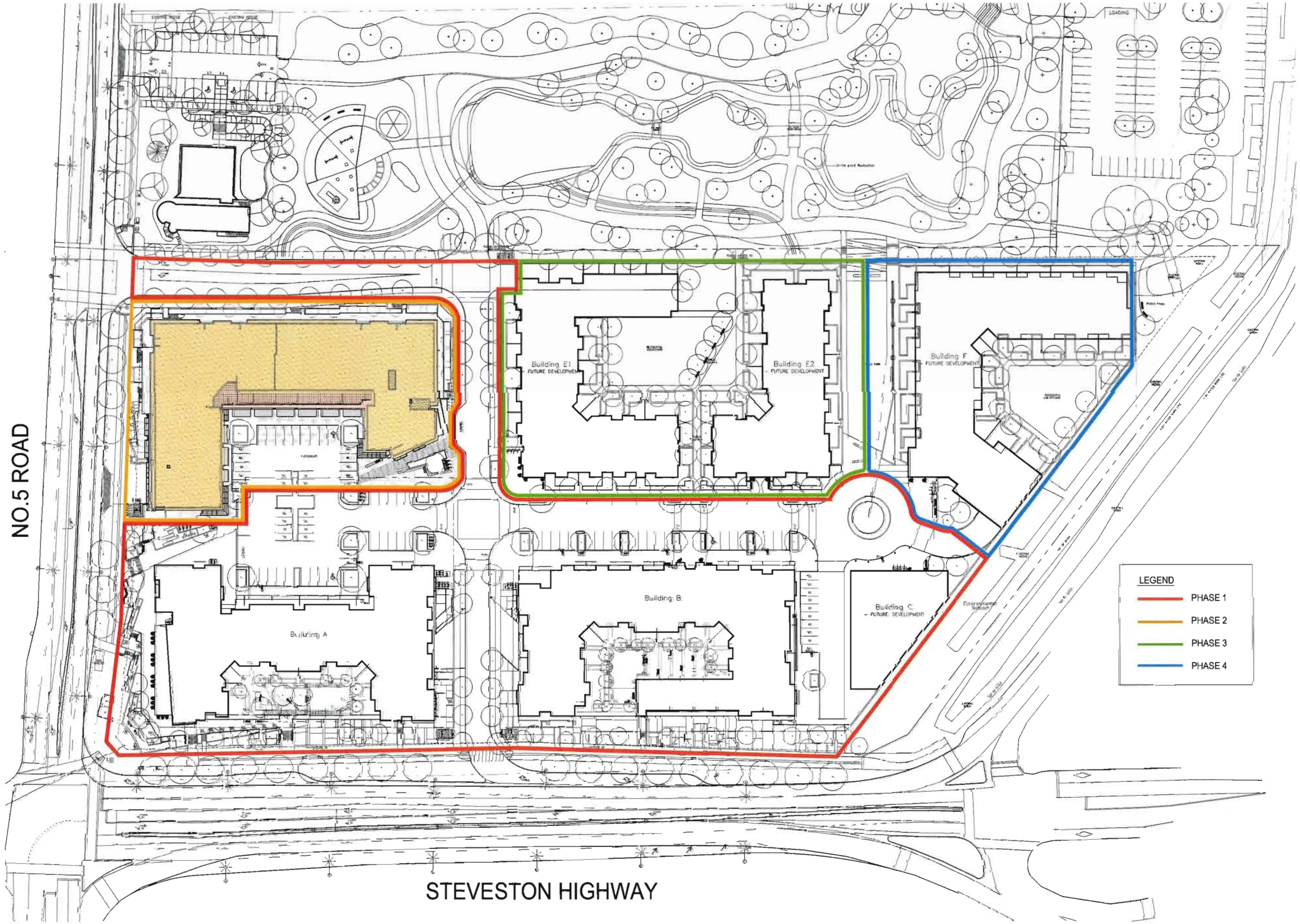
Sheet Title
ROOF PLAN

Job No.	1115-100	Sheet No.	A2.07
Scale	1/16"=1'-0"		
Drawn	MC		
Checked	AJ		
Approved	RK		
Date	2013.07.16	Revision	-

1115-A2.07 Roof Plan.dwg



KEY PLAN

N

No.	Description	Date	Dr.
4.	ADP Revisions	NOV 06 2013	
3.	Re-Issued for Development Permit	OCT 09 2013	
2.	Issued for Development Permit	JUL 25 2013	
1.	Pre-Application / Review Set	JUL 18 2013	

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Sheet No. 8
December 16, 2013
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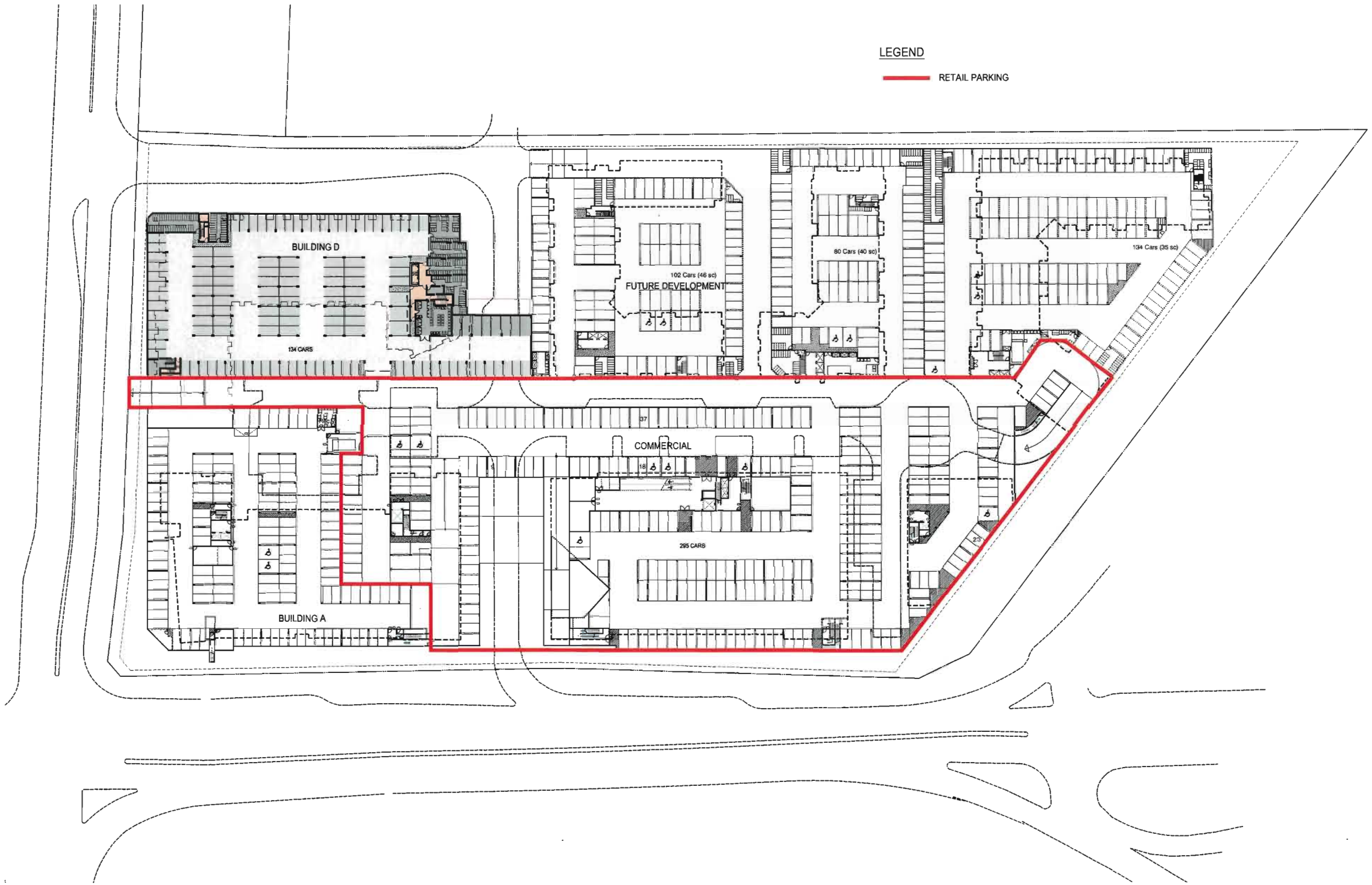
Sheet Title
SITE PLAN / PHASING PLAN

Job No.	1115-100	Sheet No.	A1.01
Scale	-		
Drawn	MC		
Checked	AJ		
Approved	RK		
Date	2013.07.02	Revision	-

1115-A1.01 Site Plan.dwg



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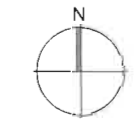

No.	Description	Date	Dr.
4	AOP Revisions	NOV 06 2013	
3	Re-Issued for Development Permit	OCT 09 2013	
2	Issued for Development Permit	JUL 25 2013	
1	Pre-Application / Review Set	JUL 19 2013	

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Sheet No. 9
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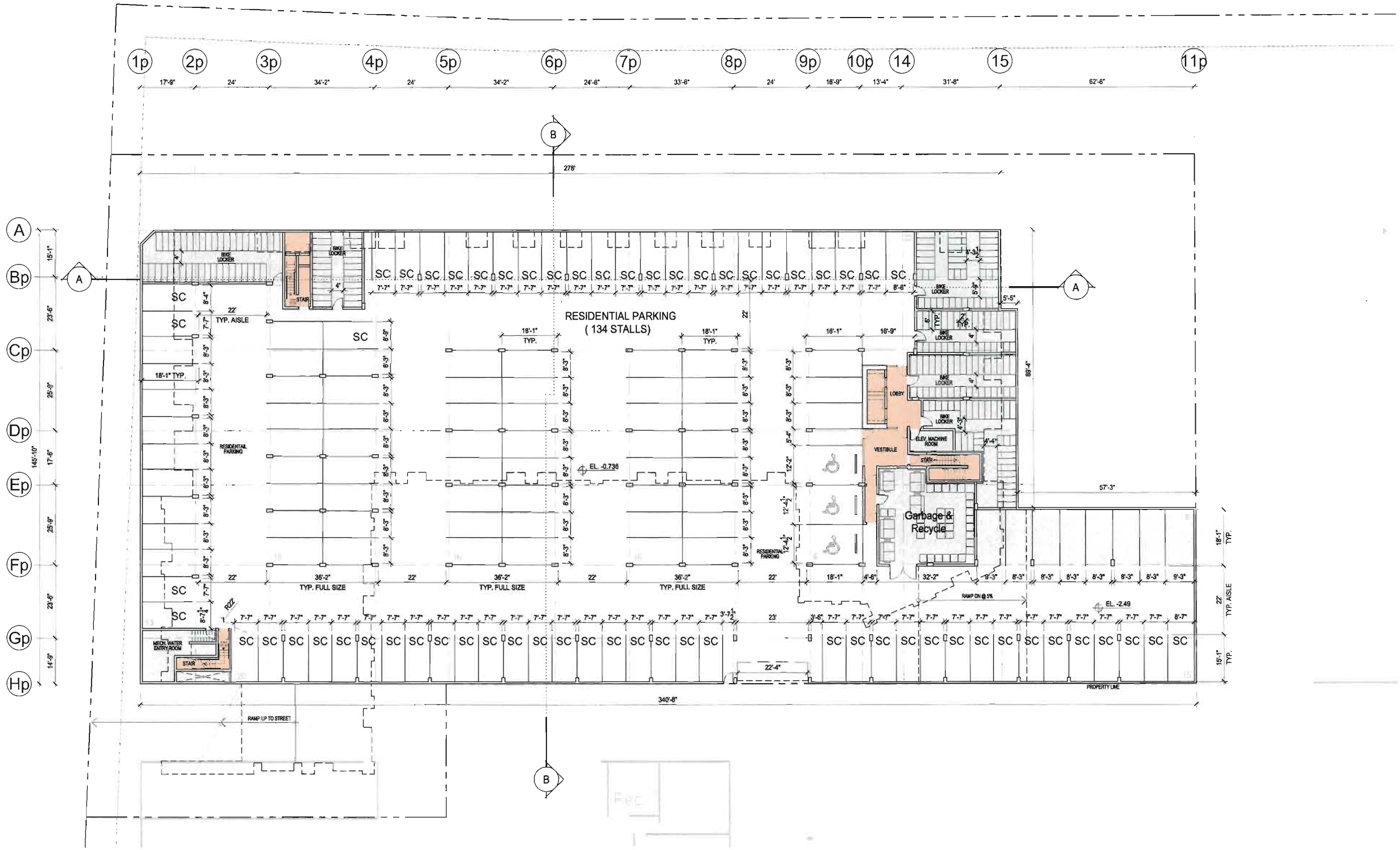
Sheet Title
PHASE 1 PARKING PLAN

Job No.	1115-100	Sheet No.	A1.02
Scale	-		
Drawn	KT		
Checked	AJ		
Approved	RK		
Date	2013.07.02	Revision	-

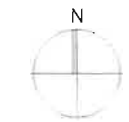
1115-A1.01 Site Plan.dwg



RESIDENTIAL PARKING SUMMARY				
SIZE		STALL %	REQUIRED	163
STANDARD CAR	72	54 %	ALLOCATED PARKING FROM PHASE 1	29
SMALL CARS (50% MAX)	62	46%		
SUBTOTAL PARKING STALLS	134		PHASE 2 (BLDG D)	134
TOTAL RESIDENTIAL PARKING STALLS			PROVIDED	163

BICYCLE SUMMARY	
CLASS I - BICYCLE STALL	
TYPE:	COUNT:
VERTICAL	67 (67 ALLOWABLE)
HORIZONTAL	137
204 REQUIRED	204 PROVIDED

KEY PLAN



No.	Description	Date	Dr.
4	Advisory Design Panel	OCT 23 2013	
3	Re-Issued for Development Permit	OCT 09 2013	
2	Issued for Development Permit	JUL 29 2013	
1	Pre-Application / Review Set	JUL 19 2013	

Revisions: Read Up

Sheet No. 10
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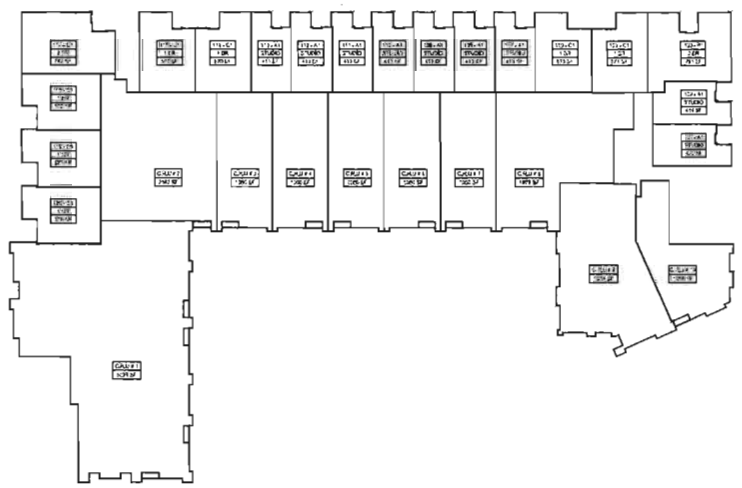
Sheet Title
PARKING LEVEL
FLOOR PLAN

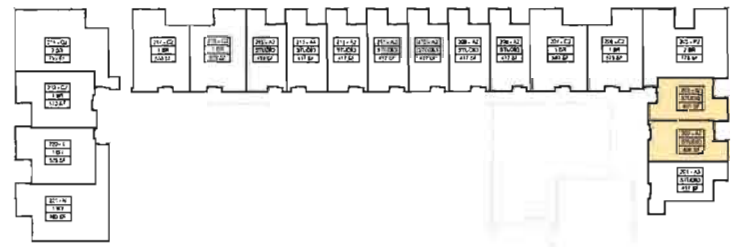
Job No.	1115-100	Sheet No.
Scale	1/16" = 1'-0"	A2.01
Drawn	MC	
Checked	AJ	
Approved	RK	
Date	2013.07.12	Revision -

1115 - A2.01 Parking Level.dwg

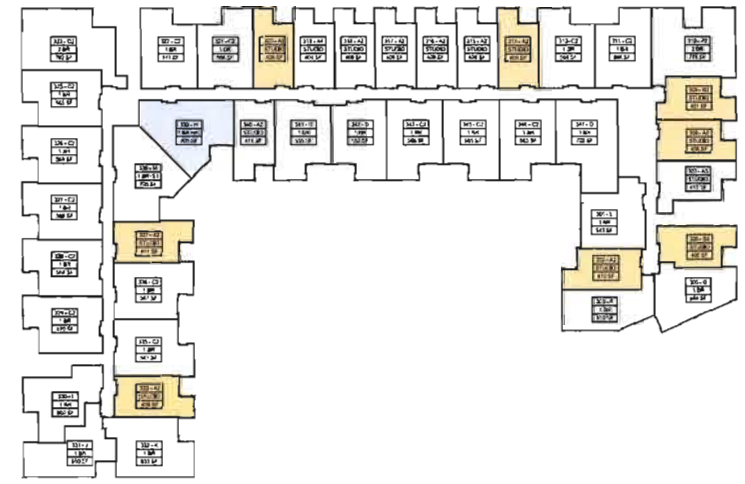
KEY PLAN



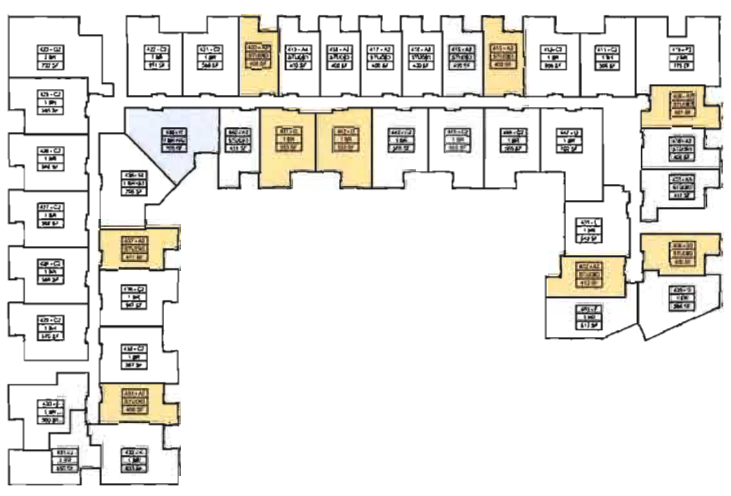
1 A2.09 LEVEL 1 - AREAS
1/32" = 1'- 0"



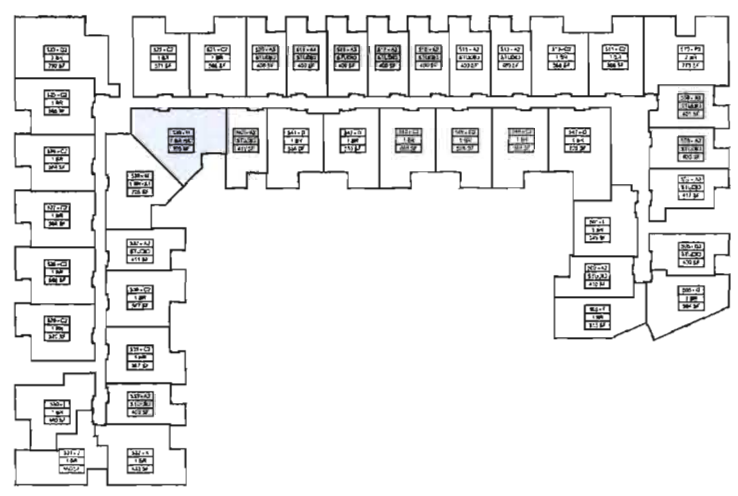
2 A2.09 LEVEL 2 - AREAS
1/32" = 1'- 0"



3 A2.09 LEVEL 3 - AREAS
1/32" = 1'- 0"



4 A2.09 LEVEL 4 - AREAS
1/32" = 1'- 0"



5 A2.09 LEVEL 5 - AREAS
1/32" = 1'- 0"

AFFORDABLE HOUSING SUMMARY						
	L1	L2	L3	L4	L5	TOTAL
STUDIO		2	8	7		17
1 BEDROOM				2		2
TOTAL UNITS		2	8	9		19

LEGEND	
AFFORDABLE HOUSING	
HANDICAP ACCESSIBLE	

No.	Description	Date	Dr.
2	DP Revisions	DEC 16 2013	
1	Re-issued for Development Permit	OCT 09 2013	

Revisions: Read Up

Sheet No. 11
December 16, 2013
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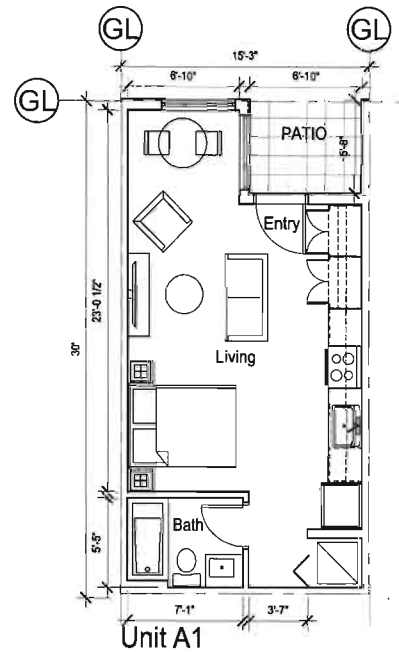
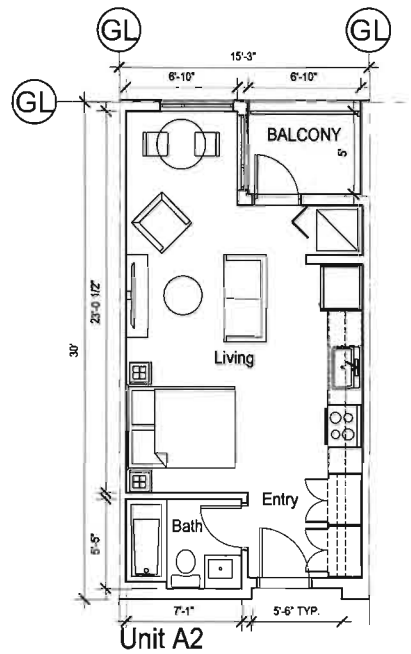
Sheet Title
OVERALL BUILDING
UNITS OVERLAY

Job No.	1115-100	Sheet No.	A2.09
Scale	-		
Drawn	MC		
Checked	AJ		
Approved	RK		
Date	2013.10.07	Revision	-

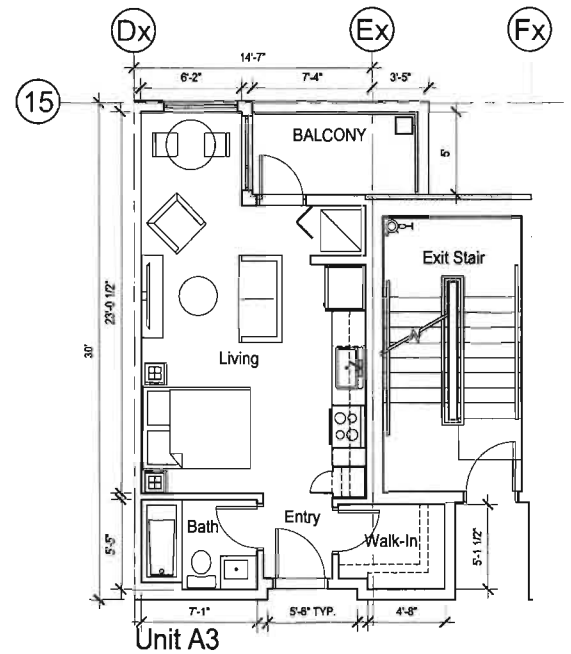
1115-A2.11 Unit Plans.dwg



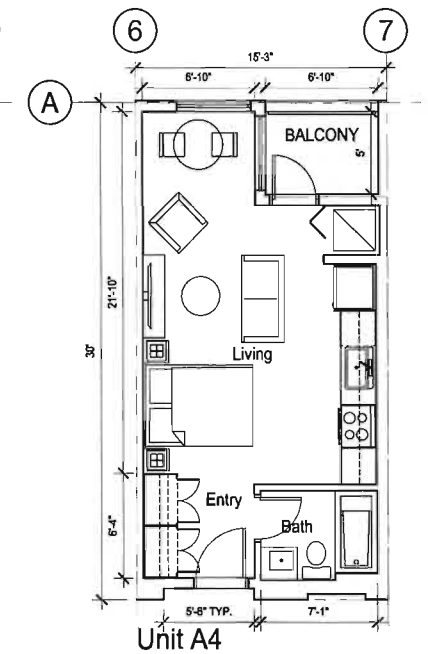
Unit A1
STUDIO (Level 1)
Area = 411-420 SF



