City of Richmond

Agenda

Development Permit Panel

Council Chambers, City Hall
6911 No. 3 Road

Wednesday, October 30, 2019
3:30 p.m.

MINUTES

Motion to adopt the minutes of the Development Permit Panel meeting held on October 17, 2019.

1. DEVELOPMENT PERMIT 17-781907
(REDMS No. 6046137)

APPLICANT: Bene No. 4 Development Ltd.

PROPERTY LOCATION: 6017 No. 4 Road (formerly 9980 Westminster Highway)

Director's Recommendations

That a Development Permit be issued which would permit the construction of 17 townhouse units and one secondary suite at 6017 No. 4 Road (formerly 9980 Westminster Highway) on a site zoned "Town Housing (ZT83) - North McLennan (City Centre)" with vehicle access from No. 4 Road.

2. DEVELOPMENT PERMIT 18-810720
(REDMS No. 6293041)

APPLICANT: Kasian Architecture Interior Design and Planning Ltd.

PROPERTY LOCATION: 13171 and a Portion of 13251 Smallwood Place

ITEM

Director's Recommendations

That a Development Permit be issued which would:

1. ***permit the construction of an auto dealership consisting of a three-storey principal building and single-storey accessory buildings/structures totalling 7,009 m^2 at 13171 Smallwood Place and a portion of 13251 Smallwood Place on a site zoned "Vehicle Sales (CV)"; and***
2. ***vary the provisions of Richmond Zoning Bylaw 8500 to:***
   - ***(a) increase the maximum permitted height for the principal building from 12.0 m to 20.4 m;***
   - ***(b) reduce the minimum rear yard setback from 3.0 m to zero metres to allow for a detached one-storey storage building, and enclosures containing damaged car storage and refuse, to be located adjacent to the east property line; and***
   - ***(c) reduce the minimum number of on-site loading spaces required from three medium spaces and two large spaces, to two medium spaces and one large space.***

3. New Business

4. Date of Next Meeting: November 14, 2019

ADJOURNMENT

City of Richmond

Minutes

Development Permit Panel
Thursday, October 17, 2019

Time:	3:30 p.m.
Place:	Council Chambers Richmond City Hall
Present:	Joe Erceg, Chair Cecilia Achiam, General Manager, Community Safety John Irving, Acting 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 25, 2019 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 18-820689
(REDMS No. 6235708)

APPLICANT: Integrated Construction

PROPERTY LOCATION: 1600 Savage Road

INTENT OF PERMIT:

Issuance of an Environmentally Sensitive Area (ESA) Development Permit at 1600 Savage Road in order to allow construction of a warehouse building on a site partially designated as an ESA.

Applicant's Comments

Braden Smith, representing the applicant, referenced his submission (attached to and forming part of these Minutes as Schedule 1) and provided an overview of the application, highlighting the following:

- a warehouse building is proposed to be constructed on the subject site;

- the two distinct ESAs on the site consist of a 788-square meter northern ESA located along the north property line and a 198-square meter central ESA which is proposed to be removed to allow for the construction of the warehouse building;
- the proposed ESA compensation plan includes the establishment of two new ESAs on the site: a 305-square meter new ESA contiguous to the existing northern ESA and a 109 square-meter discontinuous ESA along the west property line adjacent to Savage Road;
- the establishment of two new ESAs will result in a total ESA net gain over the site of 414 square meters;
- the proposed ESA compensation and enhancement scheme includes planting of new native trees, shrubs and plants and removal of invasive species in the new ESAs and in the existing northern ESA; and
- the proposed ESA restoration and enhancement is intended to improve the ecological function of the site.

Panel Discussion

In reply to queries from the Panel, Mr. Smith noted that (i) the existing central ESA to be removed is isolated, has an understorey dominated by invasive species, and is not well established, (ii) an annual monitoring for a period of three years by a Qualified Environmental Professional (QEP) will be conducted to ensure survivability of new planting and provide necessary replacements, and (iii) trees in the central ESA will be removed and existing trees in good condition in the northern ESA will be retained and protected.

In reply to queries from the Panel, Wayne Craig, Director, Development, advised that (i) majority of the ESA enhancements will be done in the new ESA contiguous to the existing northern ESA, (ii) the proposed new ESA along Savage Road enables the site to exceed the City's objective for a 2:1 ESA replacement ratio, (iii) the proposed native planting in the new ESAs would enhance their ecological value, and (iv) a landscape bond will be required to ensure compliance with the applicant's planting plan.

In reply to further queries from the Panel, Mr. Smith acknowledged that (i) the size of replacement trees to be planted will be enhanced, (ii) the removal of invasive species in the existing and new ESAs and replanting with native species will improve the habitat value and ecological function of the ESAs, and (iii) the applicant had considered the potential for retaining the central ESA; however, it was found to have low habitat value and use of the area was necessary for the construction of the warehouse building.

Staff Comments

Mr. Craig noted that a Work Order for frontage improvements and site service connections along Savage Road is associated with the project and a new Statutory Right-of-Way will be secured along the River Road frontage to allow for future dike improvements should these be needed.

Gallery Comments

None.

Correspondence

None.

Panel Discussion

The Panel expressed support for the project, noting that the new ESA contiguous to the existing northern ESA would provide a higher habitat value and ecological function as opposed to the new ESA planting strip along Savage Road.

Panel Decision

It was moved and seconded

That an Environmentally Sensitive Area (ESA) Development Permit be issued at 1600 Savage Road in order to allow construction of a warehouse building on a site partially designated as an ESA.

CARRIED

2. DEVELOPMENT PERMIT 18-829234
(REDMS No. 6186767)

APPLICANT:	Interface Architecture Inc,
PROPERTY LOCATION:	5631, 5635, 5651, 5691, 5711, 5731 and 5751 Steveston Highway

INTENT OF PERMIT:

1. Permit the construction of 28 townhouse units at 5631, 5635, 5651, 5691, 5711, 5731 and 5751 Steveston Highway on a site zoned "Medium Density Townhouses (RTM2)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the front yard setback to Steveston Highway from 6.0 m to 4.5 m for proposed Buildings #1 and #2 on the eastern half of the site, and from 6.0 m to 5.6 m for proposed Buildings #9 and #10 on the western half of the site.

Applicant's Comments

Kenneth Chow, Interface Architecture Inc., with the aid of a PowerPoint presentation (attached to and forming part of these Minutes as Schedule 2) provided an overview of the proposed development and highlighted the following:

- design objectives for the 28-unit townhouse development include the creation of a visually interesting residential development with simple massing compatible with the neighbourhood;
- proposed setback variances for the front yards will allow more trees to be retained in the rear yards and provide an appropriate buffer to adjacent single-family homes;
- a centrally located site entry with a T-shaped drive aisle is proposed to provide adequate manoeuvring space for large trucks;
- a right-in/right-out vehicle access is proposed;
- the buildings are oriented east-west to optimize solar benefits; and
- the north-south orientation of major living spaces will minimize overlook to neighbouring developments.

Mr. Chow further noted that (i) two secondary suites and three convertible units will be provided, (ii) a heritage interpretive sign will be installed at the site entry, (iii) side-by-side parking is proposed for all townhouse units, (iv) electric vehicle charging will be provided for all residential parking spaces, including the dedicated outdoor parking spaces for the secondary suites, and (v) four solar panels will be installed for each townhouse unit.

Denitsa Dimitrova, PMG Landscape Architects, briefed the Panel on the main landscape features of the project, noting that (i) a significant number of trees along the rear property line will be retained, (ii) each unit will be provided with a private yard with an outdoor patio and small lawn/landscaped area, (iii) the backyard and ground floor of convertible units have the same elevation to provide accessibility, (iv) the proposed outdoor amenity area includes passive and active spaces, (v) a 1.8 meter wood fence is proposed along the rear property line to provide privacy to neighbouring single-family homes, (vi) low transparent aluminum fencing will be installed along the streetscape, and (vii) permeable pavers are proposed at the site entry, at the ends of drive aisles and on outdoor parking spaces.

Panel Discussion

In reply to queries from the Panel, the design team noted that (i) majority of trees to be retained are along and close to the north property line, (ii) some replacement trees could not be accommodated on-site due to lack of space, (iii) the developer had consulted with owners of adjacent single-family homes to the north regarding the project's proposed interface with their properties, (iv) there is a Statutory Right-of-Way allowing access to/from the future redevelopment of adjacent properties to the west through the subject site, (v) the proposed development will fit in with the neighbourhood, (vi) the proposed secondary suites are livable, and (vii) the solar panels will be directly connected to the energy system of the proposed development.

Staff Comments

Mr. Craig noted that (i) the proposed front yard setback variance on the eastern side of the site is driven by the two-meter wide road dedication along the eastern edge of the site for future road widening, (ii) all rear yard units will have a minimum of six-meter setback to maximize tree retention at the rear of the site, and (iii) as per the acoustical report provided by the applicant, the project will achieve the interior noise standards of Canada Mortgage and Housing Corporation (CMHC) with respect to traffic generated from Steveston Highway.

Mr. Craig further noted that (i) there is currently no plan for road widening of Steveston Highway, (ii) a physical barrier will be constructed through the Servicing Agreement to enforce the right-in/right-out vehicle movement on the site, and (iii) the interpretive heritage signage is proposed to commemorate the former Martianoff Residence on the development site at 5731 Steveston Highway as a social gathering place in the early 19th century.

Gallery Comments

None.

Correspondence

None.

Panel Discussion

Panel expressed support for the project, noting that it is well executed and has positive features including the provision of side-by-side residential parking and installation of solar panels for all townhouse units.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. ***permit the construction of 28 townhouse units at 5631, 5635, 5651, 5691, 5711, 5731 and 5751 Steveston Highway on a site zoned "Medium Density Townhouses (RTM2)"; and***

2. ***vary the provisions of Richmond Zoning Bylaw 8500 to reduce the front yard setback to Steveston Highway from 6.0 m to 4.5 m for proposed Buildings #1 and #2 on the eastern half of the site, and from 6.0 m to 5.6 m for proposed Buildings #9 and #10 on the western half of the site.***

CARRIED

3. DEVELOPMENT PERMIT 19-850320
(REDMS No. 6271057)

APPLICANT: Greater Vancouver Sewerage and Drainage District

PROPERTY LOCATION: 1000 Ferguson Road

INTENT OF PERMIT:

Allow the construction of a concrete dewatering pad and associated uses on a site designated as an Environmentally Sensitive Area.

Applicant's Comments

Andreea Irimia, AECOM, representing the applicant, briefed the Panel regarding the application with the aid of a PowerPoint presentation (attached to and forming part of these Minutes as Schedule 3), and highlighted the following:

- the existing Iona Island Wastewater Treatment Plant (IIWWTP) operated by Greater Vancouver Sewerage and Drainage District, will be upgraded from primary to secondary sewage treatment by 2030;
- as part of the upgrade, a new dewatering facility will be constructed and the site's existing sludge lagoons and stockpiles will be decommissioned;
- the subject application will allow for the development of a 2,745-square meter area designated as an Environmentally Sensitive Area (ESA) within the IIWWTP site to construct a temporary concrete pad and gravel area for dewatering equipment;
- two previous ESA Development Permits have been issued for the subject site;
- 26 trees on the site will be protected and two on-site trees will be removed and replaced on-site with a 2:1 ratio; and
- a bald eagle nest on the site will be protected and a no construction boundary and noise buffer will be delineated to mitigate impacts.

Ms. Irimia further noted that (i) off-site ESA compensation for the project's ESA impacts is proposed at the Iona Island Regional Park on Canfor Point, (ii) the ESA compensation plan includes invasive species removal and enhancement of 3,000 square meters within the park through planting of native species of trees and shrubs, (iii) the proposed ESA compensation area is adjacent to the ESA compensation area for a recently issued Development Permit, and (iv) there will be an annual monitoring and reporting by a Qualified Environmental Professional (QEP) for a period of five years.

Panel Discussion

In reply to queries from the Panel, Ms. Irimia acknowledged that (i) there are no odour issues on the site as the bio-solids are removed and transported off-site on a regular basis, (ii) the temporary dewatering pad is operational for six months a year for a period of five years, (iii) a green hedge is proposed for the dewatering pad to provide landscape screening, and (iv) the proposed ESA compensation area for the subject application is part of the overall compensation plan for all IIWWTP upgrades.

Gallery Comments

None.

Correspondence

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued at 1000 Ferguson Road in order to allow construction of a concrete dewatering pad and associated uses on a site designated as an Environmentally Sensitive Area.

CARRIED

4. Date of Next Meeting: October 30, 2019

5. Adjournment

It was moved and seconded
That the meeting be adjourned at 4:45 p.m.

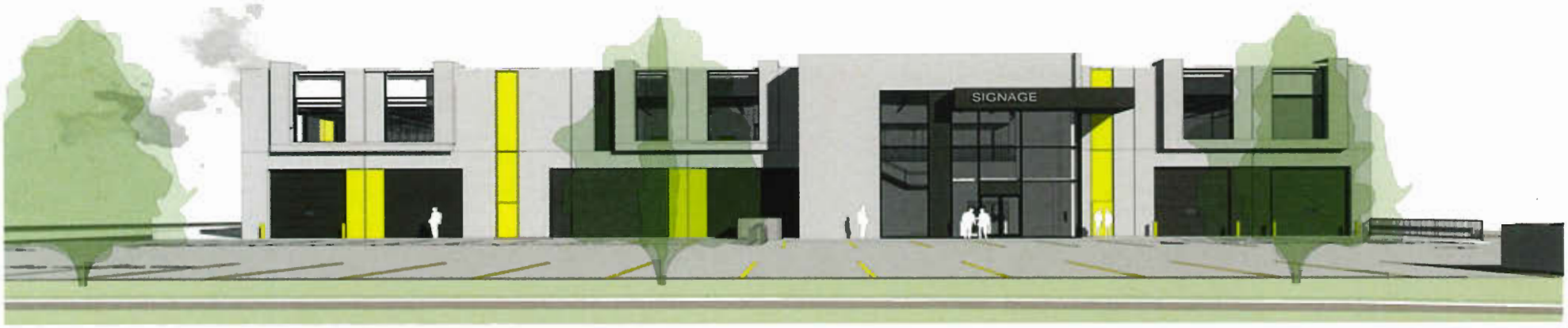
CARRIED

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 17, 2019.

Joe Erceg
Chair

Rustico Agawin
Committee Clerk

Schedule 1 to the Minutes of the Development Permit Panel meeting held on Thursday, October 17, 2019.



1600 Savage Road Open Windows

DPP Presentation for ESA Development Permit

Project Overview

DP Plan 3

- The subject property is 1.3 acres and zoned light industrial (IL)
- Existing site is currently utilized as an asphalt paved parking lot
- Proposed building is a 31,415 sq.ft. warehouse for Open Windows
- Open Windows is a company that supplies vinyl and aluminum windows

Project Overview

DP Plan 3

- Proposed warehouse will be constructed by way of a concrete tilt up building, which includes a concrete slab on grade, insulated concrete exterior wall panels, a structural steel superstructure, and a ballasted EPDM roof system

- Height of building is proposed at 11.1m / 36.5ft

- Two vehicle driveways are proposed to serve each end of the building, which is required for the company's operations (vinyl & aluminum windows)

ESA Overview – Existing

Attachment 3

- (2) distinct existing ESA areas on site
  - (1) Northern ESA (788m2 / 8,482sq.ft.) located along the northern property line
    - Predominantly 'Upland Forest' with a small sliver of 'Shoreline' furthest north
  - (1) Southern ESA (198m2 / 2,131sq.ft.) located central on the site
    - Entirely classified as 'Upland Forest'

Existing ESA - Northern

Attachment 3 & 5

- Predominately 'Upland Forest' with a sliver of 'Shoreline' furthest north of the site
- Contiguous with additional ESA east of the site, which form a 'hub' in the Ecological Network Management Strategy
- No removal of ESA is proposed in the northern ESA location
- Invasive species have established throughout the northern ESA, which will be removed during the proposed ESA compensation plan

Existing ESA - Northern

Attachment 3 & 5

- Trees located in the northern ESA consist of western red cedar, western red pine, Norway maple, black cottonwood, lodgepole pine & red alder
  - These trees provide cover and habitat for terrestrial species (birds/small mammals)
- Existing understorey dominated by invasive species (himalayan blackberry)

Existing ESA – Central

Attachment 3

- Designated as 'Upland Forest'
- Isolated from balance of ESA located on or adjacent to the subject site
- Invasive species have established throughout the central ESA
- Proposed for removal to allow for the development of the site

Existing ESA – Central

Attachment 3

- 15 trees located in the central ESA location proposed for removal include western red pine, western red cedar & lodgepole pine

- Understorey includes large cleared areas dominated by invasive species

ESA Overview – Compensation

DP Plan 1 & 2

- Proposal to remove the existing central 'Upland Forest' ESA (198m2 / 2,131sq.ft.) to allow for development of the site
- Proposed compensation includes:
  - Establish (2) new ESA areas on site
    - New ESA area (305m2 / 3,283sq.ft.) contiguous to the northern portion of the existing 'Upland Forest' ESA
    - New ESA area (109m2 / 1,173sq.ft.) discontinuous along the western property line next to Savage Road
  - Additional compensation includes removal of invasive species & replanting of native species within the existing northern ESA
- Total ESA net gain of 216m2 / 2,325sq.ft. (2:1 ratio)

Compensation – Northern ESA - New

DP Plan 4a

- 305m2 / 3,283sq.ft. of new ESA contiguous with the existing Northern ESA
  - Includes 14 new trees (western red cedar & douglas fir)
  - Includes native shrubs consisting of salal, dull orgegon-grape, baldhip rose, ocean spray, salmonberry & common snowberry
  - Includes perennials consisting of vanilla leaf, pacific bleeding heart, sword fern, small-flowered alumroot, large leaved lupine & pink fawn lily
  - Proposed plant density to be 1.3 plants/m2

Compensation – Northern ESA - Existing

DP Plan 4a

- In addition to expanding the northern ESA, we are proposing to enhance the existing northern ESA which will include:
  - Removal of all invasive species located within the existing northern ESA
  - Enhance the existing northern ESA with additional native shrubs and perennials

Compensation – Southern ESA

DP Plan 4b

- 109m2 / 1,173sq.ft of new ESA located along the western property line next to Savage Road
  - Includes 11 new trees consisting of western red cedar & douglas fir
  - Includes native shrubs consisting of salal, dull orgegon-grape, baldhip rose, salmonberry & common snowberry
  - Proposed plant density to be 0.9 plants/m2

Trees

Attachment 4

- Trees that were assessed as part of this development include:
  - 54 bylaw-sized trees on site
  - 4 trees on the neighbouring site
  - 5 trees on City of Richmond property
  - Tree species include Norway maple, lodgepole pine, western red cedar, freemans maple, maple, douglas fir, black cottonwood, red alder & big leaf maple

- Trees proposed for removal include:
  - 30 on site trees
  - 1 on City of Richmond property

Trees

Attachment 4

- Trees proposed to be retained include:
  - 24 on site trees
  - 4 on the neighbouring site
  - 4 on City of Richmond property
- Total replacement trees proposed is 26

ESA Balance Sheet

- Total ESA existing 989m2 / 10,613sq.ft.
- Total ESA loss 198m2 / 2,135sq.ft.
- Total ESA gain 414m2 / 4,456sq.ft.
- Total Final ESA 1,202m2 / 12,938sq.ft.

Restoration Objectives

- The restoration objectives for the site consist of:
  - Improving habitat function and utilization of the ESA on site by a variety of terrestrial species including:
    - Small and medium size mammals
    - Birds
    - Invertebrates
  - Offsetting the habitat loss associated with the removal of the isolated 'upland forest' ESA in the center of the site via expansion of the existing ESA along the northern site boundary including:
    - Removal of the existing invasive species
    - Soil amendments
    - Native vegetation planting
  - Expanding and enhancing the northern ESA are anticipated to improve:
    - foraging potential
    - Cover
    - Nesting
    - Direct and indirect utilization as contiguous habitat home range for resident and migratory species

END OF PRESENTATION

Schedule 2 to the Minutes of the Development Permit Panel meeting held on Thursday, October 17, 2019.

DEVELOPMENT PERMIT APPLICATION - SEPT 06, 2019

28-UNIT TOWNHOUSE DEVELOPMENT

5631, 5635, 5651, 5691,5711, 5731, 5751
STEVESTON HWY, RICHMOND BC

VIEW ALONG STEVESTON HWY LOOKING NORTH-EAST

CONTACTS

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Arbourist

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Fax: 604-437-0970
Email: glenn_murray@shaw.ca

DRAWING LIST

Architectural

A1.0	COVER SHEET
A1.1	PROJECT DATA AND SITE PLAN
A1.2	FIRE ACCESS & PARKING / TRUCK TURNING PLAN
A1.3	SITE AREA OVERLAYS / AVG FINISHED GRADE
A1.4	F.A.R. OVERLAY BY UNITS & FLOOR AREA BREAKDOWN
A1.5	F.A.R. OVERLAY BY BUILDING
A2.1	FLOOR PLANS: BUILDING 1 & 2
A2.2	ELEVATIONS: BUILDING 1 & 2
A2.3	FLOOR PLANS: BUILDING 3, 4 & 5
A2.4	ELEVATIONS: BUILDING 3, 4 & 5
A2.5	FLOOR PLANS: BUILDING 6, 7 & 8
A2.6	ELEVATIONS: BUILDING 6, 7 & 8
A2.7	FLOOR PLANS: BUILDING 9 & 10
A2.8	ELEVATIONS: BUILDING 9 & 10
A2.9	FLOOR PLANS: CONVERTIBLE UNIT (8c)
A5.1	STREETSCAPES & SITE SECTIONS S1,S2
A5.2	SITE SECTIONS S3, S4, & S5
A5.3	SITE SECTIONS S6, S7, S8, S9, & S10
A8.1	MATERIAL BOARD
A8.2	SHADOW STUDY
A8.3	PERSPECTIVES

Landscape

L1	LANDSCAPE PLAN
L2	LANDSCAPE SHRUB PLAN
L3	LOT COVERAGE PLAN
L4	TREE MANAGEMENT PLAN
L5	LANDSCAPE DETAILS
L6	LANDSCAPE DETAILS

Civil (On-site)

C1	LOT GRADING

Arbourist

REPORT DATED AUGUST 27, 2018

Survey

SURVEY DATED JULY 10, 2017

CONTEXTUAL IMAGES

EXAMPLE OF HERITAGE INTERPRETIVE SIGNAGE
(SEE SITE PLAN ON A1.1 FOR PROPOSED LOCATION)

REVISIONS

SEP 06, 2019	DP Resubmission
JUL 18, 2019	DP Resubmission
APR 12, 2019	ADP Submission
APR 05, 2019	DP Resubmission
MAR 11, 2019	DP Resubmission
JULY 16, 2018	DP Submission
APRIL 04, 2016	RZ Application

CONSULTANTS

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Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variation from the dimensions and conditions shown on this drawing.

SEAL

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PROJECT
Proposed 28-Unit Townhouse Development
7 LOT ASSEMBLY
5631 / 5635 / 5651 / 5691 / 5711 / 5731 / 5751
STEVESTON HWY
RICHMOND, BC

PROJECT NO.
1716STV2

SCALE
As Noted

DATE
March. 30, 2017

DRAWN BY
KYC, SRS, WAL

CHECKED BY
KYC

SHEET TITLE
COVER SHEET

DRAWING
A1.0

BIRD'S EYE VIEW LOOKING NORTH-WEST

ENTRY VIEW LOOKING NORTH-EAST

ZONING SUMMARY

★ VARIANCE REQUESTED

Richmond Zoning and Development Bylaw No. 8500

LOT SIZE:	GROSS AREA	63,061 sf = 1.45 ACRES [5,859.5 m2]
	DEDICATION	1,092 sf = 0.03 ACRES [101.4 m2]
	NET AREA	61,970 sf = 1.423 ACRES [5,757.2 m2]

	PERMITTED	PROPOSED
MINIMUM LOT SIZE:	50 M (W) x 35M (D)	129m WIDE X ±49m DEEP
DENSITY:	FAR 0.65 + 0.1 AMENITY	FAR 0.65 [40,212 SF / 61,970 SF]
LOT COVERAGE:	40% MAX FOR BLDGS	39.9% [24,708 SF / 61,970 SF]
LOT IMPERMEABLE:	65% MAX NON-POROUS 25% MIN LIVE PLANTS	64.7% [40,081 SF / 61,970 SF] 28.1% [17,395 SF / 61,970 SF]
YARD SETBACKS:		
★ FRONT YARD (S)	4.5 M MIN- OCP 14.4.13	4.52 M [14.83 FT] ★
SIDE YARD 1 (W)	3.0 M [9.84'] MIN	3.53 M [11.58 FT]
SIDE YARD 2 (E)	3.0 M [9.84'] MIN	3.32 M [10.89 FT]
REAR YARD (N)	6.0 M MIN- OCP 14.4.13	6.0 M [19.69 FT]
YARD PROJECTIONS:		
PRINCIPAL BLDG	MAX 1.5M FRONT YD	N/A
BAY WINDOWS	1.0M FRONT, 0.6M REAR	N/A
BALCONIES	1.8M, BUT NOT AT SIDE	N/A
ARBOURS ETC	BY CASE	N/A
BUILDING HEIGHT:	12.0 M / 3-STOREY - FRONT 9.0 M / 2-STOREY - SIDE 9.0 M / 2-STOREY - REAR	11.81 M / 3-STOREY N/A - EXCEED 7.5 M FROM PL 8.9 M - 2 STOREY
FLOODPLAIN C.L.	TOP OF HAB FLR AT 0.3M MIN ABOVE RD CROWN	SET FCL AT 2.17 M [7.12 FT] (ROAD CROWN IS 1.87 M)
AMENITY SPACE:		
COMMON OUTDR	168 M2 (6 M2/UNIT x 28)	168 M2 SHOWN
PRIVATE OUTDR	30 M2 RECOMMENDED	PROVIDE 34 M2/UNIT MIN.
INDOOR	79 M2 OR PAY-IN-LIEU	PAY-IN-LIEU
LANDSCAPING:	TO PART 8 OF BYLAW	TO BE DETERMINED

LOT ZONING:	RTM2 PROPOSED (CURRENTLY: RD1, RS1/E & RS1/C)	
USES:	MEDIUM DENSITY TOWNHOUSES	

	PERMITTED / REQUIRED	PROPOSED
PARKING REQUIRED:	56 (2/UNIT RESIDENTS) 2 (1 PER LOCKOFF UNIT) 6 (0.2/UNIT VISITORS)	56 RESIDENT SPACES 2 SPACES AT GRADE 6 VISITOR SPACES
EV CHARGING	56 (LEVEL 2 EV ENERGIZED OUTLET FOR EACH RESIDENT SPACE)	56 LEVEL 2 EV ENERGIZED OUTLETS
SMALL CARS	50% MAX	28% [16 OUT OF 64)
TANDEM SPACES	50% MAX	N/A
H/C SPACES	2% OF SPACES MIN.	2 H/C VISITOR SPACE
BICYCLE PARKING:		
CLASS 1	33 (1.25 PER UNIT)	35 PROVIDED IN 28 UNITS
CLASS 2	6 (0.2 PER UNIT)	6 PROVIDED
GARBAGE DEPOT:	1 DEPOT (FOR 28 UNITS) 1 x 4-CY GARBAGE BIN 1 x 3-CY CARDBOARD BIN 2 x 360L PAPER CARTS 2 x 360L CONTAINER CARTS 2 x 240L FOOD SCRAP CRTS 1 x 120L GLASS CART 1 x 240L REFUNDABLE CRT	1 DEPOT (FOR 28 UNITS) 1 x 4-CY GARBAGE BIN 1 x 3-CY CARDBOARD BIN 2 x 360L PAPER CARTS 2 x 360L CONTAINER CARTS 2 x 240L FOOD SCRAP CRTS 1 x 120L GLASS CART 1 x 240L REFUNDABLE CRT
ON-SITE LOADING:	MEDIUM SIZE SPACE	N/A - CAN TURN ON SITE
ENERGY EFFICIENCY:	TO ACHIEVE ENERGUIDE 82 RATING (MUST SUBMIT BUILDING PERMIT BY DECEMBER 31, 2019)	

PROJECT DESCRIPTION

AN RTM2 REZONING IS PROPOSED TO MAX 0.65 FAR FOR THIS 28-UNIT TOWNHOUSE PROJECT ON A 5858.6 M2 (63,061 SF) SITE, SUBJECT TO STEVESTON AREA PLAN (2.4), ARTERIAL ROAD POLICY (OCP 3.8.1) AND MULTI-FAMILY GUIDELINES (OCP 14.4).

THE 7-LOT SITE, FRONTING ONTO STEVESTON HWY (A MAJOR ARTERIAL ROAD) WITH NO LANE ACCESS, IS IMMEDIATELY ADJACENT TO SINGLE-FAMILY PROPERTIES TO THE WEST & NORTH. AN EXISTING 6.0 M WIDE S.R.O.W. STRADDLES MOST OF THE REAR P.L. A 2M WIDE ROAD DEDICATION IS REQUIRED FOR THE EAST PORTION OF THE FRONTAGE, REDUCING THE PARCEL TO A NET AREA OF 5757.1 M2 [61,970 SF, 1.423 AC].

THE 10-BUILDING DEVELOPMENT IS COMPRISED OF:

- 8 DUPLEXES (2-STOREY), 4 FOUR-PLEXES (ALL 3-STOREY)
- WILL PROVIDE 3 CONVERTIBLE UNITS (UNITS #9, #18, #20)
- ALL REQUIRED PARKING + 2 EXTRA VISITOR SPACES
- ON-SITE SU-9 TRUCK MANOEUVERING

ONE VARIANCE IS REQUESTED: THE FRONT YARD SETBACK IS REDUCED FROM 6.0M TO 4.5M MINIMUM, PER OCP 14.4.13.

FAR AREA BY BUILDING

BLDG NO.	NO. UNIT	BLDG GROSS	BLDG EXEMPT	BLDG FAR AREA
1	4 x C	7,464 sf	(2,414 sf)	5,050 sf
2	3 x C, 1 x C-F	7,369 sf	(2,374 sf)	5,195 sf
3	1 x A, 1 x Bc	4,479 sf	(1,189 sf)	3,290 sf
4	1 x A, 1 x B	4,439 sf	(1,139 sf)	3,297 sf
5	1 x A, 1 x B	4,439 sf	(1,139 sf)	3,297 sf
6	1 x A, 1 x B	4,439 sf	(1,139 sf)	3,297 sf
7	1 x A, 1 x Bc	4,426 sf	(1,139 sf)	3,287 sf
8	1 x A, 1 x Bc	4,479 sf	(1,192 sf)	3,287 sf
9	3 x C, 1 x C-F	7,369 sf	(2,374 sf)	5,195 sf
10	4 x C	7,464 sf	(2,414 sf)	5,050 sf
		56,728sf	18,213sf	40,313sf

AVERAGE GRADE CALCULATION

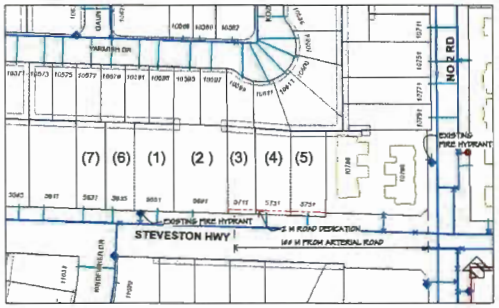
	SITE	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4	BUILDING 5	BUILDING 6	BUILDING 7	BUILDING 8	BUILDING 9	BUILDING 10	TOTAL AVG.
SW CORNER	1.32	1.78	1.77	1.87	1.87	1.87	1.87	1.87	1.87	1.74	1.81	
SE CORNER	1.39	1.74	1.91	1.87	1.87	1.87	1.87	1.87	1.87	1.8	1.84	
NE CORNER	1.03	1.87	1.87	1.87	1.87	1.87	1.87	1.87	1.87	1.87	1.87	
NW CORNER	1.03	1.87	1.87	1.87	1.87	1.87	1.87	1.87	1.87	1.87	1.87	
AVG GRD	1.17	1.87	1.91	1.87	1.87	1.87	1.87	1.87	1.87	1.87	1.90	1.87

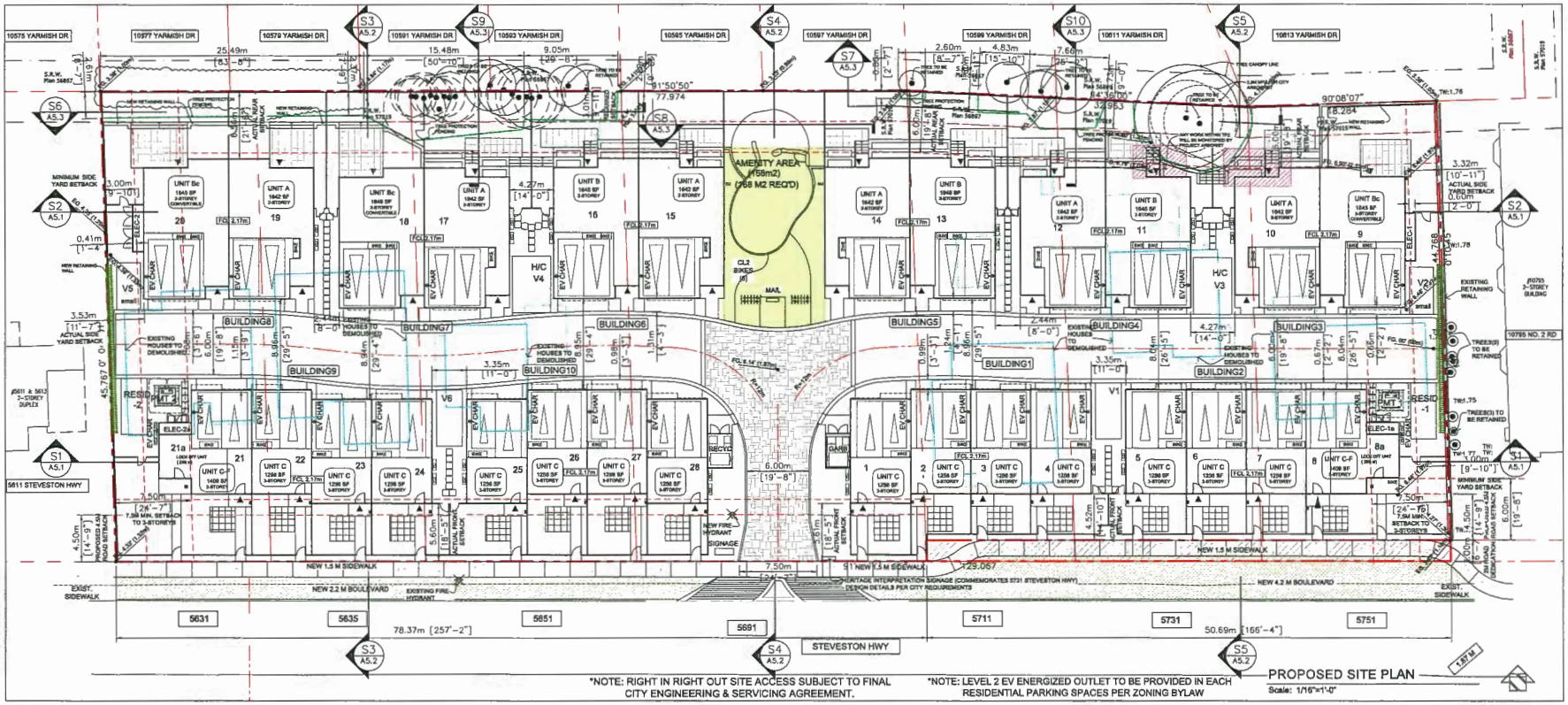
DP RESUBMISSION - 28-UNIT TOWNHOUSES

RZ 16-733904	DP 18-829234	SA	BP

CIVIC ADDRESSES:	LEGAL DESCRIPTIONS:
(1) #5651 PID: 003-781-100	(1) LOT 774, PLAN 56002
(2) #5691 PID: 012-346-004	(2) PARCEL "A" (REF 9132) LOT 38 EXCEPT: PART SUBDIVIDED BY PLAN 57674! PLAN 1748
(3) #5711 PID: 004-869-834	(3) LOT 911, PLAN 55856
(4) #5731 PID: 004-257-095	(4) LOT 773, PLAN 56002
(5) #5751 PID: 002-581-557	(5) LOT 97, PLAN 32685
(6) #5635 PID: 004-868-029	(6) LOT 910, PLAN 56886
(7) #5631 PID: 004-308-481	(7) LOT 909, PLAN 56856

ALL OF SECTION 35 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT





*NOTE: RIGHT IN RIGHT OUT SITE ACCESS SUBJECT TO FINAL CITY ENGINEERING & SERVICING AGREEMENT.

*NOTE: LEVEL 2 EV ENERGIZED OUTLET TO BE PROVIDED IN EACH RESIDENTIAL PARKING SPACES PER ZONING BYLAW

PROPOSED SITE PLAN

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

REVISIONS	
SEP 09, 2019	DP Resubmission
JUL 16, 2019	DP Resubmission
APR 12, 2019	ADP Submission
APR 05, 2019	DP Resubmission
MAR 11, 2019	DP Resubmission
JULY 18, 2018	DP Submission
APRIL 04, 2016	RZ Application

CONSULTANTS

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SEAL

INTERFACE:

Suite 230
11590 Cambie Road
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Canada V6X 3Z5

T 604 821 1162
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www.interfacearchitecture.com

PROJECT

Proposed 28-Unit Townhouse Development

7 LOT ASSEMBLY

5631 / 5635 / 5651 / 5691 / 5711 / 5731 / 5751
STEVESTON HWY
RICHMOND, BC

PROJECT NO. 1716STV2

SCALE As Noted

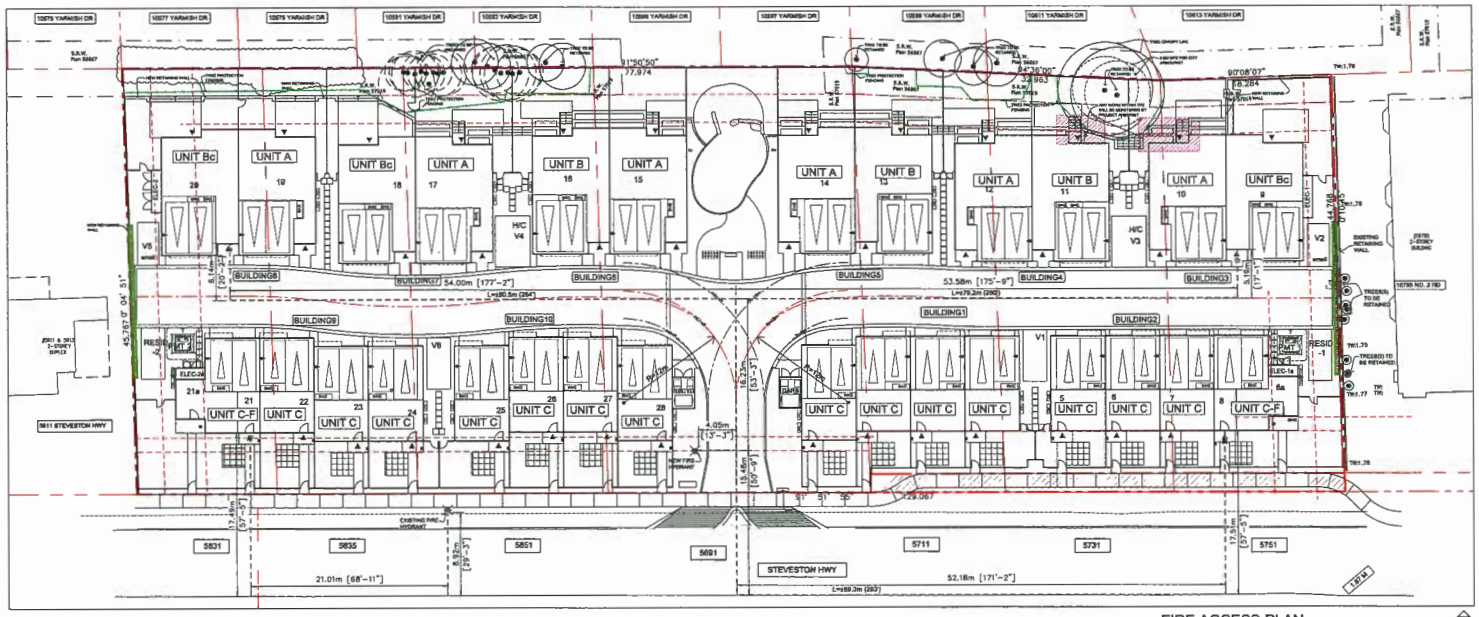
DATE March. 30, 2017

DRAWN BY KYC, SRS, WAL

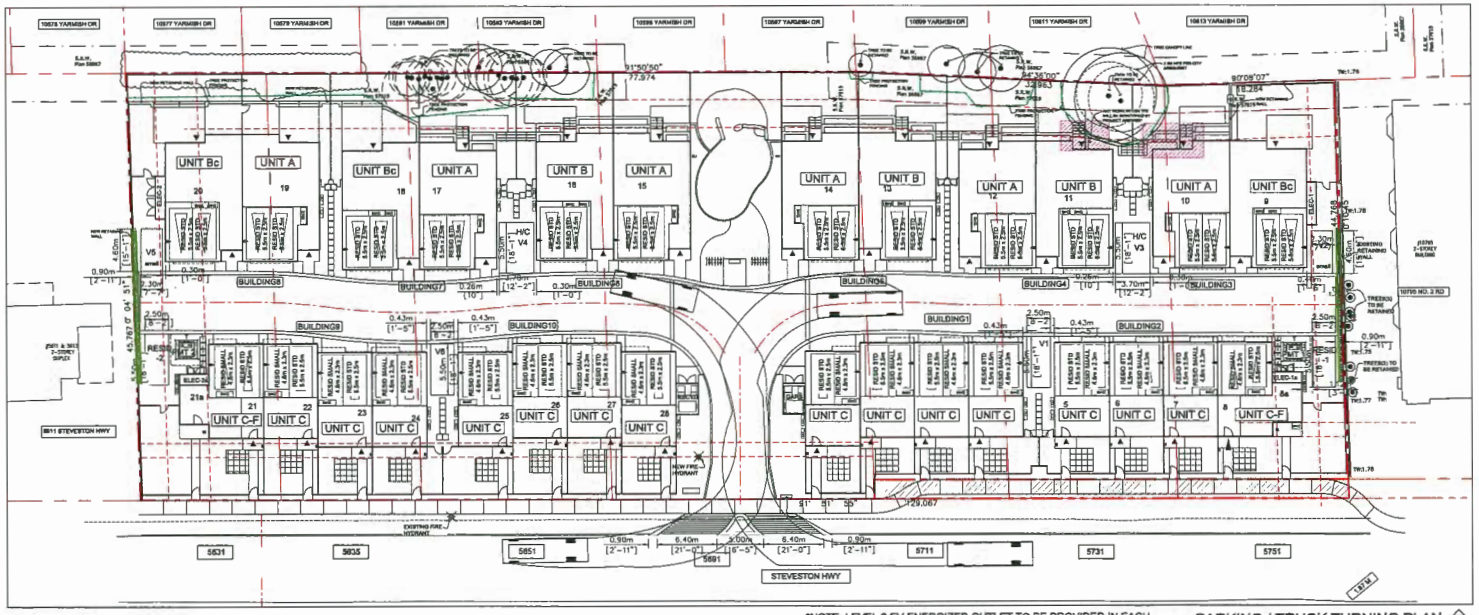
CHECKED BY KYC

SHEET TITLE PROJECT DATA, SITE/PARKING PLAN

DRAWING A1.1



FIRE ACCESS PLAN
SCALE: 1"=20'-0"



*NOTE: LEVEL 2 EV ENERGIZED OUTLET TO BE PROVIDED IN EACH RESIDENTIAL PARKING SPACES PER ZONING BYLAW

PARKING / TRUCK TURNING PLAN
SCALE: 1"=20'-0"

REVISIONS

SEP 06, 2019	DP Resubmission
JUL 16, 2019	DP Resubmission
APR 12, 2019	ADP Submission
APR 05, 2019	DP Resubmission
MAR 11, 2019	DP Resubmission
JULY 18, 2018	DP Submission
APRIL 04, 2016	RZ Application

CONSULTANTS

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SEAL

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PROJECT
Proposed 28-Unit Townhouse Development
7 LOT ASSEMBLY
5831 / 5835 / 5851 / 5891 / 5711 / 5731 / 5751
STEVESTON HWY
RICHMOND, BC

PROJECT NO. 1718STV2

SCALE: As Noted

DATE: March. 30, 2017

DRAWN BY: KYC, SRS, WAL

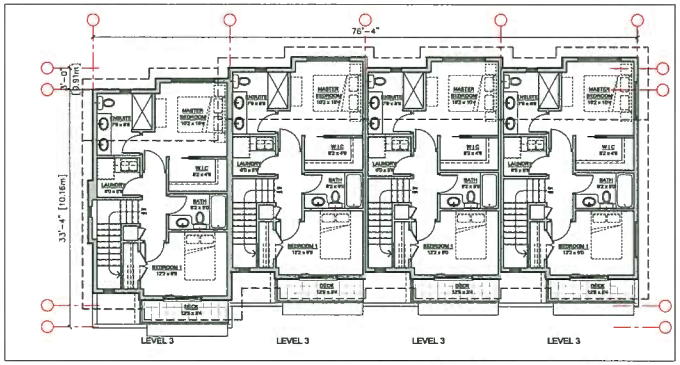
CHECKED BY: KYC

SHEET TITLE
FIRE ACCESS PLAN / TRUCK TURNING PLAN

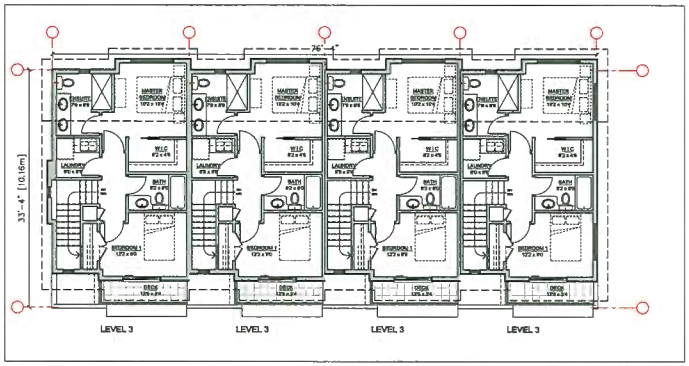
DRAWING
A1.2

AGING-IN-PLACE MEASURES (ALL UNITS)

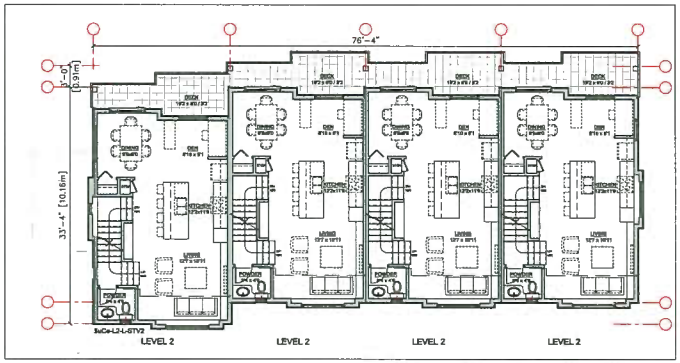
ALL ROOMS	LARGE TOGGLE-TYPE ELECTRICAL SWITCHES
	LEVER TYPE DOOR HANDLES
	MINIMIZE THRESHOLD HEIGHTS (LESS THAN 1/2") WHERE POSSIBLE
	MINIMIZE CONTRAST IN COLOURS OF FLOOR FINISHES WHERE POSSIBLE
STAIRS & LANDINGS	WALL BLOCKING FOR FUTURE ADDITIONAL HANDRAIL INSTALLATION
	INTERMEDIATE STAIR LANDINGS WHENEVER POSSIBLE
	LESS STEEP RISE/RUN DIMENSIONS WHERE POSSIBLE
BATHROOMS	WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION (AT BATHTUB, TOILET)
	INTERMEDIATE STAIR LANDINGS WHENEVER POSSIBLE
	LESS STEEP RISE/RUN DIMENSIONS WHERE POSSIBLE
KITCHEN	WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION (AT BATHTUB, TOILET)
	LEVER HANDLE TAPS AND FAUCETS
	2'-8" SLIDING DOORS WHERE POSSIBLE
HALLWAYS	LEVER HANDLE TAPS AND FAUCETS
	MIN. 900 MM WIDTH



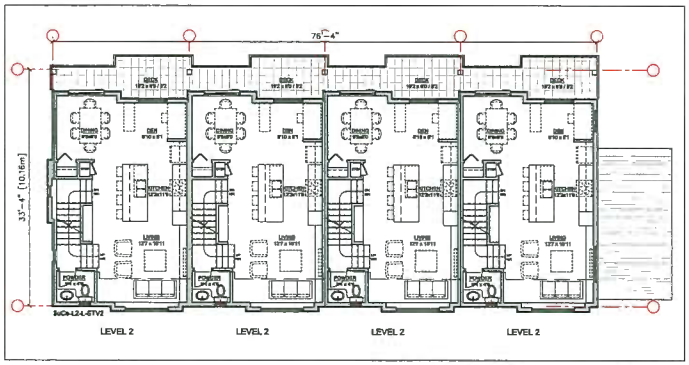
FLOOR PLAN - LEVEL 3 BUILDING 1
SCALE: 1/8" = 1'-0"



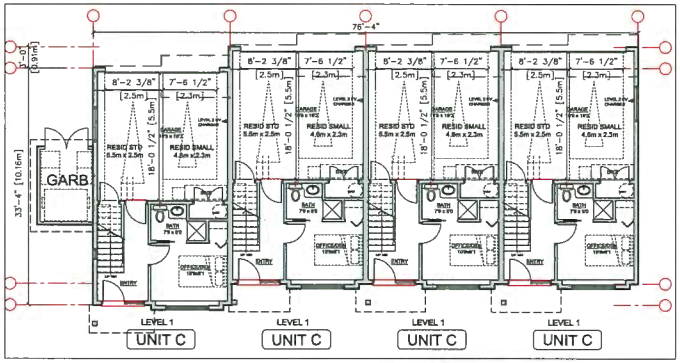
FLOOR PLAN - LEVEL 3 BUILDING 2
SCALE: 1/8" = 1'-0"



FLOOR PLAN - LEVEL 2 BUILDING 1
SCALE: 1/8" = 1'-0"

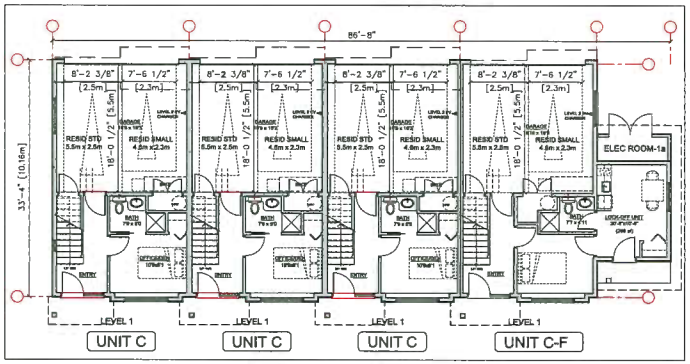


FLOOR PLAN - LEVEL 2 BUILDING 2
SCALE: 1/8" = 1'-0"



NOTE: EV CHARGING INFRASTRUCTURE TO BE PROVIDED PER ZONING BYLAW & OCP

FLOOR PLAN - LEVEL 1 BUILDING 1
SCALE: 1/8" = 1'-0"



*NOTE: LEVEL 2 EV ENERGIZED OUTLET TO BE PROVIDED IN EACH RESIDENTIAL PARKING SPACES PER ZONING BYLAW

FLOOR PLAN - LEVEL 1 BUILDING 2
SCALE: 1/8" = 1'-0"

REVISIONS

SEP 06, 2019	DP Resubmission
JUL 16, 2019	DP Resubmission
APR 12, 2019	ADP Submission
APR 05, 2019	DP Resubmission
MAR 11, 2019	DP Resubmission
JULY 18, 2016	DP Submission
APRIL 04, 2016	RZ Application

CONSULTANTS

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SEAL

INTERFACE:

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www.interfacearchitecture.com

PROJECT
Proposed 26-Unit Townhouse Development
7 LOT ASSEMBLY
5831 / 5835 / 5851 / 5891 / 5711 / 5731 / 5751
STEVESTON HWY
RICHMOND, BC

PROJECT NO.
1716STV2

SCALE
As Noted

DATE
March, 30, 2017

DRAWN BY
KYC, SRS, WAL

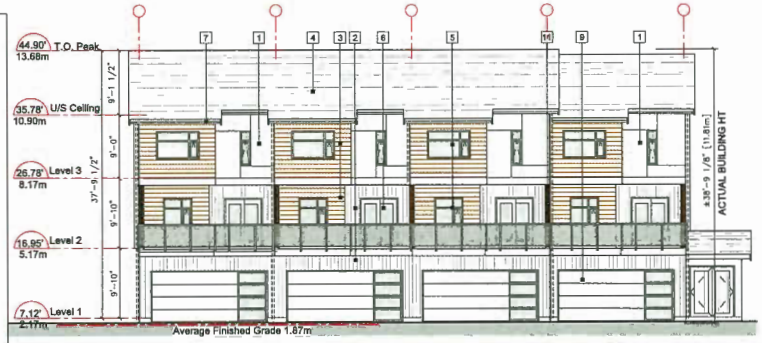
CHECKED BY
KYC

SHEET TITLE
FLOOR PLANS : BUILDING 1 & 2

DRAWING
A2.1

EXTERIOR FINISHES

1. FIBER CEMENT PANEL SIDING HARDIEPANEL (SMOOTH) Colour: Arctic White
2. FIBER CEMENT PANEL SIDING HARDIEPANEL (SIERRA 8) Colour: A - BM HC-168 (Chelsea Gray) B - BM HC-172 (Revere Pewter)
3. FIBER CEMENT LAP SIDING HARDIEPLANK (SELECT CEDARMILL) Colour: BM 1119 (Fort Summer Tan)
4. FIBERGLASS ASPHALT ROOF SHINGLES Colour: Dark Gray (Multicolour, Textured)
5. VINYL-FRAMED DOUBLE-GLAZED WINDOWS Vinyltek or Equivalent, Colour: White
6. DOUBLE-GLAZED VINYL SLIDING DOOR Colour: White
7. ALUMINUM FASCIA GUTTER Colour: BM HC165 (Kendall Charcoal)
8. ENTRY SOLID WOOD DOOR WITH SIDELIGHT Door Colour: Natural Cedar Stain
9. OVERHEAD WOOD PANEL GARAGE DOOR Colour: BM HC-168 (Chelsea Gray)
10. METAL RAILING W/ SANDBLASTED GLASS Railing Colour: Dark Gray
11. BUILT UP POST - REFER TO DETAILS Colour: Natural Cedar Stain
12. 6' HIGH SANDBLASTED GLASS PARTITION TO MATCH RAILING SYSTEM
13. ELECTRICAL ROOM DOOR Colour: BM HC-168 (Chelsea Gray)
14. SOLAR PANEL Colour: Dark Gray



NORTH ELEVATION (DRIVE AISLE) - BUILDING 1

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

NORTH ELEVATION (DRIVE AISLE) - BUILDING 2

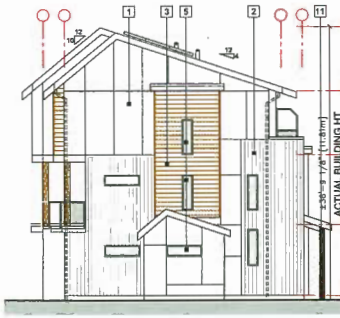
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION (STREET) - BUILDING 1

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

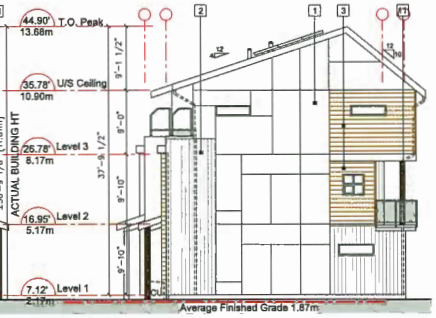
SOUTH ELEVATION (STREET) - BUILDING 2

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



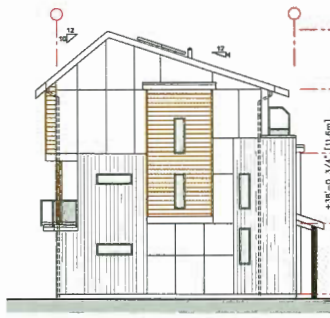
SIDE ELEVATION (WEST) - BUILDING 1

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



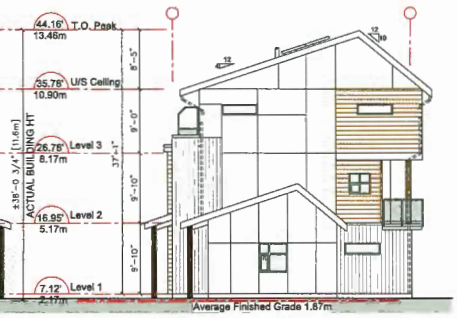
SIDE ELEVATION (EAST) - BUILDING 1

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



SIDE ELEVATION (WEST) - BUILDING 2

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



SIDE ELEVATION (EAST) - BUILDING 2

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

REVISIONS

SEP 06, 2019	DP Resubmission
JUL 16, 2019	DP Resubmission
APR 12, 2019	ADP Submission
APR 05, 2019	DP Resubmission
MAR 11, 2019	DP Resubmission
JULY 16, 2018	DP Submission
APRIL 04, 2018	RZ Application

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SEAL

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www.interfacearchitecture.com

PROJECT

Proposed 28-Unit Townhouse Development

7-LOT ASSEMBLY

5631 / 5635 / 5651 / 5691 / 5711 / 5731 / 5751 STEVESTON HWY RICHMOND, BC

PROJECT NO. 1718STV2

SCALE As Noted

DATE March. 30, 2017

DRAWN BY KYC, SRS, WAL

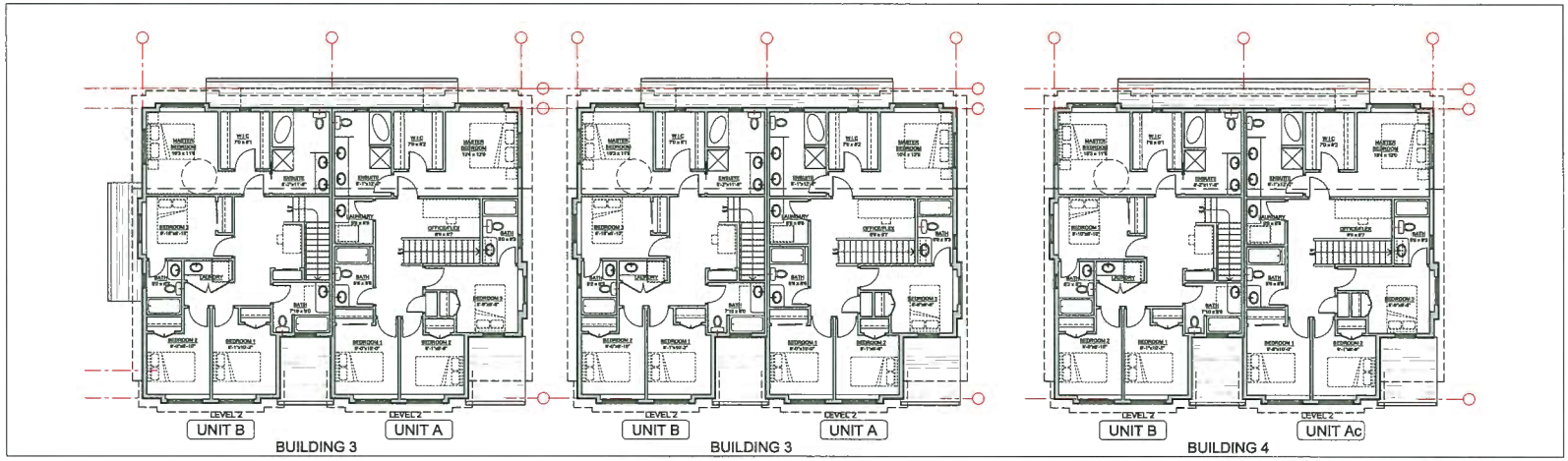
CHECKED BY KYC

SHEET TITLE

ELEVATIONS : BUILDING 1 & 2

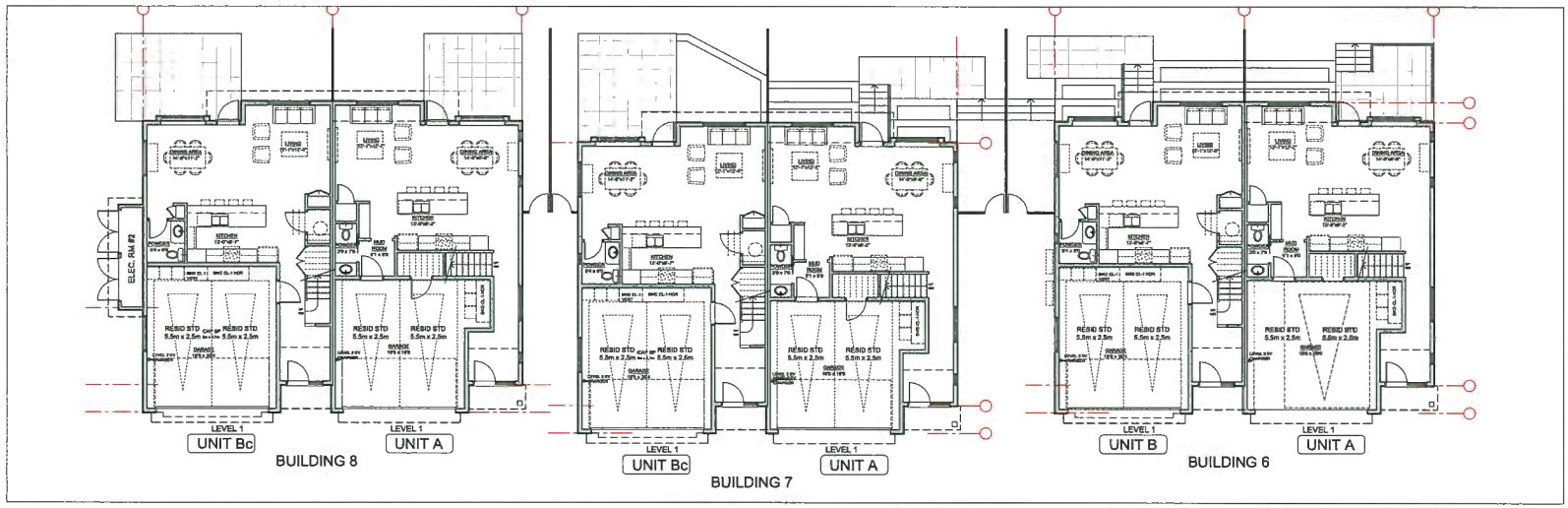
DRAWING

A2.2



FLOOR PLAN - LEVEL 2 BUILDING 6, 7 & 8

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



*NOTE: LEVEL 2 EV ENERGIZED OUTLET TO BE PROVIDED IN EACH RESIDENTIAL PARKING SPACES PER ZONING BYLAW

FLOOR PLAN - LEVEL 1 BUILDING 6, 7 & 8

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

REVISIONS

SEP 06, 2019	DP Resubmission
JUL 15, 2019	DP Resubmission
APR 12, 2019	ADP Submission
APR 05, 2019	DP Resubmission
MAR 11, 2019	DP Resubmission
JULY 16, 2018	DP Submission
APRIL 04, 2018	RZ Application

