

Development Permit Panel

Council Chambers, City Hall 6911 No. 3 Road Wednesday, November 16, 2016 3:30 p.m.

Minutes

Motion to adopt the minutes of the Development Permit Panel meeting held on October 26, 2016.

1. Development Permit 15-695475 (REDMS No. 4836052)

APPLICANT: 0884100 BC Ltd.

PROPERTY LOCATION: 9611, 9631 and 9651 Blundell Road

Director's Recommendations

That a Development Permit be issued which would permit the construction of 14 townhouse units at 9611, 9631 and 9651 Blundell Road on a site zoned "Town Housing (ZT-60) – North McLennan (City Centre)".

- 2. New Business
- 3. Date of Next Meeting: November 30, 2016
- 4. Adjournment



Minutes

Development Permit Panel Wednesday, October 26, 2016

Time: 3:30 p.m.

- Place: Council Chambers Richmond City Hall
- Present: Joe Erceg, Chair Robert Gonzalez, General Manager, Engineering and Public Works John Irving, Director, Engineering

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 October 12, 2016, be adopted.

CARRIED

1. Development Permit 15-709934 (REDMS No. 5129825 v. 2)

APPLICANT: Citimark-Western Wembley Project Ltd.

PROPERTY LOCATION: 4991 No. 5 Road

INTENT OF PERMIT:

- 1. Permit the construction of a 109-unit townhouse development at 4991 No. 5 Road on a site zoned "Medium Density Townhouses (RTM2)"; and
- 2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Reduce the minimum exterior side yard from 6 m to 3.6 m at the southeast corner of the site and from 6 m to 5.47 m at the southwest corner of the site.
 - b) Reduce the minimum number of on-site loading spaces from 1 medium size loading space to nil and reduce the minimum on-site manoeuvring from a large size tractor trailer truck to a medium size truck.

Applicant's Comments

Reza Salehi, Salehi Architect Inc., provided background information on the proposed development and highlighted the following:

- 246 vehicle parking spaces will be provided, including six additional visitor parking stalls which will exceed the minimum Zoning Bylaw requirement;
- 78 resident and visitor bicycle parking spaces will be provided, exceeding the minimum bylaw requirement;
- 109 townhouse units are proposed, with a unit mix of two-bedroom plus den, threebedroom, and four-bedroom units;
- the proposed development will provide seven convertible units;
- a two-storey accessible indoor amenity building will be sited at the southeast corner of the site;
- townhouse buildings will be oriented perpendicular to the highway to mitigate traffic noise;
- open spaces are introduced in certain locations to break the length of longer building blocks;
- building envelopes will be acoustically upgraded to mitigate aircraft noise and vehicular traffic noise;
- two types of units include units with front entries accessed through the internal drive aisles or through the pedestrian mews;
- cooling and heating system will be provided through geo-exchange heat pump and electric heating mechanical equipment;
- all units will be pre-ducted for solar hot water heating;
- proposed building materials were chosen for durability, functionality and low environmental impact;
- energy-star appliances and low-flow fixtures will be used in all units; and
- existing concrete materials and asphalt were recycled during demolition to minimize waste materials.

Fred Liu, Fred Liu and Associates, Inc., briefed the Panel on the main landscaping features of the project, noting that (i) three separate outdoor amenity spaces will be spread out in the proposed development, (ii) entries to individual units either front the pedestrian mews or internal drive aisles, (iii) landscaping for private outdoor space for individual units include an area of patio pavers, grass area, and planting, (iv) a four-foot high fence separates individual front yards, (v) existing trees located on neighbouring properties to the north and two trees inside the subject property will be retained and protected; (vi) a cluster of existing off-site trees along the middle of the south edge break down the long site, (vii) a series of walkways will be provided to connect the pedestrian to all units, with pedestrian crossings treated with decorative paving, (viii) the long east-west driveway is broken up with permeable interlocking paver treatment in some areas, (ix) porous asphalt is introduced in some areas to enhance water permeability, and (x) the applicant was able to achieve 25 percent minimum live planting in the proposed site lay-out.

In response to queries from the Panel, Mr. Liu advised that (i) the proposed landscaping along the north property line includes a solid wood privacy fence, alternating evergreen cedar hedges and other broad leaf planting, and new trees at the end of drive aisles, (ii) existing off-site vegetation on the landscape buffer adjacent to Highway 91 are proposed to be retained, and (iii) the proposed edge treatment along the south property line includes fencing and planting on the 0.6-meter planting strip.

In response to a further queries from the Panel, Mr. Liu stated that (i) low-growing evergreen shrubs are proposed to be planted on the narrow landscaping strip alongside the curb inside the south property line of the subject site, and (ii) he will consult with the applicant regarding the potential to plant trees at the south side of the subject property.

In response to queries from the Panel, Jacky Chan, Project Lead, Citimark, advised that (i) there is lush vegetation on the existing engineered embankment within the Provincial highway lands adjacent to the south property line, (ii) the existing vegetation on the embankment can only be trimmed to maintain the stability of the slope, and (iii) a 350-meter long, six-foot high sound barrier fencing will be built on top of the embankment to mitigate traffic noise in the highway and provide screening to the proposed development.

In response to further queries from the Panel, Mr. Liu and Mr. Salehi confirmed that (i) the proposal includes a fence that is no higher than two meters above lower neighbouring properties and maximum 1.8 meters in height above a maximum two-foot high retaining wall along the north property line, (ii) townhouse unit entries either front pedestrian mews between townhouse buildings or from the drive aisles, and (iii) access is provided for future strata maintenance of unit backyards.

Staff Comments

Wayne Craig, Director, Development, advised that (i) the two setback variances being proposed are at the southwest and southeast corners of the site, (ii) the other proposed variance intends to replace the required designated loading space with a scheme to accommodate a medium size SU-9 manoeuvring in the internal drive aisles throughout the site in view of the length of the site, (iii) trees being proposed to be retained are located predominantly along the north and west edges of the site, (iv) an existing tree will be retained along No. 5 Road, (v) the project has been designed to achieve an EnerGuide rating of 82, (vi) an acoustic report was provided by the applicant ensuring that all units will meet Canada Mortgage and Housing Corporation (CHMC) indoor noise standards, and (vii) a mechanical report was also provided noting that townhouse units could achieve ASHRAE standards through the ground source heat pump.

Panel Discussion

The Panel expressed support for the project moving forward to Council, subject to the applicant working with staff to find ways to increase the height of proposed planting on the planting strip adjacent to the wood fence along the south property line.

Discussion ensued regarding the status of existing trees on the landscape buffer adjacent to the south property line. In response to a query from the Panel, Mr. Chan confirmed that three trees on the existing landscape buffer on Ministry of Transportation and Infrastructure (MOTI) land adjacent to the south property line have already been removed with permission from MOTI and the rest of the trees will be retained.

Discussion ensued regarding the proposed landscape treatment at the south edge of the subject site and staff was directed to work with the applicant to review the proposed landscape treatment and consider increasing the height of plantings on the planting strip adjacent to the wood fence along the south property line.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded *That a Development Permit be issued which would:*

- 1. Permit the construction of a 109-unit townhouse development at 4991 No. 5 Road on a site zoned "Medium Density Townhouses (RTM2)"; and
- 2. Vary the provisions of Richmond Zoning Bylaw 8500 to:

- a) reduce the minimum exterior side yard from 6 m to 3.6 m at the southeast corner of the site and from 6 m to 5.47 m at the southwest corner of the site.
- b) reduce the minimum number of on-site loading spaces from 1 medium size loading space to nil and reduce the minimum on-site manoeuvring from a large size tractor trailer truck to a medium size truck.

CARRIED

2. Development Variance 15-717479 (REDMS No. 5158709)

APPLICANT: Su Wang

PROPERTY LOCATION: 10691 Bromfield Place

INTENT OF PERMIT:

1. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum required rear yard under the "Single Detached (RS1/E)" zone from 6.0 m to 3.0 m, in order to allow retention of a non-conforming deck for the single-family dwelling located at 10691 Bromfield Place.

Applicant's Comments

Ms. Lee, the applicant's realtor, accompanied by Mr. Wang, the applicant's husband, spoke on behalf of the applicant, noting that (i) the applicant knew about the existing non-conforming construction only after the applicant had entered into the contract for the house purchase, (ii) the new owners wanted to retain the existing deck due to its quality and safety, (iii) no complaints have been received from owners of neighbouring properties regarding the deck, and (iv) the applicant contacted City staff to comply with requirements for retaining the existing deck.

Staff Comments

Mr. Craig acknowledged that the City does not typically consider development variance applications after an unauthorized construction had been undertaken; however, staff are willing to consider the subject application as the applicant has provided letters of support from all five adjacent property owners and a significant hedge screens the deck from views of neighbouring properties.

Also, Mr. Craig advised that (i) a restrictive covenant will be registered to ensure the retention and maintenance of the existing hedge, and (ii) the proposed setback variance is specific to the existing deck only and precludes future extensions or improvements to the deck.

Development Permit Panel Wednesday, October 26, 2016

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum required rear yard under the "Single Detached (RS1/E)" zone from 6.0 m to 3.0 m, in order to allow retention of a non-conforming deck for the single-family dwelling located at 10691 Bromfield Place.

CARRIED

3. Development Variance 16-733960

(REDMS No. 5064722)

APPLICANT: The Andrews Architects Inc.

PROPERTY LOCATION: 3251 Jesmond Avenue

INTENT OF PERMIT:

1. Vary the provisions of the Richmond Zoning Bylaw 8500 to reduce the minimum required front yard setback in the "Single Detached (RS1/E)" zone from 6.0 m to 4.04 m, to permit construction of a single storey addition to the existing single family dwelling at 3251 Jesmond Avenue.

Applicant's Comments

Wendy Andrews, Andrews Architects Inc., provided background information on the proposed addition to the existing single-family home, noting that (i) the single-storey addition is designed to be accessible to accommodate the needs of the mother-in-law of the homeowner who is returning to her original home, (ii) the proposed addition covers an area of 750 square feet, and (iii) all the neighbours directly affected by the proposed addition have expressed support to the project.

Michelle Netrval, Michelle Netrval Garden Design, briefed the Panel on the main landscaping scheme for the proposed addition, noting that (i) the existing hedge on the City-owned boulevard in front of the property is in poor condition and will be removed, and (ii) as per advice of Parks Department, new landscaping will be introduced on the subject property's front yard.

Tim Perry, owner of subject property, commented that he supports the proposed landscaping scheme, noting that the existing hedge to be removed is unsightly.

Staff Comments

Mr. Craig acknowledged support for the proposed variance and noted that staff had received letters from owners of immediately adjacent properties expressing support for the proposed variance.

Correspondence

Wayne Phillips, 9371 Florimond Road (Schedule 1)

Mr. Craig advised that Mr. Phillips, owner of property located two lots southwest of the subject site, expressed support for the proposed variance and stated that the Board of Variance approved his request for a similar setback variance in 1987.

Panel Discussion

The Panel expressed support for the proposed variance, noting that (i) the proposed addition is preferable than a redevelopment of the existing single-family home, and (ii) the proposed design of the addition incorporates aging-in-place features.

Panel Decision

It was moved and seconded

That a Development Variance Permit be issued that would vary the provisions of the Richmond Zoning Bylaw 8500 to reduce the minimum required front yard setback in the "Single Detached (RS1/E)" zone from 6.0 m to 4.04 m, to permit construction of a single storey addition to the existing single family dwelling at 3251 Jesmond Avenue.

CARRIED

4. Development Variance 16-738763 (REDMS No. 5119183)

APPLICANT: Infinity Living Inc.

PROPERTY LOCATION: 3880 Georgia Street

INTENT OF PERMIT:

1. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum exterior side yard setback (Zoning Bylaw Section 8.1.6.4) from 3 m to 1.2 m.

Staff Comments

Mr. Craig advised that (i) an undeveloped road right-of-way is located to the west of the subject property, (ii) the road right-of-way is currently used by residents of neighbouring properties to access Georgia St., (iii) the adjacency of the subject property to the road right-of-way to the west requires an additional exterior side yard setback, (iv) the proposed variance permits the subject property to have a reduced exterior side yard setback that is normally required if the subject property was not adjacent to a road-right-way, and (iv) a similar setback variance request by the owner of the property to the west of the road right-of-way was previously granted by the Panel

In response to a query from the Panel, Mr. Craig confirmed that in the event of a road closure in the future, the City could subdivide the road right-of-way into two new single family lots.

Panel Decision

It was moved and seconded

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum exterior side yard setback (Zoning Bylaw Section 8.1.6.4) from 3 m to 1.2 m.

CARRIED

5. New Business

6. Date of Next Meeting: November 16, 2016

7. Adjournment

It was moved and seconded *That the meeting be adjourned at 4:35 p.m.*

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, October 26, 2016.

Joe Erceg Chair Rustico Agawin Auxiliary Committee Clerk

De Sousa, Steven

Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, October 12, 2016.

From:	Wayne Phillips <wsheldonphillips@gmail.com></wsheldonphillips@gmail.com>
Sent:	Wednesday, 26 October 2016 12:45
То:	De Sousa,Steven
Subject:	Development Variance Permit DV 16-733960 for 3251 Jesmond Avenue

Dear Mr. S. De Sousa,

Further to our phone conversation this morning, this email contains details for the record related to the subject DVP.

At the Richmond Board of Variance meeting October 7,1987, I was granted a front yard setback of 4.0m, where 6,0m is normally required. (Your file BOV 87-025, letter dated Oct 8/87) My property is at 9371 Florimond Road, on the same cup-de-sac as 3251 Jesmond.

If you require any further information for the meeting this afternoon please let me know ASAP. (Sorry about the short notice. I had planned to come to the meeting this afternoon, but it is no longer practical)

Thanks, Wayne Phillips 604-271-4347

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Report to Development Permit Panel

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

Date: October 25, 2016

File: DP 15-695475

Re: Application by 0884100 BC Ltd. for a Development Permit at 9611, 9631 and 9651 Blundell Road

Staff Recommendation

That a Development Permit be issued which would permit the construction of 14 townhouse units at 9611, 9631 and 9651 Blundell Road on a site zoned "Town Housing (ZT-60) – North McLennan (City Centre)".

Wayne Craig

Director of Development

WC:el Att. 2

Staff Report

Origin

0884100 BC Ltd. has applied to the City of Richmond for permission to develop 14 two- and three-storey townhouse units at 9611, 9631 and 9651 Blundell Road. The site is being rezoned from "Single Detached (RS1/F)" zone to "Town Housing (ZT-60) – North McLennan (City Centre)" for this project under Bylaw 9200 (RZ 13-647246), which received Third Reading following the Public Hearing on January 19, 2015. The site currently contains three (3) single-family homes (one (1) on each lot), which will be demolished. A Servicing Agreement for frontage upgrades and service connections is required prior to Building Permit issuance.

Development Information

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

Background

Development surrounding the subject site is as follows:

To the north, a 32-unit townhouse development on a site zoned "Town Housing (ZT50) – South McLennan (City Centre)";

To the south, across Blundell Road, a 6-unit townhouse development on a site zoned "Low Density Townhouses (RTL1)" and single-family homes on lots zoned "Single Detached (RS1/C) fronting on Aspin Drive;

To the east, a 25-unit townhouse development on a site zoned "Town Housing (ZT60) – North McLennan (City Centre)"; and

To the west, across Bridge Street, a 22-unit townhouse development on a site zoned "Town Housing (ZT60) – North McLennan (City Centre)".

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on January 19, 2015. No concerns regarding the rezoning were expressed at the Public Hearing.

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 and is generally in compliance with the "Town Housing (ZT-60) – North McLennan (City Centre)" zone.

