



Development Permit Panel

Council Chambers, City Hall
6911 No. 3 Road

Wednesday, October 28, 2020
3:30 p.m.

MINUTES

Motion to adopt the minutes of the Development Permit Panel meeting held on October 15, 2020.



1. **DEVELOPMENT PERMIT 19-872960**
(REDMS No. 6503736)

APPLICANT: 1137183 BC Ltd.

PROPERTY LOCATION: 22551 Westminster Highway

Director's Recommendations

That a Development Permit be issued which would:

1. *permit the construction of seven townhouse units at 22551 Westminster Highway on a site zoned "Town Housing (ZT11) – Hamilton"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to permit tandem parking spaces in all of the units.*



2. **DEVELOPMENT PERMIT 19-875398**
(REDMS No. 6484984)

APPLICANT: Spires Road Development Holdings Ltd.

PROPERTY LOCATION: 8671, 8691, 8711 and 8731 Spires Road

ITEM

Director's Recommendations

That a Development Permit be issued which would permit the construction of 22 townhouse units and two secondary suites at 8671, 8691, 8711 and 8731 Spires Road and the surplus portion of the Spires Road and Cook Crescent road allowance on a site zoned "Parking Structure Townhouses (RTP4)".



3. New Business

4. Date of Next Meeting: November 12, 2020

ADJOURNMENT



**Development Permit Panel
Thursday, October 15, 2020**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Cecilia Achiam, General Manager, Community Safety
John Irving, General Manager, Engineering and Public Works

The meeting was called to order at 3:30 p.m.

Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on September 30, 2020 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 19-855200
(REDMS No. 6521551)

APPLICANT: Oris (Dyke Road) Development Corp.
PROPERTY LOCATION: 6091 and 6111 Dyke Road

Development Permit Panel

Thursday, October 15, 2020

INTENT OF PERMIT:

1. Permit the construction of a mixed use development containing 13 dwelling units and approximately 128 m² (1,378 ft²) of commercial space at grade at 6091 and 6111 Dyke Road on a site zoned “Commercial Mixed Use – London Landing (Steveston)(ZMU 40)”; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to not require an on-site loading space.

Applicant's Comments

Paul Dmytriw, Oris Development Corp., provided a brief introduction to the project.

Greg Andrews, The Andrews Architects, Inc., with the aid of a visual presentation (copy on file, City Clerk's Office), provided background information on the proposed development including its site context, floor plans, and building elevations, highlighting the following:

- the form and character of the mixed use four-storey building respond to its location;
- the scale of the building is compatible with existing residential developments to the east and west of the subject site;
- the potential redevelopment of the adjacent property to the north has been considered in the design of the building;
- the building height and massing step down towards the east to provide an appropriate interface with the adjacent residential development to the east;
- on-site parking is located below grade and hidden from the street;
- a three-meter pedestrian walkway along the north property line is proposed to provide pedestrian connection to the courtyard area on the northeast corner of the site and will be part of a future widened public pathway that connects Dyke Road and Princess Street;
- two elevators are proposed to provide accessibility to the private roof decks of residential units underneath; and
- the residential units have been designed and sited to allow natural lighting and ventilation at least on two sides of the building.

Development Permit Panel

Thursday, October 15, 2020

Yiwen Ruan, PMG Landscape Architects, briefed the Panel on the main landscape features of the project, noting that (i) the landscape design for the project respects the environment and maximizes the view to Steveston Harbour to the south, (ii) low planting is proposed along the south edge of the building and only one tree will be installed at the southwest corner, (iii) a landscaped berm provides transition to the Streamside Protection and Enhancement Area (SPEA), (iv) saw cut concrete paving treatment is proposed along the west edge of the site, (v) a wood-looking paving treatment is proposed for the three-meter wide pedestrian walkway along the north property line, (vi) a terraced allan block retaining wall with picket fence on top is proposed along the eastern edge of the property, (vii) the common outdoor amenity area at the northeast portion of the site has been designed to allow maximum sun exposure and easy access for residents, (viii) the two play equipment within the common outdoor amenity area have multiple play values, and (ix) trees, shrubs and ornamental grass are proposed to be planted on-site.

In reply to an earlier query from the Panel, Mr. Dmytriw noted that the project's Qualified Environmental Professional (QEP) has advised that Pacific Willow trees will be planted on the SPEA in lieu of the proposed Black Cottonwood trees.

In reply to queries from the Panel, Mr. Andrews acknowledged that (i) the Black Cottonwood trees were originally proposed to be planted within the SPEA, (ii) surveillance for the courtyard area is provided by residential units along the west and south sides of the courtyard area that overlook the space, (iii) the north and east edges of the courtyard area face the walls of adjacent buildings, (iv) the proposed three-meter wide pedestrian walkway along the north edge of the site will be widened when the adjacent property to the north will redevelop in the future, (v) the applicant will consider the proposal to install a gate at the entrance to the pedestrian walkway along the north property line to provide security to the courtyard area, and (vi) the applicant will work with City staff to determine the appropriate size and number of Pacific Willow trees that will be planted on the SPEA in lieu of the Black Cottonwood trees.

In reply to a query from the Panel, Suzanne Smith, Program Manager, Development advised that there is a legal agreement secured through rezoning that the strata management will provide maintenance to the on-site SPEA/Riparian Management Area (RMA).

Development Permit Panel

Thursday, October 15, 2020

Staff Comments

Ms. Smith noted that (i) the restoration and enhancement works within the on-site SPEA/RMA was determined through the project's QEP report, (ii) restoration and enhancement works for the off-site SPEA/RMA located within the City's Dyke Road allowance are subject to the Servicing Agreement secured at rezoning, (iii) the Servicing Agreements associated with the project include road and frontage improvements along Dyke Road to the west of the subject site including construction of sidewalk, boulevard, and street lighting, (iv) there will be a future on-site public pedestrian walkway within the right-of-way along the north edge of the site, (v) a landscaped berm will be installed to secure and enclose the common outdoor amenity area, (vi) staff support the proposed variance to not require an on-site loading space as provision for a loading area lay-by will be incorporated into the Dyke Road frontage improvements to the west of the subject site and will be completed through a Servicing Agreement, and (vii) the proposed variance to not require an on-site loading space was identified at rezoning and no concerns were noted.

Gallery Comments

None.

Correspondence

Roy Oostergo, 503-6168 London Road ([Schedule 1](#))

Ms. Smith noted Mr. Oostergo's support for the provision of an off-site loading area lay-by for the project along Dyke Road; however, Mr. Oostergo expressed concern regarding the illegal commercial parking along Dyke Road. She added that there is an on-site loading space provided for the existing development to the west of the subject site.

Amanda and Rick Hansen, 401-13251 Princess St. ([Schedule 2](#))

Kathy Stoessl, 303-13251 Princess St. ([Schedule 3](#))

Diane and Derek Blackstock, 104-13251 Princess St. ([Schedule 4](#))

Angela Tsang, 13251 Princess St. (Nakade) ([Schedule 5](#))

Jacqui Oostergo, 6160/6168 London Road ([Schedule 6](#))

Liz Mangotich, 13251 Princess St. (Nakade) ([Schedule 7](#))

Ms. Smith noted that six pieces of public correspondence expressed a common concern regarding the proposed planting of black cottonwood trees on the SPEA as they pose potential health and safety risks to residents of neighbouring developments and could give rise to other concerns such as causing the clogging of window screens and air filters.

Development Permit Panel

Thursday, October 15, 2020

She further noted that in order to address the neighbouring residents' concerns, the project's QEP has advised that an alternative tree species is proposed (i.e., Pacific Willow tree) in lieu of the Black Cottonwood trees and that staff will work with the applicant to ensure that the project's landscape plan will be updated prior to Development Permit issuance.

Panel Discussion

The Panel expressed support for the project, noting that (i) the proposed size of residential units is family-friendly, (ii) the form and character of the building provides a good transition from the form and character of developments to the west of the subject site, and (iii) the architectural style of the building successfully breaks down the massing and fits well with its neighbourhood context.

Direction was then given to staff to work with the applicant to (i) finalize the change of tree species on the SPEA including their location and number, and (ii) clarify the responsibility for maintenance of on-site SPEA and the remaining SPEA located within the City's Dyke Road allowance prior to the application moving forward for Council consideration. In addition, direction was given to Planning staff to work with Engineering staff regarding the SPEA maintenance arrangements.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

- 1. permit the construction of a mixed use development containing 13 dwelling units and approximately 128 m² (1,378 ft²) of commercial space at grade at 6091 and 6111 Dyke Road on a site zoned "Commercial Mixed Use – London Landing (Steveston)(ZMU 40)"; and*
- 2. vary the provisions of Richmond Zoning Bylaw 8500 to not require an on-site loading space.*

CARRIED

2. DEVELOPMENT VARIANCE 19-872522

(REDMS No. 6471074 v. 2)

APPLICANT: The Andrews Architects Inc.

PROPERTY LOCATION: 8240 No. 5 Road

Development Permit Panel

Thursday, October 15, 2020

INTENT OF PERMIT:

Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum rear yard setback from 7.5 m to 0 m to permit the construction of an addition to the existing dormitory building at 8240 No. 5 Road on a site zoned “Assembly (ASY)”.

Applicant's Comments

Greg Andrews, The Andrews Architects, Inc., with the aid of a visual presentation (copy on file, City Clerk's Office), provided background information on the subject development variance permit application, highlighting the following:

- the east edge of the existing two-storey dormitory building sits on the boundary between the “Assembly (ASY)” and “Agriculture (AG1)” zones of the split-zoned property;
- the proposed addition to the existing dormitory building is located on two wings of the west side of the building and will increase the total number of bedrooms from four to six in order to accommodate additional resident nuns; and
- the proposed addition is consistent with the form and character of the existing dormitory building.

In reply to a query from the Panel, Mr. Andrews acknowledged that (i) the proposed addition will not increase the requested variance, (ii) there are currently three existing trees in the courtyard and the tree on the northern edge of the courtyard will be removed as it will be impacted by the addition to the dormitory building, and (iii) as much as possible, the other two existing trees in the courtyard will be retained.

Staff Comments

Joshua Reis, Program Manager, Development, noted that (i) the proposed addition to the existing dormitory building is consistent with the existing “Assembly (ASY)” zoning of the split-zoned property except for the proposed rear yard setback variance, (ii) the subject application is also consistent with the previous Agricultural Land Commission (ALC) non-farm use approval for the subject site, (iii) the “Agriculture (AG1)” zoned portion of the site is currently being farmed by the congregation, (iv) the property owners of the subject site have agreed to register a four-meter wide Statutory Right-of-Way (SRW) along the eastern edge of the property to provide for a future north-south farm access across the Backlands, as per City policy in the area, and (v) minor landscape changes are proposed by the applicant to improve pedestrian access to the subject site and are secured through the Development Permit process.

In reply to a query from the Panel, Mr. Reis confirmed that the SRW to be registered is located along the eastern edge of the property.

Gallery Comments

None.

Development Permit Panel
Thursday, October 15, 2020

Correspondence

None.

Panel Decision

It was moved and seconded

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum rear yard setback from 7.5 m to 0 m to permit the construction of an addition to the existing dormitory building at 8240 No. 5 Road on a site zoned "Assembly (ASY)".

CARRIED

3. DEVELOPMENT PERMIT 20-895384

(REDMS No. 6521966 v. 2)

APPLICANT: AJ Williams Architect Ltd.

PROPERTY LOCATION: 9751 Bridgeport Road

INTENT OF PERMIT:

Permit exterior renovations to the existing building at 9751 Bridgeport Road on a site zoned "Auto-Oriented Commercial (CA)".

Applicant's Comments

Brenda Jones, Stoeve Jones Design, provided background information on the subject application, noting that (i) the proposed exterior renovation for the existing building is intended to match the interior renovations already done, (ii) the existing stucco on the front elevation of the building would be repainted to visually break down the building into smaller components, (iii) the images on the front façade of the building will not be lit, and (iv) PVC wood finish planks are proposed for cladding of the front façade of the building.

Staff Comments

Mr. Reis noted that (i) the proposed exterior renovations are only limited to the front facade of the building, (ii) the applicant will voluntarily provide two additional bicycle parking racks for a total of eight new bicycle parking stalls on the site, (iii) staff have visited and reviewed the landscaping on the site and has been found to be in good condition and consistent with the original Development Permit for the site, and (iv) no proposed variances are associated with the subject application.

Gallery Comments

None.

Development Permit Panel
Thursday, October 15, 2020

Correspondence

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit exterior renovations to the existing building at 9751 Bridgeport Road on a site zoned "Auto-Oriented Commercial (CA)".

CARRIED

4. Date of Next Meeting: October 28, 2020

5. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:24 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 Thursday, October 15, 2020.

Joe Erceg
Chair

Rustico Agawin
Committee Clerk

From: Eng, Kevin
Sent: October 8, 2020 9:17 AM
To: 'Roy Oostergo'
Subject: RE: DP 19-855200

Hi Roy,

Thanks for email and comments provided on the variance request incorporated as part of the Development Permit application being considered at 6091/6111 Dyke Road. These off-site frontage works will be completed through a Servicing Agreement, which is a requirement of the previous rezoning and secures design and construction of all identified works (including the loading lay-by along Dyke Road).

As a follow-up to our phone call discussion, contact information is provided below for transportation staff to discuss your traffic related concerns in the area and information about the Construction Parking and Traffic Management Plan required for developments. Transportation staff have also been forwarded a copy of your email for review and follow-up.

- Traffic Operations Section – 604-204-8707; TrafOps@richmond.ca

As noted in our discussion, these emails will be provided to the City Clerk as public correspondence received for this Development Permit application.

Thank you for taking the time to provide your feedback to the City on this project.

Regards,
Kevin Eng
Planner 2, Policy Planning Department, City of Richmond
604-247-4626; keng@richmond.ca; www.richmond.ca

From: Roy Oostergo <roostergo@gmail.com>
Sent: October 5, 2020 1:52 PM
To: Eng, Kevin <KEng@richmond.ca>
Subject: Re: DP 19-855200

Kevin,

Thank you for your timely and detailed response! As discussed on our call just now, I am supportive of the request to move the commercial parking lay-by to a different location based on your explanation. However, I do wish to point out there is a current and pressing commercial traffic problem on Dyke Road already.

The current, limited supply of parking spaces on the west side of Dyke Road are regularly filled up by people fishing on the pier, visitors to The Pier condominium, and customers frequenting nearby businesses. There is no parking space currently restricted to commercial loading on Dyke Road. As such, large commercial trucks that supply local business, such as the Ember restaurant and Diplomat bakery, will often park in an unauthorized space along the road, blocking traffic in either the north-bound or south-bound lane.

This creates a very dangerous situation for vehicle and bicycle traffic, especially given the increased traffic volume noted on Dyke Road since improvements to the dyke and dyke visitor parking were recently completed. As such, I would encourage the City to require the Developer to complete the new frontage works, including the new commercial loading lay-by area, at an early stage of the overall development.

Thanks for the opportunity to provide this feedback.

Regards,

Roy Oostergo

On Oct 5, 2020, at 10:31 AM, Eng, Kevin <KEng@richmond.ca> wrote:

Hi Roy,

I'm well thanks and same to you.

The project will be proceeding to Development Permit Panel on October 15, 2020 for review and consideration. For access to information about the Development Permit Panel meeting date/time, agenda and accompanying staff report, please refer to the link below where this information can be accessed (note: I see that a preliminary agenda with staff reports has been posted on the City website):

- https://www.richmond.ca/cityhall/council/agendas/dpp/2020/101520p_agenda.htm

This project is required to get approval and issuance of a Development Permit from Council. The Development Permit Panel meeting is part of the process for the City to review these applications by the DP Panel for consideration (and if endorsed), move to the final stage of the Development Permit being forwarded to Richmond City Council for their consideration and decision. The Development Permit Panel is reviewing the entire project, which includes a request to vary the Richmond Zoning Bylaw 8500 requirements to not require an on-site loading space.

In relation to the requested variance, a loading area lay-by will be incorporated into the Dyke Road frontage upgrades to the west of the subject site that will be able to accommodate loading functions necessary to service this development. This loading area lay-by is being designed and constructed as part of this redevelopment and secured through an agreement via the previous rezoning application. At time of rezoning through the accompanying rezoning staff report, it was identified that a loading area lay-by would be incorporated into the frontage works and that there would be the inclusion of a request to vary the on-site loading space component through this Development Permit application.

The project consists of 13 residential dwelling units, which has been achieved without increasing the building area. The developer proposed the additional unit by taking one existing larger dwelling unit planned for in the rezoning and divided it into two dwelling units. In addition, the project complies with the required number of parking stalls in accordance with the Zoning Bylaw that includes the additional unit.

Through the Development Permit, there were refinements and additional design detailing to the overall architecture and landscaping for the project. These form and character aspects of the project revised through the Development Permit are consistent with the rezoning application.

I hope this email answers your questions.

FYI – your email and my response will be provided to the City Clerk as public correspondence received on this Development Permit application.

Regards,
Kevin Eng
Planner 2, Policy Planning Department, City of Richmond
604-247-4626; keng@richmond.ca; www.richmond.ca

From: Roy Oostergo <roostergo@gmail.com>
Sent: September 30, 2020 2:36 PM
To: Eng, Kevin <KEng@richmond.ca>
Subject: DP 19-855200

Hello Kevin, I hope this note finds you well during this challenging time!

We communicated several months ago regarding the above-noted DP. Today, I received a card indicating that the developer was going before the DPP to request a change to the on-site loading space requirement in the Bylaw. However, I also notice that the card indicates the development will now contain 13 dwelling units vs the 12 previously considered.

I see that the new package is not yet posted online in the DPP meetings section on Richmond.ca. Can you confirm when the new package will be available to download and review? Also can you confirm if the developer is seeking to increase the dwelling units to 13 also, and whether any other changes are contemplated?

Thanks very much!
Roy Oostergo
503-6168 London Road
Richmond BC V7E0C1
604-275-0276

Schedule 2 to the Minutes of the
Development Permit Panel
meeting held on Thursday,
October 15, 2020.

ON TABLE ITEM

Date: October 15, 2020
Meeting: DPP
Item: #1

From: Amanda Hansen <amaric5@icloud.com>
Sent: Wednesday, 14 October 2020 02:32 PM
To: CityClerk
Subject: DP 19-855200 Location: 6091 and 6111 Dyke Road Applicant: Oris (Dyke Road)
Development Corp.

We would like to ask that the potential planting of 6 black cottonwood as per DP 19-855200 staff report, be reconsidered. We live in the adjacent building "Nakade" 13251 Princess St. While the cottonwoods are lovely trees we currently suffer from excessive cotton flying (May through the end of June) onto our decks and causing allergic reactions for some of our family members. The idea that more cottonwood trees would be added to the numerous cottonwood trees across from us on the dyke is very concerning. We would appreciate a different tree be used.

Thank you for your consideration of this matter.

With Appreciation

Amanda and Rick Hansen Unit 401-13251 Princess St.



Schedule 3 to the Minutes of the
Development Permit Panel
meeting held on Thursday,
October 15, 2020.

ON TABLE ITEM

Date: October 15, 2020
Meeting: DPP
Item: #1

From: Kathy Stoessl <kstoessl@shaw.ca>
Sent: Wednesday, 14 October 2020 03:35 PM
To: CityClerk
Subject: PD panel meeting- Oct. 15, 2020, community input

RE: Project Details – 6111/6091 Dyke Road (DP 19-855200)

The details of this project specify that six black cottonwood trees are to be planted on the property. I am writing to request that the developer/landscaper consider an alternative to this type of tree.

There are currently several cottonwood trees on city land on the south side of Dyke road. These trees cause problems when the seeds are produced. As a resident in a south facing unit at the neighbouring property, Nakada, we get the full impact of these seeds. In addition to throat irritation and allergies, these seeds clog window screens and the intake filter on our heat exchange unit. When windows and doors are open, seeds gather like tumbleweed and float across our floors indoors. It is also unpleasant to use our deck during this period of time because of the snowstorm like abundance of seeds floating in the air.

I therefor strongly encourage the developer/landscaper to consider an alternative to the cottonwood trees. This is integral to the future enjoyment of all who live in this area.

Respectfully submitted for your consideration,

Kathy Stoessl
303-13251 Princess St.
Richmond, BC
V7E 3S1

Sent from my iPad



Schedule 4 to the Minutes of the
Development Permit Panel
meeting held on Thursday,
October 15, 2020.

ON TABLE ITEM

Date: October 15, 2020
Meeting: DPP
Item: #1

From: Diane Blackstock <dianelblackstock@gmail.com>
Sent: Wednesday, 14 October 2020 04:32 PM
To: CityClerk
Subject: Project DP 19-855200

To Whom It May Concern,

Re-DP Panel Meeting, October 15, 2020
6111/6091 Dyke Road
DP 10-855200

We wish to voice our strong objection to having 6 Black Cottonwood trees included in the landscaping plans for the development next door to us at 6111/6091 Dyke Road.

Cottonwood trees are known to be very allergenic. I had the understanding that Richmond was not going to plant anymore Cottonwood for this reason.

We, along with several other people who live in the London Landing area, suffer with allergy symptoms because of the Cottonwood that grow along the south side of Dyke Road, when their seeds and 'cotton' fly every year for 4-6 weeks from May to July. We are not able to enjoy the outdoors or sit on our deck during this time. We have a son who cannot visit during these weeks as well because of the flying cottonwood.

To have 6 more cottonwood trees next door to us is not acceptable. We expect there may be another species that would fit into the criteria of what can be planted in the Riparian Area.

As an aside to the allergy component, the cottonwood blocks the filters on our building ventilation system and clogs our gutters.

Please reconsider this for health reasons.

Thank you,
Diane and Derek Blackstock
104-13251 Princess Street
Richmond, BC
V7E 3S1

Sent from my iPad



Schedule 5 to the Minutes of the
Development Permit Panel
meeting held on Thursday,
October 15, 2020.

ON TABLE ITEM

Date: OCTOBER 15, 2020
Meeting: DPP
Item: # 1

From: Angela Tsang <aotsang@gmail.com>
Sent: October 14, 2020 9:45 PM
To: CityClerk
Subject: DP Panel Meeting - Oct 15, 2020 DP 19-855200: our concerns

Dear Sir/ Madam

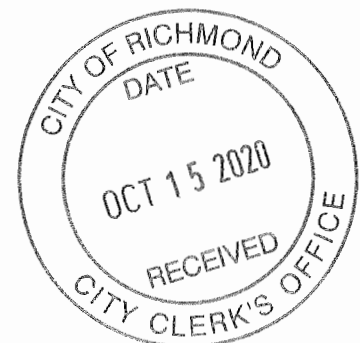
I am a Nakade residence and would like to submit my concern to the building project on 6111/6091 Dyke Road (DP19-855200).

My husband and I are concerned with planting 6 black cottonwood trees in the vicinity, 4 are slated to be on our property line with them in the Reparian Area (ditch). The other 2 are to the west closer to Dyke Road. One of our Nakade residence have confirmed with Parks that they are the same Cottonwood as across the street.

It is a major allergy concern to us since the existing cottonwood has been causing allergy symptoms in the early summer, 6 more could be overwhelming, I sincerely hope you can consider other alternatives beside cottonwood tree.

Thank you.

Sincerely,
Angela Tsang
Nakade residence
aotsang@gmail.com



Schedule 6 to the Minutes of the
Development Permit Panel
meeting held on Thursday,
October 15, 2020.

ON TABLE ITEM

Date: OCTOBER 15, 2020

Meeting: DPP

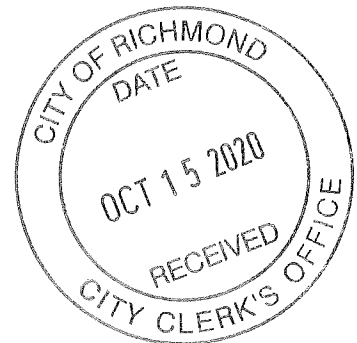
Item: # 1

From: jacqui oostergo <joostergo@me.com>
Sent: October 15, 2020 1:00 PM
To: CityClerk
Subject: Project details 6111/6091 Dyke Road for DP planning meeting

I was just informed that a planning meeting will be held today for the development of 6111 and 6091 dyke Road. On the DPP I see the lists of trees to be planted and then on Page 45 it lists the trees and they are different. I would strongly object to the planting of more Cottonwood trees in this area as they drop cotton for at least 8 weeks into our vents, decks, ramp and windows. This is a high level allergen (and the cotton is also flammable.)

Thank you for listening to our Strata's concerns.

Jacqui Oostergo
President - Strata Coucil of The Pier
6160/6168 London Road



Schedule 7 to the Minutes of the
Development Permit Panel
meeting held on Thursday,
October 15, 2020.

ON TABLE ITEM

Date: OCTOBER 15, 2020
Meeting: DPP
Item: # 1

From: Liz Mangotich <lizmango@shaw.ca>
Sent: October 15, 2020 1:22 PM
To: CityClerk
Subject: planned planting of 6 Black Cottonwood trees

RE: Project Details – 6111/6091 Dyke Road (DP 19-855200
Planting of 6 Cottonwood Trees

We moved into Nakade 3 years ago . There are several Cottonwood trees directly in front of our Nakade building on the opposite side of the street along Dyke Road.

In the last three yrs I have suffered terribly from allergies due these trees. They are KNOWN to be an allergen!!

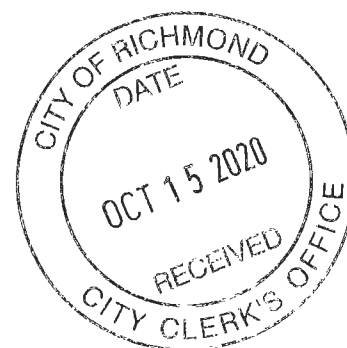
The literature on Cottonwoods specifically says " Did you know that : "You may notice your allergy symptoms get worse during the winter and spring, when cottonwood trees produce most of their pollen."³

Once the trees blooms, they leave the most incredible amount of mess that attaches to everything in sight .For months the pollen flies thru the air . Our deck, outdoor furniture, the roof and even on our window frames are covered with the stuff!

The other issue with planting all these tall and wide Cottonwood trees (grow up to 150 feet and 40 feet wide) at this new development is the fact that they will profoundly limit our view of the sunsets that we at Nakade all admire on a beautiful night . This will be forever lost !

Please consider planting trees that are beautiful to look at such as our BC dogwood trees.

Regards, Mrs. E. Mangotich





City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: October 7, 2020

From: Wayne Craig
Director, Development

File: DP 19-872960

Re: Application by 1137183 BC Ltd. for a Development Permit at
22551 Westminster Highway

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of seven townhouse units at 22551 Westminster Highway on a site zoned "Town Housing (ZT11) – Hamilton"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to permit tandem parking spaces in all of the units.

A handwritten signature in black ink, appearing to read "Wayne Craig", with a large, stylized flourish at the end.

Wayne Craig
Director, Development
(604-247-4625)

WC:jr
Att. 2

Staff Report

Origin

1137183 BC Ltd. (Dir. Davinder Singh Mander) has applied to the City of Richmond for permission to develop seven townhouse units at 22551 Westminster Highway with driveway access via 22571 Westminster Highway on a site zoned “Town Housing (ZT11) – Hamilton”. The site previously contained a single-family dwelling, which has been demolished.

The site is being rezoned from “Single Detached (RS1/F)” to “Town Housing (ZT11) – Hamilton” under Bylaw 9970 (RZ 18-800159), which was granted Third Reading at the Public Hearing held January 21, 2019.

A Servicing Agreement is required as a condition of Building Permit issuance and includes, but is not limited to, the following improvements:

- New 1.5 m wide sidewalk at the property line.
- New 1.5 m wide landscaped boulevard.
- Removal of the existing sidewalk and driveway crossing.

Development Information

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

Background

Development surrounding the subject site is as follows:

- To the north, three-storey townhouses with vehicle access from Westminster Highway. Vehicle access to the subject site is proposed via the internal drive aisle of this property.
- To the south, the road right-of-way (ROW) for Westminster Highway, owned by the Ministry of Transportation and Infrastructure.
- To the east, across Westminster Highway, three-storey townhouses with vehicle access from Windsor Court.
- To the west, McLean Neighbourhood Park, which includes a grass sports field, hard-surface courts, children's play equipment, open landscaped areas, and Richmond Fire Hall No. 5 (Hamilton).

Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage:

- Refinement of the proposed building form and architectural character.
- Refinement of the design of the outdoor amenity area, including choice of equipment, to create a safe and inviting environment for children's play and social activities.

- Review of aging-in-place features and the provision of one convertible unit.
- Review of a sustainability strategy for the development proposal, including measures to achieve BC Energy Step Code requirements.

Details on the above are provided in the Analysis section of this report.

The Public Hearing for the rezoning of this site was held on January 21, 2019. At the Public Hearing, the following concerns about rezoning the property were expressed:

- Concerns with the shared driveway access on 22571 Westminster Highway.
- Westminster Highway has become congested with the recent redevelopments.
- The crosswalk at Westminster Highway does not provide adequate safety for pedestrians.

Staff worked with the applicant to address these concerns in the following ways:

- The owner has had additional meetings with Strata Council of 22571 Westminster Highway to discuss future construction activities and the shared driveway access. Correspondence from the owner is provided in Attachment 2.
- The project has been reviewed by the City's Transportation Department, and the existing road network can accommodate the proposed development.
- The intersection of Westminster Highway and the Highway 91 overpass south of the development site is planned to be upgraded with a new pedestrian-activated traffic signal through the City Capital Works Plan. Work is anticipated to start in Q1 2021.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the "Town Housing (ZT11) – Hamilton" zone, except for the zoning variances noted below.

Zoning Compliance/Variations (staff comments in ***bold italics***)

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

- 1) Permit tandem parking spaces in all of the units.

This variance was identified at the rezoning stage. Staff supports the proposed variance as the tandem garages are consistent with the form of development in Hamilton, including the development immediately to the north, and are a direct response to the required Flood Construction Level. The crown of Westminster Highway in front of the development site is between 1.06 m and 1.40 m GSC, and the existing site grade is between 0.46 m and 1.4 m GSC. The required Flood Construction Level is 3.5 m GSC, therefore no habitable space can be located on the ground floor of the development. Tandem parking provides an efficient layout utilizing the full depth of the site.

Analysis

Conditions of Adjacency

- The site grade will match adjacent properties. Perimeter retaining walls are not proposed.
- The subject site shares a property line with McLean Neighbourhood Park. Residents would have direct access to the park via a gate at the northwest corner of the site. The south end of the park contains two large playgrounds, open grass areas, and treed areas.
- The proposed buildings have been located to provide a landscaped area between this development and the neighbouring townhouses to the north. The rear building (Building A) has a 1.33 m side yard setback, and is located adjacent to the neighbour's outdoor amenity area and visitor parking. The proposed walkway to McLean Neighbourhood Park is located within this setback. This provides a total 8.5 m building separation between the two properties.
- The front building (Building B) has a 4.63 m side yard setback, which contains the shared outdoor amenity area for the proposed development. The total building separation is 5.8 m.

Urban Design and Site Planning

- The development consists of seven three-storey townhouse units arranged on a central drive aisle, which is an extension of the existing drive aisle on 22571 Westminster Highway. The developer met with the neighbouring strata council prior to the Public Hearing on the zoning amendment bylaw, and has been in close contact during the demolition stage.
- The site plan responds to the geometry of the site, which has diagonal front and rear lot lines. Each unit steps back progressively, extending the sawtooth pattern of units established by the neighbouring development.
- Three units fronting Westminster Highway have direct pedestrian access to the sidewalk. The landscaped front yard includes a covered landing for weather protection. Additional private outdoor space is provided for each unit in the form of two balconies; one large balcony off of the second storey living room; and a recessed balcony off of a third storey bedroom.
- The four rear units have pedestrian access from the drive aisle. The backyards are landscaped and include a large patio. Additional private outdoor space is provided in the same manner as the front units with two balconies for each unit.
- In addition to the driveway access on the north side of the site, two pedestrian paths are proposed on the north and south side of the site, allowing pedestrian access from Westminster Highway to the site without relying on the neighbours' driveway.
- Each unit has a garage containing two vehicle parking spaces in a tandem arrangement and two Class 1 bicycle parking spaces. Two visitor vehicle parking stalls are proposed at the south end of the drive aisle, and two Class 2 bicycle parking stalls are proposed in the shared outdoor amenity area.

Architectural Form and Character

- The proposed development mimics the pattern and rhythm of the neighbouring townhouse units to the north without replicating the design. The material palette complements the immediate neighbours, and includes hardie siding in two board widths, hardie panels, wood trim, and black asphalt shingles.

- Gable roofs reinforce the low-rise residential character of the development, while shed roofs provide a contrasting element above the third-storey window projections. A skirt roof is provided on the west elevation of each building between the second and third storeys to break up the vertical massing.
- Hardie boards in a dark grey colour are used on the two bottom storeys, whereas the upper storey is clad in narrower hardie boards in a lighter tone.

Landscape Design and Open Space Design

- At rezoning stage, staff supported the applicant's proposal to remove and replace eight on-site trees due to their poor condition, which would require 16 replacement trees based on the 2:1 replacement ratio contained in the OCP.
- The proposed 16 replacement trees include a variety of deciduous and coniferous species.
- Each dwelling unit has a private outdoor space at grade and two balconies.
- The front units have landscaped front yards, each of which includes lawn, shrubs, and a Dogwood tree. Rear units have landscaped rear yards, each of which includes a patio, lawn, shrubs, and either a Katsura or Japanese Snowbell tree.
- A second storey balcony is located off of the living space at the rear of each unit, and a third storey balcony is located off of the bedroom at the front of each unit. The second storey balconies are larger, as they will likely be the principal outdoor space for each unit given the lack of living space at grade.
- The primary shared outdoor amenity area is located at the north of the site, between the drive aisle and the sidewalk. A 1.5 m wide pedestrian pathway is proposed allowing direct access from the site to the sidewalk. The programming of the outdoor amenity area includes a play area, small lawn, and a bench. The visitor bike parking and mailbox are also located in this area. The programming is focused on providing play and socialization opportunities for toddlers and their guardians, as more robust play equipment for older children is located adjacent to the site in McLean Neighbourhood Park.
- A second shared outdoor amenity area is located at the south end of the site, which also includes a pedestrian pathway allowing direct access to the sidewalk. This area includes three raised garden plots, hose bib, and potting table, allowing residents an opportunity to engage in urban agriculture.
- The drive aisle is predominantly asphalt with concrete curbs. Contrasting permeable pavers are used at the site entry beside the shared amenity area, and at the terminus and visitor parking stalls. A variety of shrubs and grasses are provided between the driveway aprons and unit entries to break up the paved surfaces, provide visual interest, and buffer the pedestrian and vehicle circulation routes.
- A Landscape Security in the amount of \$61,966.58 is required prior to Development Permit issuance to ensure that the agreed upon landscaping works are installed.

Crime Prevention Through Environmental Design

- A 1.8 m (6 ft.) wood fence is proposed around the perimeter of the property for privacy and security. The fence within the front yard will be 1.0 m (3.5 ft.) tall to provide clear sightlines from the units to the sidewalk while maintaining separation of the public and private realms.
- Pedestrian site access is controlled via gates at each of the walkways to the unit entries, the shared outdoor amenity area, the south visitor parking stall, and McLean Neighbourhood Park.

- The mailbox is located in the shared outdoor amenity area and is covered but not enclosed, maintaining visibility.

Accessible Housing

- The proposed development includes one convertible unit (Proposed Unit 5) that is designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of this unit will require installation of a vertical lift in the stacked closet spaces on each floor.
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
 - Stairwell hand rails.
 - Lever-type handles for plumbing fixtures and door handles.
 - Solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

Sustainability

- This development is expected to achieve Step 3 of the BC Energy Step Code for Part 9 buildings.
- 100% of the residential parking spaces are provided with Class 2 EV charging, as per Richmond Zoning Bylaw 8500.

Conclusions

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



Jordan Rockerbie
Planner 1
(604-276-4092)

JR:blg

Attachment 1: Development Application Data Sheet

Attachment 2: Letter from the Owner

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

- Final adoption of Richmond Zoning Bylaw 8500 Amendment Bylaw 9970.
- Receipt of a Letter-of-Credit or cash security for landscaping in the amount of \$61,966.58.

NOTE: staff to ensure that landscape estimates include a 10% contingency cost.

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

- 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.

- Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Development Permit processes.
- 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.
- Enter into a Servicing Agreement for the design and construction of the required frontage and site servicing works. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Service Agreement.

**DP 19-872960****Attachment 1**Address: 22551 Westminster HighwayApplicant: 1137183 BC Ltd.Owner: 1137183 BC Ltd.Planning Area(s): HamiltonFloor Area Gross: 1,105 m² (11,895 ft²)Floor Area Net: 707.3 m² (7,613 ft²)

	Existing	Proposed
Site Area:	1,179 m ² (12,690 ft ²)	No change
Land Uses:	Single-family dwelling	Townhouse dwellings
OCP Designation:	Neighbourhood Residential	No change
Hamilton Area Plan Designation:	Neighbourhood Residential (Townhouse 0.75 FAR)	No change
Zoning:	Single Detached (RS1/F)	Town Housing (ZT11) – Hamilton
Number of Units:	1 single-family dwelling	7 townhouse dwellings

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.60 FAR	0.60 FAR	None permitted
Lot Coverage:	Buildings: Max. 35% Non-porous Surfaces: N/A Landscaping: N/A	Buildings: 35% Non-porous Surfaces: 62.15% Landscaping: 25%	None
Setback – Front Yard:	Min. 6.0 m	6.0 m	None
Setback – North Side Yard:	Min. 0 m	1.33 m	None
Setback – South Side Yard:	Min. 0 m	3.46 m	None
Setback – Rear Yard:	Min. 0 m	5.44 m	None
Height (m):	Max. 10.6 m	9.99 m	None
Off-street Parking Spaces – Resident/Visitor:	2 R and 0.2 V per unit	2 R and 0.28 V per unit	None
Total off-street Spaces:	14 R and 2 V	14 R and 2 V	None
Tandem Parking Spaces:	Max. 50%	100% (i.e. 14 spaces)	Variance Requested
Amenity Space – Indoor:	Min. 50 m ²	Cash-in-lieu	None
Amenity Space – Outdoor:	Min. 6.0 m ² per unit (i.e. 42 m ²)	67.7 m ²	None

Rockerbie, Jordan

From: Dave Mander <dave@imperialsecurity.ca>
Sent: Wednesday, 7 October 2020 13:35
To: Rockerbie, Jordan; Eric Law
Cc: ramankooner@gmail.com
Subject: Re: DP Application at 22551 Westminster Highway (DP 19-872960) - reply

Hi Jordan,

I've had ongoing contact with the strata president at 22571 Westminster Hwy, Tracy Lowe (maiden name Eng). Here is a summary of our conversation to date:

- We'll be installing a new fence line between the properties upon completion of the development at the developers cost.
- The developer will ensure no heavy construction traffic passes through 22571 Westminster Hwy without prior authorization.
- The developer will obtain a quotation to repair the slanted asphalt along the property line at 22571 Westminster Hwy. For our mutual benefit, the developer has agreed to split the cost of the repair (up to \$2,000).
- The developer has agreed to pressure wash any construction dust/dirt from 22571 Westminster Hwy at the developers cost.