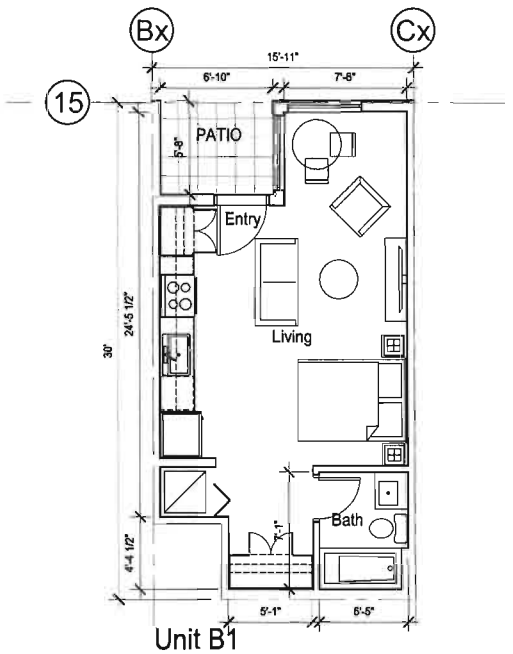
Unit A2
STUDIO (Levels 2-5)
Area = 406-417 SF



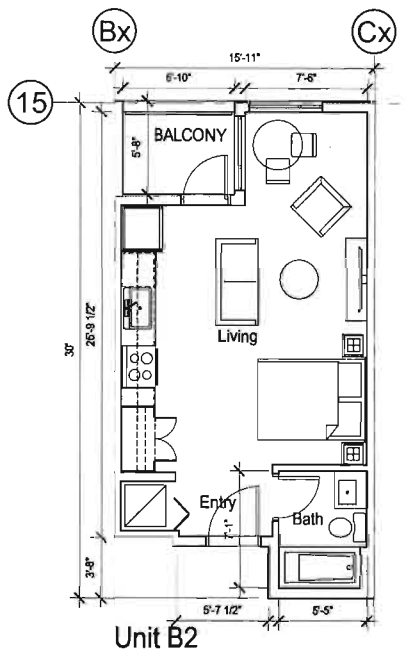
Unit A3
STUDIO (Levels 2-5)
Area = 417 SF



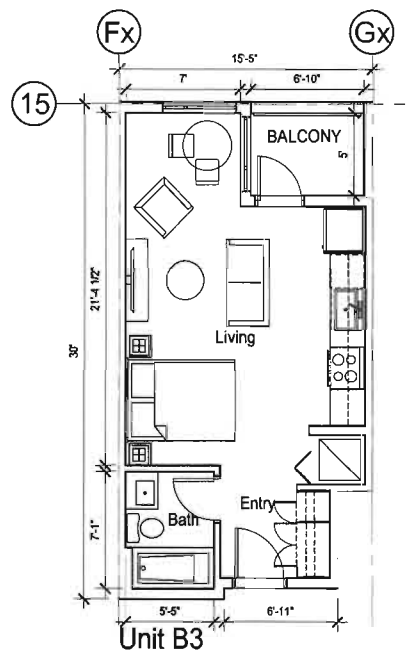
Unit A4
STUDIO (Levels 2-5)
Area = 409-417 SF



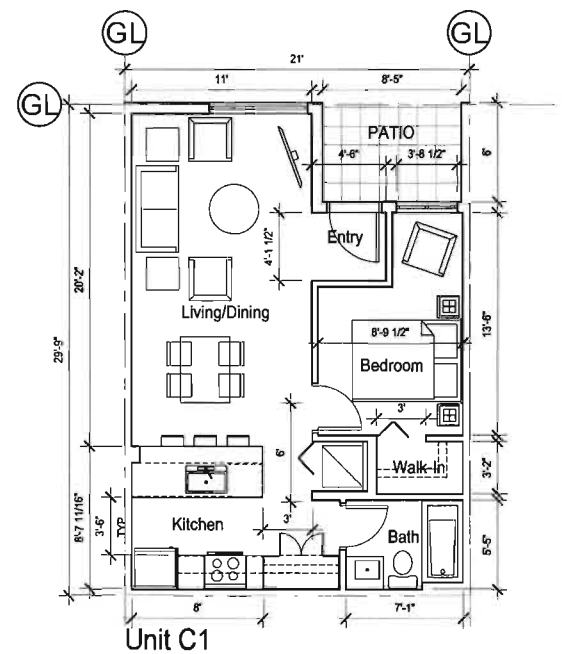
Unit B1
STUDIO (Level 1)
Area = 414 SF



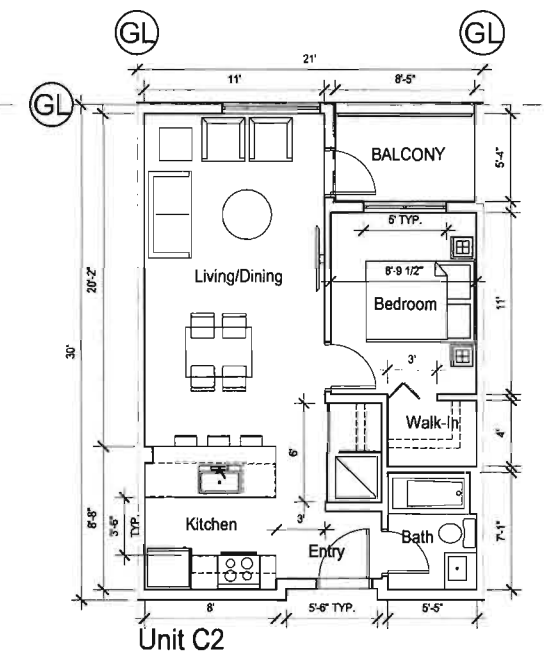
Unit B2
STUDIO (Levels 2-5)
Area = 401 SF



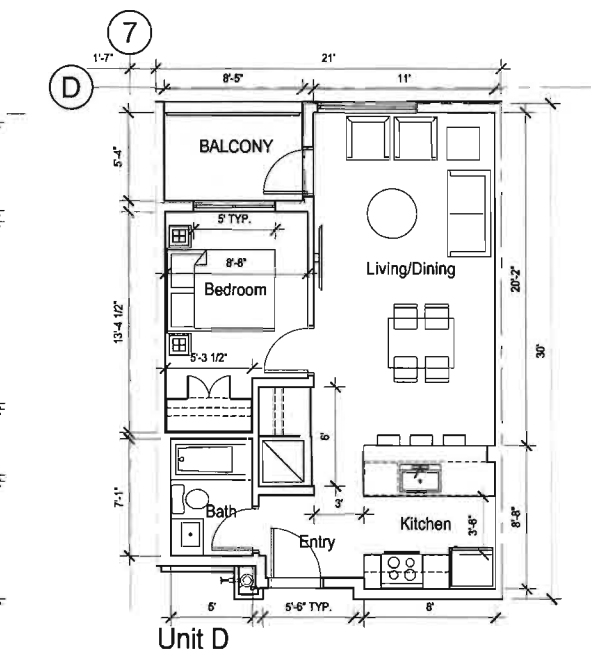
Unit B3
STUDIO (Levels 3-5)
Area = 400 SF



Unit C1
1BR (Level 1)
Area = 570-576 SF



Unit C2
1BR (Levels 2-5)
Area = 565-585 SF



Unit D
1BR (Levels 3-5)
Area = 553-555 SF

GENERAL NOTES:

AGING IN PLACE ITEMS

1. WEATHER PROTECTION AT THE MAIN ENTRANCE WITH HIGHLY VISIBLE WAITING AREA
2. MAIN LOBBY FULLY ACCESSIBLE FROM THE STREET
3. MAIN ENTRY DOORS WITH 3FT (915MM) CLEAR OPENING
4. NO BALCONY SMALLER THAN 5FT X 5FT (1500MM X 1500MM)
5. ONE ELEVATOR TO ACCOMMODATE A STRETCHER IN A PRONE POSITION
6. AN ELECTRICAL BOX ROUGH - IN ABOVE THE UNIT ENTRANCE TO PROVIDE WIRING FOR POTENTIAL FUTURE INSTALLATION OF A POWER DOOR OPENER
7. LEVER HANDLES ON ALL DOORS
8. WINDOW HARDWARE THAT IS OF THE LEVER TYPE
9. SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE THE INSTALLATION OF FUTURE GRAB BARS
10. LEVER TYPE HANDLES FOR PLUMBING FIXTURES
11. ELECTRICAL OUTLETS AT 18" ABOVE THE FLOOR
12. SWITCHES AND THERMOSTATS LOCATED 3'-6" ABOVE THE FLOOR
13. LIGHT SWITCHES TO BE ROCKER TYPE

IN ADDITION TO THE AGING IN PLACE ITEMS SPECIFIED AS PART OF THE GENERAL NOTES, UNIT H (ACCESSIBLE UNIT) OFFERS THE FOLLOWING FEATURES;

- WIDER (2'-8" CLEAR) DOORS AT THE MASTER BEDROOM AND BATHROOM.
- ADDITIONAL CLEAR FLOOR AREA IN THE BATHROOM, BEDROOM, AND KITCHEN TO ACCOMMODATE WHEELCHAIR BOUND PERSONS.
- ACCESSIBLE BATHROOM SHOWER COMPLETE WITH TELEPHONE STYLE SHOWER HEAD, GRAB BARS, AND FOLDING MODULAR SEAT.
- WALL MOUNTED GRAB BARS BEHIND TOILET AND WALL MOUNTED ACCESSIBLE BATHROOM SINK.
- ACCESSIBLE KITCHEN DESIGN, INCLUDING AREAS OF LOWER COUNTER HEIGHT, EASY GRASP CABINET HARDWARE, AND PROVISION FOR UNDER SINK KNEE SPACE.

KEY PLAN

No.	Description	Date	Dr.
1	Re-Issued for Development Permit	OCT 09 2013	

Revisions: Read Up

Sheet No. 12
December 16, 2013
DP 13-641796

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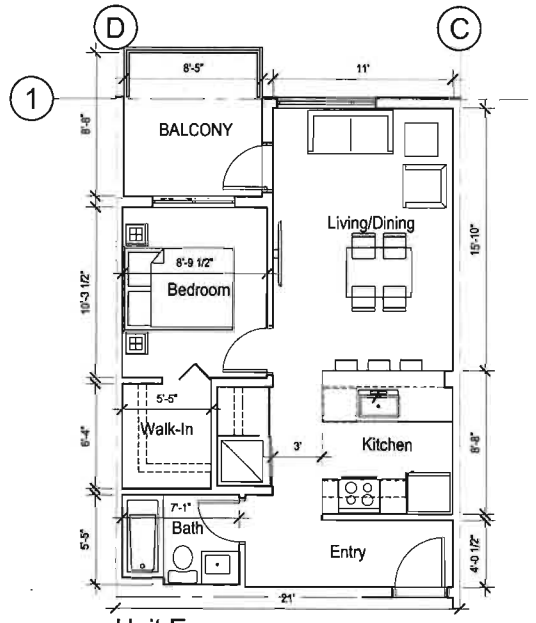
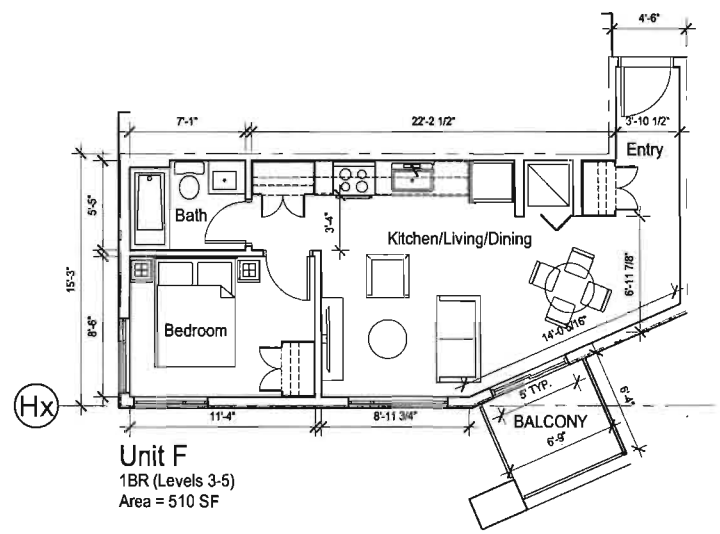
Sheet Title
UNIT PLANS

Job No.	1115-100	Sheet No.	A2.10
Scale	3/16" = 1'-0"		
Drawn	MC		
Checked	AJ		
Approved	RK		
Date	2013.10.07	Revision	-

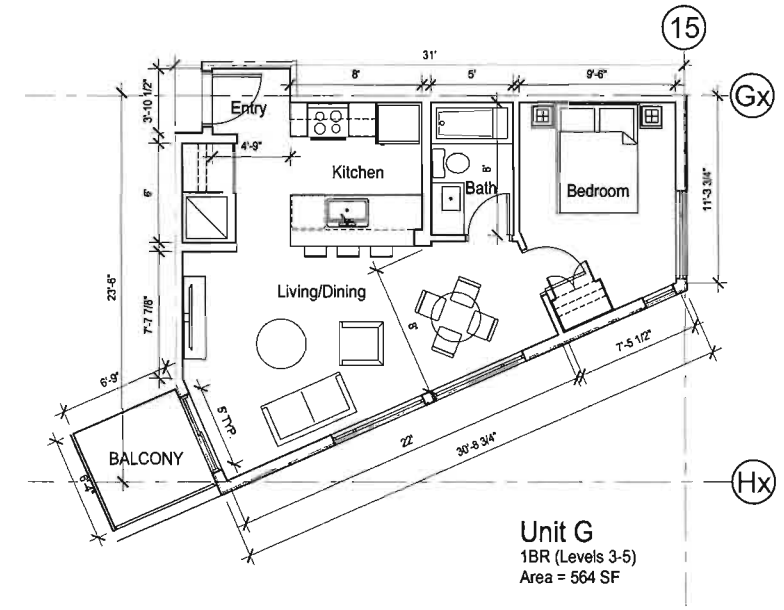
1115-A2.11 Unit Plans.dwg



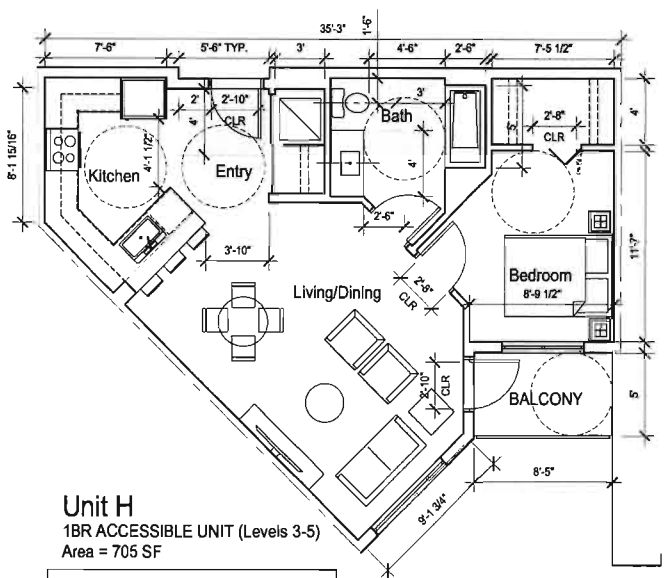
Unit E
1BR (Level 2)
Area = 575 SF



Unit F
1BR (Levels 3-5)
Area = 510 SF

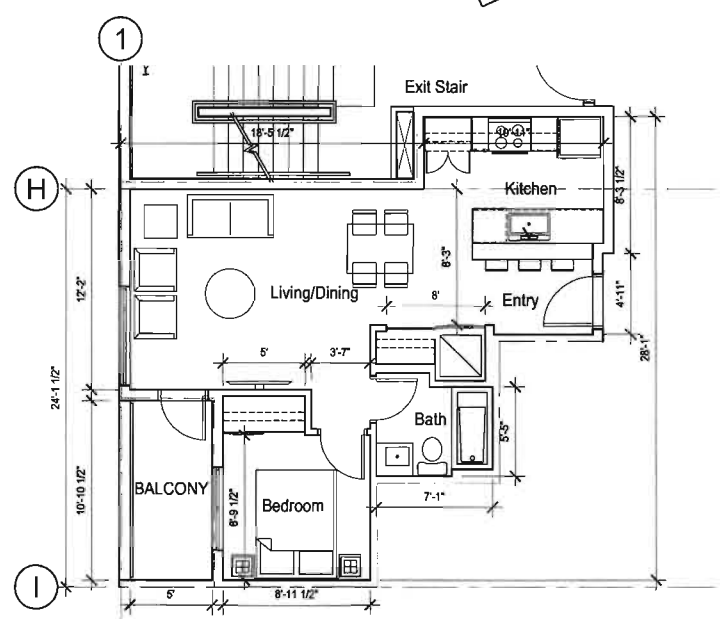


Unit G
1BR (Levels 3-5)
Area = 564 SF

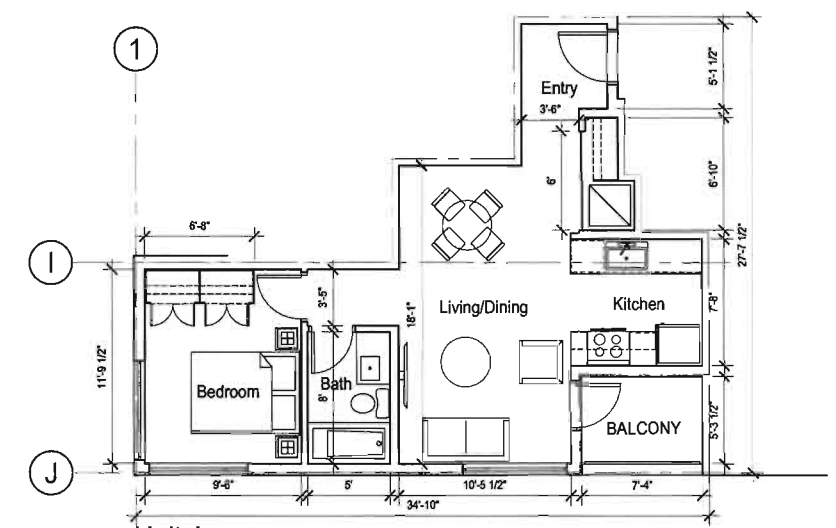


DESIGNED TO MEET RICHMOND REQUIREMENTS
FOR BASIC UNIVERSAL HOUSING FEATURES
ZONING BYLAW 8500 SECTION 4.16

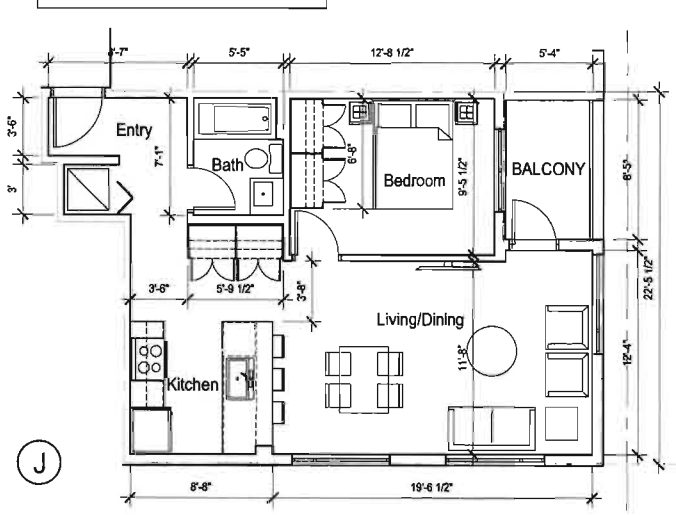
Unit H
1BR ACCESSIBLE UNIT (Levels 3-5)
Area = 705 SF



Unit I
1BR (Levels 3-5)
Area = 560 SF



Unit J
1BR (Levels 3-5)
Area = 550 SF



Unit K
1BR (Levels 3-5)
Area = 633 SF

GENERAL NOTES:

AGING IN PLACE ITEMS

1. WEATHER PROTECTION AT THE MAIN ENTRANCE WITH HIGHLY VISIBLE WAITING AREA
2. MAIN LOBBY FULLY ACCESSIBLE FROM THE STREET
3. MAIN ENTRY DOORS WITH 3FT (915MM) CLEAR OPENING
4. NO BALCONY SMALLER THAN 5FT X 5FT (1500MM X 1500MM)
5. ONE ELEVATOR TO ACCOMMODATE A STRETCHER IN A PRONE POSITION
6. AN ELECTRICAL BOX ROUGH - IN ABOVE THE UNIT ENTRANCE TO PROVIDE WIRING FOR POTENTIAL FUTURE INSTALLATION OF A POWER DOOR OPENER
7. LEVER HANDLES ON ALL DOORS
8. WINDOW HARDWARE THAT IS OF THE LEVER TYPE
9. SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE THE INSTALLATION OF FUTURE GRAB BARS
10. LEVER TYPE HANDLES FOR PLUMBING FIXTURES
11. ELECTRICAL OUTLETS AT 18" ABOVE THE FLOOR
12. SWITCHES AND THERMOSTATS LOCATED 3'-6" ABOVE THE FLOOR
13. LIGHT SWITCHES TO BE ROCKER TYPE

IN ADDITION TO THE AGING IN PLACE ITEMS SPECIFIED AS PART OF THE GENERAL NOTES, UNIT H (ACCESSIBLE UNIT) OFFERS THE FOLLOWING FEATURES;

- WIDER (2'-8" CLEAR) DOORS AT THE MASTER BEDROOM AND BATHROOM.
- ADDITIONAL CLEAR FLOOR AREA IN THE BATHROOM, BEDROOM, AND KITCHEN TO ACCOMMODATE WHEELCHAIR BOUND PERSONS.
- ACCESSIBLE BATHROOM SHOWER COMPLETE WITH TELEPHONE STYLE SHOWER HEAD, GRAB BARS, AND FOLDING MODULAR SEAT.
- WALL MOUNTED GRAB BARS BEHIND TOILET AND WALL MOUNTED ACCESSIBLE BATHROOM SINK.
- ACCESSIBLE KITCHEN DESIGN, INCLUDING AREAS OF LOWER COUNTER HEIGHT, EASY GRASP CABINET HARDWARE, AND PROVISION FOR UNDER SINK KNEE SPACE.