Advisory Design Panel Comments

The Advisory Design Panel supported the design of the project and the Design Panel's suggested design changes have been incorporated into the proposal. A copy of the relevant excerpt from the Advisory Design Panel Minutes from Wednesday, November 18, 2015 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

- Both the form and massing of the proposed development are consistent with the existing surrounding townhouse developments which are comprised of two- and three-storey townhouses.
- Two-storey end units fronting Bridge Street and Blundell Road would be in keeping with the character of adjacent townhouse developments.
- Buildings #4 and 5 are setback at least 4.5 m from the north property line, which would exceed the minimum rear yard setback requirement of 3.0 m.
- Units along the north property line are proposed to be separated into duplex and detached units to provide additional sunlight penetration opportunity to the adjacent townhouse development to the north.
- The slope of the hip roof of the buildings proposed along the north property line is reduced to minimize shadowing onto the neighbouring properties.
- A mix of Golden Fastigiate Beech trees and Japanese Snowbell trees, and a 1.8 m tall wood fence are proposed along the rear property line for screening between the subject site and the neighbouring property to the north.
- 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.
- A lot grading plan prepared by an engineer will be required prior to Development Permit issuance to the satisfaction of the City's Building Approvals Division and Development Applications Division.

Urban Design and Site Planning

- The proposal consists of five (5) clusters including two (2) four-unit clusters, one (1) threeunit cluster, one (1) two-unit cluster, and one (1) sing unit. Eleven (11) units will have direct access from the street and three (3) units will have access from the internal drive aisle.
- The setback of units off Blundell Road is staggered to create a more attractive pedestrianoriented streetscape of townhouses.
- Vehicle access is proposed from Bridge Street; no cross access easement or right-of-way to connect to the adjacent developments was envisioned at the time the adjacent properties were developed.

- All units have two (2) vehicle parking spaces; seven (7) units have a side-by-side double car garage and seven (7) units have tandem garages (14 tandem stalls in total). A Restrictive Covenant prohibiting the conversion of tandem parking area into habitable area has been secured at rezoning.
- A total of three (3) visitor parking spaces, including an accessible visitor parking space, are proposed, which meets the minimum bylaw requirement. Both residential and visitor bicycle parking are provided and are also in compliance with the zoning bylaw requirements.
- All units will have private outdoor spaces consisting of front or rear yard and balconies on the second floors that can be accessed directly from the living space. The provision of private outdoor spaces exceeds the minimum requirement in the development guidelines (37 m² per unit) in the OCP.
- Outdoor amenity space is proposed opposite the site entry for maximum casual surveillance opportunity and sun exposure. The size and location of the outdoor amenity space is appropriate in providing open landscape and amenity space convenient to all of the units.
- 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 landscaped area and walkways throughout the site.
- A covered mailbox kiosk is provided at the entrance of the outdoor amenity space; and shortterm bicycle parking spaces are provided next to Building No. 4, opposite to the east walkway.
- The required garbage, recycling and organic waste storage enclosures have been incorporated into the design of Building Nos. 1 & 2 to minimize the visual impact of these enclosures.

Architectural Form and Character

- Buildings are designed to show articulation of individual units and create strong rhythm along the streetscape and within the development.
- A pedestrian scale is generally achieved along the public streets and internal drive aisle through the inclusion of variation in building projections, recesses, entry porches, varying material/colour combinations, landscape features, and the use of individual unit entrances.
- Individuality of dwelling units is expressed by their separate entry porches and local massing variations. Each building will be separated into vertical components by changes in material. Alternating units will have board and batten throughout the three-storeys; the other units will have a 7" exposure hardiplank siding on the ground floor, a 5" exposure hardiplank siding for the second and third floors, and an 8" exposure hardiplank siding for the gables.
- The overall appearance of the proposal conforms to the design guidelines of the South McLennan area and should fit in well with the character of the surrounding area.
- The proposed massing is similar to the adjacent development on Blundell Road but the accent walls and details will differentiate the two (2) developments. The accent wall will be a smooth hardi-panel, and no vinyl cladding will be used.

- Two (2) storey end units fronting Bridge Street and Blundell Road is in character with adjacent townhouse developments by use of roof form and scale. In addition, as with the adjacent developments, shed roofs are used to add visual interest.
- For Buildings 1-3, the main roof is an extension of the 2-storey element of the 2-storey end units to unify the building mass with the main pitched roof at a slope of 10:12.
- The proposed building materials (asphalt roof shingles, hardiplank, board & batten, wood cladding/fascia/trim) are generally consistent with the Official Community Plan (OCP) Guidelines and compatible with the existing character of the neighbourhood.
- Triple glazed windows (excluding garages) will be used for units facing Blundell Road for noise mitigation purposes and in Building 5 to meet the required Energuide 82 rating.
- There are two (2) proposed colour schemes. The ground floor of each colour scheme is one solid colour in an attempt to reduce the massing of the building while the second and upper floor within the building block alternates between two (2) colours and cladding materials. The colour of the trim and accent wall unifies all the buildings. The colour palette is complementary to the adjacent townhouse developments.

Landscape Design and Open Space Design

- Tree preservation was reviewed at rezoning stage, all trees on site are identified for removal.
- Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 18 replacement trees are required. The applicant is proposing to plant 33 replacement trees on-site, including seven (7) conifers and 26 deciduous trees.
- A pedestrian-oriented streetscape along Blundell Road and Bridge Street is proposed with a landscaped edge treatment, low transparent wood fence and gates to individual townhouse unit front doors.
- An arbour with vines is proposed at each entrance point to the two (2) walkways from Blundell Road to the interior of the townhouse site.
- Each unit will have a private yard with landscaping, a small lawn area and a patio. Various hedges, shrubs and ground covers, as well as perennials and grasses have been selected to ensure the landscape treatment remains interesting throughout the year.
- The location of outdoor amenity space provides easy access for all residents, and is designed to ensure visual transparency and opportunities for casual surveillance by townhouse residents.
- A children's play area designed for children aged 2 to 5 years old is proposed for the outdoor amenity area. The play equipment includes a rocker and a rock climb; they were chosen to fit into the provided space and to allow multiple children to play at the same time. The equipment provides different play opportunities for the development of social, imagination, balance, and motor skills. A bench is provided for caregivers.
- The entry driveway, surface parking stalls, walkways, and a portion of the internal drive aisle will be treated with permeable pavers for better water infiltration and variety in paving surfaces. Feature paving will be used on the internal drive aisle to identify and enhance the pedestrian route from the east pedestrian walkway to the main entries of the internal units.

- In order to ensure that the proposed landscaping works are completed, the applicant is required to provide a landscape security of \$95,130.45 in association with the Development Permit.
- Indoor amenity space is not proposed on-site. A \$14,000 cash-in-lieu contribution has been secured as a condition of rezoning approval, consistent with the OCP.

Crime Prevention Through Environmental Design

- Site lighting and clear sight lines provide unobstructed views of surrounding area.
- Extra windows have been added where possible to allow for passive surveillance of common areas.
- Plantings near residential entries are low to maximize views and casual surveillance opportunities of common areas.
- All entrances are visible and overlooked by pedestrians or by neighbour's windows.

Sustainability

- A Restrictive Covenant specifying that all units are to be built and maintained to the EnerGuide rating of 82 or higher, and that all units are to be solar-hot-water-ready, has been secured at Rezoning. 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 developer also advises that the following sustainability features will be incorporated into the development:
 - use of double glazed windows with Low-E glass;
 - use of Energy Star appliances and low flow fixtures; and
 - use of low emitting sealant, paints, adhesives, carpet and composite wood.

Accessible Housing

- The proposed development includes one (1) convertible unit that is designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of this unit will require installation of a vertical lift in the stacked storage space (which has been dimensioned to allow for this in Unit Cb of Building 4) in the future, if desired.
- The proposed unit incorporates aging in place features to accommodate mobility constraints associated with aging. These features include:
 - o stairwell hand rails;
 - lever-type handles for plumbing fixtures and door handles; and
 - solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

Conclusions

The applicant has satisfactorily addressed staff's comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design. The applicant has presented a development that fits into the existing context. On this basis, staff recommend support of this Development Permit application.

Edwin Lee Planner 1

EL:rg

Attachment 1: Development Application Data Sheet Attachment 2: Excerpt from the Minutes of the November 18, 2015 Design Panel Meeting

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

- Final adoption of the Zoning Amendment Bylaw 9200 (RZ 13-647246); and
- Receipt of a Letter-of-Credit for landscaping in the amount of \$95,130.45. Letter-of-Credit will not be released until the Letter of Assurance from the Landscape Architect confirming that landscaping are installed as per Development Permit is reviewed by staff.
- Submission of a Lot Grading Plan, signed and sealed by a Professional Engineer, to the satisfaction of the City's Building Approvals Division and Development Applications Division.

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

- Enter into a Servicing Agreement for the design and construction of frontage beautification and service connections.
- Incorporation of accessibility, CPTED, and sustainability features/measures in Building Permit plans as determined via the Rezoning and/or Development Permit processes.
- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<u>http://www.richmond.ca/services/ttp/special.htm</u>).
- If applicable, payment of latecomer agreement charges associated with eligible latecomer works.

City of Richmond

Development Application Data Sheet

Owner: 0884100 BC Ltd.

Development Applications Department

DP 15-695475 Attachment 1

Address: 9611, 9631 and 9651 Blundell Road

Applicant: 0884100 BC Ltd.

Planning Area(s): South McLennan Sub-Area (City Centre)

Floor Area Gross: 2,028 m²

Floor Area Net: 1,777 m²

	Existing	Proposed
Site Area:	2,779 m ²	2,740 m ² (net)
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	CCAP: General Urban T4 South McLennan Sub-Area Plan: Residential, 2½ storey typical (3-storeys maximum) with 0.55 base FAR	No Change
Zoning:	Single Detached (RS1/F)	Town Housing (ZT60) – North McLennan (City Centre)
Number of Units:	3	14

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65	0.649	none permitted
Lot Coverage – Building:	Max. 40%	37.2%	none
Setback – Front Yard (Bridge Street) (m):	Min. 6.0 m	6.0 m Min.	none
Setback – Exterior Side Yard (Blundell Road) (m):	Min. 6.0 m	6.0 m Min.	none
Setback – North Side Yard (m):	Min. 3.0 m	4.5 m Min.	none
Setback – Rear Yard (East) (m):	Min. 3.0 m	3.0 m Min.	none
Height (m):	Max. 12.0 m (3 storeys)	11.76 m (3 storeys) Max.	none
Lot Area:	Min 1,010 m ²	2,740 m ²	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.4 (R) & 0.2 (V) per unit	2 (R) & 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	20 (R) and 3 (V)	28 (R) and 3 (V)	none
Tandem Parking Spaces:	Allowed	14	none

Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on site (31 x Max. 50% = 15)	3	none
Handicap Parking Spaces:	Min. 2% when 3 or more visitor parking spaces are required (3 x Min. 2% = 1)	1	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.75 (Class 1) and 0.5 (Class 2) per unit	none
Off-street Parking Spaces – Total:	18 (Class 1) and 3 (Class 2)	24 (Class 1) and 4 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m² x 14 units = 84 m²	108 m²	none

Attachment 2

Excerpt from the Minutes from The Design Panel Meeting

Wednesday, November 18, 2015 – 4:00 p.m. Rm. M.1.003 Richmond City Hall

Panel Discussion

Comments from the Panel were as follows:

- 1. the proposed development fits well with its neighbourhood context; *We appreciate the Panel's comment.*
- 2. scale of the proposed mailboxes in the site and landscape plans appears small and is Not consistent with the dimensions shown in the detailed architectural drawings; *Scale of proposed mailboxes revised.*
- south elevation of Building No. 4 needs further articulation to match the character of other buildings in the proposed development; review the rooflines, materials and cladding of Building No. 4 to relate better with the other buildings;
 Box out windows added to the south elevation to further match the character of the other buildings. Building 4 split into two buildings (duplex and single unit) to reduce the massing. The slope of the hip roof for Buildings 4 and 5 reduced to emphasize the gables. Unit Cb (Building 4) pushed 0.3m to the south for further setback from the property line.
- 4. appreciate the sustainability features of the project; the applicant's energy consultant has noted that triple glazed windows in each unit are needed for Building No. 4 to reach the required Energuide rating, but units along Blundell Road may also need triple glazed windows for noise mitigation purposes; Triple glazed windows will be used for the main living areas (living room, dining room,

bedrooms etc. excluding garage) of the units facing Blundell Road.

- 5. appreciate the detailed floor plans of the convertible unit and their compliance with the manufacturer's specifications for vertical circulation; *We appreciate the Panel's comment.*
- appreciate the accessibility of the ground floor of the convertible unit which provides a den and a three-piece washroom;
 We appreciate the Panel's comment.

- the proposed elevator at the corner and the kitchen lay-out work well for the convertible unit; however, consider opportunities for future connection of the sink and stove to enhance accessibility; consider providing pot filler above the stove; *Notation for pot filler above the stove added to the convertible unit plan, Plan #9.*
- efficient use of a small site; density works well on the site; appreciate the use of permeable pavers; good siting for the outdoor amenity area; consider boosting the fencing at the corner of Blundell Road and Bridge Street to make the corner more attractive; *We appreciate the Panel's comment.*
- provision of balconies facing the internal drive aisle would be useful; however, due to the limited setback from the lane, balconies would be feasible only for the corner units;
 Balconies added wherever possible.
- 10. consider two different colour schemes for each building block to provide more variety on the street side and the public realm;*Colour scheme revised to provide more contrast between the units.*
- 11. appreciate the variety of plantings in the landscaped areas; *We appreciate the Panel's comment.*
- 12. agree with the comment regarding scale issues of mail kiosks; *Scale of mail kiosk revised.*
- 13. the children's play area appears constrained; look at the narrow "throat" between the play structure and the visitor parking stall and review the siting of the mail kiosks and bike rack; eliminate the strip of planting separating the small paved area and the internal drive aisle to provide extra paving and alleviate the pinch points in the outdoor amenity space; With the constraint of providing a safety fall surface, a minimum 1.5m accessible walkway, room for retrieving mail and sufficient space to park bikes, we have optimized the orientation and location of the components of this complex program. We have added a natural stepping stone path as an alternative circulation toward the "parents' bench" to add more opportunities for children moving through the space. Our priority is the safety of the children playing in the area, and therefore we have maintained a narrow planting strip and picket fence to prevent the un-controlled circulation of children into the drive lane.
- 14. fraxinus americana trees along the north townhouse units are too big for the proposed development; consider replacing with a smaller specie;
 The species selected for the north townhouse boundary are as follows: Fagus sylvatica 'Dawyck's Gold' and Styrax japonica 'Rosea' both compact and smaller for a more appropriate scale of tree.
- 15. ensure that the plant palette in the planting beds is shade tolerant; Where shade is a significant local condition, we have specified shade tolerant Skimmia j., Rosa meidiland 'Alba', Rhododendron 'Ramapo', Vaccinium ovatum, etc... Where shade

is not a primary consideration, we have specified drought and pollution tolerant species.

- 16. consider paving in lieu of the strip of grass between the patio and the walkway along the south and west sides of the proposed development;
 We would like to prioritize soft landscape in these areas for permeability and sound absorbing qualities.
- 17. consider flipping the visitor parking stall and the children's play area to create a more contiguous outdoor amenity space;
 The visitor parking has been flipped and the outdoor amenity area has been optimized to encourage community interaction.
- 18. appreciate the planting along the internal drive aisle; and *We appreciate the Panel's comment.*
- 19. appreciate the permeable pavers on the internal drive aisle; however, the transition to asphalt paving appears arbitrary; look at the building architecture to match the transition. *The special paving panels line up with the edge of the visitor parking stall and now take their datum line from the edges of the adjacent driveways.*



Development Permit

No. DP 15-695475

Address:	c/o Karen Ma Yamamoto Architecture Inc. 2386 Oak Street Vancouver, BC V6H 4J1
Property Address:	9611, 9631 and 9651 Blundell Road
To the Holder:	0884100 BC Ltd.

- 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 #6 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 \$95,130.45 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.

Address:	c/o Karen Ma Yamamoto Architecture Inc. 2386 Oak Street Vancouver, BC V6H 4J1
Property Address:	9611, 9631 and 9651 Blundell Road
To the Holder:	0884100 BC Ltd.

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO. DAY OF , .