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PROJECT

Proposed 28-Unit Townhouse Development

7 LOT ASSEMBLY

5631 / 5635 / 5651 / 5691 / 5711 / 5731 / 5751
STEVESTON HWY
RICHMOND, BC

PROJECT NO. 1716STV2

SCALE: As Noted

DATE: March, 30, 2017

DRAWN BY: KYC, SRS, WAL

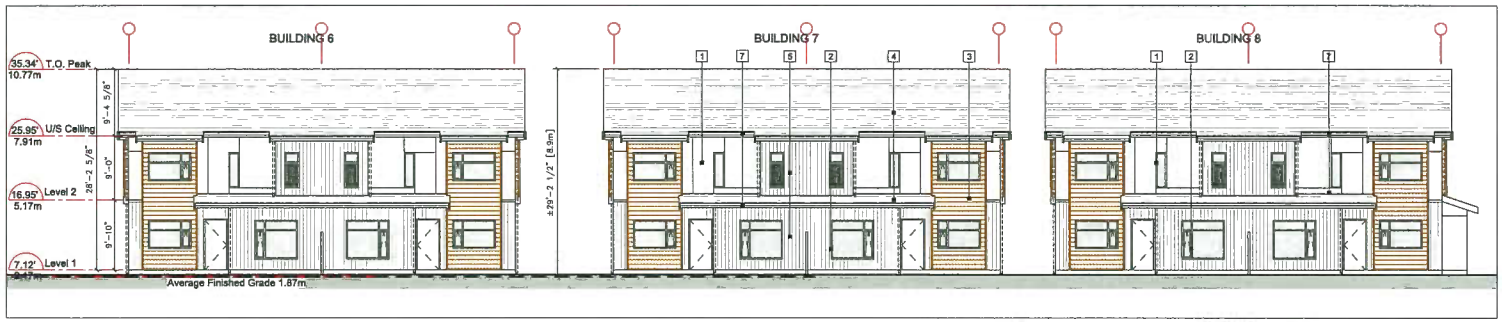
CHECKED BY: KYC

SHEET TITLE: FLOOR PLANS : BUILDINGS 6,7 & 8

DRAWING: A2.5

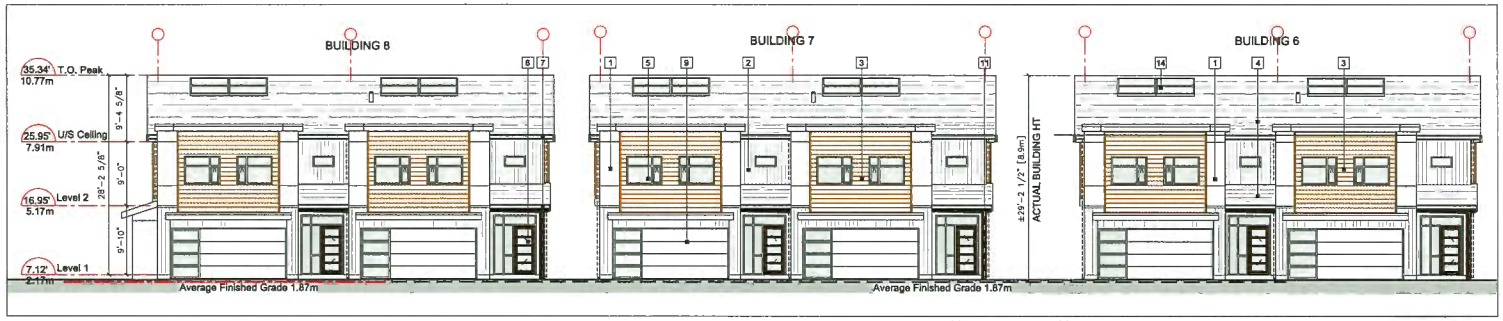
EXTERIOR FINISHES

1. FIBER CEMENT PANEL SIDING
   HARDIEPANEL (SMOOTH)
   Colour: Arctic White
2. FIBER CEMENT PANEL SIDING
   HARDIEPANEL (SIERRA B)
   Colour: A - BM HC-168 (Chelsea Gray)
   B - BM HC-172 (Revere Pewter)
3. FIBER CEMENT LAP SIDING
   HARDIEPLANK (SELECT CEDARMILL)
   Colour: BM 1119 (Fort Summer Tan)
4. FIBERGLASS ASPHALT ROOF SHINGLES
   Colour: Dark Gray (Multicolour, Textured)
5. VINYL-FRAMED DOUBLE-GLAZED WINDOWS
   Vinyltek or Equivalent, Colour: White
6. DOUBLE-GLAZED VINYL SLIDING DOOR
   Colour: White
7. ALUMINUM FASCIA GUTTER
   Colour: BM HC186 (Kendall Charcoal)
8. ENTRY SOLID WOOD DOOR WITH SIDELIGHT
   Door Colour: Natural Cedar Stain
9. OVERHEAD WOOD PANEL GARAGE DOOR
   Colour: BM HC-168 (Chelsea Gray)
10. METAL RAILING W/ SANDBLASTED GLASS
    Railing Colour: Dark Gray
11. BUILT UP POST - REFER TO DETAILS
    Colour: Natural Cedar Stain
12. 6' HIGH SANDBLASTED GLASS PARTITION
    TO MATCH RAILING SYSTEM
13. ELECTRICAL ROOM DOOR
    Colour: BM HC-168 (Chelsea Gray)
14. SOLAR PANEL
    Colour: Dark Gray



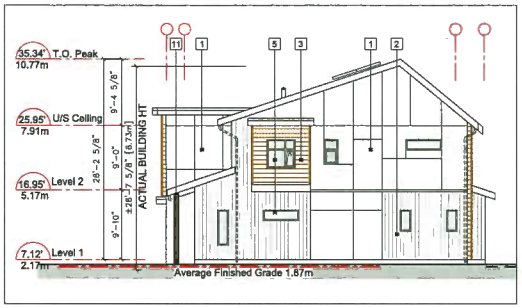
NORTH ELEVATION (REAR YARD) - BUILDING 6, 7 & 8

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



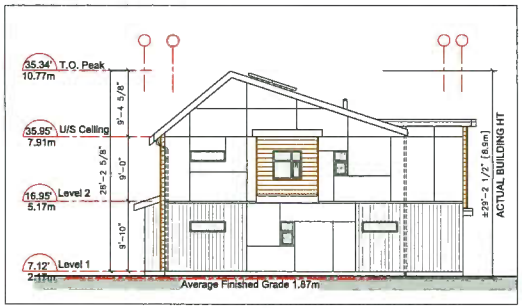
SOUTH ELEVATION (DRIVE AISLE) - BUILDING 6, 7 & 8

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



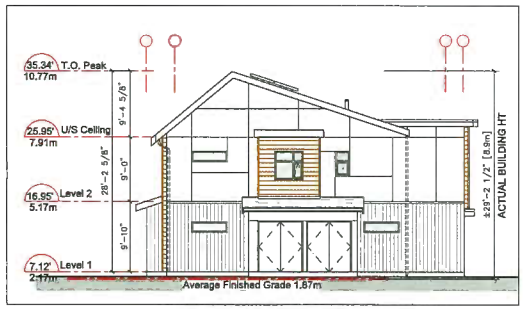
SIDE ELEVATION (EAST) - BUILDING 6, 7 & 8

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



SIDE ELEVATION (WEST) - BUILDING 6 & 7

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



SIDE ELEVATION (WEST) - BUILDING 8

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

REVISIONS

SEP 06, 2019	DP Resubmission
JUL 16, 2019	DP Resubmission
APR 12, 2019	ADP Submission
APR 05, 2019	DP Resubmission
MAR 11, 2019	DP Resubmission
JULY 16, 2018	DP Submission
APRIL 04, 2016	RZ Application

CONSULTANTS

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SEAL

INTERFACE:

Suite 230
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T 604 821 1162
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www.interfacearchitecture.com

PROJECT

Proposed 28-Unit
Townhouse Development

7 LOT ASSEMBLY

5631 / 5635 / 5651 / 5691 /
5711 / 5731 / 5751
STEVESTON HWY
RICHMOND, BC

PROJECT NO. 1716STV2

SCALE As Noted

DATE March, 30, 2017

DRAWN BY KYC, SRS, WAL

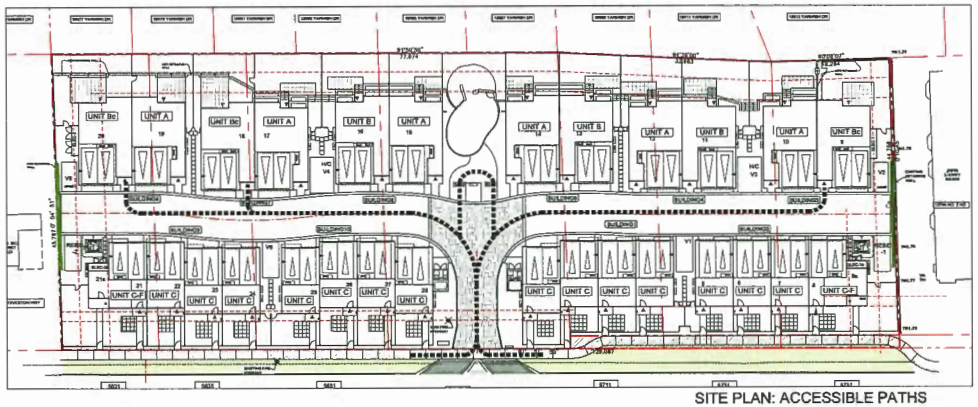
CHECKED BY KYC

SHEET TITLE

ELEVATIONS :
BUILDINGS 6,7 & 8

DRAWING

A2.6



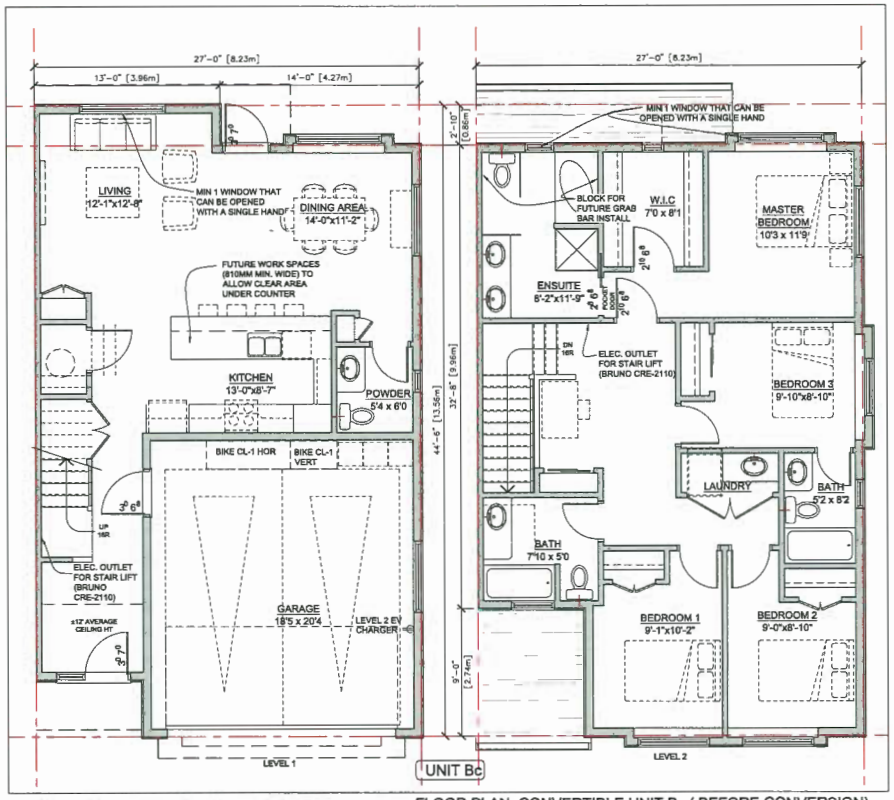
SITE PLAN: ACCESSIBLE PATHS

SCALE: NTS

CONVERTIBLE UNIT FEATURES CHECKLIST

DOORS & DOORWAYS	ENTRY DOORS MIN. 863 MM BUT IDEALLY 914MM AND HAVE CLEAR ACCESS
	ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE MIN 1220 MM DEPTH BY DOOR WIDTH PLUS 600 MM LATCH SIDE (NOT NEEDED IF ROUGH IN WIRING PROVIDED FOR FUTURE AUTOMATIC DOOR OPENER)
	INTERIOR DOORS TO MAIN LIVING AREAS, 1 BATHROOM AND 1 BEDROOM, MIN. 800 MM CLEAR OPENING WITH FLUSH THRESHOLDS MAX 13 MM HEIGHT. DEMONSTRATE WHEELCHAIR ACCESS BETWEEN HALLWAY AND ROOMS AND WIDEN HALLWAY AND/OR DOORWAYS IF NECESSARY TO SECURE ACCESS
	PATIO/BALCONY MIN. 850 MM CLEAR OPENING. ACCESSED FROM REAR DOOR AT GROUND FLOOR.
	ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH BCBC.
	LEVER-TYPE HANDLES FOR ALL DOORS
VERTICAL CIRCULATION	STAIR LIFT: STAIRCASE WIDTH, FRAMING SUPPORT, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPEC. MANUFACTURER SPEC.
	SPEC NOTE: BRUNO RAIL STAIR LIFT (ELITE CURVE CRE-2110) MAX. LOAD: 400LBS, POWER: 24VDC COMPRISED (2) 7AH 12V BATTERIES *** PROVISION FOR - IN UNIT Bc (BUILDING 3,7 &8) ***
	VERTICAL LIFT (FUTURE): DEPRESSED SLAB AREA, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPEC. FRAMING TO ACCOMMODATE SHAFT CONSTRUCTION WITHOUT IMPACT TO SURROUNDING STRUCTURE.
	AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2"X12" SOLID LUMBER AT 914 MM TO CENTRE.
HALLWAYS	MIN. 900 MM WIDTH
GARAGE	MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4M GARAGE WIDTH
	ACCESS FROM GARAGE TO LIVING AREA MIN. 800 MM CLEAR OPENING

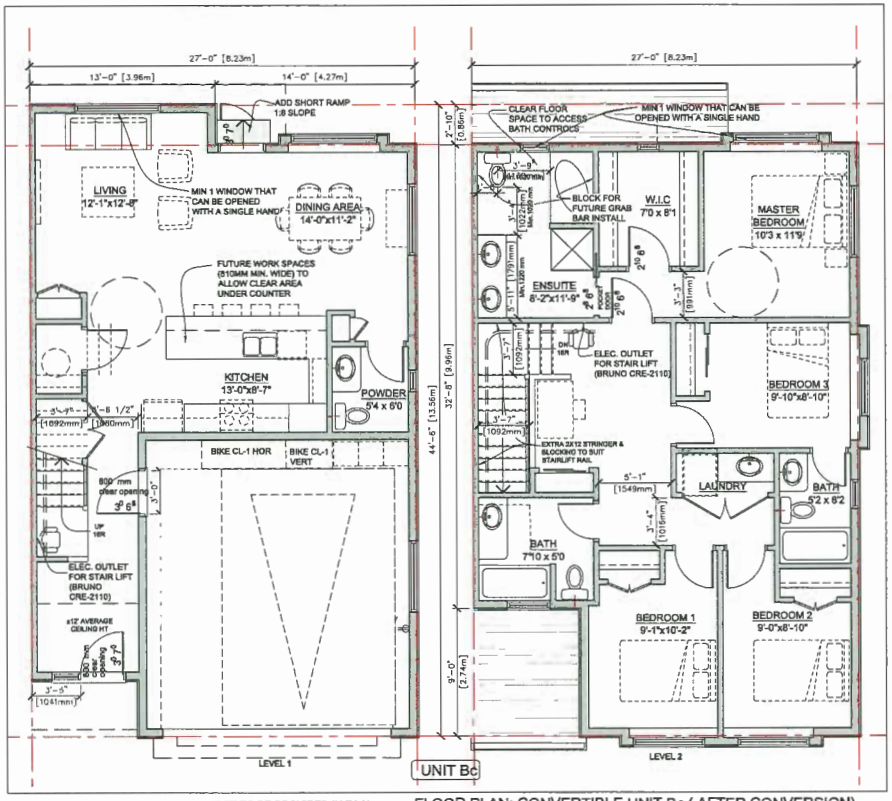
BATHROOMS (MIN 1/UNIT)	TOILET CLEAR FLOOR SPACE MIN. 1020 MM AT SIDE AND IN FRONT
	WALL BLOCKING FOR FUTURE GRAB BARS AT TOILET, TUB, AND SHOWER. REINFORCED WITH 2"X12" SOLID LUMBER IN ALL BATHTUB, SHOWER, AND TOILET LOCATIONS.
	LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.
	PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FAUCETS.
	CABINETS UNDERNEATH SINK ARE EASILY REMOVED.
	DEMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESSIBLE (LAYOUT OR FIXTURE PLACEMENT).
KITCHEN	CLEAR AREA NEEDED UNDER FUTURE WORKSPACE, PLUMBING AND GAS PIPES (IN-WALL AND IN FLOOR) LOCATED CLEAR OF UNDER COUNTER AREA OF FUTURE WORKSPACE (STOVE, SINK & MIN. 610 MM WIDE COUNTER). ALL PIPES ARE BROUGHT IN NO HIGHER THAN 304 MM TO THE CENTRE OF THE PIPE FROM FLOOR LEVEL
	CABINETS UNDERNEATH SINK ARE EASILY REMOVED.
	1500 MM TURNING DIAMETER OR TURNING PATH DIAGRAM
	LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.
WINDOWS	MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN, LIVING ROOM)
OUTLETS & SWITCHES	PLACEMENT LOCATIONS OF ELECTRICAL OUTLETS: BESIDE WINDOW, BOTTOM OF STAIRWAYS, BESIDE TOILET, ABOVE EXTERNAL DOORS (OUTSIDE AND INSIDE), ON FRONT FACE OF KITCHEN COUNTER, WITHIN PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIONS.
	UPGRADE TO FOUR-PLEX OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE, AND RECREATION ROOM.



*NOTE: LEVEL 2 EV ENERGIZED OUTLET TO BE PROVIDED IN EACH RESIDENTIAL PARKING SPACES PER ZONING BYLAW

FLOOR PLAN: CONVERTIBLE UNIT Bc (BEFORE CONVERSION)

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



*NOTE: LEVEL 2 EV ENERGIZED OUTLET TO BE PROVIDED IN EACH RESIDENTIAL PARKING SPACES PER ZONING BYLAW

FLOOR PLAN: CONVERTIBLE UNIT Bc (AFTER CONVERSION)

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

REVISIONS

SEP 06, 2019	DP Resubmission
JUL 16, 2019	DP Resubmission
APR 12, 2019	ADP Submission
APR 05, 2019	DP Resubmission
MAR 11, 2019	DP Resubmission
JULY 16, 2018	DP Submission
APRIL 04, 2018	RZ Application

CONSULTANTS

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SEAL

INTERFACE:

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www.interfacearchitecture.com

PROJECT

Proposed 28-Unit Townhouse Development

7 LOT ASSEMBLY

5631 / 5635 / 5651 / 5691 / 5711 / 5731 / 5751
STEVESTON HWY
RICHMOND, BC

PROJECT NO. 1716STV2

SCALE As Noted

DATE March. 30, 2017

DRAWN BY KYC, SRS, WAL

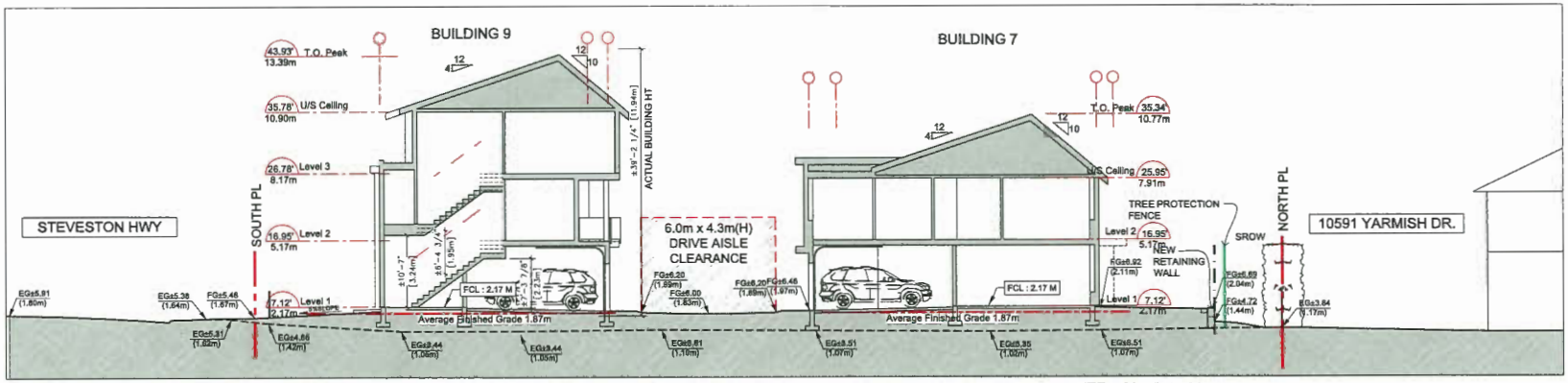
CHECKED BY KYC

SHEET TITLE

FLOOR PLANS : CONVERTIBLE UNIT (Bc)

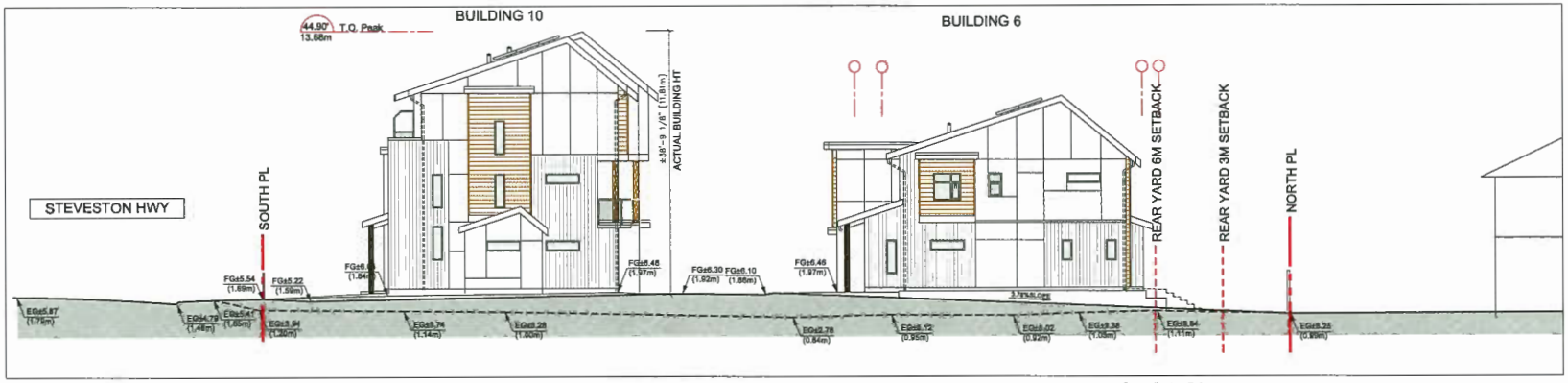
DRAWING

A2.9



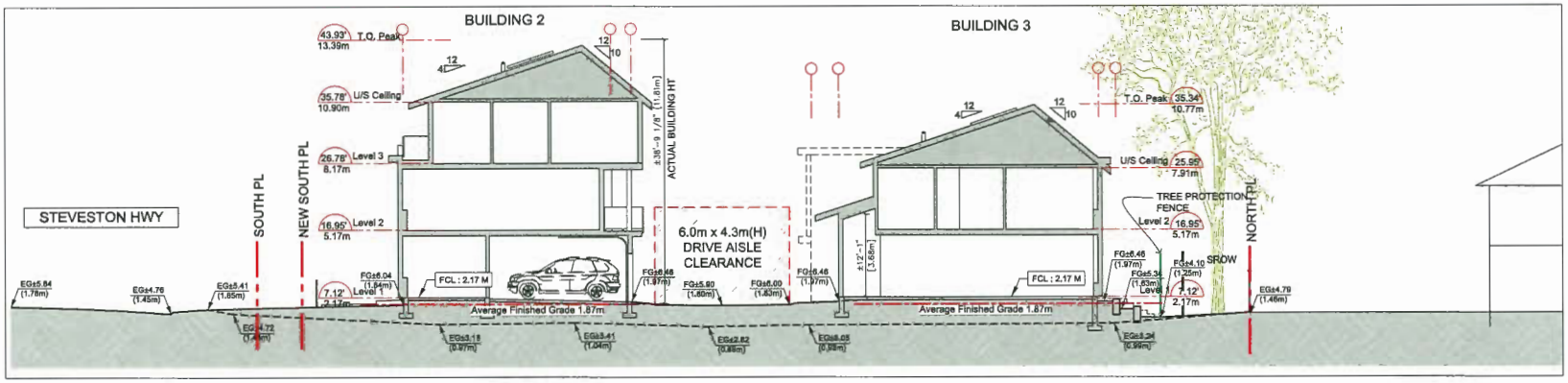
SITE SECTION - S3

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



SITE SECTION - S4

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



SITE SECTION - S5

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

REVISIONS

SEP 06, 2019	DP Resubmission
JUL 16, 2019	DP Resubmission
APR 12, 2019	ADP Submission
APR 05, 2019	DP Resubmission
MAR 11, 2019	DP Resubmission
JULY 18, 2018	DP Submission
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PROJECT

Proposed 28-Unit Townhouse Development

7 LOT ASSEMBLY

5631 / 5635 / 5651 / 5691 / 5711 / 5731 / 5751
STEVESTON HWY
RICHMOND, BC

PROJECT NO. 1718STV2

SCALE As Noted

DATE March, 30, 2017

DRAWN BY KYC, SRS, WAL

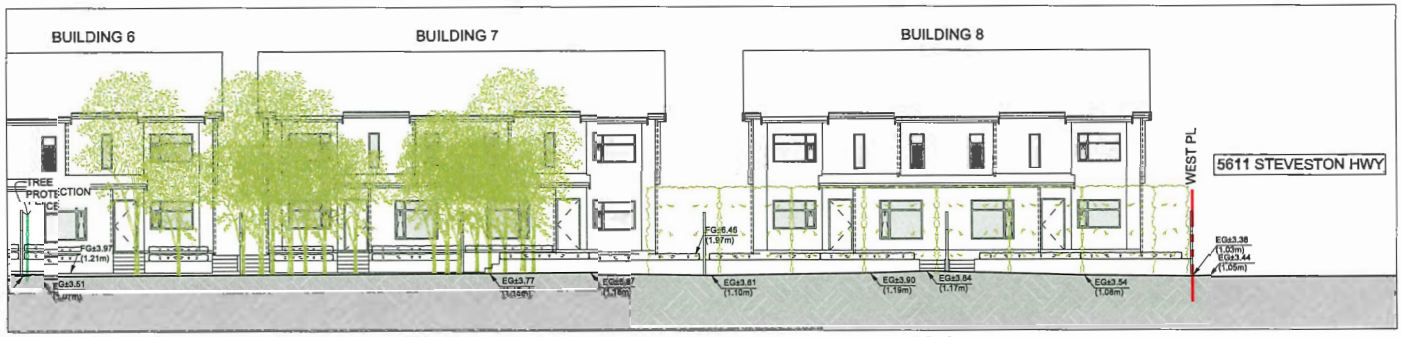
CHECKED BY KYC

SHEET TITLE

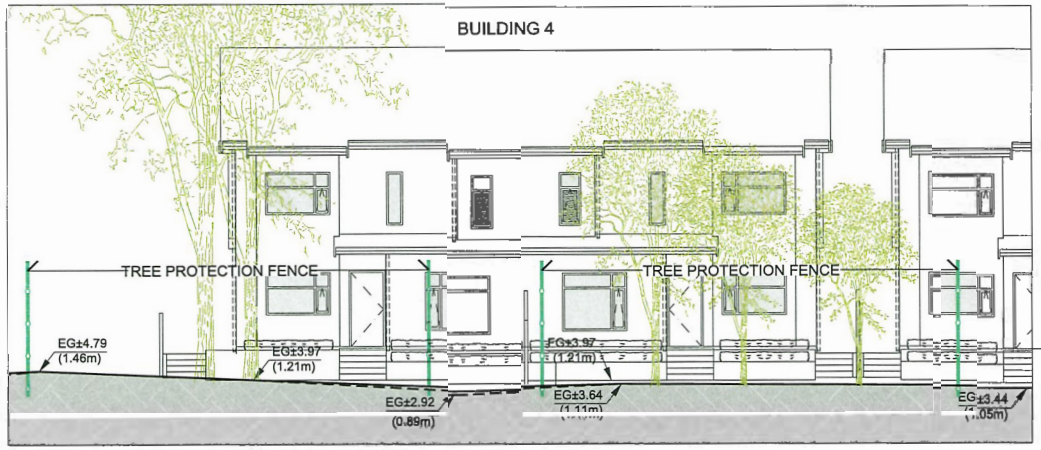
SITE SECTIONS - S3, S4 & S5

DRAWING

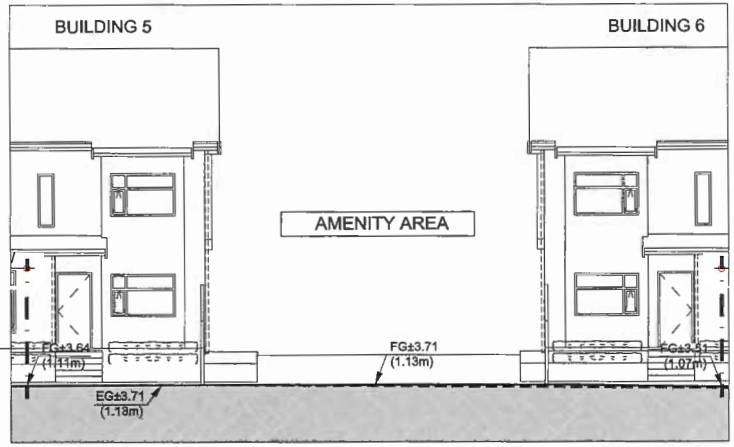
A5.2



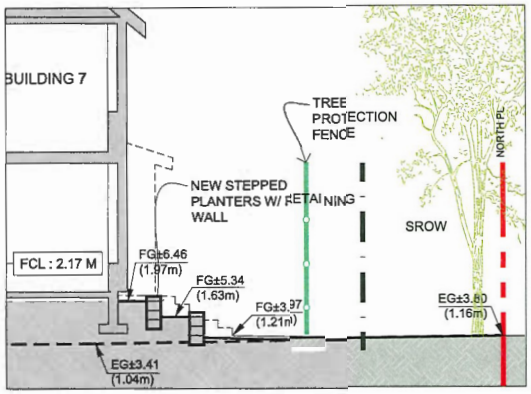
SITE SECTION - S6
Scale: 1/8"=1'-0"



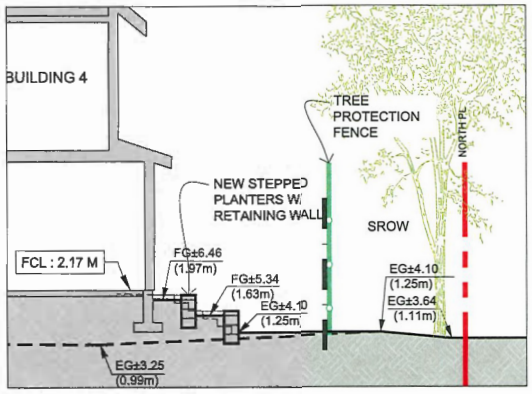
SITE SECTION - S7
Scale: 3/16"=1'-0"



SITE SECTION - S8
Scale: 3/16"=1'-0"



SITE SECTION - S9
Scale: 1/4"=1'-0"



SITE SECTION - S10
Scale: 1/4"=1'-0"

REVISIONS

SEP 06, 2019	DP Resubmission
JUL 16, 2019	DP Resubmission
APR 12, 2019	ADP Submission
APR 08, 2019	DP Resubmission
MAR 11, 2019	DP Resubmission
JULY 16, 2018	DP Submission
APRIL 04, 2018	RZ Application

CONSULTANTS

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www.interfacearchitecture.com

PROJECT
Proposed 28-Unit Townhouse Development
7 LOT ASSEMBLY
5631 / 5635 / 5651 / 5691 / 5711 / 5731 / 5751
STEVESTON HWY
RICHMOND, BC

PROJECT NO.
171657V2

SCALE
As Noted

DATE
March. 30, 2017

DRAWN BY
KYC, SRS, WAL

CHECKED BY
KYC

SHEET TITLE
SITE SECTIONS - S6, S7, S8, S9 & S10

DRAWING
A5.3

STREETSCAPE ALONG STEVESTON HWY
Scale: 1/16"=1'-0"

1

FIBER CEMENT PANEL SIDING
HARDIEPANEL (SMOOTH)
COLOUR: Arctic White

2A

FIBER CEMENT PANEL SIDING
HARDIEPANEL (SIERRA 8)
COLOUR: BM HC-168
(Chelsea Gray)

2B

FIBER CEMENT PANEL SIDING
HARDIEPANEL (SIERRA 8)
COLOUR: BM HC-172
(Revere Pewter)

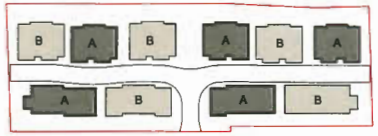
3

FIBER CEMENT LAP SIDING
HARDIEPLANK (SELECT CEDARMILL)
COLOUR: BM 1119
(Fort Summer Tan)

4

FIBERGLASS ASHPHALT
ROOF SHINGLES
COLOUR: DARK GRAY
(MULTICOLOR, TEXTURED)

KEY PLAN



5 6

DOUBLE GLAZED VINYL WINDOW
DOUBLE GLAZED VINYL SLIDING
DOOR
Colour: White

7

ALUMINUM FASCIA GUTTER
Colour: BM HC166
(Kendall Charcoal)

8

ENTRY SOLID WOOD DOOR
WITH LIGHT
Door Colour: Natural Cedar Stain

9 13

OVERHEAD WOOD GARAGE DOOR
ELECTRICAL ROOM DOOR
Colour: BM HC-168
(Chelsea Gray)

10 12

METAL RAILING WITH
SANDBLASTED GLASS & RAIL
Railing Colour: Dark Gray

11

BUILT UP POST - REFER
TO DETAILS
Colour: Natural Cedar Stain

STREETSCAPE ALONG DRIVE AISLE LOOKING NORTH
Scale: 1/16"=1'-0"

REVISIONS

SEP 06, 2019	DP Resubmission
JUL 16, 2019	DP Resubmission
APR 12, 2019	ADP Submission
APR 05, 2019	DP Resubmission
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5711 / 5731 / 5751
STEVESTON HWY
RICHMOND, BC

PROJECT NO.
1718STV2

SCALE
As Noted

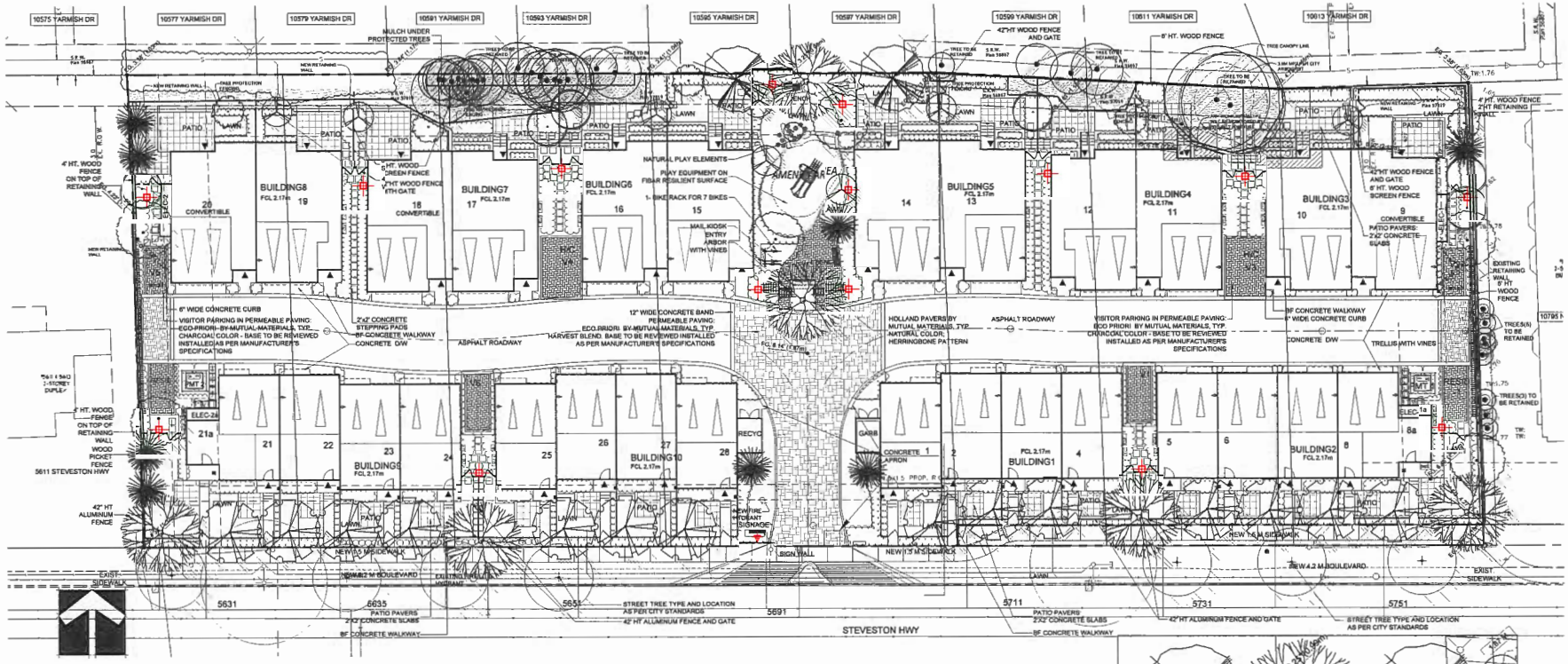
DATE
March, 30, 2017

DRAWN BY
KYC, SRS, WAL

CHECKED BY
KYC

SHEET TITLE
MATERIAL BOARD

DRAWING
A9.1



PLANT SCHEDULE

PMG PROJECT NUMBER: 16-072

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
⊙	7	STREET TREE	TYPE AND LOCATION BY CITY	6CM CAL; 2M STD; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

PLANT SCHEDULE

PMG PROJECT NUMBER: 16-072

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	3	ACER PALMATUM	JAPANESE MAPLE	6CM CAL; 1.8MT STD, B&B
	14	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	9CM CAL; 3M STD; B&B
	6	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	10CM CAL; 1.8M STD; B&B
	8	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR	8CM CAL; 2M STD; B&B
	2	LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'	WORPLESDON SWEET GUM	8CM CAL; 2M STD; B&B
	8	MAGNOLIA KOBUS STELLATA 'PINK STAR'	PINK STAR MAGNOLIA (LIGHT PINK)	6CM CAL; 1.8MT STD, B&B
	8	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMIDAL LIMBER PINE	4.0M HT;B&B
	6	QUERCUS PALUSTRIS 'GREEN PILLAR'	GREEN PILLAR PIN AK	8CM CAL; 2M STD; B&B
	1	VIBURNUM P.T. 'SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIBURNUM	1.5M HT, B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT

NOTE:
- All soft landscape areas to be irrigated with automatically retaliation to I.I.A.B.C. Standards, latest edition.

FURNITURE LEGEND

MAGLIN BENCH -Model: MLB970
Standard powdercoated- Silver 14 color and IPE (W)

NATURAL PLAY ELEMENTS

MULTI-FUNCTIONAL PLAY STRUCTURE -BIG TOYS CABANA, MEC-650, NATURAL COLOR
by RecTech Industries

Standard powdercoated- Silver 14 color

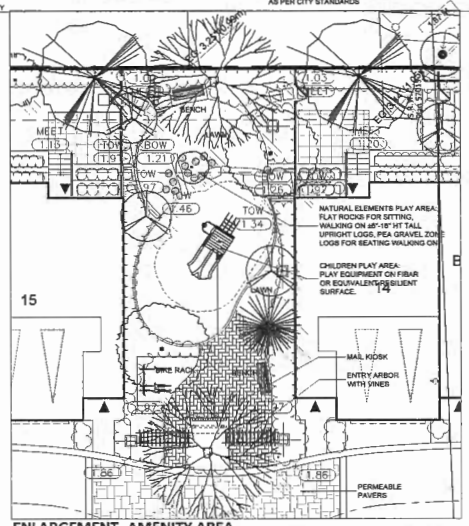
LIGHTING LEGEND

UPLIGHTING

BOLLARD LIGHT

PHILIPS Bollard light BCP 151
SURFACE MOUNT ON CONCRETE PAD AS PER MANUFACTURER SPECIFICATIONS
Black color- D Box hd

Square Head



ENLARGEMENT- AMENITY AREA

1/ 32"=1'-0"

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
14	19.SEP.03	NEW SITE PLAN	DD
13	19.AUG.22	REVISION AS PER CITY REQUEST	DD
12	19.JUL.10	REVISION AS PER CITY COMMENTS	DD
11	19.JUN.24	UPDATED SITE PLAN	MC
10	19.MAR.07	NEW SITE PLAN	MC
9	19.MAY.30	NEW SITE & CIVIL PLANS	
8	19.MAR.25	REVISION AS PER CITY COMMENTS	DD
7	19.MAR.22	NEW SITE PLAN	DD
6	19.FEB.22	NEW SITE PLAN	MM
4	18.NOV.22	NEW SITE PLAN & CITY COMMENTS	DD
5	18.AUG.22	NEW SITE PLAN	DD
-	18.JUL.26	ISSUED FOR DP	DD
2	18.JUN.05	NEW SITE PLAN	DD
1	17.NOV.09	NEW SITE PLAN	DD

CLIENT: ENRICH PROPERTIES STEVESTON LTD.

PROJECT:
28 UNIT TOWNHOUSE DEVELOPMENT

5631-5751 STEVESTON HIGHWAY RICHMOND

DRAWING TITLE:
LANDSCAPE PLAN

DATE: April 07, 2017
SCALE: 1/16"=1'-0"
DRAWN: DD
DESIGN: DD
CHKD: MCY

DRAWING NUMBER: **L1** OF 5

16072-13.ZIP

PMG PROJECT NUMBER: 16-072

PLANT SCHEDULE

PMG PROJECT NUMBER: 16-072

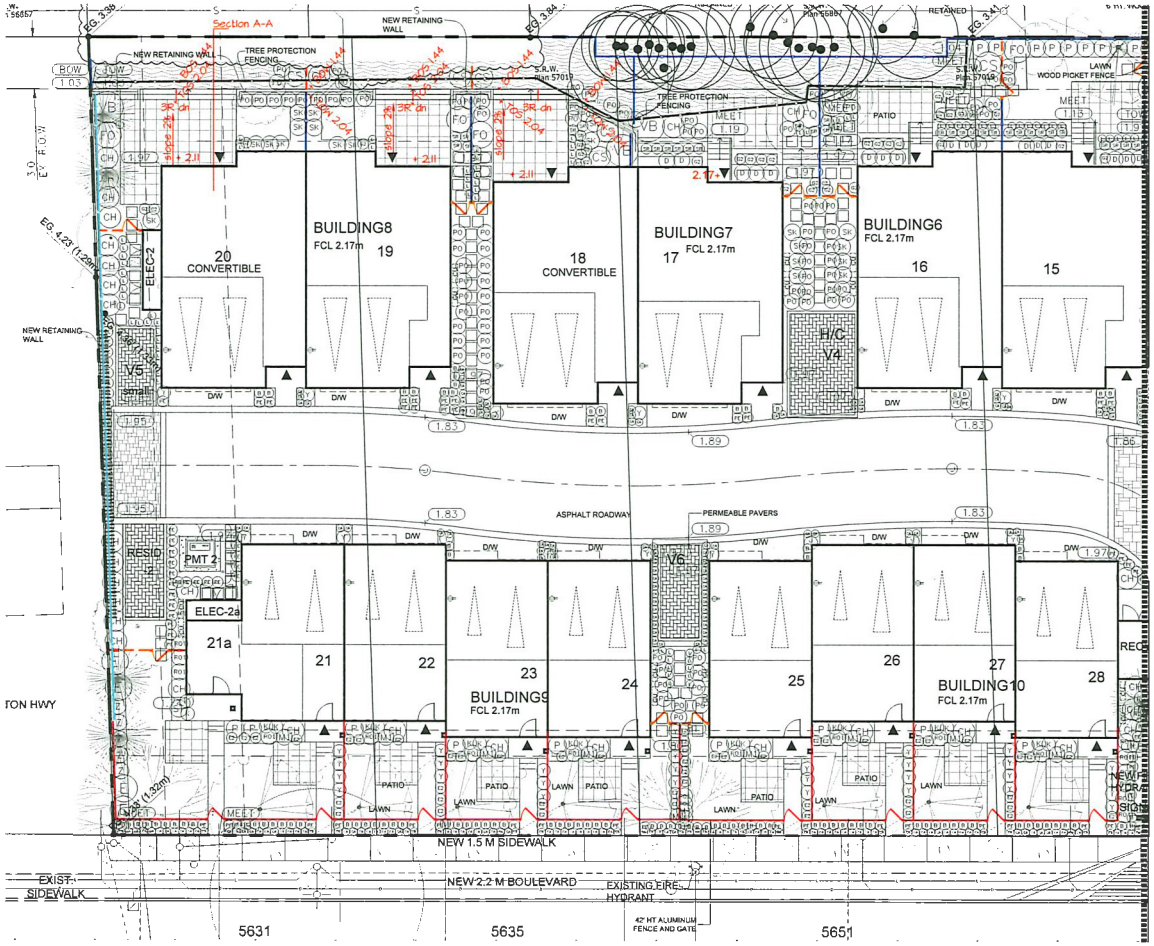
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
AU	1	AUCUBA JAPONICA 'MR. GOLDSTRIKE'	MR. GOLDSTRIKE AUCUBA	#3 POT; 50CM
B	214	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#2 POT, 25CM
CH	50	CHOISYA TERNATA	MEXICAN MOCK ORANGE	#3 POT; 50CM
CS	36	CORNUS SERICEA	RED OSIER DOGWOOD	#3 POT; 50CM
E	10	EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#3 POT; 50CM
FG	7	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	#2 POT; 40CM
H	4	HYDRANGEA M. 'ENDLESS SUMMER'	ENDLESS SUMMER BIGLEAF HYDRANGEA	#3 POT; 80CM
KL	36	KALMIA LATIFOLIA 'ELF'	DWARF MOUNTAIN LAUREL	#3 POT; 50CM
PJ	33	PIERIS JAPONICA 'VALLEY FIRE'	VALLEY FIRE PIERIS	#3 POT; 50CM
PL	13	PRUNUS LAUROCERASUS 'ZABELIANA'	ZABLE'S LAUREL	#2 POT; 30CM
R4	2	RHODODENDRON 'CHRISTMAS CHEER'	CHRISTMAS CHEER RHODODENDRON	#3 POT; 50CM
R3	4	RHODODENDRON 'NACMI'	NACMI RHODODENDRON	#3 POT, 50CM
R1	1	RHODODENDRON 'P.J.M. ELITE'	P.J.M. ELITE RHODODENDRON	#3 POT
RO	2	ROSA 'SCARLET MEIDILAND'	SCARLET MEIDILAND ROSE	#2 POT; 40CM
R2	36	ROSA MEIDILAND 'BONICA'	BONICA ROSE	#2 POT, 40CM
SK	59	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#2 POT, 30CM
SR	84	SKIMMIA REEVESIANA	DWARF SKIMMIA	#1 POT.
SG	19	SPIRAEA X BUMALDA 'GOLDMOUND'	GOLDMOUND SPIREA	#2 POT, 40CM
S	8	SPIRAEA X BUMALDA 'LIMEMOUND'	LIMEMOUND SPIREA	#2 POT, 40CM
Y	88	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.2M B&B
VM	1	VIBURNUM P.T. 'MARIESII'	MARIE'S DOUBLE FILE VIBURNUM	1.0M HT, B&B
VB	7	VIBURNUM X 'BURKWOODII'	BURKWOOD VIBURNUM	1.0M HT, B&B, TREE FORM

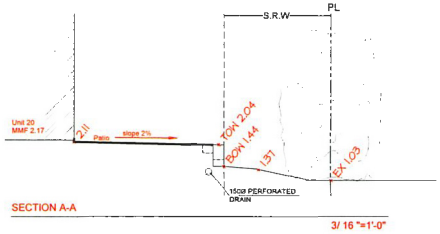
PLANT SCHEDULE

PMG PROJECT NUMBER: 16-072

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
GRASS				
CO	378	CAREX 'ICE DANCE'	FROSTED SEDGE	#1 POT
CE	57	CAREX OSHIMENSIS 'EVEREST'	EVEREST JAPANESE SEDGE	#1 POT
MS	36	MISCANTHUS SINENSIS 'LITTLE KITTEN'	COMPACT MAIDEN GRASS	#1 POT
PA	217	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
ST	9	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT
VINE				
CT	9	CLEMATIS 'TANGUTICA AUREOLIN'	TANGUTICA CLEMATIS	#2 POT, 60CM; STAKED
PERENNIAL				
HC	10	HEMEROCALLIS 'PURPLE D'ORO'	PURPLE D'ORO DAYLILY	#1 POT
LM	140	LIRIOPE MUSCARI	BLUE ULY-TURF	15CM POT
GC				
DA	43	DRYOPTERIS ERYTHROSORA 'BRILLIANCE'	BRILLIANCE AUTUMN FERN	#2 POT; 45CM
EA	83	EUONYMUS JAPONICA 'EMERALD GAIETY'	EUONYMUS, SILVER VARIEGATED	#1 POT; 25CM
GS	33	GAULTHERIA SHALLON	SALAL*	#1 POT; 20CM
PM	173	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW, MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY





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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6C6
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO	DATE	REVISION DESCRIPTION	DR.
14	19.SEP.03	NEW SITE PLAN	DD
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-	18.JUL.16	ISSUED FOR DP	DD
2	18.JUN.01	NEW SITE PLAN	DD
1	17.NOV.09	NEW SITE PLAN	DD

CLIENT: ENRICH PROPERTIES STEVESTON LTD

PROJECT:

28 UNIT TOWNHOUSE DEVELOPMENT

5631-5751 STEVESTON HIGHWAY RICHMOND

DRAWING TITLE:

LANDSCAPE SHRUB PLAN

DATE: April 07, 2017
SCALE: 3/32"=1'-0"
DRAWN: DDMM
DESIGN: DDDD
CHK'D: MDMCY

DRAWING NUMBER: **L2** OF 5

16072-13.ZIP

PMG PROJECT NUMBER: 16-072

PLANT SCHEDULE

PMG PROJECT NUMBER: 16-072

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
AU	1	AUCUBA JAPONICA 'MR. GOLDSTRIKE'	MR. GOLDSTRIKE AUCUBA	#3 POT; 50CM
B	214	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#2 POT; 25CM
CH	50	CHOISYA TERNATA	MEXICAN MOCK ORANGE	#3 POT; 50CM
CS	36	CORNUS SERICEA	RED OSIER DOGWOOD	#3 POT; 30CM
E	10	EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#3 POT; 50CM
FO	7	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	#2 POT; 40CM
H	4	HYDRANGEA M. 'ENDLESS SUMMER'	ENDLESS SUMMER BIGLEAF HYDRANGEA	#3 POT; 60CM
K	36	KALMIA LATIFOLIA 'ELF'	DWARF MOUNTAIN LAUREL	#3 POT; 50CM
P	33	PIERIS JAPONICA 'VALLEY FIRE'	VALLEY FIRE PIERIS	#3 POT; 50CM
Z	13	PRUNUS LAUROCERASUS 'ZABELIANA'	ZABEL'S LAUREL	#2 POT; 30CM
R4	2	RHODODENDRON 'CHRISTMAS CHEER'	CHRISTMAS CHEER RHODODENDRON	#3 POT; 50CM
R3	4	RHODODENDRON 'NAOMI'	NAOMI RHODODENDRON	#3 POT; 50CM
R1	1	RHODODENDRON 'P.J.M. ELITE'	P.J.M. ELITE RHODODENDRON	#3 POT
RO	2	ROSA 'SCARLET MEIDILAND'	SCARLET MEIDILAND ROSE	#2 POT; 40CM
RO1	38	ROSA MEIDILAND 'BONICA'	BONICA ROSE	#2 POT; 40CM
SK	59	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#2 POT; 30CM
SR	84	SKIMMIA REEVESIANA	DWARF SKIMMIA	#1 POT
SP	10	SPIRAEA X BUMALDA 'GOLDMOUND'	GOLDMOUND SPIREA	#2 POT; 40CM
S	8	SPIRAEA X BUMALDA 'LIMEMOUND'	LIMEMOUND SPIREA	#2 POT; 40CM
Y	88	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.2M B&B
VM	1	VIBURNUM P.T. 'MARIESII'	MARIE'S DOUBLE FILE VIBURNUM	1.0M HT, B&B
VB	7	VIBURNUM X 'BURKWOODII'	BURKWOOD VIBURNUM	1.0M HT, B&B; TREE FORM

PLANT SCHEDULE

PMG PROJECT NUMBER: 16-072

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
GRASS				
C	378	CAREX 'ICE DANCE'	FROSTED SEDGE	#1 POT
C	57	CAREX OSHIMENSIS 'EVEREST'	EVEREST JAPANESE SEDGE	#1 POT
M	36	MISCANTHUS SINENSIS 'LITTLE KITTEN'	COMPACT MAIDEN GRASS	#1 POT
P	217	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
S	9	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT
VINE				
TG	9	CLEMATIS 'TANGUTICA AUREOLIN'	TANGUTICA CLEMATIS	#2 POT; 80CM; STAKED
PERENNIAL				
H	10	HEMEROCALLIS 'PURPLE D'ORO'	PURPLE D'ORO DAYLILY	#1 POT
L	140	LIRIOPE MUSCARI	BLUE LILY-TURF	15CM POT
GC				
D	43	DRYOPTERIS ERYTHROSORA 'BRILLIANCE'	BRILLIANCE AUTUMN FERN	#2 POT, 45CM
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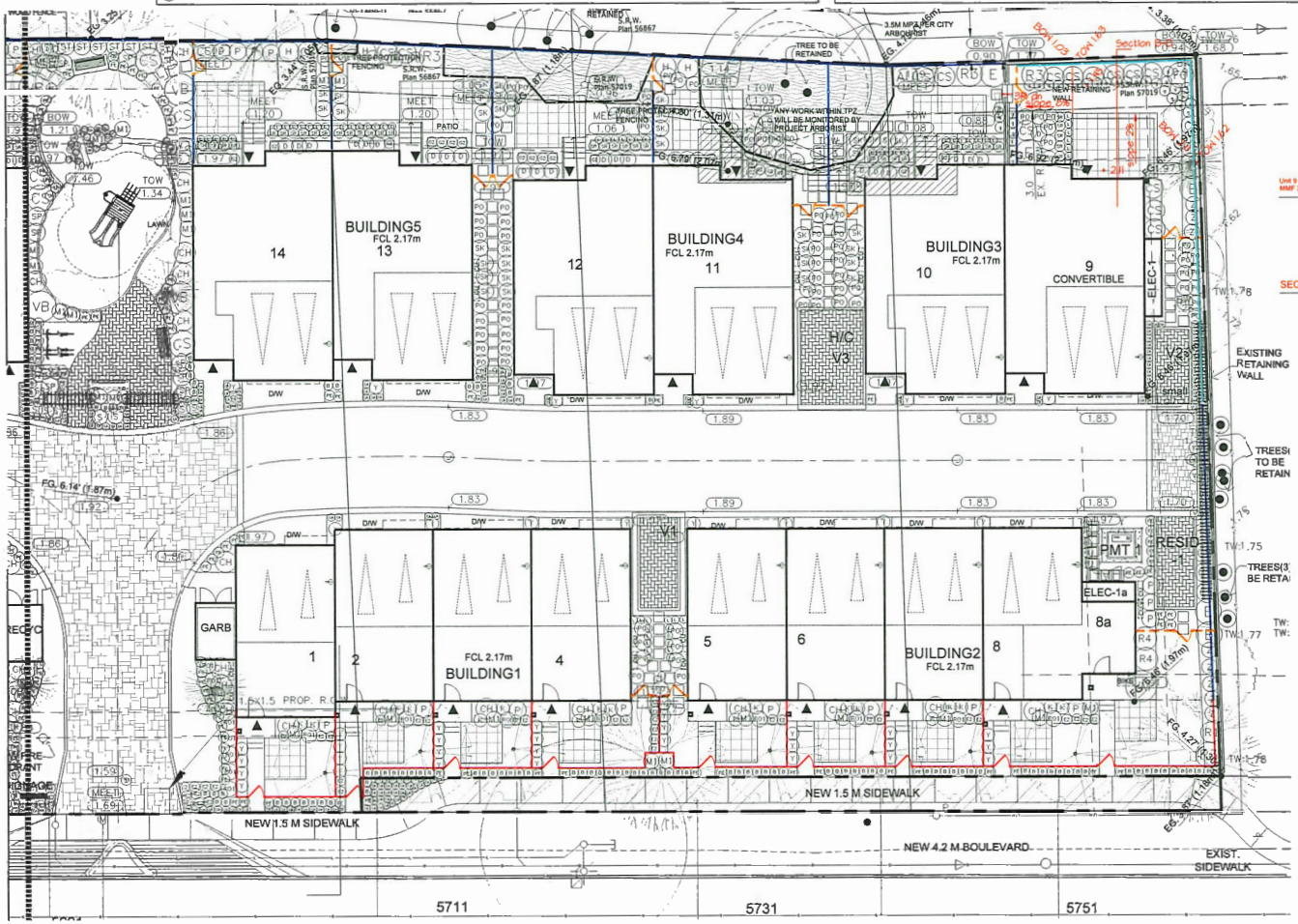

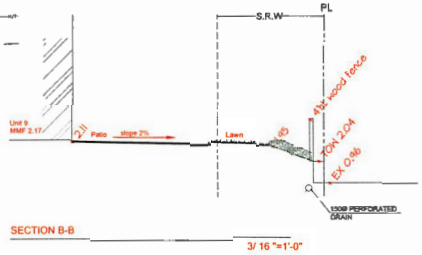

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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO	DATE	REVISION DESCRIPTION	DR.
14	19.SEP.02	NEW SITE PLAN	DD
13	19.AUG.23	REVISION AS PER CITY REQUEST	DD
12	19.JUL.30	REVISION AS PER CITY COMMENTS	DD
11	19.JUN.24	UPDATED SITE PLAN	MC
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-	18.JUL.16	ISSUED FOR DP	DD
2	18.JUN.01	NEW SITE PLAN	DD
1	17.NOV.09	NEW SITE PLAN	DD

CLIENT: ENRICH PROPERTIES STEVESTON LTD.

PROJECT:

28 UNIT TOWNHOUSE DEVELOPMENT

5631-5751 STEVESTON HIGHWAY RICHMOND

DRAWING TITLE:

LANDSCAPE SHRUB PLAN

DATE: April 07, 2017
SCALE: 3/ 32"=1'-0"
DRAWN: DDMM
DESIGN: DDDD
CHKD: MONCY

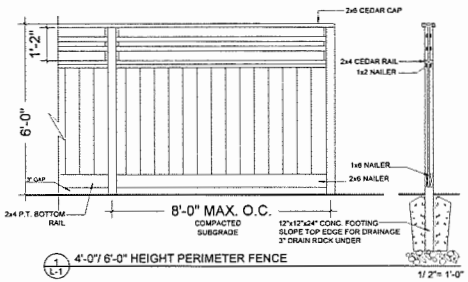
DRAWING NUMBER: **L3** OF 5

16072-L3.ZIP

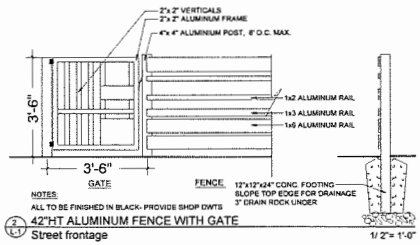
PMG PROJECT NUMBER: 16-072

NOTES:

1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVITIVE.
2. ALL POSTS PRESSURE TREATED OTHER MEMBERS TO BE CEDAR, #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-4".

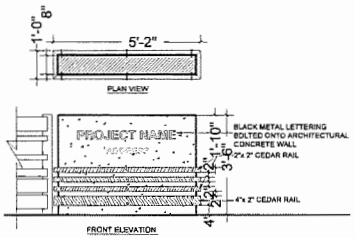


1 / L-1 4'-0"/ 6'-0" HEIGHT PERIMETER FENCE 1/ 2"= 1'-0"



NOTES:
ALL TO BE FINISHED IN BLACK- PROVIDE SHOP DWTS

2 / L-1 42"HT ALUMINUM FENCE WITH GATE
Street frontage 1/ 2"= 1'-0"



3 / L-1 SIGN WALL 1/ 2"= 1'-0"

NOTES:

1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVITIVE.
2. ALL POSTS PRESSURE TREATED OTHER MEMBERS TO BE CEDAR, #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
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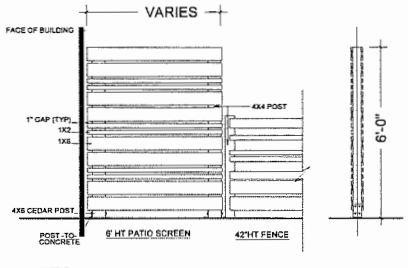
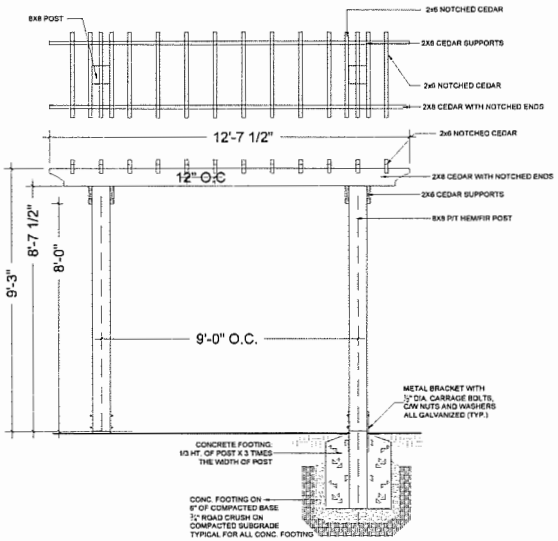
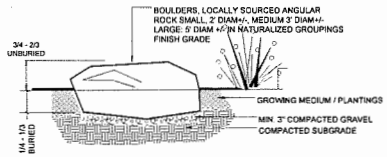


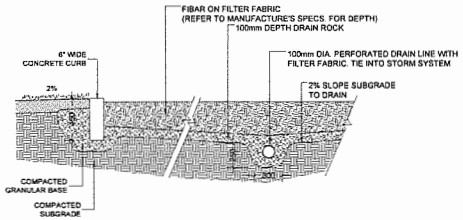
4 / L-1 6'HT PATIO SCREEN AND 42"HT FENCE
/ BETWEEN BACK YARDS / 1/ 2"= 1'-0"



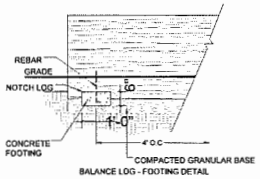
5 / L1 ARBOR STRUCTURE 1/2"= 1'-0"



6 / L1 FLAT BOULDER 1/2"= 1'-0"

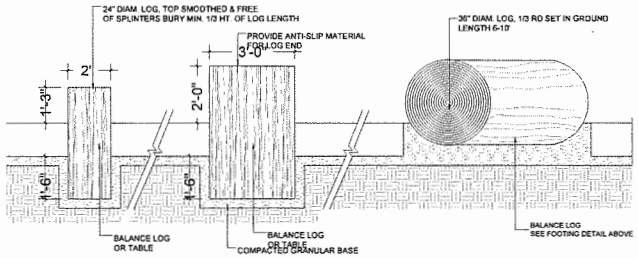


7 / L1 PLAYGROUND SAFETY SURFACE 1/2"= 1'-0"



BALANCE LOG - FOOTING DETAIL

BALANCE LOG - CONCEPT IMAGE



8 / L1 BALANCE LOGS 1/2"= 1'-0"

16972-13.ZIP

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CLIENT: ENRICH PROPERTIES STEVESTON LTD.

PROJECT:

28 UNIT TOWNHOUSE DEVELOPMENT

5631-5751 STEVESTON HIGHWAY RICHMOND

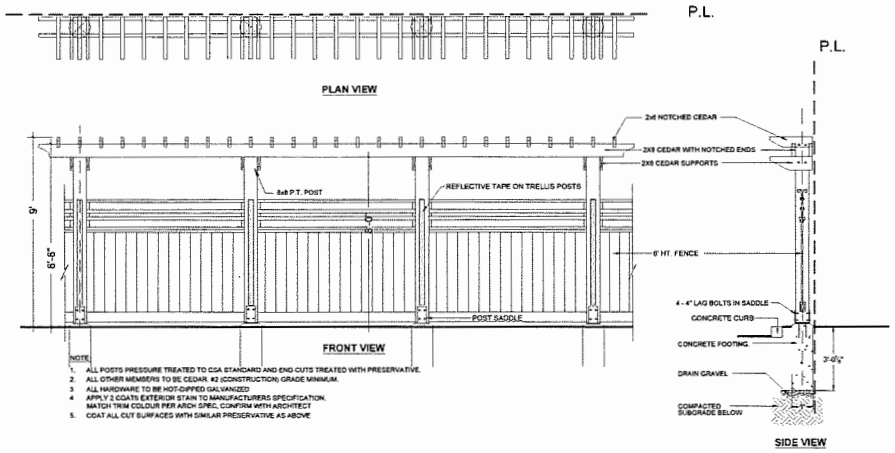
DRAWING TITLE:

LANDSCAPE DETAILS

DATE: April 07, 2017
SCALE: AS SHOWN
DRAWN: DD
DESIGN: DD
CHK'D: MCY

DRAWING NUMBER: **L4** OF 5

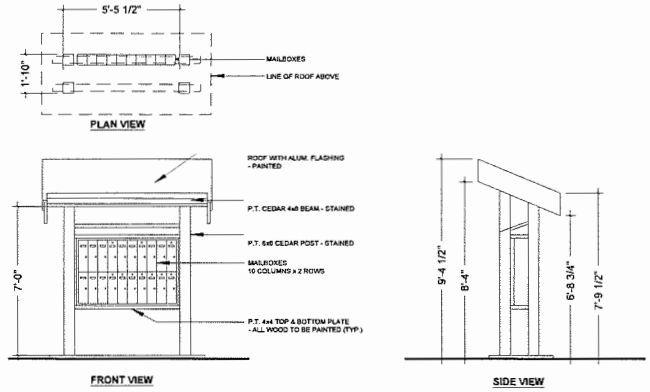
PMG PROJECT NUMBER: 16-072



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 TO BE HOT-DIPPED GALVANIZED
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. MATCH TRIM COLOUR PER ARCH SPEC. CONFIRM WITH ARCHITECT
5. COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE

9 / L-2 TRELLIS STRUCTURE

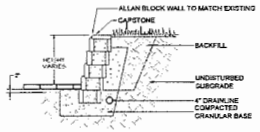
3/8" = 1'-0"



10 / L-2 MAIL KIOSK

3/8" = 1'-0"

NOTES
1 SEE ENGINEERING DWG FOR HEIGHT OF WALLS
2 ALLAN BLOCK CLASSIC WALL COLOUR TO MATCH EXISTING
3 INSTALL WALL AS PER MANUFACTURERS SPECIFICATIONS



11 / L-2 PROPOSED ALLAN BLOCK WALL

3/8" = 1'-0"

16072-13.ZIP

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
14	19.SEP.03	NEW SITE PLAN	DD
13	19.AUG.22	REVISION AS PER CITY REQUEST	DD
12	19.JUL.30	REVISION AS PER CITY COMMENTS	DD
11	19.JUN.24	UPDATED SITE PLAN	MC
10	19.JUN.07	NEW SITE PLAN	MC
9	19.MAY.30	NEW SITE & CIVIL PLANS	
8	19.MAR.25	REVISION AS PER CITY COMMENTS	DD
7	19.MAR.12	NEW SITE PLAN	DD
6	19.FEB.22	NEW SITE PLAN	MM
4	18.NOV.22	NEW SITE PLAN & CITY COMMENTS	DD
3	18.AUG.22	NEW SITE PLAN	DD
-	18.JUL.16	ISSUED FOR DP	DD
2	18.JUN.01	NEW SITE PLAN	DD
1	17.NOV.09	NEW SITE PLAN	DD

CLIENT: ENRICH PROPERTIES STEVESTON LTD.