KEY PLAN

No.	Description	Date	Dr.
3	Re-issued for Development Permit	OCT 09 2013	
2	Issued for Development Permit	JUL 25 2013	
1	Pre-Application / Review Set	JUL 19 2013	

Revisions: Read Up

Sheet No. 13
December 16, 2013
DP 13-641796

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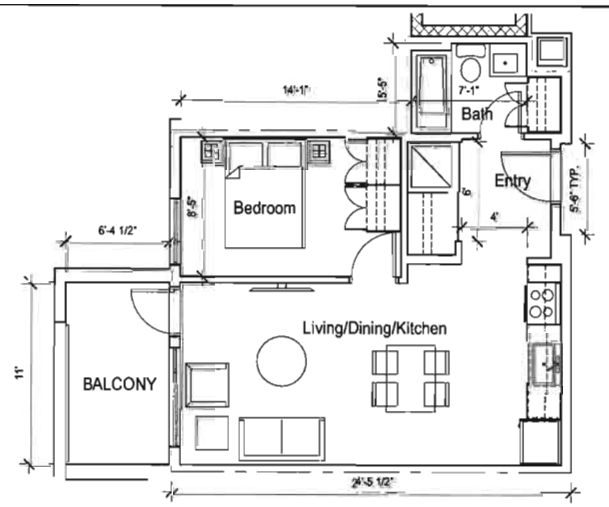
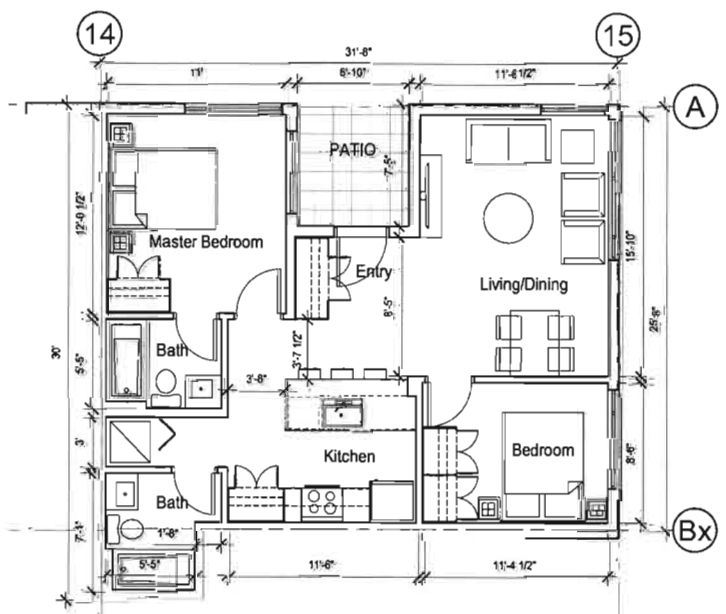
Sheet Title
UNIT PLANS

Job No.	1115-100	Sheet No.	A2.11
Scale	3/16" = 1'-0"		
Drawn	MC		
Checked	AJ		
Approved	RK		
Date	2013.07.12	Revision	-

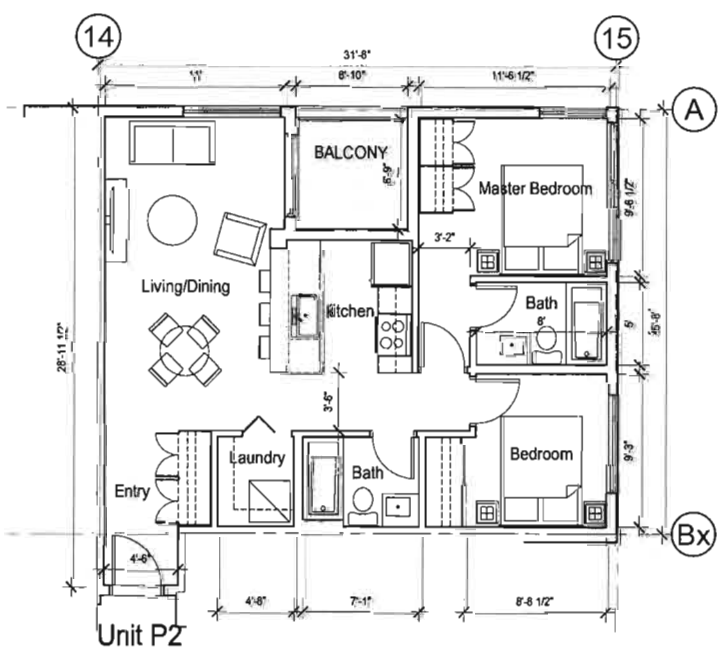
1115-A2.11 Unit Plans.dwg



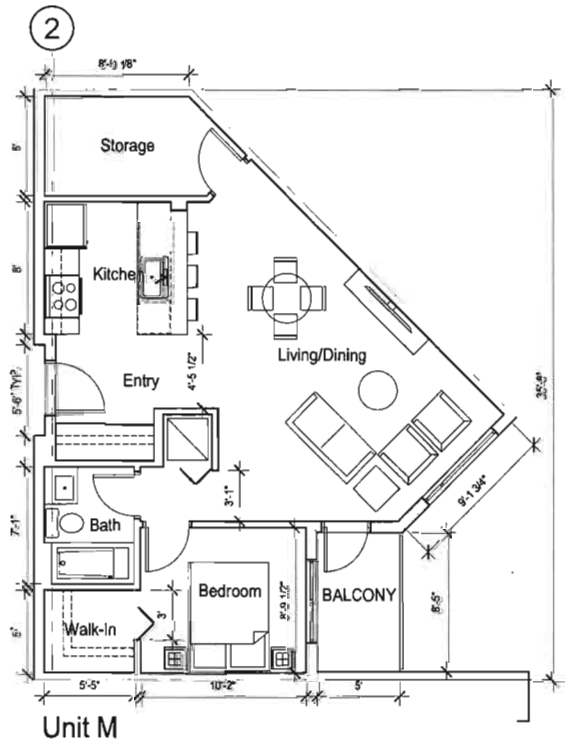
Unit L
1BR (Levels 3-5)
Area = 549 SF



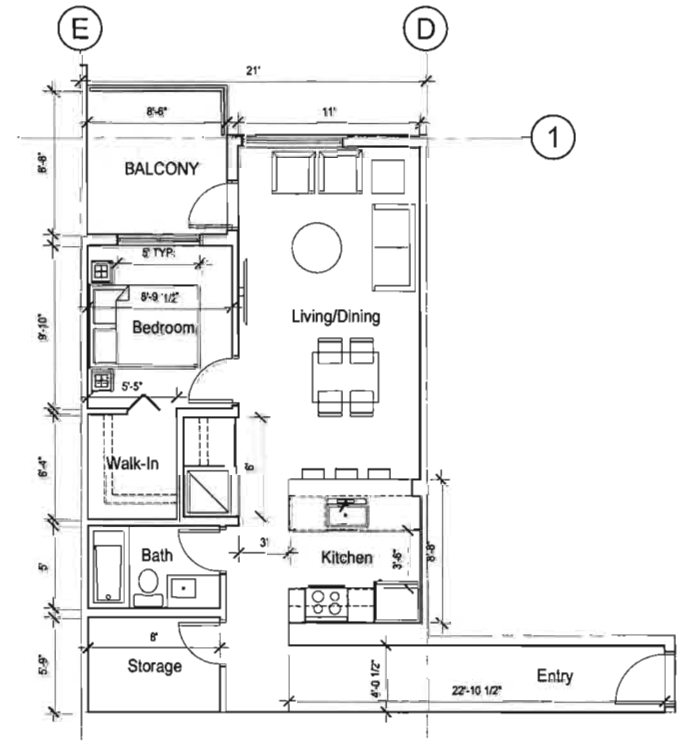
Unit P1
2BR (Level 1)
Area = 781 SF



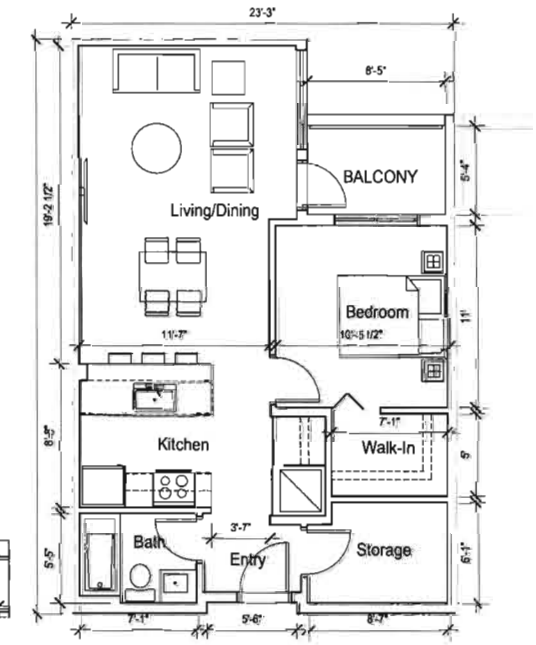
Unit P2
2BR (Levels 2-5)
Area = 775 SF



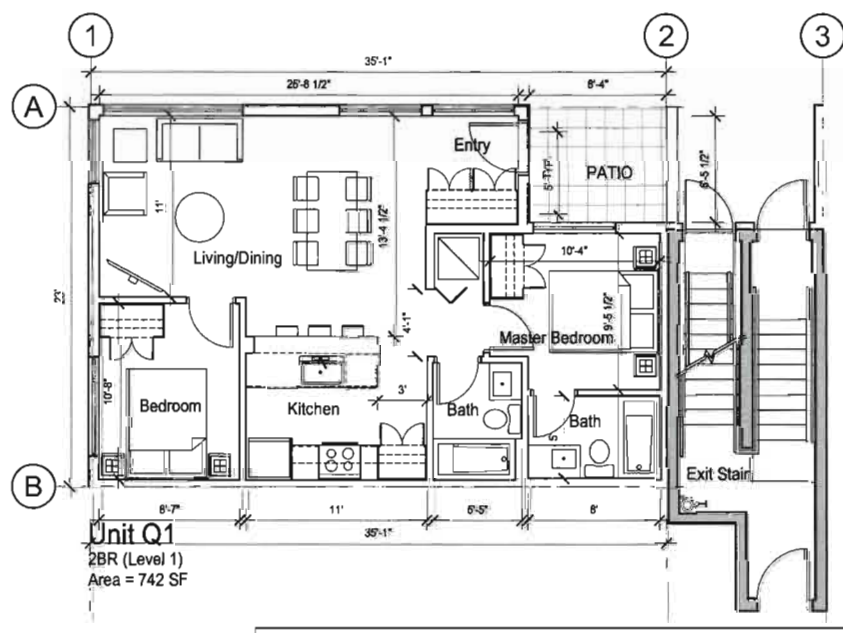
Unit M
1BR + STORAGE (Levels 3-5)
Area = 705 SF



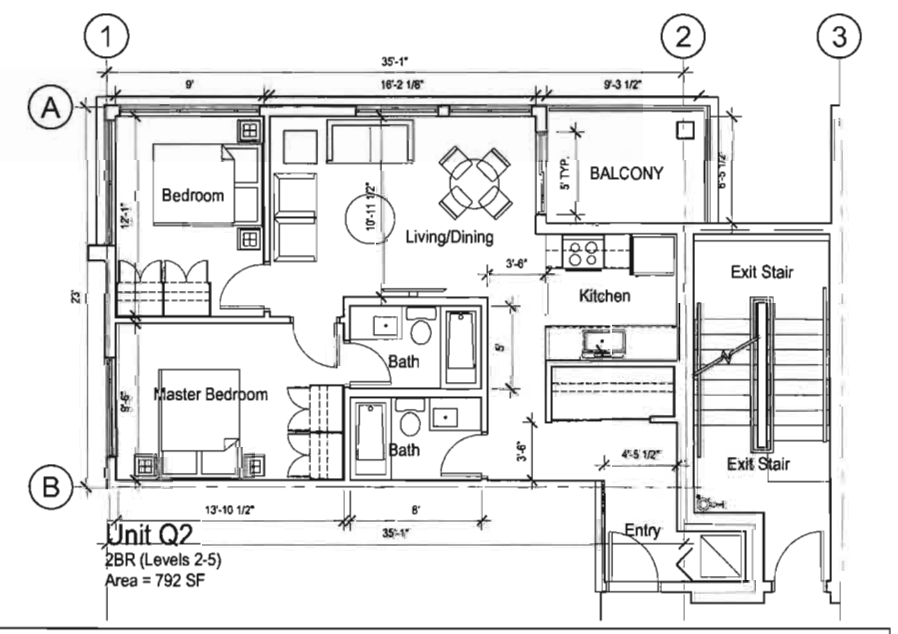
Unit N
1BR + STORAGE (Level 2)
Area = 763 SF



Unit O
1BR + STORAGE (Levels 3-5)
Area = 702 SF



Unit Q1
2BR (Level 1)
Area = 742 SF



Unit Q2
2BR (Levels 2-5)
Area = 792 SF

GENERAL NOTES:

AGING IN PLACE ITEMS

1. WEATHER PROTECTION AT THE MAIN ENTRANCE WITH HIGHLY VISIBLE WAITING AREA
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IN ADDITION TO THE AGING IN PLACE ITEMS SPECIFIED AS PART OF THE GENERAL NOTES, UNIT H (ACCESSIBLE UNIT) OFFERS THE FOLLOWING FEATURES;

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KEY PLAN

No.	Description	Date	Dr.
3	Re-Issued for Development Permit	OCT 09 2013	
2	Issued for Development Permit	JUL 25 2013	
1	Pre-Application / Review Set	JUL 19 2013	

Revisions: Read Up

Sheet No. 14
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Sheet Title
UNIT PLANS

Job No.	1115-100	Sheet No.	A2.12
Scale	3/16" = 1'-0"		
Drawn	MC		
Checked	AJ		
Approved	RK		
Date	2013.07.12	Revision	-

1115-A2.11 Unit Plans.dwg

KEY PLAN

No.	Description	Date	Dr.
5	DP Revisions	DEC 12 2013	
4	ADP Revisions	NOV 06 2013	
3	Re-Issued for Development Permit	OCT 09 2013	
2	Issued for Development Permit	JUL 25 2013	
1	Pre-Application / Review Set	JUL 19 2013	

Revisions: Read Up

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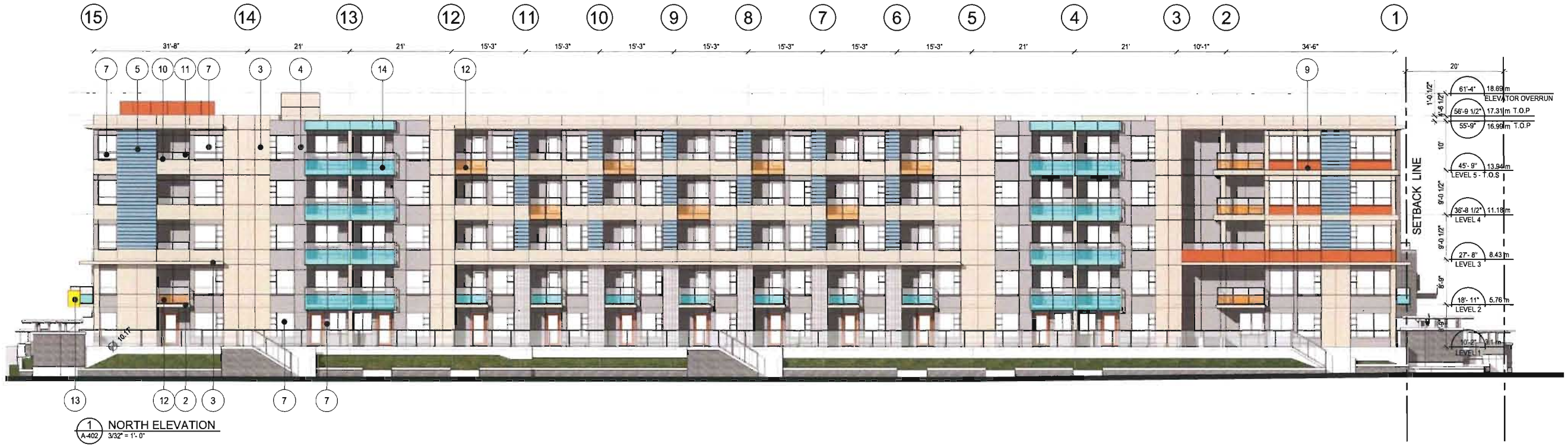
Sheet Title
STREET ELEVATION
NO. 5 ROAD

Job No.	1115-100	Sheet No.
Scale	1/20" = 1'-0"	A4.01
Drawn	MC/KT	
Checked	AJ	
Approved	RK	
Date	2013.07.15	Revision -

1115-A4.01 Elevations.dwg



1 A-402 NORTH ELEVATION
3/32" = 1'- 0"

2 A-402 WEST ELEVATION
3/32" = 1'- 0"

KEY PLAN

No.	Description	Date	Dr.
6	DP Revisions	DEC 12 2013	
5	ADP Revisions	NOV 06 2013	
4	Advisory Design Panel	OCT 23 2013	
3	Re-Issued for Development Permit	OCT 09 2013	
2	Issued for Development Permit	JUL 25 2013	
1	Pre-Application / Review Set	JUL 19 2013	

Revisions: Read Up

Sheet No. 16
December 16, 2013
DP 13-641796

MATERIALS LEGEND

1. Architectural Concrete (exposed):Colour: Natural
2. Architectural Concrete (painted): Colour: Tan
3. Fibre Cement Panel A: Colour: Light Tan
4. Fibre Cement Panel B: Colour: Taupe
5. Fibre Cement Lap Siding: Colour: Blue-grey
6. Brick Cladding: Colour: Warm Grey
7. Vinyl Window frames (residential): Colour: Light bronze - Glazing : Clear Low E
8. Aluminum Window Frames (commercial) Colour: Medium Charcoal - Storefront Glazing : Clear Low E
9. Metal Panel: Colour: Medium Charcoal
   Colour 2: Orange
10. Painted Aluminum Railing: Colour: Light bronze
11. Guardrail Glass: Clear
12. Guardrail back-painted glass A: Colour: Orange
13. Guardrail back-painted glass B: Colour: Yellow
14. Guardrail back-painted glass C: Colour: Blue
15. Mechanical Louvres: Colour: Medium Charcoal
16. Painted Misc Steel: Colour: Medium Charcoal
17. Commercial Awnings: Fabric on metal frames (fabric colour varies)
18. Commercial Canopy: Painted steel and glass panels. Colour: Medium charcoal

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Sheet Title
ELEVATIONS

Job No.	1115-100	Sheet No.	A4.02
Scale	3/32" = 1'-0"		
Drawn	MC/KT		
Checkrd	AJ		
Approved	RK		
Date	2012.01.25	Revision	-

1115-A4.01 Elevations.dwg

KEY PLAN

1 A-403 SOUTH ELEVATION
3/32" = 1'- 0"

2 A-403 EAST ELEVATION
3/32" = 1'- 0"

MATERIALS LEGEND

1. Architectural Concrete (exposed):Colour: Natural
2. Architectural Concrete (painted): Colour: Tan
3. Fibre Cement Panel A: Colour: Light Tan
4. Fibre Cement Panel B: Colour: Taupe
5. Fibre Cement Lap Siding: Colour: Blue-grey
6. Brick Cladding: Colour: Warm Grey
7. Vinyl Window frames (residential): Colour: Light bronze - Glazing : Clear Low E
8. Aluminum Window Frames (commercial) Colour: Medium Charcoal - Storefront Glazing : Clear Low E
9. Metal Panel: Colour: Medium Charcoal
   Colour 2: Orange
10. Painted Aluminum Railing: Colour: Light bronze
11. Guardrail Glass: Clear
12. Guardrail back-painted glass A: Colour: Orange
13. Guardrail back-painted glass B: Colour: Yellow
14. Guardrail back-painted glass C: Colour: Blue
15. Mechanical Louvres: Colour: Medium Charcoal
16. Painted Misc Steel: Colour: Medium Charcoal
17. Commercial Awnings: Fabric on metal frames (fabric colour varies)
18. Commercial Canopy: Painted steel and glass panels. Colour: Medium charcoal

No.	Description	Date	Dr.
6	OP Revisions	DEC 12 2013	
5	ADP Revisions	NOV 06 2013	
4	Advisory Design Panel	OCT 23 2013	
3	Re-Issued for Development Permit	OCT 09 2013	
2	Issued for Development Permit	JUL 25 2013	
1	Pre-Application / Review Set	JUL 19 2013	

Revisions: Read Up

Sheet No. 17
December 16, 2013
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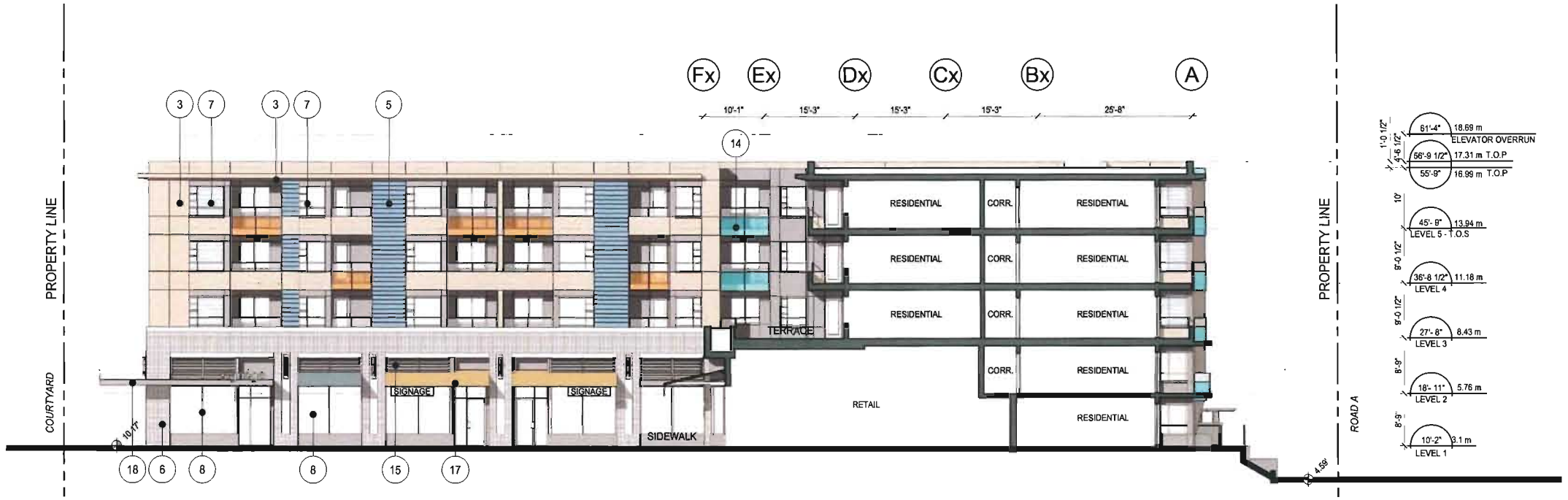
Sheet Title
SOUTH ELEVATION

