



**Development Permit Panel
Electronic Meeting**

**Council Chambers, City Hall
6911 No. 3 Road**

**Thursday, November 16, 2023
3:30 p.m.**

MINUTES

Motion to adopt the minutes of the Development Permit Panel meeting held on October 25, 2023.



1. DEVELOPMENT PERMIT 18-824566
(REDMS No. 7423144)

APPLICANT: SNC Lavalin Inc.

PROPERTY LOCATION: 12700 and 12800 Rice Mill Road and 12280 and 12300 No. 5 Road

Director's Recommendations

That a Development Permit be issued at 12700 and 12800 Rice Mill Road and 12280 and 12300 No. 5 Road for works related to the redevelopment of the existing BC Ferries Fleet Maintenance Unit and future subdivision on a site that is designated as an Environmentally Sensitive Area.



ITEM

2. **DEVELOPMENT PERMIT 22-013200**

(REDMS No. 7386050)

APPLICANT: Oval 1 Holdings Ltd.

PROPERTY LOCATION: 6011 River Road

Director's Recommendations

That a Development Permit be issued which would:

1. *permit the construction of 368 residential units in three 13-storey high-rise multi-family apartment buildings at 6011 River Road on a site zoned "High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) *increase the maximum permitted number of Class 1 bicycle storage spaces in a bicycle room from 40 to 70 when located in family-sized bicycle storage lockers.*



3. **New Business**

4. **Date of Next Meeting: November 29, 2023**

ADJOURNMENT



**Development Permit Panel
Wednesday, October 25, 2023**

Time: 3:30 p.m.

Place: Remote (Zoom) Meeting

Present: John Irving, General Manager, Engineering and Public Works, Acting Chair
Milton Chan, Director, Engineering
James Cooper, Director, Building Approvals

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, 2023 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 17-790086
(REDMS No. 6165570)

APPLICANT: Jhujar Construction Ltd.

PROPERTY LOCATION: 9291 and 9311/9331 No. 2 Road

INTENT OF PERMIT:

Permit the construction of 12 townhouse units and one secondary suite at 9291 and 9311/9331 No. 2 Road on a site zoned “Low Density Townhouses (RTL4)” with vehicle access provided via 9211 No. 2 Road.

Applicant's Comments

Zubin Billimoria, DF Architecture, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1), provided background information on the proposed development, highlighting the following:

Development Permit Panel

Wednesday, October 25, 2023

- the proposed development includes 12 townhouse units in five buildings separated by a north-south internal drive aisle;
- the heights of the two front buildings along No. 2 Road step down from three-storeys to two-storeys along the side property lines to provide an appropriate interface with adjacent residential developments;
- two-storey rear units are proposed along the west property line adjacent to single-family homes;
- the proposal includes two convertible units and one secondary suite;
- the proposed vehicle access to the subject site is through the driveway of the adjacent townhouse development to the north (9211 No. 2 Road), which has an existing Statutory Right-of-Way registered over its drive aisle to provide shared vehicle access to the subject site;
- a garbage, recycling and organic waste enclosure is incorporated into Building 1 at the northwest corner of the subject site;
- a centrally located common outdoor amenity space is provided for the subject site;
- a walkway is proposed from No. 2 Road to provide direct pedestrian access to the internal drive aisle through the common outdoor amenity space;
- grade changes are proposed along the edges of the subject site to provide an appropriate interface with existing residential developments; however, there will be no grade changes along the west property line and on the southeast corner to protect trees identified for retention; and
- the proposed architectural style and materials palette fit well with the neighbourhood context and provide visual interest.

Joseph Fry, Hapa Collaborative, briefed the Panel on the main landscaping features of the project, noting that (i) fencing, planting, and retaining walls are proposed to differentiate private and public areas in the subject site and to provide privacy to adjacent residential developments, (ii) drought tolerant planting is proposed, (iii) the existing grade is maintained along the Statutory Right-of-Way on the west property line and on the southwest corner to provide an appropriate interface with the adjacent single-family homes and to protect existing trees identified for retention, and (iv) the significant English Oak tree located on the No. 2 Road frontage will be retained and protected and amenity features will be incorporated around the tree and integrated with the proposed children's play area.

Development Permit Panel

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Staff Comments

Joshua Reis, Acting Director, Development, noted that (i) the development includes two convertible units and one ground level secondary suite, (ii) the proposed buildings have been designed to comply with the BC Energy Step Code Level 3 with Low Carbon Energy System, (iii) there is a Servicing Agreement associated with the project for utility and servicing connections and frontage improvements along the No. 2 Road frontage, and (iv) the applicant has taken significant measures to retain the English Oak tree along No. 2 Road.

Panel Discussion

In reply to queries from the Panel, the applicant noted that (i) there is a grade change from the finished floor elevation of the rear units to the west property line and retaining walls are proposed in the backyards of these units, (ii) the proposed garbage, recycling and organic waste station is fully enclosed with a roof on top and is integrated with Building 1, (iii) there is a fire separation wall between the garbage, recycling and organic waste enclosure and Unit A of Building 1, (iii) the solid wood fence along the north property line will provide screening for the garbage, recycling and organic waste enclosure, (iv) there is adequate manoeuvring space for the garbage truck along the internal drive aisles on the subject site and on the adjacent townhouse development to the north, (v) a new fire hydrant along the internal drive aisle will be installed in addition to the existing fire hydrant in front of the entrance to the pedestrian walkway along No. 2 Road, and (vi) the project's Fire Truck Access Plan has been submitted to the City's Fire Department.

Gallery Comments

Winton Lo, 9211 No. 2 Road, stated that he is a member of the strata council of the neighbouring townhouse development to the north and expressed concern regarding (i) the shared use of their drive aisle with the proposed development to the south, (ii) the legal fees with respect to the proposed legal agreement on the shared use of the drive aisles and cost sharing for their maintenance, and (iii) gaps in communication between the two parties to the proposed agreement.

Jas Johal, Project Manager, accompanied by Satnam Johal, Owner, noted that their legal counsel had communicated with the neighbouring strata several times as per the City's advice to discuss the shared use of the drive aisles with the neighbouring strata and will continue to work with the neighbouring strata.

Rajan Cheema, 9211 No. 2 Road, stated that he is a member of the neighbouring strata council and expressed concern regarding (i) funding for the legal fees incurred by their strata council, (ii) the safety of children playing as a result of the shared use of the drive aisles, and (iii) the rationale for the proposed development not having their own driveway access to/from No. 2 Road.

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In reply to the concern of Mr. Cheema regarding the shared use of the driveway at 9211 No. 2 Road with the proposed development, Mr. Reis noted that (i) it is City policy to reduce the number of driveway access to major arterial roads in order to lessen the number of vehicular conflict points along the City's arterial roads, (ii) at the time of rezoning for the property at 9211 No. 2 Road, a Statutory Right-of-Way was registered that would grant vehicle access to the subject site, (iii) the SRW was registered on the common property and individual titles of all the units at 9211 No. 2 Road, (iv) the shared use for the drive aisles was envisioned at time of rezoning of the subject property and the property at 9211 No. 2 Road, and (v) the City's Transportation Department has reviewed the proposed development and noted that the drive aisle at 9211 No. 2 Road is sufficient for shared use and safe for two-way vehicle traffic.

Further discussion ensued regarding the impact of shared driveway access for the adjacent property to the north at 9211 No. 2 Road with the proposed development and as a result of the discussion, staff were advised to refer Mr. Cheema to the City's Transportation staff for a more detailed response.

Correspondence

Yatsun Chan, 9326 Laka Drive (Schedule 2)

In reply to Mr. Chan's concern regarding the excessive height and growth of trees along the west property line of the subject site that encroach into their backyard, Mr. Reis noted that the hedgerow along the shared property line has been identified for retention and protection and its maintenance is a shared responsibility of the developer of the proposed development and the owners of the adjacent properties to the west.

Francis Chan, 9211 No. 2 Road (Schedule 3)

Mr. Reis noted that the concerns expressed by Mr. Chan have already been discussed in the meeting.

Rajam Cheema, 9211 No. 2 Road (Schedule 4)

Mr. Reis noted that the letter from Mr. Cheema was a request to delegate at the Panel's meeting.

Panel Discussion

The Panel expressed support for the proposal, noting that (i) the design of the project is well thought out, (ii) the form and character of the project fit well with the neighbourhood, and (iii) the applicant's efforts to provide appropriate interface with adjacent developments through site grading are appreciated.

In addition, the Panel encouraged the applicant and the neighbouring strata to continue with their negotiations for a legal agreement on the shared use of driveways. Also, the Panel noted that the applicant needs to ensure that the proposed heat pumps are appropriately located to avoid potential noise pollution.

Development Permit Panel
Wednesday, October 25, 2023

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of 12 townhouse units and one secondary suite at 9291 and 9311/9331 No. 2 Road on a site zoned "Low Density Townhouses (RTL4)" with vehicle access provided via 9211 No. 2 Road.

CARRIED

2. New Business

None.

3. Date of Next Meeting: November 16, 2023

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:12 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 25, 2023.

John Irving
Acting Chair

Rustico Agawin
Committee Clerk

TOWNHOUSE DEVELOPMENT

CIVIC ADDRESS: 9291 & 9311 NO. 2 ROAD, RICHMOND B.C.

LEGAL DESCRIPTION: 1) NORTH HALF LOT 17 EXCEPT: PART SUBDIVDED BY PLAN 60236;
2) SOUTH HALF LOT 17 EXCEPT: PART SUBDIVDED BY PLAN 70853; BLOCK 'B' SECTION 25 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 1353

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A-301 - A-310	BUILDING ELEVATIONS
A-401	MATERIAL BOARD
A-501 - A-509	BUILDING FLOOR PLANS

PROJECT DRIECTORY:

ARCHITECTURAL:

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ENERGY:

ALPHATEC ENERGY INC.
201 -275 2ND STREET W,
NORTH VANCOUVER, BC V7M1C9
604 771 5886

LANDSCAPE:

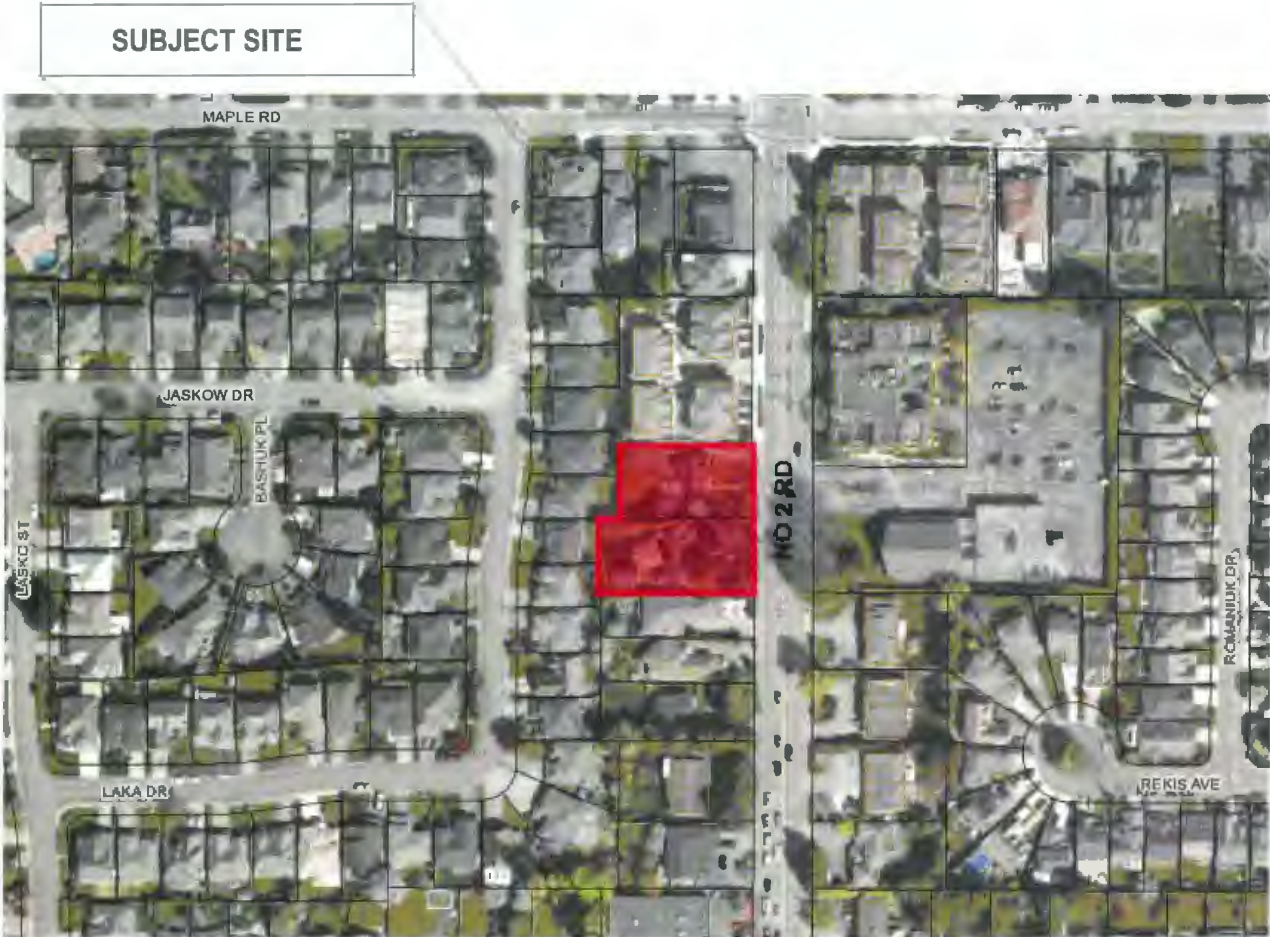
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ACOUSTIC:

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604 689 0514



2023-10-12	H	DF PRESENTATION
2023-10-03	D	DF PRESENTATION PDF PDF
2023-09-12	T	DF PRESENTATION
2023-07-28	C	DF PRESENTATION
2023-05-21	D	DF PRESENTATION
2023-11-08	C	REVISIONS FOR NEW MAP (CONTRACT)
2023-10-03	H	Subvision for ACP_M17-70000
2023-09-20	A	DF PRESENTATION

df

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PROJECT:
12 UNIT TOWNHOUSE DEVELOPMENT
9291 & 9311 NO. 2 RD,
RICHMOND, B.C.

CLIENT:
SATNAM JOHAL

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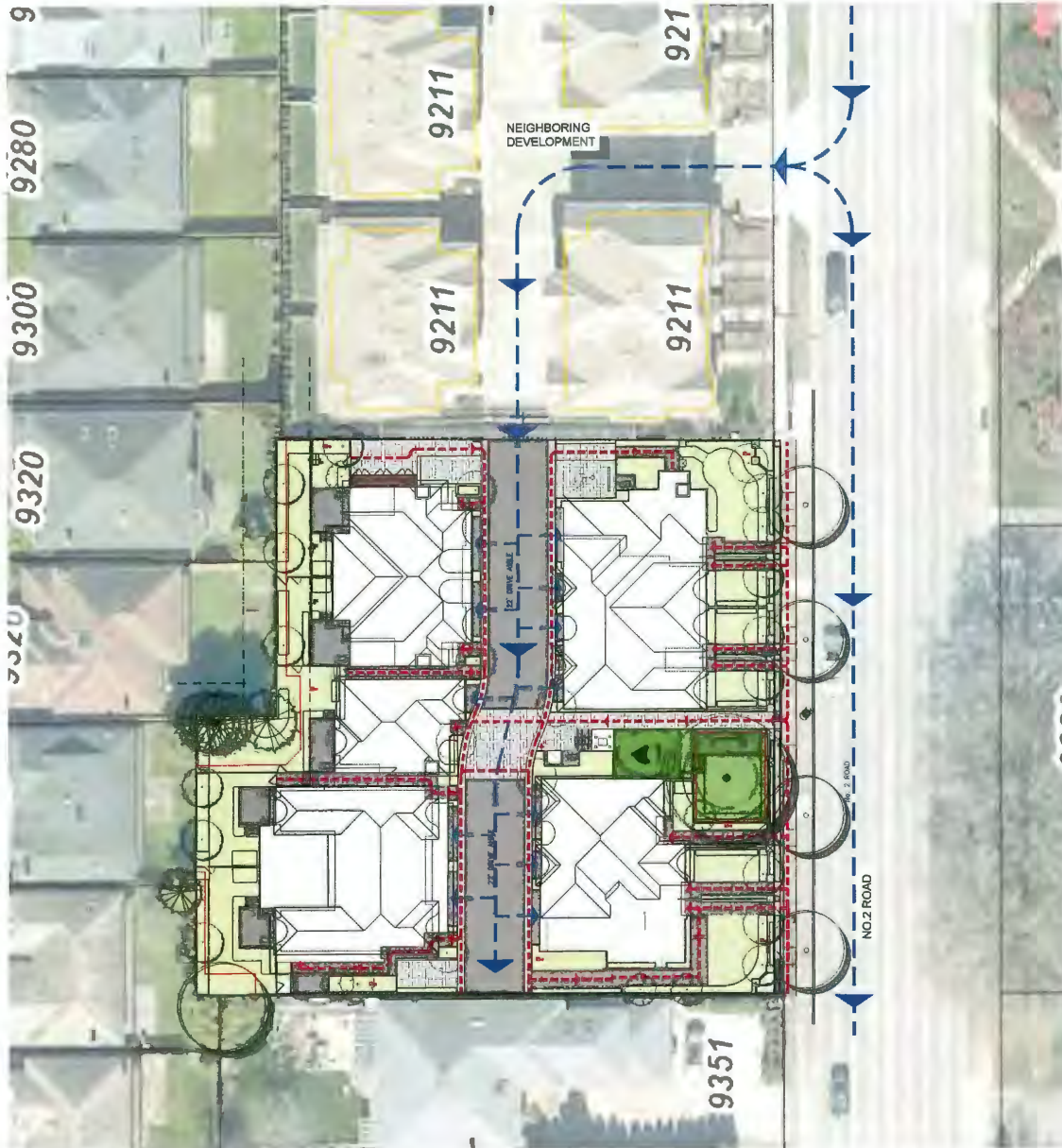
DATE:	05
DESIGNED BY:	HA
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JOB NO.:	ND-013
DATE:	05/2023

SHEET TITLE:

COVER SHEET

DATE: 2023-10-12	
A-001	H

--- VEHICULAR ACCESS
--- PEDESTRIAN ACCESS



1 CONTEXT PLAN
A-101 SCALE: 1/16" = 1'-0"

NOTES:



2023-10-17	H	DP PRESENTATION
2023-10-23	C	DP REVISION FOR DP
2023-08-17	F	DP REVISION
2023-07-23	E	DP REVISION
2023-07-27	D	DP REVISION
2023-11-09	C	REVISION AFTER AIP COMMENTS
2023-10-04	B	SUBMISSION FOR AIP #11-10004
2023-06-20	A	DP PRELIMINARY

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SCALE:	1/16" = 1'-0"
JOB NO.:	1024-031
DATE:	DEC 2023
SHEET TITLE:	

VEHICULAR ACCESS

SHEET NO.:	
A-101	H



1 NORTH EAST VIEW



2 EAST VIEW



3 SOUTHEAST VIEW



4 NEIGHBORING DEVELOPMENT (NORTH)



CONTEXT PLAN



5 VIEW OPPOSITE TO SITE (NORTHEAST)



6 VIEW OPPOSITE TO SITE (NORTHEAST)



7 NEIGHBORING SINGLE FAMILY RESIDENTIAL (SOUTH)



8 VIEW OPPOSITE TO SITE (SOUTHEAST)



9 STREETScape AT NO.2 ROAD

NOTES:



2023-10-17	H	DPF PREPARATION
2023-10-01	C	DPF PREPARATION FOR RFP
2023-08-17	T	DPF PREPARATION
2023-07-28	C	DPF PREPARATION
2023-03-27	B	DPF PREPARATION
2023-11-08	C	PERMANENT WATER ASSESSMENT
2023-10-01	B	SUBMISSION FOR RFP-2023-10-01
2023-08-17	A	DPF PREPARATION

df

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SCALE	3/32" = 1'-0"
APP. NAME	RDH-033
DATE	DEC 1923
SHEET TITLE	

CONTEXT PHOTOS

DRAWING NO.	H
A-102	



1
A-602 3D AERIAL VIEW



2
A-602 3D RENDERING

NOTES:

2022-10-17	BY	APP PREPARATION
2022-10-20	BY	REVISIONS FOR DFP
2022-09-12	BY	REVISIONS
2022-07-01	BY	APP PREPARATION
2022-03-27	BY	REVISIONS
2022-11-09	BY	REVISIONS AFTER APP PREPARATION
2022-08-01	BY	REVISIONS FOR APP-17-10000
2022-06-01	BY	REVISIONS

df

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DATE: 04	
DESIGNED BY:	
SCALE: 3/8" = 1'-0"	
JOB NO: PCH-001	
DRAWN: OCT 2023	
SHEET TITLE:	

RENDERINGS

CONTRACT NO.:	
A-201	H



1 EAST ELEVATION
SCALE: 3/16" = 1'-0"

AVERAGE GRADE CALCULATION

CORNER GRADES	AVG
BUILDING #1: NW 2.02m, NE 2.18, SE 2.23m, SW 2.02m	2.11m
BUILDING #2: NW 1.06m, NE 2.25m, SE 2.21m, SW 1.35m	1.72m
BUILDING #3: NW 1.20m, NE 2.24m, SE 2.25m, SW 1.36m	1.76m
BUILDING #4: NW 2.18m, NE 2.39m, SE 2.44m, SW 2.20m	2.30m
BUILDING #5: NW 2.21m, NE 2.36m, SE 2.43m, SW 2.21m	2.30m
SITE NW 1.67m, NE 2.29m, SE 2.38m, SW 1.09m	1.86m
AVERAGE SITE GRADE	2.01m

SCHEDULE OF FINISHES

- 1 ASPHALT SHINGLE ROOFING
- 2 PREFINISHED ALUMINUM GUTTER ON 2x10 WOOD FASCIA
BENJAMIN MOORE 3128-20 "ARTIST"
- 3 1x4 WOOD TRIM ON 2x10 WOOD FASCIA
BENJAMIN MOORE 3128-20 "ARTIST"
- 4 STUCCO SIDING
BENJAMIN MOORE 100-170 "STONEMASTER"
- 5 HARDIE-PANEL SIDING WITH BATTENS
BENJAMIN MOORE STORM AF-700
- 6 FACE BRICK (3-1/2" x 7-1/2")
COLOR: PAPER BRICK 1 BUTRUM BATHURIA
- 7 VINYL FRAMED WINDOWS WITH 2x6 HARDIE TRIM
PREFINISHED BLACK WOOD FRAME
- 8 12x12 BUILT-UP COLUMN W/ HARDIE PANEL SIDING
BENJAMIN MOORE 3128-20 "ARTIST"
- 9 HEWN QUORN CORNERS (12" X 12") & HEADER BAND
COLOR: GROVELL BRAND: QUALITY STONE VOKED B&B
- 10 2X4, 2X6 & 2X10 HORIZONTAL HARDIE TRIMS
BENJAMIN MOORE 3128-20 "ARTIST"
- 11 3'-6" HIGH ALUMINUM PICKET GUARDRAIL
PRE-FINISHED BLACK
- 12 8" CONCRETE HEADER & SILL
- 13 ENTRY DOOR - SOLID CORE METAL WITH TEMPERED GLAZING
BENJAMIN MOORE 3128-20 "ARTIST"
- 14 SERVICE DOOR - PAINTED METAL
BENJAMIN MOORE 3128-20 "ARTIST"
- 15 GARAGE DOOR - PAINTED METAL WITH GLAZING
BENJAMIN MOORE 3128-20 "ARTIST"



KEY PLAN

022-10-17	H	OPP PRELIMINARY
022-10-17	H	OPP PRELIMINARY FOR OPP
022-09-17	F	OPP PRELIMINARY
022-07-20	F	OPP PRELIMINARY
022-03-21	F	OPP PRELIMINARY
022-11-04	F	REVISIONS AFTER AIP COMMENTS
022-10-24	F	SUBMISSION FOR OPP, 0117-10004
022-05-20	A	OPP PRELIMINARY

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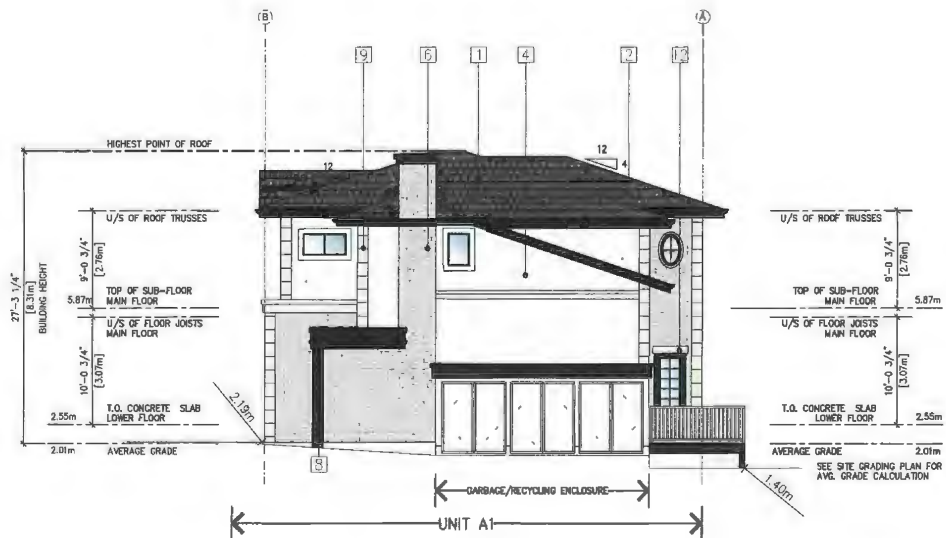
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PROJECT:
12 UNIT TOWNHOUSE DEVELOPMENT
9291 & 9311 NO. 2 RD,
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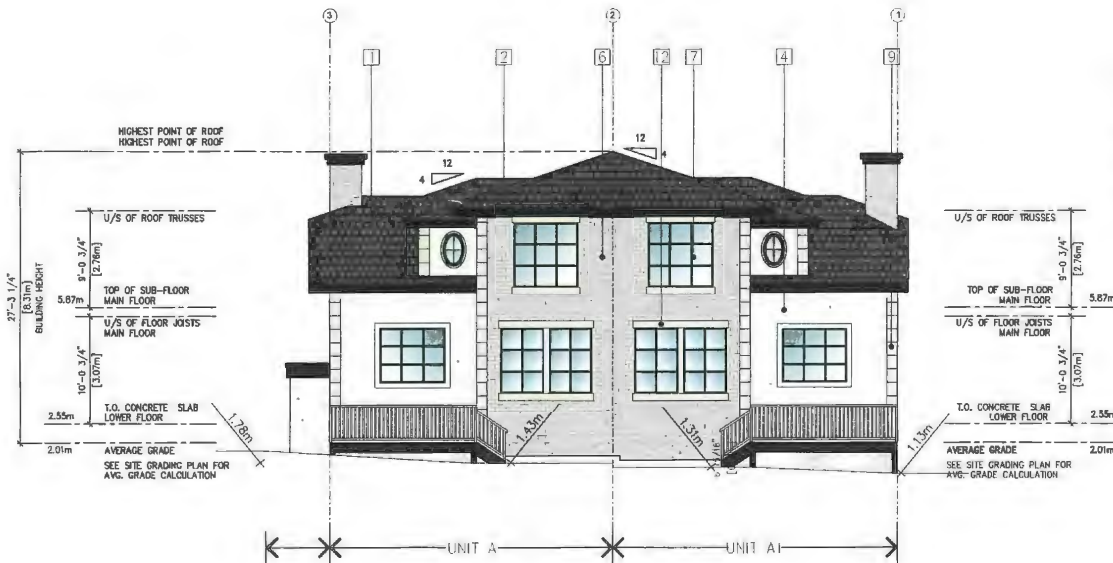
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SCALE	3/16" = 1'-0"
JOB NO.	PCN-033
DATE	OCT 2023
SHEET TITLE	



2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

BLDG 1 ELEVATIONS

DRAWING NO.
A-301 **H**



1 WEST ELEVATION
SCALE: 3/16" = 1'-0"

AVERAGE GRADE CALCULATION

	CORNER GRADES	AVG
BUILDING #1:	NW 2.02m, NE 2.18, SE 2.23m, SW 2.02m	2.11m
BUILDING #2:	NW 1.06m, NE 2.25m, SE 2.21m, SW 1.35m	1.72m
BUILDING #3:	NW 1.20m, NE 2.24m, SE 2.25m, SW 1.36m	1.76m
BUILDING #4:	NW 2.18m, NE 2.39m, SE 2.44m, SW 2.20m	2.30m
BUILDING #5:	NW 2.21m, NE 2.36m, SE 2.43m, SW 2.21m	2.30m
SITE	NW 1.67m, NE 2.29m, SE 2.38m, SW 1.09m	1.86m
	AVERAGE SITE GRADE	2.01m

SCHEDULE OF FINISHES

- 1 ASPHALT SHINGLE ROOFING
- 2 PREFINISHED ALUMINUM GUTTER ON 2x10 WOOD FASCIA
BENJAMIN MOORE 2128-20 "ARTIST"
- 3 1x4 WOOD TRIM ON 2x10 WOOD FASCIA
BENJAMIN MOORE 2128-20 "ARTIST"
- 4 STUCCO SIDING
BENJAMIN MOORE 101-170 "TEXTURESTOCK"
- 5 HARDIE-PANEL SIDING WITH BATTENS
BENJAMIN MOORE 2128-20 "ARTIST"
- 6 FACE BRICK (3-1/2" x 7-1/2")
COLOR: PEXTER BRAND: MORTAR MATERIALS
- 7 VINYL FRAMED WINDOWS WITH 2x6 HARDIE TRIM
PREFINISHED BLACK VINYL FRAME
- 8 12x12 BUILT-UP COLUMN W/ HARDIE PANEL SIDING
BENJAMIN MOORE 2128-20 "ARTIST"
- 9 HEWN QUOIN CORNERS (12" X 12") & HEADER BAND
COLOR: EXPRESS BRAND: QUALITY STONE WORKS INC
- 10 2X4, 2X6 & 2X10 HORIZONTAL AMRDIE TRIMS
COLOR: BENJAMIN MOORE 2128-20 "ARTIST"
- 11 3'-6" HIGH ALUMINUM PICKET GUARDRAIL
PRE-FINISHED BLACK
- 12 6" CONCRETE HEADER & SILL
- 13 ENTRY DOOR - SOLID CORE METAL WITH TEMPERED GLAZING
BENJAMIN MOORE 2128-20 "ARTIST"
- 14 SERVICE DOOR - PAINTED METAL
BENJAMIN MOORE 2128-20 "ARTIST"
- 15 GARAGE DOOR - PAINTED METAL WITH GLAZING
BENJAMIN MOORE 2128-20 "ARTIST"



KEY PLAN

2023-10-17	H	DPF PRELIMINARY
2023-10-03	G	DPF PRELIMINARY FOR RPT
2023-09-13	F	DPF PRELIMINARY
2023-07-28	E	DPF PRELIMINARY
2023-03-27	D	DPF PRELIMINARY
2023-11-08	C	PRELIMINARY AFTER RFP COMMENTS
2022-10-04	B	SUBMISSION FOR RFP, RFP#17-160008
2022-06-20	A	DPF PRELIMINARY

df

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PROJECT:
12 UNIT TOWNHOUSE DEVELOPMENT
2291 & 2311 NO. 3 RD,
RICHMOND, B.C.

CLIENT:
SATNAM JOHAL

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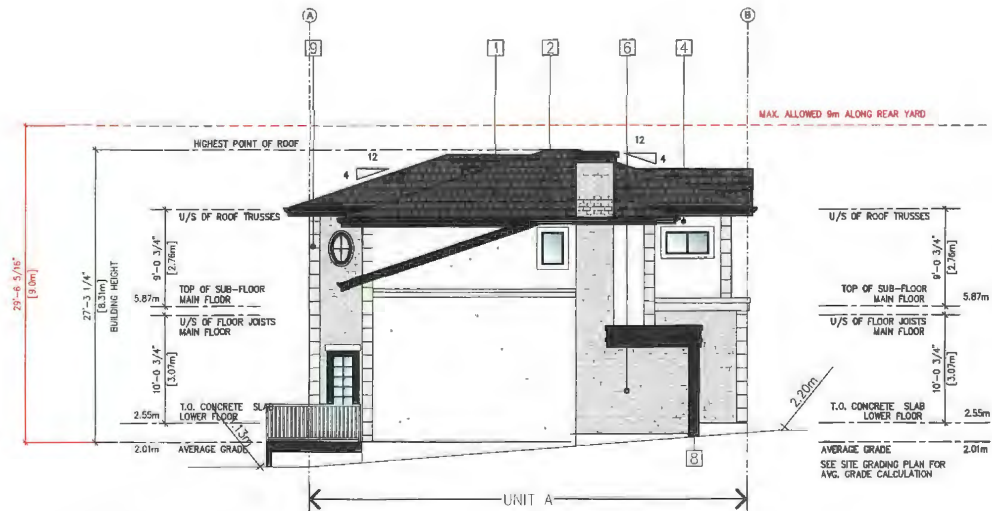
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JOB NO.:	PDH-031
DATE:	06/11/2023
SHEET TITLE:	

BLDG 1 ELEVATIONS

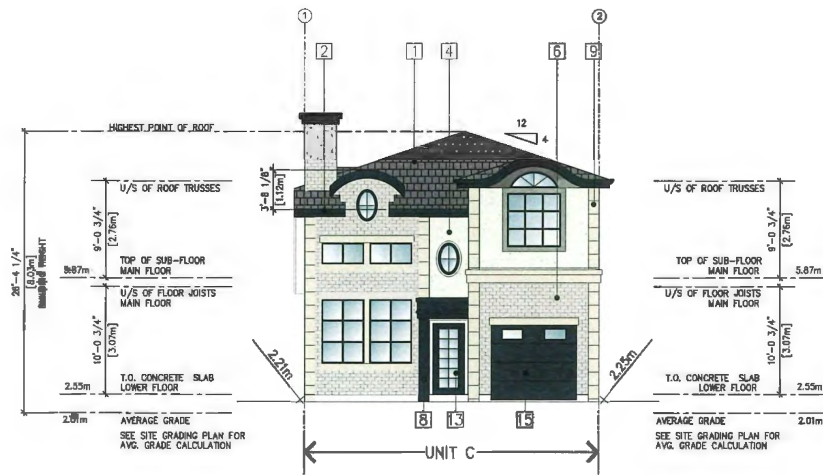
DRAWING NO.:

A-302

H



2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



1
A-303 EAST ELEVATION
SCALE: 3/16" = 1'-0"

SCHEDULE OF FINISHES

- | | |
|--|--|
| 1 ASPHALT SHINGLE ROOFING | 9 HEWN QUIN CORNERS (12" x 12") & HEADER BAND
COLOR: EGGSHELL BRAND: QUALITY STONE WORKS INC. |
| 2 PREFINISHED ALUMINUM GUTTER ON 2x10 WOOD FASCIA
BENJAMIN MOORE 2128-20 "ARVIST" | 10 2X4, 2X6 & 2X10 HORIZONTAL AHRDIE TRIMS
COLOR: BENJAMIN MOORE 2128-20 "ARVIST" |
| 3 1x4 WOOD TRIM ON 2x10 WOOD FASCIA
BENJAMIN MOORE 2128-20 "ARVIST" | 11 3'-6" HIGH ALUMINUM PICKET GUARDRAIL
PRE-FINISHED BLACK |
| 4 STUCCO SIDING
BENJAMIN MOORE MC-179 "STONINGTON" | 12 8" CONCRETE HEADER & SILL |
| 5 HARDIE-PANEL SIDING WITH BATTENS
BENJAMIN MOORE 2128-20 "ARVIST" | 13 ENTRY DOOR - SOLID CORE METAL WITH TEMPERED GLAZING
BENJAMIN MOORE 2128-20 "ARVIST" |
| 6 FACE BRICK (3-1/2" x 7-1/2")
COLOR: PEWEE BRAND: NATURAL MATERIALS | 14 SERVICE DOOR - PAINTED METAL
BENJAMIN MOORE 2128-20 "ARVIST" |
| 7 VINYL FRAMED WINDOWS WITH 2x6 HARDIE TRIM
PRE-FINISHED BLACK VINYL FRAME | 15 GARAGE DOOR - PAINTED METAL WITH GLAZING
BENJAMIN MOORE 2128-20 "ARVIST" |
| 8 12x12 BUILT-UP COLUMN W/ HARDIE PANEL SIDING
BENJAMIN MOORE 2128-20 "ARVIST" | |

NOTES:



KEY PLAN

2023-10-17	AL	APP. PRELIMINARY
2023-10-17	AL	APP. PRELIMINARY FOR TYP.
2023-10-17	F	APP. PRELIMINARY
2023-07-20	E	APP. PRELIMINARY
2023-07-20	D	APP. PRELIMINARY
2023-11-09	C	REVISIONS AFTER APP. COMMENTS
2023-12-08	B	SUBMISSION FOR APP. PERMITTING
2023-08-20	A	APP. PRELIMINARY

df

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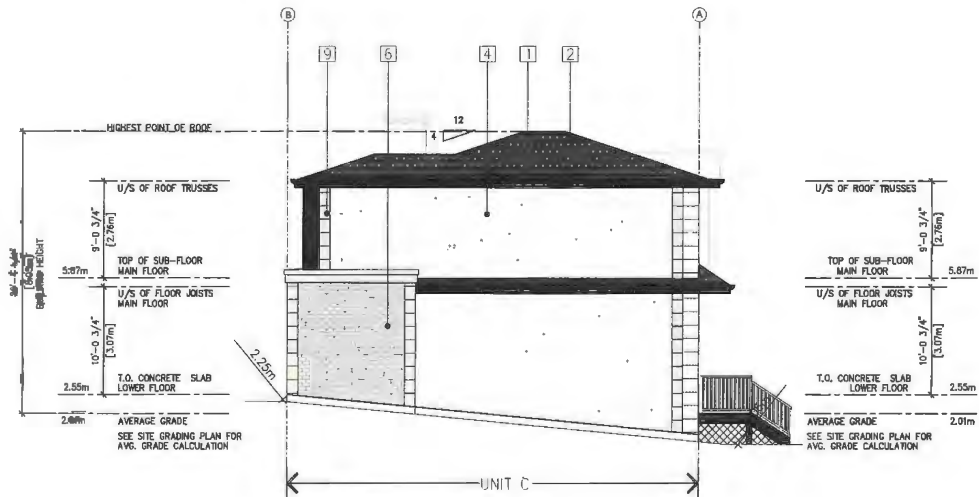
PROJECT:
12 UNIT TOWNHOUSE DEVELOPMENT
9291 & 9311 NO. 2 RD,
RICHMOND, B.C.

CLIENT:
SATNAM JOHAL

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DESIGNED BY:	
CHECKED BY:	
SCALE:	3/16" = 1'-0"
JOB NO:	BCA-053
DATE:	DEC 2023
SHEET TITLE:	

AVERAGE GRADE CALCULATION		
	CORNER GRADES	AVG
BUILDING #1:	NW 2.02m, NE 2.18, SE 2.23m, SW 2.02m	2.11m
BUILDING #2:	NW 1.06m, NE 2.25m, SE 2.21m, SW 1.35m	1.72m
BUILDING #3:	NW 1.20m, NE 2.24m, SE 2.25m, SW 1.36m	1.76m
BUILDING #4:	NW 2.18m, NE 2.39m, SE 2.44m, SW 2.20m	2.30m
BUILDING #5:	NW 2.21m, NE 2.36m, SE 2.43m, SW 2.21m	2.30m
SITE	NW 1.67m, NE 2.29m, SE 2.38m, SW 1.09m	1.86m
AVERAGE SITE GRADE		2.01m



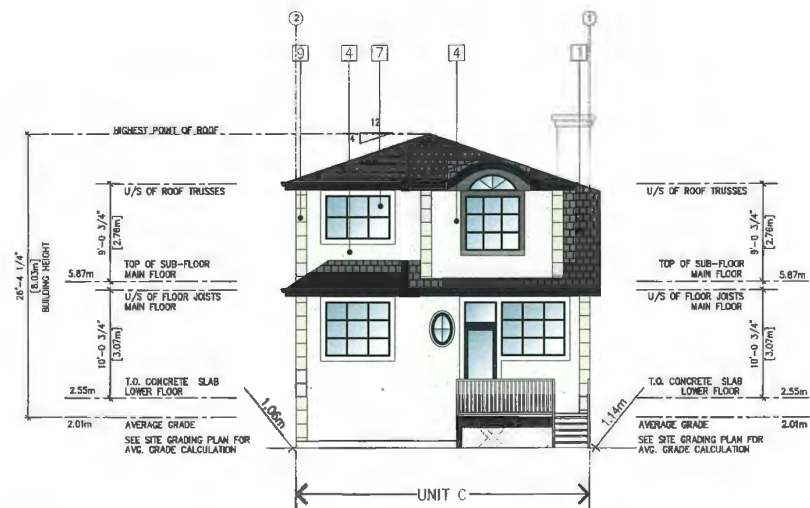
2
A-303 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

BLDG 2 ELEVATIONS

CHANGING NO.:

A-303

H



1 WEST ELEVATION
SCALE: 3/8\"/>

AVERAGE GRADE CALCULATION

	CORNER GRADES	AVG
BUILDING #1:	NW 2.02m, NE 2.18, SE 2.23m, SW 2.02m	2.11m
BUILDING #2:	NW 1.06m, NE 2.25m, SE 2.21m, SW 1.35m	1.72m
BUILDING #3:	NW 1.20m, NE 2.24m, SE 2.25m, SW 1.36m	1.76m
BUILDING #4:	NW 2.18m, NE 2.39m, SE 2.44m, SW 2.20m	2.30m
BUILDING #5:	NW 2.21m, NE 2.36m, SE 2.43m, SW 2.21m	2.30m
SITE	NW 1.67m, NE 2.29m, SE 2.38m, SW 1.09m	1.86m
AVERAGE SITE GRADE		2.01m

SCHEDULE OF FINISHES

- ① ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2x10 WOOD FASCIA
BENJAMIN MOORE STB-20 "ARTIST"
- ③ 1x4 WOOD TRIM ON 2x10 WOOD FASCIA
BENJAMIN MOORE STB-20 "ARTIST"
- ④ STUCCO SIDING
BENJAMIN MOORE VC-100 "STONEDUST"
- ⑤ HARDIE-PANEL SIDING WITH BATTENS
BENJAMIN MOORE STORL AF-700
- ⑥ FACE BRICK (3-1/2" x 7-1/2")
COLOR: POWER BRICKED; SURFAC: MATERIALS
- ⑦ VINYL FRAMED WINDOWS WITH 2x6 HARDIE TRIM
PREPARED BLACK VINYL FRAME
- ⑧ 12x12 BUILT-UP COLUMN W/ HARDIE PANEL SIDING
BENJAMIN MOORE STB-20 "ARTIST"
- ⑨ HEWN QUOIN CORNERS (12" x 12") & HEADER BAND
COLOR: EGGSHELL BRAND; QUALITY STONE VENEER INC.
- ⑩ 2X4, 2X6 & 2X10 HORIZONTAL HARDIE TRIMS
BENJAMIN MOORE STB-20 "ARTIST"
- ⑪ 3'-6" HIGH ALUMINUM PICKET GUARDRAIL
PAC-FINISHED BLACK
- ⑫ 8" CONCRETE HEADER & SILL
- ⑬ ENTRY DOOR - SOLID CORE METAL WITH TEMPERED GLAZING
BENJAMIN MOORE STB-20 "ARTIST"
- ⑭ SERVICE DOOR - PAINTED METAL
BENJAMIN MOORE STB-20 "ARTIST"
- ⑮ GARAGE DOOR - PAINTED METAL WITH GLAZING
BENJAMIN MOORE STB-20 "ARTIST"

NOTES:



KEY PLAN

2023-10-17	A	APP PRELIMINARY
2023-10-17	G	APP PRELIMINARY FOR APP
2023-10-17	F	APP PRELIMINARY
2023-07-28	E	APP PRELIMINARY
2023-03-27	D	APP PRELIMINARY
2023-11-01	C	PERMISSIONS AFTER APP CONSULT
2023-10-08	B	SUBMISSION FOR APP-SP11-20085
2023-09-28	A	APP PRELIMINARY

df

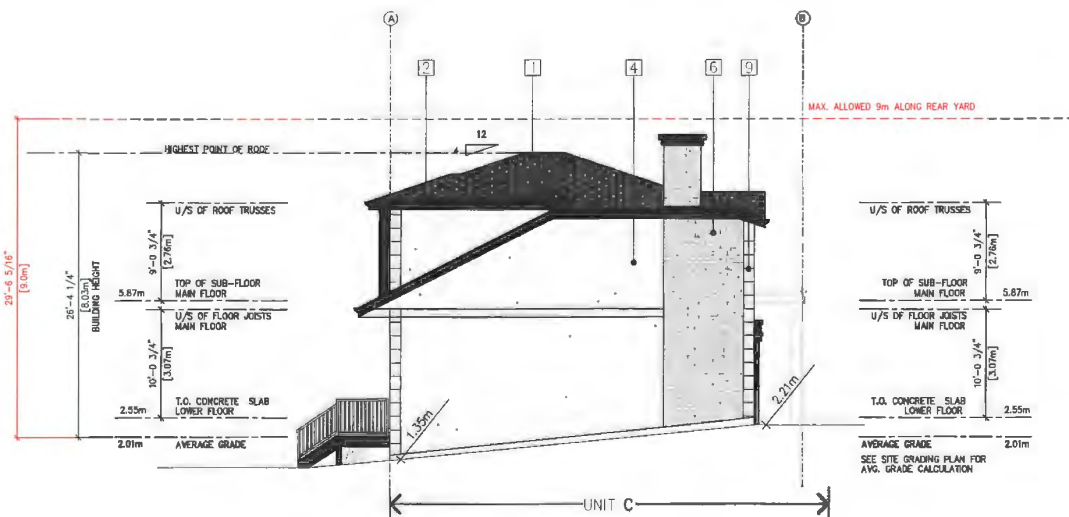
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PROJECT
13 UNIT TOWNHOUSE DEVELOPMENT
8281 & 9311 RD. 2 RD,
RICHMOND, B.C.

CLIENT
SATNAM JOHAL

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PURPOSE WITHOUT THE ARCHITECT'S WRITTEN CONSENT

DRAWN BY: [Signature]
CHECKED BY: [Signature]
SCALE: 3/8\"/>



2 SOUTH ELEVATION
SCALE: 3/8\"/>

BLDG 2 ELEVATIONS

DRAWING NO.:
A-304

H

NOTES:



SCHEDULE OF FINISHES

- 1 ASPHALT SHINGLE ROOFING
- 2 PREFINISHED ALUMINUM GUTTER ON 2x10 WOOD FASCIA
BOMAN MOORE 2130-20 "ARTIST"
- 3 1x4 WOOD TRIM ON 2x10 WOOD FASCIA
BOMAN MOORE 2130-20 "ARTIST"
- 4 STUCCO SIDING
BOMAN MOORE 10-170 "TERRAZZO"
- 5 HARDIE-PANEL SIDING WITH BATTENS
BOMAN MOORE 2130-20 "ARTIST"
- 6 FACE BRICK (3-1/2" x 7-1/2")
COLOR: PEPPER GRAYS; MATERIAL: AVAILABLE
- 7 VINYL FRAMED WINDOWS WITH 2x6 HARDIE TRIM
PREFINISHED BLACK VINYL FRAME
- 8 12x12 BUILT-UP COLUMN W/ HARDIE PANEL SIDING
BOMAN MOORE 2130-20 "ARTIST"
- 9 HEWN QUOIN CORNERS (12" x 12") & HEADER BAND
COLOR: KESWELL BRND; QUALITY STONE VENEER INC
- 10 2X4, 2X6 & 2X10 HORIZONTAL AHDRIE TRIMS
COLOR: BOMAN MOORE 2130-20 "ARTIST"
- 11 3'-6" HIGH ALUMINUM PICKET GUARDRAIL
PRE-FINISHED BLACK
- 12 8" CONCRETE HEADER & SILL
- 13 ENTRY DOOR - SOLID CORE METAL WITH TEMPERED GLAZING
BOMAN MOORE 2130-20 "ARTIST"
- 14 SERVICE DOOR - PAINTED METAL
BOMAN MOORE 2130-20 "ARTIST"
- 15 GARAGE DOOR - PAINTED METAL WITH GLAZING
BOMAN MOORE 2130-20 "ARTIST"

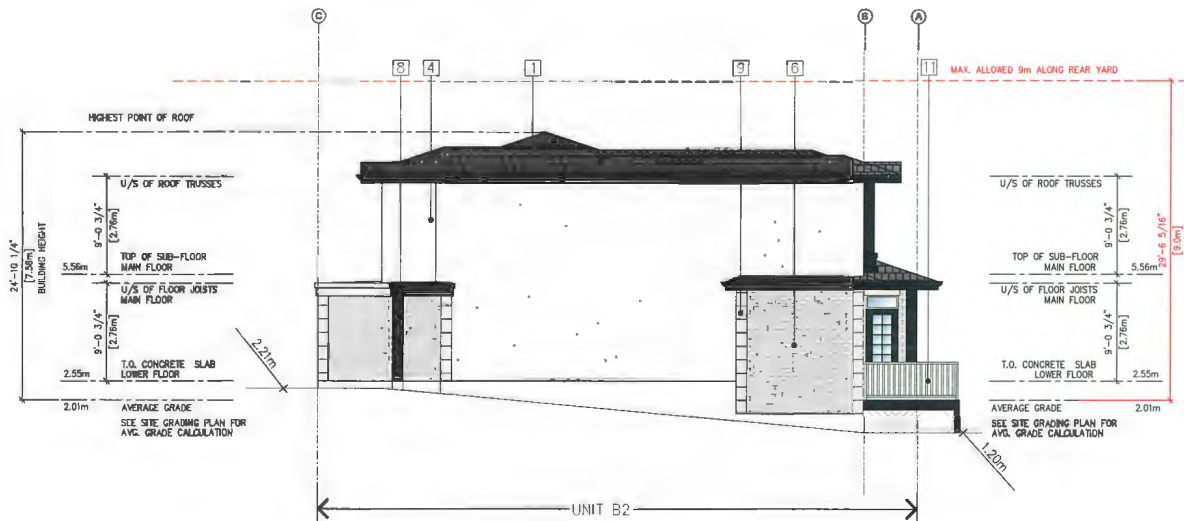


KEY PLAN

2023-10-17	H	DPP PRESENTATION
2023-10-23	G	DP RESUBMISSION FOR DPP
23-09-12	F	DP RESUBMISSION
2023-07-28	E	DP RESUBMISSION
2023-03-37	D	DP RESUBMISSION
2022-11-09	C	RESUBMISSION AFTER ADP COMMENTS
2022-10-06	B	SUBMISSION FOR ADP DP17-17006
2022-08-20	A	DP RESUBMISSION

1 EAST ELEVATION
SCALE: 3/16" = 1'-0"

AVERAGE GRADE CALCULATION					
CORNER GRADES					AVG
BUILDING #1:	NW 2.02m,	NE 2.18,	SE 2.23m,	SW 2.02m	2.11m
BUILDING #2:	NW 1.08m,	NE 2.25m,	SE 2.21m,	SW 1.35m	1.72m
BUILDING #3:	NW 1.20m,	NE 2.24m,	SE 2.25m,	SW 1.36m	1.76m
BUILDING #4:	NW 2.18m,	NE 2.39m,	SE 2.44m,	SW 2.20m	2.30m
BUILDING #5:	NW 2.21m,	NE 2.36m,	SE 2.43m,	SW 2.21m	2.30m
SITE	NW 1.67m,	NE 2.29m,	SE 2.38m,	SW 1.09m	1.86m
AVERAGE SITE GRADE					2.01m



2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

df

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PROJECT
12 UNIT TOWNHOUSE DEVELOPMENT
8291 & 8311 NO. 2 RD,
RICHMOND, B.C.

