



Development Permit Panel

Council Chambers, City Hall 6911 No. 3 Road Wednesday, January 25, 2017 3:30 p.m.

Minutes

Motion to adopt the minutes of the Development Permit Panel meeting held on January 11, 2017.

Please Note: The Application by Cypress Land Services Inc., on behalf of TM Mobile Inc. (Telus), for a Development Variance Permit at 3911 No. 3 Road will be considered at a future Development Permit Panel Meeting. Please refer to the memorandum from the Director of Development, dated January 19, 2017, for additional information.

1. Development Variance DV 16-733949 (REDMS No. 5292294)

APPLICANT: MQN Architects

PROPERTY LOCATION:9580 Williams Road and 10060 Gower Street (formerly 9580,
9600 Williams Road and 10140 Gower Street)

Director's Recommendations

That a Development Variance Permit be issued which would vary the following provisions of Richmond Zoning Bylaw 8500 to:

- 1. increase the maximum permitted lot coverage from 45% to 48%;
- 2. reduce the minimum side yard setback from 6.0 m to 2.2 m for the west side yard and 4.7 m for the east side yard;

- 3. revise transportation related requirements to:
 - (a) increase the maximum on-site parking reduction with Transportation Demand Management measures from 10% to 13%;
 - (b) reduce the minimum number of on-site loading spaces from two (2) medium size and one (1) large size loading space to one (1) medium size loading space and manoeuvring for an additional medium size truck; and
 - (c) reduce the minimum number of on-site bicycle parking spaces from 31 to eight (8) Class 1 spaces and from 31 to 11 Class 2 spaces;

to permit the construction of a 199-bed residential intermediate care facility at 9580 Williams Road on a site zoned "Health Care (HC)" with associated existing garden at 10060 Gower Street.

- 2. New Business
- 3. Date of Next Meeting: February 15, 2017
- 4. Adjournment



Minutes

Development Permit Panel Wednesday, January 11, 2017

Time: 3:30 p.m.

- Place: Council Chambers Richmond City Hall
- Present: Joe Erceg, Chair Cathryn Volkering-Carlile, General Manager, Community Services Robert Gonzalez, General Manager, Engineering and Public Works

The meeting was called to order at 3:32 p.m.

Minutes

It was moved and seconded That the minutes of the meeting of the Development Permit Panel held on December 14, 2016, be adopted.

CARRIED

1.

1. Development Permit 16-731461 (REDMS No. 5065727)

> APPLICANT: Musson Cattell Mackey Partnership Architects Designers Planners PROPERTY LOCATION: 8811 Bridgeport Road

INTENT OF PERMIT:

1. Permit an exterior renovation at 8811 Bridgeport Road, on a site zoned "Auto-Oriented Commercial (CA)".

Applicant's Comments

Jacques Beaudreault, MCM Partnership, provided background information on the proposed renovation of the existing Hampton Inn building, noting that (i) the hotel building was built in the late 1990s and will be upgraded to the hotel's new corporate standards and image in North America, (ii) the biggest work on the building would be replacing the current orange mansard roof with a more contemporary parapet, (iii) the existing orange roof of the porte cochere will also be replaced with a simpler parapet, (iv) the base of the building will be clad with wafer stone, and a new colour scheme will be introduced on the building, (v) a lighting system will be introduced to light the building, and (vi) a rubberized paving is proposed on the existing concrete surface on the entry driveway.

Patricia Campbell, PMG Landscape Architects, briefed the Panel on the proposed landscaping for the project, noting that (i) the existing tree and shrub landscaping on site is substantial and will be retained except one dead tree on the lane side which will be removed, (ii) the existing planting scheme is outdated and will be updated through new plantings; and (iii) new planters will be introduced at the top of the building base and an irrigation system will be provided.

Staff Comments

Wayne Craig, Director, Development, advised that staff appreciate the refreshing of the landscaping on the subject site.

Panel Discussion

The Panel expressed support for the proposed refresh of the hotel building and the enhancement of the landscaping.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit an exterior renovation at 8811 Bridgeport Road, on a site zoned "Auto-Oriented Commercial (CA)".

CARRIED

2. Development Variance 16-733949 (REDMS No. 5129854 v. 2)

APPLICANT:

MQN Architects

Development Permit Panel Wednesday, January 11, 2017

PROPERTY LOCATION: 9580 Williams Road (Formerly 9580 & 9600 Williams Road & 10140 Gower Street) and 10060 Gower Street

INTENT OF PERMIT:

Vary the following provisions of Richmond Zoning Bylaw 8500 to:

- a) Increase the maximum permitted lot coverage from 45% to 48%;
- b) Reduce the minimum side yard setback from 6.0 m to 2.2 m for the west side yard and 4.7 for the east side yard; and
- c) Revise Transportation related requirements to:
 - i) Increase the maximum on-site parking reduction with transportation demand management measures from 10% to 13%;
 - ii) Reduce the minimum number of on-site loading spaces from 2 medium size and 1 large size loading spaces to 1 medium size loading space and manoeuvring for an additional medium size truck; and
 - iii) Reduce the minimum number of on-site bicycle parking spaces from 31 to 8 Class 1 spaces and from 31 to 11 Class 2 spaces;

to permit the construction of a 199 bed residential intermediate care facility at 9580 Williams Road on a site zoned "Health Care (HC)" with associated existing garden at 10060 Gower Street.

Applicant's Comments

Roger Green, MQN Architects, and Mary Chan-Yip, PMG Landscape Architects, with the aid of a visual presentation (attached to and forming part of these Minutes as Schedule 1), provided background information on the proposed development.

Mr. Green noted that the 45-year old existing care facility will increase its capacity from 101 to 199 beds, the existing two-storey central portion will be retained and improved with new three-storey north and south wings added.

Mr. Green further noted that (i) variances are being proposed for lot coverage, east and west side yard setbacks, on-site vehicle and bicycle parking spaces, and number of on-site loading spaces, (ii) the upgrading of the facility will be done in three phases, beginning with the construction of the south wing, (iii) the existing 2.2-meter west setback along Gower Street will be maintained to retain the existing kitchen and service area facing Gower Street, (iv) an enlarged parking area off Williams Road will provide parking for care facility employees and visitors, (v) the facility will be designed with a neighbourhood and house concept to enable the residents to move around in smaller compact units inside the building, and (vi) massing of the proposed building is broken down visually through variation in building heights, use of subdued colours, and introducing sloped roof forms and gable roof dormer bay elements.

In response to queries from the Panel, Mr. Green acknowledged that (i) the existing setback along the center portion of the east edge of the site is 3.6 to 4.6 meters but will be increased to 4.7 meters and a setback variance is requested, (ii) the existing loading activity on Gower Street will be retained and an additional loading area will be located adjacent to the main entrance off Williams Road, and (iii) the upgrading of the facility will not result in an increase in the number of deliveries to the facility; however, a higher volume of materials per delivery is anticipated.

Ms. Chan-Yip noted that the proposed landscaping scheme for the project supports the proposed tree protection, facilitates pedestrian movement around the site and provides needed amenities for facility residents. Also, she stated that (i) a hedge at the western edge of the site adjacent to the parking lot will be retained, (ii) a pedestrian walkway is proposed off Williams Road leading to the main entrance of the care facility, (iii) the Williams Road frontage will be upgraded, (iv) three internal courtyard amenity areas will be provided within the site, in addition to the existing garden along the west edge of the site, (v) the internal courtyard amenity areas will provide seating, open space and planting, (vi) existing hedges along the edges of the site to protect existing trees, and (viii) gated walkways will be provided along the perimeter of the site.

In response to queries from the Panel, Ms. Chan-Yip confirmed that (i) the gated walkway will not completely encircle the proposed building, (ii) all existing hedges on-site and neighbours' trees will be retained, (iii) existing perimeter wood fence will be upgraded, and (iv) planting in the internal courtyards will be irrigated and receive adequate sunlight exposure.

In response to a queries from the Panel, Mr. Green advised that minimal exterior lighting will be introduced along the east side of the site to address safety and the comfort of neighbours and facility residents as lighting will be coming from adjacent rooms, and (ii) a shower and change room will be provided at the staff locker location.

In response to queries from the Panel, the care facility owner confirmed that there is a nosmoking policy within the premises of the facility.

Staff Comments

Mr. Craig advised that (i) the proposed variance for lot coverage was calculated only against the Williams Road property due to zoning boundaries; however, the lot coverage for the overall site including the Gower Street garden property would be below the 45 percent maximum permitted lot coverage, (ii) a legal agreement on title to the Gower Street garden property will be registered to ensure the long-term retention of the outdoor garden exclusively for the use of care facility residents, (iii) a 5.7 meters setback variance is proposed along the northern portion of the site's east edge, in addition to the proposed 4.7 meters setback variance along the central portion of the east edge of the site, (iv) a legal agreement on title will be registered to limit truck activity on Gower Street, including limiting delivery hours from 8:00 a.m. to 5:00 p.m. Monday through Friday, and (v) there are transportation demand measures associated with the subject application to address the proposed parking variance.

Also, Mr. Craig acknowledged that (i) the applicant conducted public consultation through door to door visits to neighbouring homes, and (ii) the applicant is required to submit a construction and parking management plan which includes details regarding deliveries to the site and construction vehicle parking. In response to a query from the Panel, Mr. Craig confirmed that the construction and parking management plan is required prior to the issuance of a building permit.

Correspondence

Val Yamamoto, 9711 Swansea Drive (Schedule 2)

Raymond Ng, 9560 Williams Road (Schedule 3)

Mr. Craig noted that Ms. Yamamoto is seeking clarification from the applicant regarding the three proposed setback variances along the east side of the proposed development, noting that the resident's backyard is adjacent to the proposed south wing addition where a 6.0 meter side yard setback on the east side of the subject site is being proposed by the applicant.

Mr. Craig noted that Mr. Ng expressed concern regarding the existing hedge along the facility's west property line encroaching into the east side of his property and the adverse impacts of upgrading the existing facility including increased noise, smoke emission, food smells, rodent population and volume of traffic in the area, and more exhaust fumes coming from cars in the parking lot adjacent to Mr. Ng's property.

In response to the concerns expressed by Mr. Ng, Mr. Craig stated that it is the understanding of staff that (i) the applicant has a contract with a pest control company, and (ii) the applicant will contact Mr. Ng to coordinate the trimming of the existing hedge adjacent to Mr. Ng's property.

Gallery Comments

Terry Stashuk, 10171 Gower Street, noted that (i) 10 to 15 years ago, the movement of trucks and heavy equipment loading and unloading huge piles of soil on the empty lot of the facility had been bothering the neighbourhood, (ii) the residents are concerned on the impacts to the neighbourhood of the planned three-year construction period to expand the facility, (iii) a small driveway off Gower Street located at the southern part of the facility property is being accessed by large trucks and heavy equipment for pre-loading activities, and will likely to be accessed for future construction-related activities, and (iv) a neighbour has complained about cracks in his windows as a result of pre-loading activities.

Mr. Stashuk also questioned the impact of the height of the proposed development to the single-family homes in the neighbourhood and in response to a query from the Panel, Mr. Green noted that the current zoning of the subject site allows a building height of up to 12 meters, while the height of the proposed three-storey north and south wings is 11.95 meters. In response to the same query, Mr. Craig confirmed that the maximum allowable height for a new single-family dwelling is nine meters.

5.

Mr. Stashuk further noted that (i) a neighbour has expressed concern regarding losing cherry tree screening along the Gower Street frontage of the facility facing his neighbour's property, and (ii) delivery and garbage collection trucks backing onto Gower Street due to lack of on-site truck turn around area are posing safety risks to pedestrians and motorists and generate a lot of noise.

In response to a query from the Panel, Mr. Green acknowledged that the proposed design of the receiving area of the facility along Gower Street will enable delivery trucks to make a three-point turn on-site even if cars are parked on the other side.

In response to a query whether the facility's receiving area could be relocated to the main entrance on Williams Road, Mr. Green noted that locating the receiving area close to the care facility residents' living areas would adversely impact the well-being of residents, especially those with dementia.

Shiraine Haas, 10131 Gower Street, expressed concern regarding current and potential adverse impacts of the proposed development on the neighbourhood, noting that (i) the current level of noise and traffic on Gower Street generated by garbage and recycling pick-ups and truck deliveries to the care facility is expected to worsen when the facility will be upgraded, (ii) her parents plan to stay permanently in their property and will be affected by the proposed development, (iii) the proposed three-storey additional building fronting their property will impact their privacy and potentially affect the trees in front of their property, (iv) the emergency generators of the facility pose a noise concern, (v) Gower Street is currently being used for care facility employee and visitor parking, reducing available on-street parking spaces for residents in the area and further congesting the narrow street, and (vi) care facility employees have been observed smoking near the facility's loading area along Gower Street.

In addition, Ms. Haas expressed her hope that all truck deliveries will be made at the facility's main entrance off Williams Road when the facility will be upgraded.

In response to queries from the Panel, Mr. Green acknowledged that (i) the scale of the proposed development necessitates the provision of two entrances along Gower Street, (ii) the facility's two Gower Street entrances are not designed to be the main entry for visitors, and (iii) adequate parking spaces for staff and visitors are provided at the outdoor parking area adjacent to the facility's main entrance off Williams Road.

Raymond Young, 9791 Swansea Drive, stated that and he and his in-laws live in a duplex east of the existing two-storey facility. He expressed concern regarding his property's lack of privacy due to the absence of screening at the portion of the east side of the facility fronting the back of his property and questioned whether his concern could be addressed by landscaping and/or planting trees on the east edge of the facility's property. Also, he expressed concern that the back of his property could potentially be facing a three-storey building.

In addition, Mr. Young also questioned whether the facility could introduce measures to mitigate the noise emanating from care facility residents with dementia.

In response to a query from the Panel, Mr. Green acknowledged that the existing building is old, has older windows, and not well-ventilated; however, the upgraded care facility will have operable windows, a more controlled indoor environment and will meet the current energy standard for buildings.

In response to a further query from the Panel, Mr. Green confirmed that (i) there is an existing hedge along the southern portion of the east property line, and (ii) there are no existing trees along the northern portion of the east property line and no new tree or hedge planting is being proposed due to the tightness of the site and the tree planting prohibition on the sanitary sewer Statutory Rights-of-Way (SRWs) located east and north of the proposed building.

Ruth Tsui, 10111 Gower Street, noted the adverse impacts of the facility to the neighbourhood and was of the opinion that Gower Street has been turned into a back alley lane due to the frequent use of the street by delivery and garbage collection trucks and by care facility visitors and employees for parking and smoking area.

Ms. Tsui further noted that Gower Street is located in a predominantly residential neighbourhood and suggested that majority of the present and future uses of Gower Street by non-residents in the area should be diverted to the facility's main entrance off Williams Road.

In addition, Ms. Tsui expressed concern regarding (i) the possibility of the applicant using Gower Street for construction-related activities, and (ii) the noise coming from the facility's emergency generator directly facing her property and from the existing wind turbine on the roof of the facility.

It was also noted that the current volume of traffic along Gower Street and its potential increase in the future due to the upgrading of the facility pose safety risks for children crossing the street on their way to James Whiteside Elementary School and for people riding bicycles in the area.

Clinton Neal, 9811 Swansea Drive, noted one incidence of damage to property as a result of pre-loading activities and expressed concern regarding potential damages to properties in future construction activities in the area.

The Chair advised that residents in the neighbourhood could take photographs of their property before and after the construction of the proposed development and note any damage to their property as a result of construction-related activities undertaken by the applicant. The Chair further advised that affected residents discuss the matter directly with the applicant.

Panel Discussion

The Chair stated that the project has many positive features; however, he noted that the concerns expressed by the care facility's neighbours are legitimate and should be addressed by the applicant through further consultation. He added that the applicant needs to provide information on the management of construction and parking activities during the three-year period, formulate a plan to control care facility visitor and employee parking as well as smoking on Gower Street, and provide a rationale for the two proposed facility entrances along Gower Street.

Panel Decision

It was moved and seconded *That:*

- (a) Development Variance Permit application 16-733949 be referred back to staff for further discussions with the applicant and for the applicant to (i) hold further consultations with residents in the neighbourhood to address present and future adverse impacts of the existing and proposed development to the neighbourhood, (ii) provide information on the management of construction and parking activities for the three-year construction period including proposed uses of Gower Street for construction purposes, and (iii) formulate a plan to control care facility visitor and employee parking as well as smoking on Gower Street; and
- (b) the subject application be brought back for consideration by the Development Permit Panel at the January 25, 2017 meeting of the Panel.

CARRIED

3. Development Variance 16-743379 (REDMS No. 5214026 v. 3)

APPLICANT: Cypress Land Services Inc., on behalf of TM Mobile Inc. (Telus) PROPERTY LOCATION: 3911 No. 3 Road

INTENT OF PERMIT:

1. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the interior side yard setback from 3.0 m (9.8 ft.) to 2.025 m (6.65 ft.) in the "Auto-Oriented Commercial (CA)" zoning district in order to permit the construction of a 14.9 m (48.9 ft.) high monopole antenna tower at 3911 No. 3 Road.

Applicant's Comments

Chad Marlatt, Cypress Land Services, Inc., with the aid of a visual presentation (attached to and forming part of these Minutes as Schedule 4), noted that due to an increased demand for wireless services, Telus is proposing to upgrade an existing facility along No. 3 Road by replacing an existing wood monopole antenna with a new steel tower with the same height to increase its capacity to serve the community.

In addition, Mr. Marlatt stated that the (i) applicant is asking to reduce the required 3 meters side yard setback to 2.025 meters to accommodate the construction of the foundation of the proposed tower, (ii) a door-to-door public consultation was conducted by the applicant in the neighbourhood, (iii) a six-foot cedar hedge is proposed along the north property line to provide screening to an adjacent window supply company, and (iv) there is an existing mature planting along the No. 3 Road frontage of the existing Telus facility.

In response to a query from the Panel, Mr. Marlatt advised that he will communicate to the applicant the suggestion to enhance the older existing planting along the No. 3 Road frontage of the facility.

Staff Comments

None.

Correspondence

Del Jiang and Qian Gong (no address stated) (Schedule 5)

Mr. Craig noted that the two residents indicated their opposition to the construction of the proposed replacement tower.

Panel Discussion

The Panel noted that the existing Telus facility and proposed replacement tower is located in an emerging neighbourhood and the older landscaping needs to be enhanced.

Panel Decision

It was moved and seconded

That DV 16-743379 be referred back to staff for further discussions with the applicant to improve the existing and proposed landscaping for the Telus facility especially along its No. 3 Road frontage and brought back for consideration by the Panel at the January 25, 2017 meeting of the Panel.

CARRIED

4. Date of Next Meeting: January 25, 2017

5. Adjournment

It was moved and seconded *That the meeting be adjourned at 5:35 p.m.*

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, January 11, 2017.

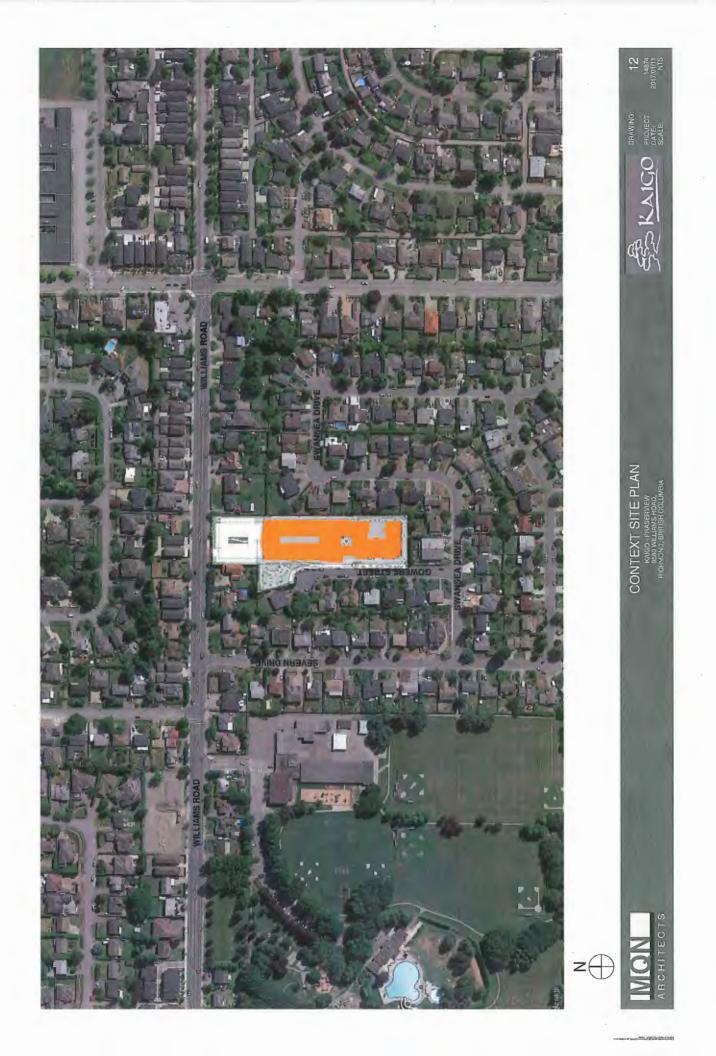
Joe Erceg Chair Rustico Agawin Auxiliary Committee Clerk Schedule 1 to the Minutes of the on Wednesday, Panel Permit meeting held or January 11, 2017. Development

FRASERVIEW COMPLEX RESIDENTIAL CARE FACILITY

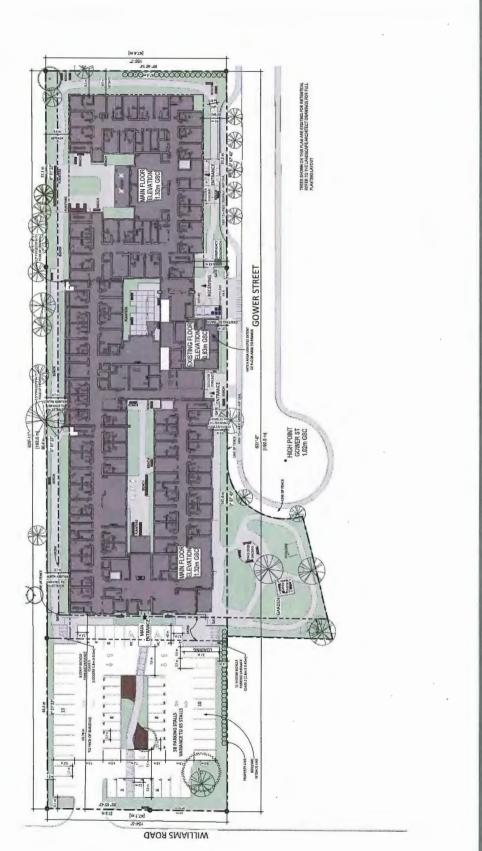
9580 WILLIAMS ROAD, RICHMOND, BC







 \bigoplus_{N}



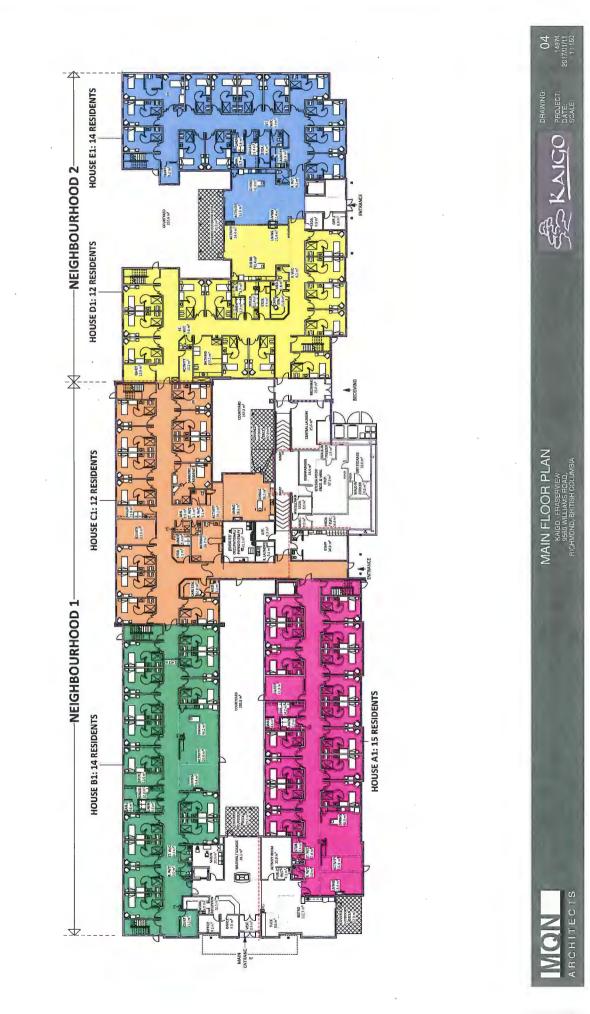
SITE PLAN - PROPOSED NEW FACILITY KANGO FRASERVIEW BEBO WILLIMAS ROLD

03 14874 2012/01/11 1:250

AIGO

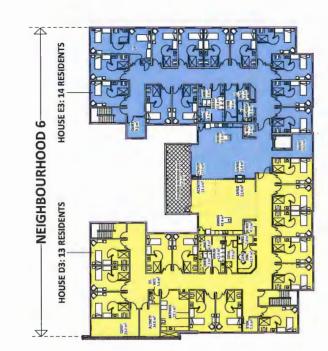
M.C.N.

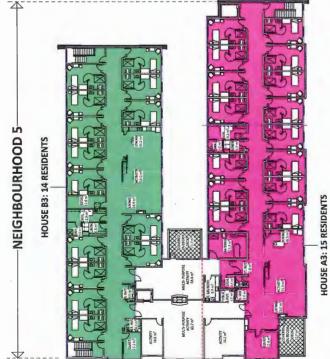




 $\bigoplus_{\mathbf{N}}$







06 14874 11150 11150

AIGO

effer

THIRD FLOOR PLAN

ARCHITECTS

NO





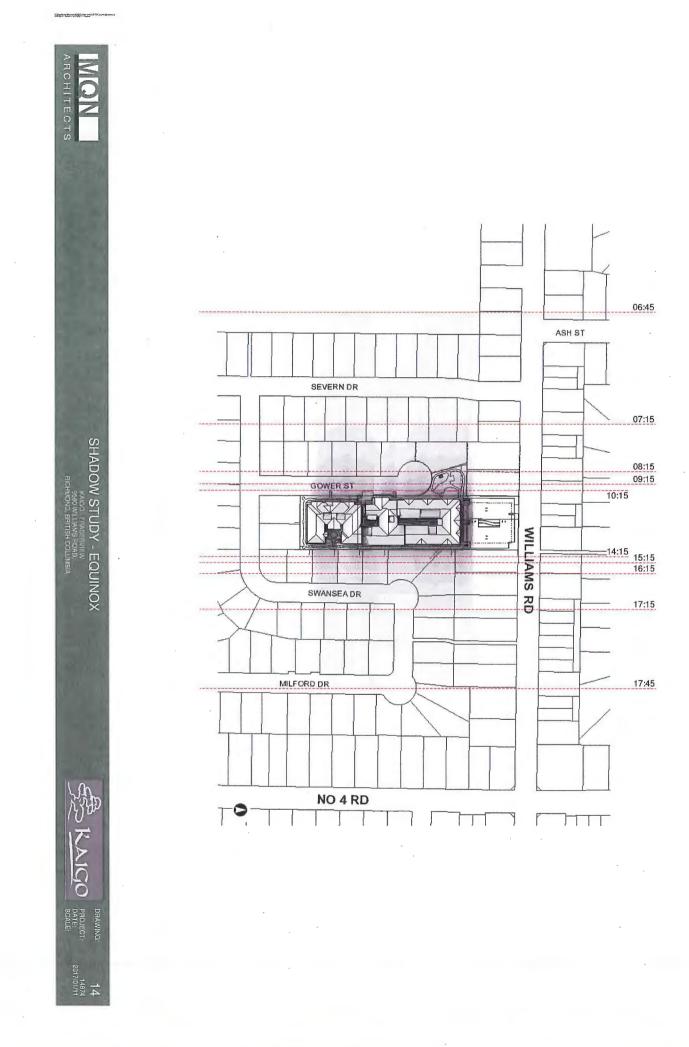


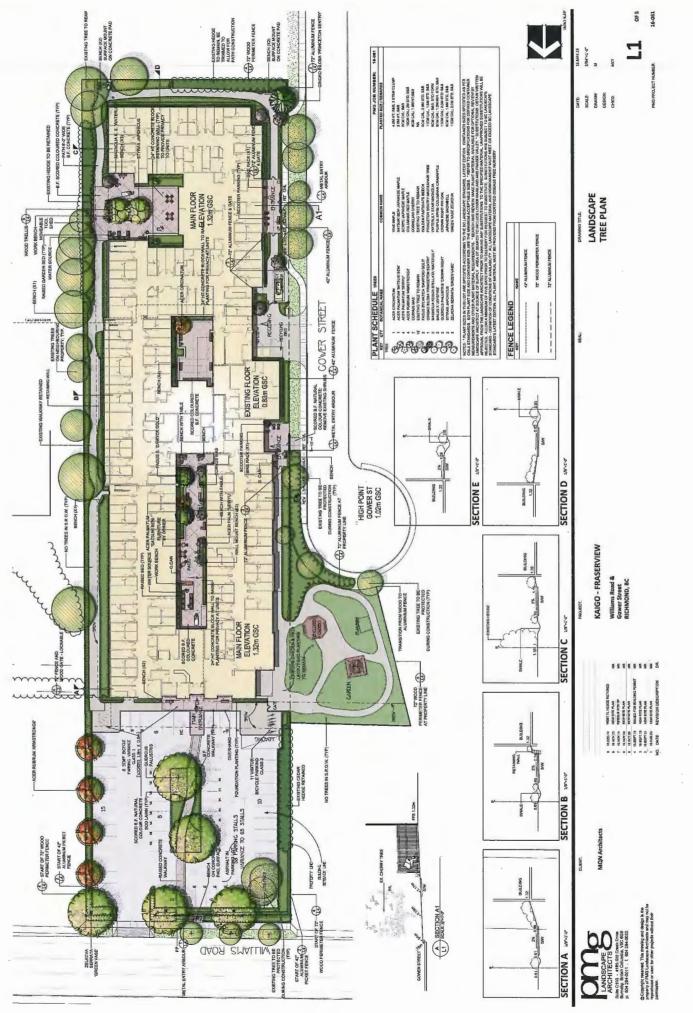
PERSPECTIVE - SOUTHWEST VIEW - HOUSES D&E





A KAIGO





To Development Permit Pane
Date: DECEMBER 12, 2016
Item #_2
Re: DP 16 - 723753
HAP 16-723754

-----Original Message-----From: Linda Barnes [mailto:loulindy50@gmail.com] Sent: Thursday, 8 December 2016 15:46 To: Gillis,David Cc: Baxter,Connie; Forrest,Rebecca; Sharp,Gabrielle; Carmen Keitsch Subject: Steveston HVAC/IT enclosure DPP/HAP

On behalf of the Steveston Historical Society I am writing in support of the application going forward re: the enclosure on the Steveston museum. The design is in keeping with what had been discussed at the Building Committee, is esthetically pleasing and in keeping with the existing museum. I know that, as a heritage building, all due care will be taken where the new enclosure meets the existing cladding. Again, thank-you to city staff, particularly Jim Young, for the work being done. The Society looks forward to our continuing partnership with the City of Richmond on the Steveston Historical Building Committee and many other endeavors.

Cheers Linda Barnes



To D	evelopment Permit Panel
Data	DECEMBER 12, 2016
Item	#_2
Re:	DP 16-723753
	HAP 16-723754

-----Original Message-----From: Linda Barnes [mailto:loulindy50@gmail.com] Sent: Thursday, 8 December 2016 15:46 To: Gillis,David Cc: Baxter,Connie; Forrest,Rebecca; Sharp,Gabrielle; Carmen Keitsch Subject: Steveston HVAC/IT enclosure DPP/HAP

On behalf of the Steveston Historical Society I am writing in support of the application going forward re: the enclosure on the Steveston museum. The design is in keeping with what had been discussed at the Building Committee, is esthetically pleasing and in keeping with the existing museum. I know that, as a heritage building, all due care will be taken where the new enclosure meets the existing cladding. Again, thank-you to city staff, particularly Jim Young, for the work being done. The Society looks forward to our continuing partnership with the City of Richmond on the Steveston Historical Building Committee and many other endeavors.

Cheers Linda Barnes



To Development D
To Development Permit Panel
Date: DECEMBER 12, 2016
Item # 2
Re: DP 16 - 723753
HAP 16-723754

-----Original Message-----From: Linda Barnes [mailto:loulindy50@gmail.com] Sent: Thursday, 8 December 2016 15:46 To: Gillis,David Cc: Baxter,Connie; Forrest,Rebecca; Sharp,Gabrielle; Carmen Keitsch Subject: Steveston HVAC/IT enclosure DPP/HAP

On behalf of the Steveston Historical Society I am writing in support of the application going forward re: the enclosure on the Steveston museum. The design is in keeping with what had been discussed at the Building Committee, is esthetically pleasing and in keeping with the existing museum. I know that, as a heritage building, all due care will be taken where the new enclosure meets the existing cladding. Again, thank-you to city staff, particularly Jim Young, for the work being done. The Society looks forward to our continuing partnership with the City of Richmond on the Steveston Historical Building Committee and many other endeavors.

Cheers Linda Barnes



<u>الة.</u>

Schedule 2 to the Minutes of the Development Permit Panel meeting held on Wednesday, January 11, 2017.

CityClerk

From: Sent: To: Subject:

Home <mommayam@telus.net> Friday, 30 December 2016 10:43 Badyal,Sara Fraserview Care Home Clarification

and the second se
i o Govelopment Permit Panel
Date: January 11, 2017
Itom # 2
Ro: DVP 16-733949

Hello Sara.

I met with you a few months ago about the redevelopment project for the Fraserview Care Home on Williams Road and appreciate the time you took to show me the proposed plans. I live at 9711 Swansea Drive. My back yard is adjacent to the south east part of the project.

I just left a phone message however, I thought I should clarify my question. We received a "Notice of Application for a Development Variance Permit" from the city on behalf of MQN Architects. Would you be so kind to clarify Intent b on our letter (Reduce the minimum side yard setback from 6.0 m to 2.2m for the west side yard and 4.7 for the east side yard)

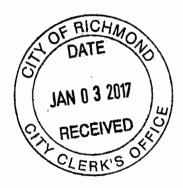
My question is in relation to the original proposal (Site Plan sent to neighbourhood) where the 3 additional buildings have 3 different proposed setbacks along the East Side as: North addition- 5.7m Centre Addition- 4.7m South Addition- 6.0m (our back yard)

My question: Is the variance permit as stated in our letter "Intent of Permit" item b in reference for <u>ALL</u> 3 building additions or just the centre addition as originally proposed?

As per the Site Plan the neighbourhood received, intent b is referenced along different areas of the 3 building additions but not along the whole perimeter so I would like to confirm my understanding.

1

Thank you for your time and addressing my concern. Val Yamamoto



an tha an tao ann an Antain an Anna an	 Development of Mark a With Computing and the second of the second se second second sec	Schedule 3 to	the Minutes of the
		Development	Permit Panel
	To Downly Bonold Bonol	meeting held	on Wednesday,
	To Development Permit Panel	January 11, 20	17.
	Date: janvan/11, 2017		
	Item # 2		
Director, City Clerk's office,	Re: DV 16-733949		
Council Chambers, Richmond City hal		-JAN-201	7

Re: development variance permit DV16-733949, located 9580 Williams Road.

I am resident and owner of 9560 Williams Road, Richmond. I have following questions and proposal for the the aboved permit.

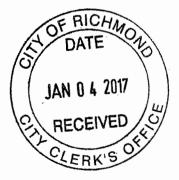
1/ the proposed 199 beds, together with 80 staff and 50 visitor per day. That means they will have more than 300 persons moving around that building. That will generate a lot of noise, emission of smoke, transmittion of diease, the kitchen will create food left over and rats, and transportation problem because the increase of cars moving in and out of the building. The houses around the proposed property are mostly single family house with a population of 5-6 persons per house, therefore the proposed project will have the population of 60 houses. In fact I saw a lot of rats after they put down the two old buildings.

2/ the side yard setback, they have more than ten parking lots beside my house on the east side of my building. The exhaust air from the cars are pushing into my house and they should not allow car to back up into the parking lots or they should build a fence to stop it from coming into my house. They should keep the setback enough to let fresh air moving and pushing the exhaust away.

Lastly, I want to point out that they have trees growing along the east side and south side of my house and those trees block the sunlight coming into my property and the branches from the trees crossing the boundary and touching my building and I have to spend money to trim those trees which are not belong to me. I hope they should do something tho trim those trees which belong to the proposed property.

yours truly

Raymond Ng, 9560 Williams Road.



Schedule 4 to the Minutes of the Development Permit Panel meeting held on Wednesday, January 11, 2017.

TELUS



TELUS Wireless Network Improvements: BC0036 – Richmond CO DP Panel Meeting January 11, 2017

TELUS 5. Site plan & Elevation Drawing 1. Overview of Wireless Trends 7. Service Area Objectives 6. Safety Code 6 Analysis 3. Consultation details 4. Photo-simulations 2. Site Location 8. Questions Agenda



Wireless Trends

- More wireless users than ever before restricts access to wireless networks
- Driven by the proliferation of smartphones community members, business, visitors and consumers are utilizing wireless data at unprecedented levels
- People have come to expect as a basic utility requirement high quality wireless coverage and data speeds within their communities
- Improved service gives better access to emergency responders (outdoors, indoors, fires, floods etc.)
- Without the addition of wireless sites (or upgrade of existing sites), service will deteriorate

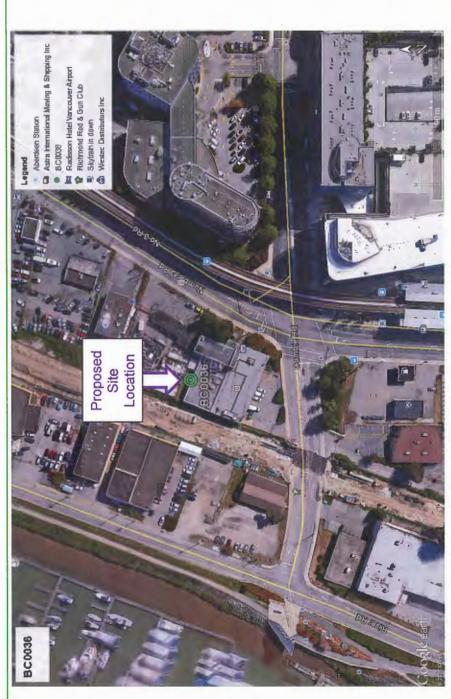


households have wireless devices than land lines

Nearly 70% of all 9-1-1 calls come from mobile phones



BC0036 - 3911 No. 3 Road



In response to demand for improved wireless service and a national network upgrade in Richmond, TELUS galvanized tubular steel monopole antenna facility at 3911 No. 3 road. The existing 15.24 metre wood pole interior side yard setback from 3.0 metre to 2.025 metres in order to allow an installation of a 14.9 metre c/o Cypress Land Services Inc. has applied to the City of Richmond for permission to vary the required with antenna array at the top will be removed once the new site become operational.