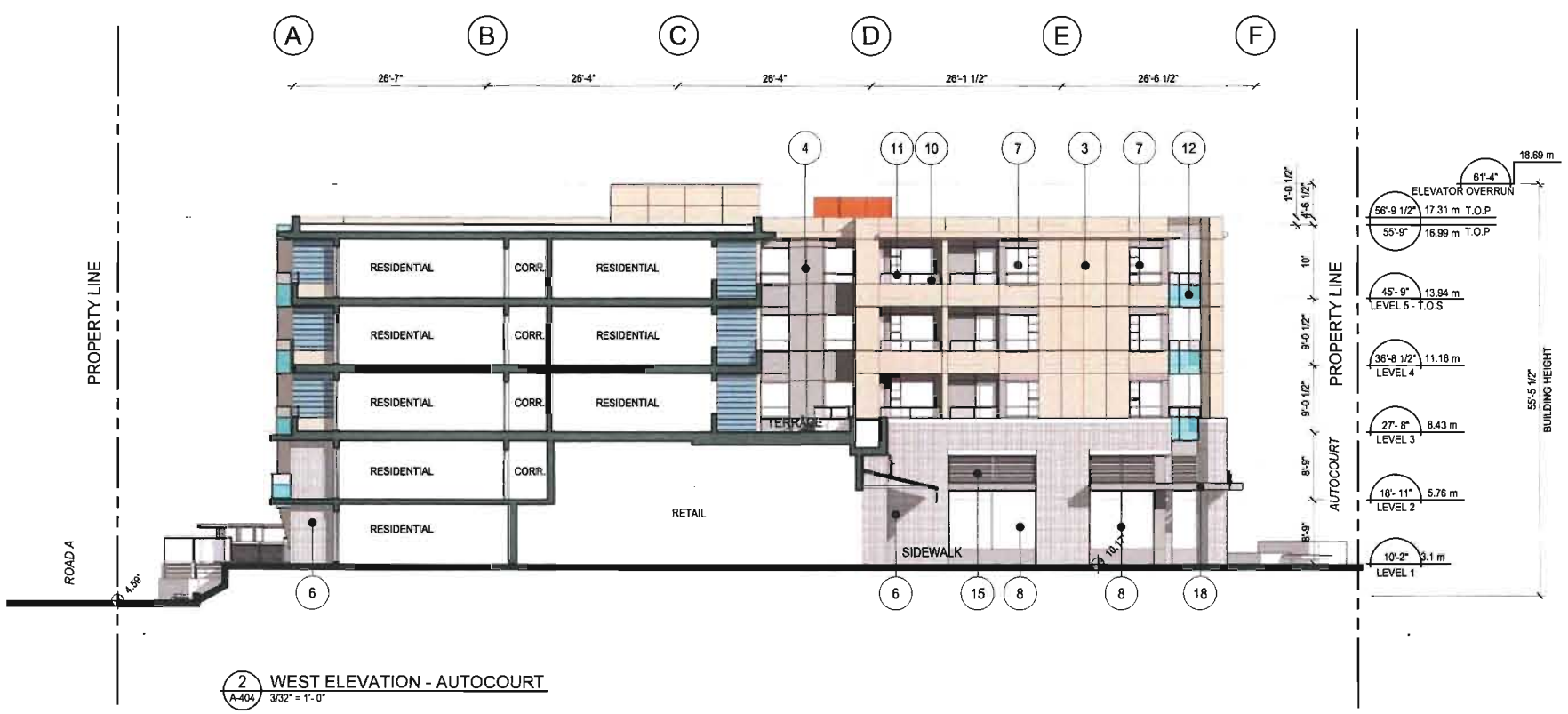
Job No.	1115-100	Sheet No.	A4.03
Scale	3/32" = 1'-0"		
Drawn	MC/KT		
Checked	AJ		
Approved	RK		
Date	2012.06.07	Revision	-

1115-A4.01 Elevations.dwg

KEY PLAN



1 A-404 EAST ELEVATION - AUTOCOURT
3/32" = 1'- 0"



2 A-404 WEST ELEVATION - AUTOCOURT
3/32" = 1'- 0"

MATERIALS LEGEND

1. Architectural Concrete (exposed):Colour: Natural
2. Architectural Concrete (painted): Colour: Tan
3. Fibre Cement Panel A: Colour: Light Tan
4. Fibre Cement Panel B: Colour: Taupe
5. Fibre Cement Lap Siding: Colour: Blue-grey
6. Brick Cladding: Colour: Warm Grey
7. Vinyl Window frames (residential): Colour: Light bronze - Glazing : Clear Low E
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9. Metal Panel: Colour: Medium Charcoal
   Colour 2: Orange
10. Painted Aluminum Railing: Colour: Light bronze
11. Guardrail Glass: Clear
12. Guardrail back-painted glass A: Colour: Orange
13. Guardrail back-painted glass B: Colour: Yellow
14. Guardrail back-painted glass C: Colour: Blue
15. Mechanical Louvres: Colour: Medium Charcoal
16. Painted Misc Steel: Colour: Medium Charcoal
17. Commercial Awnings: Fabric on metal frames (fabric colour varies)
18. Commercial Canopy: Painted steel and glass panels. Colour: Medium charcoal

No.	Description	Date	Dr.
6	DP Revisions	DEC 12 2013	
5	ADP Revisions	NOV 06 2013	
4	Advisory Design Panel	OCT 23 2013	
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Revisions: Read Up

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Sheet Title
ELEVATIONS

Job No.	1115-100	Sheet No.	A4.04
Scale	3/32" = 1'-0"		
Drawn	MC/KT		
Checked	AJ		
Approved	RK		
Date	2013.07.11	Revision	-

1115-A4.01 Elevations.dwg

1 A-405 NORTH ELEVATION
3/32" = 1'- 0"

2 A-405 WEST ELEVATION
3/32" = 1'- 0"

3 A-405 WEST ELEVATION - AUTOCOURT
3/32" = 1'- 0"

KEY PLAN

No.	Description	Date	Dr.
3	DP Revisions	DEC 12 2013	
2	ADP Revisions	NOV 06 2013	
1	Re-Issued for Development Permit	OCT 09 2013	

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Sheet No. 19
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Sheet Title
LANDSCAPED
ELEVATIONS

Job No.	1115-100	Sheet No.	A4.05
Scale	3/32" = 1'-0"		
Drawn	MC		
Checked	AJ		
Approved	RK		
Date	2013.10.09	Revision	-

1115-A4.01 Elevations.dwg

1 A-406 SOUTH ELEVATION
3/32" = 1'- 0"

2 A-406 EAST ELEVATION
3/32" = 1'- 0"

3 A-406 EAST ELEVATION - AUTOCOURT
3/32" = 1'- 0"

KEY PLAN

No.	Description	Date	Dr.
3	DP Revisions	DEC 12 2013	
2	ADP Revisions	NOV 06 2013	
1	Re-Issued for Development Permit	OCT 09 2013	

Revisions: Read Up

Sheet No. 20
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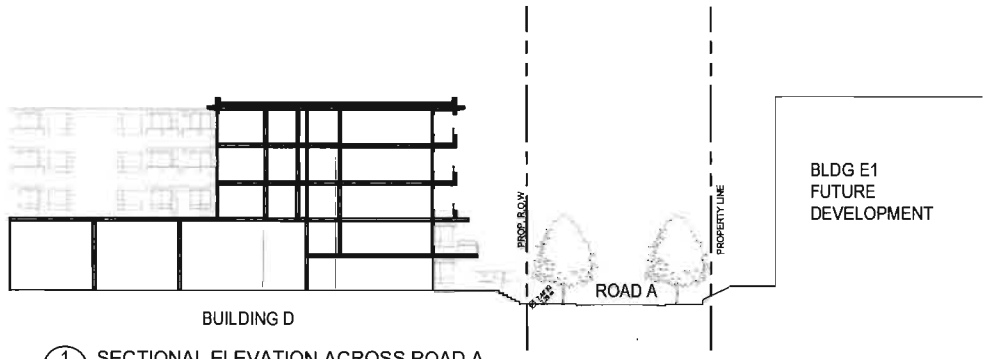
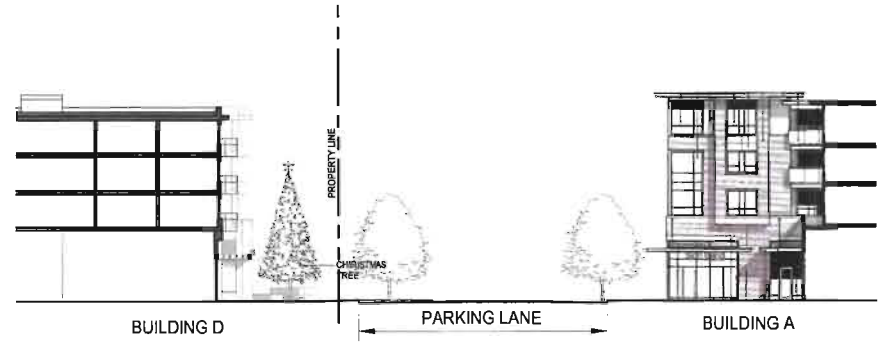
Sheet Title
LANDSCAPED ELEVATIONS

Job No.	1115-100	Sheet No.	A4.06
Scale	3/32" = 1'-0"		
Drawn	MC		
Checked	AJ		
Approved	RK		
Date	2013.10.09	Revision	-

1115-A4.01 Elevations.dwg

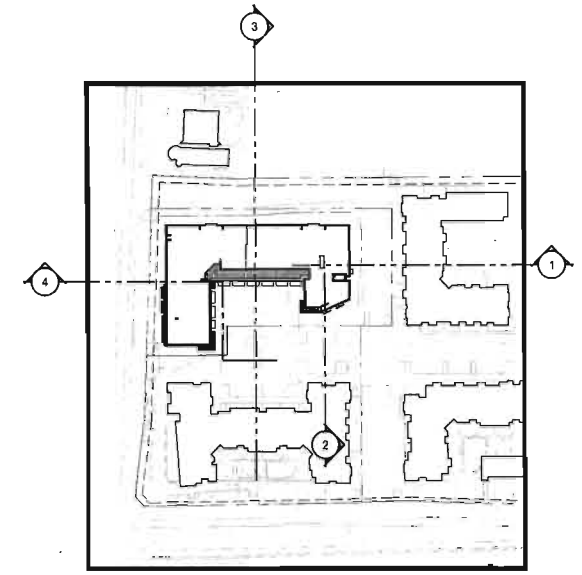


1 A-501 SECTIONAL ELEVATION ACROSS ROAD A
3/64" = 1'- 0"

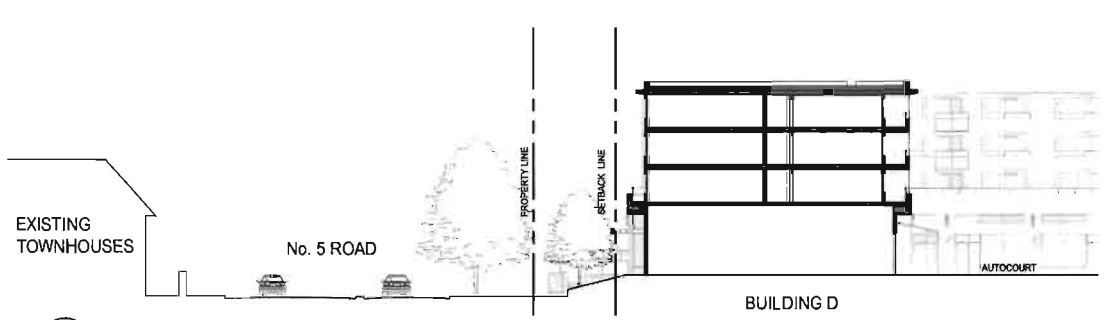


2 SECTIONAL ELEVATION THRU LANE
3/64" = 1'- 0"

KEY PLAN



3 SECTIONAL ELEVATION ACROSS AUTOCOURT
3/64" = 1'- 0"



4 A-501 SECTIONAL ELEVATION THRU No. 5 ROAD
3/64"= 1'- 0"

No.	Description	Date	Dr.
3	Re-Issued for Development Permit	OCT 09 2013	
2	Issued for Development Permit	JUL 25 2013	
1	Pre-Application / Review Set	JUL 19 2013	

Revisions: Read Up

Sheet No. 21
December 16, 2013
DP 13-641796

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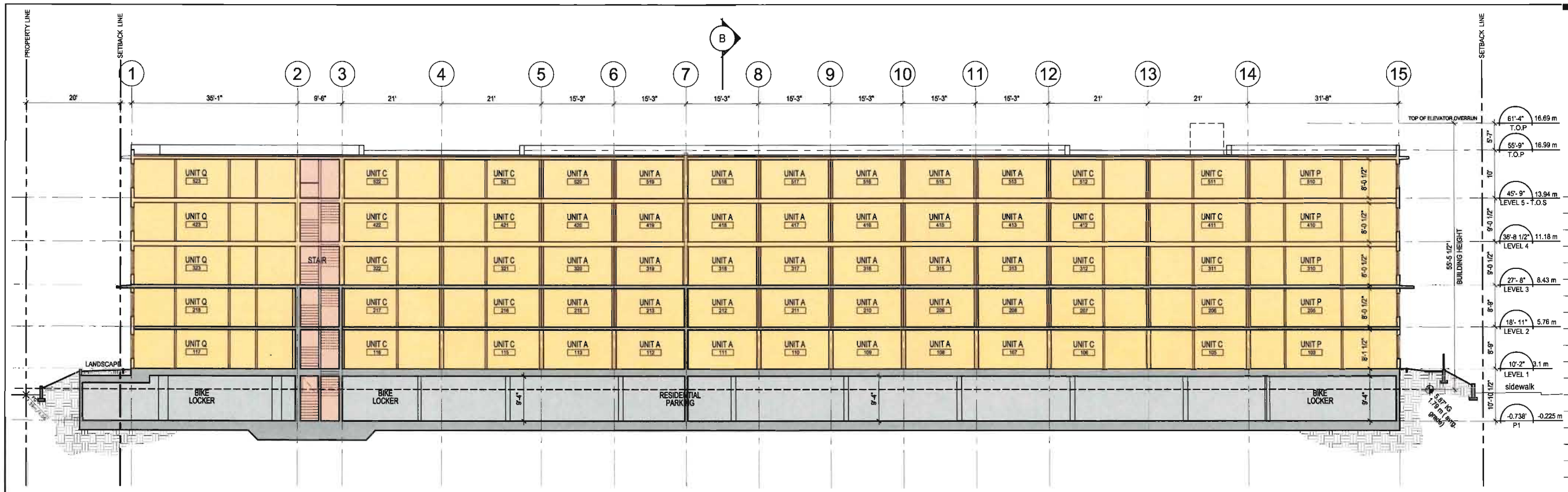
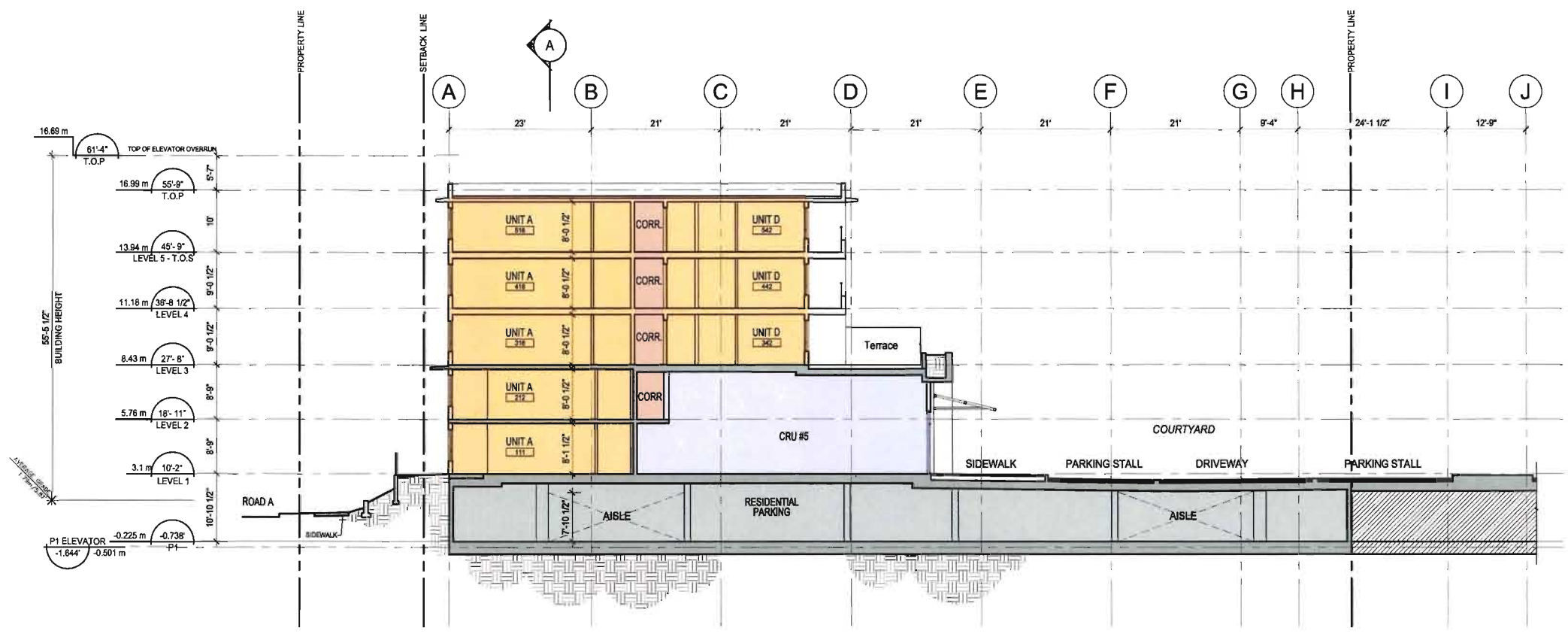
Sheet Title
CONTEXT SECTIONAL ELEVATIONS

Job No.	1115-100	Sheet No.	
Scale	3/64" = 1'-0"		A5.01
Drawn	MC/KT		
Checked	AJ		
Approved	RK		
Date	2013.07.11	Revision	-

1115-A4.01 Elevations.dwg



1 A5.01 BUILDING SECTION A
1/8"= 1'- 0"



2 A5.01 BUILDING SECTION B
1/8"= 1'- 0"

KEY PLAN

No.	Description	Date	Dr.
3	Re-Issued for Development Permit	OCT 09 2013	
2	Issued for Development Permit	JUL 25 2013	
1	Pre-Application / Review Set	JUL 19 2013	

Revisions: Read Up

Sheet No. 22
December 16, 2013
DP 13-641796

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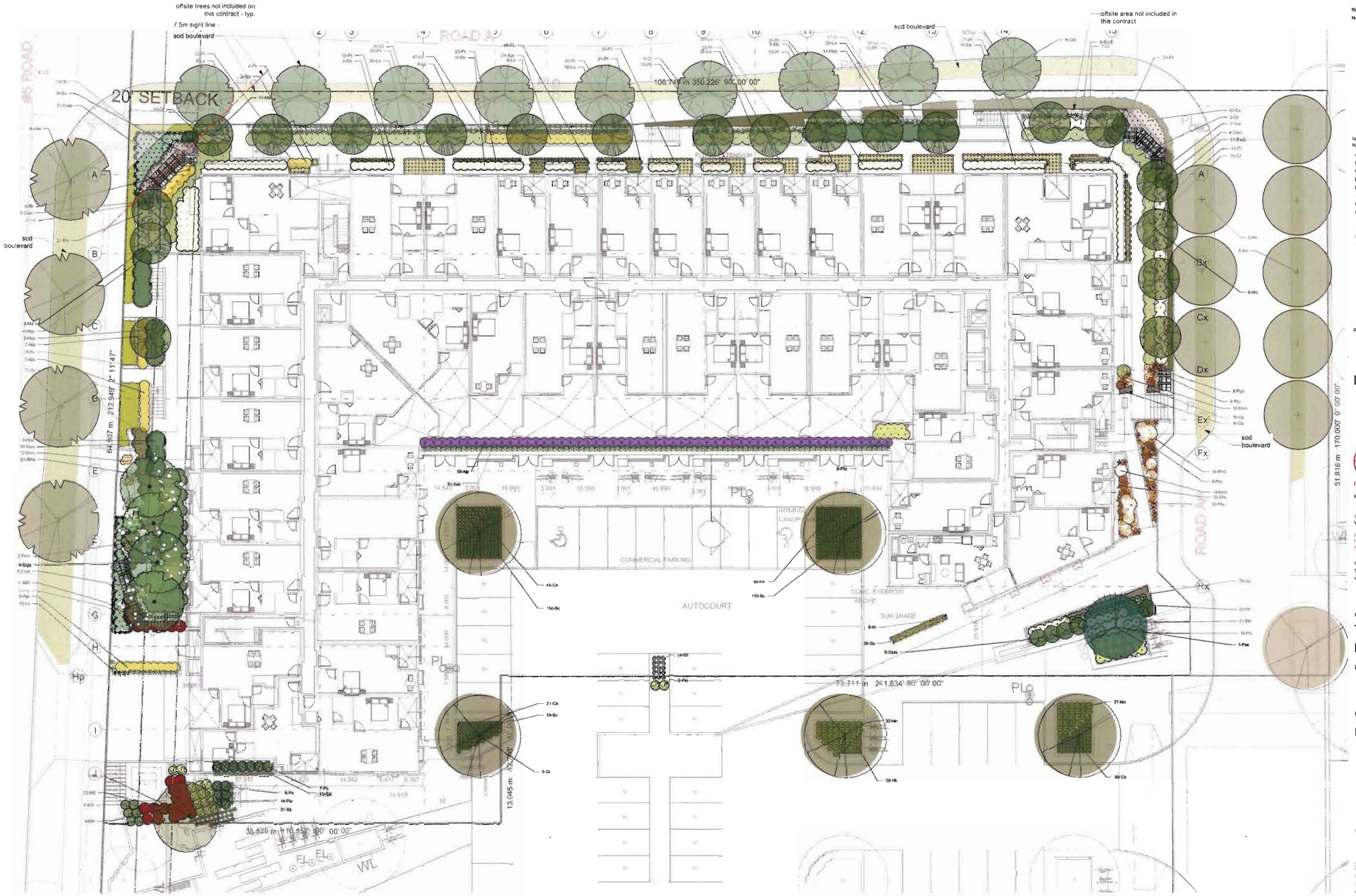
Sheet Title
SECTIONS

Job No.	1115-100	Sheet No.	A5.02
Scale	3/32 = 1'- 0"		
Drawn	AY		
Checked	AJ		
Approved	RK		
Date	2012.01.25	Revision	-

1115-A5.01 Sections.dwg



Revision No.	Date	Revision Notes

Issue No.	Date	Issue Notes
A	1/5/12	Issued for Discussion
B	1/18/12	Issued for DP review (client)
C	1/24/12	Issued for DP
D	3/30/12	Issued for client review
E	4/12/12	Issued for review
F	6/8/12	Issued for review
G	8/15/12	re-Issued for DP
H	7/12/13	Issued for Client Review
I	7/17/13	Issued for Client Review
J	7/25/13	Issued for DP
K	10/9/13	Reissued for Development Permit
L	11/5/13	Issued for ADP Revisions

Professional Seal

Sheet No. 23
December 16, 2013
DP 13-641796

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Project
The Gardens
Building D
#5 Rd Richmond, BC

Drawing Title
Planting Plan

Legal

Project Manager: dt	Project ID: 21132
Drawn By: dt	Scale: 1:150
Reviewed By: Reviewed By	Drawing No: DP L3
Date: Dec 14, 11	of 12

Plot Date:
11/6/13
Gardens-BP November 04 2013.vwx

ALL PLANTS TO BE NURSERY GROWN
ALL PLANT MATERIALS AND LABOUR TO CONFORM TO BCSLA/BCLNA STANDARDS (2008 ED).

ALL PLANT MATERIAL TO BE INSPECTED PRIOR TO DELIVERY ON SITE. CONTRACTOR TO ARRANGE FOR INSPECTION AND MATERIAL TO ASSEMBLED IN ONE LOCATION FOR REVIEW.

IMPORTED SOIL SHALL BE A SANDY LOAM OR LOAMY SAND TEXTURE (NO LESS THAN 50% SAND BY WEIGHT) CONTAINING 4 AND 15% ORGANINC MATTER (DRY WEIGHT BASIS). SOIL SHALL VIRTUALLY FREE FROM SUBSOIL , WOOD, INCLUDING WOODY PLANT PARTS, WEEDS, TOXIC MATERIALS, STONES OVER 30MM, AND FOREIGN OBJECTS. SOIL SHALL BE FREE FROM COUCHGRASS, EQUISETUM, CONVULVULUS AND OTHER NOXIOUS WEEDS OR SEEDS OR PARTS THEREOF.