PROJECT:

28 UNIT TOWNHOUSE DEVELOPMENT

5631-5751 STEVESTON HIGHWAY RICHMOND

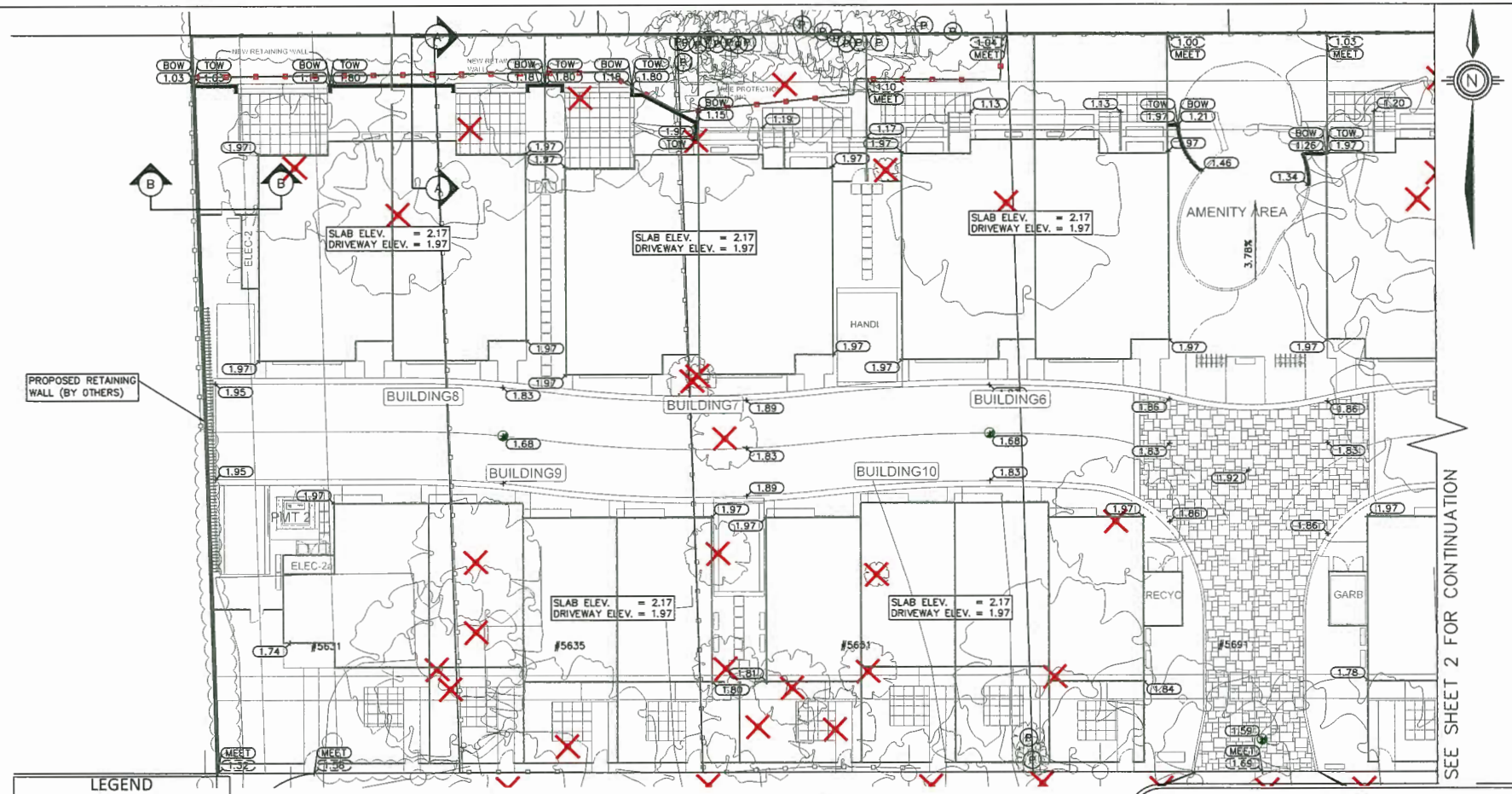
DRAWING TITLE:

LANDSCAPE DETAILS

DATE: April 07, 2017
SCALE: AS SHOWN
DRAWN: DD
DESIGN: DD
CHK'D: MCY

DRAWING NUMBER: **L5** OF 5

PMG PROJECT NUMBER: 16-072



PLAN
SCALE: 1:250

LEGEND	
✕	TREE TO BE REMOVED
(P)	TREE TO BE PRESERVED
—	TREE PROTECTION FENCE

City of Richmond
6911 No. 3 ROAD RICHMOND B.C. V6Y 2C1

CoreConcept CONSULTING LTD.
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fax : 604.249.5041
#220-2639 Viking Way, Richmond, BC, V6V 3B7
www.coreconceptconsulting.com

ENRICH PROPERTIES STEVESTON LTD
Core Concept Consulting Project No. 18050
DWG. 1 OF 3

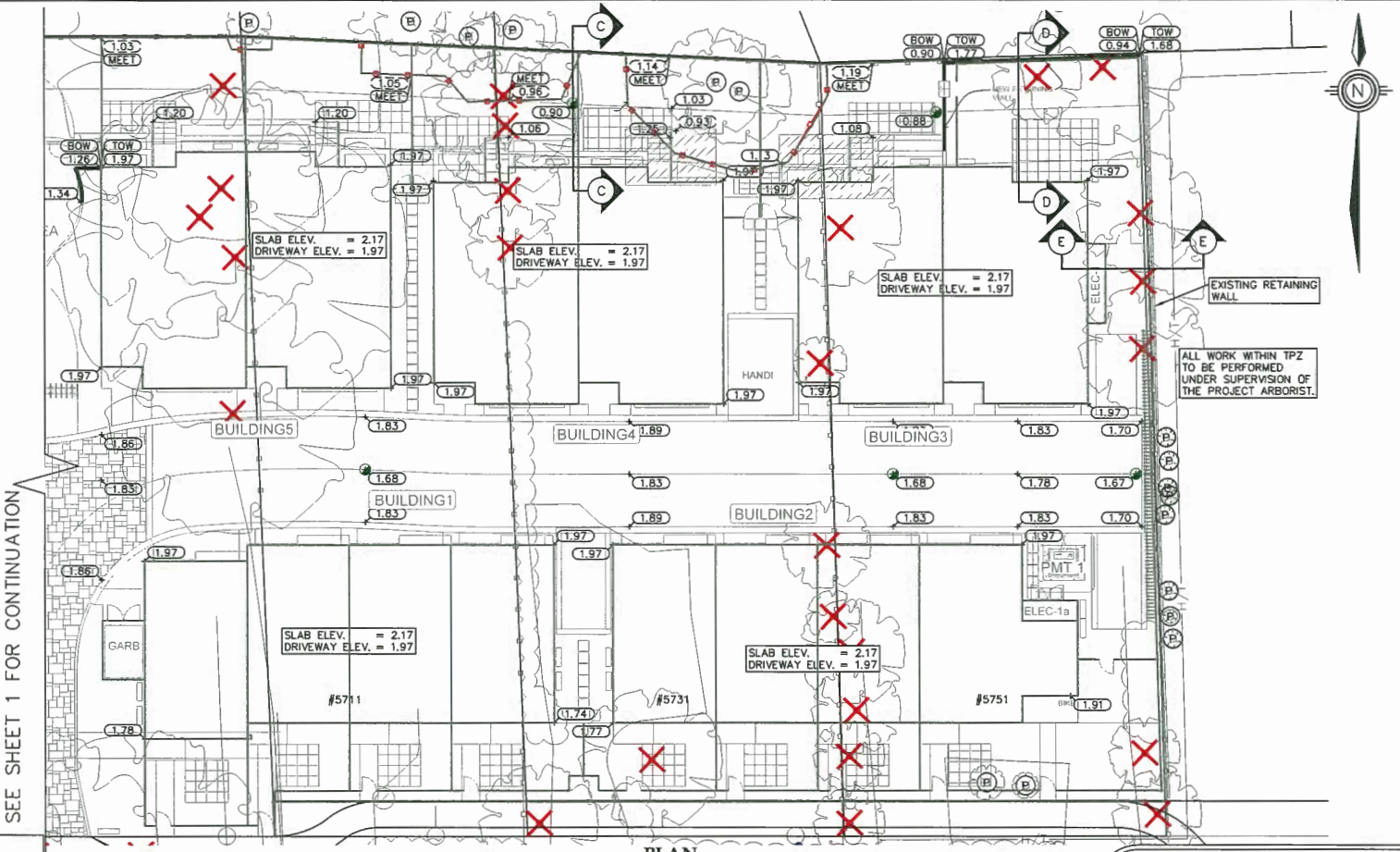
REV'N	DATE	BY	CH.	DESCRIPTION
0.	3 SEP 2019	SP	BTR	ISSUED FOR DP

REVISIONS

NOT FOR CONSTRUCTION
3 SEP 2019

TITLE: **LOT GRADING**
5631–5751 STEVESTON HWY
CITY FILE :

DESIGN:	SP		
DRAWN:	GG	DWG. No.:	
CHECKED:	BTR	SCALE: 1 : 250	DATE: MAR 2019
ENGINEER:	BTR	SEC. No.: 36–4–7	SHT No.: 1 OF 3



PLAN
SCALE: 1:250

LEGEND	
✕	TREE TO BE REMOVED
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ENRICH PROPERTIES STEVESTON LTD
Core Concept Consulting Project No. 18050
DWG. 2 OF 3

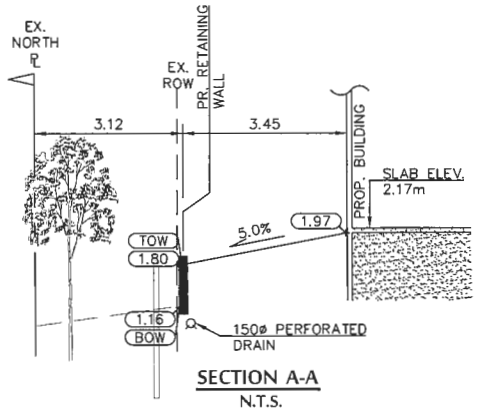
REV'N	DATE	BY	CH.	DESCRIPTION
0.	3 SEP 2019	SP	BTR	ISSUED FOR DP

REVISIONS

NOT FOR CONSTRUCTION
3 SEP 2019

TITLE: **LOT GRADING**
5631–5751 STEVESTON HWY
CITY FILE :

DESIGN:	SP		
DRAWN:	GG	DWG. No.:	.
CHECKED:	BTR	SCALE: 1 : 250	DATE: MAR 2019
ENGINEER:	BTR	SEC. No.: 36–4–7	SHT No.: 2 OF 3



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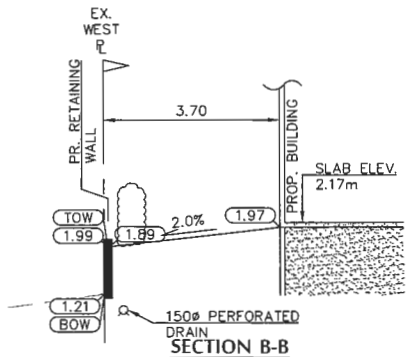

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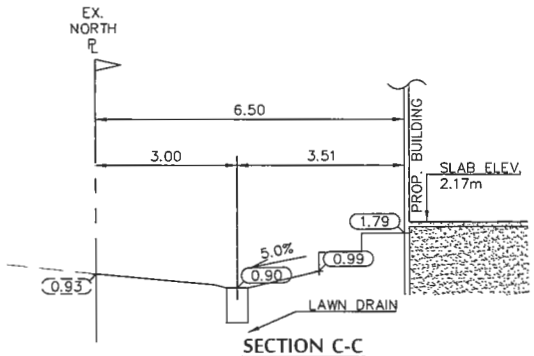

SECTION C-C
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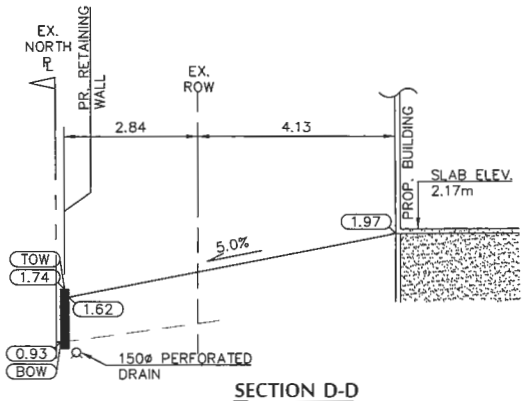

SECTION D-D
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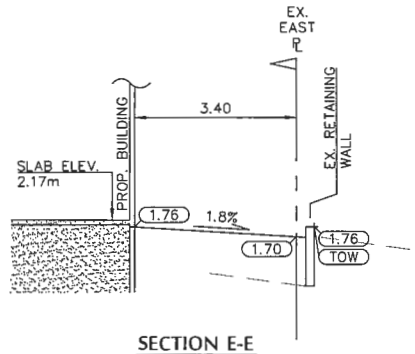

SECTION E-E
N.T.S.

City of Richmond
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ENRICH PROPERTIES STEVESTON LTD
Core Concept Consulting Project No. 18050
DWG. 3 OF 3

REV'N	DATE	BY	CH.	DESCRIPTION
0.	3 SEP 2019	SP	BTR	ISSUED FOR DP

REVISIONS

NOT FOR CONSTRUCTION
3 SEP 2019

TITLE: **LOT GRADING**
5631–5751 STEVESTON HWY
CITY FILE :

DESIGN: SP		
DRAWN: GG	DWG. No.: .	
CHECKED: BTR	SCALE: 1 : 250	DATE: MAR 2019
ENGINEER: BTR	SEC. No.: 36-4-7	SHT No.: 3 OF 3

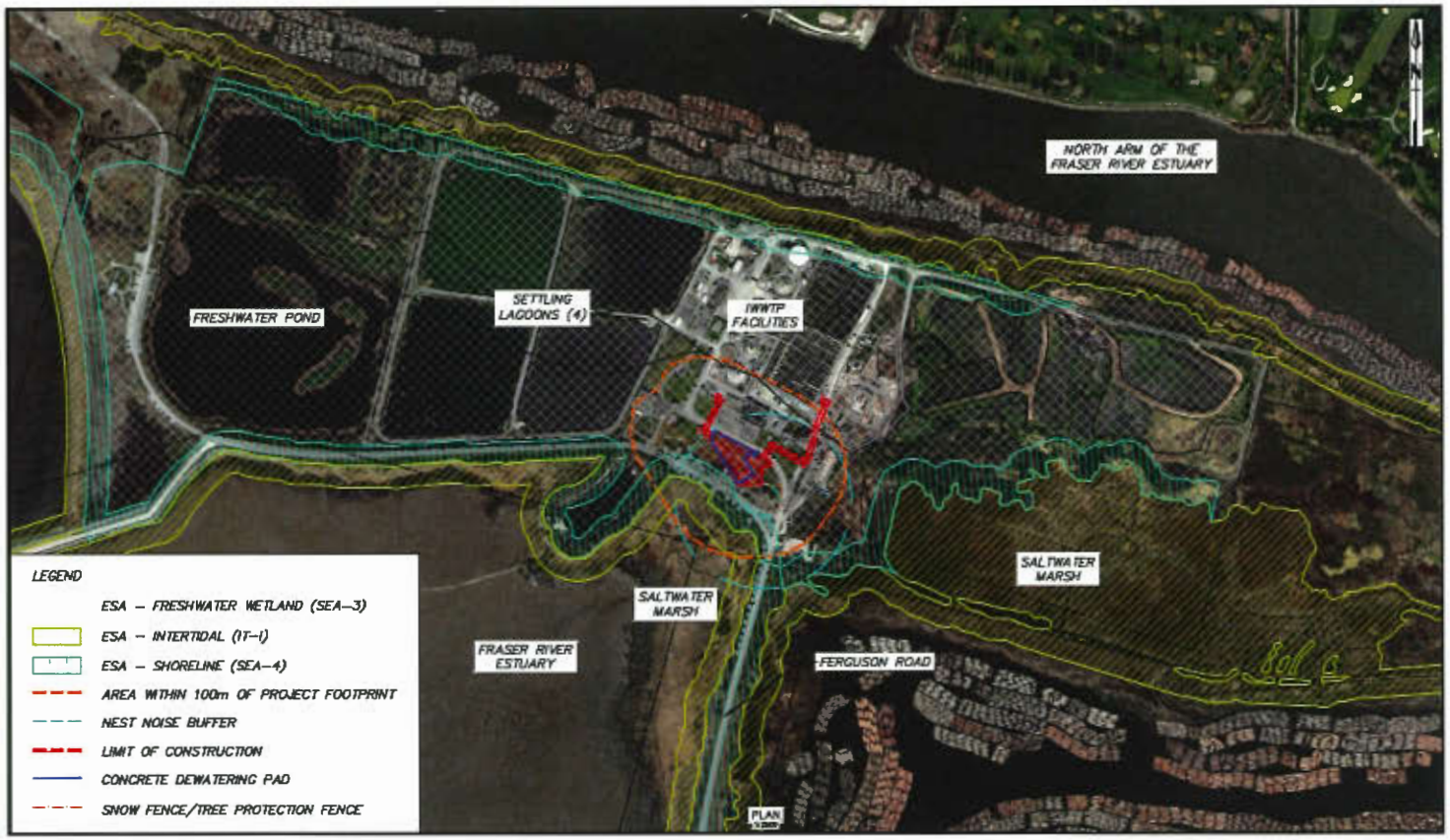
Schedule 3 to the Minutes of the Development Permit Panel meeting held on Thursday, October 17, 2019.

metrovancouver AECOM Imagine it. Delivered.

Iona Island WWTP Temporary Dewatering Pad

City of Richmond DP Application: 19-850320

IIWWTP – Temporary Dewatering Pad (DP 19-850320)



Plan #1A

IIWWTP – Secondary treatment facility by 2030.

New Biosolids Dewatering Facility – removes the need for the existing biosolids storage lagoons.

DP 19-850320 – for a temporary dewatering pad to facilitate the dewatering of storage lagoons.

metrovancouver

AECOM

IIWWTP – Temporary Dewatering Pad (DP 19-850320)

Plan #1B

Iona Island – Conservation Area

Environmental Assessment – prepared by Sartori Environmental.

Three ESAs: intertidal, shoreline and freshwater wetland.

Dewatering Pad – within the designated freshwater wetland ESA.

Compensation Plan: Green.

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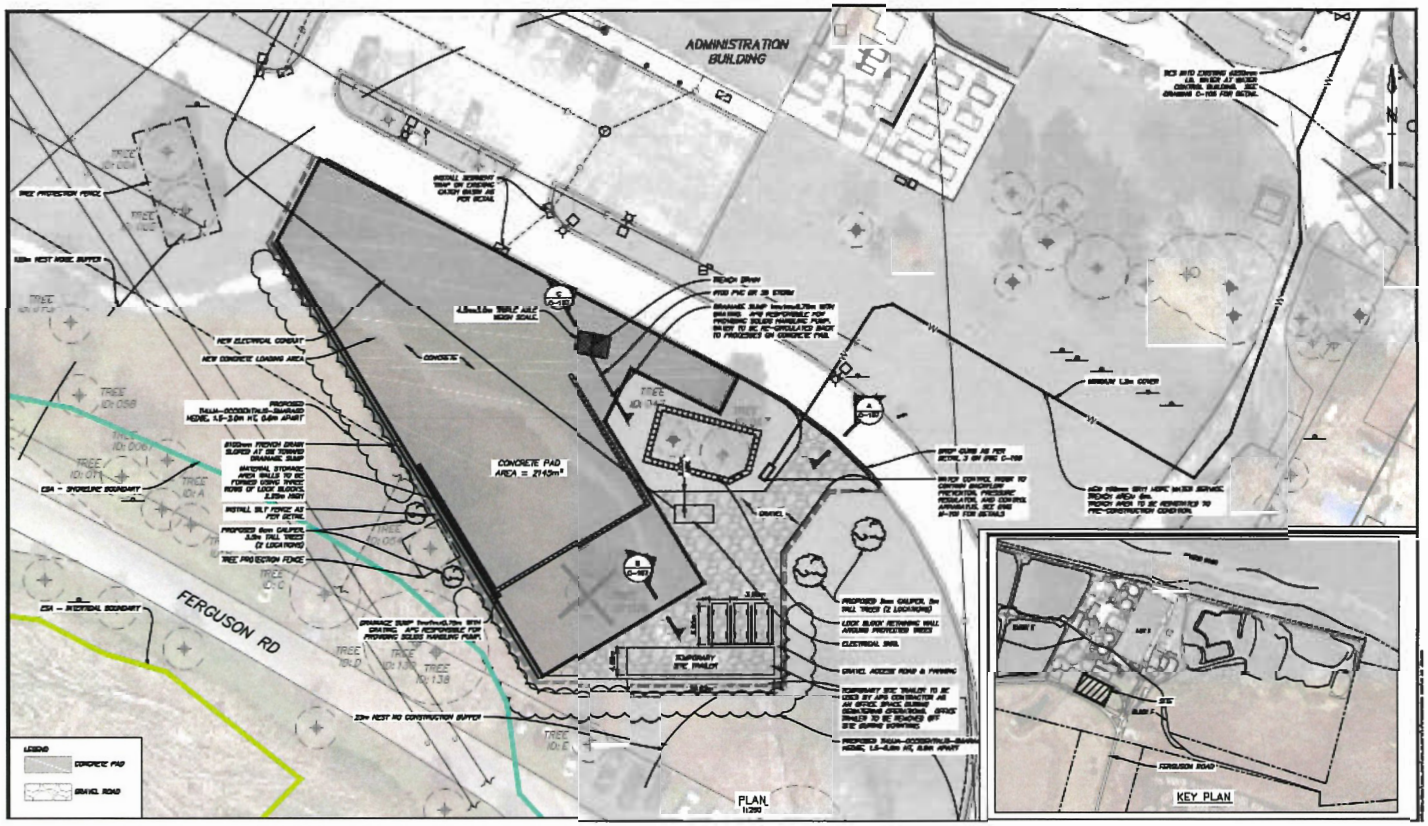
AECOM

IIWWTP – Temporary Dewatering Pad (DP 19-850320)



- 2,145 sqm concrete pad;
- 600 sqm gravel pad;
- Water and electrical trench work.

Lagoon Dewatering Work - 6 for months /year for 5 years.

Space allowed for 1 trailer, parking and dewatering equipment.

Landscape Screening proposed for the Dewatering Pad

Birch Trees #20, #21 removed – Replaced at a ratio of 2:1 on site.

Plan #2

metrovancouver

AECOM

IIWWTP – Temporary Dewatering Pad (DP 19-850320)

Plan #2B

Dewatering Pad:

- screening, centrifugal and other equipment – mechanical dewatering of Biosolids.

- Lagoon Biosolids – conveyed by pump and pipe.

- Dewatered biosolids will be stockpiled on the pad and removed off site every day.

metrovancouver

AECOM

IIWWTP – Temporary Dewatering Pad (DP 19-850320)

Compensation:

- Canfor Point in Iona Beach Regional Park – in Green
- Area 3000 sqm
  - 200 trees
  - 2500 shrubs
- Success Criteria
  - 80% survival
  - Removal of invasive species

metrovancouver

AECOM

Plan #3

AECOM Imagine it. Delivered.

Questions

Iona Island WWTP
Temporary Dewatering Pad
City of Richmond DP Application: 19-850320

City of Richmond

Report to Development Permit Panel

To:	Development Permit Panel	**Date:**	October 8, 2019
From:	Wayne Craig Director, Development	**File:**	DP 17-781907
Re:	**Application by Bene No. 4 Development Ltd. for a Development Permit at 6017 No. 4 Road (formerly 9980 Westminster Highway)**		

Staff Recommendation

That a Development Permit be issued which would permit the construction of 17 townhouse units and one secondary suite at 6017 No. 4 Road (formerly 9980 Westminster Highway) on a site zoned "Town Housing (ZT83) - North McLennan (City Centre)" with vehicle access from No. 4 Road.

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

WC:el
Att. 3

Staff Report

Origin

Bene No. 4 Development Ltd. has applied to the City of Richmond for permission to develop 17 townhouse units at 6017 No. 4 Road (formerly 9980 Westminster Highway) with vehicle access from No. 4 Road. One of the 17 townhouse unit is proposed to contain a secondary suite. The site is being rezoned from "Gas & Service Stations (CG2)" zone to "Town Housing (ZT83) - North McLennan (City Centre)" zone for this project under Bylaw 9812 (RZ 16-741722), which received Third Reading following the Public Hearing on January 22, 2018. The site is currently vacant, but previously contained a gas and service station (cardlock).

Frontage improvements including beautification works and sanitary sewer upgrades were secured through the rezoning process and will be constructed through a separate Servicing Agreement (SA 18- 816133). The Servicing Agreement must be entered into prior to final adoption of the rezoning bylaw.

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: Across Westminster Highway, the City-owned Garden City Lands park site, which is zoned "Agriculture and Golf Zones (AG1)", designated "Conservation (CON)" in the Official Community Plan (OCP) and within the Agriculture Land Reserve (ALR).
- To the South and West: An existing three-storey townhouse development, which is zoned "Town Housing (ZT59) – North McLennan (City Centre)" and designated "Residential Area 4" in the McLennan North Sub-Area Plan.
- To the East: Across No. 4 Road, an existing veterinary hospital which are zoned "Agriculture and Golf Zones (AG1)", designated "Agriculture" in the East Richmond McLennan Sub Area Plan and within the Agricultural Land Reserve (ALR).

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on January 22, 2018. At the Public Hearing, concerns related to increased traffic on No. 4 Road and road safety along No. 4 Road were expressed. The Transportation Department noted that traffic impacts would be minor:

- Road dedications on Westminster Highway and No. 4 Road will be provided for future road widening.
- Access to the proposed townhouse development will be located at the south edge of the site and will be restricted to right-in/right-out turning movements only.
- The right-in/right-out turning movements will be reinforced with the driveway geometry and additional signage (including signs to notify southbound motorists on No. 4 Road of the new driveway location).

In addition, in response to queries from Council at Public Hearing for the rezoning application of this project, the applicant advised that inclusion of solar panels on the proposed development can be examined. Based on research conducted by the applicant and their energy consultant, implementing solar PV installations is suitable on this site. The developer is proposing to install four solar panels for public space lighting, such as landscape lighting, lighting for mailbox area and garage room. The provision of solar panels will be secured through a restrictive covenant, which will be registered on Title prior to Development Permit issuance.

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 (ZT83) - North McLennan (City Centre)" 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 December 5, 2018 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

- An Agricultural Land Reserve (ALR) buffer is required on the subject site, within the development's Westminster Highway and No. 4 Road setbacks. The buffer is intended to mitigate land use conflicts between the residential uses on the subject site and any agricultural land uses north of Westminster Highway and east of No. 4 Road. The buffer is comprised of trees, including conifers (Pine and Spruce trees), and low landscaping elements, such as shrubs and ornamental grasses. The Agricultural Advisory Committee (AAC) has reviewed and supported the proposed agricultural landscape buffer design on November 22, 2017.
- The proposed form, massing, and orientation of the buildings are compatible to the existing adjacent developments on the block.
- Location and orientation of windows, decks and balconies are carefully considered to minimize the opportunity of looking into close-by windows of existing adjacent development and units proposed on-site.
- When the site specific zone "Town Housing (ZT83) - North McLennan (City Centre)" was drafted, Westminster Highway was considered to be the front of the site, and the south property line was considered to be the rear lot line of the site. The proposed/required rear yard (south) setback is 5.2 m. This is supported as most of the street fronting units are proposed along Westminster Highway and the orientation of the proposed townhouse clusters in the subject development, except proposed Block A, is the same as the existing townhouse clusters adjacent to the subject site to the west and south.
- The existing site grade along the rear (south) property line will be raised to match the site grade of the townhouse development to the south.

- While the existing fence on the adjacent property to the south, along the south property line of the subject site, will be removed (agreed by the neighbouring strata), the existing hedge row and trees located on the adjacent property to the south, along the common property line, will be retained and protected. A new row of Cedar hedge will also be planted on the subject site, along the common property line to enhance the natural screen between the two sites.
- The west property line is considered to be a side property line; the proposed/required setback is 3.4 m.
- The existing hedge row and wood fence located on the adjacent property, along the west property line of the site, will be retained and protected.
- A retaining wall (up to approximately 0.5 m high) will be installed on the subject site, along the side (west) property line. A new fence is not being proposed on the subject site along the west property line except for a trellis at the dead end of the east-west drive aisle.
- 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.
- Air source heat pumps are proposed to achieve an EnerGuide rating of 82 for the proposed development. The project acoustical engineer confirmed that the proposed condensing units (Model PUZ-A36NKA7 (outdoor) from Mitsubishi Electric) are not expected to exceed the noise bylaw or reasonable noise level limits at the nearest points of reception.

Urban Design and Site Planning

- The site layout includes 17 three-storey townhouse units in five clusters. The units are organized around either the east-west or short north-south internal drive aisle with access to No. 4 Road. Vehicle access at No. 4 Road will be limited to right-in/right-out only.
- A separate pedestrian access will be provided from Westminster highway, which will be connected to the private pathway along the south property line; this south pathway will provide pedestrian access to the six townhouse units that are proposed on the southern portion of the site.
- Units along Westminster Highway and No. 4 Road are designed to have a strong street presence, with individual front entrances and yards. Units along the south property line are also designed to have direct access from the proposed private pathway along the south property line.
- The development includes one secondary suite; the size of the suite is approximately 55.9 m^2 (591 ft^2). To ensure that the secondary suite will not be stratified or otherwise held under separate Title, registration of a legal agreement on Title has been secured as a condition of rezoning approval.
- To ensure that the secondary suite is built, registration of a legal agreement on Title, stating that no Building Permit inspection granting occupancy will be completed until the secondary suites are constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw, is required prior to Development Permit issuance.
- All units will have two vehicle parking spaces in a side-by-side double car garage. An additional surface parking stall will be assigned to the secondary suite.

- To ensure that the parking stall assigned to the secondary suite is for the sole use of the secondary suite, registration of a legal agreement on Title is required prior to Development Permit issuance.
- A total of four visitor parking spaces, including one accessible visitor parking space, will 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 provision of private outdoor spaces complies with the Development Permit Guidelines (minimum of 30 m^2 per unit) of the Official Community Plan (OCP). All units have private outdoor space consisting of front or rear yard and a balcony on the second floor.
- Common outdoor amenity space is proposed on the southern side of the site between two townhouse clusters, with access from both the east-west internal drive aisle and the private pathway along the south property line. The location of the outdoor amenity space is appropriate in providing open landscape and amenity space convenient to all units. The proposed size of the outdoor amenity space (at 145 m^2) exceeds the minimum identified under the Development Permit Guidelines (i.e., 102 m^2).
- Additional outdoor amenity space (10% of the site area) as per the City Centre Amenity Space Provisions in the City Centre Area Plan is provided as walkways and landscaped areas throughout the site.
- A mailbox kiosk will be provided opposite to the vehicle entrance, and has been incorporated into the design of Block E.
- The required garbage, recycling and organic waste storage enclosure will be provided by the vehicle entrance and has been incorporated into the design of Block A to minimize its visual impact.

Architectural Form and Character

- The applicant's proposal to develop three-storey craftsman style townhouses is generally consistent with the property's designation in the sub area plan, and is consistent with existing townhouse development in the neighbourhood.
- The main pitched roof at front façade creates a distinctive architectural character for the project.
- A pedestrian scale is generally achieved along Westminster Highway, No. 4 Road and the private pathway along the south property line through the inclusion of the use of individual unit entrances, small pitched roofed canopies over the unit entries, variation in building projections, recesses, varying material/colour combinations and landscape features.
- The impact of blank garage doors has been mitigated with panel patterned doors, transom windows, and planting islands along the drive aisle.
- The proposed building materials (cementitious panel, brick veneer, and asphalt roof shingle, etc.) are generally consistent with the Official Community Plan (OCP) Guidelines.
- Strong contrasting colours are used on the accent walls to provide visual interest.

- The subject development site is located within Area 4 (Aircraft Noise Notification Area) on the OCP Aircraft Noise Sensitive Development Map. All aircraft noise sensitive land uses (including residential uses) maybe considered within this area. The project acoustical engineer confirmed that the proposed construction is acceptable and no upgrades are required to meet the interior noise limits as per the CMHC standards specified in the OCP.

Landscape Design and Open Space Design

- Tree preservation was reviewed at the rezoning stage; all six bylaw-sized trees on-site were identified for removal.
- Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 12 replacement trees are required. The applicant is proposing to plant 35 replacement trees on-site, including seven conifer and 28 deciduous trees.
- The ALR buffer along Westminster Highway and No. 4 Road is defined by lush landscaping consisting of various tree species, Evergreen hedges, and shrubs. The fence line and landscaping are articulated to create interest and provide rhythm along the site's street frontages.
- A pedestrian seating area is proposed at the northwest corner of the site at the intersection of Westminster Highway and No. 4 Road.
- A children's play area is proposed for the outdoor amenity area; play equipment has been chosen to fit into outdoor amenity space 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. Seating areas are also provided for caregivers.
- Each unit will have a private yard on the ground level with landscaping and a shade tree. Various shrubs and ground covers have been selected to ensure the landscape treatment remains interesting throughout the year.
- To address shallower private open spaces associated with units #13 to #17, soft boundaries to the shared pathway, in the form of low lying shrubs, are proposed to establish an appealing and intimate residential character to encourage socialization; the outdoor amenity space is also designed to locate in very close proximity to these units. In addition, as these yards are south facing and are located over 10 m from the neighbouring townhouse units to the south, the openness and sun exposure would enhance the functionality of the reduced yard space.
- An on-site irrigation system is proposed to ensure continued maintenance of live landscaping.
- Typically, above-ground utility infrastructure improvements, such as a hydro kiosk, should be located outside of the road setbacks of a townhouse development. However, in order to provide a surface parking stall for the secondary suite, the applicant proposed to locate the hydro kiosk within the road setback along Westminster Highway. The kiosk will be screened from the view of Westminster Highway by two trees along Westminster Highway as well as shrubs on three sides. Staff will continue to guide the applicants of other development projects to locate all aboveground utility infrastructures outside of the front yard.
- Each unit will also have a balcony on the second level; in addition, Unit #1 will have a roof top deck above the secondary suite.
- The entry driveway, a portion of the internal drive aisle, the surface parking stalls and the private pathways on site will be treated with permeable pavers for better water infiltration and variety in paving surfaces.

- In order to ensure that the proposed landscaping works are completed, the applicant is required to provide a landscape security of $128,035.88 in association with the Development Permit.
- Indoor amenity space is not proposed on-site. A $17,000 cash-in-lieu contribution ($1,000 per unit) has been secured as a condition of rezoning approval, consistent with the Official Community Plan (OCP).

Crime Prevention Through Environmental Design

- Site lighting and clear sight lines provide unobstructed views of surrounding area. Walkways are direct and open between buildings and along the internal drive aisle. Walkways and amenity space will be illuminated.
- Plantings near residential entries are low to maximize views and casual surveillance opportunities of common areas.
- Expansive glazing for each unit increases the visual presence and surveillance along Westminster Highway, No. 4 Road, the amenity area as well as internal walkway and drive aisle.

Sustainability

- At the rezoning stage, the applicant committed to achieving an EnerGuide rating of 82 for the proposed town houses and to pre-ducting all units for solar hot water heating. A Certified Energy Advisor has confirmed that the proposed townhouse units will be designed to achieve an EnerGuide rating of 82. The report prepared by the Energy Advisor is on file and will be utilized through the Building Permit review process to ensure these measures are incorporated in the Permit drawings.
- The architect advised that the following design/features will be incorporated into the development:
  - Four solar panels for powering common area landscape lighting.
  - Rain barrels for capturing rainwater and irrigation.
  - Maximized usage of native, low irrigation required planting.
  - Low flow fixtures.
  - Low volatile organic compound (VOC) building materials.

Accessible Housing

- The proposed development includes two convertible units that are designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of these units will require installation of a vertical lift in the stacked storage space (which has been dimensioned to allow for this in Units #3 and #4) in the future, if desired.
- 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, and the applicant has agreed to the list of Development Permit considerations included as Attachment 3, staff recommend that the Development Permit be endorsed, and issuance by Council be recommended.

Edwin Lee
Planner 1
(604-276-4121)

EL:blg

Attachment 1: Development Application Data Sheet
Attachment 2: Excerpt from Advisory Design Panel Meeting Minutes (December 5, 2018)
Attachment 3: Development Permit Considerations

City of Richmond

Development Application Data Sheet

Development Applications Department

DP 17-781907 **Attachment 1**

Address: 6017 No. 4 Road (formerly 9980 Westminster Highway)

Applicant: Bene No. 4 Development Ltd. Owner: Bene No. 4 Development Ltd.

Planning Area(s): McLennan North

Floor Area Gross: 3,505 m^2 Floor Area Net: 2,350 m^2

	Existing	Proposed
Site Area:	3,471 m^2	3,181.1 m^2
Land Uses:	Gas Station/Vacant	Multiple-Family Residential
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation	CCAP: General Urban T4 North McLennan Sub-Area Plan: Residential 4	No Change
Zoning:	Gas & Service Stations (CG2)	Town Housing (ZT83) – North McLennan (City Centre)
Number of Units:	0	17 townhouse units + 1 secondary suite

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max 0.75	0.74	none permitted
Lot Coverage – Building:	Max. 38%	38%	none
Setback – Front Yard – Westminster Highway (m):	Min. 5.1 m	5.1 m	none
Setback – East Side Yard – No. 4 Road (m):	Min. 5.7 m	5.8 m	none
Setback – West Side Yard (m):	Min. 3.4 m	3.45 m	none
Setback – Rear Yard (south) (m):	Min. 5.2 m	5.2 m	none
Height (m):	Max. 12.0 m	11.6 m (3 storeys)	none
Lot Area:	Min. 3,180 m^2	3,180 m^2	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.4 (R) and 0.2 (V) per unit +1 (R) per secondary suite	2 (R) and 0.23 (V) per unit +1 (R) per secondary suite	none
Off-street Parking Spaces – Total:	25 (R) and 4 (V)	35 (R) and 4 (V)	none
Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (17 x Max. 50% = 8)	0	none

Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on site (39 x Max. 50% = 19)	19	none
Handicap Parking Spaces:	Min. 2% when 11 or more spaces are required (29 x 2% = 1 space)	1	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	2 (Class 1) and 0.23 (Class 2) per unit	none
Off-street Parking Spaces – Total:	22 (Class 1) and 4 (Class 2)	34 (Class 1) and 4 (Class 2)	none
Amenity Space – Indoor:	Min. 50 m² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m² x 17 units = 102 m²	145 m²	none

Attachment 2

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, December 5, 2018 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

1. DP 17-781907 – 17-UNIT TOWNHOUSE DEVELOPMENT

ARCHITECT:	Michael Cheung
LANDSCAPE ARCHITECT:	PMG Landscape Architects
PROPERTY LOCATION:	6017 No. 4 Road

Applicant's Presentation

Michael Cheung, Spectra Design, and Mary Chan Yip, PMG Landscape Architects, presented the project and answered queries from the Panel on behalf of the applicant.

Panel Discussion

Comments from Panel members were as follows:

- appreciate the comprehensive package provided by the applicant;

  Noted.

- appreciate the former site of a gas station being densified; lock-off suites appear to work well; proposed double row of townhouses in a shallow site pose challenges;

  Noted.

- the PMT is located in a prominent location; however, relocation is challenging; consider extending the landscaping around and introducing a trellis feature to enhance the screening from Westminster Highway;

  Trellis have been introduced at road terminus. Plantings wrap around PMT on 3 sides. 4th side has to be left open for Hydro access.

- consider installing a trellis feature at the corner of No. 4 Road and Westminster Highway to help identify the seating area; would help reinforce the landscaping in this prominent corner; consider integrating signage on the planter wall at the corner;

  The integration of a decorative wall and tree backdrop with landscaping is used to reinforce the corner. The trees would provide more buffer from the end townhouse unit that a trellis.

- proposed location of the children's play area works considering the constraints and size of the site; appreciate the potential for significant southern sun exposure;

  Noted.

- consider relocating the smaller parking stall adjacent to the children's play area to the break between Block B and Block C; also consider appropriate screening with the vegetation around the parking stalls to make the children's play area function nicely;

  Further to Traffic consultant studies, the relocation leading to the Block B moving east and reducing driveway width disturbed the fire truck maneuvering. Landscaping has been integrated around the parking stalls to provide separation from the children's play area.

- consider relocating the balconies of the southern units facing the internal drive aisle to the other side of the living space on level 2 to have more privacy and better access to sunlight;

  Relocating balconies created negative impacts as reducing front yard setback for private amenity spaces, creating heavy shading and reducing natural light access to GF bedroom and main 2F living room of the units.

- the building is not entirely traditional; has some contemporary elements; design is unique compared to similar developments with similar scale and typology;

  Noted.

- appreciate the corner treatment at the Westminster Highway and No. 4 Road intersection; gable end works nicely; brick is a nice element and a good offset to the hardie panel; consider a slight differentiation of the brick colour at the corner;

  It is a small development and the buildings wanted to be seen as one complete community. The proposal recommended having the same brick color for all the buildings.

- proposed location of the solar panels works; consider a simple flat roof in lieu of the proposed roof design above the balcony which appears superficial;

  The solar panel has a futuristic quality. It recommended sitting in the project in a subtle way without conflicting the distinctive architectural character of the project and the existing McLennan North neighborhood as suggested in OCP. Besides, sitting on someone's patio roof may create disturbance for future maintenance.

- consider introducing something textured or something raised along the internal drive aisle adjacent to the outdoor amenity area to provide a traffic calming device;

  Recommendation taken, textured paver introduced along the internal drive aisle adjacent to the outdoor amenity area to provide a traffic calming device, see the landscape plan.

- consider a little bit more expression for the building faces adjacent to the children's play area;

  Recommendation taken, more articulations, such as windows and window planter box introduced to create more active facades to interact with the play area and residents, see the revised building elevation drawings.

- on the whole, the project is nicely developed; appreciate the good attention to detail and nicely balanced materials;

  Noted.

- agree with most of Panel comments; buffer along Westminster Highway provides a nice frontage and is pedestrian-friendly; buffer along No. 4 works well;

  Noted.

- proposed row of trees on the front yards of south-facing townhouse units will result in significant shade; concerned that too much shade will be added to the front windows;

  Per panel member suggestions, the trees species proposed have been changed for smaller scale trees to reduce the shading along front of the units.

- pockets of grass in the children's play area would be difficult to grow and maintain; consider a simpler design for the children's play area with less hardscape; if needed for strollers, consider a small hardscape area at the entry and incorporate a trellis to identify the play area; north-south pedestrian walkway may not be necessary;

  Play area has been revised to simplify the space and reduce the extent of hardscape.

- consider breaking up the south path; consider incorporating simple mounds to provide more play opportunities for children other than the proposed play hut;

  We reviewed the suggestion and changed the play equipment to a climbing structure vs. creative play with mounds.

- appreciate the model; the scheme is handsome;

  Noted.

- concerned on the location of the PMT at the end of the drive aisle as it may affect the manoeuvrability of the end unit's garage (Block A); ensure adequate space for vehicle turning;

  Confirmed adequate space for vehicle turning.

- the outdoor amenity area can be made more apparent by extending the permeable pavers right across the driveway; would provide a different texture and help unify the space into the outdoor amenity area;

  Permeable pavers added.

- investigate opportunities for introducing more glazing/windows on the end units of Blocks D and E flanking the outdoor amenity area; consider additional glazing on the second floor and on the garage to provide natural light and animation;

  Recommendation taken, more articulations, such as windows and window planter boxes introduced to create more active facades to interact with the play area and residents.

- consider a flat or slightly pitched roof above the roof patio of the end unit of Block A and pull up the solar panels on the upper roof surface to free up some patio space of the end unit; also consider introducing some planting on the patio space to provide a nice entry feature into the site;

  The solar panel has a futuristic quality. It recommended sitting in the project in a subtle way without conflicting the distinctive architectural character of the project and the existing McLennan North neighborhood as suggested in OCP. Besides, sitting on someone's patio roof may create disturbance for future maintenance.

- appreciate the design of the project which reflects the character of the area;

  Noted.

- appreciate the provision of two convertible units;

  Noted.

- the Panel could benefit from larger scale drawings of the floor lay-out of the convertible units to enable the Panel to provide appropriate comments;

  Noted.

- living space on each level in the convertible units should not require a major renovation to be built into a Basic Universal Housing design concept;

  Noted.

- appreciate the model and the applicant's presentation;

  Noted.

- the project is in the right track in terms of sustainability features, e.g. achieving EnerGuide 82 and providing air source heat pumps;

  Noted.

- appreciate the use of solar panels; applicant is encouraged to showcase the solar panels by installing them on the flat roof; however, installing planters near the panels is not advised;

  Noted.

- the site is challenging; appreciate the reinvigoration of the former gas station;

  Noted.

- the proposed architecture is a step up compared to other developments along arterial roads in Richmond;

  Noted.

- applicant is advised to execute the details well, e.g. the trims, windows, architectural concrete and other elements;

  Noted, to be incorporated in Building Permit stage.

- applicant is encouraged to address the signage visibility from both north and south off of No. 4 Road;

  Noted.

- support Panel comments to simplify the design of the children's play area and spilling the area over into the adjacent driveway in terms of a different paving treatment;

  Walkway bisecting the amenity space has been removed to allow the space to be more unified. More lawn areas have been provided. Play structure is no longer a creative play element but a structural play element with deck, slide and climber.

- support the Panel comment to increase the separation between Blocks B and C fronting Westminster Highway to provide space for relocation of parking stall currently located adjacent to the children's play area; investigate opportunities for narrowing the north-south internal drive aisle to provide more separation between Blocks B and C;

  Further to Traffic consultant studies, the relocation leading to the Block B moving east and reducing driveway width disturbed the fire truck maneuvering.

- consider improving the east elevation of Block D and the west elevation of Block E and increasing the amount of glazing;

  Recommendation taken, more articulations, such as windows and window planter box introduced to create more active facades to interact with the play area and residents.

- ensure that cementitious panel has colour-matched trims so it does not look choppy and cheap;

  Noted, to be incorporated in Building Permit stage.

- recommend that irrigation be provided in the development for maintenance of proposed landscape;

  Irrigation will be provided to soft landscape areas.

- support the proposed elevation facing Westminster Highway and No. 4 Road;

  Noted.

- support the proposal for a shed roof above the balcony of the end unit near the site entry; the roof design is appropriate as it is not noticeable but still provides cover/weather protection; and

  Noted.

- support the proposed seating area at the corner of Westminster Highway and No. 4 Road.

  Noted.

Panel Decision

It was moved and seconded
That DP 17-781907 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.

CARRIED

ATTACHMENT 3

City of Richmond

Development Permit Considerations

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

Address: 6017 No.4 Road (formerly 9980 Westminster Hwy) **File No.:** DP 17-781907

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

1. Final adoption of the Zoning Amendment Bylaw 9812.
2. Registration of a legal agreement on Title, identifying that the proposed development must be designed and constructed with at least four solar photovoltaic (PV) panels to provide an alternative energy source for public space lighting onsite, such as landscape lighting, lighting for mailbox area and garage room. Languages should be included in the legal document that the solar panels will be installed to the Director of Building Approval's satisfaction and will be maintained for the life of the building and will not be removed unless otherwise agreed to by the City of Richmond.
3. Registration of a legal agreement on Title to ensure that Registration of a legal agreement on Title or other measures, as determined to the satisfaction of the Director of Development, to ensure that no final Building Permit inspection is granted until one secondary suite is constructed on site, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
4. Registration of a legal agreement on Title to ensure that Registration of a legal agreement on Title or other measures, as determined to the satisfaction of the Director of Development, to ensure that one surface parking stall is to be assigned to the unit with a secondary suite, and that the parking stall will be for the sole use of the secondary suite of the unit.
5. Receipt of a Letter-of-Credit for landscaping and tree survival security in the amount of $128,035.88. No Landscape Letter of Credit will be returned until the Letter of Assurance, confirming the landscaping is installed as per the Development Permit, prepared by the Landscape Architect, is reviewed by staff.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation 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.
2. Incorporation of energy efficiency, CPTED, sustainability, and accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

* This requires a separate application.

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

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

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

Initial: _____

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

Signed

Date

City of Richmond

Development Permit

No. DP 17-781907

To the Holder:	BENE NO. 4 DEVELOPMENT LTD.
Property Address:	6017 NO. 4 ROAD (FORMERLY 9980 WESTMINSTER HIGHWAY)
Address:	C/O DANNY LEUNG WYDANCO CONSULTANTS LTD. 690 - 4400 HAZELBRIDGE WAY RICHMOND, BC V6X 3R8

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 #4 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 $128,035.88 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 17-781907

To the Holder:	BENE NO. 4 DEVELOPMENT LTD.
Property Address:	6017 NO. 4 ROAD (FORMERLY 9980 WESTMINSTER HIGHWAY)
Address:	C/O DANNY LEUNG WYDANCO CONSULTANTS LTD. 690 - 4400 HAZELBRIDGE WAY RICHMOND, BC V6X 3R8

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.

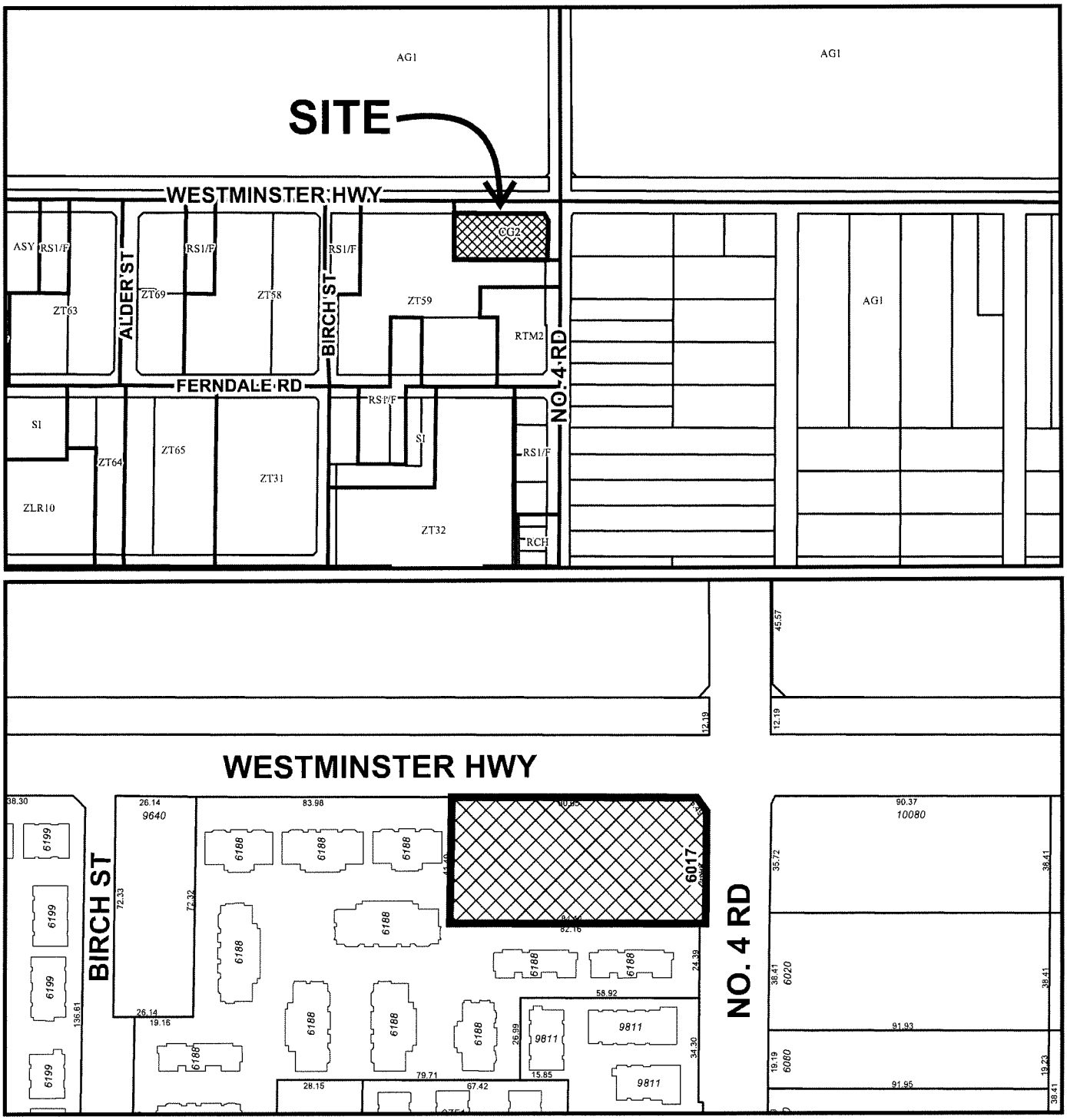
   This Permit is not a Building Permit.

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

DELIVERED THIS DAY OF , .

_____
MAYOR

City of Richmond

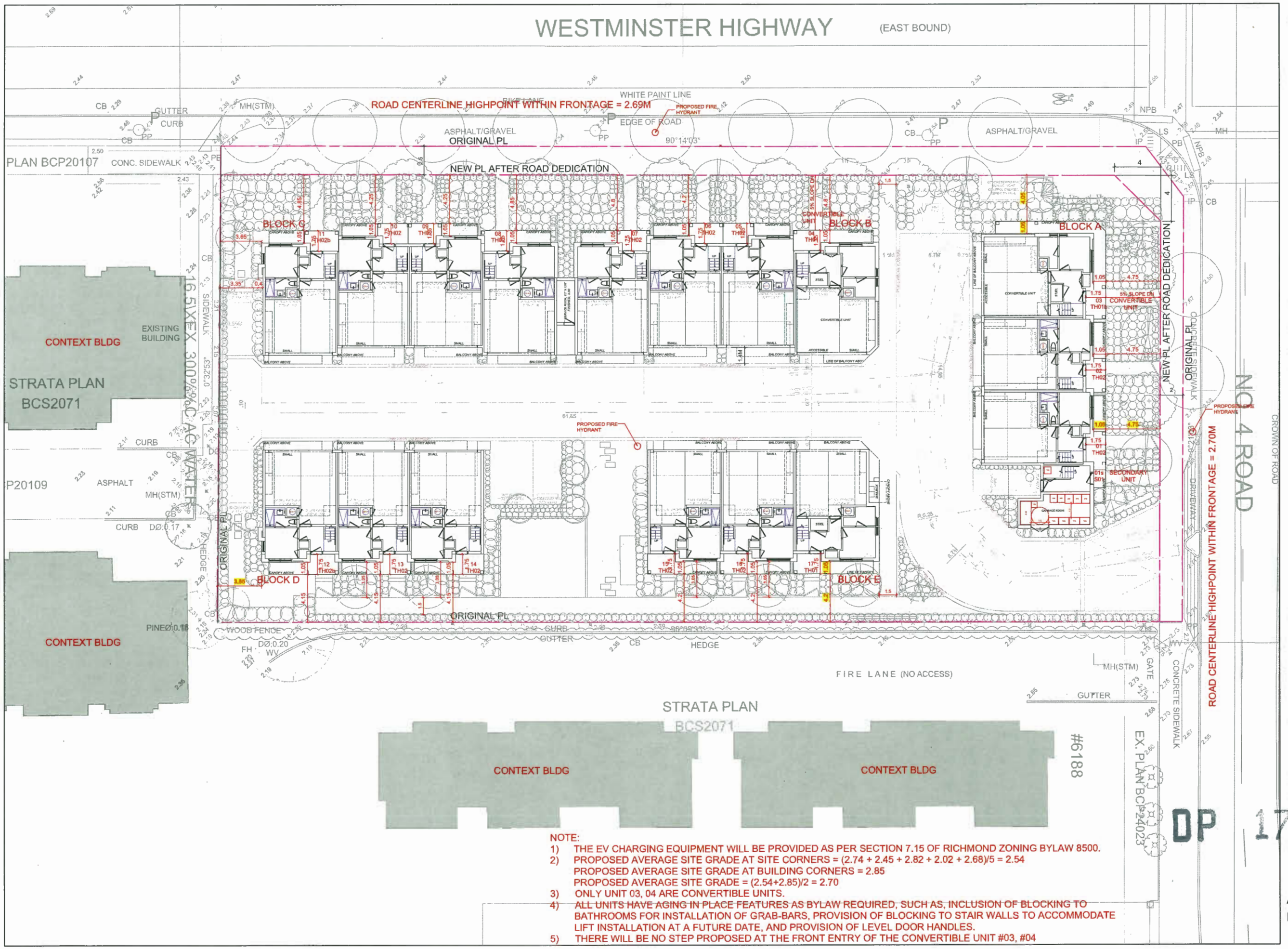


DP 17-781907
SCHEDULE "A"

Original Date: 09/05/17

Revision Date: 09/03/19

Note: Dimensions are in METRES



NOTE:

1) THE EV CHARGING EQUIPMENT WILL BE PROVIDED AS PER SECTION 7.15 OF RICHMOND ZONING BYLAW 8500.
2) PROPOSED AVERAGE SITE GRADE AT SITE CORNERS = (2.74 + 2.45 + 2.82 + 2.02 + 2.68)/5 = 2.54
   PROPOSED AVERAGE SITE GRADE AT BUILDING CORNERS = 2.85
   PROPOSED AVERAGE SITE GRADE = (2.54+2.85)/2 = 2.70
3) ONLY UNIT 03, 04 ARE CONVERTIBLE UNITS.
4) ALL UNITS HAVE AGING IN PLACE FEATURES AS BYLAW REQUIRED, SUCH AS, INCLUSION OF BLOCKING TO BATHROOMS FOR INSTALLATION OF GRAB-BARS, PROVISION OF BLOCKING TO STAIR WALLS TO ACCOMMODATE LIFT INSTALLATION AT A FUTURE DATE, AND PROVISION OF LEVEL DOOR HANDLES.
5) THERE WILL BE NO STEP PROPOSED AT THE FRONT ENTRY OF THE CONVERTIBLE UNIT #03, #04

SPECTRA® DESIGN

ISSUED FOR:

FOR DEVELOPMENT & BUILDING PERMIT ONLY. NOT FOR CONSTRUCTION

12.	OCTOBER 03 2019	ISSUED FOR DP RESUBMISSION, 8TH
11.	AUGUST 29 2019	ISSUED FOR DP RESUBMISSION, 7TH
10.	JULY 25 2019	ISSUED FOR DP RESUBMISSION, 6TH
9.	JUNE 25 2019	ISSUED FOR DP RESUBMISSION, 5TH
8.	MARCH 08 2019	ISSUED FOR DP RESUBMISSION, 4TH
7.	OCTOBER 16 2018	ISSUED FOR DP RESUBMISSION, 3RD
6.	AUGUST 20 2018	ISSUED FOR DP RESUBMISSION
5.	MARCH 15 2018	ISSUED FOR DP
4.	DECEMEBER 12 2017	ISSUED FOR REZONING+DP RESUBMISSION
3.	NOVEMBER 6 2017	ISSUED FOR REZONING+DP RESUBMISSION
2.	AUGUST 3 2017	ISSUED FOR REZONING+DP
1.	JULY 15 2016	ISSUED FOR REZONING

METRIC

THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.

ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED. VERIFY DIMENSIONS. DO NOT SCALE THIS DRAWING.

REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.

DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

SEAL

WESTGATE

6017 NO.4 ROAD

MASTER SITE PLAN

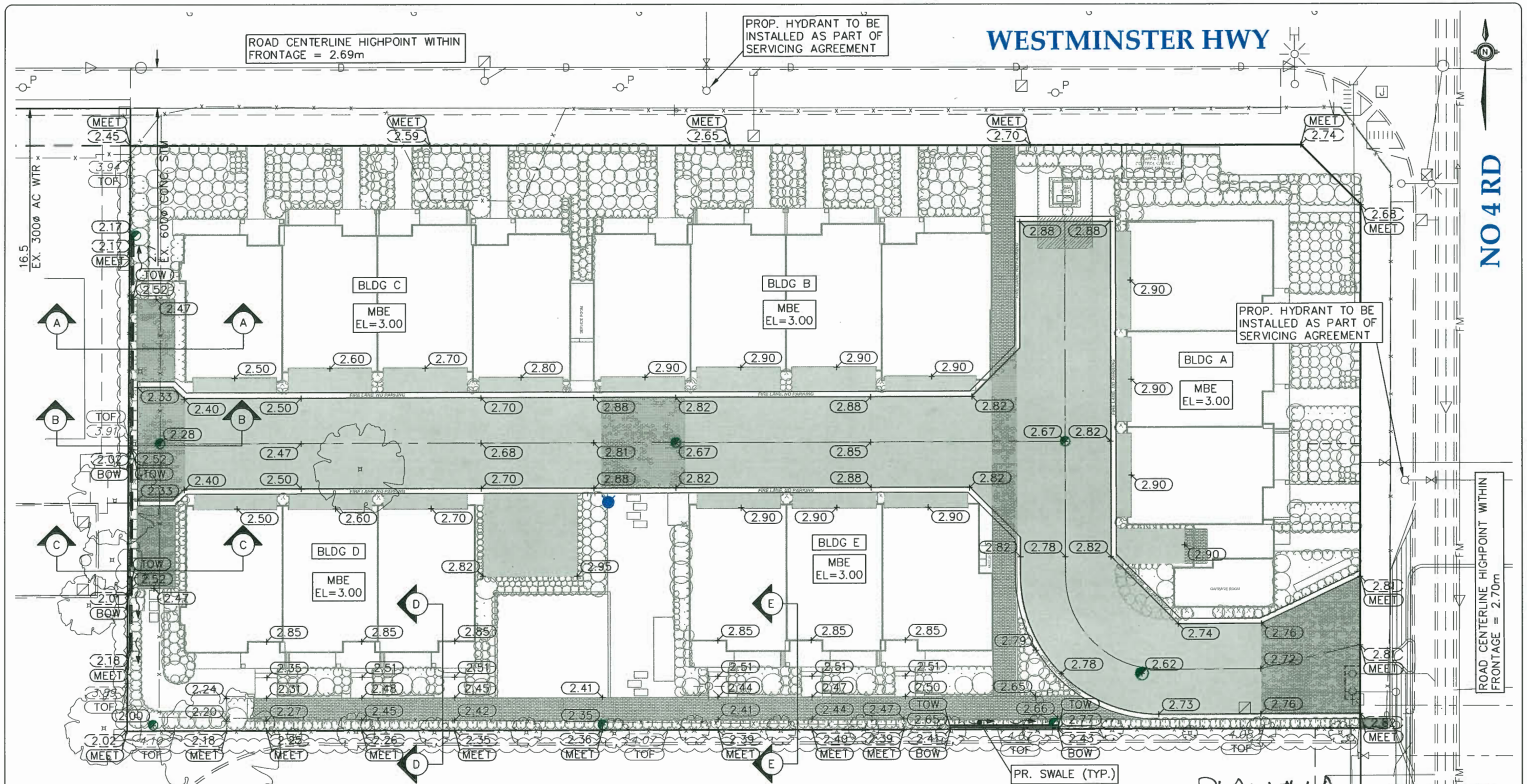
DRAWN:
PLOT DATE:
CHECKED:

A1.01

DP PLAN #1

15-05

OCT 08 2019



PLAN # 1A

OCT 08 2019

DP 17-781907

CoreConcept CONSULTING LTD.
tel : 604.249.5040
fax : 604.249.5041
#220-2639 Viking Way, Richmond, BC, V6V 3B7
www.coreconceptconsulting.com

WYDANCO DEVELOPMENTS

Core Concept Consulting Project No. 16107

DWG. 1 OF 4

REV'N	DATE	BY	CH.	DESCRIPTION
0.	04 OCT 2019	GP	RF	ISSUED FOR COORDINATION

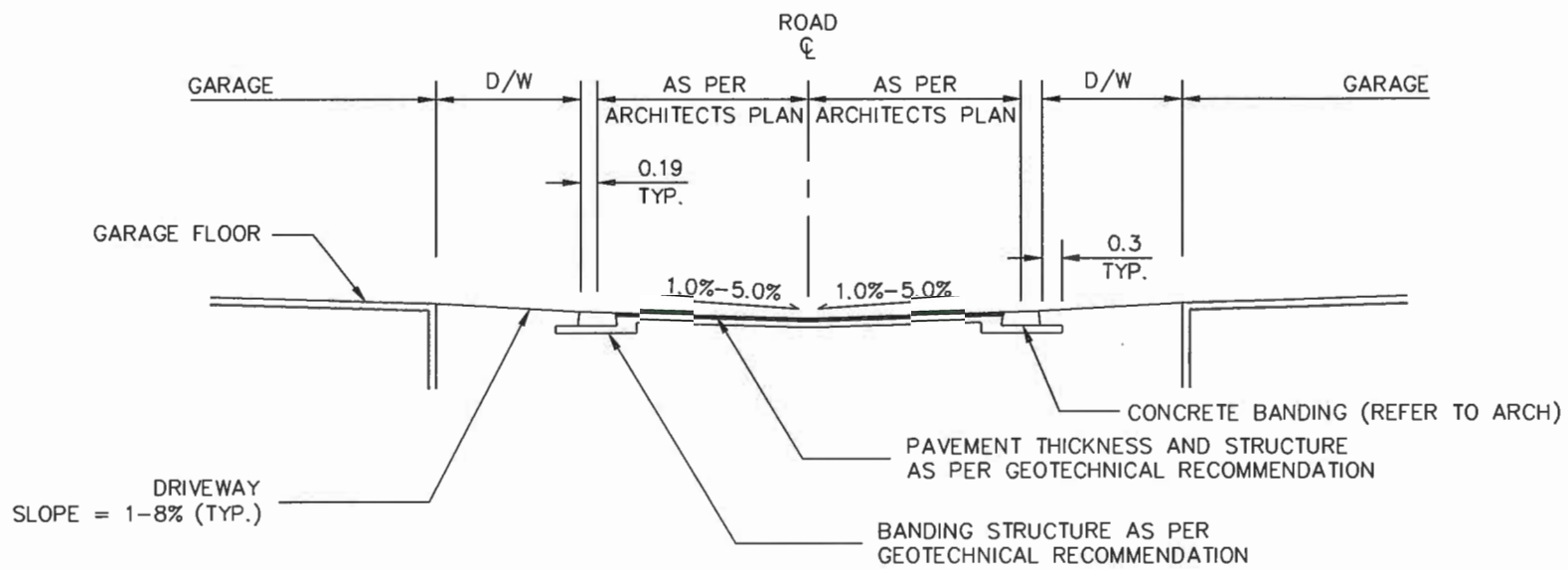
REVISIONS

01 OCT 2019

TITLE: **LOT GRADING PLAN**

6017 NO. 4 ROAD

DESIGN: RT		
DRAWN: RT	DWG. No.: .	
CHECKED: BCD	SCALE: 1 : 250	DATE: JAN 2018
ENGINEER: RF	SEC. No.: 10-4-6	SHT No.: 1 OF 1



CENTER SWALE ROADWAY / UNIT CROSS-SECTION

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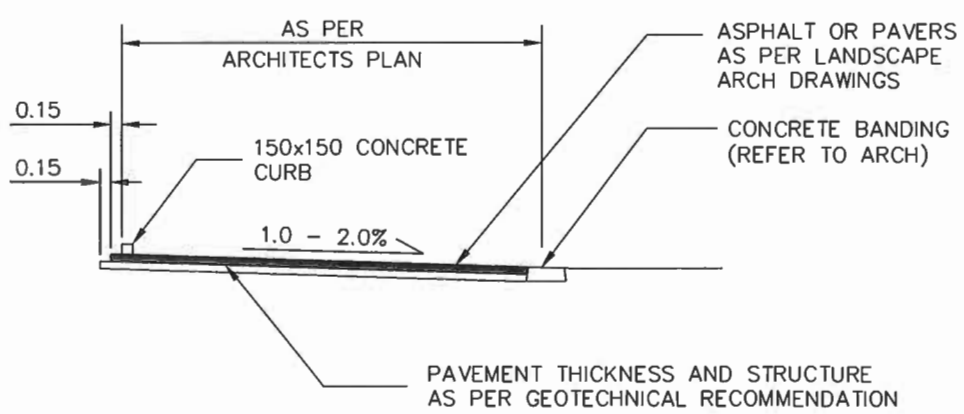

PARKING STALL DETAIL

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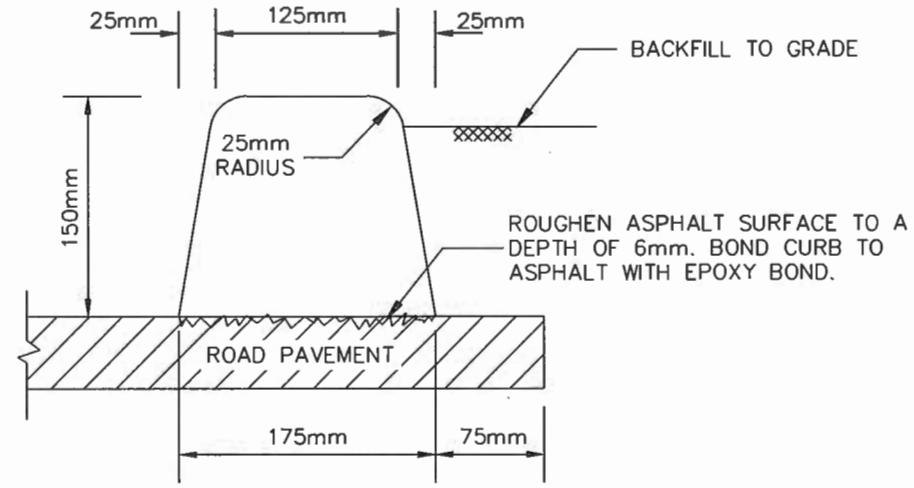


CONCRETE PARKING CURB DETAIL

SCALE = N.T.S.

AVERAGE SITE GRADE

AVERAGE SITE GRADE =

$$\frac{\text{AVG. BUILDING GRADE} + \text{AVG. SITE CORNER GRADE}}{2}$$

AVERAGE BUILDING GRADE = 3.00m – 0.15m
(ALL BUILDING MBE @ 3.00m) = 2.85

AVERAGE SITE CORNER GRADE =

$$\frac{2.45m + 2.74m + 2.68m + 2.02m + 2.82m}{5} = 2.54m$$

AVERAGE SITE GRADE $= \frac{2.85m + 2.54m}{2}$

= 2.70m

PLAN #1B OCT 08 2019

DP 17-781907

REFER TO DWG. 3 OF 4 FOR LOT GRADING SECTIONS.

REFER TO DWG. 4 OF 4 FOR RETAINING WALL DETAILS

CoreConcept CONSULTING LTD.
tel : 604.249.5040
fax : 604.249.5041
#220-2639 Viking Way, Richmond, BC, V6V 3B7
www.coreconceptconsulting.com

WYDANCO DEVELOPMENTS

Core Concept Consulting Project No. 16107
DWG. 2 OF 4

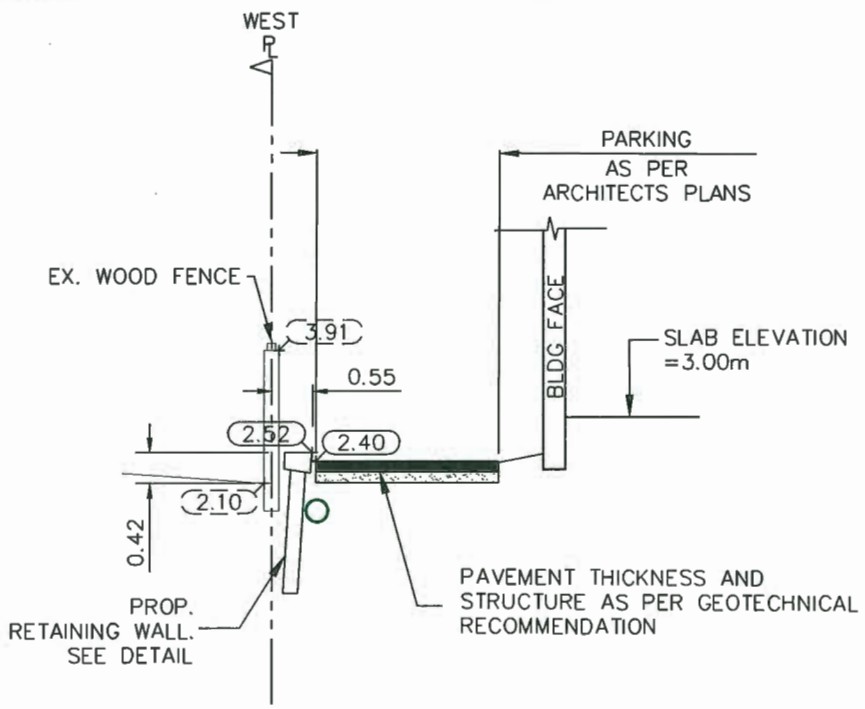
REV'N	DATE	BY	CH.	DESCRIPTION
0.	01 OCT 2019	GP	RF	ISSUED FOR COORDINATION

REVISIONS

01 OCT 2019

TITLE: **LOT GRADING DETAILS**
6017 NO. 4 ROAD

DESIGN: RT		
DRAWN: RT	DWG. No.: .	
CHECKED: BCD	SCALE: 1 : 250	DATE: JAN 2018
ENGINEER: RF	SEC. No.: 10-4-6	SHT No.: 1 OF 1



TYPICAL RET. WALL (SECTION THRU A-A)

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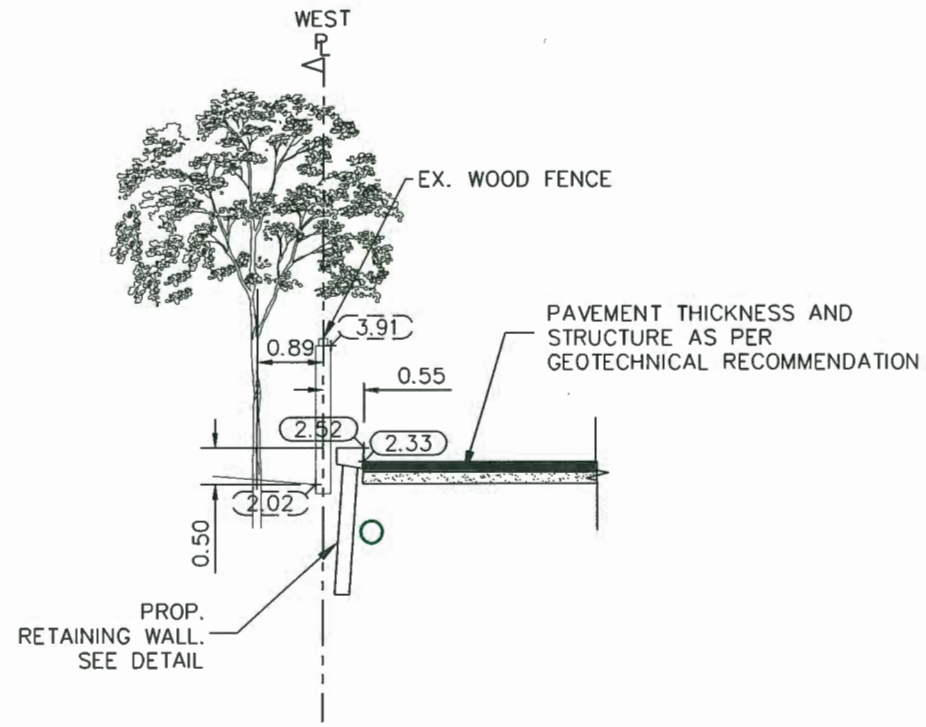

TYPICAL RET. WALL (SECTION THRU B-B)

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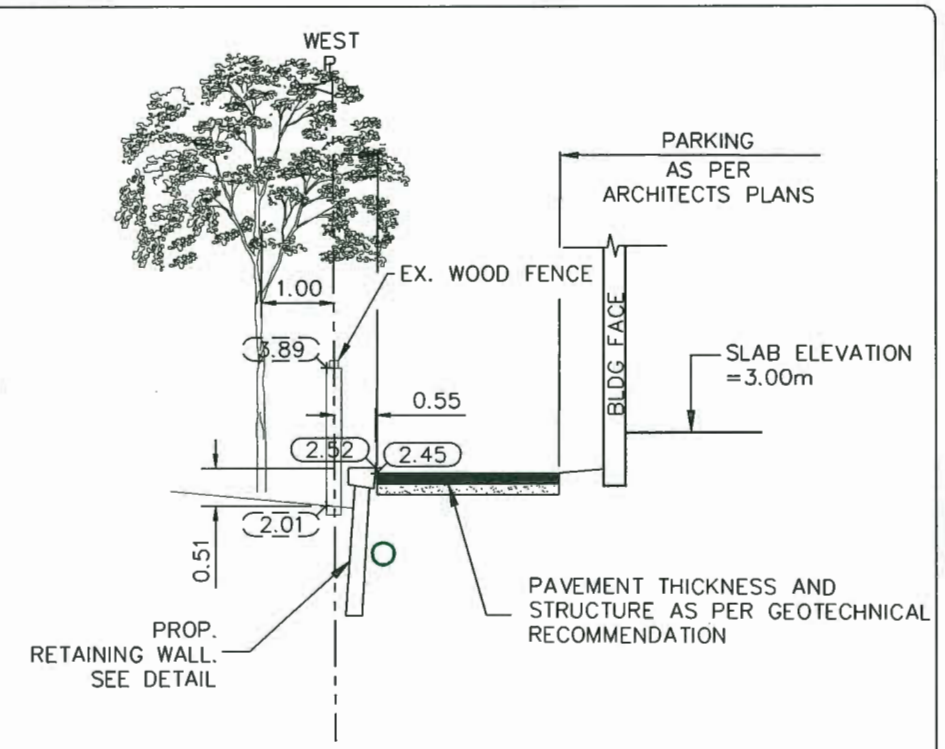

TYPICAL RET. WALL (SECTION THRU C-C)

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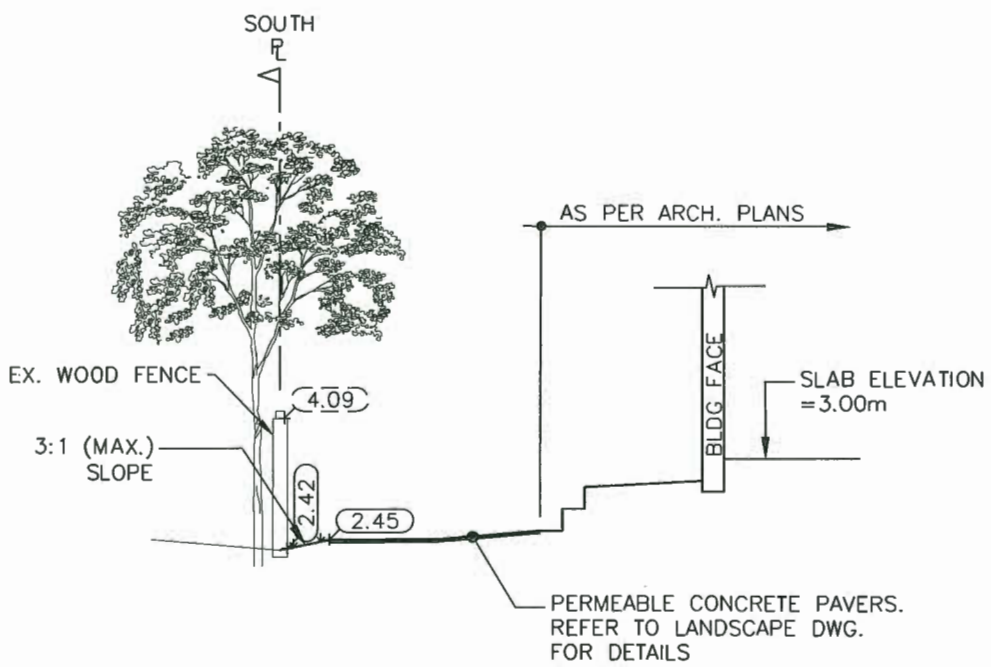

TYPICAL SECTION (THRU D-D)

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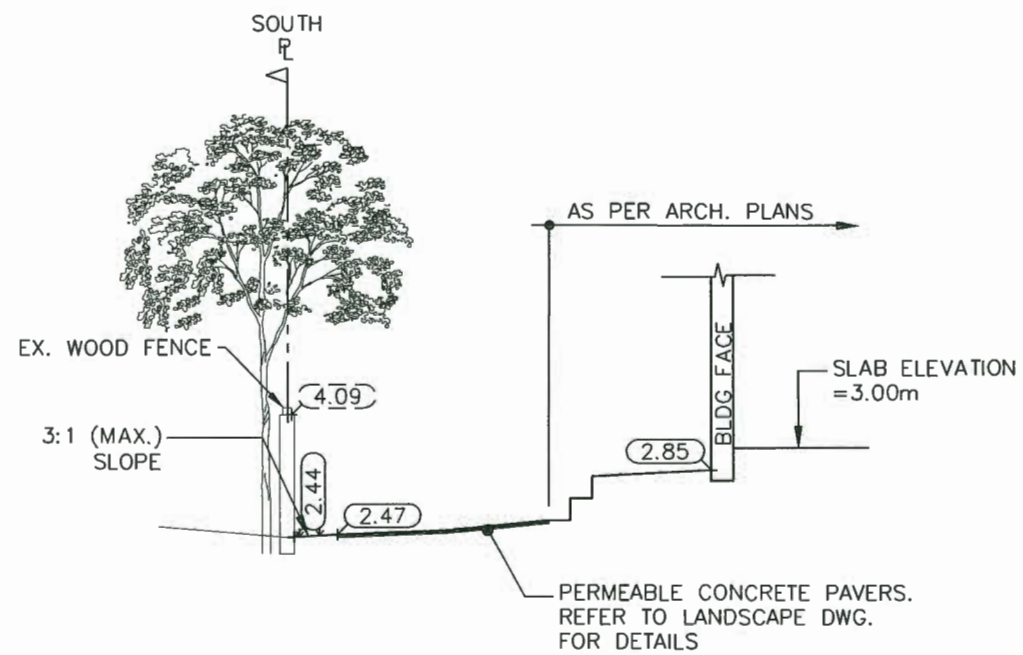


TYPICAL SECTION (THRU E-E)

SCALE = 1:100 HOR., 1:50 VERT.

PLAN # 1C OCT 08 2019

DP 17-781907

REFER TO DWG. 2 OF 4 FOR LOT GRADING DETAILS.

REFER TO DWG. 4 OF 4 FOR RETAINING WALL DETAILS

CoreConcept CONSULTING LTD.
tel : 604.249.5040
fax : 604.249.5041
#220-2639 Viking Way, Richmond, BC, V6V 3B7
www.coreconceptconsulting.com

WYDANCO DEVELOPMENTS

Core Concept Consulting Project No. 16107

DWG. 3 OF 4

REV'N	DATE	BY	CH.	DESCRIPTION
0.	01 OCT 2019	GP	RF	ISSUED FOR COORDINATION

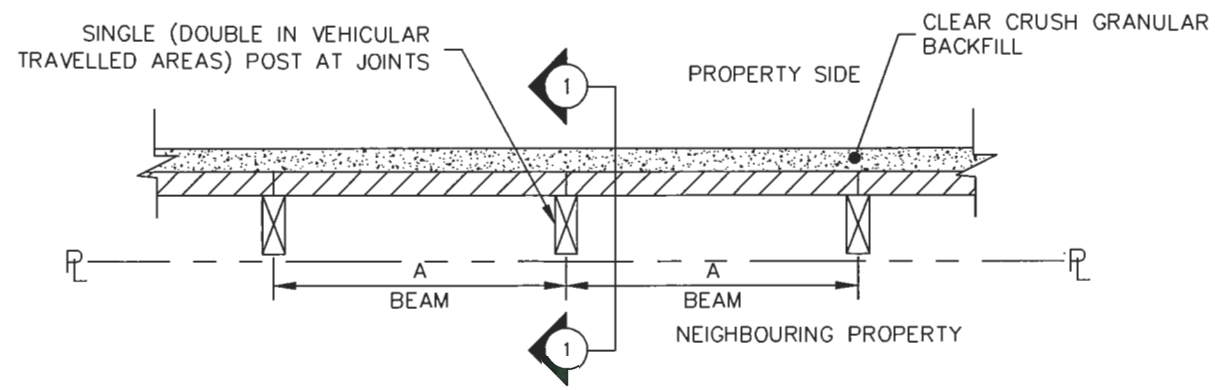
REVISIONS

01 OCT 2019

TITLE: **LOT GRADING SECTIONS**

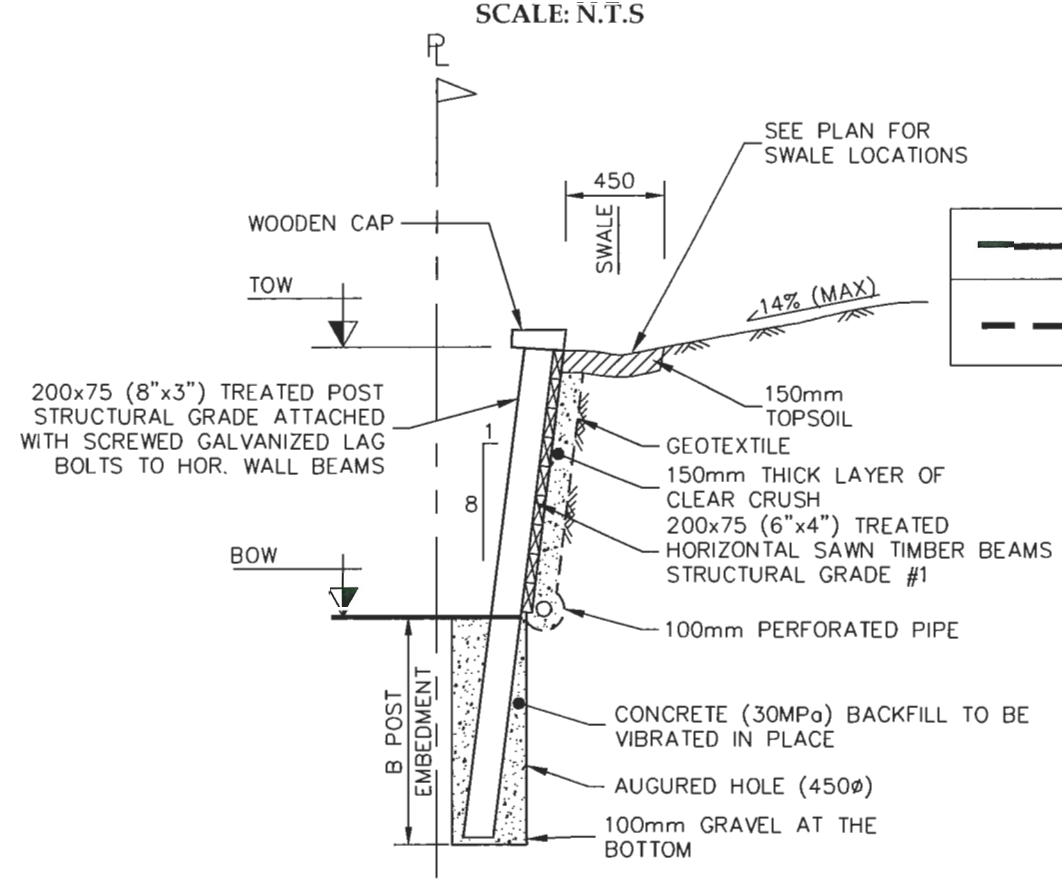
6017 NO. 4 ROAD

DESIGN: RT		
DRAWN: RT	DWG. No.: .	
CHECKED: BCD	SCALE: 1 : 250	DATE: JAN 2018
ENGINEER: RF	SEC. No.: 10-4-6	SHT No.: 1 OF 1



SAWN TIMBER BEAMS RETAINING WALL

SCALE: N.T.S



LEGEND

———	SINGLE-POST RETAINING WALL	A=1.5m B=0.8m
— — —	DOUBLE POST RETAINING WALL	A=1.0m B=1.0m

SAWN TIMBER BEAMS RETAINING WALL SECTION 1-1

SCALE: N.T.S

PLAN #1D OCT 08 2019

DP 17-781907

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fax : 604.249.5041
#220-2639 Viking Way, Richmond, BC, V6V 3B7
www.coreconceptconsulting.com

WYDANCO DEVELOPMENTS

Core Concept Consulting Project No. 16107

DWG. 4 OF 4

REV'N	DATE	BY	CH.	DESCRIPTION
0.	01 OCT 2019	GP	RF	ISSUED FOR COORDINATION

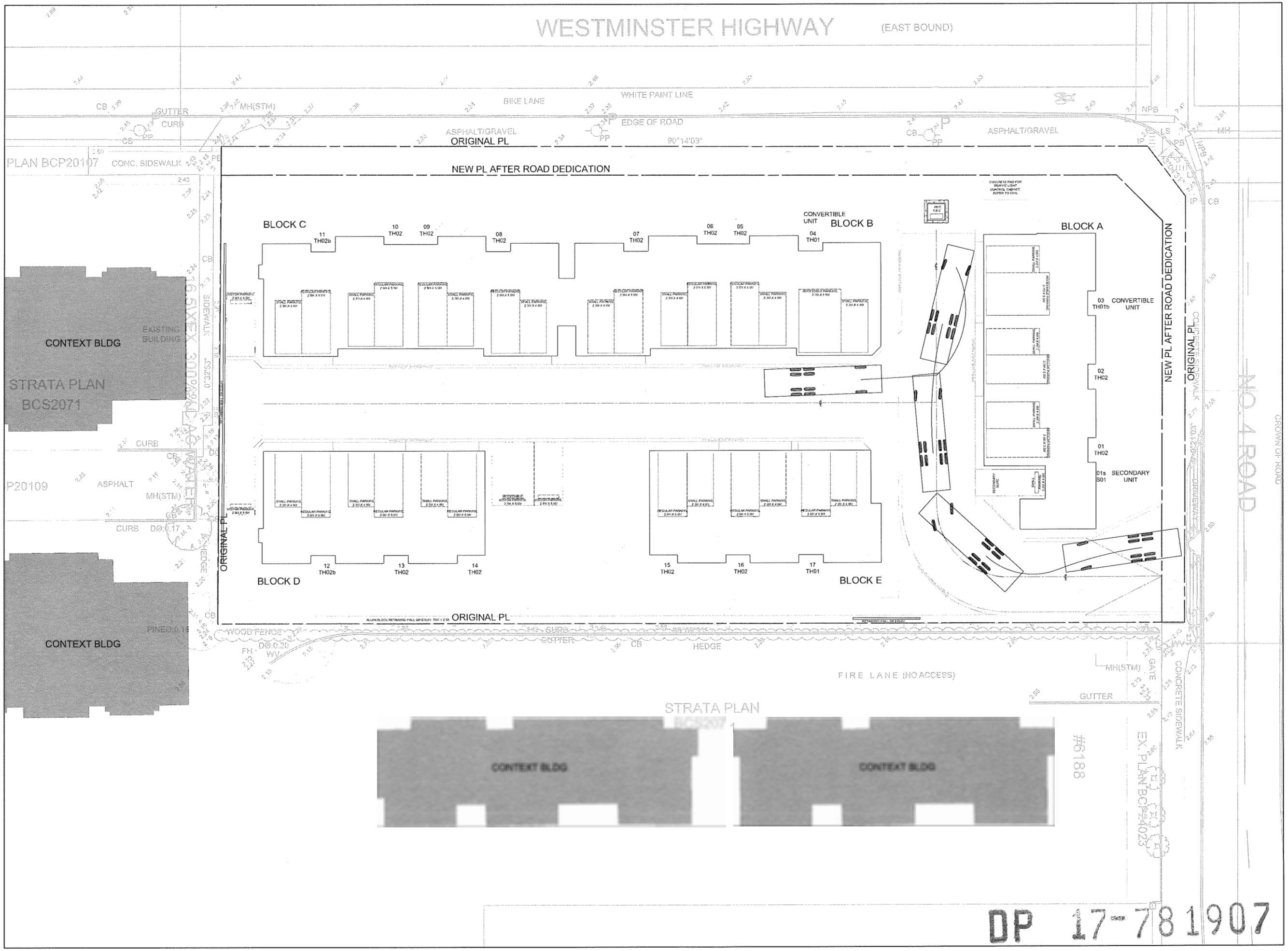
REVISIONS

01 OCT 2019

TITLE: **RETAINING WALL DETAIL**

6017 NO. 4 ROAD

DESIGN: RT			
DRAWN: RT	DWG. No.: .		
CHECKED: BCD	SCALE: 1 : 250	DATE:	JAN 2018
ENGINEER: RF	SEC. No.: 10-4-6	SHT No.:	1 OF 1



DP 17-781907

SPECTRA® DESIGN

ISSUED FOR:

FOR DEVELOPMENT & BUILDING PERMIT ONLY NOT FOR CONSTRUCTION

12.	OCTOBER 03 2019	ISSUED FOR DP RESUBMISSION, 8TH
11.	AUGUST 29 2019	ISSUED FOR DP RESUBMISSION, 7TH
10.	JULY 25 2019	ISSUED FOR DP RESUBMISSION, 6TH
9.	JUNE 25 2019	ISSUED FOR DP RESUBMISSION, 5TH
8.	MARCH 08 2019	ISSUED FOR DP RESUBMISSION, 4TH
7.	OCTOBER 16 2018	ISSUED FOR DP RESUBMISSION, 3RD
6.	AUGUST 20 2018	ISSUED FOR DP RESUBMISSION
5.	MARCH 15 2018	ISSUED FOR DP
4.	DECEMEBER 12 2017	ISSUED FOR REZONING+DP RESUBMISSION
3.	NOVEMBER 6 2017	ISSUED FOR REZONING+DP RESUBMISSION
2.	AUGUST 3 2017	ISSUED FOR REZONING+DP
1.	JULY 15 2016	ISSUED FOR REZONING

METRIC

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DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

SEAL

WESTGATE

6017 NO.4 ROAD

MASTER SITE PLAN
PARKING PLAN

DRAWN:
PLOT DATE:
CHECKED:

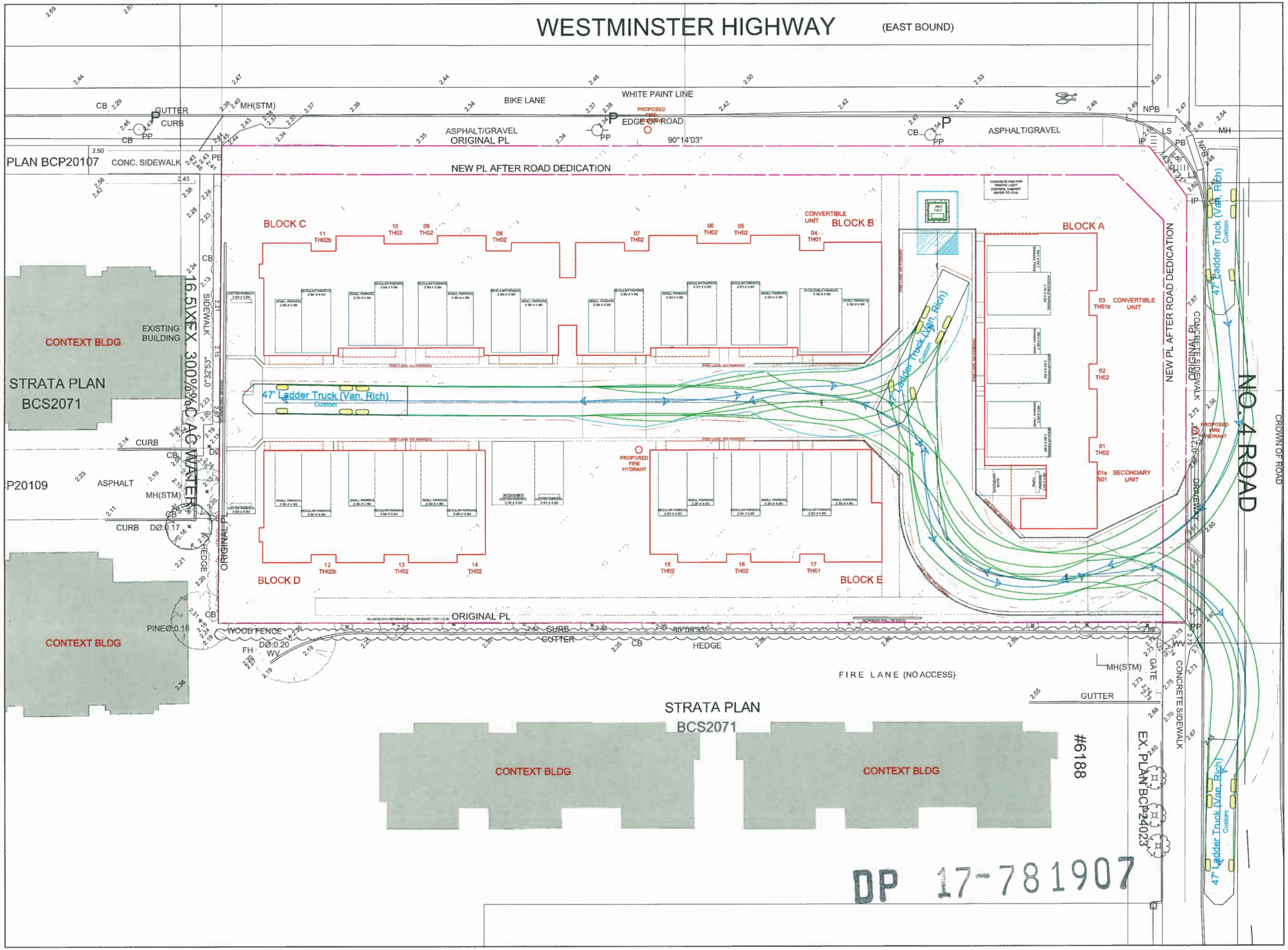
PLAN #2

A1.02

DP PLAN #2

OCT 08 2019

15-05



SPECTRA® DESIGN

ISSUED FOR:

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12.	OCTOBER 03 2019	ISSUED FOR DP RESUBMISSION, 8TH
11.	AUGUST 29 2019	ISSUED FOR DP RESUBMISSION, 7TH
10.	JULY 25 2019	ISSUED FOR DP RESUBMISSION, 6TH
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4.	DECEMEBER 12 2017	ISSUED FOR REZONING+DP RESUBMISSION
3.	NOVEMBER 6 2017	ISSUED FOR REZONING+DP RESUBMISSION
2.	AUGUST 3 2017	ISSUED FOR REZONING+DP
1.	JULY 15 2016	ISSUED FOR REZONING

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SEAL

WESTGATE

6017 NO.4 ROAD

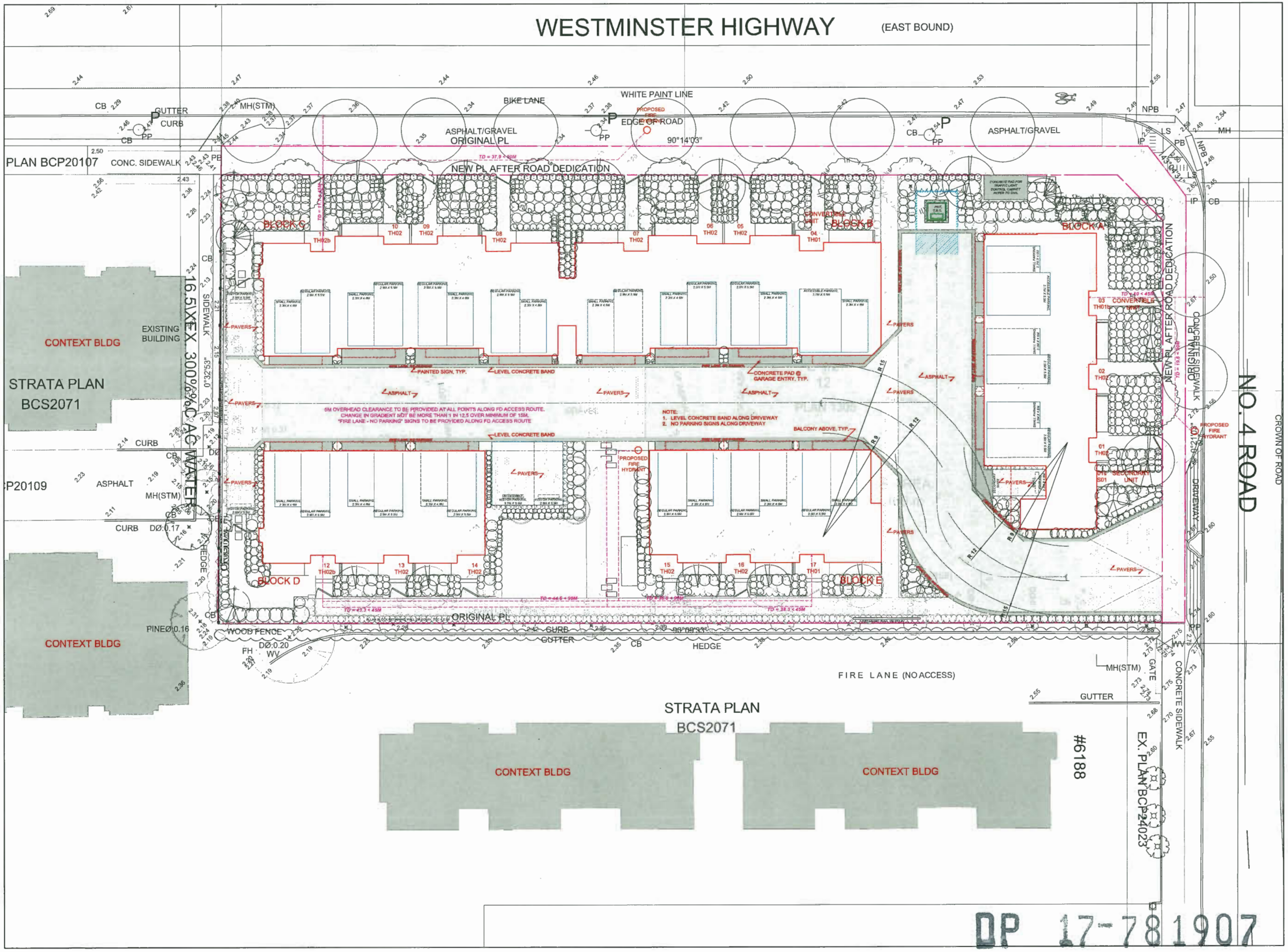
MASTER SITE PLAN
FIRE TRUCK ACCESS

DRAWN:
PLOT DATE:
CHECKED:

A1.03a PLAN #2A

15-05

OCT 08 2019



SPECTRA® DESIGN

ISSUED FOR:

FOR DEVELOPMENT & BUILDING PERMIT ONLY NOT FOR CONSTRUCTION

12.	OCTOBER 03 2019	ISSUED FOR DP RESUBMISSION, 8TH
11.	AUGUST 29 2019	ISSUED FOR DP RESUBMISSION, 7TH
10.	JULY 25 2019	ISSUED FOR DP RESUBMISSION, 6TH
9.	JUNE 25 2019	ISSUED FOR DP RESUBMISSION, 5TH
8.	MARCH 08 2019	ISSUED FOR DP RESUBMISSION, 4TH
7.	OCTOBER 16 2018	ISSUED FOR DP RESUBMISSION, 3RD
6.	AUGUST 20 2018	ISSUED FOR DP RESUBMISSION
5.	MARCH 15 2018	ISSUED FOR DP
4.	DECEMEBER 12 2017	ISSUED FOR REZONING+DP RESUBMISSION
3.	NOVEMBER 8 2017	ISSUED FOR REZONING+DP RESUBMISSION
2.	AUGUST 3 2017	ISSUED FOR REZONING+DP
1.	JULY 15 2016	ISSUED FOR REZONING

METRIC

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SEAL

WESTGATE

6017 NO.4 ROAD

MASTER SITE PLAN
FIRE TRUCK ACCESS

DRAWN:
PLOT DATE:
CHECKED:

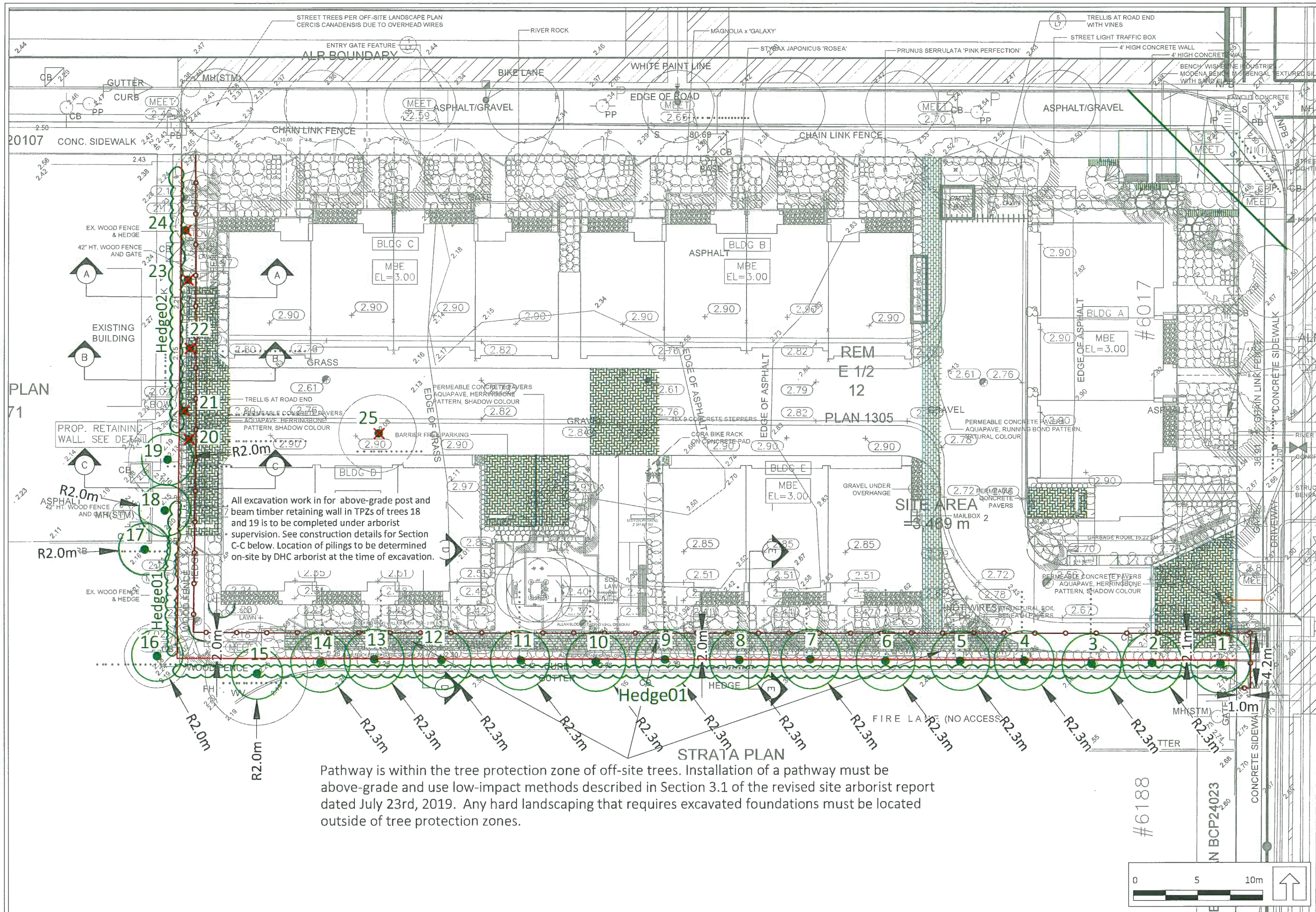
A1.03b

PLAN #2 B

15-05

OCT 08 2019

DP 17-781907



Pathway is within the tree protection zone of off-site trees. Installation of a pathway must be above-grade and use low-impact methods described in Section 3.1 of the revised site arborist report dated July 23rd, 2019. Any hard landscaping that requires excavated foundations must be located outside of tree protection zones.

LEGEND

- TREE PROTECTION ZONE
- TREE PROTECTION FENCE
- TREE TO BE RETAINED
- UN-SURVEYED TREE
- TREE TO BE REMOVED

NOTES

1. The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
2. All tree protection fencing must be built to the relevant municipal bylaw specifications.The dimensions shown are from the outer edge of the stem of the tree.
3. The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (½ the trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
4. Any construction activities or grade changes within the Root Protection Zone must be approved by the project arborist.
5. This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
6. This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.

PLAN #3
OCT 08 2019

DP 17-781907

DIAMOND HEAD
3559 COMMERCIAL STREET
VANCOUVER BC | V5N 4E8
T 604.733.4886 | F 604.733.4879

Title: DHC Tree Management Plan
Client: Bene #4 Developers
Address: 9980 Westminster Highway, Richmond

Date: August 2nd, 2019
Drawn by: IM
Page Size: TABLOID (11"x17")

Tree inventory for 9880 Westminster Highway

Tag #	Location	Common Name	Botanical Name	DBH (cm)	Ht (m)	Overall Condition	Retention Suitability	Comments	Retain/ Remove	Tree Retention Comments	TPZ (m)
1 - 14,	Off-site	Swedish Aspen	*Populus tremula*	20-31	13-Oct	Normal	Suitable on own	Off-site trees with cedar hedging between	Retain	Install tree protection fencing per City specifications and the tree retention and removals plan. Install pathway at grade using low-impact methods described in Section 3.1 and under arborist supervision. See sections D-D and E-E in DHC Tree Management Plan dated June 19th, 2019.	2.3
15	Off-site	Cherry	*Prunus yedoensis*	18	5	Normal	Suitable on own	Off-site tree no comments made	Retain	Install tree protection fencing per City specifications and the tree retention and removals plan.	2
16	Off-site	Black pine	*Pinus nigra*	16	4	Normal	Suitable on own	Off-site tree no comments made	Retain	Install tree protection fencing per City specifications and the tree retention and removals plan.	2
17-19	Off-site	Red maple	*Acer rubrum*	16-18	8	Normal	Suitable on own	Off-site tree no comments made	Retain	Install tree protection fencing per City specifications and the tree retention and removals plan. Install timber post and beam retaining wall under aborist supervision using design specified in Sections C-C in the DHC Tree Management Plan dated June 19th,	2
20-24	On-site	Paper birch	Betula papyrifera	14-18	8	NA	NA	Trees no longer present on site (May 15th, 2019)	NA		
25	On-site	Black cottonwood	Populus balsamifera x trichocarpa	21	10	NA	NA	Trees no longer present on site (May 15th, 2019)	NA		
Hedge01	Off-site	Hedging Cedar	Thuja occidentalis	10	1.6	Normal	Suitable	Off-site hedge	Retain	Install tree protection fencing per City specifications and the tree retention and removals plan. Install pathway using low-impact methods described in Section 3.1.	1
Hedge02	Off-site	Hedging Cedar	Thuja occidentalis	10	1.6	Normal	Suitable	Off-site hedge	Retain	Install tree protection fencing per City specifications and the tree retention and removals plan. Install pathway using low-impact methods described in Section 3.1.	1

Suitable replacement trees for 9880 Westminster Highway

SMALL STREET TREE	PLANT LIST		Qty.	Spacing
Key	Botanical Name	Common Name	%	m
AT	*Acer tartaricum ssp. Ginnala*	Amur maple		3
AX	*Amerlanchier x grandiflora*	Autumn brilliance serviceberry		3
CA	*Cercis canadensis*	Eastern redbud		3
CC	*Cercis chinensis*	Chinese redbud		3
CS	*Cercis siliquastrum*	Judas tree		3
CX	*Crataegus x lovellei*	Lavellei hybrid hawthorn		3
MF	*Malus floribunda*	Japanese flowering crabapple		3
SP	*Stewartia pseudocamellia*	Japanese stewartia		3
JS	*Styrax Japonicus*	Japanese Snowbell		3

LEGEND

- TREE PROTECTION ZONE
- TREE PROTECTION FENCE
- TREE TO BE RETAINED
- UN-SURVEYED TREE
- TREE TO BE REMOVED

NOTES

1. The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
2. All tree protection fencing must be built to the relevant municipal bylaw specifications.The dimensions shown are from the outer edge of the stem of the tree.
3. The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (½ the trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
4. Any construction activities or grade changes within the Root Protection Zone must be approved by the project arborist.
5. This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
6. This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.

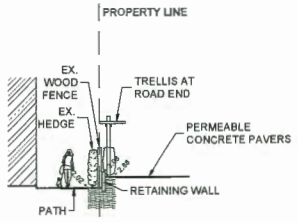
PLAN # 3A
OCT 0 8 2019

DIAMOND HEAD
3559 COMMERCIAL STREET
VANCOUVER BC | V5N 4E8
T 604.733.4886 | F 604.733.4879

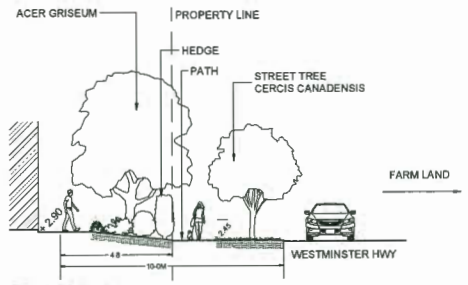
Project: Existing trees and suitable replacement trees
Client: Bene #4 Developers
Address: 9980 Westminster Highway, Richmond

DP 17-781907

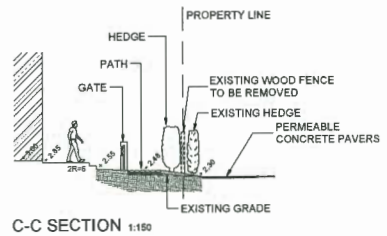
Date: August 2nd, 2019
Drawn by: IM
Page Size: TABLOID (11"x17")



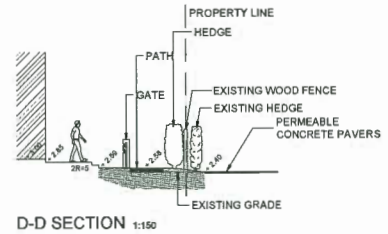
A-A SECTION 1:150



B-B SECTION 1:150



C-C SECTION 1:150



D-D SECTION 1:150

PLANT SCHEDULE

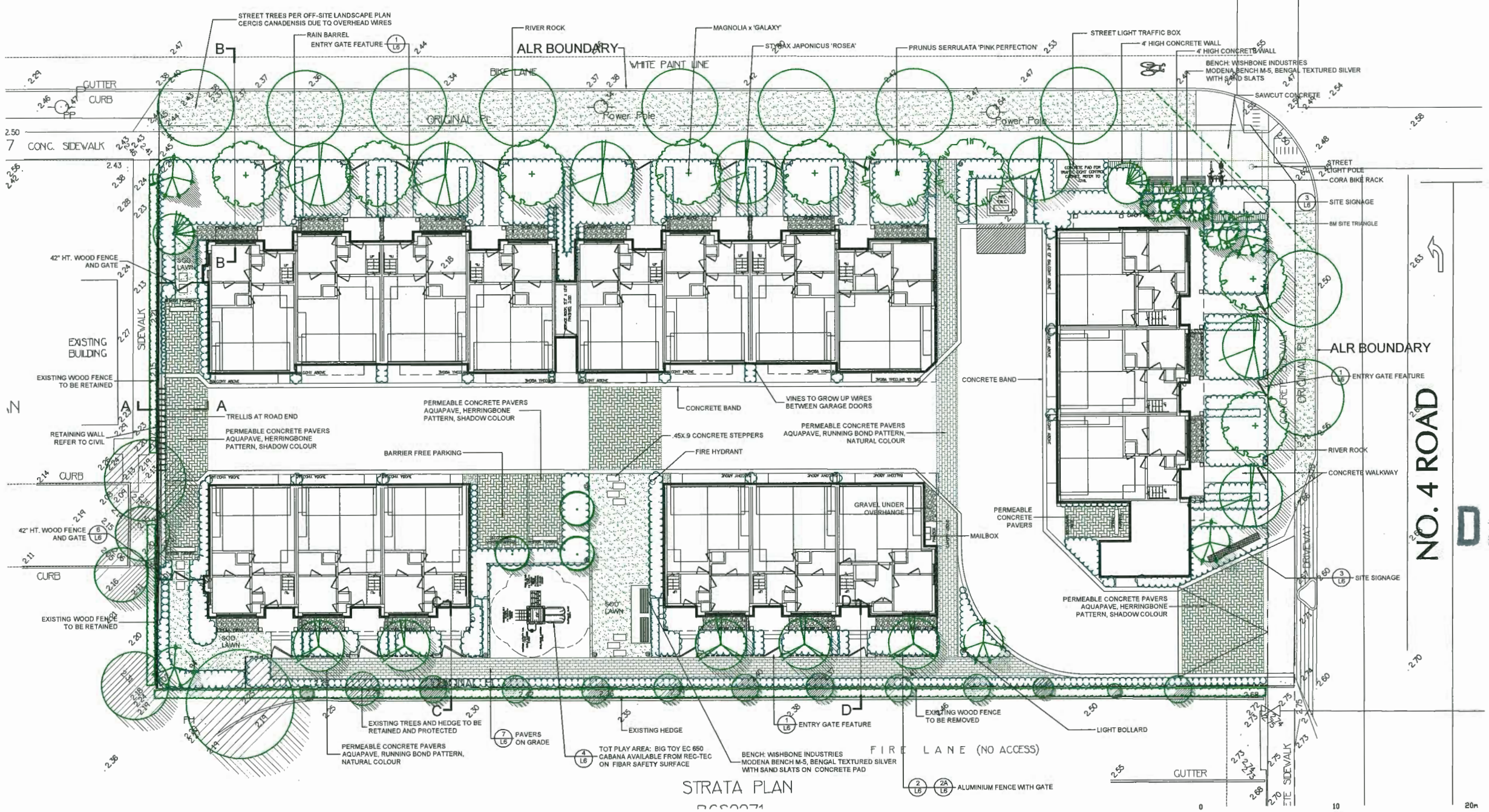
PMG PROJECT NUMBER: 17-007

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	5	ACER PALMATUM	JAPANESE MAPLE	5CM CAL; 1.2M STD; B&B
	3	CARPINUS BETULUS 'FRANS FONTAINE'	COLUMNAR HORNBEAM	6CM CAL; B&B
	7	MAGNOLIA x 'GALAXY'	MAGNOLIA	8CM CAL.; 1.8M STD.
	2	PICEA OMORIKA 'BRUNS'	BRUNS SERBIAN SPRUCE	3M HT; B&B
	5	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMIDAL LIMBER PINE	3M HT; B&B
	3	PRUNUS SERRULATA 'AMANOGAWA'	AMANOGAWA FLOWERING CHERRY	6CM CAL; 1.5M STD; B&B
	2	PRUNUS SERRULATA 'PINK PERFECTION'	PINK PERFECTION FLOWERING CHERRY	6CM CAL; 1.5M STD; B&B
	7	STYRAX JAPONICUS 'ROSEA'	PINK FLOWERED JAPANESE SNOWBELL	6CM CAL.; 1.8M STD.