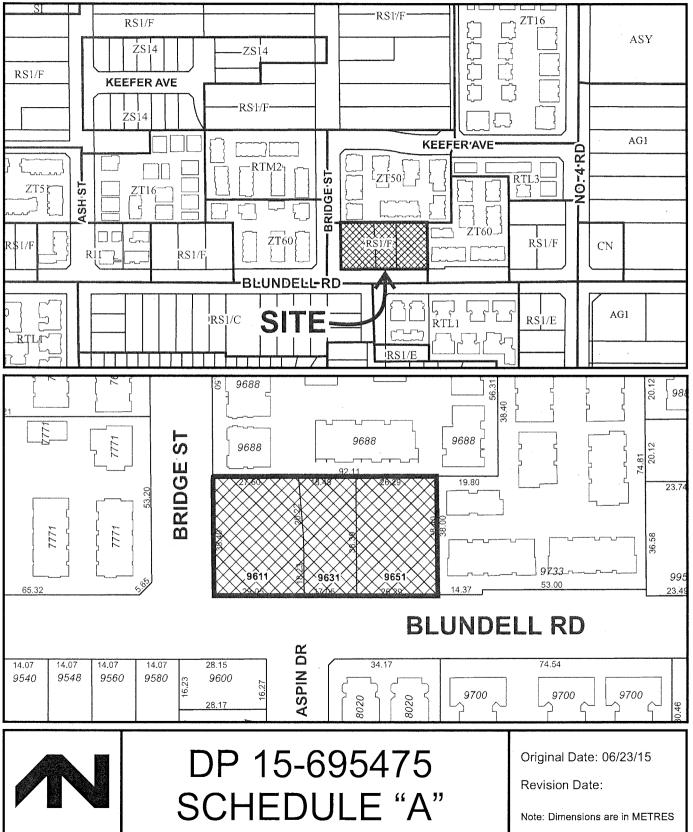
ISSUED BY THE COUNCIL THE

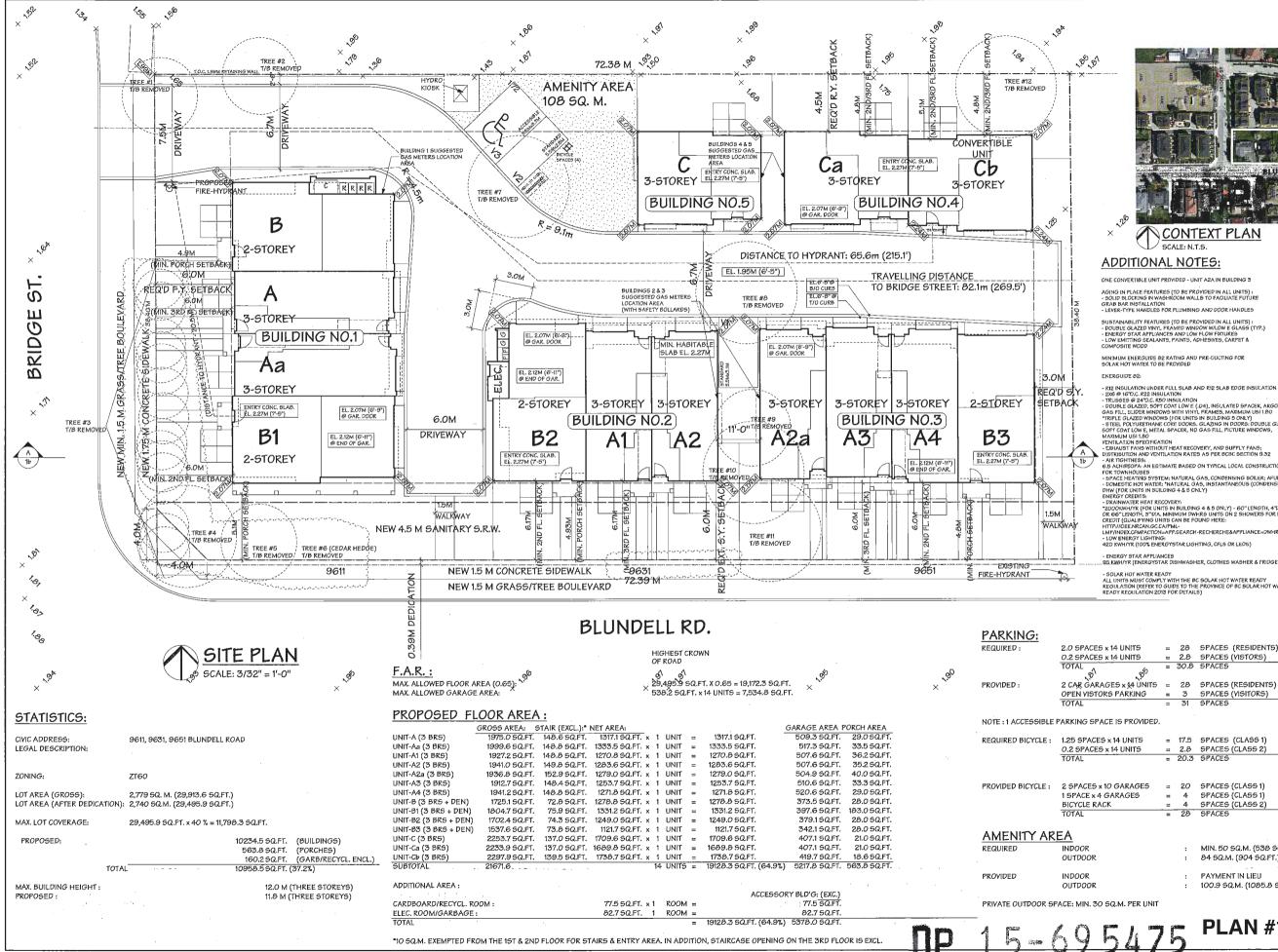
DELIVERED THIS DAY OF

MAYOR



City of Richmond









ADDITIONAL NOTES:

ONE CONVERTIBLE UNIT PROVIDED - UNIT A2A IN BUILDING

AGING IN PLACE FEATURES (TO BE PROVIDED IN ALL UNITS): - SOLID BLOCKING IN WASHROOM WALLS TO FACILIATE FUTURE GRAB DAR INSTALLATION - LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

SUSTAINABILITY FEATURES (TO BE PROVIDED IN ALL UNITS): - DOUBLE GLAZED VINYL FRAMED WINDOW WILOW E GLASS (TYP.) - ENERGY STAR APPLIANCES AND LOW FLOW FMTURES - LOW EMITTING SEALANTS, PAINTS, ADHESIVES, CARPET & COMPOSITE WOOD

MINIMUM ENERGUIDE 82 RATING AND PRE-DUCTING FOR SOLAR HOT WATER TO BE PROVIDED

ENERGUIDE 82:

- RIZ INSULATION UNDER FULL SLAB AND RIZ SLAB EDGE INSULATION - ZXB 01670.C. R32 INSULATION - RUBSEE 02 470C. R50 INSULATION - DOUBLE GLAZED, SOFT COAT LOW E (C44), INSULATED SPACER, ARGON GAS FLL, SLIEVER WINDOWS WITH INTYL FRAMES, MAXIMUM UB I L50 TRIPLE GLAZED WINDOWS (FOR UNITS IN BUILDING 5 ONLY) - STEL POLYUREHAME COCK OCKS, GLAZING IN DOORS: DOUBLE GLAZED, SOFT COAT LGF E, METAL SFRAER, NO GAS FILL, PICTURE WINDOWS, VENTULATION SEPTOREATION

MAANUM USI 1.80 USTILATION SPECIFICATION - EXHAUST FANS WITHOUT HEAT RECOVERY, AND SUPPLY FANS; DISTRIBUTION AND YEATLATION RATES AS PER BCBC SECTION 9.32 - ART TIGHTNESS:

- AIR TIGHTNESS:
 - GA CHOBOPA: AN ESTIMATE BASED ON TYPICAL LOCAL CONSTRUCTION FOR TOWNHOUSES
 - SPACE HEATING SYSTEM: NATURAL GAS, CONDENSING BOILER; AFUE 95X
 - DOMESTIC HOT WATER: 'NATURAL GAS, INSTANTANEOUS (CONDENSING)

- DOMESTIC HOT WATER: "NATURAL GAS, INSTANTANEOUS (CONDENSING) DHW (FOR UNTS IN SULDING 4 & 5 CNLY) ENERGY CREDITS: - DYRAINWATER HEAT RECOVERY: "2000KWH/TR (FOR UNTS IN BUILDING 4 & 5 DNLY) - 60° LENGTH, 4'DIA. OR 60° LENGTH, 3'DIA. MINIMUM DWRAS UNITS ON 2 SHOWERS FOR FULL CREDIT (QUALIFYING UNITS CAN BE FOUND HERE: HTTP://GE.HCR.J.GCG.APPAL-UNITS.COMPACTION-APP2SEARCH-RECHERCHE&APPLIANCE=DWHR)

LOW ENERGY LIGHTING: 10W ENERGY LIGHTING: 120 KWH/YR (100% ENERGYSTAR LIGHTING, CFL5 OR LEOS)

- ENERGY STAR APPLIANCES 95.KWH/YR (ENERGYSTAR DISHWASHER, CLOTHES WASHER & FRIDGE)

- SOLAR HOT WATER READY ALL UNITS MUST COMPLY WITH THE BC SOLAR HOT WATER READY REGULATION (REFER TO GUIDE TO THE PROVINCE OF BC SOLAR HOT WATER READY REGULATION 2013 FOR DETAILE)

30.8 SPACES

= 28 SPACES (RESIDENTS)

= 2.8 SPACES (VISTORS)

= 3 SPACES (VISITORS) = 31 SPACES

= 17.5 SPACES (CLASS 1)

= 2.8 SPACES (CLASS 2)

= 20 SPACES (CLASS 1)

= 20.3 SPACES

LEGEND: TREE TO BE RETAINED TREE TO BE REMOVED TREE PROTECTION ZONE

NO.	DATE	REVISIONS
	SEP. 27, 2013	ISSUED FOR REZONING
	NOY. 25, 2013	GENERAL REVISIONS
	OCT. 1, 2014	GENERAL REVISIONS
	MAR. 19, 2015	ISSUED FOR D.P. APPLICATION
	NOY. 04, 2015	ISSUED FOR A.D.P.
	AUG. 05, 2016	GENERAL REVISIONS
	SEP. 12, 2016	GENERAL REVISIONS
	OCT. 11, 2016	GENERAL REVISIONS

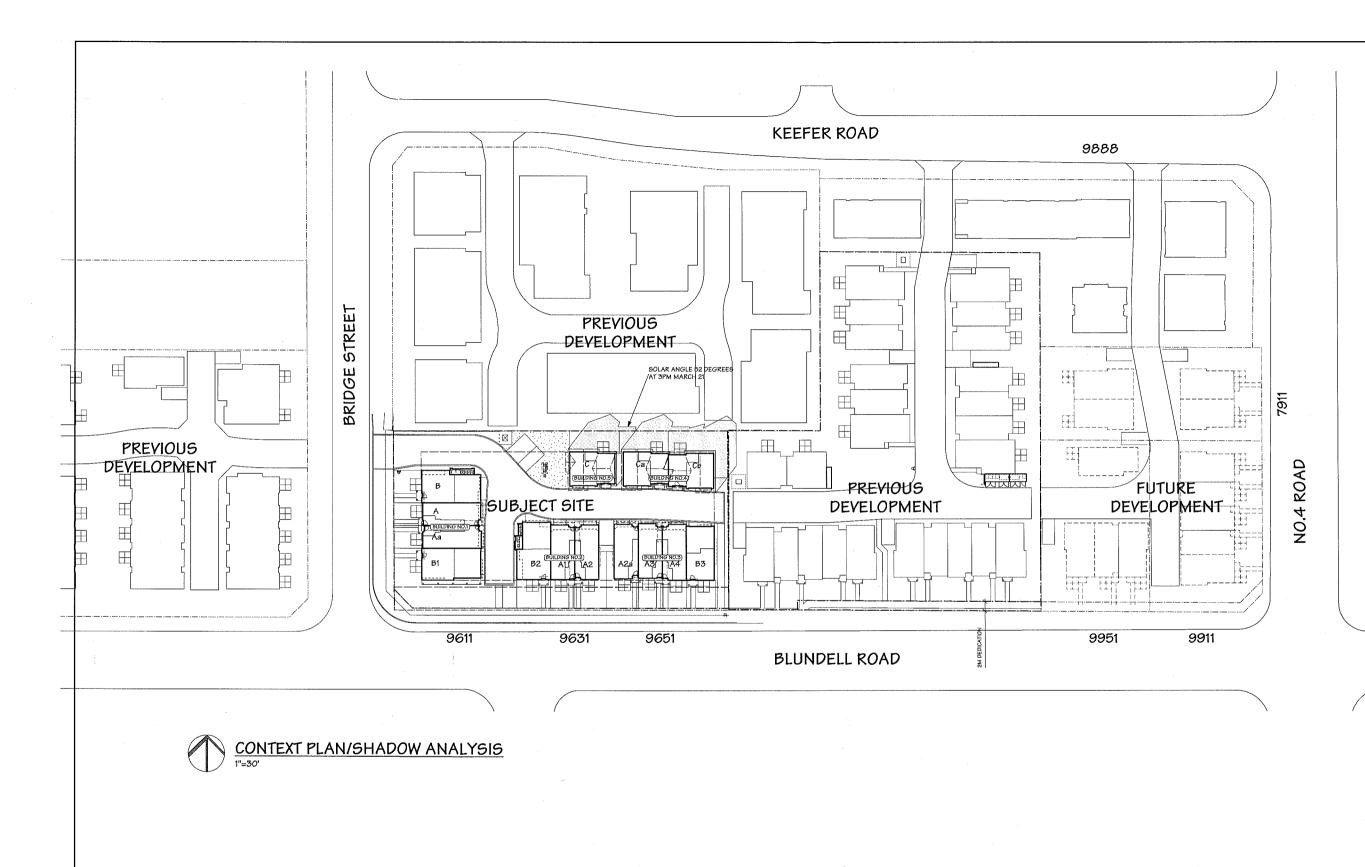
14 UNIT TOWNHOUSE

DEVELOPMENT

9611, 9631, 9651 BLUNDELL BOAD RICHMOND, B.C.

Yamamoto Architecture Inc.

= 4 SPACES (CLASS 1) SPACES (CLASS 2) 28 SPACES #202 - 33 East 8th Avenue, Vancouver, B.C. V5T 1R5 tel: 604-731-1127 fax: 604-731-1327 DRAWING TITLE SITE PLAN MIN. 50 SQ.M. (538 SQ.FT.) STATISTICS 84 5Q.M. (904 5Q.FT.) PAYMENT IN LIEU 100.9 SQ.M. (1085.8 SQ.FT.) 3/32" = 1'-0" DATE SEP. 24, 2013 DRAWN τĭ **PLAN #1** CHECKED DOO1 NO OCT 2 5 2016 PLAN #1



00500000000000000 OCT 2 5 2016 **DP** 15-695475 PLAN #1a

PLAN#1A

SCALE	SHEET NO.
DATE SEP. 24, 2013	the second se
DRAWN TY	
CHECKED	PROJ. NO. 1325

DRAWING TITL CONTEXT PLAN/ SHADOW ANALYSIS

#202 - 33 East 8th Avenue, Vancouver, B.C. Y5T 1R5 tel: 604-731-1127 fax: 604-731-1327

Yamamoto Architecture Inc.

9611, 9631, 9651 BLUNDELL ROAD RICHMOND, B.C.