- TELUS proposes to replace an existing monopole structure with a new monopole structure of similar height to enable a LTE Upgrade to better service the wireless needs of the community
- Typically poles can be replaced without consultation although in this instance a side yard setback could not be met because the steel pole requires a larger foundation than the wooden pole, so it needs more space from the foundation of the shelter.
- 18 July 2016 Pre-consultation with City staff resulting in DVP application equirement
- 26 Aug 2016 DVP application submitted to vary the side yard setback for a replacement wireless antenna installation from 3.0 m to 2.025 m.
 - 02 Nov 2016 Development sign posted
- representative, Tawny Verigin hand delivered a notice of construction to the following 18 Nov 2016 – Hand delivered notifications to surrounding buildings TELUS properties to advise them of the proposed replacement tower:
 - 3891 No. 3 Rd
- 7780 River Rd
- 7760 River Rd / 7891 Cambie Rd (Rod & Gun Club)
- 7800 River Rd
- No comments were received during the consultation period



Existing TELUS Network

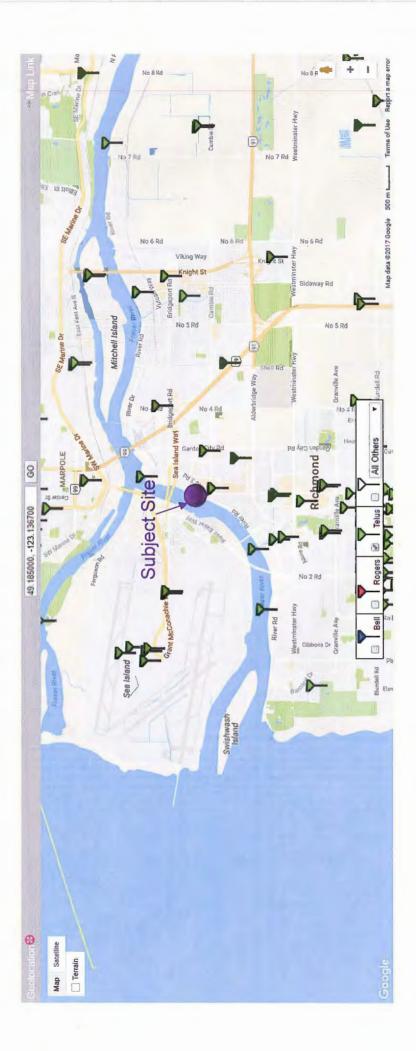
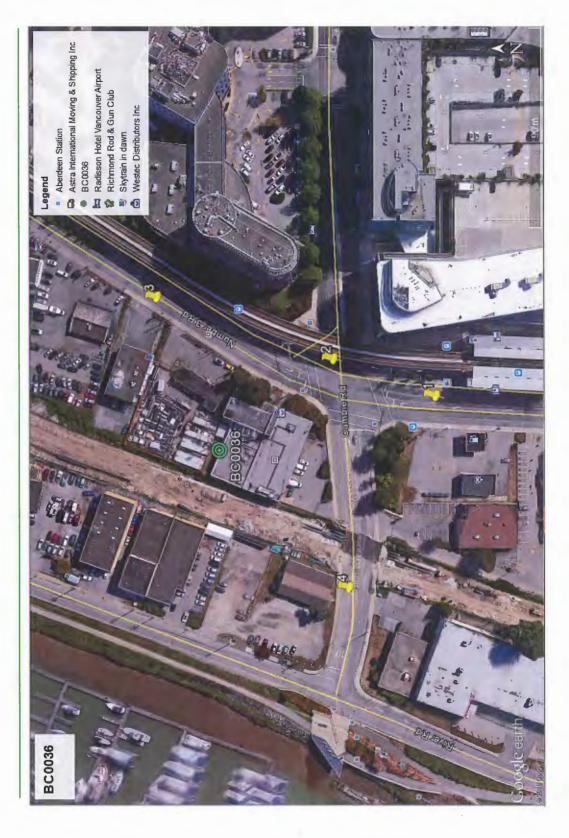
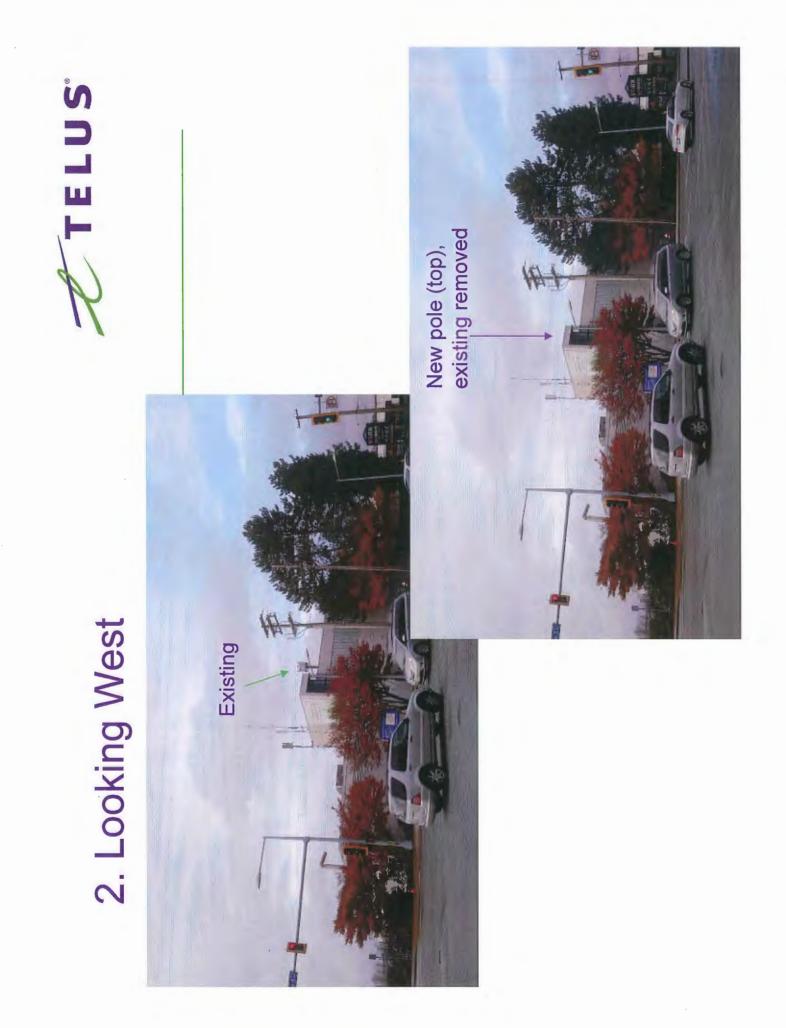


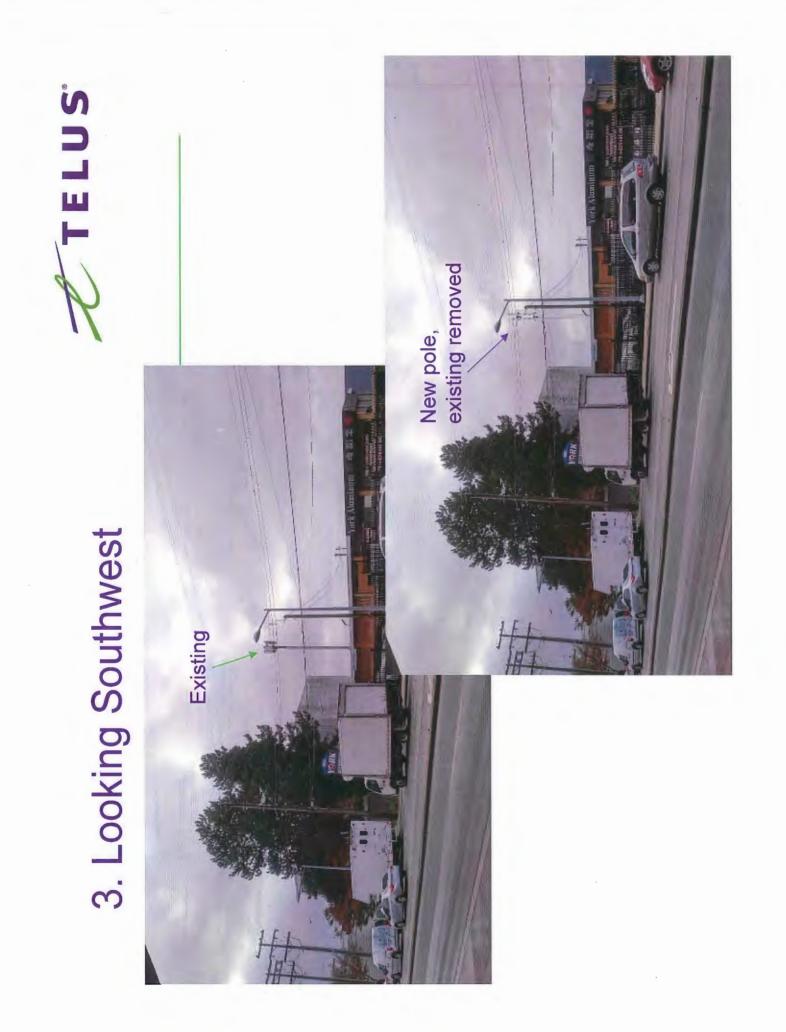


Photo-simulation Locations





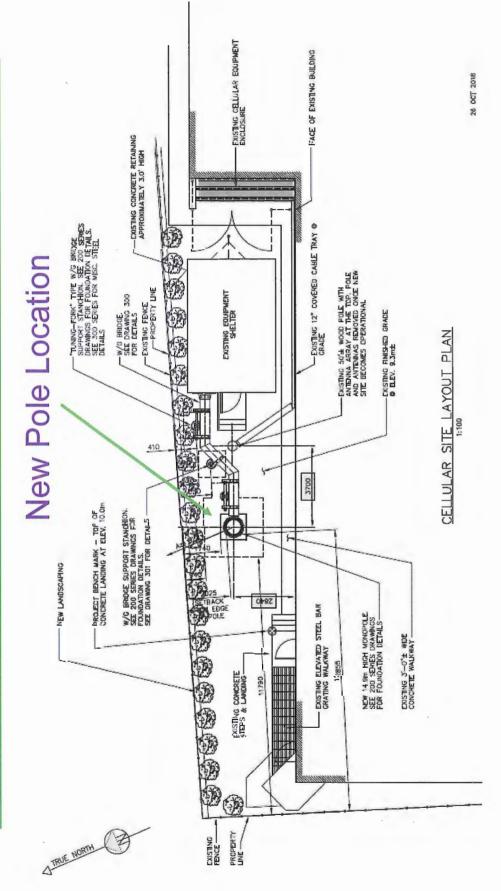






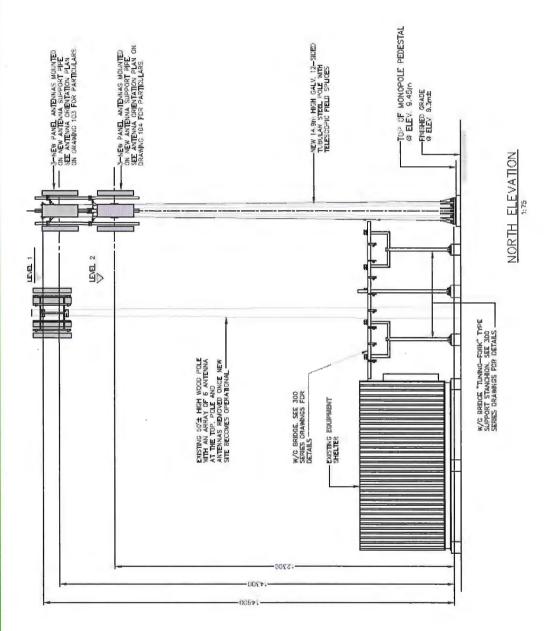


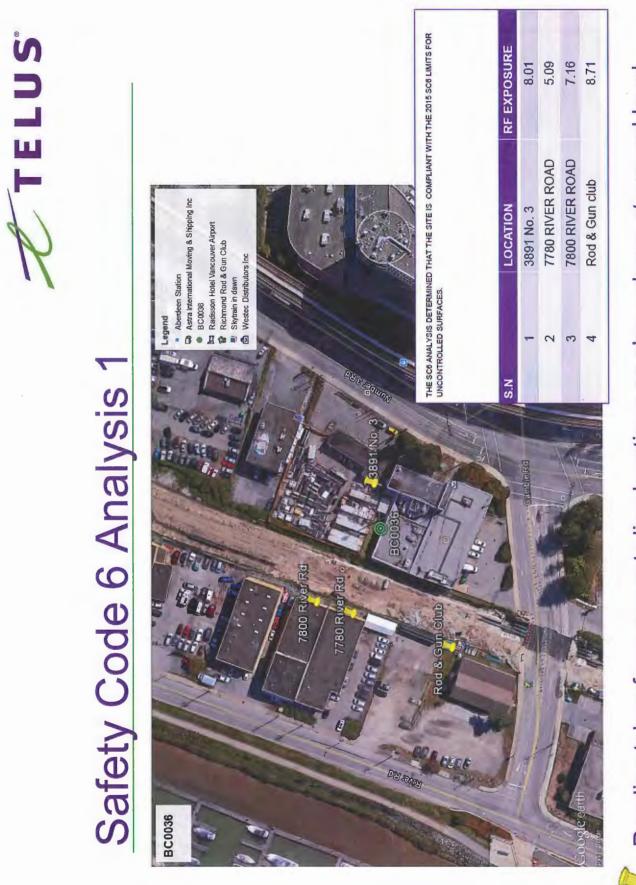
Site Plan





Elevation

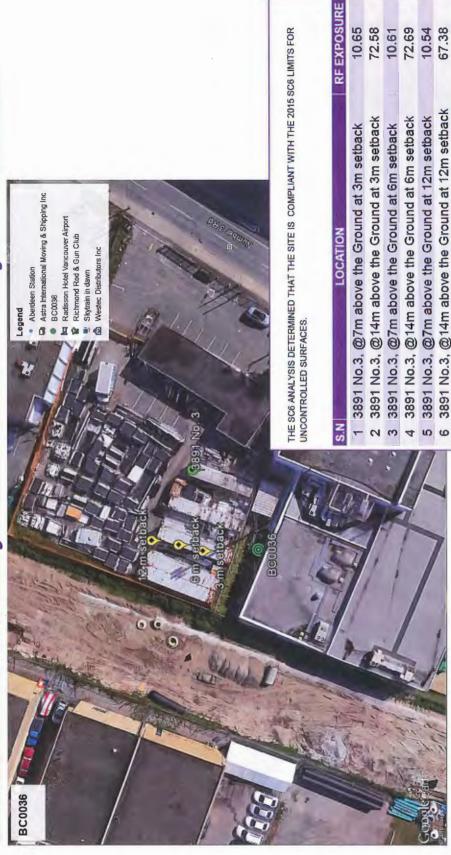




🎸 Reading taken from property line locations as show above at ground level



Safety Code 6 Analysis 2



Reading taken from 3m, 6m & 12m setback locations as show above at 7m and 14m above ground*

67.38

3891 No.3, @14m above the Ground at 12m setback

A human being a maximum height of 2m will be in these volumes if he stands on those rooftops (ISED requirement)." Since the requested readings were for 5m and 12m high, our study analyzed "5m to 7m" and for "12m to 14m". *If the rooftop heights is "X", the volume for the study will be from "X" to "X+2".

the future is friendly®



CityClerk	meeting held on Wednesday, January 11, 2017,	Item # 3 / /
From: Sent: To: Subject:	gong qian <janeqgong@hotmail.com> Monday, 9 January 2017 20:34 CityClerk DV 16-743379</janeqgong@hotmail.com>	Re: <u>DV 16-743379</u>

Dear Mr. David Weber,

Regarding the Development Permit Panel meeting @ 3:30pm on January 11, 2017, we are sorry that we can not make it. Our opinion is a negative one. We do not want the antenna tower to be built at the stated address.

Thank you and best regards. Jiang,DeL Gong, Qian





MEMORANDUM

Planning and Development Division Development Applications

To: Development Permit Panel

From: Wayne Craig Director, Development **Date:** January 19, 2017 **File:** DV16-743379

Re: Application by Cypress Land Services Inc., on behalf of TM Mobile Inc. (Telus), for a Development Variance Permit at 3911 No. 3 Road

Cypress Land Services Inc. applied to the City of Richmond for permission to vary Richmond Zoning Bylaw 8500 to reduce the required minimum interior side yard setback from 3.0 m (9.8 ft.) to 2.025 m (6.65 ft.) in the "Auto-Oriented Commercial (CA)" zone in order to permit the construction of 14.9 m (48.9 ft.) tall monopole antenna tower at 3911 No. 3 Road.

This application was considered at the January 11, 2017 Development Permit Panel meeting which passed the following recommendation.

"That DV 16-743379 be referred back to staff for further discussions with the applicant to improve the existing and proposed landscaping for the Telus facility especially along its No. 3 Road frontage and brought back for consideration by the Panel at the January 25, 2017 meeting of the Panel."

The applicant has commenced work on a landscape plan, but which has not been completed in time to be included in the January 25, 2017 Development Permit Panel meeting agenda.

The application will be brought forward to a future Development Permit Panel meeting for consideration once staff have received the information from the applicant in response to the referral motion. Public notification for reconsideration of this item will be provided in accordance with Development Permit, Development Variance Permit and Temporary Commercial and Industrial Use Permit Procedure Bylaw No. 7273.

Wayne Craig,

Director of Development

cc: Mark McMullen, Senior Coordinator – Major Projects





Report to Development Permit Panel

To: Development Permit Panel

Date: January 18, 2017 File: DV 16-733949

From: Wayne Craig Director, Development

Application by MQN Architects for a Development Variance Permit at 9580 Williams Road and 10060 Gower Street (formerly 9580, 9600 Williams Road and 10140 Gower Street)

Staff Recommendation

Re:

That a Development Variance Permit be issued which would vary the following provisions of Richmond Zoning Bylaw 8500 to:

- 1. Increase the maximum permitted lot coverage from 45% to 48%.
- 2. Reduce the minimum side yard setback from 6.0 m to 2.2 m for the west side yard and 4.7 m for the east side yard.
- 3. Revise transportation related requirements to:
 - a) Increase the maximum on-site parking reduction with Transportation Demand Management measures from 10% to 13%;
 - b) Reduce the minimum number of on-site loading spaces from two (2) medium size and one (1) large size loading space to one (1) medium size loading space and manoeuvring for an additional medium size truck; and
 - c) Reduce the minimum number of on-site bicycle parking spaces from 31 to eight (8) Class 1 spaces and from 31 to 11 Class 2 spaces;

to permit the construction of a 199-bed residential intermediate care facility at 9580 Williams Road on a site zoned "Health Care (HC)" with associated existing garden at 10060 Gower Street.

Wayne Craig

Director, Development

SB:61g Att. 4

Staff Report

Origin

MQN Architects has applied to the City of Richmond for permission to vary the provisions of Richmond Zoning Bylaw 5800 to:

- Increase the maximum permitted lot coverage from 45% to 48%.
- Reduce the minimum side yard setback from 6.0 m to 2.2 m for the west side yard and 4.7 m for the east side yard.
- Revise transportation related requirements to: (i) increase the maximum on-site parking reduction with Transportation Demand Management measures from 10% to 13%; (ii) reduce the minimum number of on-site loading spaces from two (2) medium size and one (1) large size loading space to one (1) medium size loading space and manoeuvring for an additional medium size truck; and (iii) reduce the minimum number of on-site bicycle parking spaces from 31 to eight (8) Class 1 spaces and from 31 to 11 Class 2 spaces.

There is no rezoning application associated with the subject application. The requested variances would permit the redevelopment of the existing 101-bed residential intermediate care facility into a new 199-bed residential intermediate care facility at 9580 Williams Road on a site zoned "Health Care (HC)". The main garden space for the existing facility is located on the adjacent property at 10060 Gower Street on a site zoned "Single Detached (RS1/E)". The garden will be retained and will continue to be available for the use of residents of the proposed facility.

A staff report was reviewed by the Development Permit Panel at the meeting of January 11, 2017 (Attachment A) and referred back to staff. In response to the referral and discussion at the Panel meeting, the applicant met with neighbours, has provided additional information, revised the landscape design, and agreed to provide a cash contribution toward installation of a pedestrian crosswalk. The applicant has revised the design to add a smoking area in the Williams Road parking area and 2.5 m tall Cedar hedge planting along a portion of the east side of the proposed building. The meeting summary, additional information provided and revised design has addressed the referral.

Background

The following referral motion was carried at the January 11, 2017 Development Permit Panel meeting:

"That:

- (a) Development Variance Permit application 16-733949 be referred back to staff for further discussions with the applicant and for the applicant to (i) hold further consultations with residents in the neighbourhood to address present and future adverse impacts of the existing and proposed development to the neighbourhood, (ii) provide information on the management of construction and parking activities for the three-year construction period including proposed uses of Gower Street for construction purposes, and (iii) formulate a plan to control care facility visitor and employee parking as well as smoking on Gower Street; and
- (b) the subject application be brought back for consideration by the Development Permit Panel at the January 25, 2017 meeting of the Panel."

This staff report addresses the Development Permit Panel referral. The applicant's response to the referral includes information, landscape design revisions, and a cash contribution towards a pedestrian crosswalk. The Development Variance Permit is presented for consideration of issuance.

Development Information

Please refer to the original Development Variance Permit staff report dated December 12, 2016 (Attachment A) for information pertaining to the development data, surrounding development, staff comments on the proposal and requested variances.

Analysis

Neighbour Consultation

In response to the Development Permit Panel's referral to hold further consultations with neighbours to address present and future adverse impacts of the existing and proposed development, the applicant arranged a meeting. On January 17, 2017, the applicant held a meeting at the subject site with nine neighbours representing eight properties. All five of the neighbours who spoke at the Development Permit Panel meeting of January 11, 2016 attended the meeting, with the exception of Mr. Neal who was represented by his son-in-law. Also in attendance were two neighbours and the son of a third neighbour who were in contact with the applicant before the Panel meeting. The applicant provided a written summary of items discussed and information provided at the meeting (Attachment B).

Subsequent to the Development Permit Panel meeting of January 11, 2016, correspondence in support of the application was received from two (2) neighbours on Swansea Drive and Vancouver Coastal Health staff; attached as (Attachment C).

Construction Traffic and Parking Management and Phasing

In response to the Development Permit Panel's referral to provide information on the management of construction and parking activities for the likely three-year construction period including proposed uses of Gower Street for construction purposes, the applicant provided the information and noted on a site plan in the neighbour consultation summary package (Attachment B). Information included that: (i) construction parking will be limited to the site and accessed from Williams Road only; (ii) material and equipment delivery construction traffic impact to Gower Street will be limited to Phase 1 only; and (iii) material and equipment delivery construction traffic for Phases 2 and 3 will be accommodated from Williams Road only.

Submission of a Construction Parking and Traffic Management Plan to the satisfaction of Transportation staff is required prior to Building Permit issuance. If the applicant does not follow the approved plan, Community Bylaws staff would visit the site to investigate. Enforcement measures may include issuing parking tickets and/or issuing a stop work order.

Visitor and Employee Parking and Smoking Impacts on Gower Street

In response to the Development Permit Panel's referral to formulate a plan to control care facility visitor and employee parking, as well as smoking on Gower Street, the applicant outlined how this will be managed in the neighbour consultation summary package (Attachment B). The requirement to park in the Williams Road parking area and not park along Gower Street will be

communicated to family and visitors through the resident handbook and signage in the facility. The requirement will be communicated to staff.

The front entrance to facility faces the Williams Road parking area and includes reception staff and a lounge. Clear walking routes are provided between the Williams Road parking area and all entrances to the building. Staff would enter the facility at the Gower Street entry adjacent to the staffroom. The applicant advises that the entry doors facing Gower Street will be kept locked at all times as there is no reception inside those areas. Intercom and security cameras will provide reception staff at the front entrance with the ability to redirect individuals to the front entrance or in the case of emergencies, inside the doorways.

The proposed building is a non-smoking facility. However, the landscape plans have been revised to include a smoking receptacle and bench in the middle of the Williams Road parking area; away from the proposed building, neighbours and sidewalk.

Mechanical Equipment Noise

At the Development Permit Panel meeting, concern was expressed regarding noise generated by existing and proposed rooftop mechanical equipment and a proposed emergency generator. The applicant provided information in the neighbour consultation summary package (Attachment B). The applicant confirms that the project is designed to meet the City of Richmond Noise Regulation Bylaw No. 8856. Existing rooftop kitchen exhaust equipment is noisy and will be removed and replaced with upgraded equipment. New HVAC equipment will be located in proposed recessed platforms facing into courtyard areas. The emergency generator facing Gower Street would only be operational during a power outage event and has been designed with an exhaust muffler and acoustical enclosure. These measures will improve the visual and acoustic impacts to the neighbours.

Screening

At the Development Permit Panel meeting, concern was expressed regarding screening of the garbage enclosure from Gower Street and the lack of hedge or tree planting visual screening for a portion of the east side of the proposed building. The applicant provided information in the neighbour consultation summary package (Attachment B) and revised permit landscape plans. Garbage containers are proposed to be screened with a wooden enclosure as shown in the permit plans. The applicant has committed to ensuring that the enclosure includes a roof to screen views from upper floor windows in homes across Gower Street. The design revision is in the process of being detailed and will be provided prior to forwarding the permit to Council for consideration.

Retention of an existing hedge will provide screening at the south end of the site. Proposed treeplanting will provide screening for the proposed parking area at the north end of the site. To provide visual privacy screening for neighbours to the east and future facility residents, the landscape design has been revised to include 2.5 m tall Cedar hedge planting for the east side of the proposed building where there is no existing hedge. This area is a right of way for a sanitary sewer, which would not allow tree planting, but does allow for the proposed hedge planting but.

Pedestrian Safety

At the Development Permit Panel meeting, concern was expressed regarding the South Arm Park pedestrian path interface with the intersection of Severn Drive and Swansea Drive. In response to the concern, the applicant has agreed to provide a voluntary cash contribution in the amount of \$16,100.00 prior to Development Variance Permit issuance (Attachment D) for the City to install a pedestrian crosswalk across the north leg of the intersection to connect with the sidewalk along the north side of Swansea Drive. Transportation staff have reviewed and support the proposal. The crosswalk works would include crosswalk markings in thermoplastic paint, crosswalk and parking restriction signs, new curb ramp and reinstating barrier curb and sidewalk at the walkway entrance. School zone signs have also been recently installed in the area to enhance driver awareness.

Conclusions

In response to Development Permit Panel's referral: a neighbour consultation meeting was held; additional information was provided by the applicant; a smoking area is proposed in the middle of the Williams Road parking area; 2.5 m tall Cedar hedge planting is proposed along the east edge of the proposed building to enhance privacy screening between the neighbours and proposed facility residents; and a cash contribution will be provided towards a pedestrian crosswalk.

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

Sava Badyal.

Sara Badyal Planner 2 (604-276-4282)

SB:blg

Attachment A
Attachment B
Attachment C
Attachment C
Attachment D
Development Variance Permit staff report dated December 12, 2016
Neighbour Consultation Summary Package
Public and Vancouver Coastal Health Correspondence
Development Variance Permit Considerations



Report to Development Permit Panel

To:	Development Permit Panel			
From:	Wayne Craig Director of Development			

Date: December 12, 2016 File: DV 16-733949

Re: Application by MQN Architects for a Development Variance Permit at 9580 Williams Road (Formerly 9580 & 9600 Williams Road & 10140 Gower Street) and 10060 Gower Street

Staff Recommendation

That a Development Variance Permit be issued which would vary the following provisions of Richmond Zoning Bylaw 8500:

- a) Increase the maximum permitted lot coverage from 45% to 48%;
- b) Reduce the minimum side yard setback from 6.0 m to 2.2 m for the west side yard and 4.7 for the east side yard; and
- c) Revise Transportation related requirements to:
 - i. Increase the maximum on-site parking reduction with transportation demand management measures from 10% to 13%;
 - ii. Reduce the minimum number of on-site loading spaces from 2 medium size and 1 large size loading spaces to 1 medium size loading space and manoeuvring for an additional medium size truck; and
 - iii. Reduce the minimum number of on-site bicycle parking spaces from 31 to 8 Class 1 spaces and from 31 to 11 Class 2 spaces;

to permit the construction of a 199 bed residential intermediate care facility at 9580 Williams Road on a site zoned "Health Care (HC)" with associated existing garden at 10060 Gower Street.

Wayne Craig Director of Development

WC:sb Att.

December 12, 2016

Staff Report

Origin

MQN Architects has applied to the City of Richmond for permission to vary the provisions of Richmond Zoning Bylaw 5800 to:

- Increase the maximum permitted lot coverage from 45% to 48%.
- Reduce the minimum side yard setback from 6.0 m to 2.2 m for the west side yard and 4.7 for the east side yard.
- Revise Transportation related requirements to: (i) increase the maximum on-site parking reduction with transportation demand management measures from 10% to 13%; (ii) reduce the minimum number of on-site loading spaces from 2 medium size and 1 large size loading spaces to 1 medium size loading space and manoeuvring for an additional medium size truck; and (iii) reduce the minimum number of on-site bicycle parking spaces from 31 to 8 Class 1 spaces and from 31 to 11 Class 2 spaces.

There is no rezoning application associated with the subject application. The requested variances would permit the redevelopment of the existing 101 bed residential intermediate care facility into a new 199 bed residential intermediate care facility at 9580 Williams Road on a site zoned "Health Care (HC)". The main garden space for the existing facility is located on the adjacent property at 10060 Gower Street on a site zoned "Single Detached (RS1/E)". The garden will be retained and will continue to be available for the use of residents of the proposed facility.

Development Information

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

The site was recently consolidated from three lots into one development lot addressed as 9580 Williams Road with a total site area of 9,083 square meters. In addition, the existing main garden open space for the existing facility is located on an adjacent lot addressed as 10060 Gower Street. The garden is proposed to be retained for the proposed facility and will be secured by a legal agreement to be registered on title.

Background

Development surrounding the subject site is as follows:

To the north, across Williams Road are single-family homes on lots zoned "Single Detached (RS1/E)" and "Compact Single Detached (RC1)";

To the east are single-family homes on a lots zoned "Single Detached (RS1/E)"; duplexes on lots zoned "Two-Unit Dwellings (RD1)"; and an approximate 4,388 square meter assembly of Williams Road lots zoned "Single Detached (RS1/E)" under application for an arterial road townhouse development;

To the south are a single-family home on a lot zoned "Single Detached (RS1/E)" and a duplex on a lot zoned "Two-Unit Dwellings (RD1)"; and

To the west, abutting the subject site and across Gower Street are single-family homes on lots zoned "Single Detached (RS1/E)".

Neighbour Consultation

On October 26, 2016, the applicant went door to door to visit homes in the vicinity of the subject site, available to answer any questions in English, Mandarin or Cantonese. They spoke with 24 residents and delivered a copy of the development proposal by hand or mailbox to 78 homes located within 50 m of the subject site or along the local street portion of the truck delivery route to the facility. A summary report of the neighbourhood consultation is attached (Attachment 2). The summary report indicates that the following comments regarding the application were received from the residents. The applicant response is indicated in *'bold italics'*.

- Concern that existing on-site trees and hedges adjacent to 9560 Williams Road are too tall and require trimming. There is existing on-site hedging located along the west edge of the proposed parking area, adjacent to a single-family lot to the west. Roughly one third of the hedge close to Williams Road is proposed to be removed and replaced with new emerald green cedar hedging. The remaining roughly two-thirds of the on-site hedge will be retained and trimmed for the health and maintenance of the hedge. The owner has entered into a contract with an arborist to ensure the health of all on-site trees and hedges identified for retention. The owner will follow up with the neighbour prior to commencing hedge trimming work.
- Request to maintain the height of the existing hedge adjacent to 9711 and 9731 Swansea Drive. *The on-site hedge adjacent to the neighbouring properties will be retained and the owners will work with their arborist to ensure its health.*
- Request tree planting along Gower Street frontage at an adequate size to screen building. Significant tree planting is proposed on-site in a mix of sizes and five of the six existing cherry trees in the Gower Street boulevard will be retained.
- Request to continue pest control program. A pest control program is currently in place and will continue to be part of the owner's operating model.
- Request delivery and landscaping hours be not too early. Construction and landscaping work activity is required to comply with the City's Noise Regulation Bylaw No. 8856. The owner has agreed to enter into a legal agreement to limit truck activity on Gower Street, including: (i) no more than six trucks per week with maximum 9.1 m truck length and loading activity to occur on-site; (ii) no more than 8 trucks with maximum 10 m truck length and truck turnaround to occur on-site; (iii) limited delivery hours of 8 am to 5 pm Monday through Friday and no deliveries on weekends; and (iv) provision of an on-site loading and turnaround area.
- Supportive of proposed removal of driveway on Gower Street.
- Supportive of proposal.

Staff Comments

The proposed variances comply with the intent of the applicable sections of the Official Community Plan and the proposal is generally in compliance with the Richmond Zoning Bylaw 8500 with the exception of the requested variances noted below. The proposed siting, architectural and landscape designs are provided in the attached plans. December 12, 2016

- 4 -

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

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

1) Increase the maximum permitted lot coverage from 45% to 48%.

(Staff support the proposed variance as it allows for a needed expansion and renovation to the existing intermediate care facility on an overall site that includes generous outdoor garden area on an adjacent property. The site consists of two separate properties with separate zoning. Lot coverage is required to be calculated against the area of the Williams Road property only and does not include the Gower Street garden property. The coverage would only be 44% if it were able to be considered across the overall facility site area including the garden. The applicant has agreed to register a legal agreement on title to 10060 Gower Street to ensure there is no future development of the site, and retention of the outdoor open space garden with structures for the use of care facility residents.)

2) Reduce the minimum side yard setback from 6.0 m to 2.2 m for the west side yard and 4.7 for the east side yard.

(Staff supports the proposed variance as it allows for a needed expansion to an existing intermediate care facility that has been designed to minimize the impact to adjacent homes to west and east through breaking up building massing with height and set back variations.

The existing facility does not comply with the required 6 m side yards (Attachment 3). The two single-storey north wings have an existing 4.6 m setback to the east. The two-storey south wing has an existing east setback of 4.6 m with localized areas of 3.6 m setback and has an existing west setback of 2.2 m to Gower Street at the service area.

The central kitchen and service area in the existing two storey building is required to be retained to meet operational needs of the existing and future facility. The construction will be carefully phased as the existing care facility residents will remain on-site throughout construction.

The proposed facility includes a two-storey improved central portion and new three-storey wings to the north and south of the site. The north wing is designed as far to the west as possible to minimize potential impacts on the neighbouring homes to the east. Along the east edge of the site, the interior side yard would be reduced to a 5.7 m east setback for the north wing, and a 4.7 m east setback for the central portion. The south wing would comply with the required 6 m side and rear yards. The east and south building set back areas are proposed to be treated with 1.8 m height solid wood privacy fencing, shrubs, perennials, ground covers as well as walkways, benches and measures to protect two existing on-site hedges and existing neighbouring trees. No new tree planting is permitted in the sanitary sewer SRWs located east and north of the proposed building.

Along the west edge of the site, a reduced 3.6 m west setback would be provided at the north wing which is adjacent to the facility's Gower Street garden property and Gower Street. The existing reduced 2.2 m west setback would be maintained along Gower Street for the retained kitchen and service area. The south wing would comply with the required 6 m setback to Gower Street.)

- 3) Revise Transportation related requirements to:
 - i. Increase the maximum on-site parking reduction with transportation demand management measures from 10% to 13%;
 - ii. Reduce the minimum number of on-site loading spaces from 2 medium size and 1 large size loading spaces to 1 medium size loading space and manoeuvring for an additional medium size truck; and
 - iii. Reduce the minimum number of on-site bicycle parking spaces from 31 to 8 Class 1 spaces and from 31 to 11 Class 2 spaces.

(Staff supports these proposed transportation related variances as they reflect the anticipated demand for this unique use and the proposal includes Transportation Demand Management features. A Transportation Parking and Loading Study prepared by Bunt & Associates Engineering (BC) Ltd. was submitted in support of the proposal and has been reviewed and accepted by Transportation staff. The study addresses the anticipated demand for vehicle parking, bicycle parking, and truck loading for this care facility use.

As a result of the parking study, 58 parking spaces are proposed to be provided on-site. This represents a reduction from the Zoning Bylaw rate of 0.33 spaces per bed to 0.29 spaces per bed, which is consistent with the current parking supply of 0.29 spaces per bed for the existing facility. All parking spaces will be located in the surface parking area accessed from Williams Road for the shared use of visitors and staff. The applicant has agreed to register a legal agreement on title to ensure no parking spaces are assigned.

Transportation Demand Management features associated with the proposal include voluntary contribution of \$25,000 for the installation of a bus shelter in the vicinity of the subject site, 5 scooter parking spaces with 120 volt receptacles for charging, end of trip change room with shower for employees.

The applicant has also agreed to register a legal agreement on title to restrict truck loading locations, size and number of trucks, and loading activity hours of operation.)

Analysis

Flood Construction Level

- The existing kitchen and service area facing Gower Street is proposed to be retained and the new facility built around it. The floor elevation of the existing portion of the building that is being retained is 0.83 m GSC. The proposal has been reviewed and is acceptable to Engineering staff.
- The site is located in Area A which requires a Flood Construction Level for new construction minimum 0.3 m above highest crown of road. The site fronts both Williams Road and Gower Street and the proposed building is set back from Williams Road behind a surface parking area. Engineering staff have reviewed the proposal and confirm that the minimum flood construction level for the new construction is a minimum of 0.3 m above the crown of adjacent Gower Street. The applicant has agreed to register a flood plain covenant on title.

Conditions of Adjacency

- The subject site is adjacent to Williams Road. The proposed building would be set back from Williams Road behind a surface parking area, which is proposed to be screened from Williams Road with landscape buffers including yew hedging, tree planting and retention of existing on-site trees. Proposed screening on the west edge of the parking area includes the retention of the existing on-site trees and hedging along with new cedar hedge planting and solid wood privacy fencing. Proposed screening on the east edge of the parking area includes the planting of five new trees in a landscape buffer and solid wood privacy fencing.
- The subject site is adjacent to Gower Street. The existing garden and the width of Gower Street would provide an adequate separation between the proposed building and the homes to the west.
- The interior side and rear yards of the proposed building would be adjacent to back yards of neighbouring duplexes and single-family homes. The applicant has requested side yard variances as discussed above. The proposed interior side and rear yards would be treated with privacy fencing, landscaping, walkways and hedge retention and protection of existing trees on neighbouring properties. Unfortunately no new trees are permitted to be planted in the sanitary sewer SRW area.

Site Planning, Architectural Form and Character

- The proposed facility includes a retained and improved two-storey central portion and new three-storey wings to the north and south of the site.
- The massing of the proposed building mitigates adjacency to existing homes to the east by breaking up the three-storey height with a lower two-storey central section and breaking up the long façade into north, central and south areas, including an inset courtyard area; adding residential character and visual relief with horizontal siding, sloped roof forms and gable roof dormer bay elements; and using a subdued colour palette. The same architectural design approach is used on all facades, with a simpler south façade.
- The proposed pedestrian and vehicle access to the subject site is from Williams Road. The proposed central pedestrian entry leads through a surface parking area to the building's main entrance. There is an on-site truck loading bay in the surface parking area north of the building and an on-site truck turn around area off Gower Street at the existing kitchen and service area to accommodate limited truck loading activity on Gower Street.

Landscape Design and Open Space Design

- The landscape design includes retention of trees and hedges and the proposed planting of a variety of trees, shrubs, vines, ornamental grasses, perennials and ground cover for visual interest. Benches are proposed throughout the site and bicycle lockers and racks are proposed at the north edge of the proposed building.
- The Williams Road pedestrian entry design includes a bench, trellis and a raised concrete walkway to the main building entry. The parking area will be screened from Williams Road with a yew hedge. The entry and parking area will be treated with the retention of two mature trees, the planting of ten new trees and a variety of shrubs and lower planting.

December 12, 2016

- The existing Gower Street garden is designed in a circular pattern to encourage walking and proposed walkways connect the garden with the proposed building. The garden is proposed to be retained for the proposed facility and will be secured by a 'no development' legal agreement to be registered on title.
- Additional secure walking path garden areas with seating opportunities are proposed along the entire east and south edges of the building and a portion of the Gower Street edge.
- All outdoor areas for resident use will be secured with tall fencing and gates in compliance with Vancouver Coastal Health licensing requirements.
- Three interior courtyards provide natural light and views for central rooms, and a secure outdoor area adjacent to indoor amenity areas.
- To ensure that retention trees are protected and landscaping is installed as per the permit drawings, the applicant has agreed to provide a landscaping and tree survival security in the amount of \$222,814.74.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses 28 bylaw-sized trees on the subject property, 9 trees on City property, and 13 trees on neighbouring properties.

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

- Nine trees (tag #286, 287, 310, 311, 331, 332, 333, 334 and 335) located on-site are in suitable condition for retention and not expected to be impacted by any proposed new construction. These trees are to be retained as per City of Richmond Tree Protection Information Bulletin Tree-03 or as per Arborist report recommendations. The two trees (tag #286 and 287) along the Williams Road frontage will require project arborist supervision during construction.
- Three hedge rows (tag# 289, 309 and 314) located on-site are in suitable condition for retention as impacts from proposed construction is expected to be minimal. These trees are to be retained as per City of Richmond Tree Protection Information Bulletin Tree-03 or as per Arborist report recommendations.
- 16 trees (tag #288, 290, 291, 292, 293, 294, 295, 312, 315, 322, 323, 324, 325, 326, 303 and 328) located on-site have been identified as unsuitable for retention. These trees are not good candidates for retention and should be replaced. Four trees (tag# 312, 322, 323 and 328) are in poor structural condition. Nine trees (tag #288, 290, 291, 292, 293, 294, 295, 315 and 326) are in marginal or poor condition with poor structural condition or in poor health and would be in conflict with proposed new construction. Three trees (tag# 324, 325 and 303) are in moderate condition but located within the middle of the proposed building envelope.
- Eight trees (tag# 316, 317, 318, 319, 320, 327, 329 and 330) located off-site along Gower Street on City property are to be protected as per Arborist report recommendations. Parks arborist staff have reviewed these trees and are in agreement.
- One tree (tag# 321) located off-site along Gower Street on City property is in very poor condition due to structural defects, decay and declining health and conflicts with sidewalk

5129854

works. As a result, this tree is not a good candidate for retention and should be removed. Parks arborist staff have reviewed the tree and are in agreement. The applicant has agreed to provide a voluntary contribution of \$650 for tree compensation planting elsewhere in the City.