Feel free to contact me if you have any questions. Thanks Jordan.

Dave Mander
1137183 BC Ltd
Suite 2255-4871 Shell Road
Richmond BC V6X 3Z6
604-836-0511



City of Richmond

Development Permit

No. DP 19-872960

To the Holder: 1137183 BC LTD.
Property Address: 22551 WESTMINSTER HIGHWAY
Address: #216 - 288 WEST 8TH AVENUE
VANCOUVER, BC V5Y 1N5

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to permit tandem parking spaces in all the units.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #13 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$61,966.58 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit
No. DP 19-872960

To the Holder: 1137183 BC LTD.
Property Address: 22551 WESTMINSTER HIGHWAY
Address: #216 - 288 WEST 8TH AVENUE
VANCOUVER, BC V5Y 1N5

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR

	ISSUED	
1.	2019.09.12	FOR DEVELOPMENT PERMIT APPLICATION
2.	2019.04.30	FOR CITY COMMENT
3.	2019.06.22	FOR CITY REVIEW
4.	2019.09.25	FOR CITY REVIEW

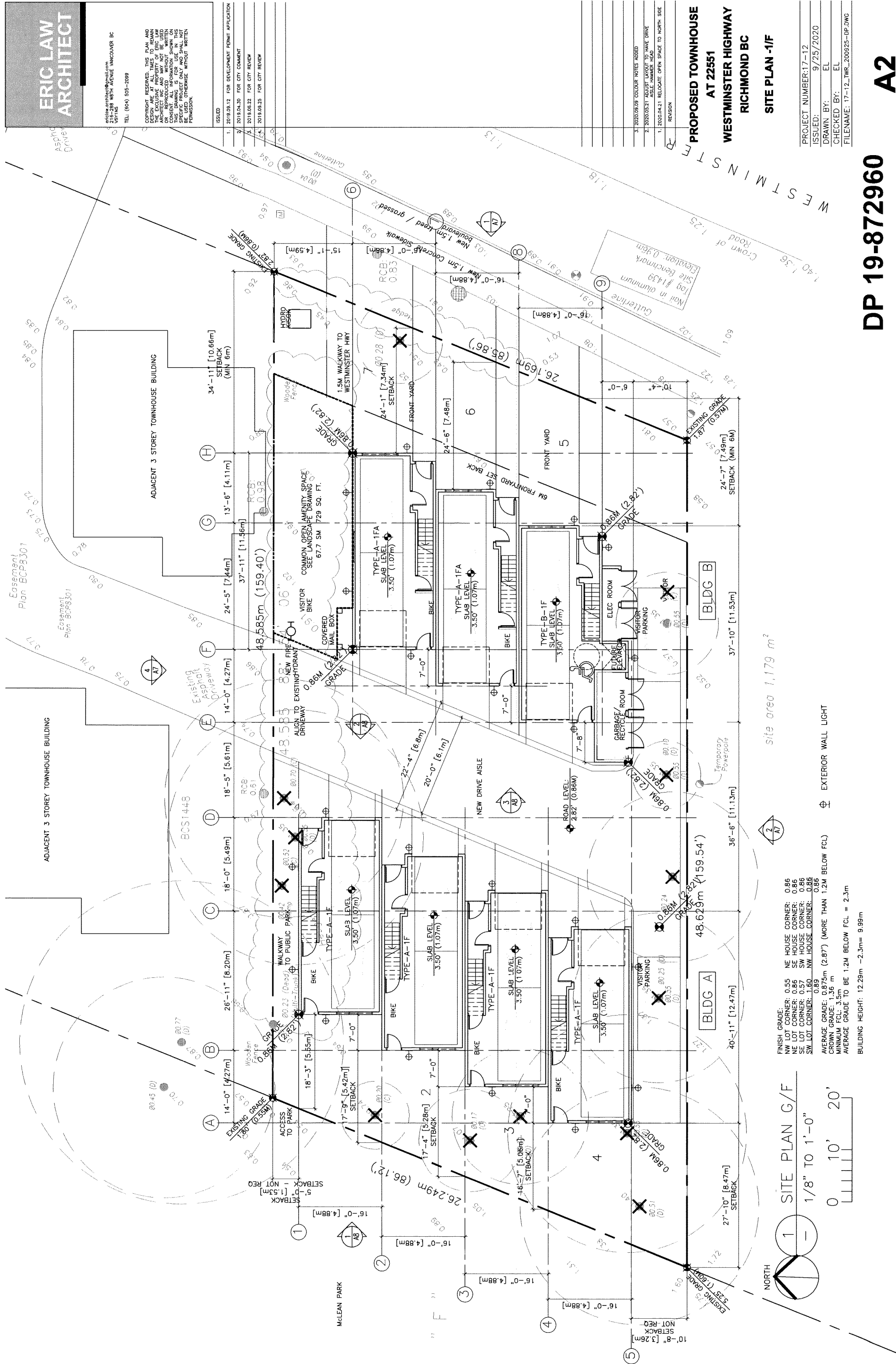
3.	2020.09.09	COLOUR NOTES ADDED
2.	2020.05.21	ADJUST LAYOUT TO HAVE DRIVE ASLE HAMMER HEAD
1.	2020.04.21	RELOCATE OPEN SPACE TO NORTH SIDE
		REVISION

**PROPOSED TOWNHOUSE
AT 22551
WESTMINSTER HIGHWAY
RICHMOND BC
SITE PLAN -1/F**

PROJECT NUMBER: 17-12
ISSUED: 9/25/2020
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 17-12_TWR_200325-dp.DWG

DP 19-872960
PLAN 2

DEVELOPMENT PERMIT



ISSUED
1. 2019.09.12 FOR DEVELOPMENT PERMIT APPLICATION
2. 2019.04.30 FOR CITY COMMENT
3. 2019.05.22 FOR CITY REVIEW
4. 2019.09.25 FOR CITY REVIEW

REVISION
3. 2020.09.09 COLOUR NOTES ADDED
2. 2020.03.21 ADJUST LAYOUT TO HAVE DRIVE AISLE HAMMER HEAD
1. 2020.04.21 RELOCATE OPEN SPACE TO NORTH SIDE

PROPOSED TOWNHOUSE
AT 22551
WESTMINSTER HIGHWAY
RICHMOND BC
PARKING PLAN

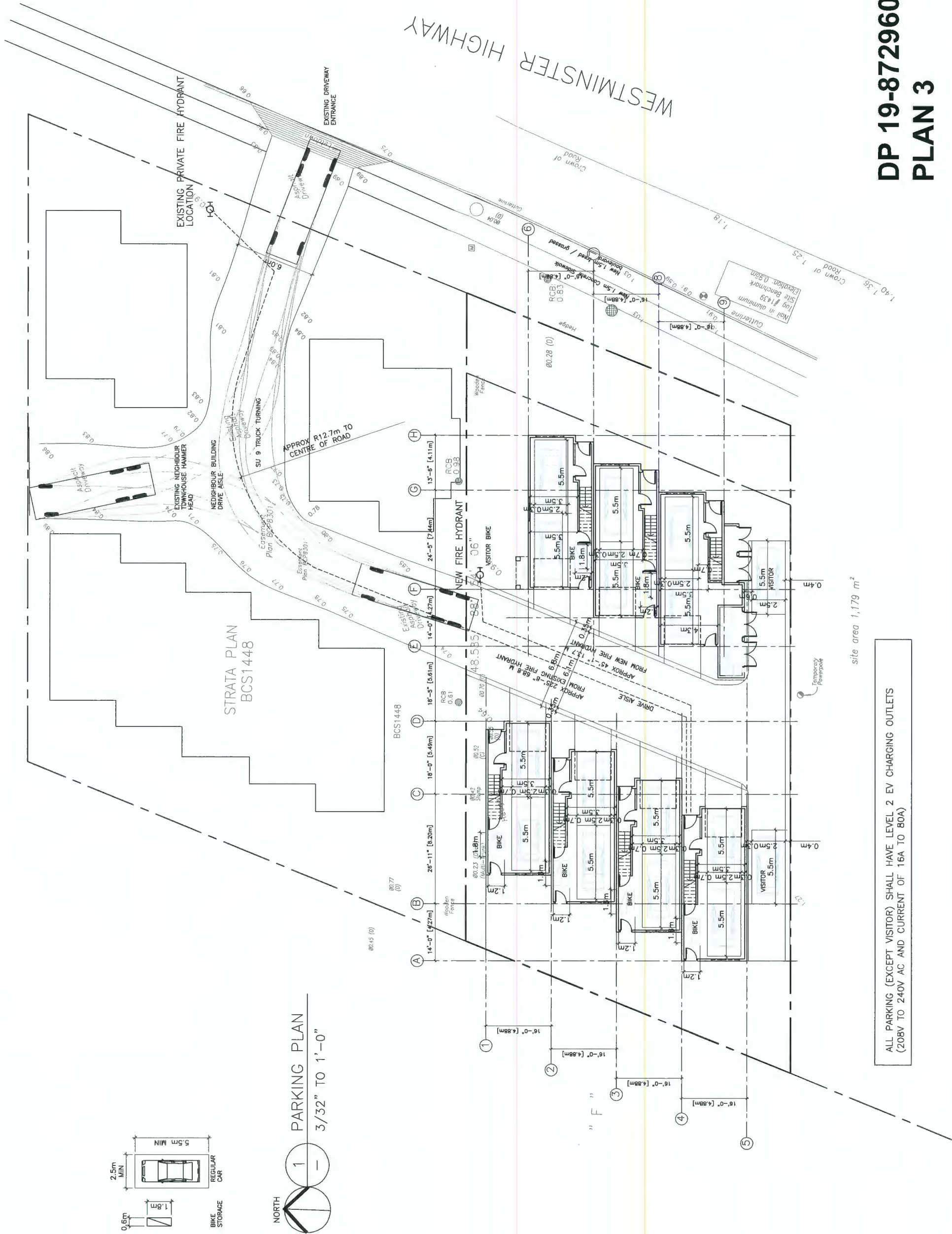
PROJECT NUMBER: 17-12
ISSUED: 9/25/2020
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 17-12_TWR_200925-DP.DWG

DP 19-872960
PLAN 3

ALL PARKING (EXCEPT VISITOR) SHALL HAVE LEVEL 2 EV CHARGING OUTLETS
(208V TO 240V AC AND CURRENT OF 16A TO 80A)

A2A

site area 1,179 m²



ERIC LAW
ARCHITECT

eric.law.architect@gmail.com
200 WEST 10TH AVENUE VANCOUVER BC
V6T 1A5
TEL: (604) 505-2099

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	3.	2019.06.22	FOR CITY REVIEW
	4.	2019.09.25	FOR CITY REVIEW

3.	2020.09.09	COLOR NOTES ADDED
2.	2020.03.21	ADJUST LAYOUT TO HAVE DRIVE ADJACENT HAMMER HEAD
1.	2020.04.21	RELOCATE OPEN SPACE TO NORTH SIDE
REVISION		

PROPOSED TOWNHOUSE
AT 22551
WESTMINSTER HIGHWAY
RICHMOND BC

SITE PLAN -2/F-3F

PROJECT NUMBER:	17-12
ISSUED:	9/25/2020
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CHECKED BY:	EL
FILENAME:	17-12_TWR_200925-0P.DWG

A3

DP 19-872960
PLAN 4

DEVELOPMENT PERMIT

The figure consists of two architectural site plans, one for the 3rd floor (top) and one for the 2nd floor (bottom). Both plans are oriented with a north arrow pointing towards the top right. The plans show a grid of units with dimensions in feet and inches, and meters. Units are labeled 'TYPE-A-3F', 'TYPE-B-3F', 'TYPE-A-2F', and 'TYPE-B-2F'. A 'FUTURE ELEVATOR' is indicated. The plan includes a north arrow and a scale of 1/8" TO 1'-0". The overall dimensions of the site are 48.585m (159.40') by 48.629m (159.54').

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4. 2019.09.25 FOR CITY REVIEW

1 SITE PLAN ROOF PLAN
1/8" TO 1'-0"

BLDGC B

BLDGC A

REVISION
3. 2020.09.09 COLOUR NOTES ADDED
2. 2020.05.21 ADJUST LAYOUT TO HAVE DRIVE ASLE HAMMER HEAD
1. 2020.04.21 RELOCATE OPEN SPACE TO NORTH SIDE

PROPOSED TOWNHOUSE
AT 22551

WESTMINSTER HIGHWAY
RICHMOND BC

SITE PLAN -ROOF PLAN

PROJECT NUMBER:17-12
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FILENAME: 17-12_TWR_200925-DP.DWG

DP 19-872960
PLAN 5

A4

DEVELOPMENT PERMIT

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1.	2019.09.12 FOR DEVELOPMENT PERMIT APPLICATION
2.	2019.04.30 FOR CITY COMMENT
3.	2019.06.22 FOR CITY REVIEW
4.	2019.09.25 FOR CITY REVIEW

3.	2020.09.09	COLOUR NOTES ADDED
2.	2020.05.21	ADJUST LAYOUT TO HAVE DRIVE AISLE HAMMER HEAD
1.	2020.04.21	RELOCATE OPEN SPACE TO NORTH SIDE
		RFM/SM

ELEVATIONS

PROJECT NUMBER: 17-12
ISSUED: 9/25/2020
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 17-12_TWR_200925-DP.DWG

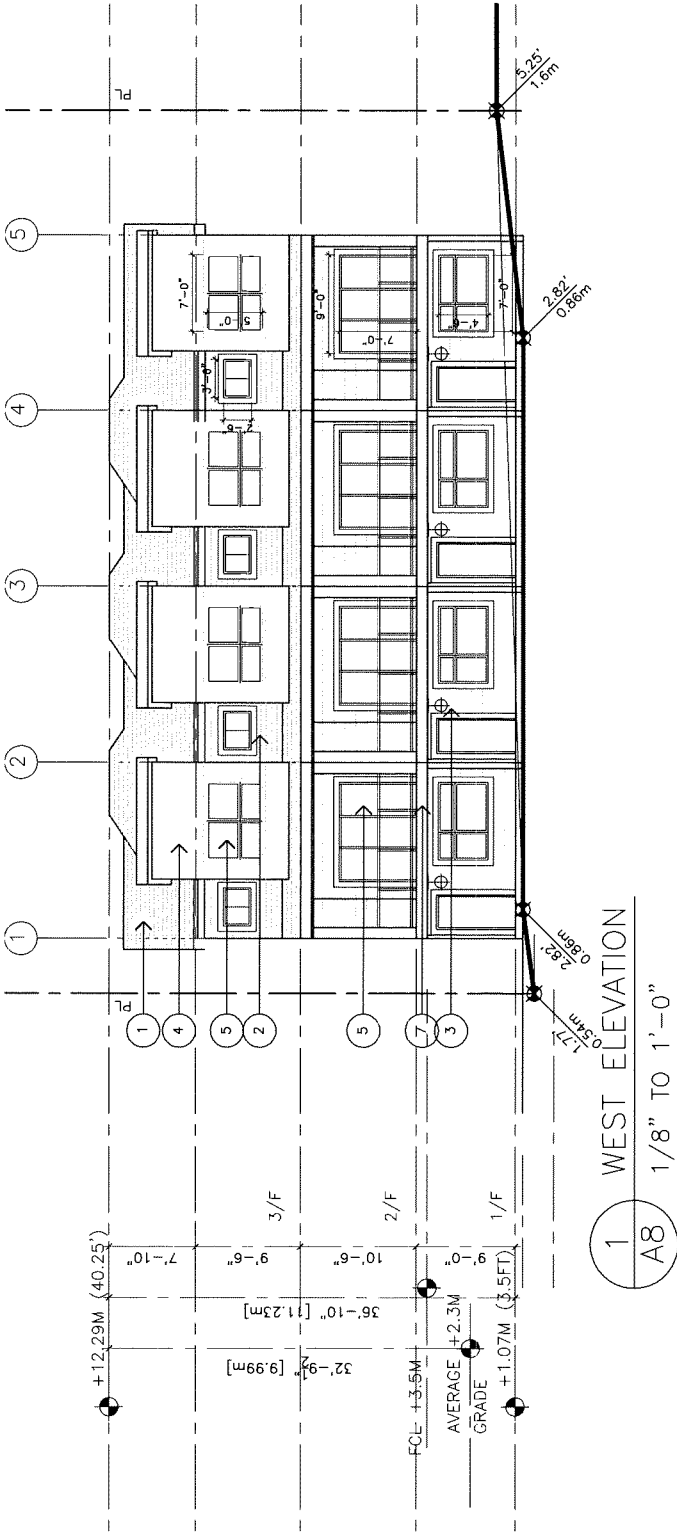


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TEL: (604) 595-2099

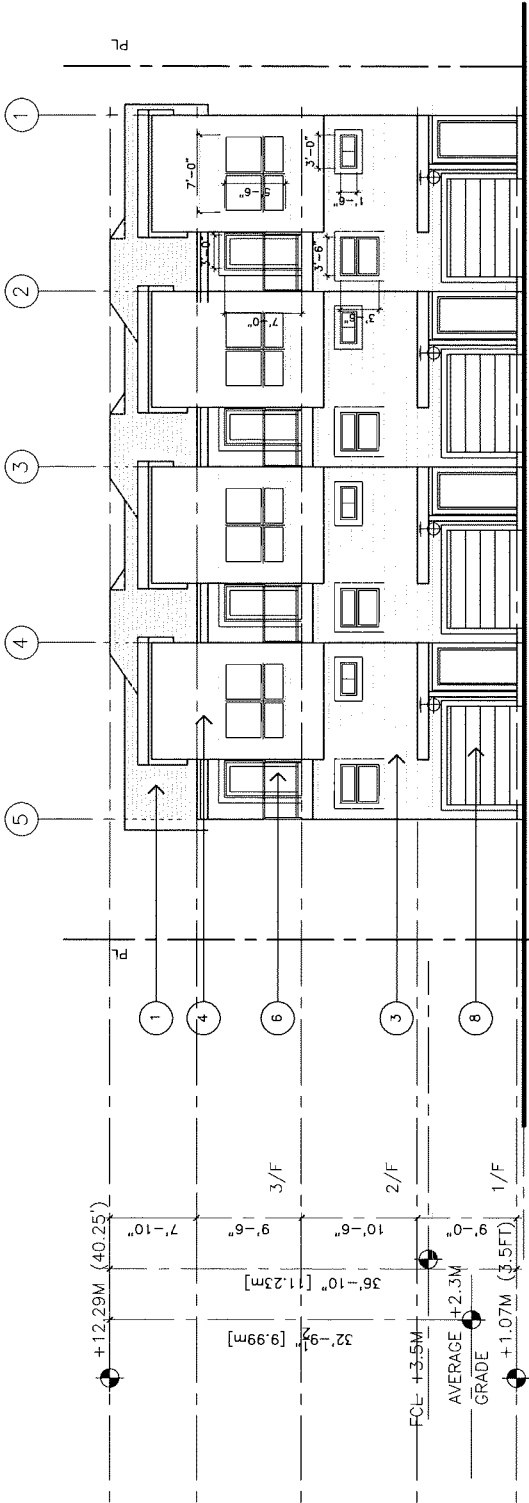
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3. 2019.06.22 FOR CITY REVIEW
4. 2019.09.25 FOR CITY REVIEW



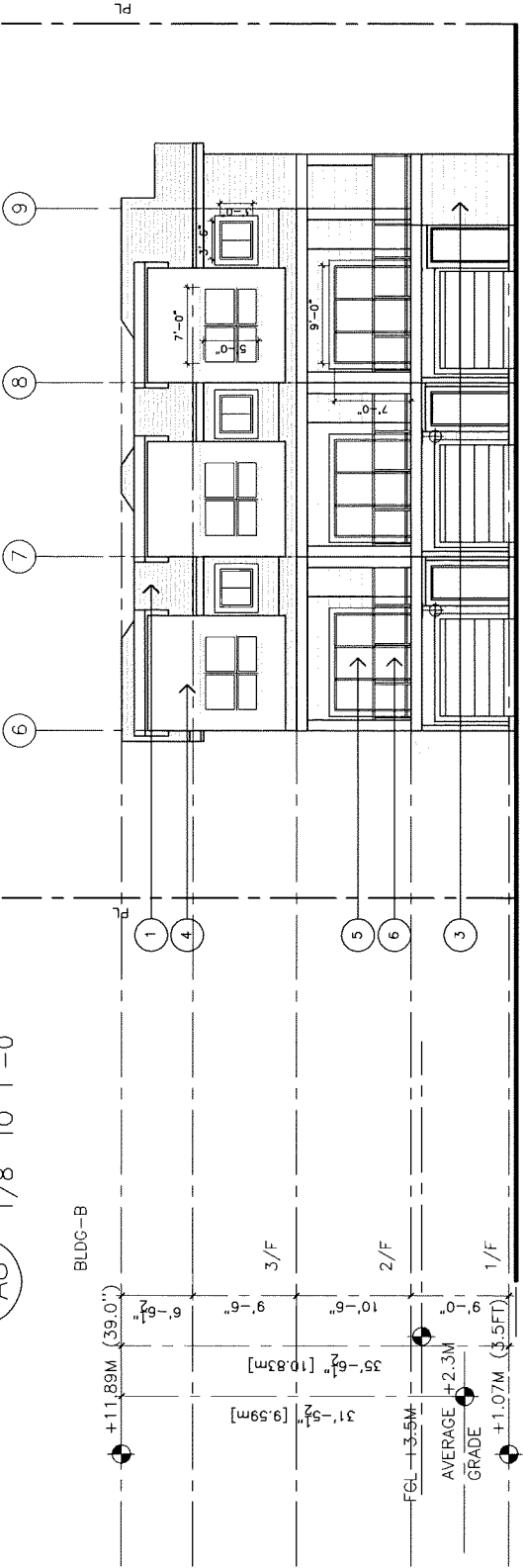
- EXTERIOR FINISH LEGEND
- 1 → BLACK ASPHALT SINGLE ROOF
 - 2 → HARDI SIDING (8") WITH WOOD 6" TRIMS
 - 3 → HARDI SIDING (6") WITH TRIM
 - 4 → HARDI PANEL WITH REVEAL JOINTS
 - 5 → VINYL WINDOW WITH 6" TRIM
 - 6 → CLEAR TEMPERED GLASS HANDRAIL
 - 7 → WOOD TRIM
 - 8 → OVERHEAD GARAGE DOOR

⊕ EXTERIOR LIGHT WITH LIGHT DIFFUSER



2 EAST INTERNAL ELEVATION

A8 1/8" TO 1'-0"



3 WEST INTERNAL ELEVATION

A8 1/8" TO 1'-0"

PROPOSED TOWNHOUSE
AT 22551
RICHMOND BC

ELEVATIONS

PROJECT NUMBER:17-12
ISSUED: 9/25/2020
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CHECKED BY: EL
FILENAME: 17-12_TWR_200925-DP.DWG

DP 19-872960
PLAN 8

A8

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ARCHITECT

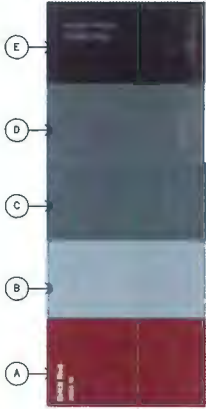
ericlaw.architect@gmail.com
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V6H 1Y5
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	3.	2019.06.22	FOR CITY REVIEW
	4.	2019.09.25	FOR CITY REVIEW

- A → DOOR COLOUR – BENJAMIN MOORE 2084-10
- B → HARDI BOARD PREFINISHED MEDIUM GREY – COLOUR GRAY SLATE
- C → HARDI BOARD PREFINISHED DARK GREY – COLOUR IRON GRAY
- D → TRIM COLOUR – BENJAMIN MOORE HC 166
- E → WINDOW, FASCIA AND DOOR TRIM COLOUR – BENJAMIN MOORE 2128-10

EXPOSED NAIL TO BE COVERED WITH FILL AND PAINTED TO MATCH
PANEL COLOURS



3.	2020.09.09	COLOR NOTES ADDED
2.	2020.05.21	ADJUST LAYOUT TO HAVE DRIVE AISLE HAMMER HEAD
1.	2020.04.21	RELOCATE OPEN SPACE TO NORTH SIDE
		REVISION

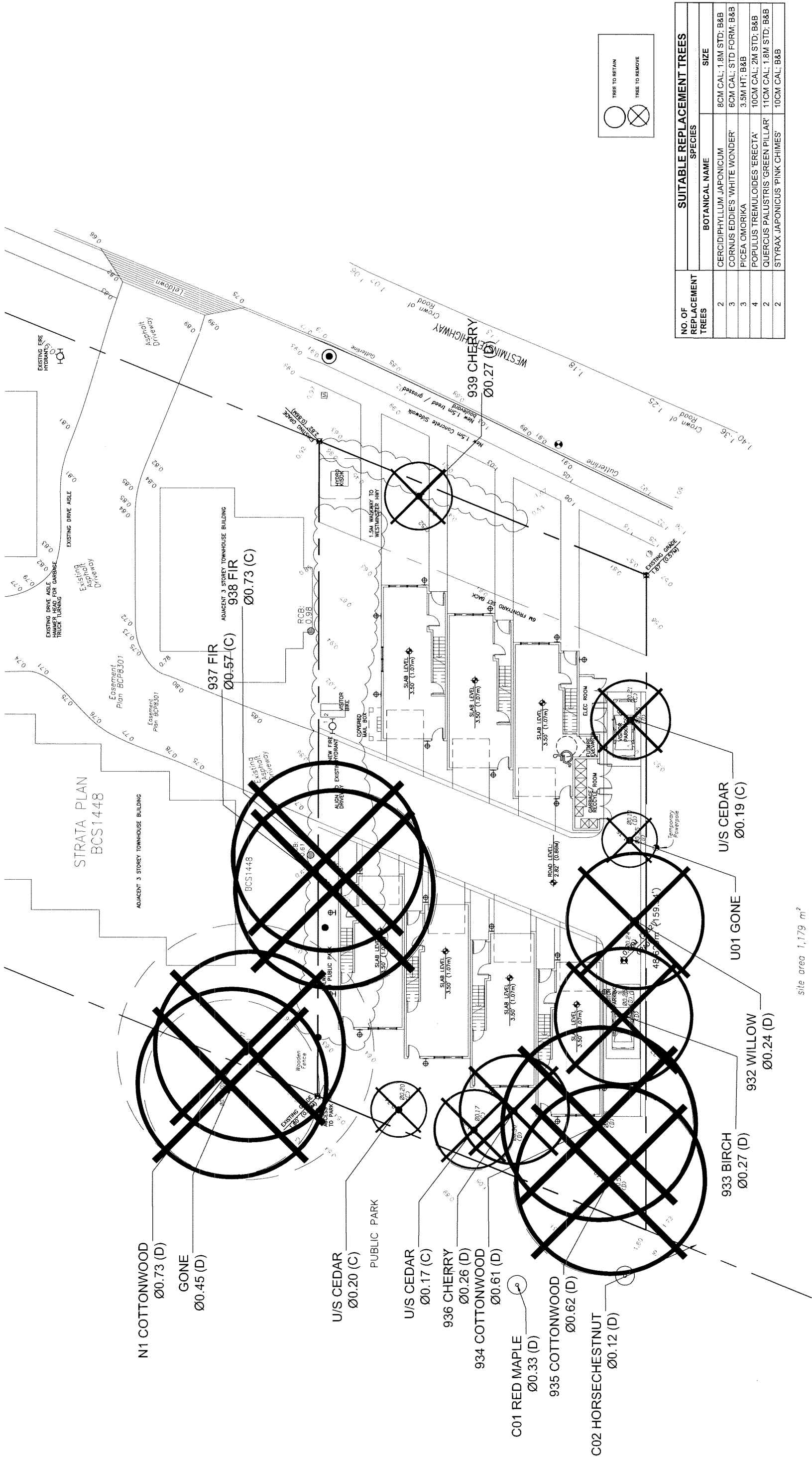
PROPOSED TOWNHOUSE
AT 22551
RICHMOND BC

COLOURS

PROJECT NUMBER:	17-12
ISSUED:	9/25/2020
DRAWN BY:	EL
CHECKED BY:	EL
FILENAME:	17-12_TWR_200925-DP.DWG

DP 19-872960
PLAN 9

DEVELOPMENT PERMIT



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

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NO.	DATE	REVISION DESCRIPTION	DR.
3	20 SEP 11	NEW SITE PLAN	
2	20 JUN 11	NEW SITE PLAN CITY COMMENTS	DD
1	15 APR 04	ISSUED FOR DP	RU

7 UNIT TOWNHOUSE DEVELOPMENT
22551 WESTMINSTER HIGHWAY
RICHMOND, BC

DP 19-872960 TREE MANAGEMENT PLAN PLAN 12

CLIENT:

PROJECT:

DATE:

SCALE:

DRAWN:

DESIGN:

CHKD:

DRAWING NUMBER:

SEAL:

18 AUG.16

3/32"=1'-0"

RU

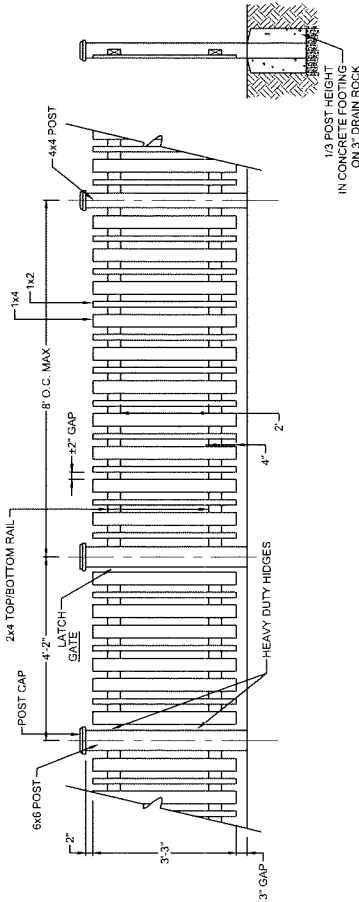
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PC

18148-3.ZIP

NOTE

1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE CEDAR #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION.
5. ALL FENCES TO BE SET BACK IN GRASS TO BE 12'-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3/4".

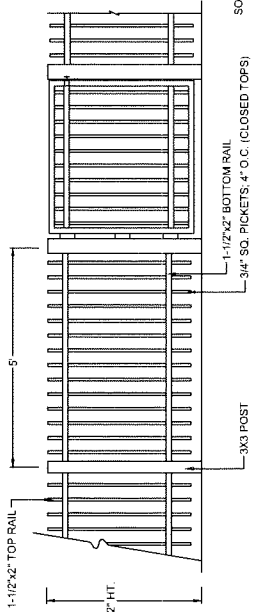


NOTE:

ALL METAL PICKETS TO BE FINISHED IN BLACK

1 42" HIGH METAL FENCE AND GATE

1/2"=1'-0"



1-1/2"x2" TOP RAIL

3/4" SQ. PICKETS 4" O.C. (CLOSED TOPS)

30x3 POST

42" HT.

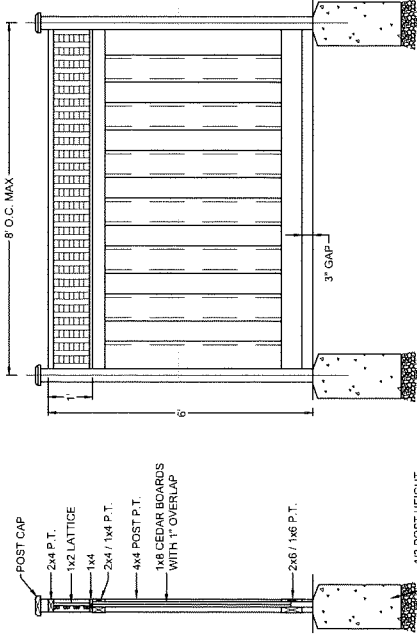
SONO-TUBE

POST IN CONCRETE FOOTING

5'x6" CURB 2'x4"x6" P.T.

2 42" WOOD FENCE

1/2"=1'-0"



POST CAP

2x4 P.T.

1x2 LATTICE

1x4

2x4 1x4 P.T.

4x4 POST P.T.

1x8 CEDAR BOARDS WITH 1" OVERLAP

2x6 1x6 P.T.

1/3 POST-HEIGHT IN CONCRETE FOOTING ON 3" DRAIN ROCK

3" GAP

8' O.C. MAX.

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City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel
From: Wayne Craig
Director, Development
Date: October 5, 2020
File: DP 19-875398
Re: **Application by Spires Road Development Holdings Ltd. for a Development Permit at 8671, 8691, 8711 and 8731 Spires Road**

Staff Recommendation

That a Development Permit be issued which would permit the construction of 22 townhouse units and two secondary suites at 8671, 8691, 8711 and 8731 Spires Road and the surplus portion of the Spires Road and Cook Crescent road allowance on a site zoned "Parking Structure Townhouses (RTP4)".

Wayne Craig
Director, Development
(604-247-4625)

WC:el
Att. 2

Staff Report

Origin

Spires Road Development Holdings Ltd. (with Incorporation Number BC1099680 and Directors Mark Hannah, Samuel D. Hanson, Wayman Crosby and Brent Hanson) has applied to the City of Richmond for permission to develop 22 residential units with a common parking structure at 8671, 8691, 8711 and 8731 Spires Road and the surplus portion of the Spires Road and Cook Crescent road allowance. The applicant has proposed to purchase the surplus road allowance and consolidate it into the development site. 20 multi-level townhouse units and two single level units will be included in the development. The unit sizes range between 104 m² (1,124 ft²) to 212 m² (2,277ft²), providing a mix of three to four bedroom units. Two of the 20 townhouse units are proposed to contain a secondary suite. Parking will be provided within the parking structure at grade.

The site is being rezoned from the “Single Detached (RS1/E)” zone to the “Parking Structure Townhouses (RTP4)” zone for this project under Bylaw 10058 (RZ 17-790301), which received third reading following the Public Hearing on September 3, 2019. The site is currently vacant but previously contained four single-family dwellings.

Frontage improvements including beautification works along the site frontage, public walkways on-site, as well as storm sewer and sanitary sewer upgrades, and new fire hydrants were secured through the rezoning process and will be constructed through a separate Servicing Agreement (SA 20-890721). The Servicing Agreement must be entered into prior to final adoption of the rezoning bylaw.

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.

Background

- The Spires Road Neighbourhood is identified in the City Centre Area Plan as an area intended to transition from a predominately single-family neighbourhood toward a higher density neighbourhood through the development of townhouse buildings with parking structures.
- To the North: Single-family homes on lots zoned “Single Detached (RS1/E)”.
- To the South: Across Spires Road, single-family homes on lots zoned “Single Detached (RS1/E)”.
- To the East: Across Cook Crescent, single-family homes on lots zoned “Single Detached (RS1/E)”.
- To the West: Single-family homes on lots zoned “Single Detached (RS1/E)”.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on September 3, 2019.

At the Public Hearing, the following concerns about rezoning the property were expressed:

- Sight lines, noise, shadows, impacts to neighboring single-family properties.
- Concerns related to increased traffic and lack of legal street parking resulting in illegal parking in the area.
- The impact of increased street parking relating to the local school.
- The lack of continuity in design for new projects in the area.
- The desire for increased park space for the neighborhood.

Staff worked with the applicant to address these issues in the following ways:

- The height of the proposed building is limited to three storeys in order to reduce view and overshadowing disruption. Shadow studies have been undertaken to confirm minimal impact on the neighbouring properties throughout the year. Mechanical and noise generating equipment are designed to meet the City's Bylaw and to be located away from neighbouring properties.
- The subject site is located within the city centre and in close proximity to the skytrain station. The proposed townhouse development aligns with the Official Community Plan (OCP); the proposed form of development and density have been considered with transportation planning as part of the City Centre Area Plan (CCAP). With the proposed redevelopment, the pavement on Spires Road will be widened to facilitate street parking on one side of the road. The current proposal meets the Zoning Bylaw requirements for resident and visitor parking.
- Staff met with School District staff on-site to observe vehicle parking and pedestrian movements in the vicinity of the Cook Elementary School and within the Spires Road area. Some parents were observed parking legally on Spires Road. A new on-site parking lot with a designated drop off/pick up area with access to/from Cook Road has been completed this summer. This new facility is anticipated to alleviate traffic movements in the Spires Road subdivision related to the school.
- A specific architectural style has not been prescribed for this neighborhood. However, in response to the comments received at Public Hearing, the roof design of the proposed development has been revised from flat roof to pitched roof. In addition, the subject proposal also includes many design elements that are similar to the other approved townhouse development in the area (e.g., at grade patios with weather protected entries and preservation of large existing trees along the site frontages).

- Public walkways along the north and west property lines are proposed to provide additional public outdoor space for the community. These walkways will form part of the pedestrian network that will provide access through the site/neighbourhood, and to the future park spaces designated in the OCP. Seating is proposed at the northeast corner where the two pedestrian paths meet; additional seating opportunities are proposed at the southwest and northeast corners of the site, anchoring the public walkway at both ends.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the “Parking Structure Townhouses (RTP4)” zone.

Advisory Design Panel Comments

The Advisory Design Panel (ADP) has reviewed the project and supports it. A copy of the relevant excerpt from the Advisory Design Panel Minutes from Wednesday April 22, 2020 is attached for reference (Attachment 2). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in ‘***bold italics***’.