CLIENT
SATNAM JOHAL

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AUTHORITY OF THE ARCHITECT.

DESIGNED BY	DATE
CHECKED BY	DATE
SCALE: 3/16" = 1'-0"	JOB NO: BOM-033
DRAWN BY	DATE: 007 3083
SHEET TITLE:	

BLDG 3 ELEVATIONS

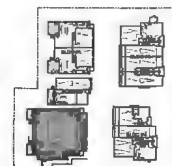
DESIGN NO.	
A-305	H



1 WEST ELEVATION
SCALE: 3/8\"/>

SCHEDULE OF FINISHES

- 1 ASPHALT SHINGLE ROOFING
- 2 PREFINISHED ALUMINUM GUTTER ON 2x10 WOOD FASCIA
BOHANNAN MOORE 2125-20 "ARTIST"
- 3 1x4 WOOD TRIM ON 2x10 WOOD FASCIA
BOHANNAN MOORE 2125-20 "ARTIST"
- 4 STUCCO SIDING
BOHANNAN MOORE HC-170 "CONCRETE"
- 5 HARDIE-PANEL SIDING WITH BATTENS
BOHANNAN MOORE ST09-AF-300
- 6 FACE BRICK (3-1/2" x 7-1/2")
COLOR : FLYING BRICK : METALLIC MATERIALS
- 7 VINYL FRAMED WINDOWS WITH 2x6 HARDIE TRIM
PREFINISHED BLACK VINYL FRAME
- 8 12x12 BUILT-UP COLUMN W/ HARDIE PANEL SIDING
BOHANNAN MOORE 2125-20 "ARTIST"
- 9 HEWN QUON CORNERS (12" X 12") & HEADER BAND
COLOR : KIDDERHILL BRICK : QUALITY STONE VENEER INC
- 10 2X4, 2X6 & 2X10 HORIZONTAL HARDIE TRIMS
COLOR : BOHANNAN MOORE 2125-20 "ARTIST"
- 11 3'-6" HIGH ALUMINUM PICKET GUARDRAIL
PRE-FINISHED BLACK
- 12 8" CONCRETE HEADER & SILL
- 13 ENTRY DOOR - SOLID CORE METAL WITH TEMPERED GLAZING
BOHANNAN MOORE 2125-20 "ARTIST"
- 14 SERVICE DOOR - PAINTED METAL
BOHANNAN MOORE 2125-20 "ARTIST"
- 15 GARAGE DOOR - PAINTED METAL WITH GLAZING
BOHANNAN MOORE 2125-20 "ARTIST"



KEY PLAN

2022-10-17	A	APP PRESENTATION
2022-10-03	C	APP REVISION FOR BWP
2022-09-13	F	APP REVISION
2022-07-28	G	APP PRESENTATION
2022-03-27	B	APP REVISION
2022-11-09	E	REVISIONS AFTER APP COMMENTS
2022-10-05	D	REVISION FOR APP, 3/17, 2/2023
2021-09-25	A	APP REVISION

df

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PROJECT
12 UNIT TOWNHOUSE DEVELOPMENT
8291 & 8211 RD. 2 RD,
RICHMOND, B.C.

CLIENT
SATNAM JOHAL

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DESIGN: MB
CHECKED: TM
SCALE: 3/8\"/>
APP BY: RCH-003
BRND: OCT 003
SHEET TITLE

AVERAGE GRADE CALCULATION			
CORNER GRADES			AVG
BUILDING #1:	NW 2.02m, NE 2.18, SE 2.23m, SW 2.02m		2.11m
BUILDING #2:	NW 1.06m, NE 2.25m, SE 2.21m, SW 1.35m		1.72m
BUILDING #3:	NW 1.20m, NE 2.24m, SE 2.25m, SW 1.36m		1.76m
BUILDING #4:	NW 2.18m, NE 2.39m, SE 2.44m, SW 2.20m		2.30m
BUILDING #5:	NW 2.21m, NE 2.36m, SE 2.43m, SW 2.21m		2.30m
SITE	NW 1.67m, NE 2.29m, SE 2.38m, SW 1.09m		1.86m
AVERAGE SITE GRADE			2.01m



1 SOUTH ELEVATION
SCALE: 3/8\"/>

BLDG 3 ELEVATIONS

DESIGN NO:
A-306 **H**

NOTES:

SCHEDULE OF FINISHES

- 1 ASPHALT SHINGLE ROOFING
- 2 PREFINISHED ALUMINUM GUTTER ON 2x10 WOOD FASCIA
- 3 1x4 WOOD TRIM ON 2x10 WOOD FASCIA
- 4 STUCCO SIDING
- 5 HARDIE-PANEL SIDING WITH BATTENS
- 6 FACE BRICK (3-1/2" x 7-1/2")
- 7 VINYL FRAMED WINDOWS WITH 2x6 HARDIE TRIM
- 8 12x12 BUILT-UP COLUMN W/ HARDIE PANEL SIDING
- 9 HEWN QUOIN CORNERS (12" x 12") & HEADER BAND
- 10 2X4, 2X6 & 2X10 HORIZONTAL HARDIE TRIMS
- 11 3'-6" HIGH ALUMINUM PICKET GUARDRAIL
- 12 8" CONCRETE HEADER & SILL
- 13 ENTRY DOOR - SOLID CORE METAL WITH TEMPERED GLAZING
- 14 SERVICE DOOR - PAINTED METAL
- 15 GARAGE DOOR - PAINTED METAL WITH GLAZING



KEY PLAN

2023-08-17	1	APP PRELIMINARY
2023-08-20	2	APP PRELIMINARY FOR APP
2023-08-20	3	APP PRELIMINARY
2023-08-20	4	APP PRELIMINARY
2023-08-20	5	APP PRELIMINARY
2023-08-20	6	APP PRELIMINARY
2023-08-20	7	APP PRELIMINARY
2023-08-20	8	APP PRELIMINARY
2023-08-20	9	APP PRELIMINARY
2023-08-20	10	APP PRELIMINARY
2023-08-20	11	APP PRELIMINARY
2023-08-20	12	APP PRELIMINARY
2023-08-20	13	APP PRELIMINARY
2023-08-20	14	APP PRELIMINARY
2023-08-20	15	APP PRELIMINARY

df

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12 UNIT TOWNHOUSE DEVELOPMENT
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CLIENT:
SATNAM JOHAL

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DESIGN: DA	DATE: 08
CHECKED: DA	DATE: 08
SCALE: 3/16" = 1'-0"	DATE: 08
APP: DA, DA, DA	DATE: 08
DATE: OCT 2023	DATE: 08
SHEET TITLE:	DATE: 08

BLDG 4 ELEVATIONS

PROJECT NO.:

A-307

H



1
A-307
WEST ELEVATION
SCALE: 3/16" = 1'-0"

AVERAGE GRADE CALCULATION

	CORNER GRADES	AVG
BUILDING #1:	NW 2.02m, NE 2.18, SE 2.23m, SW 2.02m	2.11m
BUILDING #2:	NW 1.06m, NE 2.25m, SE 2.21m, SW 1.35m	1.72m
BUILDING #3:	NW 1.20m, NE 2.24m, SE 2.25m, SW 1.36m	1.76m
BUILDING #4:	NW 2.18m, NE 2.39m, SE 2.44m, SW 2.20m	2.30m
BUILDING #5:	NW 2.21m, NE 2.36m, SE 2.43m, SW 2.21m	2.30m
SITE	NW 1.67m, NE 2.29m, SE 2.38m, SW 1.09m	1.86m
AVERAGE SITE GRADE		2.01m



2
A-307
NORTH ELEVATION
SCALE: 3/16" = 1'-0"

NOTES:



SCHEDULE OF FINISHES

- ① ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2x10 WOOD FASCIA
REHMAN MOORE 2125-20 "HARVEST"
- ③ 1x4 WOOD TRIM ON 2x10 WOOD FASCIA
REHMAN MOORE 2125-20 "HARVEST"
- ④ STUCCO SIDING
REHMAN MOORE 102-00 "STORMMASTER"
- ⑤ HARDIE-PANEL SIDING WITH BATTENS
REHMAN MOORE 2125-20 "HARVEST"
- ⑥ FACE BRICK (3-1/2" x 7-1/2")
COLOR: PEPPER GRAY; MATERIAL: BRICK
- ⑦ VINYL FRAMED WINDOWS WITH 2x6 HARDIE TRIM
PREFINISHED BLACK VINYL FRAME
- ⑧ 12x12 BUILT-UP COLUMN W/ HARDIE PANEL SIDING
REHMAN MOORE 2125-20 "HARVEST"
- ⑨ HEWN QUIN CORNERS (12" x 12") & HEADER BAND
COLOR: EGGSHELL; BRAND: QUALITY STONE VENEER INC.
- ⑩ 2X4, 2X6 & 2X10 HORIZONTAL SHEDDING TRIMS
COLOR: REHMAN MOORE 2125-20 "HARVEST"
- ⑪ 3'-6" HIGH ALUMINUM PICKET GUARDRAIL
PAINT: PINE-FACED BLACK
- ⑫ 8" CONCRETE HEADER & SILL
- ⑬ ENTRY DOOR - SOLID CORE METAL WITH TEMPERED GLAZING
REHMAN MOORE 2125-20 "HARVEST"
- ⑭ SERVICE DOOR - PAINTED METAL
REHMAN MOORE 2125-20 "HARVEST"
- ⑮ GARAGE DOOR - PAINTED METAL WITH GLAZING
REHMAN MOORE 2125-20 "HARVEST"



KEY PLAN

2023-10-17	4	APP. PRESENTATION
2023-10-23	5	APP. REVISIONS FOR APP.
2023-09-13	7	APP. REVISIONS
2023-07-28	8	APP. REVISIONS
2023-03-27	9	APP. REVISIONS
2022-11-09	10	PERMISSIONS AFTER APP. COMMENTS
2022-10-25	11	SUBMISSION FOR N.P. 1-1-2023
2022-08-25	12	APP. REVISIONS

1 EAST ELEVATION
SCALE: 3/16" = 1'-0"

AVERAGE GRADE CALCULATION

	CORNER GRADES	AVG
BUILDING #1:	NW 2.02m, NE 2.18, SE 2.23m, SW 2.02m	2.11m
BUILDING #2:	NW 1.06m, NE 2.25m, SE 2.21m, SW 1.35m	1.72m
BUILDING #3:	NW 1.20m, NE 2.24m, SE 2.25m, SW 1.36m	1.78m
BUILDING #4:	NW 2.18m, NE 2.39m, SE 2.44m, SW 2.20m	2.30m
BUILDING #5:	NW 2.21m, NE 2.36m, SE 2.43m, SW 2.21m	2.30m
SITE	NW 1.67m, NE 2.29m, SE 2.38m, SW 1.09m	1.86m
AVERAGE SITE GRADE		2.01m



2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

df

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PROJECT
12 UNIT TOWNHOUSE DEVELOPMENT
9291 & 9311 NO. 2 RD,
RICHMOND, B.C.

CLIENT
SATNAM JONAL

CONFORMER ACCEPTED: THIS PLAN AND DESIGN ARE VALID AS ALL
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AND CONFORMER BE USED OR REPRODUCED WITHOUT THE
ARCHITECT'S WRITTEN CONSENT.

OWNER	SA
CHECKED BY	
SCALE	3/16" = 1'-0"
JOB NO.	2023-03
DATE	06/23/2023
SHEET TITLE	

BLDG 4 ELEVATIONS

DESIGNED BY:
A-308

H

NOTES:

SCHEDULE OF FINISHES

- ① ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2x10 WOOD FASCIA
RECLAIMER WOOD: 2028-25 "ARTIST"
- ③ 1x4 WOOD TRIM ON 2x10 WOOD FASCIA
RECLAIMER WOOD: 2028-25 "ARTIST"
- ④ STUCCO SIDING
RECLAIMER WOOD: 2028-25 "ARTIST"
- ⑤ HARDIE-PANEL SIDING WITH BATTENS
RECLAIMER WOOD: 2028-25 "ARTIST"
- ⑥ FACE BRICK (3-1/2" x 7-1/2")
COLOR: 1. POTTEN BRICK; 2. BROWN BRICK
- ⑦ VINYL FRAMED WINDOWS WITH 2x6 HARDIE TRIM
FINISHED: BLACK WHITE, PLANE
- ⑧ 12x12 BUILT-UP COLUMN W/ HARDIE PANEL SIDING
RECLAIMER WOOD: 2028-25 "ARTIST"
- ⑨ HEAVY QUIN CORNERS (12" X 12") & HEADER BAND
COLOR: 1. BROWNELL BRICK; 2. QUARRY BRICK VENEER BR
- ⑩ 2x4, 2x6 & 2x10 HORIZONTAL HARDIE TRIMS
COLOR: 1. BROWNELL BRICK; 2. QUARRY BRICK VENEER BR
- ⑪ 3'-6" HIGH ALUMINUM PICKET GUARDRAIL
FINISHED: BLACK
- ⑫ 8" CONCRETE HEADER & SILL
- ⑬ ENTRY DOOR - SOLID CORE METAL WITH TEMPERED GLAZING
RECLAIMER WOOD: 2028-25 "ARTIST"
- ⑭ SERVICE DOOR - PAINTED METAL
RECLAIMER WOOD: 2028-25 "ARTIST"
- ⑮ GARAGE DOOR - PAINTED METAL WITH GLAZING
RECLAIMER WOOD: 2028-25 "ARTIST"



KEY PLAN

2023-10-17	W	APP PRELIMINARY
2023-10-17	S	DP PRELIMINARY FOR APP
2023-09-17	F	DP PRELIMINARY
2023-07-25	E	DP PRELIMINARY
2023-03-27	S	DP PRELIMINARY
2022-11-09	E	REVISIONS AFTER APP COMMENTS
2022-10-05	S	REVISIONS FOR APP COMMENTS
2022-08-25	A	DP PRELIMINARY

df

330-1081 SHELLENBOE WALK
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PROJECT:
12 UNIT TOWNHOUSE DEVELOPMENT
8291 & 8311 NO. 2 RD,
RICHMOND, B.C.

CLIENT:
SATNAM JOHAL

CONTRACT AGREEMENT: THIS PLAN AND DESIGN ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT'S FIRM.	
DESIGN BY:	CHENIERE
SCALE: 3/8" = 1'-0"	
APP NO: 100-000	
DATE: OCT 2023	
PROJECT FILE:	

BLDG 5 ELEVATIONS

DESIGN NO.:	H
A-309	



1 WEST ELEVATION
SCALE: 3/8" = 1'-0"

AVERAGE GRADE CALCULATION

	CORNER GRADES	AVG
BUILDING #1:	NW 2.02m, NE 2.18, SE 2.23m, SW 2.02m	2.11m
BUILDING #2:	NW 1.08m, NE 2.25m, SE 2.21m, SW 1.35m	1.72m
BUILDING #3:	NW 1.20m, NE 2.24m, SE 2.25m, SW 1.36m	1.76m
BUILDING #4:	NW 2.18m, NE 2.39m, SE 2.44m, SW 2.20m	2.30m
BUILDING #5:	NW 2.21m, NE 2.36m, SE 2.43m, SW 2.21m	2.30m
SITE	NW 1.67m, NE 2.29m, SE 2.38m, SW 1.09m	1.86m
	AVERAGE SITE GRADE	2.01m



2 NORTH ELEVATION
SCALE: 3/8" = 1'-0"



SCHEDULE OF FINISHES

- | | |
|---|--|
| <p>① ASPHALT SHINGLE ROOFING</p> <p>② PREFINISHED ALUMINUM CUTTER ON 2x10 WOOD FASCIA
REQUIRE: WOOD: 2x10-30 "ARVIST"</p> <p>③ 1x4 WOOD TRIM ON 2x10 WOOD FASCIA
REQUIRE: WOOD: 2x10-30 "ARVIST"</p> <p>④ STUCCO SIDING
REQUIRE: WOOD: 2x10-30 "ARVIST"</p> <p>⑤ HARDIE-PANEL SIDING WITH BATTENS
REQUIRE: WOOD: 2x10-30 "ARVIST"</p> <p>⑥ FACE BRICK (3-1/2" x 7-1/2")
COLOR: PERMITTED BRAND / MATERIALS</p> <p>⑦ VINYL FRAMED WINDOWS WITH 2x6 HARDIE TRIM
PREFINISHED BLACK VINYL FRAME</p> <p>⑧ 12x12 BUILT-UP COLUMN W/ HARDIE PANEL SIDING
REQUIRE: WOOD: 2x10-30 "ARVIST"</p> | <p>⑨ HEWN QUIN CORNERS (12" x 12") & HEADER BAND
COLOR: 1. PERMITTED BRAND / QUALITY STONE VENEER DUE</p> <p>⑩ 2X4, 2X6 & 2X10 HORIZONTAL ANHRDIE TRIMS
COLOR: 1. PERMITTED BRAND: 2x10-30 "ARVIST"</p> <p>⑪ 3"-6" HIGH ALUMINUM PICKET GUARDRAIL
PVC-FINISHED BLACK</p> <p>⑫ 8" CONCRETE HEADER & SILL</p> <p>⑬ ENTRY DOOR - SOLID CORE METAL WITH TEMPERED GLAZING</p> <p>⑭ SERVICE DOOR - PAINTED METAL</p> <p>⑮ GARAGE DOOR - PAINTED METAL WITH GLAZING
REQUIRE: WOOD: 2x10-30 "ARVIST"</p> |
|---|--|

NOTES:



KEY PLAN

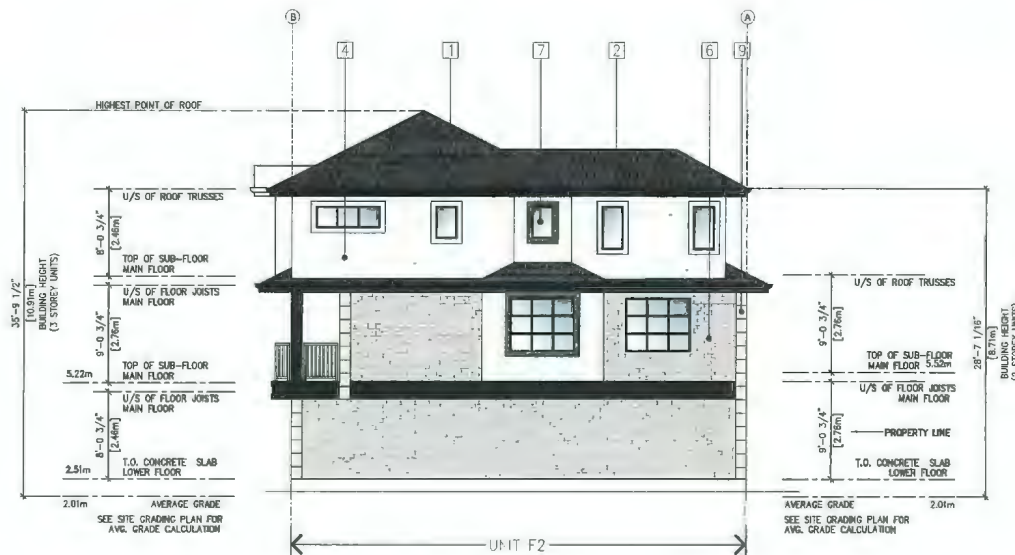
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2022-10-11	12	SP	PERMISSION
2022-10-11	13	SP	PERMISSION
2022-10-11	14	SP	PERMISSION
2022-10-11	15	SP	PERMISSION

1 EAST ELEVATION
SCALE: 3/16" = 1'-0"

AVERAGE GRADE CALCULATION

	CORNER GRADES	AVG
BUILDING #1:	NW 2.02m, NE 2.10, SE 2.23m, SW 2.02m	2.11m
BUILDING #2:	NW 1.06m, NE 2.25m, SE 2.21m, SW 1.35m	1.72m
BUILDING #3:	NW 1.20m, NE 2.24m, SE 2.25m, SW 1.36m	1.76m
BUILDING #4:	NW 2.18m, NE 2.39m, SE 2.44m, SW 2.20m	2.30m
BUILDING #5:	NW 2.21m, NE 2.36m, SE 2.43m, SW 2.21m	2.30m
SITE	NW 1.67m, NE 2.29m, SE 2.36m, SW 1.09m	1.86m

AVERAGE SITE GRADE 2.01m



2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



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PROJECT:
12 UNIT TOWNHOUSE DEVELOPMENT
8281 & 8311 NO. 2 RD,
RICHMOND, B.C.

CLIENT:
SATNAM JOHAL

CONTRACT: 1001
SHEET: 1001

DATE:	10/11
CHECKED:	
SCALE:	3/16" = 1'-0"
JOB NO.:	1001-033
DATE:	10/11/2023
SHEET TITLE:	

BLDG 5 ELEVATIONS

DESIGNED BY:
A-310

H

NOTES:



SCHEDULE OF FINISHES

- | | |
|---|--|
| <p>1 ASPHALT SHINGLE ROOFING</p> <p>2 PREFINISHED ALUMINUM GUTTER ON 2x10 WOOD FASCIA
BENJAMIN MOORE 2128-20 "ABYSS"</p> <p>3 1x4 WOOD TRIM ON 2x10 WOOD FASCIA
BENJAMIN MOORE 2128-20 "ABYSS"</p> <p>4 STUCCO SIDING
BENJAMIN MOORE HC-170 "STONINGTON"</p> <p>5 FACE BRICK (3-1/2" x 7-1/2")
COLOR : PEWTER
BRAND : MUTUAL MATERIALS</p> <p>6 VINYL FRAMED WINDOWS WITH 2x6 TRIM
PREFINISHED BLACK VINYL FRAME</p> <p>7 12x12 BUILT-UP COLUMN W/ HARDIE PANEL SIDING
BENJAMIN MOORE 2128-20 "ABYSS"</p> | <p>8 QUOIN VENEER AT CORNERS
IXL - GARNET SMOOTH</p> <p>9 3'-6" HIGH ALUMINUM PICKET GUARDRAIL
PRE-FINISHED BLACK</p> <p>10 8" CONCRETE HEADER & SILL</p> <p>11 ENTRY DOOR - SOLID CORE METAL WITH TEMPERED GLAZING
BENJAMIN MOORE 2128-20 "ABYSS"</p> <p>12 SERVICE DOOR - PAINTED METAL
BENJAMIN MOORE 2128-20 "ABYSS"</p> <p>13 GARAGE DOOR - PAINTED METAL WITH GLAZING
BENJAMIN MOORE 2128-20 "ABYSS"</p> |
|---|--|

2022-09-17	1	DPF REVISION
2022-10-03	2	DPF REVISION FOR JWP
2022-09-18	3	DPF REVISION
2022-07-28	4	DPF REVISION
2022-07-27	5	DPF REVISION
2022-11-09	6	REVISION AFTER ACP COMMENTS
2022-10-04	7	SUBMISSION FOR ACP DP17-18000
2022-08-01	8	DP REVISION

df

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PROJECT
12 UNIT TOWNHOUSE DEVELOPMENT
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CLIENT
SATNAM JOHAL

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DATE	NO.
CHECKED	18
SCALE	1/8" = 1'-0"
JOB NO.	100-003
DATE	NOV 2023
SHEET TITLE	

MATERIAL BOARD

ISSUED NO.
A-401 **H**



ASPHALT SHINGLES : DUAL BLACK
BRAND : IKO - CAMBRIDGE



FACE BRICK 3-1/2"x7-1/2"
COLOR : PEWTER
BRAND : MUTUAL MATERIALS



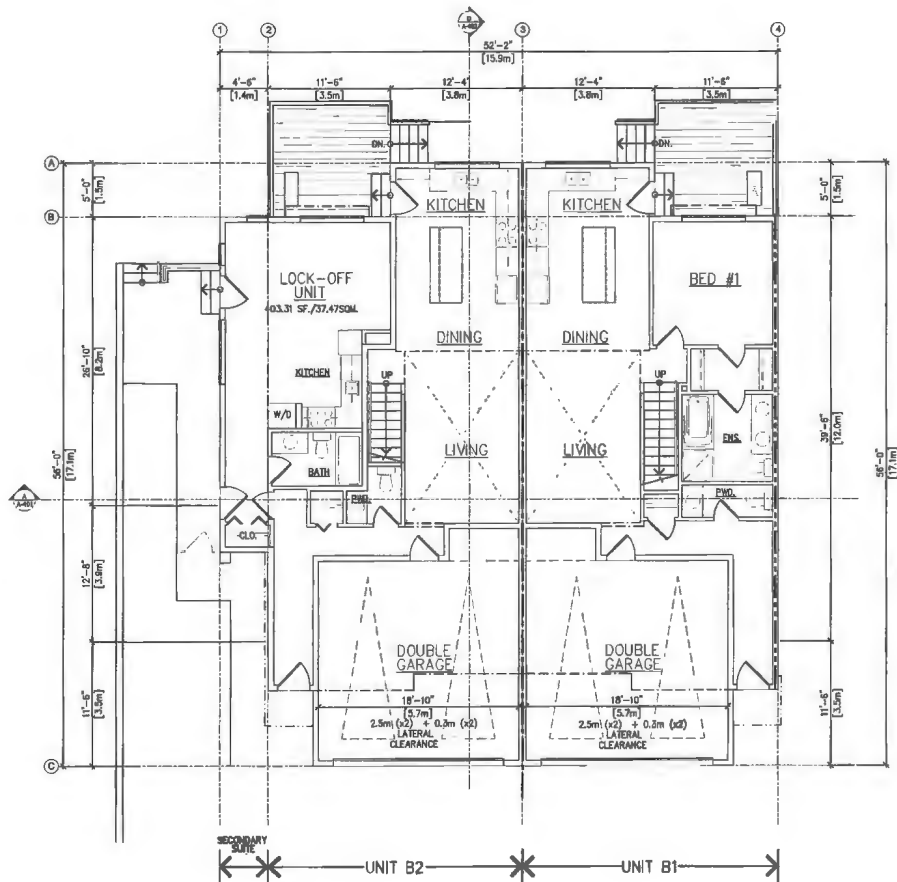
COLOR : BENJAMIN MOORE
HC-170 - STONINGTON
• STUCCO



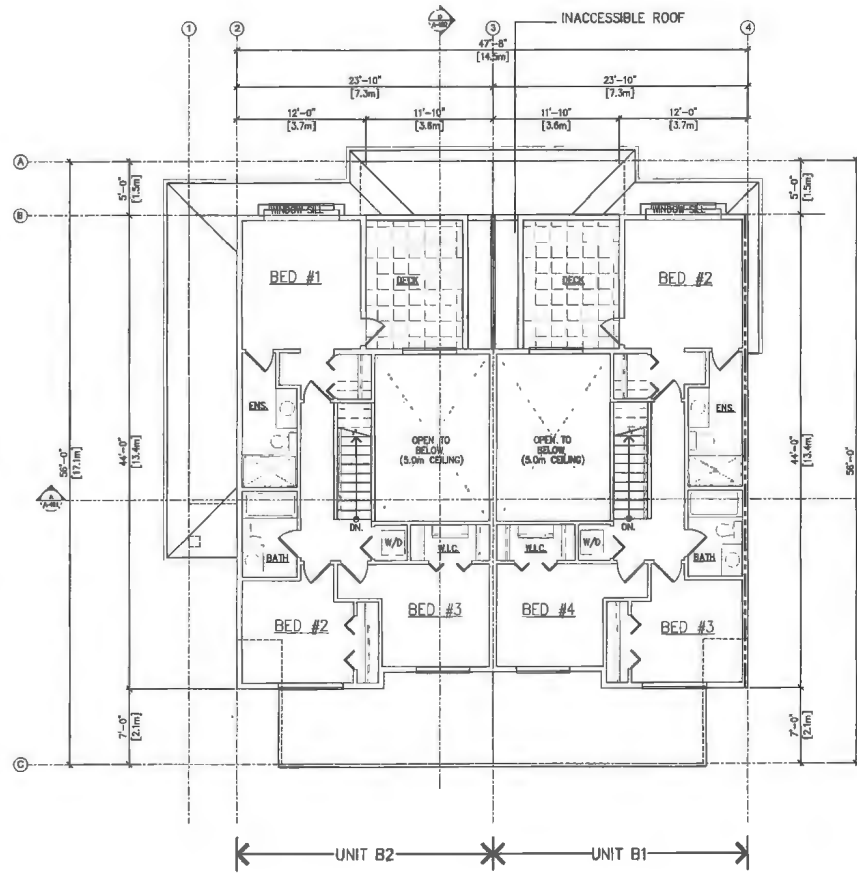
COLOR : BENJAMIN MOORE: 2128-20 - ABYSS
• GUTTER
• FASCIA
• HARDIE PANEL WITH BATTENS
• ENTRANCE, SERVICE
• GARAGE DOORS



GRAPHIC NO.
A-501



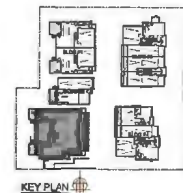
1
A-504
MAIN FLOOR PLAN
SCALE: 3/8" = 1'-0"



2
A-504
LEVEL 2 PLAN
SCALE: 3/8" = 1'-0"

NOTES:
- 3/8" DIA. HOLE IN FLOOR WITH BLOCKING FOR FUTURE INSTALLATION OF ACCELERATOR BEAM LIFT
- 1/2" DIA. HOLE IN FLOOR
- BLOCKING IS SHOWN FOR FUTURE INSTALLATION OF CHAIR BARS

NOTE: UNITS WILL INCLUDE PRE-BUILT FOR BEAM HEATING LAYOUT AND SHALL BE BE RETAINED BY THE ARCHITECT, CHANGED DURING THE PLANNING PERIOD ONLY



2023-10-17	R	OFF PRELIMINARY
2023-10-03	S	OFF PRELIMINARY FOR OFF
2023-09-11	T	OFF PRELIMINARY
2023-07-28	E	OFF PRELIMINARY
2023-03-07	D	OFF PRELIMINARY
2023-11-03	C	REVISION AFTER OFF COMMENTS
2023-10-03	B	REVISION FOR OFF, OFF, OFF, OFF
2023-09-03	A	OFF PRELIMINARY

df

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PROJECT
12 UNIT TOWNHOUSE DEVELOPMENT
9251 & 9211 NO. 2 RD,
RICHMOND, B.C.

CLIENT:
SATHAM JOHAL

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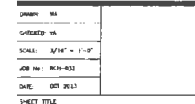
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CHECKED	SA
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JOB NO.	124-003
DRAWN	NOT BUILT
SHEET TITLE	

BLDG 3 PLANS

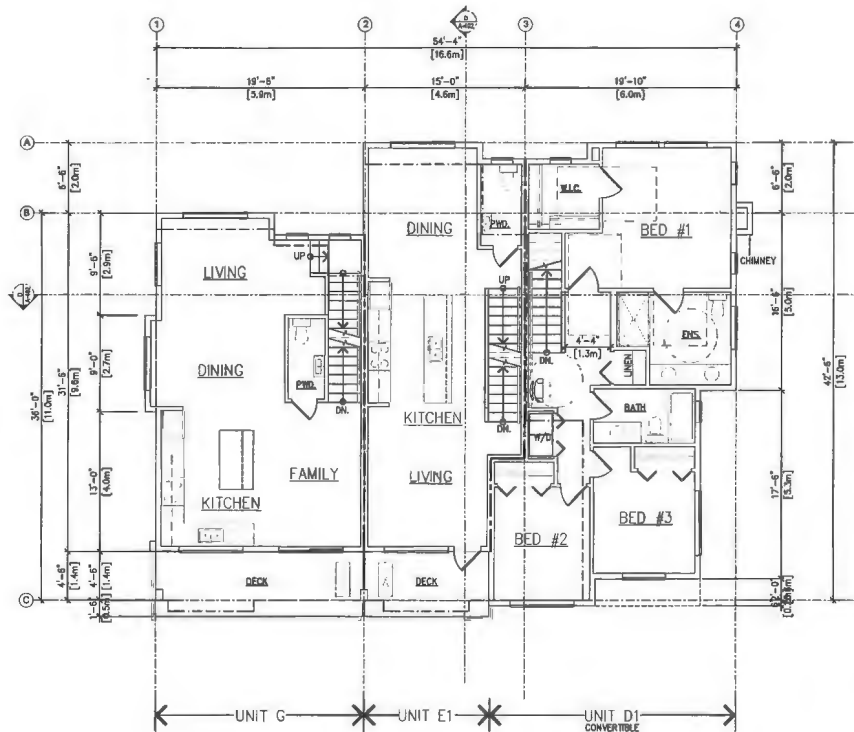
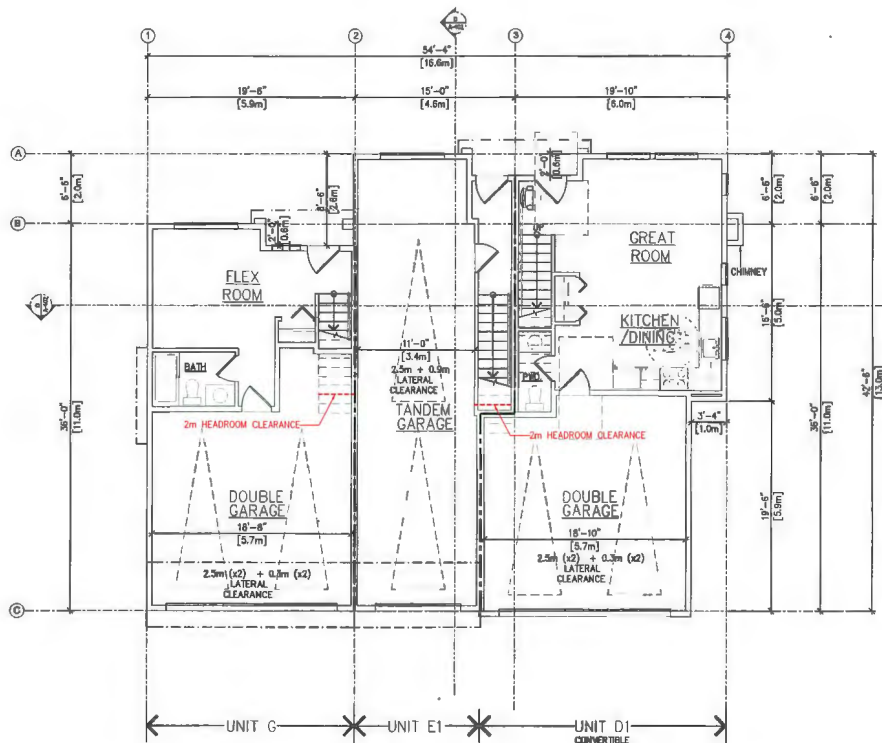


0
10'-0"
20'-0"
5'-0"

A-504 H



ORIGIN NO.	
A-505	H



NOTES:

- ALL IN PLACE, FINISHES.
- STANDARD FINISHES WITH BLOCKING FOR FUTURE INSTALLATION OF FURNITURE, STOVE, SINK, AND REFRIGERATOR.
- STANDARD FINISHES WITH BLOCKING FOR FUTURE INSTALLATION OF STOVE, SINK, AND REFRIGERATOR.
- STANDARD FINISHES WITH BLOCKING FOR FUTURE INSTALLATION OF STOVE, SINK, AND REFRIGERATOR.



KEY PLAN

2023-10-17	1	OPF PRELIMINARY
2023-10-17	2	OPF PRELIMINARY
2023-10-17	3	OPF PRELIMINARY
2023-10-17	4	OPF PRELIMINARY
2023-10-17	5	OPF PRELIMINARY
2023-10-17	6	OPF PRELIMINARY
2023-10-17	7	OPF PRELIMINARY
2023-10-17	8	OPF PRELIMINARY
2023-10-17	9	OPF PRELIMINARY
2023-10-17	10	OPF PRELIMINARY
2023-10-17	11	OPF PRELIMINARY
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2023-10-17	13	OPF PRELIMINARY
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2023-10-17	17	OPF PRELIMINARY
2023-10-17	18	OPF PRELIMINARY
2023-10-17	19	OPF PRELIMINARY
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2023-10-17	51	OPF PRELIMINARY
2023-10-17	52	OPF PRELIMINARY
2023-10-17	53	OPF PRELIMINARY
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2023-10-17	98	OPF PRELIMINARY
2023-10-17	99	OPF PRELIMINARY
2023-10-17	100	OPF PRELIMINARY

df

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PROJECT:
12 UNIT TOWNHOUSE DEVELOPMENT
8291 & 8311 NO. 2 RD,
RICHMOND, B.C.

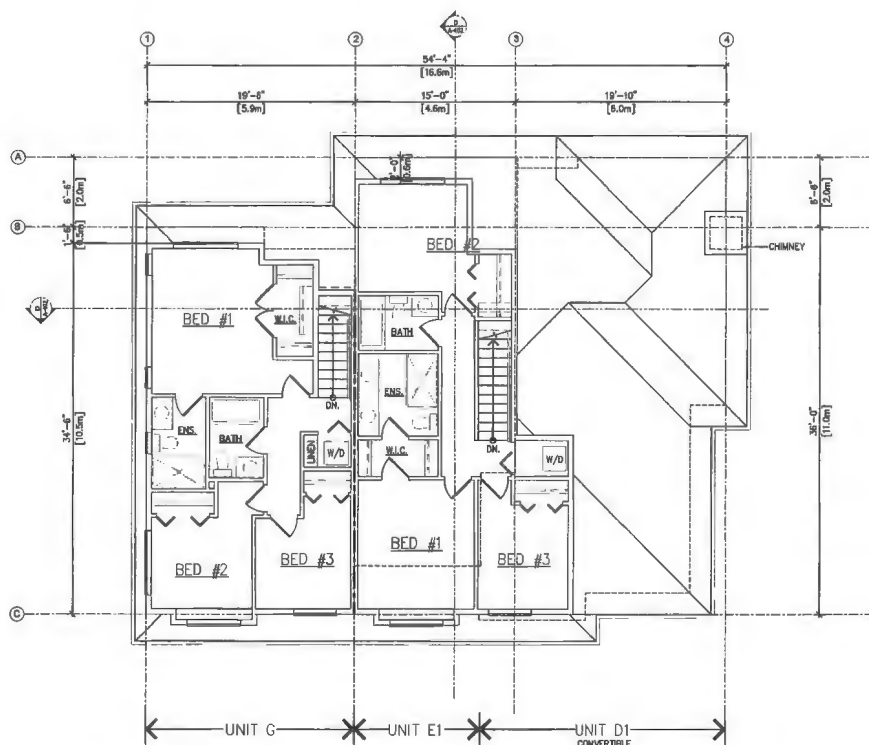
CLIENT:
SATNAM JOHAL

DESIGNED BY	df
CHECKED BY	df
SCALE	3/8" = 1'-0"
JOB NO.	2023-03
DATE	2023-03
SHEET NO.	1

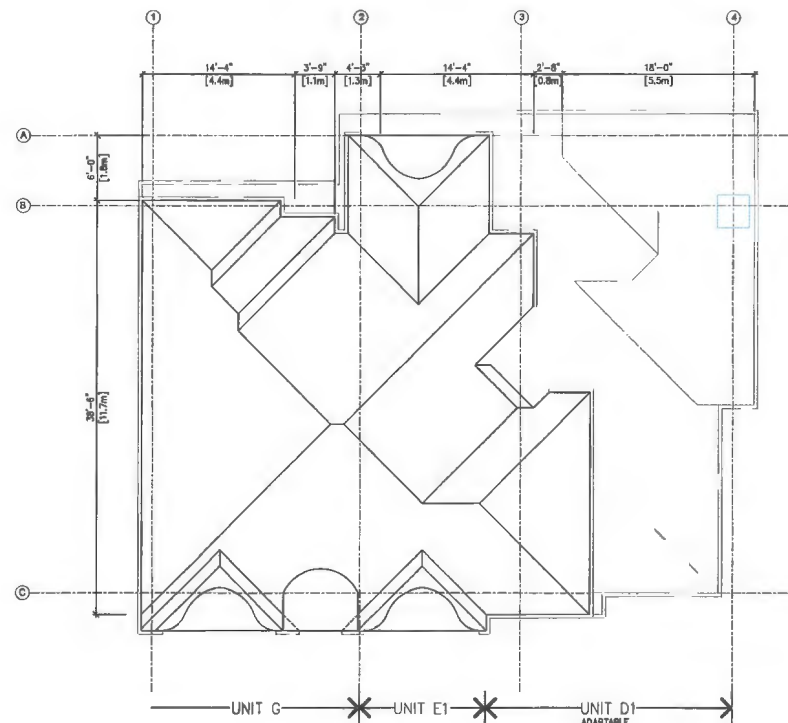
BLDG 4 PLANS



PROJECT NO.
A-506
H



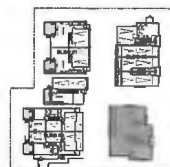
1 LEVEL 3 PLAN
A-507
SCALE: 3/8" = 1'-0"



2 ROOF PLAN
A-507
SCALE: 3/8" = 1'-0"

NOTES:
- SEE IN PLACE FEATURES.
- EXISTING PLAN OF BUILDING WITH BLOCKING FOR FUTURE INSTALLATION OF RESIDENTIAL STAIRS.
- SEE EXISTING PLAN FOR DETAILS.
- SEE EXISTING PLAN FOR DETAILS.

NOTE: UNITS WILL INCLUDE PRE-ENGINEERING FOR
- SEE EXISTING PLAN FOR DETAILS.
- SEE EXISTING PLAN FOR DETAILS.
- SEE EXISTING PLAN FOR DETAILS.



KEY PLAN

2023-10-17	H	OPF PRESENTATION
2023-10-17	G	OPF PRESENTATION FOR OPF
2023-10-17	F	OPF PRESENTATION
2023-10-17	E	OPF PRESENTATION
2023-10-17	D	OPF PRESENTATION
2023-10-17	C	OPF PRESENTATION
2023-10-17	B	OPF PRESENTATION
2023-10-17	A	OPF PRESENTATION

df

330-1001 MILLERIDGE WAY
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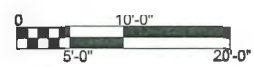
PROJECT
12 UNIT TOWNHOUSE DEVELOPMENT
8291 & 8311 NO. 2 RD,
RICHMOND, B.C.

CLIENT
SATNAM JOHAL

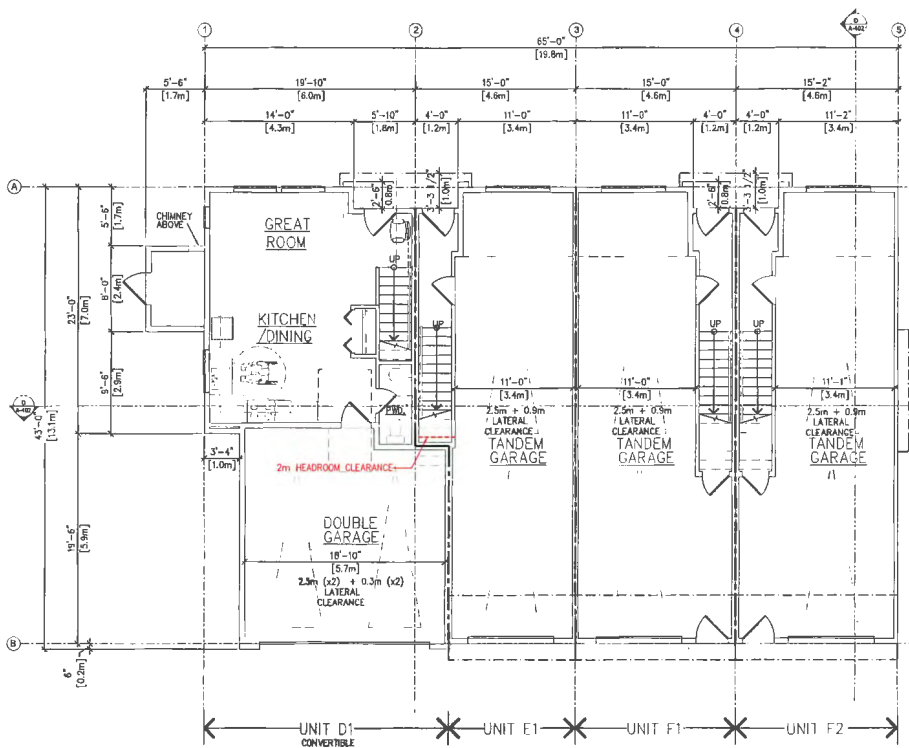
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DESIGNER	MA
CHECKER	DA
SCALE	3/8" = 1'-0"
DATE	2023-10-17
DATE	2023-10-17
SHEET	1

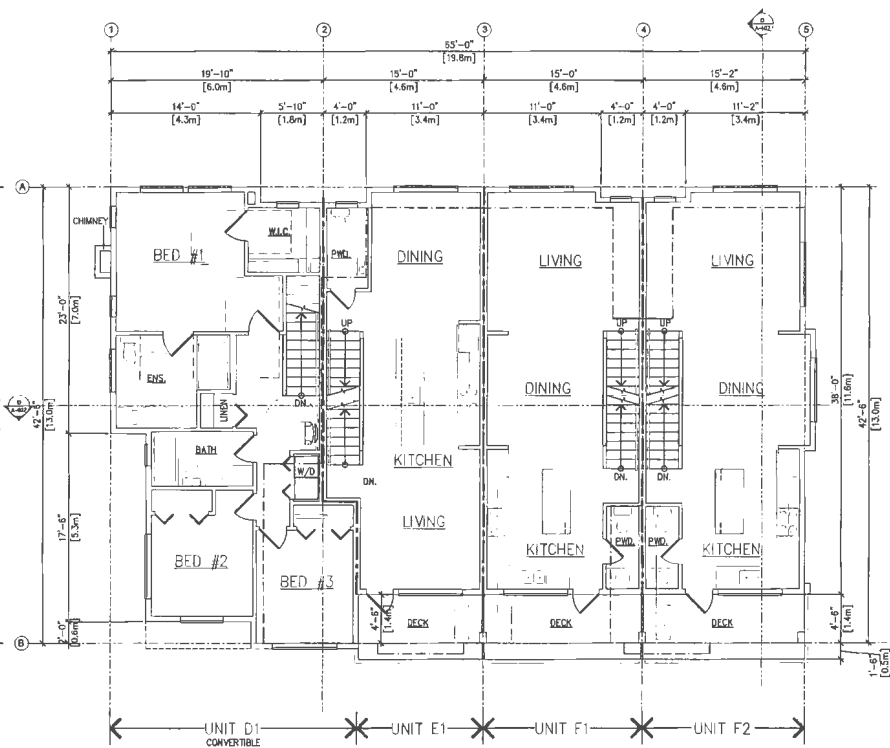
BLDG 4 PLANS



BLDG 4 PLANS
A-507
H



1
A-508
MAIN FLOOR PLAN
SCALE: 3/16" = 1'-0"

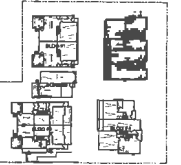


2
A-508
LEVEL 2 PLAN
SCALE: 3/16" = 1'-0"

NOTES:

- SOME ARE CHASE PLUMBED.
- STRAIGHT RUN OF WIRE WITH BLOCKING FOR FUTURE INSTALLATION OF ALUMINUM STAIR UP.
- EXIST. SHOWER IN BATHS.
- BLOCKING IN BALCONIES FOR FUTURE INSTALLATION OF GRASS BARS.

NOTE: UNITS WILL INCLUDE PRE-CASTING FOR 30.0m BEARING LAYOUTS AND DETAILS TO BE DETERMINED BY THE STRUCTURAL ENGINEER USING THE BEARING POINT STUDY.