IMPORTED TOPSOIL SHALL CONFORM TO AND BE TREATED AS PER SECTION 6.2..3 TO 6.2..7 INCLUSIVE OF THE 2008 BCLNA STANDARDS.

GROWING MEDIUM SHALL CONFORM TO LEVEL 1 LOW TRAFFIC LAWN AREAS, TREES AND LARGE SHRUBS (2L IN TABLE 6-3 OF THE 2008 BCLNA STANDARDS).
IT SHALL POSSESS THE FOLLOWING QUALITIES:

TEXTURE-
*COARSE GRAVEL (LARGER THAN 25MM): 0-1%
*ALL GRAVEL (LARGER THAN 2MM): 0-5%
*SAND (LARGER THAN.O5MM AND SMALLER THAN 2MM): 50-70%
*SILT (LARGER THAN .002MM AND SMALLER THAN .05MM): 10-25%
*CLAY (SMALLER THAN .002MM): 0-20%
*CLAY AND SILT COMBINED: MAXIMUM 25%

ORGANIC CONTENT: 3-10%

Acidity: 6.0-7.0

DRAINAGE: PERCOLATION SHALL BE SUCH THAT NO STANDING WATER IS VISIBLE 60 MINUTES AFTER AT LEAST 10 MINUTES OF MODERATE TO HEAVY RAIN OR IRRIGATION.

MINIMUM SOIL DEPTH TO BE AS PER TABLE 6-5 OF THE 2008 BCLNA STANDARDS:

	Over prepared subgrade	Over structure
TREES (10m2 PER TREE)	24"	30"
SHRUBS	18"	24"
GROUNDCOVERS	6"	9"

SOIL DEPTHS WILL BE CHECKED AT TIME OF SUBSTANTIAL COMPLETION REVIEW

BEDS TO HAVE 2" MULCH LAYER CONSISTING OF ORGANIC COMPOSTED BARK APPLIED.

PLANTED AREAS TO HAVE PERMANENT HIGH EFFICIENCY IRRIGATION SYSTEM

CONTRACTOR TO PROVIDE MAINTENANCE FOR PERIOD OF 45 DAYS FOLLOWING SUBSTANTIAL COMPLETION.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON PLANT MATERIAL

CONTRACTOR TO PROVIDE COPY OF SOIL TEST TO LANDSCAPE CONSULTANT 3 WEEKS **PRIOR** TO DELIVERY ON-SITE. TEST TO BE PERFORMED BY AN INDEPENDANT LAB AND IS TO INCLUDE RECOMMENDATIONS FOR BOTH LAWN AND PLANTING BEDS. CONSULTANT TO APPROVE SOIL BEFORE INSTALLATION. THIS DOES NOT PRECLUDE THE CONSULTANT FROM PERFORMING AN INDEPENDANT SOIL ANALYSIS
AT TIME OF SUBSTANTIAL COMPLETION. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF SOIL THAT DOES NOT MEET SPECIFICATIONS AT NO EXTRA COST TO CLIENT.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON SOIL SPECIFICATIONS.
AN INDEPENDANT SOIL TEST TO BE PROVIDED 1 WEEK PRIOR TO END OF 1 YEAR WARRANTY PERIOD
CONTRACTOR TO PROVIDE SOIL AMMENDMENTS TO BRING SOIL UP TO OUALITY RECOMMENDED IN SOILS REPORT.

SITE INSPECTION
EXAMINE EXISTING SUBGRADE CONDITIONS AND SIGNIFY ACCEPTANCE IN WRITING TO THE CONSULTANT.

ASCERTAIN THE SIZE AND LOCATION OF ALL EXISTING SERVICES AND SUBGRADES PRIOR TO THE WORK.

IMMEDIATELY REPAIR DAMAGE RESULTING FROM FAILURE TO EXERCISE SUCH PRECAUTIONS AT NO COST TO THE OWNER.

ALL PRUNING TO BE IN ACCORDANCE WITH THE BCLNA/BCSLA STANDARDS 2008 EDITION.

PLANT COUNTS
IN THE CASE OF ANY DISCREPENCY BETWEEN PLANT COUNTS ON PLANT LIST AND PLANT SYMBOLS ON DRAWING, THE DRAWINGS TAKES PRECEDENT. THE CONTRACTOR IS TO VERIFY ALL PLANT COUNTS AND NOTIFY CONSULTANT OF ANY DISCREPENCY.

PLANT LIST

ID	QTY	LATIN NAME	COMMON NAME	SPACING	SCHEDULED SIZE	NOTES
TREES						
5	31	5	5	5 as shown	5	5
	0			as shown		
Gt	5	Gleditsia triacanthos Skyline	Skyline Honey Locust	as shown	8cm/b&b	full, bushy plants
Md	20	Magnolia denudata	Yulan Magnolia	as shown	7cm cal/ B&B	2m standard/ full crown/ matched
Mk	1	Magnolia kobus	Kobus Magnolia	as shown	6cm cal	2m standard
Pse	1	Pseudotsuga menziesii	Douglas Fir	as shown	6.0m ht/ B&B	full/ bushy canopies!
Stps	4	Stewartia pseudocamellia	Japanese Stewartia	as shown	4m ht/ B&B	multistemmed

PLANT LIST

ID	QTY	LATIN NAME	COMMON NAME	SCHEDULED SIZE	NOTES
SHRUBS					
33	3925	33	33	33	32 32
	0				
Aja	47	Azalea japonica 'Hino White'	'Hino White' Azalea	#5 cont.	full/ bushy plants
Ajp	55	Azalea japonica 'purple splendor'	Evergreen Azalea	#2 cont.	full/ bushy plants
Bc	615	Bergenia cordifolia Bressingham White	Heartleaf Bergenia	#1 cont.	full/ bushy plants/ heavy
BtR	38	Berberis thunbergii 'Rose Glow'	Rose Glow Japanese barberry	#3 cont.	Full, bushy plants
Cass	11	Camellia sasanqua 'setsugekka'	White Camellia	#15 cont.	specimen quality
Cb	134	Carex buchanii	Leather leaf sedge	#1 cont.	full/ bushy plants
Cod	91	Cotoneaster dammeri	bearberry cotoneaster	#2 cont	full/ bushy plants
Ct	66	Choisya ternata	Mexican Mock Orange	#5 cont.	full/ bushy plants
Cveb	156	Calluna vulgaris 'Eden's Beauty'	Eden's Beauty Scotch Heather		
Dre	23	Dryopteris erythrosora	Autumn Fern	#1 cont.	full/ bushy plants
Ea	99	Euphorbia var 'Robbiae'	Spurge	#2 cont.	full, bushy plants
Efc	178	Euonymus fortunei 'Coloratus'	Purpleleaf Wintercreeper	#2 cont.	full/ bushy plants
Ehm	24	Echinacea 'Harvest Moon'	Harvest Moon Coneflower	#2 cont.	full/ bushy plants
EwS	40	Euphorbia wulfenii 'Shorty'	Evergreen Spurge	#5 cont	
Hk	94	Hakonechloa aureola	Japanese Forest grass	#1 cont.	full/ bushy plants
Hp	8	Hesperaloe parviflora	Red Yucca	#2 cont.	full, bushy plants
Hqs	25	Hydrangea quercifolia 'snow queen'	Oakleaf Hydrangea	#3 cont.	full/ bushy plants
ID	0	Latin Name	Common Name	Scheduled Size	Notes
Ls	1043	Liriope spicata	Lily turf	#2 cont.	
Mn	82	Mahonia nervosa	Longleaf mahonia	#2 cont.	full/ bushy plants
Op	136	Ophiopogon planiscapus 'Nigrescens'	Black Mondo Grass	#1 cont.	full/ bushy plants
Pam	62	Pennisetum alopecuroides 'Moudry'	Black Fountain Grass	#2 cont.	full/ bushy plants
Plo	43	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	#3 cont.	full/ bushy plants
Po	13	Physocarpus opulifolius	Ninebark	#5 cont.	full/bushy
Ppb	9	Phormium 'Platt's Black'	Platt's Black New Zealand Flax	#7 cont.	full, bushy plants
Pt	644	Pachysandra terminalis 'Green Sheen'	Green Sheen Japanese Spurge	#1 cont	full/ bushy plants/ heavy
Ptjs	31	Phormium tenax 'Jack Spratt'	Jack Spratt New Zealand Flax	#1 cont	full/ bushy plants
RhA	61	Rhododendron 'Alena'	Alena Rhododendron	#7 cont.	full/ bushy plants
RhG	18	Rubeckia "Goldstrum"	Golden Coneflower	#2 cont	full/ bushy plants
Rr	5	Rosa rugosa 'Frau Dagmar Hastrup'	Frau Dagmar Hastrup rose	#2 cont.	full/ bushy plants
SjG	6	Spiraea japonica 'Goldmound'	Goldmound Spirea	#3 cont.	full/ bushy plants
Stl	61	Stipa tenuissima	Mexican feather grass	#1 cont.	full/ bushy plants
Vva	7	Vitis vinifera atropurpurea	Purple Leaf Grape	#2 cont/ staked	full/ bushy plants

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	1/5/12	Issued for Discussion
B	1/18/12	Issued for DP review (client)
C	1/24/12	Issued for DP
D	3/30/12	Issued for client review
E	4/12/12	Issued for review
F	6/8/12	Issued for review
G	6/15/12	re-Issued for DP
H	7/12/13	Issued for Client Review
I	7/31/13	Issued for Client Review
J	7/25/13	Issued for DP
K	10/8/13	Reissued for Development Permit
L	11/6/13	Issued for ADP Revisions

Preliminary/Final

Sheet No. 24
December 16, 2013
DP 13-641796

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Project

The Gardens
Building D

#5 Rd Richmond, BC

Drawing Title

Plant list
Notes

Legal

Project Manager: dt	Project ID: 21132
Drawn By: dt	Scale: 1:150
Reviewed By: Reviewed By	Drawing No: DP L3.1
Date: Dec. 14, 11	of 12

Plot Date:
11/4/2013
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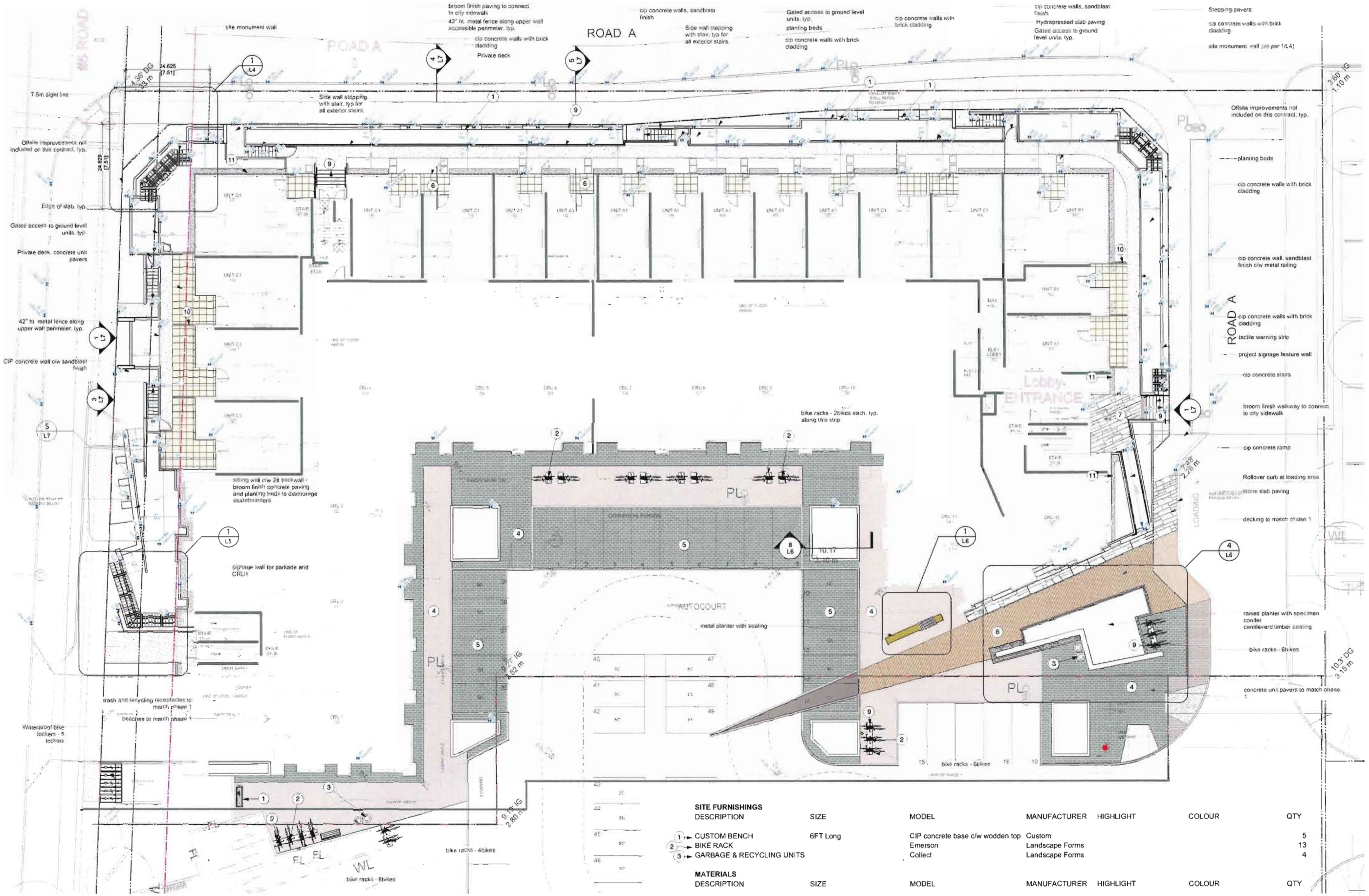

Plan- Hard Landscape @ Grade
Scale: 1:150

0 5 6 7 8 9 10 m

SITE FURNISHINGS

	DESCRIPTION	SIZE	MODEL	MANUFACTURER	HIGHLIGHT	COLOUR	QTY
1	CUSTOM BENCH	6FT Long	CIP concrete base c/w wodden top	Custom			5
2	BIKE RACK		Emerson	Landscape Forms			13
3	GARBAGE & RECYCLING UNITS		Collect	Landscape Forms			4

MATERIALS

	DESCRIPTION	SIZE	MODEL	MANUFACTURER	HIGHLIGHT	COLOUR	QTY
4	PEDESTRIAN UNIT PAVERS	225 x 112.5 x 60mm thick	standard - regular finish	Abbotsford Concrete	running bond & banding	natural (charcoal for banding)	
5	VEHICULAR UNIT PAVERS	225 x 112.5 x 80mm thick	standard - regular finish	Abbotsford Concrete	herringbone	natural	
6	PATIO	600 x 600 x 50mm	hydrapressed slab - texada finish	Abbotsford Concrete	stack bond	natural	
7	BASALT STONE SLABS	varies					
8	WOOD DECKING	as per phase 1	as per phase 1			as per phase 1	
9	BROOM FINISH CONCRETE				saw cut joints		
10	PRIVACY SCREEN	varies	Aluminum frame w/frosted glass	custom		to match architectural exterior framing	
11	GRAVEL MAINTENANCE STRIP	varies					

190.536

Revision

No.	Date	Revision Notes

Issue

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F	5/8/12	Issued for review
G	6/15/12	re-issued for DP
H	7/12/13	Issued for Client Review
I	7/17/13	Issued for Client Review
J	7/25/13	Issued for DP
K	10/9/13	Reissued for Development Permit
L	11/6/13	Issued for ADP Revision a

Professional Seal

Sheet No. 25
December 16, 2013
DP 13-641796

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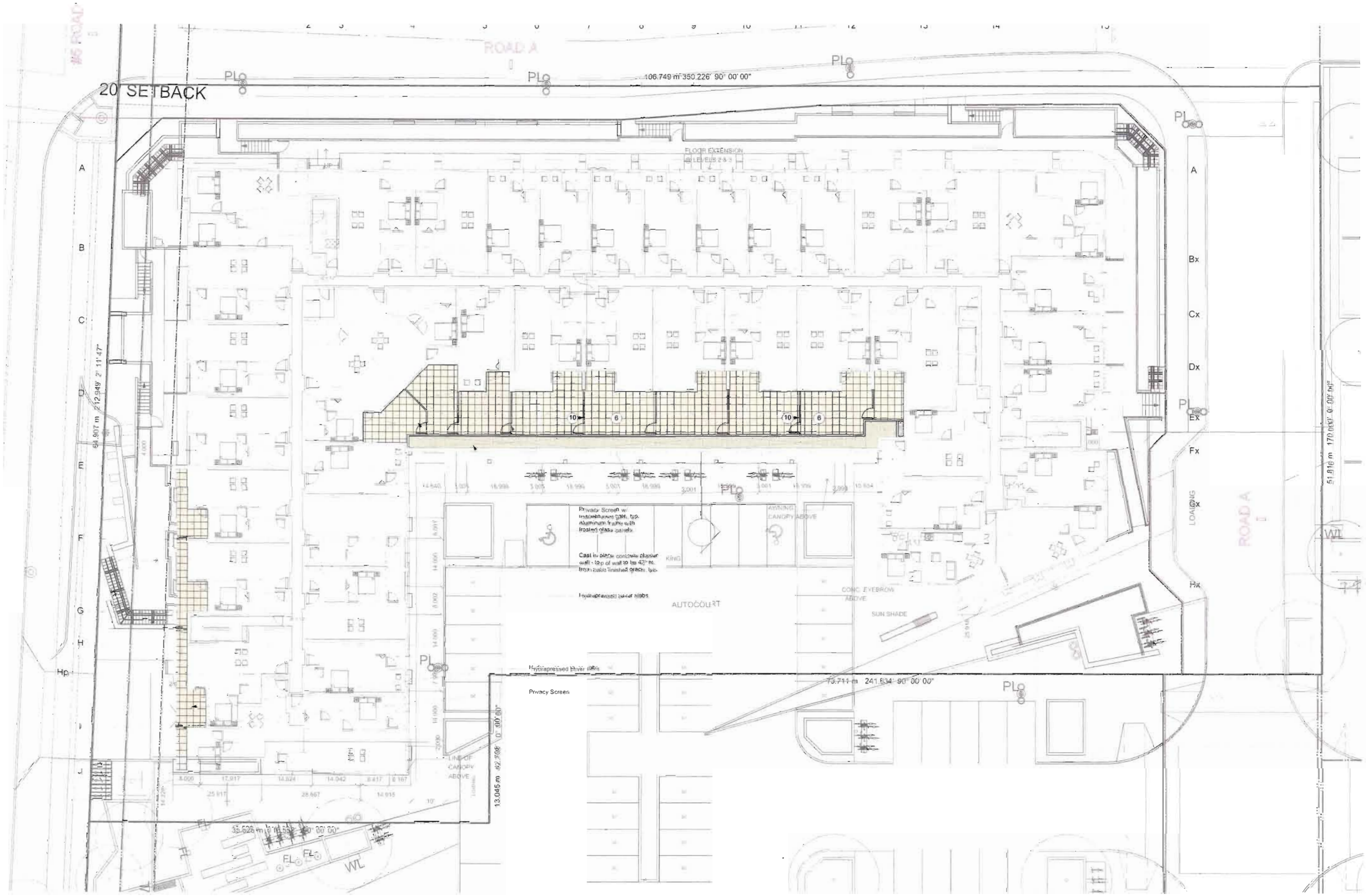
Project
The Gardens
Building D
#5 Rd Richmond, BC

Drawing Title
Hard Landscape, Site Furnishings & Material Schedule

Legal

Project Manager: dt	Project ID: 21132
Drawn By: dt	Scale: 1:150
Reviewed By: Reviewed By	Drawing No: DP L2
Date: Dec 14, 11	of 12

Plot Date:
11/6/13
Gardens BP November 04 2013.wex



Plan- Hard Landscape Above Grade
Scale: 1:150

0 5 6 7 8 9 10 m

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	1/5/12	Issued for Discussion
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C	1/24/12	Issued for DP
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E	4/12/12	Issued for review
F	6/8/12	Issued for review
G	6/15/12	re-Issued for DP
H	7/12/13	Issued for Client Review
I	7/17/13	Issued for Client Review
J	7/29/13	Issued for DP
K	10/8/13	Reissued for Development Permit
L	11/6/13	Issued for ADP Revisions

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Sheet No. 26
December 16, 2013
DP 13-641796

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Project
The Gardens
Building D
#5 Rd Richmond, BC

Drawing Title
Hard Landscape
3rd Level

Legal

Prepared by: dl	Project No: 21132
Checked by: dl	Scale: 1:150
Reviewed By: Reviewed By	Drawing No: DP L2.1
Date: Dec. 14, 11	of: 12

Plot Date:
11/12/13
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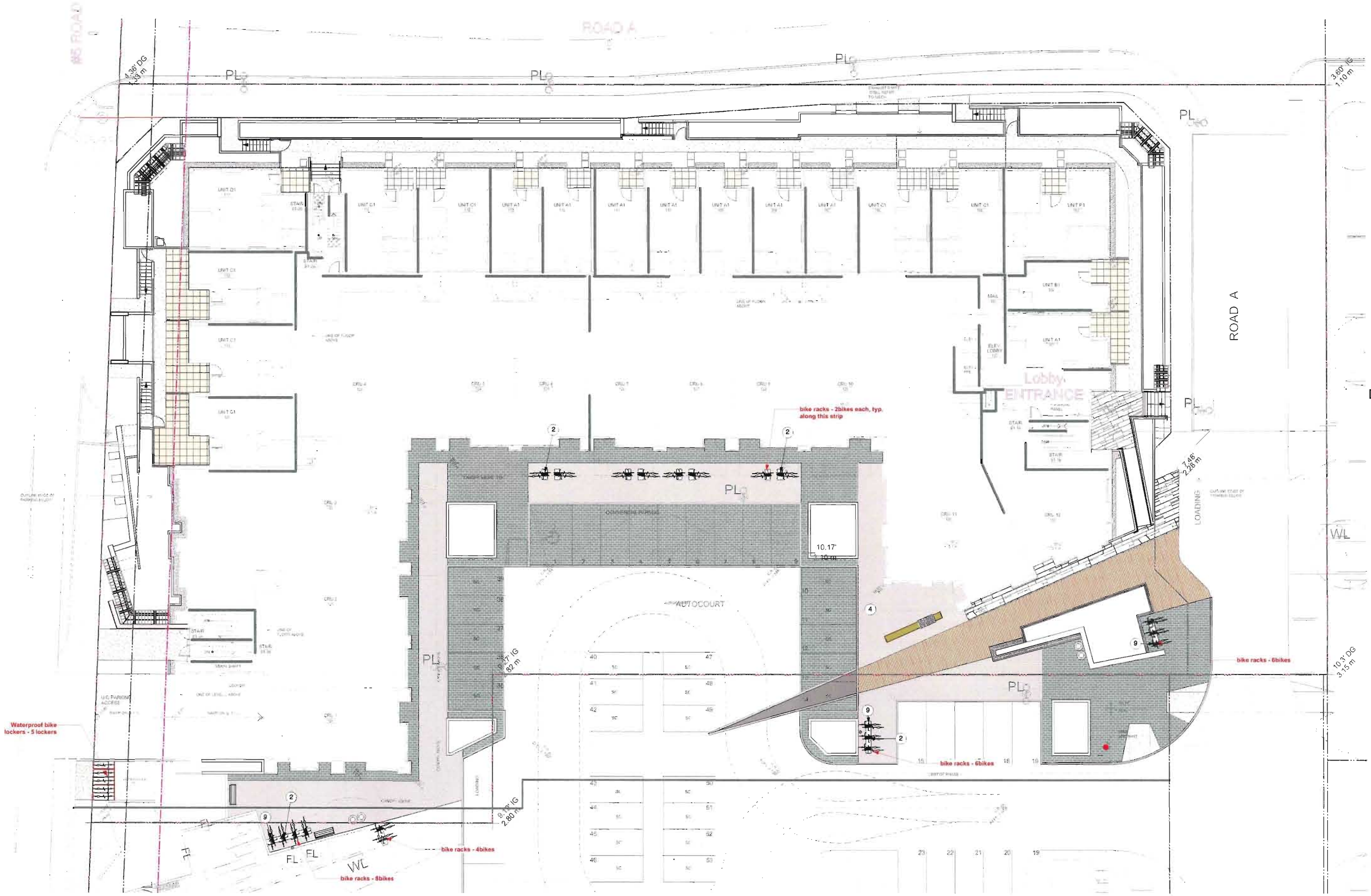