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

ALL LANDSCAPED AREA ARE TO BE IRRIGATED WITH HIGH EFFICIENCY IRRIGATION SYSTEM
IRRIGATION SYSTEM TO BE DESIGN BUILD (BY OTHERS)

WESTMINSTER HIGHWAY



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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
22	19.OCT.09	COORDINATION WITH FIRE HYDRANT	
21	19.OCT.03	NEW SITE PLAN	DO
20	19.JULY.31	CITY RESUBMISSION	
19	19.JUL.17	REVISE PER COMMENTS	JR
18	19.JUN.05	REVISE PER NEW SITE PLAN	JR
17	19.MAY.24	DETAIL UPDATE	JR
16	19.MAY.03	TRANFORMER COORDINATION	
15	19.APR.24	MUN. COMMENTS	MM
14	19.APR.01	REVISE PER COMMENTS	JR
13	19.FEB.11	TRAFFIC LIGHT BOX/POLE	
12	19.JAN.25	CITY RESUBMISSION	
11	18.NOV.13	REVISE PERMEABLE PAVER	YR
10	18.NOV.08	EXTEND CEDAR HEDGE	YR
9	18.OCT.24	EX. TREE PLAN / REV. LIGHT LOCATIONS	DO
8	18.OCT.15	DP SUBMISSION	
7	18.JUN.22	REVISE PER NEW SITE PLAN	MC
6	18.JUN.07	PLAY EQUIPMENT CHANGE	MM
5	18.JAN.29	REVISE PER ARCH'S COMMENTS	YR
4	18.JAN.17	REVISE PER NEW SITE PLAN	RK
3	17.OCT.23	NEW SITE PLAN	YR
2	17.JULY.25	NEW SITE PLAN, MUN. COMMENTS	MM
1	17.JUN.08	NEW SITE PLAN / COMMENTS	DO

CLIENT:

OCT 08 2019
PLAN #3B
DP 17-781907

PROJECT:

TOWNHOUSE DEVELOPMENT

9980 WESTMINSTER HWY.
RICHMOND, B.C.

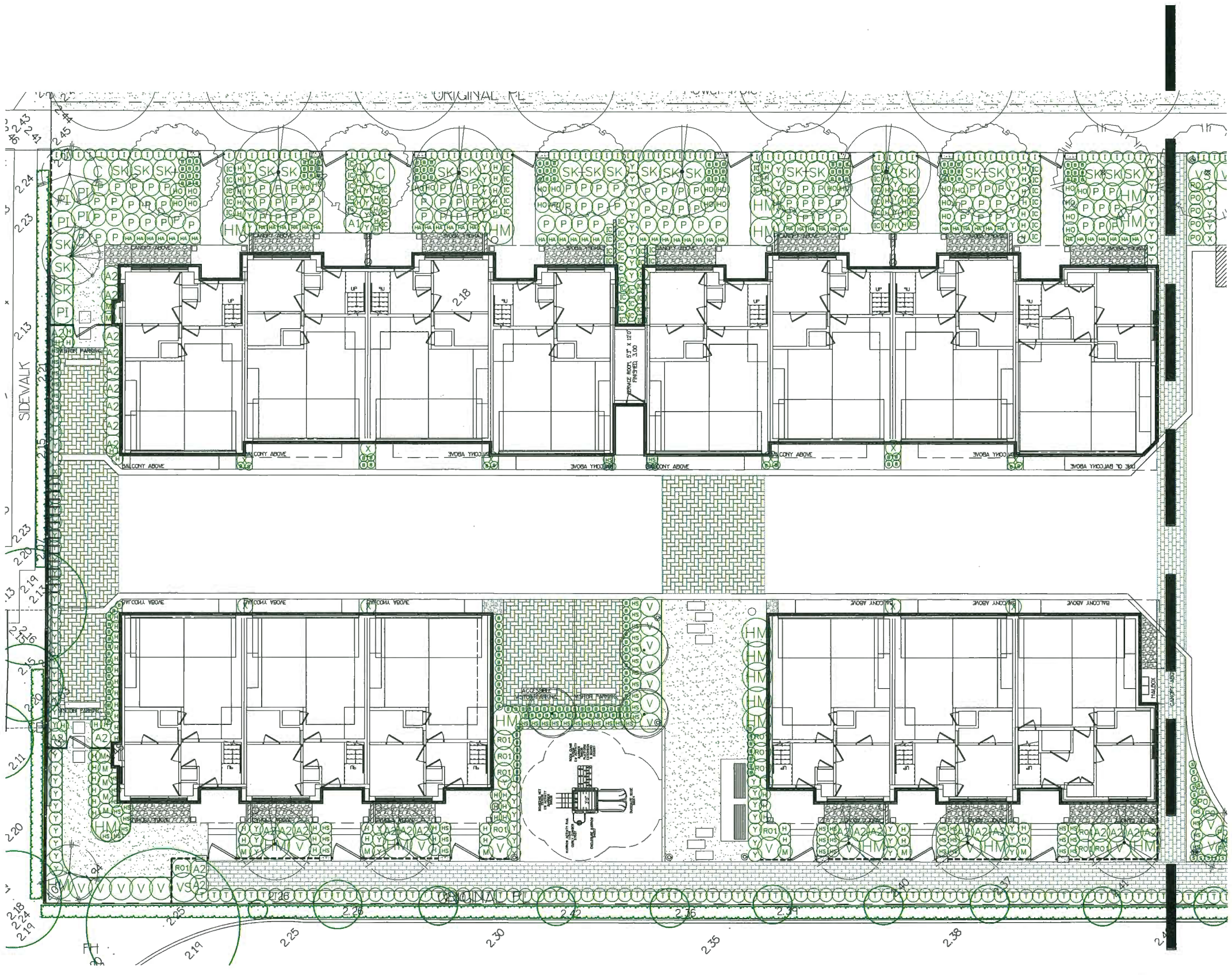
DRAWING TITLE:

LANDSCAPE PLAN

DATE:	18.JUN.22	DRAWING NUMBER:	
SCALE:	1:150		L1
DRAWN:	MM		
DESIGN:	MM		OF 7
CHK'D:	MCY		

PMG PROJECT NUMBER: 17-007

17007-18.ZIP



OCT 08 2019

DP 17-781907

PLAN #3C

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
22	19.OCT.09	COORDINATION WITH FIRE HYDRANT	
21	19.OCT.09	NEW SITE PLAN	DO
20	19.JULY.31	CITY RESUBMISSION	
19	19.JUL.17	REVISE PER COMMENTS	JR
18	19.JUN.05	REVISE PER NEW SITE PLAN	JR
17	19.MAY.24	DETAIL UPDATE	JR
16	19.MAY.03	TRANFORMER COORDINATION	
15	19.APR.24	MUN. COMMENTS	MM
14	19.APR.01	REVISE PER COMMENTS	JR
13	19.FEB.11	TRAFFIC LIGHT BOX/POLE	
12	19.JAN.25	CITY RESUBMISSION	
11	18.NOV.13	REVISE PERMEABLE PAVER	YR
10	18.NOV.08	EXTEND CEDAR HEDGE	YR
9	18.OCT.24	EX. TREE PLAN / REV. LIGHT LOCATIONS	DO
8	18.OCT.15	DP SUBMISSION	
7	18.JUN.22	REVISE PER NEW SITE PLAN	MC
6	18.JUN.07	PLAY EQUIPMENT CHANGE	MM
5	18.JAN.29	REVISE PER ARCH'S COMMENTS	YR
4	18.JAN.17	REVISE PER NEW SITE PLAN	RK
3	17.OCT.23	NEW SITE PLAN	YR
2	17.JULY.25	NEW SITE PLAN, MUN. COMMENTS	MM
1	17.JUN.08	NEW SITE PLAN / COMMENTS	DO

CLIENT:

PROJECT:

TOWNHOUSE DEVELOPMENT

9980 WESTMINSTER HWY.
RICHMOND, B.C.

DRAWING TITLE:

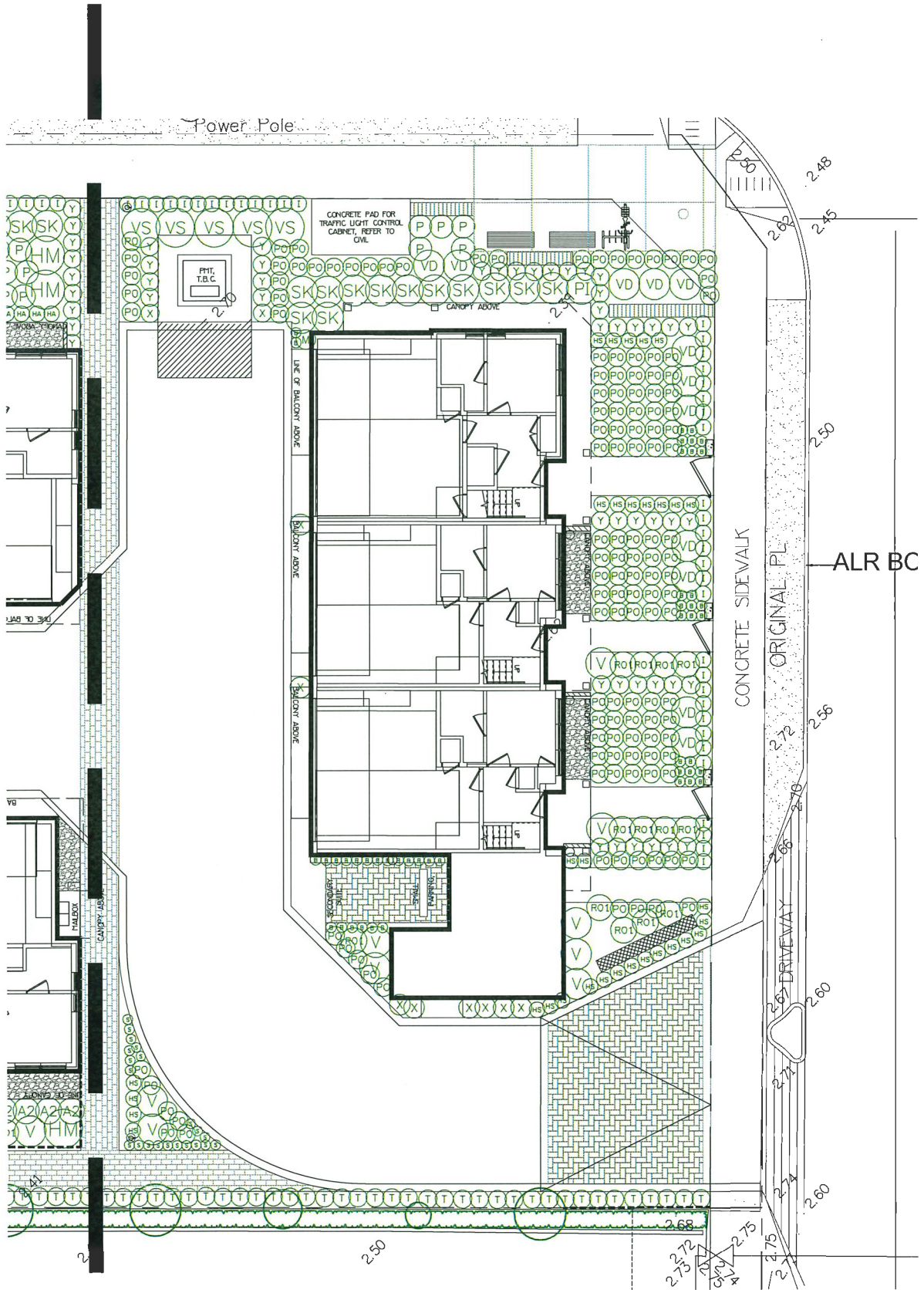
LANDSCAPE SHRUB PLAN

DATE:	18.JUN.22	DRAWING NUMBER:
SCALE:	1:100	**L2A**
DRAWN:	MM	
DESIGN:	MM	
CHK'D:	MCY	OF 7

0 10 20m

17007-18.ZIP

PMG PROJECT NUMBER: 17-007



PLANT SCHEDULE - SITE TOTAL

PMG PROJECT NUMBER: 17-007

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
A1	1	AZALEA JAPONICA 'MOTHER'S DAY'	AZALEA; DARK-RED	#2 POT; 25CM
A2	30	AZALEA JAPONICA 'PURPLE SPLENDOUR'	AZALEA; RED-VIOLET	#3 POT; 40CM
C	2	CAMELLIA JAPONICA 'MAGNOLIFLORA'	CAMELLIA; PINK	#3 POT; 60CM
HM	20	HYDRANGEA MACROPHYLLA 'MASJA'	BIGLEAF HYDRANGEA; RED	#3 POT; 80CM
I	121	ILEX CRENATA 'CONVEXA'	CONVEXA-LEAF JAPANESE HOLLY	#3 POT
PI	6	PIERIS JAPONICA 'VALLEY VALENTINE'	PIERIS; RED BLOOMS	#3 POT; 50CM
RR	25	ROSA MEIDELAND 'BONICA'	MEIDILAND ROSE; PINK	#2 POT; 40CM
SK	36	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#2 POT; 30CM
Y	154	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.2M B&B
T	114	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.6M HT; B&B
VB	12	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#3 POT; 50CM
VS	9	VIBURNUM P.T. 'SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIBURNUM	#3 POT; 60CM
V	28	VIBURNUM TINUS 'SPRING BOUQUET'	DWARF VIBURNUM	#3: POT; 50CM
GRASS				
EC	65	CAREX 'ICE DANCE'	FROSTED SEDGE	#1 POT
B	234	CAREX CAR. ' THE BEATLES'	THE BEATLES SEDGE	#1 POT
HA	52	HAKONECHLOA MACRA 'AUREOLA'	GOLD VARIEGATED JAPANESE FOREST GRASS	#1 POT
HS	95	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
M	14	MISCANTHUS SINENSIS 'ADAGIO'	MAIDEN GRASS	#1 POT
PO	137	PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	#1 POT
VINE				
X	23	HYDRANGEA PETIOLARIS	CLIMBING HYDRANGEA	#3 POT; 50CM; STAKED
PERENNIAL				
H	92	HEMEROCALLIS 'STELLA D'ORO'	DAYLILY; YELLOW	#1 POT; 1-2 FAN
HO	27	HOSTA FORTUNEI 'FRANCEE'	HOSTA; GREEN AND WHITE VARIEGATED	#1 POT; 1 EYE
S	21	SEDUM ALBUM VAR. MICRANTHUM 'CORAL CARPET'	CORAL CARPET STONECROP	9CM POT
GC				
P	100	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

OCT 0 3 2019

DP 17-781907

PLAN #3D

0 10 20m

17007-18.ZIP

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
22	19.OCT.09	COORDINATION WITH FIRE HYDRANT	
21	19.OCT.03	NEW SITE PLAN	DO
20	19.JULY.31	CITY RESUBMISSION	
19	19.JUL.17	REVISE PER COMMENTS	JR
18	19.JUN.05	REVISE PER NEW SITE PLAN	JR
17	19.MAY.24	DETAIL UPDATE	JR
16	19.MAY.03	TRANFORMER COORDINATION	
15	19.APR.24	MUN. COMMENTS	MM
14	19.APR.01	REVISE PER COMMENTS	JR
13	19.FEB.11	TRAFFIC LIGHT BOX/POLE	
12	19.JAN.25	CITY RESUBMISSION	
11	18.NOV.13	REVISE PERMEABLE PAVER	YR
10	18.NOV.08	EXTEND CEDAR HEDGE	YR
9	18.OCT.24	EX. TREE PLAN / REV. LIGHT LOCATIONS	DO
8	18.OCT.15	DP SUBMISSION	
7	18.JUN.22	REVISE PER NEW SITE PLAN	MC
6	18.JUN.07	PLAY EQUIPMENT CHANGE	MM
5	18.JAN.29	REVISE PER ARCH'S COMMENTS	YR
4	18.JAN.17	REVISE PER NEW SITE PLAN	RK
3	17.OCT.23	NEW SITE PLAN	YR
2	17.JULY.25	NEW SITE PLAN, MUN. COMMENTS	MM
1	17.JUN.08	NEW SITE PLAN / COMMENTS	DO

CLIENT:

PROJECT:

TOWNHOUSE DEVELOPMENT

9980 WESTMINSTER HWY.
RICHMOND, B.C.

DRAWING TITLE:

LANDSCAPE SHRUB PLAN

DATE:	18.JUN.22	DRAWING NUMBER:
SCALE:	1:100	**L2B**
DRAWN:	MM	
DESIGN:	MM	
CHKD:	MCY	OF 7

PMG PROJECT NUMBER: **17-007**

MATERIALS KEY

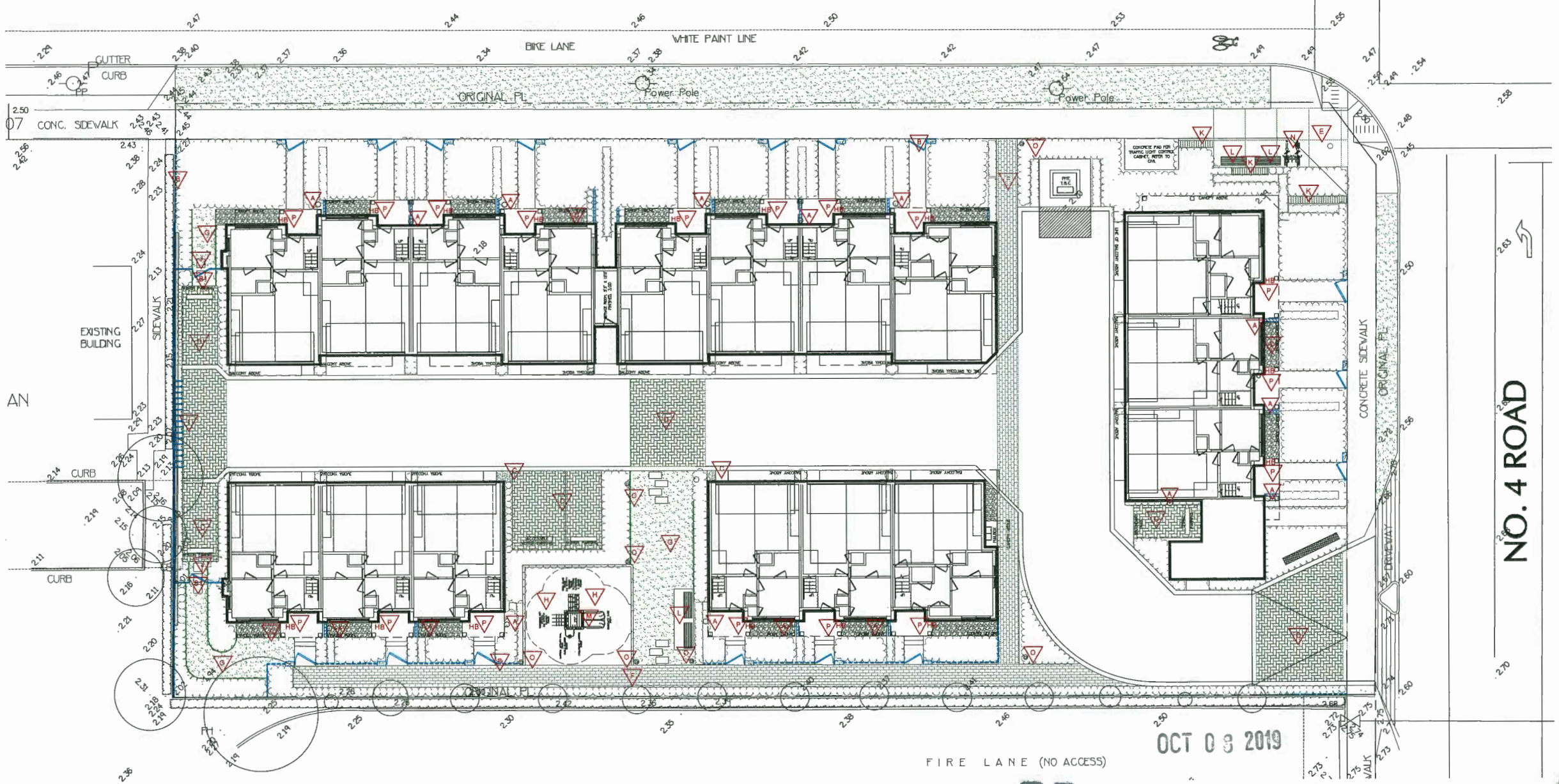
A	RAIN BARREL	F	PERMEABLE CONCRETE PAVERS AQUAPAVE RUNNING BOND PATTERN NATURAL COLOUR	L	WISHBONE INDUSTRIES: MODENA BENCH M-5, BENGAL TEXTURED SILVER WITH SAND SLATS
B	42" HT. ALUMINUM FENCE S/ GATE	G	SOD LAWN	M	BIG TOY EC650
B1	42" HT. WOOD FENCE S/ GATE	H	FIBAR SAFETY SURFACE	N	CORA BIKE RACK 3606
C	RIVER ROCK OVER WEED FABRIC	I	TRELLIS	O	LIGHT BOLLARD
D	PERMEABLE CONCRETE PAVERS AQUAPAVE HERRINGBONE PATTERN, SHADOW COLOUR CLASSIC STANDARD PAVERS	J	0.6M x 0.6M CONCRETE PAVERS	P	HB HOSE BIB
E	SAWCUT CONCRETE NATURAL COLOUR	K	4' CONCRETE WALL		

BIG TOY EC 650 - CABANA

WISHBONE INDUSTRIES - MODENA BENCH M-5

Landscaping contains 18% live plant materials

WESTMINSTER HIGHWAY



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1	17.JUN.08	NEW SITE PLAN / COMMENTS	DO

CLIENT:

PROJECT:

TOWNHOUSE DEVELOPMENT

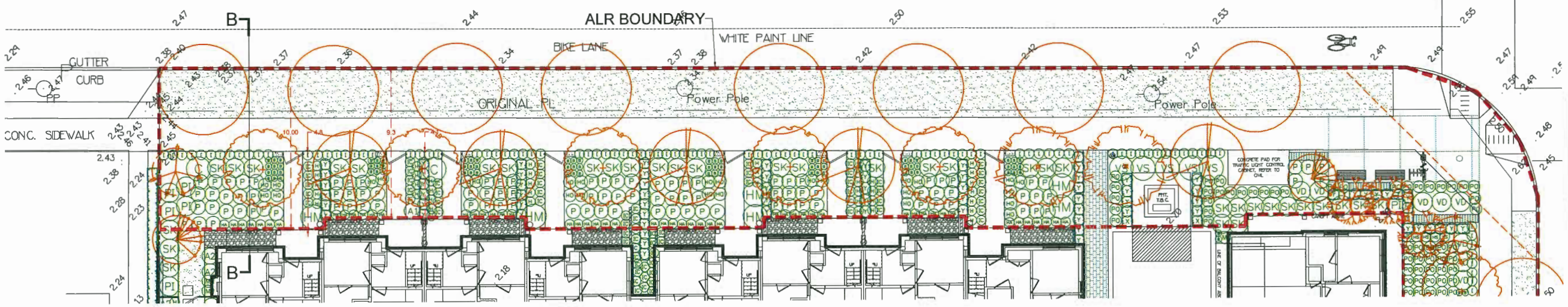
9980 WESTMINSTER HWY.
RICHMOND, B.C.

DRAWING TITLE:

MATERIALS PLAN

DATE:	18.JUN.22	DRAWING NUMBER:	
SCALE:	1:150		**L3**
DRAWN:	MC		
DESIGN:	MM		
CHK'D:	MCY		OF 7
PMG PROJECT NUMBER:			17-007

17007-18.ZIP

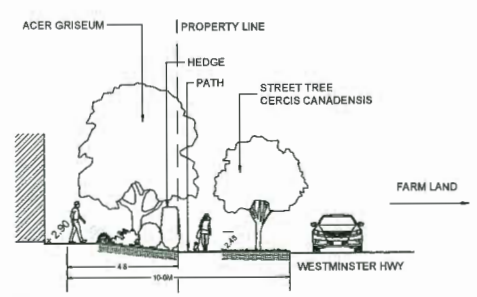


PLANT SCHEDULE - ALR BUFFER

PMG PROJECT NUMBER: 17-007

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	7	MAGNOLIA x 'GALAXY'	MAGNOLIA	6CM CAL., 1.8M STD.
	1	PICEA OMORIKA 'BRUNS'	BRUNS SERBIAN SPRUCE	2.5M HT; B&B
	3	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMIDAL LIMBER PINE	2.5M HT; B&B
	3	PRUNUS SERRULATA 'AMANOGAWA'	AMANOGAWA FLOWERING CHERRY	6CM CAL; 1.5M STD; B&B
	2	PRUNUS SERRULATA 'PINK PERFECTION'	PINK PERFECTION FLOWERING CHERRY	6CM CAL; 1.5M STD; B&B
	7	STYRAX JAPONICUS 'ROSEA'	PINK FLOWERED JAPANESE SNOWBELL	6CM CAL., 1.8M STD.
SHRUB				
(AJ)	1	AZALEA JAPONICA 'MOTHER'S DAY'	AZALEA; DARK-RED	#2 POT; 25CM
(C)	2	CAMELLIA JAPONICA 'MAGNOLIFLORA'	CAMELLIA; PINK	#3 POT; 60CM
(HB)	6	HYDRANGEA MACROPHYLLA 'MASJA'	BIGLEAF HYDRANGEA; RED	#3 POT; 60CM
(I)	121	ILEX CRENATA 'CONVEXA'	CONVEXA-LEAF JAPANESE HOLLY	#3 POT
(PJ)	5	PIERIS JAPONICA 'VALLEY VALENTINE'	PIERIS; RED BLOOMS	#3 POT; 50CM
(RB)	12	ROSA MEIDELAND 'BONICA'	MEIDILAND ROSE; PINK	#2 POT; 40CM
(SK)	33	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#2 POT; 30CM
(Y)	88	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.2M B&B
(VB)	12	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#3 POT; 50CM
(VS)	8	VIBURNUM P.T. 'SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIBURNUM	#3 POT; 80CM
(V)	2	VIBURNUM TINUS 'SPRING BOUQUET'	DWARF VIBURNUM	#3: POT; 50CM
GRASS				
(IC)	44	CAREX 'ICE DANCE'	FROSTED SEDGE	#1 POT
(B)	99	CAREX CAR. ' THE BEATLES'	THE BEATLES SEDGE	#1 POT
(HA)	52	HAKONECHLOA MACRA 'AUREOLA'	GOLD VARIEGATED JAPANESE FOREST GRASS	#1 POT
(HS)	22	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
(RO)	126	PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	#1 POT
VINE				
(X)	2	HYDRANGEA PETIOLARIS	CLIMBING HYDRANGEA	#3 POT; 50CM; STAKED
PERENNIAL				
(H)	39	HEMEROCALLIS 'STELLA O'ORO'	DAYLILY; YELLOW	#1 POT; 1-2 FAN
(HO)	27	HOSTA FORTUNEI 'FRANCEE'	HOSTA; GREEN AND WHITE VARIEGATED	#1 POT; 1 EYE
GC				
(P)	100	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



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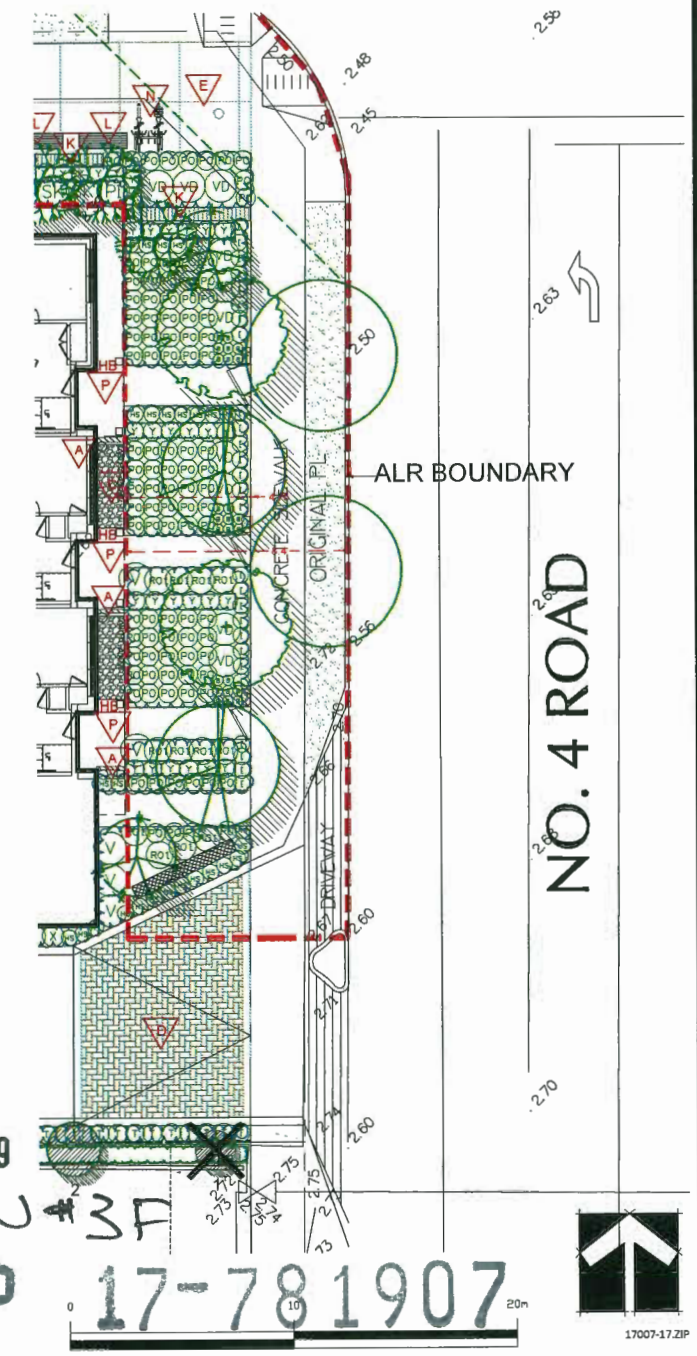

OCT 08 2019

PLAN #3F

DP 17-781907

17007-17.ZIP

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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
21	19.OCT.03	NEW SITE PLAN	DO
20	19.JULY.31	CITY RESUBMISSION	
19	19.JUL.17	REVISE PER COMMENTS	JR
18	19.JUN.05	REVISE PER NEW SITE PLAN	JR
17	19.MAY.24	DETAIL UPDATE	JR
16	19.MAY.03	TRANFORMER COORDINATION	
15	19.APR.24	MUN. COMMENTS	MM
14	19.APR.01	REVISE PER COMMENTS	JR
13	19.FEB.11	TRAFFIC LIGHT BOX/POLE	
12	19.JAN.15	CITY RESUBMISSION	
11	18.NOV.13	REVISE PERMEABLE PAVER	YR
10	18.NOV.08	EXTEND CEDAR HEDGE	YR
9	18.OCT.24	EX. TREE PLAN / REV. LIGHT LOCATIONS	DO
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3	17.OCT.23	NEW SITE PLAN	YR
2	17.JULY.25	NEW SITE PLAN, MUN. COMMENTS	MM
1	17.JUN.08	NEW SITE PLAN / COMMENTS	DO

CLIENT:

PROJECT:

TOWNHOUSE DEVELOPMENT

9980 WESTMINSTER HWY.
RICHMOND, B.C.

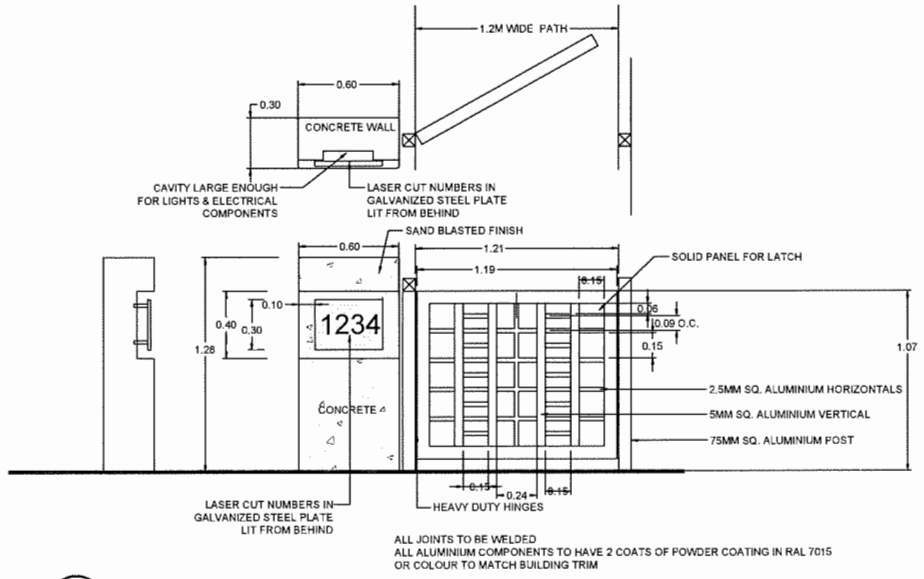
DRAWING TITLE:

ALR BUFFER LANDSCAPE PLAN

DATE: 18.JUN.22
SCALE: 1:125
DRAWN: MM
DESIGN: MM
CHK'D: MCY

DRAWING NUMBER: **L4** OF 7

PMG PROJECT NUMBER: 17-007



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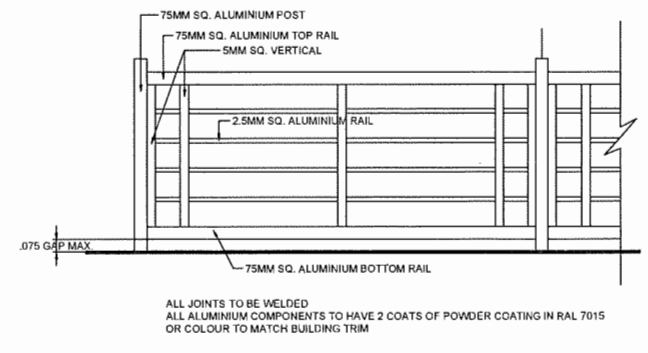

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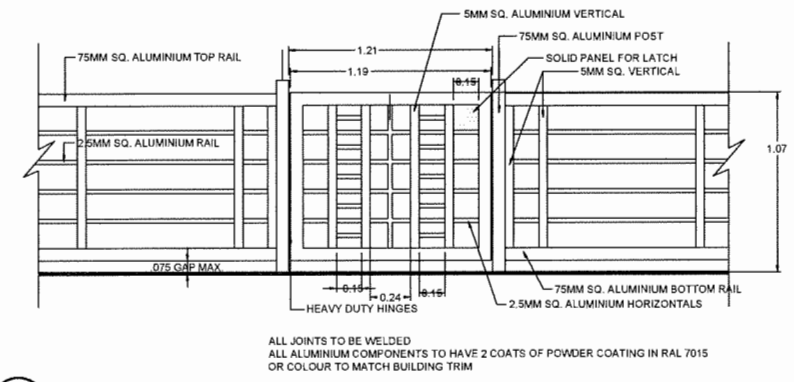

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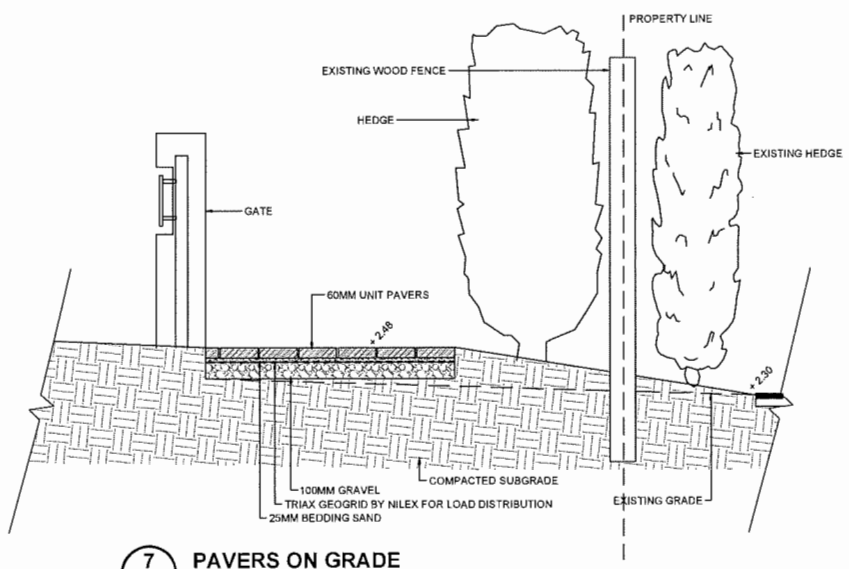

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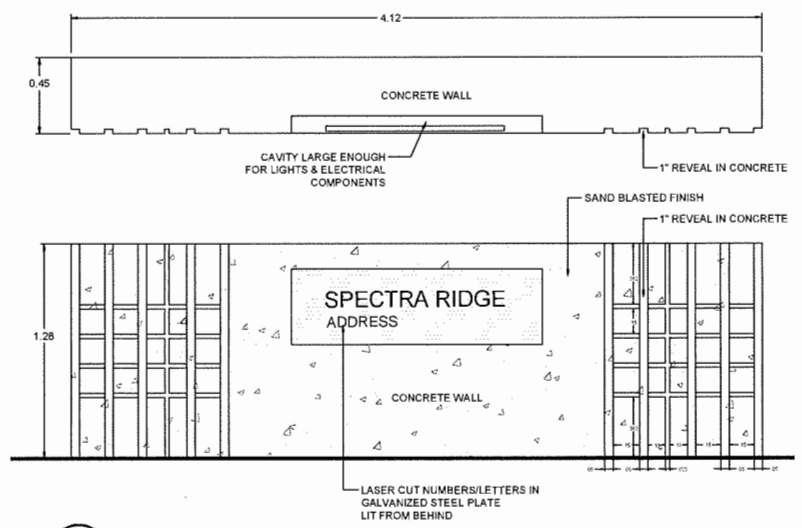

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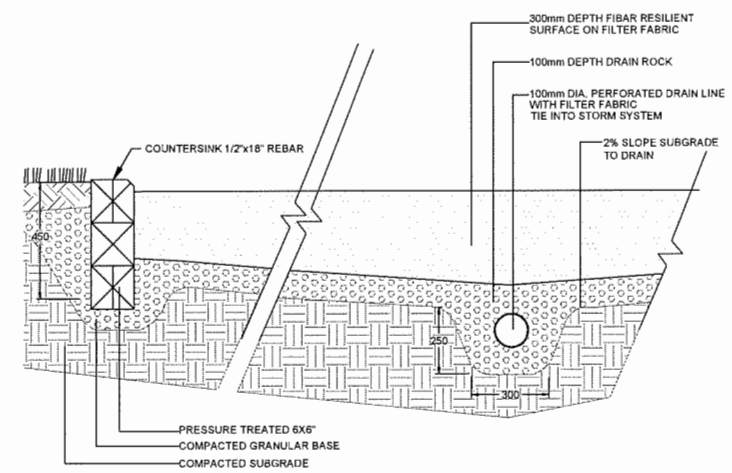

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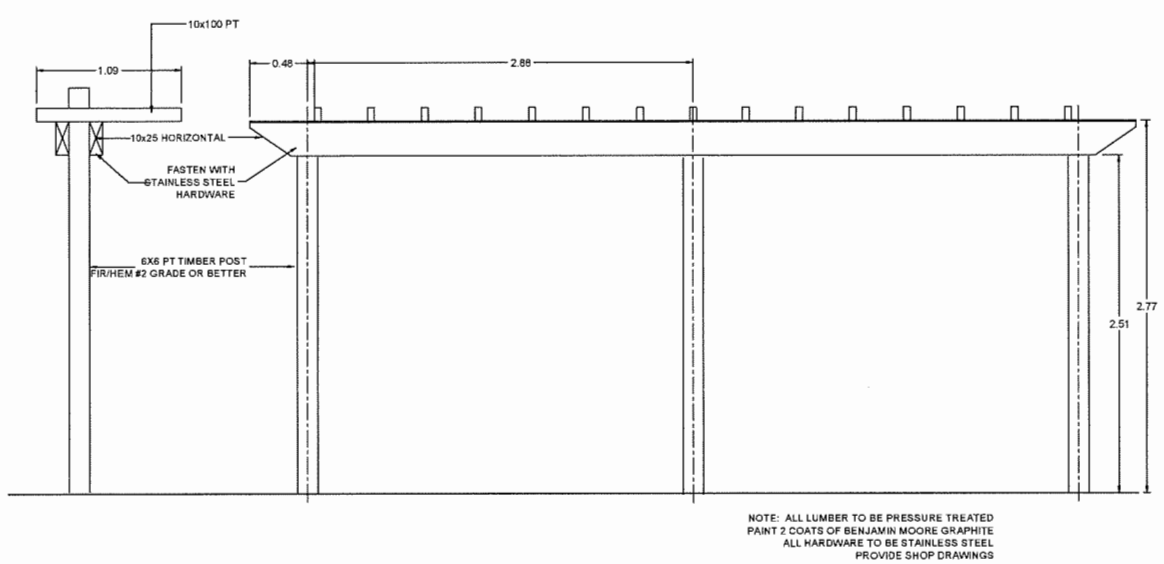

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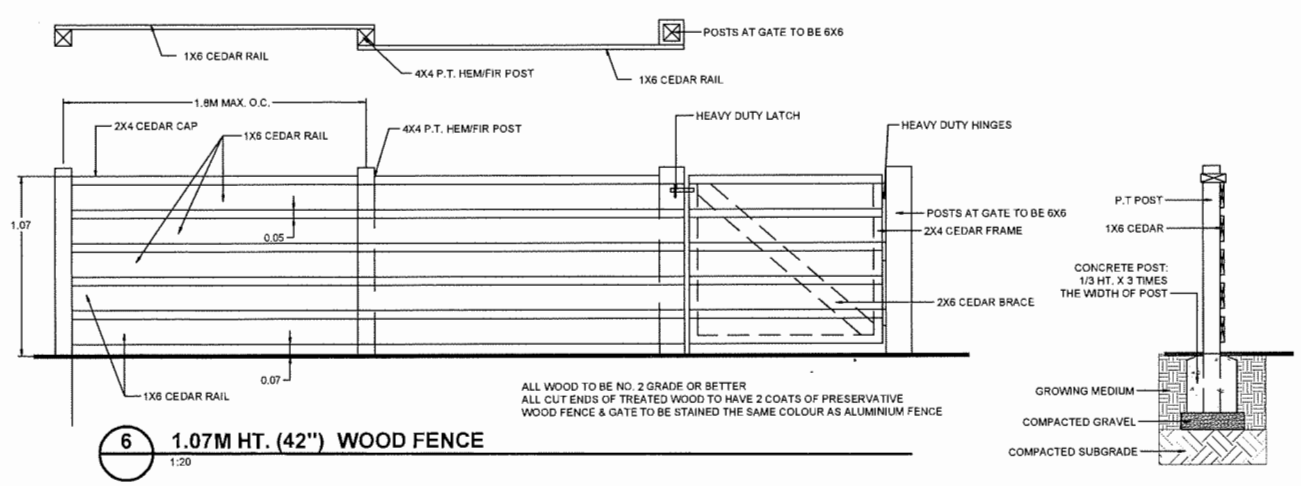

6 1.07M HT. (42") WOOD FENCE
1:20

OCT 08 2019
DP 17-781907

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1	17.JUN.08	NEW SITE PLAN / COMMENTS	DO

CLIENT:

PLAN #3G

PROJECT:

TOWNHOUSE DEVELOPMENT

9980 WESTMINSTER HWY.
RICHMOND, B.C.

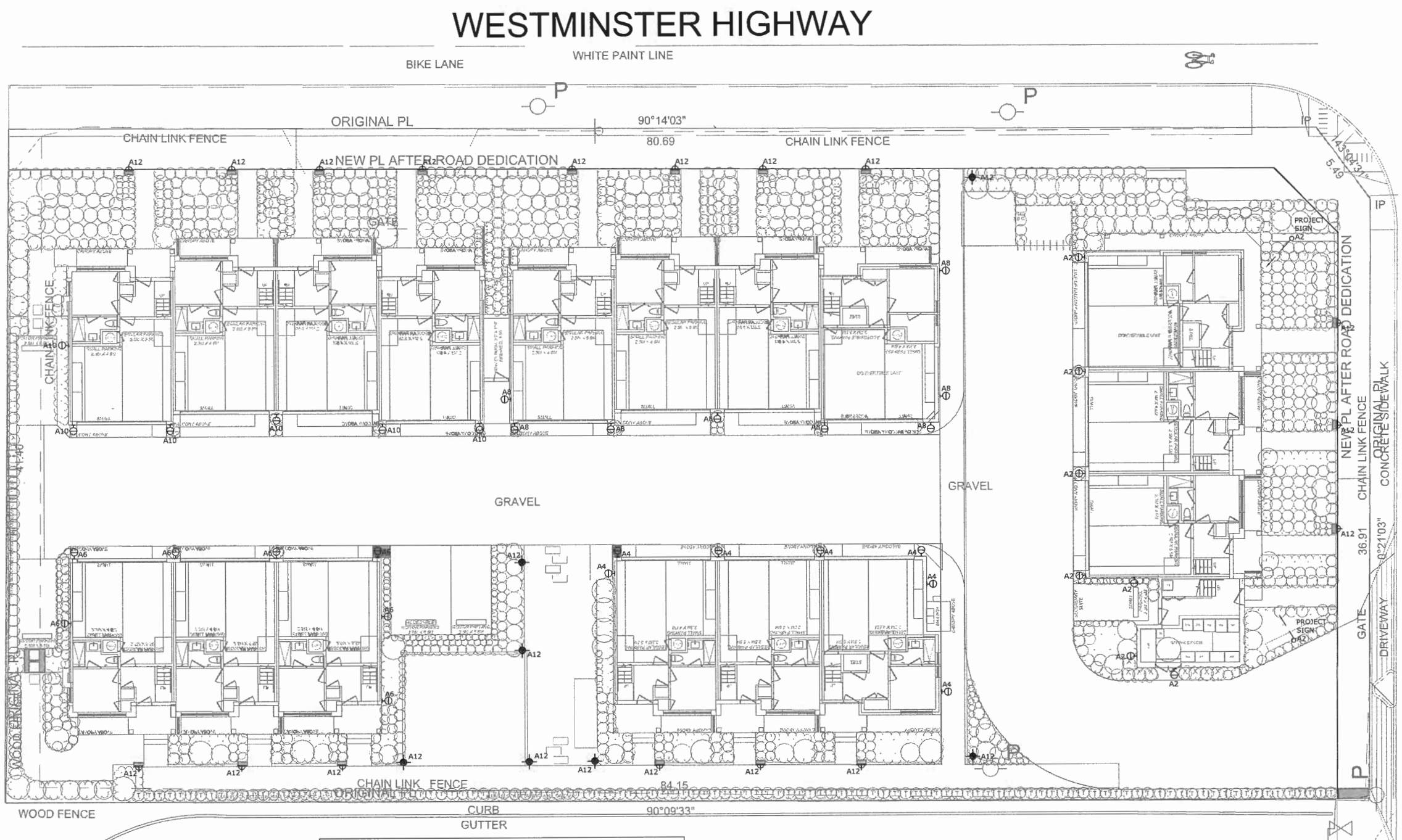
DRAWING TITLE:

LANDSCAPE DETAILS

DATE:	17.JAN.11	DRAWING NUMBER:
SCALE:	AS NOTED	L6
DRAWN:	MM	
DESIGN:	MM	
CHK'D:	MCY	OF 7

17007-17.ZIP

PMG PROJECT NUMBER: 17-007



LIGHTING PLAN

SCALE: 3/32" = 1' - 0"

SITE LIGHTING LEGEND		
		WALL MOUNTED COMPACT LED LIGHT. OPAL LENS, SUITABLE FOR EXTERIOR USE.
		42"H BOLLARDS, ROUND, DARK BRONZE FINISH C/W 32W COMPACT FLUORESCENT HPF BALLAST, LOUVRED & GLASS LENS. MOUNT ON 9"DIA x 36"DEEP CONCRETE BASE WITH ANCHOR BOLTS.
		ELECTRICAL VEHICLE CHARGING STATION: SINGLE CEMA 6-50R RECEPTACLE FED BY 2#8 CU FROM UNIT PANEL PROTECTED BY A 50A BREAKER.
		STEP LIGHTS: RECESSED. LED 120V, POLYCARBONATE LENS. APPROVED FOR WET LOCATIONS.

PLAN #3H OCT 08 2019

DP 17-781907

NO	REVISIONS	DATE
1	-	-
2	-	-
3	-	-

NO	RECORD OF ISSUES	DATE
1	FOR CITY	31JUL19
2	-	-
3	-	-

ARCHITECT:

SPECTRA DESIGN

DEVELOPER:

BENE (NO.4 ROAD) GROUP

ELECT. CONSULTANT:

LIEW ENGINEERING LTD.
Electrical Consulting Engineers
108-11121 Horseshoe Way
Richmond, BC, V7A 5G7
Tel/Fax: 604-277-3157
Email: rliewengltd@telus.net

PROJECT NAME:

18 UNITS TOWNHOUSE DEVELOPMENT

CIVIC ADDRESS:

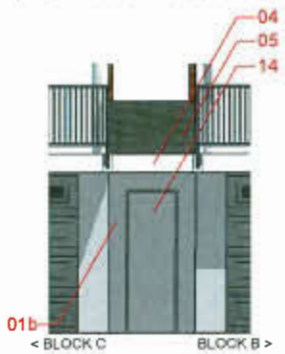
6017 NO. 4 ROAD
RICHMOND, BC

DRAWING TITLE

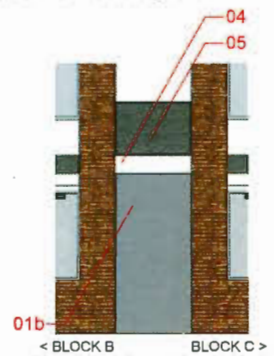
LIGHTING PLAN

START DATE: 12APR16	SEAL:
SCALE: AS NOTED	
DESIGN BY: RVL/AKPN	
DRAWN BY: RVL/ACS	
CHECKED BY: RVL	
PROJ. NO: 1706	DRAWING NO. E1.1

ELECTRICAL ROOM BETWEEN BLOCK B & C



SOUTH ELEVATION
1:25



NORTH ELEVATION
1:25

MATERIAL LEGEND

01a. CEMENTITIOUS PANEL W/ COLOR-MATCH TRIM, WHITE
01b. CEMENTITIOUS PANEL W/ COLOR-MATCH TRIM, GREY
03. BRICK VENEER
04. PAINTED WOOD TRIM, WHITE
05. ASPHALT SHINGLE, GREY
06. CONCRETE UPSTAND
07. CONCRETE CAP
08. POWDER-COATED GUARDRAIL, GREY
09. POWDER-COATED DOWNPIPE, GREY
10. POWDER-COATED METAL GATE, GREY
11. POWDER-COATED METAL PLANTER, BLACK
12. VINYL WINDOW, WHITE
13. HOLLOW METAL DOOR, DARK BROWN
14. HOLLOW METAL DOOR, GREY
15. GARAGE METAL SECTIONAL DOOR, GREY
16. PAINTED SHUTTER-LIKE WOOD PANEL, WHITE

NORTH ELEVATION, WESTMINSTER HIGHWAY ELEVATION
1:50

EAST ELEVATION, NO.4 ROAD ELEVATION
1:50

WEST ELEVATION
1:50

SOUTH ELEVATION
1:50

DP 17-781907

SPECTRA® DESIGN

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11.	AUGUST 29 2019	ISSUED FOR DP RESUBMISSION, 7TH
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9.	JUNE 25 2019	ISSUED FOR DP RESUBMISSION, 5TH
8.	MARCH 08 2019	ISSUED FOR DP RESUBMISSION, 4TH
7.	OCTOBER 18 2018	ISSUED FOR DP RESUBMISSION, 3RD
6.	AUGUST 20 2018	ISSUED FOR DP RESUBMISSION
5.	MARCH 15 2018	ISSUED FOR DP
4.	DECEMEBER 12 2017	ISSUED FOR REZONING+DP RESUBMISSION
3.	NOVEMBER 6 2017	ISSUED FOR REZONING+DP RESUBMISSION
2.	AUGUST 3 2017	ISSUED FOR REZONING+DP
1.	JULY 15 2018	ISSUED FOR REZONING

METRIC

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SEAL

WESTGATE

6017 NO.4 ROAD

SITE ELEVATIONS

DRAWN:
PLOT DATE:
CHECKED:

A3.01
DP PLAN #4
15-05

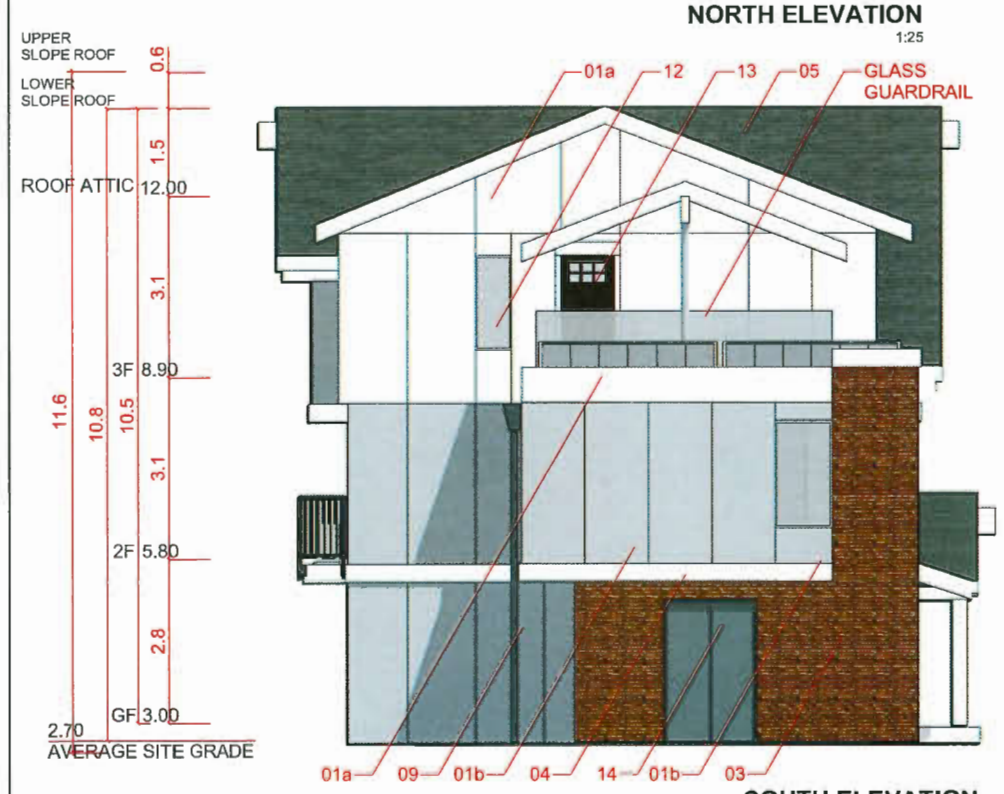
PLAN#4
OCT 08 2019

MATERIAL LEGEND

01a. CEMENTITIOUS PANEL W/ COLOR-MATCH TRIM, WHITE
01b. CEMENTITIOUS PANEL W/ COLOR-MATCH TRIM, GREY
03. BRICK VENEER
04. PAINTED WOOD TRIM, WHITE
05. ASPHALT SHINGLE, GREY
06. CONCRETE UPSTAND
07. CONCRETE CAB
08. POWDER-COATED GUARDRAIL, GREY
09. POWDER-COATED DOWNPIPE, GREY
10. POWDER-COATED METAL GATE, GREY
11. POWDER-COATED METAL PLANTER, BLACK
12. VINYL WINDOW, WHITE
13. HOLLOW METAL DOOR, DARK BROWN
14. HOLLOW METAL DOOR, GREY
15. GARAGE METAL SECTIONAL DOOR, GREY
16. PAINTED SHUTTER-LIKE WOOD PANEL, WHITE

NORTH ELEVATION
1:25

EAST ELEVATION
1:25



SOUTH ELEVATION
1:25

WEST ELEVATION
1:25

DP 17-781907

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7.	OCTOBER 16 2018	ISSUED FOR DP RESUBMISSION, 3RD
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5.	MARCH 15 2018	ISSUED FOR DP
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1.	JULY 15 2016	ISSUED FOR REZONING

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SEAL

WESTGATE

6017 NO.4 ROAD

BUILDING ELEVATIONS
BLOCK A

DRAWN:
PLOT DATE:
CHECKED:

A3.02 PLAN #4A

DP PLAN #4a OCT 0 8 2019

15-05

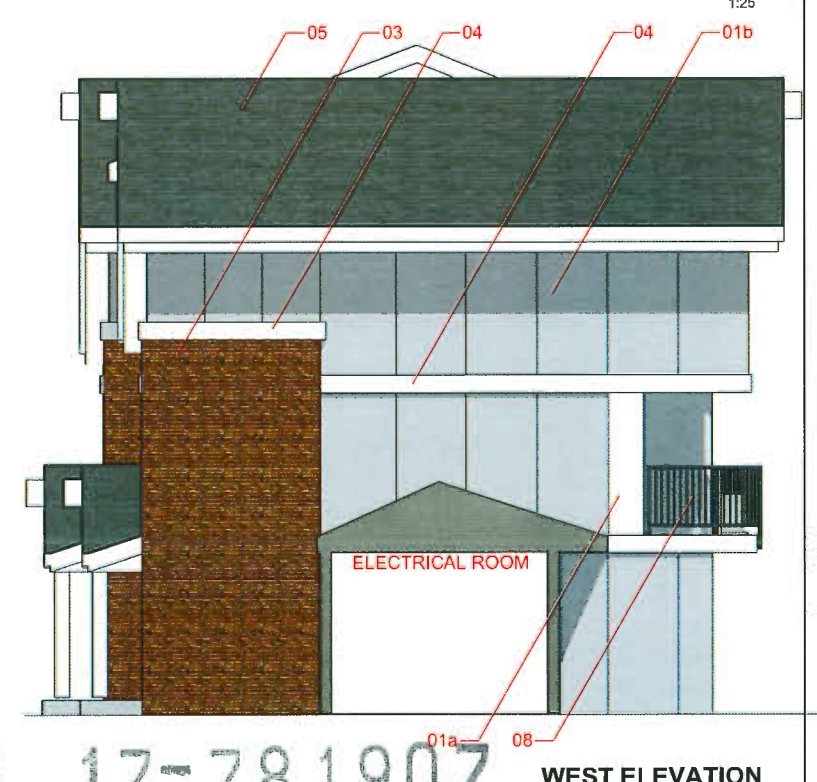
MATERIAL LEGEND

01a. CEMENTITIOUS PANEL W/ COLOR-MATCH TRIM, WHITE
01b. CEMENTITIOUS PANEL W/ COLOR-MATCH TRIM, GREY
03. BRICK VENEER
04. PAINTED WOOD TRIM, WHITE
05. ASPHALT SHINGLE, GREY
06. CONCRETE UPSTAND
07. CONCRETE CAB
08. POWDER-COATED GUARDRAIL, GREY
09. POWDER-COATED DOWNPIPE, GREY
10. POWDER-COATED METAL GATE, GREY
11. POWDER-COATED METAL PLANTER, BLACK
12. VINYL WINDOW, WHITE
13. HOLLOW METAL DOOR, DARK BROWN
14. HOLLOW METAL DOOR, GREY
15. GARAGE METAL SECTIONAL DOOR, GREY
16. PAINTED SHUTTER-LIKE WOOD PANEL, WHITE

NORTH ELEVATION
1:25

EAST ELEVATION
1:25

SOUTH ELEVATION
1:25



WEST ELEVATION
1:25

DP 17-781907

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6.	AUGUST 20 2018	ISSUED FOR DP RESUBMISSION
5.	MARCH 15 2018	ISSUED FOR DP
4.	DECEMEBER 12 2017	ISSUED FOR REZONING+DP RESUBMISSION
3.	NOVEMBER 6 2017	ISSUED FOR REZONING+DP RESUBMISSION
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1.	JULY 15 2016	ISSUED FOR REZONING

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SEAL

WESTGATE

6017 NO.4 ROAD

BUILDING ELEVATIONS
BLOCK B

DRAWN:
PLOT DATE:
CHECKED:

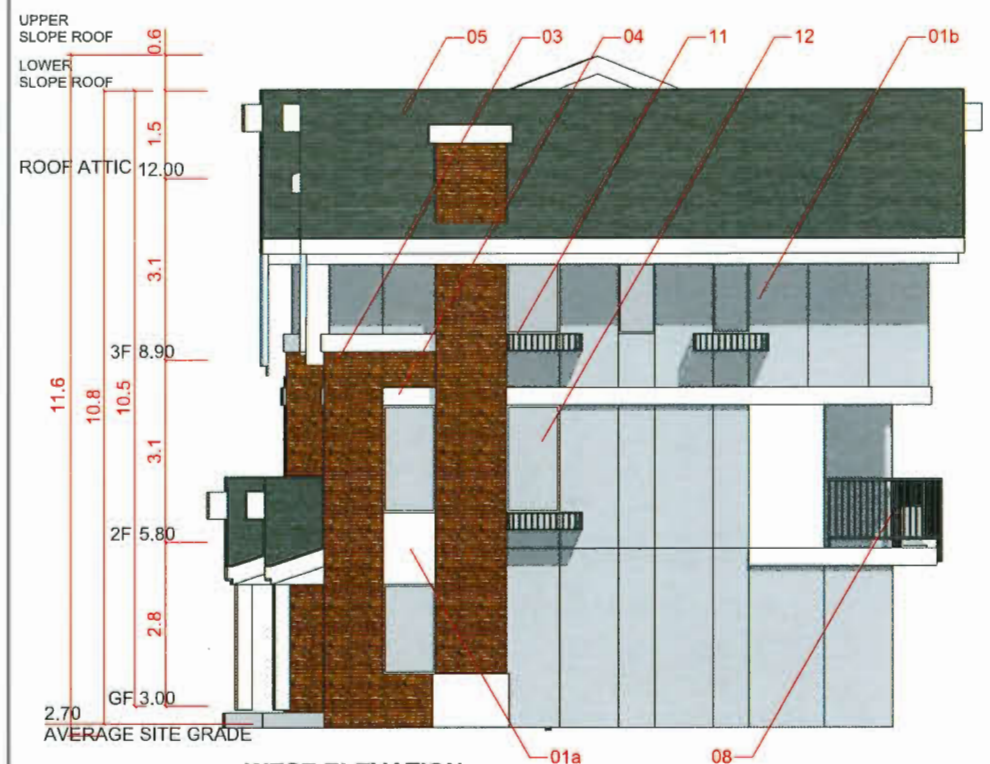
A3.03 PLAN #4B

DP PLAN #4B OCT 0 8 2019

15-05

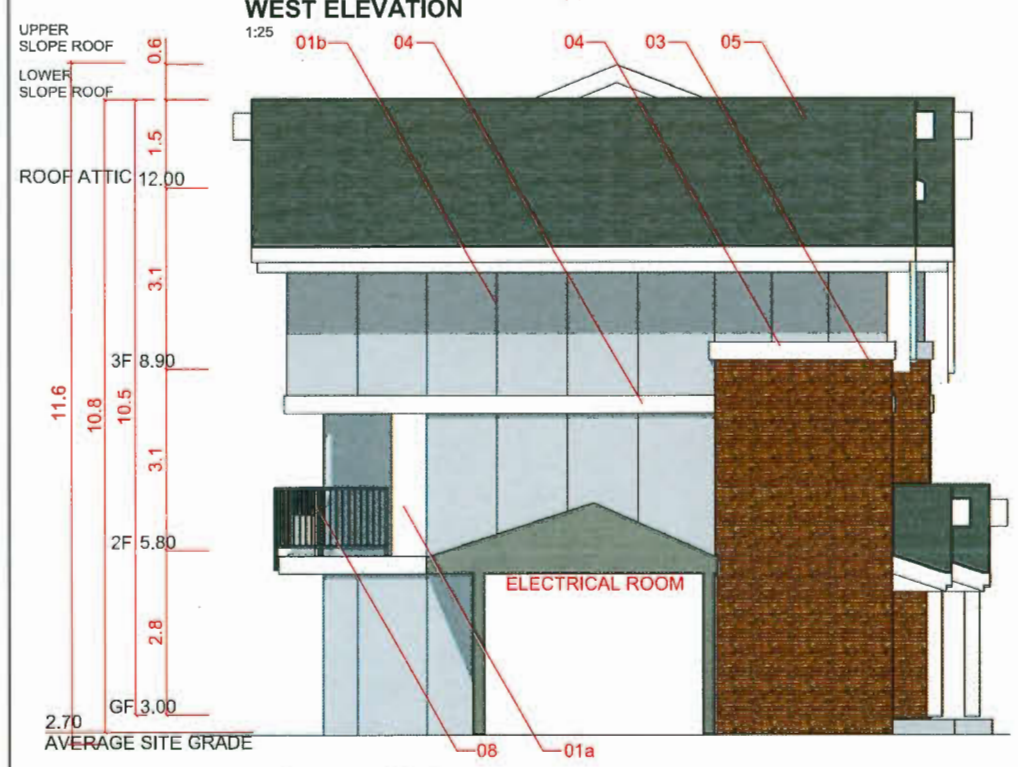
MATERIAL LEGEND

01a. CEMENTITIOUS PANEL W/ COLOR-MATCH TRIM, WHITE
01b. CEMENTITIOUS PANEL W/ COLOR-MATCH TRIM, GREY
03. BRICK VENEER
04. PAINTED WOOD TRIM, WHITE
05. ASPHALT SHINGLE, GREY
06. CONCRETE UPSTAND
07. CONCRETE CAB
08. POWDER-COATED GUARDRAIL, GREY
09. POWDER-COATED DOWNPIPE, GREY
10. POWDER-COATED METAL GATE, GREY
11. POWDER-COATED METAL PLANTER, BLACK
12. VINYL WINDOW, WHITE
13. HOLLOW METAL DOOR, DARK BROWN
14. HOLLOW METAL DOOR, GREY
15. GARAGE METAL SECTIONAL DOOR, GREY
16. PAINTED SHUTTER-LIKE WOOD PANEL, WHITE



WEST ELEVATION
1:25

NORTH ELEVATION
1:25



EAST ELEVATION
1:25

SOUTH ELEVATION
1:25

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SEAL

WESTGATE

6017 NO.4 ROAD

BUILDING ELEVATIONS
BLOCK C

DRAWN:
PLOT DATE:
CHECKED:

A3.04 PLAN #4c

DP PLAN #4c

15-05

OCT 0 8 2019

MATERIAL LEGEND

01a. CEMENTITIOUS PANEL W/ COLOR-MATCH TRIM, WHITE
01b. CEMENTITIOUS PANEL W/ COLOR-MATCH TRIM, GREY
03. BRICK VENEER
04. PAINTED WOOD TRIM, WHITE
05. ASPHALT SHINGLE, GREY
06. CONCRETE UPSTAND
07. CONCRETE CAB
08. POWDER-COATED GUARDRAIL, GREY
09. POWDER-COATED DOWNPIPE, GREY
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11. POWDER-COATED METAL PLANTER, BLACK
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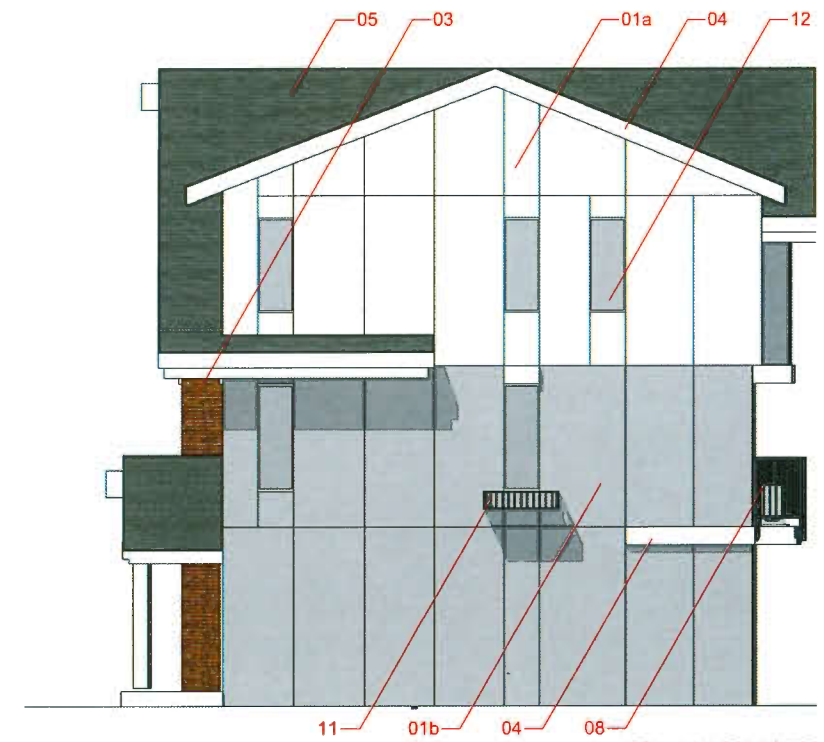
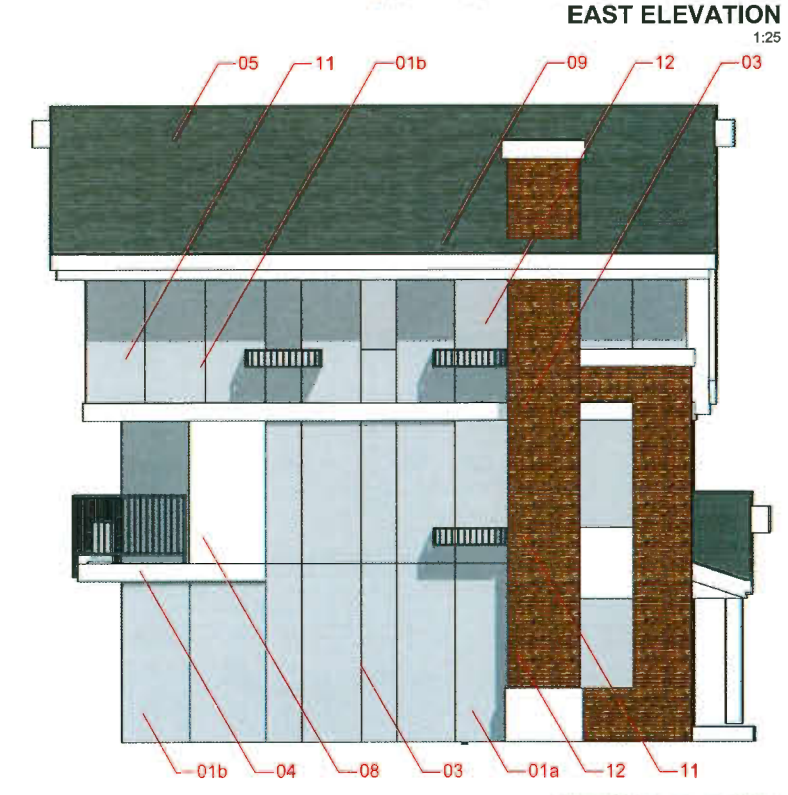
13. HOLLOW METAL DOOR, DARK BROWN
14. HOLLOW METAL DOOR, GREY
15. GARAGE METAL SECTIONAL DOOR, GREY
16. PAINTED SHUTTER-LIKE WOOD PANEL, WHITE

NORTH ELEVATION
1:25



EAST ELEVATION
1:25

SOUTH ELEVATION
1:25



WEST ELEVATION
1:25

DP 17-781907

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SEAL

WESTGATE

6017 NO.4 ROAD

BUILDING ELEVATIONS
BLOCK D

DRAWN:
PLOT DATE:
CHECKED:

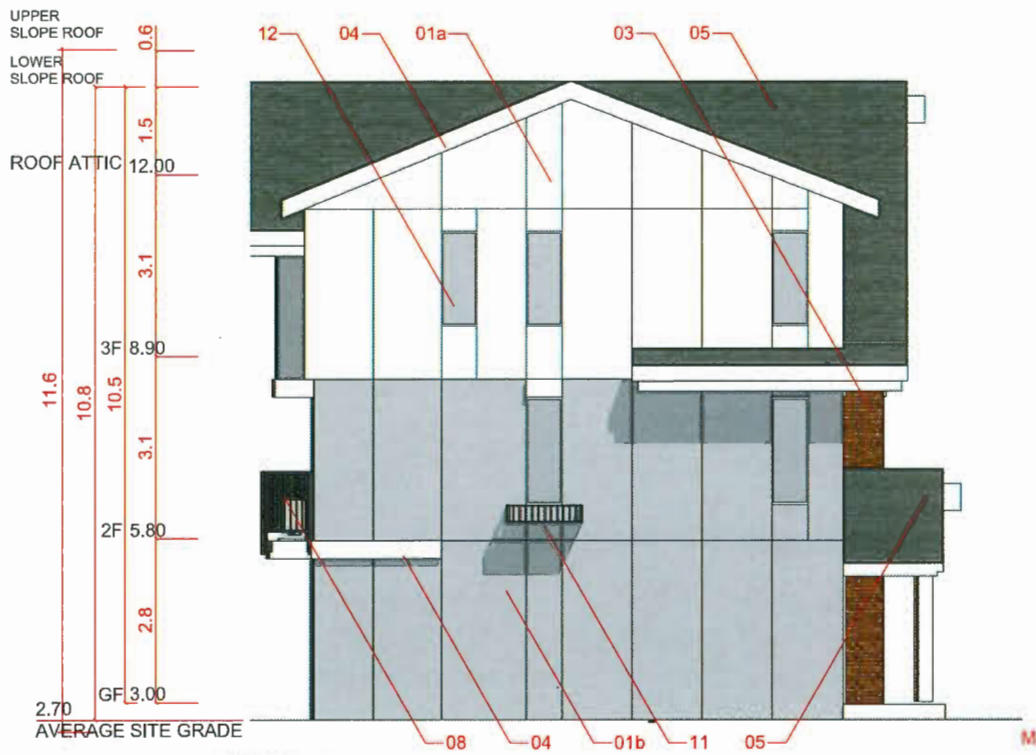
A3.05 PLAN #4D

DP PLAN #4d OCT 08 2019

15-05

MATERIAL LEGEND

01a. CEMENTITIOUS PANEL W/ COLOR-MATCH TRIM, WHITE
01b. CEMENTITIOUS PANEL W/ COLOR-MATCH TRIM, GREY
03. BRICK VENEER
04. PAINTED WOOD TRIM, WHITE
05. ASPHALT SHINGLE, GREY
06. CONCRETE UPSTAND
07. CONCRETE CAB
08. POWDER-COATED GUARDRAIL, GREY
09. POWDER-COATED DOWNPIPE, GREY
10. POWDER-COATED METAL GATE, GREY
11. POWDER-COATED METAL PLANTER, BLACK
12. VINYL WINDOW, WHITE
13. HOLLOW METAL DOOR, DARK BROWN
14. HOLLOW METAL DOOR, GREY
15. GARAGE METAL SECTIONAL DOOR, GREY
16. PAINTED SHUTTER-LIKE WOOD PANEL, WHITE



WEST ELEVATION
1:25

NORTH ELEVATION
1:25

EAST ELEVATION
1:25

SOUTH ELEVATION
1:25

DP 17-781907

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SEAL

WESTGATE

6017 NO.4 ROAD

BUILDING ELEVATIONS
BLOCK E

DRAWN:
PLOT DATE:
CHECKED:

A3.06 PLAN #4E

DP PLAN #4e OCT 0 8 2019

15-05

6017 No.4 ROAD (FORMERLY 9980 WESTMINSTER HIGHWAY)

DEVELOPMENT PERMIT, DP 17-781907

TEAM

CLIENT
BENE (NO.4) DEVELOPMENT LTD.