- 13 trees (tag# 296, 297, 298, 299, 300, 301, 302, 304, 305, 306, 307, 308 & 313) located on neighbouring properties are identified to be retained and protected as per City of Richmond Tree Protection Information Bulletin Tree-03 or as per Arborist report recommendations.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Tree Replacement

The applicant wishes to remove 16 on-site trees (tag #288, 290, 291, 292, 293, 294, 295, 312, 315, 322, 323, 324, 325, 326, 303 and 328). The 2:1 OCP replacement ratio would require a total of 32 replacement trees, which the applicant has agreed to plant. As noted above, a landscaping and tree survival security letter of credit will be provided.

Tree Protection

Off-site, 13 trees on neighbouring properties and 8 trees in the City boulevard are to be retained and protected. The tree management plan included in the Development Variance Permit drawings identifies the trees to be retained and the measures taken to protect them during development stage. To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to Development Variance Permit issuance, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a postconstruction impact assessment to the City for review.
- Prior to demolition or construction activity on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Engineering Works

The applicant has agreed to enter into a Servicing Agreement prior to future Building Permit issuance for the design and construction of frontage improvements and engineering infrastructure (Attachment 4). The works include frontage improvements along Williams Road and Gower Street and a water system upgrade through the site. Along Williams Road, new sidewalk and boulevard with street trees are proposed along the site frontage. Along Gower Street, new sidewalk and boulevard with street trees are proposed along the site frontage, connecting to the existing sidewalk at the cul-de-sac and a new sidewalk is proposed beyond the site frontage to Swansea Drive to the south. A new water main is proposed to connect the Williams Road and Gower Street water mains in a new proposed utilities statutory-right-of-way through the site.

Residential Intermediate Care Facility Requirements

Vancouver Coastal Health staff advise that the proposal was reviewed through a thorough evaluation process and is one of the successful projects for new/renovated beds for Vancouver Coastal Health in Richmond. This project aims to replace an aging facility that can no longer meet standards for the delivery of quality residential care. The new facility will meet or exceed standards, is in compliance with Vancouver Coastal Health Design Guidelines and licensing regulations.

The existing facility will be redeveloped, replacing 101 existing beds with 199 new beds of which 176 will be funded through a contract with Vancouver Coastal Health and 23 will be available for the private sector.

Vancouver Coastal Health staff advise that the garden on Gower Street is required for the provision of outdoor space for the residents and all outdoor spaces must be entirely secured with tall fencing and gates for the safety of residents in care, as the majority can suffer from moderate to severe dementia.

Conclusions

The proposal will provide an upgraded intermediate residential care facility with 98 additional beds addressing a need in our community and providing an improved facility for the residents in the existing facility. The variances have been satisfactorily addressed with the treatment of building massing, landscaping and the provision of parking, loading, Transportation Demand Management measures. The applicant has agreed to provide Development Variance Permit considerations and to enter into a Servicing Agreement for frontage improvements and infrastructure upgrades (Attachment 3). On this basis, staff recommend that the Development Variance Permit Variance Permit be endorsed and issued by Council.

Sam Badyal.

Sara Badyal Planner 2

SB:rg

Attachment 1: Development Application Data Sheet Attachment 2: Neighbourhood consultation summary Attachment 3: Existing Facility Ground Floor Plan and Aerial Photo Attachment 4: Development Variance Permit Considerations



Development Application Data Sheet

Development Applications Division

DV 16-733949

Attachment 1

Address: 9580 Williams Road and 10060 Gower Street

Applicant: MQN Architects

Owner: Fraserview Retirement Community Ltd.

Planning Area(s): Broadmoor

	Existing		Proposed
Site Area	9580 Williams Rd (10060 Gower St)	9,083.3 m ² (795 m ²)	No change
Land Uses	Single-family resid Care Facility, Ma Vacant Land (Garden at 10060 Go	ajor	Care Facility, Major (Garden maintained at 10060 Gower St)
OCP Designation	Apartment Reside (Neighbourhood Reside 10060 Gower S	dential at	Complies
Zoning	Health Care (H (Single Detached (R 10060 Gower S	S1/E) at	No change Variances to HC zone noted below
Number of Units	1 single-family ho 101 bed care fac		199 bed care facility

9580 Williams Road	Bylaw Requirement	Proposed	Variance
Floor Area Ratio (FAR)	Max. 1.0 Max. 0.4 Amenity	1.0 0.24	None permitted
Lot Coverage	Max. 45%	48%	3% increase
Setbacks: Williams Rd Gower St Side Yard (East) Rear Yard (South)	Min. 6 m Min. 6 m Min. 6 m Min. 6 m	50.7 m 2.2 m to 6 m 4.7 m to 6 m 6 m	From 6 m to 2.2 m From 6 m to 4.7 m
Height	Max. 12 m	11.95 m	None
Off-street Parking Spaces	61 with TDMs	58 with TDMS	3 space reduction
Accessible Parking Spaces	2% .	2%	None
Small Car Parking Spaces	Max. 50%	47%	None
Tandem Parking Spaces	None permitted	None	None
Loading Spaces	2 Medium SU-9 1 Large WB-17	1 Medium SU-9 & Manoeuvring for SU-9/MSU	Providing 1 SU-9 & SU-9/MSU manoeuvring
Bicycle Parking Class 1 secure Class 2 outdoor	31 31	8 11	23 space reduction 20 space reduction



Fraserview Neighbourhood Consultation

16.11.04

Overview

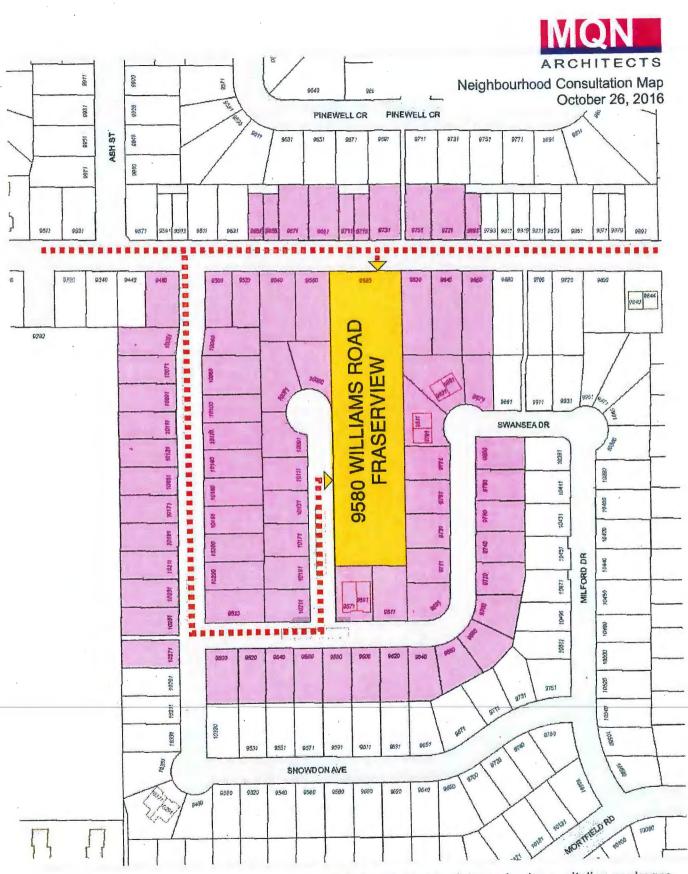
On October 26, 2016 Kevin Svoboda, President, and Sharlene Liang, Administrative Assistant, Fraserview Retirement Community Ltd., walked door to door to all houses within 50 meters of the proposed project. A detailed summary of all houses visited and if there were any comments by owners is provided on the attached schedule.

Sharlene speaks both Mandarin and Cantonese and this was helpful in explaining details of the proposal to a variety of neighbours.

One follow up email was received from Hitoshi Yamamoto (9731 Swansea Drive) the evening of October 26th and it is attached. Sharlene and Dash (10191 Gower Street) bumped into each other on Gower Street on November 1st and Dash asked if it could be mentioned that he is unhappy about garbage trucks making noise at 7 am on most Friday's and driving unprofessional.

All deliveries and private contracted garbage services for the facility are being informed that they are only to deliver between 08:00 and 17:00. The client has contacted the private garbage contractor and conveyed the neighbour's concern about the unprofessional driving.

No other correspondence or phone calls were received by Kevin Svoboda or Roger Green, Architect.



Properties highlighted in pink received consultation packages Dotted orange line represents delivery routes to property

House Address	Time	Package Delivered		Comments/Discussion with the home owner
		In Person	Mailbox	
Williams Rd	<u> </u>			
9791	9:45am		١	
9771	9:47am		V	
9751	9:49am		lv	
9731	9:51am		V	
3731	1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.	1	1	Owner's name: Sunny
9715	9:53am	V		Family of Fraserview resident , happy with things and looking forward to the new building
9711	9:54am		V	
9691	9:56am	1	V	
9671	9:57am		V	
9655	9:59am		V	Spoke over the intercom. Asked to leave information in mailbox
9651	10:00am		V	Spoke over the intercont, Asked to leave information in malipox

9500	10:01am		.∣V	j After peniding op granieu of peneral aussataliad alages barre
9520	10:02am	٧		After providing an overview of proposal owner joked, please keep a room for me as I am getting older
9540	10:06am		V	
				 Was happy to hear driveway entrance is being moved to other side of property Complained the trees and the hedge are too tall as they block the second floor view and squirrels and pine needles get on to their property. Would like to see those trees trimmed. Note: Will follow up with property owner prior to trimming hedge to
9560	10:07am	V	ļ	confirm height.
9620	10:14am	1	V	
9640	10:16am	V		Thank you. If I have any questions I will contact you
9660	10:18am		٧	
9460	10:23am	V		Thank you
Severn Dr, W				
10051	10:24am	1	V	
10071	10:25am		V	
				Owner only speaks mandarin. Sharlene explained about the project an
10091	10:26am	- IV-	*****	they will contact her if have any questions
10111	10:29am	V		Thank you, no questions at this point
10131	10:33am	V		Thank you, will review it
10151	10:34am		V	
10171	10:35am	٧		Thank you, will review it
10191	10:36am	9 9 9	V	
10211	10:37am		V	
10231	10:38am		V	
10251	10:39am	V	*******	questions

5.00

Fraserview Neighbourhood Consultation - October 26, 2016

				Explained project details and after reviewing the schematics,
10271	10:42am	v		commented very beautiful facility
			·····	***************************************
Swansea Dr.	Č.			
	•			
				Owner invited us in the house and we explained project. He was surprised at the amount of soil being trucked away. We reviewed construction plan, timelines and building details. He was happy to see the facility upgrading. He did mention that when the equipment is working he can feel the ground shaking and it makes you realize how fluid the Richmond soil is He asked if we would be able to mention that the Harvest composting/recycling facility causes a really bad smell in the air around
				the community and everybody is complaining about it and something
9500	10:47am	v		needs to be done
9520	10:54am		٧	·
9540	10:55am		V	
9560	10:56am		V	
				Owner's name: Dharam I
				have no concerns, it is good for the seniors. Good for kitchen access
		* * *		and main entrance access to be separate. This is a good area for a
9580	10:58am	<u>v</u>		seniors home.
9600	11:05am		V	
9620	11:06am		V	
9640	11:07am		V	
9660	11:08am		V	
9680	11:09am		V	
9700	11:10am		V	
				I like the facility very much. I heard about the expansion and I am
		9 8 9 9 9 8 8		happy about it. I appreciate that you, as an owner, inform us door to
		, ,		door making all this effort. When will it be finished as my in laws will
9720	11:12am	V		need spots in Fraserview.
9740	11:17am	V		Thank you no questions
9760	11:18am		V	
9780	11:19am	V		Thank you will leave it for my parents
9800	11:22am	Įγ		Thank you, will review it
9871	11:25am		V.	
9851A	11:26am	V		
9851B	11:26am		V	
9831A	11:27am			
9831B	11:27am		. V	
9811	11:28am			
9791	11:29am		V	
9771	11:32am			
9751	11:33am	<u>.</u>	<u>۷</u>	

1

used of the represe

9731	11:34am			Thank you. Please note Kevin went back at 4:00 pm and met with this property owner Hitoshi as well as Valencia the neighbour from 9711 Swansea. One hour was spent talking about the proposal as well as details of operations, including memory care and activities provided. Main items - Maintain the hedge as high as possible, continue with pest control as not done by previous owner and deliveries and garden work should not be too early (had an issue with a neighbours gardener). If fence is to be replaced Fraserview will cover the cost. Valencia joked about having a gate through the fence so her and her family could enjoy the walkways and garden area. Hitoshi also provided information on a water filter that he could sell to Fraserview.
9711	11:35am		<u>ا</u> ۷	
9691	11:36am		V	
9611	11:39am		V	
9591	11:40am		V	
9571	1:21pm	V		Thank you, will review it
Gower St.				
				Owner only speaks mandarin, will contact sharlene if have any
10091	1:04pm	V		questions about proposal
10111	1:06pm		٧	
10131	1:08pm		V	
10171	1:10pm		V	
10404	1.12	j.		Owner's name : Dash Asked about timelines and was happy to hear that preloading was only 6-8 weeks and not months. Was also happy that there was no driveway on Gower as there currently is one on the empty lot. Asked to plant more nice size trees and have more nice landscaping so
10191	1:12pm	V	1.7	he does not only see building from his upstairs.
10211	1:19pm		V	
Severn Dr. E				
9533	1:23pm		V	
10220	1:25pm		V	
10200	1:27pm		Î٧	
10180	1:28pm		V	
10160	1:30pm	1	V	
10140	1:31pm	V		questions
				Owner's name : Eliza
				After explaining project she had the following comments: I support it, it
		-		is no nice and so close to our home. I would like to have beds for my in-
				laws. It is good no residents need to move during construction. Do you
10120	1:32pm	V		have a job in the facility for me as I am a stay at home mom.
10100	1:38pm		V	
10080	1:39pm		<u> </u> V	
10060	1:39pm		√	
10040	1:40pm		V	

Summary		
Total house visited	1	78
Williams:	18	
Severn:	23	
Gower:	6	
Swansea:	31	
Total in person delivery		24 (31% of total house visited)
Total in mailbox delivery		54 (69% of total house visited)
Total Mandarin speaker:		4 (5% of total house visited)

Roger Green

From: Sent: To: Subject: Hitoshi Yamamoto <yamayama@shaw.ca> Wednesday, October 26, 2016 7:52 PM Kevin Svoboda Re: Fraserview Retirement Community

Follow Up Flag: Flag Status: Follow up Completed

Hi Kevin,

It was please to meet you today at my home. It will be an exciting 3 years to come. If any thing I notice, I will inform you.

By the way,

Here are some information about water pipe that I showed you today.

This is our company video. https://www.youtube.com/watch?v=5JI2kG8P4to

This is why we need Hydrogen, please watch the video http://www.molecularhydrogenfoundation.org/videos/

Here are some testimonials http://newg7.com/en/

This is Mindfulness video, Tameshite-Gatten https://www.youtube.com/watch?v=nh8jqdtUPYA

This is Japanese main company's site http://crystal-gaia.com/index.php?syohin

Please contact me for any question.

Best Regards,

Hitoshi Yamamoto

From: Kevin Svoboda Sent: Wednesday, October 26, 2016 12:06 PM To: yamayama@shaw.ca Subject: Re: Fraserview Retirement Community

Hi Hitoshi

I just dropped an information package off at your house and would be available to meet earlier if that works for you as it would help me out.

Please let me know if you are available. If not I will meet you at 4:30.

Regards Kevin

Sent from my iPhone

On Oct 26, 2016, at 10:46 AM, "yamayama@shaw.ca" <yamayama@shaw.ca> wrote:

9731 Swansea drive. Richmond Thank you Sent from my BlackBerry[®] phone powered by Koodo Mobile[®].

From: Kevin Svoboda <KSvoboda@kaigo.ca> Date: Wed, 26 Oct 2016 15:30:04 +0000 To: Hitoshi Yamamoto<yamayama@shaw.ca> Subject: Re: Fraserview Retirement Community

Hi Hitoshi

I can't seem to find your address. If you could please provide.

I look forward to meeting you this afternoon.

Kevin

Sent from my iPhone

On Oct 25, 2016, at 8:05 PM, Hitoshi Yamamoto <yamayama@shaw.ca> wrote:

I will meet you at 430 pm. Hitoshi

From: Kevin Svoboda Sent: Tuesday, October 25, 2016 4:42 PM To: Hitoshi Yamamoto Subject: RE: Fraserview Retirement Community

Hi Hitoshi:

4:30 tomorrow afternoon would work. Please confirm your address.

I was hoping to meet individually with the neighbours to spend more personal time answering questions and providing an overview of the project.

Look forward to meeting.

Regards,

Kevin Svoboda President Kaigo Senior Living Group #303-1055 West Broadway Vancouver, B.C. V6H 1E2 Tel: 604-733-6229 #101

Fax: 604-733-6228

This email may contain confidential or privileged information. If you are not the intended recipient please delete this email and notify us immediately. Thank you.

From: Hitoshi Yamamoto [mailto:yamayama@shaw.ca] Sent: Tuesday, October 25, 2016 4:32 PM To: Kevin Svoboda <KSvoboda@kaigo.ca> Subject: Re: Fraserview Retirement Community

Hi Kevin,

Did you invite neighbours? I think we should all get together in one area to talk instead of individually.

I don't know neighbour's schedules.

I can be home around 4 30 pm tomorrow unless I get emergency call.

Thank you

Hitoshi

From: Kevin Svoboda Sent: Tuesday, October 25, 2016 3:54 PM To: HITOSHI YAMAMOTO Subject: RE: Fraserview Retirement Community

Hello Hitoshi:

I know it is short notice but tomorrow I will be in the area and hope to meet the neighbours to provide some information about the project. Please let me know if there is a good time I could come by your house.

Regards,

Kevin Svoboda President Kaigo Senior Living Group #303-1055 West Broadway Vancouver, B.C. V6H 1E2 Tel: 604-733-6229 #101 Fax: 604-733-6228

This email may contain confidential or privileged information. If you are not the intended recipient please delete this email and notify us immediately. Thank you.

From: HITOSHI YAMAMOTO [mailto:yamayama@shaw.ca] Sent: Friday, September 09, 2016 1:15 PM To: Kevin Svoboda <KSvoboda@kaigo.ca> Subject: Re: Fraserview Retirement Community

Hi Kevin,

Thank you for your reply. I forwarded your answers to my both side of neighbors. I will wait their responses and talk to them. I am looking forward to meet you soon.

Thank you

Hitoshi Yamamoto

From: "Kevin Svoboda" <KSvoboda@kaigo.ca> To: "Hitoshi Yamamoto" <yamayama@shaw.ca> Cc: "Lawrence Chiu" <Lawrence.Chiu@wspgroup.com>, "Steven Case" <Steven.Case@wspgroup.com>, RGreen@mqn.ca, SBadyal@richmond.ca Sent: Friday, September 9, 2016 11:00:48 AM Subject: RE: Fraserview Retirement Community

Hi Hitoshi:

Thank you for your questions. Please see answers below.

Also to share that in the next couple weeks I plan to walk the area to try and meet with the neighbour's to review the plans and answer any questions. If you like I can email you when I know the date so we could meet and review the items?

Regards,

Kevin Svoboda President Kaigo Senior Living Group #303-1055 West Broadway Vancouver, B.C. V6H 1E2 Tel: 604-733-6229 #101 Fax: 604-733-6228

This email may contain confidential or privileged information. If you are not the intended recipient please delete this email and notify us immediately. Thank you.

From: Hitoshi Yamamoto [mailto:yamayama@shaw.ca] Sent: Sunday, September 04, 2016 9:04 AM To: Kevin Svoboda <KSvoboda@kaigo.ca> Cc: Lawrence.Chiu@wspgroup.com; Steven.Case@wspgroup.com; RGreen@mqn.ca; SBadyal@richmond.ca Subject: Re: Fraserview Retirement Community

Hi Kevin,

We had a couple of gentlemen from WSP to assess my house and property. They took many pictures for evidences before construction begins.

I would like to have those pictures with explanations for my record. I asked a few questions to them but they are not in position to answer me.

- if I ask a copy of those reports, who is going to pay for it? I would be happy to provide a copy of the section of the report that outlines your property. I would cover the cost.

- if I find new cracks or existing cracks get bigger, wider, longer than original on walls, that is not difficult to repair,

but why cracks get bigger or so, because the house foundation is shifting, who will fix this shifting foundation, how? This is difficult to answer without knowing details of any possible pre-existing condition and construction quality. I have retained engineers to plan, oversee, and assess construction throughout the building process to mitigate any potential damage. Now I can say that if there was something that was clearly due to the contractors actions I would repair the damage.

- when you dig your side deep for new building foundation close to the fence, you are cutting off Roots of trees which may lead to killing of trees

how can you prevent this? On the south lot there is a 6 meter setback. An Arborist has also been retained and will oversee the process.

Your previous answer regarding trees said "in bad shape" but I don't see any bad shape trees from my yard. Did arborist come to my yard to exam? Sorry for the confusion I was referring to some trees that are on my vacant lot. The Arborist did not enter your yard.

Thank you

Hitoshi Yamamoto

From: Kevin Svoboda Sent: Wednesday, August 31, 2016 10:26 AM To: yamayama@shaw.ca Cc: Lawrence.Chiu@wspgroup.com ; mailto:Steven.Case@wspgroup.com ; mailto:RGreen@mqn.ca ; mailto:SBadyal@richmond.ca Subject: Fraserview Retirement Community

Hello Mr. Yamamoto:

I am the owner of Fraserview and was forwarded your email that was sent to Lawrence at WSP. Below, please find answers to your questions:

-what kind of heavy machineries to be used for this project? - An excavator, bulldozer and compactor will be used during construction.

-are you piling spikes to ground for postings? - No this is not anticipated.

-how many story is this new building? - A mix of 2 and 3 stories

-how close new building to the fence? - The new building is 4.7m to 6m away from the east property line.

-are you going to cut trees between your property and my backyard? – We are still finalizing details of the arborist report but the hedge that is along the East property line is in bad shape and may need to be removed. If this is the case a new hedge will be planted.

-any commercial kitchen is in new building? – The existing kitchen will be upgraded and retained at the original location along Gower St.

-any kitchen exhaust fan? – Yes, a new exhaust fan will be installed. -any odour control is used, (UV system?) – This is not necessary as we don't have heavy effluent as we do not have a deep fryer or char broiler. All cooking is done in pots, the oven or steamer. -any rodents control applied? - Yes. We have a contract with PCO for pest control and this will be maintained during and after construction.

Thank you for contacting us and should you have any further questions please do not hesitate contacting me.

Regards,

Kevin Svoboda President Kaigo Senior Living Group #303-1055 West Broadway Vancouver, B.C. V6H 1E2 Tel: 604-733-6229 #101 Fax: 604-733-6228

This email may contain confidential or privileged information. If you are not the intended recipient please delete this email and notify us immediately. Thank you.

6

Fraserview Retirement Community Ltd.

Fraserview has been an integral part of the Richmond community for 45 years, providing complex care to 101 residents in private and semi-private furnished rooms. Over these 45 years the facility has grown and changed with the needs of its residents however the existing building is no longer capable of meeting the demand and client needs. In order to continue providing care in Richmond, Fraserview is proposed to undergo an exciting redevelopment.

Over the next three years a new two/three-storey residence is proposed to be constructed on site to replace the current aging facility. This proposed redevelopment will be done in stages to ensure that residents are not displaced. When complete, the new facility will be equipped to care for 199 residents with 176 government-subsidized complex care beds to meet the community's growning needs.

The new Fraserview facility will provide a higher standard of living for residents including the following complex care services:

- 24-hour professional staff supervision
- Medical coordinator
- Dietician
- Recreation therapist
- Occupational therapist
- Physical therapist
- Social worker
- Music / art therapist
- Dementia / memory care specialist

So what does this all mean to you?

As neighbours of this proposed redevelopment project you are likely curious as to how this project will affect your neighbourhood. To enable this project to proceed a Development Variance Permit is required to request a reduction to the Gower Street and east setbacks and parking requirements (refer to City of Richmond DV 16-733949) which are further described on the following pages. Attached to this letter are a set of drawings showing the proposed new facility.

In preparation for construction the project has engaged a company to video-analyze the adjacent city pipes. A second company has been engaged to conduct a pre-construction building assessment of adjacent properties and has contacted neighbours and is finalizing their report. The property currently has a number of trees on it, a certified arborist has been engaged to assess the condition of the existing trees. Should you like a copy of the arborist report and pre-construction building assessment please contact the owner.

> Fraserview Retirement Community Ltd.

Fraserview Retirement Community Ltd.

The site is currently Zoned Health Care (HC). The proposed facility will conform to the requirements as set out in Richmond's Zoning & Development Bylaw 8500 except for the Variances outlined below. The facility is classified as a Community Care Facility, Major.

This project is applying for the following variances to achieve the Vancouver Coastal Health Authority's design guidelines:

1. Lot Coverage: The zoning for this project allows for 45% maximum lot coverage. Currently the facility design is at 47.8%. We are proposing to mitigate this 2.8% overage on site coverage by incorporating permeable surfaces. Although coverage exceeds the maximum, this facility also utilizes 10060 Gower Street as gardens for the residents. 10060 Gower is not included in the lot coverage calculation as it is zoned differently, however it is required for the operation and includes and additional 795m2 of outdoor area. If the area of 10060 Gower was included the lot coverage would be 44.0%.

2. Setbacks: The zoning requires minimum front, side and rear yard's = 6.0m

i) North Building (Houses A & B) – West setback (House A) - The existing House A has a West setback = 5.99m. The new proposed House A has a West setback = 3.6m. The west setback has been reduced to enable an increase in the east setback from the existing 4.6m to 5.7m. This reduction in setback is required because the New VCH Design Guidelines require larger resident rooms than what currently exist in the demolished Existing House A. We would point out that a large portion of this House A fronts onto the existing outdoor garden located on the adjacent lot which is also owned by Fraserview Retirement Community Ltd. This garden has been in existence for many years and is the primary outdoor amenity space for the entire facility.

ii) Centre Building (House C) – East setback - The existing House C has an East setback ranging from 3.5m to 4.7m. The new proposed House C has an East setback = 4.7m. The new East setback is an improved condition. The height of the proposed House C is 2 stories which is consistent with the existing.

West setback - The existing House C has a West setback = 2.2m. The setback remains the same as this portion of the existing building is being incorporated into the new facility.

Fraserview Retirement Community Ltd.

Fraserview Retirement Community Ltd.

Project Information

Development Variance Permit Application - DV 16-733949

Development Address - 9580 & 9600 Williams Rd, 10060 & 10140 Gower St, Richmond, BC (Addresses may change through combining of lots)

Applicant: MQN Architects

Should you have any questions or comments please feel free to contact Architect Roger Green (250) 542-1199 or the Owner Representative Kevin Svoboda (604) 733-6229.

Architect:

Roger Green MQN Architects (250)542-1199 rgreen@mqn.ca

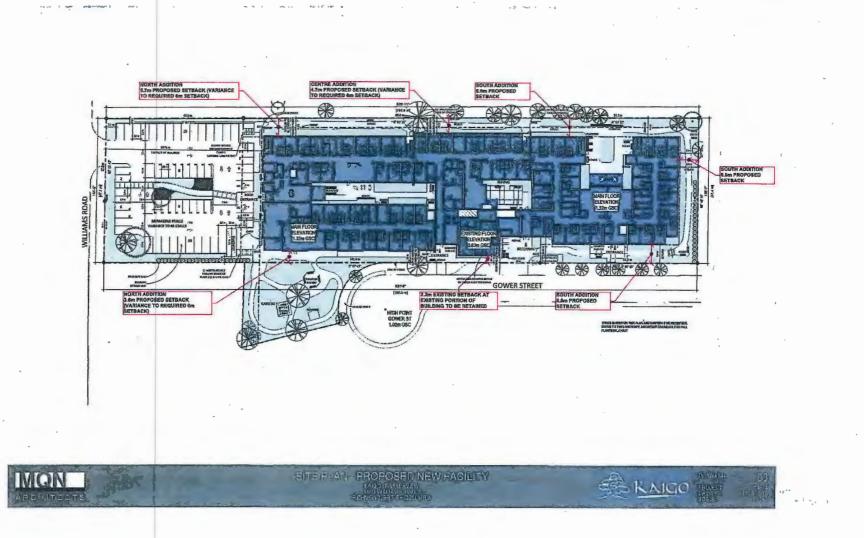
Owner:

Kevin Svoboda Fraserview Retirement Community Ltd. (604)733-6229 ksvoboda@kaigo.ca

City of Richmond Planning Department:

Sara Badyal - Planner 2 Development Applications Department City of Richmond (604)276-4282 sbadyal@richmond.ca

> Fraserview Retirement Community Ltd.

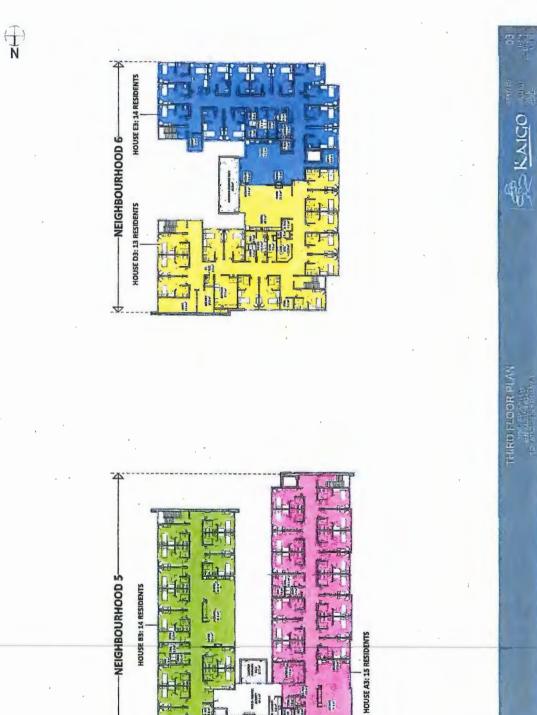


z⊕



manana managa





None of the other

A PARA

MIN

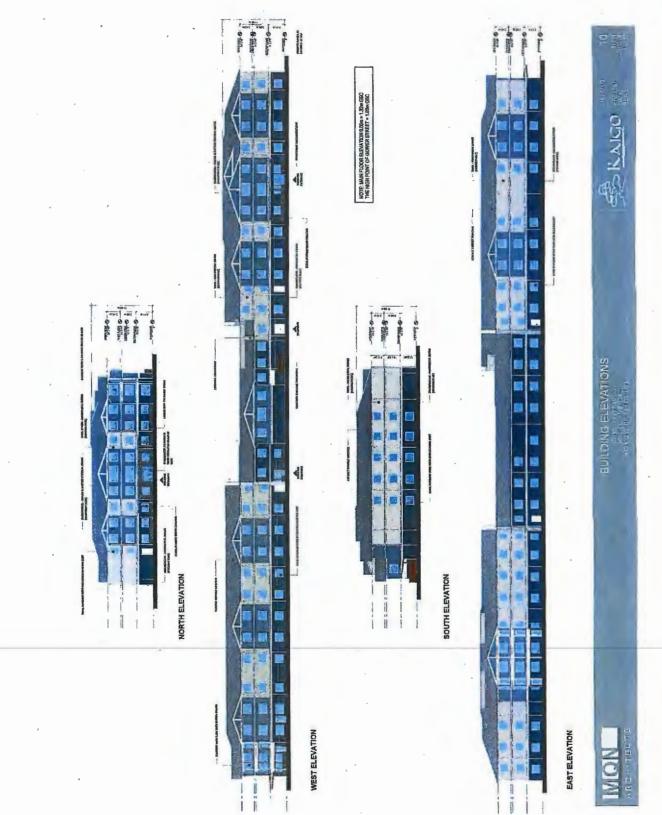
THE REAL

- A STATE

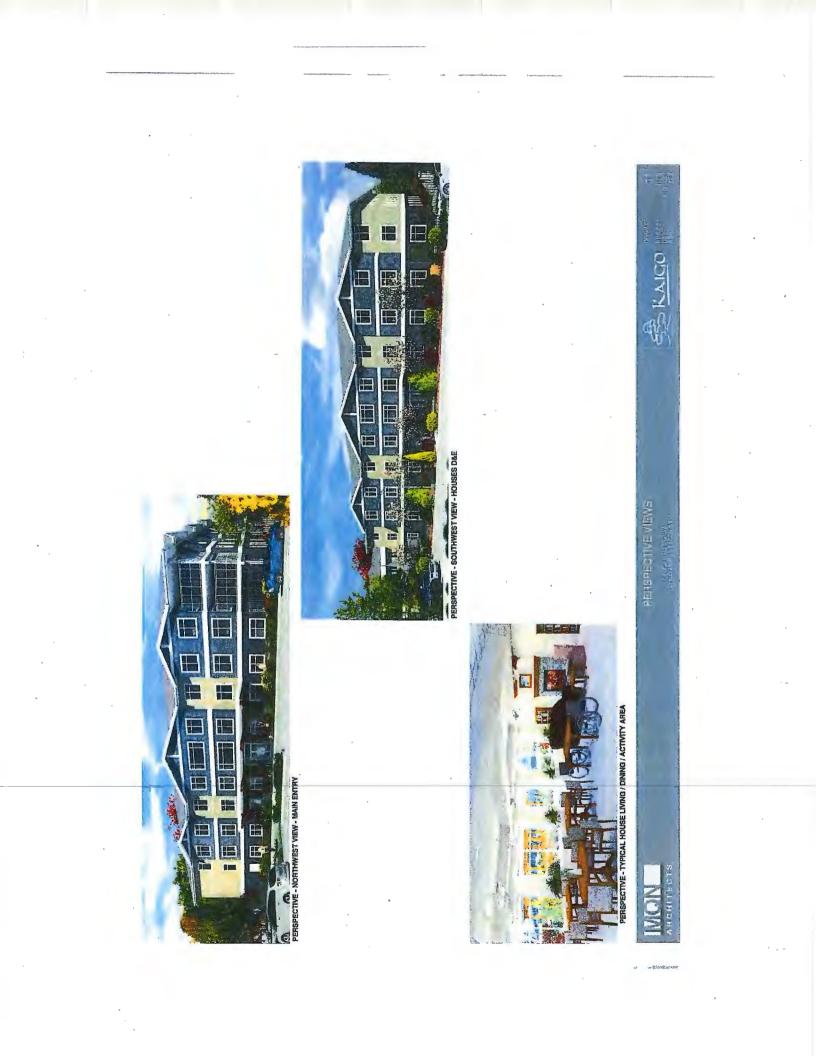
H Ľ

and L. water

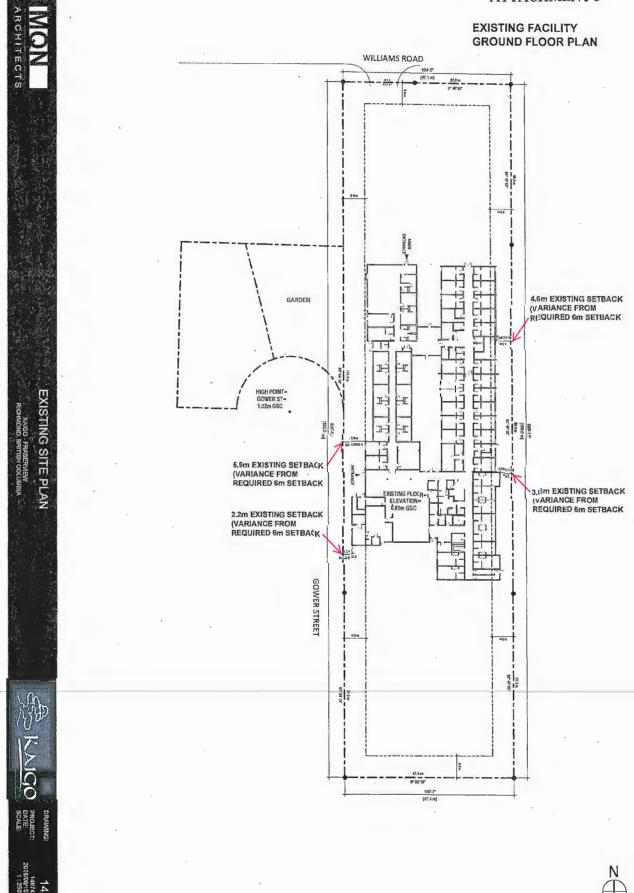
F



Laste velote



ATTACHMENT 3



RANY STORE STORE

N



Attachment 4



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

Address: 9580 Williams Road and 10060 Gower Street

File No.: DV 16-733949

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

- 1. Registration of a flood plain covenant on title (Area A with Flood Construction Level for new construction minimum 0.3 m above highest crown of Gower Street as per Director of Engineering).
- 2. Registration of a legal agreement on title to 10060 Gower Street to prohibit future development and to ensure the provision of the outdoor open space garden with structures for the use of care facility residents.
- 3. Registration of a legal agreement on title to restrict truck access to and egress from the site to/from Gower Street to: (i) a maximum of 6 Single Unit (SU9) or smaller trucks per week with maximum 9.1 m truck length and loading activity to occur on-site; (ii) a maximum of 8 Medium Single Unit (MSU) or smaller trucks with maximum 10 m truck length and truck turnaround to occur on-site; (iii) limited loading hours of 8am to 5pm Monday through Friday only, no weekend deliveries; and (iv) specified on-site loading and turnaround area free and clear of any obstructions.
- 4. Registration of a legal agreement on title to prohibit parking space assignment.
- 5. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the 9 on-site trees and 3 on-site hedges to be retained, 8 off-site trees in the Gower Street City boulevard to be protected, and 13 trees on neighbouring residential properties to be protected. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections (no less than 4), and a provision for the Arborist to submit a post-construction assessment report to the City for review. Tree protection fencing is to be installed on-site prior to any construction activities occurring on-site.
- 6. City acceptance of the developer's offer to voluntarily contribute \$650.00 to the City's Tree Compensation Fund for the planting of replacement trees within the City in compensation for the removal of one cherry tree from the City's Gower Street boulevard.
- 7. City acceptance of the developer's offer to voluntarily contribute \$25,000.00 towards a bus shelter near the vicinity of the site on Williams Road.
- 8. Receipt of a Letter of Credit for landscaping and tree survival in the amount of \$222,814.74. Letter-of-Credit will not be released until the Letter of Assurance from the Landscape Architect confirming that landscaping has been installed as per Development Variance Permit, as well as the Post Construction Impact Assessment Report from the Arborist; confirming that the protected trees survived the construction, are reviewed by staff.

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

- Incorporation of the following measures in Building Permit (BP) plans as determined via development design and legal agreements via the Development Variance Permit process: vehicle and bicycle parking; truck loading and manoeuvring; 5 dedicated scooter parking spaces with electrical outlets for charging; and end of trip washrooms with showers for male and female employees.
- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management
 Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and
 proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of
 Transportation) and MMCD Traffic Regulation Section 01570.
- 3. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
- 4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

- 5. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements and grant any statutory public rights of passage and utilities rights-of-way to accommodate the works as needed. Works include, but may not be limited to, the following frontage improvements and servicing upgrades:
 - a. Road Works:
 - i. <u>Williams Road</u>: provide minimum 1.5 m wide grass boulevard with street trees behind barrier curb; provide 1.5 m wide concrete sidewalk at property line with transitions tying into existing sidewalk east and west of the development site; meander sidewalk onsite to avoid conflict with existing hydro pole if the pole cannot be relocated; and provide bike lane green bike paint and stencil at drive way crossing.
 - ii. <u>Gower Street</u>: provide 1.5 m wide concrete sidewalk behind barrier curb tying into existing sidewalk at the cul-de-sac and Swansea Drive to the south of the development site; provide grass boulevard with street trees between sidewalk and property line; and meander sidewalk onsite to avoid conflict with tree protection zone of the 5 cherry trees to be retained in the Gower Street boulevard.
 - iii. Granting of statutory public rights of passage and utilities rights-of-way (PROP and utilities SRW) for the purposes of City sidewalk and City utilities meandering onto the development site along the Williams Road and Gower Street property lines. The works are to be built by the developer and are to be maintained by the City. A functional plan based on survey is required to the satisfaction of the City to confirm new sidewalk/SRW alignment along Williams Road and Gower Street.
 - b. Water Works:

Using the OCP Model, there is currently 86 L/s of water available at 20 psi residual at the hydrant on Gower Street and 652 L/s of water available at 20 psi residual at the Williams Road frontage. Based on the proposed development, the site requires a minimum fire flow of 250 L/s.