DEVELOPMENT

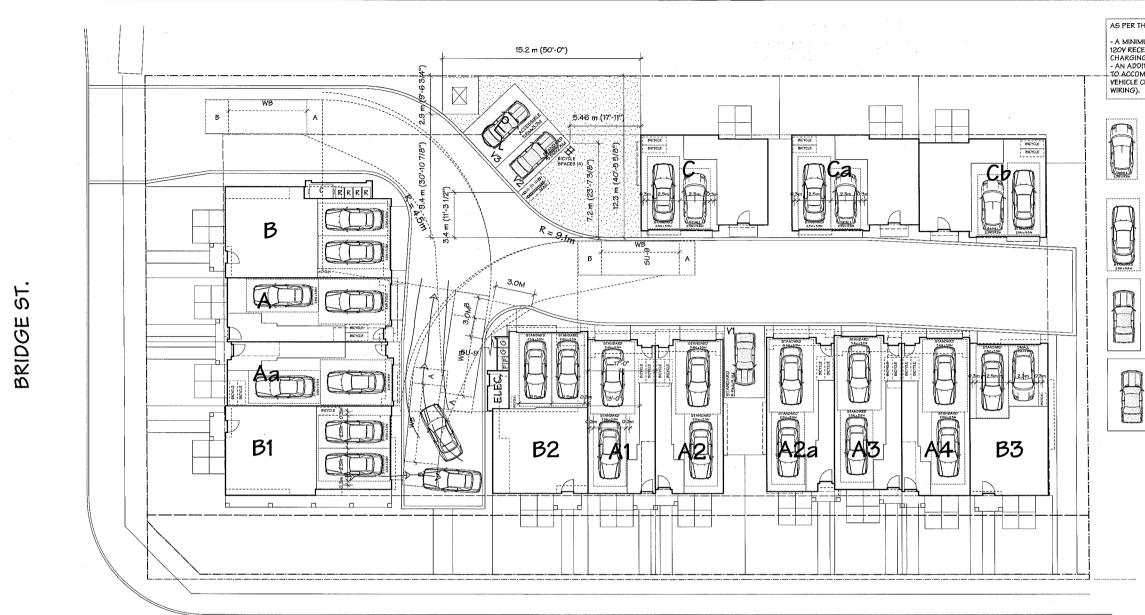
14 UNIT TOWNHOUSE

CONSULTAN

	OCT. 11, 2016	GENERAL REVISIONS
	5EP. 12, 2016	GENERAL REVISIONS
	AUG. 05, 2018	GENERAL REVISIONS
	NOV. 04, 2015	ISSUED FOR A.D.P.
	MAR. 19, 2015	ISSUED FOR D.P. APPLICATION
	OCT. 1, 2014	GENERAL REVISIONS
	NOY. 25, 2013	GENERAL REVISIONS
	5EP. 27, 2013	ISSUED FOR REZONING
NO.	DATE	REVISIONS



	OCT. 11, 2016	GENERAL REVISIONS			
	SEP. 12, 2016	GENERAL REVISIONS			
	AUG. 05, 2016	GENERAL REVISIONS			
	NOY. 04, 2015	ISSUED FOR A.D.P.			
	MAR. 19, 2015	ISSUED FOR D.P. APPLICATION			
	OCT. 1, 2014	GENERAL REVISIONS			
	NOY. 25, 2013	GENERAL REVISIONS			
	5EP. 27, 2013	ISSUED FOR REZONING			
NO.	DATE	REVISIONS			
CONSI	CONSULTANT				



BLUNDELL RD.

PARKING:				
REQUIRED :	2.0 SPACES x 14 UNITS	=	28	SPACES (RESIDENTS)
	0.2 SPACE5 x 14 UNITS	=	2.8	SPACES (VISTORS)
	TOTAL	=	30.8	SPACES
PROVIDED :	2 CAR GARAGES x 14 UNITS	=	28	SPACES (RESIDENTS)
	OPEN VISTORS PARKING	=	З	SPACES (VISITORS)
	TOTAL	=	31	SPACES
NOTE : 1 ACCESSIBLE PARKING SPACE IS PROVIDED.				
REQUIRED BICYCLE :	1.25 SPACES x 14 UNITS	=	17.5	SPACES (CLASS 1)
	0.2 SPACES x 14 UNITS	=	2.B	SPACES (CLASS 2)
	TOTAL	=	20.3	SPACES
PROVIDED BICYCLE :	2 SPACES x 8 GARAGES	Ξ	16	SPACES (CLASS 1)
	1 SPACE x 6 GARAGES	=	6	SPACES (CLASS 1)
	BICYCLE RACK	3	4	SPACES (CLASS 2)
	TOTAL	=	26	SPACES

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

C PEP TUE	2041 OCP REQUIREMENT FOR ELECTRIC YER			
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	SMALL PARKING SPACE (GARAGE) 2.3M x 4.6M	BICKEL		CAL BICYCLE SPACE (GARAGE) x 1.0M
		BUCYOLE		ZONTAL BICYCLE SPACE (GARAGE) x 1.8M
\square	STANDARD PARKING SPACE (GARAGE 2.5M x 5.5M	:)		

ACCESSIBLE 3.7Mx5.5M

NO.	DATE	REVISIONS
	SEP. 27, 2013	ISSUED FOR REZONING
	NOY. 25, 2013	GENERAL REVISIONS
	OCT. 1, 2014	GENERAL REVISIONS
	MAR. 19, 2015	ISSUED FOR D.P. APPLICATION
	NOY. 04, 2015	ISSUED FOR A.D.P.
	AUG. 05, 2016	GENERAL REVISIONS
	SEP. 12, 2016	GENERAL REVISIONS
	OCT. 11, 2016	GENERAL REVISIONS

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PROJECT

14 UNIT TOWNHOUSE

Yamamoto Architecture Inc.

DRAWING TITLE PARKING PLAN

DEVELOPMENT

6 (CLASS 1) 6 (CLASS 2)

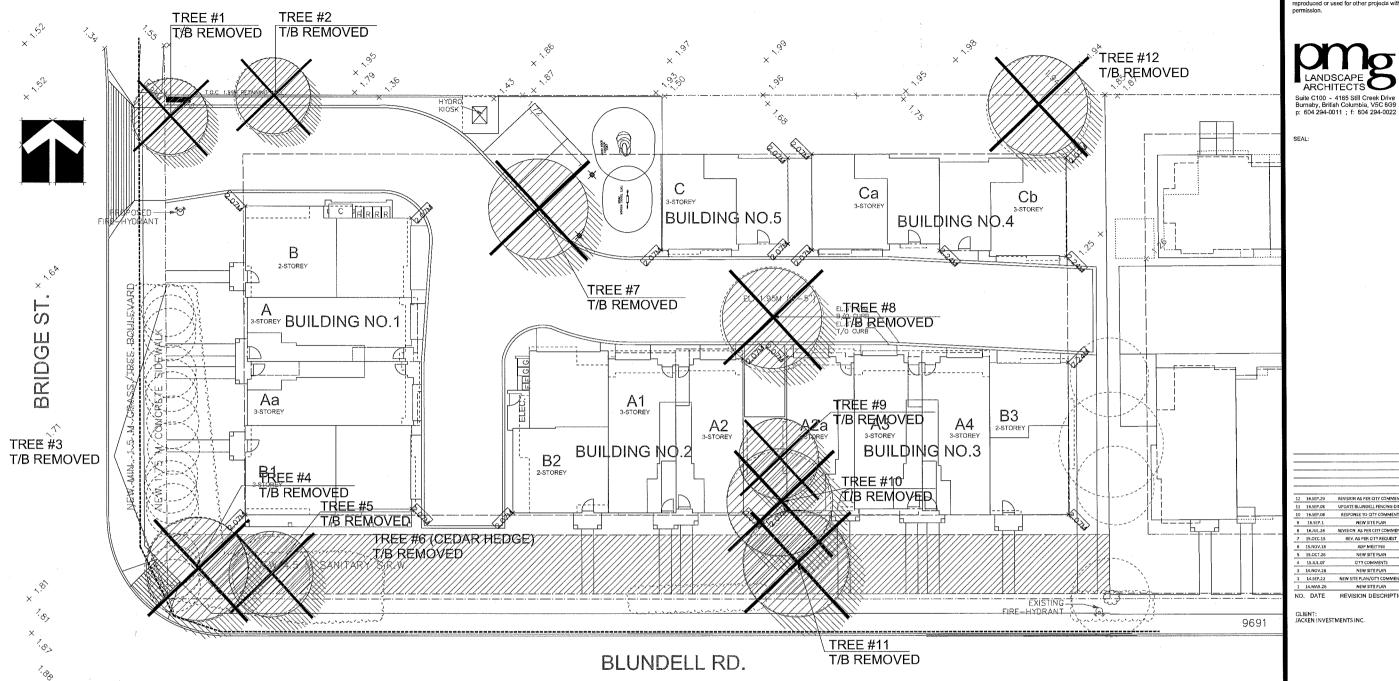
PLAN # 2. OCT 2 5 2016 DP 15-695475

SCALE 3/32" = 11-0" DATE SEP. 24, 2013 A2.0 DRAWN TY CHECKED PROJ. NO. 1325

#202 - 33 East 8th Avenue, Vancouver, B.C. V5T 1R5 tel: 604-731-1127 fax: 604-731-1327

9611, 9631, 9651 BLUNDELL ROAD
RICHMOND, B.C.

VISITOR PARKING STANDARD 2.5M x 5.5M



	٦	able of Trees		
	Speci	es		
Tree No.	Common Name	Botanical Name	DBH(cm)	CRZ radius (m)
No.1	Birch	Betula sp.	26	1.6
No.2	Birch	Betula sp.	23	1.4
No.3	Cedar hedge	Thuja sp.	20-35	2.2-3.8
No.4	Deodar cedarum	Cedrus deodara	40	2.5
No.5	Alder	Alnus rubra	25	1.5
No.6	Cedar hedge	Thuja sp.	n/a	1- 1.5
No.7	Cherry	Prunus sp.	100 combined	7.8
No.8	Plum	Prunus sp.	25	1.5
No.9	Rhododendron		30 per survey	1.8
No.10	Cherry	Prunus sp.	43	2.6
No.11	Hazelnut	Corylus sp.	5	4
No.12	Cherry	Prunus sp.	16	3

Suitable Replacemen	it Trees
Species	
Common Name	Botanical Name
ACER PALMATUM 'BLOODGOOD'	RED JAPANESE MAPLE
FRAXINUS AMERICANA 'AUTUMN APPLAUSE'	AUTUMN APPLAUSE ASH
PICEA OMORIKA	SERBIAN SPRUCE
POPULUS TREMULA 'ERECTA'	SWEDISH COLUMNAR ASPEN
STYRAX JAPONICUS 'ROSEA'	JAPANESE SNOWBELL

a para a seguerar a como de la casa

PLAN #3 **DP** 15-695475 © Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their

12	16.5EP.29	REVISION AS PER CITY COMMENTS	pp
11	16.5EP.08	UPDATE BLUNDELL FENCING DIMS	CLG
10	16.SEP.06	RESPONSE TO CITY COMMENTS	CLG
9	16.5EP.1	NEW SITE PLAN	YR
8	16.JUL.26	REVISION AS PER CITY COMMENTS	99
7	15.DEC.15	REV. AS PER CITY REQUEST	DD
6	15.NOV.18	ADP MEETING	
5	15.0CT.26	NEW SITE PLAN	DD
4	15.JUL.07	CITY COMMENTS	DD
3	14.NOV.26	NEW SITE PLAN	ΩD
2	14.5EP.22	NEW SITE PLAN/CITY COMMENTS	DD
1	14.MAR.26	NEW SITE PLAN	DD
NO	. DATE	REVISION DESCRIPTION	DR.

PROJECT:

14 UNIT TOWNHOUSE DEVELOPMENT

9611, 9631, 9651 BLUNDELL ROAD RICHMOND, BC

WITH YAMAMOTO ARCHITECTURE INC.

DRAWING TITLE:

TREE MANAGEMENT PLAN

DATE: March 25, 201 SCALE: 3/32"= 1 DRAWN: DD DESIGN: DD CHK'D: PCM

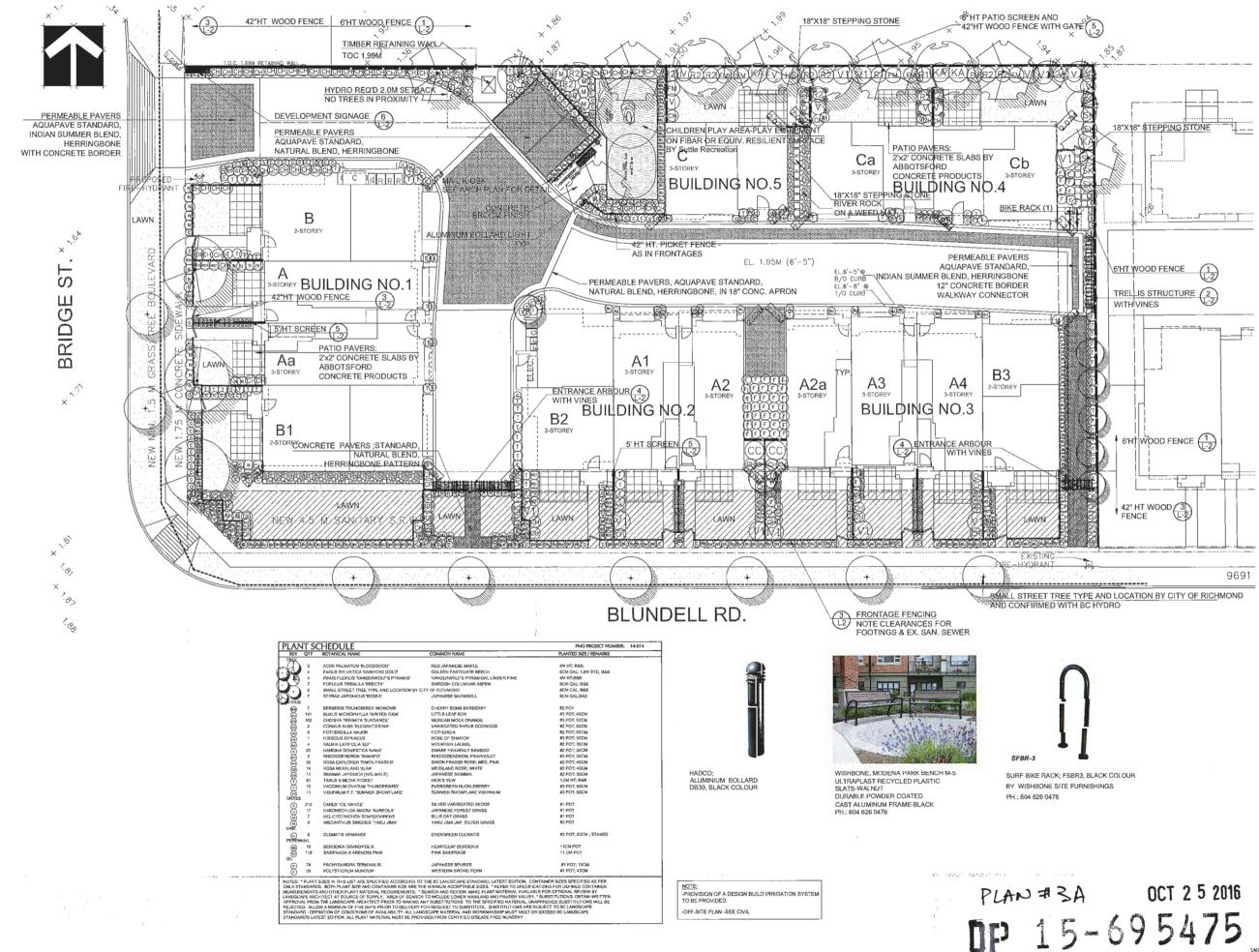


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OCT 2 5 2016

PMG PROJECT NUMBER



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SCALE: DRAWN: DD DESIGN: DD CHK'D: PCM

DATE: March 25, 2014 3/32"= 1'-0"

LANDSCAPE

3.a

OF 6

WITH YAMAMOTO ARCHITECTURE INC

9611, 9631, 9651 BLUNDELL ROAD RICHMOND, BC

14 UNIT TOWNHOUSE DEVELOPMENT

ROJECT

DRAWING TITLE:

PLAN

CLIENT: JACKEN INVESTMENTS INC.