ARCHITECT
SPECTRA DESIGN ARCHITECTURE LTD.

LANDSCAPE ARCHITECT
PMG LANDSCAPE ARCHITECTS

CODE
CAMPHORA ENGINEERING LTD.

CIVIL / MECHANICAL / TRAFFIC
CORE CONCEPT CONSULTING LTD.

STRUCTURAL
TLSE ENGINEERING INC.

ELECTRICAL
LIEW ENGINEERING LTD.

DRAWING

ARCHITECTURAL

	A0.00	COVERPAGE, DRAWING LIST
	A0.03	DESIGN RATIONALE
	A0.05	PROJECT STATISTICS
DP PLAN #01-	A1.01	MASTER SITE PLAN
	A1.01a	MASTER SITE PLAN, LOT COVERAGE
	A1.01b	PERMEABLE SURFACE, HARD SURFACE, BUILDING COVERAGE
	A1.01c	MASTER SITE PLAN, OUTDOOR AMENITY AREAS
	A1.02	PARKING PLAN
DP PLAN #02-	A1.03	FIRE TRUCK ACCESS
	A2.01	GROUND FLOOR PLAN
	A2.01a	GRD FLOOR PLAN, FSR OVERLAY, EXEMPTIONS, BYLAW 4.4.1a
	A2.01b	GRD FLOOR PLAN, FSR OVERLAY, EXEMPTIONS, BYLAW 4.4.1b
	A2.01c	GRD FLOOR PLAN, FSR OVERLAY, EXEMPTIONS, BYLAW 4.4.1c
	A2.01d	GRD FLOOR PLAN, FSR OVERLAY, NET FLOOR AREA
	A2.01e	GRD FLOOR PLAN, PRIVATE OUTDOOR SPACE
	A2.02	2ND FLOOR PLAN
	A2.02a	2ND FLOOR PLAN, FSR OVERLAY
	A2.03	3RD FLOOR PLAN
	A2.03a	3RD FLOOR PLAN, FSR OVERLAY
	A2.04	ROOF PLAN
	A2.21	UNIT PLANS, CONVERTIBLE UNIT
DP PLAN #04-	A3.01	SITE ELEVATIONS
	A3.02	BLDG ELEVATIONS, BLOCK A
	A3.03	BLDG ELEVATIONS, BLOCK B
	A3.04	BLDG ELEVATIONS, BLOCK C
	A3.05	BLDG ELEVATIONS, BLOCK D
	A3.06	BLDG ELEVATIONS, BLOCK E
	A8.01	SUN & SHADOW STUDIES
	A8.02	SUN & SHADOW STUDIES

LANDSCAPE

DP PLAN #03-	L1	LANDSCAPE PLAN
	L2A	LANDSCAPE SHRUB PLAN
	L2B	LANDSCAPE SHRUB PLAN
	L3	MATERIALS PLAN
	L4	ALR BUFFER LANDSCAPE PLAN
	L5	PERMEABILITY PLAN
	L6	LANDSCAPE DETAILS

ARBORSIT

TREE MANAGEMENT PLAN

CIVIL

LOT GRADING PLAN
LOT GRADING DETAILS
LOT GRADING SECTIONS
RETAINING WALL DETAIL

DP 17-781907

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8.	MARCH 08 2019	ISSUED FOR DP RESUBMISSION, 4TH
7.	OCTOBER 16 2018	ISSUED FOR DP RESUBMISSION, 3RD
6.	AUGUST 20 2018	ISSUED FOR DP RESUBMISSION
5.	MARCH 15 2018	ISSUED FOR DP
4.	DECEMEBER 12 2017	ISSUED FOR REZONING+DP RESUBMISSION
3.	NOVEMBER 6 2017	ISSUED FOR REZONING+DP RESUBMISSION
2.	AUGUST 3 2017	ISSUED FOR REZONING+DP
1.	JULY 15 2016	ISSUED FOR REZONING

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SEAL

WESTGATE

6017 NO.4 ROAD

COVERPAGE
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DRAWN:
PLOT DATE:
CHECKED:

A0.00 PLAN #4F
OCT 08 2019

15-05

BENE Group and SPECTRA DESIGN ARCHITECTS have applied to City of Richmond for Rezoning and Development Permit of 9980 Westminster Highway, which has been currently vacant for years, previously was a gasoline station.

The components and structure of the proposed re-development generally follow planning policies outlined in the McLennan North Sub Area Plan, adopted by the City of Richmond in February 2004. Further to this, the proposal will implement the Official Community Plan (OCP) for the area with a high quality urban development.

The proposed re-development is built around the efficient transport network described in the City Centre Transportation Plan Update, December 2007. This plan should improve future traffic flow in the area for pedestrians, cyclists and vehicles. Because of the excellent transit connections, the re-development is also expected to include new residential townhousing community.

THE PROPOSAL

BENE Group proposes to construct a residential townhousing development at 9980 Westminster Highway. It consists of 17 2.5-storey townhouse units and 1 secondary suite. The surrounding residential town housing communities along Westminster Highway and No.4 Road had developed since 2005. The proposed site was the last abandon property among the McLennan North Sub-Area plan. Since its the corner location after gas station business left vacant for years, our client believes it is the right time for a revitalization of the site to help animate the streetscape and echo with the current OCP. The vision is to create an gateway project at this prominent corner not only to welcome the entry to city centre, but also to be architecturally harmony with existing neighbourhood developments.

The proposed FAR is for the consideration of the requested land dedication for public benefit and revitalization effort of the original gas station site. We proposed to improve on the ground plane relationship by dedicating more than 8% of site area for public amenity and road widening as per City requested. As per the City planning guidelines, the building heights is articulated as stepping down notion. The proposed setbacks from the north property line along Westminster Hwy is for articulating the building mass of North building rows for an intriguing landscape design and an animated public realm.

We believe these upgrades and dedication will enhance the buildings, public realm, and provide additional amenities to the community in line with the current surrounding developments.

The proposed development not only respected and responded to the urban character of existing neighbourhoods, McLennan North, but also, created a distinctive architectural character thru the unique interpretation of each townhouse main pitch roof at front facade. The little pitched roofed canopy over unit entry signified the entry in a more human scale way, while the main pitched roofs shifted in heights and collaborated into staggering roof line of bigger building mass. The changing roofscape respected to the context building massing. The color of building exterior on the one hand correlated to the context buildings, on the other hand, the brick texture with white trim created a subtle distinction to celebrate the prominent corner site location and gateway identity. Besides, the corner unit facade facing the junction was carefully crafted and articulated to signify the gateway identity with unique landscape design.

There will be no setback variance requested from the approved Rezoning. The individuality of units is expressed by the variety of plants of each unit front yard, and the different color of main entry doors.

DP 17-781907

SPECTRA® DESIGN

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11.	AUGUST 9 2019	ISSUED FOR DP RESUBMISSION, 7TH
10.	JULY 25 2019	ISSUED FOR DP RESUBMISSION, 6TH
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WESTGATE

6017 NO.4 ROAD

DESIGN RATIONALE

DRAWN: CHECKED:
PLOT DATE:

A0.03 PLAN #4G

OCT 0 8 2019

15-05

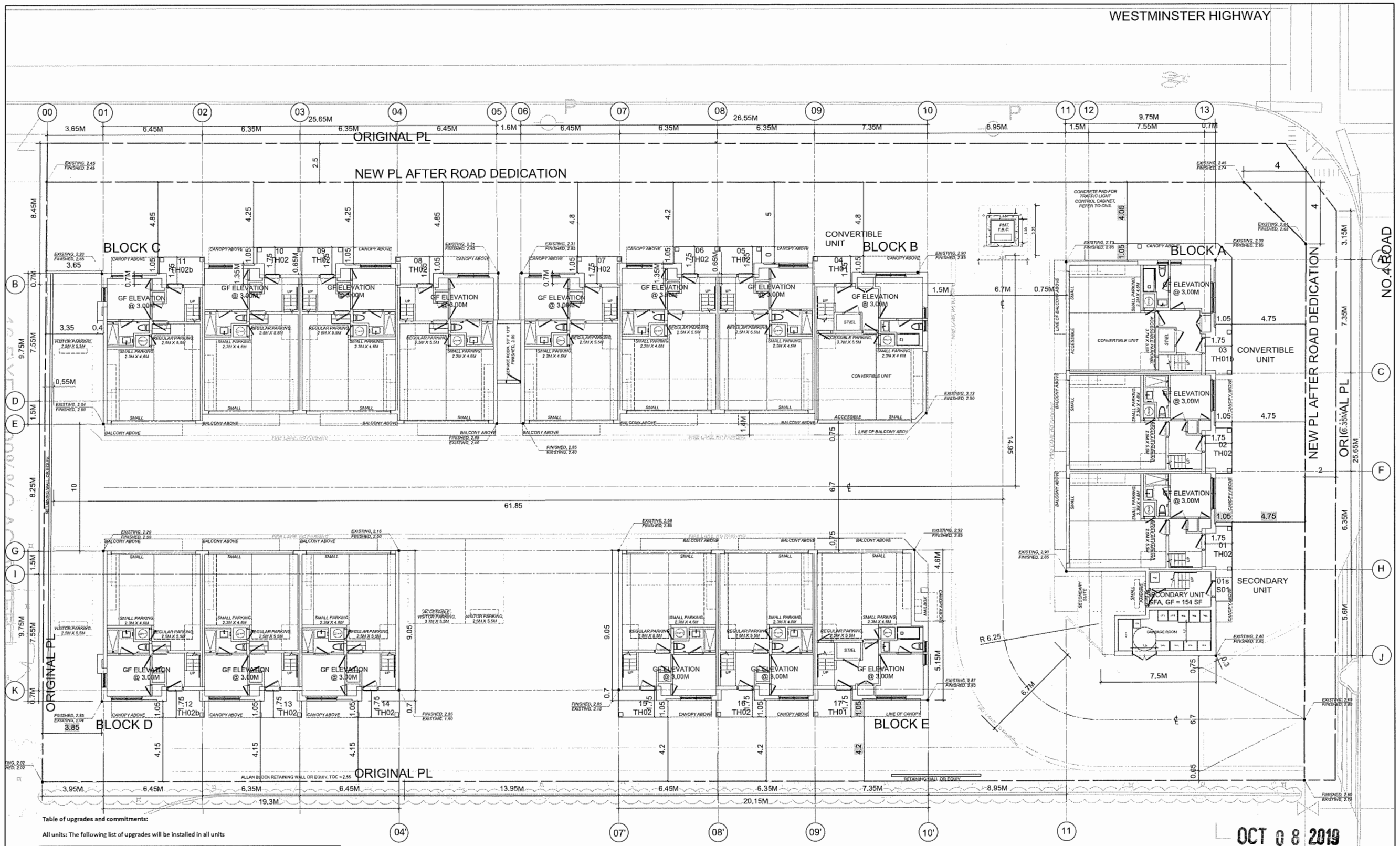

Table of upgrades and commitments:

All units: The following list of upgrades will be installed in all units

Component	Upgrade
Solar Hot Water Ready requirement	"Per the requirements of the BC Solar Hot Water Ready regulation".

Unit 12: The following list of upgrades have been identified for Unit 12. If all of these upgrades are installed in Unit 12, and in other units assessed to have similar or better energy performance, energy modelling indicates the units will achieve or exceed an EnerGuide 82 rating.

Component	Upgrade	Commitment
Ventilation:	Ventilation	Supply with forced warm air heating installed per BCBC Section 9.32.3.4
Space Heating:	Air Source Heat Pump	Air Source Heat Pump (ASHP); Seer >14.5; HSPF > 7.5. This upgrade shall require the projects mechanical Professional Engineer to provide a letter to the City of Richmond which specifies the equipment and confirms that the equipment complies with Noise Regulations Bylaw No. 8856.

NOTE:

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4) ALL UNITS HAVE AGING IN PLACE FEATURES AS BYLAW REQUIRED, SUCH AS, INCLUSION OF BLOCKING TO BATHROOMS FOR INSTALLATION OF GRAB-BARS, PROVISION OF BLOCKING TO STAIR WALLS TO ACCOMMODATE LIFT INSTALLATION AT A FUTURE DATE, AND PROVISION OF LEVEL DOOR HANDLES.
5) THERE WILL BE NO STEP PROPOSED AT THE FRONT ENTRY OF THE CONVERTIBLE UNIT #03, #04.

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OCT 08 2019
REFERENCE PLAN
DP 17-781907

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WESTGATE

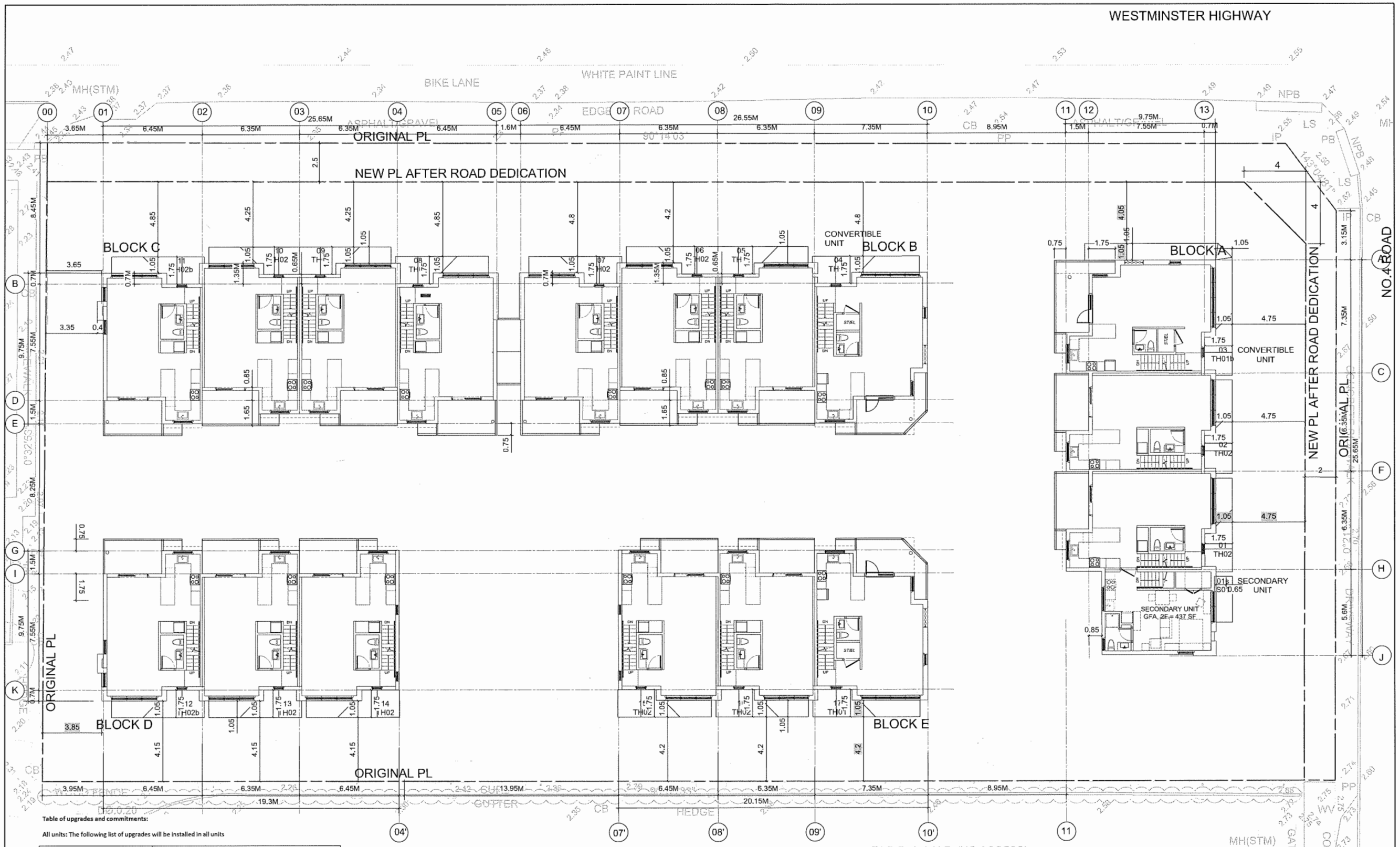
6017 NO.4 ROAD

GROUND FLOOR PLAN

DRAWN: CHECKED:
PLOT DATE:

A2.01

15-05



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STRATA PLAN

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SEAL

WESTAGTE

6017 NO.4 ROAD

2ND FLOOR PLAN

DP 17-781907

DRAWN: CHECKED:
PLOT DATE:

REFERENCE PLAN

A2.02

OCT 08 2019

15-05

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DP 17-781907

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WESTGATE

6017 NO.4 ROAD

3RD FLOOR PLAN

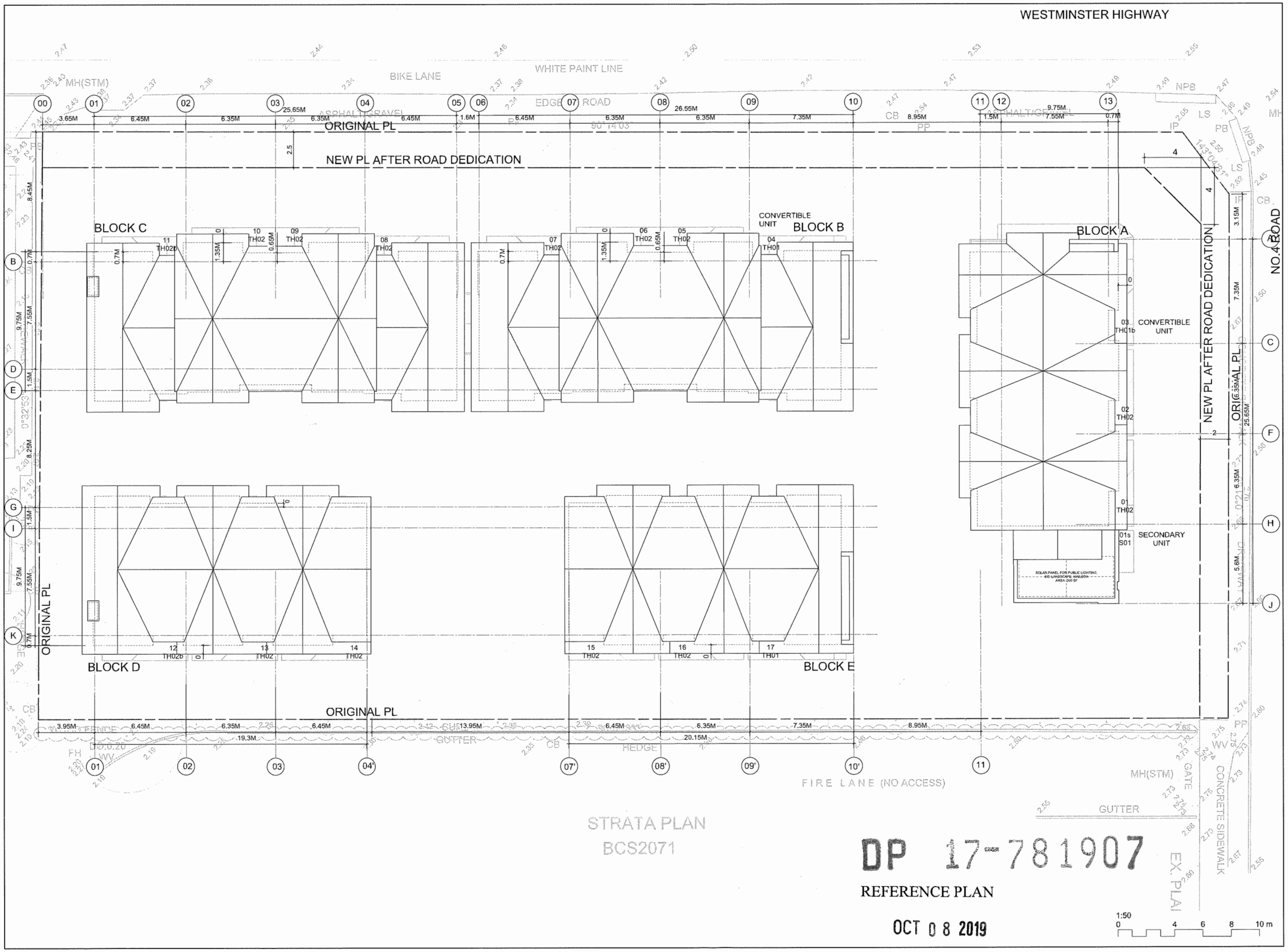
DRAWN: PLOT DATE: CHECKED:

REFERENCE PLAN

A2.03

OCT 08 2019

15-05



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WESTGATE

6017 NO.4 ROAD

ROOF PLAN

DRAWN:
PLOT DATE:
CHECKED:

A2.04

15-05

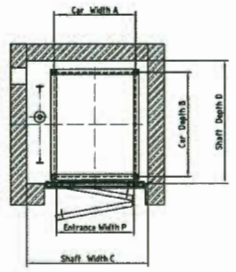
Convertible Unit Guidelines

Doors & Doorways	Entry doors are a minimum 863 mm but ideally 914 mm and have clear access.
	Entry door clear exterior floor space min. 1220 mm depth by door width plus 600 mm on latch side (not needed if rough in wiring provided for future automatic door opener).
	Interior doors to main living areas, 1 bathroom and 1 bedroom, min. 800 mm clear opening with flush thresholds max. 13 mm height. Demonstrate wheelchair access between the hallway and rooms and widen hallway and/or doorway(s) if necessary to secure access.
	Patio/balcony min. 860 mm clear opening. Note how accessed.
	All interior thresholds within units comply with BC Building Code.
	Lever-type handles for all doors.
Vertical Circulation	Stair lift, staircase width, framing support, and landings, as noted on floor plans in compliance with manufacturer specifications. OR Vertical lift, depressed slab area, and landings, as noted on floor plans in compliance with manufacturer specifications. Framing to accommodate shaft construction without impact to surrounding structure.
	At the top of all stairways, walls are reinforced with 2" x 12" solid lumber at 914 mm to centre.
Hallways	Min. 900 mm width.
Garage	Min. 1 accessible parking space with min. 4 m garage width.
	Access from garage to living area min. 800 mm clear opening.
Bathroom (Min. 1)	Toilet clear floor space min. 1020 mm at side and in front.
	Wall blocking for future grab bar installation at toilet, tub and shower. Reinforced with 2" x 12" solid lumber in all bathtub, shower, and toilet locations.
	Lever-type handles for plumbing fixtures.
	Pressure and temperature control valves are installed on all shower faucets.
	Cabinets underneath sink(s) are easily removed.
	Demonstrate bath and shower controls are accessible (layout or fixture placement).
Kitchen	Clear area needed under future work space. Plumbing and gas pipes (in-wall and in-floor) located clear of under counter area of future work space (stove, sink & min. 810 mm wide counter). All pipes are brought in no higher than 304 mm to 355 mm to the centre of the pipe from floor level.
	Cabinets underneath sink are easily removed.
	1500 mm turning diameter or turning path diagram.
	Lever-type handles for plumbing fixtures.
Windows	Min. 1 window that can be opened with a single hand (bathroom, kitchen, living room)
Outlets & Switches	Placement locations of electrical outlets: beside window, bottom of stairways, beside toilet, above external doors (outside and inside), on front face of kitchen counter, within proximity of control centre for smart home options.
	Upgrade to four-plex outlets in master bedroom, home office, garage, and recreation room.

CANADA HOME ELEVATOR
105 - 568 Seymour Street, Vancouver, BC Canada V6B 3J5
Tel: 604.971.3882 Fax: 604.971.3886
www.CanadaHomeElevator.com
Email: info@CanadaHomeElevator.com

Classic (CLS Model):

Construction or Drywall Hoistway Residential Home Elevator with hydraulic cylinder at side



"Specifications shown are for reference only and subject to final engineering"

Model No.	Capacity Lbs. (Kg)	Car Width A ft-in (mm)	Car Depth B ft-in (mm)	Shaft Width C ft-in (mm)	Shaft Depth D ft-in (mm)	Entrance Width P ft-in (mm)
CLS-F-33927	550 (250)	3'-3" (1000)	2'-7" (800)	4'-11" (1495)	3'-3" (1025)	3'-1" (950)
CLS-F-73333	705 (320)	3'-3" (1000)	3'-3" (1000)	4'-11" (1495)	4'-1" (1225)	3'-1" (950)
CLS-F-83341	880 (400)	3'-3" (1000)	4'-1" (1250)	4'-11" (1495)	4'-10" (1475)	3'-1" (950)

Minimum Overhead: 9'-3" (2820mm) measured from the last stop finished floor level to the underside of hoistway.

Maximum Pit Depth: 4" (100mm) measured from the first stop finished floor level to the top of pit surface

Also available (Please contact us for dimensions):
- Opposite (Front and Rear) entrances
- Angled (Front and Side or Rear and Side) entrances

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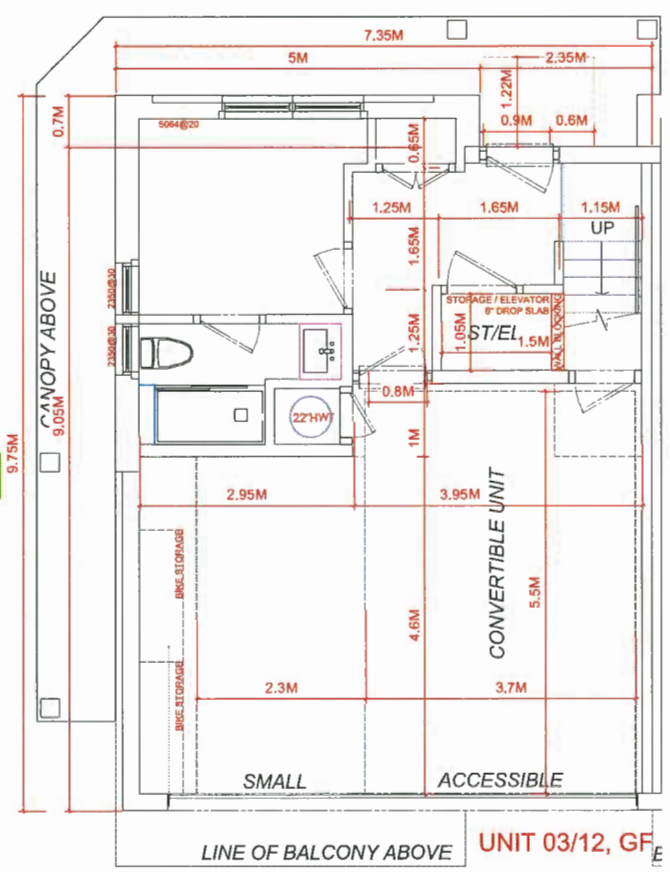
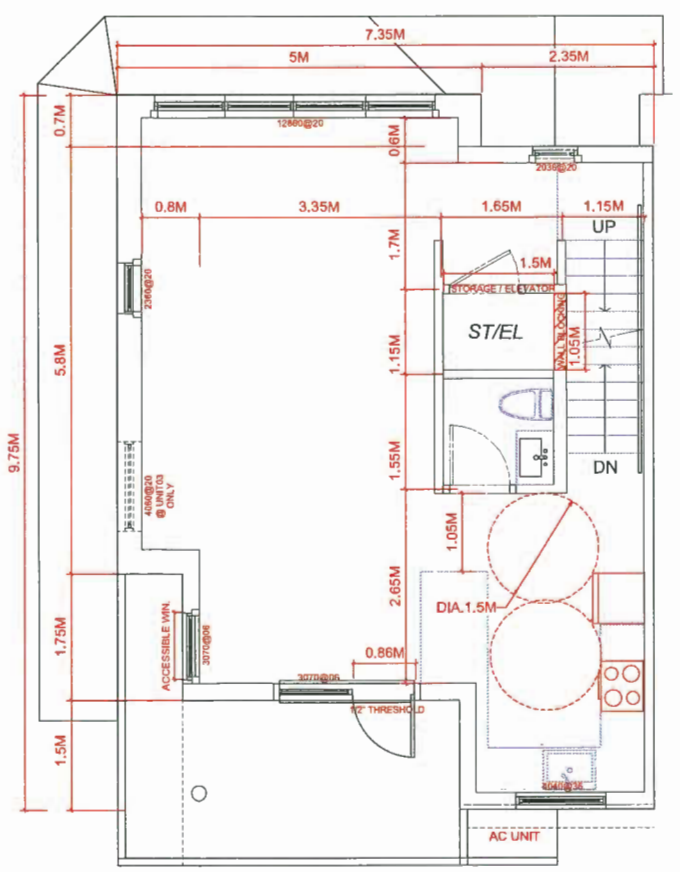
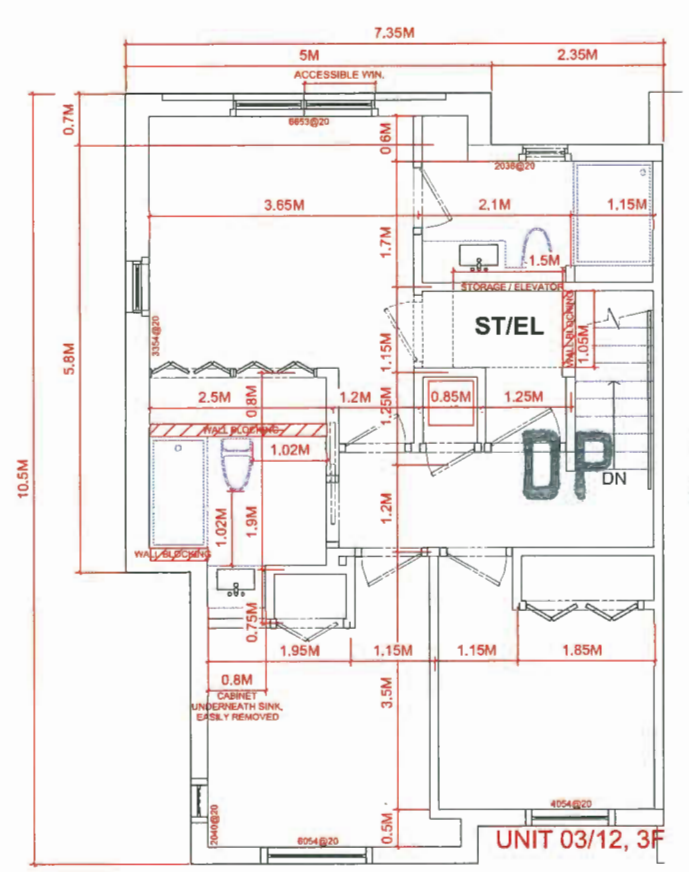
TH01b
CONVERTIBLE UNIT



UNIT 03/12, GF



UNIT 03/12, 2F



UNIT 03/12, 3F

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0 2 4 m

FOR ALL UNITS, LEVER DOOR HANDLES, BLOCKING TO BATHROOMS FOR INSTALLATION OF GRAB-BARS AND TO ACCOMMODATE LIFT INSTALLATION AT A FUTURE DATE ARE TO BE PROVIDED.

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SEAL

OCT 08 2019

REFERENCE PLAN

17-781907

WESTGATE

6017 NO.4 ROAD

UNIT PLANS
TH01, TH01b
CONVERTIBLE UNIT

DRAWN: CHECKED:
PLOT DATE:

A2.21

15-05

City of Richmond

Report to Development Permit Panel

To:	Development Permit Panel	**Date:**	October 9, 2019
From:	Wayne Craig Director, Development	**File:**	DP 18-810720
Re:	**Application by Kasian Architecture Interior Design and Planning Ltd. for a Development Permit at 13171 and a Portion of 13251 Smallwood Place**		

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of an auto dealership consisting of a three-storey principal building and single-storey accessory buildings/structures totalling 7,009 m^2 at 13171 Smallwood Place and a portion of 13251 Smallwood Place on a site zoned "Vehicle Sales (CV)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
   a) Increase the maximum permitted height for the principal building from 12.0 m to 20.4 m;
   b) Reduce the minimum rear yard setback from 3.0 m to zero metres to allow for a detached one-storey storage building, and enclosures containing damaged car storage and refuse, to be located adjacent to the east property line; and
   c) Reduce the minimum number of on-site loading spaces required from three medium spaces and two large spaces, to two medium spaces and one large space.

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

WC:cl
Att. 5

Staff Report

Origin

Kasian Architecture Interior Design and Planning Ltd. has applied to the City of Richmond for permission to develop an auto dealership consisting of a three-storey principal building and single-storey accessory buildings/structures totalling 7,009 m^2 at 13171 Smallwood Place and a portion of 13251 Smallwood Place on a site zoned "Vehicle Sales (CV)"(Attachment 1).

The applicant has provided a copy of a letter from the Richmond Auto Mall Association (RAMA)'s Board of Directors confirming support for the proposal (Attachment 2).

Other applications associated with the proposal at the subject site include:

- A Zoning Text Amendment under Richmond Zoning Bylaw 8500, Amendment Bylaw 9969, to increase the maximum permitted Floor Area Ratio (FAR) to 0.94 for the subject site (ZT 18-835424). Bylaw 9969 was granted Third Reading following the Public Hearing held on March 18, 2019.
- A Subdivision application to shift a portion of the east lot line between 13171 Smallwood Place and 13251 Smallwood Place to enable the proposed development (SD 18-811741). The Subdivision application is required to be completed prior to final adoption of the Zoning Text Amendment Bylaw.
- A Servicing Agreement, which is required to be entered into prior to issuance of a Building Permit, for off-site works including a storm sewer upgrade, site service connection design and installation, as well as relocation of existing driveway crossings and enhancement of the boulevard along Smallwood Place.

Development Information

Please refer to the attached Development Application Data Sheet for a comparison of the proposed development data with the relevant Bylaw requirements (Attachment 3).

Surrounding Development

Existing land use and development immediately surrounding the subject site is as follows:

- To the north, across Smallwood Place, are two lots containing a Mazda dealership and a Mercedes dealership, both of which are zoned "Vehicle Sales (CV)".
- To the east, are two lots (13611 Smallwood Place and the remaining portion of the lot at 13251 Smallwood Place), each of which contain a car dealership and are zoned "Vehicle Sales (CV)". The remaining portion of the lot to the east at 13251 Smallwood Place that is not subject to this proposal is also the subject of a separate Development Variance Permit Application to permit a zero metre side yard setback to the existing car wash building that will remain on that portion of the property after the subdivision associated with this proposal is completed.
- To the south, across Smallwood Place, is a new Toyota dealership under construction (ZT 18-818765; DP 18-818762), on a site zoned "Vehicle Sales (CV)".

- To the west, across Jacombs Road, is a small linear area within the Jacombs Road allowance that is designated as an Environmentally Sensitive Area (ESA), as well as the Richmond Nature Park beyond that on a site zoned "School & Institutional Use (SI)".

Rezoning and Public Hearing Results

The Public Hearing for the Zoning Text Amendment associated with the proposal at this site was held on March 18, 2019. The City did not receive any submissions from the public about the proposed application. At the Public Hearing, discussion ensued about the application's sustainability measures, potential risk of bird strikes, and potential feedback on the proposal from the Richmond Nature Park Society.

With respect to the Richmond Nature Park Society, City staff have reached out to the Society via Richmond Nature Park staff to obtain feedback on the subject Development Permit application. The feedback received from the President of the Society identified the following concerns:

- The potential negative impacts of construction noise and increased traffic noise on wildlife in the Park and on the experience of visitors to the Park;
- The potential for bird strikes from glazing and its negative impact on many species, including migratory species, due to Lulu Island's location as an important breeding area along the west coast of North America;
- The impact that a changing landscape at the subject site can have on wildlife movement to and from the edge of the Park;
- The impact of preloading on the function of the nearby bog by altering its' drainage pattern, and ultimately the effect on the amount of quality of surface water runoff from the subject site post-construction; and,
- The potential shadowing on the Park, and its impact on plant growth and the resulting ability for wildlife to find forage.

The Noise Regulation Bylaw No. 8856 limits hours of construction noise to certain times of day and prohibits commercial construction noise on Sundays and holidays. Traffic is addressed through a Construction Traffic and Parking Management Plan, which must be approved by the City's Transportation Department prior to Building Permit issuance.

With respect to potential risks of bird strikes, the applicant's Registered Professional Biologist indicates in their report that a low risk of bird collision is expected for glazing on the north, east, and south facade. The upper floors of the building will be clad in a light-coloured silver composite metal panel system, making up approximately 77.5% of the building's west façade, which the Biologist's report indicates will pose no collision risk to birds. The potential exists for bird collision to the remaining portion of the building's west façade (22.5%), which consists of glazing, primarily on the ground floor. Based on the preliminary assessment that glazing is minimized on the west façade, and that landscaping is minimized within close proximity to the building, the applicant's Registered Professional Biologist supports the applicant conducting a post-construction monitoring program at the subject site to further evaluate and implement mitigation options to treat windows based on the outcome of the monitoring program. Should the DP Panel endorse the application, the applicant is required to submit a contract with a

Qualified Environmental Professional (QEP) to monitor the building for a minimum of 12 months post-construction and to submit a report outlining the results as well as recommended strategy and implementation measures for future actions, should they be necessary, to the satisfaction of the Director of Development prior to issuance of the Development Permit.

As part of the Development Permit application review process, enhancements were made to the sustainability measures proposed with the project, including an increase in site permeability by expanding the amount of permeable pavers proposed, and an increase in the overall number of trees and plants proposed on-site.

A shadow impact analysis was conducted as part of the Zoning Text Amendment process. The proposed building at the subject site is located approximately 100 m east of the Richmond Nature Park. The shadow impact analysis uses prescribed dates and times to gauge the level of sun penetration and shadowing during high-use periods (i.e., 10 am, 12 pm, and 2 pm at the summer solstice in June, winter solstice in December, and the equinox in March and September). The shadow impact analysis shown in the Reference Plans to the Development Permit indicates that the building will not cast shadows on the Park during these times. Additional findings show that if the analysis is extrapolated beyond the high-use periods, the building will cast a shadow on a small portion of the periphery of the park but limited to the early morning hours for a brief period just before or just after sunrise.

During the rezoning process, staff identified the following design issues to be addressed as part of the Development Permit application review process:

- Demonstrating consistency with the intent of the design guidelines in the Official Community Plan (OCP).
- Refinements to the proposed Landscape Plan.
- Review of the proposed exterior material and colour palette.
- Further review of the proposed variances.
- Review of any screening requirements for rooftop mechanical equipment.
- Assessment of the garbage and recycling facilities.
- Identification of further legal agreements associated with the proposal.

Through the Development Permit application review process, these issues were addressed in the following ways:

- The project's design rationale involving intensification of an existing auto dealership site and enclosure of automobile display, repair, and inventory as much as possible is consistent with the intent of the design guidelines in the OCP. This proposal is also consistent with the economic policies in the OCP and East Cambie Area Plan, which emphasize increasing density for employment uses in the City in general and expanding commercial development in this area specifically due to its proximity to the major highway system.
- Refinements were made to the Landscape Plan consistent with the design guidelines in the OCP and with RAMA design guidelines, including layering of shrubs and trees to provide

visual interest and to enhance the street edge, and a substantial increase in the number of shrubs, grasses and perennials in prominent locations.

- The proposed exterior material and colour palette is understood to consist of high-quality metal panel materials in two colours (light-coloured silver and black/grey), spandrel glazing, and with clear glazing used on a limited basis primarily on the ground floor.
- The proposed variances identified at rezoning stage remain the same (i.e., building height, rear yard setback, and loading spaces), and are discussed in greater detail below.
- The applicant has clarified on the plans the location of the proposed rooftop mechanical equipment and has explained that the equipment is set back a minimum of 7.0 m from the roof parapets, minimizing the line of vision from a pedestrian experience. The rooftop mechanical equipment does not result in any changes to the proposed height variance.
- A detached garbage and recycling enclosure is proposed to the rear of the building, along the east property line so that it is aligned with the accessory storage building and damaged car storage enclosure. The plans demonstrate that the garbage and recycling enclosure is adequately sized to accommodate the required number of receptacles.
- A legal agreement is required to be registered on Title prior to issuance of the Development Permit to secure the proposed electric vehicle charging stations.

Staff Comments

The proposed scheme attached to this report (Plans # 1.a to 4.c) 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 OCP and is generally in compliance with the "Vehicle Sales (CV)" zone except for the zoning variances noted below.

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

As identified as part of the Zoning Text Amendment application, the applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

a) Increase the maximum permitted height for the principal building from 12.0 m to 20.4 m.

(The proposed building height enables automobile display, service, repair, as well as inventory to be contained within the building and to maximize the efficiency of the site as much as possible. It also enables 32 stacker units (each capable of storing two cars vertically) to be accommodated within the building, further intensifying the use of the site, but requiring additional floor to ceiling clearances. The taller elements of the building requiring an additional 5 m to 8 m in height are primarily for projections consisting of an elevator overrun, a stairwell, and rooftop mechanical equipment. The applicant has, however, sought to maintain the overall building height as low as possible (16.25 m) by reducing the roof parapet height to the minimum code requirement of 1.07 m (3.5 ft.).

The table below shows the requested height variances compared with the Zoning Bylaw requirement, and demonstrates that the scope of the variance has remained consistent with that considered at Public Hearing.

Area Affected	Zoning Bylaw Requirement	Variance
Elevator Overrun	12 m	20.33 m[1] (rounded to 20.4 m)
Stairwell Roof	12 m	18.38 m[1] (rounded to 18.4 m)
Rooftop Mechanical Equipment	12 m	17.26 m[1] (rounded to 17.3 m)
Rooftop Parapet	12 m	16.25 m[1] (rounded to 16.3 m)
Roof Deck	12 m	15.18 m[1] (rounded to 15.2 m)

The proposed building height at the subject site is comparable with other recently approved developments on adjacent sites in the Richmond Auto Mall (i.e., the parapet height is 0.05 m taller and the elevator overrun height is 0.43 m taller than the adjacent Toyota dealership currently under construction on the property to the south of the subject site).

b) Reduce the minimum rear yard setback from 3.0 m to zero metres to allow for a detached one-storey storage building, and enclosures containing damaged car storage and refuse, to be located adjacent to the east property line.

(The proposal to locate a storage building and enclosures containing damaged car storage and refuse behind the main building and adjacent to the east property line is desirable because it enables these "back-of-house" uses to occur away from the public realm and to abut an existing accessory building on the adjacent property to the east.)

c) Reduce the minimum number of on-site loading spaces required from three medium spaces and two large spaces, to two medium spaces and one large space.

(A reduction to the number of proposed on-site loading spaces is supported by City Transportation Department staff as it reflects the unique context and operating characteristics within the Richmond Auto Mall where on-street vehicle deliveries are coordinated by RAMA and are typically confined to early morning or late evening hours (see RAMA's confirmation of this role in Attachment 4). Given this unique arrangement, the proposed variance is consistent with variances granted to other nearby auto dealerships in recent years. The applicant has advised that the proposed loading spaces will fully meet their functional needs for the site.)

The proposed variances are shown clouded on Plans # 1.a to 4.b, and are supported by RAMA (Attachment 2).

[1] These figures are measured from the site's average finished grade, which is below slab elevation (consistent with the height measurement method in the Zoning Bylaw). The values differ from what is shown on the drawings, which show measurements from slab height. The difference is approximately 0.73 m.

Advisory Design Panel Comments

The Advisory Design Panel review of the proposal was held on June 5, 2019. A copy of the relevant excerpt from the Advisory Design Panel Minutes from the meeting is attached for reference (Attachment 5). The design response from the applicant has been included immediately following the specific Advisory Design Panel comments and is identified in '***bold italics***'.

Analysis

Related Policies & Legislation

- As part of the associated application for a Zoning Text Amendment (ZT 18- 835424), the proposed land use at the subject site was reviewed and is consistent with applicable policies and designations in the OCP and the East Cambie Area Plan, Floodplain Management Implementation Strategy, and Aircraft Noise Sensitive Development Policy.
- The Ministry of Transportation and Infrastructure (MOTI) has granted final approval of the proposed Zoning Text Amendment Bylaw at the subject site, which is located within 800 m of an intersection of a Provincial Limited Access Highway and a City road.
- The Ministry of Environment & Climate Change Strategy (MOECCS) has granted the necessary release (September 12, 2018) for the City of Richmond to proceed with the Subdivision, Zoning Text Amendment, and Development Permit applications at the subject properties. Before any further applications identified in section 40 of the *Environmental Management Act* can be approved, the applicant will be required to conduct a site investigation for potential contamination issues at the subject properties and to obtain one of the contaminated sites legal instruments or alternative MOECCS releases.

Existing Legal Encumbrances

- There are a series of existing legal encumbrances registered on Title of the subject properties, including but not limited to Statutory Right-Of-Way (SRW) agreements for utilities, statutory building schemes with RAMA, and covenants which limit the properties to previously approved DPs.
- Prior to adoption of the associated Zoning Text Amendment Bylaw, the applicant will be required to discharge the relevant covenants from the affected portions of the subject properties (i.e., Covenant Z21818 from 13171 Smallwood Place; and Covenant Y26364 from the portion of land to be subdivided from 13251 Smallwood Place).

Conditions of Adjacency

- The subject site is bordered by existing auto dealerships to the north and south, which are separated from the proposed development by the intervening Smallwood Place and City boulevards, as well as by perimeter landscaping on each property.
- The site is located approximately 80 m from the Richmond Nature Park on the west side of Jacombs Road.
- New trees and soft landscaping are proposed on the street edge all along Smallwood Place to provide further softening of the north, west, and south building elevations (while minimizing

taller landscaping within 10 m of the west façade of the building in order to limit bird activity).

- The rear of the proposed building (east) faces the sides of the adjacent auto dealerships to the east, and is separated by vehicle parking and drive-aisles on either property. The north portion of the east elevation of the proposed building, closest to the adjacent Volkswagen dealership, has been treated with punched clear glazing on the ground floor and spandrel glazing on upper floors to provide visual interest while minimizing overlook.

Urban Design and Site Planning (Plan # 2)

- The proposal involves redevelopment of the site to accommodate a three-storey building containing an auto dealership, showroom, automotive service centre, offices, internal vehicle parking and storage, as well as detached accessory structures/buildings.
- The proposed Site Plan illustrates the principal building in the centre of the site, with surface parking and landscaping located around the perimeter. A detached storage building as well as screened refuse and damaged car storage enclosures are proposed along the east property line. The refuse enclosure is adequately sized to contain the required number of containers, while automotive waste is proposed to be stored in both the screened enclosures and the principal building (e.g., waste oil, used antifreeze, scrap metal, used car batteries and tires etc.).
- The pedestrian realm will be enhanced by adding defined pedestrian crossings along Smallwood Place, the widest of which is aligned with the main pedestrian entrance to the building at the southwest portion of the site. The treatment of surface parking spaces along the perimeter of the site with permeable pavers also provides visual interest in the public realm.
- Vehicle access to and from the site is proposed via two driveway crossings; one at the northeast corner and one at the southeast corner of the site, along Smallwood Place. On-site circulation for vehicles, small-scale deliveries, garbage collection trucks, and fire trucks is proposed over the drive-aisle, which forms a loop around the building.

Parking and Loading

- Richmond Zoning Bylaw 8500 requires a total of 144 vehicle parking spaces for the different uses proposed on-site (e.g. vehicle sale/showroom, service/detail bays, office, storage). 176 vehicle parking spaces are proposed on-site within the building and in the surface parking area.
- Of the total vehicle parking spaces proposed on-site, three required accessible parking spaces and five voluntary electric vehicle charging stations are proposed in the public area and near the building's main entry.
- In accordance with Richmond Zoning Bylaw 8500, a total of 19 long-term bike parking spaces are proposed within the building in a secured bike storage room (Class 1), and 23 short-term bike parking spaces are proposed in the public area and near the building's main entry.

- Two medium-sized loading spaces are proposed on-site along the north side of the building for short-term delivery of small-scale materials associated with the auto dealership and service centre. One large-sized loading space is proposed to the rear of the building on the east portion of site.

Architectural Form and Character (Plans # 4.a to 4.c)

- The form and character of the proposed auto dealership building is compatible with other recent development within the Richmond Auto Mall, and complies with the design guidelines of the Porsche corporate brand and RAMA. Nonetheless, effort has been taken to provide a continuous primary building frontage along the west side of the site along Smallwood Place to act as a visual landmark, while minimizing clear glazing to primarily the ground floor on the west façade to address potential impacts to birds.
- Subtle differences in cladding materials and colours (light-coloured silver and black/grey), as well as a mix of clear and spandrel glazing, assist with providing visual interest and with breaking the building down into smaller components.
- The detached accessory structures/building are proposed to be cladded with one of the black-grey materials used on parts of the main building.

Landscape and Open Space Design (Plans # 3.a to 3.d)

- The proposed landscape design at the subject site has been developed to blend in with the character of the Richmond Auto Mall, taking into consideration the existing plantings and RAMA landscape design guidelines (Note: a separate Development Permit application for an updated master landscape plan concept at the Richmond Auto Mall is also currently being reviewed will be brought forward to the Development Permit Panel for consideration separately (DP 18- 842750)).
- New plantings are proposed in prominent locations and include layering of shrubs and trees to enhance the street edge and provide visual interest. Existing and new trees on the Landscape Plan include Honey Locust and Daybreak Cherry, while understorey plantings include species with low water demand such as Boxwood, Nandina, Spiraea, Yew hedging, ornamental grasses and perennials.
- Prior to issuance of the Development Permit, the applicant is required to submit a Landscaping Security based on 100% of a cost estimate for the proposed works provided by the Registered Landscape Architect (including all materials, installation, and a 10% contingency).
- Tree retention and removal was assessed as part of the Zoning Text Amendment application. It has been further reviewed through the DP application and the outcome is illustrated in the Tree Management Plan (Plan # 3.b), which is summarized in the table below.

	Tree #	Total	Location
Trees to be retained	1644, 1648, 1649	3	On-site
	C1, C3 to C9, C11, C12	10	In the boulevard along Smallwood Place on City-owned property
	Total	13	
Trees to be removed	1645 to 1647, 1650 to 1652	6	On-site
	07	1	On-site
	C2, C10	2	In the boulevard along Smallwood Place on City-owned property
	Total	9	

- To ensure that the City trees are protected, the applicant is required to submit a contract with a Certified Arborist for supervision at development stage and to submit a tree survival security in the amount of $50,000, prior to adoption of the Zoning Text Amendment Bylaw.
- Consistent with the 2:1 tree replacement ratio specified in the OCP, a total of 14 replacement trees are proposed to be planted and maintained on-site for the seven on-site trees removed, and a cash-in-lieu contribution in the amount of $2,600 to the City's Tree Compensation Fund is required to be submitted prior to adoption of the Zoning Text Amendment Bylaw for the two City trees removed.
- On-site tree retention and replacement trees are to be secured through the supervision contract with the Certified Arborist, as well as through the Landscaping Security that is to be submitted prior to issuance of the Development Permit.
- All retained and proposed trees and plantings will be irrigated with a high efficiency irrigation system to ensure healthy growth.

Public Art

- The Public Art Policy applies to the proposed development as the total buildable commercial floor area exceeds 2,000 m^2 (21,530 ft^2). At rezoning stage, it was identified that the recommended Public Art contribution of $34,164.21 must be submitted to the Public Art Reserve Fund for City-wide projects prior to adoption of the Zoning Text Amendment Bylaw.

Accessibility

The applicant has provided the following statement about how the proposal responds to the design guidelines for accessibility:

- The proposed building complies with the accessibility requirements of the BC Building Code 2012. Site accessibility and floor plans illustrating how these requirements have been addressed in the proposal are included on the Reference Plans to the DP.

- Generally, all areas requiring public access and areas frequented by administrative personnel have been designed for barrier-free access, as is barrier-free path of travel to washrooms and shared amenity spaces.
- Barrier-free washrooms are proposed on the main, second and third levels of the building.
- Three accessible parking spaces are proposed on-site near the principal building entrance.

Environmental Sustainability

- Although the proposed building is not subject to the Energy Step Code requirements of the City's Building Regulation Bylaw, the applicant has voluntarily designed the building to comply with the BC Building Code Part 10 Energy and Water efficiency provisions through the ASHRAE[2] 90.1.2010 Energy Cost Budget compliance path. The applicant's energy performance model has indicated that the energy performance of the proposed building is 15.2% better than the base line model. To secure the applicant's voluntary commitment to achieve this energy performance level, a legal agreement is required to be registered on Title prior to issuance of the Development Permit.
- In addition, the applicant has voluntarily proposed five plug-in stations for electric vehicles on-site, with conduit being laid to accommodate additional stations in the future. A legal agreement to secure the charging stations is required to be registered on Title prior to issuance of the Development Permit.

Crime Prevention Through Environmental Design

- The applicant has stated that the principles of CPTED have been appropriately considered in the proposed design of this Development Permit application. Specifically, the applicant has provided the following comments in response to how the proposal addresses each of the CPTED principles:

  Natural Access Control

  - Vehicle and pedestrian access to the site and building is limited in number and are clearly defined by driveway crossings and signage, and by separated pedestrian pathways. The access points are emphasized through decorative pavers at the transition from public to private property. Pathways are direct, illuminated, and follow property and building geometry to avoid blind corners.
  - Site planning and the building's design act as a form of natural access control by separating public and private functions (e.g., Sales and Service Reception areas are identified by site signage, glazed customer entries and exterior walls, while Repair Service, Administration, and Internal Parking is separated from public areas by doors, gates, and walls as well as generally being on upper floors).

[2] American Society of Heating, Refrigerating and Air-Conditioning Engineers

Natural Surveillance

- The proposed Site Plan and building's design provides extensive opportunities for "eyes on the street" from public as well as private areas.
- Perimeter landscaping and circulation routes have been carefully designed to allow clear, unobstructed views of surrounding areas, and minimize opportunities to conceal intruders.

Territoriality (Defensible Space)

- Impersonal space such as streets and surface parking are enhanced through the use of place-making techniques such as signage, hard and soft landscaping, and pedestrian pathways.
- Private open spaces such as back-of-house functions are separated from public spaces through the use of siting and fencing.
- Carefully located lighting is proposed to provide security, safety, and convenient access without producing glare into adjacent properties.
- Porsche Richmond and RAMA use a building security system, security cameras and conduct security patrols after business hours and Porsche.

Maintenance

- The property owner has a dedicated maintenance team providing continual assessment of property condition. Any items requiring maintenance will be rectified as they occur.
- RAMA also requires that properties be kept to a high standard of maintenance.

Conclusion

The auto dealership building and accessory building proposed in the context of the subject site's location in the Richmond Auto Mall responds to the design objectives in the East Cambie Area Plan and the Official Community Plan (OCP) for commercial development.

The character of the proposed buildings is consistent with existing newer development within the Auto Mall.

The densification of the site contributes to maximizing the function of the Richmond Auto Mall and supports OCP objectives for economic growth while preserving commercial land that is located elsewhere in the City.

Staff recommends that the proposed Development Permit be endorsed, and considered for issuance by Council.

Cynthia Lussier
Planner 1
(604-276-4108)
CL:blg

Attachments:

Attachment 1: Location Map
Attachment 2: Letter of support from (RAMA)
Attachment 3: Development Application Data Sheet
Attachment 4: Letter from RAMA confirming loading arrangement
Attachment 5: Excerpt from the Minutes to the June 5, 2019 Advisory Design Panel Meeting (including applicant responses)

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

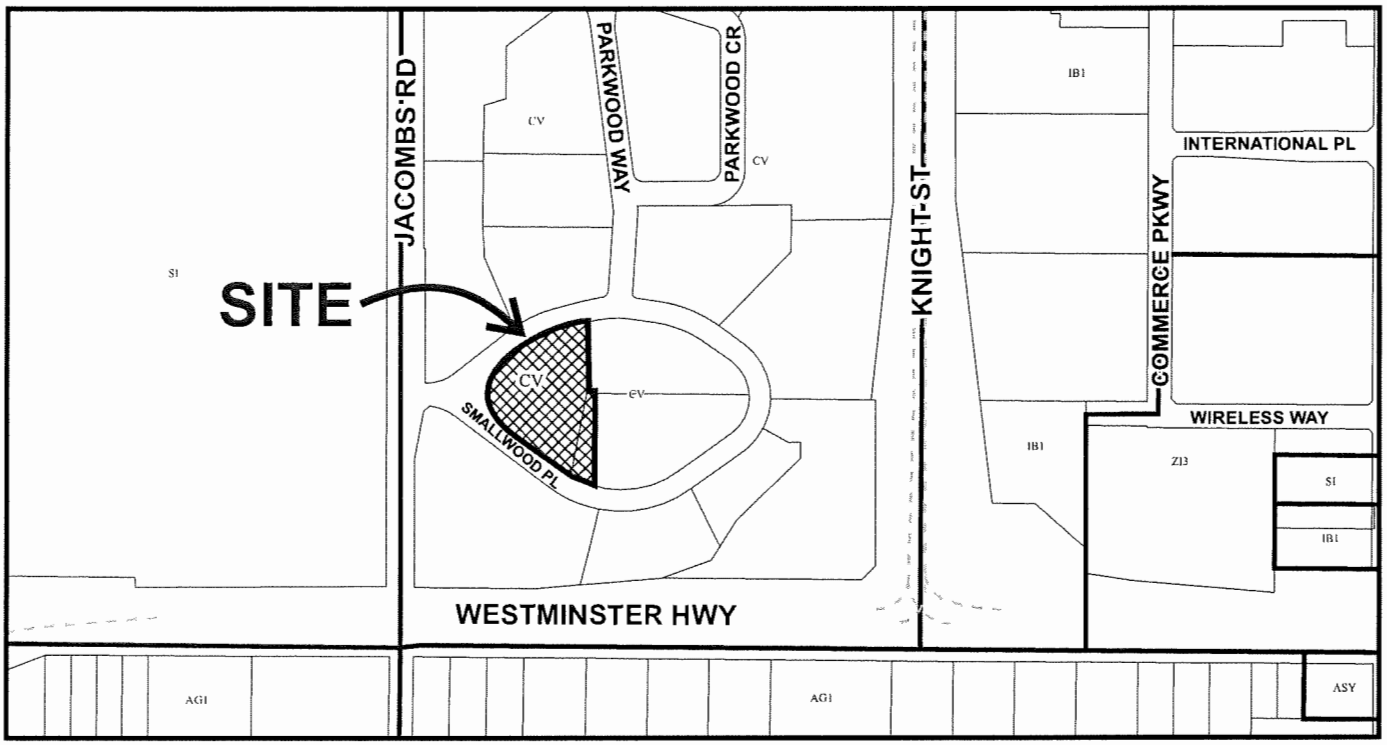
1. Final adoption of Zoning Amendment Bylaw 9969.
2. Registration of a legal agreement on Title to secure the proposed electric vehicle charging stations.
3. Registration of a legal agreement on Title to secure the applicant's voluntary commitment to achieve an energy performance level of 15.2% better than the base line model.
4. Submission of a contract with a Qualified Environmental Professional (QEP) to monitor the building for a minimum of 12 months post-construction and to submit a report outlining the results as well as recommended strategy and implementation measures for future actions, should they be necessary, to the satisfaction of the Director of Development.
5. Receipt of a Letter-of-Credit (or other format acceptable to the City) for landscaping in the amount of $96,861.55 (including all materials, installation costs, and a 10% contingency).

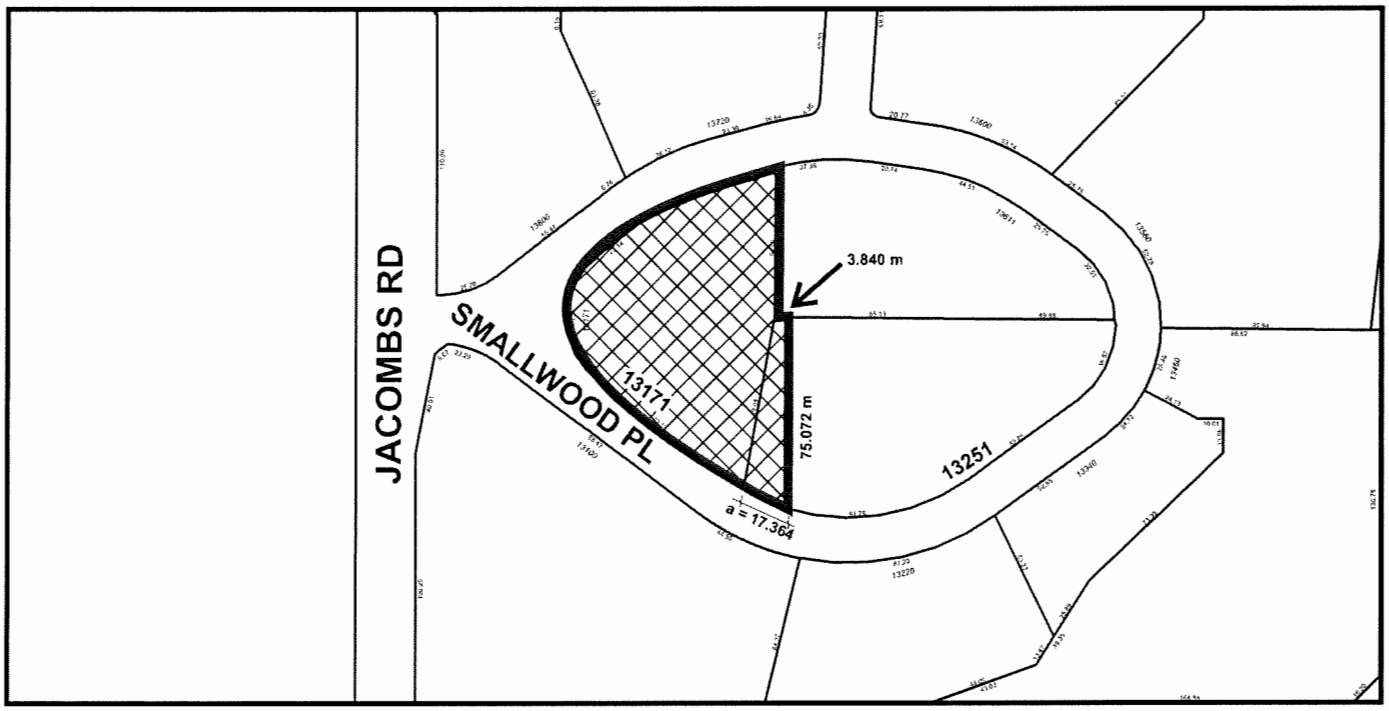
Prior to future Building Permit issuance, the applicant is required to complete the following:

- 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.*

ATTACHMENT 1

City of Richmond





DP 18-810720

Original Date: 03/02/18

Revision Date: 09/24/19

Note: Dimensions are in METRES

ATTACHMENT 2

RICHMOND AUTO MALL

February 1, 2019

MEMO TO: **Christian Chia, Porsche Richmond**

FROM: **RAMA Board of Directors**

RE: **Porsche Richmond Development Permit Application**

Dear Christian,

This letter is to inform you that your revised building design application submitted January 2019 for the new Porsche Richmond dealership in the Richmond Auto Mall has been approved by RAMA's Board of Directors.

Building Height Variances:

Area Affected	Bylaw Requirement	Variance
Elevator Overrun	12 m	20.33 m ** (rounded to 20.4 m)
Stairwell Roof	12 m	18.38 m ** (rounded to 18.4 m)
Rooftop Parapet	12 m	16.68 m ** (rounded to 16.7 m)
Roof Deck	12 m	15.18 m ** (rounded to 15.2 m)

East P/L Setback Variance

Area Affected	Bylaw Requirement	Variance
Rear Yard Setback (east side)	3.0 m	0 m

Loading Spaces Variance

Area Affected	Bylaw Requirement	Variance
On-site Loading Spaces	3 medium 2 large	2 medium 1 large

Based on the variances granted on the recent Toyota, Audi and Jaguar LandRover applications, the Board has also approved the variances on your application.

If you have any questions, please don't hesitate to call. On behalf of the Directors and myself, we wish you the very best with your new facility.

Kind regards,

Gail Terry

General Manager, Richmond Auto Mall Association

CC: RAMA Board of Directors, Bibiane Dorval

City of Richmond

Development Application Data Sheet

Development Applications Department

DP 18-810720

Address: 13171 and a Portion of 13251 Smallwood Place

Applicant: Kasian Architecture Interior Design and Planning Ltd.