- i. The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
 - Install approximately 110m of 200mm watermain connecting Gower Street and Williams Road watermains to satisfy fire flow requirements at the Gower Street frontage.
 - Grant a 6.0 m wide statutory utilities rights-of-way (utilities SRW) through the development site to accommodate the new required watermain.
 - Connect all on-site fire hydrants necessary to meet Fire Department requirements internally to the sites water service connection. On-site fire hydrants shall not connect directly to City watermains.
- ii. At the Developer's cost, the City will:
 - Cut and cap at main, the existing water service connections to lots 9580 and 9600 Williams Road.
 - Install a single new water service connection off of the existing 300mm PVC watermain on Williams Road. Meter to be placed onsite (i.e. mechanical room). Alternatively, the proposed water service may be installed off of the proposed watermain to be located within the proposed SRW parallel to Gower Street if that helps with phasing.
 - Perform all tie-ins of proposed works to existing City infrastructure.
- c. Storm Sewer Works:
 - i. The Developer is required to:
 - Direct all onsite drainage to the Williams Road frontage to be picked up by the newly installed service connection. Alternatively, connection to the sewer system on Gower Street may be permitted; however, upgrades to the system downstream, to be determined via a capacity analysis by the developer, may be required beyond the site's frontage.
 - ii. At the Developer's cost, the City will:
 - o Install a new storm service connection complete with inspection chamber at the Williams Road frontage.
 - Cut and cap all existing storm service connections to the development site and remove inspection chambers STIC48840 at the Williams Road frontage, STIC52931 and STIC38532 at the Gower Street frontage.

5129854

If required, re-connect storm service connections of all affected lots to the newly upgraded storm sewer.
 d. Sanitary Sewer Works:

a. Sumary Sevier Works.

- i. The Developer is required to:
 - Video inspect the existing sanitary sewer along the entire east property line of the development site and the sewer running within the site to confirm the condition both prior to and post preload and soil densification works. Any portions of the sanitary sewer impacted by the pre-load, soil densification, or other site preparations shall be replaced at the developer's cost.
- ii. At the Developer's cost, the City will:
 - Cut and cap all existing sanitary service connections to the development site and remove inspection chambers SIC16502, SIC2942 and SIC16478.
 - Install three new sanitary service leads, complete with inspection chambers, to service the development site throughout the three phases. Provided that hydraulic requirements are met, the existing manholes may serve as inspection chambers, re-benched as needed.
- e. Third Party Utilities Works:
 - i. The Developer is required to:
 - Coordinate with BC Hydro, Telus, and other private communication providers when modifying or relocating poles, anchors, or overhead lines along the developments frontage.
 - Relocate the existing BC Hydro kiosk on the Gower Street frontage to the ultimate location on-site as required to facilitate installation of the proposed frontage upgrades (sidewalk, boulevard, etc.). The developer should coordinate with BC Hydro early to identify a location within the development site if relocation is necessary. Any relocation works to be at the developer's cost.
 - Locate all above ground utility cabinets and kiosks required to service the proposed development within
 the developments site (see list below for examples). A functional plan showing conceptual locations for
 such infrastructure shall be provided for design review. Please coordinate with the respective private
 utility companies and the project's lighting and traffic signal consultants to confirm the right of ways
 dimensions and the locations for the aboveground structures. If a private utility company does not require
 an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The
 following are examples of SRWs that shall be shown in the functional plan and registered prior to SA
 design approval:

BC Hydro PMT	4 m x 5 m	(width x depth)
BC Hydro LPT	3.5 m x 3.5 m	(width x depth)
Street light kiosk	1.5 m x 1.5 m	(width x depth)
Traffic signal kiosk	1 m x 1 m	(width x depth)
Traffic signal UPS	2 m x 1.5 m	(width x depth)
Shaw cable kiosk	1 m x 1 m	(width x depth) - show possible location in functional plan
Telus FDH cabinet	1.1 m x 1 m	(width x depth) – show possible location in functional plan

f. General Items:

- i. The Developer is required to:
 - o Provide, prior to pre-load installation, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting or within the development site (e.g., existing sanitary main to the east and within the site, watermain to the west of the site), proposed utility installations, the existing houses surrounding the site, and provide mitigation recommendations. The mitigation recommendations shall be incorporated into the first SA design submission or if necessary to be implemented prior to pre-load.
 - Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

Note:

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

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

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

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



Development Variance Permit

No. DV 16-733949

	3313 32ND AVENUE, UNIT 100 VERNON, BC_V1T 2M7
Address:	ROGER GREEN MQN ARCHITECTS
Property Address:	9580 WILLIAMS ROAD AND 10060 GOWER STREET
To the Holder:	MQN ARCHITECTS

- 1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
- 2. This Development Variance 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 as follows:
 - a) Increase the maximum permitted lot coverage from 45% to 48%.
 - b) Reduce the minimum side yard setback from 6.0 m to 2.2 m for the west side yard and 4.7 for the east side yard.
 - c) Revise Transportation related requirements to:
 - i. Increase the maximum on-site parking reduction with transportation demand management measures from 10% to 13%;
 - ii. Reduce the minimum number of on-site loading spaces from 2 medium size and 1 large size loading spaces to 1 medium size loading space and manoeuvring for an additional medium size truck; and
 - iii. Reduce the minimum number of on-site bicycle parking spaces from 31 to 8 Class 1 spaces and from 31 to 11 Class 2 spaces.
 - d) The dimension and siting of buildings and structures on the land shall be as shown on Plans #1 to 11 attached hereto.
 - e) The siting of off-street parking and loading facilities shall be as shown on Plan #2 attached hereto.
- 4. 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.

Development Variance Permit No. DV 16-733949

To the Holder:

MQN ARCHITECTS

Property Address:

Address:

9580 WILLIAMS ROAD AND 10060 GOWER STREET

ROGER GREEN MQN ARCHITECTS 3313 32ND AVENUE, UNIT 100 VERNON, BC V1T 2M7

5. 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.

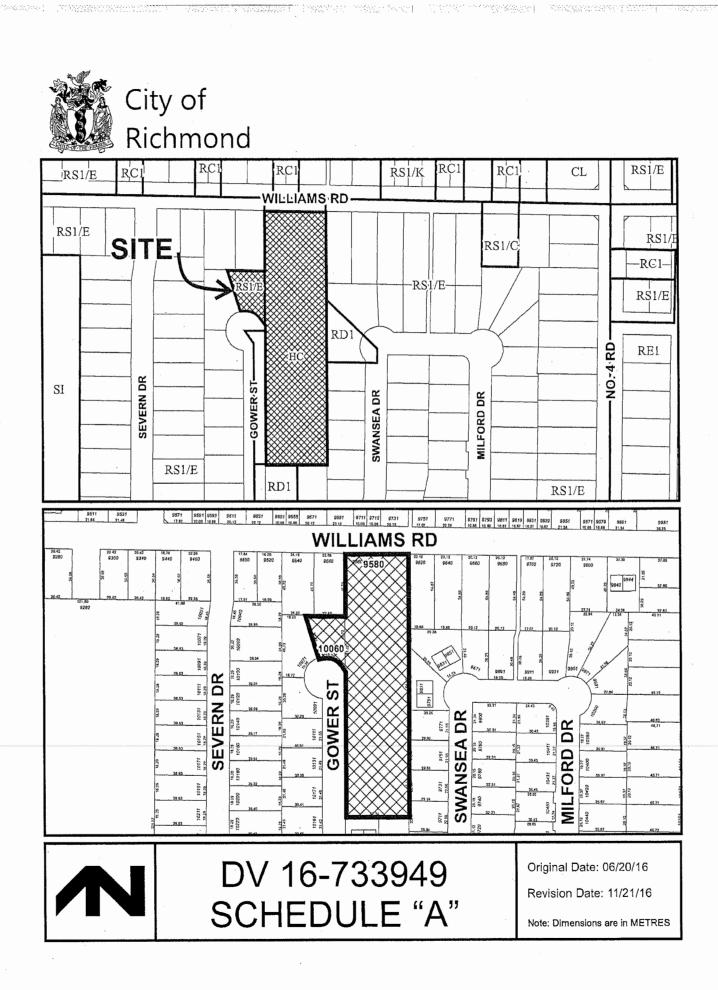
This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO. DAY OF

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



	COLUMN TO A
39	
*	and the second second
0	
100	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
F =	
$\geq C$	and the second se
02	
20	and the owner of the
<u> </u>	Contraction of the local division of the loc
00	and the second second
	1 Pr. 1
47 int	
14 17	-
2.2	
1000	and the second second
15 60	
22.22	
1000	-
04	
\leq	
F 23	
E .	
100 M	
20	
100	
-	
-	
	and the second second
	- GJ

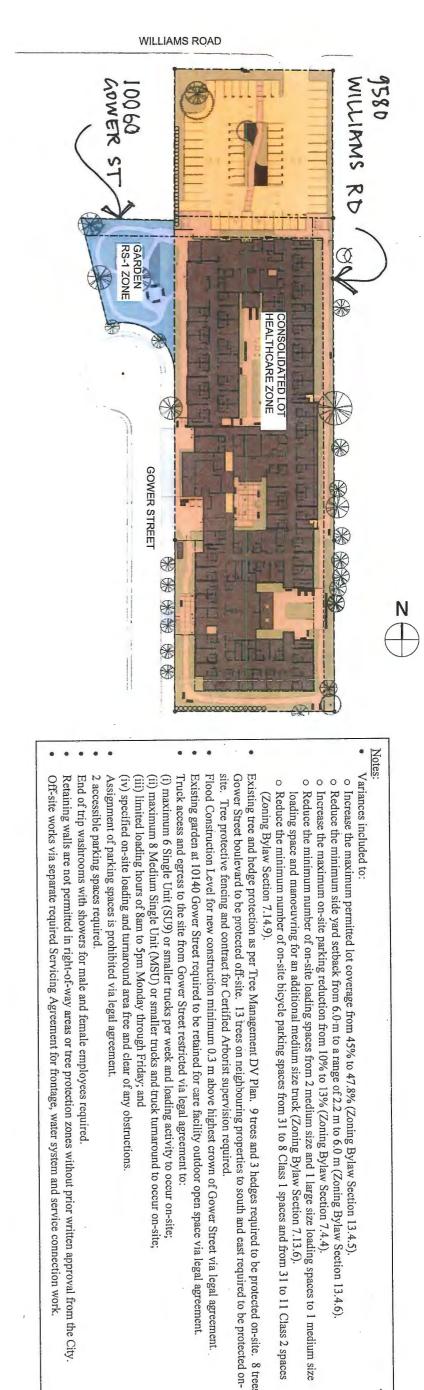
PROJECT: DATE: SCALE:

14874 2016/10/07 NTS

 $\overline{\mathbf{0}}$

ARCHITECTS

		ITEM	REQUIRED	PROVIDED	BED COUNT	NT PARKING COUNT	_
PROJECT STATISTICS		3. FLOOR AREA RATIO			HOUSE	*	#
		TOTAL FLOOR AREA (EXCLUDING AMMENITY)	/	9,064.8 m ²	MAIN FLOOR	90° - HC - 3.7mx5.5m	2 MAINI
AUUKESS		STAIR / ELEVATOR AREA EXCLUDED	/	270.7 m ²	HOUSE A1	15 90° - SMALL - 2.3mx4.6m	19 MAIN F
9580 WILLIAMS ROAD, RICHMOND, BC		LOT AREA (NET)	/	9,083.3 m ²	HOUSE B1	14 90° - SMALL - 2.65mx5.0m	6 MAIN F
P.I.D. 008-11S-320, LOT 1, PLAN 75272, SEC 34-4-6		FLOOR AREA RATIO	1.00 (MAX)	9,064.8/9,083.3 = 0.99	HOUSE C1	12 90° - STANDARD - 2.65mx5.5m	31 MAIN F
ZONING		AMMENITY FLOOR AREA	/	2,173.8 m ²	HOUSE D1	12 TOTAL STALLS:	58 MAIN F
ZONE HC		AMMENITY FLOOR AREA RATIO	0.40 (MAX)	2,173.8/9,083.3 = 0.24	HOUSE E1	14	MAIN
PROPOSED USE: COMMUNITY CARE FACILITY, MAJOR		COMBINED FLOOR AREA RATIO	1.40 (MAX)	1.24	:	67	MAIN F
ALLOWABLE USE: HEALTH SERVICE (MAJOR/MINOR), CONGREGATE HOUSING, COMMUNITY CARE FACILITY, MAJOR	HOUSING, COMMUNITY CARE FACILITY, MAJOR	4. BUILDING LOT COVERAGE			SECOND FLOOR		
ITEM REQUIRED	PROVIDED	TOTAL BUILDING COVERAGE	/	4,340.2 m ²	HOUSE A2	15	SECON
		LOT AREA (NET)	/	9,083.3 m ²	HOUSE B2	14	SECON
HEIGHT 12.0-m (MAX)		LOT COVERAGE	45.0% (MAX)	47.8%	HOUSE C2	20	SECON
LOT AREA (GROSS) /	9,083.3 m²	5. PARKING			HOUSE F2	14	SECON
LOT AREA (NET)	9,083.3 m²	COMMUNITY CARE FACILITY, MAJOR	199 BEDS x (1/3 BEDS) = 67	58 SPACES*		76	SECON
FLOOR AREA RATIO 1.00 (MAX)	66'0	SMALL CAR PARKING	62 SPACES * 50% = 31 SPACES (MAX)		THIRD FLOOR		SECON
BUILDING SITE COVERAGE 45.0% (MAX)	47.8%*	STANDARD CAR PARKING	1	31 SPACES	HOUSE A3	15	
1. SETBACKS		HANDICAP PARKING	67 x (1 / 50) = 2 SPACES	2 SPACES	HOUSE B3	14	THIRD
FRONT YARD (NORTH) 5.0 m	[50.9 m	6. LOADING			HOUSE D3	13	THIRD
SIDE YARD (EAST) a) NORTH ADDITION 6.0 m	5.7 m*	NON-RESIDENTIAL LOADING SPACES	1 + 11,455.1 m ² × (1/ 5,000m ² over	1 SPACES	HOUSE E3	14	THIRD
- b) CENTRE ADDITION 6.0 m	4.7 m*		1,860m ² GLFA) = 2 SPACES			56	THIRD
- c) SOUTH ADDITION 5.0 m	6.0 m	7. BICYCLE PARKING			TOTAL BEDS	199	THIRD
SIDE YARD (WEST) a) NORTH ADDITION 6.0 m	3.6 m*	COMMUNITY CARE FACILITY, MAJOR (CLASS I)	11455.1 m ² x (0.27 / 100m ² GLFA	*			THIRD I
- b) EXISTING CENTRE 6.0 m	2.2 m	[EMPLOYEE - WATERPROOF]	over 100m ²) = 31 SPACES				GROSS
- c) SOUTH ADDITION 6.0 m	6.0 m	COMMUNITY CARE FACILITY, MAJOR (CLASS II)		11*			
REAR YARD (SOUTH) 6.0 m	6,3 m	[GUEST - OUTDOOR]	over 100m ²) = 31 SPACES				
2. LANDSCAPE BUFFERS							
FRONT YARD (NORTH) 3.0 m	3.0 m	• NOTE: LINE ITEMS HIGHLIGHTED IN GREY	EY REPRESENT VARIANCES SOUGHT FOR THIS PROJECT	T FOR THIS PROJECT			
SIDE YARD (EAST) 1.5 m	1.5 m						
SIDE YARD (WEST) 1.5 m	1.9 m	F.					
REAR YARD (SOUTH) 0.0 m	6.3 m						



47.8% (Zoning Bylaw Section 13.4.5). ge of 2.2 m to 6.0 m (Zoning Bylaw Section 13.4.6). to 13% (Zoning Bylaw Section 7.4.4).

above highest crown of Gower Street via legal agreement.

supervision required.

via legal agreement to:

of any obstructions.

Plan, 9 trees and 3 hedges required to be protected on-site. 8 trees in

oyees required. protection zones without prior written approval from the City.

LEVEL VIN FLOOR AIN FLOOR AIN FLOOR AIN FLOOR AIN FLOOR IRD FLOOR IRD FLOOR IRD FLOOR IRD FLOOR IRD FLOOR COND FLOOR OND FLOOR ND FLOOR
 COMMON AREA
 322 m²

 HOUSE A2
 717 m²

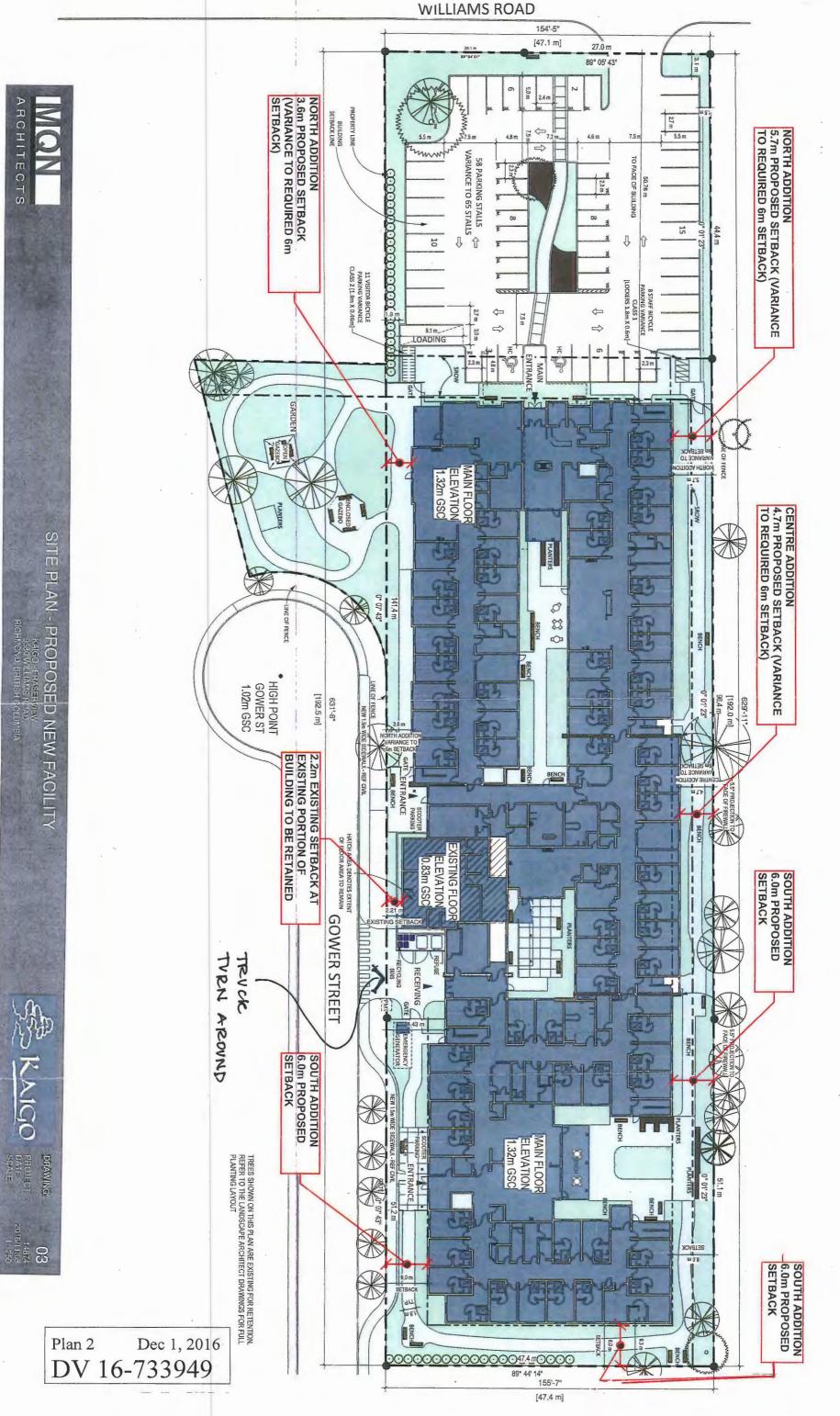
 HOUSE B2
 684 m²

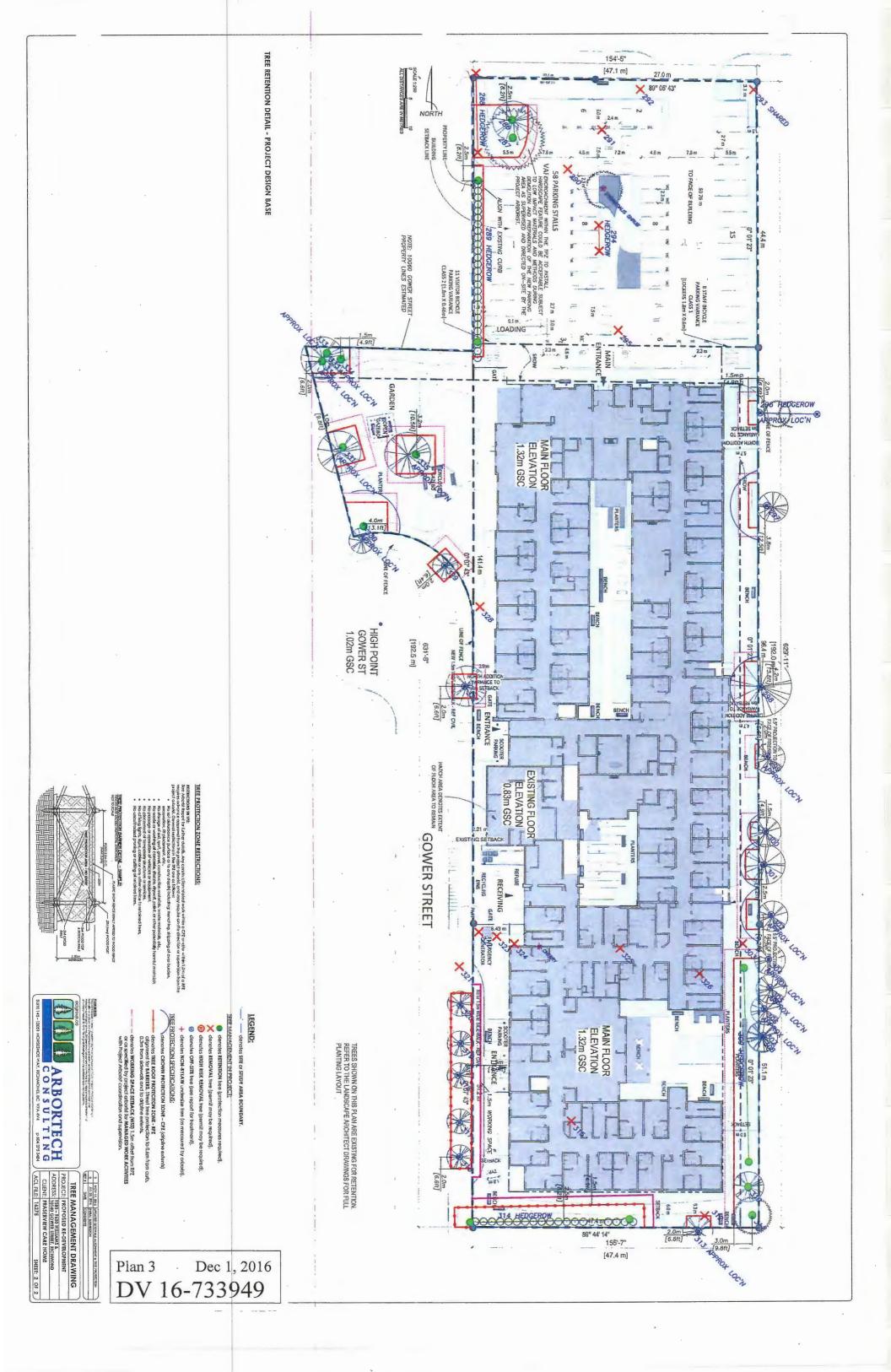
 HOUSE C2
 1002 m²

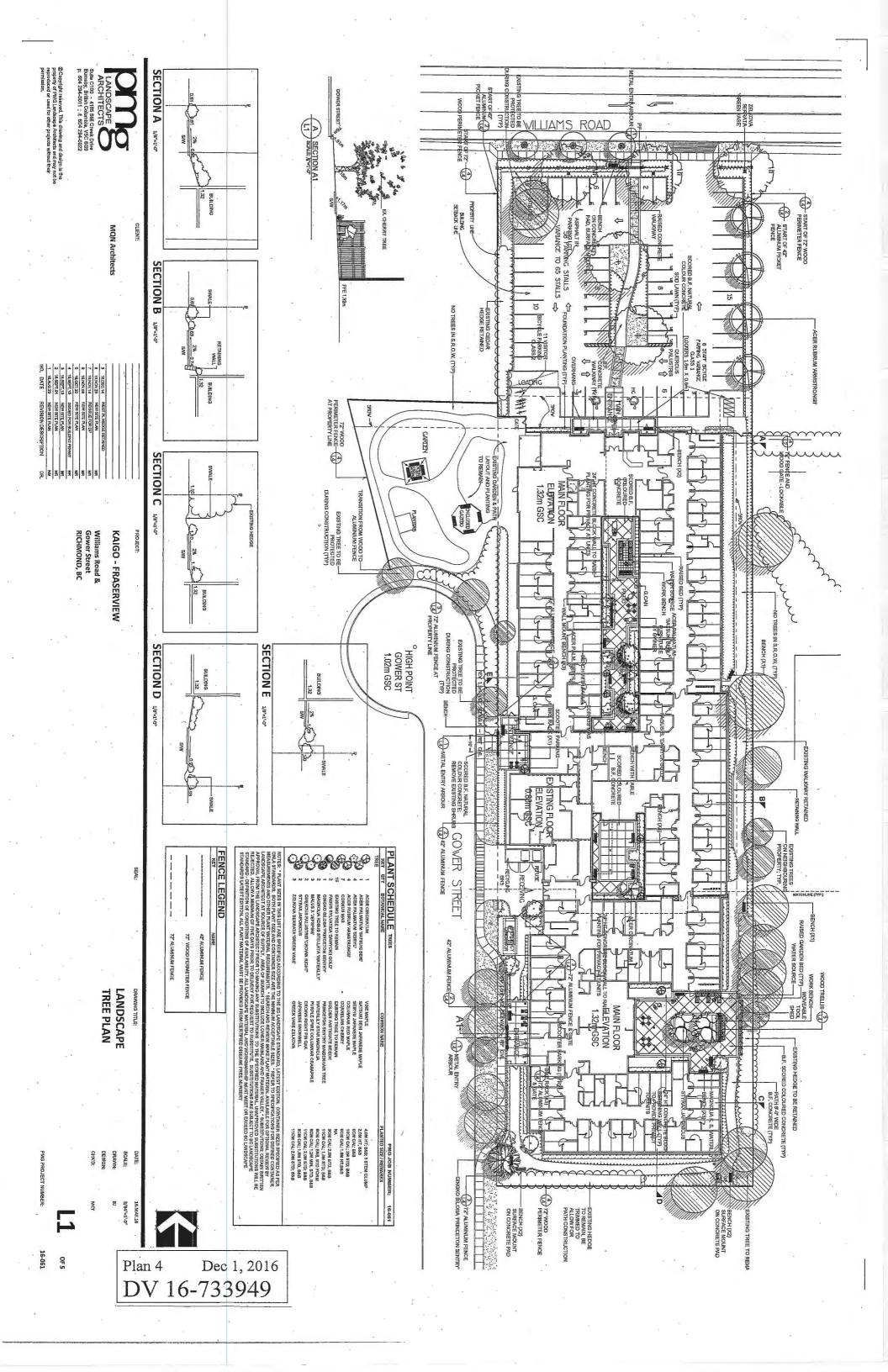
 HOUSE D2
 772 m²

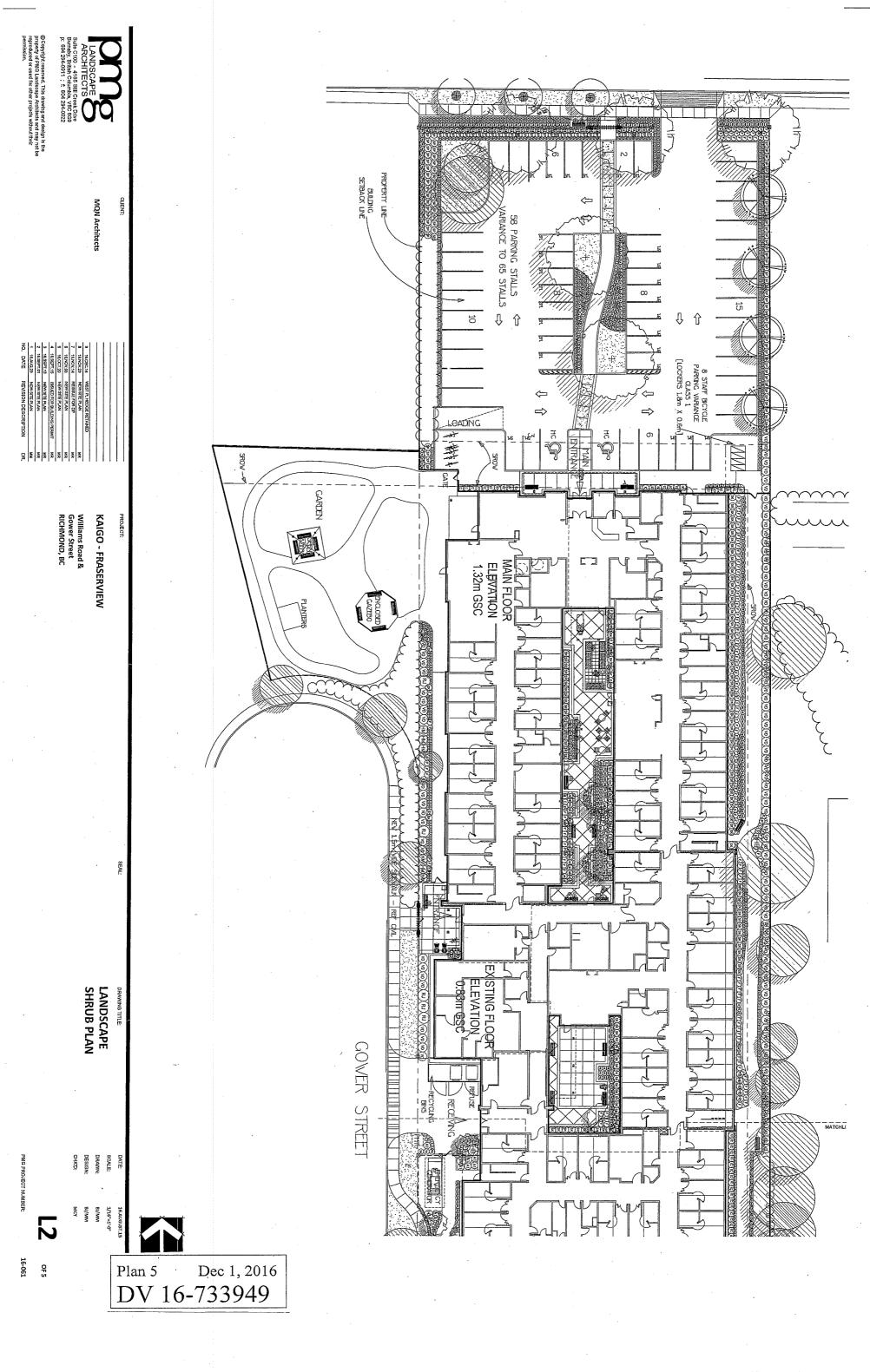
 HOUSE E2
 667 m²
 HOUSE A3 HOUSE B3 HOUSE D3 HOUSE E3 HOUSE E1 GROSS FLOOR AREA HOUSE D1 HOUSE A1 HOUSE B1 HOUSE C1 AREA TYPE AREA (m²) COMMON AREA 7407 m² COMMON AREA DRAWING 161 m² 754 m² 760 m² 742 m² 667 m² 706 m² 679 m² 718 m² 718 m² 642 m² 4207 m² 11455 m² 3084 m² 4164 m² 1,736 SF 8,121 SF 8,176 SF 7,989 SF 8,309 SF 7,178 SF 44,818 SF 3,464 SF 7,715 SF 7,363 SF 7,694 SF 6,911 SF 123,305 SF 33,201 SF 7,178 SF 10,790 SF 7,604 SF 7,306 SF 7,727 SF 45,287 SF 8,045 SF AREA (SF) 02

> Plan 1 Dec 1, 2016 DV 16-733949



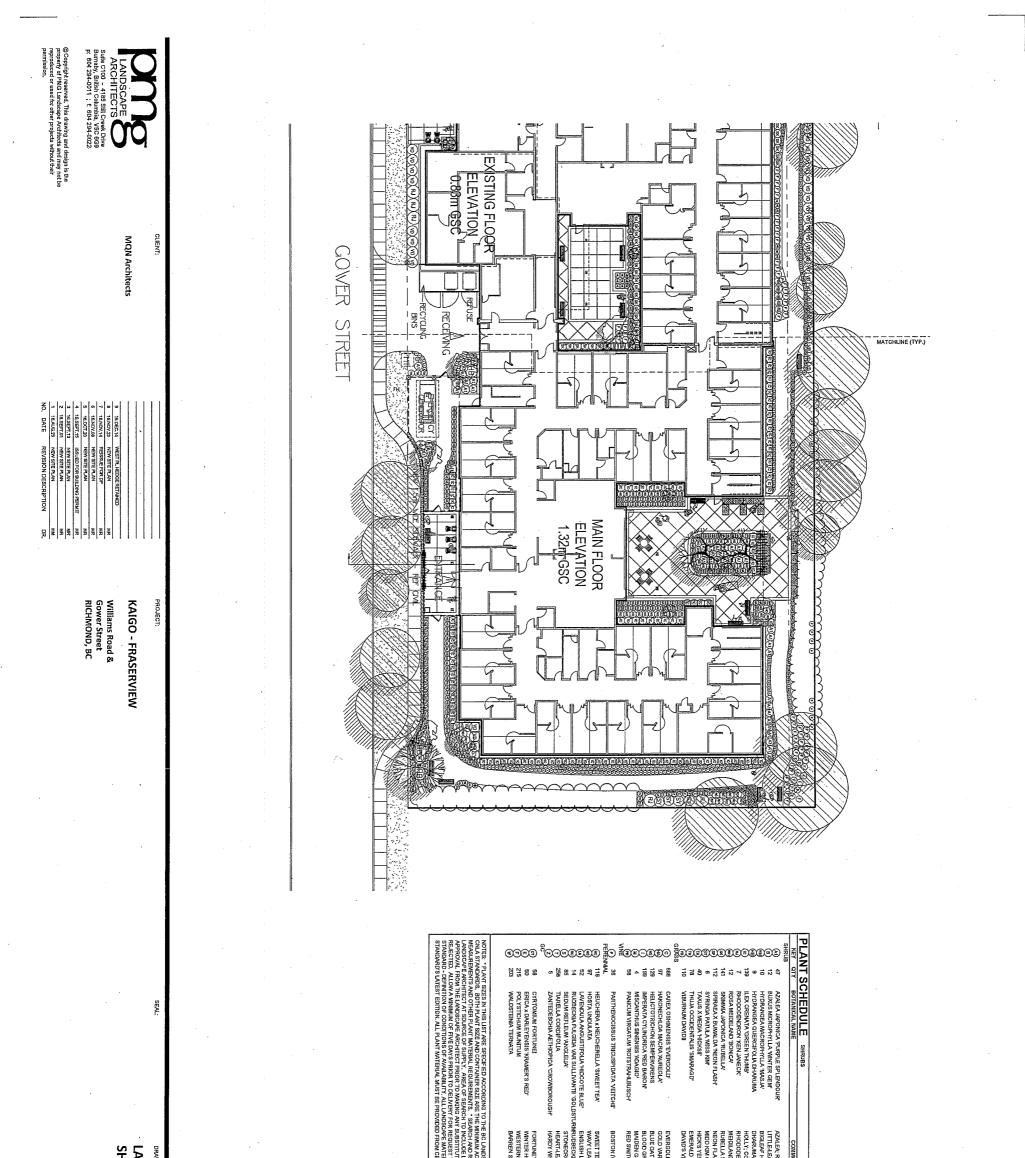




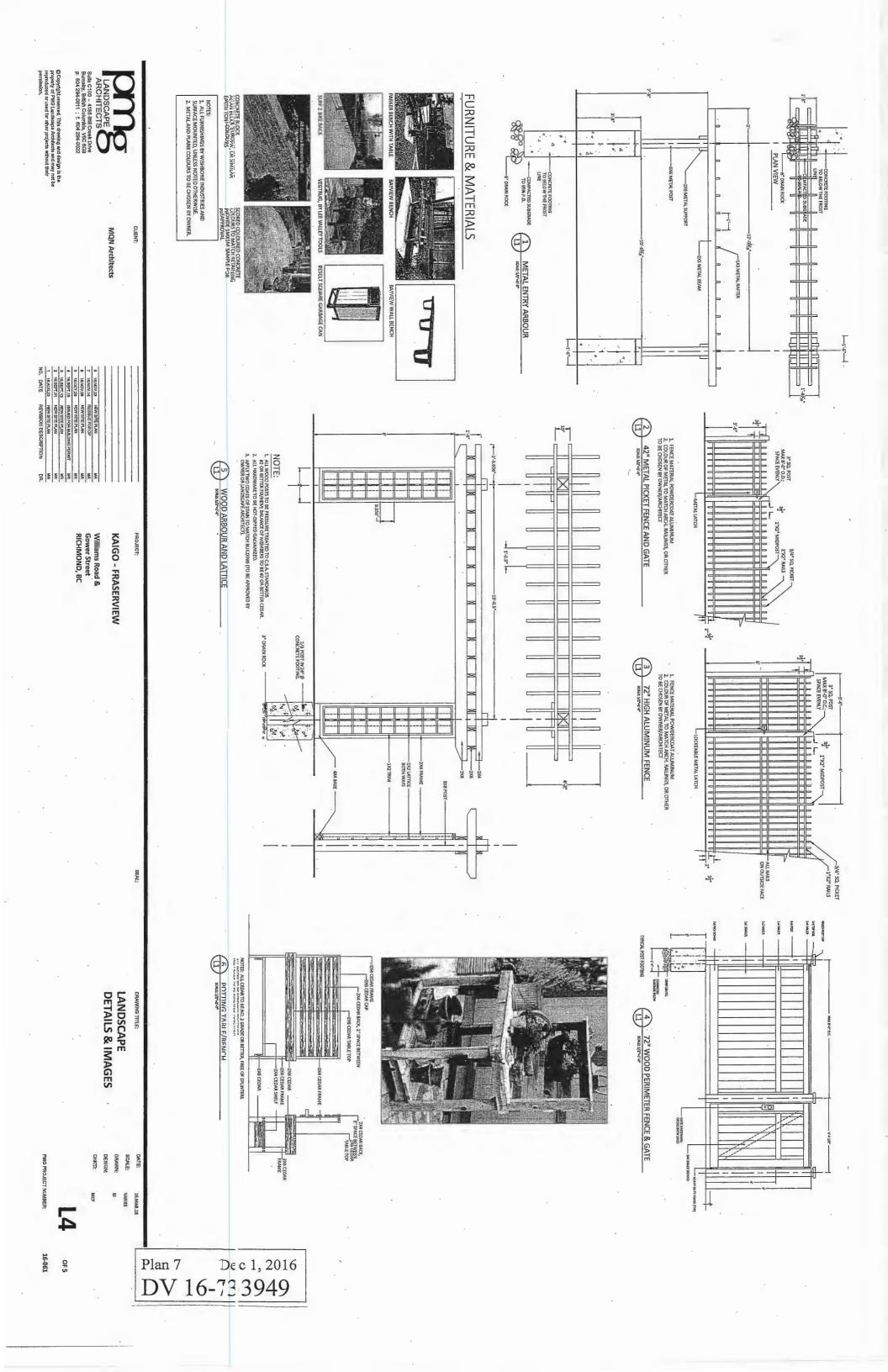


. . .