Analysis

Conditions of Adjacency

- The subject site and surrounding properties are designated for grade-oriented housing in the form of high density townhouses (i.e., low-rise, street wall buildings with common parking structures concealed from public view by non-parking uses) under the City Centre Area Plan (CCAP).
- The proposal satisfies the CCAP’s vision while being sympathetic to the adjacent single-family homes. The three-storey massing of the development bridges between the single-family residential scale of the current neighbourhood and the future vision of the area as a higher density townhouse neighbourhood.
- The proposed townhouse units are set back 6.0 m from the north and west property lines, which is equivalent to the minimum rear yard setback requirement under the Single-Detached (RS) zone.
- To enhance pedestrian circulation within the Spires Road Neighbourhood, a 3.0 m wide Statutory Right-of-Way (SRW) along both the north and west property lines have been secured at rezoning for public walkways. The cross-section of the walkways is to include a 1.5 m wide hard surface pathway and a 1.5 m wide landscaped boulevard.
- While the site grade at the northwest corner of the site will be maintained, the site grade along the north and west property lines will be raised in order to allow the site grades of the pedestrian walkways to meet the proposed site grades of the sidewalks along Spires Road and Cook Crescent. The site grade along the west property line will be raised from 0.8 m to 1.17 m over 36.58 m; the site grade along the north property line will be raised from 0.8 m to 1.29 m over 81.05 m. The maximum height of the proposed retaining wall will be approximately 0.59 m.

- Tree planting plan has been designed to reduce over-look and to provide a green buffer between the proposed development and the existing adjacent single-family homes.
- An interim 1.83 m high solid wood fence will also be installed along the north and west property lines, but will be removed when the neighbouring sites redevelop and provide another 3.0 m wide SRW for public pedestrian access. The site's strata will be responsible for the maintenance of the SRW areas. These arrangements have been secured through the rezoning process.
- Perimeter drainage will be required as part of the Building Permit to ensure storm water is managed and addressed through the development and will not impact the neighbouring properties.

Urban Design and Site Planning

- The development will contain 22 units, including:
 - Two single-level Basic Universal Housing units at grade with direct access to the public walkway along the west property line and direct access to the parking structure.
 - 18 three-storey townhouse units with direct, street level entry from Spires Road or the new public walkways along the north and west property lines; these homes will also have direct access to the parking structure, as well as direct access to the podium.
 - Two two-storey units with their main unit entry located on the podium level.
- Units in this development feature three or four bedrooms, intended for family living. Dwelling sizes are ranging from 104 m² (1,124 ft²) to 212 m² (2,277 ft²). Two ground-level secondary suites are also featured in two of the three-storey units fronting onto the new public walkway along the west property line. The typical floor area of these units is approximately 212 m² (2,277 ft²), and the size of each secondary suite (one bedroom suites) is approximately 52 m² (562 ft²).
- The proposal provides an attractive streetscape with individual unit entries and landscaped, raised front yards along the Spires Road frontage as well as the public walkway along the north and west property lines.
- Three townhouse blocks are proposed and are positioned to enclose a parking structure at grade. The townhouse blocks are connected by the outdoor courtyard space on the podium, above the parking structure.
- Pedestrian access to the podium (via exterior stairs) will be provided on both the Spires Road and the Cook Crescent frontages.
- An enclosed lobby is also proposed along the Spires Road frontage to provide a secured space for the mailbox kiosk, elevator to the podium level, and access to the enclosed parking area.
- This main entrance to the development, fronting Spires Road, is also located at the terminus point of Cook Gate. Landscaping features including two specimen Magnolia trees and two Weeping Alaskan Yellow Cedar trees are proposed to create a welcoming focal point on the site.
- Vehicular access to the parking structure will be from Cook Crescent.

- 27 residential parking spaces are proposed, which meets the minimum bylaw requirement. No additional parking stall is required for the proposed secondary units since this site is not located on an arterial road.
- A total of three accessible residential parking stalls are to be provided on site; two spaces will be assigned to the two Basic Universal Housing unit proposed, and one space will be designated for visitor parking.
- A total of five visitor parking spaces (including one accessible parking stall) are to be provided throughout the site. The number of visitor parking spaces proposed is in compliance with the minimum bylaw requirement.
- Both internal and external bicycle parking spaces have been incorporated into the proposal and are in compliance with the Zoning Bylaw requirements.
- The enclosed garbage room housing garbage, recycling and organics storage bins is proposed to locate within the parking structure, just behind the security gate, and will be in close proximity to the loading area.
- All of the units will have private outdoor areas at grade and/or on the elevated podium overtop the parking structure. While the configurations of some the proposed yard spaces at grade and/or on the podium level are slightly shallower than what is encouraged under the Development Permit Guidelines, the functionality of those yard spaces has not been compromised. Each of the proposed private outdoor space at grade includes a patio area that is large enough to accommodate a table with seating, a lawn area, and a small garden of perennials, shrubs, with a tree to provide shade. Each of the proposed private outdoor space on the podium level is large enough to host a BBQ and seating area with a table.
- The overall size of the proposed outdoor amenity spaces complies with the Official Community Plan (OCP) requirements (i.e., 6 m² per unit). The locations and sizes of the outdoor amenity spaces are appropriate in providing open landscape and amenity spaces convenient to all units.
- Additional outdoor amenity space (minimum 10% of the site area as per the City Centre Amenity Space Provisions in the City Centre Area Plan) is provided in the form of public and semi-private walkways and landscaped areas throughout the site.
- Indoor amenity space is not proposed on-site. A \$25,000 cash-in-lieu contribution has been secured as a condition of rezoning approval, consistent with the Official Community Plan (OCP).

Architectural Form and Character

- The architecture reflects a contemporary take on traditional design that fits well into this developing and diverse neighbourhood.
- The project follows a roughhouse massing and design to create a more urban presence, following the Design Guidelines in the CCAP, through the use of consistent heights and setbacks.
- Individual peaked roofs cap each unit, reinforce a sense of individuality to the townhouses with a residential typology, and provide variations to the rhythm and scale of the overall project.

- Mirroring unit plans, variation in unit width, alternative brick colour scheme on certain units are proposed to provide differentiation along each block frontage, in order to further break down the overall scale of the townhouse blocks.
- Large glazing areas are proposed on corner elevations to create a design that engages and wraps the corners, as well as to increase the potential for passive surveillance.
- Windows will be detailed to create a sense of depth to the facades.
- The proposed building materials (brick veneer, composite plank siding, composite panel, wood cladding, asphalt shingles, and metal picket guard/canopy) are generally consistent with the Official Community Plan (OCP) Guidelines.
- Brick is the primary front façade material, adding a timeless quality to the development. Plank siding provides a contrast to the brick façade along the projecting roof elements, around the end elevations of units.
- Light siding, coloured to match the brick on the front, is located on the courtyard elevations creating a similar sense of depth based on the contrast as is found on the front.
- The recessed entries, finished with a warm wood tone, reinforce the residential scale of the building.

Tree Preservation

- 15 bylaw-sized trees on the subject development site, seven trees on neighbouring properties, and three street trees on City property were assessed at the rezoning stage.
- A 65 cm caliper Austrian Pine tree and a 45 cm caliper Blue Spruce tree located at the northeast corner of the site are identified in good condition and will be protected and retained on-site.
- 13 bylaw-sized trees on site are identified for removal:
 - three trees are in good condition but are located within the proposed building envelope and in conflict with the proposed pedestrian walkway along the north property line;
 - two trees appear shared with the neighbouring property are at high risk of failure; and
 - eight trees are either dead, dying (sparse canopy foliage), have been previously topped or exhibit structural defects such as cavities at the main branch union and co-dominant stems with inclusions.
- Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 26 replacement trees are required. The applicant is proposing to plant 48 replacement trees on-site, including 19 conifer and 29 deciduous trees.
- Six trees on neighbouring properties are to be protected as per City of Richmond Tree Protection Information Bulletin Tree-03. Pathway alignment within the new public walkway along the north property line has been designed to facilitate tree preservations; certain encroachments into the tree protection zone may be enabled at the discretion of the project arborist via the use of an aeration and drainage system to keep underlying roots viable.
- One Norway Spruce tree (51 cm dbh, specifically tag# N05) located on the adjacent property to the west at 8751 Spires Road is at high risk of failure and was recommended for removal at rezoning; this tree has been removed under TP 19-876515 with the approval of the adjacent owners.

- Three City trees, including two Maple trees (45 cm & 43 cm dbh) and one Plum tree (20 cm dbh), located along the site's Cook Crescent frontage, will be removed due to their poor condition and conflicts with required frontage improvements (i.e., ditch infill and new sidewalk). Compensation of \$3,250 is required for the removal of the three trees has been secured at rezoning stage. New street trees will be planted at a later date as part of the frontage improvements for the site.
- A contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones has been secured as part of the Rezoning application. The contract includes the scope of work required, the number of proposed monitoring inspections at specified stages of construction, special measures required to ensure tree protection, and a provision for the Arborist to submit a post-construction impact assessment to the City for review.
- A Tree Survival Security in the amount of \$20,000 to ensure that the 65 cm caliper Austrian Pine tree (specifically tag# 810) and the 45 cm caliper Blue Spruce tree (specifically tag# 811) has also been secured at Rezoning. No Tree Survival Security will be returned until the post-construction assessment report, confirming the protected trees survived the construction, prepared by the Arborist, is reviewed by staff.
- Tree protection fencing around all trees to be retained has been installed and will remain in place until construction and landscaping on-site is completed.

Landscape Design and Open Space Design

- A pedestrian-oriented streetscape along Spires Road and the new public walkway is proposed with landscaped edge treatment, entry gates and slightly raised patios.
- Each ground-oriented unit will have a private front yard with a small lawn area, a tree and a patio to generate animation along the streetscape. The front yards will be separated with low horizontal panel fence with landscaping to provide privacy for individual units.
- An outdoor amenity space is proposed at the northeast corner of the site, which includes a small plaza with seating by the building and a natural play area under the protected trees. The retaining tree limits the placement of active play equipment within this space in order to minimize disturbance within the tree protection zone.
- An accessible ramp is proposed to connect the plaza at grade and the sunken play space. The ramp has a green translucent screen on one side that can be used as an imaginary play surface for non-permanent markers. An art box containing all types of markers are provided at the end of the ramp. The screen allows for visual access in and out of the site to connect with the public seating node at the intersection of walkways that connect to the neighbourhood.
- The plaza and the play area will be separated with planters filled with berry shrubs for the children to garden. Bench seating mid-way between the play space and circulation pathway creates a small seating node within the amenity space. One bench is lit by LED strip lighting for safety and ambience.
- The sunken open play space includes logs for balance play, climbing, and seating. A small sandbox area encircled with logs at varying heights is also included in this play area.

- The courtyard on the podium level provides private patio spaces for residents, as well as central meeting areas around the elevator for informal opportunities to meet neighbours and have social contact.
- Low wood fence along the shared paver pathway is proposed to establish an appealing and intimate residential character to encourage socialization and provide for casual surveillance of the common outdoor area.
- Another children's play area is proposed on the podium level, adjacent to the entry stair and elevator. Play equipment has been chosen to fit into the play area and to provide different play opportunities (i.e., climbing, social, imagination, balance, motor skills) that can be used by different age groups and for multiple purposes. Benches are also provided for caregivers.
- A play box for loose parts activities including skipping ropes, balls and bean bag will also be provided.
- Chalk boards run the full length of the children's play area, on the planters along the west edge of the area are also proposed to offer open art play opportunities.
- Wall mounted, embedded step lighting, bollard lighting and LED strip lighting are proposed throughout the site at the entrance, various outdoor amenity spaces, stairs, unit entries, and walkways.
- An on-site irrigation system is proposed to ensure continued maintenance of live landscaping.
- In order to ensure that the proposed landscaping works are completed, the applicant is required to provide a landscape security of \$ 221,592.41 in association with the Development Permit.

Crime Prevention Through Environmental Design

- The ground-oriented units, outdoor amenity spaces, and public walkways seek to increase passive surveillance of both the development and the surrounding area. The public pathways and sidewalks that surround the site help activate the area by connecting the ground-oriented development to the larger neighbourhood.
- Site lighting and clear sight lines provide unobstructed views of surrounding area.
- Plantings near residential entries are low to maximize views and casual surveillance opportunities of common areas.

Sustainability

- The project will be designed to meet Step Code 3 requirements of the BC Energy Step Code, including energy modelling. Highly insulated roofs and walls will play a key role in moderating the thermal comfort of the residents. Glazing areas will balance design aesthetics and daylight while ensuring an overall high-performing building envelope.
- Plant material proposed will be climate tolerant.

Accessible Housing

- The proposed development includes two basic universal housing units that are designed to be easily renovated to accommodate a future resident in a wheelchair. These single-storey units are required to incorporate all of the accessibility provisions listed in the Basic Universal Housing Features section of the City's Zoning Bylaw, and are permitted a density exclusion of 1.86 m² (20 ft²) per unit.
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
 - Stairwell hand rails.
 - Lever-type handles for plumbing fixtures and door handles.
 - Solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

Conclusions

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



Edwin Lee
Planner 2
(604-276-4121)

EL:blg

Attachments:

Attachment 1: Development Application Data Sheet

Attachment 2: Excerpt from Advisory Design Panel Meeting Minutes (April 22, 2020)

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

- Final adoption of the Zoning Amendment Bylaw 10058.
- Receipt of a Letter-of-Credit for landscaping and tree survival security in the amount of \$221,592.41. No Landscape Letter of Credit will be returned until the Letter of Assurance, confirming the landscaping are installed as per the Development Permit, prepared by the Landscape Architect, is reviewed by staff.

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

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/tp/special.htm>).
- If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.



DP 19-875398

Attachment 1

Address: 8671, 8691, 8711 and 8731 Spires Road and the Surplus Portion of the Spires Road and Cook Crescent Road Allowance

Applicant: Spires Road Development Holdings Ltd. Owner: Spires Road Development Holdings Ltd.

Planning Area(s): City Centre

Floor Area Gross: 4,850m² Floor Area Net: 3,662 m²

	Existing	Proposed
Site Area:	2,965.9 m ²	3,203.3 m ²
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Area Plan Designation:	City Centre Area Plan: General Urban T4 Sub-Area B.1: Mixed Use – Low-Rise Residential & Limited Commercial	No Change
Zoning:	Single Detached (RS1/E)	Parking Structure Townhouses (RTP4)
Number of Units:	4	22

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max 1.2	1.14	none permitted
Lot Coverage – Building:	Max. 50%	45.3%	none
Lot Coverage – Non-porous Surfaces:	Max. 75%	72.5%	none
Lot Coverage – Landscaping:	Min. 20%	20.4%	none
Setback – Front Yard Cook Crescent (m):	Min. 3.0 m	3.0 m	none
Setback – Exterior Side Yard – South – Spires Road (m):	Min. 3.0 m	3.0 m	none
Setback – Interior Side Yard - North (m):	Min. 3.0 m	6.0 m	none
Setback – Rear - West (m):	Min. 3.0 m	6.0 m	none
Setback – Walkway - North (m):	Min. 3.0 m	3.0 m	none
Setback – Walkway - West (m):	Min. 3.0 m	3.0 m	none
Height (m):	Max. 15.0 m (4 storeys)	13.97 m (3 storeys)	none
Lot Depth:	Min. 30.0 m	83.04 m	none

Site Area:	Min. 2,400 m ²	3,203.3 m ²	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.2 (R) and 0.2 (V) per unit	1.2 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	27 (R) and 5 (V)	27 (R) and 5 (V)	none
Tandem Parking Spaces:	Max. 50% of required residential spaces (27 x Max. 50% = 13)	0	none
Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on-site (32 x Max. 50% = 16)	15	none
Handicap Parking Spaces:	Min. 2% when 11 or more spaces are required (32 x 2% = 1 spaces)	3	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.20 (Class 2) per unit	1.27 (Class 1) and 0.27 (Class 2) per unit	none
Off-street Parking Spaces – Total:	28 (Class 1) and 5 (Class 2)	28 (Class 1) and 6 (Class 2)	none
Amenity Space – Indoor:	Min. 100 m ² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 22 units + 10% of net site area = 452.3 m ²	460 m ²	none

**Excerpt from the Minutes from
The Design Panel Meeting**

**Wednesday, April 22, 2020 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall**

Advisory Design Panel

Wednesday, April 22, 2020

Panel Discussion

Comments from Panel members were as follows:

- support the design of the project; like the refreshing look; appreciate the character of the podium level courtyard; like the single-family character of the townhouse units fronting the street; support the provision of two secondary suites which could be used either for affordable rental housing or by a family member;

Noted.

- appreciate the inclusion of two ground level Basic Universal Housing units in the project; consider installing pocket or sliding doors for the washrooms and closets to create more manoeuvring space and enhance accessibility for residents in a wheelchair;

Swing doors were selected for the master bedroom and ensuite as it is a requirement from the Richmond Land Use Bylaw Section 4.16.6. Closet doors in master bedroom changed to sliding doors.

- consider assigning the wider accessible parking stall to Unit 1;
The wider accessible stall has been assigned to Unit 1, and the remaining accessible stall will be the visitor stall. Please refer to A111.

- appreciate the contemporary design of the townhouse units; however, caution that additional details are needed for the style; it is different from the first development in the Spires Road Neighbourhood Area;

Noted.

- review whether project complies with Development Guidelines, particularly with respect to the maximum number of townhouse units in a cluster for whether the long building blocks on the north and south sides provide an appropriate interface with the street to the south and the adjacent single-family dwellings to the north;

The North and South blocks have been designed to accentuate the individuality of each unit, and the blocks have been setback from the adjacent property lines to better interface with the adjacent properties. Each unit has a front patio that is meant to bridge the scale from the project to the street. The longer blocks also have a substantial separation from the west block. Since there is a street to the east, there is no separation issue with an adjacent building or neighbour.

- appreciate that the children's play area will receive adequate southern sun exposure; however, it is not centrally located to be easily accessible to other townhouse units; consider not breaking down the amenity area into two sections;

We have design developed the children's play areas to provide additional play space on the ground level. This play space provides a sunken area adjacent to the retained tree 810. It contains natural play elements such as logs and planting, and also incorporates a sand box. All work in the tree protection zone is noted to be done under the review of the project arborist.

In response to the part of the comment about not breaking down the amenity area into two sections, we reviewed the option of creating a single play space on the upper level, but the circulation requirements from the units and the front stairs meant that the space was small and reduced the options for what could be implemented. We have design developed level 2 to add active play elements that fit with the circulation required in a way that creates a functional space that is easy to supervise.

- consider practicality of provision of wooden deck on the ground level outdoor amenity space on the northeast corner for gathering and tai-chi;

The wood deck has been replaced with an at grade children's amenity space with engineered wood fibre to protect the tree.

- south elevation of the west block fronting Spires Road and at the terminus point of Cook Gate appears blank; consider further articulation to better address the street;

The scale of the building is broken down with the main floor level being treated differently from the upper floor levels. A large glazing area is located at the corner, to create a different façade expression compared with the upper level punched windows. The punched are recessed into the façade, to give an additional sense of depth to the elevation. The landscape in this area includes planting meant to provide privacy for the ground floor, as well as soften the perception of the building from the public realm.

- consider enhancing planting density at the southeast corner of the site to provide an appropriate corner treatment;
At the southeast corner, public and private spaces merge. The planting in this area provides some screening while predominately providing habitat. The planting design strategy is to provide vegetative stratification to achieve these goals. Ground cover is located at the sidewalk edge, with other plants stepping up behind it. The largest plants line the foundation of the building. 4 trees are located in this area. 2 small deciduous, 1 medium deciduous, and 1 tall slim columnar. The spacing of the plant material is tight. There is no additional room for increased density without compromising plant health. The layering of the plant material provides an appropriate edge treatment by providing privacy to the corner unit, while allowing views from the sidewalk for pedestrians and vehicular traffic moving through this area. The specific species chosen for the corner provides a multitude of benefits, including; an impenetrable edge along the property line, seasonal interest with flowering woody plants offering nectar to beneficial insects.
- appreciate the comprehensive package and sustainability information provided by the applicant to the Panel; note that the project meets the BC Energy Step Code 3 requirements and exceeds the requirements for Thermal Energy Demand Intensity and Thermal Energy Use Intensity;
Noted.
- appreciate the distribution of private and public spaces and hard and soft landscaping in the subject site; also appreciate the applicant's efforts to retain and protect existing on-site trees, particularly at the southeast corner, and trees on neighbouring properties; *Noted.*
- consider reviewing the programming of the proposed outdoor amenity areas including (i) the location of the children's play area on the podium level which is in close proximity to two townhouse units, and (ii) consider the ground level outdoor amenity area at the northeast corner of the site for the children's play area location, incorporating natural play elements, to take advantage of existing site conditions and the retention of existing trees;
We have design developed the ground level amenity area to incorporate a children's play area that uses natural materials and takes advantage of the retention of the existing tree. On level 2, we have reviewed the location of the children's play area on the podium. A planted buffer including bamboo (in closed planters so that it doesn't cause damage to the waterproof membrane) creates a separation between the townhouses and the play area. The depth of the planter was doubled in size to provide space and soil quantities.
- review the scale and treatment of courtyard fencing and ensure adequate depth of growing medium in planters on the elevated central courtyard;
600mm of top soil is provided for each planting type and location. Each plant has been selected purposefully to be used in these areas as they thrive in planters. The planters match the height of the fencing.
- support the contemporary design, reinterpretation of traditional style of the townhouse units; overall length of the north and south building blocks are not out of character as they are similar to some townhouse projects previously reviewed and supported by the Panel;
Noted.

- overall framework of the townhouse development with row houses and pitched roofs is successful; however, concerned about the repetition of unit facades as they are identical, except for one unit which is a slightly wider; consider differentiating the units through (i) mirroring some units, (ii) introducing another wider unit, and/or (iii) moving the windows around in some units;

Several of the units are currently mirrored in plan. We have revised the elevations proposing an alternative brick colour scheme on certain units, in order to provide differentiation along each block frontage and some corners. This differentiation will help to further break down the overall scale of the buildings into individual units. Refer to A004 for Perspective Images, and to elevation drawings (A200, A201, A202, A203, A300, and A301) for revised graphics.

- consider making the proposed outdoor amenity space at the northeast corner a public space to tie in with the adjacent public walkway along the north side; the future development to the north of the subject site could also mirror the public space at the northeast corner of the subject site to create public spaces on both sides of the public pedestrian walkway;

As part of the OCP, the area of Cook Crescent directly north from our site is meant to become a public park, which the ADP was unaware of when making their comments. The public pathways provided on the North and West property lines would connect to future pedestrian access through the community and provide access to this new park space. Making this area a public space would also put an undue burden on ownership (short term), and the strata (long term), to maintain this public area in addition of the public walkways system already on the site.

- consider marking the firefighter access points to make them more evident;
We will work with the fire department to ensure that access points and necessary information for them on site is provided and clear.

- the applicant is encouraged to maintain the overall character of the project up to construction stage with consideration of additional needed details including rainwater leaders;

Noted, we are developing the architectural details to ensure the finished built project maintains the character of the development drawings.

- at the southeast corner, consider configuring the dark hardie plank siding all the way down to the ground as a background for the planting; also consider shifting the southeast building block to the west to create a space for a mini public park with seating at the southeast corner;

Building blocks are unable to move currently. Planting in this area has been predominantly designed as habitat. Seating has been provided at the Northwest, Northeast, and Southwest corners of the site, focusing on the public walkway through the site.

- the overall design of the project provides a good pedestrian experience;
Noted.

- appreciate the applicant explaining the project's design process to the Panel;
Noted.

- the project design is attractive and consistent with the character of the developing neighbourhood; the project's modern design with traditional elements fits well with the City Centre Area Public Art Plan;
Noted.
- appreciate the form and scale of the project;
Noted.
- support the Panel comment to make the ground level outdoor amenity area at the northeast corner a public space and integrate with the adjacent public walkway and potential future public space on the adjacent future development to the north of the subject site;
Please see previous response.
- appreciate the applicant's efforts to save some existing on-site trees and on neighbours' properties which help create a traditional neighbourhood character;
Noted.
- overall landscaping concept is clear and well thought out;
Noted.
- consider introducing more planters on the podium level courtyard; support larger patios that could be further landscaped individually by residents;
Larger planters are being used to provide a more substantial buffer between the children's play area and the west block units.
- consider larger-sized planters on the podium level to ensure long-term survivability of trees; and
Planting used on the podium level has been selected for its proven ability to thrive in planters and to ensure the long term health and survivability of these trees.
- investigate opportunities to integrate the podium level children's play area with the outdoor amenity area walkway through further landscaping in order to create more play opportunities.
All play areas adjacent to the walkway is graded at the same level, allowing for extended play space. The walkway circulation route is not part of our children's play area calculations.



City of Richmond

Development Permit

No. DP 19-875398

To the Holder: SPIRES ROAD DEVELOPMENT HOLDINGS LTD.

Property Address: 8671, 8691, 8711 AND 8731 SPIRES ROAD

Address: C/O KAI HOTSON
HOTSON ARCHITECTURE INC.
35 WEST 5TH AVENUE, UNIT 215
VANCOUVER, BC V5Y 1H4

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #46 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$221,592.41 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit
No. DP 19-875398

To the Holder: SPIRES ROAD DEVELOPMENT HOLDINGS LTD.

Property Address: 8671, 8691, 8711 AND 8731 SPIRES ROAD

Address: C/O KAI HOTSON
HOTSON ARCHITECTURE INC.
35 WEST 5TH AVENUE, UNIT 215
VANCOUVER, BC V5Y 1H4

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

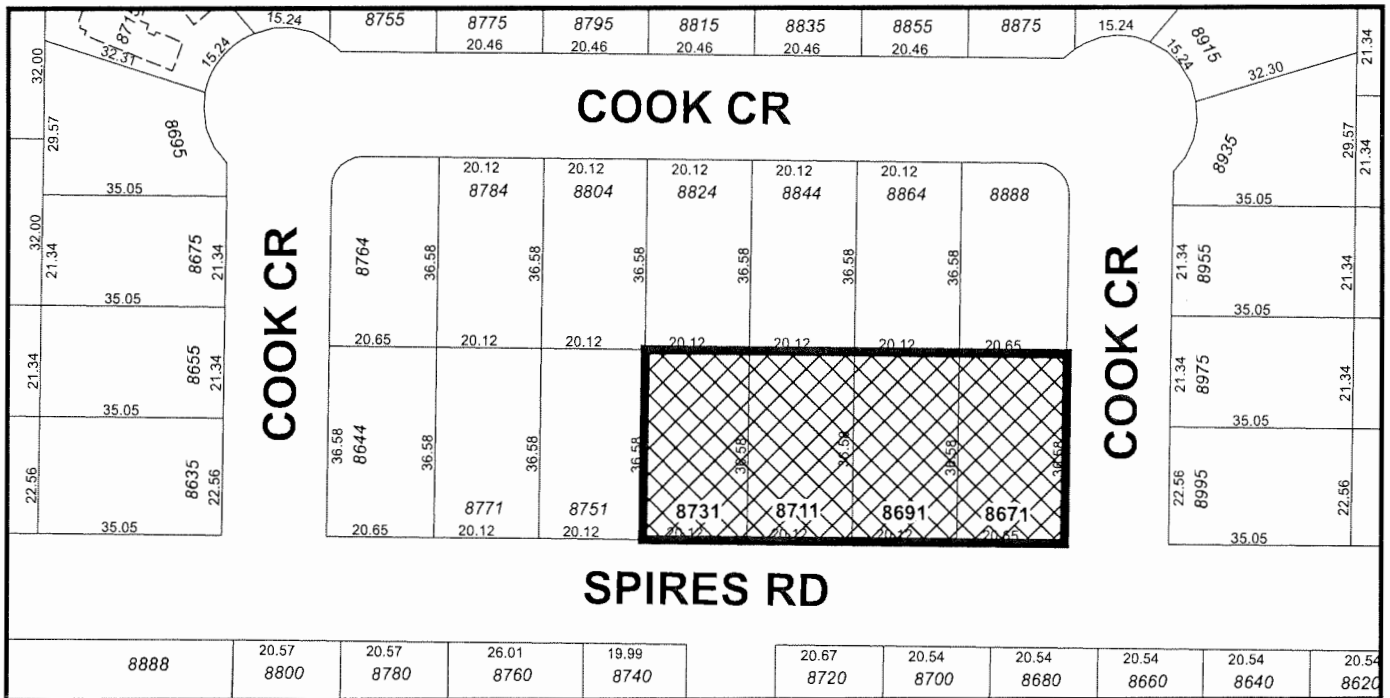
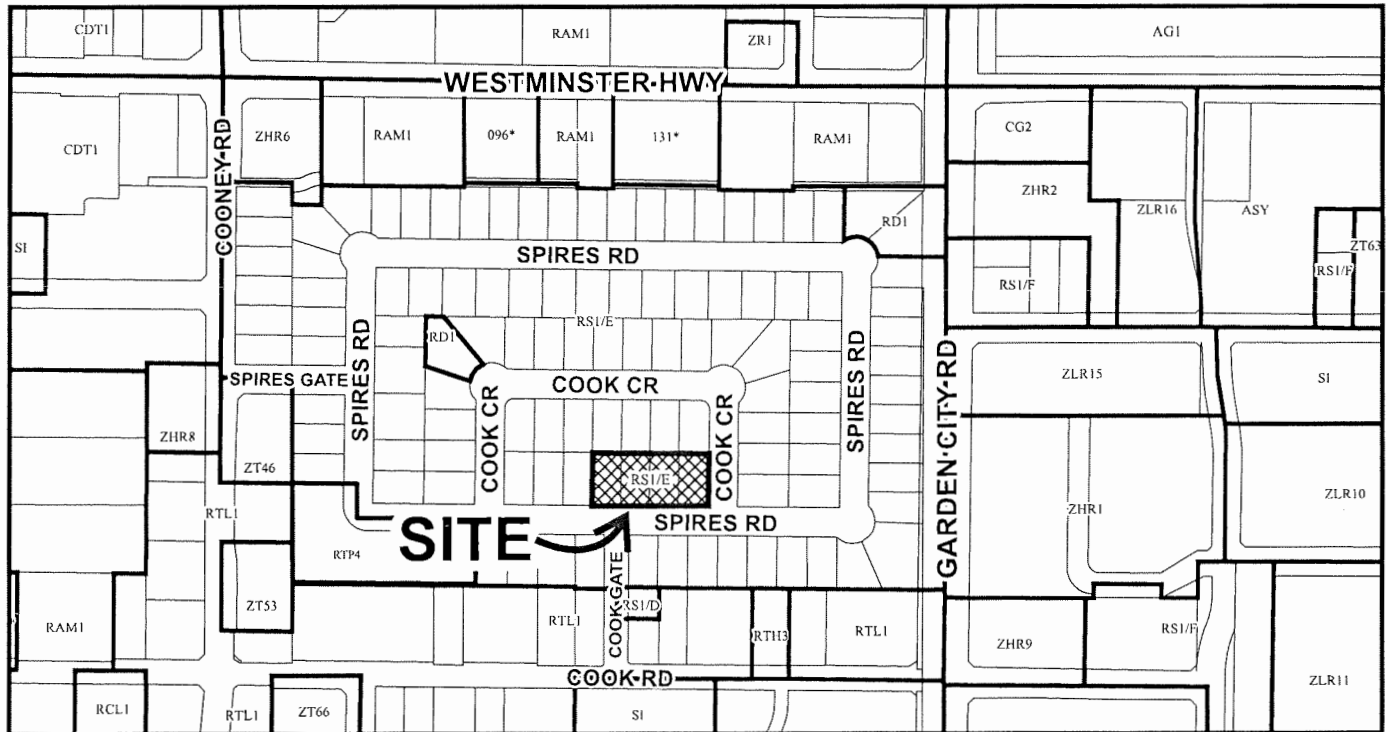
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 19-875398

Original Date: 10/10/19

Revision Date: 05/10/20

Note: Dimensions are in METRES

8671-8731 SPIRES ROAD
DEVELOPMENT PERMIT APPLICATION SUBMISSION



1 VIEW FROM NORTH SIDE OF SPIRES ROAD AT COOK GATE

Development Statistics			
Address:	8671, 8671, 8711, and 8731 Spires Road, Richmond BC		
Legal Description:	Lots 4 and 5, Sections 9 and 10; and Lots 6 and 7, Section 9 Block 4 North Range 6 West New Westminster District, Plan 214689		
Existing Site Area:	31,925 m ² (12,965.9 m ²)		
New Site Area:	(with new extended property lines to the South and East)		
	Deduction of 4m x 4m SE corner cut: (planning staff have advised area to be deducted from total site area)	34,565 m ²	3211.2 m ²
		- 85 m ²	7.9 m ²
		34,480 m ²	3,203.3 m ²
Existing Zoning:	RS1/E		
OCP Land Use:	General Urban T4		
Setback Requirements:			
	Minimum Requirement		Minimum Proposed
	(ft)	(m)	(ft)
North (side):	19'-8 1/4"	6.0	19'-8 3/4"
East (front):	9'-10 5/8"	3.0	9'-10 5/8"
South (side):	9'-10 1/8"	3.0	19'-8 1/4"
West (rear):	19'-8 1/4"	6.0	19'-8 3/4"

Density Calculations			
For Calculations see A009			
NET Floor Area:	(m ²)	(m ²)	
	37,422	3,642	
Site Area:			
	34,480	3,203	
Floor Area Ratio:			
Total habitable area/Total Site area		Maximum Allowable	Proposed
		1.20	1.14

Lot Coverage:	Covered Areas		
	(excl. enclosed parking & roof above enclosed parking)		
		(m ²)	(m ²)
	North Block	5,802	539
	West Block	4,026	374
Maximum Height:	South Block	5,802	539
	TOTAL	15,430	1,452
Lot Coverage - Building (maximum 50%) = Covered area/Site area			
Lot Coverage - Non-Porous Surfaces (maximum 75%) =			
Lot Coverage - Landscape (minimum 20%) information from L-7a =			
45.3% 72.5% 20.4%			
Maximum Height:	Maximum Allowable	Proposed	
	(ft)	(m)	
	49	15	38.08 11.6

Residential Unit Breakdown			
Unit Type	# of Units	Typical Unit Size (m ²)	Lack off Unit Size (m ²)
Type A1: 3 storey townhouse (typical)	15	1,786	166
Type A2: 3 storey townhouse (typical)	1	1,766	164
Type B: 3 storey townhouse with ground floor lock-off	2	2,277	212
Type C: 2 storey townhouse with courtyard entrance	2	1,441	152
Type D1: Ground only convertible unit	1	1,124	104
Type D2: Ground only convertible unit	1	1,125	105
TOTAL # OF UNITS		22	

Parking & Loading Requirements			
as per Table 7.9.3.1 Residential Use City Centre Parking Requirements; Richmond Zoning Bylaw			
Off-Street Parking Stalls:			
Disability: 2% of required parking spaces	Required	Proposed	
Residential: 1.2 spaces per unit (rounded up to nearest whole #)	1	3	[1 shared with Visitor total]
Visitor: 0.2 spaces per unit (rounded up to nearest whole #)	27	27	[all standard size stalls]
Total Spaces:		32	Disability size stalls
		5	(including 1 disability space)
		28	[x31 spaces provided, minimum 50% shall be standard stalls]
Onsite Bicycle Storage Requirements:			
Class 1 long term (1.25 spaces per unit)	Required	Proposed	
Class 2 short term (0.2 per unit)	5	6	

LIST OF CONSULTANTS

DEVELOPER:	South Street Development Group 200-1778 West 2nd Avenue Vancouver, BC V6J 1H6 T: (604) 714-0573 info@southstreet.ca
ARCHITECT:	HOTSON Architecture Inc. 215-35 West 5th Avenue Vancouver, BC V6T 1H4 T: (604) 685-8725 info@hotion.ca
LANDSCAPE ARCHITECT:	Prospect & Refuge Landscape Architects 102-1661 West 2nd Avenue Vancouver, BC V6J 1H3 T: (604) 649-1003 info@prospectandrefuge.com
SURVEYOR:	LNLS - Metro Vancouver Land Surveyors 4922 Yessie St. Suite 100 Vancouver, BC V6P 3T6 T: (604) 327-1535
ARBORIST:	ACL Group - Arboritech Consulting 145 - 12051 Horseshoe Way Richmond, BC V6X 4Y4 T: (604) 275-5484
GEOTECHNICAL:	Davis Geotechnical Inc. 2 - 1520 Cliveden Avenue Vancouver, BC V6P 4J6 T: (604) 395-2300
CIVIL:	MP7 Engineering Co. Ltd. 200 - 11120 Horseshoe Way Richmond, BC V6V 5H7 T: (604) 270-9331
STRUCTURAL:	Goldman Simpson Group of Companies 1461 W 5th Avenue Vancouver, BC V6J 1H5 T: (604) 734-9822
CODE:	GHL Consultants Ltd. 950 - 409 Granville Street Vancouver, BC V6C 1T2 T: (604) 687-4449
MECHANICAL:	Smith + Andersen 338 - 6450 Roberts Street Burnaby, BC V6G 4E1 T: (604) 274-8414
ELECTRICAL:	Smith + Andersen 338 - 6450 Roberts Street Burnaby, BC V6G 4E1 T: (604) 274-8414
ENVELOPE + ENERGY MODEL:	BC Building Science 611 Bent Court New Westminster, BC V3M 1V3 T: (604) 520-4456

DRAWING LIST

COVER PAGE & DEVELOPMENT DATA	A000
TEXT NOTES	A001
SITE STREET SCAPES PHOTOS	A002
PROJECT SUMMARY + DESIGN RATIONALE	A003
PROJECT PERSPECTIVE VIEWS	A004
PROJECT PERSPECTIVE VIEWS	A005
SHADOW ANALYSIS	A006
SHADOW ANALYSIS	A007
SURVEY PLAN	A008
SUBDIVISION PLAN	A009
SITE PLAN	A010
LANDSCAPE PLANTING PLANS	A011
LANDSCAPE OVERLAY PLAN GROUND LEVEL	A012
OUTDOOR SPACE OVERLAY PLAN SECOND LEVEL	A013
WASTE MANAGEMENT PLAN	A014
PROPOSED LOT COVERAGE OVERLAY	A015
NON-POROUS AREAS OVERLAY PLAN	A016
ACCESSIBLE CIRCULATION ROUTES GROUND LEVEL	A017
ACCESSIBLE CIRCULATION ROUTES SECOND LEVEL	A018
DESIGN CONCEPT DIAGRAMS	A019
MATERIAL PRECEDENTS	A020
GROUND FLOOR PLAN	A100
SECOND FLOOR PLAN	A101
THIRD FLOOR PLAN	A102
ROOF PLAN	A103
PLANNED ENTRY AREA	A110
ENLARGED ENTRY AREA	A111
ENLARGED BASIC UNIVERSAL HOUSING UNIT - UNIT TYPE D	A112
ENLARGED PLAN - UNIT TYPE A	A113
ENLARGED PLAN - UNIT TYPE B + C	A114
SOUTH + EAST ELEVATIONS	A200
NORTH + WEST ELEVATIONS	A201
ENLARGED TYPICAL UNIT ELEVATION	A202
RUNNING STREETSCAPE	A203
BUILDING SECTIONS + COURTYARD ELEVATIONS	A300
BUILDING SECTIONS	A301
BUILDING SECTIONS	A302

HOTSON

HOTSON Architecture Inc.
215-35 West 5th Avenue
Vancouver, BC V6T 1H4
www.hotion.ca 604 685 8726

DP 18-875398

PLAN # 1

OCT 05 2020

Revisions and Issues:

REV	DESCRIPTION	DATE
1	ISSUED FOR REVISIONS	MAY 21, 2017
2	ISSUED FOR DEVELOPMENT PERMIT	FEBRUARY 7th, 2020
3	RE-ISSUED FOR DEVELOPMENT PERMIT	JULY 6, 2020
4	RE-ISSUED FOR DEVELOPMENT PERMIT	AUGUST 26, 2020
5	RE-ISSUED FOR DEVELOPMENT PERMIT	SEPTEMBER 11, 2020

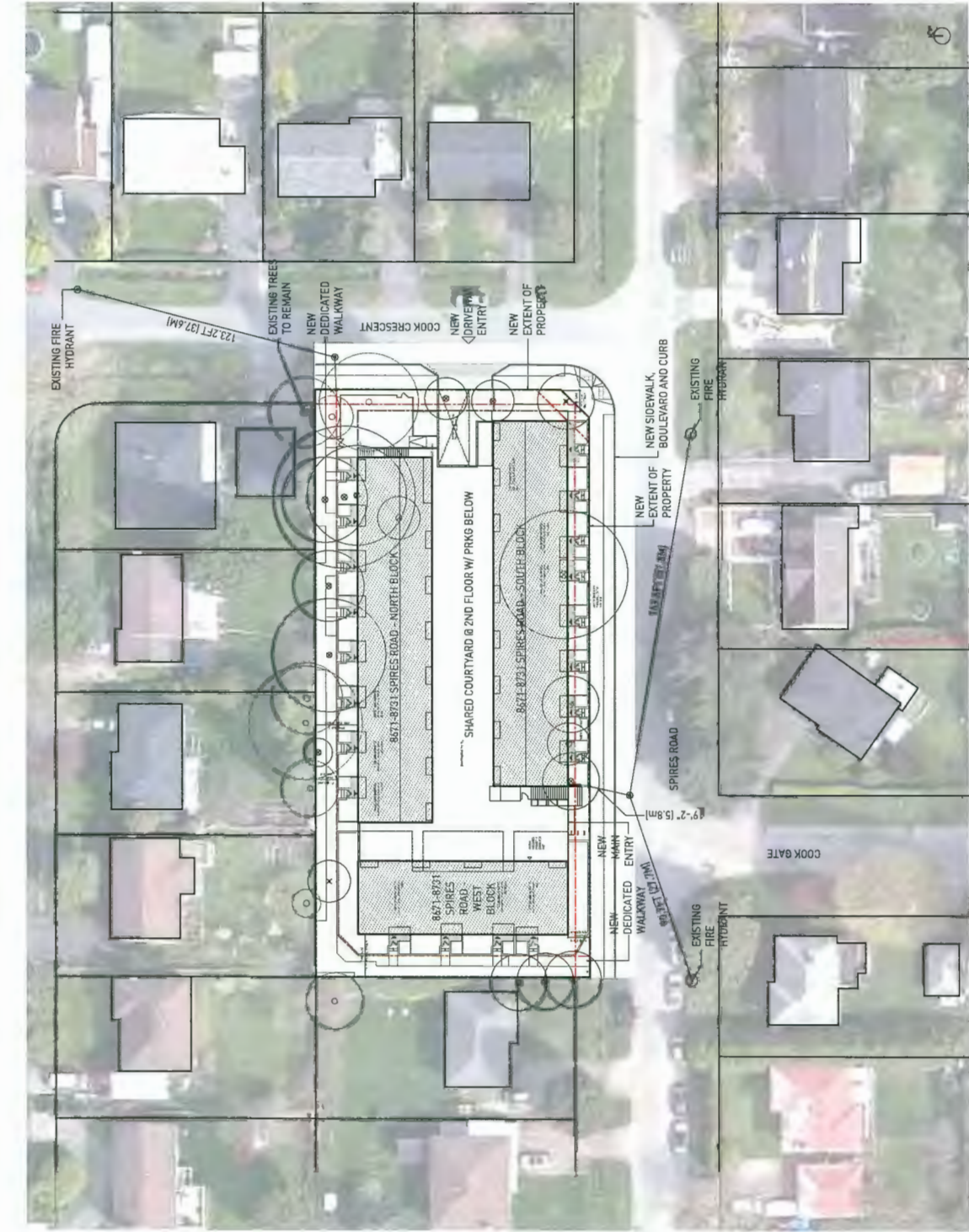
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Prior to commencement of the work, the Contractor shall verify all dimensions and measurements shown on these drawings and the actual measurements are to be taken between the existing and the proposed lines. Any discrepancies between the drawings and the actual measurements shall be the responsibility of the Contractor.