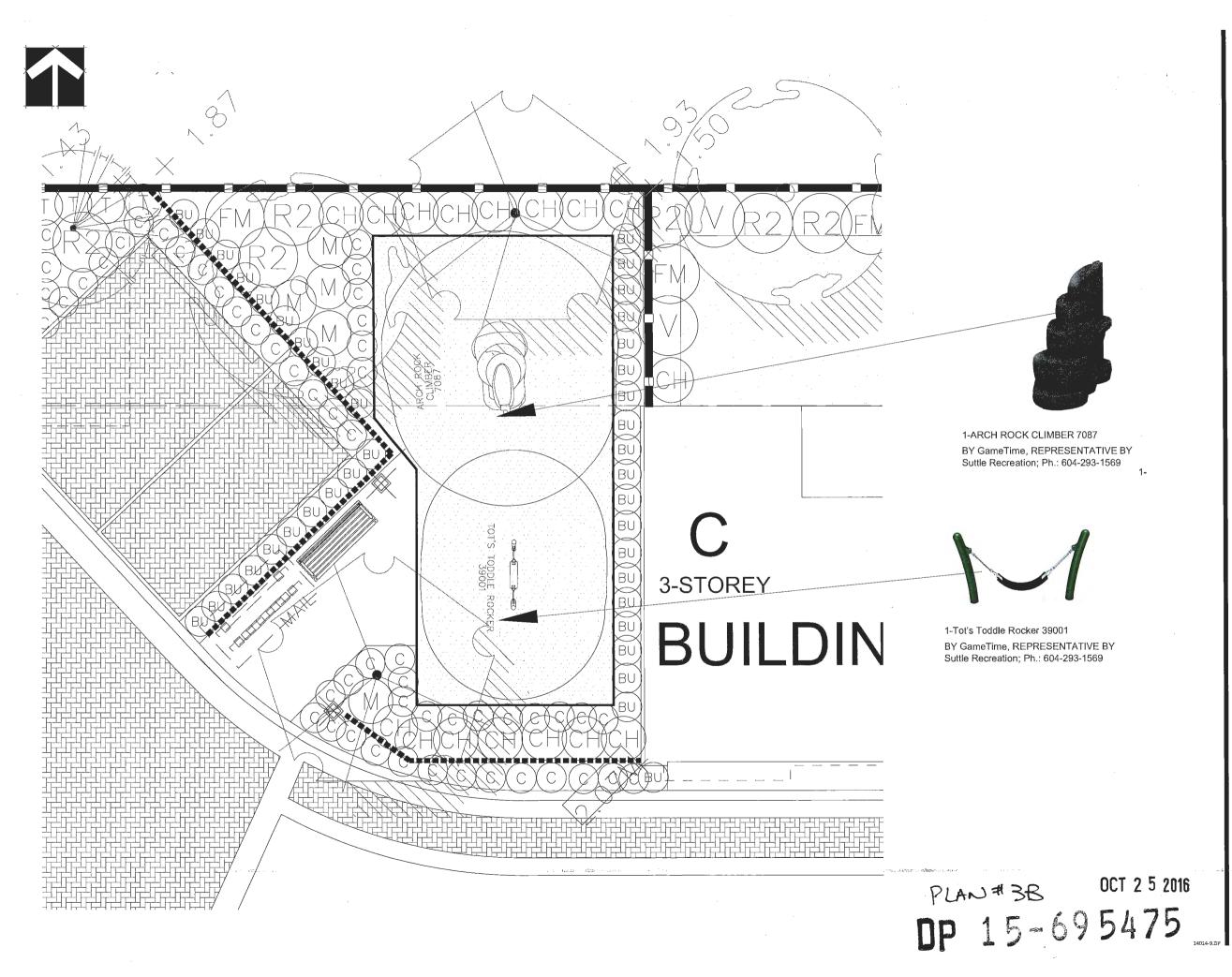
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10	16.5EP.06	RESPONSE TO CITY COMMENTS	CLG
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7	15.DEC.15	REV. AS PER CITY REQUEST	DO
6	15.NOV.18	ADP MEETING	
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4	15JUL07	CITY COMMENTS	DD
3	14.NDV.26	NEW SITE PLAN	DD
2	14.5EP.22	NEW SITE PLAN/CITY COMMENTS	DD
1	14.MAR.26	NEW SITE PLAN	DD
NO	DATE	REVISION DESCRIPTION	DE

ARCHITECT

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

SEAL:

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9	16.SEP.1	NEW SITE PLAN	YR.
8	16JUL.26	REVISION AS PER CITY COMMENTS	DD
7	15.DEC.15	REV. AS PER CITY REQUEST	DD
6	15.NOV.18	ADP MEETING	
5	15,0CT.26	NEW SITE PLAN	DD
4	15.JUL.07	CITY COMMENTS	DD
3	14.NOV.26	NEW SITE PLAN	DD
2	14.5EP.22	NEW SITE PLAN/CITY COMMENTS	DO
1	14.MAR.26	NEW SITE PLAN	DD
NC	DATE	REVISION DESCRIPTION	DR.

CLIENT: JACKEN INVESTMENTS INC.

PROJECT:

14 UNIT TOWNHOUSE DEVELOPMENT

9611, 9631, 9651 BLUNDELL ROAD RICHMOND, BC

WITH YAMAMOTO ARCHITECTURE INC.

DRAWING TITLE:

CHILDREN PLAY AREA ENLARGEMENT

-DATE: March 25, 2014

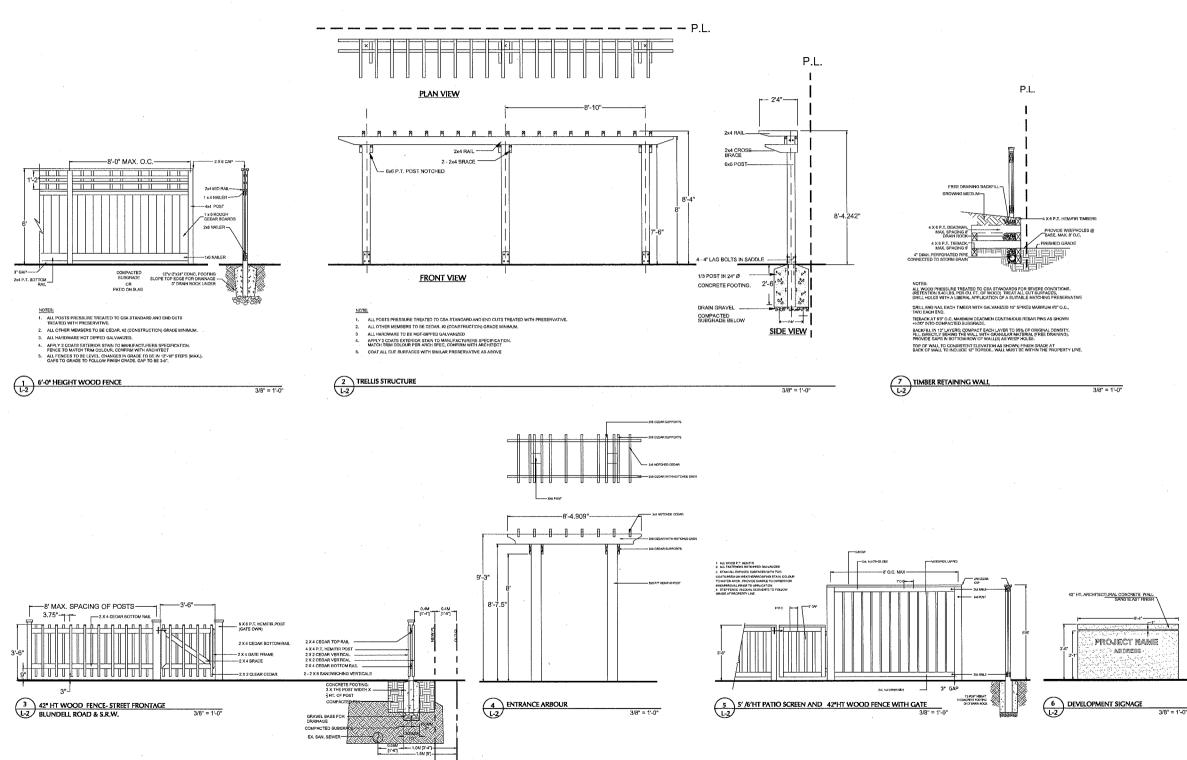
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 PCM

3.b

PMG PROJECT NUMBER:



- Bill Martin (Batherin)

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PLAN # 3C OCT 2 5 2016 DP 15-695475

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SEAL:

12	16.SEP.29	REVISION AS PER CITY COMMENTS	DD
11	16.SEP.08	UPDATE BLUNDELL FENCING DIMS	CLG
10	16.SEP.06	RESPONSE TO CITY COMMENTS	CLG
9	16.SEP.1	NEW SITE PLAN	YR
8	16.JUL.26	REVISION AS PER CITY COMMENTS	DD
7	15.DEC.15	REV. AS PER CITY REQUEST	DD
6	15.NOV.18	ADP MEETING	
5	15.0CT.26	NEW SITE PLAN	00
4	15.JUL.07	CITY COMMENTS	00
3	14.NOV.26	NEW SITE PLAN	DD
2	14.SEP.22	NEW SITE PLAN/CITY COMMENTS	DD
1	14.MAR.26	NEW SITE PLAN	DD
NO	DATE	REVISION DESCRIPTION	DR

GLIENT: JACKEN INVESTMENTS INC.

PROJECT

14 UNIT TOWNHOUSE DEVELOPMENT

9611, 9631, 9651 BLUNDELL ROAD RICHMOND, BC

WITH YAMAMOTO ARCHITECTURE INC.

DRAWING TITLE:

LANDSCAPE DETAILS

/DATE: March 25, 2014

SCALE: DRAWN: DD DESIGN: DD CHK'D: PCM DRAWING NUMBER:

3.c OF 6

PMG PROJECT NUMBER:

ART ONE GENERAL RE	FOURPEMENTS			PART THREE SOFT LANDSCAPE DEVELOPMENT	PART THREE SOFT LANDSCAPE DEVELOPMENT -	CONT	1	PART THREE COR	FT LANDSCAPE DEVELOPMENT - CONT	
PART ONE GENERAL RI			<u></u>	3.1 RETENTION OF EXISTING TREES	A Application Rate	JONT		.18.4 For all plant material,	I, the Landscape Architect reserves the right to extend the Contractor's (responsibility for another growing season if, in his opinion, leaf development
.1 CCOC Doc 2 2008 Camply with all articles in the General	Conditions of Contract in conjunction with this	ection unless superseded by other Contract D	acuments.	.1 Prior to any such on site - protect individual trees or plant groupings indicated as relatived on landscape plans as vegetation retention areas. .1.1 in some instances the Landscape Architect will tag trees or areas in creation. Discuss free releation areas at a start-up meeting with the Landscape Architect.	8.1 Seed Micture: 136 kg/ha 1125 Us/acrel 8.2 Fertilites: 112 kg/ha 1100 Us/acrel 8.3 Castal WildTower Max Where specified, apply 131 Us/acrel 11/4 Us: 1 Us. of g	mace capil		and grawth is not sufficient" .18.5 Where the Owner is re	l'ha ensure future satisfactory growth. responsible for plant maintenance and has not provided adequate maintena nall determine whether maintenance has been satisfactory using the B.C. La	ance, the plant replacement section of the contract may be declared void.
.2 B.C. Landscape Standard, 2012 edit	tion, prepared by the B.C. Society of Landscape B.C. Landscape Standard unless superseded b	Architects and the B.C. Landscape & Nursery A	ssociation, jointly. All work and materials	 A physical barrier must be installed to define all clearing boundaries. Refer to physical barrier detail. If detail not provided, compty with local municipal requirements. How which is barrier barrier barrier barrier barrier details and the second s	. 8.4. Notes: . 8.4.1 At the time of Tender provide a complete chart of all components of the mis		ter etc. Slaped sites require tachilier.	maintenance standard is a mi .18,6 The Landscape Contra	nizimun of Level Three - Hedium. Refer to Section 3.11, Establishment Hair ractor is responsible to replace any plant material or repair any constructi	ancistype statuters, section is, crainfeitance as the gover. The required nienance. ion included in the Contract that is damaged or stolen until the issuance of
.3 MASTER HUNICIPAL SPECIFICATION	S & STANDARD DETAILS, 2000 edition, prepare			3 No machine travel trough or within regetation retention areas or under crowns of trees to be retained is allowed. A Do not stockpite solt, construction materials, or excavated materials within vegetation retention areas.	8.4.2 Fertilizer 8.4.21 Rough Grass: If a soil analysis is available, comply with results. 8.4.2.2 Laws Where hydroseeding is approved, college with soil analysis recommen- 			Hie Certificate of Coopletion .18.7 Deviation from the sp	m. pecifications may require extension of the Warranty Period as determined	by the Landscape Architect.
Association, and the Municipal Engineer	rs Division ATION SYSTEM, 2008: Prepared by the Irrigatio			5 Do nob park, full or service velicices within vegetation releasing areas.	8 Accurately maxima the anabiliar of such of the meterical Data charged into	the task either by mass or by a remnor	ly accepted system of mass-calibrated volume	3.10 INSTALLING LANDSCAPE ON		And and the function of the first state of the state of t
5 HUNCIPAL BYLAWS AND ENGINEER				.6 No debris fires, clearing fires or trash burning shall be permitted within vegetation retention areas.	measurements. The natureists shall be edded to the lank while it is being taked with After charging, add no water or other naterial to the miniture. Do not leave story	h water, in the following sequence; saed in the tank for more than four (4) how	, fertilizer. Thoroughly mix into a honogenous slurry. s.	\	id protection material is completely installed and acceptable before beginn onstruction-of planters and planter drainage.	ing work. Contact Landscape Architect for anstructions if not in place.
2 TESTING				.7 No escavations, drain or service frenches nor any other discuption shall be perceited within vegetation retention areas without a review of the proposed encroachment by the Landscape Architect.	.10 Distribule slurry uniformly over the surface of the area to be hydroseeded. E		ns and existing grass areas to form uniform surfaces.	.2.1 Verify that planter dra	rains are in place and positive drainage to roof drains is present prior to p	
.1 A current (not more than one mont) pre-approved by the Landscape Archite Medica Testing for proceedure.	th) test for all growing medium to be used on th ect. Deliver growing medium test results to La	is site is required. Provide and pay for testing adscape Architect for review and approval prio	by an independent testing facility r la placement. Refer to Section 3.4 Growing	.8 Do not cut branches or roots of retained trees without the approval of the Landscape Architect.	.11 Clean up: Remove all materials and other debris resulting from seeding operat				l through-slab drain locations . Use 300mm min. Ga. PVC Pipe filled with dr by to a minimum dopth of 4" (100mm)or alternate shoot dramit specified. In	
	or re-test materials. Contractor responsible I			.9 Any damage to existing regelation intended for preservation will be subject to evaluation by an LSA. Certified Arborist using the "Guide for Plant Appraisal", Eighth Edition, 1932.	.12 Näntenare: Begin maintenare immediately after seeding and continue for 60 days after Substantial Completitivanati unit accepted by the Owner. Re-seed at three week intervals where genination has failed. Point: seeded areas from damage with temporary wire or hime foresc complete alth. Angue out grace area is taken over by the Owner. Water in aufficient combines to ensure development/annu and a treepond intervals to maintain increase operative unit of a combine. The Owner is a the Owner's Owner. Angue out and and and and angue out and and and a combine out of angue the out of angue out out of a combine out of angue out out out of a combine out out out out out out out out of a combine out			lemate sheet drain if specified an drawing details) with filter fabric tappin		
3 SUBNITTALS		<u>.</u>		.31 Replacement planting of equivalent value to the disturbance will be required. The cost of the evaluation and of the replacement planting will be the responsibility of the General Contractor and or the personish regulation for the distorbance.	responsibility to supply waiter at no entre cost to the Contract. 13 Acceptunce of the Rough Grass Areas: Proper germination of all specified grass species is the responsibility of the Landscope Contractor. The grass shall be reasonably		placing growing medium.	25 - 50mm clean washed pump sand over filter fabric.		
	'row that contained in the contract documents cample or manufacturer's product description.	ust be pre-approved by the Landscape Archit	ĸt.	.10 In municipalities with specific tree retention/replacement bylaws ensure compliance to bylaws.	well established, with no apparent dead or bare spots and shall be reasonably free days after substantial consistion, areas meeting the conditions above will be taken	e of weeds ite B.C. Landscape Standard.	Section 13 Haintenance Level 4 (Open space). Sixty	.7 Place growing medium to	a depths specified in Section 3.5 above for various surface treatments. R	lefer to Brawing details for any light weight filler required to atter grade.
4 SITE REVIEW	aultre et instantanten 2 la adort describtion			.If in situations where required construction may disturb existing regetation intended for preservation, control Landscape Architect for review prior to communing construction.	growing serson, provided that the above conditions for acceptance are fulfilled.			Use Styrafozn bloch over dr migrating downward.	trais rock shaped to provide smooth surface transition at edges. Butt eac	ch piece lightly logether and cover with filter fabric to prevent soil from
.1 Under the terms of the Landscape	Architect's Contract with the Owner and when pinion to confirm conformance to the plans and	the Laridscape Architect is the designated re- specifications. Contact Owners Representativ	iewer, the Landscape Architect will observe to arrange for site observation at the	3.2 GRADES .1 Ensure subgrade is prepared to conform 1a depths specified in Section 35, Graving Medium Supply, below. Where planting is indicated class to existing trees, prepare	3.8 LAWN AREAS - SOUDING .1 General: Treat at areas defined as tawn areas on the tandscape plan between	all property lines of the project include	ne all baulerards to edge of roads and lanes.		NCE Provide a separate price for Itis section	
appropriate times. Allow two days nots	ice. Observation schedule may include but will i intract: Prior to any site disturbance, a meetin	at be limited to the following:		suitable planting puthets for naterial indicated on the planting plan. Shape subgrade to estimizate free stranding water and conform to the site grading and drainage plan. 2. On stoppes in excess of 31 trench subgrade across stope to 156me 167 minimum at 15m is /1.3 intervals minimum.	.2 Graving Medium: Comply with Section 2.2.1, Growing Nedium. Prior to solding, r			the long term success of the		d plant material for a relatively short period of time to ensure or increase or its obtain the desired offect from the planting while reducing the rate of
.12 Start Up Site Neeting, Landscape be held to review expected work and ?c	e Contract lif separate: At the start of work v o verify the acceptability of the subgrade and	ith Dwner's Representative, Site Superintente eneral site conditions to the Landscape Contri	nt and Landscape Contractor; a meeting is to Ictor, Provide growing medium test results	3 Scarify the entire subgrade immediately prior to placing graving metion. Re-cultivate where vehicular traffic results in compaction during the construction procedures.	Landscape Architect. .3 Time of Sadding: Sad from April 1st to October 1st, Further extensions may be	e obtained on concurrence of the Landsa	ane Architect.	turfgrass areas and new tre	rees and strubs.	
for this meeting. .1.3 Progress Site Visits: To observe	materials and workmanship as necessary thro	ah the course of the work. Review of differe	nt aspects of the work may be dealt with on	Ensare that all pholing areas are smoothly contoured after light compaction to finished grades. A Climinate standing water from all finished grades. Provide a smooth, frem and even surface and conform to grades shown on the Landscape Grawings. On not exceed	.4 Sod Supply: Conform to all conditions of B.C. Landscape Standard, Section 3, 8				rovide maintenance of installed landscaping for 12 months following subst	
Planting -plant material including nego	clude: Site Layout, Rough Grading, Graving Hed Itiations vilh suppliers, nursery inspections, pl re; and ather elements of the site development	nt sizes, quality, quantity, planting practice as	d layout, tree support; Hulch; Irrigation	maximum and minimum gradients defined by the B.C. Landscape Standard.	.5 Specified Turfgrass by area: Refer to Table 2 below.				I Legislation: B.C. Landscape Standard, latest edition; Fertilizer Code, B.C. In to the inspections at substantial completion, at final progress draw apo	Peshcide Control Act. lication, and at the end of the quarantee period, there should be three other
Fencing, Nen-structural walls and slab 1.4 Substantial Performance: Review	es, Unit Paring. 1 of all work, accounting of all substitutions, d	letions; plant counts, preparations of delicion	y list, and recommendations for completion.	5 Construct sveles ince to line and grade, smooth and free of sigs or high points. Minimum slope 2X, maximum side slapes VMX. Assure positive drainage to sullection points. 6 Scope not to exceed the following nazionus: Recyl Grass 31 (Laws 64, Landscape plantings 21.	TABLE 2 SPECIFIED TURFGRASS BY AREA	Quality Grade	Naior Soncies	reviews during the 12 month designated representative.	hs attended by the Contractor and a designated representative of the Dw	ner. Haint ain a logbook and reporting procedures and subsit to the
Certifier as defined in the contract.	he declaration of Substantial Performance, a r empletion of the holdback period, check for con		· ·	Support of the except of the constraints in the set of the se	CLASS I Lawn, all areas noted an drawings as lawn in urban development sites including bovterard grass	No. 1 Presion	Kenlucky Blue for sun, Fescues for shade	.5 Scheduling: Prepare a Hier growing season betwee	schedule of anticipated visits and submit to designated representative at en March 1st and November 301h, however visits at other times of itre year	start-up. Naintenzoce operations shall be carried out predominately during may be required.
1.7 Warranty Review: Prior to the co recommendations for waranty replacer	upletion of the waranty period (+/- 11 months	Wer issuance of the Certificate of Completion	, review all waranty material and report	.8 Inform Landscape Architect of congletion of finish grate prior to placement of seed, soci, plants or mulch.	CLASS 2 Grass - public parties, industrial and institutional sites CLASS 3 Rough Grass	Ko. 2 Slandard see hydroseeding	sane		nply with B. C. Landscape Standard, Section 14, Table 14.2, Maintenance Lev	
5 WORKMANSHIP				33 LAMOSC APE ORANNAGE .1. Relate & North: Growing medium and Finish Grading, Grass areas, Trees Streds and Groundcovers, Planters, Crb Walls,	SPECIAL				Part Two of this specification. equirements of the B.C. Landscape Standard. Formulations and rates as re-	quired by sail testing.
.1 Unless otherwise instructed in the constitutes acceptance of the subgrad	Contract Bocuments, the preparation of the s fe by the Landscape Contractor. Any subseque	bgrade shall be lite responsibility of the Gene It corrections to the subgrade required are th	ral Contractor. Placement of growing medium e responsibility of the Landscape Contractor.	2 Maris included: Site finish grading and surface drainage. Installation of any drainage systems detailed on tandscape plans. Note: Catch basins shown on tandscape plans for	.6 Line: The line shall be as defined in Section 2.2.3, Materials. Apply at rates r			B Plant Naterial Establist	shripat:	
.2 All work and superintendence shall current license issued by the appropria	Il be performed by personnel skilled in landsca ate authorities.	e contracting. In addition, all personnel applyi	19 herbicides and/or pesticides shall held a	2.1 Coordination with, confirm stope of works plain to bid. 2.1 Coordinate all tandscape drainage work with rest of sile drainage, Refer to engineering drawings and specifications for connections and other drainage work. 2.2 Determine exact location of all existing withins and structures and underground withins prior to connecting work, which may not be located on drawings and condect work.	.7 Fertilizer: Refer to Section 2.2.2 Naterials. Apply specified fertilizer at rates medion 48 hours prim to sodding. Apply separately from time.	s shown in the required soit test. Apply	with a mechanical spreader. Cultivate into growing	and September 15th Highma	r first growing season, water new plants at least every ten (WI days betw wan 25 gellons per tree per application. During the second growing seafan, list and September 31st. Apply water at a rate and duration such that the	een April 1st and July 31st, and every twenty (20) days between August 1st , water new plants at least every twenty days between April 1 and July 31 , water conclusion reaches field capacity to the full doubt of the ground
	faniliar with site conditions before bidding and	before start of work		32. Determine each catelline of all excluting utilities and structures are underground utilities pair to connection yeek, which may not be located on drawings and conduct work as a to prevent structure of service or drawings to how. Provide the indicating structures and will yervices active responsible for durings exclused. 33. Putter drawing work for the Section 2.0.8 and langs underground structures.	.8 Sodding: Prepare a smooth, firm, even surface for laying sod. Lay sod stagger areas and coll lightly. Water to obtain meisture penetration of 3" to 4" () - 18cml.			medium. Apply water again or has not been completely	: when the water content reaches 25% of field capacity. Provide and irriga r instatled. Scheduled applications of water shall be missed only when rain	ate with water in the event that any automatic irrigation system malfunctions.
.4 Confirm location of all services be	fore proceeding with any work.			3 Execution 31 Do transition and beckföling in accordance with engineering details and specifications.	Sod.			.1.3 Weed Control: Remov	has in the original areas and to the original depths. we all weeds from all areas at least once per month during the growing sec which is a second se	ason by honing or collivation to a maximum depth of 80mm, hand-pulling, or, if
	discrepancies. Obtain approval from Landscap			3.2 Lay drains on prepared bed, true to line and grade with inverts smooth and free of sags or high points. Ensure barrel of each pipe is in contact with bed throughout full longth.	.9 Haintenance: Begin maintenance innexitiately after sodding and continue for 60 from damage with temporary vice or twise fences complete with signage unit i sum inderwise necessary to mainthin sufficient quotub. New grass cut at height of being intervise necessary to mainthin sufficient quotub. New grass cut at height of being intervised in the sufficient sufficient in the sufficient intervised intervised in the sufficient intervised in	i is taken over by the Owner. Water to o tween 1-1/2* (4 on) and 2* (5 cm). Provide	btain moisture penetration of 3° to 4° 17-10cm) at e adequate protection of sodded areas against damage	person. Carry out treatment	ntrol: inspect all planted areas for pests and diseases periodically and at in for pests or diseases promptly and consistently for maximum effectives	ness, Comply with all B.C. Pesticide Control Act and municipal requirements.
.6 Take appropriate nezwres to avo guidelines.	sid environmental damage. Do not donp any we	te materials into water bodies. Conform with i	ill federal, provincial and local shatutes and	33 Commence laying pipe at nutlet and proceed in upstream direction. 34. Lay performate pipes will perform and sup positions. 35. Maio pinking that accordance with monodratored's directions.	with the two has been taken over by Owner. Repair any damaged areas, re-grade through the sod base medium is impuired.	e as necessary. Aeration may be require	d if in the Landscepe Architect's spirion, dreinage	.85 Tree Support: Nainta bark. Loosent repair or rep	ain stakes, guy wires and ties one full growing season. Check ties at leas stace ties as necessary. Remove all stakes guy wires and ties after the fi	it every two months to ensure that they are not causing a depression in the first growing season except where large trees require continuing support in
.7 Collect and dispose of all debris a are to be completed prior to final accept	nd/or excess material from landscape operatio ptance.	is. Keep paved surfaces clean and repair dans	ge resulting from landscape work. Repairs	3.6 Do not allow water to flow through the pipes during construction except as approved by Engineer. 3.7 Make watertight connections to existing drains, new or existing matrices or catchoasins where indicated or as directed by Landscape Architect.	.10 Acceptance of Lawn Areas: The furf shall be reasonably well established, wi Landscape Standard, Section 13 Huintenance Level 2 (Appearance). Use berbicides	ith no apparent dead spots or bare spot if necessary for weed renoval unless o	s and shall be reasonably free of weeds its B.C. Ther conditions of contract forbid their use. After the	.8.6 Pruning: Inspect all fr of the plant, Carry out clips	pping or shaping only if required in the maintenance contract for specific v	rune to remove all dead, weak or diseased wood. Maintain the natural shape rarieties or conditions.
.8 Where new work connects with exi	isting, and where existing work is allered, mak	good to match existing undisturbed condition.		 Play opstream nods of pipe with waterlight clean out caps. Surround and cover pipe with drain nock in uniform 50mm layers to various depths as shown in details, minimum tWmm. Correct order order with mean-seven filter to this aut tedests publicate sciencies. Science. 	tawn has been cut at least twice, areas meeting the conditions above will be taken	over by the Owner.		.8.7 Fertilizing: Once durin .9 Grass Areas Establishi	ing the twelve month period of establishment maintenance fertilize shrubs	s, trees and groundcovers according to soil analysis requirements.
6 WARRANTIES				- 3.11 Assure positive drainage. 3.12 Back fill renainder of french as indicated.	35 PLANTS AND PLANTING			.9.1 Watering Use heses	and sprinklers, irrigation systems or other methods to apply water to Cla	ass I and Class 2 grassed areas IBC. Landscape Standard, Section 7, Lawns in the event of any irrigation system malfunction, or incomplete installation
	ranship for a minimum period of one full year fr wrife warmaliae	in the date of Certificate of Completion.		3.0 Protect subdrains from floatation during installation. 3.4 GROWING HEDRUM TESTING	.1 Conform to planting layout as shown on Landscape Plans.			at no expense to the owner. field capacity to the full de	r. Apply water to prevent packing or erosion of the soil. Apply water at epils of the graving medium. Apply water again when the water content re	a rate and duration so that the water content in the growing medium reaches eaches 25% of field capacity.
2 Refer to individue sections for specific warranties.				.1. Submit representative sumple of growing medium proposed for use on this project to an independent taboratory. Provide test results to Audiscape Architect prior to placing. Test results to include:	Obtain approval of Landscape Architect for layout and pregraration of planting Make edge of beds with smooth clean defined lines.	g proc. La compercement et braunag abe	rations,	I manual methods, or by the s	use of chemicals in constiance with the BCSLA/BCLNA Landscape Sta	nsect pesks, and diseases and treat promptly when necessary by appropriate andards latest edition. Xill broadleafed weeds in grassed areas by 2 general reeds or weedy grasses per 40 square meters. This application shall reduce
ART TWO SCOPE OF V	VORK			I.1.2 Physical properties, X content of gravel, sand, sill, day and organics. I.2 Acidly Ph and quantilistics of time or adphon required to bring solithin specified range. I.3 Nation fewers all physical and tracte demands and recommendations for required sol amendated s.	A Time of Phanting: A.1. Parts trees, structs and groundcovers only during periods that are normal for such work as determined by local weather conditions when seasonal conditions are likely to		No	the weed population to zero .5.3 Fertilizing According	ra. 19 ta sail amalysis.	
	apply. Confirm Scope of Work at time of tender			1.1 Carbin/Mirogen level. 33 GROWING HEDRIH SUPPLY AND PLACEPENT	 A.1 Must frees, smuss and groundovers only during periods that are normal to ensure successful edaptation of plants to their new location. 	or such work as derennined by local wea	tadi, dardinanz malai zedzenin Caldinanz filé nikeli le	.5.4 Lixing According to so .5.5 Howing and Trimming with a sharp cred or retary	r - All areas: The first four cuts shall be a shars retary type naver. Exc.	ess grass clipping shall be removed after each cut. How all grassed areas xxx. Edge with a mechanical vertical culting edger once per year in March.
.2 Work includes supply of all related to supply of all related to supply of the following:	d items and performing all operations necassa	to complete the work in accordance with the	drawings and specifications and generally	.1. Supply all growing medium required for the performance of the Contract. Do not load, transport or spread growing medium when it is so well that its structure is likely to be damaged.	5 Standards: 5.1 All plant material shall conform to the requirements of the B.C. Landscape Si	itandard, 7th edition 2016, unless excee	led by drawing Plant Schedule or this specification.	Remove all grass clippings a .9.6 Aerution: Aerution m	after each cut. not required in the first growing seasor. If necessary, in the second growi	ng season, aerate in early Nay with a suitable mechanical corur. Core to a
.2.1 Refention of Existing Trees when	re shown on drawings.			2. Supply all growing medium administures as required by the soil test. Amended grawing medium most meet the specification for growing medium as defined in Table One for the various areas.	5.11 Refer to BC. Landscape Standard, Section 9, Plants and Planting and in Sec 5.12 Refer to Plant Echeolue for specific plant and container sizes and comply 5.9 Plant material obtained from areas with tests severe terminitic conditions shall	with requirements.	jravn Plants for minimum standards.	depits of 100mm, [47], and re .9.7 Repairs: Re-grade, ro Normalized the security co	re-seed or re-sol when necessary to restore danaged or failing grass an	eas. Match the grass varieties in the surrounding area. Re-sod, if required, I and September 15th. Protect re-seeded areas and keep noist until the First
.2.2 Finish Grading and Landscape Dra 2.3 Supply and platement of growing 2.4 Testion of innarted proving med	t stedian.			 The sum at easy. The coupling air required amendments into the full depth of the graving probat. Special minus may be required for various situations. Refer to drawing notes for instructions. 	.6 Review			mawing.	jour, ne-see beineen njin na mit han sin and night of the best september un	t bid september (and there the set of the set
.2.6 Preparation of planting beds, su	fiam and/or site topsoil, fives to meet requirements of soit test and Ta pply of plant material and planting.	Le One.		3 Place the annoted growing moder in all grass and planting areas. Spread growing modium in uniform layers not exceeding 6" (154mm), over unifrazen Wogrode free of	.6.1 Review at the source of supply and/or collection point does not prevent sub- 7 Availability.	isequent rejection of any or all planting	stock at the site.	11		
2.1 Preparation of rough grass area 2.8 Preparation of Lawn areas, suppl 2.9 Supply and placement of bark mu	ly of materials and sodding.			standing weler. .s. Minimum deplits of grewing medium placed and compacited to 80%:	.7 Avera of search introdes the Lower Nainland and Fraser Valley. Refer to Plan .7.2 Supply proof of the availability of the specified plant material within 30 days	int Schedule for any extension of area. is of the award of the Contract.		1		
2.10 Haintenance of planled and see 2.11 SEPARATE PRICE: Establishment	ded/sodded areas until accepted by Owner. Maintenance, Section 3.11.			.4.1 On-grade: 4.11 Seeded and sodded lawn	.8 Substitution. .8.1 Obtain written approval of the Landscape Architect prior no making any subs	rtitutions to the consider material. Non	www.und.mde.Nituliant.ull in minched	11		
	is list, not specified by Landscape Architect.			k.12 Nass planted struks L grandwares	B.2 Allow a minute of 5 days prior to delivery for request to substituite. B.3 Substitutions are subject to 8C Landstage Strandard - definition of Condition		- AN ALES SAUTHOUSE AN DE LEPENER	1		
.2 MATERIALS .1 Graving Nedium Conform to BC Lar	ndscape Standard for definitions of imported a	d on-site topsol. Refer to Table One below.		sides. . 4.2 Gr-State	.9 Plant Species & Location: .9.1 Plants shall be true to assee and of the height, caliper and size of root ball a		at a back to the formation of the same in the back as the latter of the same	1		
TABLE ONE: PROPERTIES OF GROWIN Canadian System of Sail Classificatio	IG MEDIUM FOR LEVEL 2 GROOMED AND LEVEL 3 on Textoral Class: "Loany Sand" to "Sandy Loa	NODERATE AREAS		4.21 Irrighted taw	.9.1 Prant's statute inverse name and or me neight, cupper and size of four data above grade9.2 Plant all specified species in the location as shown on the landscape drawing			11		
Applications.	Low Traffic Areas. Trees and Large Strubs	High Traffic Lawn Areas	Planting Areas and Planters	(2.2 Control for events) (2.3 Control of regions	encountered. 93 Deviation of given planting location will only be allowed after review of the p			11		
Growing Nectum Types	21	24	2P	.4.2.6. Depth notodinctudes 1° te 2° (25-50m) sand over fåter fabric .4.2.7. Missinum 18° depth graving median encept where nounded for trees over column points.	.10 Exception .10.1 Trees and large strubs: Excepte a saucer shaped tree pit to the depth of t	the rootball and to at least twice the w	idth of the roolball. Assure that finished grade is at	11		
Texture Coarse Gravel:	0 - 1X	Percent Of Dry Weight of Total Growing Hedi 0 - 1%	0 - 1X	5. Nanually spread growing medium/planting soil around existing trees, starubs and obstacles.	the original grade the free was grown at.		,	1	:	
larger than 25nm All Gravel: Jaran than Jaw	0 - 1X 8 - 5X	0 - 1% 0 - 5%	0 - 5X	.6 In parimeter seeded grass areas, fealther growing medium out to multing at edges and blend into existing gredes7 Finished arases shall carform to the elevations shown on landscape and sile atoms.	.11 Drainage of Planting Holes: .11.1 Provide drainage of planting pits where required, is, on sloped conditions, br to raise the rootbalt above impervises layer. Notify the Landscape Artiblect when	reak out the side of the planting pit to a se the drainage of clantion holes is limit	illow drainage down slope; and in flat conditions, mound ed.	11		
larger than 2mm		ent Of Dry Weight of Growing Medium Excludio		3.6 ROKOH GRASS AREA - SEEDING	.12 Planting and Fertilizing Procedures:			11		
Sand: Targer than 0.05mm smaller than 2.0mm	50 - #8X	70 - 50%	40 - 10%	.1. General: Rough grass areas are noted on the drawings as "Rough Grass". Treat all areas defined as rough grass between all property lines of the project including all bodewards to edge of rouds and lanes.	.12.1 Plant all trees and should with the roots placed in their natural growing po burtap from ander the ball. Carefully remove containers without injuring the root wire.	osition. If burlapped, loosen around the Ibalis. After settled in place, cut twine.	top at the ball and cut away or fold under. Be not guil For vice baskets, clip and remove top three rows of	<u> </u>		
Sibte Silt: Larger than 0.002mm	10 - 25%	0 - 15X	10 - 25X	 Proparation of Surfaces: In B.C. Landscape Standard Utess 3 Areas Rough grass Section 7.11.3 Clean existing soil by mechanical means of debris were Showin any dimension. 	ore. 122 Füllhe planting hales by senty firming the proving medium around the root grade. Leave no air voids. When 273 of the topsoil has been placed, apply ferbile 123 Mitree planting is indicated adjacent to existing trees, use special care to a	t system in 6° (tiscul layers. Settle the s zer as recommended by the required soil	uit with water. Add soit as required to meet finish test at the specified rates.	11		
smaller Ihan 0.05mm Clan:				.2.2 Roughly grade surfaces to allow for maintenance specified and for positive drainage.	.12.3 Where planling is indicated adjacent to existing trees, use special care to a .12.4. Where trees are in Lawn areas, provide a clean cut mulchad 900nm is ft.) d	avoid disturbance of the root system or iameter circle centered on the tree.	natural grades of such trees.	11		
smaller than 0.002mm Clay and Silt Combined	8 - 25X maximum 35X	0 - 15X nasisturi 15X	9 - 25X nazinun 35X	3 Time of Seeding Seed from early spring Igenerally April [51] to late full (September 15th) of each year. Further extensions may be obtained on concurrence of the Landscape Architect.	.13 Staking of Trees. .13.1 Use two 2*12*15* stakes, unless superseded by municipal requirements. Sot	t stakes ninimum 2 ft. in soil. Do not dri	ve stake through contrall.	11		
Organic Content Icoaste	3 - 10%	3 - 5%	19 - 20%	4. Seed Supply E Testing: All seed must be obtained from a recognized seed supplier and shall be No. 1 grass mixture delivered in containers bearing the following information: A.1. Analysis of the seed mixture	.13.2 Leave the free carefully vertical. .13.3 The with pre-approved commercial, flat woren polygropylene fabric belt, nin	ninum width 19mm (3/4*). Approved pro	such ArborTie – available from DeepRoot.			
Organic Content Enterior): Acidity (atta	3 - 5%	3 - 5%	15 - 20% 4.5 - 65	4.2 Percentage of each seed type	.13.4. Coniferous Trees over 6 ft. height: Guy with three 2-strand wires (t) goug .13.5. Trees 6 ft.+ on Wood ar Concrete Decks. Guy as above using three deadne .13.6. Mark all guy wires with visible (tagging naterial.	gel. Unive Huree staives equidistant arou en join 2'x2"x4") burled to lite maximum	no me rree completely below grade. possible depth instead of stakes.			
Actory (pris Drainage:		ater is sisible 60 minules after at least 10 min		5 Seed Kisture RL waistelas shall be rated as strong performers in the Pacific Northwest and are subject to Client approval. 1922 Cranging Ref Fescue 2023 Annual Rye	.14 Pration			11		
.Z Fertilizer: An organic and/or inorg	ganic compound containing Kitrogen (M), Phosph	ite (25), and Potash (soluble 2) in proportions (equired by soil test.	5X Satura Perennial Rye 5X Kentucky Bluegrass	.14.1 Limit pruning to the minimum necessary to remove dead or injured branches tonis. Make all cots clean and cut to the branch collar leaving no stubs. Shape all					
	ne. Neet requirements of the B.C. Landscape S			For Wildlawer Areas use a mixture of Wildlawers with Nevé Fescoes (Terratink Coastal Wildlawers) with Hard Fescoe ar pre-approved alternate. .6 Fertilizer: Nechanical seeding: Apply a complete synthetic slow-release fertilizer with maximum 35X water soluble mitrogen and a ferrotation ratio of 18-18-18 - 50X	.15 Mulching .15.1 Mulch all planting areas with an even layer of mulchi to 2-1/2 - 3° (65 - 75m	zes) depth. Confirm placement of mulch in	1 areas labeled "Groundcover Area" on drawings. Mulch a			
.4 Organic Additive: Connercial comp suppliers: The Answer Garden Product	ost product to the requirements of the B.C. Le is, Freser Richmond Soils & Fibre, Stream Orga	dscape Standard, 61h edition and pre-approve ics Maxagement.	d by the Landscape Architect. Recommended	sulpher urea coated , 112 hg/hal100los/acre) using a mechanical spreader.	3 ff. (500mm) dameter circle around trees in lawn areas, leave a clean edge.			11		
	o meet requirements of the B.C. Landscape Sta			 Seeding: Apply seed at a rate of 102x81 [Hellios Joure] with a mechanical specader. Incorporate seed into the top U/2 (form) of soil and lightly compact. Acceptance Previde reference protection of the specied areas until conditions of acceptance have been not. Comply with Section 37 Hydroseeding 	.36 Acceptance: .36.1 The establishment of all plant material is the responsibility of the Landsca	ipe Contractor.		11		
.4 Composi ed Bark Hulch: 10xm B/8 extraneous matter. Fresh orange in co	") minus Fir/Henlack bark chips and fines, free olour bark will be rejected.	of churks and sticks, dark brown in colour and	free af all sail, slones, roots or other	3 Acceptance Preside selected protections of the seeded areas unlik conditions of acceptance have been net. Comply with Section 31 Hydroseeding 31 HybridgeEcong		a Certificate of Completion.		11		
.7 Herbicides and Pesticides: If used, the area.	, mush conform to all federal, provincial and lo	al statutes. Appliers nust hold current licens	es issued by the appropriate authorities in	.1. Nay be used as an alternate to mechanical seeding in rough grass a reas.	.11.2 Watering: Contorn to B.C. Landscape Standard, Section 13.3.2 - Watering an .17.2.1. Water to supplement natural ruinfail such that the soit moisture content . The Owner is responsible to supply water at no estra cost to the Contract. Confi	end generally as follows: is kept to 50% to 100% of field capacity	y. Water to the full depth of the root zone each time. ark.	11		
.4 Filter Fabric: A non biodegradable	eblanket or other filtering membrane that will	flow the passage of water but not fine soil pa	rficles. (Such as MRAF) 140 ML, GEQLON N40	Hay not be used in artificat Lawn unless pre-approved by the Landscape Architect prior to bidding. Architect prior to bidding.	.17.3 Use appropriate measures to combat pests or diseases damaging plant mat .17.4 Plant material which fails to survive shall be replaced in the next appropria	terial. Comply with all local governing sl	atules and guidelines for chemical control.	[]		
OR AMOCO 4545 or alternate product p .9 Drainage Piping if required: Schedu	pre-approved by the Landscape Architecl.)			3.1 to reparation more unaverse focustor 3.1 to rescal Reagit Grazis Comply with Section 35-Rough Grass. 3.2 Where approved for use in areas of lawn, comply with Section 38 Lawn Areas Sodding.	.17.5 Repair tree guards, stakes, and guy wires, when necessary. .17.6 Matalani neas relatively weed free, lapparame lawel 2, B.C. Landscape St .17.7 Maintain with the specified repits.			DI I	2117 2D	በሮፕ 2 5 2016
	ute 40 PYL hommat sizes. Iurable, and have a maximum size of 19mm and c	ntaining no material smaller than More.		4. Protection: Ensure that fertilizer in solution does not come in context with-the foliage of any trees, shrubs, or other susceptible regetation. Be not apray used or molch on objects not expected to greas greas. Protect existing size equipment, readways, lundtruging, retirence points, manments, markers and structures from Earnage. More	.18 Plant Warranty:			I FUR		
.11 Plant Material: To the requirement	nts of the B.C. Landscape Standard. Refer to :	-	be pravided from a certified disease free	contumination occurs, remove seeding starry to satisfaction of and by means approved by the Condition Architect	.18.1 Replace all unsatisfactory plant material except those designated "Specime plant material designated "Specimen" for a period of two I2) years after the Certic	ificate of Completion. Replace all unsat	isfactory Irees and shrubs and continue to replace		, ender von etterstationen von eine eine	and the second
* nursery. Provide proof of certification				5 Match shall consist of weigh wood fibre or recycled paper fibre designed for hydrawlic seeding and deel Tar wave of nonitaring application. If using recycled paper material for wood fibre substitute use ISSX by weight, Conform to B.C. Landscape SI andard for match requirements.	these unit the specified number is complete and satisfactory to the Landscape A specified for the original planting, and shak not constitute an extra 1 to the Contra .16.2 These Plants, identified as hardy within one zone of the Canada Departmen	irchitect. Such replacement shall be sub act.	ject to the notification, inspection and approval as		A F I	AFINE
.12 Sod: Refer to individual sections					The Landscape Contractor which are killed through below normal temperatures the	elow the average of the extreme minimu	n tengeratures officially recorded in the area			UBII/b
.12 Sock Refer to incividual sections .13 Supplier and installers of segmen	stal block walls to provide engineered drawings	for all walls: signed and sealed drawings for a	Il walls, individually, in excess of 1.2m, or	.6. Water: Shell be free of any impurities that may have an injurious effect on the success of souding or may be harmful to the emiridiment.	concerned, in the last 10 years), will not be replaced without cosh of replacement	barne by the Owner.			1 1 <u>1</u> 1111111 1 1 1	
.12 Sad: Refer to individual sections .13 Supplier and installers of segmen combinations of walls collectively in ex Tender price.	stal block walls to provide engineered dravings rcess of LZm. Installations must be reviewed a al necessary to complete the project as shown	nd signed off by Certified Professional Enginee	II walls, individually, in access of 12m, or r; infcude cast of engineering services in	a water is and at the end of any metricine that may need to applie any applies that the end of a start of a	concerned, in the last 10 years), will not be replaced without cost of replacement .18.3 A review may be requested during the latter part of the warranty growing then be taken ever.	barne by the Owner.		IUF	ην≠3D	79419