the second s



	ANDSCAPE SHRUB PLAN	RANNO TITLE		USCAPE STANDARD (ATEST EDITION, CONT ACCEPTABLE SIZES, REFER TO SPECIFICAT DEVERY, MARCE DAVIT MATERIAL AVAILABLE ELONGER MAINLAND FRASER VALLER, 'S UTIONS TO THE SPECIFIED MATERIAL, UNIVER- ST TO SUBSTITUTE OBSETMETTOR ACE SUB- TERIAL AND WORKMANSHIP MIST MEET OR ED CERTIFIED DISEASE FREE NURSERY	NE'S COLD HARDY HOLLY FERN HEATH: RED RA SWORD FERN N STRAWBERRYY	TEA HEUCHERELLA LEAF HOSTA HLLAVENDER COMPACT, DEEP PURPLE CRAF VELLOW CRAF VELLOW LEAF CAMALOWER WHITE ARUM LLY	VAUELARANEES SEDGE AT GRASS AT GRASS (GRASS (GRASS (GRASS)	LISH BIRAA LISH BIRAA ME OMPACT LILAC DI GREEN CEDAR VIDURNUM	(REDVOLET LEARBOX FINDRAVERARED COMPACT OGENORONE LIGHT PURPLE, MAY NUD ROSE; PINK			
PMG PROJECT NUMBER	~ <u> </u>	DATE		INER SIZES SPECIFIED AS PER ONE FOR DEFINED CONTAINER ONE FOR DEFINED CONTAINER COR DETINONS, BERLEN JUSTITUTIONS, BERLEN JUSTITUTIONS, BERLEN LISTITUTIONS,	#1 POT; 25CM #1 POT; 25CM #1 POT; 25CM	15CM POT #1 POT; 1 EYE #1 POT; 1 EYE 15CM POT 15CM POT 15CM POT 15CM POT	#1 POT #1 POT #1 POT #1 POT #1 POT #1 POT #2 POT; GROM; STAKED	#2 POT.400M #3 POT.600M 1.2M HR: 1.2M HR: B&B 1.2M HR: B&B	#2 POT; 250M #3 POT; 550M #2 POT; 500M #2 POT; 500M #2 POT; 500M #2 POT; 400M	PMG JOB NUMBER: 16-061		
G of 5	1/6" = 1/0"	Plan 6	Dec 1, 2016 -733949									
		e .	•			,						



22 Selection and Honore Devolution and Antonio Selection 2. D.C. Indexpe Staning 200 obtion, prepared by Ma D.C. Society of Landscept Accidence and the D.C. Indexper & Mexany Association, heidly, All wert and out while high and valuations in state to the D.C. Inducator Standard context spectration to a startist by Landscept Actidated with well presidential, and and valuations in the D.C. Inducator Standard values supervised by Taba spectration to a startist by Landscept Actidated with well presidential and and valuations. Granisfication (SLE Lacue) Statistic de Granis d'Argenti des cue à l'ayack. Biele 17 Statistica Horizont de Sue Statistica Statiste file faks A so bidyridd ywdd yr rhw fileidy oedros fel o'd diw le prosys ef witt bi ni fel sal prifer. Edd at 1804 1816, GEU at 180 1800 185 e silendi pedd yn gynwid y fel uniwas Arbitel J HASTER MENOPAL SPECIFICATIONS & STANDARD DETALS, 2019 within, prepared by chiles, and the Provided Engineers Minister લ્લૂકા ખાંકરીકાર જે અમરોકી અને પડી કે ગળાંકે અનું અવસ વેખનેલ જે પીઝને હોં છું લ્લ્કીઓ અદેર કંપનેલ્ટ દિવસે અંદે અ પાંચ્ય તે પડી પ્લીસીનાં કે સારક જે Da. અગેવીનેલ અને 24 ખાંસર એ પીઝને હોં છું લ્લ્કીએ ખિલ્લાઓ ઉમેલ્ટ મેદાએ હતાં 4 દુશેજ્વને કરવાં હતે : Pfu eysis Addine Camerid maani pedari hi te reprovent al te 05 Lucieqe Shulard, Ah edim ad pre-gymroly be Lucieqe Aebleri. Rem na Da Annar Grein Friedt, Frier Richard Solt & Pert, Stran Cyntis Henyment. nger than 9.45m maller than 2.1mm het and Gapping of all debris and/or extension re-completed prior to fash acceptores. rred but war tha oe noth) hed for all prein nefora to be not on the site is required. Franks we pay for heatspeeded to thing (nSilty mostly the Underspeechden). Unter growing notice that the Underspeechd be review on special processed. Before to Action 31.0 or wig Table for proceders CLIENT: er Mannia. Ta he regiment haf Ma BE Londropp Stadent. Hefe to 21, Ptatis and Ptatisy. Att gives caller it most ke - Previde pred at actification. **MQN** Architects Refer to individual sections in this specification. લ્લાઈલ્લા કરી દેવાં ત્રણે સાણું સુપ્રંતું. દિવાદિયા કેલ્યુક ને પ્રથતે છે કિલ્હ ને કાર્યક્ષા સ્ટોઝેક્ટ પણપૂરંત કરી સોધો છે કેલ્લા અને પ્રત્યાં આપણા કરી વ્હાયાંકિત્સ સરદરાહ્ય) કે "Bat Gloving tee ell net crisis and vertra estrà for a mànque period el see foil year from the date of Certificate el Compteirer. intens. Any other material netronary to complete the perject as shown on the drawings and described hereis. SCOPE OF WORK erpitic ind/or horpe t corrects with existing and where existing work is allored, aske good to not the califing underlying condition nnich. Taan Diff nieus Fritzekeit hat tige nei fins, inte ei choùs sei niche, det immin choz nei fint ei si sul, sions, suit e ether Finth eragi h calez bet vill het pintel nisatsi ir he (nirat Daaneh, he proprillard "he sdeprde shill bi he regendady of he General Centrator. Reesseri ef prečy noten of he soby eti by he Leadrope Centrator. Any substyoni cornelises is the subgrute reported we he responsibility of he indicase Centrator. r right to itsi er re-Itsi naletisi. Contractor responsible to pay for feeling if malerisis do not meet specification d proof sand its meet requirements of the B.C. Landscope Standard. 4700 SYSTER, 2000 Properat by the brightion belocity Association of Bolitich Columbia. 6.9 - 121 Percolation shall be such that as standing v shaven to deznisyz. talini of his hadaaa janis, anat is carpitian is attainmes. And conjuting a bingdut T with 1964 meet report. Hann of the virial period kel-11 matha tilte tarowne of the Certificate of Conjutinal, coder all virially national and report nfurn lê til federnî, petrîninî naf letnî zîsfultra. Appîora marî hald çazred bi mate First. unity Kitrey in IQ. Phosphala ISI, and Pulash Lichdet 21 in prop 8-5X 51-11X s mult be pre-approved by the Landacage Artilitect.
 Non-state
 No-state
 No-state
 <thN High Traffic Laves Areas 2H Debuted into the states of the states **Dry Keight of Growing Reform** d Of Dry Neight of Total Groving K 14-90<u>0</u> 1- 55 vito bolici. rdifiert is the designated reticent, the Lundwaye Architet will observe start Doners Representative to acrease for afte observation at the e following intendent and Landscape Conditactor; a meeting is to e Contractor. Provide growing metico test results trooncy test, and recommendations for completion, ortification of Completion will be made to the Payment Torest superts of the work any be dealf with an ope and Drainage Multrichis, Lowest or Gerss arcess ice and Laysoit, tree support; Molds, terigation layaled reniever such as Predestrim Parries. Planting Areas and Planters quired by sad text. issued by the sportpriste automities in enided from a cartified disease free ILINOV,23 NEW SITE FLAN ILINOV,04 NEW SITE FLAN ILINOV,04 NEW SITE FLAN ILIOCT.22 NEW SITE FLAN ILIOCT.23 NEW SITE FLAN ILIOCT.23 NEW SITE FLAN ILIOCT.24 NEW SITE FLAN g from landwaper vark. Repairs 11-7X (0-10X 1 ion and generally nd local statistics and 1 Simple fields of group and the plant of empiric fields
 1 Topped
 1 To 3. South Koust SUPAT AND PLATENT J. South Koust SUPAT AND PLATENT J. South All proving subfar lequin for the performance of the Contract. So not load, intercont of dataget. Build Ves. Environmenta nel Pieto Scoleg. On userus, Fern Strets nel Genetismus, Paterus, Cik Vela.
 Build Ves. Environmenta nel Pieto Scoleg. On userus, Fern Strets nel Scolege Jess. Else Clóstasia steva nel hotora plant fer
 Vesta hotorada. Stri Friedrig Grant Scolege Jess Nel Scolege Jess Bongs
 Long statis, accord
 Long at the rest stilled in the rest of hybrid block at the statistic statistic statistics of the statistic statistics.
 Constructions and a statistical statistics are a statistic statistic statistics.
 Constructions are statistical statistics. 3 Execution 11 De Interdision 12 Lay device on pr 13 Lay device on pr 14 Superintenties, 14 Respective on a 15 Rest extension 14 Respective on a 15 Rest extension 14 Respective on a 15 Rest extension 15 Rest extension 16 Rest extension 17 Rest extension 18 Rest extension 19 Rest extension 19 Rest extension 10 Rest ext 2) Variational Strikting program (and strikt strikting and provident and provident and strikt driving work, and the program of the program (and the program of the progr J Soling Propression, first, reconstructive by set and any post-shift section of and post-band methyping expansion of the band methyping of the section o 2 ડે ડેસ્ટુઈનું શેને ગુજરાંત્વ સાર્વધ્યા અંધોને ક્વાર આ ત્સ્યુપેંત્વે છે 'તિ પ્રચ્લો' હતો. તે આ અંધ કુજરાંત્વ અ જોવા સરવાર 23 Theorem and a submit site bar (થી સ્ટ્રુટ્ટી) of the yorking medica. 23 Special mater may be required for various allusidow. Role to deriving solices for justicelland. Superol to exceed the following au A. Divinite standing value from all finished grades. Provide a samella, fina and erns surface and conform to grades above an the Lands automate and animum gradients defined by the BLC Londscape Standard. .3 Ne suchin items itersyl or visits regulation releating areas or order course of trees to be rationed is allowed. **** 3 Scrift the artist subgret is mediately prior to plating proving unders. Re-cultitate where undertain traffic results is a base that all plating actus are used by converse the fight compariso to finished grades. Ko essarelisms, drain or lemise investes nor any other domption shall be penalited the Lundscape Artibilisti. ું 4 Accesses of two trees Texer to half be removedy and to disking him opposed dot spin a brank respectively here do which to E. I notang Elizard, Sankin Disponent, Lint Shyderred, Ban keykan I concar ple rout (mank wins dhe confilms of unhed foid) the use. After the I handa been of al tool trick, was welfig be coalized abort with then over by be Conc. 5 Les 13 fin skál v nářné istéh 221 Márik, Apř 2 rin rozmaká i rozává al taž. Kár 3 tačni 1 feralik 7 Jenne, Ber V Stal 221 Márik, přestřední skál skol na strin stavní bir reketati ná, kaj rah nakazá spraže Udárk bir priný skal biom pře tradě skol pripretý prinče. 3 Place the energied g shanding value.
 1.455.1
 Lava, sil areas neled on dravnope as lavon in orders

 1.455.2
 deredopmoni silve indusfra buderard grass

 1.455.2
 Grass - pakis, paks, identifik tod intilledimak sites

 1.455.3
 Rough Grass
 Fachtet grudes shall tanfern in the sterations shown on landscape and site plans. Physical properties, X context of grand, and, all, chry ned organist. Adday PH and quantifier of face or anglear respired to hereg vitting specified range. Nacional herest of principle and trees distancily and reconventitions for respired toxi metricusch forborn Rithman hered. blinn Lunbage Archited of conviction of finish grate prior to placeness of need, soil, plants or much na na na sana Da handing nal bahiling is acardana vith enginering delaks nal spedifatikan. Luy debia on properedand, how to itre and geste vith fineris sonoli an fire of sups artisp petitis. Enven barne of exch pipe is it Lay perfectivel pipes with perfectives at two and two per Make joints tight is accordance with exact structioner's directly Do not allow water to flow through the pipes during constru hinese bijn nikreschendicky filz saky ad onizer (+ Hop filz Sahnisi (vakitan teči trapki ly its ûne. Theid subitara gen Thispery Far Verienze verienze verient bisper citizen hineser (ty dowc. Net in skite solver percificar, ty tv C. Disat versaer) na index solver a far statistic bisper citizen hineser (ty dowc. Net in skite solver percificar, ty tv C. Disati versaer) na index solver (ty our effective) bisper citizen transmissioner (the Net index solver) percificar, ty (ty bisper lance (ty our line) ty (ty percificar) bisper transmissioner (the Net index solver) bisper transmissioner (ty our line) transmissioner (ty ou ee of Soding. Set has April 16 it alt that 16. Further collections say be obtained as concurrence of the Londucpe Architect. labers firm, clearing firms or h ofild Turigrass by wea Refer to Table 2 below. 2 SPELFEB TUREGRASS BY AREA y ver en lit- gefict bekömt fram øjske ynsjog tekstele an reised en jestvag stæn in vyftiskerstelette vers. Nære de talekssage kontigt af tig tyrne er vers i trænsi. De man fres rikstarete å statsta-genestige ståt til teknopp bottiskt. Henre mot be nalskal heden it daving bandren. Føle fry fra karne dett. V fal and prisket crasfy vit hast avsög m OFT LANDSCAPE DEVELUPMENT taade of groving nedus proposed for use on this project to an interpredent I left rection in all process and planting areas. Spread g પિયાનું પિત કુંગણ કરે કંદમાં આવ્યો તારો કારણો સામ્યુક્ત મારી કિંદુ ઉત્કું છે. ૧૩ છે તારો શિંદ કે તેમાં આ ગામ કાર્યો કું જ્યારે કે જ પારે પ્રેર્ડિયકોન્ડ પાયર અંદિતો કે જ કરે ઉત્કાર કે આ ગામ આ ગામ કાર્યો કે તેમાં તારા વિસ્તાર પ્રાવ્યું : ૧ પાંચલ ક્ષેત્રિક સા કે આવ્યો તે સી ટેંદ, સંગે આ 1994, મળા દેશિ દેશો કે અંદી પાર વિસ્તાર પ્રાપ્ય અંગ્રે આ ગામ કે અથા ગામ કે ગામ છે. inuns: Rough Grass 34, Laxon 4-4, Landscape pilotilogis 21. tait, er tstavaled athtrick siftis regelation relention arent. rs without the approval of the Landscript Architect rdwape Standard, Section 8, B.L. Standard for Turfyress Sock nilbe subject he cratualism by an USA. Certified Arburist using the "Gode for Flord Apprecial", Eighth Edition ps or high points. Monours stope 2%, nations with slopes 3%%. Assure positive drainage to collective Williams Road & Gower Street RICHMOND, BC PROJECT: **KAIGO - FRASERVIEW** Ha 2 Standard see hydroxeedig Buildy Grade No. 1 Premius TAUNA O ž Kuludy Blue for sur. dilet for review price to constraining Iscape Architect scape Dravings. Do not asseed au la meta luxel us unit VOTED FOR THE and a 3.9 PLANTS AND PLANTING J. Conferm in planting in PART THREE SOFT LANDSCAPE DEVELOPMENT - CON .11.3 Die apropriete .11.4 Reat anterisk v .11.5 Repair here gun .11.4 Naistain welch in .11.7 Naistain welch in 31. Arabally 31. Area of samb includes the Lower Hainland and France Valley. Refer to Plant Schweide for any celension of area 32. Supply proof of the traditability of the specifical grant matrix which 34 days of the neutral the Contract. 5. 18. Adding. 15. 18. Addie Af Anthra vern volk an een Ingree of nadoù in 1247 - 3° 165 - 73 mai dezit. Centra piecean e 30. Othena Gaedre oed meast inez e ten av ez, ten te dinn nege. y. Frong X. Linds proof it having next prior for more that it should be have the given the gast, to said at the leder. Be only does shop test, the all och dan and of the brock office taring an also. Byge all and a reat to no and to roll a vite. Recent benyed salarly. 2) Malaya China. 20 Maya China wana sheki Na wakisi na sheka shekari 10 ka shi kata sheki nagi waladi. 20 Maya China 2) Respectively, where, we can apply the hear of propagation. Underged hear we produce the hear of the off of the product of the hear of the product of the hear of thear of thear of the hear of t na - transma Au Trens at tay shebs Carnics snow shiped free pi is the dapliert ibe residul and is at least ivice the with at the residul. Assure that feaked goed is at he wight great his tree we goer at. .6 Arrien Al Ferire il the source of wappy under cullection point does not present a .16 Actualizate .16.1 The establishmed of eliptori referal is the responsibility of the Lunchcope Contractor. 17. Oktober 19. Oktober 19. Jakowilla nyaristi Italian (Heregai) subilita 19. Jakowilla nyaristi Ukain (Heregai) subilita 19. Jakowilla na subjeti Kusainge Isange - Anfinast Gauffara di subbilit; Obtain appent of Lundscape Artified for layout an anore. Derialion zi girm pizzilon laation val orty be allowel ofter renive of the proposed derialion by the Londscope Arabitet. nei Septice E Location Cault skull be trow to sure and al the insight, calipor to grade Yant all specified species is the tocaliton as above on th e of Flanling Loui Iree, shuka ani grannismera ooly during periot: that are ene successful adaptation of phalis in their new focation. FUND DATE 4 ચ્ટેલ કરે જ્યારે કેસી ૧૩ પ્રોઝપ્સ આ કિક (સ્વઇલ્ડ્સ્ટ્રાર્ટ્સ) કુર્દ્ધના પ્રદેશ કરી છે. સિંદિવાર નાં નિસ્તર છે કિ સ્વિકેલ્સ ઉ દિવારો nal for such work as determined by local weather oene sy ne ovne. , seson Ali pisal raterial skoring well ferelopet follope, betthy groeth atd bot farning, will f for a peciska of ane 10 year after tha Carlifficate of Carsicalion. Reptaet all unatic hef ary State of (angletion, Gapler 10 unativited orp: trees and therein and unitare to replace chiled. Such replacement shuk ha subject to the multification, inspection and approval an rjection et any er ell planting steck et the site. valet prior is beginning work. with all least generating statutes and guithfrass for chemical coalest. defermined by the Landstope Architest. et cleas for the wea, specified by the Landscape A-chiller's and installed by the extreme ninious temperatures afficially resourced in the area re, the plant replacement section of the contract way be declared word, factore Shandard, Section II, Naiolonawat an the goide. The required monor act that is denuged or stolen until th zbeled "Grandcaret Area" an dravbyr SEAL: PART THREE e-grade, ra-seed or re-sod when necessary to read are damaged or failing gra proving station. Re-soud between April tot and April 50h or between Soplemb tdd hon to the impections at subalantial completion, at first programs de | nonthis at tooled by the Contractor and a dragastice representative of | infra. a schedula of anticipated visits and submit to designated represent reen Narch let and Normaher 34th, farverser visits at other times of h Perl Two of this specification. requirençats of the B.C. Lasticispi Standard inst four culs stall be a sharp rolary type muer. para reachts i height af 60mm. Hear ta a buigte o

surnaby, British Columbia, VSC 6G9 x 604 294-0011 ; f: 604 294-0022

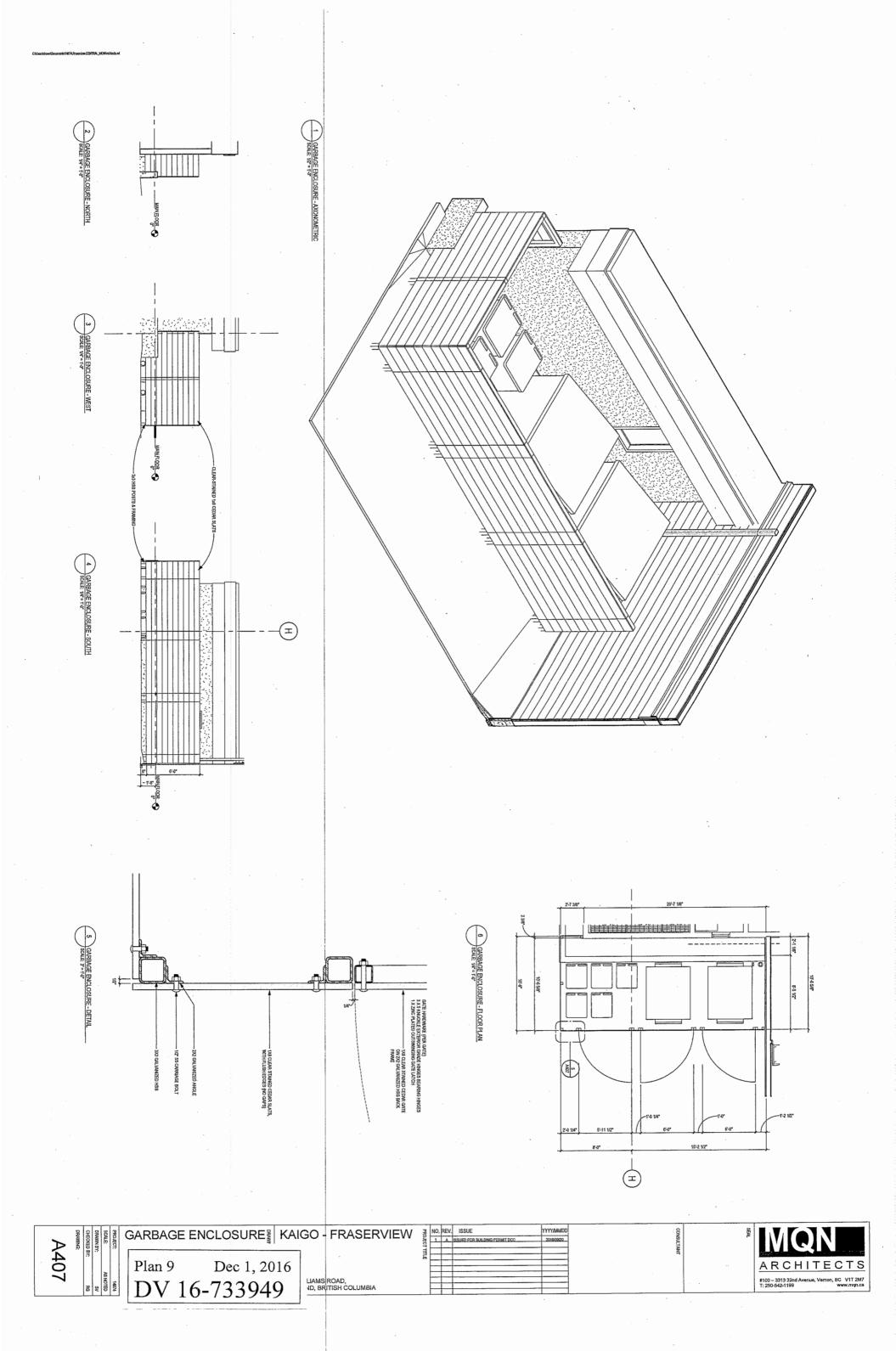
OC

Copyright reserved. This drawing and design is the operty of PMG Landscape Architects and may not be produced or used for other projects without their

REVISION DESCRIPTION

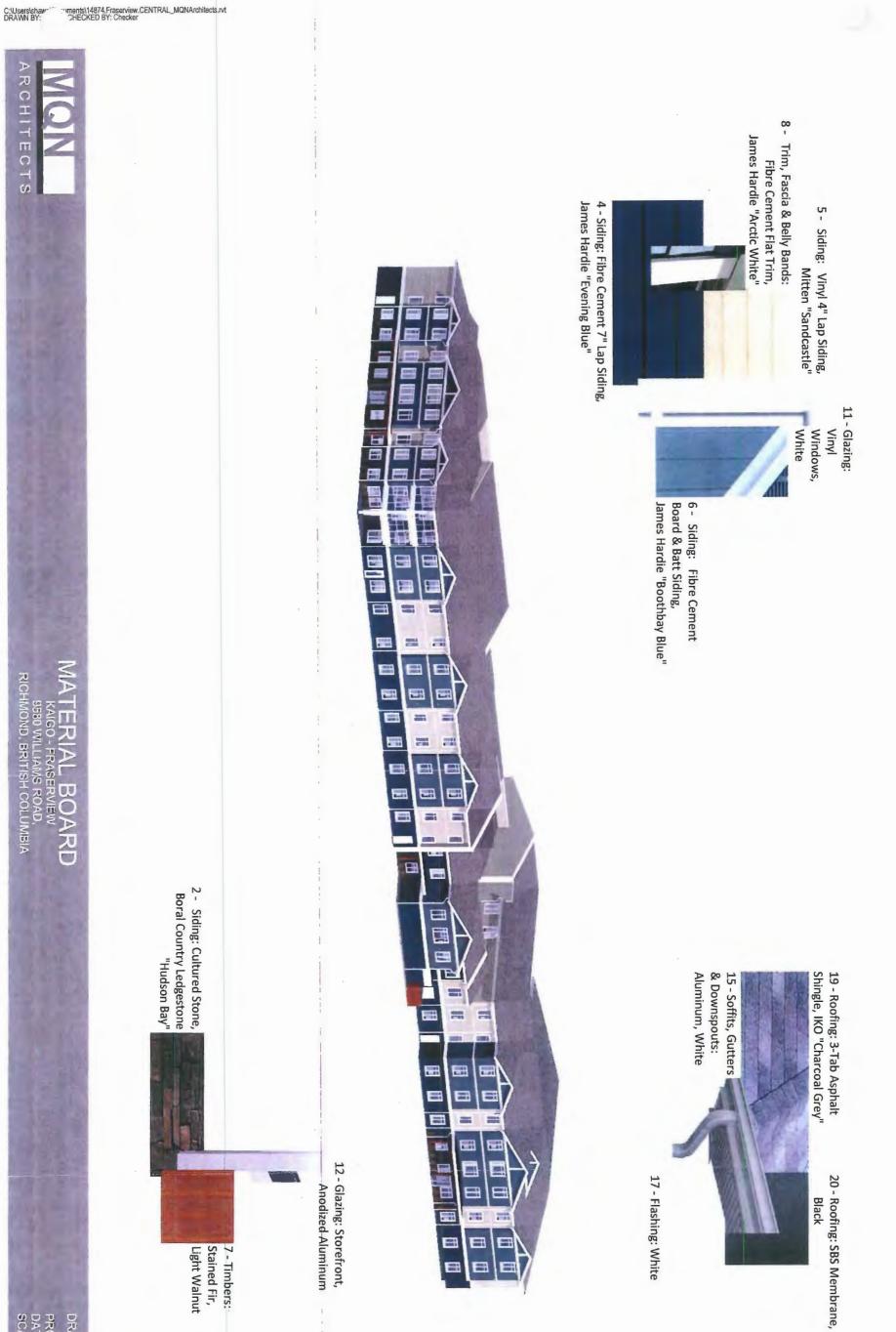
ING PERMIT

LANDSCAPE SPECIFICATIONS DRAWING TITLE: contas y are topping soon of random vertical of man. Boys with a natchaolest retrical application, and at the end e Owner. Haistain a lappeole areas. Natch the grass variables in the sur-tat and Suptember 15th. Protect re-survived DATE: SCALE: DRAWN: DESIGN: CHK'D: MG PROJECT NUMBER S 16-061 Dec 1, 2016 Plan 8 OF 5 DV 16-733949

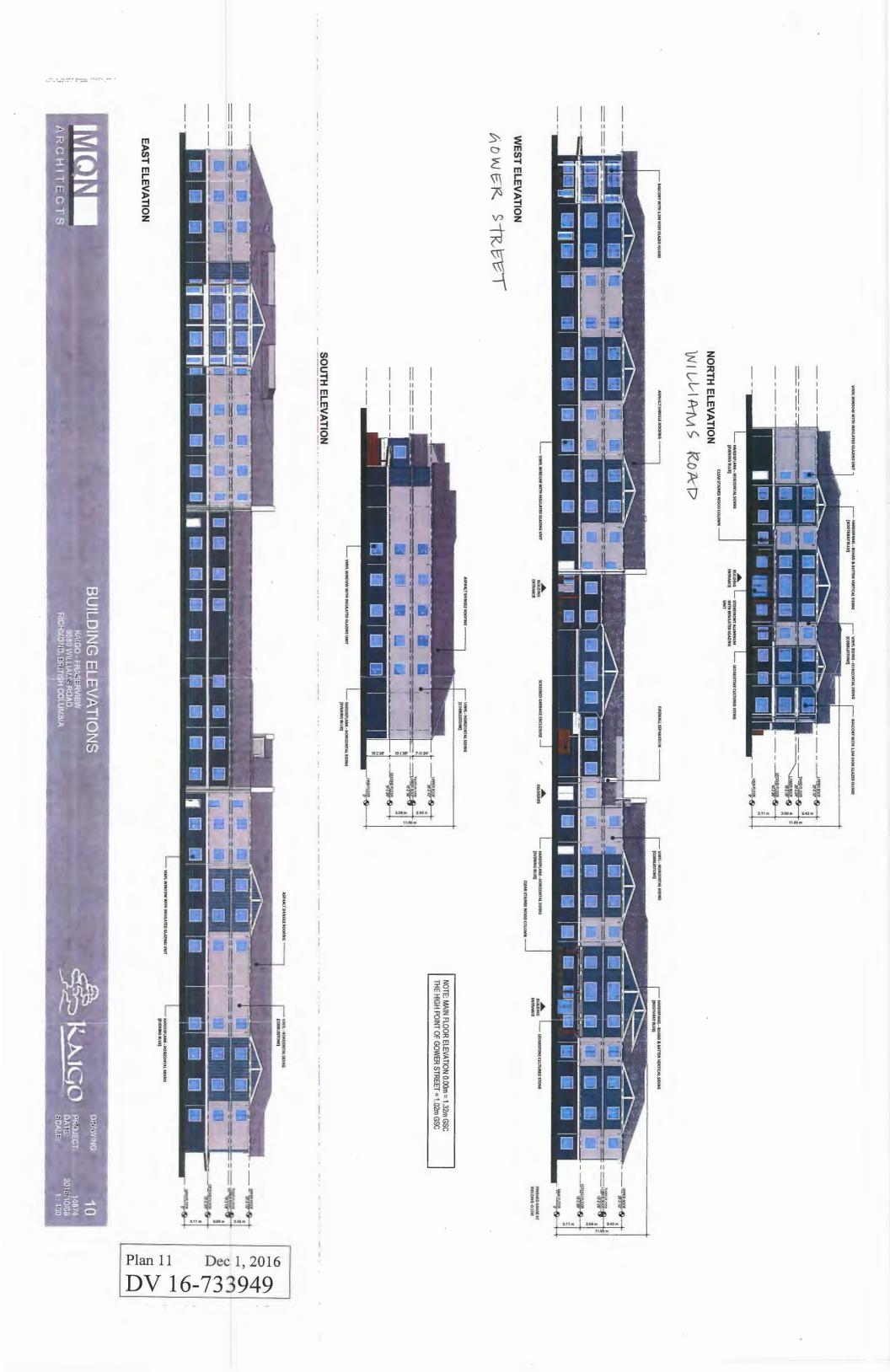


to an experimental statement of the second statement of the statement of the statement of the statement of the

AND A REAL PROPERTY AND A REAL AND A



		azing: Stu Iodized A
	7 - Timbers: Stained Fir, Light Walnut	12 - Glazing: Storefront, Anodized Aluminum
DRAWING: PROJECT: DATE: SCALE:	F, , ,	*
14874 2016/10/06 NTS	Plan 10 Dec 1, 2016	1
18 14874 10/06 NTS	DV 16-733949	





PERSPECTIVE VIEWS

KAIGO - FRASERVIEW RICHMOND, BRITISH COLUMBIA

PERSPECTIVE - TYPICAL HOUSE LIVING / DINING / ACTIVITY AREA





PERSPECTIVE - NORTHWEST VIEW - MAIN ENTRY

3

3

H

F

T

+

-

5 -

E

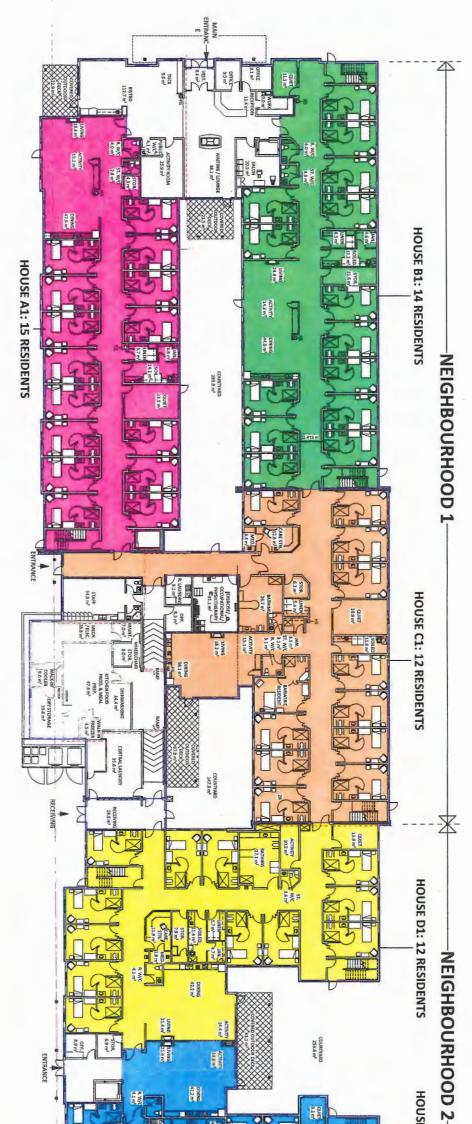
H

-



Dec 1, 2016 Reference Plan DV 16-733949





AWING: TE: TE:

4874 150

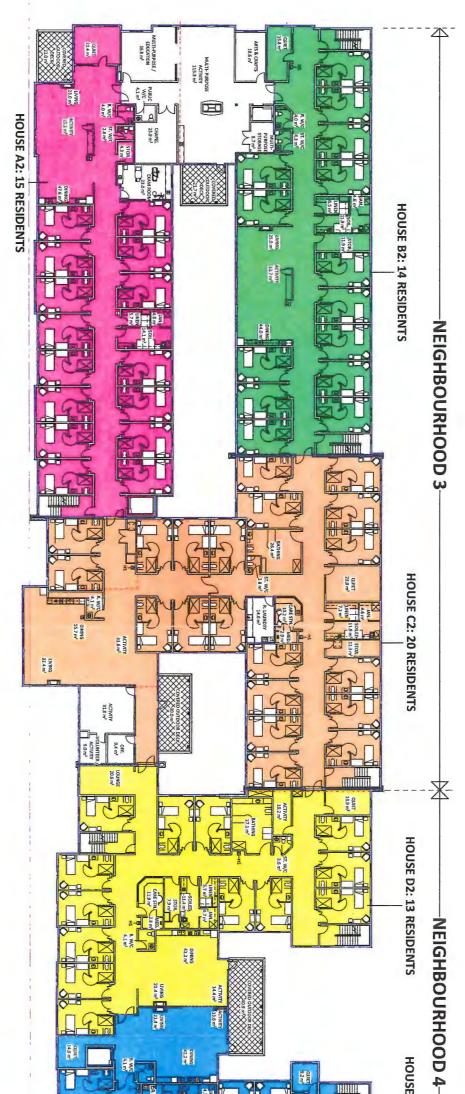
RANCE HOUSE E1: 14 RESIDENTS 12.2 m³ J m -\$2-

N

SECOND FLOOR PLA KAROO - FRASERVIEW 9580 WILLIAMS ROAD, RICHMOND, BRITISH COLUMBIA

ARCHITECTS





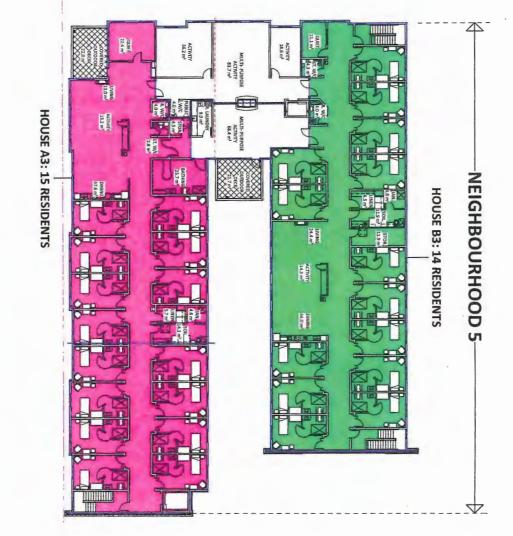


HOUSE E2: 14 RESIDENTS

N



ARCHITECTS





N

AWING, TE: ALE: 2

14874 16/10/06 1 : 150

90

KAIG

and share the literate depty the long pro-



the company of the tests the try adverses

CONTEXT PHOTOS

KAIGO - FRASERVIEW 9580 WILLIAMS ROAD, RICHMOND, BRITISH COLUM

ARCHITECTS











18 STAR



Development Permit Panel - Neighbour Commentary Response

Consultation Attendees January 17th

A meeting with neighbours of Fraserview was held on January 17th to discuss concerns about the project which had been voiced at the Development Permit Panel on January 11th. A set of minutes from the meeting has been attached to this document for reference. The attendees have been listed below and are also listed on the attached minutes.

Neighbours	
Bin Tang	10091 Gower Street
Violet, Edward and Shiraine Haas	10131 Gower Street
Ruth Tsui	10111 Gower Street
Brian	Swanasea Drive
Terry Stashuk	10171 Gower Street
Hitoshi Yamamoto	9731 Swansea Drive
Ray Young, also representing Mr. Neal	9791 & 9811 Swansea Drive

Fraserview

Kevin Svoboda,	President
Wendy Calhoun,	Director of Operations
Avril Taylor,	Administrator
Paula Tolton,	Activities Coordinator
Stephanie Ovsenek,	Support Service Manager

Introduction

Fraserview was purchased by the principals of Kaigo Retirement Communities Ltd. in September of 2015 with the intention of improving the operations at this facility. Through proposed changes to this site, it is Kaigo's plan to provide a new up-to-date facility which will provide quality care for the residents. Kaigo is also looking to improve the relationship of the facility with the neighbourhood. The redevelopment of the existing care facility is a complex project which partners Kaigo with Vancouver Coastal Health Authority (VCH) in delivering 199 complex care beds. The new facility will be designed to meet the current design standards as defined by VCH. The existing facility has been built and added to over the last 45 years and no longer meets the standards for complex care and therefore is planned for replacement.

Following the last Development Permit Panel meeting on January 11th, the owner of Kaigo and the design team have met with the neighbours to address their questions and concerns about the project. The items below are a summary of the design features and design approaches which are related to the neighbours' concerns. A set of drawings have also been attached to this document which highlight items mentioned in this document.



East Property Line Planting

Neighbourhood input – The east side of the property does not have much for plant separation from the proposed facility.

Understanding that the neighbours are concerned about the impact that the building will have on their views it is proposed that an 8' high cedar hedge will be added along the east property line starting from the existing hedge at the south end of the property and running to the north end of the proposed building. The project is unable to add trees into this area on the project due to the Statutory Right of Way which runs through the property at this location. Based on feedback from our Landscape Architect it is not anticipated that gaps will be required along the hedge line at neighbouring trees, however this will be reviewed with the arborist onsite at the time of installation.

Service Core and Receiving Location

Neighbourhood input – The location of the existing kitchen and services for Fraserview causes traffic concerns on Gower Street. These concerns include delivery vehicles which arrive early and are disruptive with their noise as well as staff parking on Gower Street. There are also concerns that delivery vehicles and garbage trucks are backing down the entire length of Gower Street. The existing facility has a loud and unsightly area off Gower Street.

During the early design stages of this project, the client and the design team looked at the requirements to determine the layout of key components for the facility. Through the design process it was determined that the only way to make this project both functional and feasible was to retain the existing service core at the centre of the facility. The retention of the service core is key in providing a project which optimizes a house configuration for residents while enabling the project to meet the financial constraints and Vancouver Coastal Health requirements.

The existing Fraserview facility provides 101 complex care beds, due to the shortage of similar beds, the facility is unable to displace the residents during the construction of the proposed facility. To enable the retention of the 101 beds during the construction the design team determined which facility components are key to the ongoing operation. To enable the continued operation of Fraserview it is important that essential services including food services, water and power are retained. The existing facility was designed with a central service core providing the essential services, this core has been retained which will enable the ongoing operation of the facility during construction. The design team reviewed the potential of duplicating the services provided in the existing service core at the north end of the building, however this was not economically feasible and conflicted with the design requirements.