Plan- Bike parking at grade
Scale: 1:150

0 5 6 7 8 9 10 m

BIKE PARKING SCHEDULE:

WATERPROOF BIKE LOCKERS: TOTAL BICYCLES: 05
BIKE RACK FIXTURES (EACH WITH A 2 BICYCLES CAPACITY): 20 (40 BICYCLE PARKING)

NOTE: SEE SITE FURNISHINGS L2.0 FOR FIXTURE SPECIFICATIONS

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	1/5/12	Issued for Discussion
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E	4/12/12	Issued for review
F	6/8/12	Issued for review
G	6/15/12	re-issued for DP
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I	7/17/13	Issued for Client Review
J	7/25/13	Issued for DP
K	10/9/13	Reissued for Development Permit
L	11/6/13	Issued for ADP Revisions

Professional Seal

Sheet No. 27
December 16, 2013
DP 13-641796

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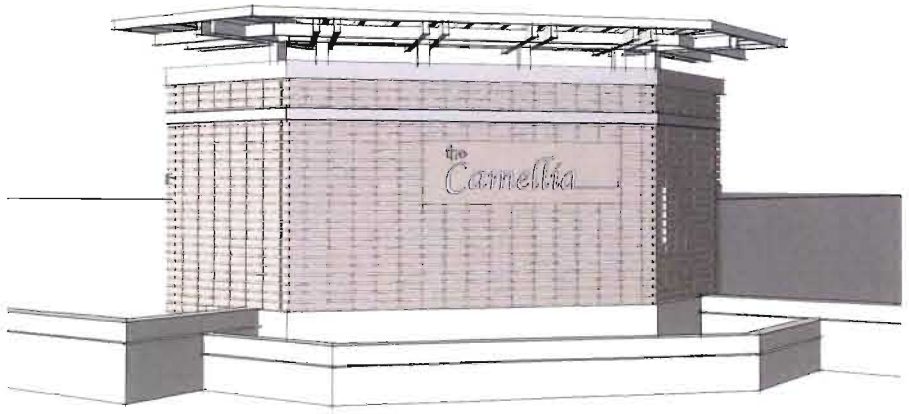
Project
The Gardens
Building D
#5 Rd Richmond, BC

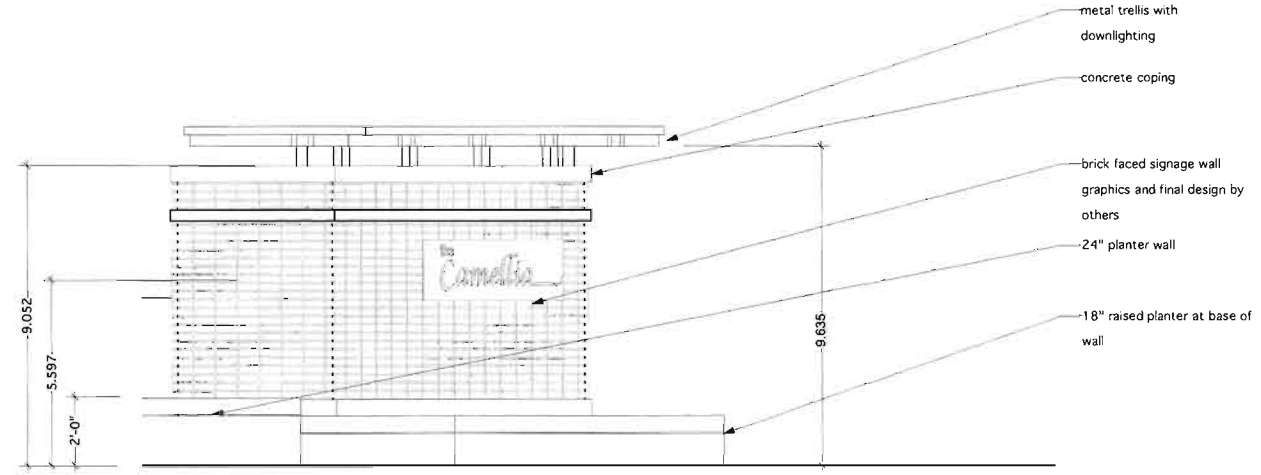
Drawing Title
Bike Parking
Layout Plan

Legal

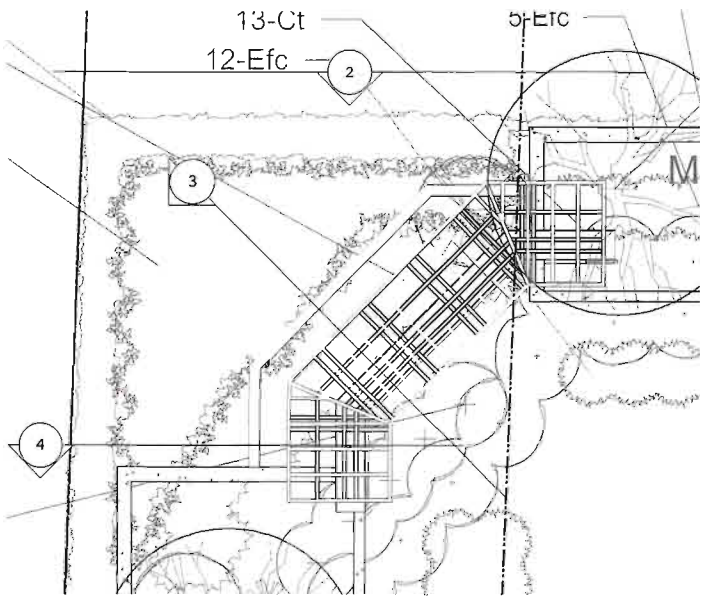
Project Manager dt	Project ID 21132
Drawn By dt	Scale 1:150
Reviewed By Reviewed By	Drawing No DP L2.2
Date Dec 14, 11	— of — 12

Plot Date:
11/6/13
Gardens BP November 04 2013.vwx

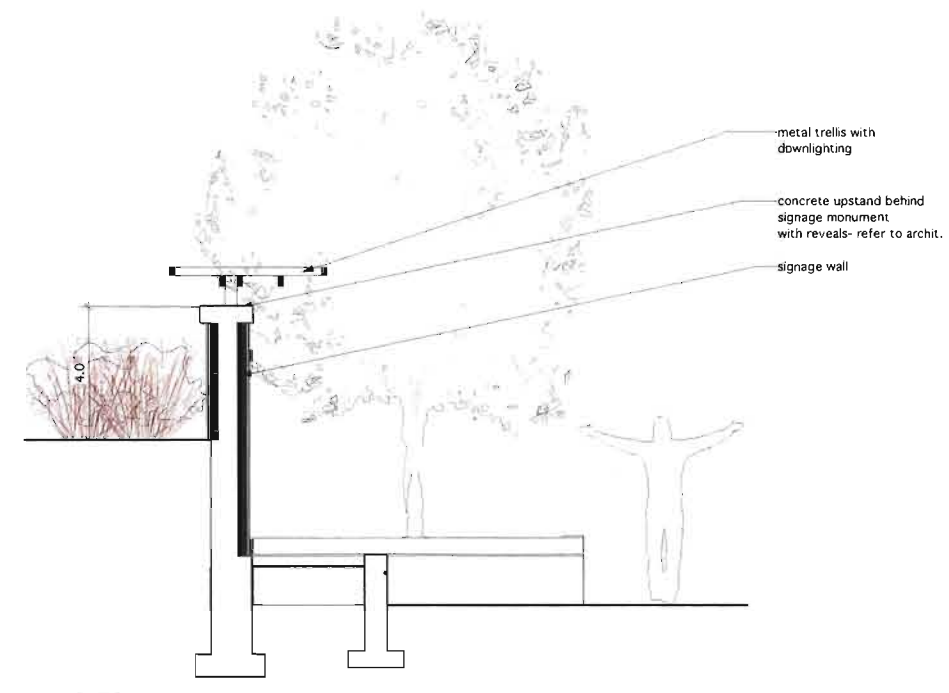




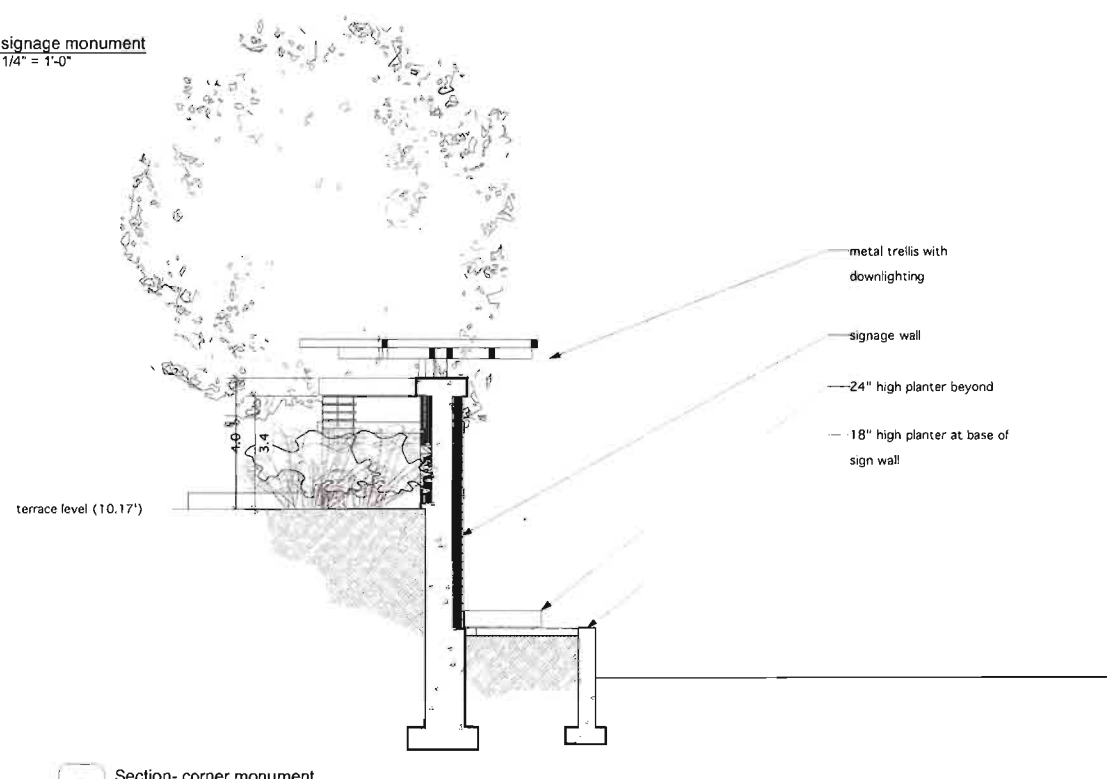
2 L4 Elevation- signage monument
3/8" = 1'-0"



1 Plan- signage monument
Scale: 1/4" = 1'-0"



4 Section- corner monument/ terrace
Scale: 3/8" = 1'-0"



3 Section- corner monument
Scale: 3/8" = 1'-0"

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	1/5/12	Issued for Discussion
B	1/18/12	Issued for DP review (client)
C	1/24/12	Issued for DP
D	3/30/12	Issued for client review
E	4/12/12	Issued for review
F	6/8/12	Issued for review
G	6/15/12	re-Issued for DP
H	7/12/13	Issued for Client Review
I	7/17/13	Issued for Client Review
J	7/25/13	Issued for DP
K	10/9/13	Reissued for Development Permit
L	11/6/13	Issued for ADP Revisions

Professional Seal

Sheet No. 28
December 16, 2013
DP 13-641796

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Project

The Gardens
Building D

#5 Rd Richmond, BC

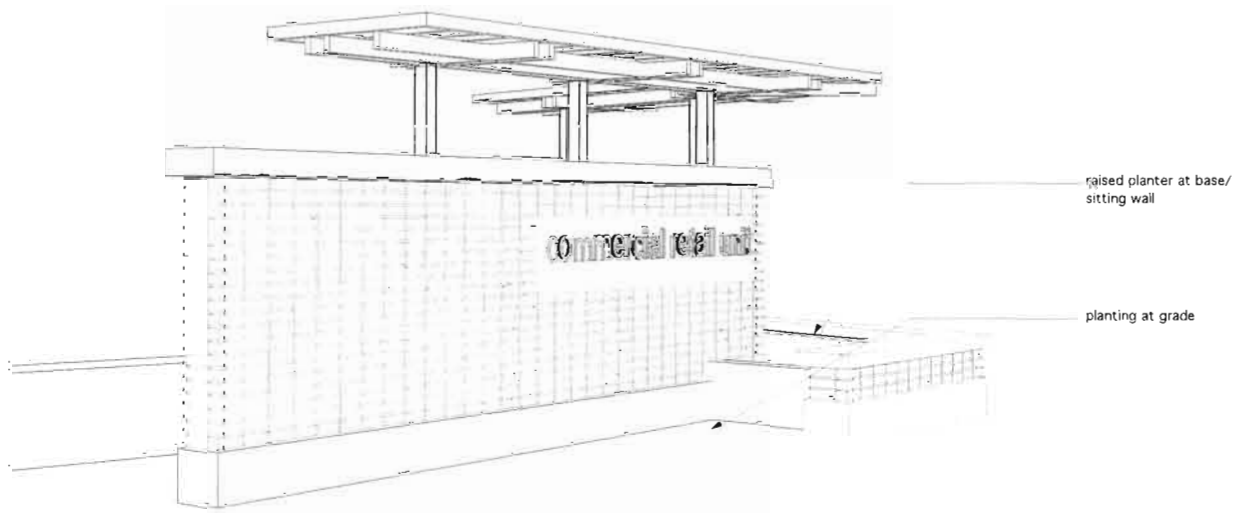
Drawing Title

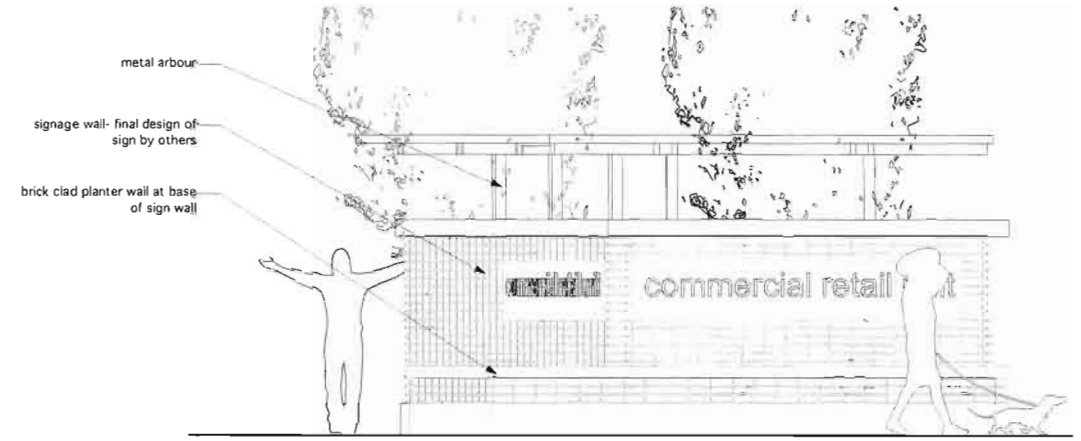
Corner Monuments

Legal

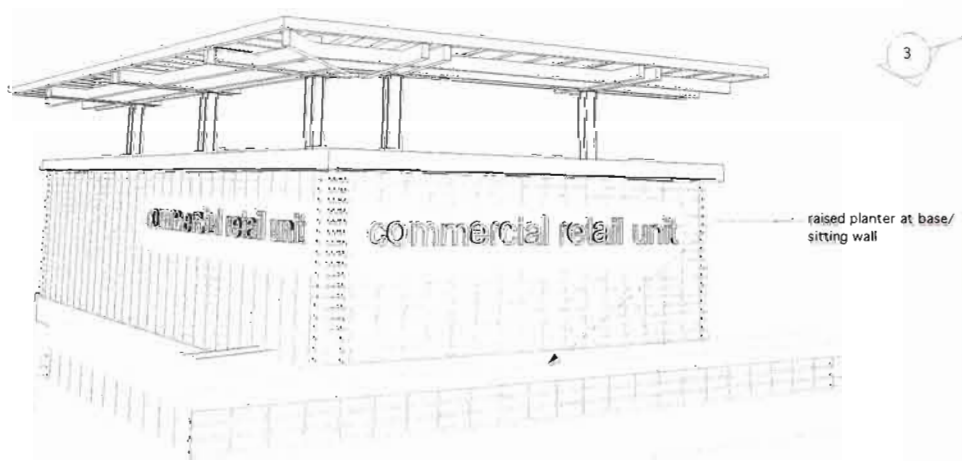
Project Manager: dt	Project ID: 21132
Drawn By: dt	Scale: as noted
Reviewed By: Reviewed By	Drawing No: DP L4
Date: Dec 14, 11	of 12

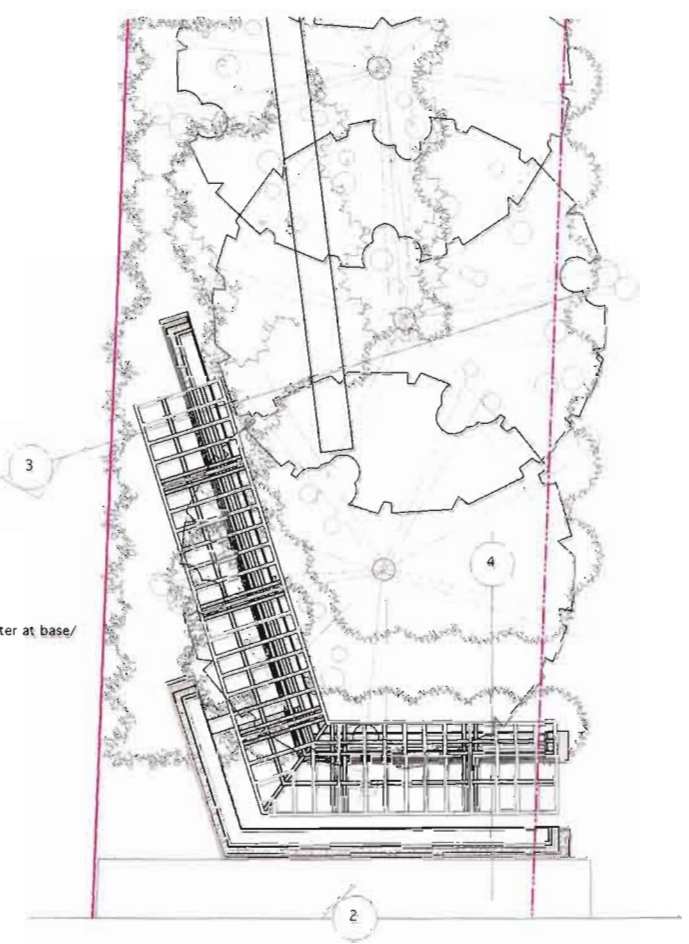
Plot Date:
11/6/13
Gardens BP November 04 2013.wx



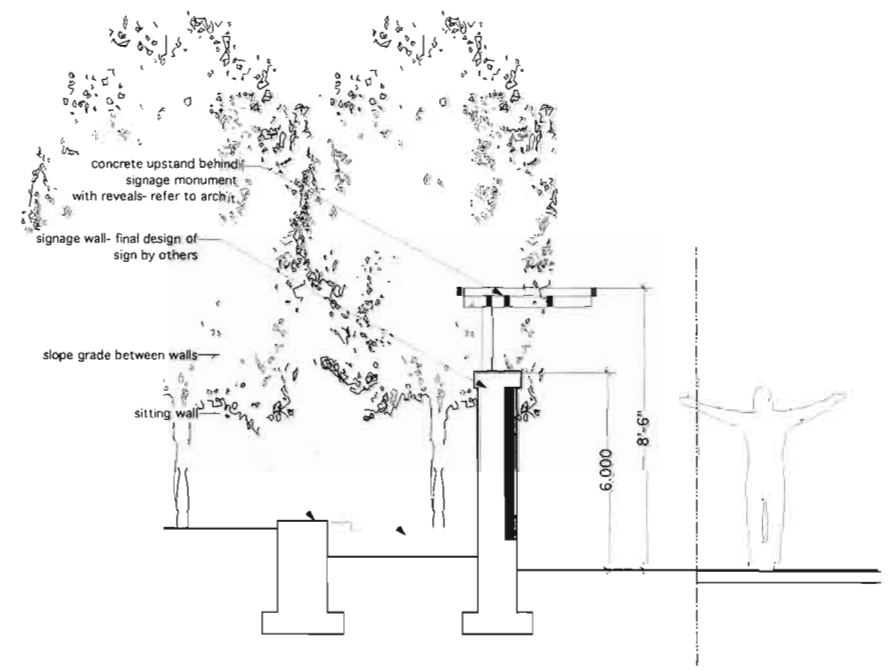


2 Elevation- CRU parkade entrance sign wall
Scale: 3/8" = 1'-0"

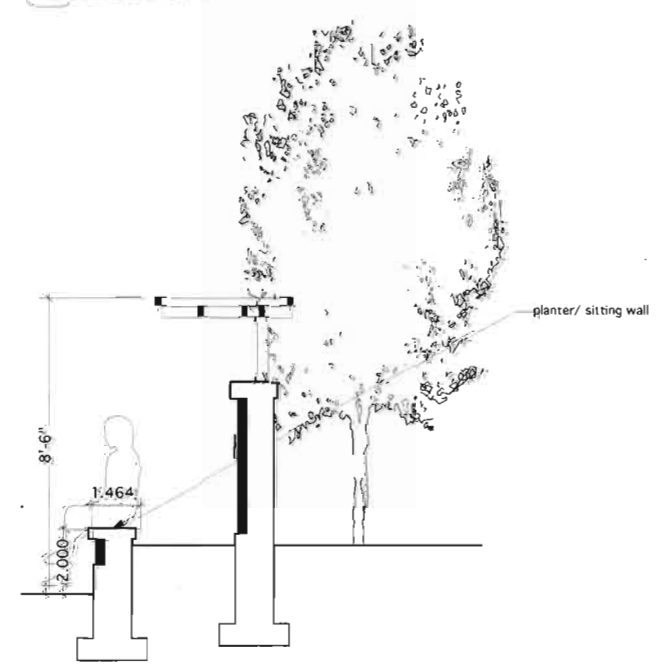




1 Plan- CRU parkade entrance sign wall
Scale: 1/4" = 1'-0"



3 Section- CRU sign wall
Scale: 3/8" = 1'-0"



4 Section- CRU sign wall
Scale: 3/8" = 1'-0"

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	1/5/12	Issued for Discussion
B	1/18/12	Issued for DP review (client)
C	1/24/12	Issued for DP
D	3/30/12	Issued for client review
E	4/12/12	Issued for review
F	6/8/12	Issued for review
G	6/15/12	re-issued for DP
H	7/12/13	Issued for Client Review
I	7/17/13	Issued for Client Review
J	7/29/13	Issued for DP
K	10/3/13	Reissued for Development Permit
L	11/6/13	Issued for ADP Revisions