Project: 8671-8731 SPIRES RD
Address: 8671-8731 Spires Road
Richmond, BC

Title: COVER PAGE +
DEVELOPMENT DATA

Scale: AS INDICATED
Date: September 11, 2020
Project #: 1805

Drawing #: A000



1 CONTEXT PLAN
1:400



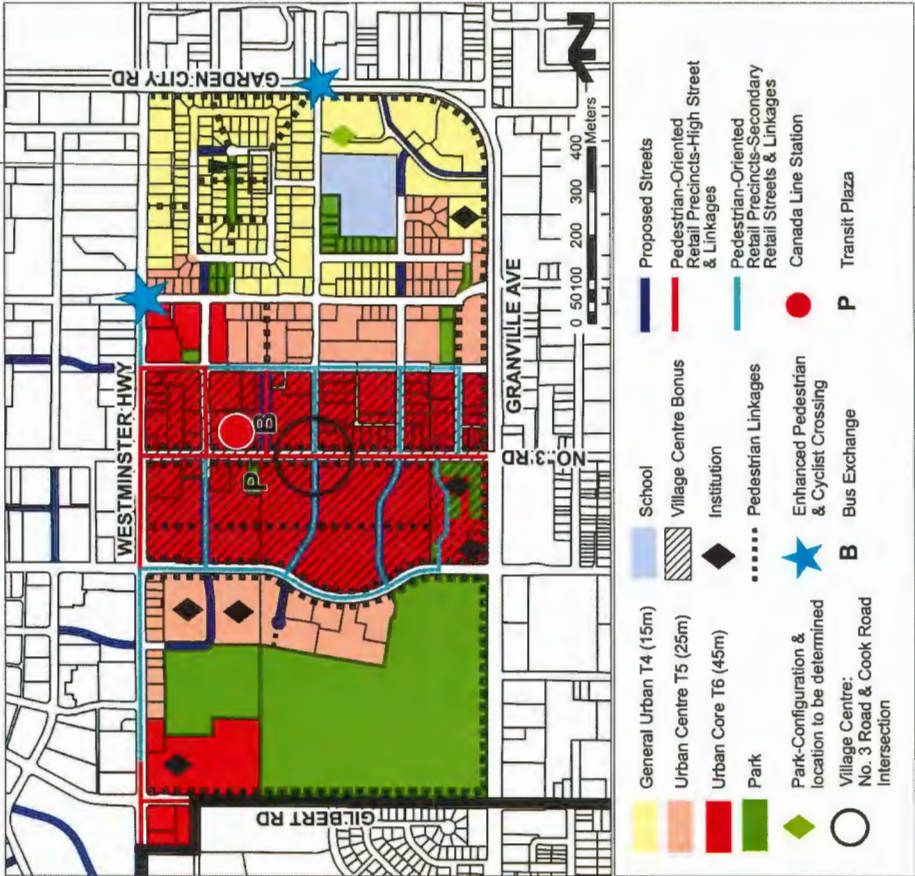
2 CONTEXT PHOTO TAKEN FROM SOUTH EAST CORNER AT INTERSECTION OF SPIRES RD. & COOK RD.
NOT TO SCALE



3 CONTEXT PHOTO TAKEN FROM SOUTH WEST CORNER OF PROPERTIES ON SPIRES RD.
NOT TO SCALE

SITE LOCATION

Specific Land Use Map: Brighthouse Village (2031)



Bylaw 10020 Maximum building height may be subject to established Airport Zoning Regulations in certain areas.
2019/05/21

4 CITY CENTRE AREA PLAN - BRIGHOUSE VILLAGE
NOT TO SCALE

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Prior to construction of the work, the Contractor shall verify all dimensions and locations of existing and proposed structures, utilities, and other features shown on this drawing and find and correct any discrepancies between this drawing and the actual conditions on the ground.
The Contractor shall be responsible for obtaining all necessary permits and approvals for the work.

REV	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	MAY 28, 2019
2	ISSUED FOR DEVELOPMENT PERMIT	FEBRUARY 14, 2020
3	RE-DESIGNED FOR DEVELOPMENT PERMIT	JULY 8, 2020
4	RE-DESIGNED FOR DEVELOPMENT PERMIT	AUGUST 18, 2020
5	RE-DESIGNED FOR DEVELOPMENT PERMIT	SEPTEMBER 11, 2020

Revisions and Issues:

Project: 8671-8731 SPIRES RD
Address: 8671-8731 Spires Road
Richmond, BC
Title: SITE CONTEXT PLAN
Scale: AS INDICATED
Date: September 11, 2020
Project #: 1605
Drawing #: A001

HOTSON

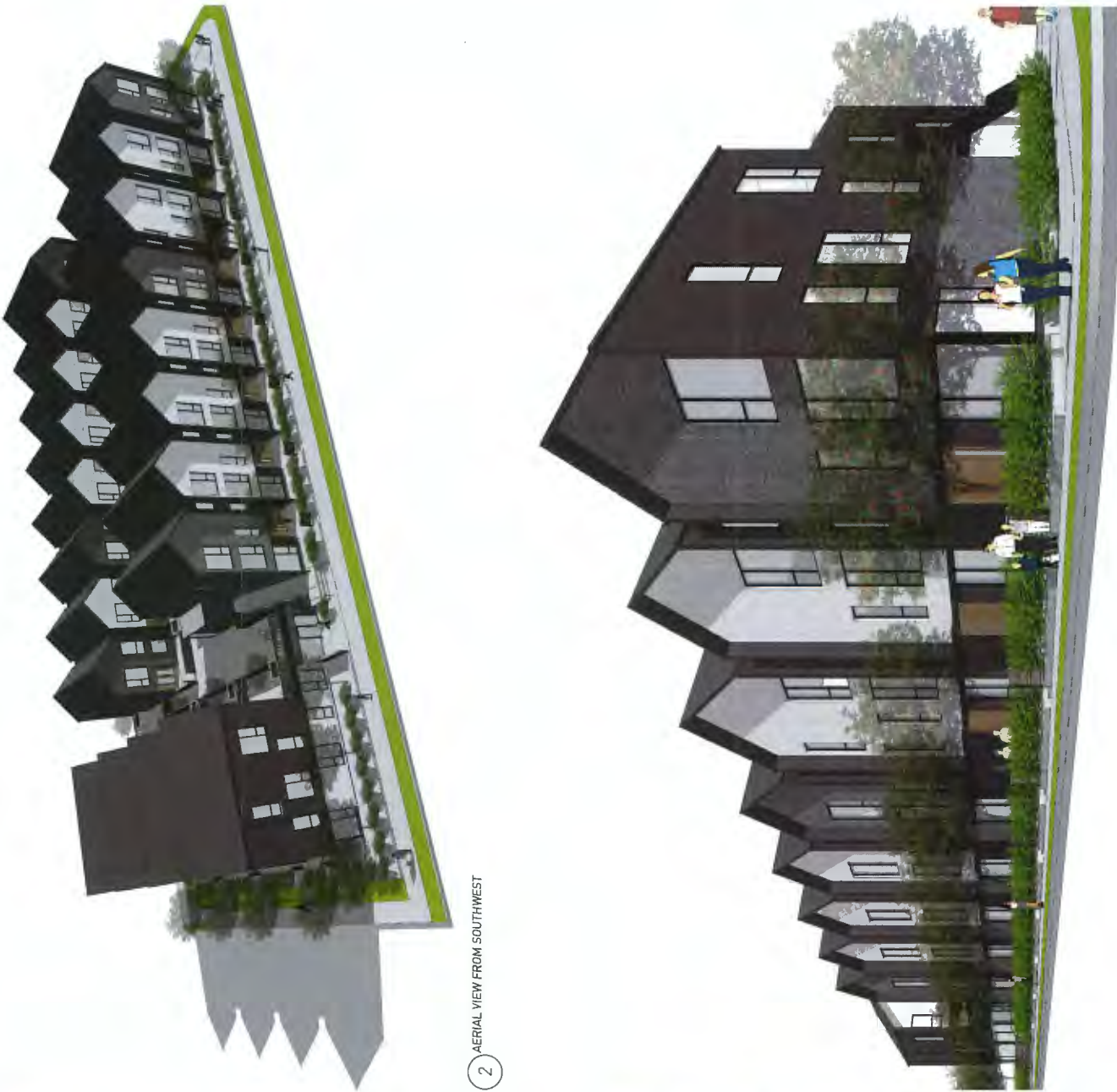
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Tel: 604-273-1000
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PLAN #2 OCT 05 2020

DP 18-875398



1 VIEW FROM SPIRES ROAD AT COOK GATE



2 AERIAL VIEW FROM SOUTHWEST



3 VIEW FROM SPIRES ROAD AT COOK CRESCENT

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Proceed with construction of the Work the Contractor shall verify all measurements and dimensions on the ground and shall be responsible for any discrepancies between the drawings and the actual construction.

Revisions and Issues:			DATE
REV	DESCRIPTION		
1	ISSUED FOR REVIEW		MAY 21, 2019
2	ISSUED FOR DEVELOPMENT PERMIT		FEBRUARY 17, 2020
3	RE-DESIGN FOR DEVELOPMENT PERMIT		JULY 16, 2020
4	RE-DESIGN FOR DEVELOPMENT PERMIT		AUGUST 23, 2020
5	RE-DESIGN FOR DEVELOPMENT PERMIT		SEPTEMBER 11, 2020

HOTSON

PLAN #3 OCT 05 2020

DP 18-875398

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www.hotsonarchitects.com

Project: 8671-8731 SPIRES RD
Address: 8671-8731 Spines Road
Richmond, BC

Title: PROJECT PERSPECTIVE
VIEWS

Scale: AS INDICATED
Date: September 11, 2020
Project #: 1805

Drawing #: A004



1 VIEW OF COURTYARD LOOKING EAST



2 VIEW OF ENTRY FROM ACROSS SPIRES ROAD



3 VIEW FROM SPIRES ROAD SIDEWALK LOOKING WEST



4 VIEW OF SOUTH ELEVATION FROM ACROSS SPIRES ROAD

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Revisions and Issues:

REV	DESCRIPTION	DATE
1	ISSUED FOR REVISION	APR 26, 2019
2	ISSUED FOR DEVELOPMENT PERMIT	FEBRUARY 24, 2020
3	RE-ISSUED FOR DEVELOPMENT PERMIT	JULY 8, 2020
4	RE-ISSUED FOR DEVELOPMENT PERMIT	AUGUST 20, 2020
5	RE-ISSUED FOR DEVELOPMENT PERMIT	SEPTEMBER 11, 2020

HOTSON OCT 05 2020
HOTSON ARCHITECTURE INC.
115-25 KING ST. WEST
RICHMOND, BC V6V 1K4
www.hotson.ca 604.276.1818

Project:

8871-8731 SPIRES RD
8871-8731 Spires Road
Richmond, BC

Project PERSPECTIVE
VIEWS

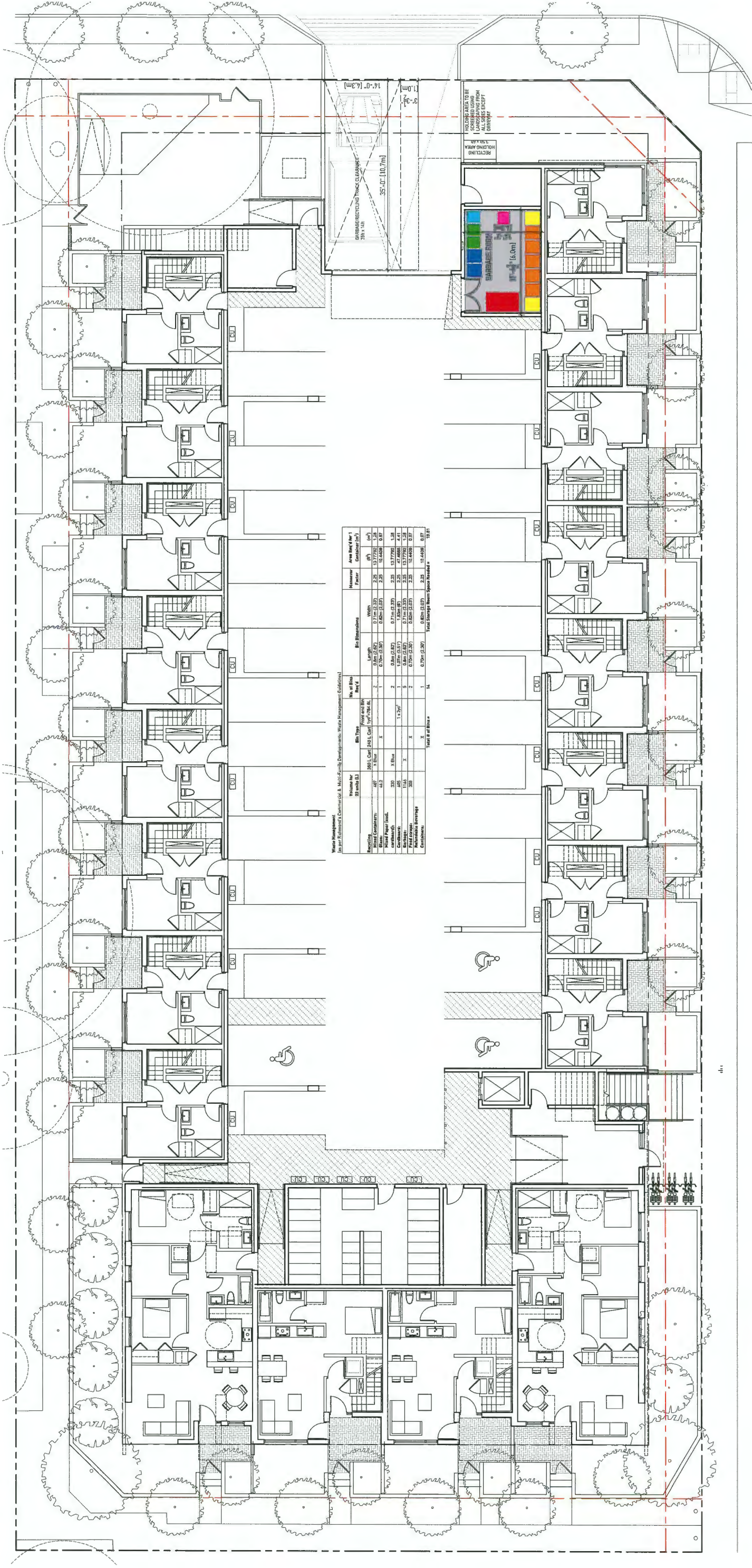
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Date:
Project #:

AS INDICATED
September 11, 2020
1885

Drawing #:

A005

DP 18-875398
PLAN #4



Waste Management
For the Proposed Commercial & Multi-Family Developments, Waste Management Guidelines

Waste Stream	Volume per 100 Units (m³)	Bin Type	Front and Back	No. of Bins	Bin Dimensions	Volume per Bin (m³)	Minimum Factor	Area per Bin (m²)
Recycling Containers	40.2	360 L Cur 240 L Cur 120 L Cur	X	2	1.2m x 0.7m x 0.5m	0.420 (2.03)	2.25	13.440
Food	40.2	360 L Cur 240 L Cur 120 L Cur	X	2	1.2m x 0.7m x 0.5m	0.420 (2.03)	2.25	13.440
Garbage	40.2	360 L Cur 240 L Cur 120 L Cur	X	2	1.2m x 0.7m x 0.5m	0.420 (2.03)	2.25	13.440
Mixed Paper Rec.	330	3 Bin	X	2	0.8m x 0.8m x 0.7m	0.448 (2.03)	2.25	13.776
Cardboard	40.2	3 Bin	X	2	0.8m x 0.8m x 0.7m	0.448 (2.03)	2.25	13.776
Refundable Beverage Containers	116.5	3 Bin	X	2	0.8m x 0.8m x 0.7m	0.448 (2.03)	2.25	13.776
Non-Refundable Beverage Containers	330	3 Bin	X	2	0.8m x 0.8m x 0.7m	0.448 (2.03)	2.25	13.776
Total	616.8			14				112.440

LEGEND

- Garbage & Recycling Room
- Mixed Containers Bin
- Glass Containers Bin
- Mixed Paper Bin
- Cardboard Bin
- Garbage Bin
- Food Scraps Bin
- Refundable Beverage Containers

NOTES
1. Provide proper ventilation, drainage to sewer, and faucet to wash bins in Garbage & Recycling Rooms.

Revisions and Issues:

REV	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	MAY 20, 2019
2	ISSUED FOR DEVELOPMENT PERMIT	FEBRUARY 24, 2020
3	RE-REVISED FOR DEVELOPMENT PERMIT	JULY 8, 2020
4	RE-REVISED FOR DEVELOPMENT PERMIT	AUGUST 20, 2020
5	RE-REVISED FOR DEVELOPMENT PERMIT	SEPTEMBER 11, 2020

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Prior to commencement of the work the Contractor shall verify all dimensions and quantities shown on these drawings and shall be responsible for any discrepancies between the drawings and the actual work. The Contractor shall be responsible for any discrepancies between the drawings and the actual work.

HOTSON

OCT 05 2020

PLAN #7

DP 18-875398

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

Scale: 1:100

Project #: 1805

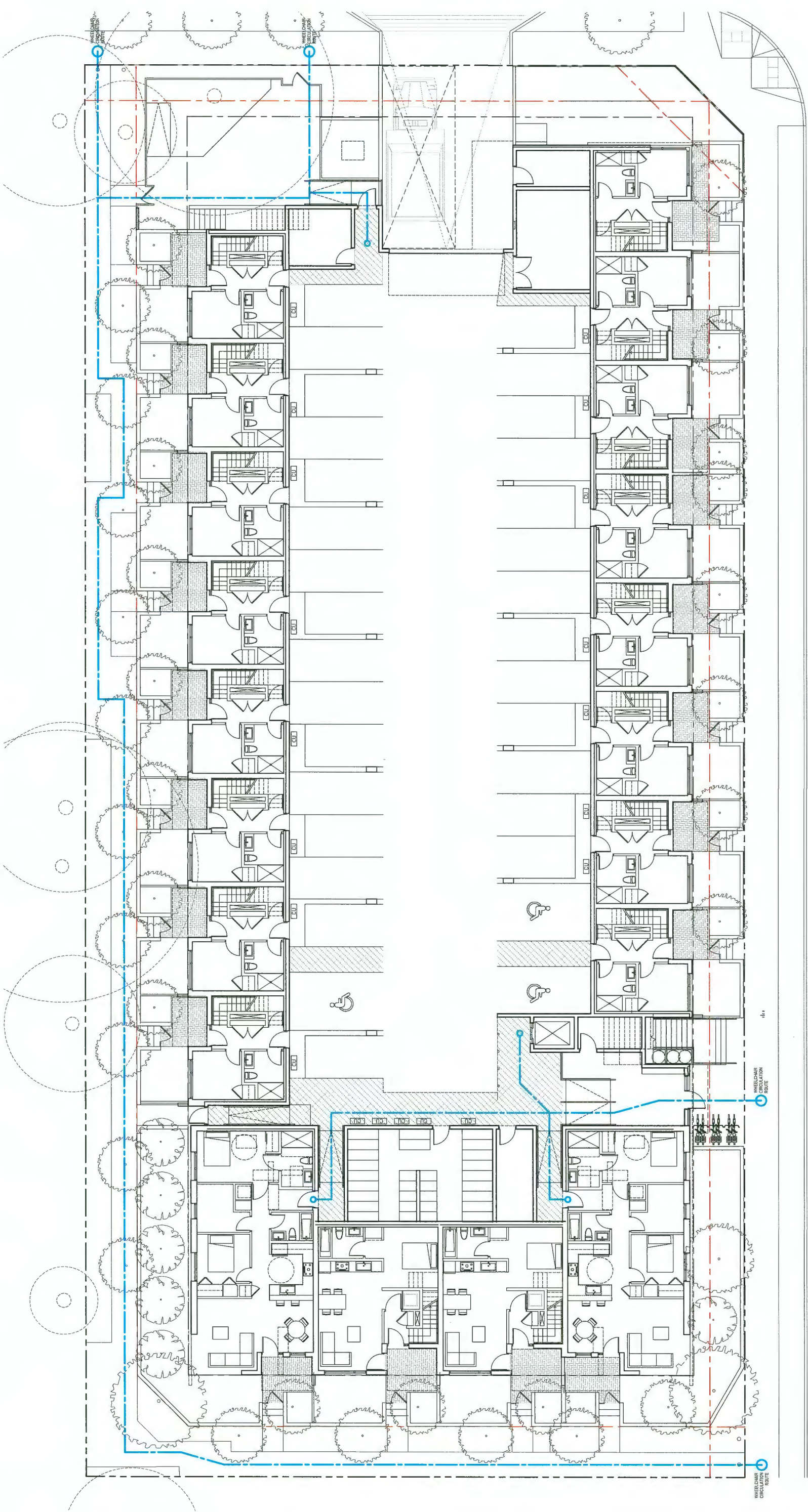
Date: September 11, 2020

Project Name: WASTE MANAGEMENT PLAN

Project Address: 8671-8731 SPIRES RD, Richmond, BC

Project Title: WASTE MANAGEMENT PLAN

Project Drawing #: A014



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Prior to commencement of the Work, the Contractor shall verify all dimensions and measurements shown on this drawing and provide written confirmation of the same to the architect.

Revisions and Issues:

REV	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	MAY 28, 2019
2	ISSUED FOR DEVELOPMENT PERMIT	SEPTEMBER 11, 2020
3	RE-ISSUED FOR DEVELOPMENT PERMIT	JULY 8, 2020
4	RE-ISSUED FOR DEVELOPMENT PERMIT	AUGUST 28, 2020
5	RE-ISSUED FOR DEVELOPMENT PERMIT	SEPTEMBER 11, 2020

HOTSON
HOTSON Architects Inc.
100-1010 West 10th Avenue
Vancouver, BC V6H 1A4
www.hotson.ca 604.255.5575

PLAN #8

DP 18-875398

Project: 8571-8731 SPIRES RD

Address: 8571-8731 Spires Road
Richmond, BC

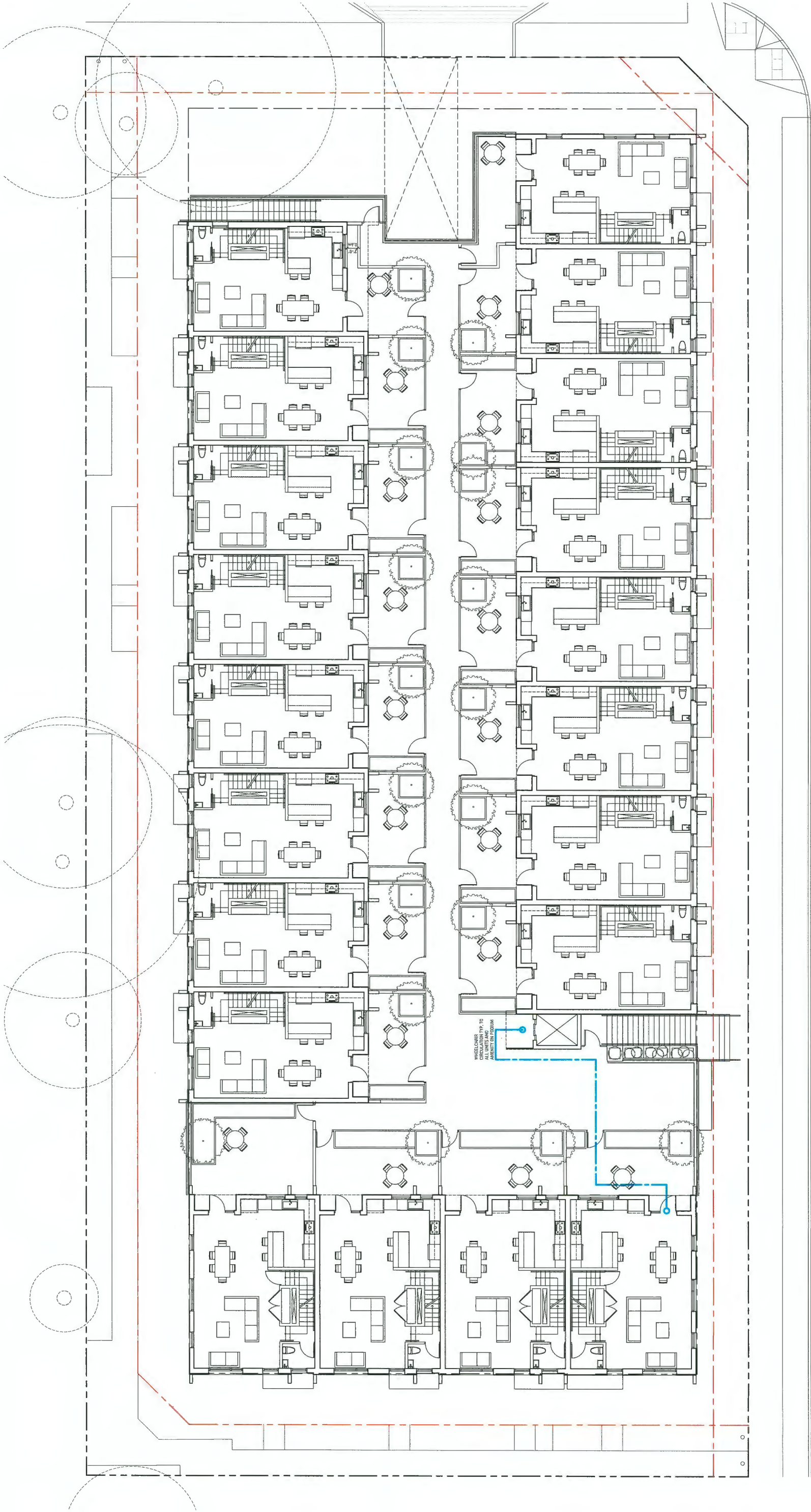
Title: ACCESSIBLE CIRCULATION
ROUTES GROUND FLOOR

Scale: 1:100
Drawing: September 11, 2020
Project #: 1605

Drawing #: A017

OCT 05 2020

SCALE BAR
0 5' 10'



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This drawing is not to be used for construction and issued for that purpose by the architect.
Prior to construction of the work, the contractor shall verify and accept the accuracy of the information shown on this drawing and shall be responsible for any discrepancies between the drawing and the field conditions. The contractor shall be responsible for any errors in the drawing or the field conditions.

Revisions and Issues:

REV	DESCRIPTION	DATE
1	ISSUED FOR RECORDING	MAY 24, 2017
2	ISSUED FOR DEVELOPMENT PERMIT	FEBRUARY 24, 2018
3	RE-ISSUED FOR DEVELOPMENT PERMIT	JULY 9, 2020
4	RE-ISSUED FOR DEVELOPMENT PERMIT	AUGUST 24, 2020
5	RE-ISSUED FOR DEVELOPMENT PERMIT	SEPTEMBER 11, 2020

HOTSON

HOTSON Architecture Inc.
107-1044 Highway 104
Vancouver, BC V7P 1M4
www.hotsongroup.com 604.278.9544

PLAN #9

OCT 05 2020

1" = 5' = 10'

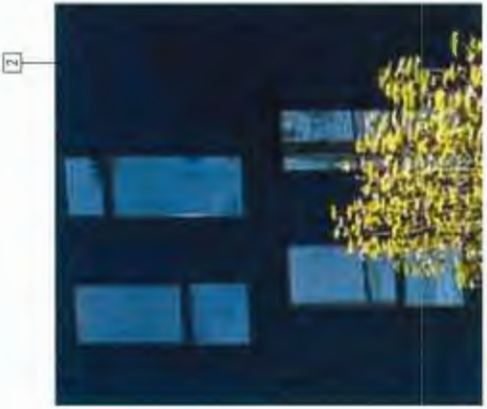
DP 18-875398

Project: 8571-8731 SPIRES RD
Address: 8571-8731 Spires Road
Richmond, BC

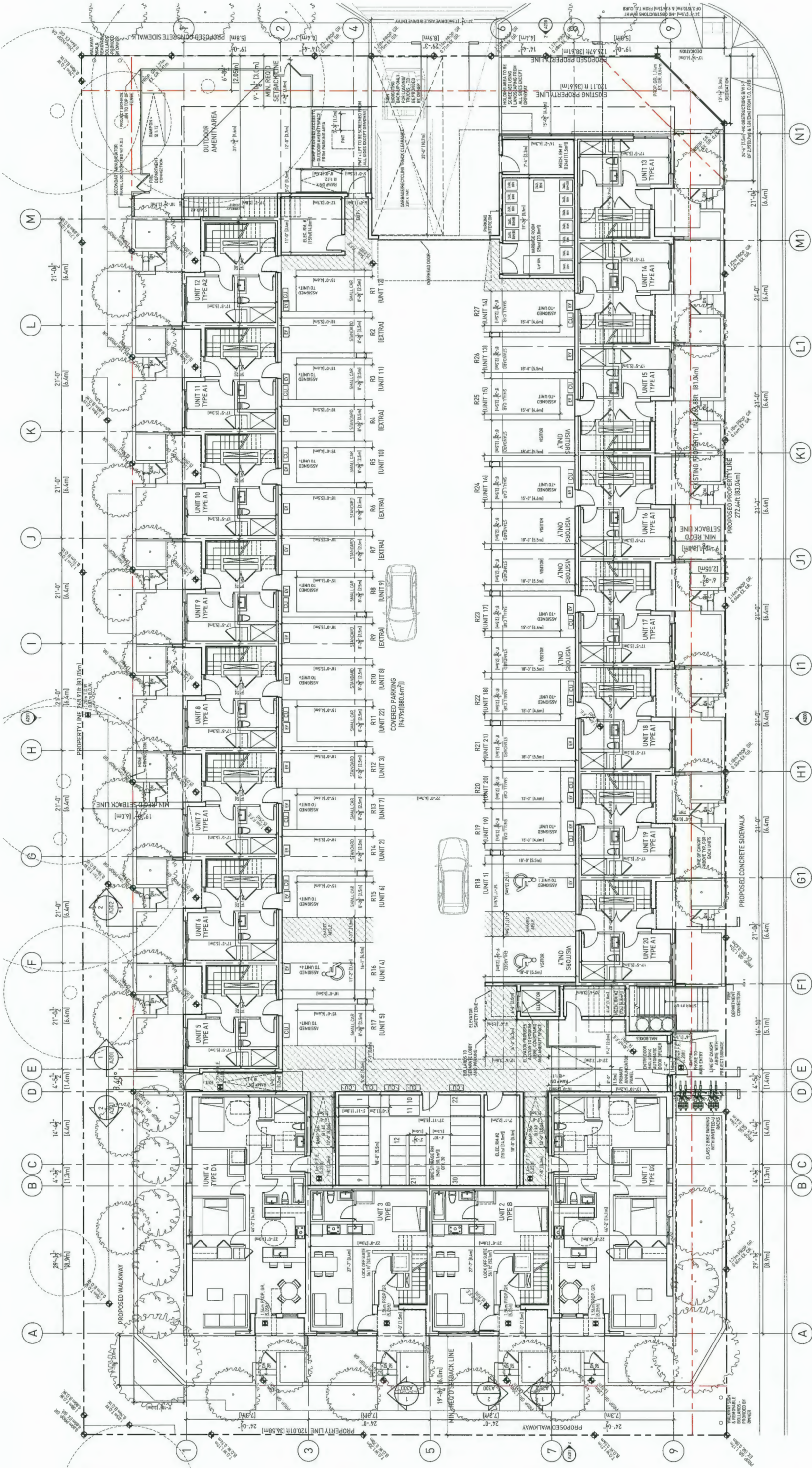
Title: ACCESSIBLE CIRCULATION
ROUTES SECOND FLOOR

Scale: 1" = 10'
Date: September 11, 2020
Project #: 1605

Drawing #: A018



MATERIAL LEGEND	
1	COMPOSITE PLANK SIDING
2	WHITE FINISH
3	COMPOSITE PANEL
4	WOOD CLADDING - TO
5	PAINTED METAL
6	PAINTED METAL
7	PRE-FINISHED WINDOWS
8	BLACK FRAME
9	METAL PICKET GUARD
10	WOOD SLAT FENCING
11	MECHANICAL LOWER
12	FINISHED CONCRETE
13	COMPOSITE PLANK SIDING
14	WHITE FINISH
15	PAINTED METAL
16	BRICK VENEER
17	WOOD CLADDING - TO
18	PAINTED METAL
19	PRE-FINISHED WINDOWS
20	BLACK FRAME
21	METAL PICKET GUARD
22	WOOD SLAT FENCING
23	MECHANICAL LOWER
24	FINISHED CONCRETE
25	COMPOSITE PLANK SIDING
26	WHITE FINISH
27	PAINTED METAL
28	BRICK VENEER
29	WOOD CLADDING - TO
30	PAINTED METAL
31	PRE-FINISHED WINDOWS
32	BLACK FRAME
33	METAL PICKET GUARD
34	WOOD SLAT FENCING
35	MECHANICAL LOWER
36	FINISHED CONCRETE
37	COMPOSITE PLANK SIDING
38	WHITE FINISH
39	PAINTED METAL
40	BRICK VENEER
41	WOOD CLADDING - TO
42	PAINTED METAL
43	PRE-FINISHED WINDOWS
44	BLACK FRAME
45	METAL PICKET GUARD
46	WOOD SLAT FENCING
47	MECHANICAL LOWER
48	FINISHED CONCRETE
49	COMPOSITE PLANK SIDING
50	WHITE FINISH
51	PAINTED METAL
52	BRICK VENEER
53	WOOD CLADDING - TO
54	PAINTED METAL
55	PRE-FINISHED WINDOWS
56	BLACK FRAME
57	METAL PICKET GUARD
58	WOOD SLAT FENCING
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60	FINISHED CONCRETE
61	COMPOSITE PLANK SIDING
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63	PAINTED METAL
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65	WOOD CLADDING - TO
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81	METAL PICKET GUARD
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83	MECHANICAL LOWER
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86	WHITE FINISH
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88	BRICK VENEER
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92	BLACK FRAME
93	METAL PICKET GUARD
94	WOOD SLAT FENCING
95	MECHANICAL LOWER
96	FINISHED CONCRETE
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98	WHITE FINISH
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104	BLACK FRAME
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107	MECHANICAL LOWER
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555	PAINTED METAL
556	BRICK VENEER
557	WOOD CLADDING - TO
558	PAINTED METAL
559	PRE-FINISHED WINDOWS
560	BLACK FRAME
561	