Owners: Multiland Pacific Holdings Ltd. OpenRoad Auto Group Limited

Planning Area(s): East Cambie

	Existing		Proposed
Site Area:	13171 Smallwood Place	6,773.55 m^2 (72,909 ft^2)	7,503.45 m^2 (80,766 ft^2) after land consolidation
	Portion of 13251 Smallwood Place	729.9 m^2 (7,856 ft^2)	
Land Uses:	Vehicle Sales and Service		No change
OCP Designation:	Commercial		No change
Area Plan Designation	Commercial		No change
Zoning:	Vehicle Sales (CV)		Vehicle Sales (CV) with a site-specific FAR of 0.94 (ZT 18-835424 pending)

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.94 (pending)	0.94	None permitted
Building Area:	7,503.24 m^2 (75,920 ft^2)	7,009 m^2 (75,445 ft^2)	None permitted
Lot Coverage:	Max. 50% (3,751 m^2)	45.5% (3,415 m^2)	None
Setback – Front Yard:	Min. 3.0 m	19.0 m	None
Setback – Exterior Side Yard:	Min. 3.0 m	8.98 m (north) 9.05 m (south)	None
Setback – Rear Yard:	Min. 3.0 m	11.98 m (principal building) 0.0 m (accessory structures/building)	Variance to reduce setback to 0.0 m for accessory structures/ building
Height:	Max. 12.0 m	20.4 m (elevator overrun) 18.4 m (stairwell roof) 17.3 m (mech. equip.) 16.3 m (roof parapet) 15.2 m (roof deck)	Variance to increase building height to 20.4 m
On-site Vehicle Parking Spaces:	144	176	None
Accessible Spaces:	3	3	None

Small Car Spaces:	Max. 50%	22%	None
Total On-site Vehicle Parking Spaces:	144	176	None
On-site Bike Parking Spaces:	19	19	None
Vertical Spaces:	Max. 33%	32%	None
Loading Spaces:	3 medium 2 large	2 medium 1 large	Variance to reduce to 2 medium and 1 large loading spaces

ATTACHMENT 4

RICHMOND AUTO MALL

July 19, 2017

MEMO TO: Moe Saboune, OpenRoad Auto Group

FROM: RAMA Board of Directors

RE: Auto Deliveries in Richmond Auto Mall

Dear Moe,

This letter is to confirm the arrangement between the member-dealers of the Richmond Auto Mall Association (RAMA) regarding the delivery of vehicles to each dealership.

The majority of the auto carriers that service the mall are in excess of 40 feet in length and cannot physically fit onto the dealers' properties for unloading as space is very limited. This requires all dealerships to receive their auto deliveries via street drop-offs. This has been the case since the auto mall was constructed in 1985.

Measures have been put in place to mitigate the disruption for the benefit of members and customers and to make the process as safe as possible. These include a policy that requires deliveries to take place in the evening wherever feasible to avoid peak traffic in the mall, truck drivers to place orange traffic cones out a good distance behind their vehicles and to use four-way flashers to alert traffic in advance that the lane is temporarily blocked. All members have communicated this policy to their delivery companies in an effort to keep the flow as smooth as possible.

In addition, the RAMA office facilitates communication between the members in the event that there are any issues that need addressing. Bi-monthly member meetings also act as an open forum where topics such as this are discussed and resolutions found as necessary.

If you require any further info, please don't hesitate to call. Please also feel free to provide my contact info to the City in the event they wish to discuss with me in person.

Kind regards,

Gail Terry
General Manager
Richmond Auto Mall Association

CC: RAMA Board of Directors, Bibiane Dorval

Excerpt from the Minutes from

The Design Panel Meeting

Wednesday, June 5, 2019 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

1. DP 18-810720 – 3-STOREY COMMERCIAL VEHICLE RETAIL, STORAGE AND SERVICE DEVELOPMENT

ARCHITECT:	Kasian Architecture Interior Design and Planning Ltd.
LANDSCAPE ARCHITECT:	PMG Landscape Architects Ltd.
PROPERTY LOCATION:	13171 and 13251 Smallwood Place

Applicant's Presentation

Scott Douglas, Kasian Architecture Interior Design and Planning Ltd., and Mary Chan-Yip, PMG Landscape Architects, Ltd., presented the project and together with Moe Saboune, OpenRoad Auto Group Ltd., answered queries from the Panel on behalf of the applicant.

Panel Discussion

Comments from Panel members were as follows:

- ensure that the size of the single accessible parking stall near the sidewalk meets the requirements as per the City's Zoning Bylaw; the pathway adjacent to the accessible parking stall should not be included in determining the width of the parking stall;

  KA Response: The parking stall has been widened to 3.4m for a van accessible B/F stall. Refer to copy of revised site plan.

- the curved building façade, recessed pedestrian entrance to the building and location of vehicle entrance at the south end of the site off Smallwood Place pose challenges to visitors and customers in terms of wayfinding; visitors and customers could miss the vehicular entrance and will have to go around Smallwood Place (which is a one-way road) to return to the vehicular entrance to the site; consider installing appropriate on- and off-site signage to enhance wayfinding at the subject site; wayfinding signage could be installed outside the building given the corporate design constraints;

  KA Response: We have submitted the wayfinding site signage plan reviewed and approved by both RAMA and Porsche, which indicates the typical RAM dealer pylon sign, as well as the typical RAM Sales and Service entry signage.

- appreciate the design of the building;

  KA Response: No action required.

- consider introducing decorative paving treatment to the large triangle-shaped area of asphalt at the south end of the site to provide visual interest and enhance on-site pedestrian and motorist experience;

  KA Response: Decorative paving treatments have been provided to address Porsche Design Guidelines (at customer parking areas), and at site entrances to meet sustainable design requirements. These have been enhanced in our revised plan in order to expand the "pedestrian paving" adjacent to the front entry as the differentiator to the motorist, as such.

- proposed Gleditsia species replacement trees along the perimeter of the site are quite transparent, difficult to establish and are not visually appealing for the first ten years of planting; consider retaining the existing mature Gleditsia double row of trees, increasing the height and setback of the building, keeping the building form but bringing in the curved lines slightly, and relocating accesses to the site to increase tree retention;

  KA Response: Gleditsia trees are required in the automall to meet design guidelines, so we are unable to respond to changing those. Similarly, we do not believe that there will be any support from the stakeholders (ORG, Porsche, RAMA, CofR) to decrease the building footprint and correspondingly increase the building height to accommodate these thoughts.

- understand the prescriptive Porsche corporate guidelines for the design of the building; however, consider an additional proposed variance to increase the height of the building to accommodate additional cars inside and save some existing on-site trees; would enhance the project's sustainability features;

  KA Response: We have reduced the parapet heights in compliance with previous DP review comments from the City of Richmond Planning, therefore we do not believe there is any support from the stakeholders (ORG, Porsche, RAMA, CofR) to add additional storeys to the project.

- notice that the model presented by the applicant is not accurate; larger trees located outside the property should be located on-site as the on-site trees are larger than the off-site trees;

  KA Response: Acknowledged, the model will be revised appropriately in order to be viewed by the DP Board.

- concerned on the two trees proposed to be planted directly in front of existing trees due to the tightness of the space and the potential of squeezing the canopies;

  PMG is satisfied with their design.

- not concerned on the selection of tree and shrub/groundcover species as these are appropriate for the site; the planting palette is well done;

  KA Response: No action required.

- ensure appropriate rooftop lighting to avoid light pollution and spillage;

  KA Response: Acknowledged. Photometrics for the site lighting have previously been submitted to CofR, however these may not have included the rooftop lighting. We have submitted the rooftop lighting design and photometrics, which identify that, to the extent possible, rooftop light levels are lower than the main lot below and pole locations are in the middle of the roofdeck. The poles that are required around the perimeter are specified with forward throw optics, eliminating backlight and minimizing light trespass beyond the site boundary. All roofdeck lighting will automatically turn off upon business closing to ensure light pollution during the evening is mitigated beyond what is required for life safety.

- ensure a strong soffit treatment over the glass windows on ground level along the west elevation, as the glass and soffit lines are prominent to motorists driving by; consider using a soffit material that adopts well to the curved form of the west side of the building, e.g. alucobond material;

  KA Response: The soffit has been designed to meet Porsche Design Guidelines and consists of Aluminum Composite Panels.

- consider continuing the curl at the soffit edge line to reinforce the horizontality of the soffit edge across the main building entrance; could enhance wayfinding and better define the building entrance;

  KA Response: This element of the exterior treatment was previously considered however, the final design as presented is in keeping with Porsche Design Guidelines.

- appreciate the design of the project which minimizes surface parking areas and increases the height of the building to accommodate more cars inside;

  KA Response: No action required.

- the subject site is constrained and challenging; agree with Panel comments regarding the need to improve wayfinding;

  KA Response: This item has been addressed in the above noted response with respect to paving treatments and exterior signage.

- building design may not be changed significantly due to prescriptive corporate guidelines; however, there is an opportunity to emphasize the site entry through further landscaping;

  PMG's design has been completed according to Porsche and the Automall design guidelines, which we believe successfully responds to pedestrians and motorists.

- investigate opportunities to have the building curve come across to the rear block a little bit more;

  KA Response: This item has been addressed in the above noted response with respect to continuation of the curved façade of the building.

- consider installing canopies to provide weather protection considering the local weather; could be incorporated into the existing building design;

  KA Response: This element of the exterior treatment was considered but not initially implemented as the exterior facades of the building have been designed in accordance with Porsche Design Guidelines, which do not include canopies. However, ORG has asked us to show a design solution that provides weather protection at the front entry.

- the applicant is encouraged to consider incorporating public art into the project to improve the public realm;

  KA Response: The Owners have contributed monetary funds to the City of Richmond for public art as part of the DP application and therefore additional public art will not be incorporated into the building design.

- proposed building form is well proportioned and scaled given the corporate constraints; however, consider breaking down the massing to human scale to enhance the pedestrian experience;

  KA Response: In keeping with Porsche's design philosophy, the glazing at the main floor showroom has intentionally been lowered to keep the massing focus on the scale of cars at the pedestrian/user scale. However, note that the height of this glazing was also increased in order to keep the desired design proportions, relative to the solid panel walls above.

- the building's west façade is horizontally massive; consider installing vertical window strips and incorporating additional colours to the metal panels on the west façade to break down the massing, provide visual interest and create a pedestrian scale along the west façade;

  KA Response: The west façade of the building has been designed in strict conformance to Porsche Design Guidelines and does not provide for additional colours/glazing.

- consider adding punched windows on the north façade to allow natural light and break down the massing of the building;

  KA Response: We have reviewed this item with ORG and Porsche and are proposing the addition of windows to the north façade. Refer to exterior elevations.

- support considering the addition of curtain wall/punched window glazing and spandrel glazing to the east elevation to break down the large surface on the east façade; and

  KA Response: Addressed prior to the Design Panel meeting and above.

- proposed landscaping along the west side of the site could block the proposed architectural features of the building; however, this helps reduce the scale of the building and helps the transition to the flatter areas to enhance the pedestrian experience along the west side of the subject development.

  KA Response: No action required.

The following comments submitted by Jubin Jalili were read into the record by Sara Badyal:

- could not find any references to car wash water treatment and recycling system which is a requirement for any carwash facility;

  KA Response: Unfortunately, this matter is a misunderstanding based on the mislabelling of this area. This area is not a car wash and will be labelled appropriately as a detail bay(s), where the cars appearance are made to look "Porsche Perfect".

  The Detail Bays on level 3 is used for detailing cars prior to display and customer delivery. The cleaning equipment consists of off the shelf basic equipment and does not include automated nor water recycling/treatment functions that a car wash would need.

- the project team is proposing using rooftop HVAC units; however, don't see any references to mechanical/architectural enclosures on the roof;

  KA Response: The building is 3 storeys high and the roof top mechanical units have been set back from the parapets a minimum of 7 meters to minimize the line of vision from a pedestrian experience. We do not see the need for additional screening. We will supply additional information on the drawings to exhibit this.

- the project design team is commended for their commitment on using HRVs and demand control ventilation system; and

  KA Response: No action required.

- the project is meeting compliance with ASHRAE 90.1-2010 with 15 percent annual energy cost savings; the project is on the right track from the sustainability point of view.

  KA Response: No action required.

Panel Decision

It was moved and seconded
That DP 18-810720 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.

CARRIED

City of Richmond

Development Permit

No. DP 18-810720

To the Holder:	KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD.
Property Address:	13171 AND A PORTION OF 13251 SMALLWOOD PLACE
Address:	C/O SUITE 1685 - 1500 W. GEORGIA STREET VANCOUVER, BC V6G 2Z6

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
   a) Increase the maximum permitted height for the principal building from 12.0 m to 20.4 m;
   b) Reduce the minimum rear yard setback from 3.0 m to zero metres to allow for a detached one-storey storage building, and enclosures containing damaged car storage and refuse, to be located adjacent to the east property line; and
   c) Reduce the minimum number of on-site loading spaces required from three medium spaces and two large spaces, to two medium spaces and one large space.
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.a to # 4.c 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 $96,861.55 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.

To the Holder:	KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD.
Property Address:	13171 AND A PORTION OF 13251 SMALLWOOD PLACE
Address:	SUITE 1685 - 1500 W. GEORGIA STREET VANCOUVER, BC V6G 2Z6

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

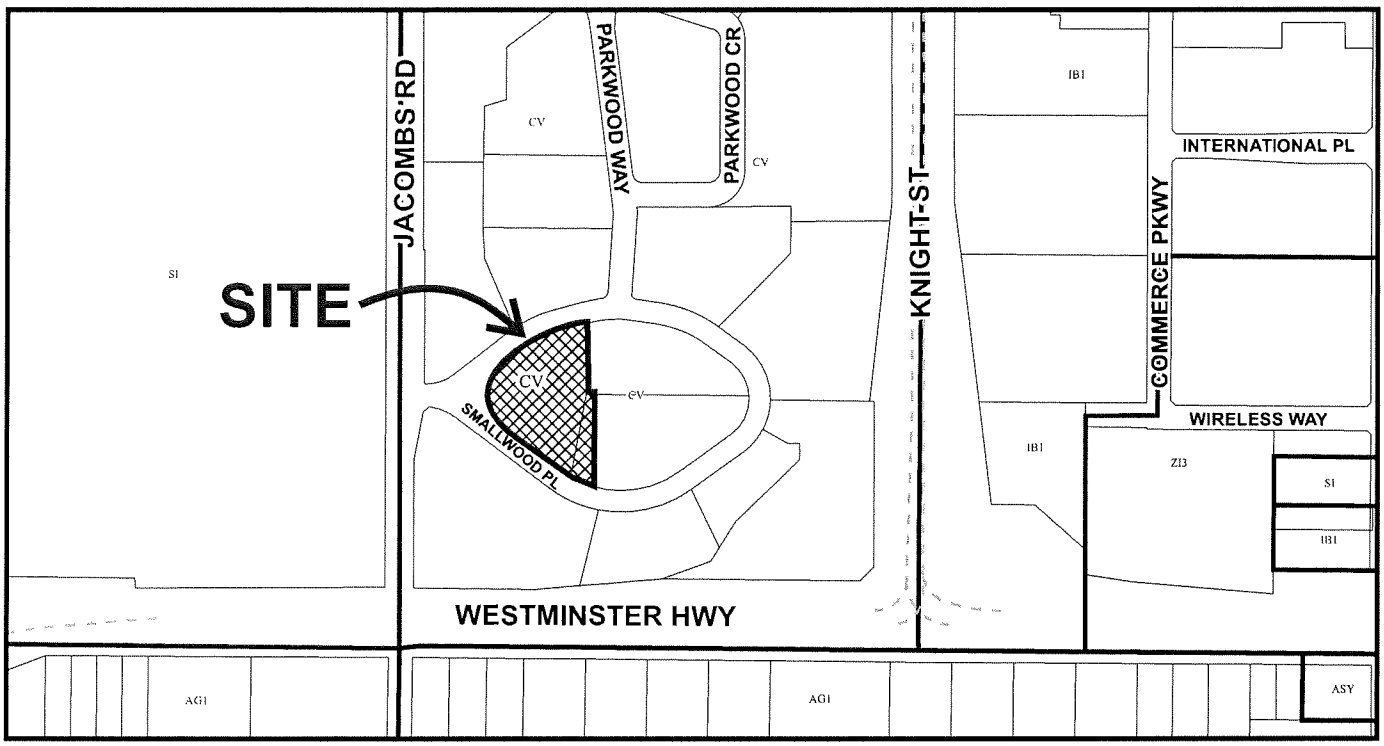
   This Permit is not a Building Permit.

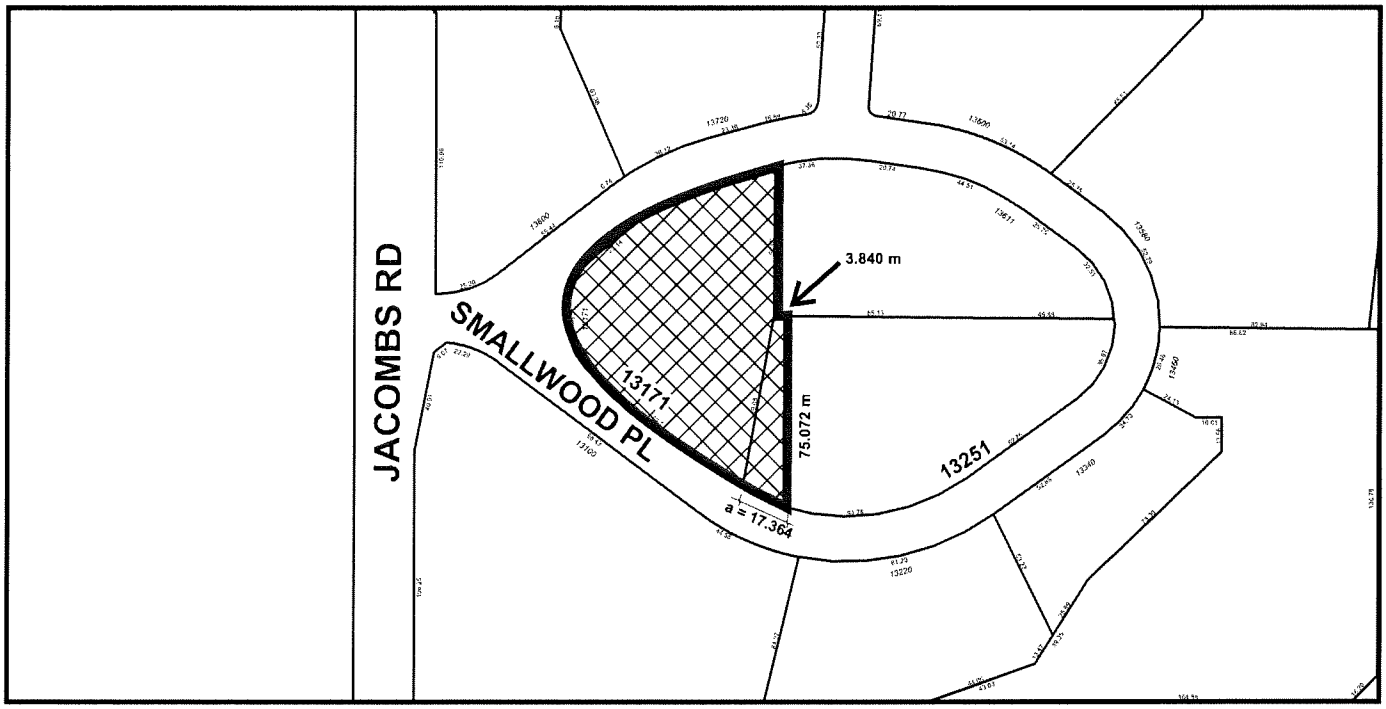
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF , .

DELIVERED THIS DAY OF , .

_____
MAYOR

City of Richmond





DP 18-810720
SCHEDULE "A"

Original Date: 03/02/18

Revision Date: 09/24/19

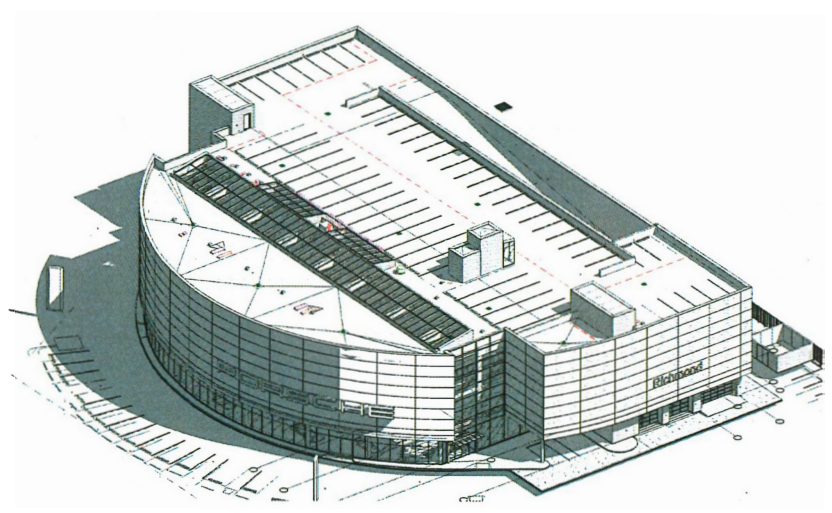
Note: Dimensions are in METRES

PORSCHE RICHMOND

13171 SMALLWOOD PLACE, RICHMOND, B.C.

DRAWING LIST ARCHITECTURAL

NUMBER	NAME
DP-00	COVER SHEET / SITE STATISTICS
DP-01	SURVEY
DP-02a	CONTEXT PLAN STREETSCAPES
DP-02b	STREETSCAPE
DP-03a(R1)	SITE ACCESSIBLE PLAN
DP-03b	LEVEL 1 ACCESSIBLE PLAN
DP-03c	LEVEL 2 ACCESSIBLE PLAN
DP-03d	LEVEL 3 ACCESSIBLE PLAN
DP-04(R2)	SITE PLAN
DP-04.CP	RAM CONCEPT PLAN
DP-04.L1	LANDSCAPE PLAN
DP-04.L2	TREE MANAGEMENT PLAN
DP-04.L3	SHRUB PLAN - NORTH
DP-04.L4	SHRUB PLAN - SOUTH
DP-05	L1-GROUND FLOOR PLAN
DP-06	L2-MEZZANINE PLAN
DP-07	L3-PARKING PLAN
DP-08	L4-ROOF PLAN
DP-09	BUILDING ELEVATIONS
DP-10(R1)	BUILDING ELEVATIONS
DP-11	BUILDING SECTIONS
DP-14	SHADOW STUDY 1
DP-15	SHADOW STUDY 2
DP-16	SHADOW STUDY 3
DP-APP. A	SITE SIGNAGE
DP-APP. B	ROOF & SITE PHOTOMETRICS
DP-APP. C	APPENDIX C
DP-APP. C1	MECHANICAL RTU SCREENING STUDY
DP-APP. D	APPENDIX D
DP-APP. D1	APPENDIX D



PROJECT DATA				
PROJECT ADDRESS	13171 SMALLWOOD PLACE, RICHMOND, BC.			
LEGAL ADDRESS	LOT H SECTION 5 BLOCK 4 NORTH RANGE 5 WEST NEW WESTMINSTER DISTRIC PLAN 70848			
ZONING	CV (VEHICLE SALES)			
USES	AUTO DEALERSHIP FOR VEHICLE SALES AND SERVICE			
SITE				
SITE AREA	7503.45 m² / 80766.5 ft			
SITE COVERAGE	3414.4 m² / 36741.5 ft			
	PERMITTED	**PROVIDED**		**VARIANCE REQUIRED**
SITE COVERAGE	max. 50%	45.50%		
HEIGHT	max. 12 m	T/O HIGHEST POINT ON BUILDING (ELEVATOR ROOF): 20.33m T/O PARAPET : 16.25m AVERAGE GRADE ELEVATION: 2.22m FLOOD CONSTRUCTION LEVEL (FCL): 2.9m FLOOR SLAB ELEVATIONS- SERVICE SHOP: 2.9m, SHOWROOM 2.95m HIGHEST POINT ON ADJACENT ROADWAY: 2.32m		YES
BUILDING SETBACKS				
FRONT YARD	3.0 m	3		
REAR YARD	3.0 m	0		YES

AREAS			
		SQ METERS	SQ FEET
TOTAL FLOOR AREA FOR CALCULATION OF F.A.R		7009	75445
L1-GROUND FLOOR AREA (INCL. EXT. STORAGE RM)		3319	35726
L2-MEZZANINE AREA		867	9332
L3- PRE OWNED SHOWROOM		803	8643
L3-DETAIL BAY		340	3660
L3- INVENTORY PARKING		1680	18084
L4- ROOF	Area not included in calculation of max. F.A.R.	1799	19364
FLOOR AREA RATIO (F.A.R.)	max. 0.50 Permitted	0.94	F.A.R. Provided

ON-SITE PARKING REQUIRED				
LOCATION	REQUIREMENTS AS PER BYLAW	NUMBER OF BAYS	PARKING STALLS REQUIRED BYLAW	
WORKSHOP & DETAIL	3 STALLS / VEHICLE SERVICE BAY	15 BAYS	45	
DIRECT DIALOGUE BAY	3 STALLS / VEHICLE SERVICE BAY	4 BAYS	12	
HOLDING & WASH BAY	1 STALL / WASHBAY	4 BAYS	4	
PARTS STORAGE & TOOL ROOM	1 STALL / 1000m² GLFA	462m²	1	
OFFICE & SHOWROOM	3 STALLS / 100m² GLFA	2717m²	82	
TOTAL PARKING REQUIRED			144	
ACCESSIBLE PARKING	2% OF TOTAL PARKING REQUIRED	2% OF 144 STALLS	3 (INCLUDED IN TOTAL PARKING, REQ'D	
SMALL SPACES PERMITTED	MAX. 50% OF TOTAL	22% (32) SMALL SPACES PROVIDED		

ON-SITE PARKING PROVIDED					
LOCATION	REGULAR STALLS	SMALL STALLS	ACCESSIBLE STALLS	STACKER UNITS	SUB-TOTAL
AT GRADE - CUSTOMER PARKING	9	7	3		19
AT GRADE - STAFF PARKING		4			4
AT GRADE - SERVICE PARKING		8			8
AT GRADE - DEMONSTRATION CAR PARKING	6	2			8
LEVEL 3 - SERVICE PARKING (STACKER UNITS)				32	32
LEVEL 3 - INTERNAL PARKING				32	32
LEVEL 4 (ROOF) - CUSTOMER PARKING	54	19	0		73
TOTAL PARKING STALLS PROVIDED	**69**	**40**	**3**	64	176

ON-SITE LOADING REQUIREMENTS				
LOADING SPACE SIZE	MINIMUM DIMENSION	REQUIRED	PROVIDED	VARIANCE REQUIRED
MEDIUM	9.1m L x 3.0m W x 3.8m H	3	2	YES
LARGE	18.4m L x 3.5m W x 4.3m H	2	1	YES

ON-SITE BICYCLE PARKING					
CLASSIFICATION	DESIGN CRITERIA	BYLAW REQUIREMENTS	MINIMUM DIMENSIONS	REQUIRED	PROVIDED
CLASS 1	LONG-TERM SECURED BICYCLE PARKING IN ENCLOSED ROOM	OFFICE AND SALES: 0.27 SPACE / 100m² OF GLFA GREATER THAN 100m². (7009m² / 100 x 0.27 = 19)	0.6m W x 1.0m L (PLACED VERTICALLY) 0.6m W x 1.8m L (PLACED HORIZONTALLY)	19	19 (ON LEVEL 3) - 6 VERTICAL (33% OF TOTAL COUNT), 13 HORIZONTAL
CLASS 2	SHORT-TERM BICYCLE PARKING IN FORM OF BIKE RACKS LOCATED WITHIN 15m OF THE PRINICIPAL BUILDING ENTRANCE	OFFICE AND SALES: 0.4 SPACE / 100m² OF GLFA GREATER THAN 100m². (OFFICE AND SALES: 2717 / 100 x 0.4 =11) (OTHER AREAS: 4292 / 100 x 0.27 =12)		23	24 (AT GRADE)

*GLFA = Showroom + Offices area+Other uses =7,009m2

GARBAGE AND RECYCLING STORAGE	34.4 m²

DP 18-810720

DILAWRI GROUP OF COMPANIES OpenRoad AUTO GROUP

COVER SHEET / SITE STATISTICS

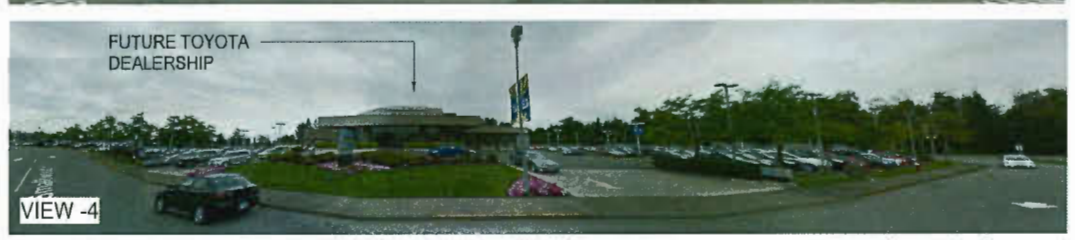
PORSCHE RICHMOND
13171 SMALLWOOD PLACE, RICHMOND, B.C.

PLAN # 1.a
SEPTEMBER 25, 2019

DP-00
200007

OCT 09 2019

Kasian



DP 18-810720
OCT 09 2019

DILAWRI GROUP OF COMPANIES OpenRoad AUTO GROUP

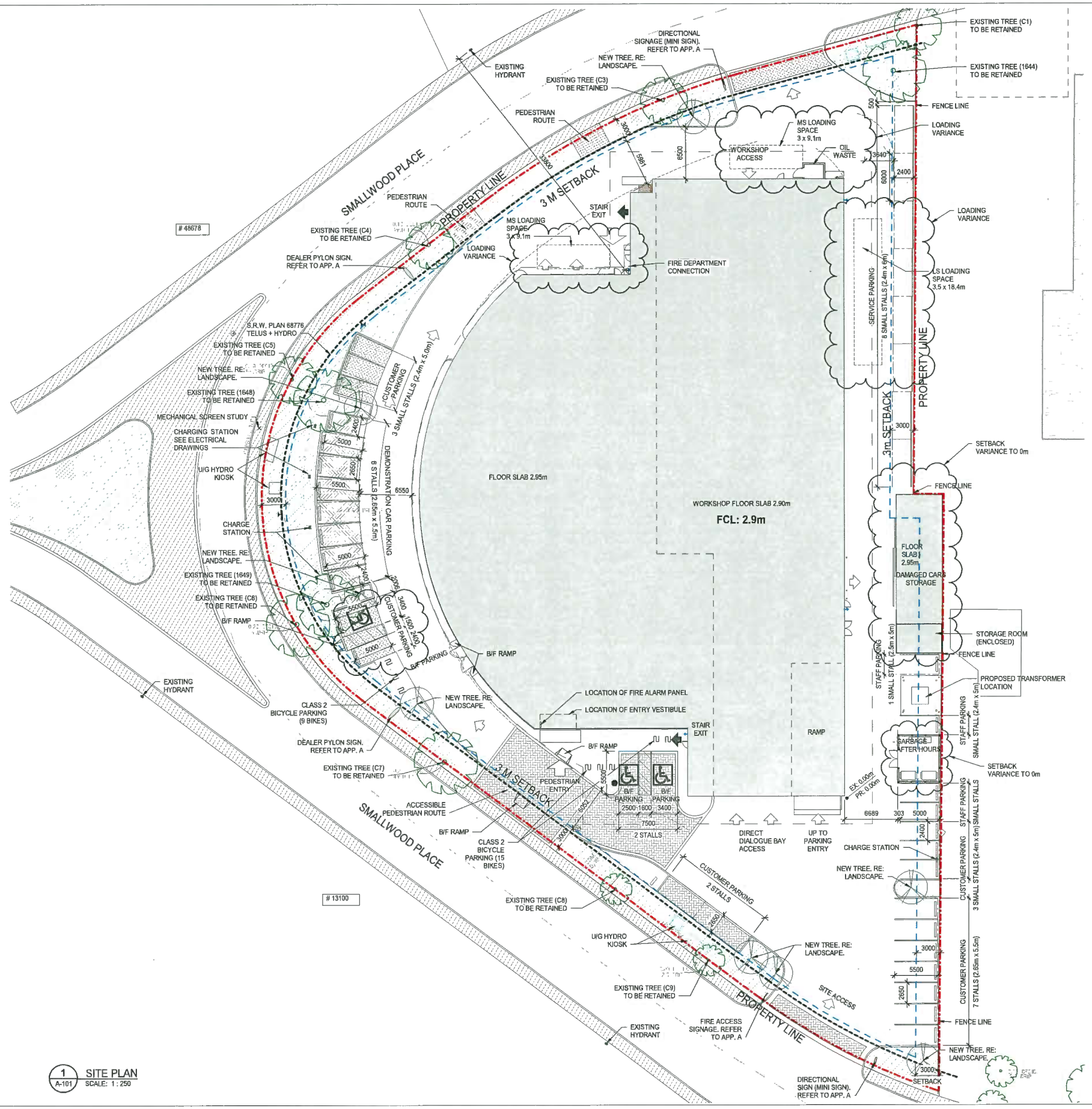
CONTEXT PLAN STREETSCAPES

PORSCHE RICHMOND
13171 SMALLWOOD PLACE, RICHMOND, B.C.

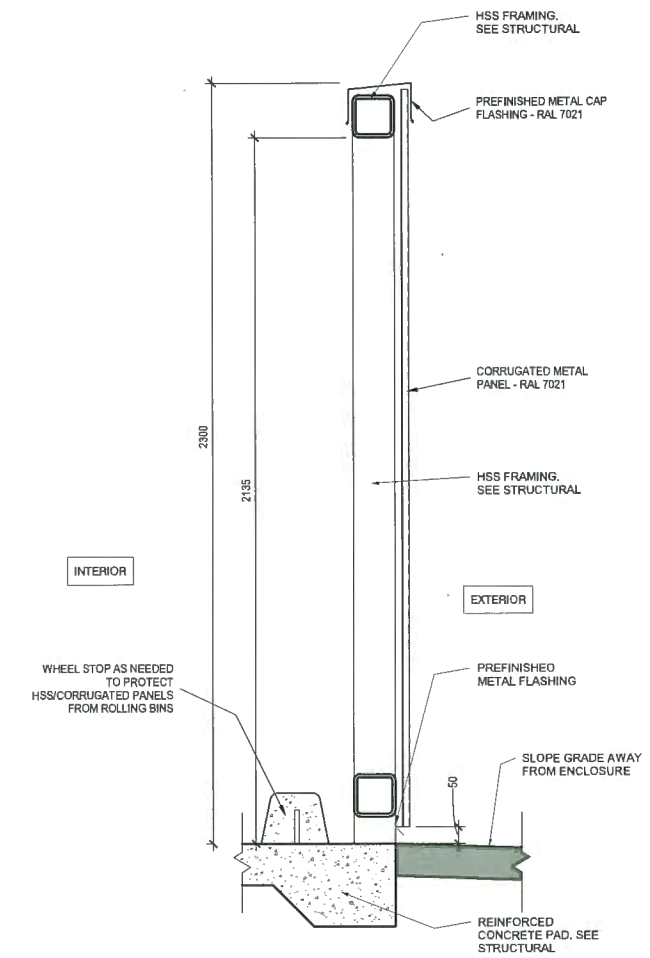
PLAN # 1.b
SEPTEMBER 25, 2019

DP-02a
200007

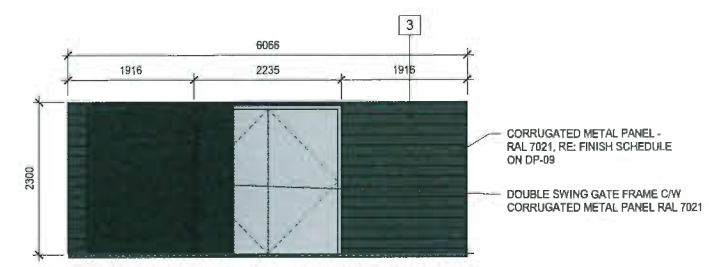
Kasian



1 A-101 SITE PLAN
SCALE: 1 : 250



GARBAGE & SECURE CAR ENCLOSURE - WALL SECTION



GARBAGE ENCLOSURE ELEVATION

DP 18-810720

DILAWRI GROUP OF COMPANIES
OpenRoad AUTO GROUP

N

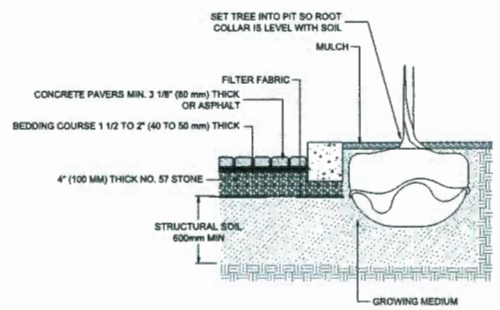
SITE PLAN

PORSCHE RICHMOND
13171 SMALLWOOD PLACE, RICHMOND, B.C.

PLAN # 2
OCTOBER 02, 2019

DP-04(R2)
200007

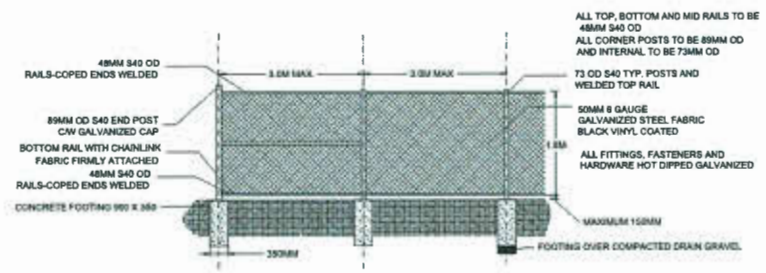
OCT 0 0 2019
Kasian



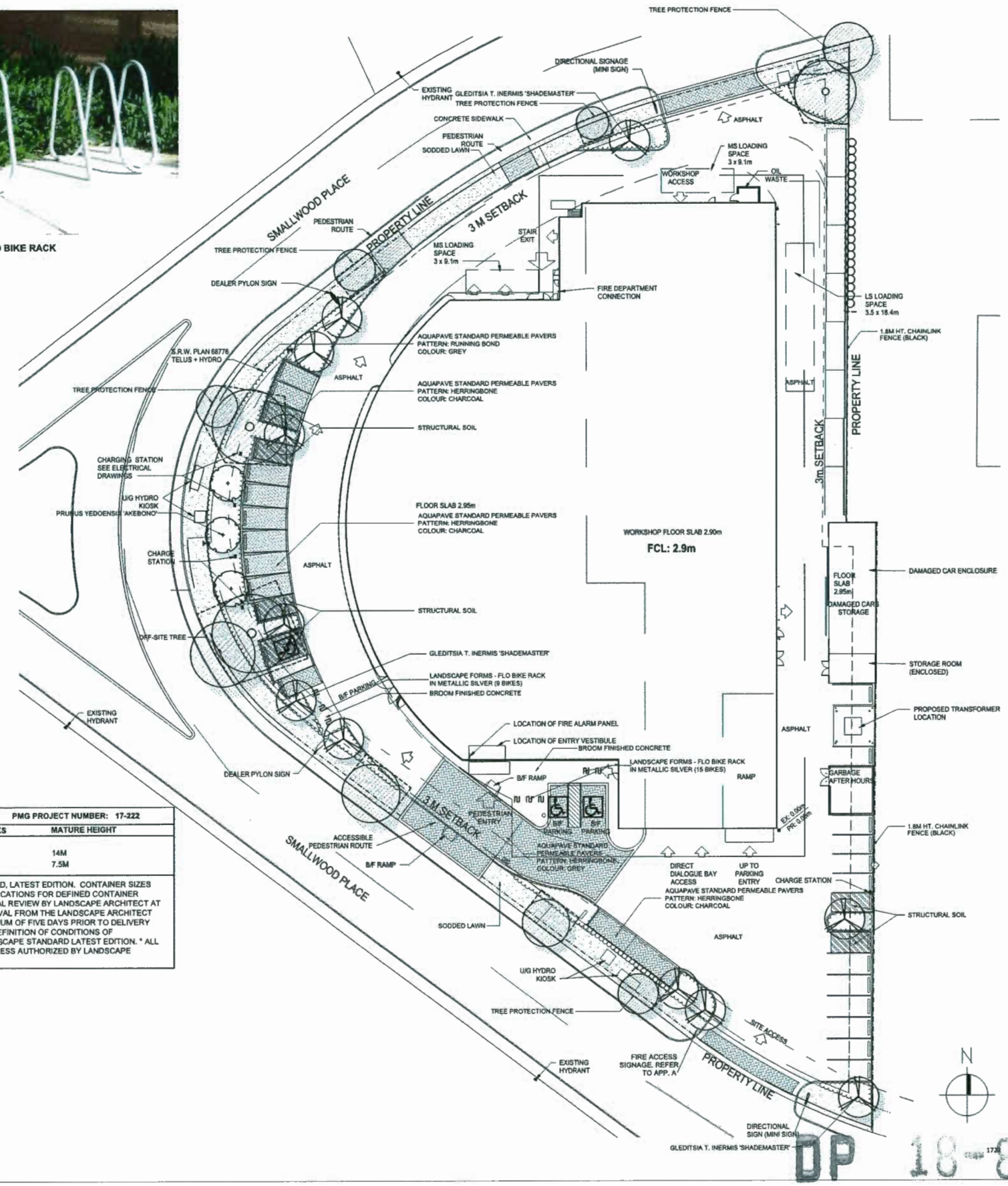
REFER TO PLAN FOR EXTENT OF STRUCTURAL SOIL

1 / L1 TREE IN LANDSCAPE ISLAND 1:25

LANDSCAPE FORMS - FLO BIKE RACK IN METALLIC SILVER



2 / L1 1.8M HT. CHAINLINK FENCE (BLACK) 1:50



PLANT SCHEDULE

PMG PROJECT NUMBER: 17-222

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	MATURE HEIGHT
TREE					
	11	GLEDITSIA T. INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	8CM CAL; 1.8M STD; B&B	14M
	3	PRUNUS YEDOENSIS 'AKEBONO'	DAYBREAK CHERRY	6CM CAL; B&B	7.5M

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

OFF-SITE RETAINED TREES

ON - SITE RETAINED TREES

DP 18-810720

DILAWRI GROUP OF COMPANIES | OpenRoad AUTO GROUP

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

LANDSCAPE PLAN

PORSCHE RICHMOND
13171 SMALLWOOD PLACE, RICHMOND, B.C.

PLAN # 3.a
OCTOBER 02, 2019

DP-04.L1
200007

OCT 03 2019

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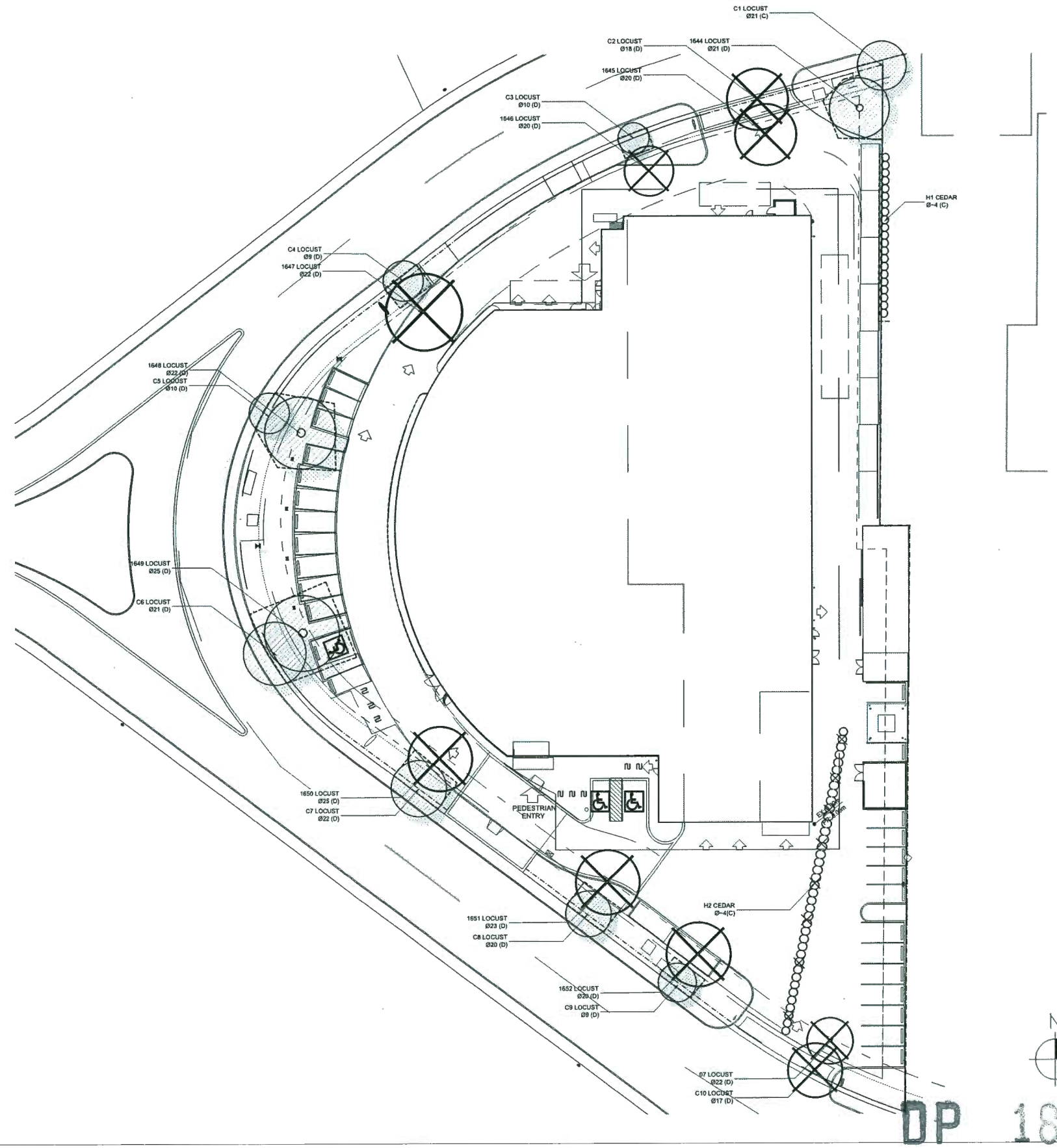

OFF-SITE RETAINED TREES

ON - SITE RETAINED TREES

TREE TO BE REMOVED

TREE TO BE RETAINED

TREE TO BE REMOVED

TREE PROTECTION FENCE

NO. OF REPLACEMENT TREES	SUITABLE REPLACEMENT TREES	
	SPECIES	
	BOTANICAL NAME	SIZE
11	GLEDITSIA T. INERMIS 'SHADEMASTER'	8CM CAL; 1.8M STD; B&B
3	PRUNUS YEDOENSIS 'AKEBONO'	6CM CAL; B&B

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DILAWRI GROUP OF COMPANIES

OpenRoad™ AUTO GROUP

pmg LANDSCAPE ARCHITECTS
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Burnaby, British Columbia, V5C 6G9
p. 604 294-0011 : f 604 294-0022

TREE MANAGEMENT PLAN

PORSCHE RICHMOND
13171 SMALLWOOD PLACE, RICHMOND, B.C.

PLAN # 3.b

OCTOBER 02, 2019

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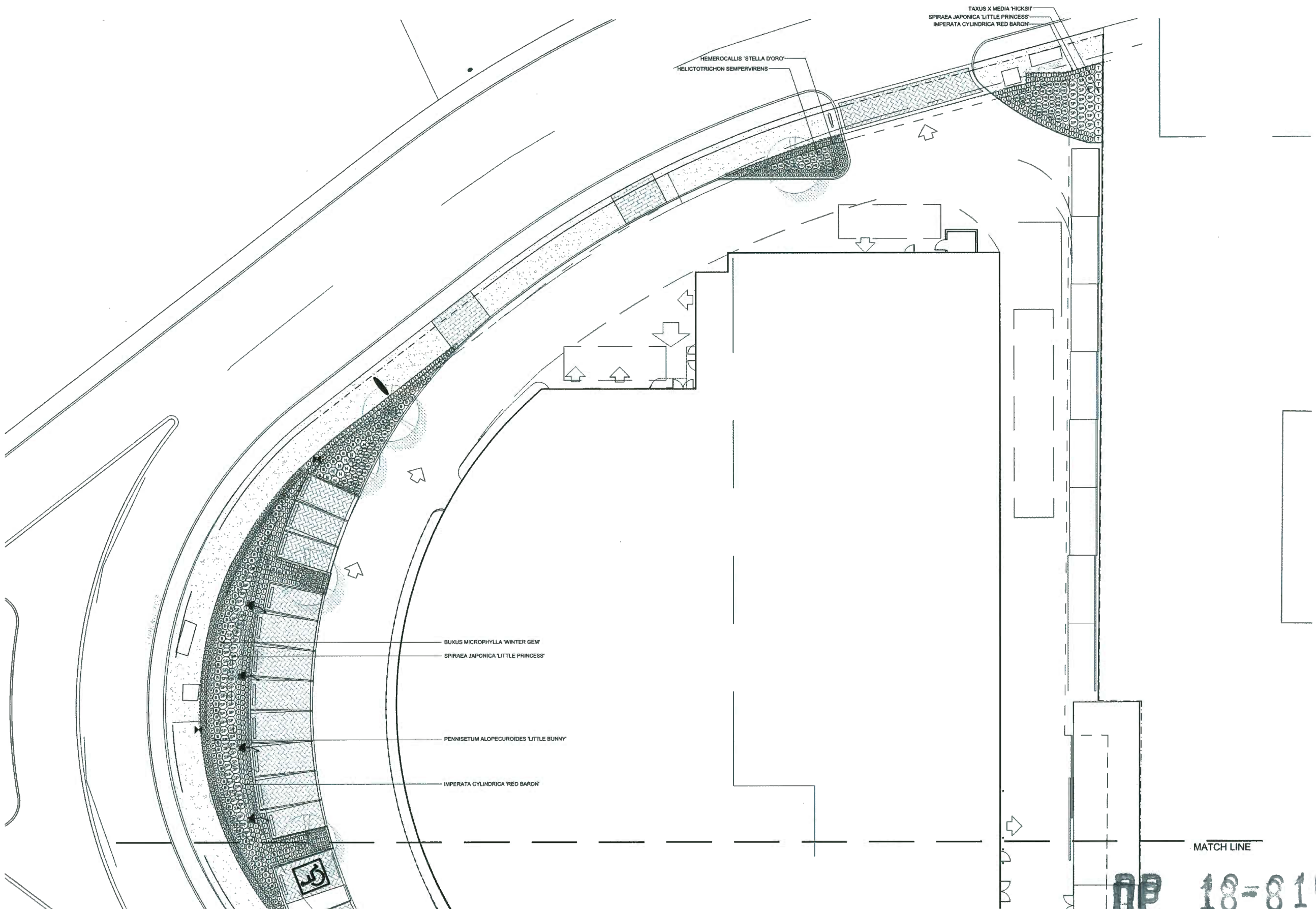

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DILAWRI GROUP OF COMPANIES

OpenRoad AUTO GROUP

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

SHRUB PLAN - NORTH

PORSCHE RICHMOND
13171 SMALLWOOD PLACE,
RICHMOND, B.C.

PLAN # 3.c

SEPTEMBER 25, 2019

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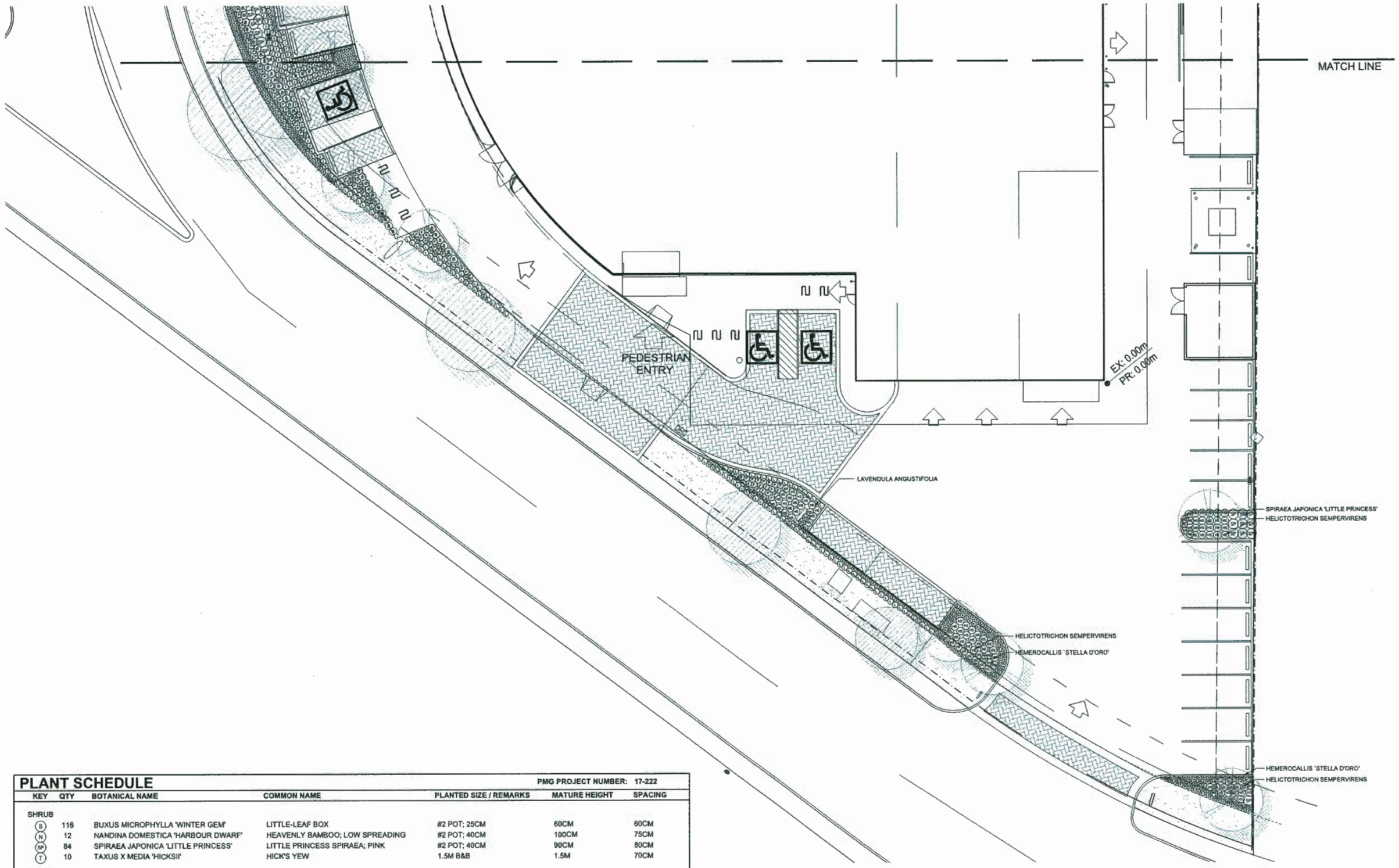

PLANT SCHEDULE

PMG PROJECT NUMBER: 17-222

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	MATURE HEIGHT	SPACING
SHRUB						
B	116	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#2 POT; 25CM	60CM	60CM
N	12	NANDINA DOMESTICA 'HARBOUR DWARF'	HEAVENLY BAMBOO; LOW SPREADING	#2 POT; 40CM	100CM	75CM
SP	84	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA; PINK	#2 POT; 40CM	90CM	80CM
T	10	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.5M B&B	1.5M	70CM
GRASS						
HS	199	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT	60CM	60CM
I	419	IMPERATA CYLINDRICA 'RED BARON'	BLOOD GRASS	#1 POT	50CM	45CM
P	180	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	#1 POT	50CM	45CM
PERENNIAL						
D	596	HEMEROCALLIS `STELLA D'ORO'	DAYLILY; YELLOW	#1 POT; 1-2 FAN	45CM	40CM
L	220	LAVENDULA ANGUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER; COMPACT; VIOLET-BLUE	#1 POT	30CM	45CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY

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pmg LANDSCAPE ARCHITECTS
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SHRUB PLAN - SOUTH

PORSCHE RICHMOND
13171 SMALLWOOD PLACE, RICHMOND, B.C.

PLAN # 3.d
OCTOBER 02, 2019

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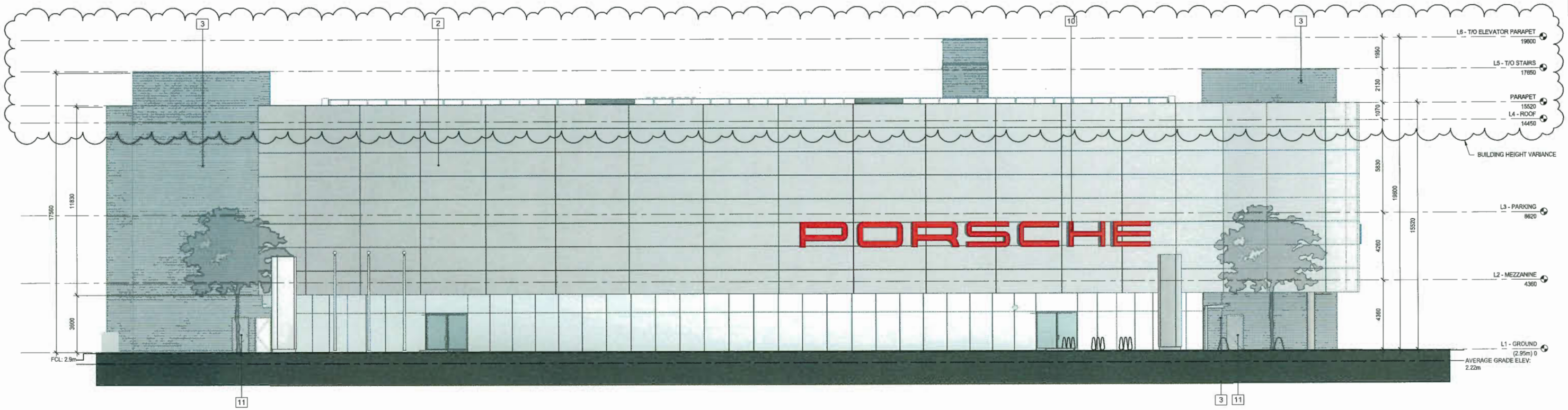
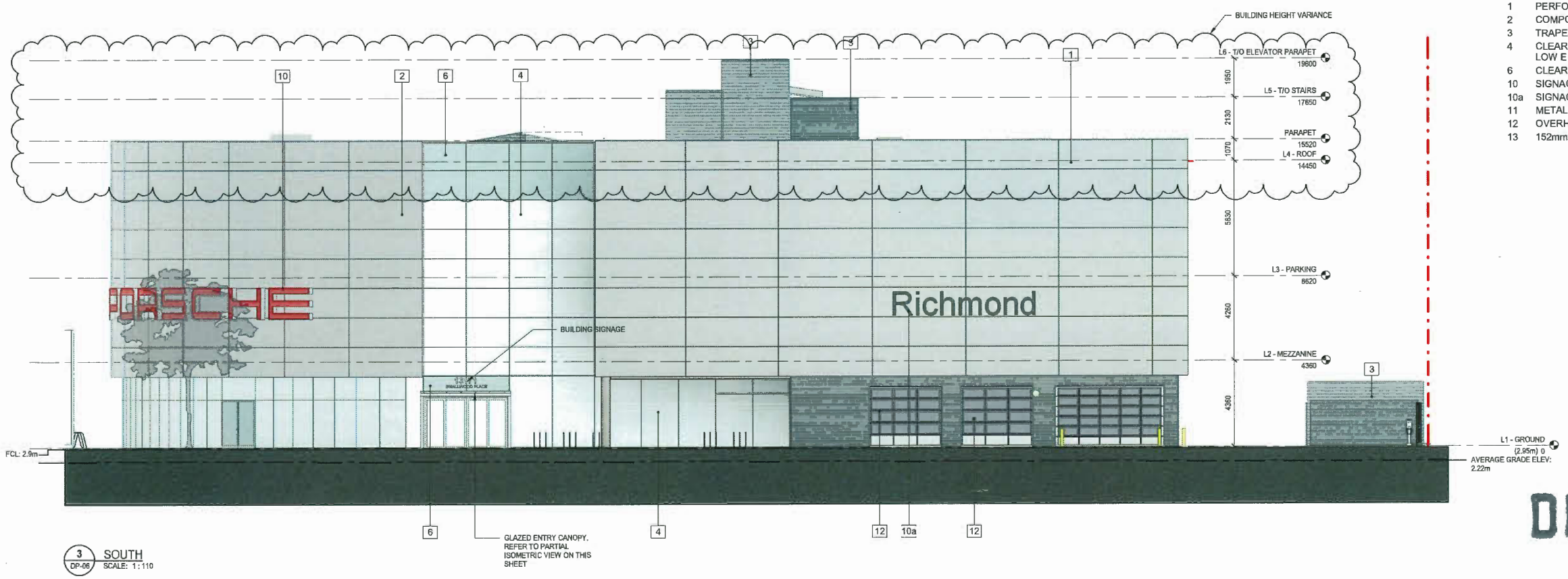


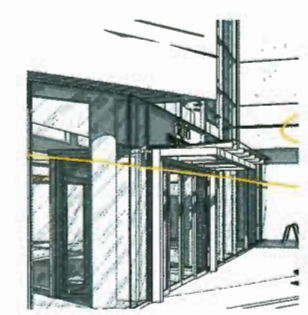
4 DP-03b WEST
SCALE: 1:110



3 DP-06 SOUTH
SCALE: 1:110

MATERIAL LEGEND

1 PERFORATED COMPOSITE METAL PANEL SYSTEM - SILVER METALLIC
2 COMPOSITE METAL PANEL SYSTEM - SILVER METALLIC
3 TRAPEZIUM SHEET METAL - CL 7040 (BLACK GREY)
4 CLEAR ANODIZED ALUMINUM CURTAIN WALL / PUNCHED WINDOW C/W DOUBLE GLAZED LOW E GLAZING
6 CLEAR ANODIZED ALUMINUM VENEER SYSTEM C/W SPANDREL GLAZING
10 SIGNAGE - RED , PROVIDE 16mm PLYWOOD BACKING, (REFER TO SIGNAGE PERMIT)
10a SIGNAGE - BLACK , PROVIDE 16mm PLYWOOD BACKING, (REFER TO SIGNAGE PERMIT)
11 METAL DOOR - RAL 7040 (BLACK GREY)
12 OVERHEAD DOOR - RAL 7040 (BLACK GREY)
13 152mm BOLLARD



PARTIAL VIEW- ENTRY CANOPY

DP 18-810720

0 5 10 m

DILAWRI GROUP OF COMPANIES OpenRoad AUTO GROUP

BUILDING ELEVATIONS

PORSCHE RICHMOND
13171 SMALLWOOD PLACE, RICHMOND, B.C.