KEY PLAN

2023-10-13	A	DPF PRESENTATION
2023-10-13	C	DP PRESENTATION FOR DPF
2023-08-12	F	DP PRESENTATION
2023-07-28	E	DP PRESENTATION
2023-07-27	C	DP PRESENTATION
2023-11-09	C	REVISIONS AFTER ADP COMMENTS
2023-10-18	B	SUBMISSION FOR ADP, DP, L1, TENDER
2023-06-23	A	DP PRESENTATION

df

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PROJECT
12 UNIT TOWNHOUSE DEVELOPMENT
9391 & 9311 NO. 2 RD.
RICHMOND, B.C.

CLIENT
SATNAM JOHAL

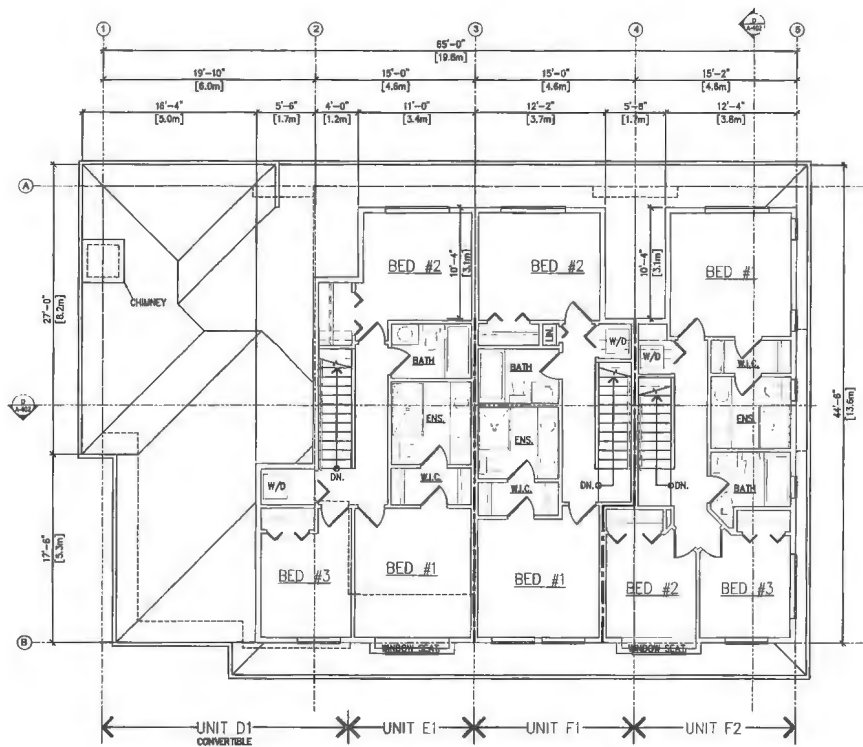
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ARCHITECT'S WRITTEN CONSENT.

DRAWN BY	NA
CHECKED BY	NA
SCALE	3/16" = 1'-0"
JOB NO.	P20-032
DATE	DEC 2023
SHEET TITLE	

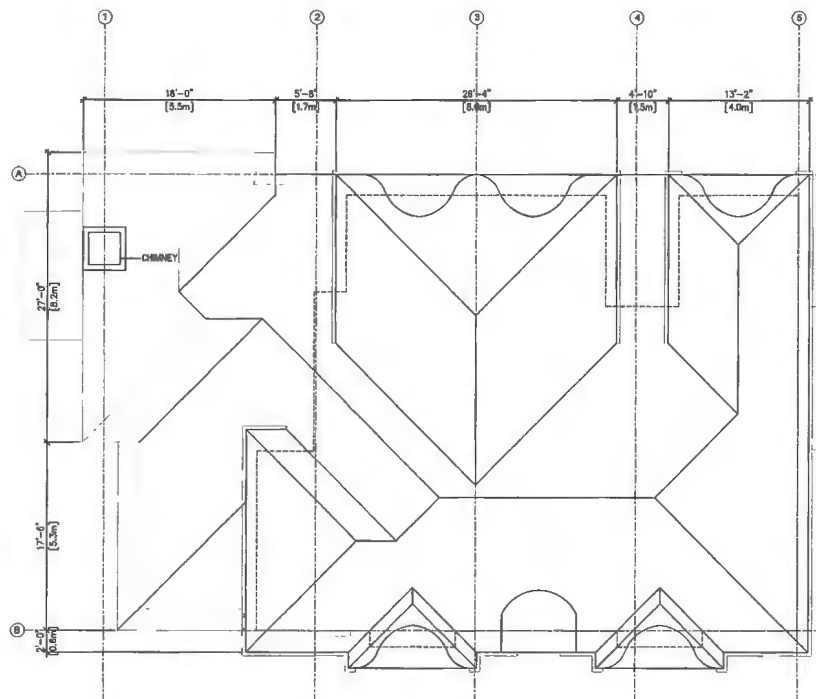
BLDG 5 PLANS



DRAWING NO.
A-508
H



1 LEVEL 3 PLAN
A-509
SCALE: 3/8" = 1'-0"

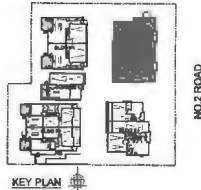


2 ROOF PLAN
A-509
SCALE: 3/8" = 1'-0"

NOTES:

- 1. REFER TO PLACE EXTERIOR:
- 2. EXTERIOR USE OF FINISH WITH SLOPING FOR FINISH INSTALLATION OF EXTERIOR FINISH SET.
- 3. EXTERIOR FINISH SET.
- 4. EXTERIOR FINISH SET.
- 5. EXTERIOR FINISH SET.

NOTE: UNITS WILL INCLUDE PRE-DRILLING FOR EXTERIOR FINISH LOCATION AND DETAILS TO BE DETERMINED BY THE EXTERIOR FINISH PROVIDER PRIOR TO THE FINISH POINT STAGE.



KEY PLAN

2023-10-17	X	DP PRESENTATION
2023-10-17	X	DP PRESENTATION FOR BPP
2023-09-17	F	DP PRESENTATION
2023-07-28	E	DP PRESENTATION
2023-07-27	D	DP PRESENTATION
2023-11-08	C	REVISIONS WITH ADP COMMENTS
2023-10-09	B	REVISIONS FOR ADP, DP17, TYPING
2023-09-08	A	DP PRESENTATION

df

350-11001 SHELLBRIDGE WAY
RICHMOND, BRITISH COLUMBIA
CANADA V6V 2G9
T: 604-274-5141 F: 604-274-8131
info@dfarchitects.ca

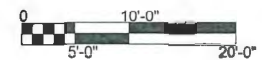
PROJECT:
12 UNIT TOWNHOUSE DEVELOPMENT
8281 & 9311 RD, 2 RD,
RICHMOND, B.C.

OWNER:
SATHAM JOHAL

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OWNER:	SA
DESIGNED BY:	SA
SCALE:	3/8" = 1'-0"
DATE:	2023-10-17
BY:	ACT 003
SHEET TITLE:	

BLDG 5 PLANS



DRAWING NO.:
A-509
H

Landscape Architecture

MULTI-UNIT DEVELOPMENT: 9292 & 9311 NO. 2 ROAD

October 25, 2023



Contents

- 3 Landscape Rationale
- 5 Illustrative Site Plan
- 6 Overall Site Plan
- 7 Landscape Planting Plan
- 8 Landscape Lighting Plan



Landscape Rationale



Privacy of Adjacent Homes:

The landscape plan for the property provides a hierarchy of fencing, planting and retaining walls to distinguish public and private areas of the site, and preserve the privacy of adjacent residential homes.



Streetscape Treatment

The streetscape treatment along No. 2 Road includes a lanw boulevard at the back of curb consistent with adjacent new development to the north and south, along with street tree planting, per the City of Richmond recommendation. Brick pilasters, aluminum fencing and gates are proposed at the property line edge to provide definition of public and private spaces, and low fencing is proposed between limited common property yard areas. Special paving is used at the edges of the interior road to limit the visual impact of asphalt and add a decorative treatment to the lane for pedestrians.



Private Yards

Each private yard is contained with a combination of low aluminum fencing along No. 2 Road, low wood fencing between units, and higher wood fencing at the property lines. A combination of evergreen and deciduous plant materials are proposed for perimeter planting, foundation planting and accent planting for each unit.

Landscape Rationale



Outdoor Amenity Area

The outdoor amenity area includes a combination of play equipment limited to a Play house meeting CSA standards for fall height and fall areas. This is combined with a broader amenity zone that includes a wood deck that cantilevers over the tree protection zone of the oak tree, and a new tire swing in the oak tree that expands play potential into the lower landscape area, while being completely contained from the street. Other amenities include bench seating, decking, special paving, bike parking and the mail kiosk.



Sustainable Landscaping

Design low volume irrigation by installing low volume nozzles and subsurface drip system to reduce water use and increase soil moisture. Install moisture sensor to reduce over watering.

Choose more drought tolerant plants to reduce water use.

Illustrative Site Plan

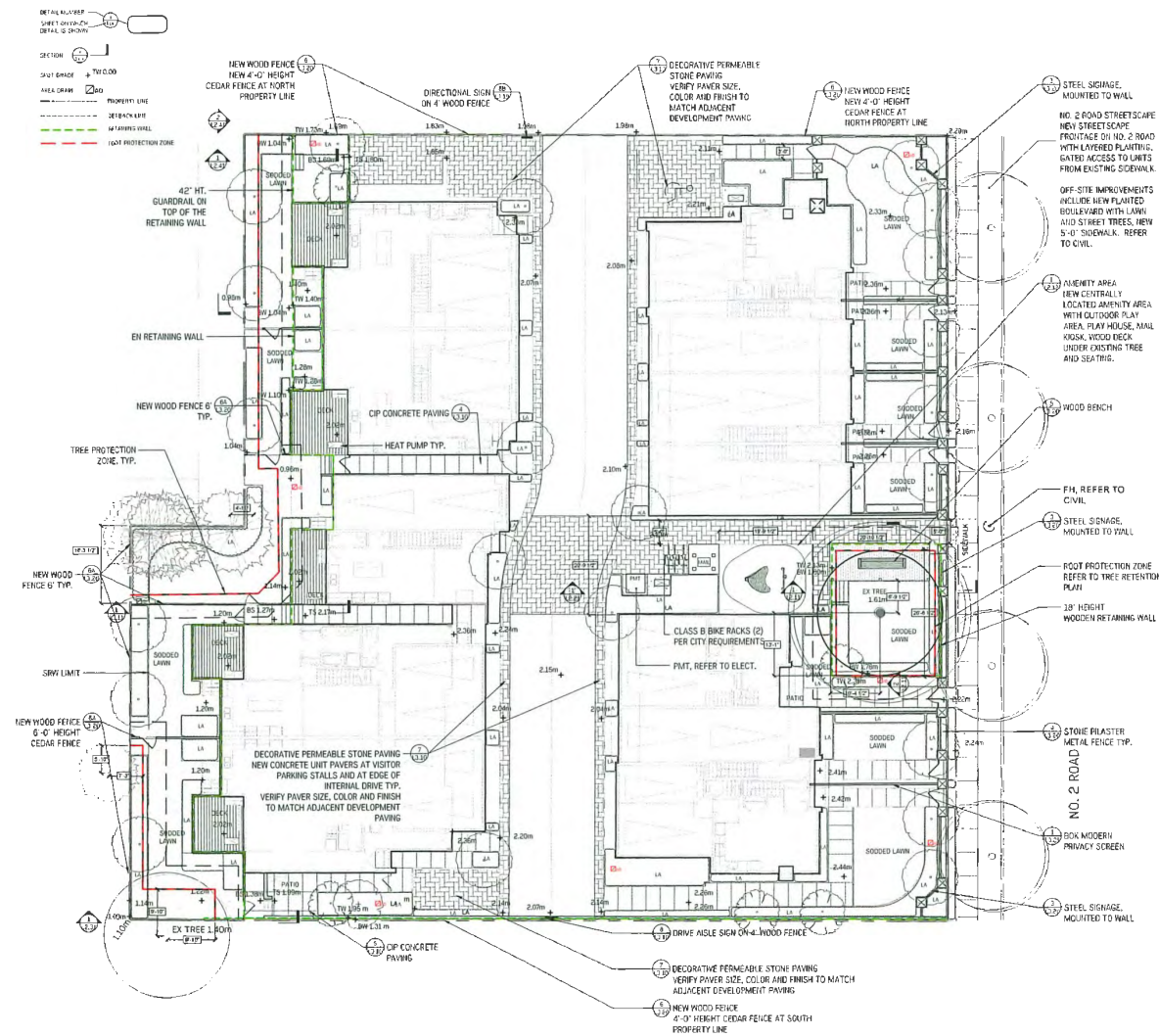
5



NO. 2 ROAD

Multi-Unit Development: 9291 & 9311 No. 2 Road
October 25, 2023

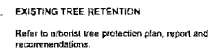
HAPA
COLLABORATIVE



KOMPAN NR0402

Playhouse with roof and sensory wall

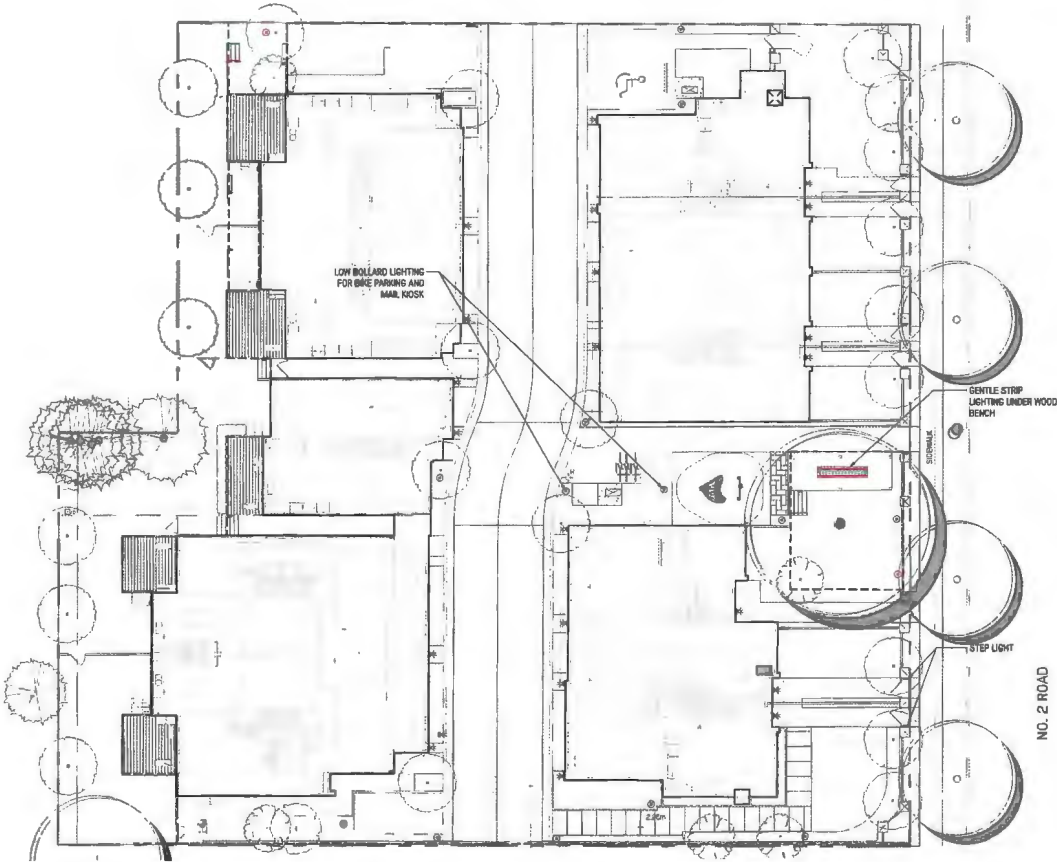
7



SYM	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	COMMENTS
Tree					
Py	8	<i>Prunus serrulata</i> 'Amerogawa'	Japanese Cherry	8.0 cm Cal., B&B	Full, well branched
Sj	15	<i>Syrax japonicus</i>	Japanese Snowdon	8.0 cm Cal., B&B	Full, uniform branching
Apr	5	<i>Acer chinensis</i>	Vine Maple	2.4 m. ht. (8'-9" ht.)	B&B, Nursery grown, minimum 3 stems
FOR	10	<i>Picea chinkai</i>	Sorolan Spruce	2.4 m. ht. (8'-9" ht.)	B&B, Well branched
Shrub and Grass					
Cm	107	<i>Carex meowral</i> 'Ice Dancer'	Evergreen Sedge	*1 Pot, 600mm o.c.	Full
Cc	30	<i>Chenysa ternata</i>	Mexican Orange	*3 Pot, 900mm o.c.	Full
Hb	130	<i>Aucuba japonica</i> 'Rosanina'	Compact Japanese Aucuba	*3 Pot, 750mm o.c.	Full
Dm	159	<i>Hemerocallis</i> 'Mac the Knife'	Red Daylily	*1 Pot, 450mm o.c.	Full
Ho	28	<i>Berberis buxifolia</i> 'Nana'	Dwarf Magellan Barberry	*3 Pot, 900mm o.c.	Full
Sk	114	<i>Skimmia rubella</i>	Japanese Skimmia	*2 Pot, 500mm o.c.	Full
Th	86	<i>Thuja occidentalis</i> 'Smaragd'	Emerald Cedar	1.2m. ht., 600mm o.c.	Sheared, full
Tm	104	<i>Taxus x media</i> 'Hicksii'	Hick's Yew	1.2m. ht., 500mm o.c.	Sheared, full
Vm	486	<i>Vincia minor</i>	Periwinkle	*1 Pot, 450mm o.c.	Full
Aus	400	<i>Arctostaphylos uva ursi</i>	Kinnikinnick	*1 Pot, 380mm o.c.	Full 15cm (3' leads, nursery grown well established
Azu	71	<i>Nandina domestica</i> 'Gulf Stream'	Compact Heavenly Bamboo	*2 Pot, 300mm o.c.	Full

1. Provide all plant material regarding BCSLA / BCNLA Standard, latest edition.
2. All street trees are to be planted in accordance with City of Richmond requirements for species, soil volume and installation. Confirm with Richmond Parks for species and selection.
3. Plant search area to include all of Lower Mainland, Vancouver Island and Interior regions of BC.
4. No substitutions or adjustments without written approval by the landscape architect.
5. One (1) hose bib will be provided for each residence on the driveway side of each unit, coordinated between architect and mechanical engineer.
6. Including high efficiency drip irrigation system.

Landscape Lighting Plan



EXAMPLE LIGHT:

STEP LIGHT

BRAND MODEL
BEGA Recessed wall luminaire
33051
Shielded

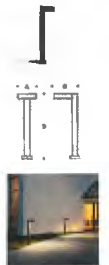
REPRESENTATIVE LIGHT IMAGE



BOLLARD LIGHT

BRAND MODEL
BEGA Bollard
77221
Shielded

REPRESENTATIVE LIGHT IMAGE



WALL MOUNTED SCOSCE LIGHTING

BRAND MODEL
BEGA Impact-resistant wall luminaire
Shielded 03 327

REPRESENTATIVE LIGHT IMAGE



LIGHTING SYMBOLS

SYMBOL	QTY	LIGHT TYPE
—	2 x 107	STRIP UNDERLIGHTING
●	14	BOLLARD LIGHT
⊞	23	WALL MOUNTED SCOSCE LIGHTING
⬇	28	STEP LIGHT

NOTES

1. REFER TO ELECTRICAL DRAWINGS.
2. ALL DIMENSIONS ARE TO CENTRE OF LIGHT.
3. PROVIDE LED LIGHT SOURCES FOR ALL LANDSCAPE LIGHTING.
4. WITH THE EXCEPTION OF TREE UPLIGHTS, PROVIDE LIGHT FIXTURES IN ACCORDANCE WITH DARK SKY GUIDELINES.
5. IMAGES OF LIGHT FIXTURES ARE REPRESENTATIVE ONLY, MANUFACTURE OF ACTUAL INSTALLED PRODUCTS MAY VARY.

Schedule 2 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
October 25, 2023

To Development Permit Panel	
Date:	<u>OCT 25, 2023</u>
Item #	<u>1</u>
Re:	<u>DP 17-790086</u>

From: YATSUN CHAN\ <chantys@shaw.ca>
Sent: October 14, 2023 4:05 PM
To: CityClerk
Subject: Comment on project file : DP 17-790086 by owner of 9326 Laka Drive

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Rustico

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear Sir,

We are the house owner of 9326 Laka Drive, Richmond. Due to time conflict, we will not be able to attend the Development Permit Panel meeting in person on Oct 25, 2023 (at 3:30 pm) for the subject project.

We would like to express our concerns that the few fence trees between their backyard and our backyard bother us a lot. Every two years, we need to trim those trees that grew excessively to our side of the back yard. However, they are so tall that our gardener could not be able to cut them down to reasonably high. We request the developer to properly maintain the height of those fence trees by cutting them down to reasonable height when they develop the site. In the future, the new estate management should also continue to properly maintain those trees.

Thank you and have a nice day.



Schedule 3 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
October 25, 2023

To Development Permit Panel	
Date:	OCT 25, 2023
Item #	1
Re:	DP 17-790086

From: Wan Kit Francis Chan <chanwankitfrancis@yahoo.com.hk>
Sent: October 23, 2023 5:28 PM
To: CityClerk
Cc: Pamela Chan; Rajan Cheema; Quinn Marceil
Subject: Notice of Development Permit Panel Meeting/ File DP17-790086

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear Edwin Lee,

I am one of the council members of Verona Garden at 9211 No.2 Road, Richmond. Verona Garden is the subject of a statutory right of way imposed by the City of Richmond ("the City") in favour of the development of the lots at 9291 and 9311/9331 ("the 9291 lots") by Jhujar Construction Ltd. ("Jhujar Construction").

The Verona Garden Strata Council has appointed me to be the contact person with Verona Garden's solicitors, Messrs. Synergy Business Lawyers regarding the negotiation with Jhujar Construction on the share cost agreement of the use of the right of way by the occupants of the 9291 lots. I have personal knowledge of the draft share cost agreement proposed by Jhujar Construction and the development of the negotiations.

I would like to let the City of Richmond know that there is yet to be any negotiation on the substantive terms of the cost-sharing agreement. The current disagreement is on the costs of the legal fees of the negotiations. For your information, Jhujar Construction's solicitors have previously confirmed Jhujar Construction's agreement to pay Verona Garden's legal costs in and about the cost-sharing agreement negotiations but now refused to deposit a sum of \$5,000 with Messrs. Synergy Business Lawyers for the purpose. There has been no progress since October 6th.

Verona Garden is a small community with very limited reserve funds. Almost all owners had no knowledge of the statutory right of way until Jhujar Construction contacted the strata council of Verona Garden on the issue a few years ago. Not only that the cost of the maintenance of the right of way will be a concern but the quiet enjoyment of the common areas would be very much impacted when an addition of 2 dozen or so cars are going to share the right of way of Verona Garden. More alarming to the owners of Verona Garden is that the draft cost-sharing agreement imposed a clause that the same right of way is extended to other lots next to the 9291 lots should Jhujar annex the same in its present or next development.

The right of way has given rise to a sense of unfairness in the Verona Garden community. Without the need to construct an access road to No.2 Road, Jhujar Construction can fully utilize the 9291 lots and can reap huge profits from it, at the expense of the Verona Garden community's quiet enjoyment of their properties. Yet, the community now has to take the trouble to instruct solicitors to negotiate and in an unfortunate event, to pay legal expenses (at least part) for a matter that does not benefit them.

I would very much appreciate it if you could let us know why there is a statutory right of way in the first place, what benefit it gives to the community at large and how does it on balance override the quiet enjoyment of their properties of the Verona Garden community.

Yours faithfully,

Francis Chan



Schedule 4 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
October 25, 2023

To Development Permit Panel	
Date:	<u>OCT 25, 2023</u>
Item #	<u>1</u>
Re:	<u>DP 17-790086</u>

From: rajan.cheema@gmail.com
Sent: October 23, 2023 7:48 PM
To: Wan Kit Francis Chan
Cc: CityClerk; Pamela Chan; Quinn Marceil
Subject: Re: Notice of Development Permit Panel Meeting/ File DP17-790086

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hi Edwin,

My name is Rajan. I'm one of the owners and on the strata council for 9211 Verona Garden. I was hoping to speak at the meeting. Would you be able to add me to the agenda?

Warm regards,
Rajan Cheema

On Oct 23, 2023, at 5:30 PM, Wan Kit Francis Chan <chanwankitfrancis@yahoo.com.hk> wrote:

Dear Edwin Lee,

I am one of the council members of Verona Garden at 9211 No.2 Road, Richmond. Verona Garden is the subject of a statutory right of way imposed by the City of Richmond ("the City") in favour of the development of the lots at 9291 and 9311/9331 ("the 9291 lots") by Jhujar Construction Ltd. ("Jhujar Construction").

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I would very much appreciate it if you could let us know why there is a statutory right of way in the first place, what benefit it gives to the community at large and how does it on balance override the quiet enjoyment of their properties of the Verona Garden community.

Yours faithfully,

Francis Chan





City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: October 30, 2023

From: Wayne Craig
Director, Development

File: DP 18-824566

Re: **Application by SNC Lavalin Inc. for a Development Permit at 12700 and 12800 Rice Mill Road and 12280 and 12300 No. 5 Road**

Staff Recommendation

That a Development Permit be issued at 12700 and 12800 Rice Mill Road and 12280 and 12300 No. 5 Road for works related to the redevelopment of the existing BC Ferries Fleet Maintenance Unit and future subdivision on a site that is designated as an Environmentally Sensitive Area.

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

WC:ke
Att. 12

Staff Report

Origin

SNC Lavalin Inc., on behalf of BC Ferry Services Inc. (BC Ferries), has applied to the City of Richmond for an Environmentally Sensitive Area (ESA) Development Permit to allow for the redevelopment of the existing BC Ferries Fleet Maintenance Unit (FMU) and related components at 12700 and 12800 Rice Mill Road and 12280 and 12300 No. 5 Road. This Development Permit also addresses the future proposed subdivision of the site that is subject to an ESA designation (Attachment 1 – Location Map).

The site is being rezoned from Agricultural (AG1) and Light Industrial (IL) to BC Ferries Fleet Maintenance and Moorage (ZI14) for this project under Bylaw 9940 (RZ 18-824565), to allow for the phased upgrading of the BC Ferries FMU. Rezoning of the subject site is required as the site is split zoned Agriculture (AG1) and Light Industrial (IL) and to allow for the range of uses necessary for the operations of the FMU. The bylaw received third reading on October 21, 2019. In accordance with Bylaw 9940, only the portion of the subject site south of the CN Rail corridor is being rezoned to BC Ferries Fleet Maintenance and Moorage (ZI14).

This Development Permit application proposes habitat compensation and mitigation measures in response to the designated ESA's and Riparian Management Areas (RMA) on the subject site. A qualified environmental professional (QEP) has been engaged and led the assessment, compensation and enhancement strategy outlined in the rezoning that is being built upon and detailed out through this Development Permit application.

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

- SA 20-891044 – Infrastructure works to upgrade the servicing connections to the subject site, upgrade the existing water line along Rice Mill Road and install a City sanitary sewer system that the BC Ferries private sanitary system can connect to.
- SA 20-891043 – Dike works generally from the southwest portion of the basin to the southeast portion of the site (at Highway 99), which provides continuous dike protection for this area. Dike implementation and construction will be phased in accordance with the parameters of the rezoning considerations and Servicing Agreement to take into account the existing operations of the FMU and appropriate dike infrastructure works.

Project Description

The subject site is generally bounded by Rice Mill Road, No. 5 Road, Highway 99 and the Fraser River. Access to the subject site is from Rice Mill Road and from an access road granted by the Ministry of Transportation and Infrastructure (MOTI) running parallel to Highway 99. An existing CN Rail corridor bi-sects the subject site. A majority of the existing FMU facilities and infrastructure that support maintenance activities of vessels moored in the basin are located south of the rail corridor. The portion of the site north of the rail corridor currently contains additional parking, BC Ferries office and private utilities (private sanitary for certain servicing the BC Ferries FMU only)(Refer to Attachment 2 – Development Data Sheet).

This redevelopment project will replace ageing infrastructure and facilities, improve efficiency of the FMU operation and ensure that this facility will meet the long-term demands of the BC Ferries fleet. A summary of the FMU works and improvements to the subject site are as follows:

- Construction of a new machine shop building (8,114 sq. m or 87,338 sq. ft.) and supporting uses that will service the FMU at the southeast portion of the site.
- Tenant improvements, renovations and building modifications and additions (total floor area of 9,211 sq. m or 99,146 sq. ft.) to a number of existing buildings that will be retrofitted and upgraded.
- Addition of off-street parking, loading and bike parking provisions in accordance with City zoning requirements.
- Grade and elevation increases across the subject site that will occur around existing and proposed new buildings and new off-street parking areas in the FMU in accordance with the Floodplain Management Strategy and minimum Flood Construction Level (FCL) of 3.85 m for any new construction on the portion of BC Ferries land to be rezoned to the BC Ferries Fleet Maintenance and Moorage (ZI14) zone, consistent with the parameters secured through the rezoning.
- Demolition of existing buildings and structures at the southeast portion of the site where the new machine shop building is proposed.
- Compensation and enhancements to the ESA and RMA for the subject site.
- Refer to Attachment 3 for a conceptual site plan of the BC Ferries FMU.

Following third reading of the rezoning bylaw, BC Ferries has decided to proceed with a reduction in the scope of the initial FMU redevelopment works. The BC Ferries redevelopment of the FMU will still facilitate a modern and upgraded facility to meet their future needs, but with an overall reduced scope of new construction when compared to the project scope that was presented as part of the rezoning. The components of the FMU redevelopment outlined as part of the rezoning that are not being pursued at this time are summarized as follows:

- Two new buildings providing various trades/maintenance activities and vessel safety outfitting services is not being constructed at this time. Existing buildings will be retrofitted and modified to accommodate these FMU activities.
- A tower crane to service vessels moored in the basin is not being constructed at this time.

Although the scope of the overall development has been revised, the current project complies with the provisions of the BC Ferries Fleet Maintenance and Moorage (ZI14) zone and associated rezoning considerations. Any additional works and development on the subject site, beyond those covered as part of this Development Permit application, will be reviewed at that time to determine if additional applications are required.

Background

Development surrounding the subject site is as follows:

To the north: Vacant lands zoned Agriculture (AG1). The City's model airplane park is also located to the north and zoned Agriculture (AG1). There is a 5 m designated Riparian Management Area (RMA) associated with an existing watercourse along Rice Mill Road.

To the east: The MOTI Highway 99 corridor that also contains the access road to the BC Ferries FMU. Further east is a 15 m RMA associated with a watercourse between the BC Ferries access road and the Highway 99 corridor.

To the south: The Fraser River.

To the west: Properties that are zoned Light Industrial (IL) and Agriculture (AG1) including two active rezoning applications at 12060 and 12080 No. 5 Road (RZ 22-005648) and 12050 No. 5 Road (RZ 21-941597). Both of these applications are seeking rezoning from Agriculture (AG1) to Light Industrial (IL) zoning consistent with the OCP Industrial land use designation. Further west across No. 5 Road are properties zoned Light Industrial (IL) and Industrial Business Park (IB1).

Rezoning and Public Hearing Results

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

- Compliance with applicable ESA Development Permit guidelines and zoning applicable to the subject site.
- Confirm ESA compensation and enhancement and accompanying plant sizing and species and accompanying legal agreements to secure implementation, monitoring and maintenance.

The Public Hearing for the rezoning of this site was held on October 21, 2019. There was no correspondence received from the public that identified concerns or opposition to the development.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the ESA 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 in compliance with the BC Ferries Fleet Maintenance and Moorage (ZI14) site specific zone

A summary of the ESA and RMA designations that apply to the subject site is as follows (refer to Attachment 4 for a map of the ESA and RMA designations):

- 6.8 ha (16.8 ac) located south of Rice Mill Road and north of the CN Rail corridor that is classified as 'old fields and shrublands' and 'upland forest' type ESA.
- 3.4 ha (8.4 ac) for lands located within 30 m (landside) of the high water mark of the Fraser River that is classified as 'shoreline' type ESA.
- 3.3 ha (8.3 ac) for lands located within 30 m (waterside) of the high water mark of the Fraser River that is classified as 'intertidal' type ESA.

A 5 m RMA exists along the subject site's Rice Mill Road frontage and remediation is addressed in the sections below. No encroachments into the 5 m RMA are proposed in this project. A 15 m RMA exists along the east side of the subject site that will not be impacted by this project.

Analysis

Site Planning

- The current BC Ferries FMU provides moorage and maintenance to vessels docked in the basin. Due to the operational requirements of the FMU, placement of the new building to be constructed and buildings to be retrofitted is focussed in the area on the east side of the basin, south of the CN Rail corridor, where a majority of the existing development is located and close to vessels requiring servicing (refer to Attachment 3).
- For BC Ferries lands north of the CN Rail allowance, there is an existing parking lot and BC Ferries project office at the north east corner of this portion of the site. The project office will be moved to the FMU operational area south of the CN Rail corridor once the necessary building retrofits have been completed to accommodate staff and the existing building will be removed/demolished.
- Additional off-street parking areas have been added to portions of the site south of the CN Rail corridor and situated away from the designated foreshore ESA to minimize impacts.
- The BC Ferries FMU is currently serviced by a private sanitary forcemain that runs through the portion of the property north of the CN Rail corridor. This private sanitary infrastructure will need upgrading to service the BC Ferries FMU. The upgraded sanitary alignment has been selected to minimize impacts to the ESA and also to ensure no disturbance to the 5 m RMA along Rice Mill Road.
- Vehicle access to the BC Ferries FMU will continue to be from the access road located on the MOTI Highway 99 right-of-way that is generally on the east side of the FMU adjacent to the highway. An access permit authorized by MOTI to BC Ferries enables use of this access road.
- Consistent with the associated rezoning application, dike infrastructure works will be undertaken through a Servicing Agreement. Due to the specific operational needs to service and maintain vessels moored in the basin, a majority of the BC Ferries FMU buildings and supporting operations are located outside of the dike infrastructure to be implemented. In response, a Flood Construction Level (FCL) of 3.85 m GSC is required for new construction and elevation/grading around buildings will be raised to meet this FCL, but also take into account the operational needs to access and service vessels moored in the basin and be at a proximate elevation to the water level.

Environmentally Sensitive Area – Shoreline/Intertidal ESA Type (Portion of Site South of the CN Rail Corridor)

- The project QEP undertook a detailed bio-physical inventory and environmental impact assessment for the ESA designated (shoreline and intertidal ESA) portions of the site located south of the CN Rail corridor (Attachment 5). In general, the QEP identified that for areas where land modification and development was proposed for the BC Ferries FMU project, a majority was categorized as existing disturbed/impervious areas with no existing vegetation/habitat (due to existing on-site development). Land modification works within these categorized disturbed/impervious and non-vegetated areas are not considered to impact the ESA. A smaller portion was categorized as poor to low quality habitat being impacted by proposed works and would therefore be addressed as part of the ESA compensation and restoration approach.

- The poor to low quality habitat referenced above was assessed by the QEP to include limited vegetation that was subject to frequent human disturbance with minimal habitat value and wildlife usage.
- The ESA assessment has taken into account changes in relation to the reduced overall footprint of new development and land modification resulting from the revised BC Ferries project scope outlined at the outset of this report. Furthermore, BC Ferries has decided to not include the basin tower crane as part of the FMU redevelopment, which has reduced the amount of ESA impacts.
- Habitat compensation and enhancement is provided for along the southeast portion of the subject site that wraps around the east side of the outer edge of the basin along the shoreline and intertidal type ESA's along the water (Attachment 5).
- This compensation strategy was developed to achieve a net gain in ESA quality through enhancement of existing identified poor to low-quality habitat to improve and increase their ecological function, diversity and connectivity.
- The area of ESA disturbance assessed by the QEP in this area is 1,177 sq. m (12,669 sq. ft.). The area of compensation will be 2,976 sq. m (32,033 sq. ft.) in area, resulting in a net gain of 2.5 to 1.
- This net gain of functional habitat will consist of removal of invasive species, soil improvements, and planting of native specie trees/shrubs/groundcovers. The compensation landscape plan also proposes retaining all of the 17 existing trees located on the south east portion of the site adjacent to the Fraser River and planting an additional 25 new trees within the shoreline ESA compensation and enhancement area.
- The project QEP and landscape plans confirm that an irrigation system comprised of sprinklers and houses will be temporarily established in the compensation and enhancement areas and operated on a timer (based on the season) and in accordance the recommendations of the QEP's post-construction monitoring and maintenance plan.

Environmentally Sensitive Area – Old Fields and Shrublands and Upland Forest (Portion of Site North of the CN Rail Corridor)

- The project QEP undertook a detailed bio-physical inventory and environmental impact assessment for the ESA designated (old fields and shrublands; upland forest ESA Types) for portions of the site located north of the CN Rail corridor (Attachment 6). The project QEP identified that the existing vegetated and habitat areas are consistent with the ESA type categorized for this area and also observed significant incursion of invasive plant species (i.e., Himalayan blackberry) into the area. Impacts to the ESA in this area relate to the installation of a new private sanitary forcemain that is generally located outside of the RMA along the north edge of the site and parallel to Rice Mill Road. The footprint and anticipated ESA impact from the new private sanitary forcemain is 1,076 sq. m (11,582 sq. ft.) based on a 3 m wide linear footprint required for this infrastructure.
- The alignment of the private sanitary infrastructure has been selected to minimize impacts to the ESA, reduce tree removals, ensure no disturbance or incursion into the RMA and ensure the system functions effectively.
- Habitat compensation and enhancement is proposed in a number of locations that provide linear habitat corridors and improved ecological habitat that will reduce negative human/wildlife interactions (Attachment 6).

Generally, these habitat compensation and enhancement corridors are located along the southern edge adjacent to the CN Rail corridor and along Rice Mill Road to provide further ecological benefit to the RMA watercourse in this area.

- The area of ESA disturbance assessed in this area by the QEP is 1,076 sq. m (11,582 sq. ft.). The area of compensation provided in existing ESA designated portions of this area will be 2,432 sq. m. (26,178 sq. ft.) plus an additional 754 sq. m (8,116 sq. ft.) of compensation in an adjacent vegetated area to the east that is outside of the ESA. The total compensation area within and outside of the ESA is 3,186 sq. m (34,294 sq. ft.) resulting in a net gain of 2.9 to 1.
- This net gain of functional habitat will consist of the removal of invasive species, soil improvements, and planting of native specie trees, shrubs and groundcovers in the areas outlined above. A total of 145 new trees will be planted within the landscape compensation areas.
- In addition, the areas to be temporarily disturbed from the private sanitary infrastructure installment (trenching) will be hydro seeded to restore grassed ground cover in the area. This restoration activity is in addition to proposed planted restoration activities described above.
- The project QEP and landscape plans confirm that an irrigation system comprised of sprinklers and houses will be temporarily established in the compensation and enhancement areas and operated on a timer (based on the season) and in accordance with the recommendations of the QEP's post-construction monitoring and maintenance plan.

Summary of ESA Compensation and Enhancement – Entire Subject Site

- A total area of 6,162 sq. m (66,327 sq. ft.) compensation and enhancement planting areas is proposed as part of this Development Permit application for ESA's on the subject site (north and south of the CN Rail corridor). The project QEP has identified that a total disturbance area of 2,253 sq. m (24,251 sq. ft.) resulting in a 2.74 to 1 net gain of ecological habitat that will be secured through this Development Permit (Refer to Attachment 7 for a habitat balance sheet).
- This ESA compensation and enhancement approach and net gain in ecological habitat is equivalent to what was identified through the rezoning application. Based on further work on the compensation plans and reduced amounts of disturbances to the ESA as a result of the change in overall project scope for the BC Ferries FMU project, an improved ratio of 2.74 to 1 of net gain of functional ecological habitat will be implemented for this development (compared to the 2.36 to 1 net gain ratio identified through the previous rezoning application proposal).

Riparian Management Area (5m) – Proposed Compensation Approach

- Identified disturbance activities within the RMA (5 m) along the subject site's Rice Mill Road frontage and the proposed compensation and restoration approach are as follows:
 - Installation of an upgraded water line that services the BC Ferries FMU in the Rice Mill Road allowance generally along the gravelled and grass road shoulder and removal of two existing culverts within the RMA (5 m). Restoration activities will consist of daylighting of the watercourse from culvert removals and hydro-seeding of all disturbed areas to allow for suitable ground covers to be established in these areas, which will be included as part of the Servicing Agreement works (SA 20-891044).

- Removal of one tree located within the RMA at the north east corner of the subject site in relation to a Statutory Right-of-Way required for water services. Compensation will be replacement trees at a 3:1 ratio that will be included in the landscape compensation plantings that will provide equivalent ecological benefit and function within the RMA along Rice Mill Road.

Tree Retention, Removal and Replacement Summary

- Refer to Table 1 that summarizes proposed tree retention, removal and replacement for the BC Ferries FMU redevelopment.

Table 1

	Impacted Trees	Required Replacement Trees	Planted Replacement Trees	Cash in Lieu for Replacement Trees
BC Ferries Land North of CN Rail	- 26 trees impacted by private sanitary line - 1 tree impacted in RMA (servicing)	2:1 ratio – 44 trees 3:1 ratio – 15 trees	148 trees (min 8 cm calliper or 4 m ht.)	N/A
BC Ferries Land South of CN Rail	- 62 trees impacted by dike infrastructure - 5 trees impacted by FMU and related works	2:1 ratio – 132 trees 3:1 ratio – 6 trees	25 trees (min 8 cm calliper or 4 m ht.)	N/A
Total	94 trees impacted	197 replacement trees	173 planted trees	24 trees @ \$750 per tree (\$18,000)

- As outlined in *Table 1*, 27 trees are proposed for removal in the area north of the CN Rail corridor due to private sanitary line installation and services required for the project. In the area to the south of the CN Rail corridor, 67 trees are proposed for removal due to dike infrastructure and uses that support the FMU. In total, 94 trees are proposed for removal and will be compensated by 173 replacement tree plantings (148 new trees located in compensation areas north of the CN Rail corridor; 25 new trees located in compensation areas south of the CN Rail corridor). The remaining 24 replacement trees will be provided through a cash-in-lieu contribution secured as a Development Permit consideration for this project.
- The project's QEP and consulting landscape architect has indicated that the number and sizing of planted replacement trees in the ESA compensation and enhancement areas take into account existing vegetation and trees that will be retained. Furthermore, tree sizing and planting density have been developed to account for spacing guidelines for new tree plantings and survivorship of replacement trees to be planted.
- The compensation landscape plans included in this Development Permit application include the planned replacement trees. The project QEP and consulting landscape architect have confirmed that the plant listings include native species and plantings that are appropriate to the surrounding habitat.
- Refer to Attachment 8 that provides the Tree Management Plan for the subject site.

Engineering – Phased Dike Works

- Consistent with the rezoning considerations, the applicant is required to undertake dike infrastructure works in a phased manner and will be secured through a Statutory Right-of-Way and Servicing Agreement (SA 20-891043) for the subject redevelopment.
- Through the Servicing Agreement design review process, the alignment of the Dike has been adjusted at the south west portion of the site to extend Dike protection along the west edge of the basin (refer to Attachment 3 for the general dike alignment). Diking infrastructure works to be completed through the BC Ferries FMU redevelopment adheres to the City's Flood Protection Management Strategy.

External Agency Approvals – Federal and Provincial

- Federal Department of Fisheries and Oceans (DFO) has provided a letter of advice (Attachment 9) for the BC Ferries FMU redevelopment in relation to how to address fish habitat and fish species at risk on the site. Through this letter, DFO has advised that this proposal would not result in serious harm to fish or fish habitat and has identified implementation measures that are required to be adhered to as part of the BC Ferries FMU project and related works.
- Provincial Ministry of Forests has provided a Change Approval (Attachment 10) under the *Water Sustainability Act (WSA)* for works and development to various watercourses on and around the subject site.
- The Federal and Provincial authorizations included the proposed Dike infrastructure works to be completed by BC Ferries through the required Servicing Agreement (SA 20-891043), and did not require any additional environmental compensation to be provided by the applicant.
- The environmental mitigation and compensation measures referenced in the DFO letter of advice and Provincial Change Approval letter are consistent with the compensation being provided and secured through this Development Permit application and associated Servicing Agreement(s) for this project.

Proposed Future Subdivision of BC Ferries Lands Subject to an ESA

- BC Ferries has identified future plans to subdivide the consolidated lands into two lots. One lot is proposed for the lands south of the CN Rail corridor. One lot is proposed for the lands north of the CN Rail Corridor. A draft subdivision plan is contained in Attachment 11.
- As the consolidated subject site is designated an ESA, approval is required for the proposed subdivision of the subject site and is included in this Development Permit proposal.
- A subdivision application will be required to be submitted to the City and reviewed by staff, subject to Council adoption of the rezoning bylaw for the subject site and issuance of this Development Permit. The future subdivision application for the subject site will also require approval from the Ministry of Transportation and Infrastructure (MOTI) as the subject site abuts Highway 99, which is a MOTI controlled highway.
- Consideration of the proposed subdivision would occur after rezoning adoption and issuance of the Development Permit. The subdivision proposal involving lands designated as an ESA is generally supported on the following basis:
 - The subdivision would not have any impacts to the ESA compensation being secured on any portions of the subject site.
 - The property largely functions as two separate parcels as the current CN Rail corridor bisects the site as a whole.

Implementation, Monitoring, Maintenance and Performance Provisions

- A legal agreement will be registered on the consolidated lot to secure the ESA landscape compensation and enhancement areas, forming part of this Development Permit application. This legal agreement will also include ESA compensation post-implementation monitoring and maintenance provisions in accordance with the project QEP's report and recommendations and accompanying landscape plans for the project. The legal agreement will also identify that the ESA compensation and enhancement areas cannot be removed or disturbed. This legal agreement will be registered on title as a Development Permit consideration item to be completed for this project (Attachment 12 – Development Permit considerations).
- In accordance with the recommendations of the project QEP, once ESA compensation and enhancement works have been implemented, monitoring will occur over a five-year period to ensure vegetation establishment, survival and growth. During the first three years, monitoring and inspections will occur twice a year (early spring and late summer) and once a year in the final two years of the monitoring period. The QEP will also provide to the City annual reports throughout the monitoring period. The above parameters will be included into the legal agreement to secure the ESA landscape compensation and enhancement areas.
- A Construction and Environmental Management Plan (CEMP) has been developed for the BC Ferries FMU project and is required to be submitted and complied with through the Servicing Agreement and Building Permit processes for the FMU redevelopment.
- Prior to Development Permit issuance, the applicant is required to submit a landscape security for all proposed ESA compensation and enhancement works identified in the plans, based on 100 per cent of the cost estimate provided by the landscape architect (including a 10 per cent contingency).
- In addition, a legal agreement will be registered on the consolidated lot to secure all utilities and services required for the operations of the BC Ferries FMU that are being provided through the portion of land north of the CN Rail corridor or through the existing CN Rail corridor right-of-way itself cannot be removed or modified in such a manner that would impact the utilities and services required by the BC Ferries FMU. This legal agreement will also specify that any utilities or servicing that crosses the CN Rail corridor will need to be secured with the applicable licenses and approvals to be obtained in perpetuity by BC Ferries.

Sustainability Provisions

- For the new machine shop building to be constructed, building mechanical heating, ventilation and air condition systems will utilize energy efficient air sourced heat pumps. Additional measures to be included to improve building energy efficiency are implementation of energy efficient windows, variable speed ventilation systems and occupant sensor controlled LED lighting fixtures. Water conservation improvements are also being incorporated into the buildings' plumbing system.
- For the existing buildings to be retrofitted, building mechanical systems to be added or upgrades will be energy efficient in addition to occupant sensor controlled LED lighting fixtures. Water conservation improvements are also being incorporated into the buildings' plumbing system.
- External lighting is limited to building mounted lighting and pole mounted lighting (i.e., typical street light height) that is downward oriented.