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Prepared by: [Name]
Checked by: [Name]
Reviewed by: [Name]
Approved by: [Name]

REV	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	MAY 28, 2017
2	DESIGNED FOR DEVELOPMENT PERMIT	FEBRUARY 16, 2020
3	DESIGNED FOR DEVELOPMENT PERMIT	JULY 18, 2020
4	RE-DESIGNED FOR DEVELOPMENT PERMIT	AUGUST 23, 2020
5	RE-DESIGNED FOR DEVELOPMENT PERMIT	SEPTEMBER 11, 2020

ALL UNITS TO INCLUDE AGING IN PLACE FEATURES (EG BLOCKING FOR GRAB BARS, BLOCKING FOR STAIR LIFTS, LEVER DOOR HANDLES)

HOTSON

OCT 05 2020

PLAN #11

Project: 8871-8731 SPRIES RD

Address: 8871-8731 Spries Road
Richmond, BC

Title: GROUND FLOOR PLAN

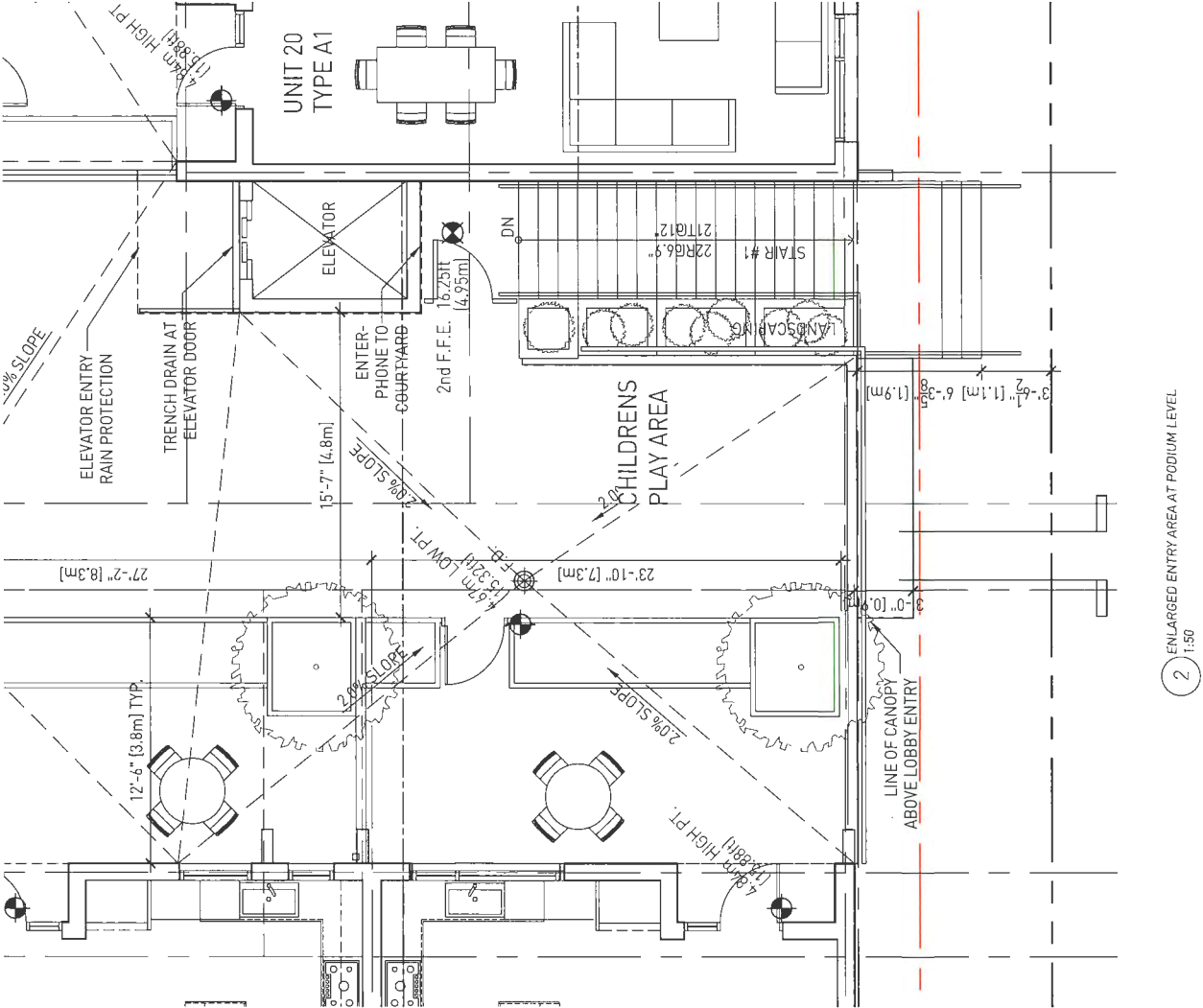
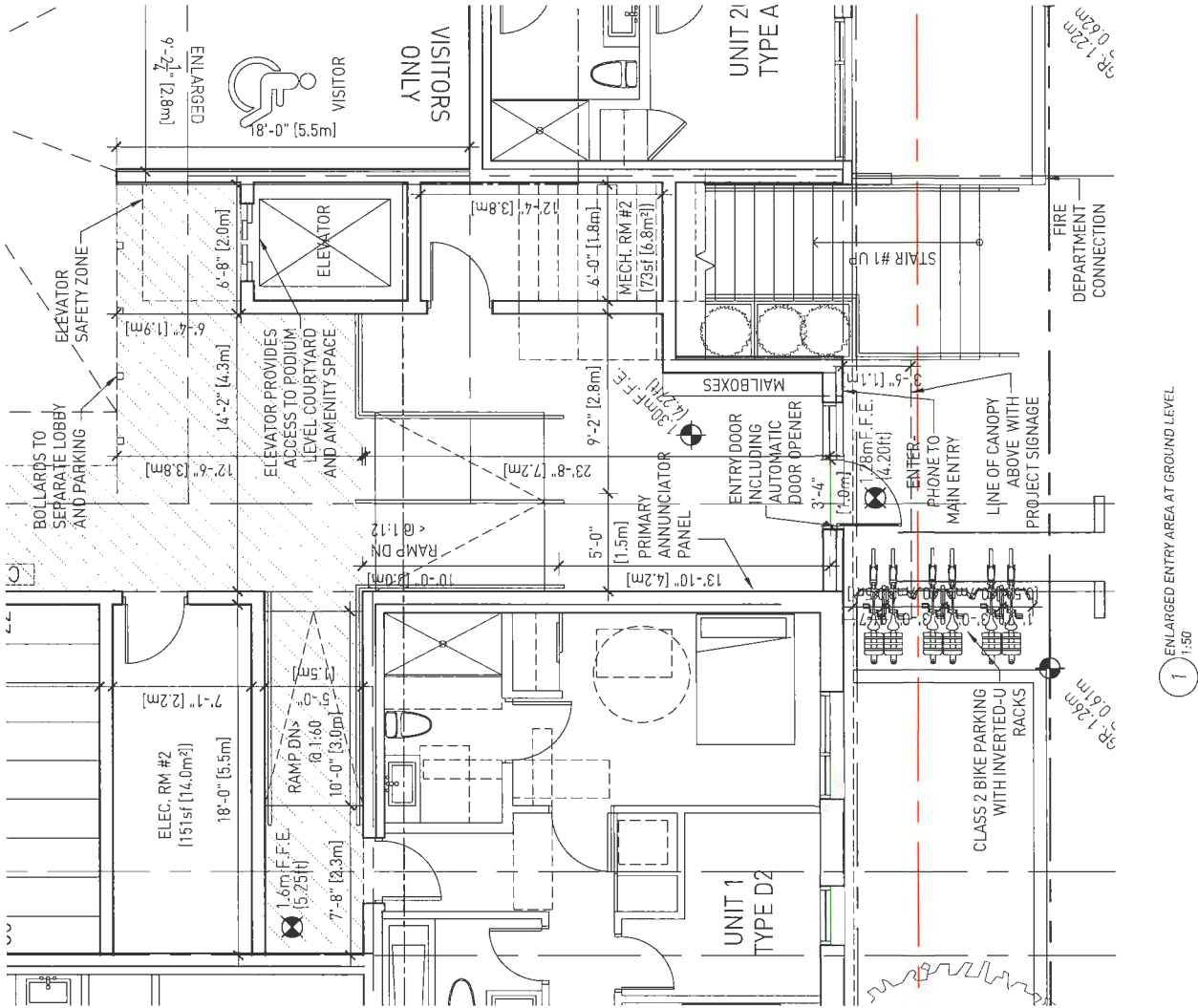
Scale: 1" = 100'
Date: September 11, 2020
Project #: 1805

Drawing #: A100

DP

18-875398

SCALE BAR



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REV	DESCRIPTION	DATE
1	ISSUED FOR REVIEWING	MAY 18, 2019
2	ISSUED FOR DEVELOPMENT PERMIT	FEBRUARY 24, 2020
3	RE-ISSUED FOR DEVELOPMENT PERMIT	JULY 7, 2020
4	RE-ISSUED FOR DEVELOPMENT PERMIT	AUGUST 20, 2020
5	RE-ISSUED FOR DEVELOPMENT PERMIT	SEPTEMBER 11, 2020

HOTSON
HOTSON ARCHITECTURE INC.
214-25 WEST 10TH AVENUE
RICHMOND, BC V6V 1K6
www.hotsan.ca 604.276.1564

PLAN #15

DP 10875398

OCT 05 2020

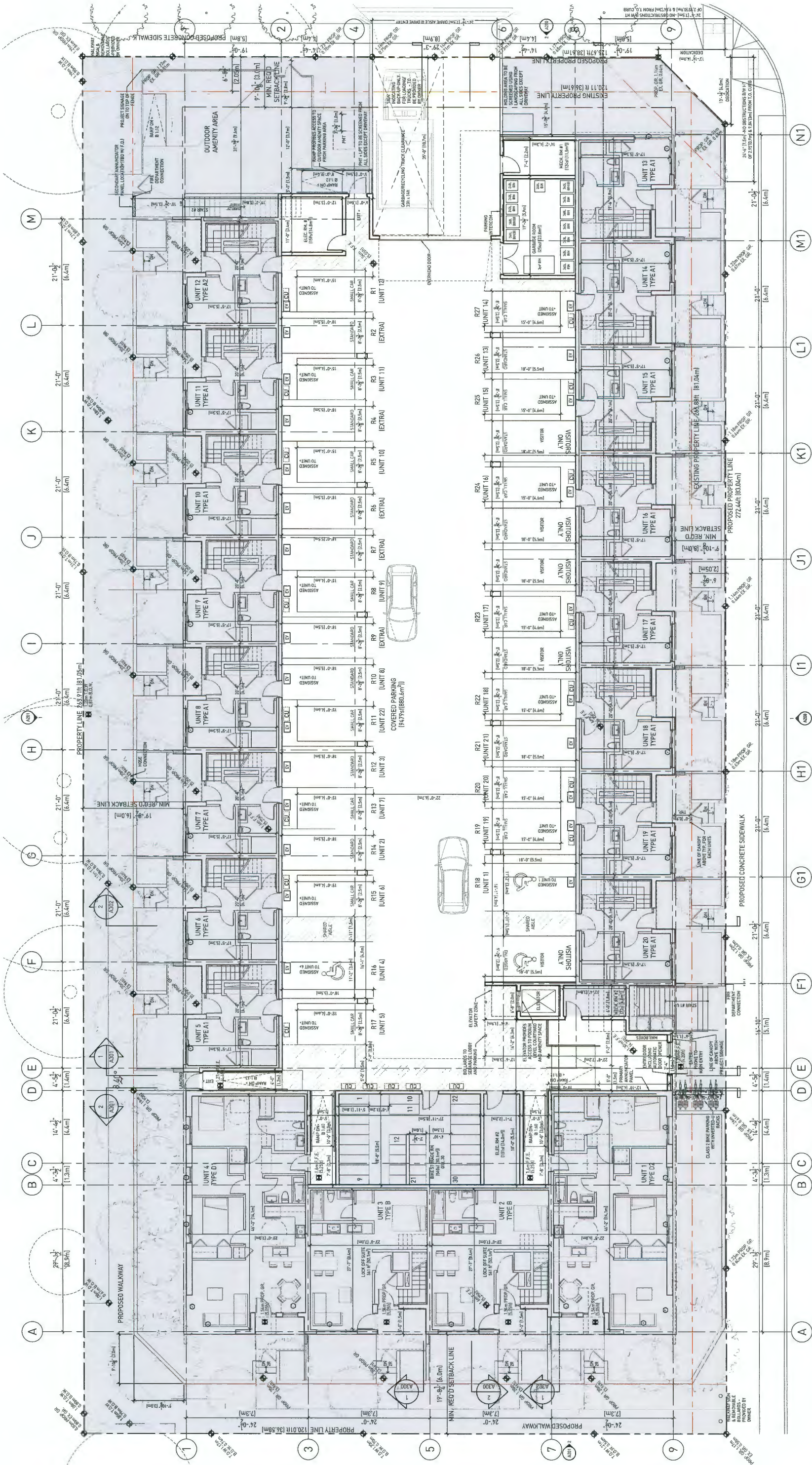
ENLARGED ENTRY AREA

Project: 8671-8731 SPIRES RD
Address: 8671-8731 Spires Road
Richmond, BC

Title: ENLARGED ENTRY AREA

Scale: 1:50
Date: September 11, 2020
Project #: 1605

Drawing #: A110



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For the convenience of the client, the architect shall provide all necessary information and drawings to the client in a timely manner. The client shall be responsible for obtaining all necessary permits and approvals from the relevant authorities.

Consent to Construct and Proceed with Construction shall be the responsibility of the client.

REV	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	MAY 20, 2017
2	ISSUED FOR DEVELOPMENT PERMIT	FEBRUARY 14, 2020
3	RE-ASSED FOR DEVELOPMENT PERMIT	JULY 8, 2020
4	RE-ASSED FOR DEVELOPMENT PERMIT	AUGUST 22, 2020
5	RE-ASSED FOR DEVELOPMENT PERMIT	SEPTEMBER 11, 2020

Revisions and Issues:

Project: 8471-8731 SPIRES RD
Address: 8471-8731 Spires Road
Richmond, BC

Title: PARKING PLAN

Scale: 1:100
Date: September 11, 2020
Project #: 1655

Drawing #: A111

HOTSON

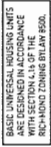
HOTSON Architecture Inc.
715-300-8888
www.hotson.ca

PLAN # 16

DP 18-875398

OCT 05 2020

SCALE
1" = 5' - 0"



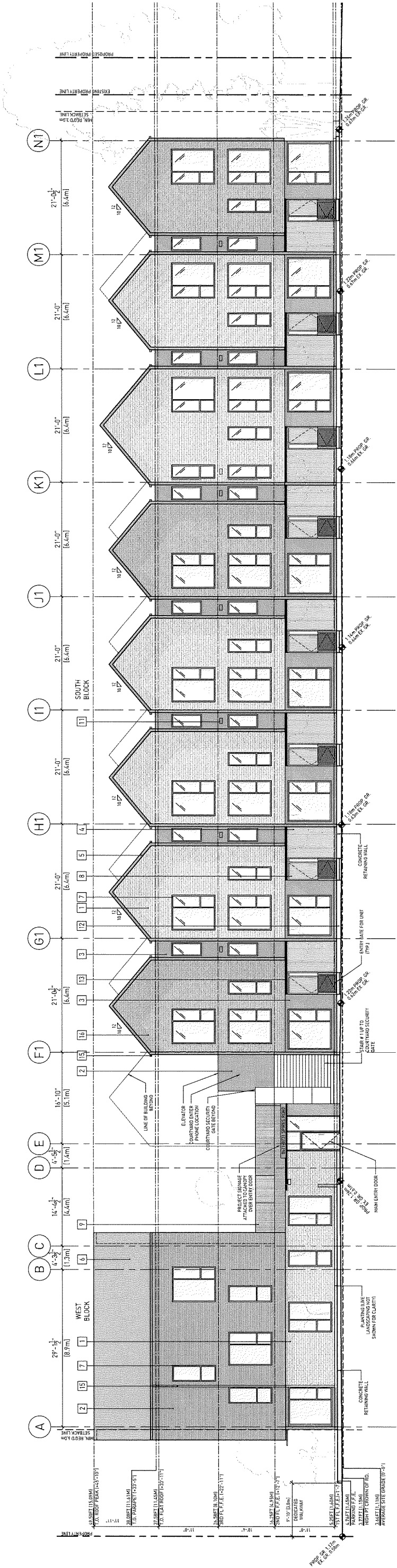
70

This drawing is not to be used for construction until issued for that purpose by the designer.

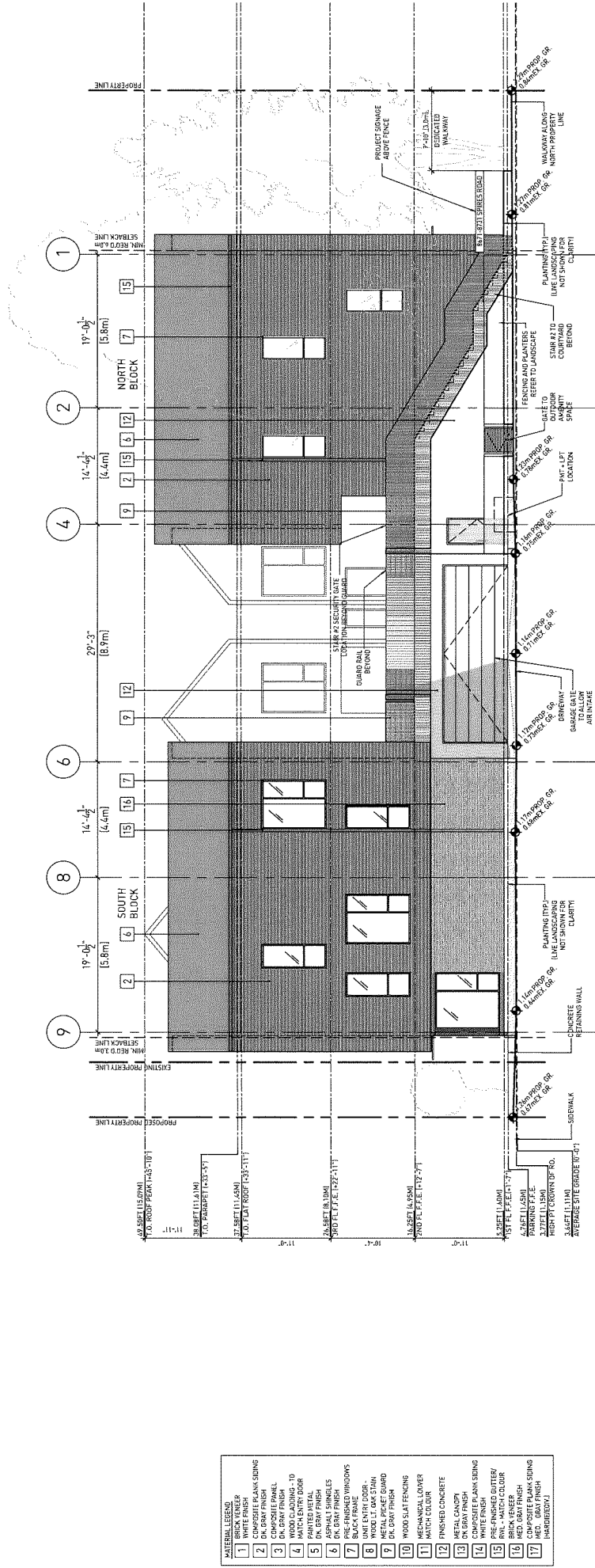
Project: 8471-8731 SPIRES RD
Address: 8471-8731 Spires Road
Richmond, BC
Title: ENLARGED BASIC
HOUSING UNIT -
Scale: 1:50
Date: September 11, 2020
Project #: 1605
Drawing #: A112

HOTSON
HOTSON Architecture Inc.
215-25 West 5th Avenue
Vancouver, BC V5T 1H4
www.hotson.ca 505.558.9956





1 SOUTH ELEVATION
1 : 100



2 EAST ELEVATION
1 : 100

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REV	DESCRIPTION	DATE
1	ISSUED FOR RECORDING	MAY 28, 2019
2	ISSUED FOR DEVELOPMENT PERMIT	FEBRUARY 28, 2020
3	RE-ISSUED FOR DEVELOPMENT PERMIT	JUNE 18, 2020
4	RE-ISSUED FOR DEVELOPMENT PERMIT	AUGUST 23, 2020
5	RE-ISSUED FOR DEVELOPMENT PERMIT	SEPTEMBER 11, 2020

HOTSON
HOTSON Architecture Inc.
107-10888 Highway 104
Richmond, BC V6V 1M4
www.hotsonea.com 604.276.0564

PLAN #18

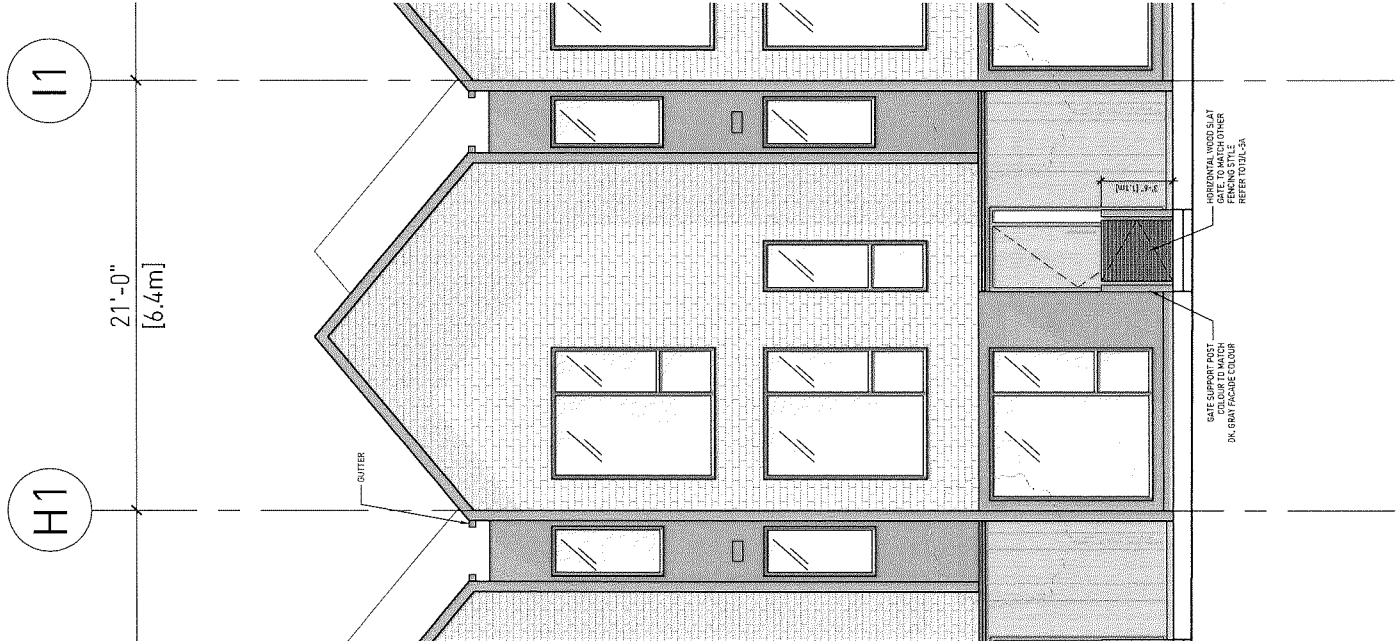
OCT 05 2020

DP

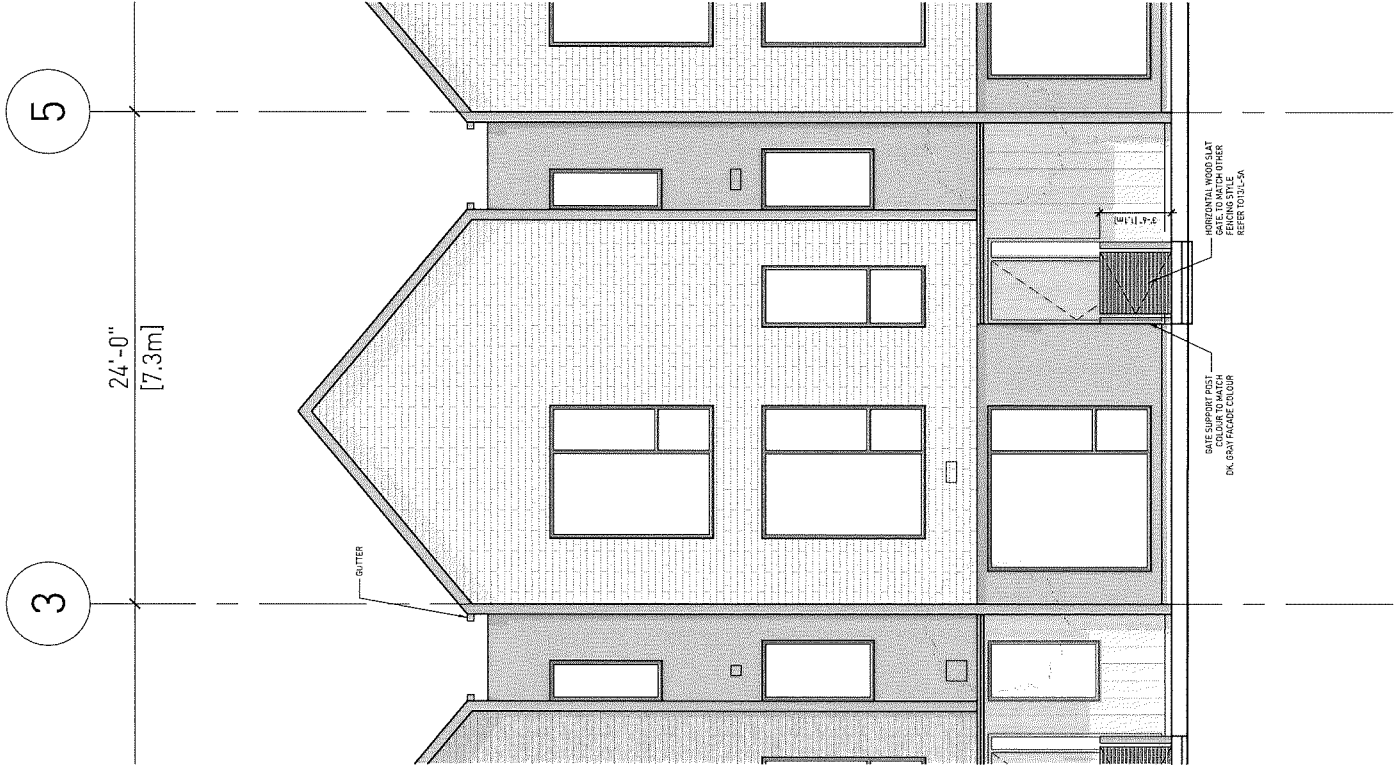
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SCALE: 1" = 10'

SOUTH + EAST ELEVATIONS

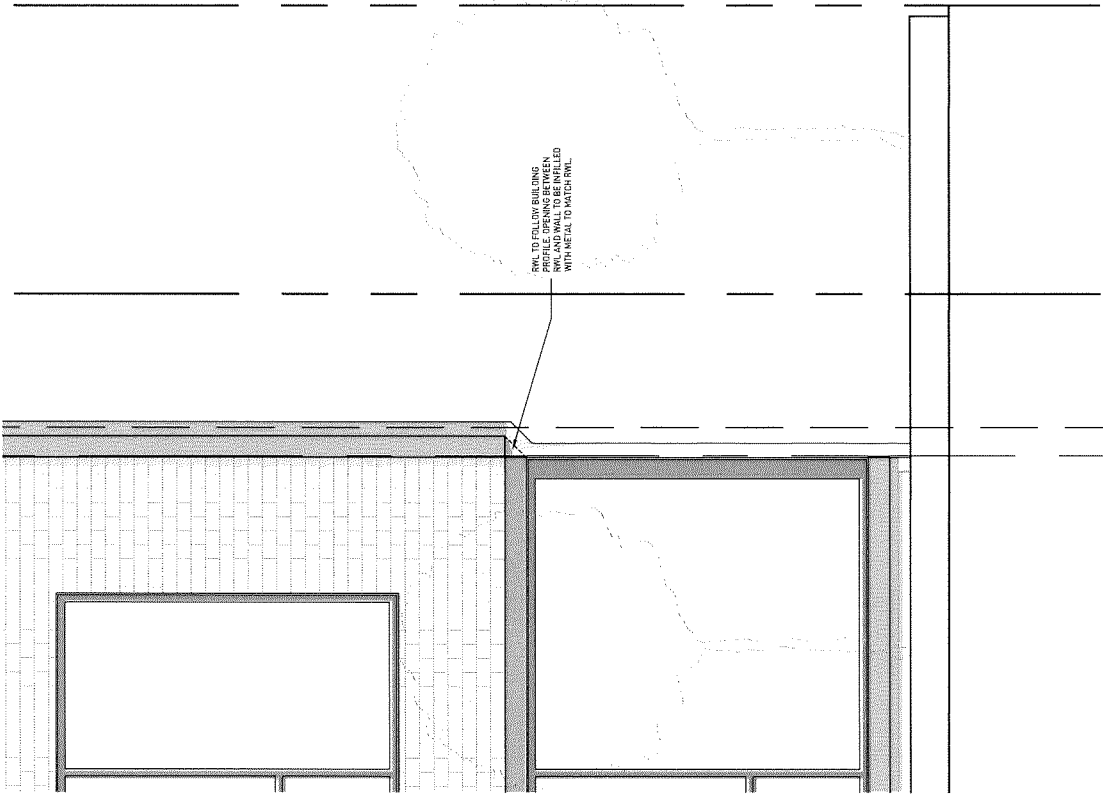
Project: 8471-8731 SPIRIS RD
Address: 8471-8731 Spiriss Road
Richmond, BC
Title: SOUTH + EAST ELEVATIONS
Scale: 1" = 10'
Date: September 11, 2020
Project #: 1605
Drawing #: A200



1 SOUTH ELEVATION - UNIT TYPE A1
1 : 50



2 WEST ELEVATION - UNIT TYPE B
1 : 50



3 WEST ELEVATION - UNIT TYPE C+D
1 : 25

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Revisions and Issues:

REV	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	MAY 26, 2019
2	ISSUED FOR DEVELOPMENT PERMIT	FEBRUARY 24, 2020
3	RE-ISSUED FOR DEVELOPMENT PERMIT	JULY 8, 2020
4	RE-ISSUED FOR DEVELOPMENT PERMIT	AUGUST 20, 2020
5	RE-ISSUED FOR DEVELOPMENT PERMIT	SEPTEMBER 11, 2020

HOTSON
HOTSON Architecture Inc.
2500 West Broadway
Vancouver, BC V6K 3K1
www.hotson.ca 604.588.9991

Project: 8871-8731 SPIRES RD
Address: 8871-8731 Spires Road
Richmond, BC

Title: ENLARGED TYPICAL UNIT
ELEVATIONS

Scale: AS NOTED
Date: September 11, 2020
Project #: 1003

Drawing #: A202

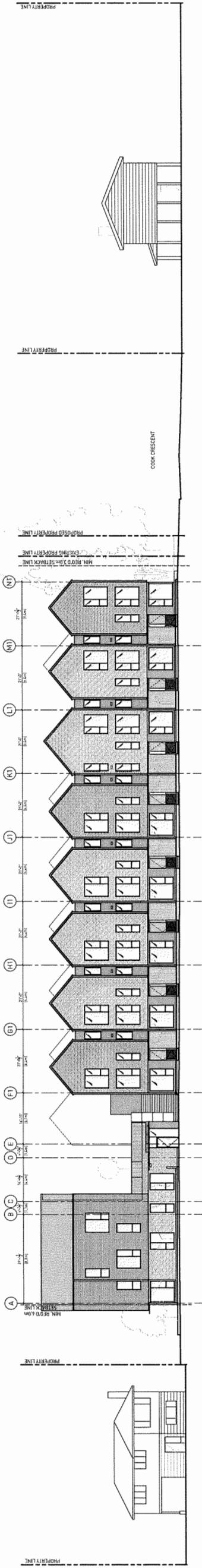
OCT 05 2020

PLAN #20

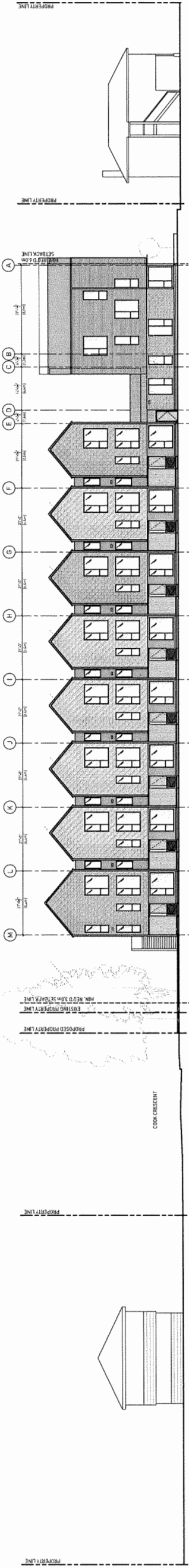
SCALE BAR
0 1' 5' 10'

075398

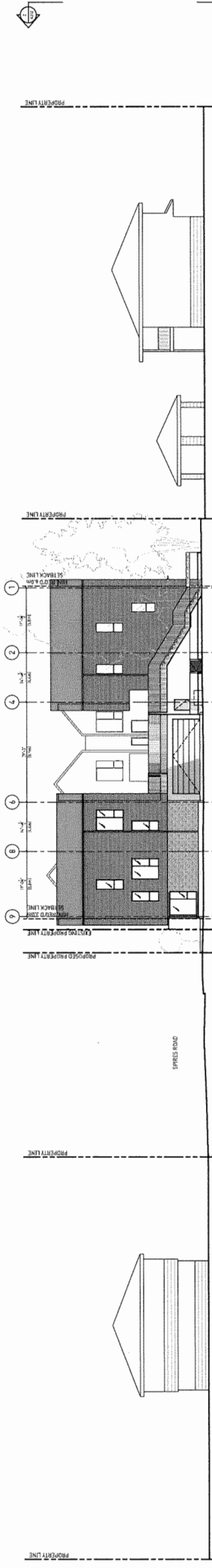
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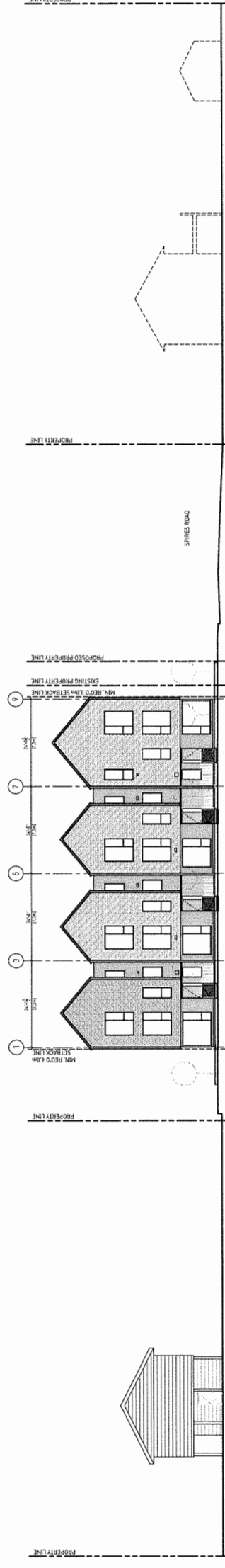
1 SOUTH ELEVATION
1:200



2 NORTH ELEVATION
1:200



3 EAST ELEVATION
1:200



4 WEST ELEVATION
1:200

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The architect is not responsible for any errors or omissions in the drawings or for any consequences arising therefrom.
The architect is not responsible for any errors or omissions in the drawings or for any consequences arising therefrom.
The architect is not responsible for any errors or omissions in the drawings or for any consequences arising therefrom.