PLAN # 4.a
SEPTEMBER 25, 2019

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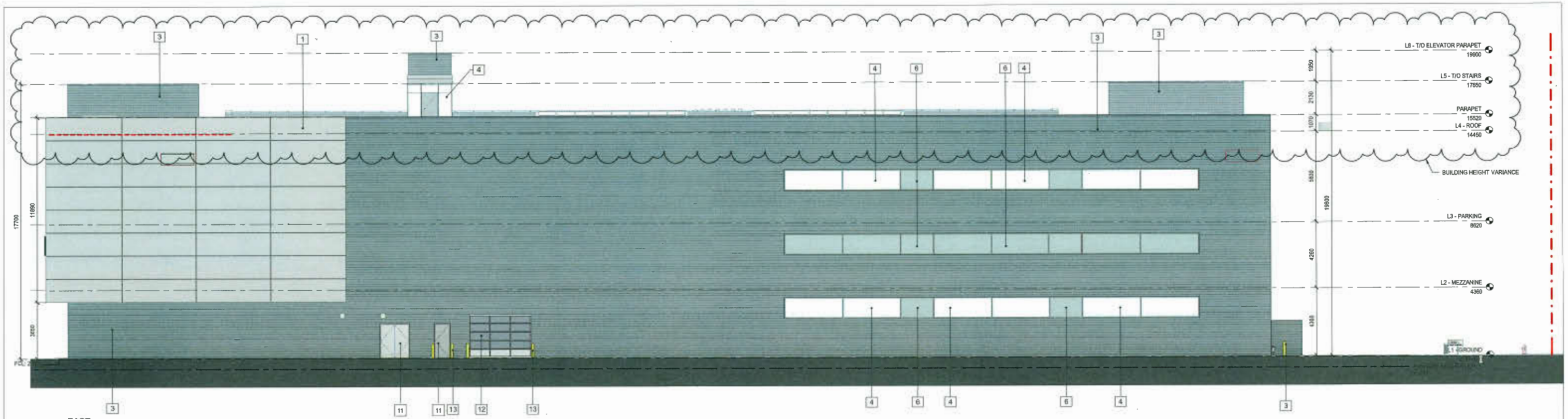

EAST

MATERIAL LEGEND

1 PERFORATED COMPOSITE METAL PANEL SYSTEM - SILVER METALLIC
2 COMPOSITE METAL PANEL SYSTEM - SILVER METALLIC
3 TRAPEZIUM SHEET METAL - CL 7040 (BLACK GREY)
4 CLEAR ANODIZED ALUMINUM CURTAIN WALL / PUNCHED WINDOW C/W DOUBLE GLAZED LOW E GLAZING
6 CLEAR ANODIZED ALUMINUM VENEER SYSTEM C/W SPANDREL GLAZING
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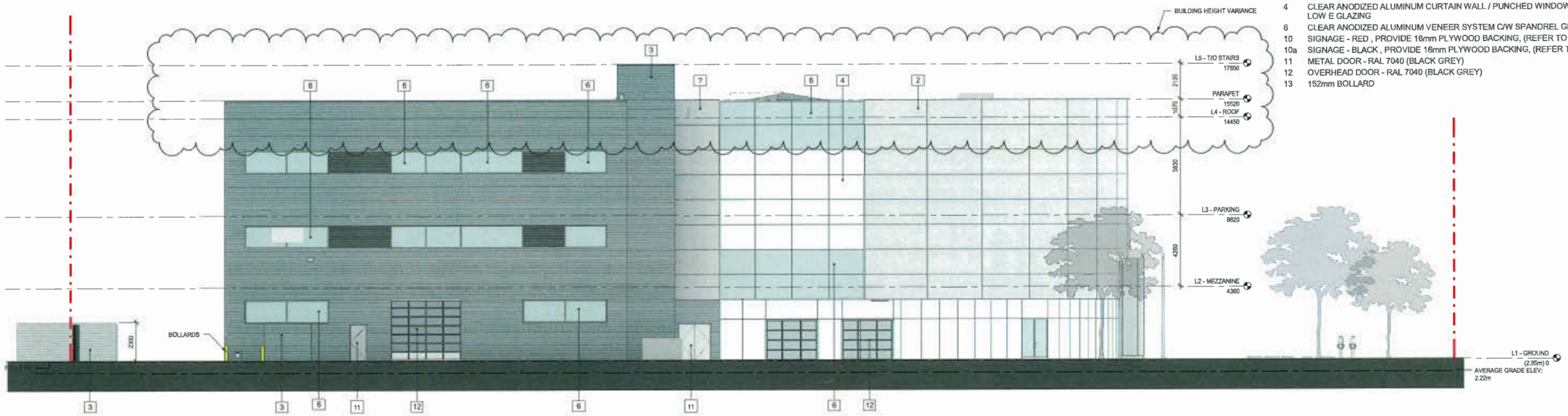
11 METAL DOOR - RAL 7040 (BLACK GREY)
12 OVERHEAD DOOR - RAL 7040 (BLACK GREY)
13 152mm BOLLARD



NORTH

DP 18-810720

DILAWRI GROUP OF COMPANIES
OpenRoad AUTO GROUP

BUILDING ELEVATIONS

PORSCHE RICHMOND
13171 SMALLWOOD PLACE, RICHMOND, B.C.

PLAN # 4.b
SEPTEMBER 25, 2019

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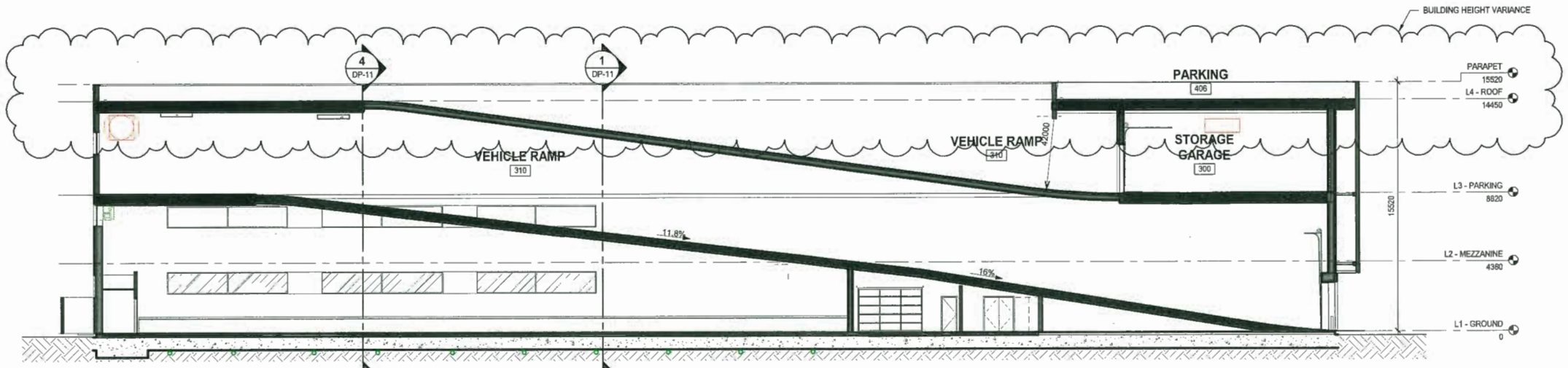

2 DP-03b BUILDING SECTION 2
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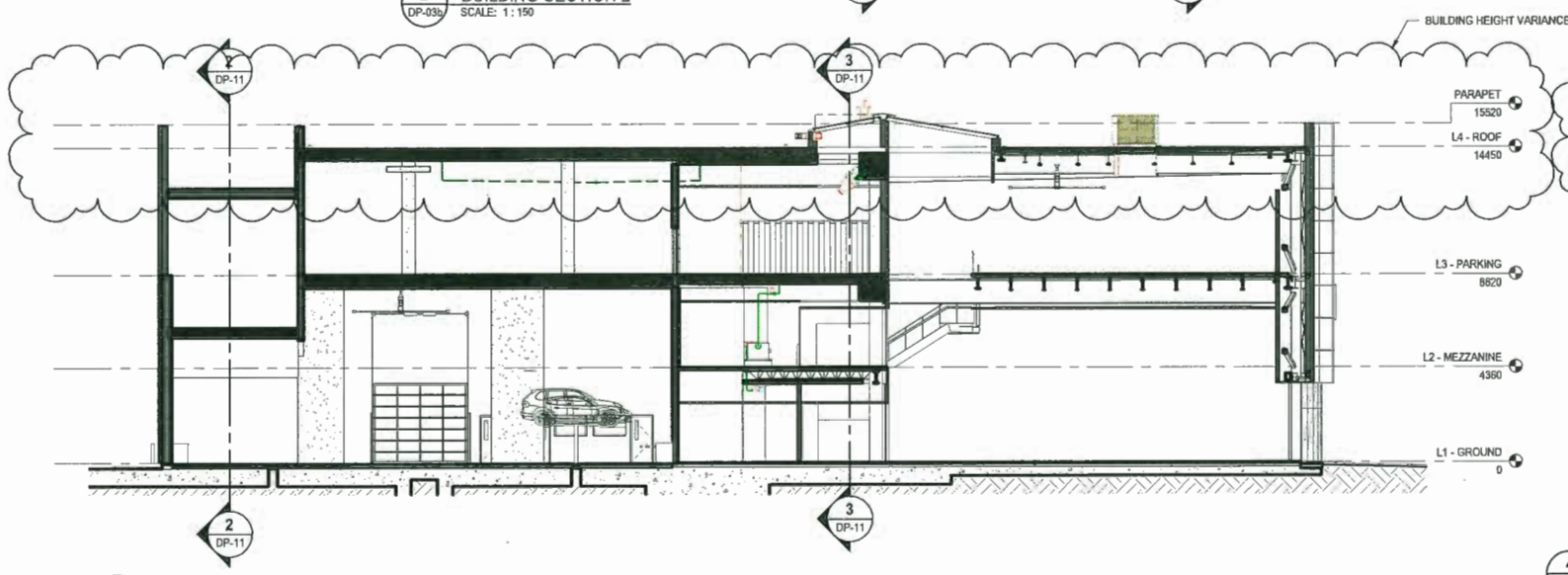

1 DP-03b BUILDING SECTION 1
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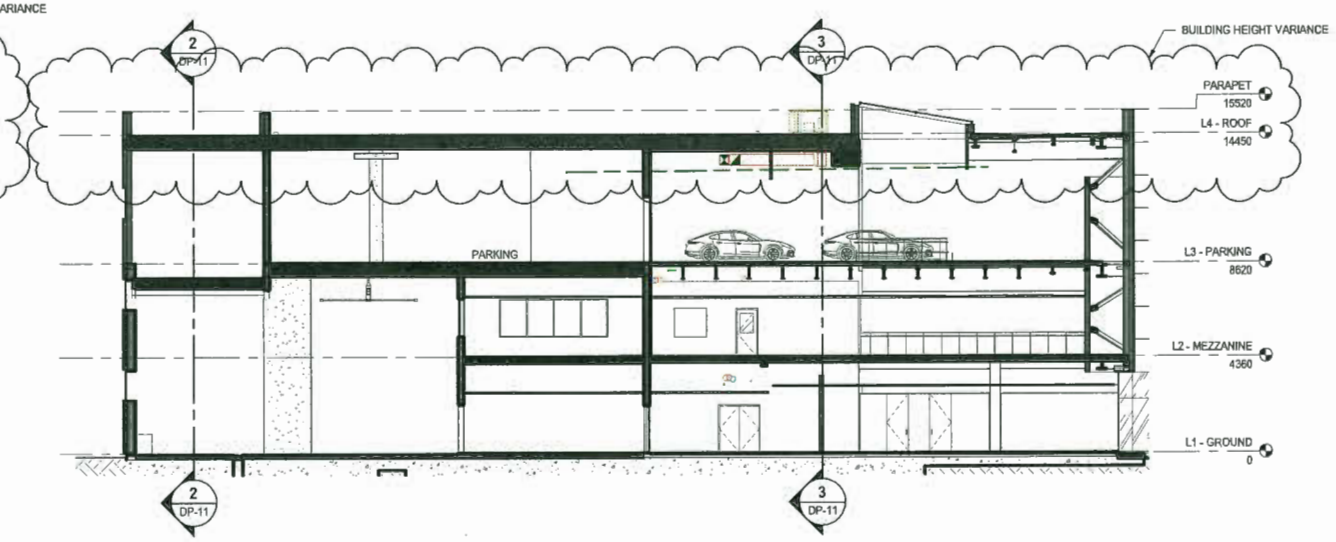

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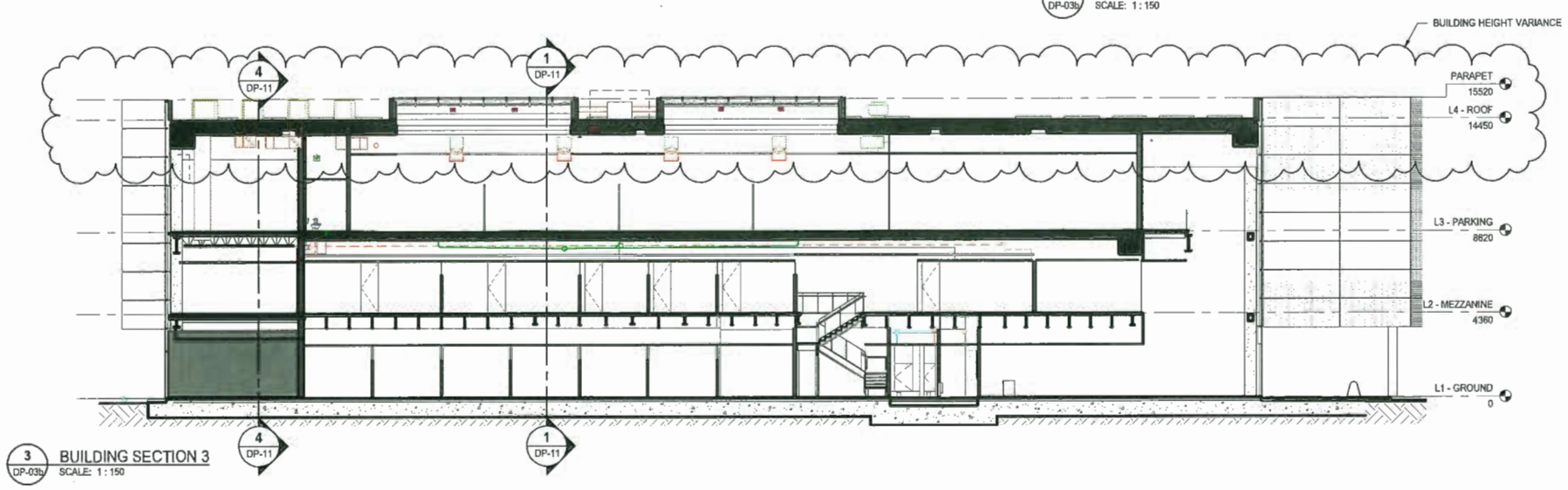

3 DP-03b BUILDING SECTION 3
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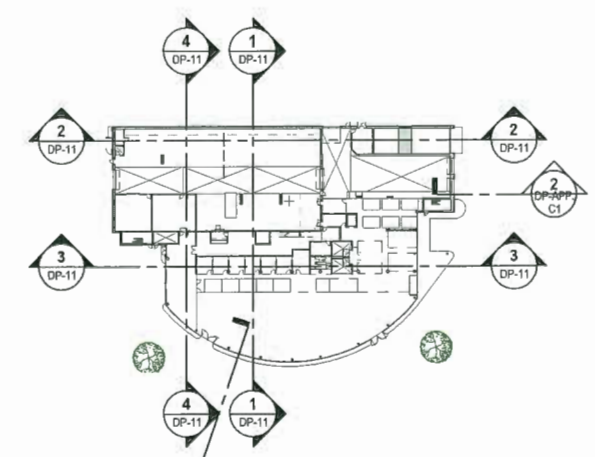

L1 - KEY PLAN

DP 18-810720

DILAWRI GROUP OF COMPANIES OpenRoad AUTO GROUP

BUILDING SECTIONS

PORSCHE RICHMOND
13171 SMALLWOOD PLACE, RICHMOND, B.C.

PLAN # 4.c
SEPTEMBER 25, 2019

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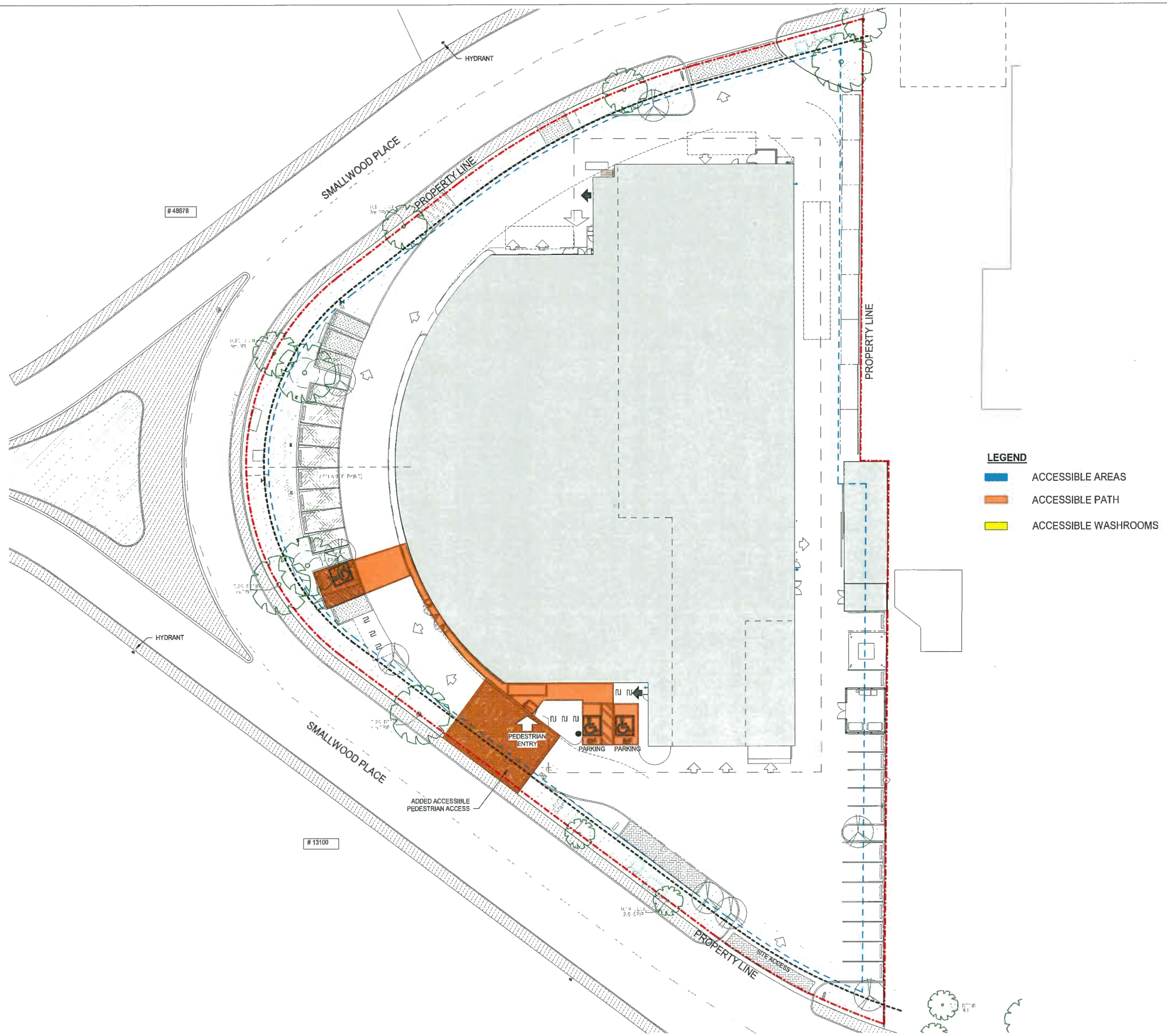

LEGEND

- ACCESSIBLE AREAS
- ACCESSIBLE PATH
- ACCESSIBLE WASHROOMS

DP 18-810720

DILAWRI GROUP OF COMPANIES

OpenRoad™ AUTO GROUP

SITE ACCESSIBLE PLAN

PORSCHE RICHMOND

13171 SMALLWOOD PLACE, RICHMOND, B.C.

REFERENCE PLAN

OCTOBER 02, 2019

DP-03a(R1)

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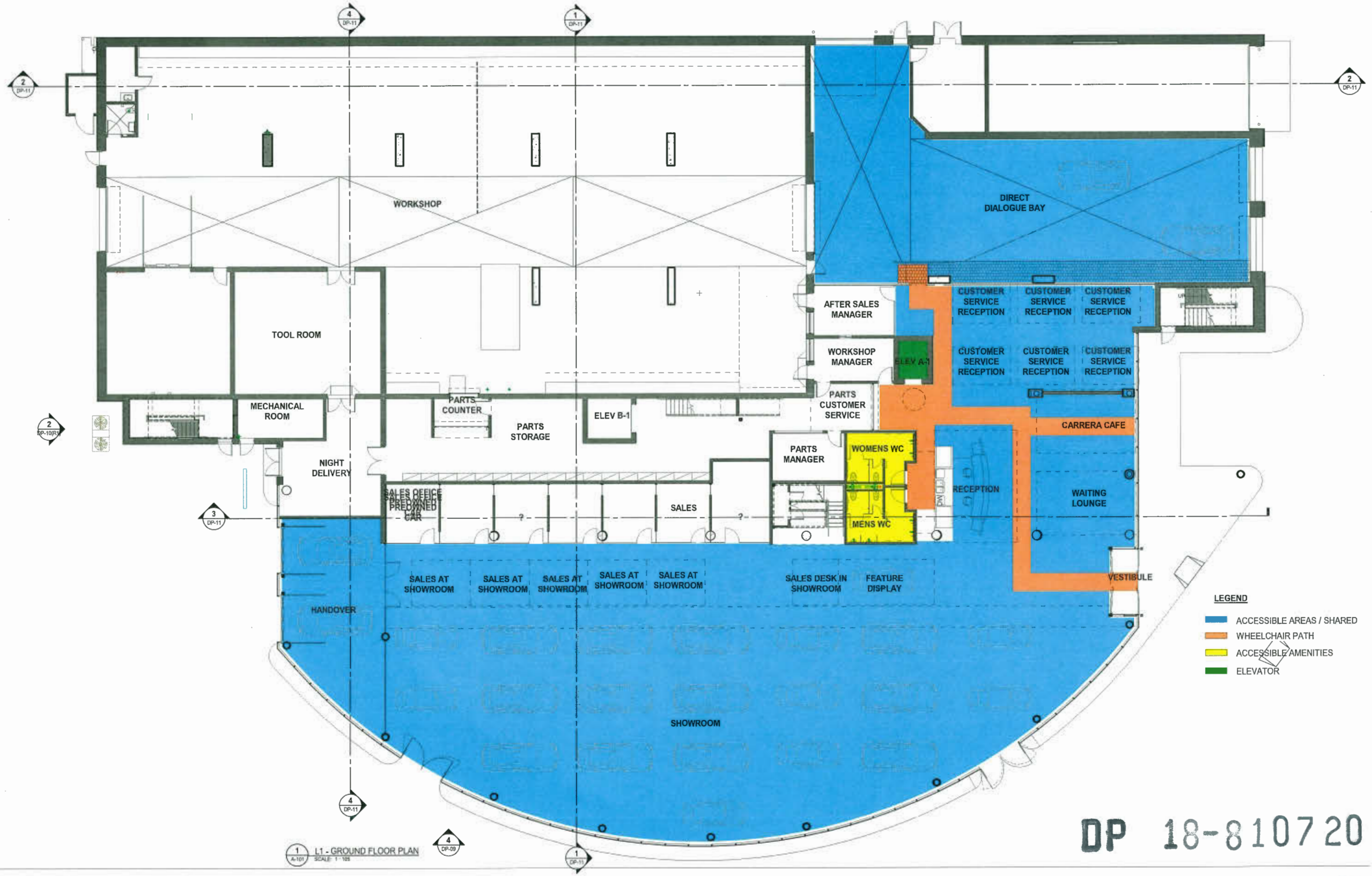

DP 18-810720

DILAWRI GROUP OF COMPANIES OpenRoad AUTO GROUP

LEVEL 1 ACCESSIBLE PLAN

PORSCHE RICHMOND
13171 SMALLWOOD PLACE, RICHMOND, B.C.

REFERENCE PLAN
SEPTEMBER 25, 2019

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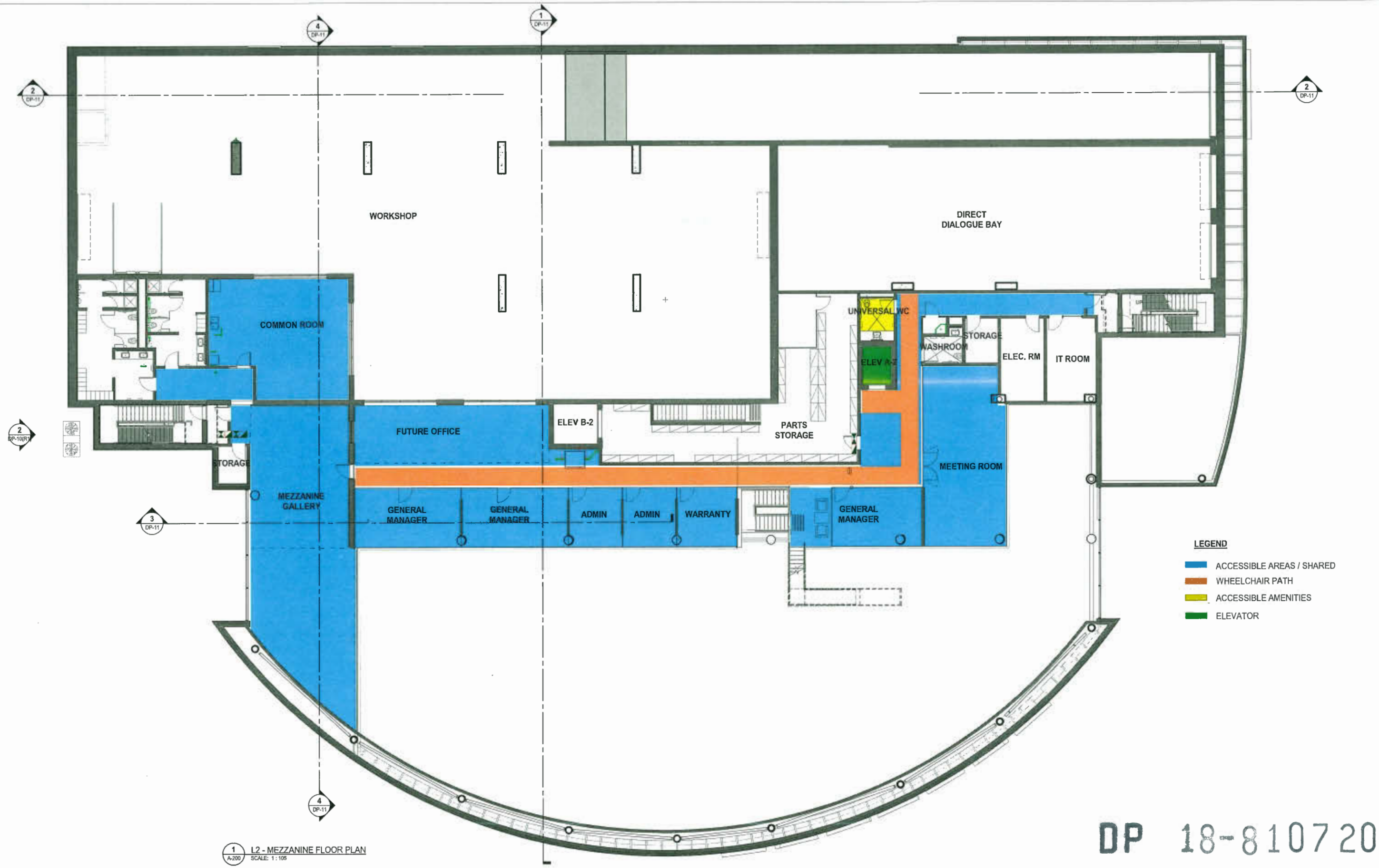

1 A-200 L2 - MEZZANINE FLOOR PLAN
SCALE: 1 : 105

DP 18-810720

DILAWRI GROUP OF COMPANIES OpenRoad AUTO GROUP

LEVEL 2 ACCESSIBLE PLAN

PORSCHE RICHMOND
13171 SMALLWOOD PLACE, RICHMOND, B.C.

REFERENCE PLAN
SEPTEMBER 25, 2019

DP-03c
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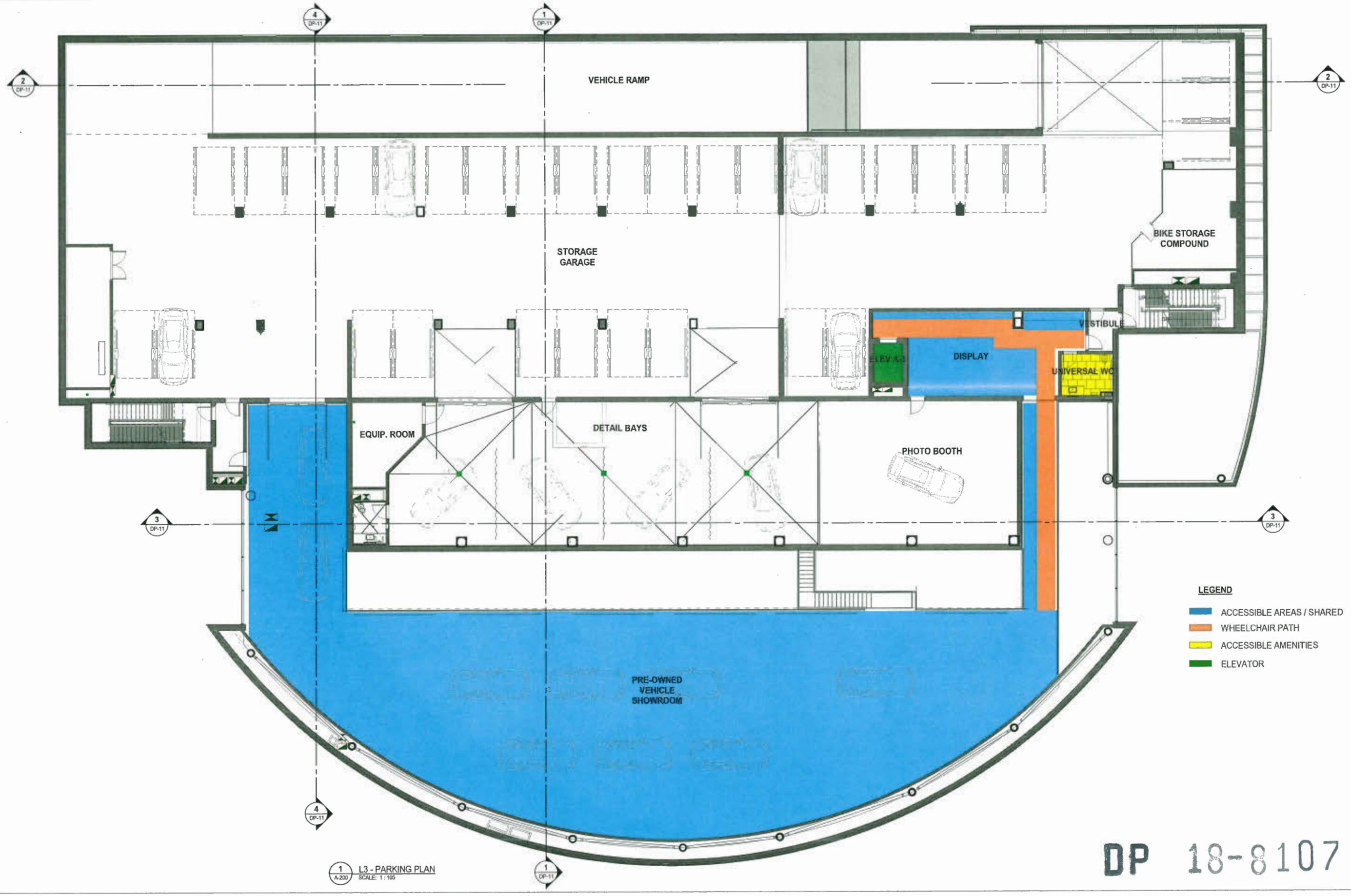

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DILAWRI GROUP OF COMPANIES OpenRoad AUTO GROUP

LEVEL 3 ACCESSIBLE PLAN

PORSCHE RICHMOND
13171 SMALLWOOD PLACE, RICHMOND, B.C.

REFERENCE PLAN
SEPTEMBER 25, 2019

DP-03d
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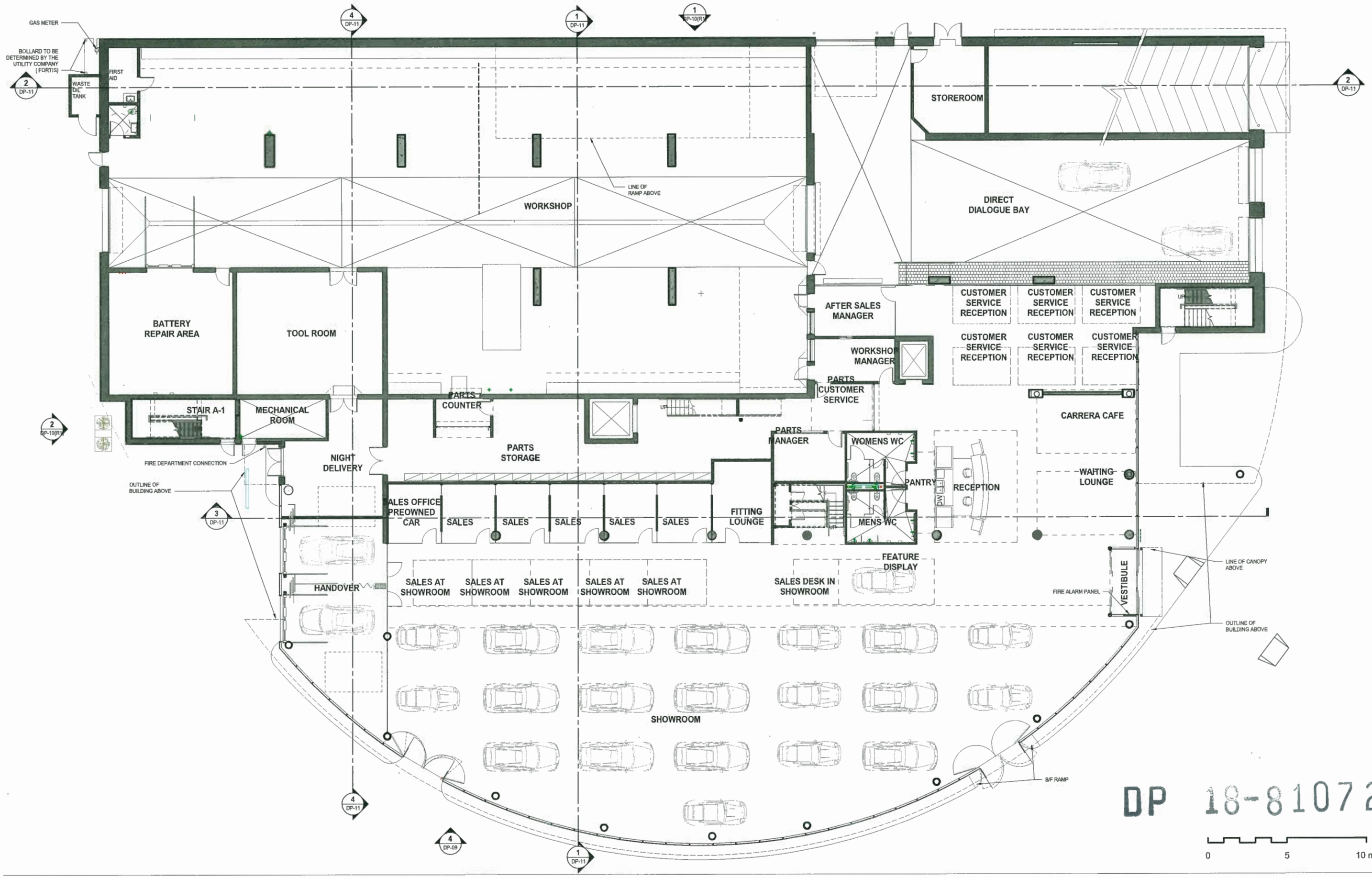

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DILAWRI GROUP OF COMPANIES

OpenRoad AUTO GROUP

L1-GROUND FLOOR PLAN

PORSCHE RICHMOND
13171 SMALLWOOD PLACE, RICHMOND, B.C.

REFERENCE PLAN

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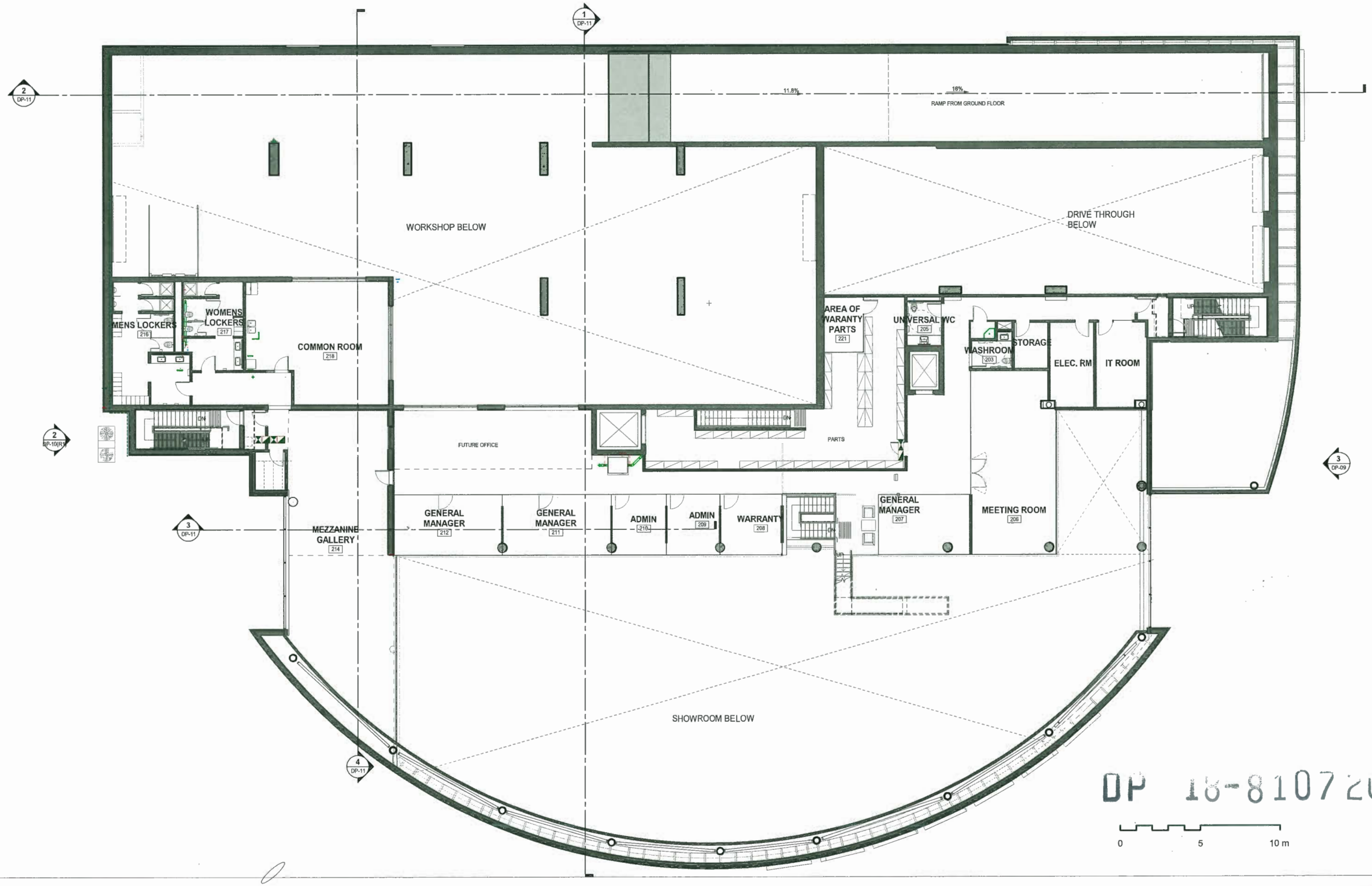

DP 18-810720

DILAWRI GROUP OF COMPANIES

OpenRoad AUTO GROUP

L2-MEZZANINE PLAN

PORSCHE RICHMOND
13171 SMALLWOOD PLACE, RICHMOND, B.C.

REFERENCE PLAN

SEPTEMBER 25, 2019

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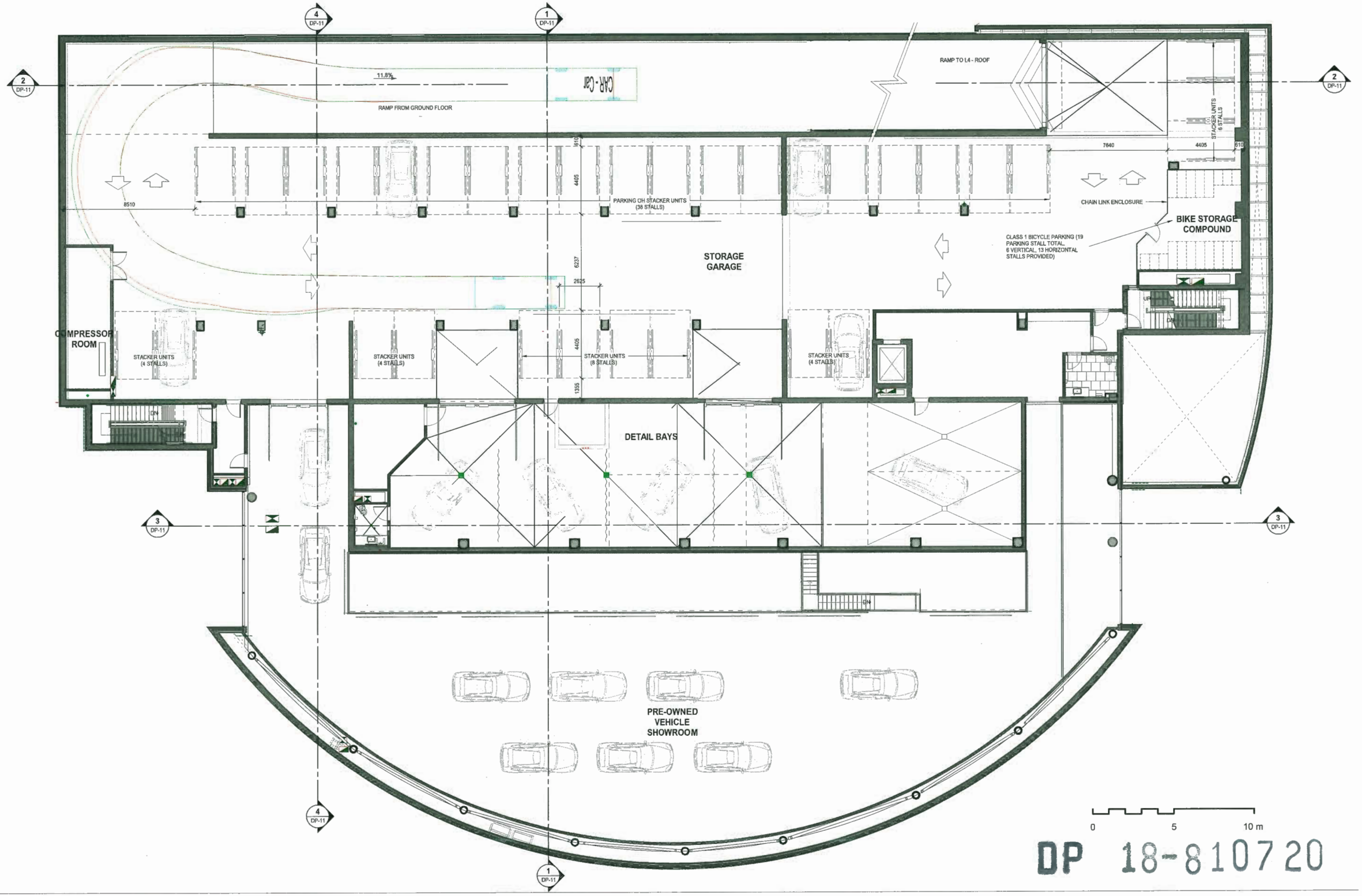

DP 18-810720

DILAWRI GROUP OF COMPANIES OpenRoad AUTO GROUP

L3-PARKING PLAN

PORSCHE RICHMOND
13171 SMALLWOOD PLACE, RICHMOND, B.C.

REFERENCE PLAN
SEPTEMBER 25, 2019

DP-07
200007

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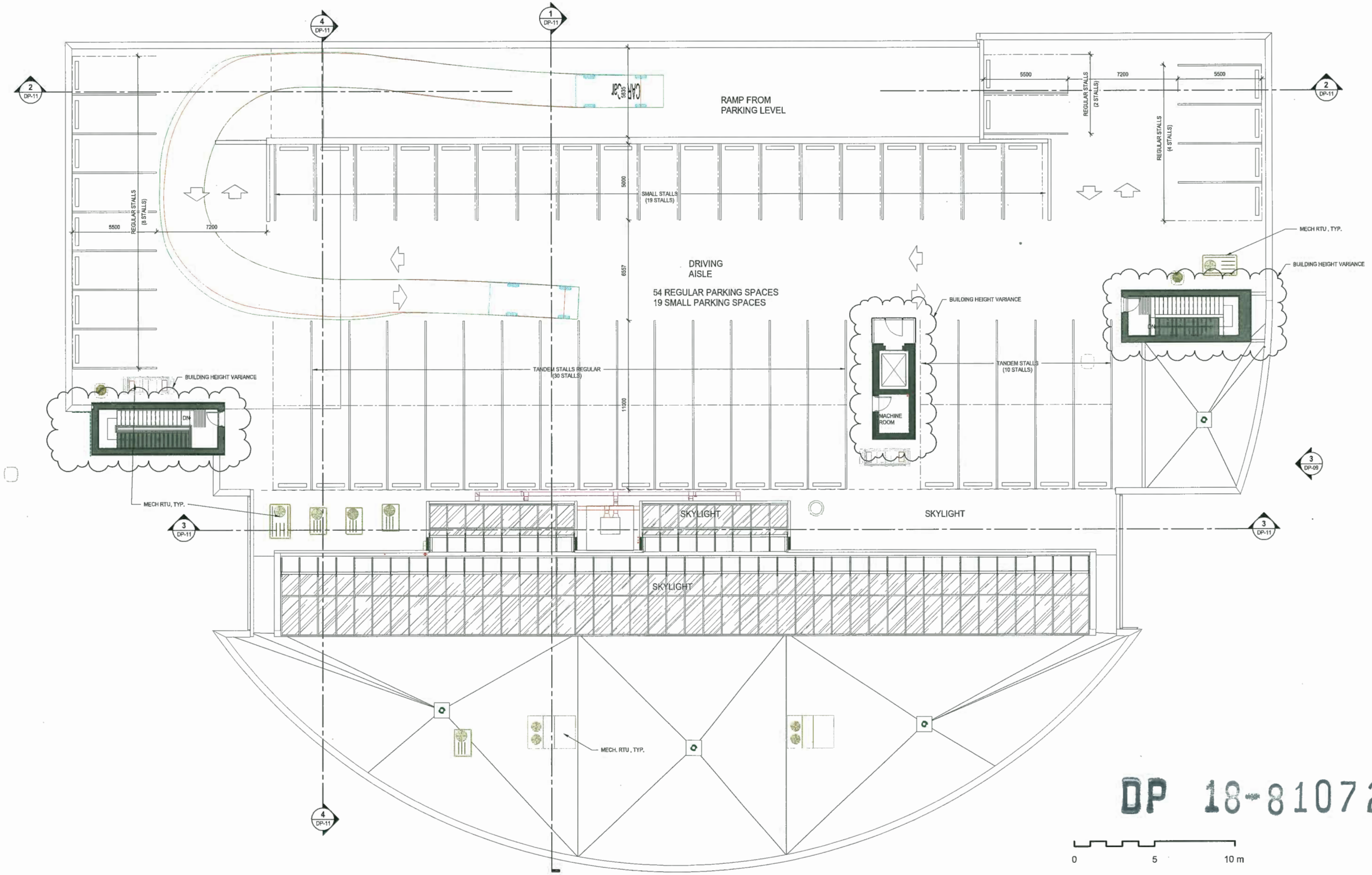

DP 18-810720

DILAWRI GROUP OF COMPANIES

OpenRoad AUTO GROUP

L4-ROOF PLAN

PORSCHE RICHMOND
13171 SMALLWOOD PLACE,
RICHMOND, B.C.

REFERENCE PLAN

SEPTEMBER 25, 2019

DP-08

200007

OCT 09 2019

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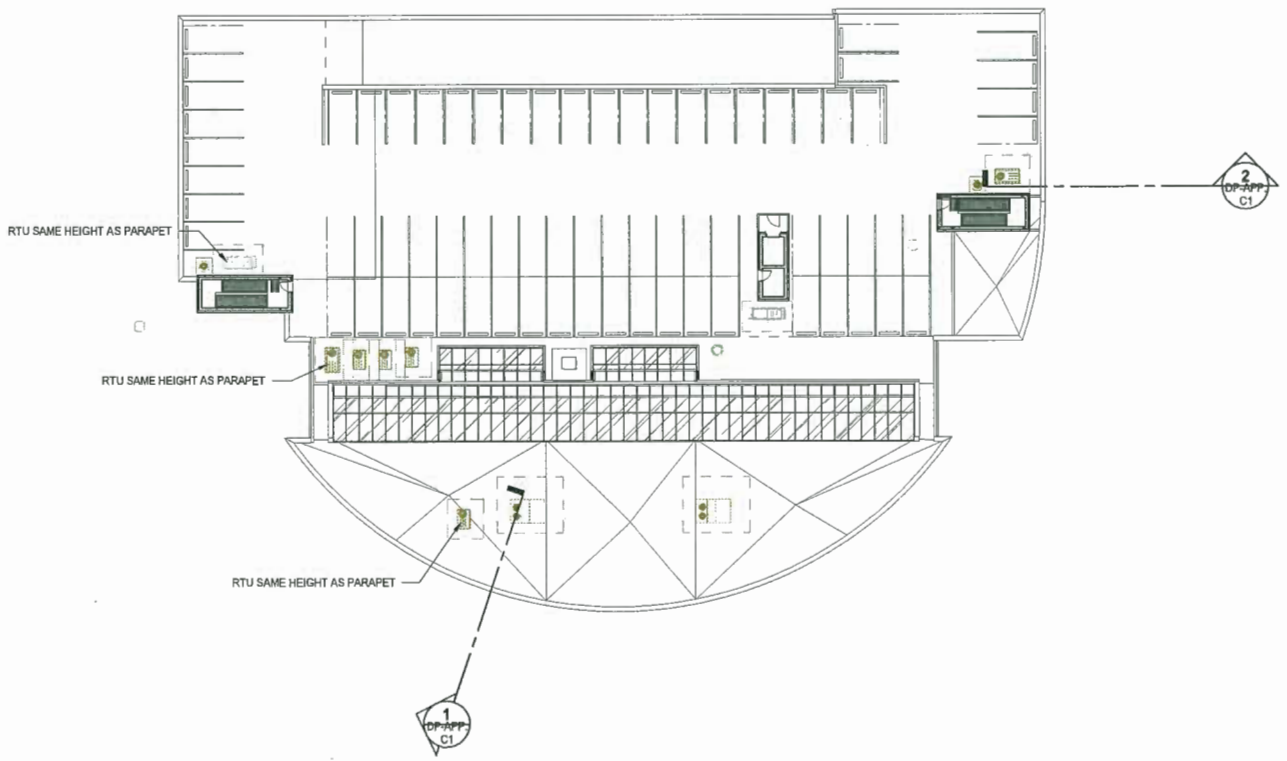
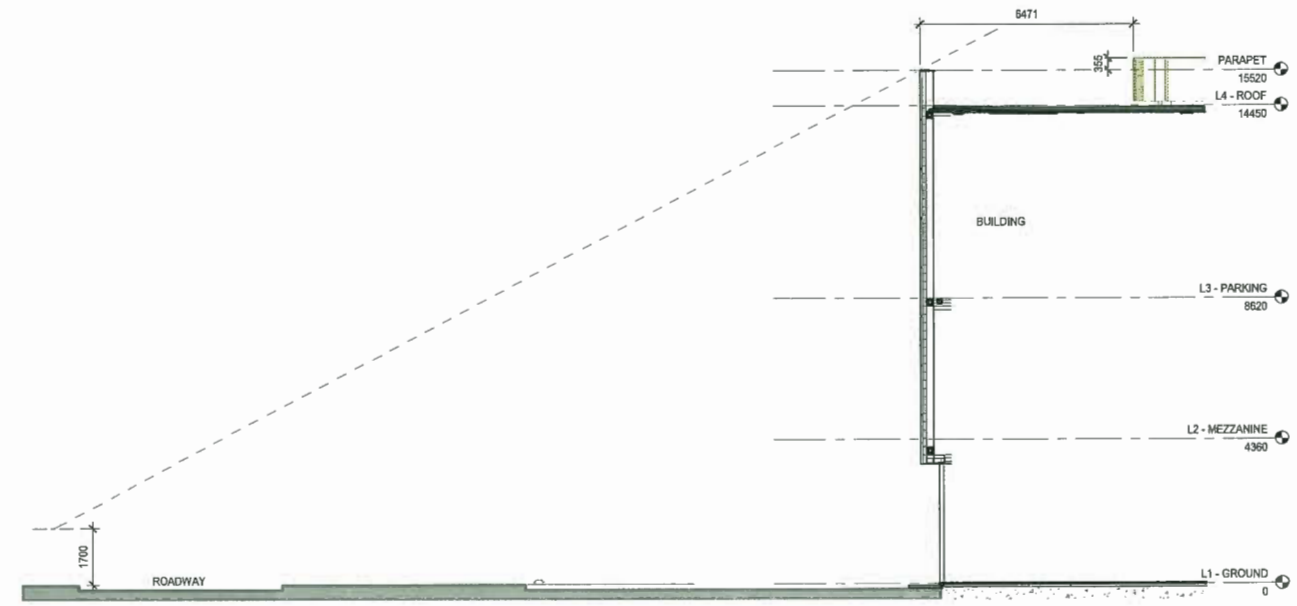
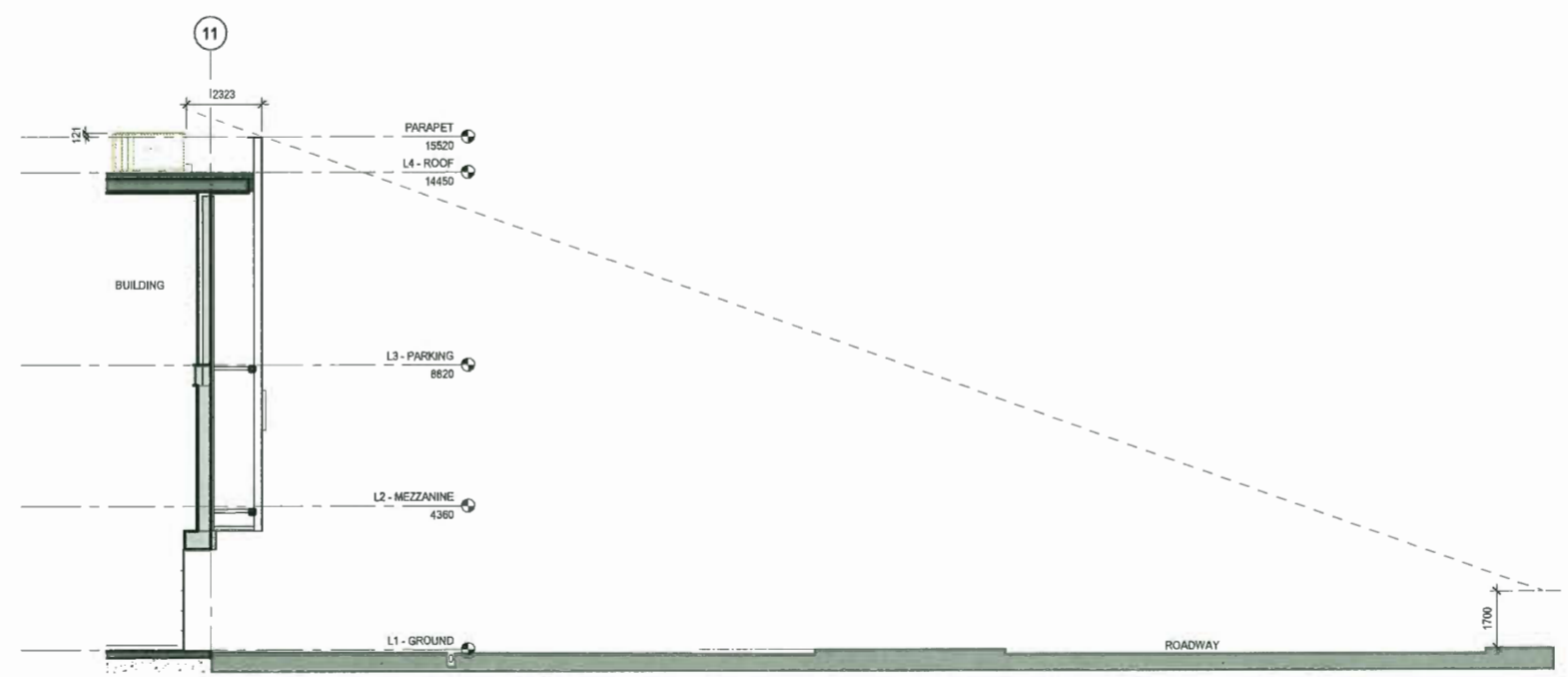


3 A-200 L4 - MECH. SCREEN STUDY
SCALE: 1 : 300



1 DP-11 MECHANICAL SCREEN STUDY 1
SCALE: 1 : 100



2 DP-11 MECHANICAL SCREEN STUDY 2
SCALE: 1 : 100

DP 18-810720

DILAWRI GROUP OF COMPANIES OpenRoad AUTO GROUP

MECHANICAL RTU SCREENING STUDY

PORSCHE RICHMOND
13171 SMALLWOOD PLACE, RICHMOND, B.C.

REFERENCE PLAN
SEPTEMBER 25, 2019

DP-APP. C1
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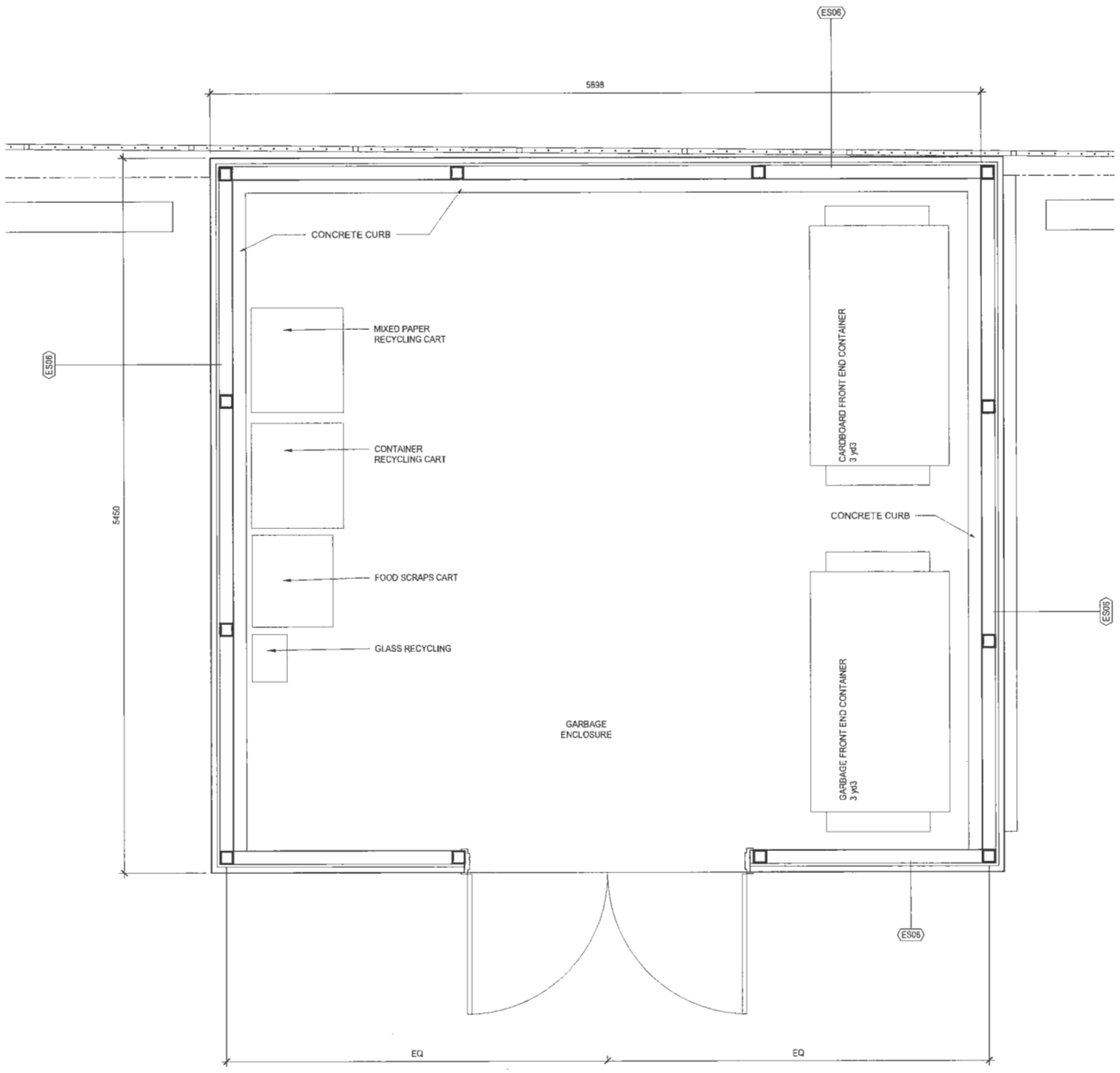

GARBAGE ENCLOSURE- PLAN
SCALE: 1 : 20

DP 18-810720

DILAWRI GROUP OF COMPANIES | OpenRoad AUTO GROUP

APPENDIX D

PORSCHE RICHMOND
13171 SMALLWOOD PLACE,
RICHMOND, B.C.

REFERENCE PLAN
SEPTEMBER 25, 2019

DP-APP. D1
200007

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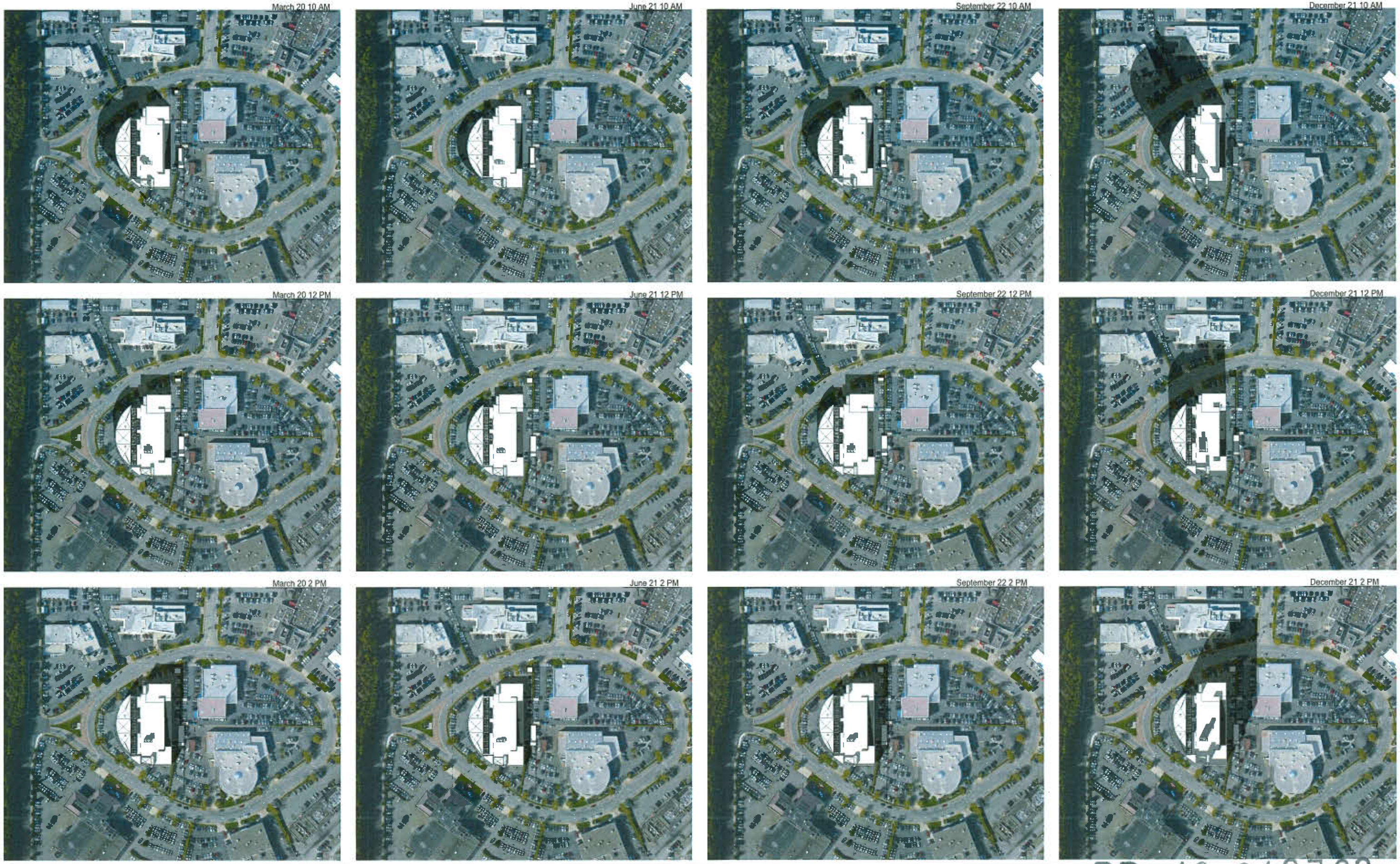

DILAWRI GROUP OF COMPANIES

OpenRoad AUTO GROUP

SHADOW STUDY 1

PORSCHE RICHMOND

13171 SMALLWOOD PLACE, RICHMOND, B.C.

REFERENCE PLAN

JAN. 22, 2019

DP-14

200007

DP 18-810720

OCT 09 2019

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sun rise at 7:16 March 20 7:16AM

June 21 7 AM

September 22 7 AM

March 20 8 AM

June 21 8 AM

September 22 8 AM

March 20 9 AM

June 21 9 AM

September 22 9 AM

DP 18-810720

DILAWRI GROUP OF COMPANIES OpenRoad AUTO GROUP

SHADOW STUDY 2

PORSCHE RICHMOND
13171 SMALLWOOD PLACE,
RICHMOND, B.C.

REFERENCE PLAN
JAN. 22, 2019

DP-15
200007

OCT 09 2019

Kasian

sun rise at 8:05 December 21 8:35 AM

December 21 9 AM

DP 18-810720

DILAWRI GROUP OF COMPANIES OpenRoad™ AUTO GROUP

SHADOW STUDY 3

PORSCHE RICHMOND
13171 SMALLWOOD PLACE, RICHMOND, B.C.

REFERENCE PLAN

JAN. 22, 2019

DP-16

200007

OCT 0 9 2019

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