Conclusions

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



Kevin Eng
Planner 3
(604-247-4626)

KE:cas

- Att.
- 1: Location Map
 - 2: Development Data Sheet
 - 3: Overall Site Plan
 - 4: ESA and RMA Site Plan
 - 5: ESA Habitat Types (South of CN Rail Corridor)
 - 6: ESA Habitat Types (North of CN Rail Corridor)
 - 7: ESA Habitat Balance Data (Entire Site)
 - 8: Tree Management Plan
 - 9: DFO Letter of Advice
 - 10: Provincial Change Approval Authorization (Water Sustainability Act)
 - 11: Preliminary Subdivision Plan
 - 12: Development Permit Considerations



DP 18-824566

Attachment 2

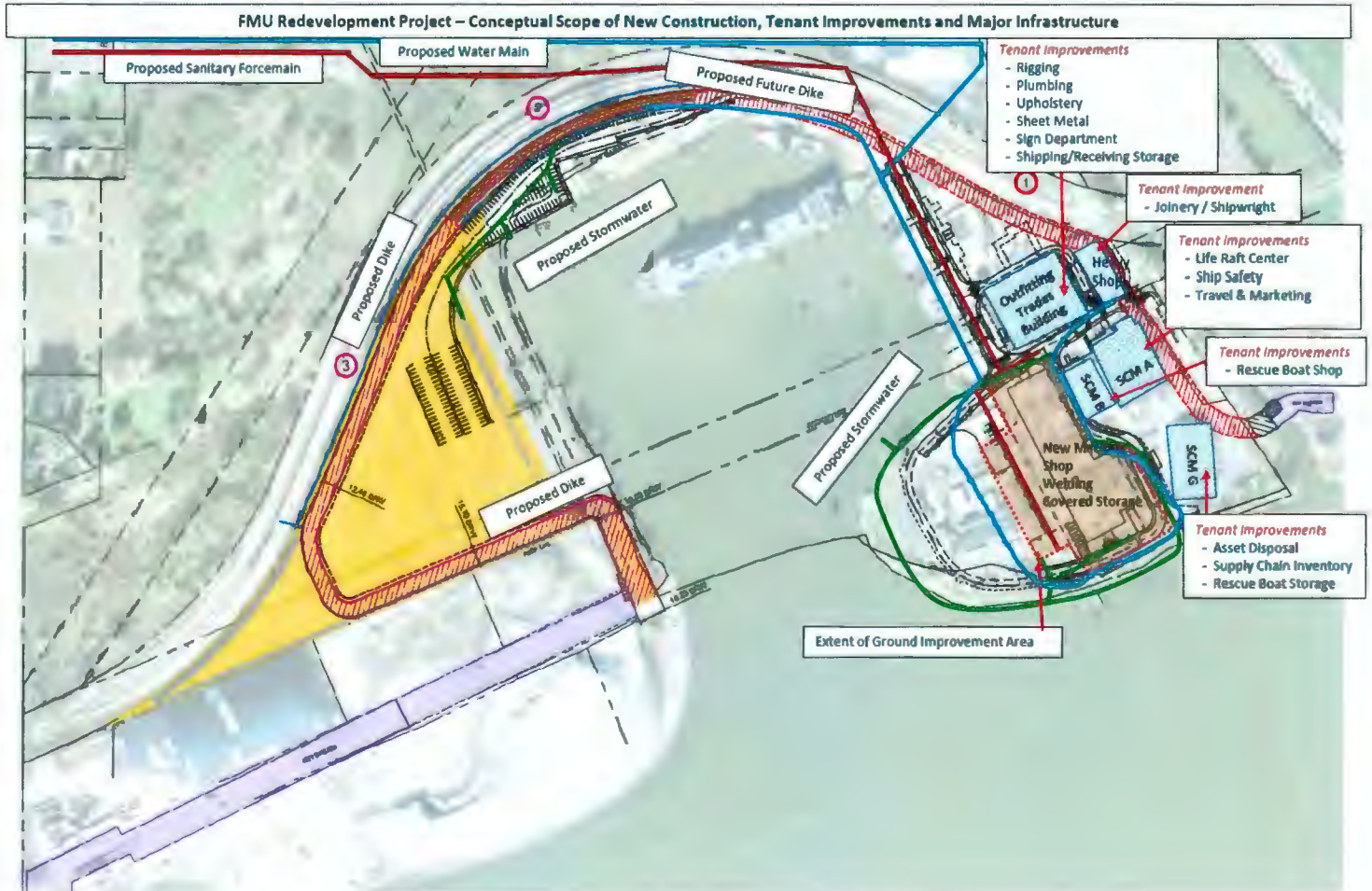
Address: 12700 and 12800 Rice Mill Road and 12280 and 12300 No. 5 Road

Applicant: SNC Lavalin Inc Owner: BC Ferry Services Inc.

	Existing	Proposed
Site Area:	245,065 m ²	No Change
Land Uses:	BC Ferries Fleet Maintenance Unit – Marine vessel repair and moorage	No change
OCP Designation:	Industrial	No change
Zoning:	Agricultural (AG1) and Light Industrial (IL)	Lands north of CN Rail corridor – No change Lands south of CN Rail corridor – BC Ferries Fleet Maintenance and Moorage (ZI14) zone

	Bylaw Requirement Proposed ZI4 Zone	Proposed	Variance
Floor Area Ratio:	1.0	0.07 (Total new building plus existing retained buildings)	none permitted
Lot Coverage:	Max. 60%	5%	none
Setback – Front Yard (East):	Min. 4.5 m (for new construction)	Approximately 65 m (for new machine shop building)	none
Setback – Side Yard (Exterior):	Min. 3.0 m	N/A	none
Height (m): Buildings	Max. 22.2 m	22.2 m	none
Off-street Parking Spaces	174	192	none
Off-street Parking Spaces – Accessible:	4	5	none
Bicycle Parking Spaces	Class 1 – 22 Class 2 – 22	Class 1 – 22 Class 2 – 22	none

Overall Site Plan – BC Ferried Fleet Maintenance Unit Redevelopment



ESA and RMA Site Plan





ESA Habitat Types (North of CN Rail Corridor)





HABITAT BALANCE SHEET

Disturbances and Proposed Compensation for Impacts in ESA SH-5 and ESA IT-5 (South of CN Right of Way)

Type of Disturbance/Enhancement	ESA Classification	Habitat Type	Area of Disturbance in ESA (m ²)	Area of Compensation (m ²)	Compensation Ratio
Building demolition/construction, roads and parking**	Shoreline ESA SH-5	Poor to low quality (vegetated)	887	-	-
Stormwater outfall (southeast)	Subtidal ESA IT-5	Low quality sheet pile wall	5 0*	-	-
Stormwater outfall (northwest)	Subtidal ESA IT-5	Low quality sheet pile wall	5 0*	-	-
General Fill and Parking Lot**	Shoreline ESA SH-5	Poor to low quality (vegetated)	280	-	-
Shoreline Enhancement (Soil amendment, removal of invasive species, and planting of trees, shrubs and forbs)	Shoreline ESA SH-5	Moderate to high quality (vegetated)	-	2 97	-
Disturbance Summary***			1,177	2,976	2.5:1

Note: No net to the offsetting recommended for subtidal IT-5 (IT-5 Disturbance) due to the limited disturbance footprint. (Offsetting is achieved through the ESA SH-5 compensation.)

** Includes Segments 2 and 3 of the Proposed Plan. Excludes Segment 1 of the proposed plan.

*** Consistent with previous submissions, disturbance to riparian (Non-Vegetated) areas was not included in the IT-5 disturbance area.

**** Area of disturbance associated with the 2025 lake construction included from the Summary of compensation and enhancement upon Proposed and Federal permitting completion.

Disturbances and Proposed Compensation for Impacts in ESA SH-6 (North of CN Right of Way)

Type of Disturbance/Enhancement	ESA Classification	Habitat Type	Area of Disturbance in ESA (m ²)	Area of Compensation (m ²)	Compensation Ratio
Sanitary for se mar	Upland forest/old field and shrublands ESA SH-6	Disturbed (Poor to low quality) Shrubland Upland Forest	1 076	-	-
Grassed Enhancement (Hydroseeding to establish ground cover)	Upland Forest and Shrubland ESA SH-6	Low quality (vegetated)	-	1 076	-
Upland Forest and Shrubland Enhancement (Soil amendment, remove invasives, plant trees, shrubs and forbs)	Upland forest/old field and shrublands ESA SH-6	Moderate to high quality (vegetated)	-	1 188	-
Disturbance Summary			1,076	3,186	3.0:1

Note: Although the 1114 m² area of sanitary disturbance will be required to achieve the habitat 3:1 ratio not included in the total compensation area or compensation ratio calculation since the proposed project includes and has concerns with the upland forest/shrublands and old field disturbance of the 1:1.

Excavation for proposed sanitary main to be conducted under arborist supervision where within 1.5m of TPZ's of retained trees.



With Windows and the Internet, it's not surprising that the Internet has become a major source of information for the business community. The Internet has become a major source of information for the business community. The Internet has become a major source of information for the business community.



Fisheries and Oceans
Canada

Pacific Region
Ecosystem Management Branch
200 – 401 Burrard Street
Vancouver, BC
V6C 3S4

Pêches et Océans
Canada

Région du Pacifique
Direction de la gestion des écosystèmes
Pièce 200 – 401 rue Burrard
Vancouver (C.-B.)
V6C 3S4

ATTACHMENT 9

October 19, 2023

Your file *Votre référence*

Our file *Notre référence*
23-HPAC-00422

British Columbia Ferry Services Inc.
Attention: Shane Scroggie
Suite 500-1321 Blanshard St
Victoria, BC, V8W 0B7

Via email: shane.scroggie@bcferries.com

Subject: Dike Extension, Fraser River, Richmond – Implementation of Measures to Avoid and Mitigate the Potential for Prohibited Effects to Fish and Fish Habitat

Dear Shane Scroggie:

The Fish and Fish Habitat Protection Program (the Program) of Fisheries and Oceans Canada (DFO) received your proposal on March 13, 2023. We understand that you propose to:

- Construct a dike and parking lot that will encroach into riparian habitat on the west bank of Deas Basin and require alteration of approximately 454 m² of riparian habitat (i.e., area within 30 m of top of bank);
- Place riprap to stabilize the dike slope, resulting in a footprint of approximately 50m² below the high water mark;
- Install a 600mm diameter pre-cast concrete pipe outfall to convey drainage from the proposed parking lot; and,
- Remove invasive plants and restore disturbed riparian areas with native grass and herbaceous plants suitable for the site.

Our review considered the following information:

- Request for Review package and supporting documents completed by Shane Scroggie, including:
 - *BC Ferries FMU Development Project Construction Environmental Management Plan*, prepared by SNC Lavalin Inc., dated April 14, 2023;
 - *Environmentally Sensitive Area Environmental Assessment Memo – 2023 Dike Revisions*, prepared by SNC Lavalin Inc., dated March 2, 2023; and,
 - *BC Ferry Services Inc Fleet Maintenance Unit (FMU) Development Project North and West Dike Design*, prepared by SNC Lavalin, dated May 3, 2023.

- Email correspondence between Ryan Stinson (SNC Lavalin Inc.), Mark Toohey (SNS Lavalin Inc.), Keith Dunbar (SNC Lavalin Inc.) and Jason Runtas (DFO) between May 10 and August 25, 2023;
- Virtual MS Teams meeting between Ryan Stinson (SNC Lavalin Inc.), Mark Toohey (SNS Lavalin Inc.), Keith Dunbar (SNC Lavalin Inc.) and Jason Runtas (DFO) on July 10, 2023; and,
- Site visit meeting with Ryan Stinson (SNC Lavalin Inc.), Jason Runtas (DFO), and Arainn McKenzie (DFO) on August 23, 2023.

Your proposal has been reviewed to determine whether it is likely to result in:

- the death of fish by means other than fishing and the harmful alteration, disruption or destruction of fish habitat which are prohibited under subsections 34.4(1) and 35(1) of the *Fisheries Act*; and
- effects to listed aquatic species at risk, any part of their critical habitat or the residences of their individuals in a manner which is prohibited under sections 32, 33 and subsection 58(1) of the *Species at Risk Act*.

The aforementioned outcomes are prohibited unless authorized under their respective legislation and regulations.

To avoid and mitigate the potential for prohibited effects to fish and fish habitat (as listed above), it is important that all proposed measures are implemented as set out in the information that was submitted to the Program in relation to your project. In addition, we recommend implementing the measures listed below. If there is a conflict between the proposed measures as set out in the information that was submitted to the Program and the following measures, the following measures shall prevail.

- Ensure a Qualified Environmental Professional (QEP) is on site for start-up and during any works with the potential to harm fish or degrade fish habitat. The QEP is required to monitor for compliance with regulations and to ensure appropriate implementation of environmental best management practices, including adherence to water quality.
- The removal of or disturbance to riparian vegetation should be kept to a minimum to complete the works; only remove the four (4) mature trees (4353-6, 4353-7, 4376, and 4377) identified through correspondence with Ryan Stinson (SNC-Lavalin Inc.).
 - Avoid tree removal where possible.
 - Proposed riparian replanting should be conducted as soon as possible.
 - Monitoring of planted riparian vegetation for survival is recommended for a period of 3 years, minimum, to ensure success.
- Works below the high water mark should be conducted in the dry during low tide and during the least risk to fish instream work window of July 16 – February 28.
- Complete the works as quickly as possible once they are started.
- Undertake works during dry weather.
- Equipment is to be operated from the top of the bank.

- Ensure that material such as rock, riprap, or other materials placed on the banks or within the active channel or floodplain of the watercourse is inert and free of silt, overburden, debris, or other substances deleterious to aquatic life.
- Minimize the introduction of sediments (e.g., silts, clays and sand) into the watercourse or downstream reaches of the watercourse.
- Develop and implement an erosion and sediment control plan to avoid and minimize the introduction of sediment into or induced sedimentation in the watercourse.
- Do not deposit any substances deleterious to fish or fish habitat directly or indirectly into the watercourse or downstream reaches of the watercourse.
- Develop and implement a spill prevention and emergency response plan to avoid a spill of deleterious substances into the watercourse.

Provided that you incorporate these measures into your plans, the Program is of the view that your proposal is not likely to result in the contravention of the above mentioned prohibitions and requirements.

Should your plans change or if you have omitted some information in your proposal, further review by the Program may be required. Consult our website (<http://www.dfo-mpo.gc.ca/pnw-ppe/index-eng.html>) or consult with a qualified environmental consultant to determine if further review may be necessary. It remains your responsibility to remain in compliance with the *Fisheries Act*, the *Species at Risk Act* and the *Aquatic Invasive Species Regulations*.

It is also your Duty to Notify DFO if you have caused, or are about to cause, the death of fish by means other than fishing and/or the harmful alteration, disruption or destruction of fish habitat. Such notifications should be directed to the DFO-Pacific Observe, Record and Report phone line at 1-800-465-4336 or by email at DFO.ORR-ONS.MPO@dfo-mpo.gc.ca.

Please notify the Program by email at Jason.Runtas@dfo-mpo.gc.ca at least 10 days before starting your project, ensuring your file number and appropriate on-site contact information is included. We recommend that a copy of this letter be kept on site while the work is in progress. It remains your responsibility to meet all other federal, territorial, provincial and municipal requirements that apply to your proposal.

Please note that the advice provided in this letter will remain valid for a period of 1 year from the date of issuance. If you plan to execute your proposal after the expiry of this letter, we recommend that you contact the Program to ensure that the advice remains up-to-date and accurate. Furthermore, the validity of the advice is also subject to there being no change in the relevant aquatic environment, including any legal protection orders or designations, during the 1 year period.

If you have any questions with the content of this letter, please contact Jason Runtas at our at (778) 954 9458 or by email at Jason.Runtas@dfo-mpo.gc.ca. Please refer to the file number referenced above when corresponding with the Program.

Sincerely,

A handwritten signature in blue ink, appearing to read 'A. McKenzie'.

Arainn McKenzie
A/ Senior Biologist
Fish and Fish Habitat Protection Program

c.c.: Ryan Stinson, SNC-Lavalin Inc., ryan.stinson@snclavalin.com



October 13, 2023

Approval Number: 2010331

Attention: Shane Scroggie
British Columbia Ferry Services Inc.
12800 Rice Mill RD
Richmond, BC V6W 1A1

Sent via email: Shane Scroggie | British Columbia Ferry Services Inc. |
shane.scroggie@bcferries.com

Dear Shane Scroggie,

Re: Change Approval - Changes In and About a Stream on Deas Basin and Rice Mill Road Ditch

A Change Approval for the above application has been granted and a *Water Sustainability Act* Section 11(1) Changes In and About a Stream Approval document verifying this is attached.

You are reminded to submit copies of all interim and final environmental and archaeological reports produced for this project to Tsawwassen First Nation at:
referrals@tsawwassenfirstnation.com

This Change Approval does not authorize entry onto private or Crown owned land. Permission of the affected landowner must be obtained and should be in writing for your protection.

This Approval does not constitute authority of any other agency. The holder of this Approval shall have the necessary permits from other agencies concerned prior to the commencement of the works authorized herein. The permit holder is required to adhere to all other applicable Provincial and Federal Regulations.

A copy of this Approval (and associated plans/drawings listed on this Approval) must be available for inspection, upon request, at any location where the authorized changes in and about a stream are being undertaken.

This Approval requires the oversight of an appropriately Qualified Professional. For the purposes of this authorization, that professional must be registered with one of the five professional regulatory bodies named under the *Professional Governance Act* of British Columbia. They must be in good standing and acting under that professional regulatory body's code of ethics and subject to disciplinary action by that professional regulatory body.

The holder of this Approval shall ensure that any proposed development and/or changes do not impact traditional or special sites in accordance with the *Heritage Conservation Act* or the ability of First Nation community members to participate in traditional activities on the land and water.

Archaeological sites (both recorded and unrecorded) are protected under the *Heritage Conservation Act* and must not be altered or damaged without a permit from the Archaeology Branch. The holder of this Approval must advise everyone who will be involved in ground-disturbance and construction that if archaeological materials are encountered, activities must be halted, and the Archaeology Branch contacted at 250-953-3334 for direction.

Section 105 of the *Water Sustainability Act* gives the recipient of this notice the right to appeal my decision. You may file an appeal within 30 days of the date indicated on this letter. Information on filing an appeal can be found on the Environmental Appeal Board website at <http://www.eab.gov.bc.ca/>.

If you have any questions or concerns regarding the document issued or the content of this letter, please contact the South Coast Office at WaterActReferrals.LowerMainland@gov.bc.ca.

Sincerely,



Caroline Ashekian, RPBio
Assistant Water Manager

pc: Mark Toohey | SNC-Lavalin Inc. | mark.toohey@snc-lavalin.com
Chad Paulin | City of Richmond | envsustainability@richmond.ca
Kristen Endacott | Ministry of Forests | kristenendacott@gov.bc.ca
Cowichan Tribes
Halalt First Nation
Katzie First Nation
Kwantlen First Nation
Lyackson First Nation
Musqueam Indian Band

Penelakut Tribe
Semiahmoo First Nation
Snuneymuxw First Nation
Stz'uminus First Nation
People of the River Referrals Office (PRRO)
Ts'uubaa-asatx First Nation
Tsawwassen First Nation
Tsleil-Waututh Nation



October 13, 2023

Approval Number: 2010331

APPROVAL

WATER SUSTAINABILITY ACT - Subsection 11(1)
(Changes in and about a stream)

BRITISH COLUMBIA FERRY SERVICES INC.

is hereby authorized to make changes in and about a stream as follows:

- (a) The names of the streams are Deas Basin and Rice Mill Road Ditch.
- (b) The changes to be made in and about the stream are:
 - 1. Daylighting of Rice Mill Road Ditch by removing two culverts, Culvert 1 and Culvert 2, and recontouring the open channel.
 - 2. Daylighting of one culvert inlet, Culvert 3.
 - 3. Replacement of one 150mm diameter storm sewer outfall pipe tied into vertical sheetpile wall and discharging into southeast corner of Deas Basin with a 600mm diameter pre-cast concrete outfall pipe.
 - 4. Installation of one new 600mm diameter pre-cast concrete storm sewer outfall tied into vertical sheetpile wall in the northwest corner of Deas Basin.
 - 5. Construction of Segment 3 conventional earthen berm dike extension to the Deas Basin throat to 4.9 m GD
 - 6. General fill placement to 3.85 m GD - Within the dike extension the existing grade will be raised to 3.85 m GD using general fill
 - 7. Creation and enhancement of approximately 2976 square metres of riparian habitat for restoration.

All works shall occur within Municipal Road Right Of Way on the South side of Rice Mill Road, in the vicinity of Lots 1 and 7, Parcel "B", Sections 7 and 8, Block 3, North Range 5 West and District Lots 6852 and 8018, Group 1, New Westminster District, Plans BCP14018, 27577 and 12534.

- (c) The location of the works are at the following coordinates, as provided by the applicant: 49.1225350, -123.0862890, 49.1227600, -123.0883210, 49.1233800, -123.0829300, 49.1260500, -123.0837800.
- (d) The works authorized in this Approval shall be completed on or before February 28, 2025.
- (e) All works associated with the Effectiveness Monitoring Plan, as outlined in clause (z) below, shall be completed by February 28, 2030, five years after the works are completed.
- (f) Work in the stream and stream channel shall occur only during the period of July 16 to February 28, so that the fisheries interests are protected.
- (g) All works shall be completed within the designed project footprint and in accordance with the following documents. Any major changes to the design must be submitted to the Water Manager for written authorization.
 - 1. BC Ferries Fleet Maintenance Unit (FMU) Development Project Environmental Assessment Environmentally Sensitive Area (ESA) SH5 and IT5 Development Permit Report, dated August 31, 2022, prepared by SNC-Lavalin Inc.
 - 2. BC Ferries Fleet Maintenance Unit (FMU) Development Project Environmental Assessment
 - 3. Environmentally Sensitive Area (ESA) SH6 Development Permit Report, dated August 31, 2022, prepared by SNC-Lavalin Inc.
 - 4. Environmentally Sensitive Area Environmental Assessment Memo – 2023 Dike Revisions, dated March 2, 2023, prepared by SNC-Lavalin Inc.
 - 5. Bio-Physical Inventory West of Deas Basin – 2023 Dike Revisions, dated February 14, 2023, prepared by SNC-Lavalin Inc.
 - 6. Pathway of Effects Analysis, no date, prepared by SNC-Lavalin Inc.
 - 7. BC Ferries FMU Development Project Construction Environmental Management Plan, dated April 14, 2023, prepared by SNC-Lavalin Inc.
 - 8. Engineered drawings, “FMU Redevelopment Project”, drawing no. L2 through L29, dated July 11, 2023, prepared by M2 Landscape Architecture.
 - 9. Engineered drawings, “FMU Redevelopment Project Overall Site”, dated February 2022, prepared by SNC-Lavalin Inc.
 - 10. Engineered drawings, “FMU Development Project Overall Site”, dated November 2022, prepared by SNC-Lavalin Inc.
 - 11. Engineered drawings, “FMU Development Project Dike Statutory Right Of Way (Proposed)”, dated February 2023, prepared by SNC-Lavalin Inc.
 - 12. Engineered drawings, “Typical Cross Section New River Dike”, dated February 2008, prepared by Golder Associates.

13. Planting plan, "Storm 12800 Rice Mill Road City File SA20-891044 Grading + Drainage Plan", drawing no 891044-20-07, dated October 5, 2020, prepared by SNC-Lavalin Inc.
 14. Archaeological Resource Chance Find Procedures and Management Guidelines for Upgrades to BC Ferries' Deas Dock Operations Area in Richmond, B.C., no date, prepared by Arrowstone Archaeological Research and Consulting Ltd.
- (h) All work shall be carried out in accordance with the Provincial "Requirements and Best Management Practices for Making Changes In and About a Stream in B.C." (2022). The Provincial guidance document can be found at the following link: <https://www2.gov.bc.ca/assets/gov/environment/air-land-water/water/working-around-water/wsa-cias-requirements-bmps.pdf>
- (i) The holder of this Approval must hire an appropriately Qualified Professional to conduct Environmental Monitoring on all in-stream works authorized under this Approval. The Qualified Professional is responsible for observing the methods of construction and preparing information and reports on the compliance of the construction activities. The Qualified Professional shall:
1. Ensure all best management practices and mitigation measures are in place to avoid and minimize environmental impact on the land and on fish and fish habitat of the stream.
 2. Where applicable, assist in the isolation of the stream prior to the commencement of works.
 3. Implement and ensure erosion and sediment control measures are constructed, installed, and maintained appropriately for the full duration of instream works.
 4. Supervise all instream works authorized under this Approval.
 5. When the works involve temporary diversions to isolate the work site,
 - i) Monitor all diversion works daily to ensure pumps and flow bypasses are in proper working condition;
 - ii) Ensure diversion works that include pump intakes be screened for fish and aquatic species in accordance with the "Interim code of practice: End-of-pipe fish protection screens for small water intakes in freshwater" (Fisheries and Oceans Canada, 2020); and
 - iii) Ensure fish are prevented from entering the works.
 6. When the works involve dewatering or isolation of flow and the stream is known or suspected to contain fish and/or amphibians,
 - i. Attend the site prior to conducting any instream works to complete fish and wildlife search and salvage(s);
 - ii. Obtain any permits needed prior to undertaking the salvage(s); and
 - iii. Inspect the extraction area for fish stranding at least once after water levels have declined.

7. Be granted authority to stop the work authorized under this Approval if deemed necessary to address risks to the environment. The Qualified Professional or their designate must be on site during all phases of construction in and around the stream to ensure this component is upheld.
 8. Report any spills including detailed information such as time of day, staff involved, nature, cause, and degree of spill, recovery process deployed, and agencies notified.
 9. In the event of an environmental incident or non-compliance with any of the terms or conditions of this Approval, an appropriately Qualified Professional must immediately mitigate the situation. Within 48 hours, each incident must be reported to the Water Manager at SouthCoastWSAReporting@gov.bc.ca with the Approval number in the subject line. The incident report shall describe mitigation measures employed and a rationale as to why works have resumed, or the next steps required before works may resume. The holder of this Approval must follow the advice of the appropriately Qualified Professional.
- (j) Work must be carried out during favourable weather and low flow.
- (k) Upon commencement of the project, the work shall be pursued to completion as quickly as possible.
- (l) All proposed works shall be completed in isolation of the stream flows.
- (m) All equipment and machinery used in or near the stream channel:
1. Must be in good operating condition and free of leaks, excess oil, and grease;
 2. Must have a spill containment kit readily accessible on-site. All staff must be trained in handling and applying a spill kit appropriately to any spills/incidents;
 3. Refueling must occur a minimum of 30 metres away from all streams; and
 4. Must use environmentally sensitive hydraulic fluids which are non-toxic to aquatic life and are readily or inherently biodegradable.
- (n) Any spill of a substance that is toxic, polluting, or deleterious to aquatic life of reportable quantities must be reported to the Dangerous Goods Incident Report 24-hour phone line at 1-800-663-3456.
- (o) Sediment and Erosion Control measures to prevent the release of silt, sediment or sediment-laden water must be in place before starting works that may result in sediment mobilization. Care shall be exercised during all phases of the work to prevent the release of silt, sediment, sediment-laden water, raw concrete, concrete leachate or any deleterious substances. All control measures must meet or surpass the Provincial "Requirements and Best

Management Practices for Making Changes In and About a Stream in B.C. " (2022) and the "Land Development Guidelines for the Protection of Aquatic Habitat" (Fisheries and Oceans Canada and the Province of British Columbia, 1993).

- (p) Discharge and runoff water from the site into any watercourse(s) must comply with the BC Approved Water Quality Guidelines for the Protection of Aquatic Life (<https://www2.gov.bc.ca/gov/content/environment/air-land-water/water/water-quality/water-quality-guidelines/approved-water-quality-guidelines>) and/or the applicable Local Government Bylaw(s).

Water quality monitoring must be conducted by an appropriately Qualified Professional or a designate Environmental Monitor on every day in which instream works are being conducted. Measurements must be taken upstream of any works taking place and within the extent of the sedimentation downstream of where instream work is actively occurring. Measurements are to be taken immediately prior to works beginning, and then at regular intervals until the works are completed and may require additional frequency during wet weather conditions. Wet weather conditions will be defined as being equal to or greater than 25 millimetres of rainfall within a 24-hour period.

- (q) All material utilized during construction shall be contoured and placed in a stable area such that it is not able to mobilize and managed to avoid entry into any stream or watercourse.
- (r) Site preparation and construction of the works is to be carried out from the banks of the stream, thus minimizing disturbance to the stream.
- (s) The holder of this Approval shall ensure that instream works are designed and installed so as not to restrict fish passage and/or lead to fish stranding. The works shall not result in depressions that have the ability to trap fish and other aquatic life.
- (t) All temporary works shall be removed on completion of the project, and the stream channel restored to its natural condition.
- (u) Vegetation along the banks of the stream shall be disturbed as little as possible. All disturbed areas must be restored using native vegetation that is suitable for the site conditions.
- (v) The hydraulic capacity of installed culvert(s) must be equivalent to the hydraulic capacity of the stream channel or be capable of passing the 1 in 200-year maximum daily flow without the water level at the culvert(s) inlet exceeding the top of the culvert(s).

- (w) Rock used as riprap shall be clean of any substances deleterious to aquatic life and shall be durable, angular in shape and suitably graded and sized to resist movement by stream flow. Any other engineering material required for the construction of the works shall be clean of any substances deleterious to aquatic life.
- (x) The holder of this Approval must provide a detailed post-construction report no later than December 1 of the year works are completed. The report must be submitted to SouthCoastWSAReporting@gov.bc.ca. The subject line of the email and the report must be labelled with this Approval file number. The report shall include a signed statement from an appropriately Qualified Professional summarizing:
1. The in-stream works undertaken;
 2. The timing of those works;
 3. The total in-stream area directly affected;
 4. The volume of gravel or sediment removed (if applicable);
 5. The frequency of monitoring, including the name(s) of the designated monitor(s);
 6. The water quality reporting (e.g., turbidity, pH)
 7. Representative site photographs;
 8. Whether or not they observed or were otherwise aware of any non-compliance with the terms and conditions of this Approval; and
 9. A description of any environmental incidents, non-compliance, or other difficulties, and how these were addressed and reported.
 10. As-built drawings of the installed structures.
- (y) To address the instream and riparian impacts associated with the project, the holder of this Approval must, under the supervision of an appropriately Qualified Professional, create a minimum of 2976 square meters of riparian habitat that is consistent with the Ministry's Environmental Mitigation Policy and Procedures and will form part of the Habitat Compensation Plan.
- (z) The holder of this Approval must retain an appropriately Qualified Professional to develop and implement a 5-year Effectiveness Monitoring Plan that includes:
1. Maintenance and monitoring of plantings (including watering);
 2. Replacement of plantings, where necessary, to ensure 100% tree survival and minimum 80% shrub and other vegetation survival rate;
 3. Invasive species management; and
 4. Monitoring water flow and function of altered channels with proposed adaptive management strategies to address shortfalls.

Annual reports must be submitted by December 1 of each calendar year following completion of construction to

October 13, 2023

Job Number: 124844
File Number: 2010331

SouthCoastWSAReporting@gov.bc.ca. The reports and subject line of the email must be labelled with this Approval file number.

Sincerely,

A handwritten signature in black ink, appearing to read 'Caroline Ashekian', with a stylized flourish at the end.

Caroline Ashekian, RPBio
Assistant Water Manager





**City of
Richmond**

Development Permit Considerations

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

Address: 12700 and 12800 Rice Mill Road and 12280 and 12300 No. 5 Road

File No.: DP 18-824566

Prior to Development Permit issuance, the following are to be met prior to forwarding this application to Council for approval:

1. Registration of a legal agreement at Land Titles Office (LTO) for the consolidated site that includes the following provisions related to the Environmentally Sensitive Area (ESA) compensation and enhancement areas forming part of this Development Permit application:
 - Includes all ESA compensation and enhancement to be provided on the subject site (portion of site north and south of the CN Rail corridor)
 - The ESA compensation and enhancement areas cannot be disturbed, modified or removed.
 - Include the project's Qualified Environmental Professional (QEP) post implementation monitoring and maintenance provisions as follows:
 - 5 year monitoring period;
 - During the first 3 years, inspections to occur twice yearly (early spring and late summer) and once a year in the final 2 years of the monitoring period.
 - QEP responsible for resolving any deficiencies during the monitoring period.
 - Annual reports to be submitted to the City by the project QEP.
2. Registration of a legal agreement at LTO for the consolidated lot to secure all utilities and services for the BC Ferries Fleet Maintenance Unit development on the subject site and that these services and utilities cannot be removed or modified in such a manner that would restrict or not allow access or negatively impact the operations of the BC Ferries FMU. This legal agreement shall also specify that any utilities or servicing that cross the CN Rail corridor will need to be secured with the applicable licenses and approvals in perpetuity by BC Ferries.
3. City acceptance of the developer's offer to voluntarily contribute \$18,000 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
4. Receipt of a landscape cost estimate (prepared by the landscape architect) and accompanying landscape security, to the satisfaction of the Director of Development, for all proposed ESA compensation and enhancement works identified in the plans, based on 100 percent of the cost estimate plus a 10 percent contingency. To accompany this landscaping security, a legal agreement that sets the terms of release of the security and is consistent with the monitoring

and maintenance recommendations from the project QEP, must be entered into between the applicant and the City.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.
3. Submission and approval of the Construction and Environmental Management Plan (CEMP) to be prepared by the project QEP.

Signed Copy on File

Signed

Date



City of Richmond

Development Permit

No. DP 18-824566

To the Holder: BC Ferry Services Inc.

Property Address: 12700 and 12800 Rice Mill Road and
12280 and 12300 No. 5 Road

Address: c/o Suite 500 - 1321 Blanshard Street
Victoria, BC V8W 0B7

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 #30 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 100% of the cost estimate, provided by the consulting landscape architect, of the Environmentally Sensitive Area landscaping compensation and enhancement works plus a 10% contingency to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit
No. DP 18-824566

To the Holder: BC Ferry Services Inc.

Property Address: 12700 and 12800 Rice Mill Road and
12280 and 12300 No. 5 Road

Address: c/o Suite 500 - 1321 Blanshard Street
Victoria, BC V8W 0B7

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

This Permit is not a Building Permit.

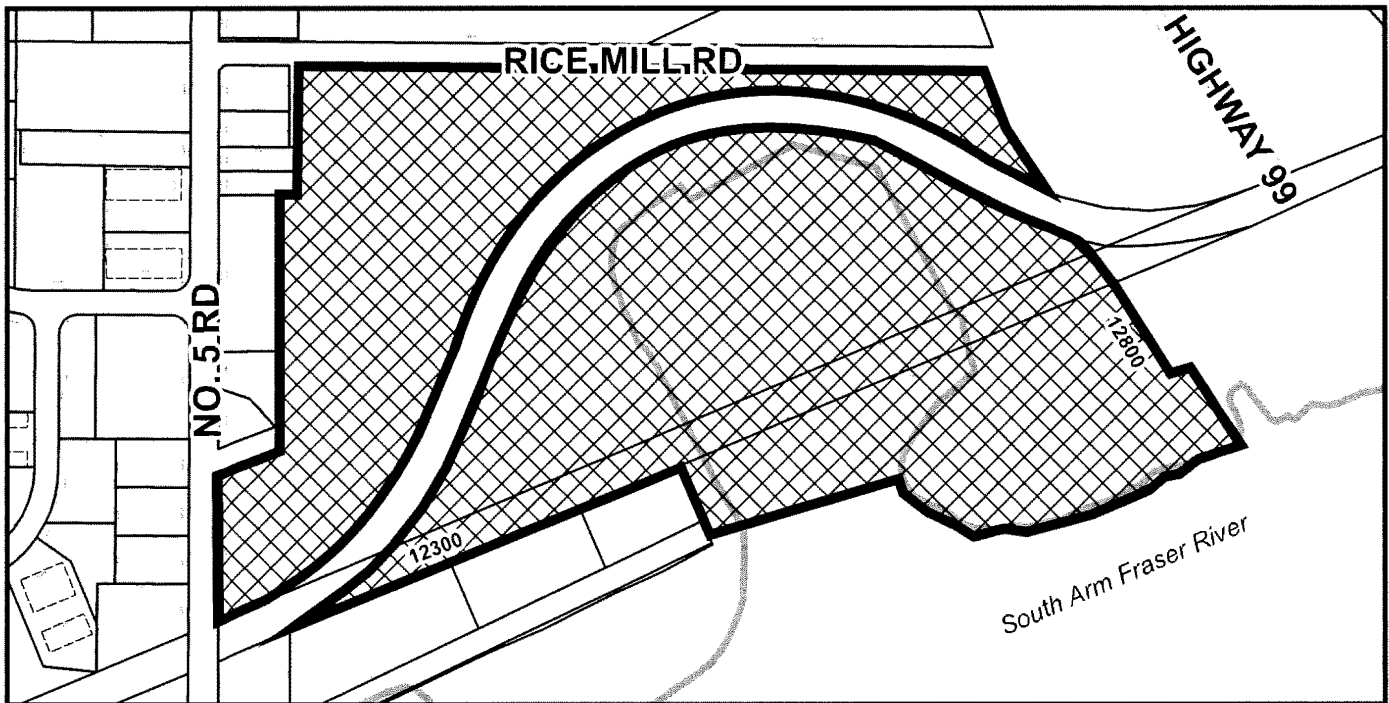
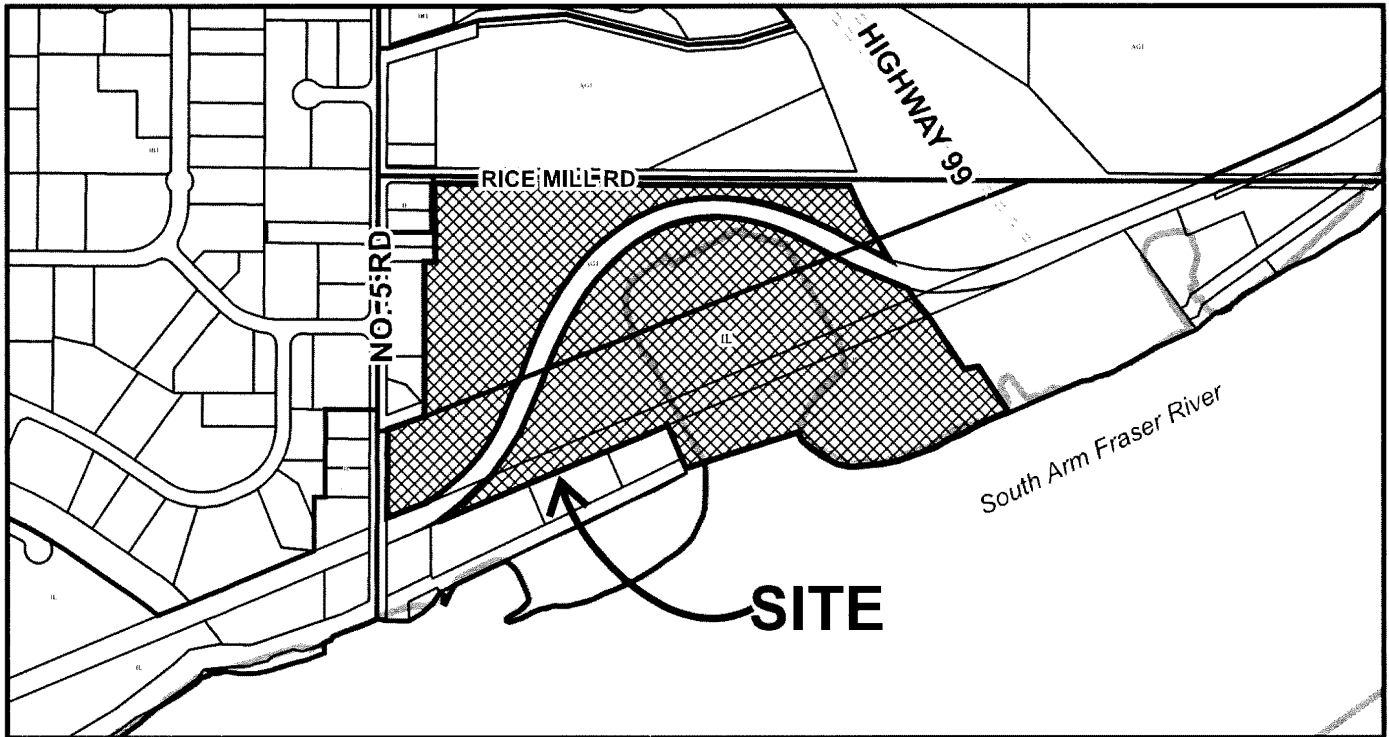
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE
DAY OF , .

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond

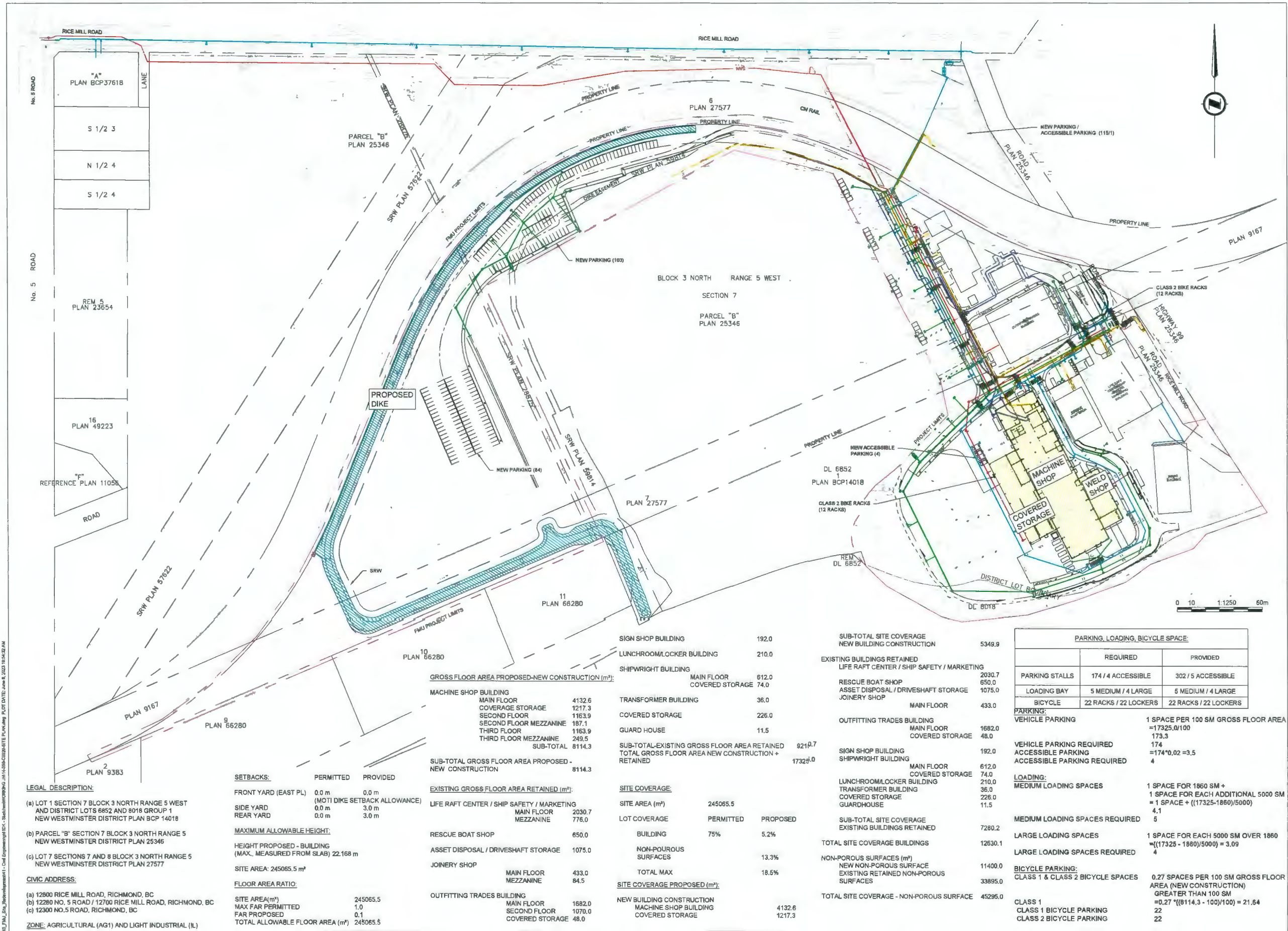


DP 18-824566
SCHEDULE "A"

Original Date: 06/20/18

Revision Date: 10/19/23

Note: Dimensions are in METRES



LEGAL DESCRIPTION:
(a) LOT 1 SECTION 7 BLOCK 3 NORTH RANGE 5 WEST AND DISTRICT LOTS 6852 AND 8018 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP 14018
(b) PARCEL "B" SECTION 7 BLOCK 3 NORTH RANGE 5 NEW WESTMINSTER DISTRICT PLAN 25346
(c) LOT 7 SECTIONS 7 AND 8 BLOCK 3 NORTH RANGE 5 NEW WESTMINSTER DISTRICT PLAN 27577

CIVIC ADDRESS:
(a) 12800 RICE MILL ROAD, RICHMOND, BC
(b) 12280 NO. 5 ROAD / 12700 RICE MILL ROAD, RICHMOND, BC
(c) 12300 NO.5 ROAD, RICHMOND, BC

ZONE: AGRICULTURAL (AG1) AND LIGHT INDUSTRIAL (IL)

SETBACKS:	PERMITTED	PROVIDED
FRONT YARD (EAST PL)	0.0 m	0.0 m
SIDE YARD	0.0 m	3.0 m
REAR YARD	0.0 m	3.0 m

MAXIMUM ALLOWABLE HEIGHT:

HEIGHT PROPOSED - BUILDING (MAX., MEASURED FROM SLAB)	22.168 m
---	----------

SITE AREA: 245065.5 m²

FLOOR AREA RATIO:

SITE AREA (m ²)	245065.5
MAX FAR PERMITTED	1.0
FAR PROPOSED	0.1
TOTAL ALLOWABLE FLOOR AREA (m ²)	245065.5

GROSS FLOOR AREA PROPOSED-NEW CONSTRUCTION (m ²):	
MACHINE SHOP BUILDING	
MAIN FLOOR	4132.6
COVERED STORAGE	1217.3
SECOND FLOOR	1163.9
SECOND FLOOR MEZZANINE	187.1
THIRD FLOOR	1163.9
THIRD FLOOR MEZZANINE	249.5
SUB-TOTAL	8114.3
SUB-TOTAL GROSS FLOOR AREA PROPOSED - NEW CONSTRUCTION	
	8114.3

SIGN SHOP BUILDING	192.0
LUNCHROOM/LOCKER BUILDING	210.0
SHIPWRIGHT BUILDING	
MAIN FLOOR	612.0
COVERED STORAGE	74.0
TRANSFORMER BUILDING	36.0
COVERED STORAGE	226.0
GUARD HOUSE	11.5
SUB-TOTAL-EXISTING GROSS FLOOR AREA RETAINED	
	9210.7
TOTAL GROSS FLOOR AREA NEW CONSTRUCTION + RETAINED	
	17325.0

EXISTING GROSS FLOOR AREA RETAINED (m²):

LIFE RAFT CENTER / SHIP SAFETY / MARKETING	
MAIN FLOOR	2030.7
MEZZANINE	776.0
RESCUE BOAT SHOP	650.0
ASSET DISPOSAL / DRIVESHAFT STORAGE	1075.0
JOINERY SHOP	
MAIN FLOOR	433.0
MEZZANINE	84.5
OUTFITTING TRADES BUILDING	
MAIN FLOOR	1682.0
SECOND FLOOR	1070.0
COVERED STORAGE	48.0

SUB-TOTAL SITE COVERAGE NEW BUILDING CONSTRUCTION				5349.9
EXISTING BUILDINGS RETAINED				
LIFE RAFT CENTER / SHIP SAFETY / MARKETING				2030.7
RESCUE BOAT SHOP				650.0
ASSET DISPOSAL / DRIVESHAFT STORAGE				1075.0
JOINERY SHOP				
MAIN FLOOR				433.0
OUTFITTING TRADES BUILDING				1682.0
MAIN FLOOR				48.0
COVERED STORAGE				
SHIPWRIGHT BUILDING				192.0
MAIN FLOOR				612.0
COVERED STORAGE				74.0
LUNCHROOM/LOCKER BUILDING				210.0
TRANSFORMER BUILDING				36.0
COVERED STORAGE				226.0
GUARDHOUSE				11.5
SUB-TOTAL SITE COVERAGE EXISTING BUILDINGS RETAINED				7280.2
TOTAL SITE COVERAGE BUILDINGS				12630.1
NON-POROUS SURFACES (m ²)				
NEW NON-POROUS SURFACE				11400.0
EXISTING RETAINED NON-POROUS SURFACES				33895.0
TOTAL SITE COVERAGE - NON-POROUS SURFACE				45295.0

PARKING, LOADING, BICYCLE SPACE:		
	REQUIRED	PROVIDED
PARKING STALLS	174 / 4 ACCESSIBLE	302 / 5 ACCESSIBLE
LOADING BAY	5 MEDIUM / 4 LARGE	5 MEDIUM / 4 LARGE
BICYCLE	22 RACKS / 22 LOCKERS	22 RACKS / 22 LOCKERS

PARKING:

VEHICLE PARKING	1 SPACE PER 100 SM GROSS FLOOR AREA = 17325.0/100 = 173.3
VEHICLE PARKING REQUIRED	174
ACCESSIBLE PARKING	174 * 0.02 = 3.5
ACCESSIBLE PARKING REQUIRED	4

LOADING:

MEDIUM LOADING SPACES	1 SPACE FOR 1860 SM + 1 SPACE FOR EACH ADDITIONAL 5000 SM = 1 SPACE + ((17325-1860)/5000) = 4.1
MEDIUM LOADING SPACES REQUIRED	5
LARGE LOADING SPACES	1 SPACE FOR EACH 5000 SM OVER 1860 = ((17325 - 1860)/5000) = 3.09
LARGE LOADING SPACES REQUIRED	4

BICYCLE PARKING:

CLASS 1 & CLASS 2 BICYCLE SPACES	0.27 SPACES PER 100 SM GROSS FLOOR AREA (NEW CONSTRUCTION) GREATER THAN 100 SM = 0.27 * ((8114.3 - 100)/100) = 21.54
CLASS 1	22
CLASS 1 BICYCLE PARKING	22
CLASS 2 BICYCLE PARKING	22

REVISIONS	YMD	BY
E		
D	23/08/08	KJD
C	22/08/15	KJD
B	22/04/07	KJD
A	19/03/05	SSD

DP 18-824566
October 30 2023
Plan #1



REVIEWED FOR USE IN CONSTRUCTION	DESIGN BY:
DRAWN BY:	CHECKED BY:
DATE: 2023/08/08	FILE No. 14-350
SCALE: 1:1250 FULL SIZE (A1)	



FLEET MAINTENANCE UNIT (FMU)	
FMU DEVELOPMENT PROJECT OVERALL SITE	
GENERAL ARRANGEMENT	DRAWING No. 14-350-C0020
	D

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M2

LANDSCAPE ARCHITECTURE

#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com



SNC • LAVALIN

DP 18-824566
October 30 2023
Plan # 2

NO.	DATE	REVISION DESCRIPTION	DR.
1	20-01-17	REV. PER CITY COMMENTS	MM
2	20-05-24	REV. PER CITY COMMENTS	MM
3	22-08-14	REV. S.P. CITY COMMENTS	MM
4	22-08-14	REV. S.P. CITY COMMENTS	MM
5	19-04-16	REV. CITY COMM. ADD. CONSULT. INFO	MM
6	19-04-16	REV. CITY COMM. ADD. CONSULT. INFO	MM
7	19-03-23	REV. CLIENT COMM. ADD. ADD. INFO	MM
8	19-03-23	REV. CLIENT COMM. ADD. ADD. INFO	MM
9	19-03-01	REV. PER CITY COMM. AND B.M. DOC	MM
10	19-03-01	REV. PER CITY COMM. AND B.M. DOC	MM
11	19-03-01	REV. PER CITY COMM. AND B.M. DOC	MM
12	19-03-01	REV. PER CITY COMM. AND B.M. DOC	MM
13	19-03-01	REV. PER CITY COMM. AND B.M. DOC	MM
14	19-03-01	REV. PER CITY COMM. AND B.M. DOC	MM
15	19-03-01	REV. PER CITY COMM. AND B.M. DOC	MM
16	19-03-01	REV. PER CITY COMM. AND B.M. DOC	MM
17	19-03-01	REV. PER CITY COMM. AND B.M. DOC	MM
18	19-03-01	REV. PER CITY COMM. AND B.M. DOC	MM
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28	19-03-01	REV. PER CITY COMM. AND B.M. DOC	MM
29	19-03-01	REV. PER CITY COMM. AND B.M. DOC	MM
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63	19-03-01	REV. PER CITY COMM. AND B.M. DOC	MM
64	19-03-01	REV. PER CITY COMM. AND B.M. DOC	MM
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66	19-03-01	REV. PER CITY COMM. AND B.M. DOC	MM
67	19-03-01	REV. PER CITY COMM. AND B.M. DOC	MM
68	19-03-01	REV. PER CITY COMM. AND B.M. DOC	MM
69	19-03-01	REV. PER CITY COMM. AND B.M. DOC	MM
70	19-03-01	REV. PER CITY COMM. AND B.M. DOC	MM
71	19-03-01	REV. PER CITY COMM. AND B.M. DOC	MM
72	19-03-01	REV. PER CITY COMM. AND B.M. DOC	MM
73	19-03-01	REV. PER CITY COMM. AND B.M. DOC	MM
74	19-03-01	REV. PER CITY COMM. AND B.M. DOC	MM
75	19-03-01	REV. PER CITY COMM. AND B.M. DOC	MM
76	19-03-01	REV. PER CITY COMM. AND B.M. DOC	MM
77	19-03-01	REV. PER CITY COMM. AND B.M. DOC	MM
78	19-03-01	REV. PER CITY COMM. AND B.M. DOC	MM
79	19-03-01	REV. PER CITY COMM. AND B.M. DOC	MM
80	19-03-01	REV. PER CITY COMM. AND B.M. DOC	MM
81	19-03-01	REV. PER CITY COMM. AND B.M. DOC	MM
82	19-03-01	REV. PER CITY COMM. AND B.M. DOC	MM
83	19-03-01	REV. PER CITY COMM. AND B.M. DOC	MM
84	19-03-01	REV. PER CITY COMM. AND B.M. DOC	MM
85	19-03-01	REV. PER CITY COMM. AND B.M. DOC	MM
86	19-03-01	REV. PER CITY COMM. AND B.M. DOC	MM
87	19-03-01	REV. PER CITY COMM. AND B.M. DOC	MM
88	19-03-01	REV. PER CITY COMM. AND B.M. DOC	MM
89	19-03-01	REV. PER CITY COMM. AND B.M. DOC	MM
90	19-03-01	REV. PER CITY COMM. AND B.M. DOC	MM
91	19-03-01	REV. PER CITY COMM. AND B.M. DOC	MM
92	19-03-01	REV. PER CITY COMM. AND B.M. DOC	MM
93	19-03-01	REV. PER CITY COMM. AND B.M. DOC	MM
94	19-03-01	REV. PER CITY COMM. AND B.M. DOC	MM
95	19-03-01	REV. PER CITY COMM. AND B.M. DOC	MM
96	19-03-01	REV. PER CITY COMM. AND B.M. DOC	MM
97	19-03-01	REV. PER CITY COMM. AND B.M. DOC	MM
98	19-03-01	REV. PER CITY COMM. AND B.M. DOC	MM
99	19-03-01	REV. PER CITY COMM. AND B.M. DOC	MM
100	19-03-01	REV. PER CITY COMM. AND B.M. DOC	MM

SEAL:

PROJECT:
**FMU REDEVELOPMENT
PROJECT**

RICE MILL ROAD,
RICHMOND, BC

PROVINCE PROJECT No: 03902

DRAWING TITLE:

**LANDSCAPE
KEYPLAN**

DATE: 2023-05-23

SCALE: NTC

DRAWN: MM

DESIGN: MM

CHK'D: MM

DRAWING NUMBER:

L1

OF 28

M2LA PROJECT NUMBER:

18-045

MASTERPLAN NOTES:

1. PLEASE REFER TO SUBMISSION FOR OVERALL PROJECT BY SNC LAVALIN
BC FERRIES FMU FACILITY:PHASE 1
ADDRESS: 12800 RICE MILL ROAD, RICHMOND, B.C.