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

SEAL:

12	16.5EP.29	REVISION AS PER CITY COMMENTS	DD
11	16.5EP.08	UPDATE BLUNDELL FENCING DIMS	CLG
10	16.SEP.06	RESPONSE TO CITY COMMENTS	CLG
9	16.SEP.1	NEW SITE PLAN	YR
8	16.JUL.26	REVISION AS PER CITY COMMENTS	DD
7	15.DEC.15	REV. AS PER CITY REQUEST	DD
6	15.NOV.18	ADP MEETING	
5	15.0CT.26	NEW SITE PLAN	DD
4	15.JUL.07	CITY COMMENTS	DO
3	14.NOV.26	NEW SITE PLAN	DD
2	14.5EP.22	NEW SITE PLAN/CITY COMMENTS	DD
1	14.MAR.26	NEW SITE PLAN	DD
NO	. DATE	REVISION DESCRIPTION	DR.

CLIENT: JACKEN INVESTMENTS INC.

PROJECT:

14 UNIT TOWNHOUSE DEVELOPMENT

9611, 9631, 9651 BLUNDELL ROAD RICHMOND, BC

WITH YAMAMOTO ARCHITECTURE INC.

DRAWING TITLE:

LANDSCAPE SPECIFICATIONS

DATE: March 25, 2014

DRAWING NUMBER:

DRAWN: DD DESIGN: DD

CHK'D: PCM

SCALE:



14014-9.ZIP PMG PROJECT NUMBER:

14-014

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PLAN #4	DRAWN
	CHECK
PLAN #4	-

OCT 2 5 2016 SCALE 1/8" = 1'-0" DATE JAN 9, 2014 KM ROJ. NO. 1325 ED

* TRIPLE GLAZED WINDOWS TO BE USED (EXCLUDING GARAGE) FOR UNITS FRONTING BLUNDELL ROAD AND BUILDING 5.