Professional Seal

Sheet No. 29
December 16, 2013
DP 13-641796

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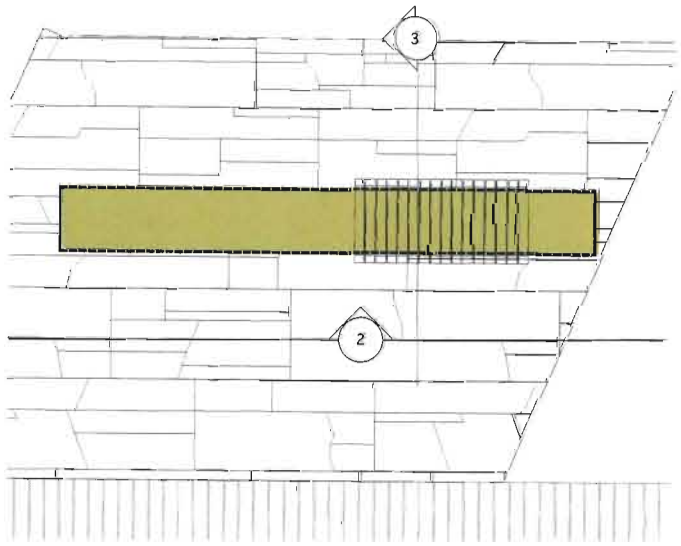
Project
The Gardens
Building D
#5 Rd Richmond, BC

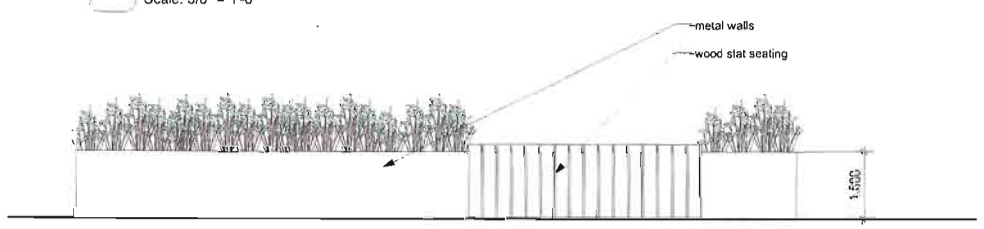
Drawing Title
Commercial Parkade
Signage Wall

Legal

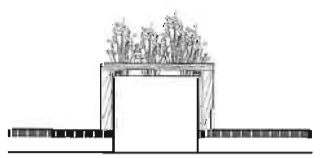
Project Manager: dt	File: 21132
Drawn By: dt	Scale: NTS
Reviewed By: Reviewed By	Description: DP L5
Date: Dec.14, 11	12



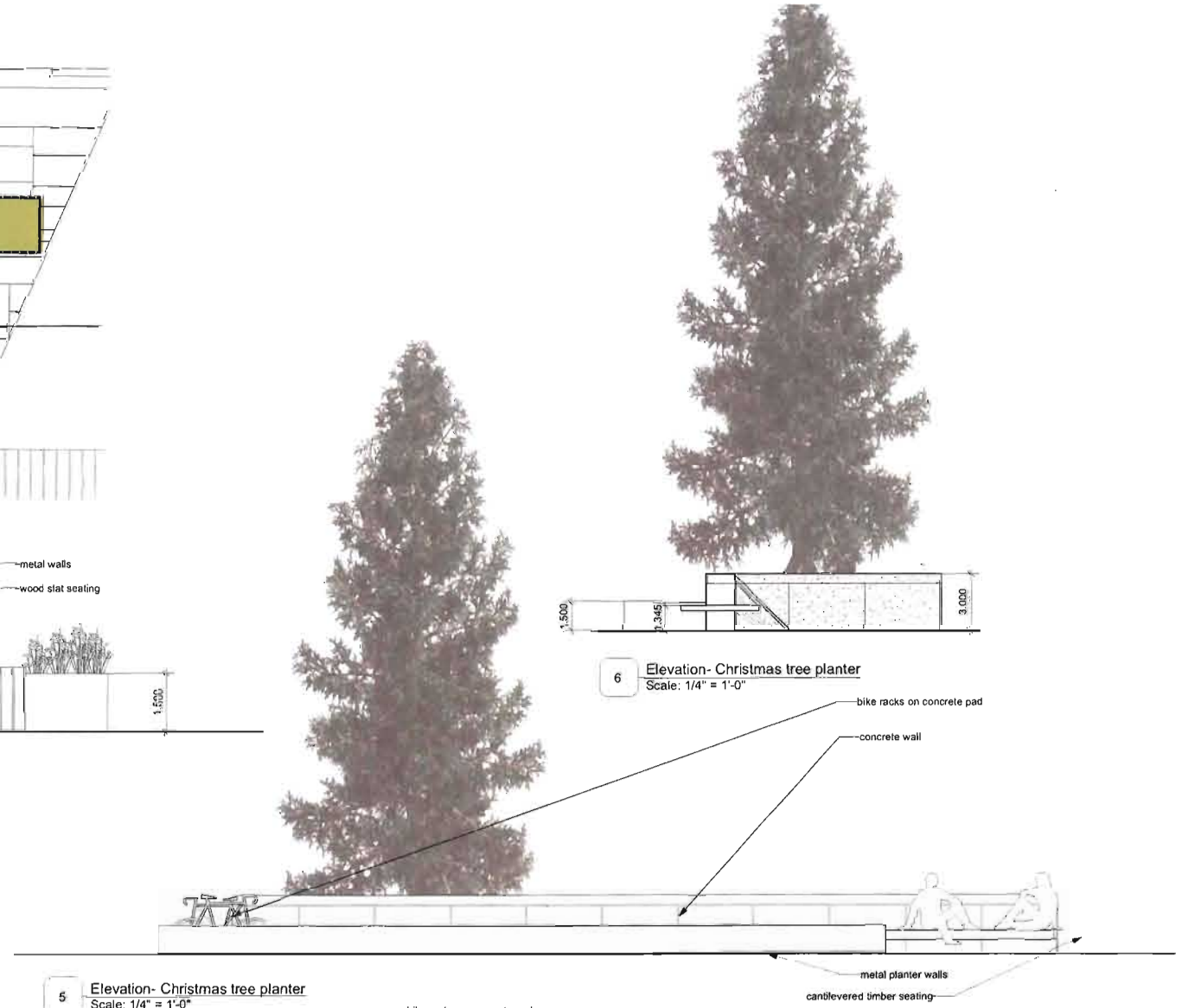
1 Plan- typical metal planter at residential entry
Scale: 3/8" = 1'-0"



2 Elevation- metal planter
Scale: 1/2" = 1'-0"

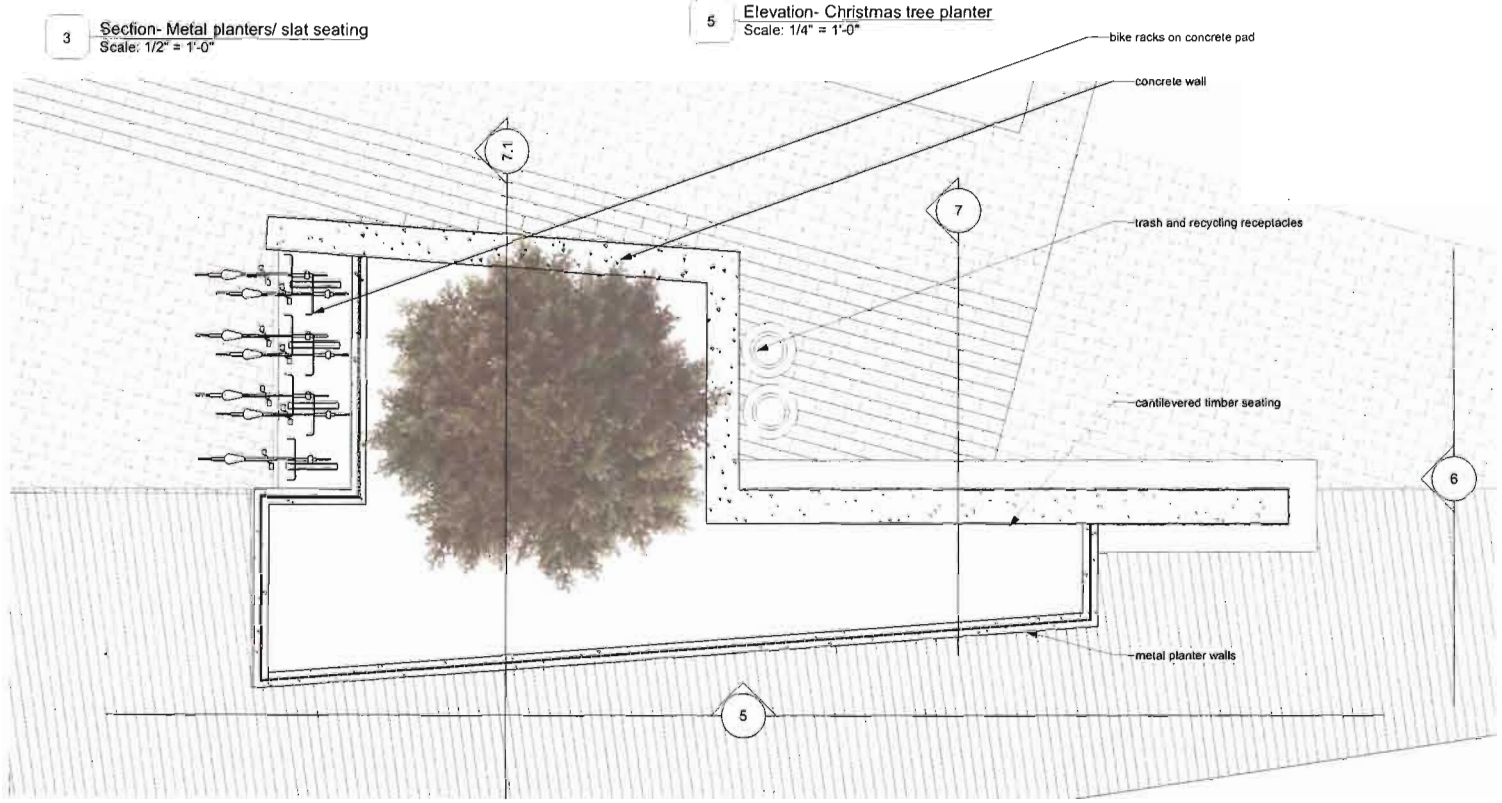


3 Section- Metal planters/ slat seating
Scale: 1/2" = 1'-0"

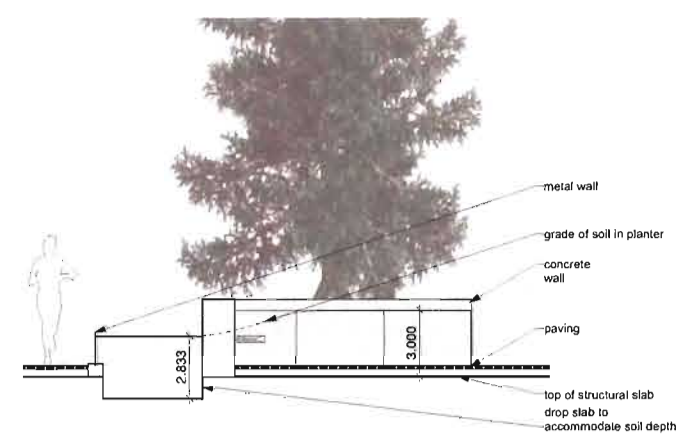


5 Elevation- Christmas tree planter
Scale: 1/4" = 1'-0"

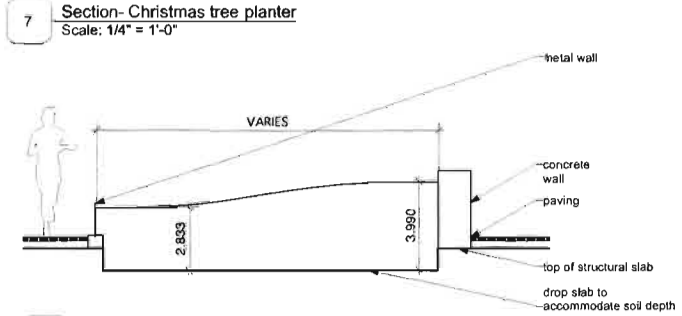
6 Elevation- Christmas tree planter
Scale: 1/4" = 1'-0"



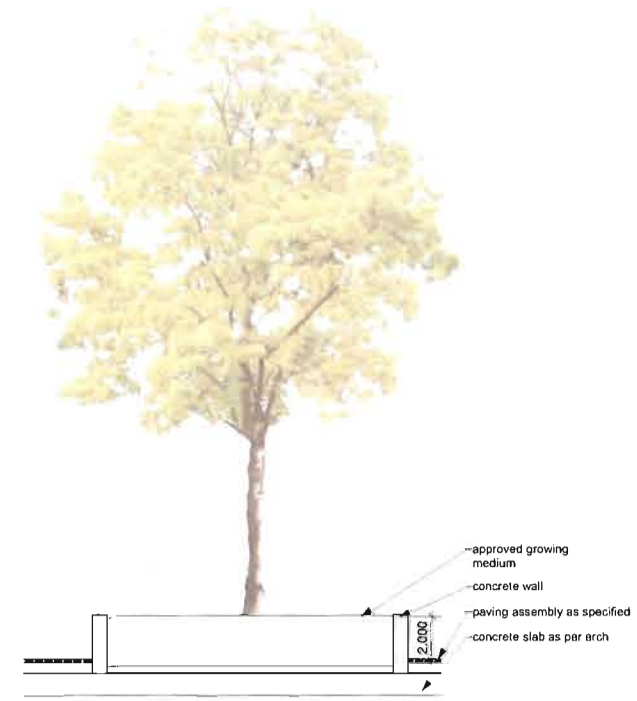
4 Plan: Christmas tree planter
Scale: 1/4" = 1'-0"



7 Section- Christmas tree planter
Scale: 1/4" = 1'-0"



7.1 Section- Christmas tree planter
Scale: 1/4" = 1'-0"



8 Section- Planter in Parking Area
Scale: 1/4" = 1'-0"

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	1/5/12	Issued for Discussion
B	1/18/12	Issued for DP review (client)
C	1/24/12	Issued for DP
D	3/30/12	Issued for client review
E	4/12/12	Issued for review
F	6/8/12	Issued for review
G	6/15/12	re-issued for DP
H	7/12/13	Issued for Client Review
I	7/17/13	Issued for Client Review
J	7/25/13	Issued for DP
K	10/9/13	Reissued for Development Permit
L	11/6/13	Issued for ADP Revisions

Professional Seal

Sheet No. 30
December 16, 2013
DP 13-641796

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Project
The Gardens
Building D
#5 Rd Richmond, BC

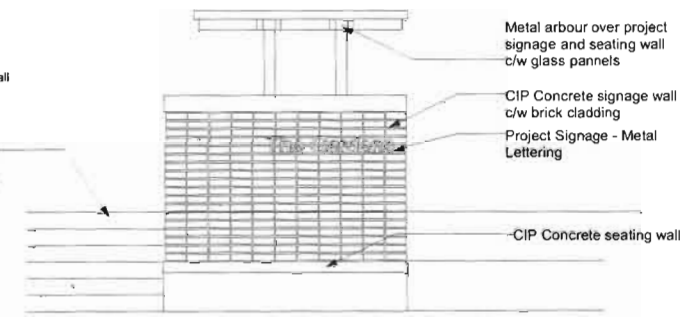
Drawing Title
Metal Planters &
Christmas Tree Planter

Legal

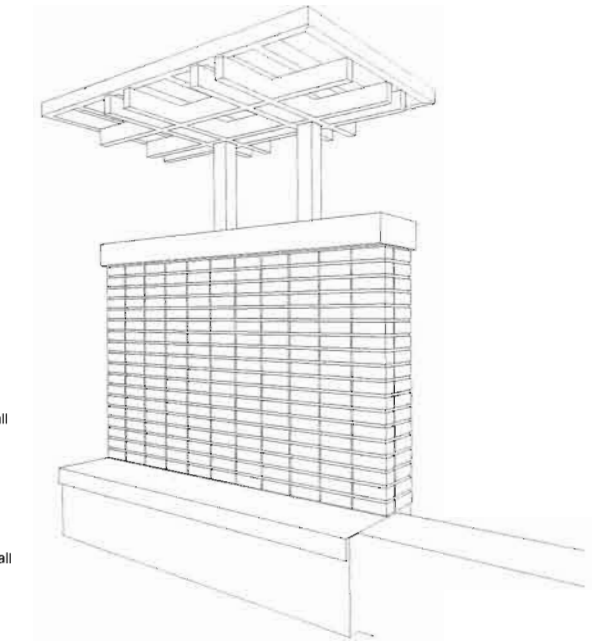
Project Manager: dt	Project ID: 21132
Drawn By: dt	Scale: NTS
Reviewed By: Reviewed By	Drawing No: DP L6
Date: Dec 14, 11	of 12

Plot Date:
11/6/13
Gardens BP November 04 2013.vwx

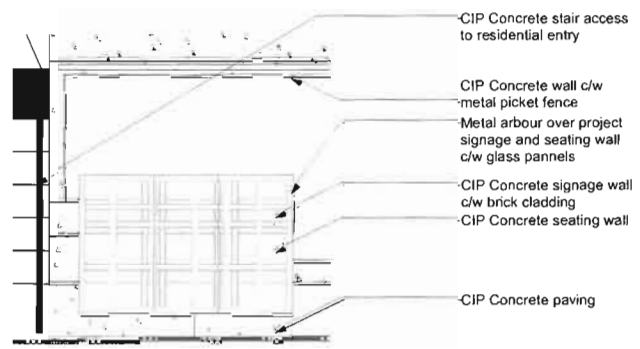
1 Elevation - Residential Lobby Entry
Scale: 1/4" = 1'-0"



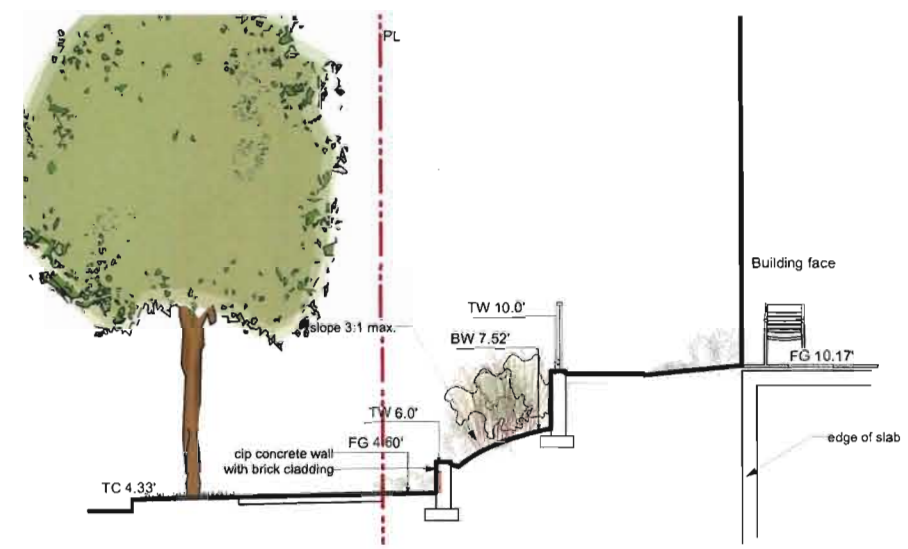
1.2 Elevation- Residential Lobby Entry Covered Seating area
Scale: 3/8" = 1'-0"



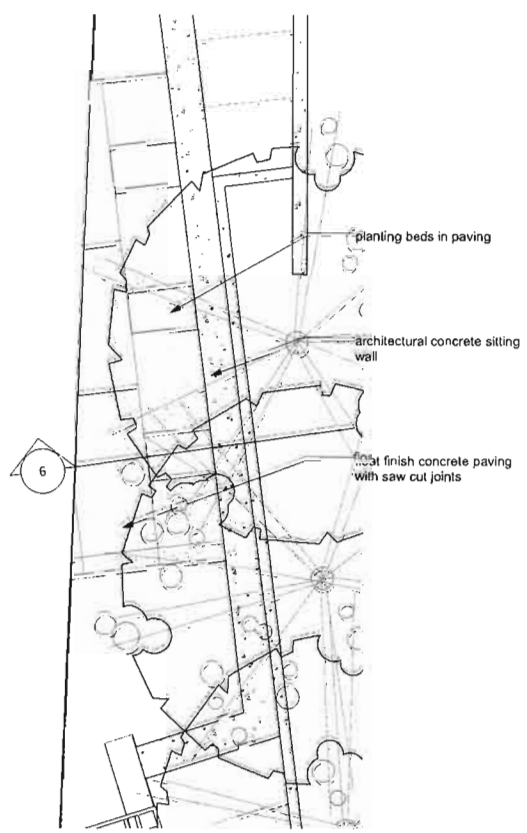
1.3 Isometric view- Residential Lobby Entry Covered Seating area
Scale: 3/32" = 1'-0"



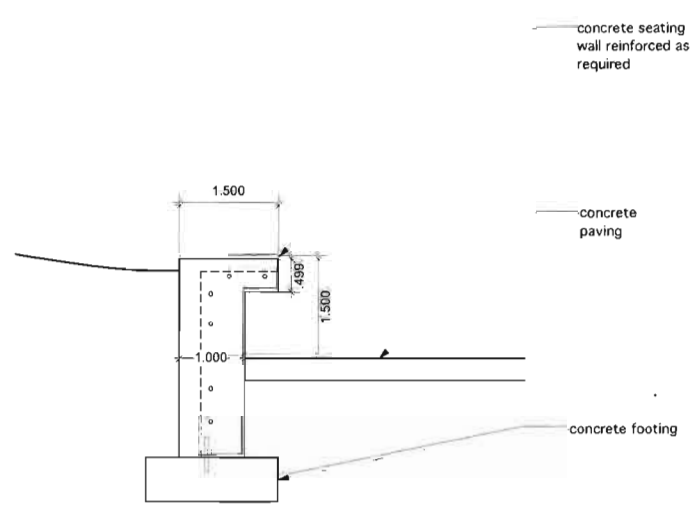
1.1 Plan- Residential Lobby Entry Covered Seating area
Scale: 3/8" = 1'-0"



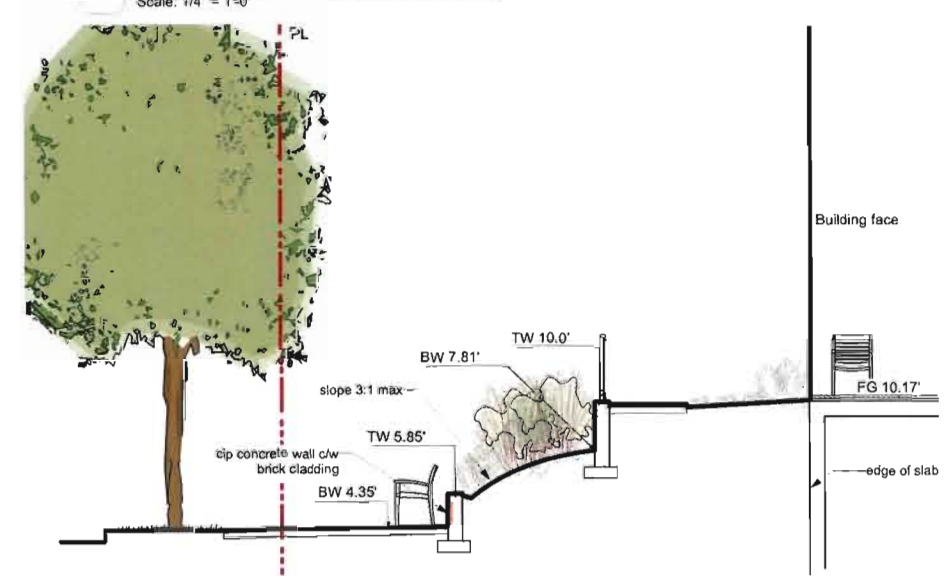
4 Section- Typical terrace to curb at extended wall
Scale: 1/4" = 1'-0"