2. THIS DOCUMENT IS A COLLABORATION OF MULTIPLE DISCIPLINES AND FIRMS
AND INCLUDES INFORMATION ON PROJECT BASE PLAN, ARBORIST INFORMATION,
TERRESTRIAL AND RIPARIAN ENVIRONMENTAL CONSULTANTS INFORMATION, AND
LANDSCAPE ARCHITECTURAL WORKS.

3. M2 LANDSCAPE ARCHITECTURE IS PROVIDING THIS INFORMATION IN AN
INTEGRATED SITE DESIGN PLAN FORMAT FOR REVIEW AND INFORMATION; THE
INFORMATION PROVIDED BY OTHERS ARE COPYRIGHTED TO OTHER COMPANIES AND
IS REPRODUCED WITH THEIR PERMISSION. ACCURACY OF PROVIDED INFORMATION
IS THE RESPONSIBILITY OF THE FIRMS THAT PROVIDE THE INFORMATION.

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L3. CONSULTANT REPORT NOTES
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L23. ESA COMPENSATION SH-6 E/O RAILROAD
L23.2 ESA COMPENSATION SH-6 C/C2/D RAILROAD
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L26. ESA COMPENSATION SH-5 K-L, L-M
L27. ESA COMPENSATION SH-5 M-N
L28. ESA COMPENSATION SH-5 N-O
L29. ESA COMPENSATION SH-5 O-P
L30. ESA COMPENSATION PLANT LISTS

CITY OF RICHMOND RIPARIAN MANAGEMENT AREA (RMA)

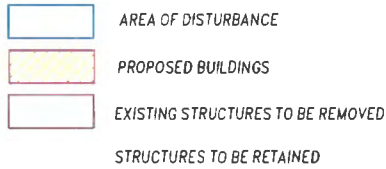
- THE RMA MUST NOT BE ALTERED EXCEPT IN ACCORDANCE WITH A CITY APPROVED PERMIT AND CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN PREPARED BY SNC LAVALIN INC. DATED AUGUST 19, 2022. NO TREE, SHRUB OR GROUND COVER REMOVAL, NO STORAGE OF MATERIALS, NO BUILDING, STRUCTURE OR SURFACE CONSTRUCTION INCLUDING RETAINING WALLS CAN OCCUR IN AN RMA.
- A BRIGHTLY COLOURED, TEMPORARY FENCE OF A MINIMUM HEIGHT OF 1.2 m MUST BE ERECTED AT LEAST 2 m OUTSIDE OF THE RMA. AN EROSION AND SEDIMENT CONTROL FENCE MUST BE INSTALLED ON THE PROPERTY SIDE OF THE BRIGHTLY COLOURED FENCE. ALL ADDITIONAL RMA PROTECTION MEASURES, AS DEFINED BY A QUALIFIED ENVIRONMENTAL PROFESSIONAL MUST ALSO BE INSTALLED/COMPLETED.
- ALL PROTECTIVE FENCING AND EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE BEFORE DEVELOPMENT BEGINS, AND REMAIN IN PLACE UNTIL DEVELOPMENT IS COMPLETE AND FINAL APPROVAL RECEIVED.
- THE LANDOWNER IS RESPONSIBLE TO RESTORE TO THE SATISFACTION OF THE CITY ANY UNAUTHORIZED DEVELOPMENT WITHIN THE RMA.

ARBORIST

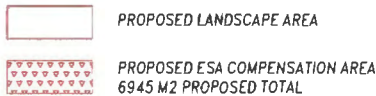


ARBORIST SCOPE OF WORK AREA
ARBORIST TREE PROTECTION FENCING
(BASED ON ARBORIST REPORT; UTILIZE EXISTING CHAINLINK)

ARCHITECTURE



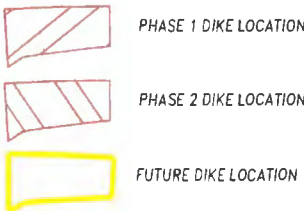
LANDSCAPE ARCHITECTURE



RIPARIAN MANAGEMENT AREAS AND ENVIRONMENTALLY SENSITIVE AREAS (ESA'S)



ARCHITECTURAL DIKE LOCATION



ARBORIST NOTES

1. PLEASE REFER TO ARBORIST REPORT BY DIAMOND HEAD CONSULTING FOR:
BC FERRIES FMU FACILITY
ARBORIST REPORT
12800 RICE MILL RD, RICHMOND, BC
OCTOBER 2, 2023
2. THE ARBORIST REPORT IDENTIFIES THREE PHASES OF WORK THAT ARE PHYSICALLY SEPARATED FROM EACH OTHER: PHASE 2 (MAIN SITE), PHASE 3 (DIKE), AND PHASE 4 (SANITARY LINE).
3. TREE FENCING IS REQUIRED IN TWO LOCATIONS:
a. IN THE PHASE 2 AREA, FENCING IS REQUIRED ALONG THE FRASER RIVER IN THE LOCATION OF THE PROPOSED HABITAT PROTECTION ZONE IN ORDER TO PROTECT THE MATURE TREES THAT WILL BE RETAINED. THE HABITAT PROTECTION ZONE WILL RESULT IN A LARGER, PERMANENT TREE PROTECTION ZONE THAN CURRENTLY EXISTS. THE FENCING SHOULD BE INSTALLED IN THE LOCATION OF THE EXISTING CHAIN-LINK FENCE AS A MINIMUM.
b. IN THE PHASE 4 AREA, FENCING IS REQUIRED WHERE THE NEW SANITARY LINE WILL BE INSTALLED. THIS FENCING WILL PROTECT MATURE TREES ALONG RICE MILL RD.
4. TREE TOTALS FROM PHASE 2 INCLUDE TREES THAT HAVE SINCE BEEN CONFIRMED TO BE OFF-SITE INCLUDING THE ONE HIGH RISK TREE 549. COMPLETE TREE INVENTORIES HAVE NOT BEEN GIVEN AS A RESULT OF CHANGING INFORMATION AND ONGOING REVISIONS. THE REPORT WILL FOCUS ON TREE REMOVALS AND TREE PROTECTION ADJACENT TO DEVELOPMENT. ONE ON-SITE TREE IN THE PHASE 2 SECTION WILL BE REMOVED DUE TO CONFLICTS. A TOTAL OF 94 TREES HAVE BEEN IDENTIFIED FOR REMOVAL DUE TO CONFLICTS.
5. TREE REPLACEMENT WILL BE AT A 2:1 OR 3:1 RATIO, AS CONFIRMED BY THE CITY OF RICHMOND. WITH 94 TREES TO BE REMOVED, THAT WILL REQUIRE 197 REPLACEMENT TREES. IF TREES CANNOT BE PLANTED ON-SITE, THE CITY WILL DETERMINE THE COMPENSATION FOR THE DEFICIT.
6. NO TREES NOTED ON ADJACENT SITES THAT HAVE POTENTIAL TO BE IMPACTED BY WORK ON SITE.

ENVIRONMENTAL NOTES:

1. PLEASE REFER TO BC FERRIES FLEET MAINTENANCE UNIT (FMU) DEVELOPMENT PROJECT ENVIRONMENTAL ASSESSMENT REPORT:
ENVIRONMENTALLY SENSITIVE AREA (ESA) SH-5 AND IT-5 DEVELOPMENT PERMIT REPORT BY SNC LAVALIN DATED: AUGUST 16, 2022

ENVIRONMENTALLY SENSITIVE AREA (ESA) SH-6 DEVELOPMENT PERMIT REPORT BY SNC LAVALIN DATED: AUGUST 16, 2022

CONSISTS OF REPORT FOR BOTH RIPARIAN/AQUATIC AND TERRESTRIAL AREAS

2. THREE AREAS OF ESA DELINEATED WITHIN THE SITE; SHELLMONT SOUTH SH-6 (UPLAND FOREST, OLD FIELDS AND SHRUBLANDS), SHELLMONT DYKE SH-5 (SHORELINE) AND LULU ISLAND FORESHORE IT-5 (INTERTIDAL). THE PROJECT IS NOT EXPECTED TO AFFECT THE EXISTING CONNECTIVITY OF THE ESA'S.

3. THE MAJORITY OF CONSTRUCTION WILL TAKE PLACE ON PREVIOUSLY DEVELOPED LANDS. SPECIFIC PROPOSED CONSTRUCTION WORKS WITHIN THE SITE THAT HAVE THE POTENTIAL TO AFFECT FISH OF WILDLIFE HABITAT ARE: INSTALLATION OF NEW CRANE IN THE EASTERN AREA OF THE DEAS BASIN. CONSTRUCTION OF A PORTION OF THE FLOOD PROTECTION DIKE SYSTEM.

4. NO VEGETATION SPECIES AT RISK WERE NOTED AT TIME OF SITE VISIT (PLEASE SEE REPORT FOR FULL DISCUSSION OF SPECIES). TWO WILDLIFE SPECIES AT RISK WERE OBSERVED (DOUBLE CRESTED CORMORANT AND GREAT BLUE HERON). NO NESTING COLONIES ARE PRESENT IN OR NEAR THE SITE.

5. UNNAMED DITCH AT RICE MILL ROAD; NOT CONNECTED TO SLOUGH AT EAST END AND CONNECTED TO CITY OF RICHMOND SEWER DRAINAGE SYSTEM TO THE WEST; NOT CONSIDERED FISH HABITAT. DESIGNATED A 5M RMA BY CITY.

6. UNNAMED SLOUGH EAST OF SITE; WITH GRAVITY DRAINAGE PUMP SYSTEM; SMALL FISH SPECIES NOTED IN SAMPLING. SALMONIDS AND SPAWNING HABITAT CONSIDERED POOR DUE TO CHANNEL SUBSTRATES. REARING HABITAT MODERATE, OVERWINTERING HABITAT MODERATE TO GOOD. DESIGNATED A 15M RMA BY CITY.

7. PLEASE SEE ENVIRONMENTAL REPORT FOR AREA CALCULATIONS OF DISTURBANCE TO ESA'S. GENERALLY, SCOPE OF WORK OF DP AREA WILL HAVE LIMITED IMPACT WITH VEGETATED AREAS. FOOTPRINT WILL OVERLAP APPROX. 9028 M2 OF SHORELINE (MAJORITY OF WHICH IS DEVELOPED PAVED, GRAVELLED INDUSTRIAL LAND). NO VEGETATION SPECIES AT RISK ARE KNOWN TO BE PRESENT ON THE SITE AND THE SITE HAS LIMITED POTENTIAL FOR OCCURRENCES OF PLANT SPECIES OF RISK DUE TO HISTORIC CONTEXT. DP AREA FOOTPRINT DOES NOT OVERLAP SENSITIVE TERRESTRIAL WILDLIFE HABITAT.

8. HABITAT COMPENSATION AREAS IS DISCUSSED IN ENVIRONMENTAL REPORT; TOTAL AREA IS 2976 M2 AT SHORELINE, 3186 M2 AT UPLANDS AND 1083 M2 AT SANITARY LINE RESTORATION; 6945 M2 TOTAL. M2 LANDSCAPE ARCHITECTURE WILL PROVIDE PLANTING PLAN IN COORDINATION WITH SNC. SEE SHEETS L13-L15 FOR SUGGESTED HATCHES FOR PLANTING PLAN. SHELLMONT SOUTH SH-6 (UPLAND FOREST, OLD FIELDS AND SHRUBLANDS), SHELLMONT DYKE SH-5 (SHORELINE) ARE DENOTED AS COMPENSATION AREAS

9. AN IRRIGATION SYSTEM COMPRISED OF WATER HOSES AND SPRINKLERS WILL BE TEMPORARILY ESTABLISHED IN THE AREA AND OPERATED BY A TIMER (BASED ON SEASON). FOR THE FIRST THREE MONTHS POST-PLANTING, THE COMPENSATION AREAS WILL BE IRRIGATED DAILY TO PROMOTE OPTIMAL SOIL-WATER BUDGET CONDITIONS FOR ESTABLISHMENT. FOR THE REMAINDER OF THE FIRST YEAR, POST-PLANTING, THE COMPENSATION AREAS WILL BE IRRIGATED WEEKLY. FOR THE NEXT TWO YEARS THE COMPENSATION AREAS WILL BE IRRIGATED WEEKLY DURING SPRING AND SUMMER.

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DP 18-824566
October 30 2023
Plan #3

NO.	DATE	REVISION DESCRIPTION	DR.
1	18-01-12	KEYPLAN	MM
2	18-06-08	LANDSCAPE PLAN	MM
3	18-09-29	REV. CLIENT COMM. ADD. INFO	MM
4	19-04-16	REV. CITY COMM. ADD. CONSULT INFO	MM
5	22-08-19	REV. S.P. 5TH LAYOUT, CONSULT INFO	MM
6	23-05-24	REV. S.P. CITY COMMENTS	MM
7	23-10-11	REV. PER CITY COMMENTS	MM

SEAL:

PROJECT:
FMU REDEVELOPMENT PROJECT

RICE MILL ROAD,
RICHMOND, BC

PROVINCE PROJECT No: 03902

DRAWING TITLE:

LANDSCAPE
TOC AND NOTES

DATE:	2023-05-23	DRAWING NUMBER:	
SCALE:	N5/SCALE		
DRAWN:	MM		
DESIGN:	MM		
CHK'D:	MM		

L2

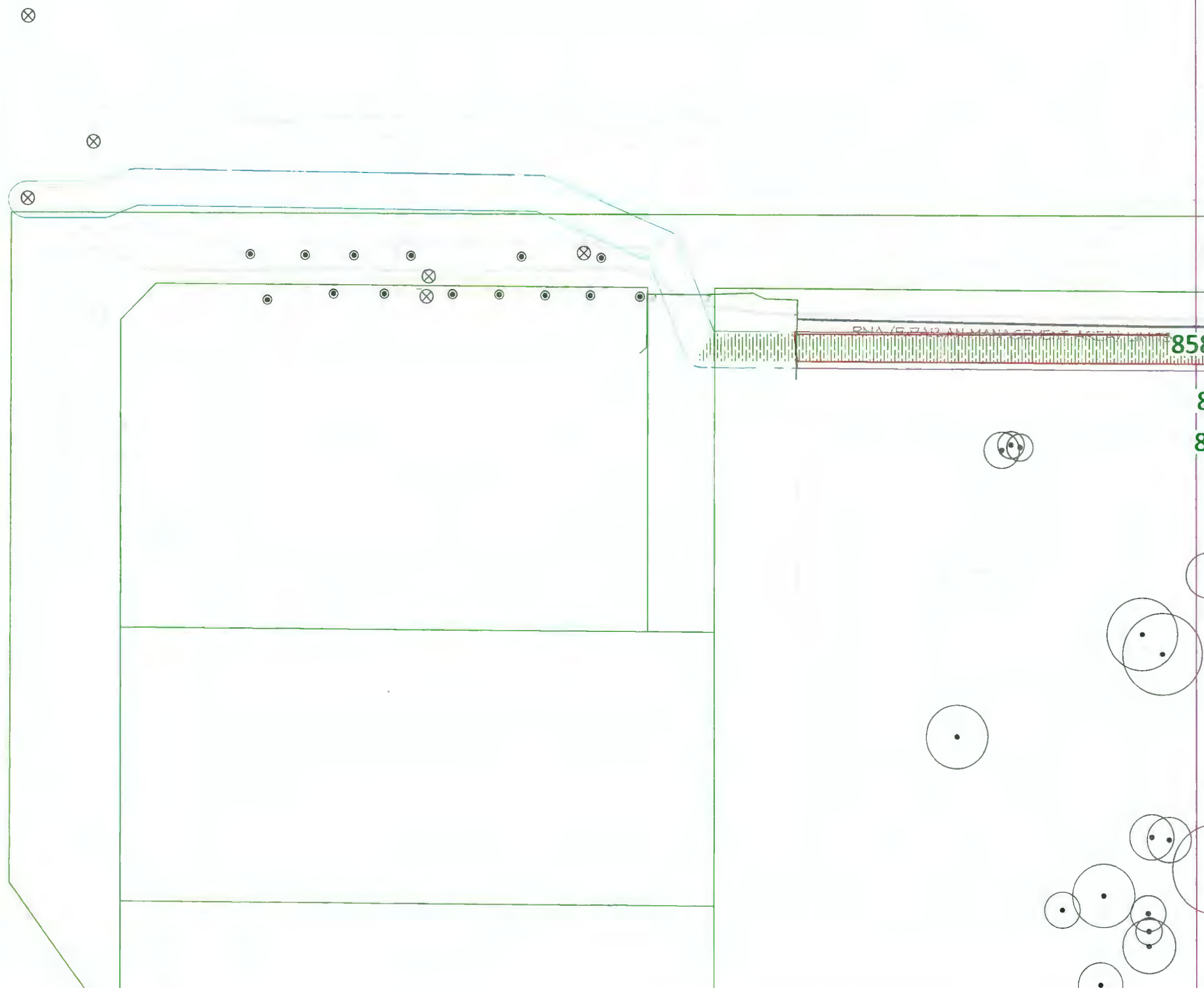
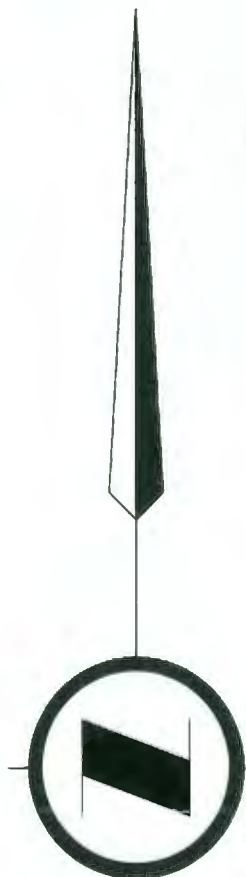
OF 28

M2LA PROJECT NUMBER: 18-045

18045-16 2023-10-14 2/P

SHEET A

CHAINLINK FENCE



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DP 18-824566
October 30 2023
Plan #4

NO.	DATE	REVISION DESCRIPTION	DR.
8	23-10-17	REV. PER CITY COMMENTS	MM
7	23-09-24	NEW S.P. CITY COMMENTS	MM
6	22-08-11	NEW S.P. 5TH LAYOUT, CONSULT INFO	MM
5	11-04-16	REV. CITY COMM. ADD CONSULT INFO	MM
4	11-03-29	REV. CLIENT COMM. ADD ADD. INFO	MM
3	11-03-07	REV. PER CITY COMM. AND IMI DOC	MM
2	10-08-08	LANDSCAPE PLAN	MM
1	10-07-12	KEYPLAN	MM

SEAL:

PROJECT:
**FMU REDEVELOPMENT
PROJECT**

RICE MILL ROAD,
RICHMOND, BC

PROVINCE PROJECT No: 03902

DRAWING TITLE:

**ENLARGEMENT
HATCH AREA**

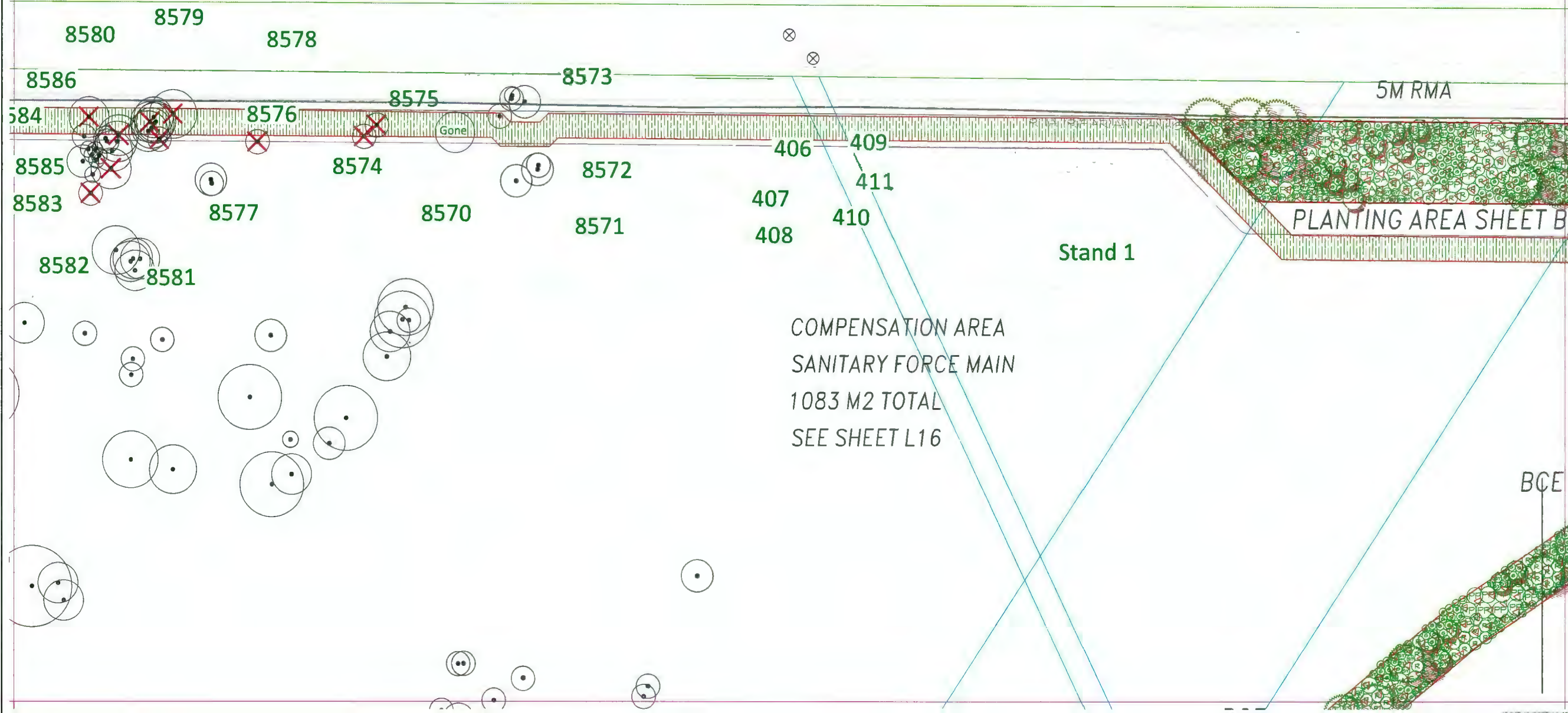
DATE: 2023-05-23	DRAWING NUMBER:
SCALE: 1:250	L3A
DRAWN: MM	
DESIGN: MM	
CHK'D: MM	OF 28

M2LA PROJECT NUMBER:

18-045

SHEET B

5M RMA



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DP 18-824566
October 30 2023
Plan #5

NO.	DATE	REVISION DESCRIPTION	DR.
0	23-10-11	REV. PER CITY COMMENTS	MM
1	23-05-24	NEW S.P. CITY COMMENTS	MM
2	22-08-11	NEW S.P. 3TH LAYOUT, CONSULT INFO	MM
3	19-04-16	REV. CITY COMM. ADD CONSULT INFO	MM
4	19-03-29	REV. CLIENT COMM. ADD ADD. INFO	MM
5	19-03-01	REV. PER CITY COMM. AND OVI DOC	MM
6	18-08-08	LANDSCAPE PLAN	MM
7	18-07-12	KEYPLAN	MM

SEAL:

PROJECT:
FMU REDEVELOPMENT
PROJECT

RICE MILL ROAD,
RICHMOND, BC

PROVINCE PROJECT No: 03902

DRAWING TITLE:
ENLARGEMENT
HATCH AREA

DATE: 2023-05-23	DRAWING NUMBER:
SCALE: 1:250	L4B
DRAWN: MM	OF 28
DESIGN: MM	
CHECK: MM	

SHEET C

PLANTING AREA C

425 754 M2 TOTAL

420

424

423

431

416

418

421

426

5585

414-removed

5586

417

427

432

RICE
MILL
ROAD

430

433

413

419

422

429

412

415

447

452

458

459

465

462

450

457

PLANTING AREA SHEET C

PLANTING AREA SHEET B/C/E

463

446

449

456

FUTURE
DIKE
LOCATION

464

445

448

455

443

444

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1

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LANDSCAPE ARCHITECTURE

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DP 18-824566
October 30 2023
Plan #6

NO.	DATE	REVISION DESCRIPTION	DR.
8	25-01-21	REV. PER CITY COMMENTS	MM
7	22-08-24	NEW S.P. CITY COMMENTS	MM
6	22-08-11	NEW S.P. STH LAYOUT, CONSULT INFO	MM
5	19-04-16	REV. CITY COMM. ADD CONSULT INFO	MM
4	14-08-23	REV. CLIENT COMM. ADD ADD. INFO	MM
3	14-08-01	REV. PER CITY COMM. AND DR. DOC	MM
2	18-08-08	LANDSCAPE PLAN	MM
1	18-07-12	KEY PLAN	MM

SEAL:

PROJECT: FMU REDEVELOPMENT PROJECT

RICE MILL ROAD,
RICHMOND, BC

PROVINCE PROJECT No: 03902

DRAWING TITLE:

ENLARGEMENT
HATCH AREA

DATE: 2023-05-23 DRAWING NUMBER:

SCALE: 1:250

DRAWN: MM

DESIGN: MM

CHK'D: MM

L5C

OF 28

M2LA PROJECT NUMBER: 18-045

SHEET D

435

5M RMA

RESTORATION AREA 5M RMA
53.34 M2 TOTAL

434

436

437

438

439

440

3609

442

Stand

2

5M RMA

TREE 442
REMOVED

556

15M RIPARIAN
MANAGEMENT AREA

EXISTING TREES
TO RETAIN

552

551

555

554

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550

549

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M2

LANDSCAPE ARCHITECTURE

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DP 18-824566
October 30 2023
Plan #7

NO.	DATE	REVISION DESCRIPTION	DR.
0	23-10-17	REV. PER CITY COMMENTS	MM
1	23-05-24	REV. PER CITY COMMENTS	MM
2	22-08-14	REV. S.P. 5TH LAYOUT, CONSULT INFO	MM
3	19-04-16	REV. CITY COMM. ADD CONSULT INFO	MM
4	14-02-23	REV. CLIENT COMM. ADD ADD. INFO	MM
5	14-02-07	REV. PER CITY COMM. AND BAY DOC	MM
6	10-08-08	LANDSCAPE PLAN	MM
7	10-07-12	KEYPLAN	MM

SEAL:

PROJECT:
FMU REDEVELOPMENT
PROJECT

RICE MILL ROAD,
RICHMOND, BC

PROVINCE PROJECT No: 03902

DRAWING TITLE:

ENLARGEMENT
HATCH AREA

DATE:	2023-05-23	DRAWING NUMBER:	L6D
SCALE:	1:250		
DRAWN:	MM		
DESIGN:	MM		
CHK'D:	MM		

OF 28

SHEET E

RETAINED
EXISTING
TREES

PLANTING AREA SHEET B/C/E

COMPENSATION AREA
3186 M2
SEE SHEET L15

PLANTING AREA

SHEET E/I

E/I

30
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899/898
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DP 18-824566
October 30 2023
Plan #8

NO.	DATE	REVISION DESCRIPTION	DR.
8	23-10-11	REV. PER CITY COMMENTS	MM
7	23-05-24	NEW SP. CITY COMMENTS	MM
6	22-08-11	NEW SP. 5TH LAYOUT, CONSULT INFO	MM
5	19-04-18	REV. CITY COMM. ADD CONSULT INFO	MM
4	18-05-28	REV. CLARIFY COMM. ADD ADD. INFO	MM
3	18-03-07	REV. PER CITY COMM. AND B/I DOG	MM
2	18-02-08	LANDSCAPE PLAN	MM
1	18-01-12	KEYPLAN	MM

SEAL:

PROJECT:
FMU REDEVELOPMENT
PROJECT

RICE MILL ROAD,
RICHMOND, BC

PROVINCE PROJECT No: 03902

DRAWING TITLE:

ENLARGEMENT
HATCH AREA

DATE:	2023-05-23	DRAWING NUMBER:	L7E
SCALE:	1:250		
DRAWN:	MM		
DESIGN:	MM		
CHK'D:	MM		
M2LA PROJECT NUMBER:	18-045		

OF 28







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DP 18-824566
October 30 2023
Plan #11

8	23-05-11	REV. PER CITY COMMENTS
7	23-05-24	REV. PER CITY COMMENTS
6	23-05-11	REV. PER CITY COMMENTS
5	23-05-11	REV. PER CITY COMMENTS
4	23-05-11	REV. PER CITY COMMENTS
3	23-05-11	REV. PER CITY COMMENTS
2	23-05-11	REV. PER CITY COMMENTS
1	23-05-11	REV. PER CITY COMMENTS
NO.	DATE	REVISION DESCRIPTION
DR.		

SEAL:

PROJECT:
FMU REDEVELOPMENT
PROJECT

RICE MILL ROAD,
RICHMOND, BC

PROVINCE PROJECT No: 03902

DRAWING TITLE:

ENLARGEMENT
HATCH AREA

DATE:	2023-05-23	DRAWING NUMBER:
SCALE:	1:250	
DRAWN:	MM	
DESIGN:	MM	
CHK'D:	MM	

L10H

OF 28

M2LA PROJECT NUMBER:

18-045

SHEET 1



PLANTING AREA

SHEET E/I

PROPERTY LINE

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8

4344

4345

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DP 18-824566
October 30 2023
Plan #12

NO.	DATE	REVISION DESCRIPTION	DR.
8	25-05-23	REV. PER CITY COMMENTS	MM
7	23-05-24	NEW SUP. CITY COMMENTS	MM
6	22-08-19	NEW SUP. CITY COMMENTS	MM
5	14-04-18	REV. CITY COMM. ADD CONSULT INFO	MM
4	14-03-23	REV. CLIENT COMM. ADD ADD. INFO	MM
3	15-09-21	REV. PER CITY COMM. AND BMT DOC	MM
2	18-08-08	LANDSCAPE PLAN	MM
1	18-07-12	KEY PLAN	MM

SEAL:

PROJECT:
**FMU REDEVELOPMENT
PROJECT**

RICE MILL ROAD,
RICHMOND, BC

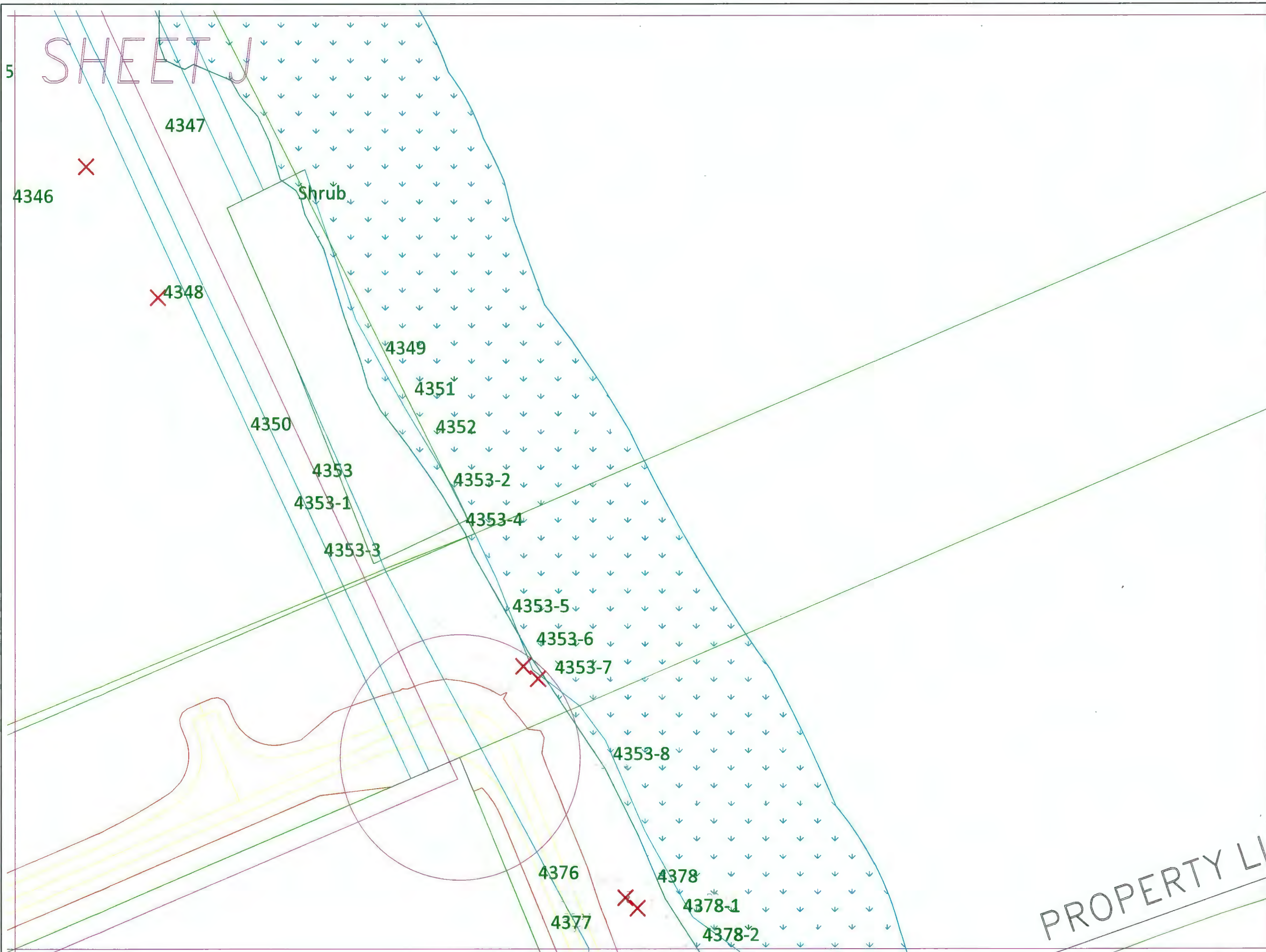
PROVINCE PROJECT No: 03902

DRAWING TITLE:

**ENLARGEMENT
HATCH AREA**

DATE: 2023-05-23	DRAWING NUMBER:
SCALE: 1:250	L11 1
DRAWN: MM	OF 28
DESIGN: MM	
CHK'D: MM	

M2LA PROJECT NUMBER: 18-045



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DP 18-824566
October 30 2023
Plan #13

NO.	DATE	REVISION DESCRIPTION	DR.
8	23-10-17	REV. PER CITY COMMENTS	MM
7	23-05-24	NEW SP, CITY COMMENTS	MM
6	22-08-16	NEW SP, SITE LAYOUT, CONSULT INFO	MM
5	11-04-16	REV. CITY COMM. ADD. CONSULT INFO	MM
4	11-03-23	REV. CLIENT COMM. ADD. ADD. INFO	MM
3	11-03-07	REV. PER CITY COMM. AND BAI DOC	MM
2	10-08-08	LANDSCAPE PLAN	MM
1	10-07-12	KEY PLAN	MM

SEAL:

PROJECT:
FMU REDEVELOPMENT
PROJECT

RICE MILL ROAD,
RICHMOND, BC

PROVINCE PROJECT No: 03902

DRAWING TITLE:

ENLARGEMENT
HATCH AREA

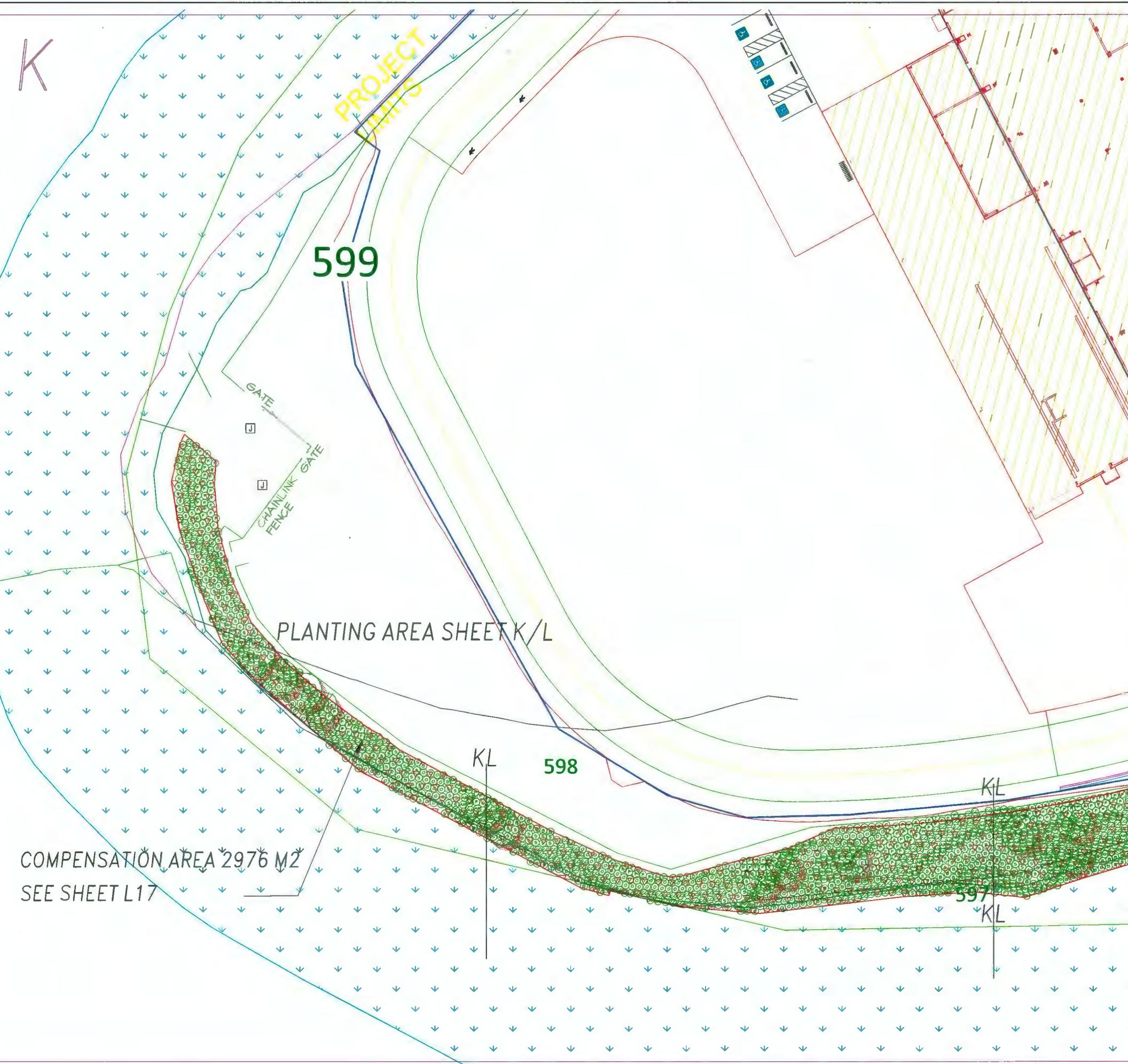
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SCALE:	1:250		
DRAWN:	MM		
DESIGN:	MM		
CHK'D:	MM		

L12J

OF 28

M2LA PROJECT NUMBER:

18-045



K

PROJECT
LIMITS

599

GATE

J

CHAINLINK
FENCE

PLANTING AREA SHEET K/L

KL

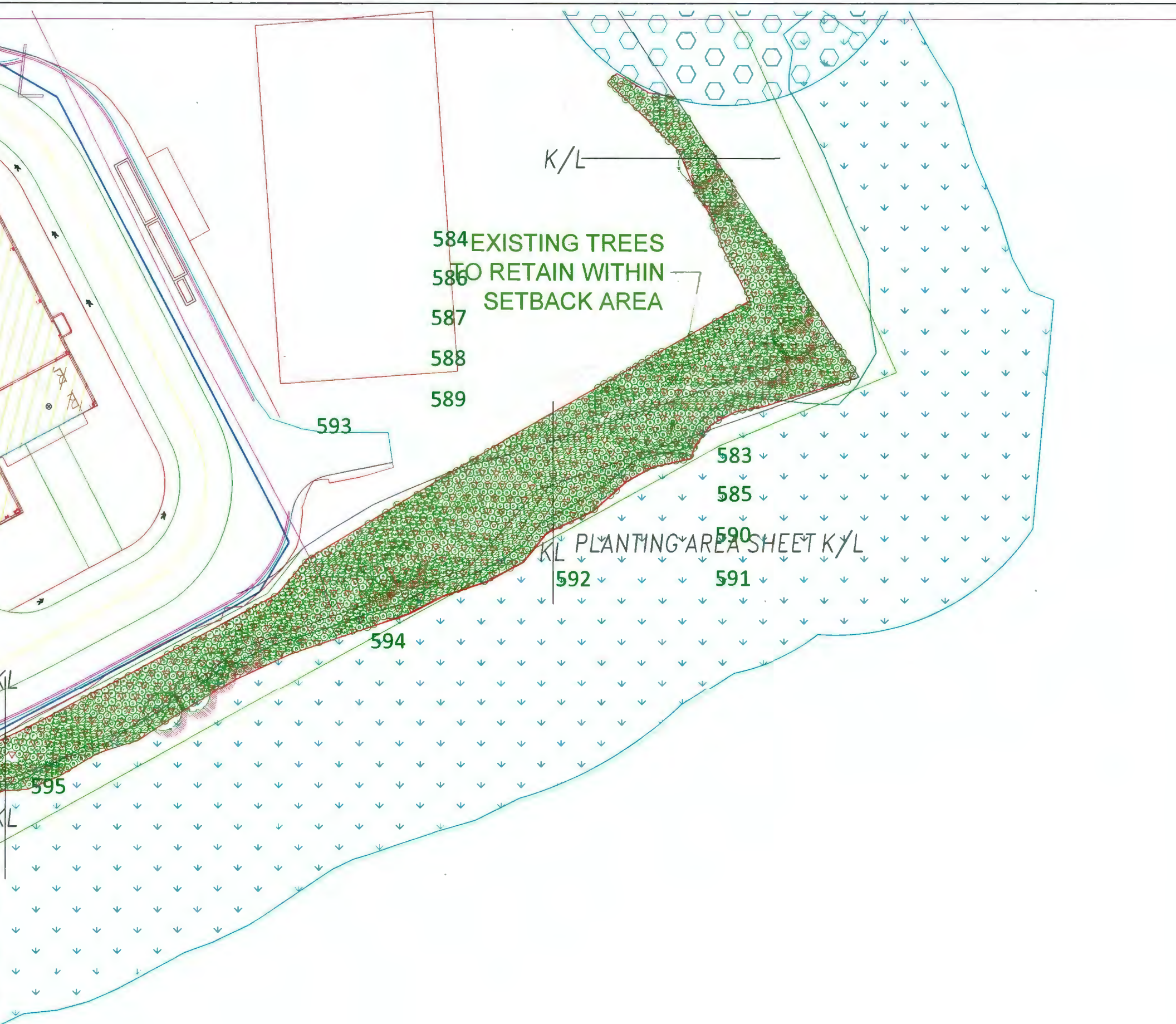
598

KL

597

KL

COMPENSATION AREA 2976 M2
SEE SHEET L17



SHEET M

PLANTING AREA SHEET M

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DP 18-824566
October 30 2023
Plan #16

NO.	DATE	REVISION DESCRIPTION	DR.
8	23-10-11	REV. PER CITY COMMENTS	MM
7	23-05-24	REV. PER CITY COMMENTS	MM
6	22-08-14	REV. PER CITY COMMENTS	MM
5	19-04-16	REV. CITY COMM. ADD CONSULT INFO	MM
4	18-03-19	REV. CLIENT SITE L. ADD ADD. INFO	MM
3	18-03-01	REV. PER CITY COMM. AND BUI DOC	MM
2	18-02-08	LANDSCAPE PLAN	MM
1	18-01-10	KEY PLAN	MM

SEAL:

PROJECT:
FMU REDEVELOPMENT
PROJECT

RICE MILL ROAD,
RICHMOND, BC

PROVINCE PROJECT No: 03902

DRAWING TITLE:

ENLARGEMENT
HATCH AREA

DATE:	2023-05-23	DRAWING NUMBER:	L15M
SCALE:	1:250		
DRAWN:	MM		
DESIGN:	MM		
CHK'D:	MM		

M2LA PROJECT NUMBER:

18-045

18045-16 2023-10-14.ZIP

SHEET N

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DP 18-824566
October 30 2023
Plan #17

8	25-03-11	REV. PER CITY COMMENTS
7	23-03-24	REV. PER CITY COMMENTS
6	22-08-11	REV. S.P. SITE LAYOUT, CONSULT INFO
5	19-04-10	REV. CITY COMM. ADD CONSULT INFO
4	16-03-23	REV. CLIENT COMM. ADD ADD. INFO
3	15-03-11	REV. PER CITY COMM. AND BMT DOC
2	18-08-08	LANDSCAPE PLAN
1	18-07-12	KEYPLAN

NO.	DATE	REVISION DESCRIPTION	DR.
-----	------	----------------------	-----

SEAL:

PROJECT:
**FMU REDEVELOPMENT
PROJECT**

RICE MILL ROAD,
RICHMOND, BC

PROVINCE PROJECT No: 03902

DRAWING TITLE:

**ENLARGEMENT
HATCH AREA**

DATE: 2023-05-23

SCALE: 1:250

DRAWN: MM

DESIGN: MM

CHK'D: MM

DRAWING NUMBER:

L 16N

OF 28

M2LA PROJECT NUMBER:

18-045



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DP 18-824566
October 30 2023
Plan #19