REV	DESCRIPTION	DATE
1	ISSUED FOR RECORD	MAY 22, 2017
2	ISSUED FOR DEVELOPMENT PERMIT	FEBRUARY 24, 2019
3	RE-ASSUED FOR DEVELOPMENT PERMIT	JULY 8, 2020
4	RE-ASSUED FOR DEVELOPMENT PERMIT	AUGUST 20, 2020
5	RE-ASSUED FOR DEVELOPMENT PERMIT	SEPTEMBER 11, 2020

HOTSON
HOTSON ARCHITECTURE INC.
215-25 STREET DR. SUITE 100
RICHMOND, BC V6V 1A5
www.hotson.ca 604.278.1414

OCT 05 2020

PLAN #21

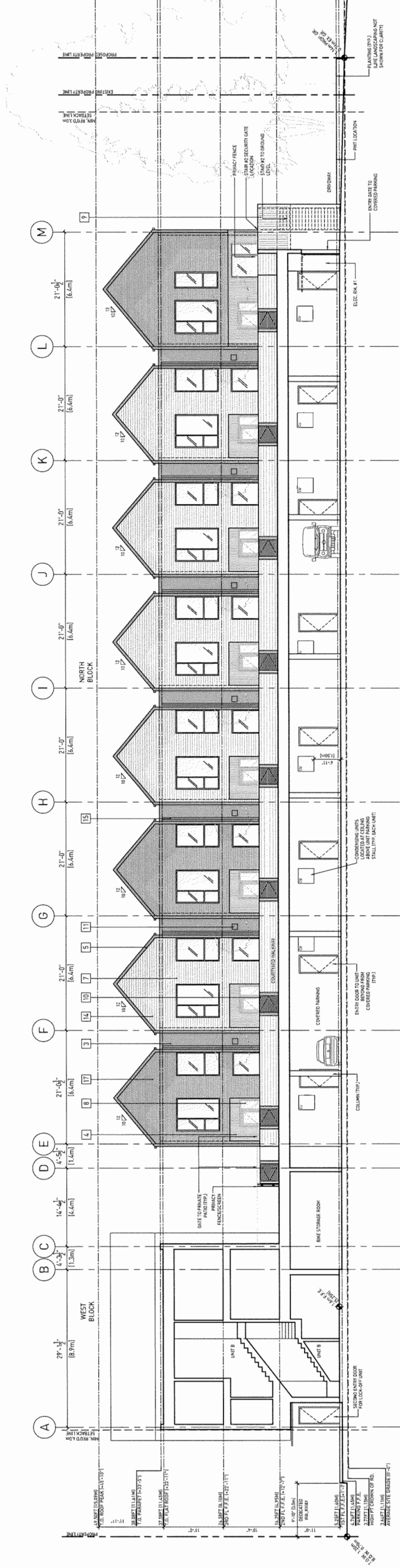
Project: 8871-8731 SPINES RD
Address: 8871-8731 Spines Road
Richmond, BC

Title: RUNNING STREETSCAPES

Scale: 1:200
Date: September 11, 2020
Project #: 1555

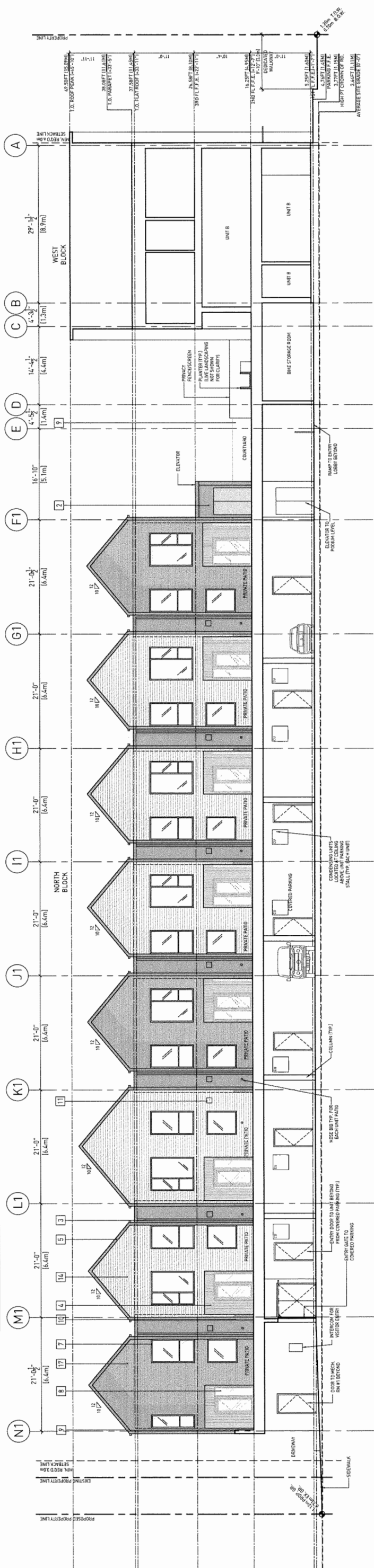
Drawing #: A203

DP 18-875398



1 COURTYARD - SOUTH ELEVATION/SECTION
1 : 100

MATERIAL LEGEND	
1	PAINTED METAL
2	COMPOSITE PLANK SIDING
3	COMPOSITE PLANK SIDING
4	COMPOSITE PLANK SIDING
5	PAINTED METAL
6	PAINTED METAL
7	PAINTED METAL
8	PAINTED METAL
9	PAINTED METAL
10	PAINTED METAL
11	PAINTED METAL
12	PAINTED METAL
13	PAINTED METAL
14	PAINTED METAL
15	PAINTED METAL
16	PAINTED METAL
17	PAINTED METAL



2 COURTYARD - NORTH ELEVATION/SECTION
1 : 100

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Revisions and Issues:

REV	DESCRIPTION	DATE
1	ISSUED FOR REZONING	MAY 22, 2019
2	ISSUED FOR DEVELOPMENT PERMIT	FEBRUARY 12, 2020
3	RE-ISSUED FOR DEVELOPMENT PERMIT	JULY 8, 2020
4	RE-ISSUED FOR DEVELOPMENT PERMIT	AUGUST 25, 2020
5	RE-ISSUED FOR DEVELOPMENT PERMIT	SEPTEMBER 11, 2020

HOTSON
17500 Highway 101
Richmond, BC V6X 1K6
Tel: 604.273.3444
Fax: 604.273.3445
www.hotson.ca

Project: 8471-8731 SPIRES RD
Address: 8471-8731 Spires Road
Richmond, BC

Title: EASTWEST SECTIONS +
COURTYARD ELEVATIONS

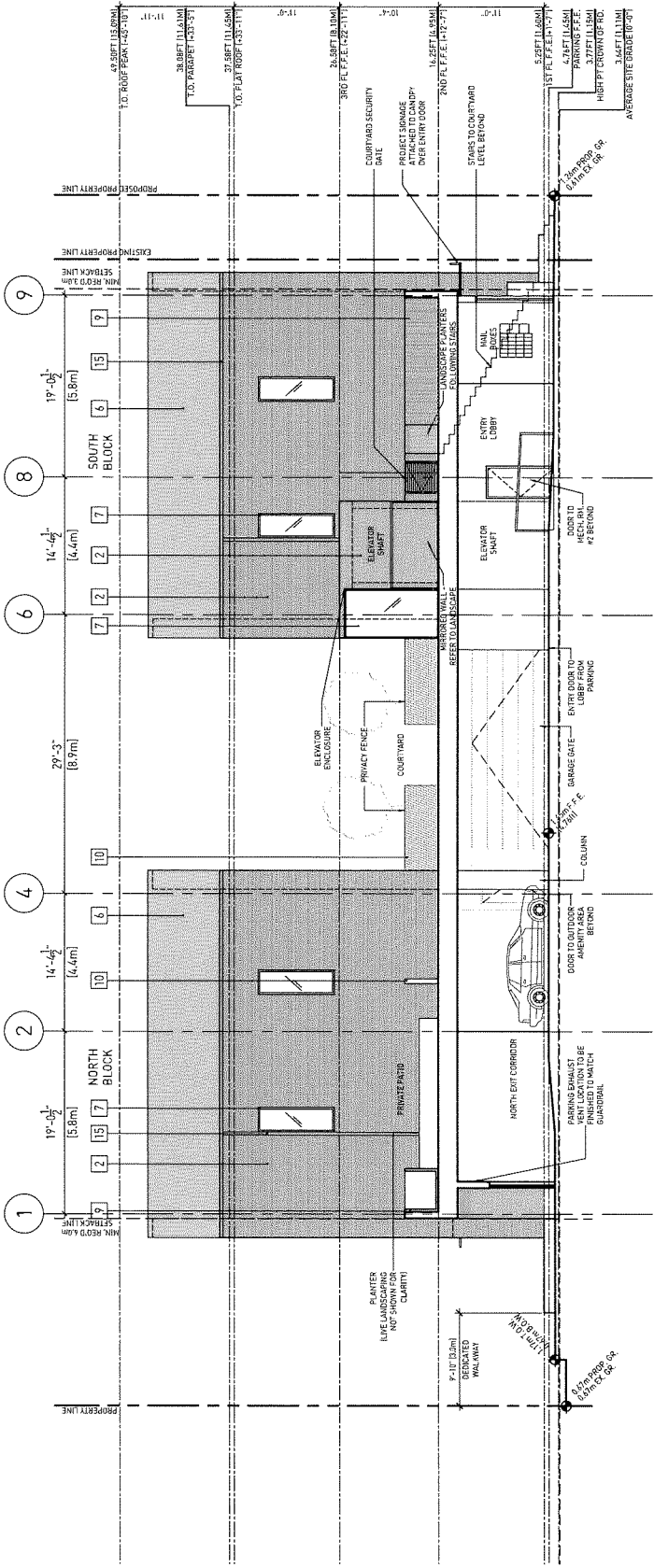
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Date: September 11, 2020
Project #: 1605

Drawing #: A300

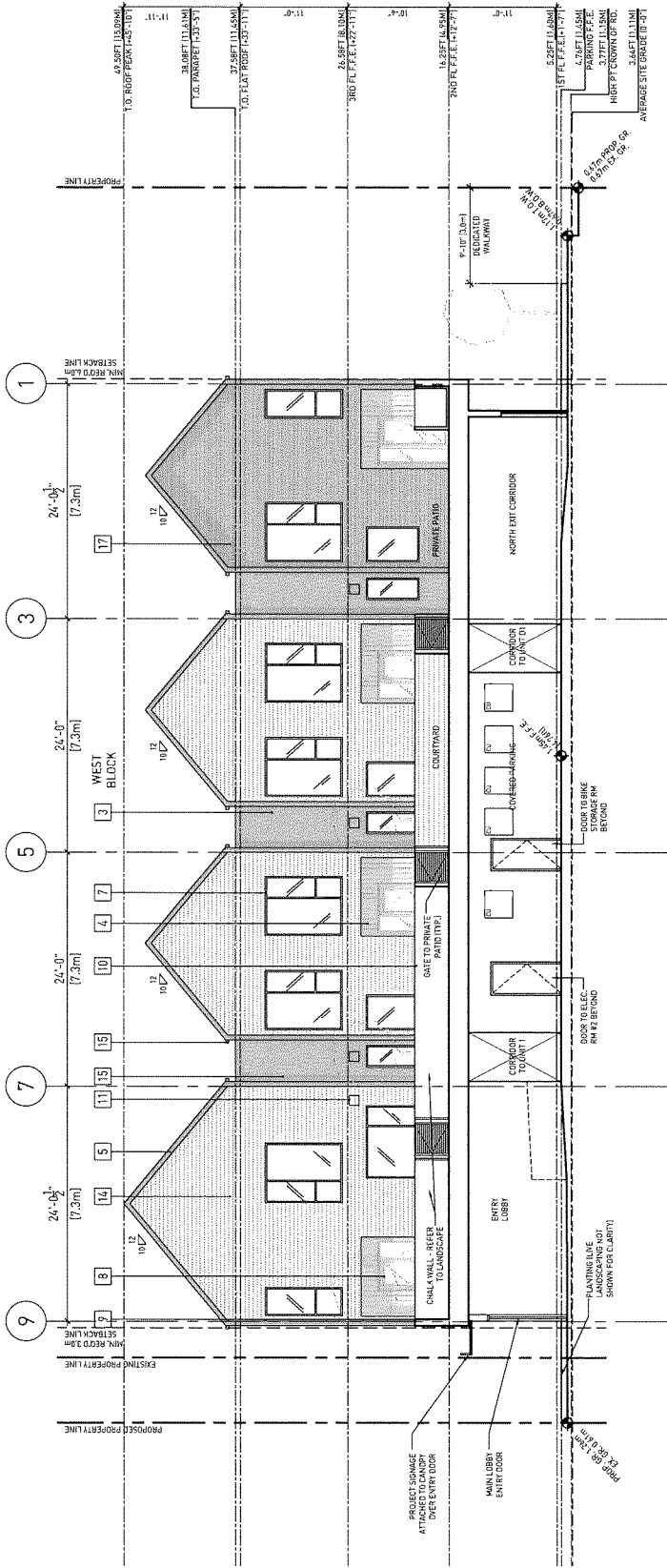
OCT 05 2020

PLAN # 22

DP 18-875398



1 COURTYARD WEST ELEVATION/SECTION
1 : 100



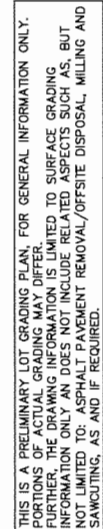
2 COURTYARD - EAST ELEVATION/SECTION
1 : 100

MATERIAL LEGEND	
1	BRICK VENEER
2	WHITE FINISH
3	COMPOSITE PANEL
4	WOOD CLADDING - TO MATCH ENTRY DOOR
5	ASPHALT SHINGLES
6	BLACK FRAME
7	BLACK FRAME
8	WHITE PICKET GUARD
9	WOOD SLAT FENCING
10	MECHANICAL LOWER
11	FINISHED CONCRETE
12	COMPOSITE PLANK SIDING
13	WHITE FINISH
14	WHITE FINISH
15	BRICK VENEER
16	WOOD CLADDING
17	COMPOSITE PLANK SIDING

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Revisions and Issues:

REV	DESCRIPTION	DATE
1	ISSUED FOR REZONING	MAY 28, 2017
2	ISSUED FOR DEVELOPMENT PERMIT	SEPTEMBER 26, 2020
3	RE-ISSUED FOR DEVELOPMENT PERMIT	JULY 8, 2020
4	RE-ISSUED FOR DEVELOPMENT PERMIT	AUGUST 20, 2020
5	RE-ISSUED FOR DEVELOPMENT PERMIT	SEPTEMBER 11, 2020

[illegible]

F.S.E. REFERS TO 'FLOOR SLAB ELEV.' AND
G.E. REFERS TO 'FRONT OF GARAGE ELEV.'

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

NOTE, FOR INFORMATION:

- APPROXIMATE PROPOSED AVERAGE GROUND ELEVATION = 1.11m
- APPROXIMATE PROPOSED FILL VOLUME = 157.9m³

NOTE, FOR INFORMATION:
APPROXIMATE PROPOSED FILL VOLUME
RELATES TO PROPOSED WALKWAY
WORKS WITHIN THE RIGHTS-OF-WAY.



MPT ENGINEERING MUST FIELD REVIEW ALL CONSTRUCTION. CONTRACTOR TO SUPPLY NOTICE OF CONSTRUCTION TO MPT ENGINEERING, A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION.

ALL DIMENSIONS AND ELEVATIONS
ARE IN METRIC UNITS.

NOTES:

1. ALL ELEVATIONS ARE TO GEODETIC DATUM AND REFER TO RICHMOND HPN#202 (77H4623).
ELEV.= 1.45m.

2. CONTRACTOR TO CONFIRM BENCHMARK WITH MPT ENGINEERING, PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO CONFIRM LOCATIONS OF ALL EXISTING UTILITIES AND REPORT ANY DISCREPANCIES TO MPT ENGINEERING, PRIOR TO CONSTRUCTION.
4. ALL MATERIALS AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE CURRENT CITY BUILDING DEPARTMENT STANDARDS AND SPECIFICATIONS AND THE CURRENT B.C. BUILDING CODE.

MPT ENGINEERING CO., LTD.

3320-1120 HORSESHOE WAY RICHMOND, BC V7A 5H7 TEL: 604-270-9331 FAX: 604-270-4137

SOUTH STREET (SPIRES) LP

[illegible]

3744

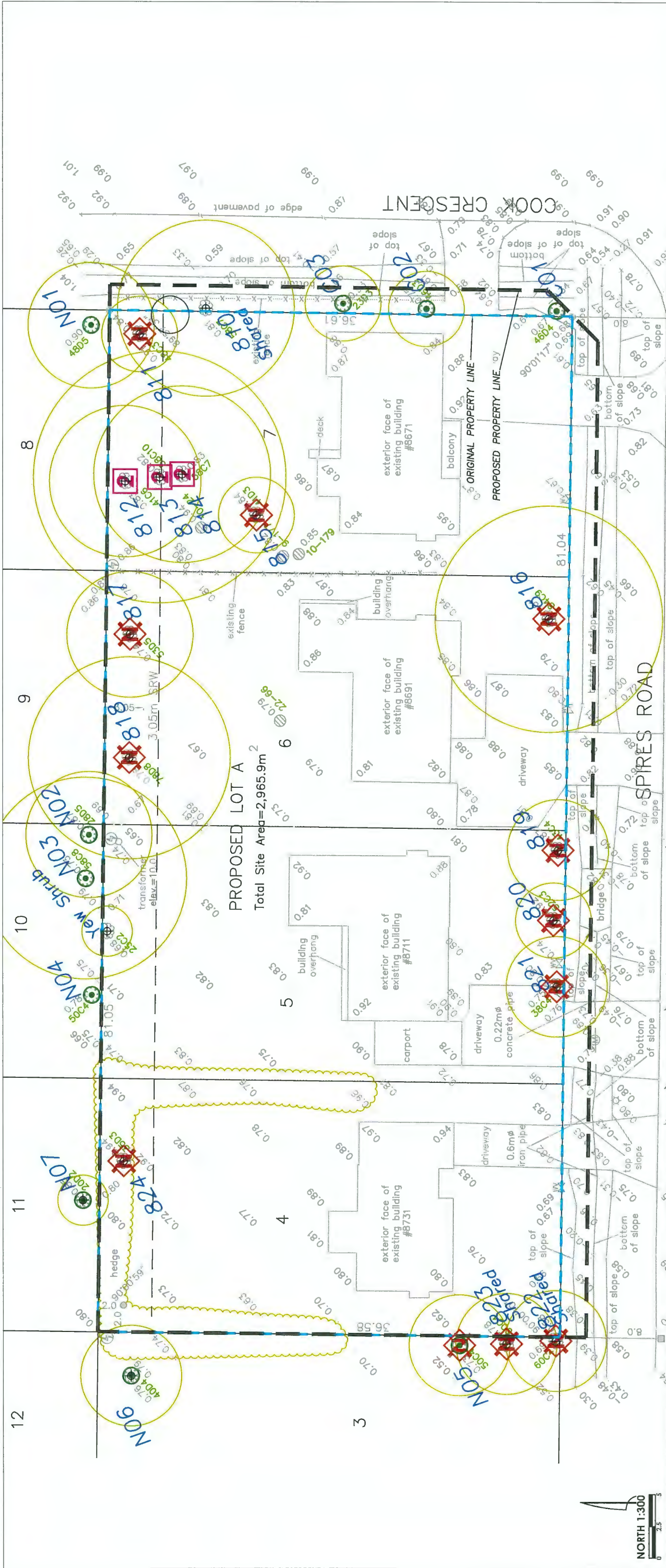
SURFACE WORKS

8671, 8691, 8711, 8731 SPIRES ROAD

RT	DRAWING No.:	R15989-B
----	--------------	----------

RT	SHEET No.:	1 OF 1
----	------------	--------

SCALE: 1:200



Condensed Tree Inventory and Assessment Data:

Tag #	Dbh	Tree Type	Ht	Spr	Loc	Viab	Priority	Action
810	65	Austrian pine	19	4	On	U	NIL	Retain - Conditional
811	45	Blue spruce	15	2	On	U	NIL	Retain - Conditional
812	45	Sitka spruce	22	3.5	On	C	2	Remove
813	68	Douglas-fir	25	4	On	C	2	Remove
814	61	Sitka spruce	22	3.5	On	C	2	Remove
815	40	Common plum	6	2	On	U	NIL	Remove
816	90	Deodar cedar	19.6	4.5	On	U	NIL	Remove
817	40	Cherry plum	7	2	On	U	NIL	Remove
818	60	Cherry plum	7	3.5	On	U	NIL	Remove
819	43	Blue spruce	15	2.5	On	U	NIL	Remove
820	39	Sitka spruce	12.2	2	On	U	NIL	Remove
821	38	Blue spruce	12	1.5	On	U	NIL	Remove
822	56	Norway spruce	17	3	On	U	NIL	Remove
823	51	Norway spruce	17	3	On	U	NIL	Remove
824	30	Common pear	7	1.5	On	U	NIL	Remove
N01	49	Cherry	6	3	Off	U	N/A	Protect
N02	25	Japanese maple	5	2	Off	C	N/A	Protect
N03	60	Western redcedar	3	3	Off	C	N/A	Protect
N04	45	Blue spruce	3	Off	C	C	N/A	Protect
N05	51	Norway spruce	11	3	Off	U	N/A	Remove
N06	25	American elm	9.5	2.5	Off	C	N/A	Protect
N07	30	Common plum	5	3	Off	C	N/A	Protect
C01	45	Sycamore maple	11	3	City	U	N/A	Remove
C02	43	Sycamore maple	9.5	2.5	City	U	N/A	Remove
C03		Common plum	4	1.5	City	U	N/A	Remove

LEGEND-TREE ASSESSMENT:

- denotes TAG NUMBER or ID REFERENCE
- denotes PRIORITY 1 tree SUITABLE for preservation (retainable if design can accommodate it)
- denotes PRIORITY 2 tree MARGINAL for preservation. (possible candidate subject to design and other conditions)
- denotes PRIORITY NIL tree UNSUITABLE for preservation (not viable)
- denotes UNDERSIZE TREE that is smaller than bylaw defined size (consult municipality to determine if it is a bylaw protected tree)
- denotes OFF-SITE tree within influencing distance (neighbour or city to be advised or consulted)

PLAN #26 OCT 05 2020
DP 18-875398

TREE ASSESSMENT DETAIL
APPENDIX C: TREE MANAGEMENT DRAWING - SHEET 1

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SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4 604.275.3484

PROJECT:	PROPOSED MULTI-FAMILY DEVELOPMENT
ADDRESS:	8671 - 8731 SPIRES RD RICHMOND BC
CLIENT:	SOUTH STREET DEVELOPMENT
CITY REF:	ACL FILE: 18252
PLOT SIZE:	11"x17" REV #18 DATE: MAR 3, 2020

NOTE: IN ADDITION TO LOW IMPACT MEASURES, THE PATHWAY ALIGNMENT AND THE PERIMETER DRAINAGE MUST BE ALIGNED TO THE ROOT PROTECTION ZONE FOR TREES NO6 AND NO7.

NOTE: TREE NO5 AND SHARED TREES 822 AND 823 REFERRAL OF OUR CONDITIONS FINDINGS TO THE OWNER TO APPROVE THE REMOVAL OF THESE HIGH RISK TREES IS REQUIRED.

GENERAL NOTES: PROJECT ARBORIST MUST BE ON-SITE TO SUPERVISE WORK WITHIN 1.5M OF TREE PROTECTION BARRIERS (i.e. WSS) TO PERFORM ROOT PRUNING AND TO DIRECT LOW IMPACT MEASURES OF CONSTRUCTION. PRUNING TO MITIGATE DAMAGE AND PROVIDE CLEARANCE FOR PEDESTRIANS ETC MUST BE UNDERTAKEN BY A QUALIFIED ISA CERTIFIED ARBORIST AND UNDER THE DIRECTION AND SUPERVISION OF THE PROJECT ARBORIST..

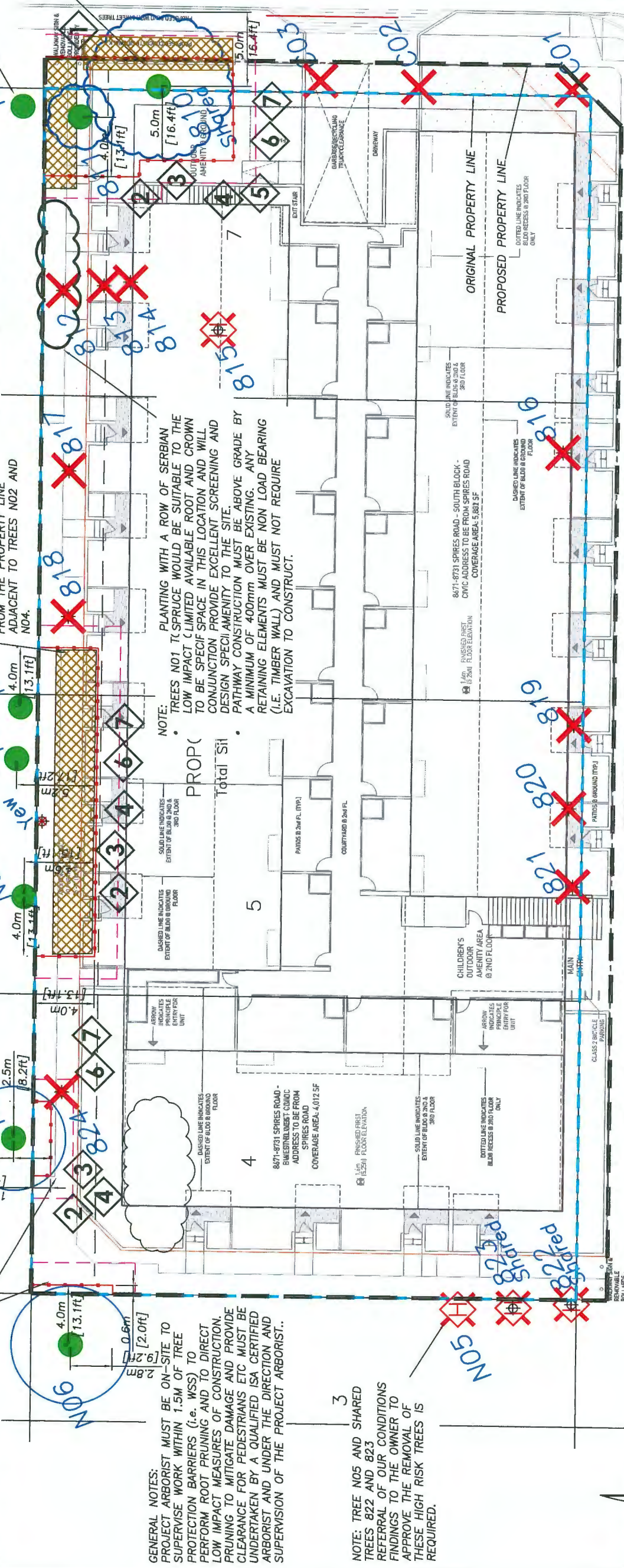
NOTE: TREE 811 IN ADDITION TO LOW IMPACT MEASURES, THE PATHWAY ALIGNMENT AND THE PERIMETER DRAINAGE MUST BE ALIGNED A MINIMUM OF 1.5M FROM THE PROPERTY LINE ADJACENT TO TREES NO2 AND NO4.

NOTE: TREE 811 THIS TREE WILL BE RE-ASSESSED DURING CONSTRUCTION IN CONTEXT TO VIABILITY FOR RETENTION AND TREE RISK ASSESSMENT QUALIFICATION (TRAQ) METHODS.

NOTE: TREE 810 LOW IMPACT METHODS AND MATERIALS AS APPROVED IN ADVANCE OF CONSTRUCTION ARE REQUIRED FOR DITCH IN-FILL AND PREPARATION FOR INSTALLATION OF THE NEW SIDEWALK. THE PROJECT ARBORIST MUST BE ON-SITE DURING DITCH IN-FILL AND PREPARATION FOR SIDEWALK INSTALLATION TO DIRECT LOW IMPACT METHODS AND MAKE RECOMMENDATIONS IN ACCORDANCE WITH ARBORICULTURAL BEST MANAGEMENT PRACTICES.

NOTE: ALL UNDERGROUND SERVICING INCLUDING BUT NOT LIMITED TO HYDRO, STORM, SANITARY AND WATER MUST AVOID THE TREE PROTECTION ZONE SETBACKS FOR TREE #'S 810 AND 811 AS WELL AS ALL OFF-SITE TREES ADJACENT THE NORTH PROPERTY LINE (NO1, NO2, NO3, NO4, NO6, AND NO7).

NOTE: TREE NO1 WE RECOMMEND REFERRAL OF OUR CONDITIONS FINDINGS TO THE OWNER FOR THEIR CONSIDERATION OF TREATMENT.



STANDARD MEASURES:

The project arborist must be called to attend and review, approve, direct and/or supervise certain works from time to time during the demolition, site preparation, construction and landscaping, at critical milestones or activities:

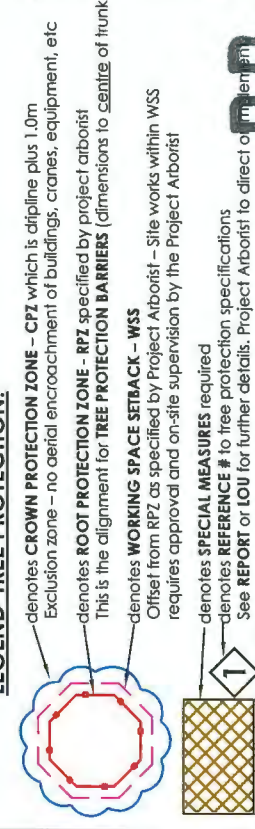
- Tree Protection Barrier Installation:**
Prior to site works commencing, to direct and inspect the installation of tree protection barriers. We will sign off once they are approved, so that city approvals can be enabled.
- Tree Health Management Treatments:**
Prior to construction, the project arborist will undertake or direct the installation of soil protection and enhancement treatments where deemed necessary or appropriate, such as but not limited to:
 - Soil amendment may be applied within TPZ (i.e. 10mm-minus well composted bark mulch, Nutri-Mulch, or equivalent) to a depth of 100 mm (or as directed by the Project Arborist).
 - Interim watering program and system (i.e. manual sprinkler on a timer, temporary irrigation, or truck delivery) by developer/owner or by the project arborist. Note that log books of the watering may be required. The watering shall achieve even coverage within the RPZ to deliver the equivalent of up to 5 cm (2 inches) depth on a twice monthly schedule in April through June and September, and to a weekly schedule for July and August. Watering events will be exempted by the project arborist when natural rainfall for a period is sufficient to sustain the tree.
- Access within TPZ:**
Whenever access into the tree protection zone (TPZ) is contemplated or desired for any reason.
- Work within TPZ:**
Whenever any grading, trenching, excavation or landscape work occurs within a TPZ including the root protection zone (RPZ) and the working space setback (WSS) offset from a RPZ as specified by the project arborist.
- Pruning:**
Certain retained trees may require pruning as recommended by the project arborist to treat one or more of the following: restoration of form, aesthetics, mitigation of defects, building clearance, sight lines, crown raising clearance for vehicles or pedestrians and/or construction access. All tree pruning work is to be carried under the direction of the project arborist from this office and by an ISA Certified Arborist employed by a qualified tree service firm working in conformance with applicable ANSI standards (A300 and Z133), and meeting the city, contractor and/or developer/owner insurance and licensing requirements.
- Low Impact Tree or Stump Removal:**
For any tree removal or stump removal from within a RPZ or WSS.
- Landscaping Finishing:**
All landscaping activities must be reviewed by this office in advance of commencing and on-site direction and guidance from the project arborist planned accordingly, such as but not limited to:
 - Preparation works and construction of landscape finishing works including but not limited to: sidewalks, paths, patios, decks, retaining walls, fencing, irrigation, conduit, benches, patio pavers, soil placement, grass or turf installation, planting or other landscape items.
 - Turf within TPZ's is discouraged, however, if desired we may support it as long as a suitable mulch zone setback is implemented around the base of the tree.
 - Certain landscape features may be excluded or will require specific materials and methods to be utilized that meet tree root protection compliance requirements.
 - Note that the planting of any plants, shrubs or hedges within the TPZ is restricted to small pot sizes (i.e. #1 or #2 depending on species) and using "pocket planting" standards. Planting holes are minimized in size, dug into existing grade to avoid damage to woody roots, and backfilled with minimal addition of growing medium.

SPECIAL MEASURES:

The following items within a TPZ require project arborist direction, treatment or supervision/monitoring. See the Tree Management Drawing for additional references to locations where special measures are required.

- Ditch Infill Works:**
Stripping and excavating for storm pipe and manhole installations, as well as backfilling the ditch, will require low impact methods to protect the roots growing along the slope of the ditch and otherwise within the TPZ. Supervision from the project arborist is required. The upper soil strata within the ditch is to be backfilled using growing medium meeting the specifications of the project arborist so that root regeneration is enabled.
- Building Site Preparation:**
The project arborist must be on site concurrently with the excavation (site stripping) activities adjacent to the tree protection zones to identify tree roots, provide root protection measures and/or undertake root pruning treatments as necessary. Also when pre-load or fill placement is planned, the project arborist must be contacted to review any measures, including temporary retaining walls and/or drainage.
- Perimeter Drainage, Site Filling and Retaining Wall Construction:**
The alignment for the perimeter drainage and associated retaining wall must be outside of the RPZ (as noted above). The installation must be reviewed in advance by the project arborist and in certain cases special measures and supervision will be required. Certain encroachments into the TPZ may be enabled at the discretion of the project arborist via the use of an aeration and drainage system intended to keep underlying roots viable. Details of those measures will be specified as field instructions issued by the project arborist as the work proceeds under their direction.
- Root Pruning for Site Excavation:**
The project arborist must be on site concurrently with any excavation adjacent to the tree protection zone to identify tree roots. The project arborist must approve the method of excavation (i.e. excavator, hydro-vac, air-vac, air spade etc) and also must be provide root protection measures and/or undertake root pruning treatments as necessary.
- Root Pruning for Services Adjacent to TPZ:**
The project arborist must approve the method of excavation (i.e. excavator, hydro-vac, air-vac, air spade etc) and also must be on site concurrent with trenching to identify tree roots, provide root protection measures and/or undertake root pruning treatments as necessary.
- Fence Construction:**
The siting of fence posts may require adjustment depending on the scope of root impacts. The grade increase and construction of the sidewalk will require consideration of low impact methods in order to enable tree retention. Low impact construction of the amenity area to be specified by the project arborist in conjunction with the detailed landscape design specifications.
- Landscaping Works:**
The grade increase and construction of the sidewalk will require consideration of low impact methods in order to enable tree retention. Low impact construction of the amenity area to be specified by the project arborist in conjunction with the detailed landscape design specifications.

LEGEND-TREE PROTECTION:



APPENDIX C: TREE MANAGEMENT DRAWING - SHEET 3

PROJECT:	PROPOSED MULTI-FAMILY DEVELOPMENT			
ADDRESS:	8671 - 8731 SPIRES RD RICHMOND BC			
CLIENT:	SOUTH STREET DEVELOPMENT			
CITY REF:			ACL FILE:	18252
PLOT SIZE:	11"X17"	REV #:	8	DATE: MAR 3, 2020

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ARBORTECH
CONSULTING

SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4 604 275 3484

OCT 05 2020

PLAN # 28

18-875398

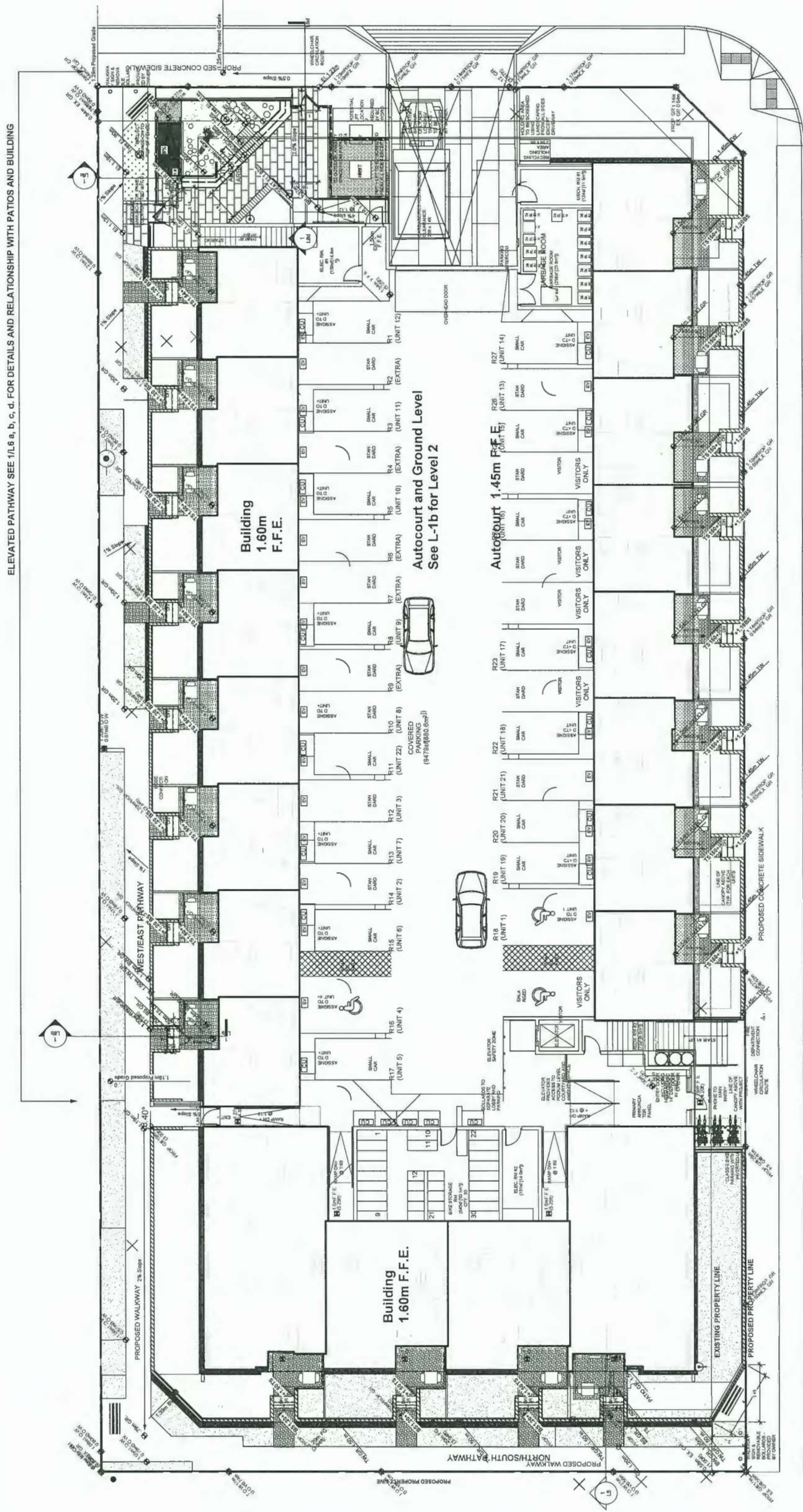
UP



GRADING LEGEND

Landscape (metric):

-
- Figure 10.10 shows a cross-section of a ramp with the following layers and components:
- proposed finish grade
 - top of wall
 - top of stair
 - bottom of stair
 - top of ramp
 - bottom of ramp
- A drainage direction arrow points to the right. A detail callout (a) shows a cross-section of a drain with the following components:
- Drain clean out
 - Bi-level area drain
 - Drainage direction



Sept 24 2020	Issued for RFP Re-submission
Sept 14 2020	Issue for Pricing
Sept 11 2020	Issued for 4th Submission Response
Aug 20 2020	Issued for 3rd Submission Response
Aug 10 2020	Issued for DP Re-submission
Aug 4 2020	Issued for DP Re-submission
July 31 2020	Issued for DP Re-submission
July 24 2020	Issue for Review
Feb 24 2019	Issue For DP, Response prior to Issue For DP
Oct 01 2019	Issue for Review
Oct 14 2019	Issue for Review
May 15 2019	Issue for Review
April 11 2019	Revised Reopening Submission
Mar 28 2019	Issue for Review
Jan 23 2019	Re-bids for Re-Zoning
Sept 25 2018	Issue For Review
Sept 13 2018	Issue For Re-Zoning

State	Issue Notes
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Prospect & Refuge

LANDSCAPE ARCHITECTS
8102-1643 W 2nd Ave Vancouver, BC V6L 1K3
604-689-1000 shyma@prospectdesign.ca
Building on over 25 years of history as Jonathan Lewis, Ltd.