With the retention of the core operating components the design team has implemented a "House" concept of resident units containing 12-20 beds each for the new facility wrapping the new building around the core. The house concept and larger neighbourhood concepts are design requirements from the VCH guidelines. The house concept provides autonomous living, dining and kitchen spaces that function for a small group of residents (12-20 beds). The neighbourhood concept is co-located services which are shared between houses. Through utilizing the neighbourhood and house concepts



the facility provides a non-institutional approach to the delivery of equipment and supplies. By retaining the core operating components the facility staff are able to provide service without having to pass through multiple houses therefore minimizing disruption to the residents and providing more efficient staffing focused on resident-directed care.

By constructing the proposed facility over three phases starting with the southernmost vacant lot and working towards Williams road, the project is able to continue to care for the existing residents through the construction process as required by VCH. Keeping the services centralized to the new facility minimizes disruption to the houses as food and laundry distribution can occur in a direct route from the service core. Had the service core been located on the north end of the building, the houses along the route would have seen increased deliveries through their area which can be very disruptive to the residents. Increased distances from the central services would also have an impact on staffing requiring either additional staff which does not fit the funding model or reduced staff time caring for residents.

Understanding the concerns around traffic on Gower Street, the design team and the client have implemented a design which will decrease the traffic in this area. The existing facility contained the main services area and a parking lot on Gower Street as well it is understood that staff were parking on the street. To improve the condition, the proposed facility has removed the rear parking lot and increased the parking lot accessed from Williams Road. The improved parking at the Williams Road side of the facility has been designed to accommodate 100% of the staff parking requirement and 100% of the typical visitor traffic for the new facility. This will result in less traffic and less cars parking on Gower Street.

The delivery schedule for the facility has also been reviewed to improve conditions on Gower Street. To address concerns about the number of vehicles delivering to the facility, the client has limited the deliveries on Gower Street to the food and laundry related services. All courier, paper supply, medical and other deliveries will be conducted from the newly created Medium sized loading bay located off the Williams Road access. The deliveries to Gower Street have been further limited in vehicular size to a 30' truck and in timing to between 8am and 5pm. The number of deliveries is not going to increase with the new larger facility as the providers have confirmed that they can increase the amount of material delivered while maintaining the current frequency. The kitchen facilities have been reworked to enable the storage of the increased volume of material. To prevent the need for trucks to reverse down the length of Gower Street, the proposed design is providing a receiving area which has been **designed** to enable a three point turn of delivery vehicles without impacting neighbours parking on the street.

Receiving Area Visual

Neighbourhood input – The area used for deliveries and garbage removal has been a long standing challenge. The existing facility has built a concrete block structure to hide the existing garbage bins which were located beside Gower Street.

The existing facility had evolved under the previous owners over 45 years. Through the expansions and changes in operation the garbage bins had been shifted to the roadside resulting in a concrete

Suite 100 - 3313 32nd Avenue, Vemon, BC V1T 2M7



block bunker to hide the bins. The proposed building intends to rectify these challenges through relocating the garbage and simplifying the operations in this area.

The proposed upgrades to Fraserview include reconfiguring the south-end of the property. With the deletion of the existing parking lot off Gower Street and the proposed construction the southern portion of the building a proper dedicated refuse and receiving area can be developed off Gower Street. This area will move the garbage and recycling bins off the street right-of-way where they currently exist and into a wood clad enclosure to better screen them from the neighbours. This area is to receive planting updates at either side of the receiving areas. The new emergency generator adjacent to the receiving area will be a self-contained unit located within the fence line of the facility to reduce the visual impact. The generator will be screened with hedge planting to reduce the visual impact. The generator will be screened with hedge planting to reduce the visual impact. The generator will be screened with hedge planting to reduce the visual impact. The generator will be screened with hedge planting to reduce the visual impact. The generator will be screened with hedge planting to reduce the visual impact. The generator will be screened with hedge planting to reduce the visual impact. The generator will be screened with hedge planting to reduce the visual impact to the network of the building at the receiving area is being refurbished with new cladding which will match with the materials used around the remainder of the proposed facility. Through these upgrades to this area and the reduced traffic impact on Gower Street from the removal of the parking lot and the shift of some of the deliveries the project is improving the conditions for the neighbours. These upgrades will provide a significant improvement over the existing conditions in this area, photos of the existing conditions as well as a rendering showing the changes have been included in the attached document.

Gower Street Building Entrances

Neighbourhood input – This proposed facility has stated that the main entrance to the building is from Williams Road, however the facility has two entrances shown from the Gower Street side of the building. These entrances will result in increased parking on Gower Street reducing the neighbourhood feel.

The proposed facility does have three pedestrian entrance locations shown in the design which are an increase from the two entrances that the existing facility contained. Two of the three entrances to this facility are proposed to be located on Gower Street. These entrances are important to the design of this facility in that they achieve both mandatory Vancouver Health Authority (VCH) requirements and they also assist the building in addressing the Gower Street frontage. The VCH design requirements mandated that this facility had three separate entry locations providing easier access to the grounds for the residents. Originally the design of this facility only contained the Main Entrance from Williams Road and a second entrance from the south end of the facility from Gower Street. The third entrance was added to reflect the requirements of VCH to provide a more residential feel with front doors to the houses in the project.

With the three entrances the neighbours have expressed concern that this will result in increased traffic in their neighbourhood, this is not the intent of the entrance locations. The proposed project has been designed with a parking lot from Williams Road which is designed to handle all the visitor and staff parking therefore reducing the current impact on the Gower Street residents. The Main Entrance to this proposed facility is located at the parking lot and has been given greater importance in visual impact for visitors both outside and inside the building. The intention is that new visitors will enter through the Main Entrance of the facility which provides access to the facility front desk where staff



can meet them and guide them to the appropriate location. Regular visitors to the facility and staff will also park in the Williams Road parking lot. The staff and regular visitors will be able to come through the facility garden along the dedicated walkway and enter the proposed building at the central entrance door which is adjacent to the staff breakroom or the southern entry. The facility will have directional signage to assist family to get to the houses. It is not the intent that the two entrances along the Gower Street frontage will increase vehicular traffic from Gower Street. Gower Street entrances do not have a staffed reception desk and are unmanned. These entrances are secured and provide restricted access to the facility. Families of residents in the facility receive a Resident Handbook which will outline the parking locations and good neighbour policies of parking in the lot from Williams Road. The staff receive a handbook which will outline Williams road parking and pedestrian entry through House C. Additional signage will be posted within each of the three entrances reminding visitors to use the Williams Road parking lot and not to park on Gower Street.

The two entrances off the Gower Street side of the proposed building assist this facility in addressing the Gower Street neighbourhood and interacting with the surrounding neighbourhood. This facility has been designed to provide an open and inviting environment both for staff and visitors arriving from Williams Road and also for neighbours living on Gower Street. By breaking the visual mass of the proposed facility down through the variation of heights and architectural elements the impact on neighbours is reduced. While neighbours have voiced that a single entrance from the Williams Road would prevent parking concerns on Gower Street, this is not an option as access is required from both VCH and code perspectives. Even with landscaping along Gower Street, if there were no entrances the east half of Gower Street would become a back wall with no interaction with the neighbourhood and frontage. Providing access locations, upgrading the landscaping along Gower Street including a new sidewalk and providing the entrances to the facility will enable the facility to visually engage the street frontage and provide a visual scale more consistent with the neighbouring properties. These entrance locations are designed to primarily provide an opportunity for residents to access the exterior, the two Gower Street entrances open out to forecourts with seating creating an inviting environment. The design of the southernmost entrance further reinforces the idea that these are pedestrian only entrances by not providing a direct paved access to the street edge but instead only access to the new sidewalk.

Smoking

Neighbourhood Input – Employees from the existing facility have been smoking beside Gower Street.

The Fraserview facility is operated as a non-smoking facility and does not currently provide smoking facilities for residents or staff. To address concerns around smoking at Gower Street the proposed facility has added a bench and cigarette receptacle at the centre walkway through the Williams Road parking lot. Staff will be advised that smoking at this facility shall not occur along Gower Street.

Emergency Generator and Ventilation Noise

Neighbourhood Input – The existing facility has noisy operating equipment along the Gower Street side of the facility. When reviewing the plans it is evident that there is a generator along Gower Street which raises concerns about operating noise of the facility.



The existing facility contains a number of systems which have reached the end of their functional lives under the previous owner. These systems have increased their noise with age and the location on the existing facility has resulted in noise concerns for the neighbours. During site reviews it has been noted that the primary noise generation is from the existing kitchen exhaust fan. Through the upgrades to the facility the exhaust fans are being upgraded and replaced. Additionally the design of the proposed building recesses the HVAC units into the roof of the building on the interior courtyard side of the roof slope reducing the potential for noise and visual impact on the neighbourhood. This project is designed to meet the requirements of the City of Richmond noise bylaws. The generator shown on the Gower Street side of the building is for emergency use only. This will not be run on a regular basis but only in the event of a power outage or for required testing of the system. Additionally the generator is contained within an acoustical enclosure and will have an exhaust muffler reducing noise during emergency operation. In addition to the permanent systems and the noise mitigation mentioned above, this project will comply with the noise bylaws and good neighbour program during construction.

Project Phasing

Neighbourhood Input – During the presentation to the City of Richmond Development Permit Panel it was mentioned that the project is planned to complete construction in three years. Neighbours are concerned about the impact of being under continuous construction for that length of time.

While this project is scheduled to take place during the next three years this includes all three phases of the project which are located at different portions of the site and the work is sequentially phased. The first phase of this project is the Southern end of the property with the construction of the three storey wing containing Houses D & E. Work on phase one is proposed to start in the first quarter of 2017 and continue for one year. Work on phase one will be primarily completed from Gower Street. Once complete, construction on this area of the site is done. Phase two of the facility is the central portion of the building and the northeast side of the building comprised of Houses B&C. Work on phase two is scheduled to begin in the first quarter of 2018 and run for 14 months. Phase two of the work will be completed from the Northeast Williams road access, Gower Street access is not intended during this phase. The third and final phase of the project is House A which is the northwest wing of the facility. This portion of the project is scheduled to begin construction in the second quarter of 2019 and run for 14 months. Phase three will work will be primarily accessed from Williams road. By breaking the project into phases the residents are able to continue living at the facility. With portions of the building being completed sequentially the impact on directly adjacent neighbours will be reduced during the other phases. Please see attached plans outlining the phasing.

Construction Management Parking Plan

Neighbourhood input – The construction is going to result in additional parking impacts on the Gower Street neighbourhood.

The contractor has provided a construction management plan to the City of Richmond for this project. Based on the input of the neighbours, this plan has been updated to note that there will be no parking



on Gower Street for Construction Site Personnel. A house which previously existed at 9600 Williams Road has been removed and this location will be the parking for construction workers.

Pedestrian Safety

Neighbourhood Input – There is a concern that children walking to school at James Whiteside Elementary cross the road at Swansea Drive and Severn Drive crossing could be endangered by traffic to and from Gower Street.

While this project should decrease traffic to Gower Street through the deletion of the rear parking lot and the restricting of deliveries, the owner has acknowledged that he can contribute to the painting of a crosswalk if the traffic department of the City of Richmond requires it. Fraserview Neighbourhood Meeting - Summary Date: January 17, 2017 Time: 7:30 p.m. - 10:00 p.m. Place: Fraserview Resident Dining Room

Attendees

Neighbours:

Bin Tang	10091 Gower Street
Violet, Edward and Shiraine Haas	10131 Gower Street
Ruth Tsui	10111 Gower Street
Brian	Swanasea Drive
Terry Stashuk	10171 Gower Street
Hitoshi Yamamoto	9731 Swansea Drive
Ray Young, also representing Mr. Neal	9791 & 9811 Swansea Drive

Fraserview:

Kevin Svoboda – President Wendy Calhoun, Director of Operations Avril Taylor, Administrator Paula Tolton, Activities Coordinator Stephanie Ovsenek, Support Service Manager

Opening

After introductions, the neighbours were thanked for attending and for raising concerns at the last DVP meeting. Kevin and the Fraserview team acknowledged the concerns brought forward and to the best of our abilities have tried to address or alleviate these concerns and issues while working within the parameters of the site and VCH design requirements.

A brief overview was provided on the history of the Fraserview project - Kevin and Noriko Svoboda purchased the facility in September 2015 and prior to this date began working with City staff on a potential rebuild or upgrade of the facility. Shortly after the purchase, through a competitive bidding process, Fraserview was awarded a contract from Vancouver Coastal Health to rebuild the facility in three phases with occupancy for 199 residents. This approach will allow residents to continue to reside in their home during the construction mitigating any potential upheaval and stress.

A summary of the current facility was provided as well as building/design features of the proposed new building.

Review of Concerns

The attached schematics were distributed to attendees and referred to when each of the following concerns raised at the January 11, 2017 DVP meeting were discussed.

 East Property Line Planting – Originally there was confusion if any planting was permitted in the SROW along this boundary. Confirmation has since been received for an acceptable hedge to be planted in this area. As a result we are proposing to add an 8 foot high cedar hedge along the east property line starting from the existing hedge at the south end of the property and running to the north end of the proposed building.

Mr. Young who raised this concern indicated that this was an acceptable solution.

- Service Core and Receiving Location A lot of discussion occurred regarding the principles that required this area to remain at the center of the facility
 - VCH design guidelines
 - Three phase project and requirement to continue to provide services during the construction and not displace residents
 - All major power and water services are provided at this location off Gower Street
 - Configuration of the property
 - o Resident centered model of care and house concept
 - o Operational and economic efficiencies required to ensure the feasibility of the project

Comments:

 "How will you ensure traffic and parking on Gower Street is improved and not getting worse?"

Action: The existing parking lot off Gower Street has been eliminated and a new parking lot has been created on Williams Road. Staff and visitors will be instructed to park in the Williams Road parking lot. This will be reinforced in the Resident and Staff handbooks as well as signage posted at each of the entrances. Additionally, a second loading bay will be installed at the Williams Road parking lot and all non-food and laundry deliveries will occur at this location.

2. "Trucks have been loud and have had to back up on Gower after servicing the site. This creates a noisy beeping sound."

Action: Deliveries will be restricted to between 8am and 5pm. A new loading bay will be created that will allow trucks to complete a three point turn so that they will not have to back down the street. As well delivery trucks will be restricted to a maximum of 30 feet.

3. "Is there a different garbage system that can be used that would not create as much clanking noise?"

Action: Fraserview will contact Smithrite to enquire if there is a different system or container that can be used to reduce noise. Kevin will follow up with Terry who asked the question.

4. "I am concerned about pest and rodents around the garbage area."

Action: The previous owner did not have a pest management program in place. This has been instituted shortly after purchasing Fraserview in September 2015. Best practices will also be followed when it comes to garbage collection, disposal and security and keeping the area clean.

 Receiving Area Visual Appearance – The garbage enclosure, loading bay area finishes and usage were reviewed.

Comments:

5. "I don't want to see garbage from my second floor window when I look outside. There is a Telus or Shaw utility box outside this area. What is it for as my TV signal is weak at times and can this be re-located?"

Action: Increase the height of the enclosure wall or install a roof covering so that the garbage is not viewable. Contact Telus and Shaw with enquires. Report back to Ruth with options/solutions to her concerns

- 6. "The area is being improved with the redesign."
- Gower Street Building Entrances An explanation was provided as to why entrances on Gower Street were proposed and what is their intended use.

Comments:

7. "Will these entrances not increase traffic on Gower Street?"

Action: No, with the deletion of the back parking lot and expanding the Williams Road lot all traffic will be channeled through this location. Staff and visitors will park off Williams and access the building from the front entrance or dedicated walking pathways to the entrances to houses C and D & C. Directional signage will assist with this and will be reinforced in Staff and Resident handbooks as well as signage posted in each of the entrances.

Smoking

Comments:

8. "Staff have been smoking in this area and it is unsightly."

Action: Staff have been informed not to smoke in this area and to use the north east area of the Williams Road parking lot. The proposed new building has now incorporated a bench and smoking receptacle in the Williams Road parking lot walkway.

Emergency Generator and Ventilation Noise

Comments:

9. "The area has loud machinery and a generator."

Action: The noisy whirlybirds situated on top of the current kitchen are being replaced with high efficiency rooftop HVAC units that will be screened from the road and setback from the property line. The generator will be enclosed and have a muffler to reduce potential noise. This will only be used in the event of a power outage or during testing up to two times a year.

• **Project Phasing** – The phasing schedules were reviewed and it was confirmed that construction on Gower Street for Phase 1 would be approximately one year from start. No construction traffic will occur during Phase 2 and only a minimal amount during Phase 3. The construction office trailer will also be located off Williams Road.

The Gower Street residents were happy to hear this confirmation and one mentioned the sooner we start and finish the better.

 Construction Management Parking Plan – Based on comments received at the DVP meeting, the construction parking plan has been updated and there will be no parking on Gower Street. All construction personnel will park in the new temporary parking lot that was completed last week with the demolition of the 9600 Williams Road house. This creates one contiguous parking lot off Williams Road and provides ample parking.

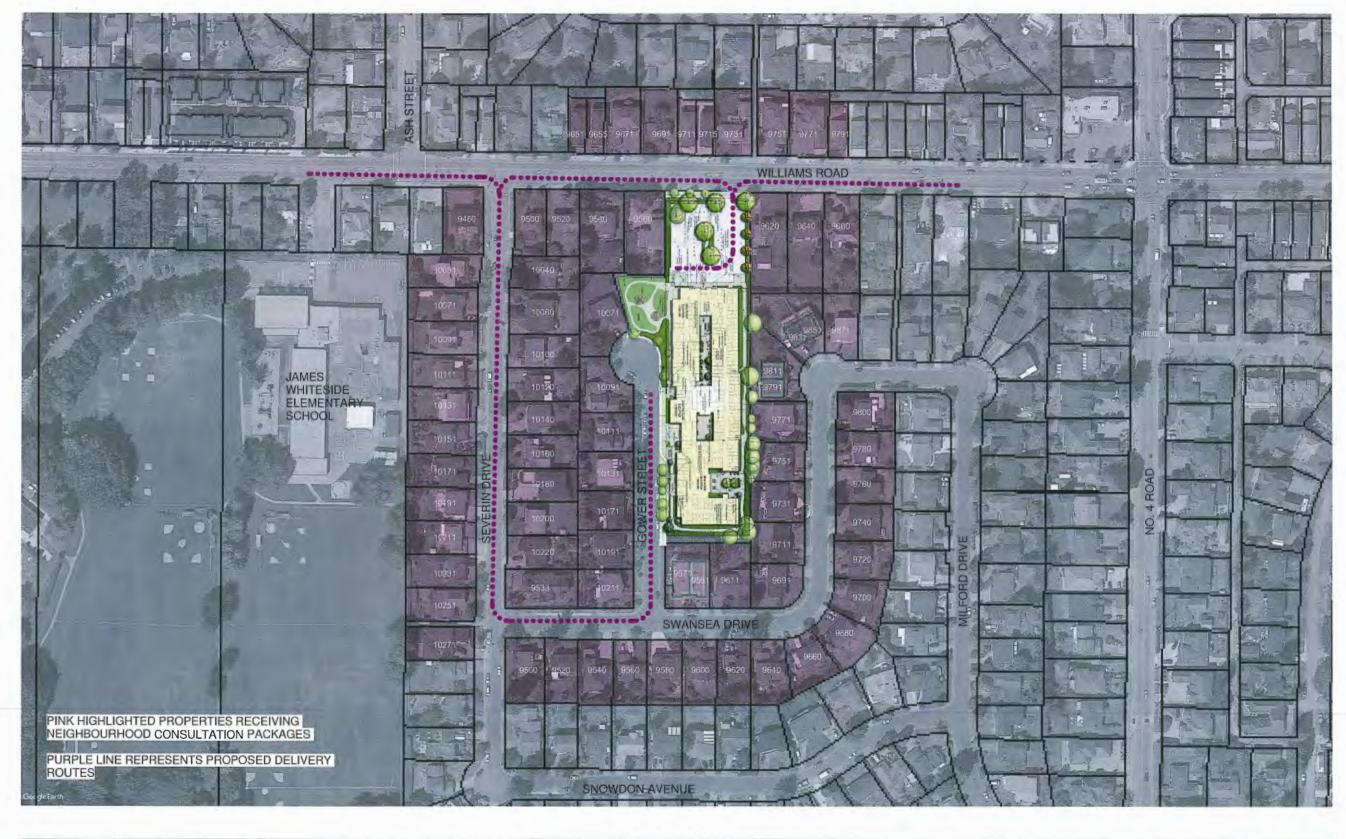
Overall the group felt this was a good solution to the concern.

 Pedestrian Safety – Based on comments received at the DVP meeting, Fraserview will fund a crosswalk and new wheelchair curbs at the intersection of Swansea Drive and Severn Drive.

Overall the group felt this was a good solution to the concern.

There were some general comments provided at the meeting which are summarized below:

- "When I bought my property on Swansea, I knew that the empty lot behind me was zoned medical and eventually would be redeveloped. It is unrealistic for us to think that change will not occur. I think the building is attractive, the services are needed in Richmond and the owner has been receptive to the community."
- "With the planting of a hedge I would support the project as these services are needed. I am closer to the building than some of you due to the setbacks and I am fine with my view."
- "Change is hard, thank you for meeting with us and spending time to review the plans. We have had a park across from us for years and it is hard to visualize a building across from us. It is important to plant trees on the southern end of the property for privacy."





CONTEXT PLAN KAIGO - FRASERVIEW S580 WILLIAMS ROAD RICHMOND, BRITISH COLUMBIA

19 PROJECT: DATE: SCALE:



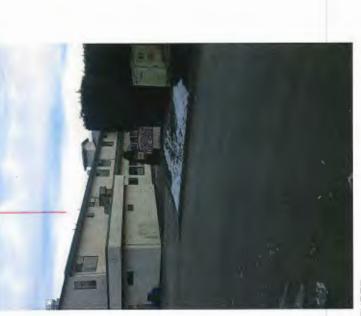
EXISTING PARKING - 8 STALLS





T

EXISTING LOADING AREA KAIGO FRASERVIEW 9580 WILLIAMS ROAD ICHMOND, BRITISH COLUMBIA



- IMAGE THREE
 EXISTING DRIVEWAY INTO GOWER STREET PARKING LOT (PARKING TO BE REMOVED AND DRIVEWAY REPURPOSED FOR RECEVING TURN-AROUND LOCATION)
 EXISTING HYDRO TRANSFORMER TO REMAIN

14874

20



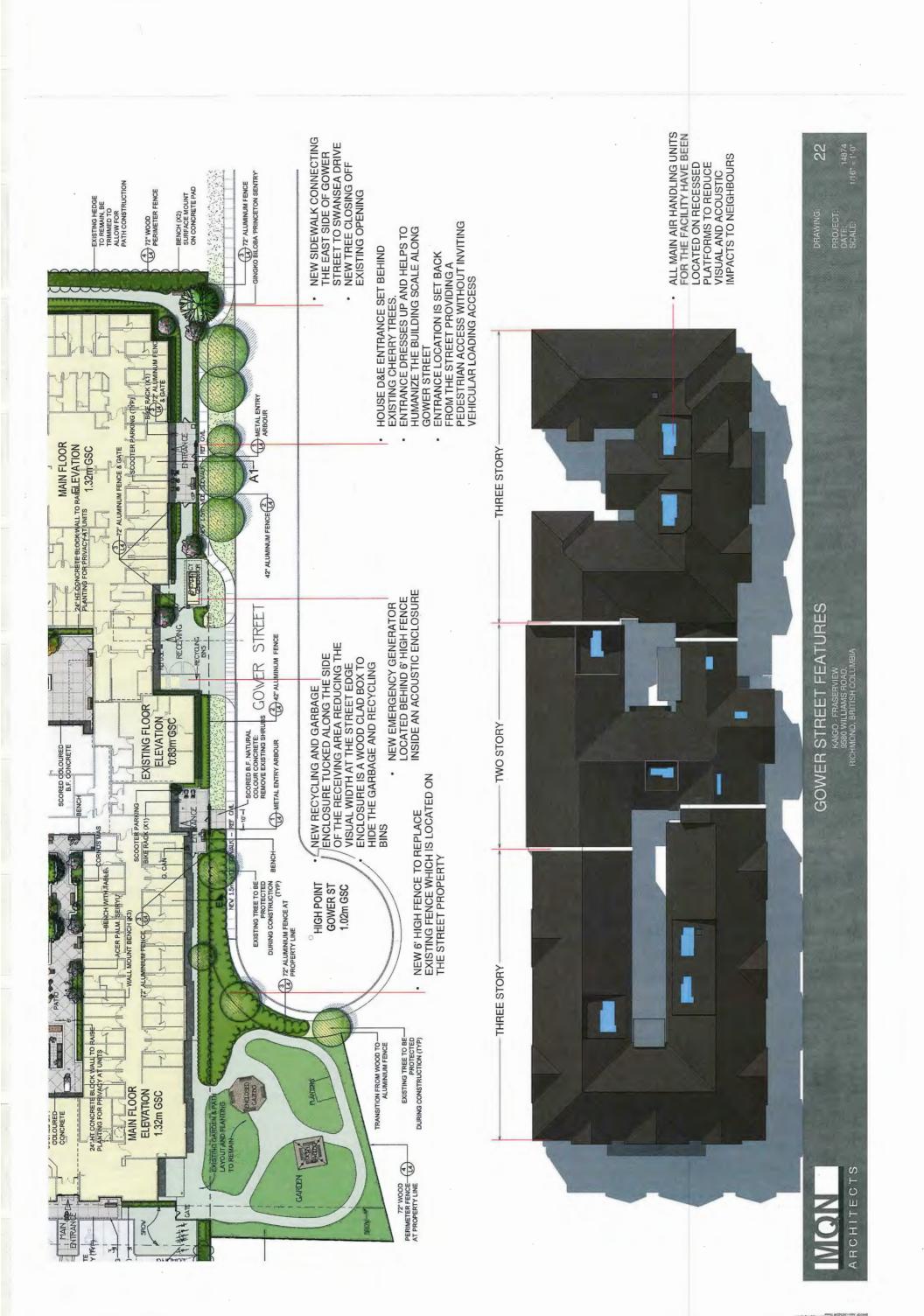
- IMAGE ONE
 EXISTING GARBAGE ENCLOSURE LOCATED ON GOWER STREET OUTSIDE OF THE PROPERTY LINE (TO BE REMOVED)
 EXISTING FENCE LINE LOCATED ON CITY PROPERTY TO BE REMOVED AND REPLACED
 EXISTING EMERGENCY GENERATOR VISIBLE ABOVE ENCLOSURE



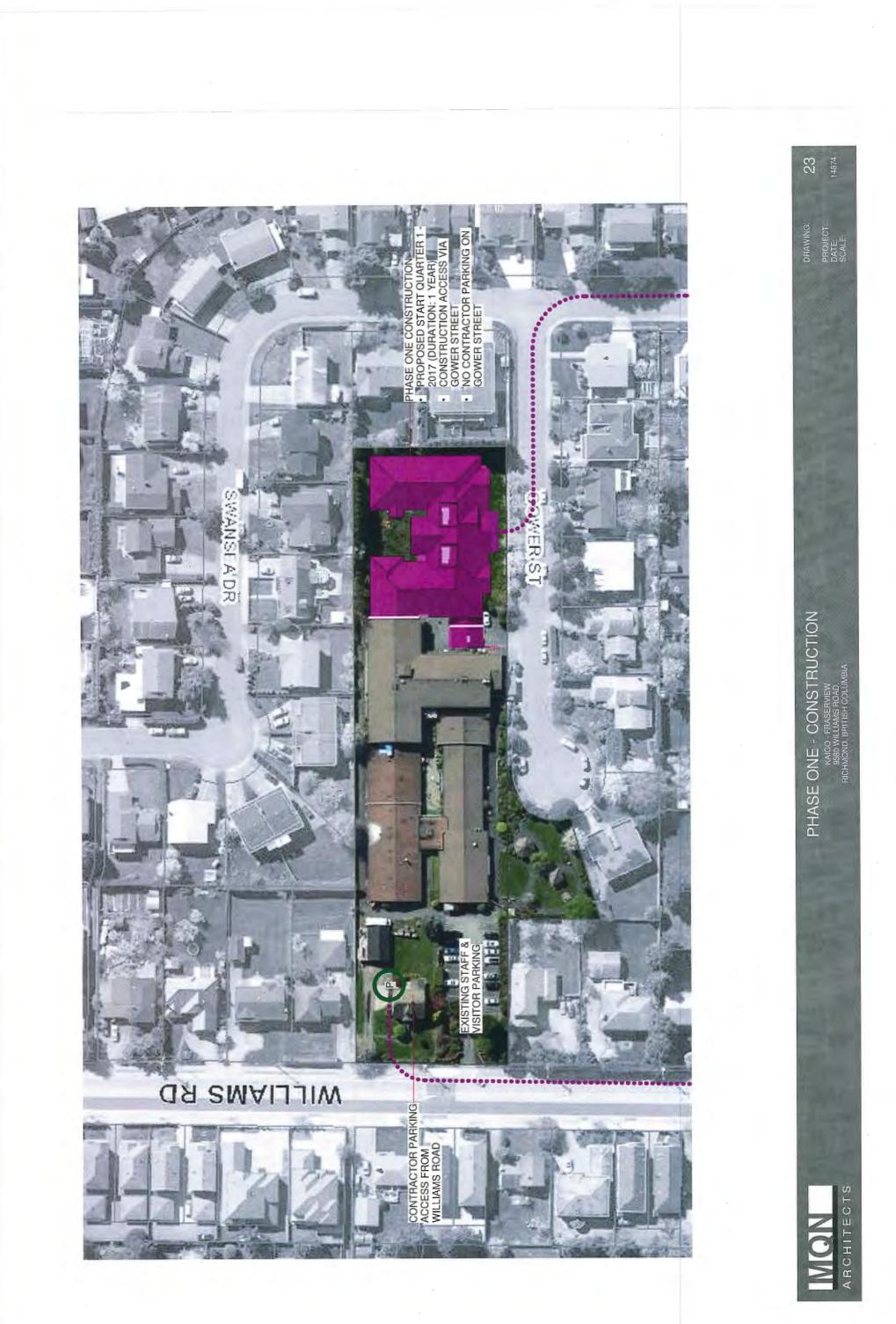
A CHARTER STATES OF A CHART STATES



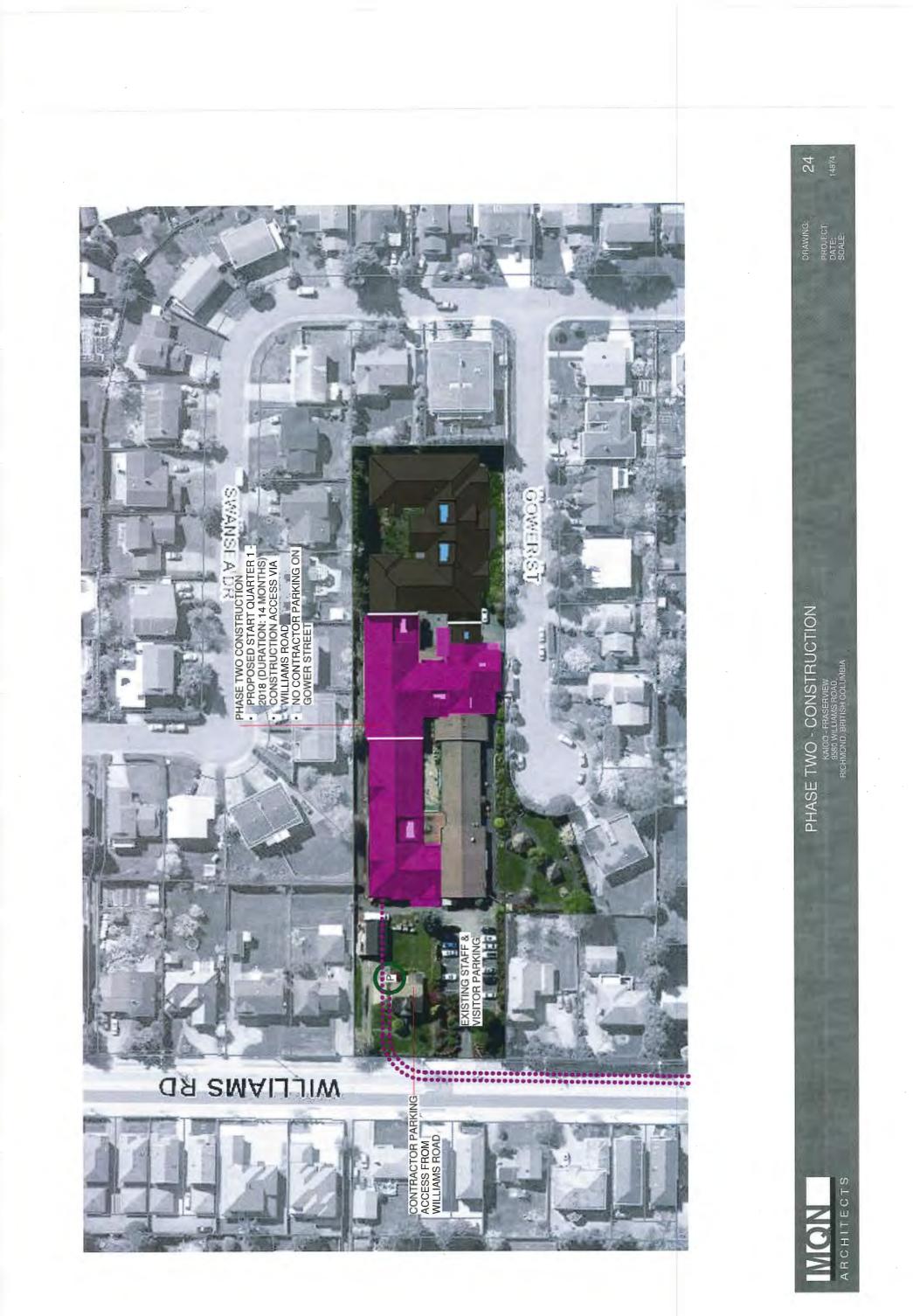
anginet, Nandunkus fala spending anging 2 ward networks states of the solution of the solution







DARATER VINA-CLEDING CHIERA



C Hardward Concern of the second states



ດ ທີ່ເຊັ່ງ () ການກາງ () ອານຸດ () ການກາງ () ການເປັນເປັນ () ການເປັນເປັນການເປັນການເປັນການເປັນການເປັນການເປັນກາ ໃຫ້ () ການການ () ອານຸດ () ອາ

Attachment C

From: Sent: To: Subject: Good Neighbor <jbdeaz1011@gmail.com> Wednesday, 18 January 2017 11:22 AM Badyal,Sara Fraserview Care Home

Hi Sara,

I am a home owner who lives on Swansea Dr to the rear of the proposed new care home. I have met with Kevin and his team to discuss the proposed plans going forward.

Kevin and his team have been very understanding of some of the concerns different neighbors may have. He has made himself available to all of us during this process if questions or concerns should come up.

I feel that this project will be good for the city and is much needed.

I also understand Kevin has offered to pay for a new crosswalk at the intersection of Swansea Dr and Severn Dr. This is a great idea and contribution to the safety of the neighborhood. There are many kids who use that route to go to school and I fully support the idea of a crosswalk as the current configuration has kids emerging onto the street (Severn Dr) from between parked cars on the west side of the street.

Kevin has gone beyond what is required of a developer and I just wanted you to be aware of my thoughts. Any concerns I have had have been addressed by Kevin and his team.

If you have any questions please contact me via email and we can connect on the phone.

Thanks for your time!



RAYMOND YOUNG

OWNER 9791 SWANSEA DRIVE | RICHMOND, BC

SARAH BADYAL

DEVELOPMENT APPLICATION DEPARTMENT • CITY OF RICHMOND • BC

Hi Sarah,

I am writing just to update regarding our neighbours, the Kiago group, who have requested some variance regarding the new proposed development.

I realize that this will be a large change to the area, but I also recognize that addition of rooms is a part of the necessary changes that Richmond is now facing. They have been accommodating in reviewing their plans to adjust to meet the concerns raised.

Kevin has said that will be putting in an 8-foot cedar hedge along the east property line early in phase one to allow for and estimated 10' hedge by the end of the project. This will allow us to little more privacy for both 9791 and 9811 Swansea Drive.

Also there was dialogue about reviewing/adjusting the fence to make it the maximum allowable height to keep the visual as residential as possible.

With the professional and positive way in which Mr. Svaboda has conducted the meetings with the neighbourhood I think that we will be able to work through any future issues in a positive manner.

Raymond Young



January 16, 2017

Sara Badyal, M. Arch, RPP Planner 2 Development Applications Department City of Richmond

Dear Ms. Badyal:

Kaigo Retirement Communities Ltd. is a successful proponent on an RFP issued by Vancouver Coastal Health (VCH) for the construction and operation of a 199 bed residential care facility in the City of Richmond. I have been asked to respond to a number of points related to the application put forward to the City for this development.

As way of background, VCH attached design guidelines and principles were provided to guide proponents in their respective submissions for evaluation. Highlights are as follows:

- Employ a resident "house" concept.....the intent is to create relatively autonomous living, dining, and kitchen spaces that function independently for smaller groups of residents.
- Employ a "neighbourhood" concept, which involves co-location of support services between or amongst houses.
- A non-institutional approach to delivery of equipment and supplies to each resident house. Service areas located between houses so that service routes and staff access routes do not need to pass through one house to reach another service area or house.
- Facilitate accessibility in and around the building by designing meaningful destinations, short corridors, and safe indoor and outdoor spaces for healthy and safe wandering and exploration
- Direct access provided to suitable outdoor areas, gardens terraces and/or solariums.
- Outdoor areas should be directly accessible from each house. Residents shall have the opportunity to exercise, relax, garden and interact with others in the outside area...and must be directly accessible from the interior activity area. Perimeter security must be in place to provide safe outdoor recreation while protecting resident elopement.
- The outdoor area should include a clear continuous walking path designed to connect different areas of the garden for residents to have a sense of meaningful journey with destinations.....
- Locate facilities in areas close to community services and transportation routes, and otherwise welcome/encourage integration with the outside community.

We are very pleased that Kaigo has presented a 3-phase plan around the central service operations core which includes the kitchen, laundry and maintenance areas. By their design, the principles outlined above are achieved related to transportation and accessibility to the houses with minimal disruption. Additionally, efficient use of staffing resources in the support areas enables more resources to be utilized for resident-directed care. The phased approach to the design with reliance on the central core remaining in place, has allowed us to maintain our resident base without having to decant the facility and transition residents to temporary accommodation. This would have been very problematic in the Richmond area as there are no suitable transition spaces available resulting in potential major upheaval to existing resident and families.



As you can see for the design highlights, access to the outdoor space is integral to our model of care and reflects our vision and philosophy for Complex Residential Care - one of caring, safe and secure environments that nurtures holistic well-being of residents, supports relationships and community and provides for choice, independence and autonomy. Our goal is to normalize and mimic to the extent we are able to in an institutional design, the feeling of home, garden and community interaction. That intent is actualized in the design of providing direct access to our outdoor space and walking perimeter pathways. As you will see, each of the houses has direct access through our doorways located throughout the facility. Again each access point is controlled for resident safety and security. These "front doors" limit traffic between houses and promote a sense of a home. Through effective use of landscaping, we hope to allow residents to feel part of their neighourhood and the community they live in.

VCH concluded a very thorough evaluation process and is very excited to have Kaigo Retirement Communities Ltd.as a partner in Care. Their proposal was evaluated on several criteria including corporate/financial strength, project development strength and experience in the provision of Residential Care Services, and alignment of proposed service model with VCH and client service needs as reflected in the proposed program and care models. This project will respond to the high demand for new residential care bed options for seniors in Richmond and provide new career opportunities for staff. We feel very confident that the project will be successful and will benefit the community of Richmond as it continues to grow and respond to the needs of aging seniors.

VCH is asking for your support in enabling this project and should there be anything VCH can do to accelerate this project, please do not hesitate to contact me.

Thank you for your consideration and continued interest in this project.