NO.	DATE	REVISION DESCRIPTION	DR.
8	23-10-11	REV. PER CITY COMMENTS	MM
7	23-05-24	REV. PER CITY COMMENTS	MM
6	23-08-16	REV. PER CITY COMMENTS	MM
5	19-04-16	REV. CITY COMM. ADD. CONSULT INFO	MM
4	19-03-23	REV. CITY COMM. ADD. CONSULT INFO	MM
3	19-03-01	REV. PER CITY COMM. AND B/M DOC	MM
2	18-08-08	LANDSCAPE PLAN	MM
1	18-01-12	KEY PLAN	MM

SEAL:

PROJECT:
FMU REDEVELOPMENT
PROJECT

RICE MILL ROAD,
RICHMOND, BC

PROVINCE PROJECT No: 03902

DRAWING TITLE:
ENLARGEMENT
PLANTING AREA B/C

DATE: 2023-05-23	DRAWING NUMBER:
SCALE: 1:100	
DRAWN: MM	
DESIGN: MM	
CHK'D: MM	

L18

OF 28

M2LA PROJECT NUMBER: 18-045

414-removed

5M RMA

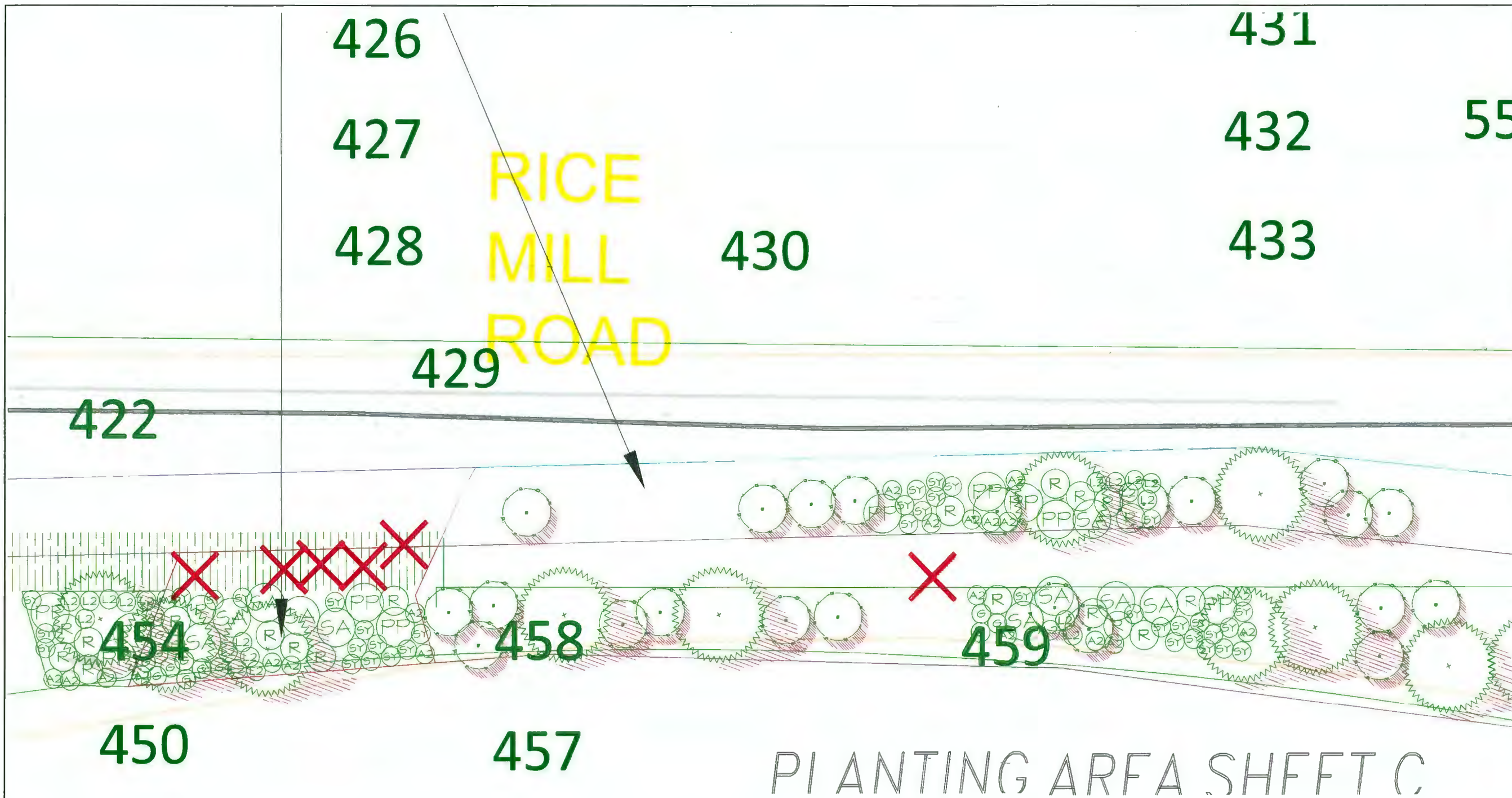
41

PLANTING AREA SHEET B/C

PLANT SCHEDULE			
KEY	QTY	BOTANICAL NAME	COMMON NAME
FREE	10	CRATAEGUS DOUGLASII	BLACK HAWTHORN
SHRUB	10	PINUS CONTORTA	SHORE PINE
	122	SAULTHERIA SHALLON	SALAL
PP	28	PHYSCARPUS CAPITATUS	PACIFIC NINE-BARK
R	41	RUBUS PARVIFLORUS	THIMBLEBERRY
SA	20	SAMBUCUS RACEMOSA	ELDERBERRY
SY	88	SYMPHORICARPOS ALBUS	SNOWBERRY
PERENNIAL			
L2	51	LUPINUS POLYPHYLLUS	LARGE LEAF LUPINE

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

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PLANT SCHEDULE			
KEY QTY		BOTANICAL NAME	
COMMON NAME		PLANTING AREA C	
PLANTED SIZE / REMARKS		M2 JOB NUMBER: 18-045	
FREE	34	CRATAEGUS DOUGLASII	BLACK HAWTHORN
	16	PINUS CONTORTA	SHORE PINE
SHRUB	13	SAULNERIA SHALLON	SALAL
	10	PHYSCOCARPUS CAPITATUS	PACIFIC NINE-BARK
	20	RUBUS PARVIFLORUS	THIMBLEBERRY
	10	SAMBUCUS RACEMOSA	ELDERBERRY
	36	SYMPHORICARPOS ALBUS	SNOWBERRY
	22	ANAPHALIS MARGARITACEA	PEARLY EVERLASTING
PERENNIAL	20	LUPINUS POLYPHYLLUS	LARGE LEAF LUPINE

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

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DP 18-824566
October 30 2023
Plan #20

NO.	DATE	REVISION DESCRIPTION	DR.
8	23-01-17	REV. PER CITY COMMENTS	MM
7	23-05-24	NEW S.P. CITY COMMENTS	MM
6	23-06-16	NEW S.P. 5TH LAYOUT, CONSULT INFO	MM
5	19-04-16	REV. CITY COMM. ADD CONSULT INFO	MM
4	18-08-28	REV. CLIENT COMM. ADD ADD. INFO	MM
3	18-08-01	REV. PER CITY COMM. AND DAI DOC	MM
2	18-08-08	LANDSCAPE PLAN	MM
1	18-01-10	KEYPLAN	MM

SEAL:

PROJECT:
FMU REDEVELOPMENT
PROJECT

RICE MILL ROAD,
RICHMOND, BC

PROVINCE PROJECT No: 03902

DRAWING TITLE:
ENLARGEMENT
PLANTING AREA C

DATE: 2023-05-23	DRAWING NUMBER:
SCALE: 1:100	L19
DRAWN: MM	OF 28
DESIGN: MM	
CHK'D: MM	

PLANT SCHEDULE		M2 JOB NUMBER: 18-045	
KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
16	CRATAEGUS DOUGLASII	BLACK HAWTHORN	80H CAL; B&B
19	PRUNUS CONTORTA	SHORE PINE	4M HT; B&B
217	GAULTHERIA SHALLON	SALAL	92 POT; 1M O.C.
61	PHYSCARRUS CAPITATUS	PACIFIC HNE-BARK	92 POT
41	RUBUS PARVIFLORUS	THIMBLEBERRY	92 POT; 40CM
24	SAMBUCUS RACEMOSA	ELDERBERRY	92 POT; 40CM
164	SYMPHORICARPOS ALBUS	SNOWBERRY	92 POT; 50CM
70	LUPINUS POLYPHYLLUS	LARGE LEAF LUPINE	92 POT

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

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DP 18-824566
October 30 2023
Plan #21

NO.	DATE	REVISION DESCRIPTION	DR.
8	25-10-21	REV. PER CITY COMMENTS	MM
7	24-05-24	NEW S.P. CITY COMMENTS	MM
6	22-08-24	NEW S.P. 5TH LAYOUT, CONSULT INFO	MM
5	19-04-26	REV. CITY COM. ADD CONSULT INFO	MM
4	16-08-28	REV. CLIMATE COMM. ADD ADD. INFO	MM
3	14-03-27	REV. PER CITY COM. AND B&B DOC	MM
2	18-08-28	LANDSCAPE PLAN	MM
1	18-07-12	KEYPLAN	MM

SEAL:

PROJECT:
FMU REDEVELOPMENT
PROJECT

RICE MILL ROAD,
RICHMOND, BC

PROVINCE PROJECT No: 03902

DRAWING TITLE:

ENLARGEMENT
PLANTING AREA B/C/E

DATE: 2023-05-23	DRAWING NUMBER:
SCALE: 1:100	L20
DRAWN: MM	OF 28
DESIGN: MM	
CHK'D: MM	

M2LA PROJECT NUMBER: 18-045

PLANT SCHEDULE		M2 JOB NUMBER: 18-045	
KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
16	CRATAEGUS DOUGLASHI	BLACK HAWTHORN	8CM CAL; B&B
15	PIRUS CONTORTA	SHORE PINE	4M HT; B&B
217	GAULTHERIA SHALLON	SALAL	12 POT; 1M O.C.
61	PHYSCOCARPUS CAPTATUS	PACIFIC HINE-BARK	12 POT
99	RUBUS PARVIFLORIS	THIMBLEBERRY	12 POT; 40CM
21	SAMBUCUS RACEMOSA	ELDERBERRY	12 POT; 40CM
164	SYMPHORICARPOS ALBUS	SNOWBERRY	12 POT; 30CM
76	LUPINUS POLYPHYLLUS	LARGE LEAF LUPINE	12 POT

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

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DP 18-824566
October 30 2023
Plan #22

NO.	DATE	REVISION DESCRIPTION	DR.
8	23-10-11	REV. PER CITY COMMENTS	MM
7	23-05-24	REV. PER CITY COMMENTS	MM
6	22-08-11	REV. S.P. SITE LAYOUT CONSULT INFO	MM
5	21-04-16	REV. CITY COMM. ADD CONSULT INFO	MM
4	16-05-25	REV. CLIENT COMM. ADD ADD. INFO	MM
3	15-03-07	REV. PER CITY COMM. AND DMI DOC	MM
2	15-08-09	LANDSCAPE PLAN	MM
1	15-07-12	KEY PLAN	MM

SEAL:

PROJECT:
FMU REDEVELOPMENT
PROJECT

RICE MILL ROAD,
RICHMOND, BC

PROVINCE PROJECT No: 03902

DRAWING TITLE:

ENLARGEMENT
PLANTING AREA B/C/E

DATE: 2023-05-23	DRAWING NUMBER:
SCALE: 1:100	L21
DRAWN: MM	
DESIGN: MM	
CHK'D: MM	

M2LA PROJECT NUMBER: 18-045

PLANTING AREA SHEET B/C/E

PLANT SCHEDULE		M2 JOB NUMBER: 18-045	
KEY QTY	BOTANICAL NAME	PLANTING AREA B/C/E COMMON NAME	PLANTED SIZE / REMARKS
16	CRATAEGUS DOUGLASII	BLACK HAWTHORN	8CM GAL; B4B
13	PIRUS CONTORTA	SHORE PINE	4M HT; B4B
27	SAULTHERIA SHALLOM	SALAL	1/2 POT; 1H O.C.
64	PHYSCALUS CAPITATUS	PACIFIC WINE-BARK	1/2 POT
94	RUBUS PARVIFLORUS	THIMBLEBERRY	1/2 POT; 40CM
24	SAMBUCUS RACEMOSA	ELDERBERRY	1/2 POT; 40CM
164	SYMPHORICARPOS ALBUS	SNOEBERRY	1/2 POT; 30CM
12	LUPINUS POLYRHYLLUS	LARGE LEAF LUPINE	1/2 POT

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

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DP 18-824566
October 30 2023
Plan #23

NO.	DATE	REVISION DESCRIPTION	DR.
8	23-10-17	REV. PER CITY COMMENTS	MM
7	23-05-24	REV. PER CITY COMMENTS	MM
6	22-08-14	REV. PER CITY COMMENTS	MM
5	21-04-16	REV. CITY COMM. ADD. CONSULT. INFO	MM
4	16-05-23	REV. CLIENT COMM. ADD. ADD. INFO	MM
3	16-05-07	REV. PER CITY COMM. AND B/LI DOC	MM
2	18-08-08	LANDSCAPE PLAN	MM
1	18-07-12	KEY PLAN	MM

SEAL:

PROJECT:
FMU REDEVELOPMENT
PROJECT

RICE MILL ROAD,
RICHMOND, BC

PROVINCE PROJECT No: 03902

DRAWING TITLE:

ENLARGEMENT
PLANTING AREA B/C/E

DATE: 2023-05-23	DRAWING NUMBER:
SCALE: 1:100	L22
DRAWN: MM	
DESIGN: MM	
CHK'D: MM	OF 28

M2LA PROJECT NUMBER: 18-045

PLANT SCHEDULE			M2 JOB NUMBER: 18-045	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB	14	CRATAEGUS DOUGLASII	BLACK HAWTHORN	8CM GAL; 84B
	1	PIRUS CORTORTA	SHORE PINE	4H 1H; 84B
	156	GAULTHERIA SHALLOH	SALAL	1/2 POT; 84 O.G.
PP	52	PHYSCARRUS CARITATIS	PACIFIC WINE-BARK	1/2 POT
R	50	RUBUS PARVIFLORUS	THIMBLEBERRY	1/2 POT; 40CM
SA	20	SAMBUCUS RACIOSA	ELDERBERRY	1/2 POT; 40CM
SY	111	SYMPHORICARPOS ALBUS	SNOWBERRY	1/2 POT; 30CM
PERENNIAL				
AZ	6	ANAPHALIS MARSHALLIANA	PEARLY EVERLASTING	1/2 POT
L2	61	LUPINUS POLYPHYLLUS	LARGE LEAF LUPINE	1/2 POT

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

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DP 18-824566
October 30 2023
Plan #24

NO.	DATE	REVISION DESCRIPTION	DR.
8	23-10-11	REV. PER CITY COMMENTS	MM
7	23-09-24	REV. PER CITY COMMENTS	MM
6	23-09-11	REV. PER CITY COMMENTS	MM
5	23-08-16	REV. PER CITY COMMENTS	MM
4	23-08-16	REV. PER CITY COMMENTS	MM
3	23-08-16	REV. PER CITY COMMENTS	MM
2	23-08-16	REV. PER CITY COMMENTS	MM
1	23-08-16	REV. PER CITY COMMENTS	MM

SEAL:

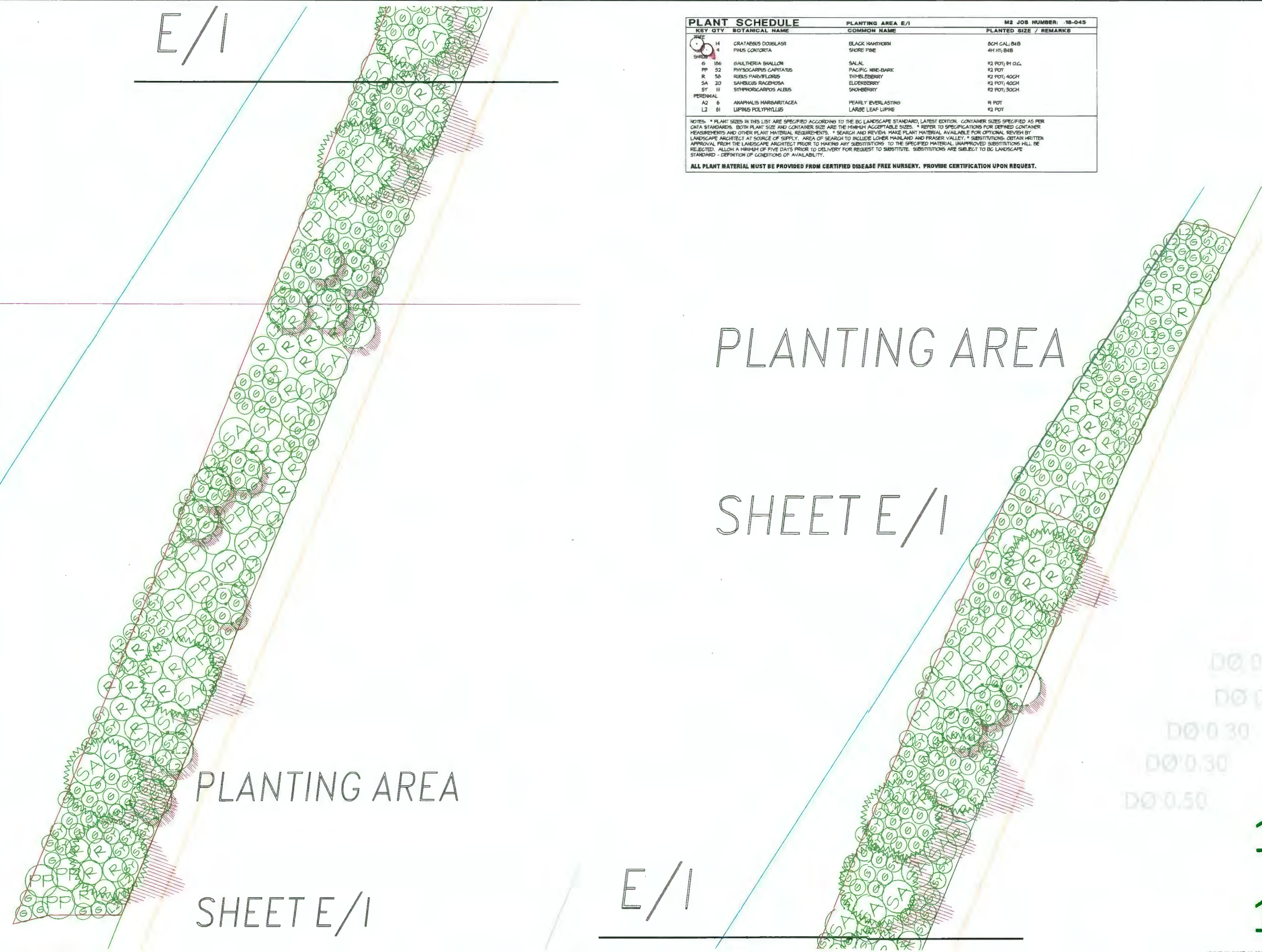
PROJECT: FMU REDEVELOPMENT PROJECT
RICE MILL ROAD,
RICHMOND, BC

PROVINCE PROJECT No: 03902

DRAWING TITLE:
ENLARGEMENT
PLANTING AREA E/I

DATE: 2023-05-23	DRAWING NUMBER:
SCALE: 1/100	L23
DRAWN: MM	
DESIGN: MM	
CHECK: MM	

M2LA PROJECT NUMBER: 18-045



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

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M2



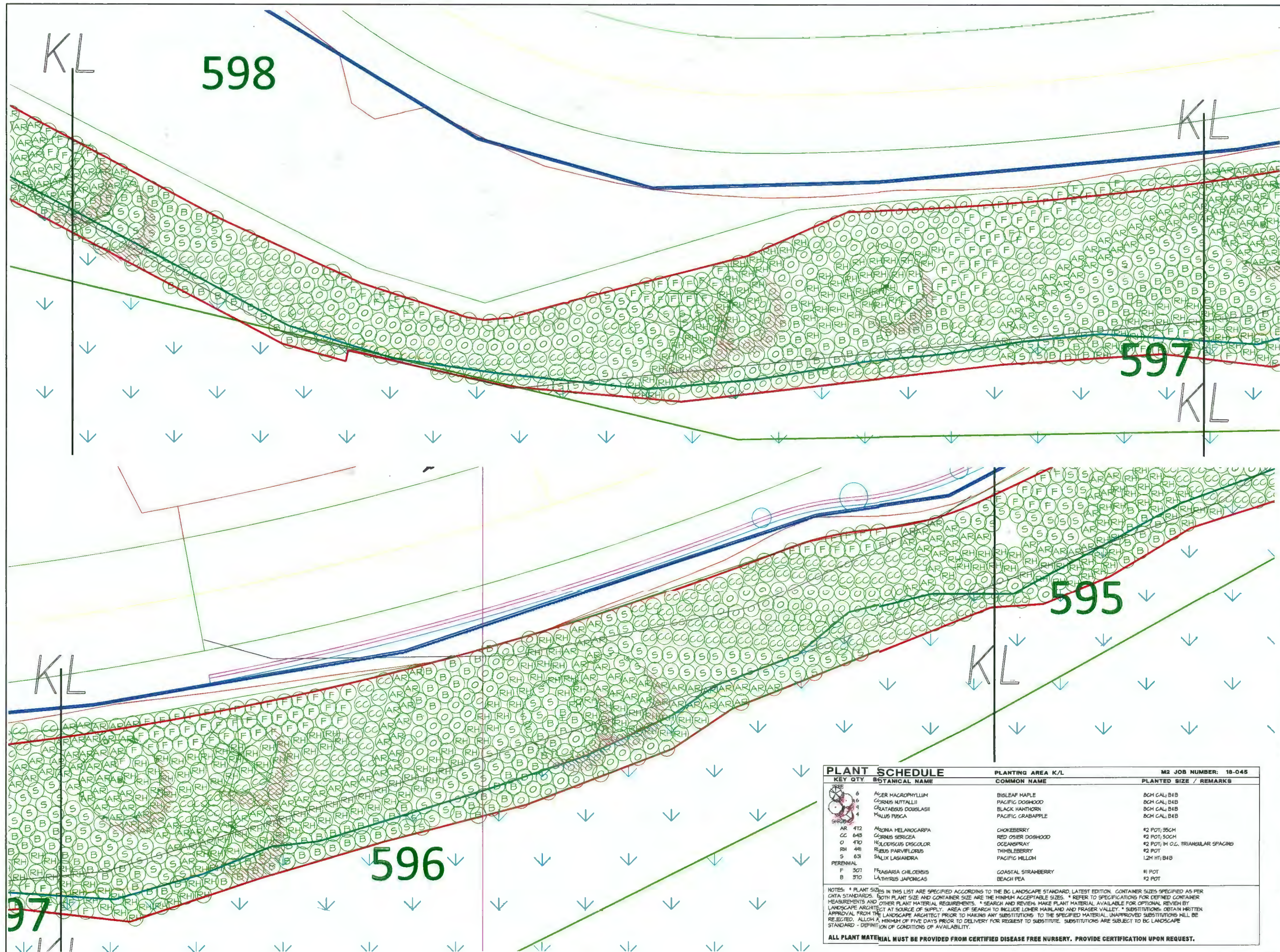
DP 18-824566
October 30 2023
Plan #25

SEAL:

DATE: 2023-05-23	DRAWING NUMBER:
SCALE: 1:100	L24
DRAWN: MM	
DESIGN: MM	
CHK'D: MM	

M21A PROJECT NUMBER: 18-045

PLANTING AREA SHEET M



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DP 18-824566
October 30 2023
Plan #27

NO.	DATE	REVISION DESCRIPTION	DR.
8	23-10-11	REV. PER CITY COMMENTS	MM
7	23-05-24	NEW S.P. CITY COMMENTS	MM
6	22-08-14	NEW S.P. STH LAYOUT, CONSULT INFO	MM
5	19-04-16	REV. CITY COMM. ADD CONSULT INFO	MM
4	19-02-15	REV. CLIENT WORK. ADD ADD. INFO	MM
3	18-03-01	REV. PER CITY COMM. AND B/LI DOC	MM
2	18-08-06	LANDSCAPE PLAN	MM
1	18-07-12	KETPLAN	MM

SEAL:

PROJECT:
**FMU REDEVELOPMENT
PROJECT**

RICE MILL ROAD,
RICHMOND, BC

PROVINCE PROJECT No: 03902

DRAWING TITLE:

**ENLARGEMENT
PLANTING AREA K/L**

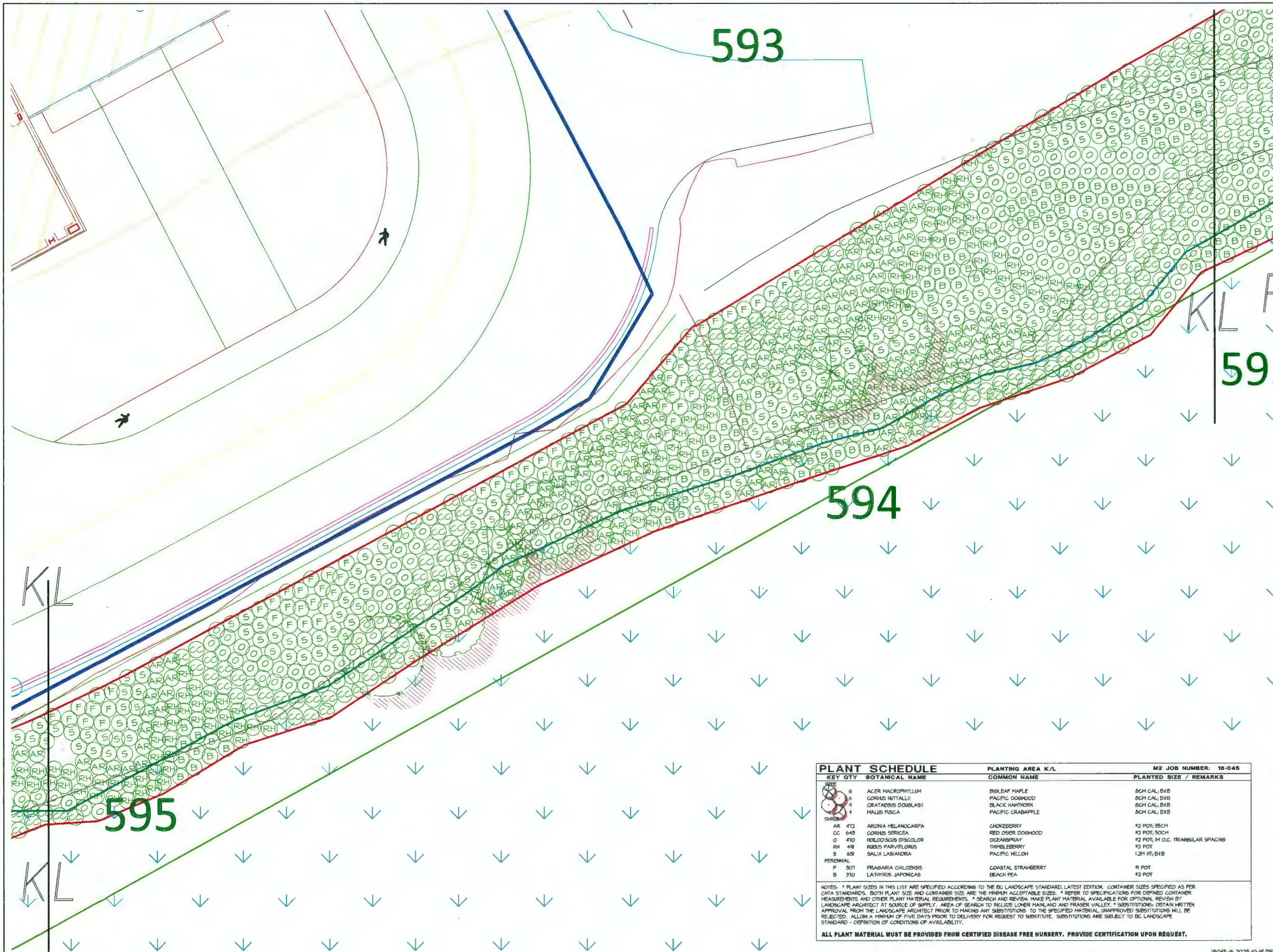
DATE: 2023-05-23	DRAWING NUMBER:
SCALE: 1:100	L26
DRAWN: MM	OF 28
DESIGN: MM	
CHK'D: MM	

M2LA PROJECT NUMBER: 18-045

PLANT SCHEDULE		PLANTING AREA K/L	M2 JOB NUMBER: 18-045
KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
6	ACER MACROPHYLLUM	BIGLEAF MAPLE	8CM GAL; B1B
6	CORNUS NUTTALLII	PACIFIC DOGWOOD	8CM GAL; B1B
4	GRATEAEGUS DOUGLASII	BLACK HANTHORN	8CM GAL; B1B
4	MAULUS FUSCA	PACIFIC CRABAPPLE	8CM GAL; B1B
AR 412	ARONIA MELANOCARPA	CHOKEBERRY	#2 POT; 35CM
CC 645	CORNUS SERICEA	RED OSIER DOGWOOD	#2 POT; 50CM
O 470	HELODSCUS DISCOLOR	OCEANSPRAY	#2 POT; 1M O.G. TRIANGULAR SPACING
RH 441	RUBUS PARVIFLORUS	THIMBLEBERRY	#2 POT
S 631	SALIX LASIANDRA	PACIFIC WILLOW	1.2M HT; B1B
F 307	FRAGARIA CHLOEENSIS	COASTAL STRAWBERRY	#1 POT
B 310	LATHYRUS JAPONICUS	BEACH PEA	#2 POT

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DP 18-824566
October 30 2023
Plan #28

NO.	DATE	REVISION DESCRIPTION	DR.
8	23-10-11	REV. PER CITY COMMENTS	MM
7	23-05-24	NEW S.P. CITY COMMENTS	MM
6	22-08-11	NEW S.P. STM LAYOUT, CONSULT INFO	MM
5	19-04-16	REV. CITY COMM. ADD CONSULT INFO	MM
4	18-03-23	REV. CLIENT COMM. ADD ADD. INFO	MM
3	18-03-01	REV. PER CITY COMM. AND B/LI DOC	MM
2	18-03-06	LANDSCAPE PLAN	MM
1	18-01-12	KEYPLAN	MM

SEAL:

PROJECT:
FMU REDEVELOPMENT
PROJECT

RICE MILL ROAD,
RICHMOND, BC

PROVINCE PROJECT No: 03902

DRAWING TITLE:

ENLARGEMENT
PLANTING AREA K/L

DATE: 2023-05-23 DRAWING NUMBER:

SCALE: 1:100

DRAWN: MM

DESIGN: MM

CHK'D: MM

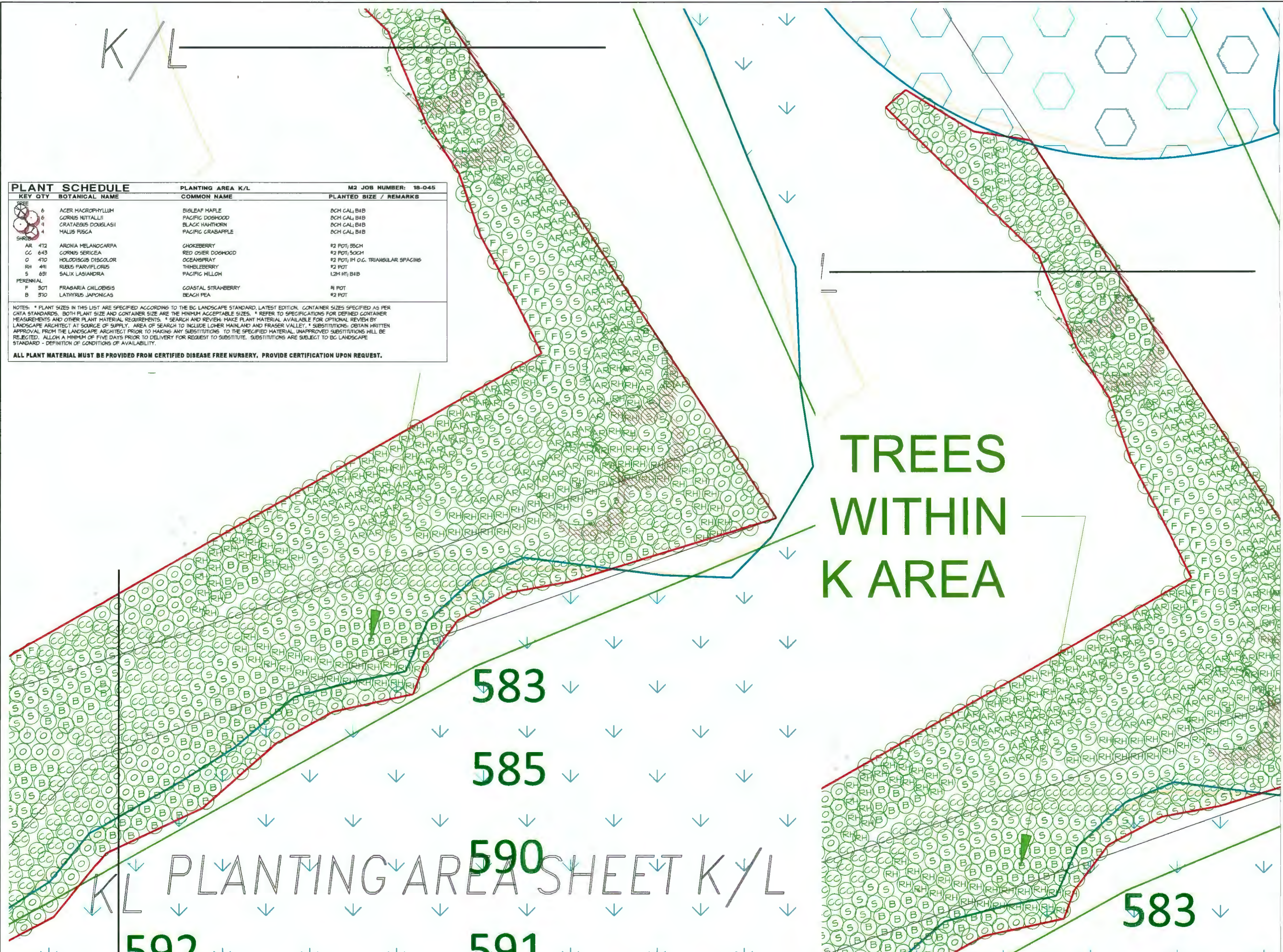
L27

OF 28

PLANT SCHEDULE				M2 JOB NUMBER: 18-045	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
TREE	6	ACER MACROPHYLLUM	BIGLEAF MAPLE	8CM CAL; B1B	
	6	CORNUS NUTTALLII	PACIFIC DOGWOOD	8CM CAL; B1B	
	1	CRATAEGUS DOUGLASII	BLACK HAWTHORN	8CM CAL; B1B	
	1	MAHIA FUSCA	PACIFIC GRABAPPLE	8CM CAL; B1B	
	1				
SHRUB	412	ARONIA MELANOCARPA	CHOKEBERRY	#2 POT; 35CM	
	648	CORNUS SERICEA	RED OSIER DOGWOOD	#2 POT; 50CM	
	410	HOLDISCUS DISCOLOR	OCEANSPRAY	#2 POT; 1M O.G. TRIANGULAR SPACING	
	448	RUBUS PARVIFLORUS	THIMBLEBERRY	#2 POT	
	631	SALIX LASIANDRA	PACIFIC WILLOW	1.2M HT; B1B	
PERENNIAL	301	FRAGARIA CHILOENSIS	COASTAL STRAWBERRY	#1 POT	
	310	LATHYRUS JAPONICUS	BEACH PEA	#2 POT	

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PLANT SCHEDULE			M2 JOB NUMBER: 18-045	
KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
6	ACER MACROPHYLLUM	BIGLEAF MAPLE	8CM CAL; B4B	
6	CORNUS NUTTALLII	PACIFIC DOGWOOD	8CM CAL; B4B	
4	CRATAEGUS DOUGLASII	BLACK HAWTHORN	8CM CAL; B4B	
4	MAHIA FUSCA	PACIFIC GRABAPPLE	8CM CAL; B4B	
AR 472	ARONIA MELANOCARPA	CHOKEBERRY	#2 POT; 85CM	
CC 643	CORNUS SERICEA	RED OSIER DOGWOOD	#2 POT; 50CM	
O 470	HOLODISCUS DISCOLOR	OCEANSPRAY	#2 POT; 1M O.G. TRIANGULAR SPACING	
RH 441	RUBUS PARVIFLORUS	THIMBLEBERRY	#2 POT	
S 651	SALIX LASIANDRA	PACIFIC WILLOW	1.2M HT; B4B	
F 307	FRAGARIA CHILOENSIS	COASTAL STRAWBERRY	#1 POT	
B 370	LATHYRUS JAPONICUS	BEACH PEA	#2 POT	

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DP 18-824566
October 30 2023
Plan #29

NO.	DATE	REVISION DESCRIPTION	DR.
6	23-04-11	REV. PER CITY COMMENTS	MM
7	23-05-24	REV. S.P. CITY COMMENTS	MM
8	23-06-14	REV. S.P. 5TH LAYOUT, CONSULT INFO	MM
9	23-06-16	REV. CITY COMM. ADD CONSULT INFO	MM
4	18-09-23	REV. CLIENT COMM. ADD ADD. INFO	MM
3	18-09-01	REV. PER CITY COMM. AND BMT DOC	MM
2	18-08-08	LANDSCAPE PLAN	MM
1	18-07-12	KEY PLAN	MM

SEAL:

PROJECT: FMU REDEVELOPMENT PROJECT

RICE MILL ROAD,
RICHMOND, BC

PROVINCE PROJECT No: 03902

DRAWING TITLE:
ENLARGEMENT
PLANTING AREA K/L

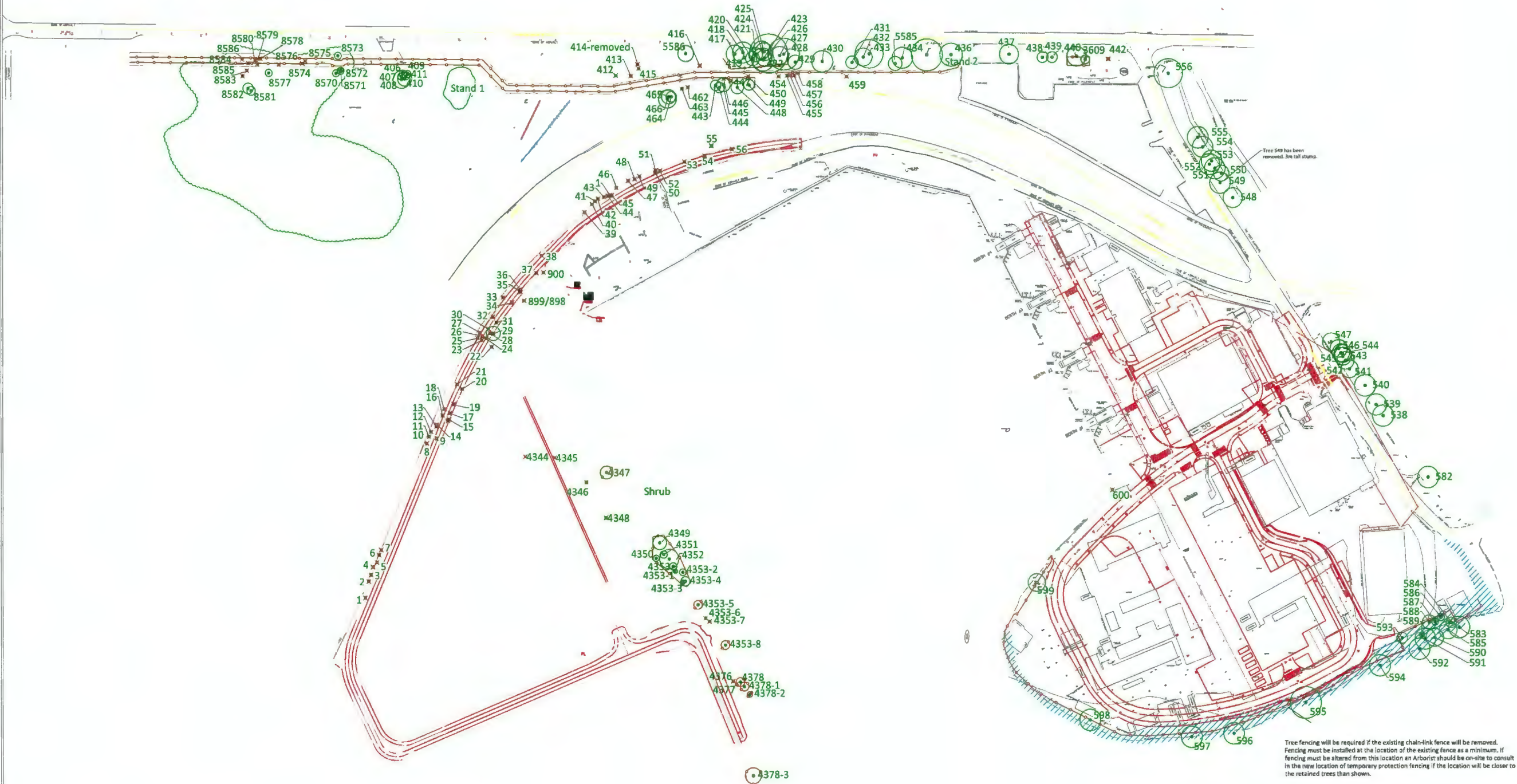
DATE: 2023-05-23	DRAWING NUMBER:
SCALE: 1:100	L28
DRAWN: MM	
DESIGN: MM	
CHK'D: MM	

OF 28

M2LA PROJECT NUMBER: 18-045

Arborist Note:

Excavation for proposed saniatry main to be conducted under arborist supervision where within 1.5m of TPZ's of retained trees.



- LEGEND
- CRITICAL ROOT ZONE
 - NO-BUILD ZONE
 - TREE PROTECTION ZONE AND FENCE
 - SURVEYED TREE TO BE RETAINED
 - UN SURVEYED TREE TO BE RETAINED
 - TREE TO BE REMOVED

- NOTES
- The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
 - All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
 - The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (If the trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
 - No work is permitted within the Tree Protection Zone with the exception of swales. Swale construction is only permitted under the direct supervision of an arborist.
 - This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P. Eng.).
 - This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.

DP 18-824566
October 30 2023
Plan #30

- REFERENCE DRAWINGS
- Base Survey supplied by Client.



City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: October 26, 2023

From: Wayne Craig
Director, Development

File: DP 22-013200

Re: Application by Oval 1 Holdings Ltd. for a Development Permit at 6011 River Road

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 368 residential units in three 13-storey high-rise multi-family apartment buildings at 6011 River Road on a site zoned “High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)”; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Increase the maximum permitted number of Class 1 bicycle storage spaces in a bicycle room from 40 to 70 when located in family-sized bicycle storage lockers.

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

WC:sb
Att. 5

Staff Report

Origin

Oval 1 Holdings Ltd. has applied to the City of Richmond for permission to develop three 13-storey residential buildings at 6011 River Road (Attachment 1) on a site zoned “High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)”. The site is currently vacant and contains some construction trailers that are being stored on-site for use during construction on the subject site.

Highlights of the proposed development include:

- The subject application is the second phase of five phases of residential development located from the west side of the No. 2 Road Bridge to Oval Way. The first phase of the development is located across River Road to the East (Attachment 1).
- The subject development includes 368 strata residential apartment units in a range of unit types from studio to three-bedroom.
 - Unit areas are proposed to range from approximately 41.8 m² to 153.3 m² (450 ft² to 1,650 ft²).
- The development will be connected to a City-owned Low Carbon Energy System.
- Approximately 742 m² (7,987 ft²) of indoor amenity space.
- Approximately 3,955 m² (42,572 ft²) of outdoor amenity space.
- Approximately 1,668 m² (17,957 ft²) of publicly accessible open space.

A Servicing Agreement (SA) is required as a condition of Development Permit (DP) issuance and includes, but is not limited to, design and construction of new water mains, storm sewer upgrade, frontage improvements and servicing connections. The frontage improvements are off-site and on-site in the Statutory-Rights-of-Way (SRW) registered on Title. This includes bridge maintenance and emergency vehicle access also serving as public pedestrian and cycling access on-site in the SRW area.

Development Information

Please refer to attached Development Application Data Sheet (Attachment 2) for a comparison of the proposed development data with the relevant Bylaw requirements.

Background

Development surrounding the subject site is as follows:

To the North: Across the curving River Road diversion, City dike with public walkway fronting the Moray Channel of the Fraser River.

To the East: Across the River Road diversion, the first phase of the River Green development, a high-rise apartment development with central east-west pedestrian strollway, on lands also zoned “High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)”.

- To the South: Across River Road, is existing industrial business park development on lands zoned “Industrial Business Park (IB1)” designated in the City Centre Area Plan (CCAP) for mixed-use low-rise limited commercial & high-density townhouses (General Urban (T4)) and are subject to a rezoning application (RZ 22-026618) that is currently under review for mixed-use development.
- To the West: Across No. 2 Road and on the other side of the No. 2 Road Bridge, are two vacant lots zoned “High Rise Apartment and Congregate Housing (ZHR3) – Dover Crossing” designated in the Dover Crossing Sub-Area Plan for “Gateway” High-Density Apartments and Affordable Housing. The northern lot is also owned by the same developer and subject to a Development Permit application (DP 22-022039) under review for high-rise residential development. A Development Permit (DP 19-866690) was issued in July 2023 for the southern lot to permit a six-storey affordable housing building in partnership with BC Housing and a non-profit housing provider.

Public Consultation

Development Permit application informational signage has been installed on the subject site. Staff have received correspondence from the public (Attachment 3) about the Development Permit application regarding the following:

- Building massing stepping down towards the river is different from the first phase of development in the River Green development to the east – *The proposal complies with the permitted density and building height of the site’s existing zoning. The proposed development has been designed to respond to the subject site with a current architectural design approach that differs from the first phase of development. The building massing provides a different skyline and different approach to stepping down towards the river.*
- Tower form and traffic congestion resulting from the proposed development – *The proposal complies with the permitted land use and density of the site’s existing zoning. A traffic assessment was completed by the developer’s Transportation Engineer and confirms that the road network can support the traffic generated by the proposed development.*

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 in compliance with the Zoning Bylaw and “High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)” zone except for the zoning variance noted below.

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

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

- 1) Increase the maximum permitted number of Class 1 bicycle storage spaces in a bicycle room from 40 to 70 when located in family-sized bicycle storage lockers.

(Staff supports the proposed variance as it enables the provision of an increased number of Class 1 bicycle storage spaces, it would facilitate the provision of family-sized lockers that accommodate two bicycles in each locker, and the number of these bicycle lockers is limited to no more than 35 in each bicycle storage room.)

Advisory Design Panel Comments

The Advisory Design Panel was supportive of the proposal subject to the applicant taking into consideration the Panel's comments. An annotated copy of the relevant excerpt from the Advisory Design Panel Minutes from May 17, 2023, is attached for reference (Attachment 4). The design response from the applicant has been included immediately following the specific Advisory Design Panel comments and is identified in '**bold italics**'.

Analysis***Conditions of Adjacency***

- The proposal is located on the east side of the No. 2 Road Bridge and is phase two of a planned five phase development.
- Along the curved River Road frontage of the subject site at the north and east edges of the development are raised patios with direct access to a mixed-use path, planting beds and entry plaza areas including Class 2 bicycle racks and stair and ramp connections to the entry lobbies of the northern and southeastern towers.
- Along the south River Road frontage of the development are patios with direct access to the River Road sidewalk, planting beds, Class 2 bicycle racks, stair and ramp connections to the entry lobbies of the southeastern and southwestern towers and a central vehicle access to an auto court.
- Along the west edge of the development, tree and shrub planting, mesh supporting vine planting help soften the edge of the interior service areas enclosure and its service vehicle access, as well as the exterior service road for future bridge maintenance needs. The service road is also designed as a pathway and is located within an existing Statutory-Right-of-Way that provides for public use access and bridge maintenance access.
- An acoustic report has been provided by the applicant's qualified professional and required noise attenuation, building envelope upgrades and thermal comfort measures will be provided. The detailed Building Permit design for the development will comply with the City's requirements related to aircraft noise-sensitive development, as required by the existing legal agreement registered on Title.
- Due to the proximity of the subject site to the No. 2 Road Bridge, prior to DP issuance registration of a legal agreement on Title is required, including indemnification of the City associated with any settlement or damage to the No. 2 Road Bridge that is reasonably attributable, in part or in whole, to development of, and construction on, the site. The agreement will include requirements regarding (i) third-party monitoring of any settlement impacts at owner's cost, (ii) third-party structural assessment and potential settlement

tolerances assessment at owner's cost prior to underpinning or construction permits and (iii) confirmation that no settlement or damage to the No. 2 Road Bridge has occurred or payment of any repair costs prior to occupancy.

- The developer has voluntarily requested to undertake works within the area under the No. 2 Road Bridge to accommodate animation and public use of the area. This request is being reviewed by Parks staff and should this proceed further, it will be addressed through a Parks process separate from the Development Permit.