Project Title and Address

Spires Boulevard
8671-8731 Spires Road, Richmond, BC

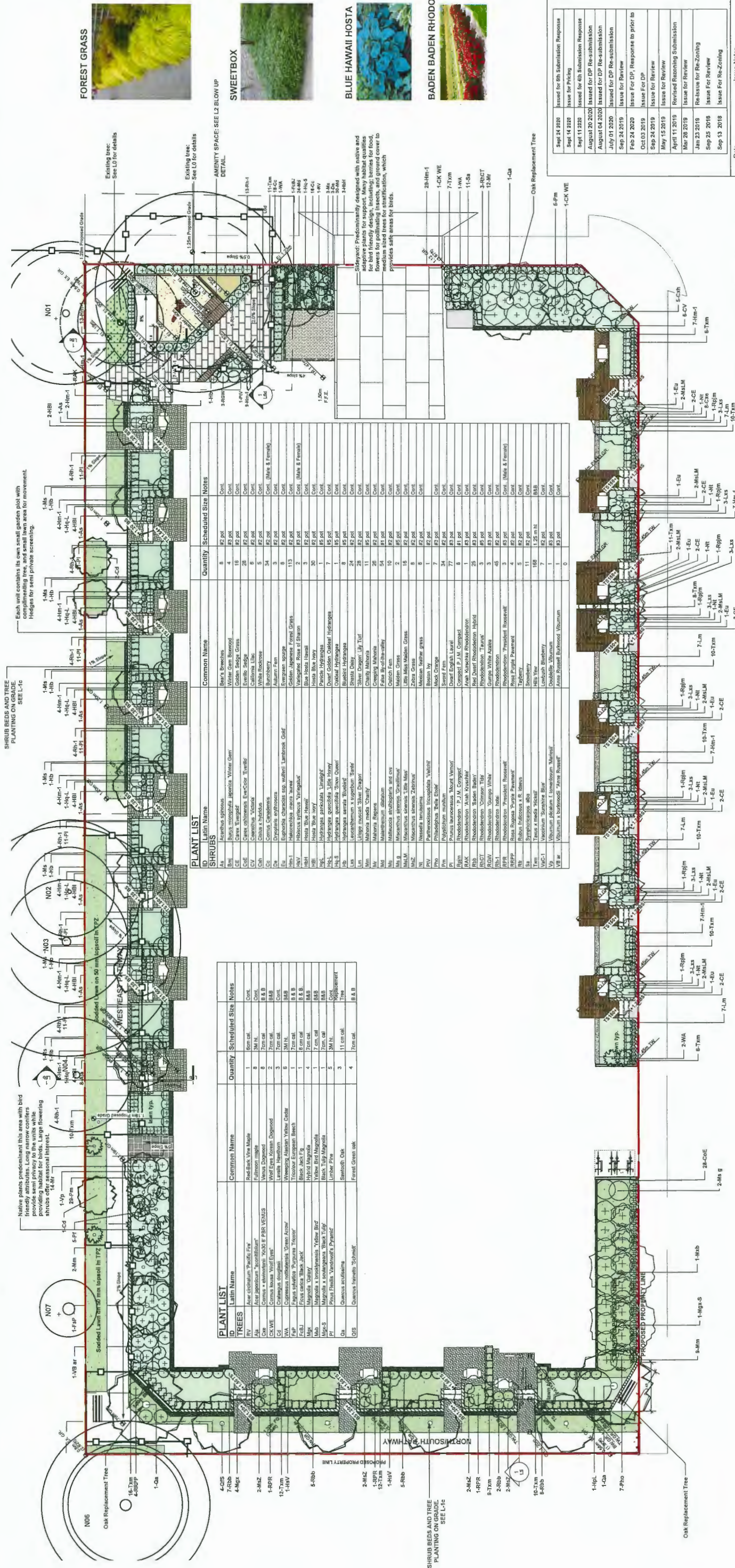
Sheet Title
Landscape Grading Plan

Project Manager	Project No	2017-16
Drawn By	Scale	1:125
Reviewed By	Sheet No.	L-1b
00	Date	2020-09-24

OCT 05 2020

PLA2 #30

DP 18-875398



Project Title and Address
Spire Boulevard
8871-8731 Spire Road, Richmond, BC

Project Manager
Ground Level Planting Plan

Drawn By
00

Revised By
00

Scale
1:125

Sheet No.
2017-16

Issue Notes
L-1c

Project Title and Address
Spire Boulevard
8871-8731 Spire Road, Richmond, BC

Project Manager
Ground Level Planting Plan

Drawn By
00

Revised By
00

Scale
1:125

Sheet No.
2017-16

Issue Notes
L-1c

Project Title and Address
Spire Boulevard
8871-8731 Spire Road, Richmond, BC

Project Manager
Ground Level Planting Plan

Drawn By
00

Revised By
00

Scale
1:125

Sheet No.
2017-16

Issue Notes
L-1c

Project Title and Address
Spire Boulevard
8871-8731 Spire Road, Richmond, BC

Project Manager
Ground Level Planting Plan

Drawn By
00

Revised By
00

Scale
1:125

Sheet No.
2017-16

Issue Notes
L-1c

Project Title and Address
Spire Boulevard
8871-8731 Spire Road, Richmond, BC

Project Manager
Ground Level Planting Plan

Drawn By
00

Revised By
00

Scale
1:125

Sheet No.
2017-16

Issue Notes
L-1c

Project Title and Address
Spire Boulevard
8871-8731 Spire Road, Richmond, BC

Project Manager
Ground Level Planting Plan

Drawn By
00

Revised By
00

Scale
1:125

Sheet No.
2017-16

Issue Notes
L-1c

Project Title and Address
Spire Boulevard
8871-8731 Spire Road, Richmond, BC

Project Manager
Ground Level Planting Plan

Drawn By
00

Revised By
00

Scale
1:125

Sheet No.
2017-16

Issue Notes
L-1c

Project Title and Address
Spire Boulevard
8871-8731 Spire Road, Richmond, BC

Project Manager
Ground Level Planting Plan

Drawn By
00

Revised By
00

Scale
1:125

Sheet No.
2017-16

Issue Notes
L-1c

Project Title and Address
Spire Boulevard
8871-8731 Spire Road, Richmond, BC

Project Manager
Ground Level Planting Plan

Drawn By
00

Revised By
00

Scale
1:125

Sheet No.
2017-16

Issue Notes
L-1c

Project Title and Address
Spire Boulevard
8871-8731 Spire Road, Richmond, BC

Project Manager
Ground Level Planting Plan

Drawn By
00

Revised By
00

Scale
1:125

Sheet No.
2017-16

Issue Notes
L-1c

Project Title and Address
Spire Boulevard
8871-8731 Spire Road, Richmond, BC

Project Manager
Ground Level Planting Plan

Drawn By
00

Revised By
00

Scale
1:125

Sheet No.
2017-16

Issue Notes
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Spire Boulevard
8871-8731 Spire Road, Richmond, BC

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Ground Level Planting Plan

Drawn By
00

Revised By
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Scale
1:125

Sheet No.
2017-16

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8871-8731 Spire Road, Richmond, BC

Project Manager
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Drawn By
00

Revised By
00

Scale
1:125

Sheet No.
2017-16

Issue Notes
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8871-8731 Spire Road, Richmond, BC

Project Manager
Ground Level Planting Plan

Drawn By
00

Revised By
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Scale
1:125

Sheet No.
2017-16

Issue Notes
L-1c

Project Title and Address
Spire Boulevard
8871-8731 Spire Road, Richmond, BC

Project Manager
Ground Level Planting Plan

Drawn By
00

Revised By
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Scale
1:125

Sheet No.
2017-16

Issue Notes
L-1c

Project Title and Address
Spire Boulevard
8871-8731 Spire Road, Richmond, BC

Project Manager
Ground Level Planting Plan

Drawn By
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Revised By
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Scale
1:125

Sheet No.
2017-16

Issue Notes
L-1c

Project Title and Address
Spire Boulevard
8871-8731 Spire Road, Richmond, BC

Project Manager
Ground Level Planting Plan

Drawn By
00

Revised By
00

Scale
1:125

Sheet No.
2017-16

Issue Notes
L-1c

Project Title and Address
Spire Boulevard
8871-8731 Spire Road, Richmond, BC

Project Manager
Ground Level Planting Plan

Drawn By
00

Revised By
00

Scale
1:125

Sheet No.
2017-16

Issue Notes
L-1c

Notes: Planting to reference the bodies below.

8.3 REFERENCES

- British Columbia Landscape Standard, jointly prepared by B.C. Society of Landscape Architects and B.C. Nursery Trades Association (current edition).
- City of Richmond and BC Hydro Protocol for Tree Management
- Municipal specifications and standard details December 1992 prepared by the Consulting Engineers of B.C. Roadbuilders and heavy Construction Association and the Municipal Engineers Division
- British Columbia – Irrigation Standard
- Tree Protection Standard

SOIL NOTE:
ALL OFFSITE SOILS TO BE BASED ON CANADIAN LANDSCAPE STANDARDS FOR LEVEL 2 "GROOMED" TABLE 4.3.3.1. SUMMARY OF GROWING MEDIUMS FOR TREES & SHRUBS 2L
PLANTING AREAS 2P

ALL ONSITE SOILS TO BE BASED ON CANADIAN LANDSCAPE STANDARDS FOR LEVEL 1 "WELL GROOMED" TABLE 4.3.3.1. SUMMARY OF GROWING MEDIUMS FOR LOW TRAFFIC LAWN AREAS TREES & SHRUBS 1L
PLANTING AREAS 1P

SOIL DEPTHS:
Trees – 800mm; Shrubs, Perennials, Ornamental Grasses, and Ferns – 450mm; Groundcover – 300mm; Lawn – 250mm. Note that a continuous 400mm minimum depth trench of growing medium to be provided in planted boulevards containing street trees.

Notes:
1. Do not cut tree leader. Any corrective pruning shall be reviewed with landscape architect.
2. Caliper size and root ball size shall be in accordance with Canadian Landscape Standard.
3. Selected trees shall be approved by Landscape Architect at the maturity or via photograph of the tree. The tree shall be replaced on site will be replaced at the contractor's expense.
4. Keep container well watered on site, before and after installation. Subgrade shall be replaced to maintain new tree plantings for the duration of warranty period

Notes:
1. Min. container size and root spread to comply with BC Landscape Standard
2. Prune all damaged, diseased, and dead limbs.
3. Keep roots moist during installation: water container stock well prior to planting and following planting.

Notes:
1. Min. container size and root spread to comply with BC Landscape Standard
2. Prune all damaged, diseased, and dead limbs.
3. Keep roots moist during installation: water container stock well prior to planting and following planting.

Notes:
1. Min. container size and root spread to comply with BC Landscape Standard
2. Prune all damaged, diseased, and dead limbs.
3. Keep roots moist during installation: water container stock well prior to planting and following planting.



Plant List			
ID	Latin Name	Common Name	Scheduled Size
TREES			
Mgx	Magnolia 'Galaxy'	Hybrid Magnolia	4.7cm cal.
ALJW	Acer tegmentosum 'Joe Witt'	Manchurian Snakebark Maple	8.7cm cal.
Aja	Acer japonicum "acontifolium"	Fulmoon maple	6.2 m ht.
SHRUBS			
Cel	Carex 'Eveline'	Golden Sedge Grass	124 #1 pot
Phn	Phyllostachys nigra	Black Bamboo	120 #5 pot
Txm	Taxus x media 'Hicksii'	Hills Yew	43 1.25 m ht
			0

DP 18-875398
PLAN #34
OCT 05 2020

Sept 14 2020

Issued for 8th Submission Response

Sept 14 2020

Issue for Pricing

Sept 11 2020

Issued for 4th Submission Response

August 20 2020

Issued for DP Re-submission

August 04 2020

Issued for DP Re-submission

July 01 2020

Issued for DP Re-submission

Sept 24 2019

Issue for Review

Feb 24 2020

Issue For DP: Response to prior to

Oct 03 2019

Issue For DP

Sept 24 2019

Issue for Review

May 15 2019

Issue for Review

April 11 2019

Revised Reopening Submission

Mar 28 2019

Issue for Review

Jan 23 2019

Re-issue for Re-Zoning

Sept 28 2018

Issue For Review

Sept 13 2018

Issue For Re-Zoning

Date

Issue Notes

↑

Prospect & Refuge

LANDSCAPE ARCHITECTS

2022-04-11 10:20 AM Vancouver, BC, Canada

100-100-1000 - Project: Prospect & Refuge

Building on site 23 years of history in a historic context

Project Title and Address

Spire Boulevard

8871-8731 Spire Road, Richmond, BC

Sheet Title

Landscaping Planting Plan Level 2

Project Manager

2017-18

Drawn By

1:125

Revised By

00

Date

2020-03-06

L-1f



ANEMITY SPACE DESIGN RATIONALE:

1. Natural Play Area: A multi zoned active play area is located under the prized and protected Pine tree. A small sandbox is encircled with logs at varying heights. The open play space includes upright logs for seating and balance play. A long log is placed for seating. Anchoring the play space is a climbing log. All wood to be retained by downed trees onsite if applicable. Upcycled materials are used for the play equipment. A planter wall. A berry garden is proposed for children's gardening. The green translucent screen along the ramp provides opportunity for imaginative play with a marker play box located at the bottom.
2. Public node: The public node is strategically placed. A translucent green screen is located at this corner to provide maximum visibility between the amenity space and public areas. The screen is made of translucent green panels. The type of seating node is complimentary to the two other nodes on the site where pathways cross, providing a welcome respite for fellow neighbours.x

All plants within tree protection zone are to be 1 gallon or less, and hand planted to protect roots. Soil build up not to exceed 6" of soil.

- Tree canopy
- Tree protection zones
- Tree protection fence

Public seating node. Baked Bench Maglia \$70 Series. Sandstone HDPC

• MBE-0570-00022 Tamper proofed Hill bolted to concrete pad

Translucent green polycarbonate panels per detail 3, L5b, 4.2m Ht. west to east. LED strip light attached to bottom of screen. See L-5c for lighting details.

Metal handrail on both sides per detail 18, L5b

Galvanized marine ramp attached to metal posts in concrete mono tubes. 6% slope. 3.2m length. See Image L-2. Guardrail on both side.

150mm decomposed granite landing. Clear crush gravel under ramp

Low wood screen to enclose ramp to cover the bottom of the ramp only, see section L5C

Engineered wood fibre over existing tree roots

Natural play space node: Logs for sitting and balance play. Climbing log anchors space. Wood to be reclaimed by site if applicable.

Play box. Refer to detail 17, L5a

Existing tree

Raised metal planter over existing grade, on clear crush gravel. See detail 16L5a and 16L5b. Min. 480mm soil by Veratec or equivalent.

Groundfloor and Amenity Fence (along the planter) detail 16, L5a

Wood bench on planter wall type 2 per detail 3, L5b

Equivalent planter for children's edible play garden. Blueberry & Strawberry Patch

Wood bench on planter wall type 1, detail 14, L5a

LED lighting strip at edge of wood deck

Artificial Porcelain slab per detail 6, L5a

Tree protection fence. See artist's drawing

Groundfloor and Amenity Fence. See 12L-5a for details. See Arch for gate detail to match unit entry gates.

Working space setback

PMT area to be screened with 1.07m wood fence. Open to driveway. See 13L-5a for details

Example of Galvanized Marine ramp (Built-in handrail on one side only)



Public bench at node



Planters in children's play area include blueberries.



Log edged sandbox to add balance and climbing to imaginative/ dramatic play



Logs for active play



A mix of natural play surfaces for active and imaginative play



Transparent Green Polycarbonate Panels

Sep 14 2020	Issued for 6th Submission Response
Sep 14 2020	Issue for Pricing
Sep 11 2020	Issued for 4th Submission Response
August 20 2020	Issued for DP Re-submission
August 04 2020	Issued for DP Re-submission
July 01 2020	Issued for DP Re-submission
Sep 24 2019	Issue for Review
Feb 24 2020	Issue For DP, Response to prior to
Oct 03 2019	Issue For DP
Sep 24 2019	Issue for Review
May 15 2019	Issue for Review
April 11 2019	Revised Reopening Submission
Mar 28 2019	Issue for Review
Jan 23 2019	Re-issue for Re-Zoning
Sep 25 2018	Issue for Review
Sep 13 2018	Issue For Re-Zoning

Date	Issue Notes

Prospect & Refuge	
LANDSCAPE ARCHITECTS	
402-666-1111 402-666-1111 402-666-1111	
Building on over 25 years of history in landscape architecture, UK	

Project Title and Address	Spire Boulevard
8871-8731 Spire Road, Richmond, BC	

Sheet No.	2020-09-24
Project No.	2017-18
Scale	1:50
Drawn By	00
Revised By	00
Date	2020-09-24

OCT 05 2020	PLAN 35
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PIP RUBBER SURFACING WITH CONTRASTING COLOURED POLKA DOTS



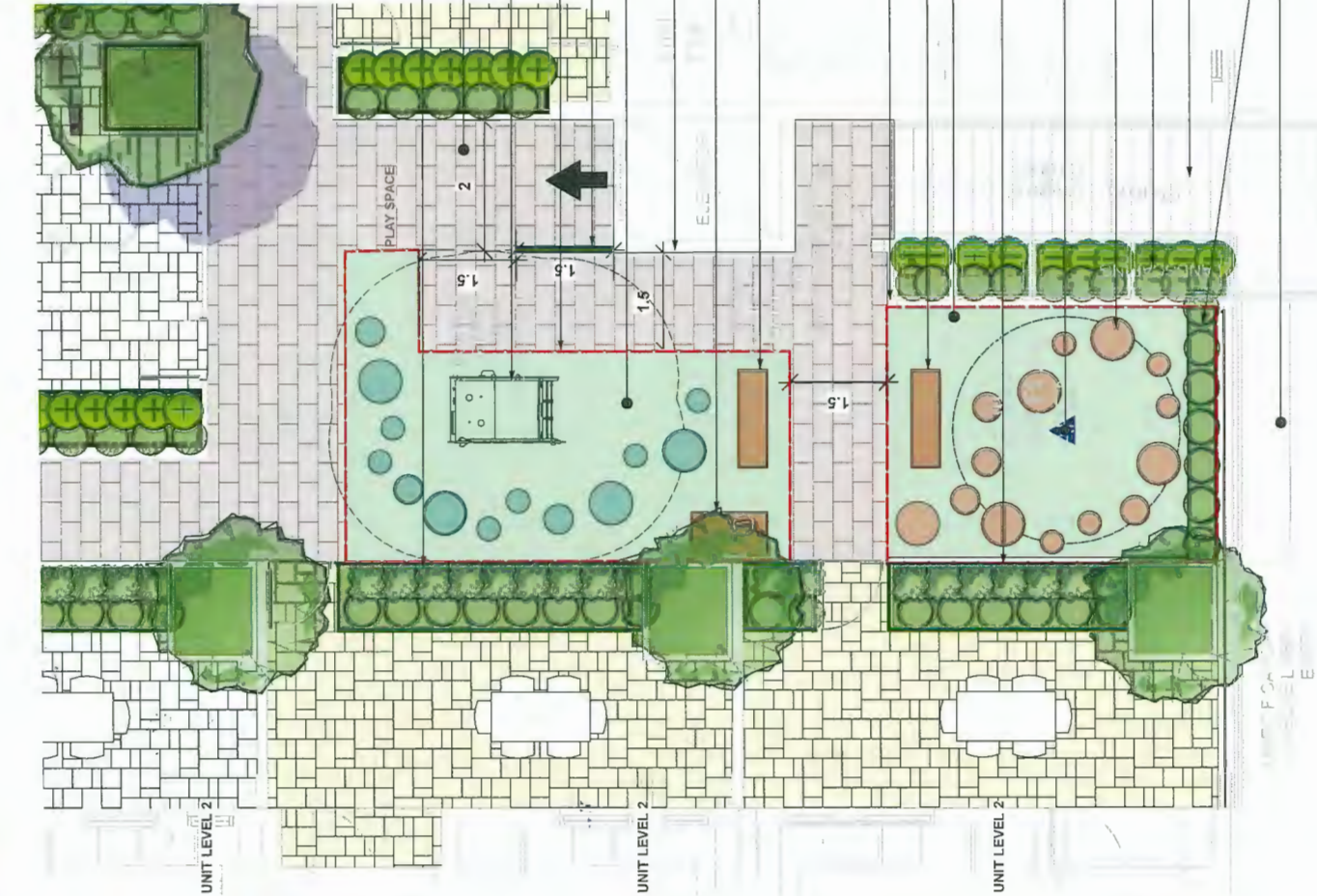
ANIMATED WALL SPACE, INCLUDING CHALK WALL SCREEN AND MIRRORRED WALL



METAL PLANTERS TO SEPARATE PRIVATE FROM PUBLIC SPACES



EXAMPLE OF SOLID WOOD BENCH. DESIGN AND FINISH TBD



AMENITY SPACE DESIGN RATIONALE:

- 1. Natural Play Areas: A multi zoned active play area is located under the prized and protected Pine tree. A small sandbox is enriched with logs at varying heights. The open play space includes upright logs for seating and balance play. A long log is placed for seating. Anchoring the play space is a climbing log. All wood to be retained by downed trees onsite if applicable. Upcycled material. The west boundary garden planters separates the play space from the circulation paths and seating area. A chalk wall screen along the ramp provides opportunity for imaginative play with a marker play box located at the bottom.
- 2. Public node: The public node is strategically placed. A translucent green screen is located at this corner to provide maximum visibility between the amenity space and public areas. This screen is placed at the intersection of the two main circulation paths. This type of seating node is complimentary to the two other nodes on the site where pathways cross, providing a welcome respite for fellow neighbours.

FOREST GIRAFFE



The Giraffe play structure is a multi-zoned play area that is designed to be a public node. It is a multi-zoned play area that is designed to be a public node. It is a multi-zoned play area that is designed to be a public node.



This dual play frame holds an impressively varied offer of physical, social and imaginative play for toddlers. The slightly inclined climbing net stimulates the child's urge for adventure and offers a good framework for safe climbing, cross-coordination training and hand-eye coordination of the toddlers.

SPICA 3



Spica 3 is a multi-zoned play area that is designed to be a public node. It is a multi-zoned play area that is designed to be a public node. It is a multi-zoned play area that is designed to be a public node.

CITY OF RICHMOND PROGRAM: PLAY BOXES. "Live 5-2-10 Playboxes offer parents and caregivers new ideas on how to play with their kids supplying the necessary games and sports equipment and providing unlimited access and opportunities for children to play. Playboxes help to enhance environments and remove some of the barriers to access for active outdoor play, as well as foster social connectedness."

Proprioception



OCT 0 5 2020
PLAN #36
DP 18-875398

Sept 14 2020	Issued For 4th Submission: Response
Sept 14 2020	Issue For Pricing
Sept 11 2020	Issued For 4th Submission: Response
August 20 2020	Issued for DP Re-submission
August 04 2020	Issued for DP Re-submission
July 31 2020	Issued for DP Re-submission
Sept 24 2019	Issue for Review
Feb 24 2020	Issue For DP, Response to prior to
Oct 03 2019	Issue For DP
Sept 24 2019	Issue for Review
May 15 2019	Issue for Review
April 11 2019	Revised Reasoning Submission
Mar 28 2019	Issue for Review
Jan 23 2019	Re-issue for Re-Zoning
Sep 25 2018	Issue For Review
Sep 13 2018	Issue For Re-Zoning

Prospect & Refuge

LANDSCAPE ARCHITECTS

8871-8731 Spiree Road, Richmond, BC

Project Title and Address

Spiree Boulevard

8871-8731 Spiree Road, Richmond, BC

Project Manager

2017-16

Score

1:50

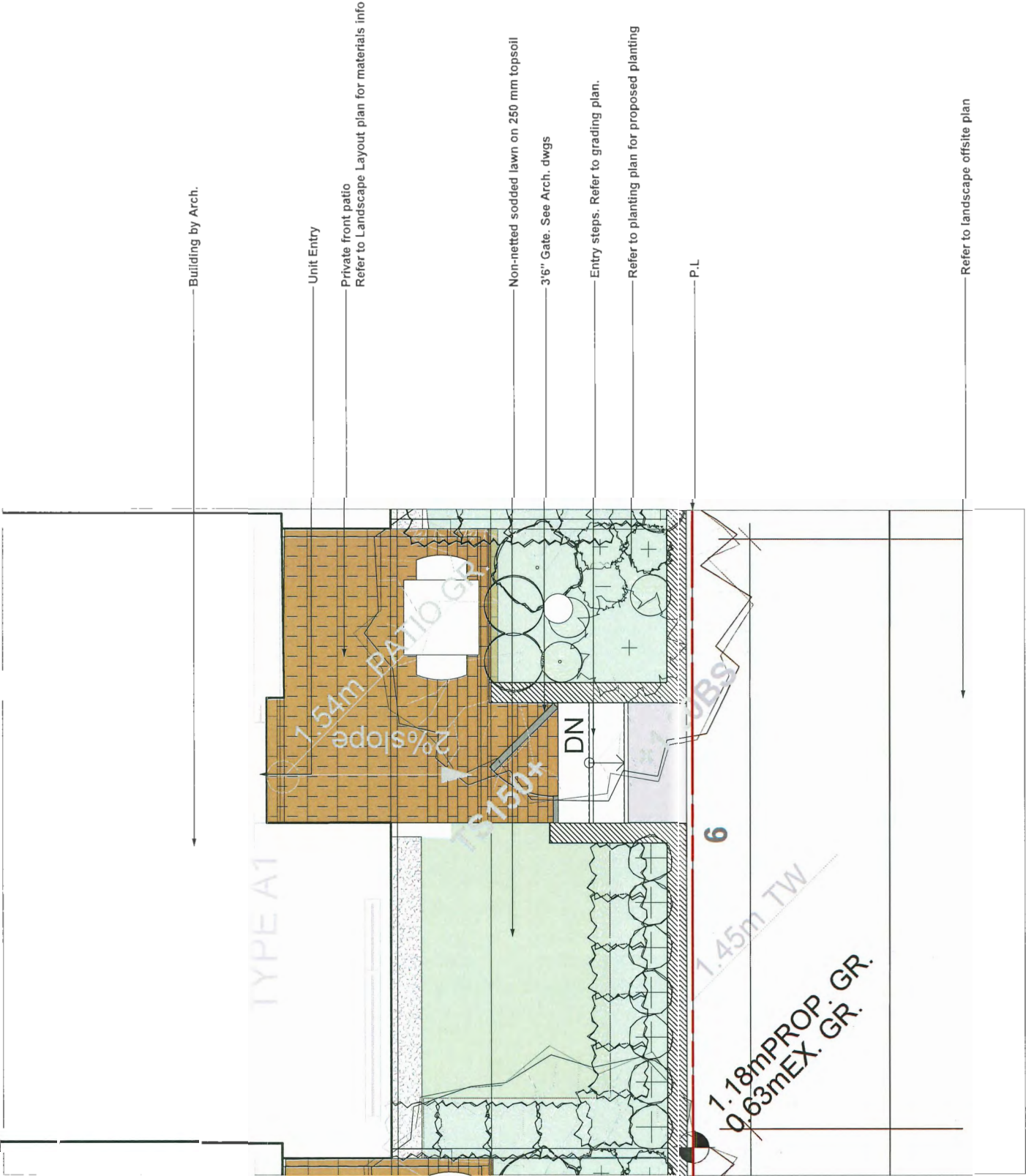
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Date

2020-09-24

L-3



PLAN #37 OCT 05 2020
DP 18-875398

Sept 24 2020		Issued for 8th Submission Response
Sept 14 2020		Issue for Pricing
Sept 11 2020		Issued for 8th Submission Response
August 20 2020		Issued for DP Re-submission
August 04 2020		Issued for DP Re-submission
July 01 2020		Issued for DP Re-submission
Sep 24 2019		Issue for Review
Feb 24 2020		Issue For DP - Response to prior to
Oct 03 2019		Issue For DP
Sep 24 2019		Issue for Review
May 15 2019		Issue for Review
April 11 2019		Revised Rezoning Submission
Mar 28 2019		Issue for Review
Jan 23 2019		Re-issue for Re-Zoning
Sep 25 2018		Issue For Review
Sep 13 2018		Issue For Re-Zoning

Date	Issue Notes

Prospect & Refuge

LANDSCAPE ARCHITECTS

#02-86818 2nd Ave Vancouver, BC V6J 4H3
604-680-1003 aljaya@prospectrefuge.ca

Building on over 25 years of history as a business, Prospect & Refuge is now a part of the Prospect & Refuge team.

Project Site and Address

Spire Boulevard
8671-8731 Spire Road, Richmond, BC

Sheet Title

Landscape Groundfloor Private Patios

Project Name	2017-16
Drawn By	1:25
Revised By	00
Sheet No	L-4a
Date	2020-09-24



PLAN # 38
OCT 05 2020
DP 18-875398

Sept 24 2020		Issue For 8th Submission Response
Sept 14 2020		Issue For Pricing
Sept 11 2020		Issue For 4th Submission Response
August 20 2020		Issue For DP Re-submission
August 04 2020		Issue For DP Re-submission
July 01 2020		Issue For DP Re-submission
Sept 24 2019		Issue For Review
Feb 24 2020		Issue For DP: Response to prior to
Oct 03 2019		Issue For DP
Sept 24 2019		Issue For Review
May 15 2019		Issue For Review
April 11 2019		Revised Reasoning Submission
Mar 28 2019		Issue For Review
Jan 23 2019		Re-issue for Re-Zoning
Sep 25 2018		Issue For Review
Sep 13 2018		Issue For Re-Zoning
Date		Issue Notes
Prospect & Refuge		
LANDSCAPE ARCHITECTS		
#92-4461 8 th Ave Vancouver, BC V6J 4H3		
604-695-1003 info@prospectrefuge.ca		
Building as over 25 years of history at Jonathan Lane, Ltd.		
Project Title and Address		
Spirex Boulevard		
8871-8731 Spirex Road, Richmond, BC		
Sheet Title		
Landscape Level 2 Profile		
Project Manager	Project No	2017-16
Drawn By	Scale	1:50
Reviewed By	Sheet No	
00		
Date		L-4b
2020-09-24		

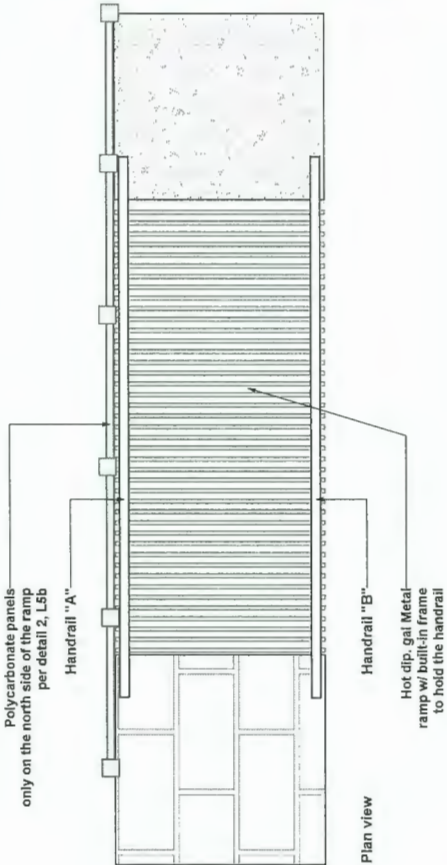
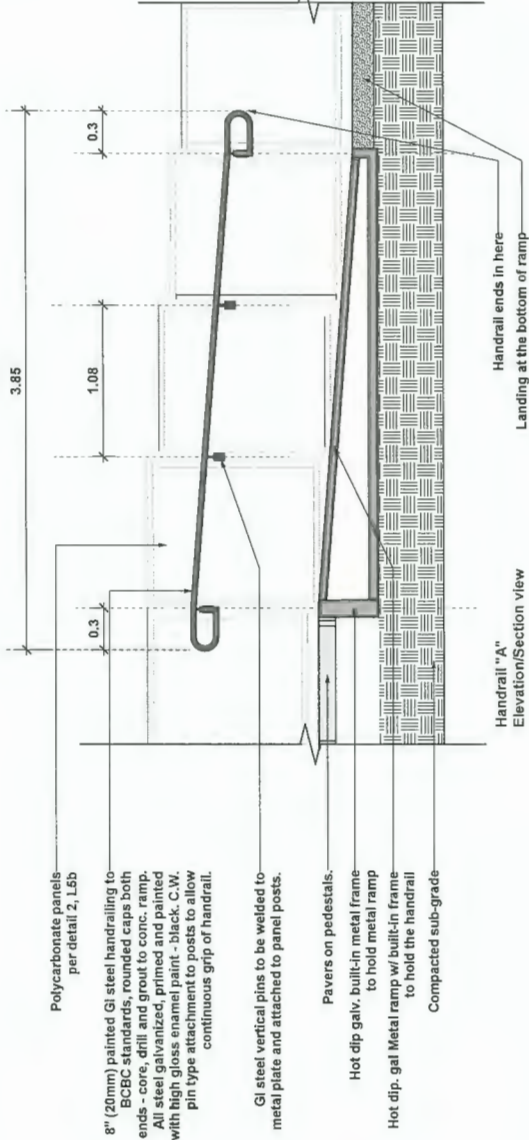
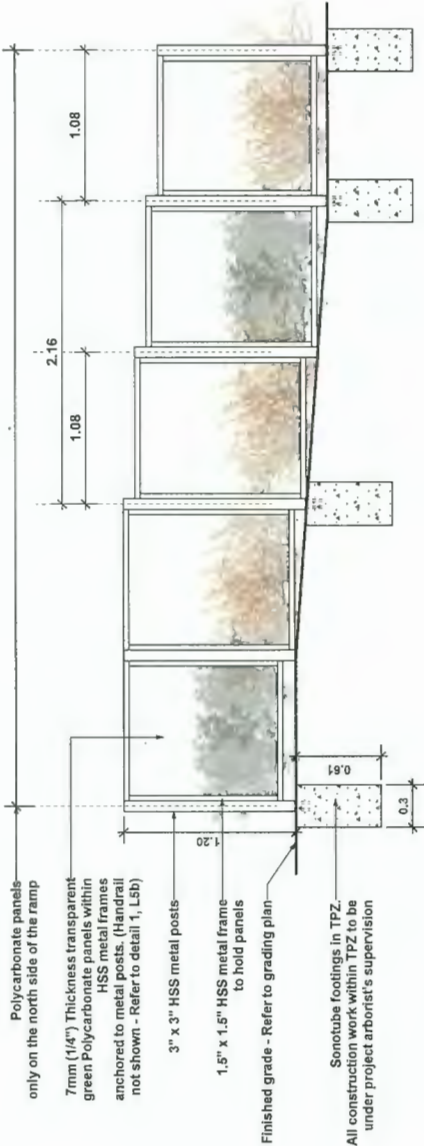


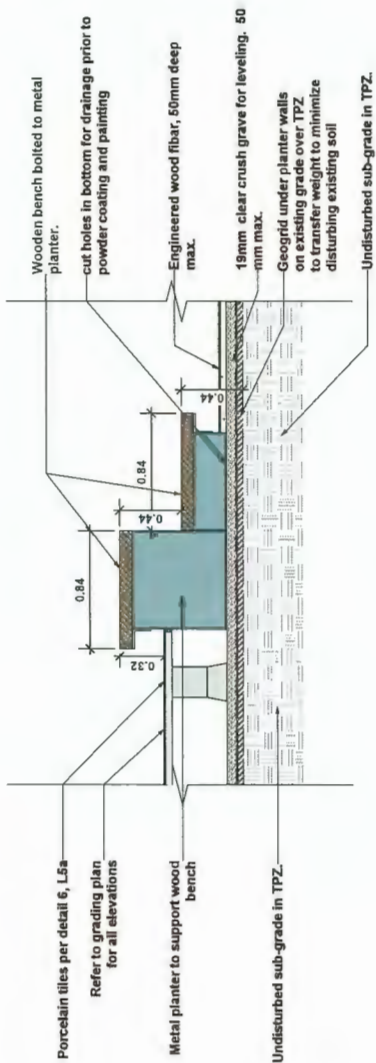
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(on the other side)



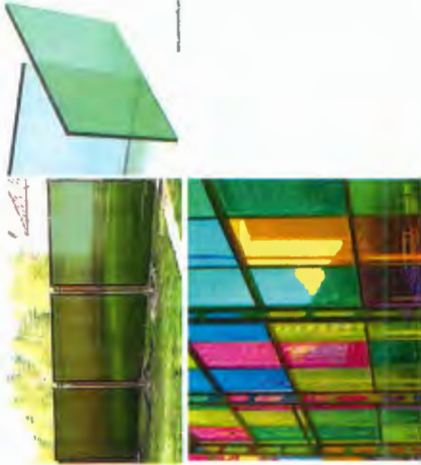
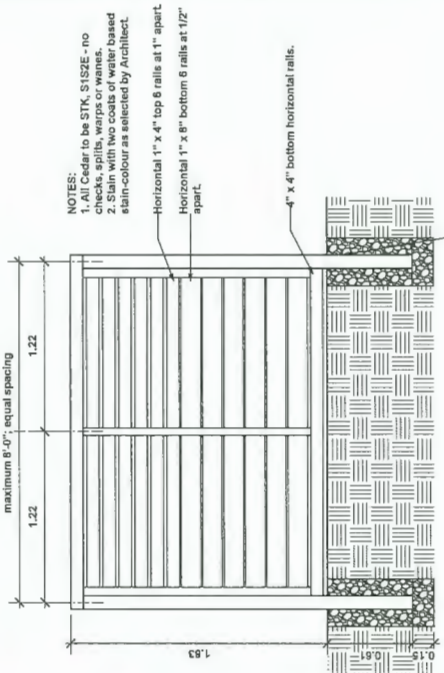
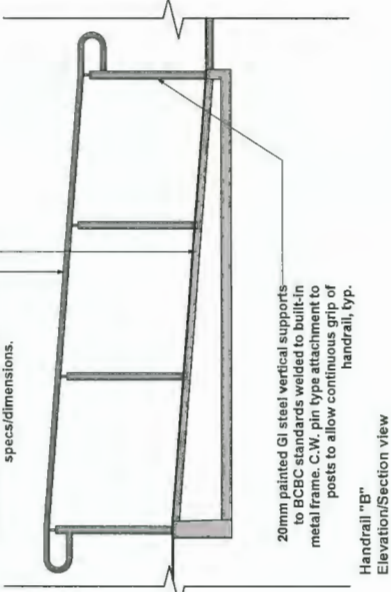
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2 Polycarbonate panel
L-5b/ Scale: 1:24