2 Plan- Sitting area on #5 Rd
Scale: 1/4" = 1'-0"



3 Detail: Seat Wall along No.5 Rd.
Scale: 3/4" = 1'-0"



5 Section- Typical terrace to curb at recessed wall with seating area
Scale: 1/4" = 1'-0"

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	1/5/12	Issued for Discussion
B	1/18/12	Issued for DP review (client)
C	1/24/12	Issued for DP
D	3/30/12	Issued for client review
E	4/12/12	Issued for review
F	5/8/12	Issued for review
G	6/15/12	re-issued for DP
H	7/12/13	Issued for Client Review
I	7/17/13	Issued for Client Review
J	7/25/13	Issued for DP
K	10/9/13	Reissued for Development Permit
L	11/6/13	Issued for ADP Revisions

Professional Seal

Sheet No. 31
December 16, 2013
DP 13-641796

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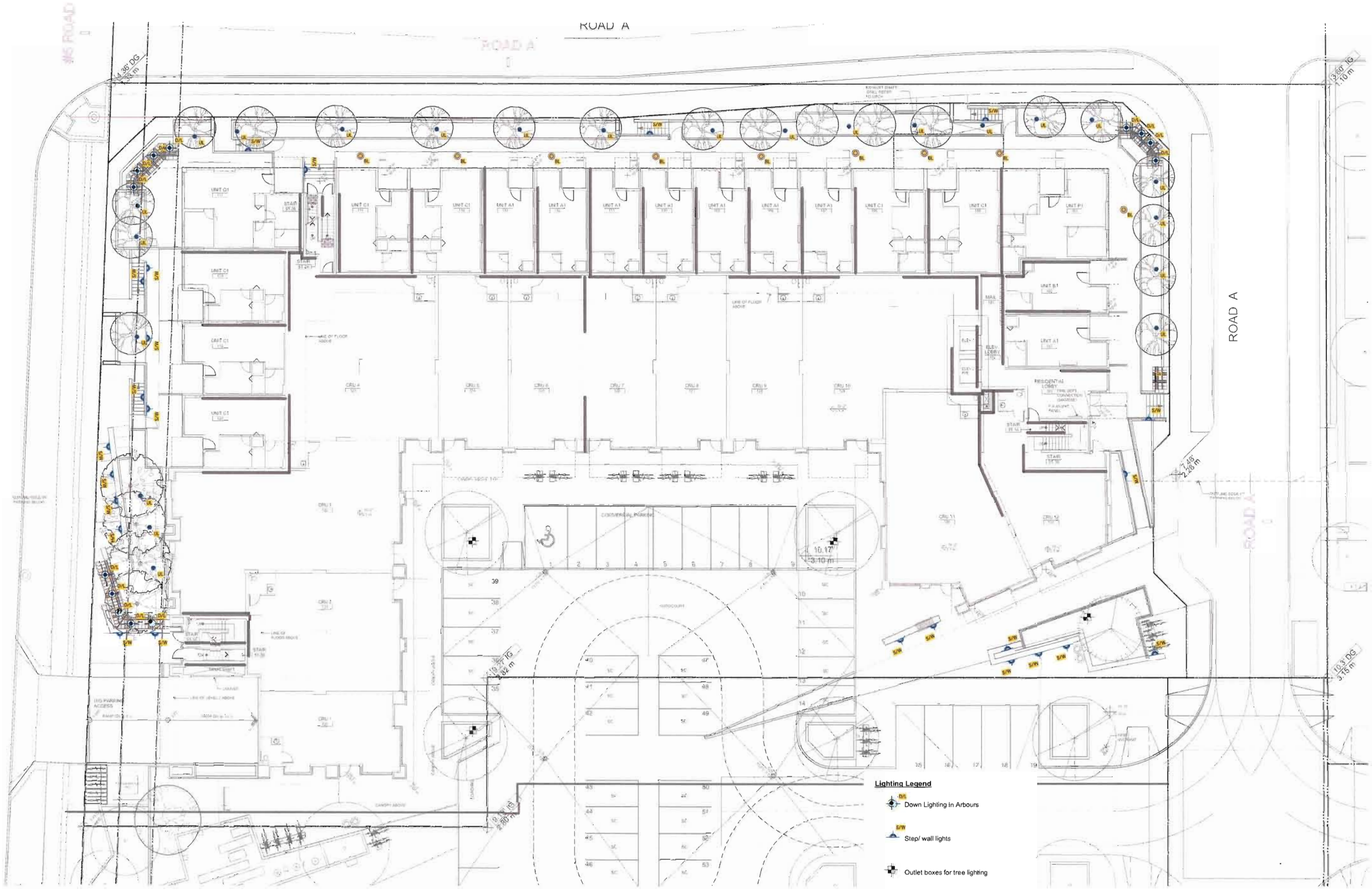
Project
The Gardens
Building D
#5 Rd Richmond, BC

Drawing Title
Residential Lobby Entry, Sitting area at #5 Rd. & Terrace Typical Sections

Legal

Project Manager: dt	Project ID: 21132
Drawn By: dt	Scale: as noted
Reviewed By: Reviewed By	Drawing No: DP L7
Date: Dec 14, 11	of 12

Plot Date:
11/6/13



Lighting Legend

- D/L — Down Lighting in Arbours
- S/W — Step/ wall lights
- Outlet boxes for tree lighting
- SIN — Strip signage light
- UL — Up light
- BL — Bollard

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	1/5/12	Issued for Discussion
B	1/18/12	Issued for DP review (client)
C	1/24/12	Issued for DP
D	3/30/12	Issued for client review
E	4/12/12	Issued for review
F	6/8/12	Issued for review
G	6/15/12	re-Issued for DP
H	7/12/13	Issued for Client Review
I	7/17/13	Issued for Client Review
J	7/25/13	Issued for DP
K	10/9/13	Reissued for Development Permit
L	11/6/13	Issued for ADP Revisions

Professional Seal

Sheet No. 32
December 16, 2013
DP 13-641796

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Project

The Gardens
Building D

#5 Rd Richmond, BC

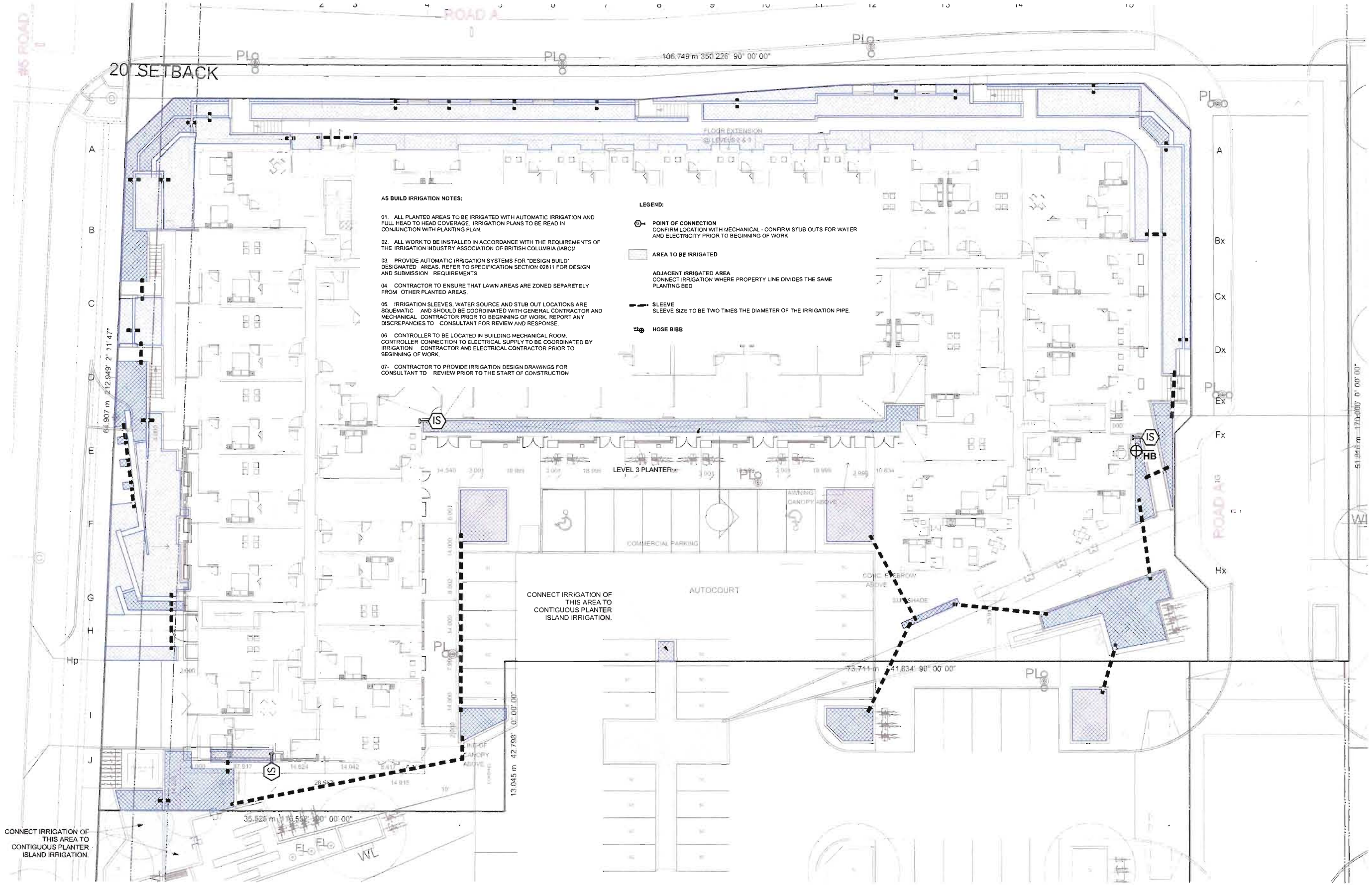
Drawing Title

Lighting

Legal

Project Manager: dt	Project#: 21132
Drawn By: dt	Scale: 1:150
Reviewed By: Reviewed By:	Drawing No: DP L8
Date: Dec.14, 11	12

Plot Date:
11/6/13
Gardens BP November 04 2013.vwx



AS BUILD IRRIGATION NOTES:

01. ALL PLANTED AREAS TO BE IRRIGATED WITH AUTOMATIC IRRIGATION AND FULL HEAD TO HEAD COVERAGE. IRRIGATION PLANS TO BE READ IN CONJUNCTION WITH PLANTING PLAN.

02. ALL WORK TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IRRIGATION INDUSTRY ASSOCIATION OF BRITISH COLUMBIA (IABC)/

03. PROVIDE AUTOMATIC IRRIGATION SYSTEMS FOR "DESIGN BUILD" DESIGNATED AREAS. REFER TO SPECIFICATION SECTION 02811 FOR DESIGN AND SUBMISSION REQUIREMENTS.

04. CONTRACTOR TO ENSURE THAT LAWN AREAS ARE ZONED SEPARETELY FROM OTHER PLANTED AREAS.

05. IRRIGATION SLEEVES, WATER SOURCE AND STUB OUT LOCATIONS ARE SQUEMATIC AND SHOULD BE COORDINATED WITH GENERAL CONTRACTOR AND MECHANICAL CONTRACTOR PRIOR TO BEGINNING OF WORK. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.

06. CONTROLLER TO BE LOCATED IN BUILDING MECHANICAL ROOM. CONTROLLER CONNECTION TO ELECTRICAL SUPPLY TO BE COORDINATED BY IRRIGATION CONTRACTOR AND ELECTRICAL CONTRACTOR PRIOR TO BEGINNING OF WORK.

07- CONTRACTOR TO PROVIDE IRRIGATION DESIGN DRAWINGS FOR CONSULTANT TO REVIEW PRIOR TO THE START OF CONSTRUCTION

LEGEND:

POINT OF CONNECTION
CONFIRM LOCATION WITH MECHANICAL - CONFIRM STUB OUTS FOR WATER AND ELECTRICITY PRIOR TO BEGINNING OF WORK

AREA TO BE IRRIGATED

ADJACENT IRRIGATED AREA
CONNECT IRRIGATION WHERE PROPERTY LINE DIVIDES THE SAME PLANTING BED

SLEEVE
SLEEVE SIZE TO BE TWO TIMES THE DIAMETER OF THE IRRIGATION PIPE.

HOSE BIBB

Revision No.	Date	Revision Notes

Issue No.	Date	Issue Notes
A	1/5/12	Issued for Discussion
B	1/18/12	Issued for DP review (client)
C	1/24/12	Issued for DP
D	3/30/12	Issued for client review
E	4/12/12	Issued for review
F	6/8/12	Issued for review
G	6/15/12	re-issued for DP
H	7/12/13	Issued for Client Review
I	7/17/13	Issued for Client Review
J	7/25/13	Issued for DP
K	10/9/13	Released for Developement Permit
L	11/8/13	Issued for ADP Revisions

Professional Seal

Sheet No. 33
December 16, 2013
DP 13-641796

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Project
The Gardens
Building D
#5 Rd Richmond, BC

Drawing Title
Irrigation Plan

Legal

Project Manager: dt	Project ID: 21132
Drawn By: dt	Scale: 1:150
Reviewed By: Reviewed By	Drawing No: DP L9
Date: Dec 14, 11	of 12

Plot Date:
11/8/13
Gardens BP November 04 2013.vwx

TREES

SHRUBS AND GROUNDCOVERS

SITE FURNISHINGS

bike racks
Landscape Forms 'Emerson'

benches
Maglin 'MLB970W'

Revision

No.	Date	Revision Notes

Issue

No.	Date	Issue Notes
A	1/5/12	Issued for Discussion
B	1/18/12	Issued for DP review (client)
C	1/24/12	Issued for DP
D	3/30/12	Issued for client review
E	4/12/12	Issued for review
F	6/8/12	Issued for review
G	6/15/12	re-Issued for DP
H	7/12/13	Issued for Client Review
I	7/17/13	Issued for Client Review
J	7/25/13	Issued for DP
K	10/9/13	Reissued for Development Permit
L	11/8/13	Issued for ADP Revisions

Professional Seal

Sheet No. 34
December 16, 2013
DP 13-641796

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Project
The Gardens
Building D
#5 Rd Richmond, BC

Drawing Title
Precedent Images

Legal

Project Manager	Project ID
dt	21132
Drawn By	Scale
dt	
Reviewed By	Drawing No.
Reviewed By	DP L10
Date	of
Dec 14, 11	12

Plot Date:
11/8/13
Gardens DP November 04 2013.wwx

KEY PLAN

1 EAST

2 NORTH EAST

3 NORTH WEST

4 NORTH

No.	Description	Date	Dr.
6	Revision	NOV 20 2013	
5	ADP Revisions	NOV 06 2013	
4	Advisory Design Panel	OCT 23 2013	
3	Re-Issued for Development Permit	OCT 09 2013	
2	Issued for Development Permit	JUL 25 2013	
1	Pre-Application / Review Set	JUL 19 2013	

Revisions: Read Up

Sheet No. 35
December 16, 2013
DP 13-641796

TOWNLINE

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THE GARDENS
BUILDING D
CAMELLIA

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Sheet Title
PERSPECTIVES

Job No.	1115-100	Sheet No.	A7.01
Scale	-		
Drawn	MC		
Checked	AJ		
Approved	RK		
Date	2013.07.12	Revision	-

1115-A7.01 Perspectives.dwg

KEY PLAN

1 NORTH WEST

2 SOUTH

3 SOUTH - VIEW WEST

4 SOUTH - VIEW EAST

No.	Description	Date	Dr.
6	Revision	NOV 20 2013	
5	ADP Revisions	NOV 06 2013	
4	Advisory Design Panel	OCT 23 2013	
3	Re-Issued for Davelopment Permit	OCT 09 2013	
2	Issued for Development Permit	JUL 25 2013	
1	Pre-Application / Review Set	JUL 19 2013	

Revisions: Read Up

Sheet No. 36
December 16, 2013
DP 13-641796

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THE GARDENS
BUILDING D
CAMELLIA

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Sheet Title
PERSPECTIVES

Job No.	1115-100	Sheet No.	A7.02
Scale	-		
Drawn	MC		
Checked	AJ		
Approved	RK		
Date	2013.07.12	Revision	-

1115-A7.01 Perspectives.dwg

KEY PLAN

1 ENTRY

2 BALCONY VARIATION

3 NORTH FACACE ARTICULATION

4 L1 RESIDENTIAL SUITE ENTRIES

5 RESIDENTIAL TO COMMERCIAL

6 COMMERCIAL FRONTAGE

No.	Description	Date	Dr.
2	Revision	NOV 20 2013	
1	ADP Revisions	NOV 06 2013	

Revisions: Read Up

Sheet No. 37
December 16, 2013
DP 13-641796

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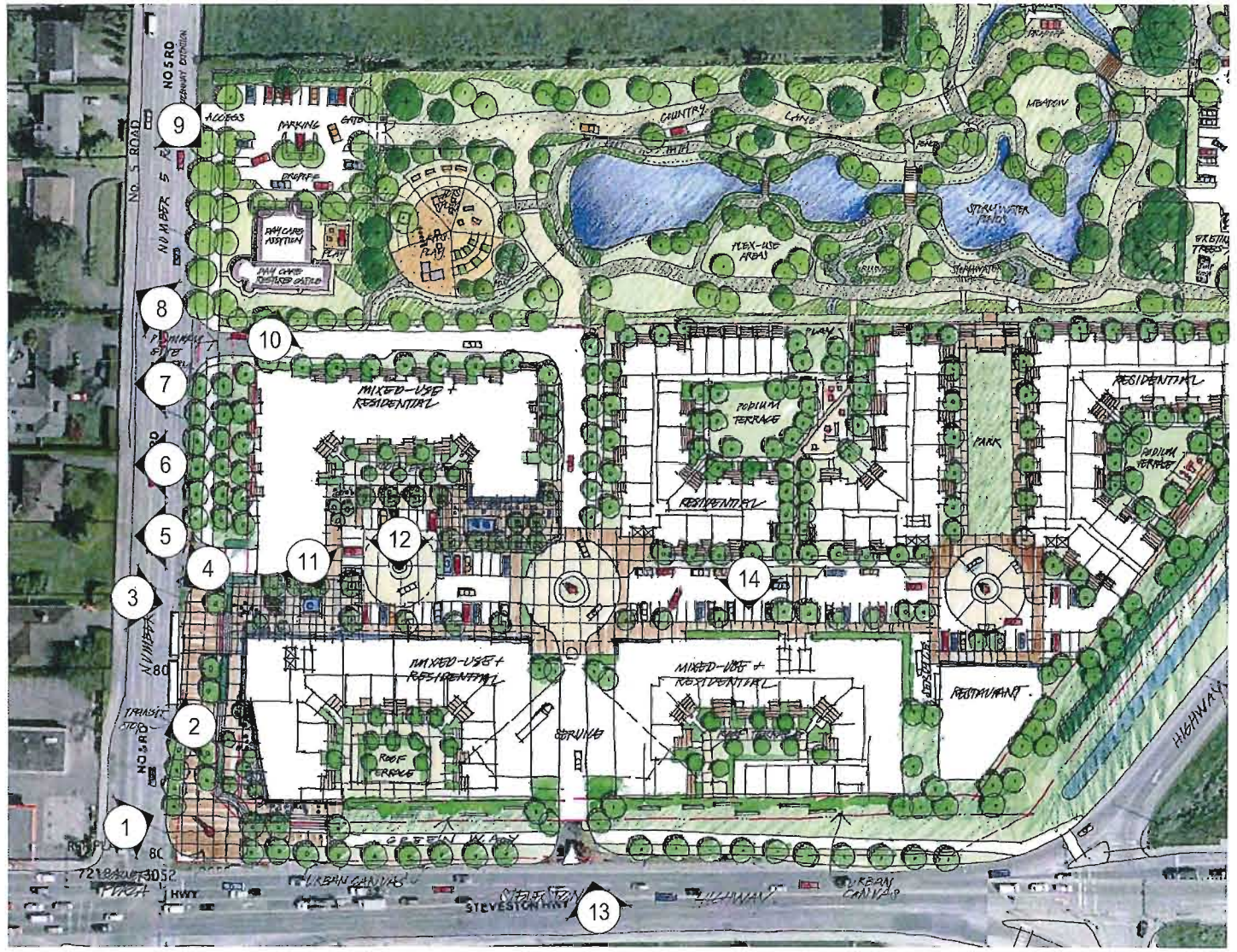
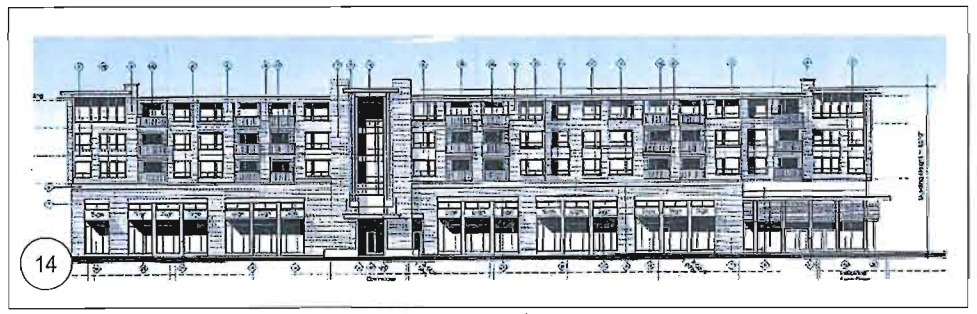
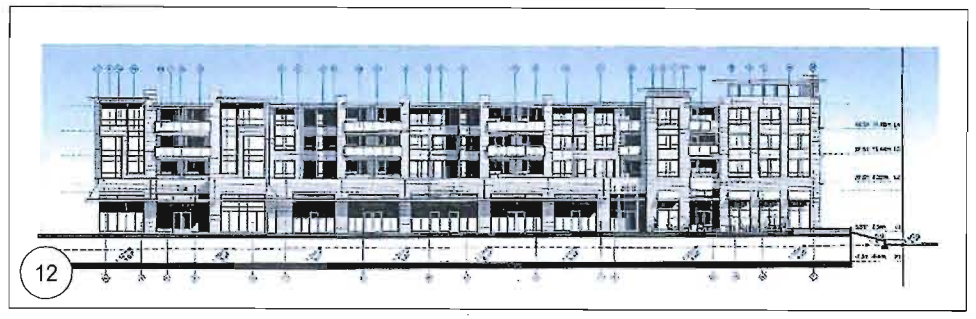
Sheet Title
PERSPECTIVES

Job No.	1115-100	Sheet No.	A7.03
Scale	-		
Drawn	MC		
Checked	AJ		
Approved	RK		
Date	2013.11.06	Revision	-

1115-A7.01 Perspectives.dwg







KEY PLAN

No.	Description	Date	Dr.
3	Re-Issued for Development Permit	OCT 02 2013	
2	Issued for Development Permit	JUL 25 2013	
1	Pre-Application / Review Set	JUL 19 2013	

Revisions: Read Up

Sheet No. 38
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Sheet Title
CONTEXT PHOTOS

Job No.	1115-100	Sheet No.	A0.04
Scale	-		
Drawn	MC		
Checked	AJ		
Approved	RK		
Date	2011.11.29	Revision	-

1115-A0.04 Context Photos.dwg