DRAWING TITLE ELEVATIONS

202 - 33 East 8th Avenue, Vancouver, B.C. VST 1R5 tel: 604-731-1127 fax: 604-731-1327

Yamamoto Architecture Inc.

9611, 9631, 9651 BLUNDELL ROAD RICHMOND, B.C.

DEVELOPMENT

14 UNIT TOWNHOUSE

NO.	DATE	REVISIONS
	OCT. 1, 2014	GENERAL REVISIONS
	MAR. 19, 2015	ISSUED FOR D.P. APPLICATION
	NOV. 04, 2015	ISSUED FOR A.D.P.
	AUG. 05, 2016	GENERAL REVISIONS
	SEP. 12, 2016	GENERAL REVISIONS
	OCT. 11, 2016	GENERAL REVISIONS

(UNIT-A4)	UNIT-B3)	
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	9611, 9631, 9651 BLUNDELL ROAD RICHMOND, B.C.	
	Yamamoto Architecture Inc.	
	202-23 East 8th Avenue, Vancouver, B.C. VST IRS tel: 804-731-1127 fax: 804-731-13 DRAWING TITLE ELEVATIONS	27
UNIT-B3 BUILDING NO. 3 SCHEME A AST ELEVATION PLAN #5	SCALE SHEET NO. 1/8" = 1'-0" SHEET NO. DATE JAN. 9, 2014 DRAWN KM	
75 PLAN#5	CHECKED PROJ. NO. 1325	

DEVELOPMENT

14 UNIT TOWNHOUSE

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	AUG. 05, 2016	GENERAL REVISIONS
	SEP. 12, 2016	GENERAL REVISIONS
	OCT. 11, 2D16	GENERAL REVISIONS

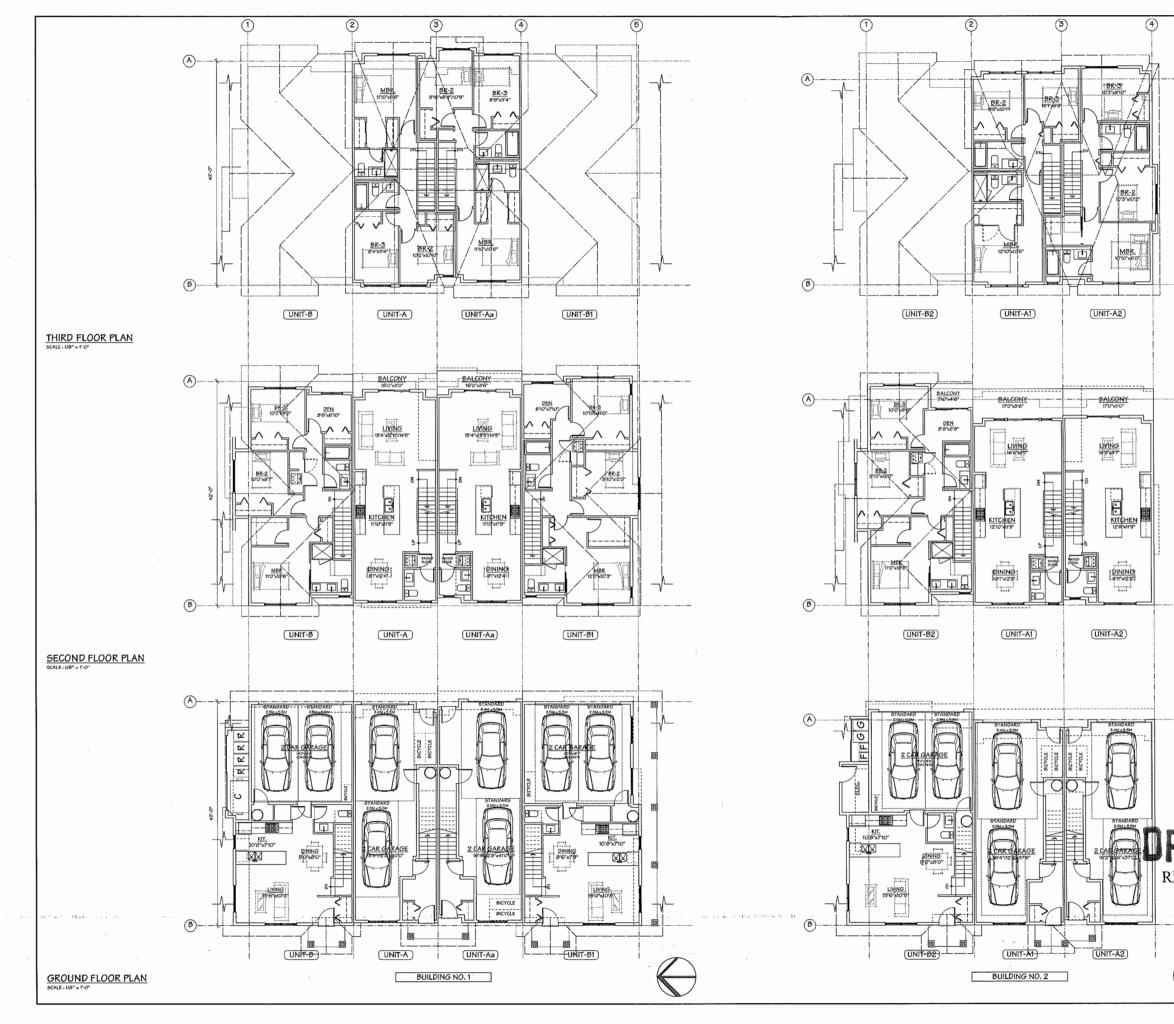


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	OCT. 11, 2016	GENERAL REVISIONS

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	SEP. 12, 2016	GENERAL KEVISIONS
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	Yamamoto Architecture Inc.
1 5-695	475 202-33 East Bith Avenue, Vancouver, B.C. V511R5 164-731-1127 Fax: 604-731-1327
EFERENCE PLAN	DRAWING TITLE
	FLOORPLANS
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	SCALE 1/8" = 1-0" SHEET NO. DATE NOV. 28, 2013 DRAWN
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DEVELOPMENT

14 UNIT TOWNHOUSE

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OCT. 11, 2016 GENERAL REVISION SEP. 12. 2016 GENERAL REVISIONS AUG. 05, 2016 GENERAL REVISIONS NOV. 04, 2015 ISSUED FOR A.D.P. MAR. 19, 2015 ISSUED FOR D.P. APPLICATION OCT. 1, 2014 GENERAL REVISIONS NO. DATE REVISIONS CONSULTANT

- ENERGY STAR APPLIANCES 95 XWH/YK (ENERGYSTAR DISHWASHER, CLOTHES WASHER & FRIDGE)

(TO BE PROVIDED IN ALL UNITS) : - ENERGY STAR APPLIANCES AND LOW FLOW FIXTURES - LOW EMITTING SEALANTS, PAINTS, ADHESIYES, CARPET & COMPOSITE WOOD ENERGUIDE 82: RI2 INSULATION UNDER FULL SLAB AND RI2 SLAB EDGE
 INSULATION
 ZX6 0 1670.C. R22 INSULATION
 TRUSSES 0 2470.C. R20 INSULATION
 STALER, ARGON GAS FILL, SUDER WINDOWS WITH WINT
 STELE POLYURETHANE CORE DOORS, GLAZING IN DOORS,
 DOUBLE GLAZZE, SOFT COATLOW E, LCHAL, SFAACE, NO GAS
 FILL, PICTURE WINDOWS, MAXIMUM USI 1.80
 VENTLATION SPECIFICATION
 - BRIAUST FANS WITHOUT HEAT RECOVERY, AND SUPPLY
 PANS, DISTRUMINON AND VENTLATION RATES AS PER SOC
 SECTION 3.32
 - ART GIGHTNES
 SATURD SYSTEM: NATURAL GAS, CONDENSING
 BOILER; AFLE BST MATE BASED ON TYPICAL LOCAL
 (CONDENSING) DHW (FOR UNITS IN BUILDING 4 & 5 ONLY)
 - ERROY CROTTS
 - DRAIMWATER HEAT RECOVERY:
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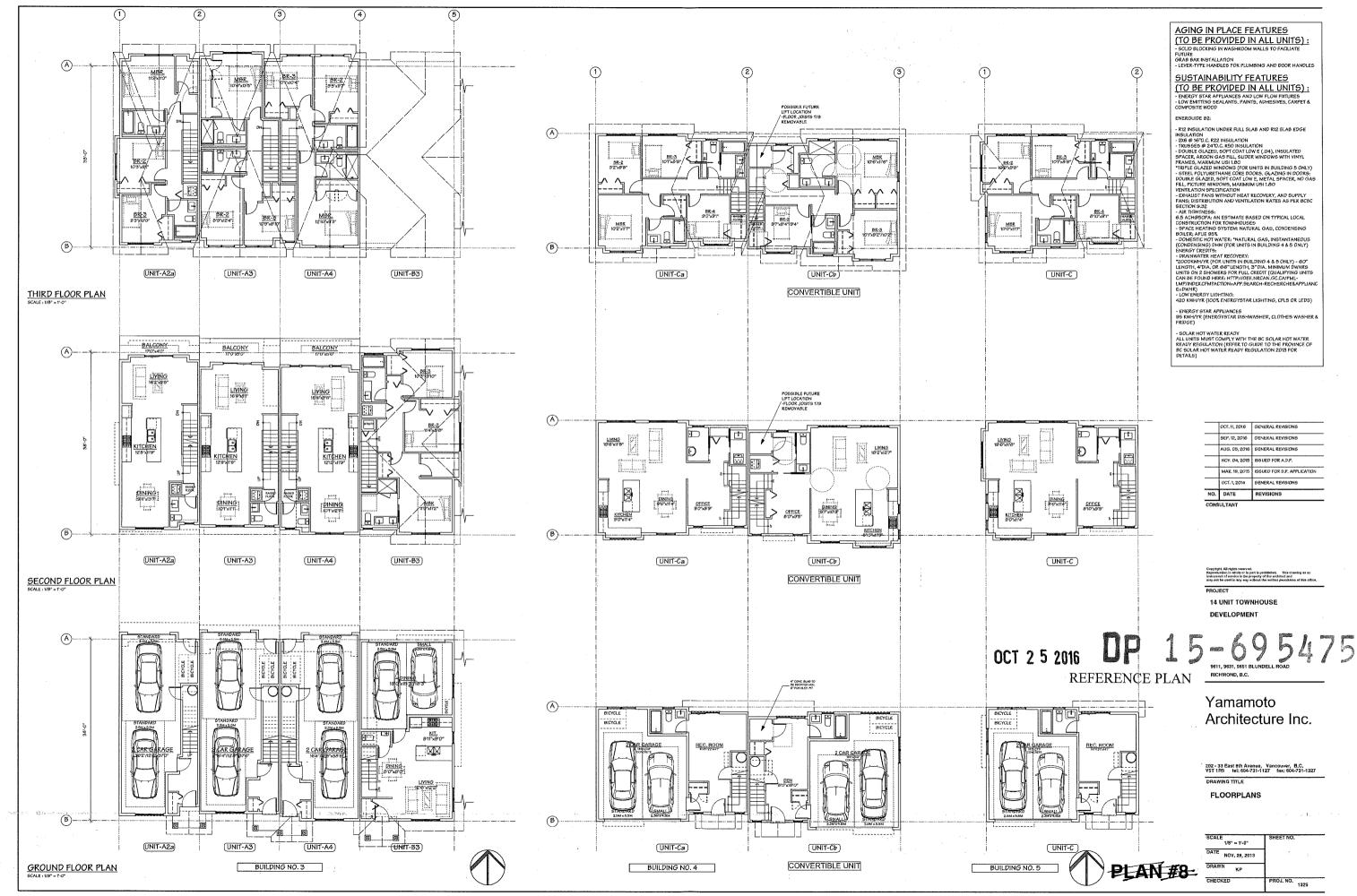
AGING IN PLACE FEATURES (TO BE PROVIDED IN ALL UNITS) :

SUSTAINABILITY FEATURES

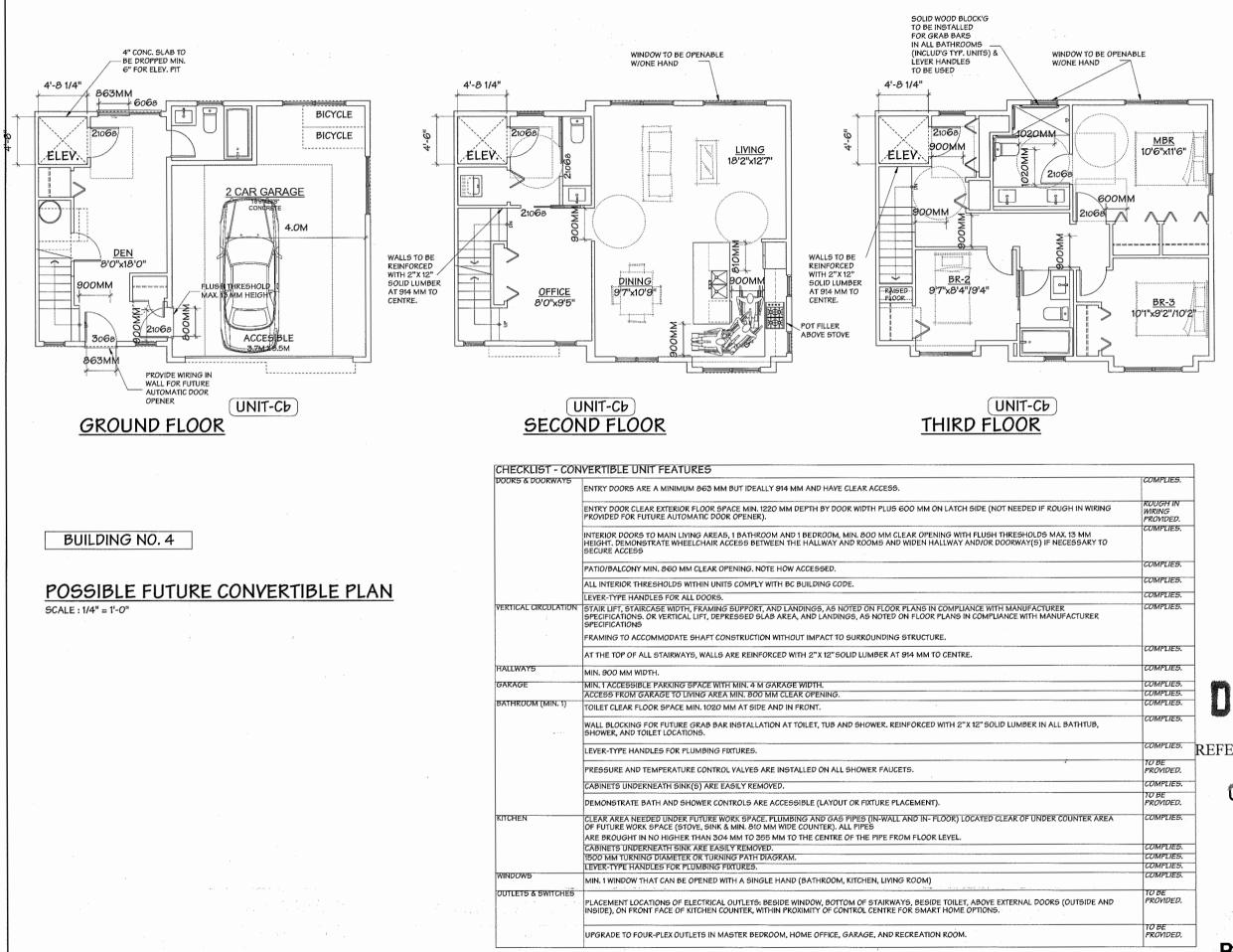
FUTURE GRAB BAR INSTALLATION - LEYER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

SOLID BLOCKING IN WASHROOM WALLS TO

- SOLAR HOT WATER READY ALL UNTS MUST COMPLY WITH THE BC SOLAR HOT WATER READY REGULATION (REPER TO GUIDE TO THE PROVINCE OF BC SOLAR HOT WATER READY REGULATION 2013 FOR DETAILS)



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