Yours truly,

Deborah Lorimer MBA Director, Residential Rejuvenation Vancouver Coastal Health 604-417-8249

Promoting wellness. Ensuring care. Vancouver Coastal Health Authority

Attachment D



Development Variance Permit Considerations Development Applications Department 6911 No. 3 Road, Richmond, V6Y 2C1

Address: 9580 Williams Road and 10060 Gower Street

File No.: DV 16-733949

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

- 1. Registration of a flood plain covenant on title (Area A with Flood Construction Level for new construction minimum 0.3 m above highest crown of Gower Street as per Director of Engineering).
- 2. Registration of a legal agreement on title to 10060 Gower Street to prohibit future development and to ensure the provision of the outdoor open space garden with structures for the use of care facility residents.
- 3. Registration of a legal agreement on title to restrict truck access to and egress from the site to/from Gower Street to: (i) a maximum of 6 Single Unit (SU9) or smaller trucks per week with maximum 9.1 m truck length and loading activity to occur on-site; (ii) a maximum of 8 Medium Single Unit (MSU) or smaller trucks with maximum 10 m truck length and truck turnaround to occur on-site; (iii) limited loading hours of 8am to 5pm Monday through Friday only, no weekend deliveries; and (iv) specified on-site loading and turnaround area free and clear of any obstructions.
- 4. Registration of a legal agreement on title to prohibit parking space assignment.
- 5. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the 9 on-site trees and 3 on-site hedges to be retained, 8 off-site trees in the Gower Street City boulevard to be protected, and 13 trees on neighbouring residential properties to be protected. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections (no less than 4), and a provision for the Arborist to submit a post-construction assessment report to the City for review. Tree protection fencing is to be installed on-site prior to any construction activities occurring on-site.
- 6. City acceptance of the developer's offer to voluntarily contribute \$650.00 to the City's Tree Compensation Fund for the planting of replacement trees within the City in compensation for the removal of one cherry tree from the City's Gower Street boulevard.
- 7. City acceptance of the developer's offer to voluntarily contribute \$25,000.00 towards a bus shelter near the vicinity of the site on Williams Road.
- 8. City acceptance of the developer's offer to voluntarily contribute \$16,100.00 towards the installation of a pedestrian crosswalk across the north leg of the intersection of Severn Drive and Swansea Drive, associated signage and reinstatement of barrier curb and sidewalk at the South Arm Park pedestrian path entrance.
- 9. Receipt of a Letter of Credit for landscaping and tree survival in the amount of \$222,814.74. Letter-of-Credit will not be released until the Letter of Assurance from the Landscape Architect confirming that landscaping has been installed as per Development Variance Permit, as well as the Post Construction Impact Assessment Report from the Arborist; confirming that the protected trees survived the construction, are reviewed by staff.

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

- 1. Incorporation of the following measures in Building Permit (BP) plans as determined via development design and legal agreements via the Development Variance Permit process: vehicle and bicycle parking; truck loading and manoeuvring; 5 dedicated scooter parking spaces with electrical outlets for charging; and end of trip washrooms with showers for male and female employees.
- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management
 Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and
 proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of
 Transportation) and MMCD Traffic Regulation Section 01570.
- 3. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.

- 4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.
- 5. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements and grant any statutory public rights of passage and utilities rights-of-way to accommodate the works as needed. Works include, but may not be limited to, the following frontage improvements and servicing upgrades:
 - a. Road Works:
 - i. <u>Williams Road</u>: provide minimum 1.5 m wide grass boulevard with street trees behind barrier curb; provide 1.5 m wide concrete sidewalk at property line with transitions tying into existing sidewalk east and west of the development site; meander sidewalk onsite to avoid conflict with existing hydro pole if the pole cannot be relocated; and provide bike lane green bike paint and stencil at drive way crossing.
 - ii. <u>Gower Street</u>: provide 1.5 m wide concrete sidewalk behind barrier curb tying into existing sidewalk at the cul-de-sac and Swansea Drive to the south of the development site; provide grass boulevard with street trees between sidewalk and property line; and meander sidewalk onsite to avoid conflict with tree protection zone of the 5 cherry trees to be retained in the Gower Street boulevard.
 - iii. Granting of statutory public rights of passage and utilities rights-of-way (PROP and utilities SRW) for the purposes of City sidewalk and City utilities meandering onto the development site along the Williams Road and Gower Street property lines. The works are to be built by the developer and are to be maintained by the City. A functional plan based on survey is required to the satisfaction of the City to confirm new sidewalk/SRW alignment along Williams Road and Gower Street.
 - b. Water Works:

Using the OCP Model, there is currently 86 L/s of water available at 20 psi residual at the hydrant on Gower Street and 652 L/s of water available at 20 psi residual at the Williams Road frontage. Based on the proposed development, the site requires a minimum fire flow of 250 L/s.

- i. The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
 - Install approximately 110m of 200mm watermain connecting Gower Street and Williams Road watermains to satisfy fire flow requirements at the Gower Street frontage.
 - Grant a 6.0 m wide statutory utilities rights-of-way (utilities SRW) through the development site to accommodate the new required watermain.
 - Connect all on-site fire hydrants necessary to meet Fire Department requirements internally to the sites water service connection. On-site fire hydrants shall not connect directly to City watermains.
- ii. At the Developer's cost, the City will:
 - o Cut and cap at main, the existing water service connections to lots 9580 and 9600 Williams Road.
 - Install a single new water service connection off of the existing 300mm PVC watermain on Williams Road. Meter to be placed onsite (i.e. mechanical room). Alternatively, the proposed water service may be installed off of the proposed watermain to be located within the proposed SRW parallel to Gower Street if that helps with phasing.
 - Perform all tie-ins of proposed works to existing City infrastructure.
- c. Storm Sewer Works:
 - i. The Developer is required to:
 - Direct all onsite drainage to the Williams Road frontage to be picked up by the newly installed service connection. Alternatively, connection to the sewer system on Gower Street may be permitted; however, upgrades to the system downstream, to be determined via a capacity analysis by the developer, may be required beyond the site's frontage.

- ii. At the Developer's cost, the City will:
 - o Install a new storm service connection complete with inspection chamber at the Williams Road frontage.
 - Cut and cap all existing storm service connections to the development site and remove inspection chambers STIC48840 at the Williams Road frontage, STIC52931 and STIC38532 at the Gower Street frontage.
 - o If required, re-connect storm service connections of all affected lots to the newly upgraded storm sewer.

d. Sanitary Sewer Works:

- i. The Developer is required to:
 - Video inspect the existing sanitary sewer along the entire east property line of the development site and the sewer running within the site to confirm the condition both prior to and post preload and soil densification works. Any portions of the sanitary sewer impacted by the pre-load, soil densification, or other site preparations shall be replaced at the developer's cost.
- ii. At the Developer's cost, the City will:
 - Cut and cap all existing sanitary service connections to the development site and remove inspection chambers SIC16502, SIC2942 and SIC16478.
 - Install three new sanitary service leads, complete with inspection chambers, to service the development site throughout the three phases. Provided that hydraulic requirements are met, the existing manholes may serve as inspection chambers, re-benched as needed.
- e. Third Party Utilities Works:
 - i. The Developer is required to:
 - Coordinate with BC Hydro, Telus, and other private communication providers when modifying or relocating poles, anchors, or overhead lines along the developments frontage.
 - Relocate the existing BC Hydro kiosk on the Gower Street frontage to the ultimate location on-site as required to facilitate installation of the proposed frontage upgrades (sidewalk, boulevard, etc.). The developer should coordinate with BC Hydro early to identify a location within the development site if relocation is necessary. Any relocation works to be at the developer's cost.
 - Locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be provided for design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the right of ways dimensions and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:

BC Hydro PMT	4 m x 5 m	(width x depth)
BC Hydro LPT	3.5 m x 3.5 m	(width x depth)
Street light kiosk	1.5 m x 1.5 m	(width x depth)
Traffic signal kiosk	1 m x 1 m	(width x depth)
Traffic signal UPS	2 m x 1.5 m	(width x depth)
Shaw cable kiosk	1 m x 1 m	(width x depth) – show possible location in functional plan
Telus FDH cabinet	1.1 m x 1 m	(width x depth) – show possible location in functional plan

- f. General Items:
 - i. The Developer is required to:
 - Provide, prior to pre-load installation, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting or within the development site (e.g., existing sanitary main to the east and within the site, watermain to the west of the site), proposed utility installations, the existing houses surrounding the site, and provide mitigation recommendations. The mitigation recommendations shall be incorporated into the first SA design submission or if necessary to be implemented prior to pre-load.

 Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

Note:

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

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

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

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



Development Variance Permit

No. DV 16-733949

To the Holder:	MQN ARCHITECTS
Property Address:	9580 WILLIAMS ROAD AND 10060 GOWER STREET
Address:	C/O ROGER GREEN MQN ARCHITECTS 3313 – 32 ND AVENUE, UNIT 100 VERNON, BC V1T 2M7

- 1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
- 2. This Development Variance 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 as follows:
 - a) Increase the maximum permitted lot coverage from 45% to 48%.
 - b) Reduce the minimum side yard setback from 6.0 m to 2.2 m for the west side yard and 4.7 m for the east side yard.
 - c) Revise transportation related requirements to:
 - i. Increase the maximum on-site parking reduction with transportation demand management measures from 10% to 13%;
 - ii. Reduce the minimum number of on-site loading spaces from two (2) medium size and one (1) large size loading spaces to one (1) medium size loading space and manoeuvring for an additional medium size truck; and
 - iii. Reduce the minimum number of on-site bicycle parking spaces from 31 to eight (8) Class 1 spaces and from 31 to 11 Class 2 spaces.
 - d) The dimension and siting of buildings and structures on the land shall be as shown on Plans #1 to 11 attached hereto.
 - e) The siting of off-street parking and loading facilities shall be as shown on Plan #2 attached hereto.
- 4. 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.

Development Variance Permit No. DV 16-733949

To the Holder: **MQN ARCHITECTS** 9580 WILLIAMS ROAD AND 10060 GOWER STREET Property Address: C/O ROGER GREEN Address: MQN ARCHITECTS 3313 - 32ND AVENUE, UNIT 100 VERNON, BC V1T 2M7

5. 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.

•

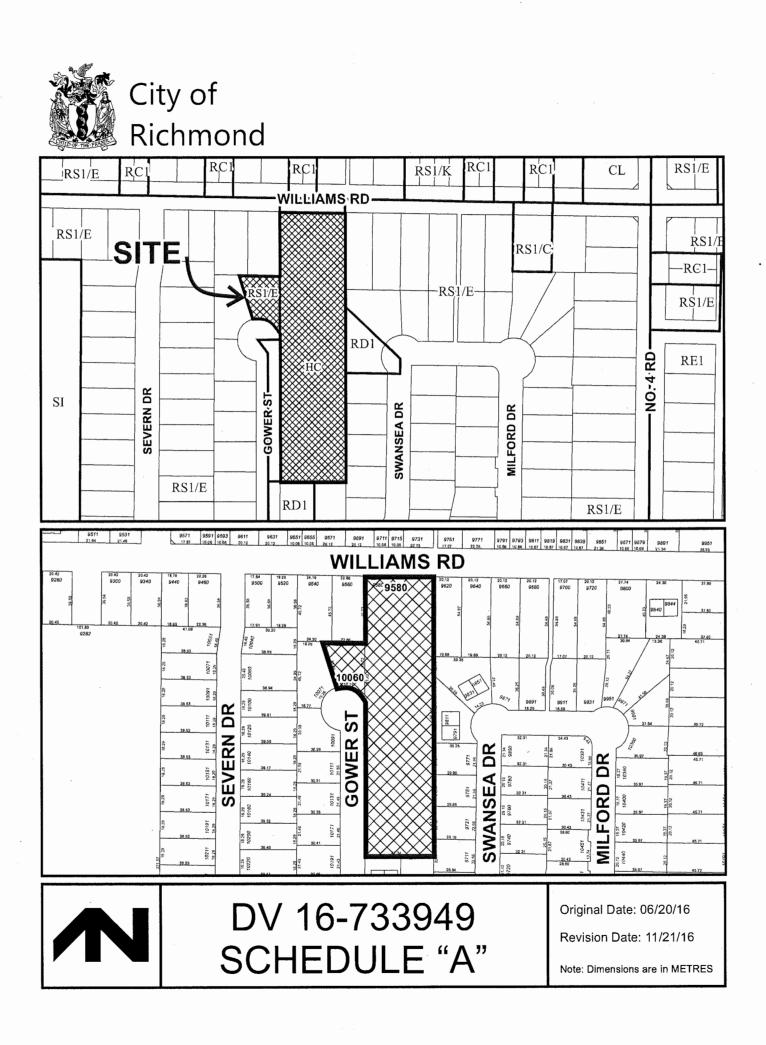
This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO. DAY OF

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



	TIS
-	пі
Â.	U
ö	
1	ź
121	Ŀ
ΞVII	Z
10	Q
	1
	5
	<u> </u>

KAIGO

PROJECT DATE: SCALE:

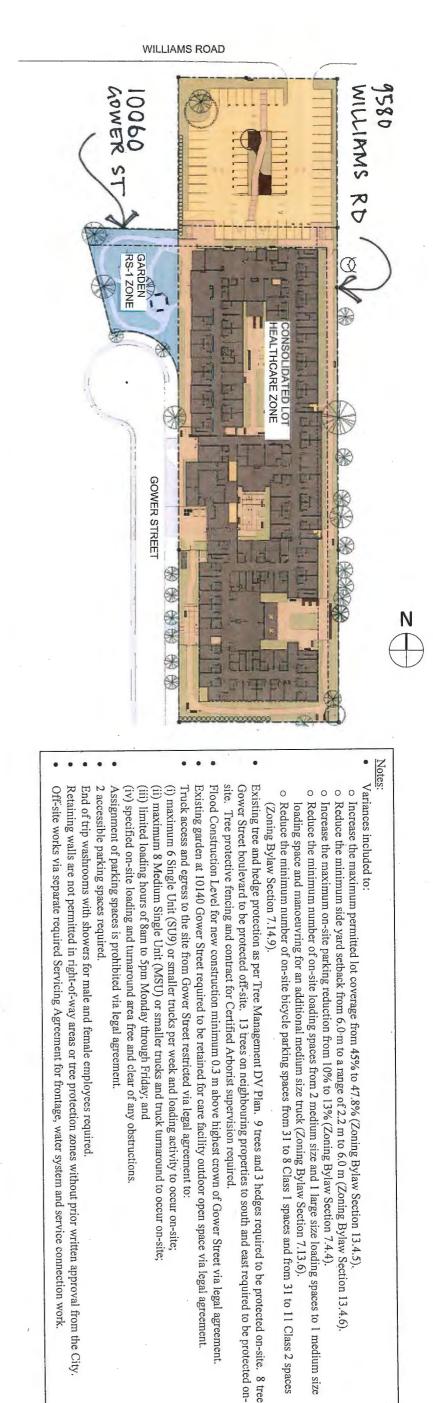
(4574 2016/10/07 NTS

RICHMOND, BRITISH COLUMBIA

H	<
0	1
=	2
- I	1
0	
- S	

Mary same and and and

DBOIECT STATISTIC	2		ITEM	REQUIRED	PROVIDED	BED COUNT	4d
PROJECT STATISTICS	5 C		3. FLOOR AREA RATIO			HOUSE	# STALL TYPE
* 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7			TOTAL FLOOR AREA (EXCLUDING AMMENITY)	/	9,064.8 m ²	MAIN FLOOR	90° - HC - 3.7mx5.5m
AUURESS			STAIR / ELEVATOR AREA EXCLUDED	/	270.7 m ²	HOUSE A1	15 90° - SMALL - 2.3mx4.6m
9580 WILLIAMS ROAD, RICHMOND, BC			LOT AREA (NET)	/	9,083.3 m²	HOUSE B1	14 90° - SMALL - 2.65mx5.0m
P.I.D. 008-115-320, LOT 1, PLAN 75272, SEC 34-4-6	-6	,	FLOOR AREA RATIO	1.00 (MAX)	9,064.8/9,083.3 = 0,99	HOUSE C1	12 90° - STANDARD - 2.65mx5.5m
ZONING			AMMENITY FLOOR AREA	/	2,173.8 m ²	HOUSE D1	12 TOTAL STALLS:
ZONE HC			AMMENITY FLOOR AREA RATIO	0.40 (MAX)	2,173.8/9,083.3 = 0.24	HOUSE E1	14
PROPOSED USE: COMMUNITY CARE FACILITY, MAJOR	AUOR		COMBINED FLOOR AREA RATIO	1.40 (MAX)	1.24		67
ALLOWABLE USE: HEALTH SERVICE (MAJOR/MINOR), CONGREGATE HOUSING, COMMUNITY CARE FACILITY, MAJOR	OR), CONGREGATE HOUSI	NG, COMMUNITY CARE FACILITY, MAJOR	4. BUILDING LOT COVERAGE			SECOND FLOOR	
ITEM	REQUIRED	PROVIDED	TOTAL BUILDING COVERAGE	1	4.340.2 m ²	HOUSE A2	15
			LOT AREA (NET)	/	9,083.3 m²	HOUSE B2	14
HEIGHT	12.0 m (MAX)	11.6 m [4/12 PITCH]	LOT COVERAGE	45.0% (MAX)	47.8%		13
LOT AREA (GROSS)	1	Â	5. PARKING			HOUSE F2	
LOT AREA (NET)	1	9,083.3 m²	COMMUNITY CARE FACILITY, MAJOR	199 BEDS x (1/3 BEDS) = 67	58 SPACES*		76
FLOOR AREA RATIO	1.00 (MAX)	0.99	SMALL CAR PARKING	62 SPACES * 50% = 31 SPACES (MAX)	25 SPACES	THIRD FLOOR	
BUILDING SITE COVERAGE	45.0% (MAX)	47.8%*	STANDARD CAR PARKING	/	31 SPACES	HOUSE A3	15
1. SETBACKS			HANDICAP PARKING	67 x (1 / 50) = 2 SPACES	2 SPACES	HOUSE B3	14
RTH)	6.0 m	50.9 m	6. LOADING			HOUSE D3	13
SIDE YARD (EAST) a) NORTH ADDITION	6.0 m	5.7 m*	NON-RESIDENTIAL LOADING SPACES	1 + 11,455.1 m ² x (1/ 5,000m ² over	1 SPACES	HOUSE E3	14
b) CENTRE ADDITION	6.0 m	4.7 m*		1,860m ² GLFA) = 2 SPACES			56
- c) SOUTH ADDITION	6.0 m	6.0 m	7. BICYCLE PARKING			TOTAL BEDS	199
SIDE YARD (WEST) a) NORTH ADDITION	6.0 m	3.6 m*	COMMUNITY CARE FACILITY, MAJOR (CLASS I)	11455.1 m ² x (0.27 / 100m ² GLFA	*		
- b) EXISTING CENTRE	6.0 m	2.2 m	[EMPLOYEE - WATERPROOF]	over 100m ²) = 31 SPACE5			
- c) SOUTH ADDITION	6.0 m	6.0 m	COMMUNITY CARE FACILITY, MAJOR (CLASS II) 11455.1 m ³ x (0.27 / 100m ² GLFA) 11455.1 m ² x (0.27 / 100m ² GLFA	11*		
REAR YARD (SOUTH)	6.0 m	6.3 m	[GUEST - OUTDOOR]	over 100m ²) = 31 SPACES			
2. LANDSCAPE BUFFERS							
FRONT YARD (NORTH)	3.0 m	3.0 m	* NOTE: LINE ITEMS HIGHLIGHTED IN GREY REPRESENT VARIANCES SOUGHT FOR THIS PROJECT	REY REPRESENT VARIANCES SOUGH	T FOR THIS PROJECT		
	1.5 m	1.5 m					
SIDE YARD (WEST)	1.5 m	1.9 m					
REAR YARD (SOUTH)	0.0 m	6.3 m					



LEVEL MAIN FLOOR MAIN FLOOR MAIN FLOOR MAIN FLOOR MAIN FLOOR THIRD FLOOR SECOND FLOOR SECOND FLOOR SECOND FLOOR SECOND FLOOR SECOND FLOOR SECOND FLOOR ECOND FLOOR MAIN FLOOR COMMON AREA HOUSE A3 HOUSE B3 HOUSE D3 HOUSE E3
 AREA TYPE
 AREA (m²)

 COMMON AREA
 7407 m²

 HOUSE A1
 706 m²

 HOUSE B1
 679 m²

 HOUSE C1
 718 m²

 HOUSE D1
 715 m²

 HOUSE E1
 642 m²
 COMMON AREA HOUSE A2 HOUSE B2 HOUSE C2 HOUSE D2 HOUSE E2 HOUSE C1 HOUSE D1 HOUSE E1 GROSS FLOOR AREA DRAWING: 161 m² 754 m² 760 m³ 742 m² 667 m² 1002 m² 772 m² 667 m² 322 m² 717 m² 684 m² 4164 m² 3084 m² 4207 m² 1455 m² 1,736 SF 8,121 SF 8,176 SF 10,790 SF 8,309 SF 7,178 SF 33,201 SF 123,305 SF 7,178 SF 44,818 SF 3,464 SF 7,715 SF 7,363 SF 7,694 SF 6,911 SF AREA (SF) 8,045 SF 7,604 SF 7,989 SF 45,287 SF 7,727 SF 7,306 SF 02

Plan 1 Dec 1, 2016 DV 16-733949

protection zones without prior written approval from the City.

oyces required.

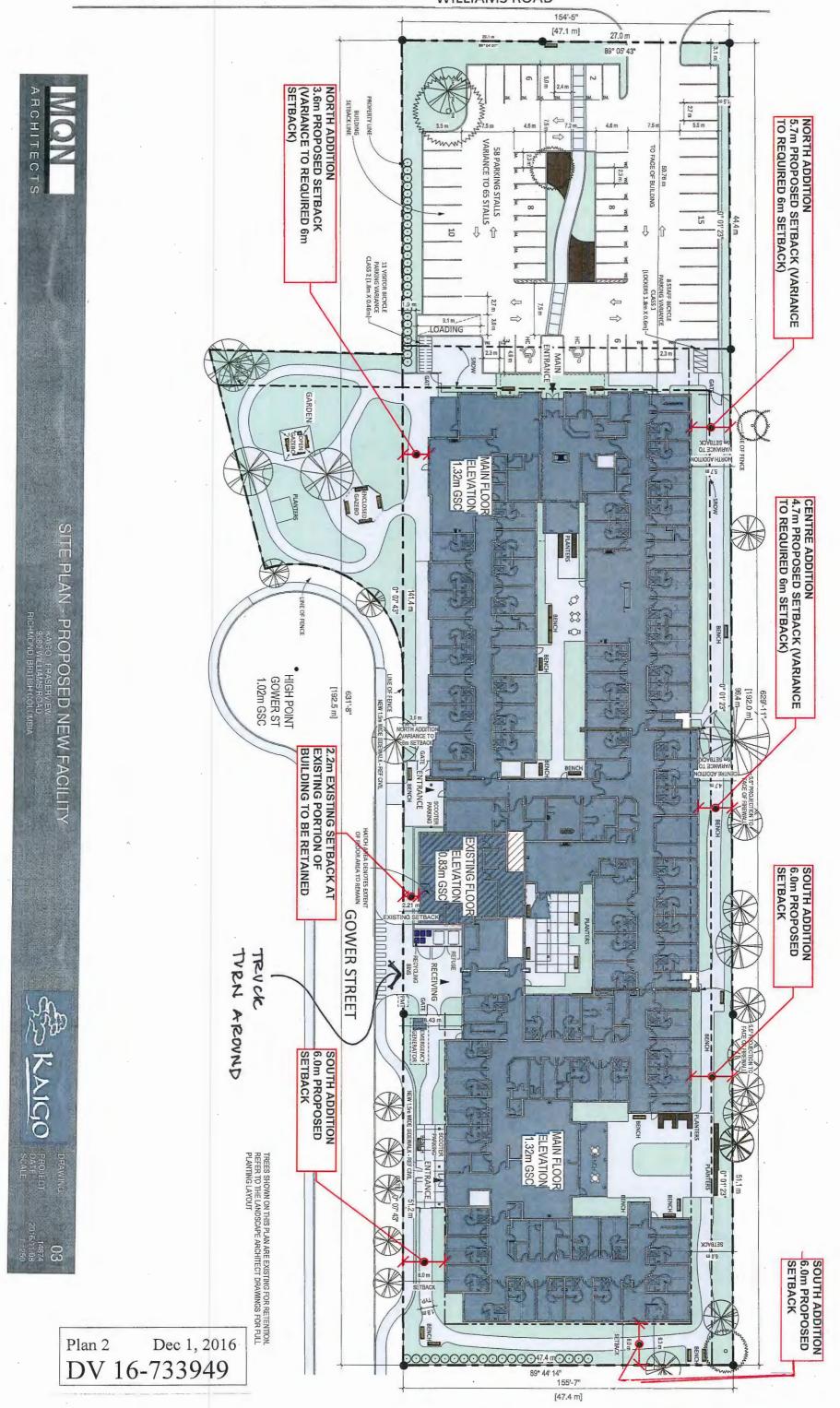
and truck turnaround to occur on-site;

for care facility outdoor open space via legal agreement.

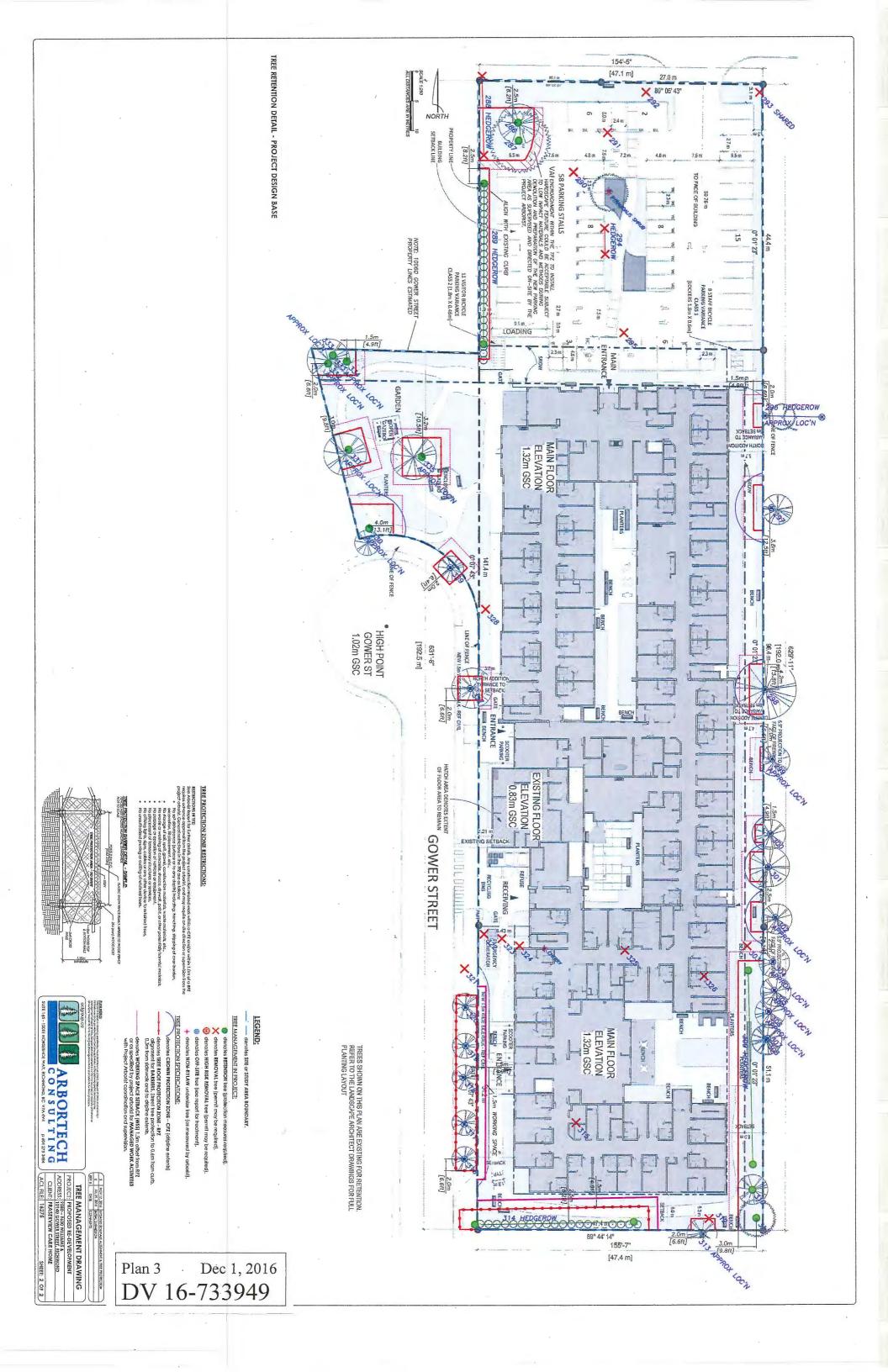
above highest crown of Gower Street via legal agreement.

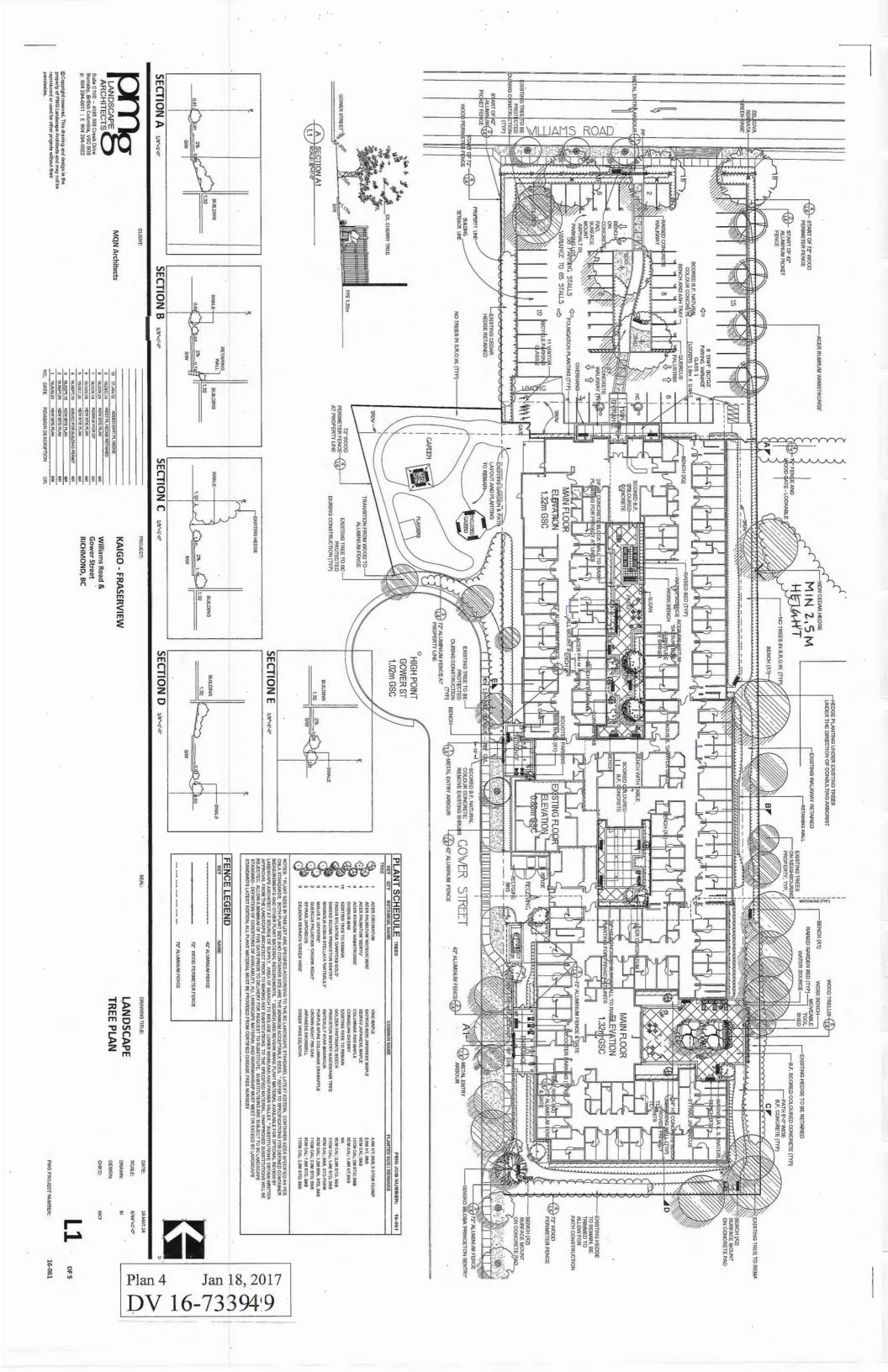
supervision required.

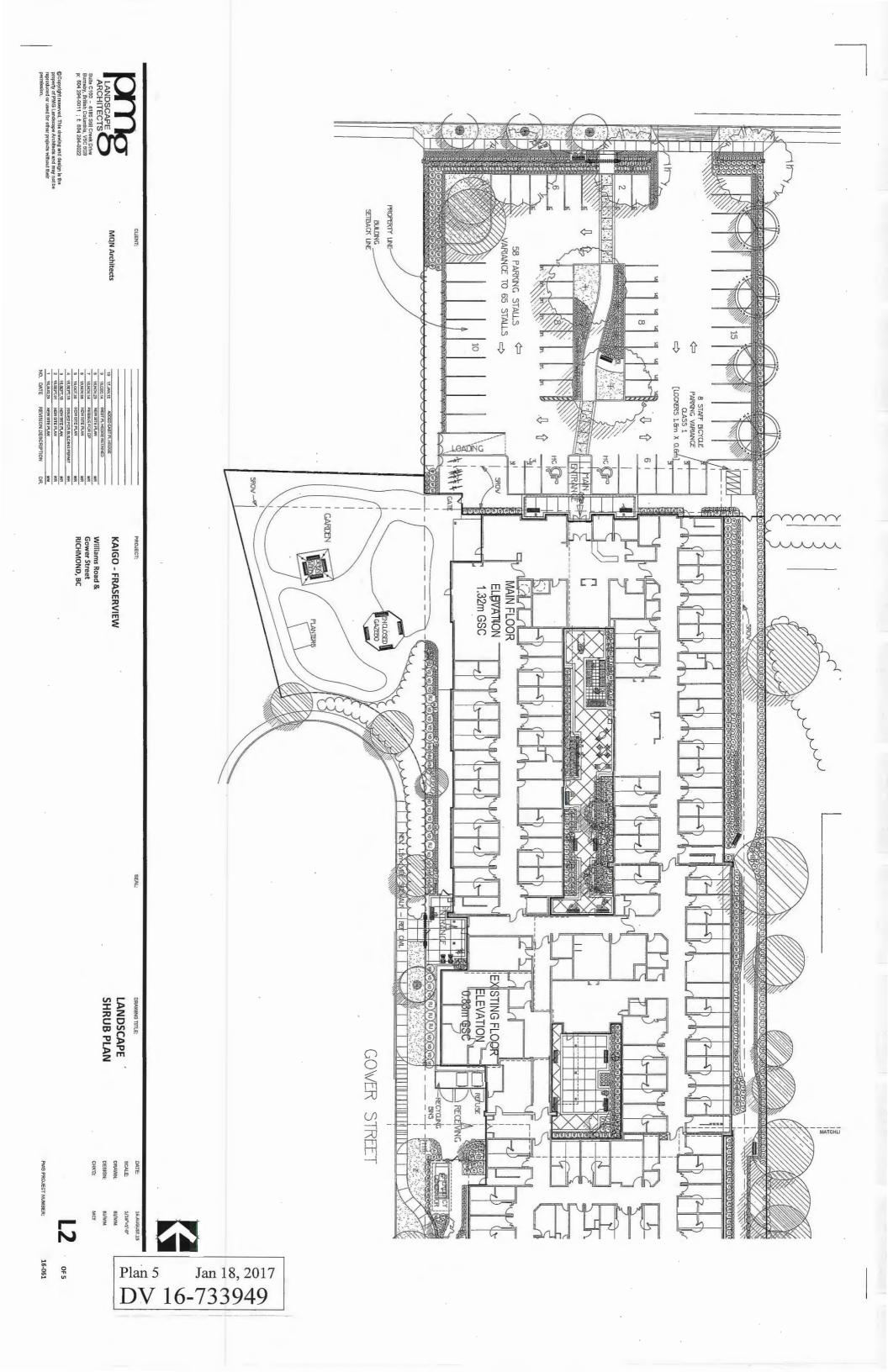
Plan. 9 trees and 3 hedges required to be protected on-site. 8 trees in