Urban Design and Site Planning

- The three 13-storey concrete buildings are proposed at the three corners of the generally triangular shaped subject site. Along the east edge of the site, shoulder portions of the buildings step down in height towards the Moray Channel of the Fraser River.
- Skyline interest is provided through the building height variation as well as reduced massing at the upper floors and trellis colonnades on the three towers.
- The buildings are atop a two-level underground parking structure and a single-level service podium wrapped with ground-level units.
- The main entry lobbies for the three towers front onto River Road. The lobby for the northern tower is located along the east edge of the subject site, the lobby for the southwestern tower is located along the south edge of the subject site and the lobby for the southeastern tower fronts onto both the east and south edges of the subject site.
- Along the west edge of the development is a ground-level service road secured for future potential bridge maintenance needs and designed to provide a walkway amenity that is also available for public use. At podium level, the towers face outdoor amenity space and a one-storey indoor amenity building for the shared use of all residents in the development.
- Approximately 742 m² (7,987 ft²) of indoor amenity space is provided over four levels for the shared use of all residents in the development.
 - Approximately 211 m² (2,266 ft²) is provided on the 10th level roof of the southeastern tower featuring social gathering and karaoke facilities.
 - Approximately 162 m² (1,740 ft²) is provided on the 9th level roof of the northern tower featuring kitchen, dining and social gathering facilities.
 - Approximately 293 m² (3,155 ft²) is provided on the podium roof in a fitness facility featuring exercise equipment, multi-purpose room, sauna, steam room and change rooms.
 - Approximately 77 m² (826 ft²) is provided on the ground level of the southeastern tower.
- Outdoor amenity space proposed in this development exceeds the minimum Official Community Plan (OCP) requirements and is provided over four levels for the shared use of all residents in the development. Approximately 3,955 m² (42,572 ft²) of outdoor amenity space is provided, more than two thirds more than the minimum requirement (i.e. 2,208 m² for 368 dwellings).
 - Approximately 322 m² (3,466 ft²) is provided on the tenth level roof of the southeastern tower.
 - Approximately 286 m² (3,076 ft²) is provided on the ninth level roof of the northern tower.
 - Approximately 1,679 m² (18,076 ft²) is provided on the podium roof.

- Approximately 1,668 m² (17,957 ft²) is provided at grade providing a pathway connection to River Road at the north and south ends of the subject site that also serves as a bridge maintenance service road and is also publicly accessible as secured through an existing Statutory-Rights-of-Way registered on Title. Further details are provided in the Landscape Design and Open Space Design section of this report.
- Vehicle access to the two-level underground parking structure will be provided from the south River Road frontage through an entry court.
- Truck access to the site will be provided from River Road along the north edge of the subject site. Two loading spaces, garbage/recycling storage and collection areas are located inside the podium structure.
- Registration of a City Centre Impacts legal agreement on Title is required prior to Development Permit issuance, to ensure that future owners are aware of the potential impacts of the sites urban setting, including but not limited to potential impacts of future development.
- The proposed development must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood plain indemnity covenant on Title is required prior to Development Permit issuance, along with the discharge of the existing older flood plain indemnity covenant registered on Title (charge BB509434).

Architectural Form and Character

- The project proposes a contemporary architectural style featuring vertical tower expression, horizontal street wall expression and a distinctive gateway expression facing the No. 2 Road Bridge entry to Lulu Island. Vertical expression is achieved on the three towers through framing, stacked glazing, stacked balconies and inset penthouse massing. Horizontal street wall expression is achieved along the east edge of the subject site through the length of building massing, length and alignment of horizontal balcony massing and complemented by a strong podium with horizontal band of glazing. A distinctive gateway expression is achieved facing the No. 2 Road Bridge through the provision of a staggered pattern of projecting balconies resulting from offsetting double-height balconies in separated paired vertical bays, providing matching trellis colonnades on the three towers and reducing and simplifying the massing at the top of the buildings.
- Along the west edge of the site, the southwestern tower façade turns the corner, providing visual interest along the west walkway. The one-storey podium truck access and service areas are enclosed to screen from views and metal mesh is attached to the concrete wall, supporting vine growth to soften the edge. The second-floor indoor amenity building is located at the rooftop edge of the podium, glazing located behind metallic finish fins, which are angled down over the podium wall to extend visual interest downward.
- The exterior cladding is a combination of window wall with graphite grey and clear anodized aluminum framing with floor banding and spandrels, charcoal gray and sandstone coloured metal panel, painted concrete, clear glazed guardrails with clear anodized aluminum mullions, brushed brass finish shade fins, frosted glass privacy screens and basalt and sandstone stone cladding.
- Entry lobbies are identified with columns and covered areas framing generously sized open and clear-glazed interior spaces, which are enhanced with stone accents.
- The colour palette of charcoal grey and sandstone beige, with accents of brushed brass colour and basalt and sandstone stone provide accent and visual interest.

Tree Management

- There are no existing trees on the subject site. The developer has submitted a Certified Arborist's Report; which identifies 10 existing City trees along the west property line (Tree Management Plan included in DP plans). The City's Park Arboriculture staff have reviewed the site and require the protection of the City trees.
- To ensure the protection of the 10 existing City trees, the provision of a \$95,000.00 tree survival security and registration of a tree survival security legal agreement on Title is required prior to Development Permit issuance.

Landscape Design and Open Space Design

- Along the River Road frontages of the development, raised semi-private patios with individual stair accesses are buffered with planting at grade and in 0.6 m high raised planters.
- Along the east River Road frontage, entry plazas are provided at the northern and southeastern tower entry lobbies, including Class 2 bicycle racks, as well as stair and curved ramp connections to the entry lobbies. Public Art is intended to be centrally located along frontage at the northern tower entry plaza.
- Along the south River Road frontage, the vehicle access auto court includes edge planting beds, a feature central planting bed, stair and ramp access to the southwest and southeast tower entry lobbies. The paver design includes a striped pattern over most of the auto court area to visually break down the open space and add visual interest. To provide clear pathways for persons with visual challenges, solid coloured pathways to the lobby entries are provided.
- Along the west edge of the subject site, the service road connecting to north and south portion of River Road is designed as a publicly accessible pathway amenity including seating benches, edge planting beds, galvanized metal mesh trellis and off-site tree retention. Vine, shrub and tree planting will provide pedestrian scale and soften the edge along the southwestern tower and podium. The pathway and maintenance access in the Statutory-Right-of-Way area will be designed in detail and constructed through the Servicing Agreement.
- Outdoor amenity space is provided over four levels for the shared use of all residents in the development.
 - At ground level, proposed outdoor amenity space includes a pathway connection between the portions of River Road at the north and south ends of the site that is publicly accessible and complemented with seating, planting and tree planting and protection of off-site City trees.
 - At podium roof level, proposed outdoor amenity space includes outdoor plunge pools, seating, outdoor BBQ and dining area, sunbathing area, open lawn, bermed planting beds and edge planting.
 - At the ninth floor level, proposed outdoor amenity space surrounds the ninth floor level indoor amenity pavilion and includes a zen garden with viewing deck and surrounding planting beds.
 - At the tenth floor level, proposed outdoor amenity space surrounds the tenth floor level indoor amenity pavilion and includes outdoor BBQ and dining area, view and social gathering areas and planting beds.

- Children's play is accommodated at the podium roof level with a play structure, stepping and laying logs, wood decks and open lawn areas. The children's play structure includes climbing and slide activities and covered social and imaginative play area underneath. Additional children's play opportunity is provided in the podium level indoor amenity multi-purpose room. There are also bicycle riding opportunities on the ground level public pathway along the west edge of the subject site.
- Extensive green roof will be provided on top of the three indoor amenity structures.
- The plant palette selection includes native and non-native, deciduous and coniferous species with a variety of textures and colours, providing all-season interest. The landscape design includes planting of 221 trees of 14 species, including coniferous species of cedar and pine, and deciduous species of maple, dogwood, magnolia, crabapple, cherry, snowbell and sumac.
- An urban agriculture garden area is provided at the podium roof outdoor amenity area including raised vegetable gardening planters, work table with tool storage, compost bin and hose bib.
- Lighting plans are included in the DP plans. Lighting will be provided throughout the site and is to be directed downwards and into the site.
- On-site irrigation will be provided for all planted areas.

Public Art

- The developer intends to install public art on-site. Staff support the developer's proposal, which is consistent with City Policy and includes a voluntary developer contribution of at least \$324,130.95, based on City-approved rates and the proposed floor area. Prior to Development Permit issuance, a legal agreement will be registered on Title requiring the developer's implementation of a Public Art Plan for the subject site, prepared by an accredited professional and secured by a Letter of Credit and/or voluntary cash contribution, to the satisfaction of the City.
- The provision of public art on-site of this value requires the public art plan be forwarded for consideration by the Richmond Public Art Advisory Committee and, as required, Council, followed by the registration of the Public Art Plan on Title to secure the implementation of the approved plan to the City's satisfaction.

Crime Prevention Through Environmental Design

- Crime Prevention Through Environmental Design (CPTED) principles have been considered throughout the proposed development.
- Public areas, pedestrian pathways and resident private/semi-private areas are designed to be well-defined by soft landscaping and hard fencing/gates to clearly delineate boundaries of uses.
- The entry lobbies are designed to be visually open from the entry court and sidewalk.
- The parkade entry (overhead gate) is designed with clear sight lines.
- Views from interior spaces provide passive surveillance opportunities to outdoor amenity areas and patios. Views from upper units provide passive surveillance opportunities of grade-level public pathway.

Sustainability and Renewable Energy

- The subject site is required to be connected to the City's Oval District Energy Utility low-carbon energy system. Registration of legal agreements securing the provision of appropriate building systems and connection to the district energy utility is required prior to Development Permit issuance.
- The developer has committed to design the subject development to meet the City's instream application Step Code requirement of Step 2 with a low carbon energy system, which is supported by preliminary energy modelling prepared for the subject development.

Transportation

- The two levels of underground parking accommodate a total of 479 parking spaces, including 66 visitor parking spaces and two car share spaces. A total of 12 accessible parking spaces will be provided.
- The proposed parking rates are consistent with the Richmond Zoning Bylaw parking requirements, including those under the site-specific ZMU4 zone, subject to the provision of Transportation Demand Management measures (TDMs) to the satisfaction of the City, which are required to be secured through the registration of legal agreement(s) prior to Development Permit issuance.

The TDMs include:

- Provision of one year of two-zone monthly transit passes for 35 per cent of the residential units (i.e., 129 of the proposed 368 residential units).
- Provision of more than two Class 1 bicycle storage spaces per dwelling unit.
- Provision of bicycle maintenance and repair facilities in the development.
- Provision of publicly accessible e-bike and e-scooter parking located within a Public-Rights-of-Passage SRW and generally located at the south end of the SRW along the west edge of the subject site.
- Provision of Level 2 240V electric plug-ins, with four outlets on a 40-amp branch breaker, for 100 per cent of residential parking spaces and 24 per cent of visitor parking spaces.
- Provision of two car-share dedicated parking spaces, equipped with quick charge 240V electric charging stations and associated Public Rights of Passage SRW to facilitate public access to the car share vehicles.
- There is a total of 840 Class 1 bicycle storage spaces provided in secure rooms or lockers.
- There is a total of 76 Class 2 bicycle storage spaces provided throughout the site.

Accessible Housing

- The proposed development includes 40 basic universal housing units that are designed to be easily renovated to accommodate a future resident in a wheelchair. These single-storey units are required to incorporate all of the accessibility provisions listed in the Basic Universal Housing Features section of the City's Zoning Bylaw and are permitted a density exclusion of 1.86 m² (20 ft²) per unit.
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
 - stairwell hand rails;
 - lever-type handles for plumbing fixtures and door handles; and

- solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.
- The building lobbies are accessed from the new fronting sidewalk and multi-use path and the southern towers (Towers B & C) building lobbies are also accessed from the entry court.

Conclusions

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



Sara Badyal
Planner 3
(604-276-4282)

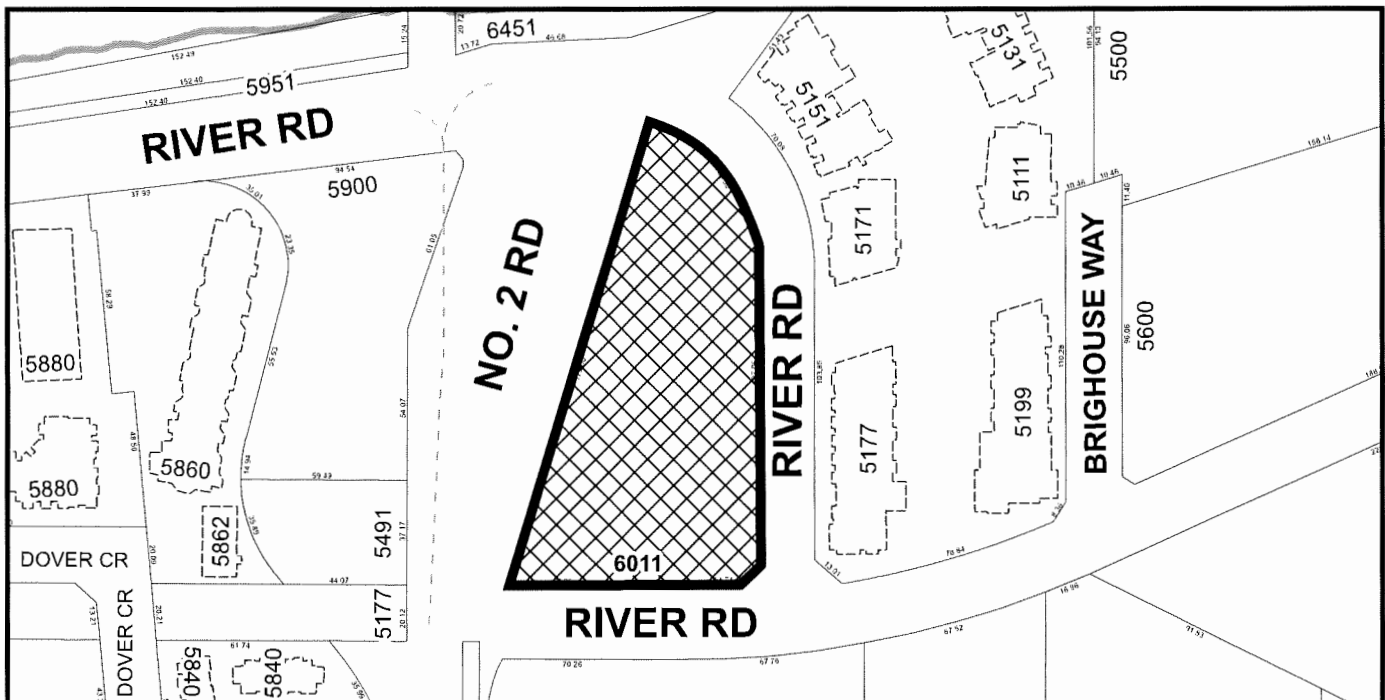
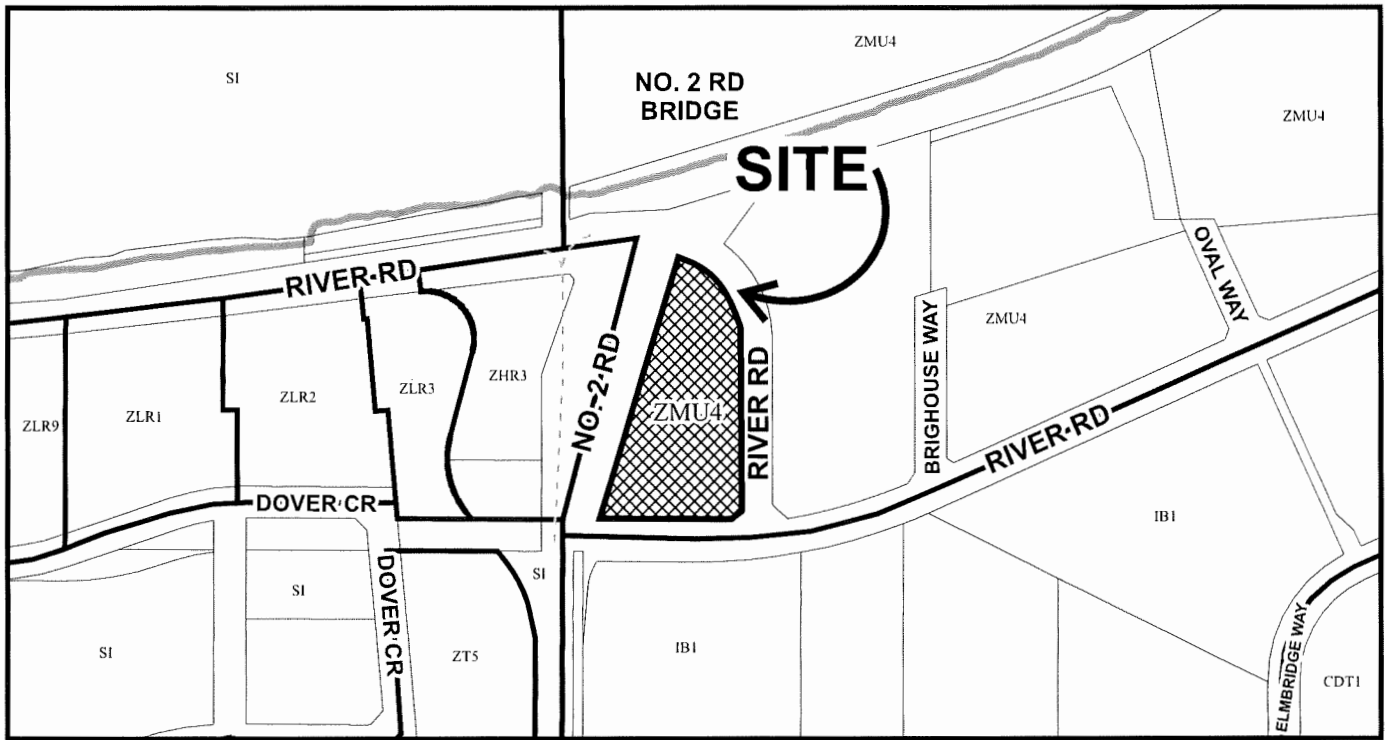
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- Att.
- 1: Location Map
 - 2: Development Application Data Sheet
 - 3: Public Correspondence
 - 4: Advisory Design Panel Meeting Minutes (Annotated Excerpt from May 17, 2023)
 - 5: Development Permit Considerations



City of Richmond

Attachment 1



DP 22-013200

Original Date: 05/31/22

Revision Date 06/01/22:

Note: Dimensions are in METRES



City of Richmond

Development Application Data Sheet

Development Applications Department

DP 22-013200		Attachment 2	
Address	6011 River Road		
Applicant	Oval 1 Holdings Ltd., Inc. No. 0775292		
Planning Area(s)	Oval Village (City Centre)		
Existing		Proposed	
Site Area	10,042.9 m²	No Change	
Land Uses	Vacant	Multi-family residential	
OCP Designation	Mixed Use	Complies	
CCAP Designation	Urban Centre T5 (45m)	Complies	
Zoning	High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)	No Change	
Number of Units	None	368 strata residential apartments	
	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 3.0 (116,574.3 m²) for the combined area of 6011 River Road, 5500 & 5600 Brighthouse Way	0.79 (30,723 m²) for the combined area of 6011 River Road, 5500 & 5600 Brighthouse Way	None permitted
Lot Coverage	Building Max. 40% Landscaping Min. 40%	Building 36.8% Landscaping Min. 40.3%	None
Setbacks	No. 2 Road Min. 10 m River Road Min. 3 m	No. 2 Road Min. 10 m River Road Min. 3 m	None
Building Height	Max. 47 m GSC, except Max. 18 m within 20 m of City Dike	Max. 47 m GSC	None
Lot Size	Min. 10,000 m²	10,042.9 m²	None
Parking Spaces	City Centre Zone 3/ZMU4 with TDMs 411 Strata residential 63 Visitor 2 car share 476 Total	City Centre Zone 3/ZMU4 with TDMs 411 Strata residential 66 Visitor 2 car share 479 Total	None
Accessible Parking	Min. 2%	2.5%	None
Small Car Parking	Max. 50%	8.4%	None
Tandem Parking	Permitted	10 spaces	None
Loading Spaces	2 medium	2 medium	None
Bicycle Spaces	736 Class 1 (TDM) Max. 40 per room 74 Class 2	840 Class 1 (TDM) Max 70 per room 76 Class 2	Variance Requested
Amenity Space – Indoor	Min. 736 m²	742 m²	None
Amenity Space – Outdoor	Min. 2208 m²	3,977 m²	None

Public Correspondence

From: Tom Leung <tomleung88@hotmail.com>
Sent: August 6, 2022 5:33 PM
To: DevApps <DevApps@richmond.ca>
Subject: Re: Development Permit application progress

Hi,

I am inquiring the progress of a development permit at 6011 River Road. Please confirm if it is still accepting public opinion? What's the deadline to accept public opinion. Could we be at the list receiving coming information about that permit, including if there will have a hearing.

One main concern as it looks the buildings designed do not stepping down toward the River, not in keeping with the character of the rest of Surrounding development! It looks from their image it's too aggressive, not really sharing the view fairly with neighbours!

Best,

Thomas Leung

From: Peter V. Varsek <vtginc@gmail.com>
Sent: August 30, 2022 2:13 PM
To: DevApps <DevApps@richmond.ca>
Subject: RE: DEVELOPMENT PERMIT- 22-013200-6011 RIVER ROAD RICHMOND BC

RICHMOND PLANNING DEPARTMENT

As a Brighthouse Homeowner for 31 years- I strongly object to the PROPOSED- 3 x 13 storey development at 6011 River Road.

This will add too much congestion to an area not able to handle it. I voice my concern, however, I give little stock to public input as die seems to be cast in favour of tower development in this area of RMD.

Regards

Peter V. Varsek
6260 Mara Crescent
RMD, V7C 2P9

Annotated Excerpt from the Minutes from Advisory Design Panel Meeting

Wednesday, May 17, 2023 – 4:00 p.m.

DP 22-013200 – HIGH-RISE RESIDENTIAL BUILDING

ARCHITECT: Dialog
LANDSCAPE ARCHITECT: PFS Studio
PROPERTY LOCATION: 6011 River Road

Applicant's Presentation

Jayne Colville, ASPAC Developments, Architect Vance Harris, Dialog, and Landscape Architect Chris Phillips, PFS Studio, presented the project and answered queries from the Panel.

Panel Discussion

Comments from Panel members were as follows:

- Appreciate the presentation materials and details provided by the applicant – *Noted.*
- The change in design for the proposed development from the existing fabric in the overall River Green project is well executed – *Noted.*
- Investigate opportunities for the north building amenity pavilion to better stand out and make it a feature to provide more visual interest as it is visible from the No. 2 Road bridge – *Design improved. The indoor amenity building at the podium level was revised to include signature accent brushed brass metal panel material.*
- Proposed amenity spaces on top of the buildings are successful and would be one of the best well executed rooftop amenity spaces to be seen in the City – *Noted.*
- Appreciate the accessibility of all outdoor and indoor amenity spaces in the project for people with disabilities – *Noted.*
- Appreciate that the Basic Universal Housing (BUH) units are not concentrated in one area but are distributed on Levels 1 to 11 of Building A and Building B – *Noted.*
- Concerned that all BUH units are one-bedroom units as it would limit the opportunity for families to support persons with disabilities and reside in the proposed development; would also limit the opportunity for a person with a disability requiring an extra bedroom to reside in the proposed development – *Design improved. BUH unit mix and locations revised to provide a variety of 1-bedroom and 2-bedroom option.*
- The project is exciting and interesting; appreciate all the proposed rooftop terraces; also appreciate that the applicant will work with the strata management to develop a long-term maintenance plan to ensure that potential water leaks from outdoor terraces will be dealt with properly – *Noted.*
- Overall, the massing is well managed; the articulation and expression of buildings are successful; however, consider introducing colour variations to buildings in order to provide more identity to individual buildings and portions of buildings, in particular to the nine-storey portion of Building A and the 10 storey portion of Building B – *Design improved. Recognizing a desire to enhance the sense of gateway, the material colour palette used in the north, south and west elevations of the tower closest to the bridge, the southwest tower*

(Tower C), was revised to provide a more prominent sandstone and charcoal coloured façade pattern at the balcony slab edges and soffit locations. The intent for the internal courtyard facades is to use a neutral light colour to enhance the sense of lightness for the courtyard facing balconies. The balcony massing provides enhanced differentiation of façade elements in the proposed areas, and additional colour variation is not required.

- Support the Panel comment to make the north amenity pavilion rooftop more expressive considering its visibility from No. 2 Road; would also provide more visual interest to residential units above – *See comment above.*
- The amount of paving on the main entry court (auto court) is extensive; consider making it more pedestrian scale, e.g. by installing a U-shaped drive aisle to reduce the amount of paving and provide better screening to the parkade entry – *Design improved. Trees along the parkade wall were changed from deciduous to coniferous and podium level overhanging evergreen planting was added, enhancing parkade screening and softening the hardscape. The entry court was sized to accommodate the necessary delivery trucks and Canada Post needs and features a prominent central landscaping feature to enhance the entry court and screen the parkade entry.*
- Some of the accessible routes from the main entry court up to the other entries are circuitous; investigate opportunities to make those accessible routes more integrated with the general circulation in the proposed development – *Design improved. Accessible circulation routes have been optimized where possible. Each building has their own primary and accessible entry lobby, and elevator to enhance connectivity to the street and parking below. Given the wedge shaped site, it is not possible to connect the north tower (Tower A) to the entry court.*
- Review potential CPTED concerns regarding the loading and garbage collection area, e.g. consider moving the security gate – *Design improved. Security gate relocated.*
- Appreciate the proposed public plaza under the No. 2 Road bridge; of the two design options presented by the applicant, would prefer the one with more active program uses as it would be more attractive to a wider range of users; consider adding more active uses for this option – *Noted. Opportunities will be further reviewed with Parks and Engineering staff.*
- Would be interesting to see how the low height zones under the bridge would be treated in relation to CPTED concerns in the design of the plaza under the bridge – *See comment above.*
- Proposed location for the Vista switch is right on the prominent east-west axis of the proposed development; investigate opportunities to mitigate the visual impact of this large electrical equipment, e.g. with screening and/or by relocating to a less prominent location on the site – *Considered. While streetscape location is not ideal, is required to meet BC Hydro requirements for proximity to a street. The mid-block location was chosen to mitigate the visual impact.*
- Appreciate the highly successful treatment of the SRW, which is one of the best designed SRWs to be seen in Richmond projects; appreciate that the side of the building has been successfully landscaped while retaining all the existing trees – *Noted.*
- Appreciate that various scales of activity were able to fit in the project; appreciate the human and pedestrian scale design of the project, particularly the pedestrian scale treatment of Building C at the corner of No. 2 Road and River Road – *Noted.*
- The package provided by the applicant was well thought out including the high quality plans and 3D renderings which were useful in understanding the project's design – *Noted.*

- The design and programming of outdoor spaces are well executed – *Noted.*
- Appreciate the provision of public space under the bridge for public activities and community gatherings; understand that long-term maintenance concerns have to be worked out with the City; ensure the design materials do not require a high level of maintenance – *See comment above.*
- The gateway design of the project is successful and the project is a welcome addition to the City – *Noted.*

Panel Decision

It was moved and seconded

That DP 22-013200 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.

CARRIED



Address: 6011 River Road

File No.: DP 22-013200

Prior to forwarding this application to Council for Development Permit issuance approval, the following are required to be completed:

1. (DPP Meeting Notification) Payment of all fees in full for the cost associated with the Development Permit Panel Meeting Notices, consistent with the City's Consolidated Fees Bylaw No. 8636, as amended.
2. (Landscape Security) Entering into a security agreement and receipt of a Letter-of-Credit for landscaping security in the amount of \$1,513,000.00.
3. (Tree Survival Security) Entering into a security agreement and receipt of a Letter-of-Credit for tree survival security in the amount of \$95,000.00 for the protection of the City's 10 existing trees located immediately west of the subject site. Subject to tree survival, the security is to be released 90% at completion of Development Permit works and the remaining 10% at the end of a one year maintenance period. In the event tree survival is not achieved, the developer shall be required to make a cash-in-lieu contribution to the sole satisfaction of the City.
4. (Flood Indemnity Covenant)
 - a) Discharge of the 2007 flood indemnity covenant from Title (charge BB509434).
 - b) Registration of a flood indemnity covenant on Title (Area A).
5. (City Centre Impacts) Registration of a legal agreement on Title stipulating that the development is subject to potential impacts due to other development that may be approved within the City Centre including without limitation, loss of views in any direction, increased shading, increased overlook and reduced privacy, increased ambient noise and increased levels of night-time ambient light, and requiring that the owner provide written notification of this through the disclosure statement to all initial purchasers, and erect signage in the initial sales center advising purchasers of the potential for these impacts.
6. (Tandem Parking Assignment) Registration of a legal agreement on title ensuring that where two parking spaces are provided in a tandem arrangement that both parking spaces must be assigned to the same dwelling unit, and prohibiting the conversion of parking area into other uses.
7. (Parking Strategy) City acceptance of the developer's offer to voluntarily contribute towards various transportation-related improvements and secure parking in compliance with Zoning Bylaw requirements and transportation demand management (TDM) parking reductions.
 - a) Transit Pass Program – registration of a legal agreement on Title to ensure the execution and completion of a transit pass program, including the following method of administration and terms:
 - i) Provide one year of two-zone monthly transit passes for 35 per cent of the residential units (i.e., 129 of the proposed 368 residential units).
 - ii) Letter of Credit provided to the City for 100% of transit pass program value.
 - iii) Administration by TransLink, housing society or management company. The owner is not responsible for the monitoring of use of transit passes but only noting number of "subscribed" users to the program, until full unit count is exhausted.
 - iv) If the transit pass program is not fully subscribed within one year, the program is to be extended until the equivalence of the costs of the full one year transit pass program has been exhausted. Should not all transit passes be utilized by the end of the second year, the remaining funds equivalent to the value of the unsubscribed transit passes are to be

transferred to the City of Richmond for alternate transportation demand management measures at the City's discretion.

- v) The availability and method of accessing the two-zone transit passes is to be clearly explained in the tenancy and sales agreements.
- b) Enhanced Bicycle Facilities - registration of a legal agreement on Title to ensure the provision and maintenance of the following:
 - i) "Class 1" Bike Storage provided at an increased rate of 2 Class 1 bicycle spaces per unit.
 - ii) Battery charging provisions to be provided for 1 in 10 Class 1 bicycle parking spaces.
 - iii) Bicycle maintenance and repair facilities: three bicycle maintenance and repair facilities, one for each of the three buildings for the shared use of all of the residents, including bicycle repair stand (with tools); foot pump, and faucet, hose and drain for bicycle washing. A note is required on the Building Permit*. Appropriate signage is required.
 - iv) "No development" shall be permitted, restricting Development Permit* issuance for any building on the lot, until the developer provides for the required enhanced bicycle facilities.
 - v) No Building Permit* shall be issued for a building on the lot, in whole or in part, until the developer provides for the required enhanced bicycle facilities and a letter of confirmation is submitted by the architect assuring that the facilities satisfy all applicable City's requirements.
 - vi) "No occupancy" shall be permitted, restricting final Building Permit inspection granting occupancy for any building on the lot, in whole or in part, until the required enhanced bicycle facilities are completed and have received final Building Permit inspection granting occupancy.
- c) E-bike and E-scooter Parking – registration of a legal agreement on Title to ensure the provision and maintenance of a publicly accessible parking area on-site for e-bikes and e-scooters within a PROP SRW. Facilities to be constructed and maintained by the owner.
- e) Car-Share Parking – Registration of a legal agreement on Title requiring that no development shall be permitted, restricting Building Permit* issuance until the developer provides for parking for two (2) car-share vehicles, together with electric vehicle (EV) charging stations, and contractual arrangements with a car-share operator, all to the satisfaction of the City. More specifically, the car-share parking requirements shall include the following:
 - i) Secures the car-share facility on the lot via a statutory right-of-way(s) and easement(s) registered on Title and/or other legal agreements, including provision of 24/7 public pedestrian and vehicle access.
 - ii) The car-share parking spaces shall be located together close to the entrance of the parking structure where they will be with safe, convenient, universally-accessible, identified with signage, and provide for 24/7 public pedestrian and vehicle access.

The required car-share spaces shall be provided in addition to that parking provided to satisfy Zoning Bylaw parking requirements with respect to any residential and non-residential uses on the lot.
 - iii) The car-share spaces shall be equipped with electric vehicle (EV) quick-charge (240 V) charging stations for the exclusive use of car-share vehicles parked in the required car-share spaces.
 - iv) Users of the car-share spaces shall not be subject to parking fees, except as otherwise determined at the sole discretion of the City.
 - v) Unless otherwise agreed to in advance by the City, in the event that the car-share facility is not operated for car-share purposes as intended via the subject Development Permit application (e.g., operator's contract is terminated or expires), control of the car-share facility

shall be transferred to the City, at no cost to the City, and the City at its sole discretion, without penalty or cost, shall determine how the facility shall be used going forward.

- vi) No Building Permit* shall be issued for a building on the lot, in whole or in part, until the developer provides for the required car-share facility.
- vii) "No occupancy" shall be permitted on the lot, restricting final Building Permit inspection granting occupancy for any building, in whole or in part, until the developer:
 - a) Completes the required car-share facility on the lot and it has received final Building Permit inspection granting occupancy.
 - b) Enters into a contract with a car-share operator for the operation of the car-share spaces on the lot for a minimum term of three (3) years, unless otherwise determined to the satisfaction of the City.

8. (Electric Vehicles – EV) Charging Infrastructure for Vehicles & "Class 1" Bicycle Storage: Registration of legal agreement(s) on the subject site requiring that the developer/owner provides, installs, and maintains electrical vehicle (EV) charging infrastructure within the building for the use of the building's residents and tenants to the satisfaction of the City through a approved Development Permits*. More specifically, the minimum permitted rates for EV charging infrastructure shall be as indicated in the following table or as per the Official Community Plan or Zoning Bylaw rates in effect at the time of Development Permit* approval , whichever is greatest.

User/Use	Energized Outlet – Minimum Permitted Rates	
	Vehicle Parking (1)	"Class 1" (Secured) Bike Storage (2)
Residential (i.e. resident parking & bike storage)	1 per parking space (as per Zoning Bylaw)	1 per each 10 bikes or portion thereof in a bike storage room or locker (which Energized Outlet shall be located to facilitate shared use with bikes in the room/locker)
Visitors	1 per 24% of parking spaces (as per TDMs)	N/A
Car-Share	1 per parking space (as per TDMs)	N/A

- (1) "Vehicle Parking" "Energized Outlet" shall mean all the wiring, electrical equipment, and related infrastructure necessary to provide Level 2 charging (as per SAE International's J1772 standard) or higher to an electric vehicle.
- (2) "Class 1 (Secured) Bike Storage" "Energized Outlet" shall mean an operational 120V duplex outlet for the charging of an electric bicycle and all the wiring, electrical equipment, and related infrastructure necessary to provide the required electricity for the operation of such an outlet.

9. (Public Art On-site) City acceptance of the developer's offer to make a voluntary contribution towards the City's Public Art Fund, the terms of which shall include the following:
- a) The value of the developer's voluntary public art contribution shall be based on the Council-approved rates for residential and non-residential uses and the maximum buildable floor area permitted under the subject site's zoning, excluding floor area associated with affordable housing and market rental, as indicated in the table below.

Building Type	Rate	Maximum Permitted Floor Area (after exemptions)	Minimum Voluntary Cash Contribution
Residential	\$0.99	327,405 SF	\$324,130.95

- b) In the event that the contribution is not provided within one year of the application receiving consideration at a Development Permit Panel meeting, the contribution rate (as indicated in the table in item a) above) shall be increased annually thereafter based on the Statistics Canada Consumer Price Index (All Items) – Vancouver yearly quarter-to-quarter change, where the change is positive.

- c) Prior to Development Permit issuance, the developer shall submit a Public Art Plan, for the subject site, to the satisfaction of the Director, Arts Culture and Heritage Services. The Public Art Plan shall be:
 - i) Prepared by an appropriate professional.
 - ii) Based on a contribution value of at least the total amount indicated in the table in item a) above.
 - iii) Consistent with applicable City policies and objectives (for example, the Richmond Public Art Program, City Centre Public Art Plan, Capstan Public Art Plan and other relevant supplementary public art and heritage planning that may be undertaken by the City), as determined to the satisfaction of the Director of Development and Director, Arts, Culture, and Heritage Services.
 - iv) Presented for review(s) by the Public Art Advisory Committee and endorsement by Council, as required by the Director, Arts, Culture, and Heritage Services.
 - v) NOTE: For contributions with a cumulative budget over \$250,000, the Public Art Plan is presented for Council approval prior to Building Permit issuance, and should the Public Art Plan not achieve Council approval, it may be revised and presented again, or the developer may offer to make a voluntary cash contribution to the City's Public Art Reserve instead of providing art on-site.
 - vi) Implemented by the developer, as required by legal agreement(s) registered on Title to prior to Development Permit issuance.
 - vii) After the Development Permit is issued and after the Public Art Plan is approved, the registered legal agreement is replaced with one that attaches the Public Art Plan.
- d) "No development" shall be permitted on the subject site, restricting Development Permit issuance for any building on the lot, in whole or in part (excluding parking), until the developer, to the City's satisfaction:
 - i) Enters into additional legal agreement(s), if any, required to facilitate the implementation of the City approved Public Art Plan, which may require that, prior to entering into any such additional agreement(s), a Detailed Public Art Plan is submitted by the developer for the subject site and/or an artist is engaged, to the satisfaction of the City (as generally set out in the legal agreement entered into and the Public Art Plan submitted prior to Development Permit issuance).
 - ii) Submits a Letter of Credit or cash security or cash contribution (as determined in the sole discretion of the City) to secure the developer's implementation of the Public Art Plan, the collective value of which shall be at least \$324,130.95, including \$16,206.55 as a cash contribution equal to 5% of the total amount indicated in the table in item a) above (\$324,130.95) and a Public Art security Letter of Credit in the amount of \$307,924.40, being the total amount identified in item a) above.
- e) "No occupancy" shall be permitted on the subject site, restricting final Building Permit* inspection granting occupancy of the building (exclusive of parking), in whole or in part, on the subject site until:
 - i) The developer, at the developer's sole cost and expense, commissions one or more artists to conceive, create, manufacture, design, and oversee or provide input about the manufacturing of the public artwork, and causes the public artwork to be installed on City owned site, if expressly permitted by the City in writing and pre-approved by Council, or within a statutory right-of-way on the subject site (which right-of-way shall be to the satisfaction of the City and secured by one or more legal agreements for rights of public passage, public art, and related purposes including maintenance, in accordance with the City-approved Public Art Plan and, as applicable, Detailed Public Art Plan).
 - ii) The developer, at the developer's sole cost and expense and within 30 days after the date on which the applicable public art is installed in accordance with the City-approved Public Art Plan, executes and delivers to the City a transfer of all of the developer's rights, title, and

interest in the public artwork to the City if on City property or to the subsequent strata corporation if on the subject site (including transfer of joint world-wide copyright) or as otherwise determined to be satisfactory by the City Solicitor and Director, Arts, Culture, and Heritage Services.

- iii) NOTE: It is the understanding of the City that the artist's title and interest in the public artwork will be transferred to the developer upon acceptance of the artwork based on an agreement solely between the developer and the artist and that these interests will in turn be transferred to the City, subject to approval by Council to accept the transfer of ownership of the artwork.
 - iv) The developer, at the developer's sole cost and expense, has submitted a final report to the City, to be submitted promptly after completion of the installation of the public art in accordance with the City-approved Public Art Plan, which report, to the satisfaction of the Director of Development and Director, Arts, Culture, and Heritage Services, includes:
 - Information regarding the siting of the public art, a brief biography of the artist(s), a statement from the artist(s) on the public art, and other such details as the Director of Development and Director, Arts, Culture, and Heritage Services may require;
 - A statutory declaration, satisfactory to the City Solicitor, confirming that the developer's financial obligation(s) to the artist(s) have been fully satisfied;
 - The maintenance plan for the public art prepared by the artist(s);
 - Digital records (e.g., photographic images) of the public art, to the satisfaction of the Director of Development and Director, Arts, Culture, and Heritage Services.
 - f) As an alternative to the provision of public art on-site, the developer may offer to make a voluntary cash contribution in lieu; provided that the value of such voluntary public art contribution shall be at least the total amount indicated in the table in item a) above. In this case, the requirements of c) through e) above will not apply.
10. (District Energy Utility) Registration of a restrictive covenant and/or alternative legal agreement(s), to the satisfaction of the City, securing the owner's commitment to connect to District Energy Utility (DEU), which covenant and/or legal agreement(s) will include, at minimum, the following terms and conditions:
- a) No building permit will be issued for a building on the subject site unless the building is designed with the capability to connect to and be serviced by a DEU and the owner has provided an energy modelling report satisfactory to the Director of Engineering;
 - b) If a DEU is available for connection, no final building inspection permitting occupancy of a building will be granted until the building is connected to the DEU and the owner enters into a Service Provider Agreement on terms and conditions satisfactory to the City and grants or acquires the Statutory Right-of-Way(s) and/or easements necessary for supplying the DEU services to the building;
 - c) If a DEU is not available for connection, no final building inspection permitting occupancy of a building will be granted until:
 - i. the City receives a professional engineer's certificate stating that the building has the capability to connect to and be serviced by a DEU;
 - ii. the owner enters into a covenant and/or other legal agreement to require that the building connect to a DEU when a DEU is in operation ;
 - iii. the owner grants or acquires the Statutory Right-of-Way(s) and/or easements necessary for supplying DEU services to the building; and
 - iv. the owner provides to the City a letter of credit, in an amount satisfactory to the City, for costs associated with acquiring any further Statutory Right of Way(s) and/or easement(s) and

preparing and registering legal agreements and other documents required to facilitate the building connecting to a DEU when it is in operation.

11. (No. 2 Road Bridge Agreement) Registration of a legal agreement on Title requiring an indemnification of the City by the owner of all costs and expenses associated with any settlement or damage to the No. 2 Road Bridge that is reasonably attributable, in part or in whole, to development of, and construction on, the site. The agreement will include:
 - a) requirements regarding the monitoring of settlement impacts on the No. 2 Road Bridge during development of the site conducted by third party engaged by the City, at the owner's sole cost,
 - b) a no construction covenant (no building permit or underpinning permit) for the site until a structural assessment of the No. 2 Road Bridge, including potential settlement tolerances, by third party engaged by the City, at the owner's sole cost, has been delivered to the City's satisfaction, and
 - c) a no occupancy covenant for the site until the City is satisfied that no settlement or damage to the No. 2 Road Bridge has occurred, or the developer has paid to the City all costs for any repairs required, in the City's sole determination, to remedy such damage or settlement.
12. (Servicing Agreement)
 - A. Transportation Works: The developer is responsible for the design and construction of the following frontage improvements and the transition of these improvements to the existing condition outside of the development site frontage to the satisfaction of the City. Note that while the list below provides a general description of the minimum frontage work requirement, the exact details and scope of the frontage works shall be confirmed through the Servicing Agreement* process to the satisfaction of the City.
 - a. Along the River Road (north and east edges of site) frontage:
 - i. Construct from west to east, beginning at the edge of the PROP SRW:
 - a) 3.5 m multi-use pathway;
 - b) Minimum 1.5 m boulevard;
 - c) 0.15 m curb and gutter;
 - d) 2.5 m parking lane (where applicable); and
 - e) 4.5 m travel lane.
 - ii. This work shall extend beyond the site's northern frontage and terminate at the River Road and No. 2 Road on-ramp intersection.
 - iii. One truck access shall be provided at the northeast corner of the site. Access shall meet the requirement of the City's Engineering Design Specifications.

This work shall extend beyond the site's northern frontage and terminate at the River Road and No. 2 Road on-ramp intersection.
 - b. Along the River Road (south edge of site) frontage:
 - i. Construct from north to south:
 - a) 3.5 m multi-use pathway;
 - b) 2.0 m boulevard;
 - c) 0.15 m curb and gutter;
 - d) 3.7 m travel lane OR extended boulevard;
 - e) 3.7 m travel lane; and
 - f) 3.7 m travel lane.
 - ii. This work shall extend beyond the site's northern frontage and terminate at the River Road and No. 2 Road on-ramp intersection.

- c) Construct / reinstate pedestrian letdown and crosswalk at the western end of the subject site.
 - d) Construct one vehicular site access driveway to meet the requirements of the City's Engineering Design Specifications.
 - c. Tie-ins to existing infrastructure, as needed.
 - d. River Road/River Road intersection shall be upgraded to the satisfaction of the Director, Transportation through the Servicing Agreement* review process, to include but not be limited to: elimination of the existing channelized right-turn island, re-configuration of the eastern leg of the intersection to include one WB right-turn lane, one WB through lane, and one EB lane, signage or curb modification / installation as required.
- B. Bridge Maintenance Access and Public Pathway Works:
- a. Provision of service vehicle access to facilitate No. 2 Road Bridge maintenance and public pedestrian access within the existing 10 m wide statutory-right-of-way registered on Title along the entire west edge of the site connecting to River Road to the north and south of the subject site. All construction within the statutory-right-of-way is to support at least 80,000 pounds. A 5 m wide paved service vehicle access road is to be provided and also designed to service as a pathway for pedestrian use.
- Note: Vehicle access is restricted to emergency vehicles and City service vehicles only.
- C. Water Works:
- a. Using the OCP Model, there are 490 L/s and 595 L/s of water available at a 20 psi residual at the two hydrants located at the frontage of the north-south aligned River Road; while there is no existing hydrant at the frontage of the east-west aligned River Road. Based on your proposed development, your site requires a minimum fire flow of 180 L/s.
 - b. At Developer's cost, the Developer is required to:
 - i. Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for on-site fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
 - ii. Install approximately 70 m of new 300 mm watermain at the north end of the north-south aligned River Road tying into the existing blow off (WBO223327) at the north end of the watermain on River Road. Reconnect to the new main to the existing 50 mm diameter service connection (WSL241295) that services the City trail to the north.
 - iii. To address water quality issues due to the resulting dead end watermain, the developer is required to install a new automatic flushing system. The location and details of the automatic flushing system complete with its kiosk shall be determined via the servicing agreement review.
 - iv. The following works relating to the automatic flushing system shall be at the developer's cost:
 - o Supply and installation cost of the automatic flushing system (complete with a dechlorination system designed specifically for the automatic flushing device).
 - o Supply and Installation of a water meter to monitor water consumption of the automatic flushing system.
 - v. A hydrant at the dead end watermain in the north-south aligned River Road is required to meet City hydrant spacing requirements for the proposed land use.
 - vi. Please note that there are no existing hydrants at the east-west aligned River Road. Review hydrant spacing and provide fire hydrants at the east-west aligned River Road frontage as required to meet City hydrant spacing requirements. The required fire

hydrants shall be installed at the north side of the east-west aligned River Road. Prior to the first submission of the servicing agreement design, consult with the City's fire department to confirm the locations of the required hydrants.

- vii. Review hydrant spacing on all existing and new road frontages and provide fire hydrants as required to meet City spacing requirements for commercial land use. Fire department approval is required for all fire hydrant installations, removals, and relocations.
- vii. Install one new water service connection at the watermain dead end. Details of the water service connection location shall be finalized via the servicing agreement design review. Meter to be located on-site (i.e. within the mechanical room).
- c. At Developer's cost, the City is to:
 - i. Cut, cap, and remove all existing water service connections to the development site.
 - ii. Re-connect all existing water service connections to the proposed water main.
 - iii. Complete all tie-ins for the proposed works to existing City infrastructure.

D. Storm Sewer Works:

- a. At Developer's cost, the Developer is required to:
 - i. Upgrade approximately 150 meters of the existing 525 mm diameter storm sewers to minimum 600 mm diameter per the City's Engineering Design Specifications from manhole STMH107279 located in front of 5171 Brighthouse Way and tie-in with a new manhole at the existing box culvert along the west side of the No. 2 Road Bridge.
 - ii. Install approximately 43 metres of new 600 mm diameter storm sewer to interconnect the existing storm sewer in the north-south aligned River Road to the existing storm sewer in the east-west aligned River Road.
 - iii. Install one new storm service connection and tie-in to the new main complete with inspection chamber at the property line. Details of the storm service connection location shall be finalized through the servicing agreement design review.
 - iv. Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement.
- b. At Developer's cost, the City is to:
 - i. Cut and cap all existing storm service connections and remove inspection chambers.
 - ii. Complete all tie-ins for the proposed works to existing City infrastructure, including re-connections of existing services to the new mains.

E. Sanitary Sewer Works:

- a. At Developer's cost, the Developer is required to:
 - i. Confirm the capacity (through a sizing calculation) and confirm the condition of the existing sanitary service connection located just north of the southeast corner of the proposed site. Use the existing service connection and install an inspection chamber at the property line if its capacity is adequate and if its condition is acceptable to service the proposed site. Otherwise, install a new sanitary service connection at the same alignment/tie-in as the existing.
- b. At Developer's cost, the City is to:
 - i. Cut and cap all existing service connections to the development site, and remove inspection chambers.
 - iii. Complete all tie-ins for the proposed works to existing City infrastructure including re-connections of existing services to the new mains.

F. Street Lighting:

- a. At the Developer's cost, the Developer is required to provide street lighting along all road frontages according to the following preliminary street light types. The specific types of street lights will be confirmed by the City's Planning department.
 - i. River Road (i.e. No. 2 Road off-ramp) @ south side of site (North side of street)
 - a) Pole colour: Grey
 - b) Roadway lighting @ back of curb: Type 7 (LED) INCLUDING 1 street luminaire, banner arms, and 1 duplex receptacle, but EXCLUDING any pedestrian luminaires, flower baskets holders or irrigation.
 - ii. River Road @ east side of site (West side of street)
 - a) Pole colour: Grey
 - b) Roadway lighting @ back of curb: Type 7 (LED) INCLUDING 1 street luminaire, 1 pedestrian luminaire set perpendicular to the roadway, banner arms, and 1 duplex receptacle, but EXCLUDING any flower baskets holders or irrigation.
 - iii. Off-Street Publicly-Accessible Walkways & Open Spaces - Walkway (City owned/maintained or secured via SRW & developer owned/maintained) (AS APPLICABLE)
 - a) Pole colour: Grey
 - b) Pedestrian lighting: Type 8 (LED) INCLUDING 1 pedestrian luminaire, but EXCLUDING any banner arms, flower basket holders, irrigation, or duplex receptacles.