3 Wood bench on planter wall, Type 2
L-5b/ Scale: 1:24



4 Temporary fence along West and North side
L-5b/ Scale: 1:24

Sep 24 2020	Issued for 4th Submission Response
Sep 14 2020	Issue for Pricing
Sep 11 2020	Issued for 4th Submission Response
August 20 2020	Issued for DP Re-submission
August 04 2020	Issued for DP Re-submission
July 01 2020	Issued for DP Re-submission
Sep 24 2019	Issue for Review
Feb 24 2020	Issue For DP, Response to prior to
Oct 03 2019	Issue For DP
Sep 24 2019	Issue for Review
May 15 2019	Issue for Review
April 11 2019	Revised Reconciling Submission
Mar 28 2019	Issue for Review
Jan 23 2019	Re-issue for Re-Zoning
Sep 25 2018	Issue For Review
Sep 13 2018	Issue For Re-Zoning

Date

Issue Notes

Prospect & Refuge

LANDSCAPE ARCHITECTS

PROSPECT AND REFUGE LANDSCAPE ARCHITECTS
804-680-1000 | prospectandrefuge.ca
Building on over 25 years of history in landscape architecture

Project Title and Address
Spines Boulevard
8871-8731 Spines Road, Richmond, BC

Project Manager
2017-18

Scale
1:50

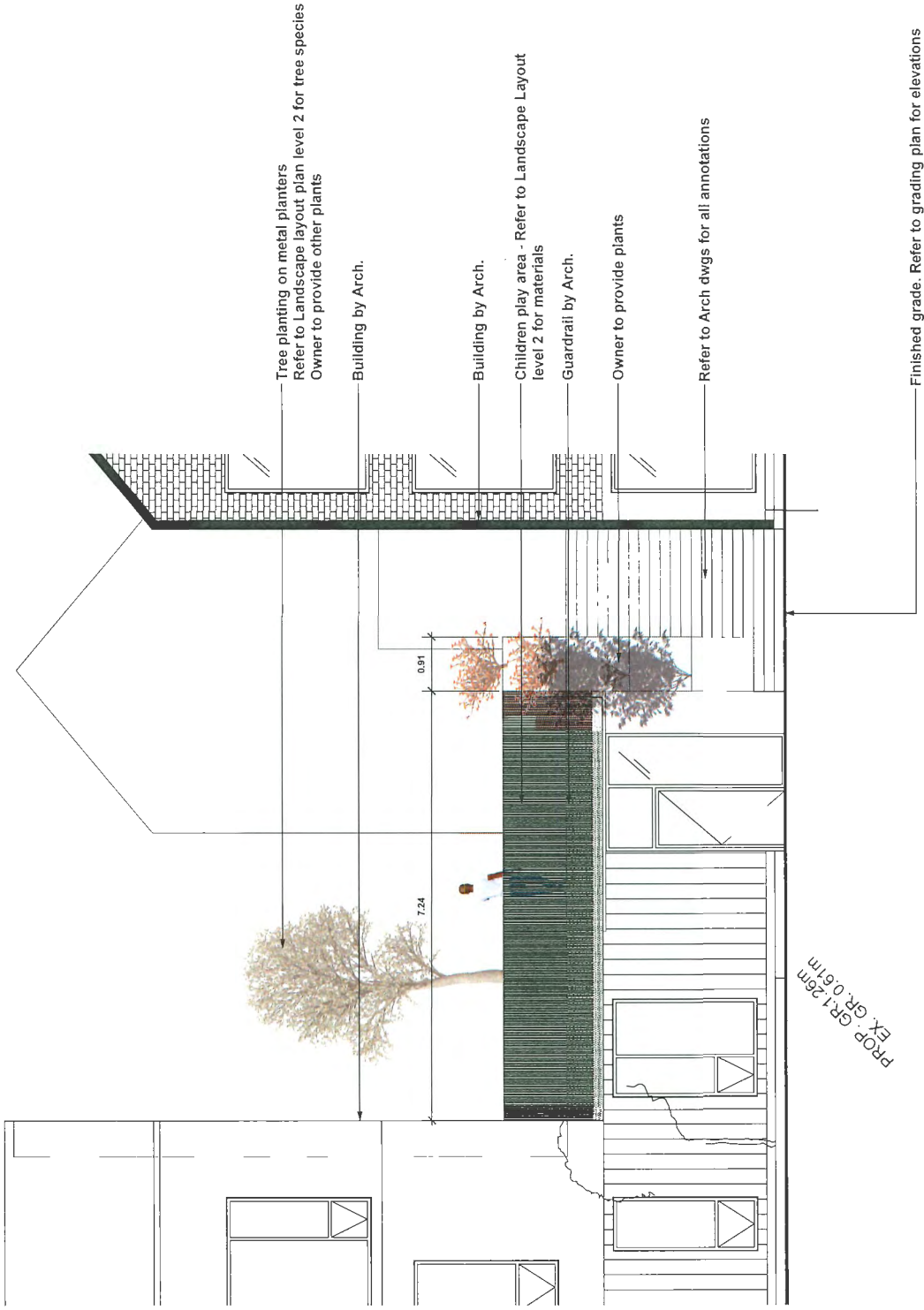
Sheet No.
L-5b

Drawn By
00

Revised By

Date
2020-09-24

DP 18-875398
OCT 05 2020
PLAN # 41



PLAN # 39 OCT 05 2020
DP 18-075398

Sept 24 2020		Issue for 8th Submission Response
Sept 14 2020		Issue for Pricing
Sept 11 2020		Issue for 4th Submission Response
August 20 2020		Issue for DP Re-submission
August 04 2020		Issue for DP Re-submission
July 01 2020		Issue for DP Re-submission
Sep 24 2019		Issue for Review
Feb 24 2020		Issue For DP, Response to prior to
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May 15 2019		Issue for Review
April 11 2019		Revised Rezoning Submission
Mar 28 2019		Issue for Review
Jan 23 2019		Re-issue for Re-Zoning
Sep 25 2018		Issue For Review
Sep 13 2018		Issue For Re-Zoning

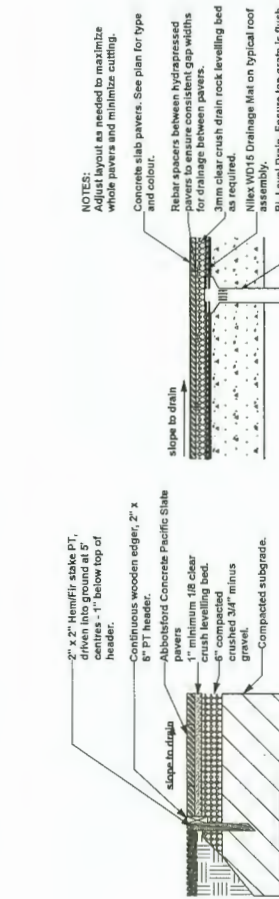
Date		Issue Notes

Prospect & Refuge	
LANDSCAPE ARCHITECTS	
8902-16618 2nd Ave Vancouver, BC V6L 1H3	
604-689-1003 alissa@prospectandrefuge.ca	
Building is over 25 years of history as Jonathan Lane, Ltd.	

Project file and address	
Spilres Boulevard	
8671-8731 Spilres Road, Richmond, BC	

Sheet Title	
Landscape Level 2 Profile	

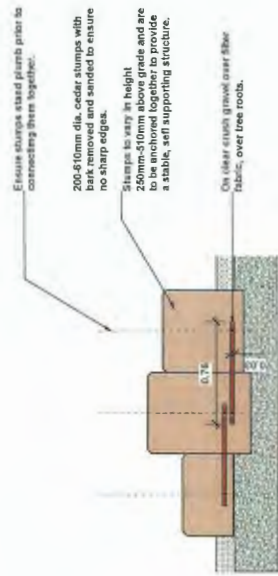
Project Manager	Project No
Drawn By	Scale
Revised By	Sheet No
00	
Date	2020-09-24
	L-4C



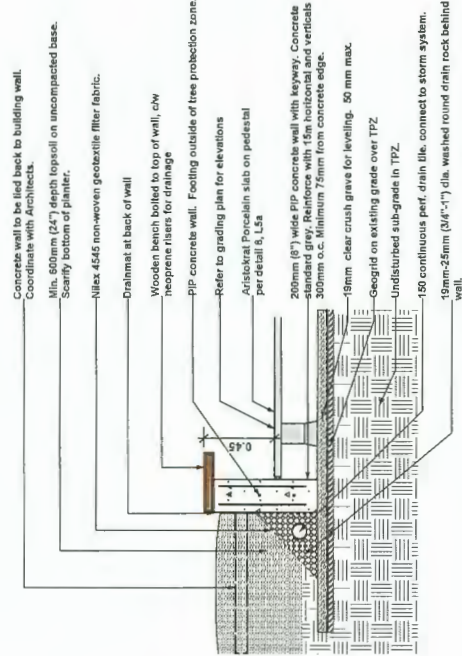
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L5a Scale: 1:25



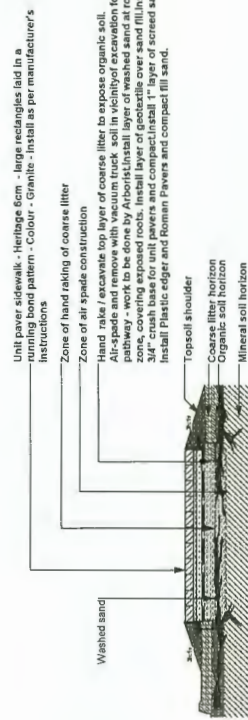
8 Aristokrat Porcelain Slabs on Pedestal
L5a Scale: 1:25



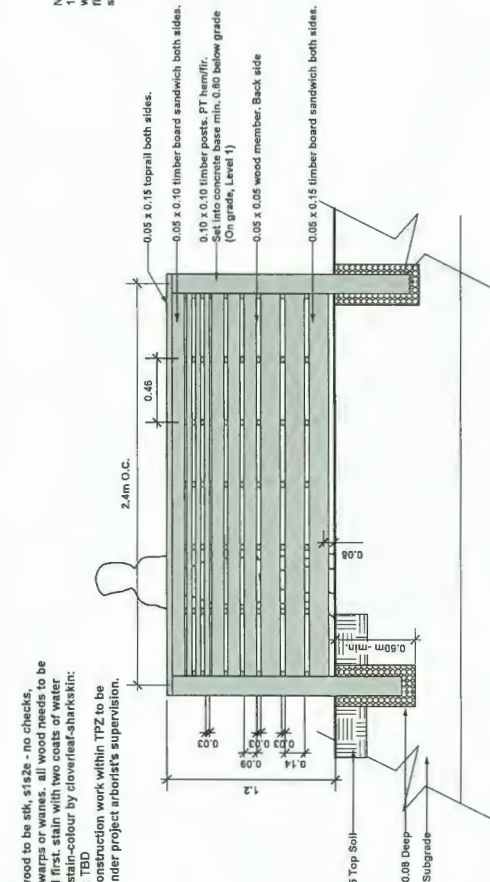
Cedar Stumps
Scale: 1:25



Wood bench on planter wall, Type 1
Scale: 1:25



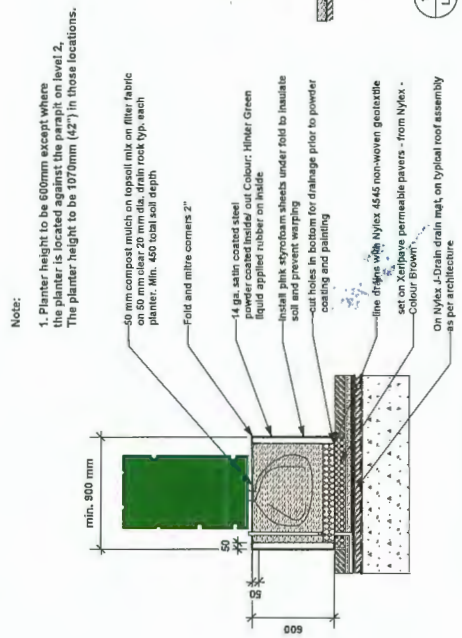
3 Pavers on existing tree roots
L5m Scale: 1:25



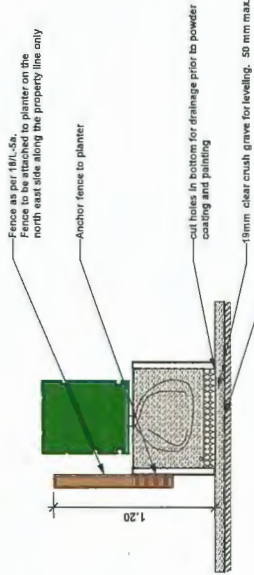
12 Groundfloor and Amenity Fence
L-5a Scale: 1:24



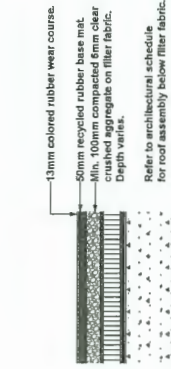
8	Soil in Critical root zone
1.50	1.20



15 Custom Planters
Scale: 1:25



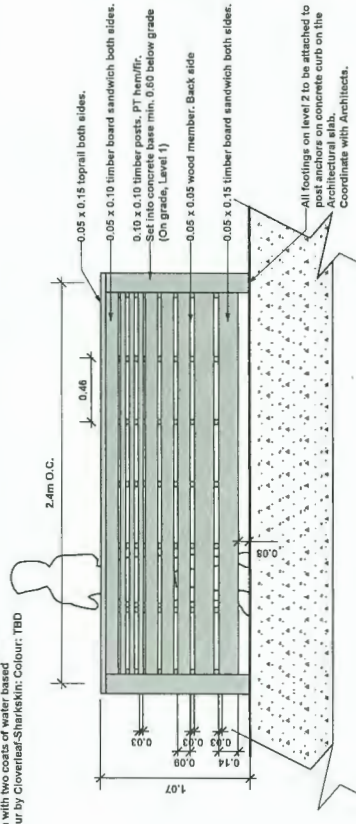
16 Planter at PL on Level 1 Amenity
L3a Scale: 1:25



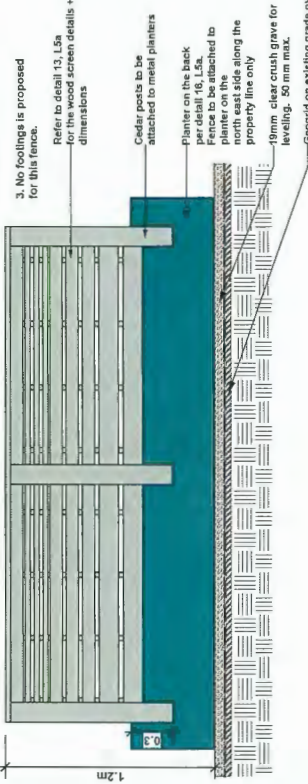
4 PIP rubber surfacing over Inverted Roof Assembly
L5a Scale: 1:25



Cheekye River Rock 4"-6"



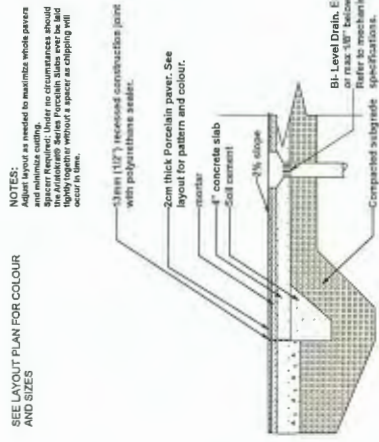
13 Wood screen at Level 2 private patios
L-5a Scale: 1:24



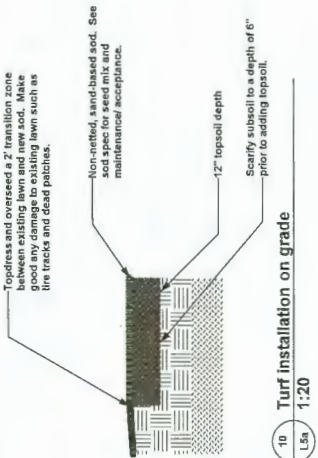
18 Groundfloor and Amenity Fence (attached to planter)
L-5a Scale: 1:24



Outdoor Garden Plastic Storage Utility Kid's Toys
available from www.globalsources.com
Plastic storage to be surface mounted to the bench.



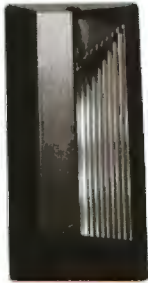
5 Aristokrat Porcelain Pavers on Grade
L5a Scale: 1:25



10	Turf installation on grade
L5a	1:20

Sep 24 2020	Issued for 6th Submission Response
Sep 14 2020	Issue for Pricing
Sep 11 2020	Issued for 4th Submission Response
August 20 2020	Issued for DP Re-submission
August 04 2020	Issued for DP Re-submission
July 01 2020	Issued for DP Re-submission
Sep 24 2019	Issue for Review
Feb 24 2020	Issue For DP, Response to prior to
Oct 03 2019	Issue For DP
Sep 24 2019	Issue for Review
May 15 2019	Issue for Review
April 11 2019	Revised Reconciling Submission
Mar 26 2019	Issue for Review
Jan 23 2019	Re-issue for Re-Zoning
Sep 25 2018	Issue for Review
Sep 13 2018	Issue For Re-Zoning

Date	Issue Notes
	
<h1>Prospekt & Refuge</h1>	
<p>LANDSCAPE ARCHITECTS 4932 South 2nd Ave. Vancouver, BC V6J 1R3 (604) 681-1003 info@prospektrefuge.ca Building on over 25 years of history as Janssens Landscape, Ltd.</p>	
<p>Project Site and Address Spices Boulevard 8671-8721 Spices Road, Richmond, BC</p>	
<p>Sheet Title Landscape Details</p>	
Project Image	Project No
Client Ref	2017-16
Revised By	1:50
00	Sheet No
00	
Date	2020-09-24
<h1>L-5a</h1>	



selux

Date: _____ Customer: _____
Project: _____ Qty: _____
Type: _____

Inula Bollard LED

— SEE SPEC CHOICES FOR BOLLARDS

Order Code: _____

Series	Model	Unit	Input	Output	Power	Efficiency	Weight	Dimensions	Notes
Height	1.5	2	2.5	3	3.5	4	4	4	Model is 1000L, C.T. 10-2079 Not available with 10A
	1.5	2	2.5	3	3.5	4	4	4	Not Applicable Not available with 10A
Light Engine	100	2000	2000	2000	2000	2000	2000	2000	Model is 1000L, C.T. 10-2079 Not available with 10A
	100	2000	2000	2000	2000	2000	2000	2000	Model is 1000L, C.T. 10-2079 Not available with 10A
CCT	4000K	4000K	4000K	4000K	4000K	4000K	4000K	4000K	Model is 1000L, C.T. 10-2079 Not available with 10A
	4000K	4000K	4000K	4000K	4000K	4000K	4000K	4000K	Model is 1000L, C.T. 10-2079 Not available with 10A
Finish	White	White	White	White	White	White	White	White	Model is 1000L, C.T. 10-2079 Not available with 10A
	White	White	White	White	White	White	White	White	Model is 1000L, C.T. 10-2079 Not available with 10A
Voltage	100V	100V	100V	100V	100V	100V	100V	100V	Model is 1000L, C.T. 10-2079 Not available with 10A
	100V	100V	100V	100V	100V	100V	100V	100V	Model is 1000L, C.T. 10-2079 Not available with 10A
Options	DM	DM	DM	DM	DM	DM	DM	DM	Model is 1000L, C.T. 10-2079 Not available with 10A
	DM	DM	DM	DM	DM	DM	DM	DM	Model is 1000L, C.T. 10-2079 Not available with 10A
Light Color	Light Color	Light Color	Light Color	Light Color	Light Color	Light Color	Light Color	Light Color	Model is 1000L, C.T. 10-2079 Not available with 10A
	Light Color	Light Color	Light Color	Light Color	Light Color	Light Color	Light Color	Light Color	Model is 1000L, C.T. 10-2079 Not available with 10A

Product Modifications

Solus Corporation © 2010, T 845-334-1420, 800-775-8927, F 845-334-1407, www.solus.us

Page 1 of
(Rev. 07/2003)
MUNY

Inula Bollard

KLV807/KLV817/EL807/EL817

Rectangular & Round Step Light



FEATURES

- Low level, unobtrusive directional lighting that is ideal for installation in concrete, brick and masonry stairways
- Available in 12 volt, 120 volt thru 277 volt options
- New energy efficient 3 and 9 diode LEDs available in Universal Voltage 120 to 277V



ORDERING, INFORMATION (Example)

EL907	315K	UV
ELECTRICAL MODULE		
12 VOLT LED		
KLW817 Rectangular	Source	Color Temperature
	3K 3000K	
	4K 4000K	
	5K 5000K	
KLW817 Round	31. 1 LUM	
VOLTAGE		

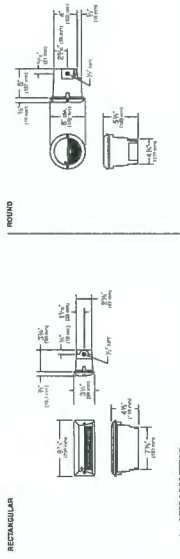
120/277 VOLT LED	120/277 VOLT LED	120/277 VOLT LED
------------------	------------------	------------------

EL807	Backpacker	Source	Color Temperature	Voltage
EL817	Round	3A, 3 LEDs	3K 3000K	UV Universal Voltage
		9L 9 LEDs	4K 4000K	from 6-30 to 277V
			5K 5000K	with a 4.10W ballast

FIXTURE FINISH

ALUMINUM

BL	Black
DB	Dark Bronze
GR	Verte Green



← KIM LIGHTING

Kim step light

LED strip light

Sept 14 2020	Issued For 6th Submission Response
Sept 14 2020	Issue for Pricing
Sept 11 2020	Issue for 4th Submission Response
August 20 2020	Issued For 3rd Re-submission
August 04 2020	Issued for DP Re-submission
July 01 2020	Issued for DP Re-submission
Sept 24 2019	Issue for Review
Feb 24 2020	Issue For DP, Response to prior
Oct 03 2019	Issue For DP
Sept 24 2019	Issue for Review
May 15 2019	Issue for Review
April 11 2019	Revised Resolving Submission
Mar 23 2019	Issue for Review
Jan 23 2019	Re-issue for Re-zoning
Sept 23 2018	Issue For Review
Sept 13 2018	Issue For Re-zoning

Date _____



Prospect & Refuge

LANDSCAPE ARCHITECTS
#902-3461 W 2nd Ave Vancouver, BC V6L 1K3
604-669-1003 alyssa@prospectrefuge.ca

Project Title and Address

Spires Boulevard
8671-8731 Spires Road, Richmond, BC

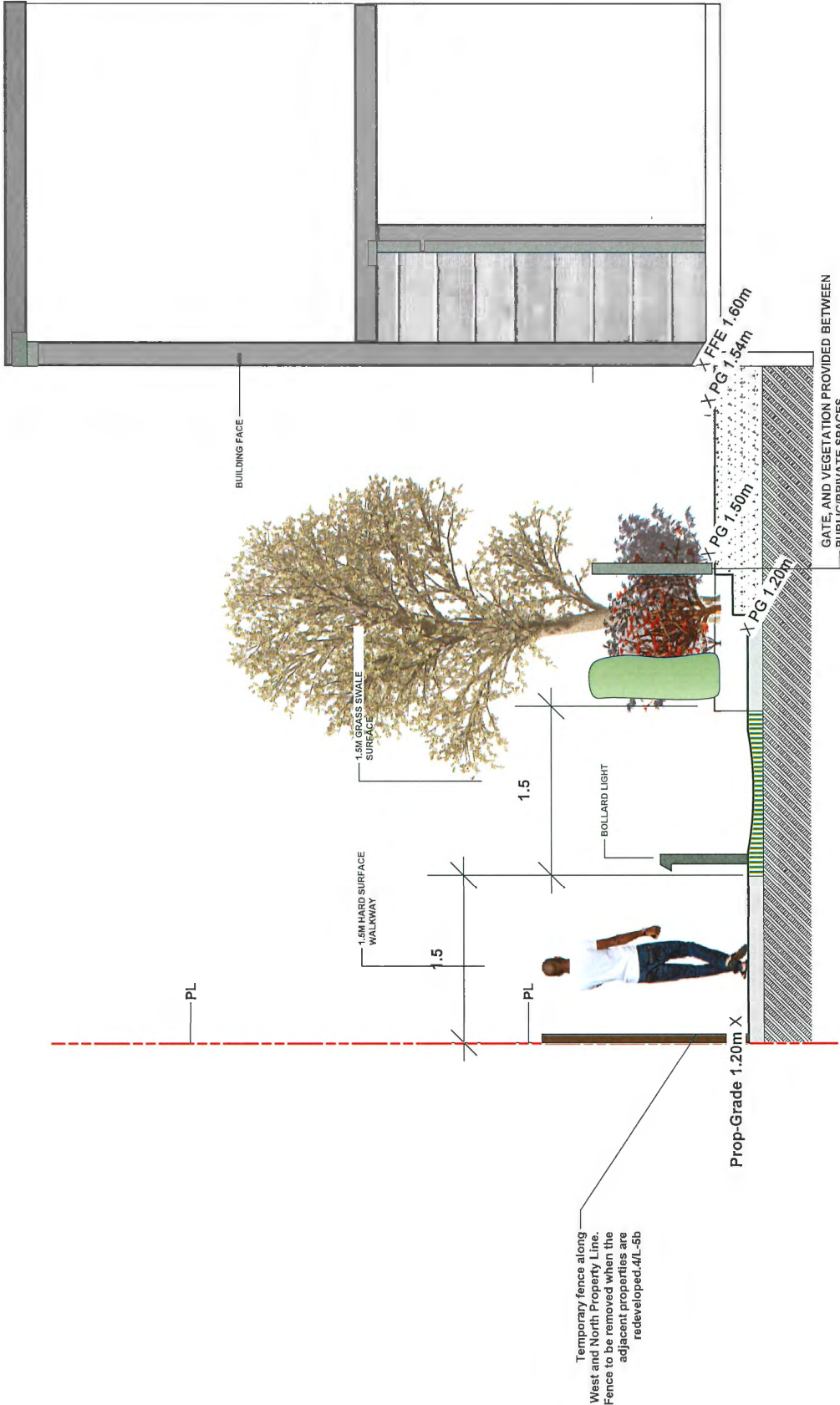
Landscape Details

Project Manager	Project No.	2017-18
Drawn by	Scale	1:50
Reviewed by	Sheet No.	L-5C
Date	2020-09-24	

OCT 05 2020

PLAN #42

DP 18-875398



1 WEST WALK WAY
L-6a

PLAN #43 OCT 05 2020

DP 18-875398

Sep 14 2020	Issued for 6th Submission Response
Sep 14 2020	Issue for Pricing
Sep 11 2020	Issued for 4th Submission Response
August 20 2020	Issued for DP Re-submission
August 04 2020	Issued for DP Re-submission
July 01 2020	Issued for DP Re-submission
Sep 24 2019	Issue for Review
Feb 24 2020	Issue For DP: Response to prior to
Oct 02 2019	Issue For DP
Sep 24 2019	Issue for Review
May 15 2019	Issue for Review
April 11 2019	Revised Reopening Submission
Mar 25 2019	Issue for Review
Jan 22 2019	Re-issue for Re-Zoning
Sep 25 2018	Issue For Review
Sep 13 2018	Issue For Re-Zoning

Date

Issue Notes

↑

Prospect & Refuge

LANDSCAPE ARCHITECTS

100-101 West and Vancouver, BC, V6P 1G3
604-681-1833
Building on over 25 years of history as Jonathan Lowe, Ltd.

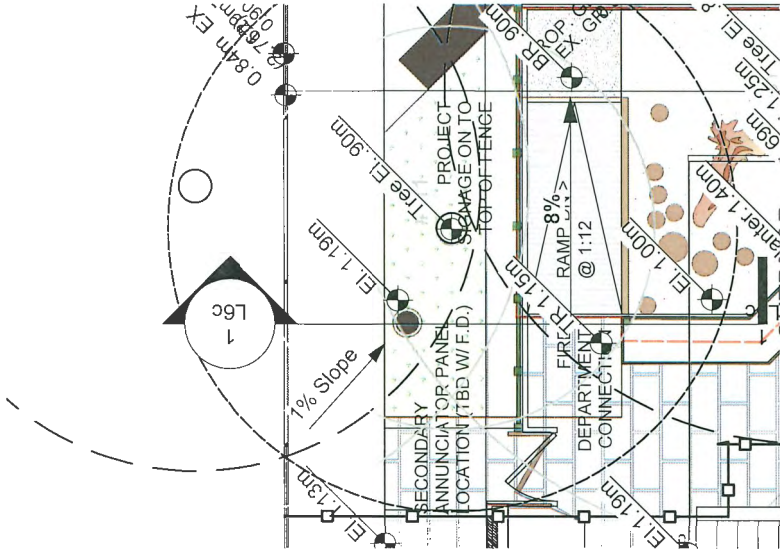
Project Title and Address

Spires Boulevard
8671-8731 Spires Road, Richmond, BC

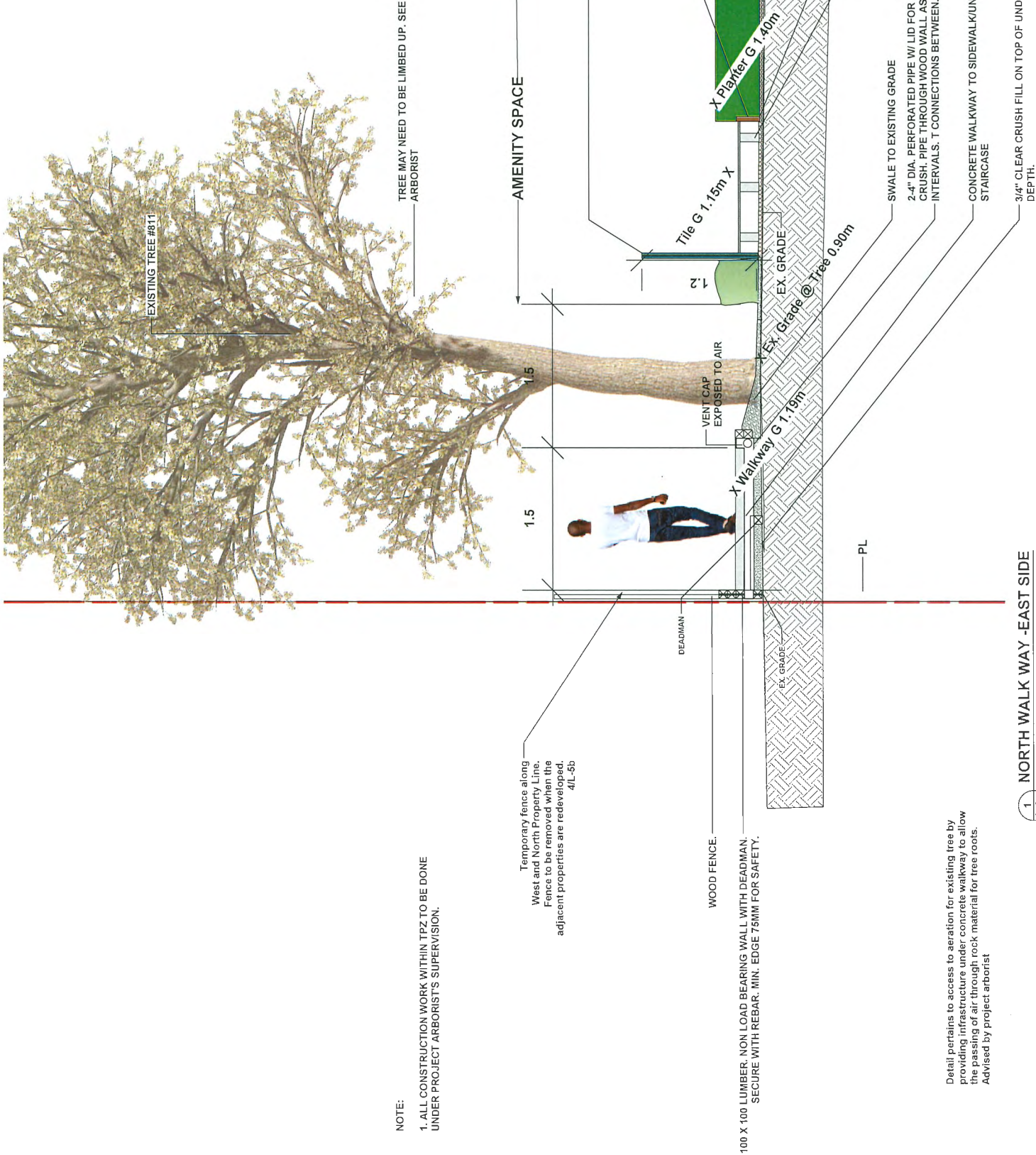
Sheet Title

Landscape Sections

Project Manager	2017-18
Drawn By	Scale 1:25
Reviewed By	Sheet No.
00	L-6a
Date	2020-09-24



PLAN VIEW
SCALE: 1:50



NOTE:
1. ALL CONSTRUCTION WORK WITHIN TPZ TO BE DONE UNDER PROJECT ARBORIST'S SUPERVISION.

Detail pertains to access to aeration for existing tree by providing infrastructure under concrete walkway to allow the passing of air through rock material for tree roots. Advised by project arborist

1 NORTH WALK WAY -EAST SIDE
L-6c
SCALE: 1:25

Sep 24 2020	Issued for 6th Submission Response
Sep 14 2020	Issue for Pricing
Sep 11 2020	Issued for 4th Submission Response
August 20 2020	Issued for DP Re-submission
August 04 2020	Issued for DP Re-submission
July 01 2020	Issued for DP Re-submission
Sep 24 2019	Issue for Review
Feb 24 2020	Issue For DP, Response to prior to
Oct 03 2019	Issue For DP
Sep 24 2019	Issue for Review
May 15 2019	Issue for Review
April 11 2019	Revised Reopening Submission
Mar 28 2019	Issue for Review
Jan 23 2019	Re-issue for Re-Zoning
Sep 25 2018	Issue For Review
Sep 13 2018	Issue For Re-Zoning

Date	Issue Notes

Prospect & Refuge	
LANDSCAPE ARCHITECTS	
202-561-0100 and 604-266-0000, BC, YU, JED	
202-561-0100 and 604-266-0000, BC, YU, JED	
Building over 25 years of history in Australia, UK, USA	

Project Title and Location	
Spirex Boulevard	
8871-8731 Spirex Road, Richmond, BC	

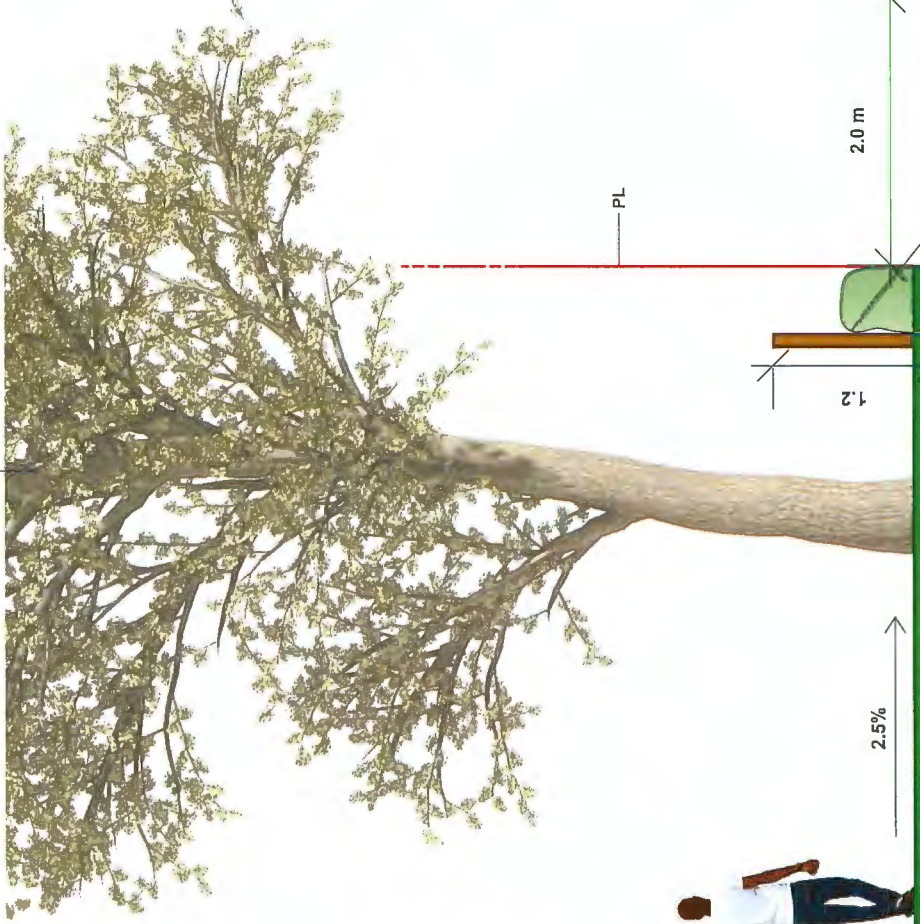
Sheet Title	
2020-09-24	

Project Manager	
2017-16	
Scale	
1:25	
Sheet No	
00	
Date	
2020-09-24	

PLAN # 45 OCT 05 2020

DP 16-875398

PROTECTED TREE #810



BUILDING FACE

TREE PROTECTION FENCING

FFE 1.50m x

Ramp G 1.37m

2
L-6d

EAST WALK WAY

SCALE: 1:25

NOTE:

1. ALL CONSTRUCTION WORK WITHIN TPZ TO BE DONE UNDER PROJECT ARBORIST'S SUPERVISION.

ARISTOKRAT PORCELAIN TILE ON PEDESTAL
SEATING BENCH ON PLANTER WALL
REFER TO DETAIL 3, L6b
CONCRETE WALKWAY
CONCRETE PLANTER WALL

UNDISTURBED SOIL

2.5%

1.2

2.0 m

X Walkway G 1.25m

X Ex. Grade .75m

X Ex. Grade @ Tree 0.81m

X T.O. Curb

SEAT EL. 1.82m

BR 1.37m

2.0% Slope

EL. 1.25m

BENCH 1.25m

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