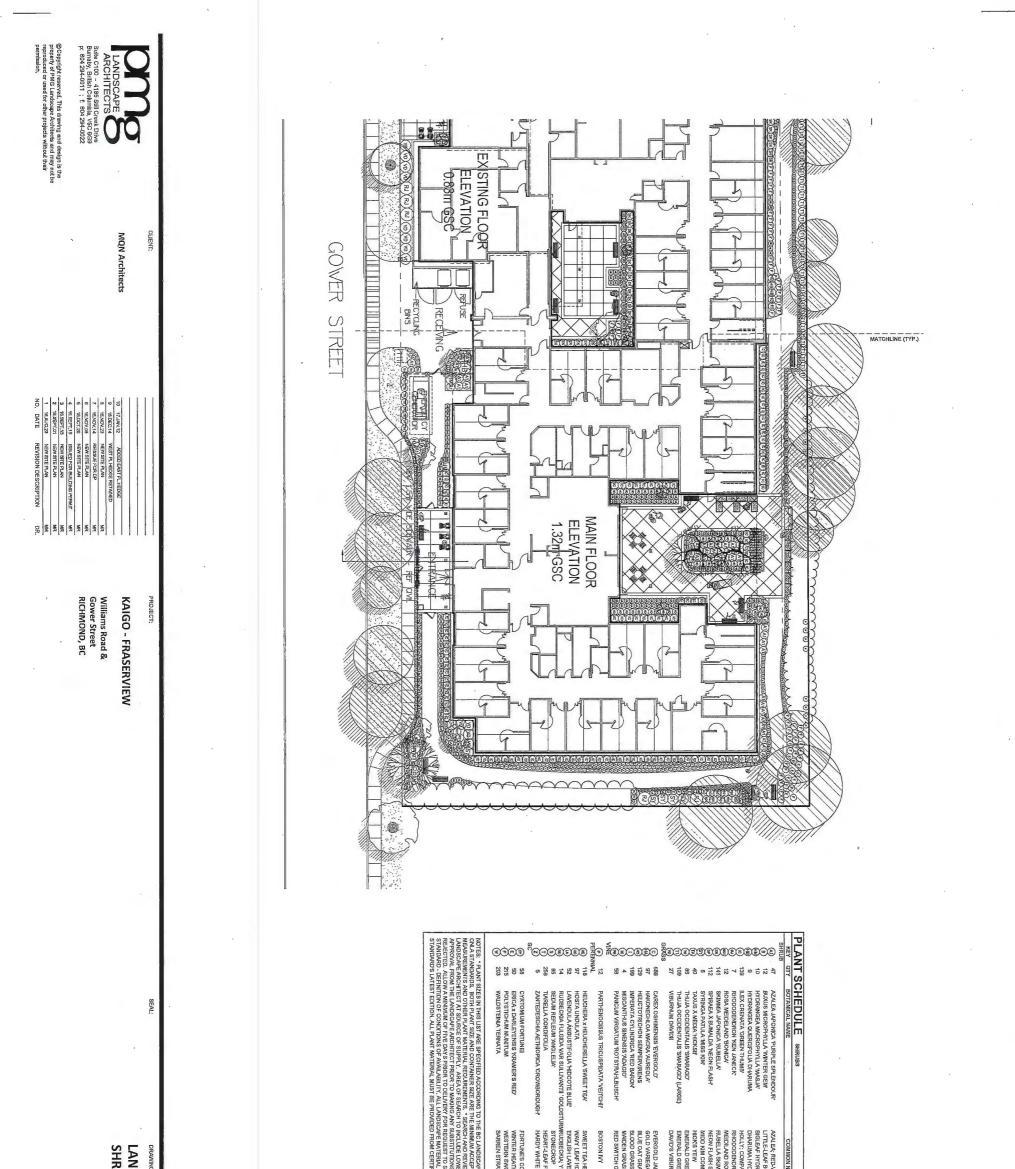


WILLIAMS ROAD

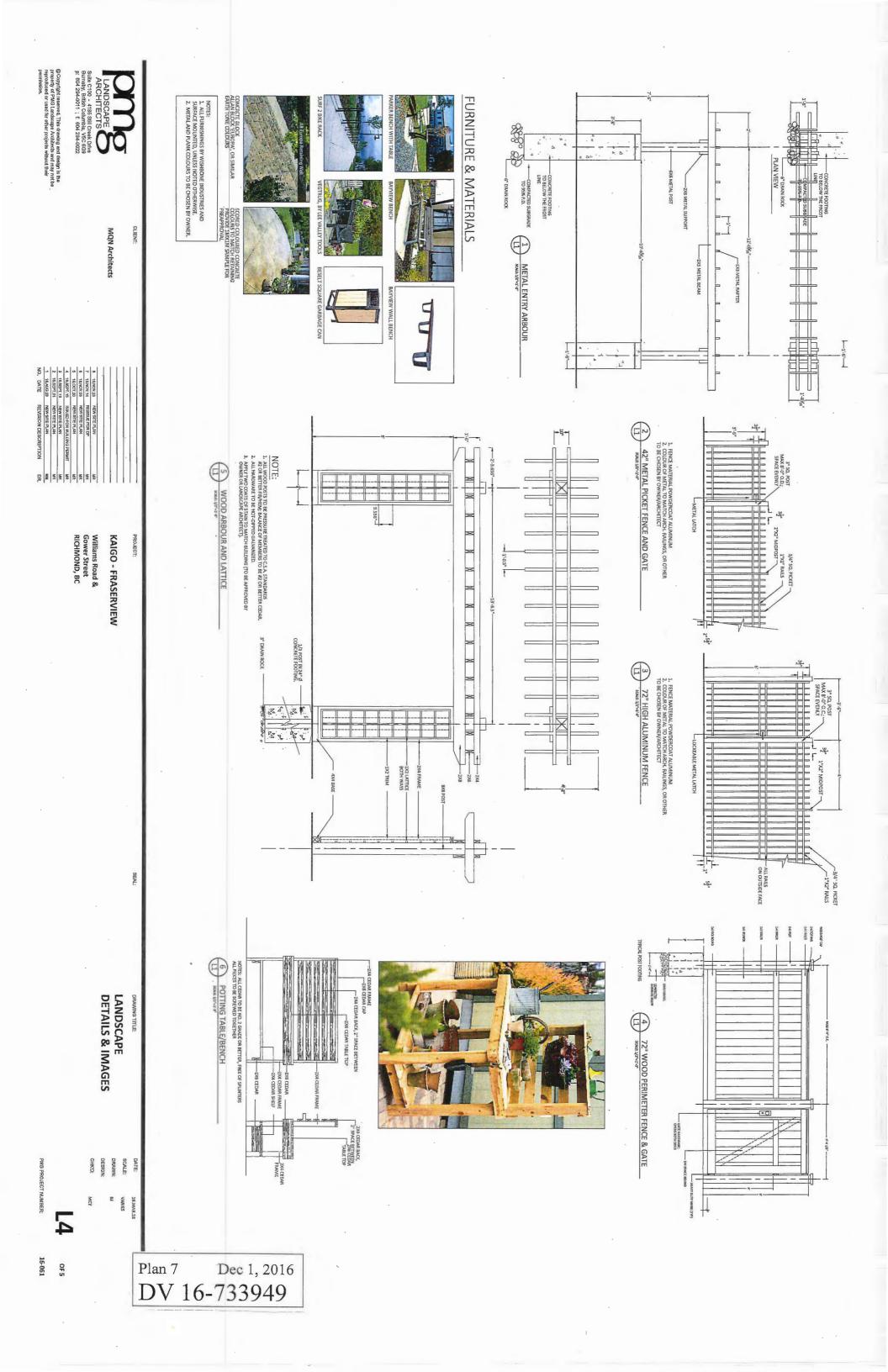








Impunder Production Weigener Reserved Lings Reserved Lings			
NAVY E POUL JOI NUMMERE NAVY E POUL JOI NUMMERE PARTIE NAVE E PARTIE E P		VDN V.	
Print D BZF / FRANKS REF OR USE IN THE PROPERTY OF THE PROPER	BJ/MM	DESIGN:	HRUB PLAN
Pride Join NUMBER: 14-00 Pride Join NUMBER:	BJ/MM	DRAWN:	ANDOLAPE
Production Production Production RED Source: Production Reprint 2000 Reprint	1/16" = 1'0"	SCALE:	NINCOADE
Provide Section 2010 And a section of the section o	16.AUG.15	DATE:	RAWING TITLE:
PING JOS NUMBER: PLANTED SIZE I REMARKS EZ POT, ZSCM SZ POT, ZSCM SZ POT, ZSCM SZ POT, SZCM SZ			
PING JOB NUMBER: PLANTED SIZE I REIMARKS R2 POT, 250M R4 POT, 500M R4 POT, 500M R		NER SIZES SPECIFIED AS PER NAG FOR DELINED CONTANIER OR OPTIONAL REVIEW BY BETTUTIONAL REVIEW BY EXTUTIONAL SINGHTUTIONAL BE EXTIT DI OLI ANUSCAPE CEED BC LANDSCAPE	DSCAPE STANDARD, LATEST EDITION, CONTA ACCEPTABLE SIZES, "REFER TO SECUENCID DENERW MAKE FLAVIMATERUL ANULAUE, F E LOWER MANULAVA AND FRASER VALLEY." S UTION ST O THE SECUENCIDE MATERUL AUASPR TO SUBSTITUTE. SUBSTITUTIONS ARE SUB TERNALAND WORKWASHIP MIST MEET OR EX CERTIFIED DISEASE FREE NURSERY
PMG JOB NUMBER: PLANTED SIZE / REMARKS R2 PD1; ZSCM R2 PD1; ZSCM R2 PD1; ZSCM R3 PD1; BSCM R3 PD1; BSCM R4 PD1; JSCM R5 PD1; SICM R5 PD1; SICM PD1 SIGM PD1; JSCM PD1; JSCM PD1 SIGM P		#1 POT, 25CM #1 POT #1 POT, 25CM #1 POT, 20CM	NE'S COLD HARDY HOLLY FERN R HEATH, RED RN SWORD FERN N STRAWBERRY
PMG JOB NUMBER: PLANTED SIZE / REMARKS R2 POT, 350M R3 POT, 500M R3 POT, 500M R4 POT, 300M R4 POT, 300M R4 POT, 300M R4 POT, 300M R4 POT, 400M R4 POT, 500M R4 POT, 500M, 51/KED R4 POT, 500M, 51/KED R50M POT R60PT R60PT R50M POT R50M POT R50M POT R50M POT R50M POT		15CM POT #1 POT	LEAF FOAMFLOWER WHITE ARUM LILY
PMIG JOB NUMBER: PLANTED SIZE / FEIMARKS #2 POT; 25CM #2 POT; 25CM #3 POT; 50CM #3 POT; 50CM #1 POT	_	15CM POT #1 POT; 1 EYE #5CM POT	TEA HEUCHERELLA LAF HOSTA H LAVENDER; COMPACT; DEEP PURPLE CHA; YELLOW
PMG JOB NUMBER: PLANTED SIZE / REMARKS ////////////////////////////////////		#2 POT; 60CM; STAKED	NIVY
PMG JOB NUMBER: PLANTED SIZE / NEMARKS #2 PDT, 25CM #3 PDT, 55CM #3 PDT, 55CM #3 PDT, 55CM #2 PDT, 35CM #2 PDT, 35CM #2 PDT, 35CM #3 PDT, 55CM		邦 POT 邦 POT 邦 POT 邦 POT	ANICO APPANESE SECGE ANICOASE APPANESE FOREST GRASS AT GRASS GRASS GRASS
PIANTED SIZE / REIMARKS PLANTED SIZE / REIMARKS PZ POT, 250M 42 POT, 250M 43 POT, 500M 43 POT, 500M 44 POT, 500M 44 POT, 500M 44 POT, 500M 44 POT, 500M 44 POT, 500M 44 POT,		#3 POT; 50CM	
PMG JOB NUMBER: PLANTED SIZE/F NEMARKS R2 POT; 25CM R2 POT; 25CM R3 POT; 55CM R3 POT; 55CM R3 POT; 35CM R3 POT; 35CM R3 POT; 35CM R3 POT; 35CM R3 POT; 35CM R3 POT; 35CM		1.5M 8&B 1.2M HT: 8&B 2.5M HT: 8&B	D GREEN CEDAR
PMG JOB NUMBER: PLANTED SIZE / REMARKS F2 POT, 32CM #2 POT, 33CM #2 POT, 33CM #2 POT, 33CM #2 POT, 33CM		#2 POT; 30CM #2 POT; 40CM #3 POT; 60CM	I SKIMMIA ASH SPIRAEA I COMPACT LILAC
PMG JOB NUMBER: PLANTED SIZET REIMARKS R2 POT; SECM R3 POT; SECM R3 POT; SECM		#3 POT; 30CM #2 POT; 40CM	DENDRON; LIGHT PURPLE; MAY ND ROSE; PINK
PIANTED SIZE / REMARKS	-	#3 POT; 80CM #3 POT; 60CM #2 POT: 30CM	HYDRANGEA; RED A HYDRANGEA;DWARF SOMPACT
PMG JOB NUMBER: PLANTED SIZE I REMARKS	_	#2 POT; 25CM #2 POT; 25CM	RED-VIOLET EAF BOX
	16-061	IBER:	MONNAME



 11 Statistical Facility Reserves to Associate States
 12 Statistical Facility Reserves Transmissioners
 12 States and States States States States States
 12 States States States States States States States
 12 States States States States States States
 12 States States States States States
 12 States States States
 12 States States States
 12 States States
 12 States States
 12 States PART TWO SCOPE OF WORK 10 Final Pictoria To the resolvances of the BCC Londocope Standard. Buf or to 3.9, Picnis and Piceling. All pixels unstery. Provide proof of CarloRealites. 4. Organie Addition Connected compared purched in The regularisation of the ELE Landscope Structure AB extern and p coppieses The Annexed Gane Kan Pendech, Reverse Richard Schlas F. Perg, Stream Grynnia Theoryprovel. S Sande Chana, versional pange sand: In annel requirements of The NEL Landscops Standard. – 1953) HAADAL SECRETINGS & TURCHD BETALS, 2001 ndion, propertiky the Countiling Engineers of the Vol. medicine, and the Municus Engineer Bridge 2. B.C. Luchcage Studierd, 2021 rolling property by the B.C. Society of Luchcage 24 rolling in the Studiest Studiest and Analysia Studiest Analysi Studiest Analysia B stapier oci intégers of superiek body sold is preside polymerel itrology for all outsic-special encloid anotype for all such advisionity, is recens of Line we substations of sufficient declaration (a). The substational solution is a substational and an intervent and apol of its (collision for trained Dynam, its its coll of any intervent and intervent and apol of its (collision for trained Dynam, its its coll of any intervent and intervent and apol of its (collision for trained Dynam, its its coll of any intervent and its intervent and its and its intervent and its and its any intervent and its any intervent and its any intervent and its and Granis Maria Carlon In St. Landong al Jandon al Angolati Anno An Angola. Baye in Table Dia Jaka Handong Jangarang an Jangarang Hangang Hang Hangang Ha Collect and Organize of all debris and/or excess nationful from tankscipa operations. Norty par a forbe completed prior in frash scarptarez. A servel bet ave then we mothly tak for all proving points it be used as this days in Aroth and pay for heads yes the based on theiring headsy we proved by the theorem of the for. Defore group actions the trading headshift for restored agreent year to phonomic. But no is defined who the based on protects. Filer Fahrb: A non binding stable blanke' or other Filering neutrone that will silve the AnKCO 4555 or silvenale product pre-appeared by the Luxdocape Architect.) All work and superfoldences shall be performed by personel Roman Active By the appropriate author filter. Sed Rufer Is individual Brain Rock Denn, round, inert, durable, and have a machine arger Elien 1.982au analler fhan 1.15ma lefer loindeidual sections for specific warranties, rger than 2,5sm valler than 2,1sm and Sill Condined Carlest interior) 'ne Bank Hitch: 'Bana CVIT netwo Ferfitealand, kardı oliya arıf Taese, free of chunina and sticler, dasi nether, Fresh aranga in calaor kardı vali ba en jirdirel. GENERAL REQUIRE ense dag eller esterial necessary to complete the project os about as the drawings and described herein rine entracted in the bottnet Boomerts, the properties al the subgrade shall be the properties of the General Custoretine. Pracewood of proving softwar optimes of the subgrade by the Landscope Contractors. Any underlyand custorizations to the subgrade regional and the Landscope Custoretine. fering Lustane (wind Mapravid Af he start of valv with Decer's Representitive, She Experimented well waterere converses weeting is in period web and in verify the acceptability of the material access and general site conditions in the Canderape Contractor, Provide general general to volath úlfeirig fran Bair umhioch is Ha contract óranomtu nuúl tu pre-approved by He Landacque Architect. volat el product anapte er namétecterer's product description. el di sarrices belive pretendos vith vey vork. 1 Artisteti el agribarquedes. Gitan approvil fono Luebuspe Artisteti princ fo dosialleg fono the place ta right to test or re-test anderida. Costructor responsible to pay for testing it naturists to not need specification. (Caelract may upply. Confirm Scope of Mark at line of Inster. fizifers V web, mot certars to sil federal, provicted and tech statutes. Applices his and variananship for a minimu norma symptotics and other elements of the site foredupent asis and state, Unit Paring, sance flories of ult work, accurating of all subsitivities, d eleme Upon the declaration of Substantial Parlowance, ar Ladeapa kolket? Catrici vili he Over wel den the Ladeapa Asthet Is the disjustermene. Its Ladeapa Asthet i di donne 19 New genici i catfir catiloreari i hi gapan att specification. Catri Chenes Signet attains in arroys for the the thermitian of a expension. Canonisis includes attaina attaination. Its March to Asthetica Chenes Signet attains attaination of Genes Catria their is negative Asthetica on March to Asthetica Chenes Signet attaination of the Signet Asthetic ections in this specification. t ha requision of the holds of period, check for completion of devices. One completed, a Standar 'U' with himse there required. In termpletion of the wearwiry particle (or Tanetha after issuance of the Conflicte of Completion), review 40 wearwiry subsets and report planeautic. existing and where existing work is altered, ander good its as re stacká za tek nek sedy se neceszy živoji kis nozra i kis vol. Jinére d diritri avajíci tili vol. naj te data Nece Bi Livos. Innji Organization primi Nece and Starbard Star Starbard Star Starbard Star SYSTEM, 2048: Propered by the krigation Indextry Association of Bolish Colombia. stat damage. Da nat damp to 19~15X 51-115 9-25X nation 25X 3-16X 1-5X 6.9-1.9 9-5K deliners, plant counts, preparalisms of deficiency list, and recrementations for competition. economodation for the bounced of the Certificate of Congletion will be used to the Payment High Traffic Lawn Areas 2H Dry Height of Grewing ent Of Dry Meight of Total Growing that of work. of vaturbal not flee saliperfides. (Such as MAAVI 14.9 ML, catched 2014 1-55 10-100 1-5% 3-5% 1-SK ing undshuded cascillar. and a local and repair damage a the braved by the appropriate action files in Planting Areas and Plauters 20 liky from hadscope work. Repairs 9 - 75% nations 55% 13 - 20% 15 - 20% 4.5 - 65 9-2X 40-835 1-5X trigalies. A footaring on a proving and the proving of th 1 Toolsen
 3 Separat to condition of solid sectors and four fragments (London of Separat to condition of solid sectors and the information and sectors and the solid sectors and the sol 2 A pprivád kornier smal betinitalet is súčaste útoság bourdeten. Teder its pipuká kornée 3 isomables izrael ihrengit ve silike regulálne relación ar aza ce veder concar si izras is ke 4 isomábles izrael and construction márridat, or uzaružet anderáda vilika regulátika tettsák 4 3 LABOLUG (DAMAG) J. Ralaici Yurin Drewig nedaa ard Think Gradig, Grass area, Dress Syrchs av (Grandcu 1. Danas 3. Danas na poda je najvad je najvad na tegela, spoljada is Sanisa XI. Soving Meten Raph, Men. Neurojskog is isdani stata i kuling i rest, pograv 1. Danas poda je na je od naktela na be podage pod. Daga zdymich i statnik je na statem pod pod je na je od na u 3 Soling Proper to sensite first your series for helps set by performing the section chard below from the performance of the section of th CLASS 2 CLASS 2 2. Septy all syrving nadies shahters to require by us an item-memory analysis vision system. United water.
2.1 Throughly this register transitionic left the field depits if the proving sectors.
2.2 Special water any he required for vertures distantion. Rolte ite transing such if is instructions. 1 Septy all provide the second 3. Sand representation respect of provide networks for consulting project to an integrated proof. The French Tachabar. Society of provide networks, and a structure of project 20. Project proversion, Science of provide networks and a structure of pro-tage of the structure of the networks where the provide networks and 20. Society provides and international of propositional providencies. 20. A Society Provide and International Sciences and and a providencies. 20. A Society Provide and International Sciences and and a providencies. 20. Society Provides and International Sciences and Annual Sciences. 20. A Society Provide and International Sciences and Annual Sciences. 20. A Society Provide and International Sciences and Annual Sciences. 20. Society Provides and International Sciences and Annual Sciences. 20. Society Provides and International Sciences and Annual Sciences. 20. Society Provides and International Sciences and Annual Sciences. 20. Society Provides and International Sciences and Sciences and Annual Sciences. 20. Society Provides and International Sciences and Annual Sciences. 20. Society Provides and International Sciences and Sciences and Annual Sciences 2. Varionismis an Endon professionaria dongo, includional endor priority and endormal construction on hearing plant for constant endoprimeric professionaria and an endoprimeric plant priority and an endoprimeric plant for constant endoprimeric priority and an endoprimeric plant priority and a constraint and the design endo 20 Constraint and Constraint endoprimeric plant and endoprimeric plant priority and and and and and 20 Endoprimeric priority and endoprimeric plant and endoprimeric plant plant and and and and 20 Endoprimeric priority and endoprimeric plant and endoprimeric priority and endoprimeric plant and 20 Endoprimeric plant and endoprimeric plant and endoprimeric plant and endoprimeric plant and 20 Endoprimeric plant and endoprimeric plant and endoprimeric plant and endoprimeric plant and 20 Endoprimeric plant and endoprimeric plant and endoprimeric plant and endoprimeric plant and 20 Endoprimeric plant and endoprimeric plant and endoprimeric plant and endoprimeric plant and endoprimeric 20 Endoprimeric plant and endoprimeri plant and endoprimeric plant and endoprimeric plan ի թեր նույն և ունեց պայնուներությունը։ 91 21 հերասել ենչեց՝ անդես երենտես երենտեսու չէր ուսումնել է ունեն հետևությունը ես մինս երետ երետ երետությունը 21 հերասել ենչեց՝ անդես երենտեսու չէր ուսումներությունը են ուսումներում է որոնքներում է ունեց ենչել ես երետոստես է ունեց հատուններու ուսում արասեցին որոշիներ էր անդեստեսու չէր A fe not on branches or reads of reliabed irees without the approval of the Landscape Architect. 3 Su examinan, drah or service invades nor ony other damption shall be permitted within regetable the Lowiscope in Odit tot. es magnes es sue non 12 hoi tos as renovajo në subvost. Vin n qene der veto e bir qui na de sil reronadje te to Ladogi Dirade Xalion Diramettra i Reproduction bevosta i reconstructura francentement vina sherosfina di nakul bojike na Alve the Ladogi bendi Xalion diradi na vetoj the condens dore ville film ver ly te ĉime. J. Universitating value from all fielded gardes. Foreide a sanch, fire and even sorfice and anxious and microse gradeoils defined by the BL Landscope Standard. 3 Scally the other subgrade inset field prior to placing spraining network. Re-calling a shore value in radius for the place and a planting weak see soonly contacted that all planting over a soonly contacted and the planting over a soo 9. Menance by devices unsafely the using excitations of any the Salardia Oracia and a sequitibility to one, private used are not oncy in the same of a non-training oracle and a non-training oracle and a non-training oracle and a set of a non-training or a non-training oracle and a non-training or one. A non-training private analysis of a set of a non-training or a non-training and the non-training or a non-training or a non-training or a non-training or non-training or non-training or a non-training or a non-training or a non-training or a non-training or non-training or non-training or non-training the non-training or non-training or a non-training or non-training or non-training or non-training or non-training the non-training or non-training or non-training or non-training or non-training or non-training or non-training the non-training or no-training 2 – Genig Našee, Cenjiy vili Ratim 224, Saning Hofan, Hviz Is zalday, reprod m impaction of ing Mohild group, onl depite of a Leutrape Arabiect. 11 In municipalities Ferbher. Rifer is Secies 2.2.1 Narvide. Appi specified forther at raiss shown is the required still test. Appi with a nativoid specifier, for other 14 hours poler is society. Appi seperately free fore. Time d' Solitop de fine Joy tab le Ockey tol. Archer viriesion ny be debed as recerrent et Tab. Sed Soyip Control I në torikina et B.C. Lankinge Studier, Studien (M.C. Stader for Trigensi Sed. Spelling Studgenshy area Brite In Fahr 2 belev. its debris frez, clearing frez or it sub burning abali he permitted within regulation returbles areas. લ પ્રશ્નેવાર્ગેક્સ બોલ્ટ રાષ્ટ્રકે સાં પ્રથમો જાદીવર સ્તરૂ વિગ્રેક છે દક્ષો તેલું પશુપોર્ગીય બેલાઇલર્ટ (જ ગ્રાચ્કાપ પ્રાર્થીય) Linn, 18 wees mired in drividays as lives is whin derelopsed tables isolating loaderard grass Grass – public parks, behalfnik and isolitetikesk sifes Rough Grass Y AND FLACENENT reduct required for the pe chilact of completion of finish grade prior to placeseed of word, so i, plants or multinance of the Contract. Do not lasd, transport or spread gravit s. Apply al a ndarlen. Refer to physical barrier detail. If detail e elibis repetation retestion areas. a nay be obtained as concerned of the Landscape Architect. No. 2 Shandard Set hydroseeding Esality Grade No. 1 Precises me to bylaws. Plantone, Crit Mydia. sisting protes. ind is slaved. ieler fo Settion 24 for mothed. toften for growing median as dafined in Table Drs for the Jopen 10K. Au Mujer Speles Kolluky Nie fer son, Ferners for stee PARTICULAR CONTRACT. **prafices** mags. Do not exceed oath and lanes. piders area Son for the Nou Live to PART THREE SOFT LANDSCAPE DEVELOPMENT - CON 3.9 FLATTS AND FLANTING J. Conferent a planting layout as shown on Lundocape Plans. 3) Real signals channes 3) Real signals the text is survey of the keyly, color and for the bat as also as the Undergevicity of a grant ability and the second second second second as all the text of the second The Product Advances.
 The Product Advances
 The Product Adv 3) Maing china. Sa Maing china wantati by naviga nay tearst. Sat Aikan Aikan T.A. and T.A. and Mari Mari Mac Mang Mathid. 20) An in p. 200 Sing, and an an any supergring to the log La base with the 10° A grant grands during the state 20 Yorks. Supervision: An any supergring to the log La base with the 10° A grant grands during the state 20 Yorks. Supervision: An any supergring to the log La base with the 10° A grant grands during the state 20 Yorks. Supervision: An any supergring to the log La Base Walter and State State III and the transfer of the state 20 Yorks. Supervision: An any supergring the data for the log La D'A's The State. Supergring the state state is the state state in the state special for data for the state. 2) Parkaja Perkaja Pendara 20 Juni Uni men obekan birata janaki hide-rabed pendapatian (Erdaged lasar medita lipat Aukän ded ate er kidenta. Kani pit 20 Juni Uni Uni men obekan birata janaki hide rabed. Alter rabeda deta ci hina i terketuk operative tang ate para i mengen birata janaki mengen ate and tang ate birata. Dia birata ate birata ate birata ate birata 20 Tesheg birata janaki mengen ate and tang ate birata pendapati birata ate birata ate birata ate birata 20 Tesheg birata janaki mengen ate birata ate birata ate birata ate birata ate birata ate birata dia ateriata i tang fisik 20 Den birata birata dia birata ate birata ate birata dia birata ateriata ateriata ateriata ateriata ateriata 20 Den birata birata dia birata ateriata dia birata dia birata dia birata dia birata. 20 Den birata birata birata ateriata dia birata dia birata dia birata dia birata 20 Den birata birata birata ateriata dia birata dia birata dia birata dia birata. 31. Consider All The active shuts burnt is soure steps far (11 in sight of the nobal softs of the Vith of the nobal. Assoc the folded you is in the capital problet first organized. 2 Obtain typereral of Landscape ArtHited for Lapaci 3 Pade togs of bods with someth clean telinood force Schnikken av staden for Landoupe Archited pier en saket per sectifiedens is the specified natural. Ris-up 21 Adde within specified in schnikken if Stepspier is skitter for respect to schelblive.
 Schnikken an scholer in Schnekken Stepspier (scholers of Arababar); 7.1. Arendaling 21.1. Areas of speech but close the Lower Making and Proper Yakyy. Role in Fault Schokala for any extension of emails 22. Supply pool of the areal/Ality of the speecified plant entropic white 34 days of the worst of the Contract. . J. Review J.J. Review at the samets of supply und/or collection point do Maching S.T. Maching Janit's areas with an ensulance of eoch in Σ-1/2 – F (6) – Theol depth, Carlien ST: (Wheed Simeler Origi assert I reas in how areas, Inter 5 class regs. Franky SL. Die gewind is freshiver worstag Frenzise duite skipet i ruden. Prizeri lie akkeid Gerofer et Begleich, der und all Begleich. Um seig dem Abrg sock. Hiele dicht dem sek of is fre krive wille Unity so alde. Soge affeted erns su zueit frei Neurit Beweit dengel auferid. 3. Design (2014) picto 3.1. Provide pictoring pictor page 1.4. and pict configure, brack and the title of large first first the design from steps, and is first configure, and brack the normal state supervises type. Tably the concept pices of the state of pictor basis hall be. 2. Motive 2. Motive 3.1. Both Annual 3.1. Both Annual 3.2. Both Annual Scholar the specific and analysis and annual Annual Annual Annual Annual Annual Annual Annual 3.2. Both Annual 3.2. Both Annual Ann .16 Acceptrons .16.1 The establishment of all plant autorial in the resp Time of Practings
 Flash treat, solvate and groundcarrers only during periods that are summy successful adoptations of plants in their new location. si akultari prije antoji uzoji fina dopisi "Grino" for posić ne li pra atim ko trota ta konjolo, Brizata antojitarij totojani "Grano" for posić da 18 prati tim kolecija ta konjola na jedano posici prati p Producegie bestieft reports die sight hand alle Gebreich's reportability for awdre growigations (2.4 kit spieke, luid die sight harmon fehre until dukter growig auf hand alle gebreich solutionset, in the alle reportset for the solution with georgeals for plan autoissense websa auf prodet absorption solutionset, the galar reportset for the solution with discharaction autoissense has the formation and the solution for solution of the solution with discharaction autoissense and the solution of the galar leader that the solution of the solution of the solution of the solution of the solution in the solution for solution that is the solution of the solution of the solution of the solution and the solution of the solution in the solution that the solution of the solution in the solution that the solution of t teland lines. whether of any or all planling stock at the site. Caligar of trees is to be taken & ittend fraffrefing will be rejected thenical control. 24. The Configure and any set of the control of the Configure and any set of the Configure and any set of the Configure and the Configu A. She Review is publican for the improcesson at multi-analytical, all final programmers during the 32 methan attempted by the Contractors and a scalipsuled representative. Heletalic Casify with Part Two of His specification.
 For Hitters: To Marroyairesects of the ELL Londonge Standard. For antitions on Constantiation (Constantia) Specific a support policy for this working the loss for a second of "Colliditions" - selections is hyperiod, natificial rate for by loss for an access of the policy. The solid first is interpolicy of policy is a second of policy is a second of the policy of the solid policy of the policy of t b) Behesta et spesitore, Freigines av dies arbetet i rapit per stadi hall for gans in andreiden is trajet outers. Rapit out rithers, Rapit out rithers i tab its neure, Auge van its i person i passing our median if he soft. Appit i tab tek dank of the group species, Appit year outer and the soft appit of the the standard arbitrary of the soft of the soft outer and the soft outer and the standard arbitrary of the soft outer and the soft outer and the standard soft outer. It is soft outer and the soft outer arbitrary of the soft outer and the soft outer and the soft outer arbitrary outer arbitrary of the soft outer and the soft outer arbitrary ou Levels Consty with B. C. Landscape Sionshord, Section 16, Table 162, Hai s in the original accuss and its the original depths. all veeds from all areas all lets? once per namb blokes.

MQN Architects

©Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their

LANDSCAPE ARCHITECTS

CLIENT:

ite C100 - 4185 Still Creek Drive maby, British Columbia, V5C 6G9 604 294-0011 ; f: 604 294-0022

 8
 TANOV,22
 NGW STEPAW

 9
 TANOV,24
 NGW STEPAW

 9
 TANOV,24
 NGW STEPAW

 1
 TANOV,24
 NGW STEPAW

 5
 TACCT,20
 NGW STEPAW

 5
 TACCT,21
 NGW STEPAW

 4
 TASET,11
 NGW STEPAW

 2
 TASET,11
 NGW STEPAW

 2
 TASET,11
 NGW STEPAW

 1
 TALAC20
 NGW STEPAW
 RIPTION PR. MMR MR MR MR

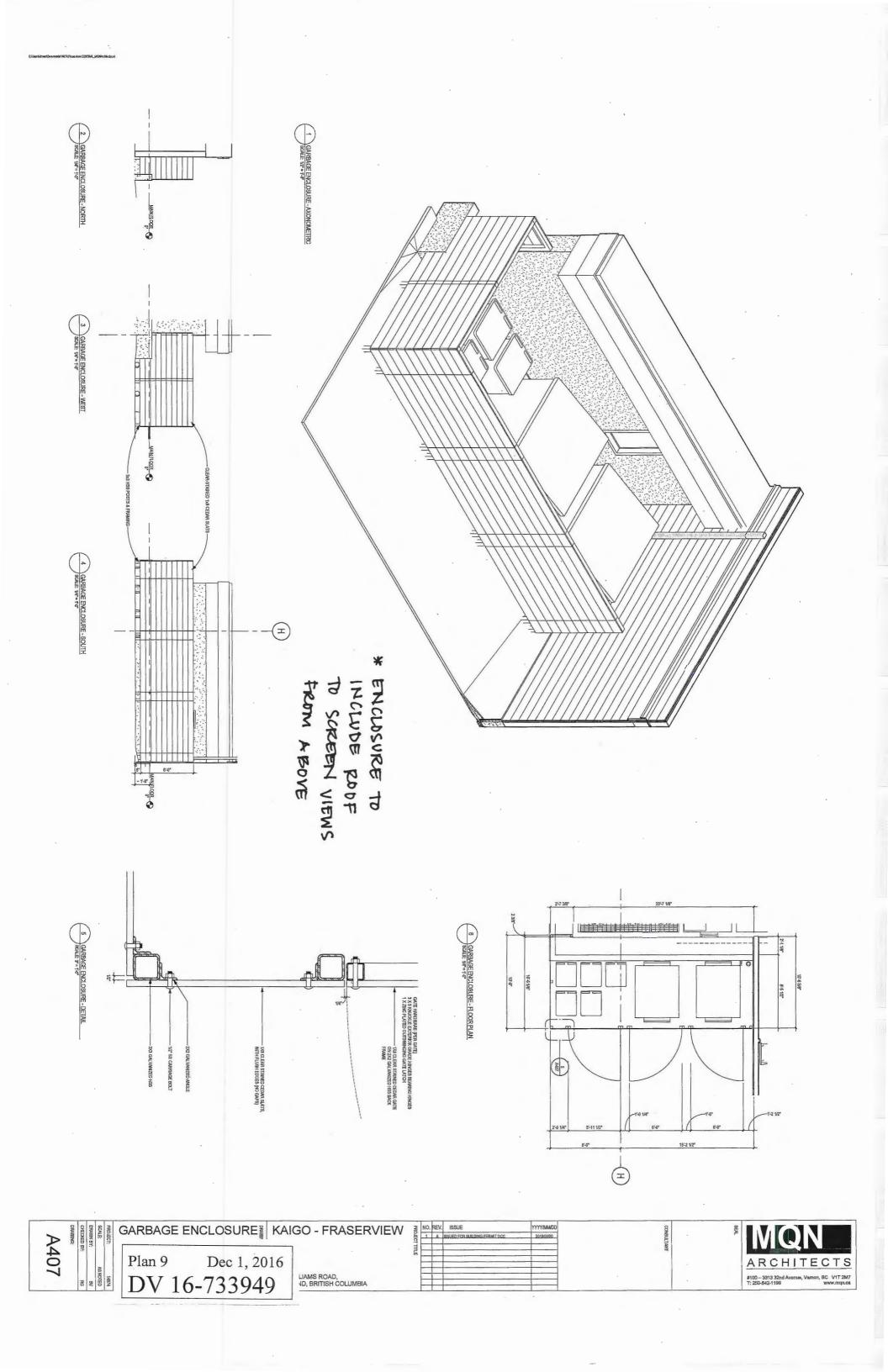
Williams Road & Gower Street RICHMOND, BC

KAIGO - FRASERVIEW

PROJECT:

SEAL:

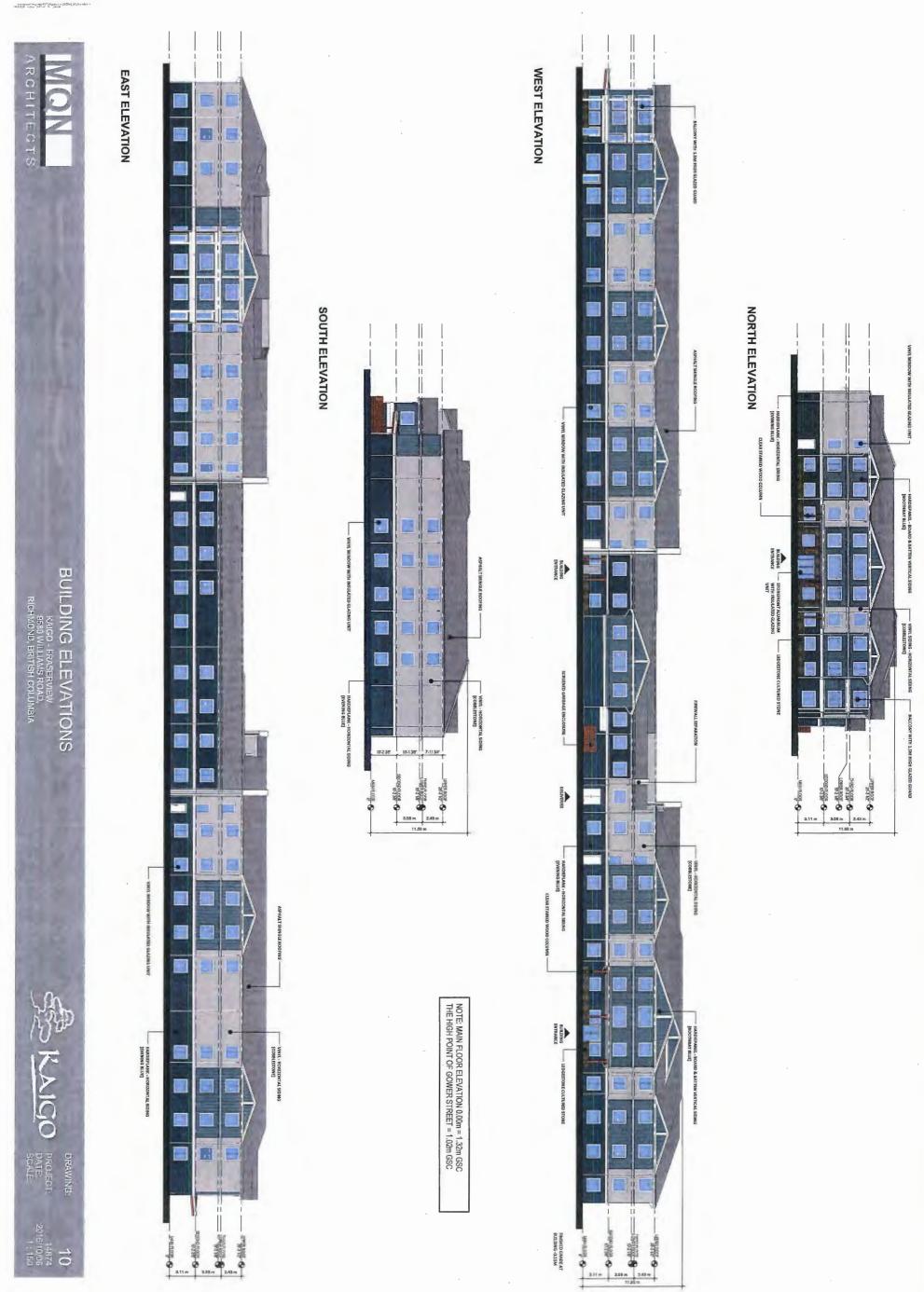
		PECIFICATIONS	WING TITLE	,				સમાત દેવાતા કુપ્ત (Spirk) half is resert d'ite stadie). You di presid a sta good fan die gebra to existend on the d'ite lege waren provident. Sond presis processes weit is earlier han halde school descent. Core to grannen facht das guas solicie in the sourced spars. The def regred, primer to def spinker GN. An inter sourced crue of lege and will be do primer to def spinker GN. An inter sourced crue of lege and will be do	rade in Chart I and Chart Specard wave Bit Lindong Khadeng Khalen S. Lindon 1994 ar vi his could a ser in Wale in Specara and add have security bind Adda or south an analysis of the Adda and the Specara and Adda and Adda or south and anno 2014 of Adda and a service presently the measure FJ propulsion before that and and a service presently the measure FJ propulsion before that and and an and and a service and and and and and the Adda and and a service present and and and and adda and white winity private pre 44 priors white. This syntaction additioned the median and and and and and and and and and a	Suppose we have experted in the Comparison of the Help 20 manufacture of the West Comparison of the West Comparison Comparison of the West Comparison of the Comparison of the West Comparison Comparison of the West Comparison of the Comparison of the Comparison Comparison of the West Comparison of the Comparison of the Comparison Comparison of the West Comparison of the Comparison of the Comparison Comparison of the Comparison of the Comparison of the Comparison Comparison of the Comparison of the Comparison of the Comparison Comparison of the Comparison of the Comparison of the Comparison Comparison of the Comparison of the Comparison of the Comparison Comparison of the Comparison of the Comparison of the Comparison Comparison of the Comparison of the Comparison of the Comparison Comparison of the Comparison of the Comparison of the Comparison of the Comparison Comparison of the Comparison of the Co	Annuel Loud Z. "Browner". He has a required by soil Configuration of the source function to have a housed to be and the top of the source function of the function of the source functi	r real, K. huilde Canto A. r real, K. huilde Canto A. e de var affection, and D. hu and A in paramite point. Next should be from other and the Control. Real house and experiment of an and the Ne and Science and Annual Annual Annual Annual Annual Annual Annual and Annual and U real Annual Annual Annual Annual Annual Annual Annual Al Mayne and Annual Annual Annual Annual Annual Annual Annual Annual Al Mayne and Annual Annual Annual Annual Annual Annual Annual Annual Annual Al Mayne and Annual Annual Al Mayne and Annual Annual Annual Annual Annual Annual Annual Annu	NT constrained and an analysis for a conditioned proving of from to resource as box random of the second second provide and a second pr
PMG PROJECT NUMBER:	Б	DRAWNE DESIGNE CHKD:	DATE 16AUG.15				•						
16-061	OF 5		Plan 8 DV 1	Dec 1, 2016 6-733949		·							











Plan 11 Dec 1, 2016 DV 16-733949 TO P. THT. ENT

2

ARCHITECTS

PERSPECTIVE VIEWS

KAIGO ERASERVIEW HICHMOND, BRITISH GOLUMBIA





PERSPECTIVE - NORTHWEST VIEW - MAIN ENTRY

3

9

E

H

H

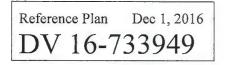
H

-



Reference Plan Dec 1, 2016 DV 16-733949







SECOND FLOOR PLAN

ARCHITECTS



N

Stor KAIGO



Reference Plan Dec 1, 2016 DV 16-733949

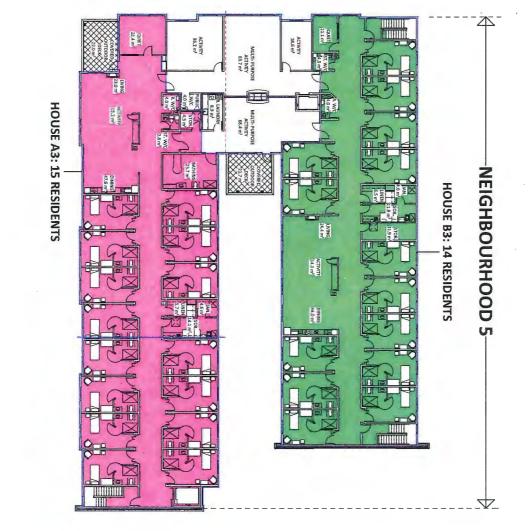


N KAIGO

SALE:

06 14874 2016/10/06 1.150

ARCHITECTS





N





Reference Plan Dec 1, 2016 DV 16-733949