G. General Items:

- a. The Developer is required to:
 - i. Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the development's site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the functional plan and registered prior to SA design approval:
 - BC Hydro PMT – 4.0 x 5.0 m
 - BC Hydro LPT – 3.5 x 3.5 m
 - Street light kiosk – 1.5 x 1.5 m
 - Traffic signal kiosk – 1.0 x 1.0 m
 - Traffic signal UPS – 2.0 x 1.5 m
 - Shaw cable kiosk – 1.0 x 1.0 m
 - Telus FDH cabinet – 1.1 x 1.0 m
 - ii. Coordinate with BC Hydro, Telus and other private communication service providers:
 - a) All above-ground boxes shall be located within the development site; all below-ground boxes shall be located outside of sidewalks and bike paths.

- b) To pre-duct for future hydro, telephone and cable utilities along all road frontages, except River Road. Note: no services are permitted to come from River Road.
- c) When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
- iii. Enter into, if required, additional legal agreements, as determined through the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

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

1. Confirmation of compliance with all legal agreements registered on Title.
2. 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.*
3. Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>).
4. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.

[signed copy on file]

Signature

Date



City of Richmond

Development Permit

No. DP 22-013200

To the Holder: Oval 1 Holdings Ltd.

Property Address: 6011 River Road

Address: C/O Jayme Colville
 1055 Hastings Street, Unit 1830
 Vancouver, BC V6E 2E9

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
 - a) Increase the maximum permitted number of Class 1 bicycle storage spaces in a bicycle room from 40 to 70 when located in family-sized bicycle storage lockers.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #60 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$1,513,000.00 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit
No. DP 22-013200

To the Holder: Oval 1 Holdings Ltd.
Property Address: 6011 River Road
Address: C/O Jayme Colville
1055 Hastings Street, Unit 1830
Vancouver, BC V6E 2E9

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

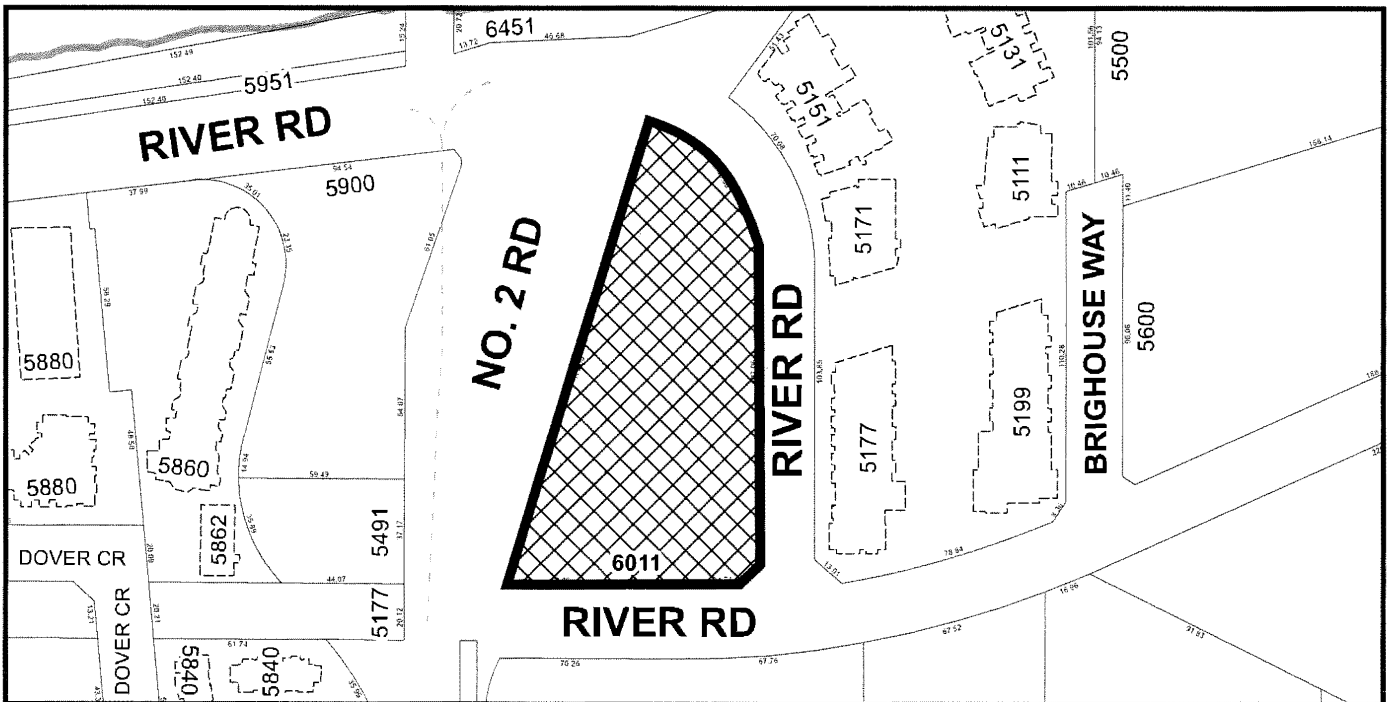
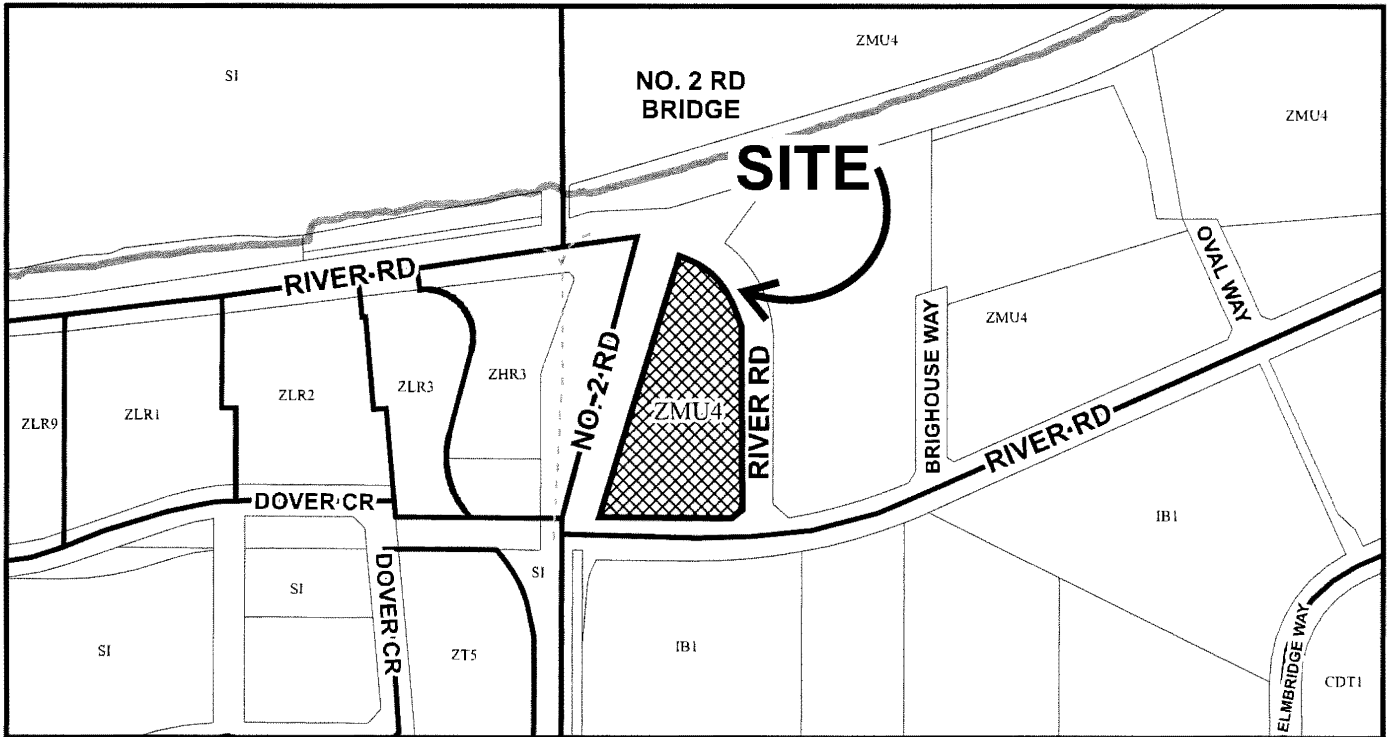
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 22-013200
SCHEDULE "A"

Original Date: 05/31/22

Revision Date 06/01/22:

Note: Dimensions are in METRES



RIVER GREEN LOT 1

DP 22-013200

6011 RIVER ROAD, RICHMOND, BC

ASPAC
DEVELOPMENTS
PFS STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE

October 23, 2023
DP 22-013200
DP Plan # 1

Notes:

- Variance to permit up to 35 bicycle lockers (e.g. 70 class 1 bicycle parking spaces) in each bicycle storage room
- 2 car share parking spaces with SRW requiring 24/7 public access, bicycle maintenance facilities, min. 24% EV visitor parking spaces, charging outlets for min. 10% of class 1 bicycle storage and other TDMs as per legal agreements
- 40 BUH units required to comply with section 4.16 of Richmond Zoning Bylaw 8500
- Aging in place features to be provided in all units, including stairwell handrails, lever-type handles for doors and plumbing fixtures, and solid wall blocking in washrooms at all toilets, bathtubs and showers to facilitate future grab bar installation.
- All paths from sidewalks into entry lobbies and entry court drop off into entry lobbies to be visually low contrast from sidewalk and continuous
- Max. 47 m GSC building height permitted
- Urban Agriculture area on podium requires hose bib, tool storage and work table
- Irrigation automatic system for all planted areas, including extensive green roofs
- PROP SRW registered on title. West side balcony encroachments Min 5.8 m above grade and Max 0.5 m into SRW
- Tree protection required for City trees west of site
- Servicing Agreement required for off-site works and works in PROP SRW

DIALOG

PROJECT DATA

ADDRESS

Civil Address: #6011 River Road, Richmond, BC,
Legal Description: LOT 1 SECTION 6 BLOCK 4 NORTH
RANGE 6 WEST NEW WESTMINSTER
DISTRICT PLAN BCP30383

ZONING GUIDELINES:

Ref: ZMU424131
20.4 High Rise Apartment and
Olympic Oval (ZMU4) Oval Village
(City Centre)
Area: Area "A"

SITE MEASUREMENTS

Max. Building Height: 47.00 m 154' - 2 3/8"
Finished Grade: 2.21 7' - 3"
Site Area: 10,043.00 108,102
Site Dimensions: Refer to Survey

RIGHT OF WAYS

River Road Sidewalk SRW (SRW PLAN BCP30383): 2.15 m 7' - 0 5/8"
No.2 Road Bridge SRW (SRW PLAN BCP30383): 10.00 m 31' - 9 3/4"

SETBACKS

River Road: 3.00 m 9' - 10 1/8"
No.2 Road: 10.00 m 31' - 9 3/4"

SITE COVERAGE

Calc. (%) m2 ft2
Max. Permitted Lot Coverage 40% 4,017 43,241
Proposed Lot Coverage 37% 3,719 40,031

PROPOSED USE:

Residential: Permitted: Ref: 20.4.1
Amenity Space: 20.4.2
On-Site Accessory Parking: 20.4.10

UNIT MIX & COUNT

Calc. (%) Count Approx. Size
Studios 3% 12 450 R2
1 Bedroom 32% 119 525 R2
1 Bedroom + Den 9% 34 650 R2
2 Bedroom 22% 81 788 R2
2 Bedrooms + Den 15% 55 890 R2
3 Bedroom 16% 57 1,075 R2
3 Bedrooms + Den 3% 10 1,650 R2
TOTAL: 100% 368

BUH Units Provided: 40 11%
1 Bedroom 21
1 Bedroom + Den 10
2 Bedroom 9

Multiple Family Housing Units with two or more bedrooms: 203 55.2%

PARKING REQUIREMENTS

REQUIRED - BYLAW

Type	Reference	Calculation	Included in Total	# of Stalls
Residential Stalls	Per 20.4.10 a)	1.28 spaces per res. unit		471
	Per 7.5.14	2% of the req'd stalls to be accessible	10	
Visitor Stalls	Per 20.4.10 b)	0.17 spaces per res. unit		63
	Per 7.5.14	2% of the req'd stalls to be accessible	2	
Accessible Stalls	Total Accessible Stalls (Included in Total)		12	
			Total Stalls	534

PROVIDED

Type	Reference	Calculation	Included in Total	# of Stalls
Residential Stalls				411*
	Per 7.5.14	2% of the req'd stalls to be accessible	10	
Visitor Stalls	Per 20.4.10 b)	0.17		66**
	Per 7.5.14	2% of the req'd stalls to be accessible	2	
Accessible Stalls	Total Accessible Stalls (Included in Total)		12	
Car Share Stalls			2	2
			Total Stalls	479

PROPOSED PARKING REDUCTION

Total Required - Bylaw		534
Total Provided		479
Proposed Reduction***		55
Proposed Reduction % ****		10.3%

Note:

*All Residential Parking Stalls to be EV ready with Level 2 240 Volt Plug-in on a load management system as per Electric Vehicle Charging Infrastructure Requirements - Zoning Bylaw 8500, Section 7.15
**20 Visitor Stalls to be EV ready with Level P1 240 Volt Plug-in
***Refer to TIA for TDM Measures.
****This development works to the maximum 20% reduction that was recently adopted in Amendments to Zoning Bylaw 8500 - Section 7 Parking and Loading—amendment Bylaw No. 10077.

LOADING SPACES REQUIRED

ZONING REQUIREMENT

Type	Reference	Calculation	# of Spaces
Medium Sized Loading Spaces	Per Table 7.13.6.1	1 Space + 1 for each add'l 160 dwelling units over 240 dwelling units.	2
Large Sized Loading Spaces	Per Table 7.13.6.1	For buildings that are 5 storeys or higher	n/a

These requirements reflect recently adopted Amendments to Zoning Bylaw 8500 - Section 7 Parking and Loading—amendment Bylaw No. 10077.

BICYCLE PARKING REQUIRED

Type	Reference	Calculation	# of Stalls
Class 1 Bicycle Parking Spaces	Per 7.14.9.1	1.25 spaces per dwelling unit:	460
Class 2 Bicycle Parking Spaces	Per 7.14.9.1	0.2 spaces per dwelling unit:	74

PARKING DISTRIBUTION

RESIDENT PARKING

Level	Standard		Small	Tandem	Accessible	Total
	Private Garage					
		-	-		-	-
P1	14	113	11	4	10	152
P2	0	236	17	6	0	259
Total	14	349	28	10	10	411

VISITOR PARKING

Level	Standard	Small	Accessible	Total
P1	52	12	2	66
P2	0	0	0	0
Total	52	12	2	66

CAR SHARE

P1	2
P2	0
Total	2

NOTES

PROPOSED VARIANCES

Balcony Encroachment into SRW:

Balconies on the West façade of Tower 'C' are proposed to project into the SRW by up to up to 0.75m into the 10.0m SRW that runs along the side of the property. The clear height below the projecting balconies is proposed to be no less than 5.8m. Noting that the 10.0m wide portion of the SRW is intended to facilitate maintenance of the bridge, the applicant would note a few factors for consideration of the proposed condition:

- the minor encroachment is far enough above the driveable surface of the SRW to permit the clear passage of most standard maintenance vehicles,
- the encroachment maintains a minimum 9.25m travel width that is complete clear both horizontally and vertically, and...

- Seeking variance from (40) bicycles to (40) bicycle lockers per room to facilitate the large # of Dbl lockers.

BASIC UNIVERSL HOUSING PROVISIONS (REFER TO DP0.24)

The project proposes to provide 40 dwelling units (+11% of the total unit count) that are designed to incorporate all of the Basic Universal Housing (BUH) Features as described in Section 4.16 of the Richmond Zoning Bylaw 8500; the project proposes to claim the 1.86m2 exemption for each of these dwelling units as described in Subsection 4.6.2.

Additional Notes:

- Variance to permit up to 40 bicycle lockers (e.g. 80 class 1 bicycle parking spaces) in each bicycle storage room

- 2 car share parking spaces with SRW requiring 24/7 public access bicycle maintenance facilities: min. 24% EV visitor parking spaces, charging outlets for min. 10% of class 1 bicycle storage and other TDMs as per legal agreements

- 40 BUH units required to comply with section 4.16 of Richmond Zoning Bylaw 8500

- Aging in place features to be provided in all units, including stairwell handrails, lever-type handles for doors and plumbing fixtures, and solid wall blocking in washrooms at all toilets, bathrooms and showers to facilitate future grab bar installation.

- All paths from sidewalks into entry lobbies and entry court drop off into entry lobbies to be visually low contrast from sidewalk and continuous

- Max. 47 m GSC building height permitted

- Urban Agriculture area on podium requires hose bib, tool storage and work table

- Irrigation automatic system for all planted areas, including extensive green roofs

- PROP SRW registered on title. West side balcony encroachments Min 5.8 m above grade and Max 0.5 m into SRW

- Tree protection required for City trees west of site

- Servicing Agreement required for off-site works and works in PROP SRW

LOADING SPACES PROVIDED

PROVIDED

Level	Medium Sized Loading Space	Large Sized Loading Space	Total
L1	2	0	2

BICYCLE PARKING PROVIDED

Class 1					Class 2	Communal
Level	Double Stall A (Min. 1.2m x 2.6m)	Double Stall B (Min. 1.2m x 1.82m)	Sub-Total per Level		Class 2 (0.6m x 1.8m)	Standard Stall (0.6m x 1.8m)
	# Lockers	# Bikes	# Lockers	# Bikes	# Bikes	Horiz. Stacked
L1	41	82	144	288	370	20
P1	9	18	105	210	228	0
P2	16	32	105	210	242	0
Sub-Total		132		708		
Total			840		76	20

Note: The project is proposing to provide 2 bicycle repair areas (1 for Towers A + B and 1 for Tower C) and maintenance room adjacent to the main entry court.

PROJECT FAR SUMMARY

	PERMITTED FAR	PERMITTED FAR (AREA)	PROPOSED FAR	PROPOSED FAR (AREA)
		m2 ft2		m2 ft2
RESIDENTIAL	3.0	30,129 324,308	3.03	30,417 327,405

DENSITY TABLE

Lot Reference	Civic Addresses	ZMU4 Zone Area	Site Area		Maximum Permitted Density FAR		Proposed Density FAR		
			Area (sq.m)	Area (sq.ft)	Maximum Residential (sq.m)	Maximum Residential (sq.ft)	Residential (sq.m)	Residential (sq.ft)	FAR
Lot 1**	6011 River Road	A	10,043	108,102			30,417	327,405	3.03
Lot A**	5600 Brighouse Way	C	14,612	159,435					
Lot B**	5500 Brighouse Way	D	14,003	150,727	116,497.3	1,253,969.3	86,080.3	926,564.3	2.98
Total			38,658	418,264			116,497.3	1,253,969.3	
Total FAR					3.00	3.00	3.00	3.00	

* Lot 1 Proposed FAR Density (DP 22-013200)

** Remaining FAR Density for Lot A & Lot B via future Development Permits

DIALOG®

PFS STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE

ASPAC
DEVELOPMENTS

ISSUED FOR

1	2022-05-09	DEVELOPMENT PERMIT APPLICATION
2	2023-02-09	DP RESPONSE #1
3	2023-08-09	DP RESPONSE #2
4	2023-09-19	DP RESPONSE #3
5	2023-10-13	DP RESPONSE #4

October 23, 2023
DP 22-013200
DP Plan # 2

METRIC

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

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

ARCHITECT & PRIME CONSULTANT

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406 - 611 ALEXANDER STREET, VANCOUVER, BC
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STANTEC
1108-111 DUNSMUR STREET, VANCOUVER, BC
V6B 6A3
Tel: 604.588.8000 Fax:

ELECTRICAL ENGINEER

HEMETZ (S/A) & ASSOCIATES LTD.
2009 W 4th AVENUE, VANCOUVER, BC
V6J 1N3
Tel: 604.736.6562 Fax:

SEAL

6011 RIVER ROAD
RIVER GREEN - LOT 1

PROJECT STATISTICS

DRAWN: Author CHECKED: Checker
PLOT DATE: 10/19/2023 11:42:08 AM

DP0.1

Lot 1 Overall FAR Table																																		
Zone	Level	Unit Count											Gross Area		Exclusions										FAR									
		STUDIO	1BR	1BR +Den	2BR	2BR +Den	3BR	3BR +Den	4BR	4BR +Den	Sky Home	TH	Total	BUH Units	sq.ft	sq.m	Exit Stairs (sf)	Private Stairs (sf)	Elevators (sf)	O.T.B. (sf)	Mech (sf)	Enlosed Penthouse & Lofts (sf)	Bicycle, Garbage, & Recycling (sf)	Amenity (sf)	Heat Pump* (sf)	Wall Exclusion (sf)	BUH Exemption** (sf)	Sub Total	sq.ft	sq.m				
UG	P2														101,630	9,441.7	0		-	-	-	96,351	5,279		0	0	0	101,630	9,441.7	-	-			
	P1														94,717	8,799.5	0		-	-	-	88,971	5,746		0	0	0	94,717	8,799.5	-	-			
PH	13	-	-	-	-	-	-	-	-	-	-	-	-	-	11,657	1,083.6	617		366		943	-	-	-	-	0	0	0	1,926	178.9	5,731	904.1		
	12	-	-	-	-	-	11	-	-	-	-	11	-	-	13,515	1,255.6	617		366		1,134	-	-	-	-	118	0	0	2,235	207.6	11,780	1,047.9		
	11	1	8	2	5	3	4	1	-	-	-	24	3	21,554	2,002.4	617		366		199	-	-	-	-	258	0	60	1,500	139.3	20,054	1,863.1			
	10	1	9	1	5	3	4	1	-	-	-	24	3	23,903	2,228.7	778		366		196	-	-	2,266	258	0	60	3,924	364.5	19,979	1,856.1				
	9	1	12	2	6	5	4	1	-	-	-	31	4	26,986	2,492.9	888		366		197	-	-	1,829	334	0	80	3,693	343.1	25,293	2,349.8				
	8	1	12	3	7	6	5	1	-	-	-	36	4	32,049	2,977.4	888		366		197	-	-			387	0	80	1,918	178.1	30,131	2,799.3			
	7	1	12	4	9	6	5	1	-	-	-	36	4	33,451	3,107.2	888		366		200	-	-	-		409	0	80	1,942	180.4	31,509	2,927.3			
	6	1	12	4	9	6	5	1	-	-	-	36	4	33,451	3,107.2	888		366		200	-	-	-		409	0	80	1,942	180.4	31,509	2,927.3			
	5	1	12	4	9	6	5	1	-	-	-	36	4	33,451	3,107.2	888		366		200	-	-	-		409	0	80	1,942	180.4	31,509	2,927.3			
	4	1	12	4	9	6	5	1	-	-	-	36	4	33,451	3,107.2	888		366		200	-	-	-		409	0	80	1,942	180.4	31,509	2,927.3			
Lower	3	1	12	4	9	6	5	1	-	-	-	36	4	33,451	3,107.2	888		366		200	-	-	-		409	0	80	1,942	180.4	31,509	2,927.3			
	2	1	12	4	11	6	3	1	-	-	-	39	4	36,611	3,401.3	888		366		284	-	-	3,155	409	0	80	5,181	481.3	31,430	2,919.9				
	1	2	6	2	2	2						10	2	58,327	5,418.8	0				7,299	15,125	12,925		826	151	40	35,366	3,278.5	23,261	2,160.3				
	TOTAL	12	119	34	81	55	57	10	-	-	-	-	366	40	353,887	32,586.5	9,729		4,387		11,449		15,125	12,925	8,076	3961	800	66,452	6,173.6	327,465	30,417			
		12	153	136	67	10						366	40	353,887	32,586.5	9,729		4,387		11,449		15,125	12,925	8,076	3961	800	66,452	6,173.6	327,465	30,417				
		3.3%	32.3%	9.2%	22.0%	14.9%	15.5%					11%																						
																					Max. FAR Exclusion (0.1):				10,810		FAR (0.03):				556 Area		10,043	

* ZONING BYLAW SECTION 4.6.2.1 (A) (1) (1) HEAT PUMP EXEMPTION PER DWELLING UNIT
 ** ZONING BYLAW SECTION 4.6.2.2 (A) (2) (1) EXEMPTION PER BUH UNIT
 *** Not accounted for in Tower Breakdown below.

Max. FAR Exclusion (0.1): 10,810

FAR (L101): 5.8e Area 10,810

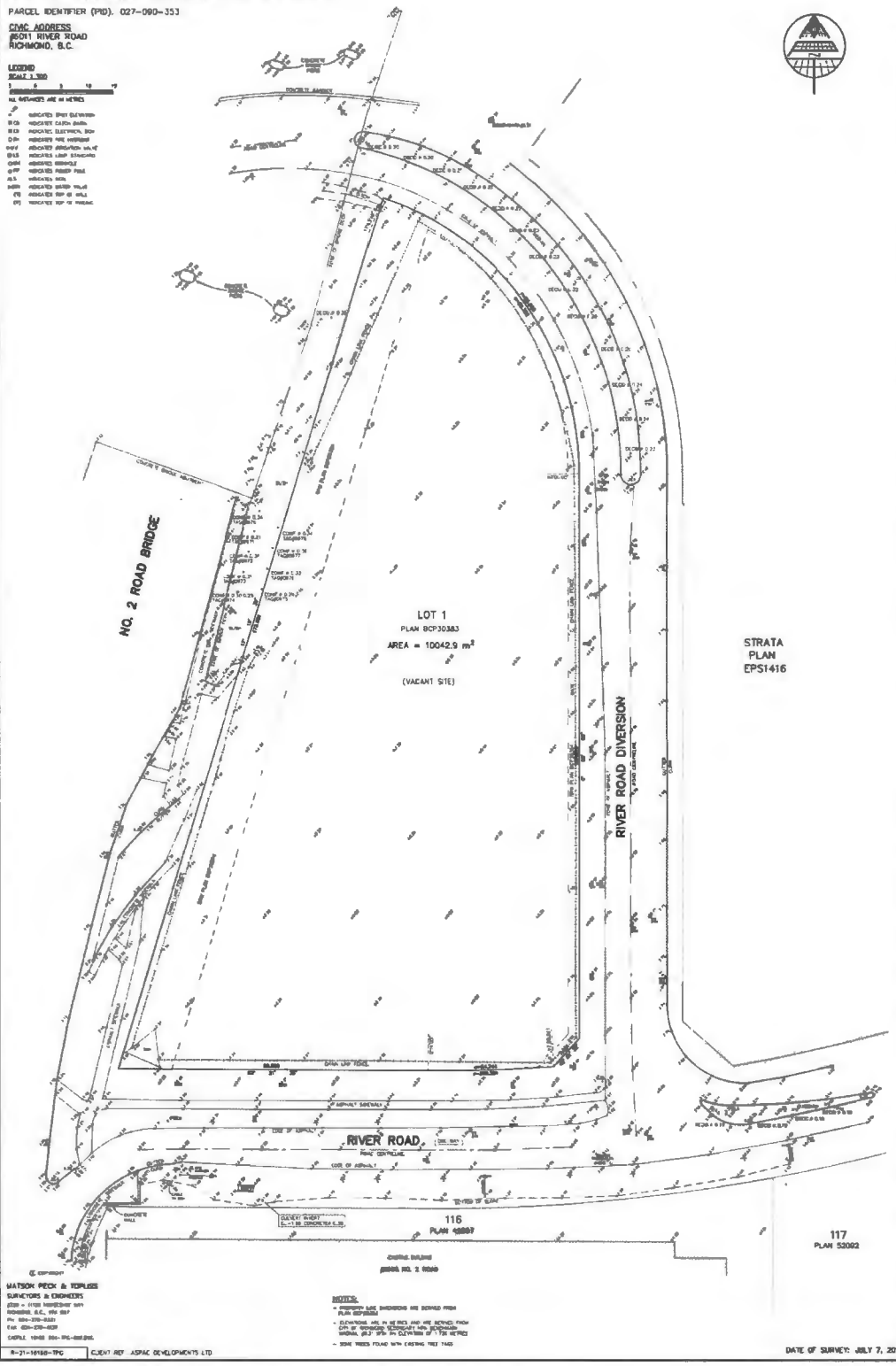
Lot 1 Tower A FAR Table																															
Zone	Level	Unit Count										Gross Area				Exclusions										Sub Total		FAR			
		STUDIO	1BR	1BR +Den	2BR	2BR +Den	3BR	3BR +Den	4BR	4BR +Den	Sky Homes	TH	Total	BUH Units	sq.ft	sq.m	Exit Stairs (sf)	Private Stairs (sf)	Elevators (sf)	O.T.B. (sf)	Mech (sf)	Bicycle, Garbage, & Recycling (sf)	(sf)	Heat Pump (sf)	Wall Exclusion (sf)	BUH Exemption (sf)	sq.ft	sq.m			
PH	13	-	-	-	-	-	-	-	-	-	-	0	-	4,233	393.3	205	-	-	122	-	838	0	0	0	0	0	0	660	61.3	3,573	332.0
	12	-	-	-	-	-	4	-	-	-	-	4	-	4,560	423.6	205	-	-	122	-	61	0	0	43	0	0	0	411	40.0	4,129	383.6
	11	-	1	1	1	1	2	1	-	-	-	7	1	7,637	709.5	205	-	-	122	-	67	0	0	75	0	20	484	45.0	7,153	664.5	
	10	-	1	1	1	1	2	1	-	-	-	7	1	7,638	709.6	205	-	-	122	-	67	0	0	75	0	20	484	44.5	7,154	664.7	
	9	-	1	1	1	1	2	1	-	-	-	7	1	9,585	890.5	341	-	-	122	-	67	0	1,829	75	0	20	2,449	227.5	7,138	662.9	
Lower	8	-	1	2	2	2	4	1	-	-	-	12	1	12,644	1,174.7	341	-	-	122	-	67	0	0	129	0	20	674	62.8	11,970	1,112.1	
	7	-	1	3	4	2	3	1	-	-	-	14	1	14,046	1,304.9	341	-	-	122	-	67	0	0	151	0	20	695	64.8	13,351	1,240.3	
	6	-	1	3	4	2	3	1	-	-	-	14	1	14,046	1,304.9	341	-	-	122	-	67	0	0	151	0	20	695	64.8	13,351	1,240.3	
	5	-	1	3	4	2	3	1	-	-	-	14	1	14,046	1,304.9	341	-	-	122	-	67	0	0	151	0	20	695	64.8	13,351	1,240.3	
	4	-	1	3	4	2	3	1	-	-	-	14	1	14,046	1,304.9	341	-	-	122	-	67	0	0	151	0	20	695	64.8	13,351	1,240.3	
	3	-	1	3	4	2	3	1	-	-	-	14	1	14,046	1,304.9	341	-	-	122	-	67	0	0	151	0	20	695	64.8	13,351	1,240.3	
	2	-	1	3	5	1	3	1	-	-	-	14	1	14,010	1,303.6	341	-	-	122	-	67	0	0	151	0	20	695	64.8	13,313	1,237.0	
	1	1	1	1	1	2						5	1	14,456	1,343.0	0	15	-	548	-	5,650	0	54	0	0	0	6,251	580.8	8,201	762.2	
	TOTAL	1	10	34	31	18	22	10	-	-	-	-	125	10	144,994	13,470.4	3,545	-	1,463	-	1,562	5,650	1,829	1,956	-	200	15,604	1,448.7	129,390	12,020.8	
		1	34	49	42								125	10	144,994	13,470.4	3,545		1,463		1,562	5,650	1,829	1,956		200	15,604	1,448.7	129,390	12,020.8	
		1%	27%	33%	33%								8%																		

Lot 1 Tower B FAR Table																															
Zone	Level	Unit Count										Gross Area					Exclusions								Sub Total		FAR				
		STUDIO	1BR	1BR +Den	2BR	2BR +Den	3BR	3BR +Den	4BR	4BR +Den	Sky Home	TH	Total	BUH Units	sq.ft	sq.m	Est Stairs (sf)	Private Stairs (sf)	Elevators (sf)	O.T.B. (sf)	Mech (sf)	Bicycle, Garbage, & Recycling (sf)	Amenity (sf)	Heat Pump* (sf)	Wall Exclusion (sf)	BUH Exemption (sf)	sq.ft	sq.m	sq.ft	sq.m	
PH	13	-	-	-	-	-	-	-	-	-	-	5	-	3,157	293.8	205	-	122	-	-	148	-	-	-	0	-	-	475	44.1	2,682	249.2
	12	-	-	-	-	-	3	-	-	-	-	3	-	4,461	414.4	205	-	122	-	-	1,008	-	-	-	32	-	-	1,367	127.4	3,054	287.4
	11	1	3	1	3	1	-	-	-	-	-	9	2	7,183	667.3	205	-	122	-	-	66	-	-	-	97	-	40	530	49.3	6,653	618.1
	10	1	4	1	3	1	-	-	-	-	-	9	2	9,530	885.4	366	-	122	-	-	66	-	2,266	-	97	-	40	2,957	274.7	6,579	610.7
	9	1	7	1	4	2	1	-	-	-	-	16	3	12,667	1,176.5	339	-	122	-	-	67	-	-	-	172	-	60	762	70.7	11,905	1,105.0
Lower	8	1	7	1	4	2	1	-	-	-	-	16	3	12,668	1,176.5	339	-	122	-	-	67	-	-	-	172	-	60	761	70.7	11,907	1,106.2
	7	1	7	1	4	2	1	-	-	-	-	16	3	12,668	1,176.5	339	-	122	-	-	67	-	-	-	172	-	60	761	70.7	11,907	1,106.2
	6	1	7	1	4	2	1	-	-	-	-	16	3	12,668	1,176.5	339	-	122	-	-	67	-	-	-	172	-	60	761	70.7	11,907	1,106.2
	5	1	7	1	4	2	1	-	-	-	-	16	3	12,668	1,176.5	339	-	122	-	-	67	-	-	-	172	-	60	761	70.7	11,907	1,106.2
	4	1	7	1	4	2	1	-	-	-	-	16	3	12,668	1,176.5	339	-	122	-	-	67	-	-	-	172	-	60	761	70.7	11,907	1,106.2
	3	1	7	1	4	2	1	-	-	-	-	16	3	12,668	1,176.5	339	-	122	-	-	67	-	-	-	172	-	60	761	70.7	11,907	1,106.2
	2	1	7	1	4	3	-	-	-	-	-	16	3	12,602	1,170.2	340	-	122	-	-	70	-	-	-	172	-	60	764	71.2	11,838	1,099.8
	1	1	5	1	1	-	-	-	-	-	-	7	2	16,633	1,543.1	-	-	-	-	-	4,502	1,228	826	86	-	40	6,683	620.8	9,550	924.4	
	TOTAL	11	68	10	39	17	12	-	-	-	-	-	167	30	142,241	13,234.6	3,696	-	1,463	-	6,330	1,228	3,092	1,690	-	600	18,100	1,681.5	124,141	11,533.1	
		11	78	10	39	17	12	-	-	-	-	-	199																		
		11	68	10	39	17	12	-	-	-	-	167	30	142,241	13,234.6	3,696	-	1,463	-	6,330	1,228	3,092	1,690	-	600	18,100	1,681.5	124,141	11,533.1		

SURVEY PLAN OF LOT 1 SECTION 6
BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN BCP30383

PARCEL IDENTIFIER (PID): 027-090-353
Civic Address
6011 RIVER ROAD
RICHMOND, B.C.

- LEGEND
SCALE 1:200
ALL DIMENSIONS ARE IN METRES
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 - 100. UNLOCATED SPOT ELEVATION



NOT TO SCALE. REFER TO SUPPLEMENTARY DOCUMENTS FOR ORIGINAL DRAWING.

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PFS STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE

ASPAC
DEVELOPMENTS

ISSUED FOR:	
1	2022-05-19 DEVELOPMENT PERMIT APPLICATION
2	2022-05-19 DP RESPONSE #1
3	2022-05-19 DP RESPONSE #2
4	2022-05-19 DP RESPONSE #3
5	2022-10-13 DP RESPONSE #4

October 23, 2023
DP 22-013200
DP Plan # 4

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

ARCHITECT & PRIME CONSULTANT
DIALOG
405 - 611 ALEXANDER STREET, VANCOUVER, BC
V6A 1E1
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V6J 0E4
Tel: 604.686.8571 Fax:
STRUCTURAL ENGINEER
DIALOG
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V6A 1E1
Tel: 604.285.1183 Fax:
MECHANICAL ENGINEER
STANTIC
1100 - 111 DUNSMuir STREET, VANCOUVER, BC
V6B 6A3
Tel: 604.686.8000 Fax:
ELECTRICAL ENGINEER
HEMETZ (SIA) ASSOCIATES LTD.
2008 W 4th AVENUE, VANCOUVER, BC
V6J 1H0
Tel: 604.736.6562 Fax:
REAL

6011 RIVER ROAD
RIVER GREEN - LOT 1

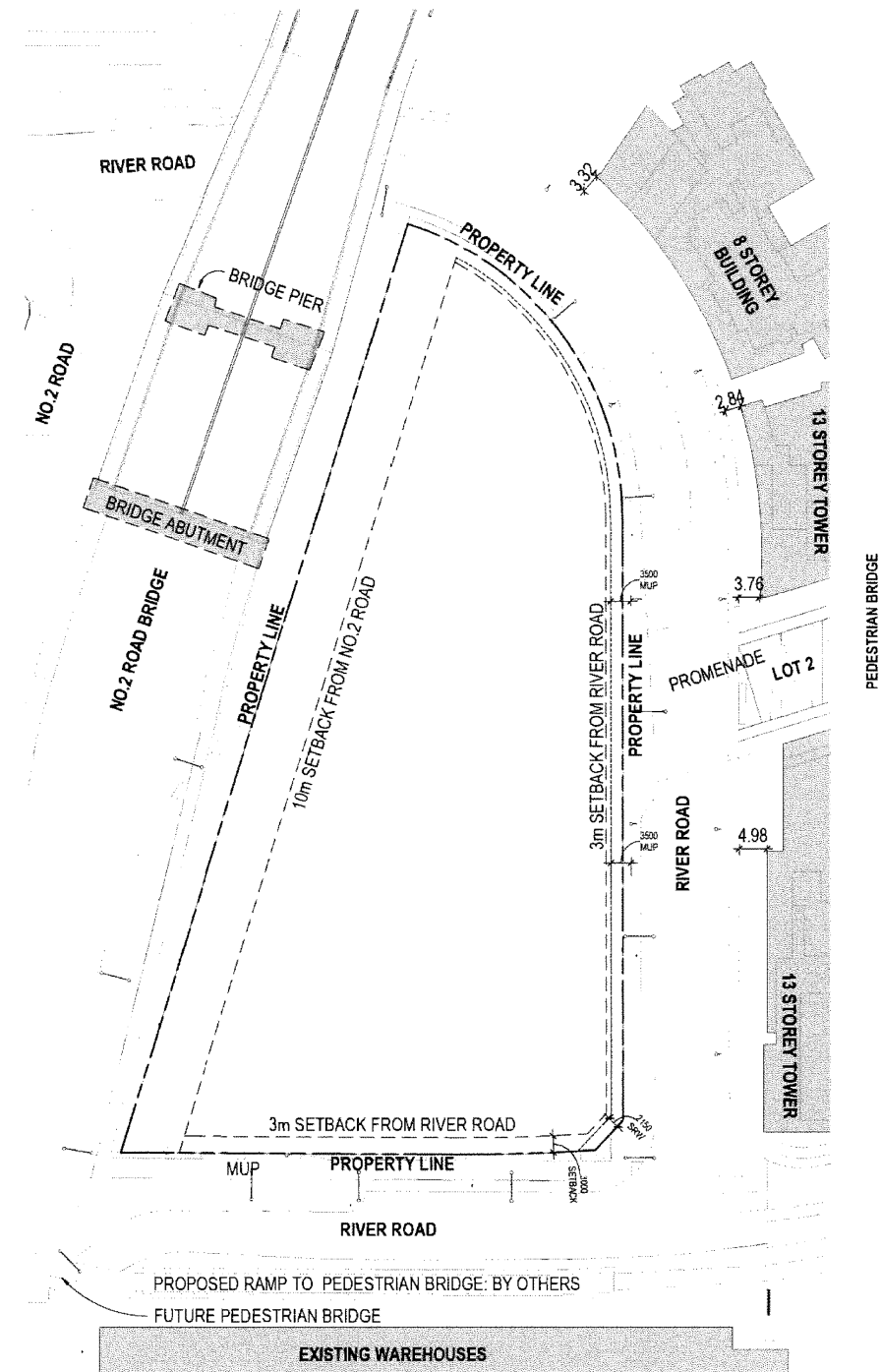
SURVEY PLAN

DRAWN: Author
PLOT DATE: 10/13/2023 2:00:45 PM
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BC100179 - 2004354

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1 HORIZONTAL BUILDING SETBACKS
SCALE: 1:500

DIALOG

PFS STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE

ASPAC
DEVELOPMENTS

ISSUED FOR	
1	2022-05-09 DEVELOPMENT PERMIT APPLICATION
2	2023-02-09 DP RESPONSE #1
3	2023-08-09 DP RESPONSE #2
4	2023-09-19 DP RESPONSE #3
5	2023-10-13 DP RESPONSE #4

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DP 22-013200
DP Plan # 5

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6011 RIVER ROAD
RIVER GREEN - LOT 1

SETBACK PLAN

DRAWN: Author
PLOT DATE: 10/13/2023 2:58:28 PM
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BC100179 - 2004354

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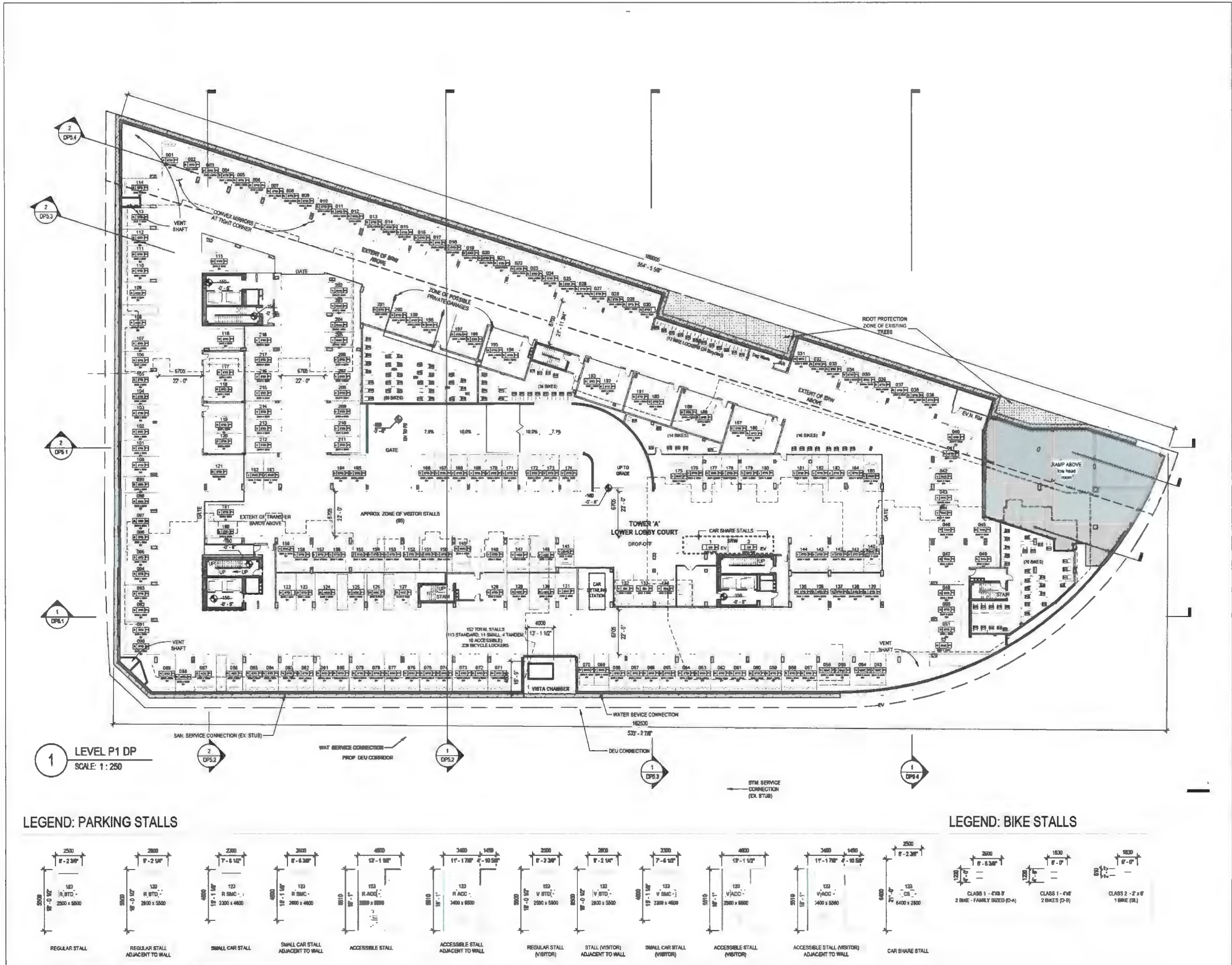


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(0.99m + 2.33m + 3.02m + 2.50m) / 4 = 2.21m

Finished Grade: +2.23m Geodetic
(1.05m + 2.33m + 3.02m + 2.50m) / 4 = 2.23m

DP1.0

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DEVELOPMENTS

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- | | | |
|---|------------|--------------------------------|
| 1 | 2022-05-09 | DEVELOPMENT PERMIT APPLICATION |
| 2 | 2022-05-09 | DP RESPONSE #1 |
| 3 | 2023-08-05 | DP RESPONSE #2 |
| 4 | 2023-08-19 | DP RESPONSE #3 |
| 5 | 2023-10-13 | DP RESPONSE #4 |

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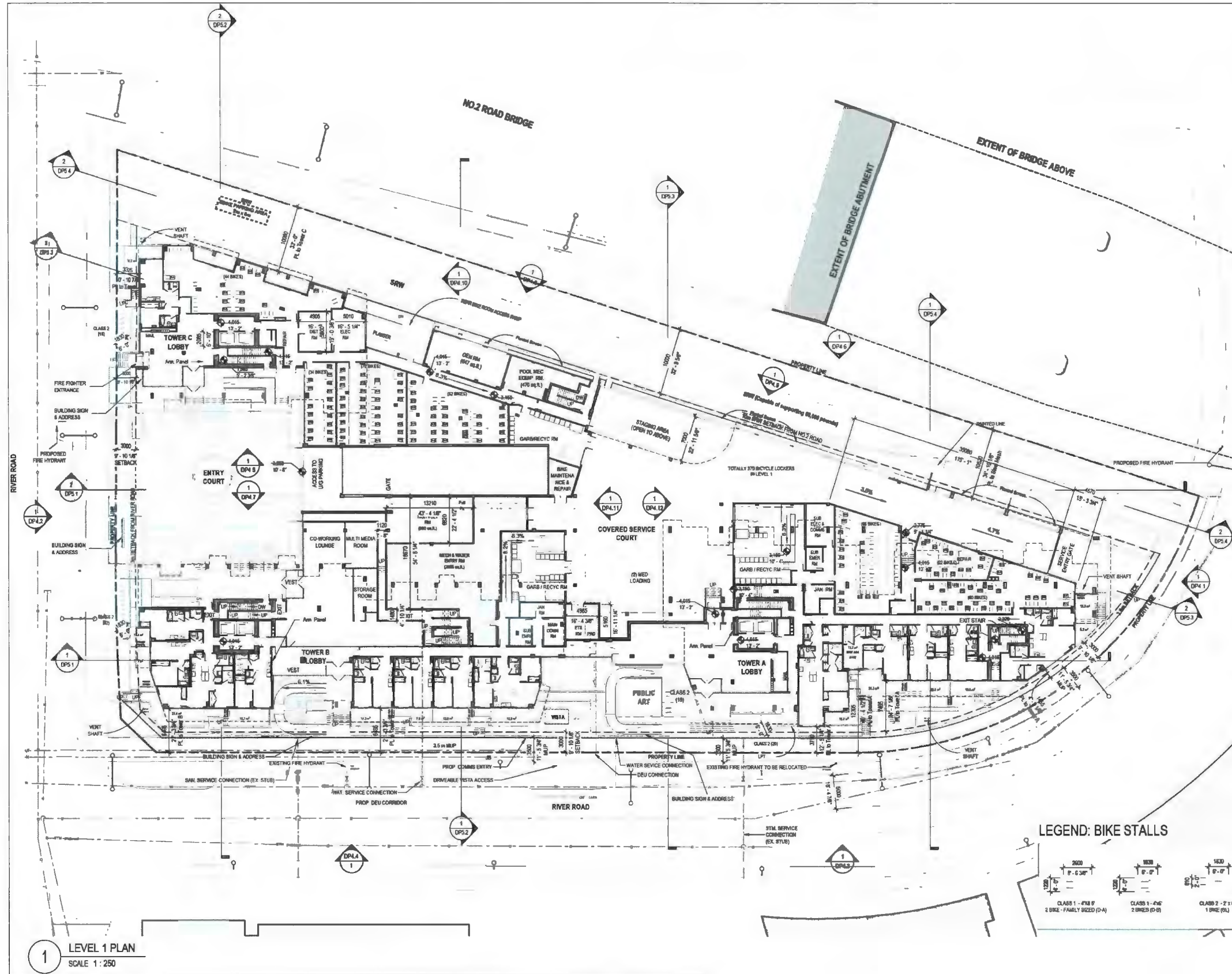
6011 RIVER ROAD
RIVER GREEN - LOT 1

P1 PLAN

DRAWN: Author PLOT DATE: 10/13/2023 3:25:52 PM CHECKED: Checker

DP2.1

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2	2023-02-09	DP RESPONSE #1
3	2023-05-09	DP RESPONSE #2
4	2023-08-19	DP RESPONSE #3
5	2023-10-13	DP RESPONSE #4

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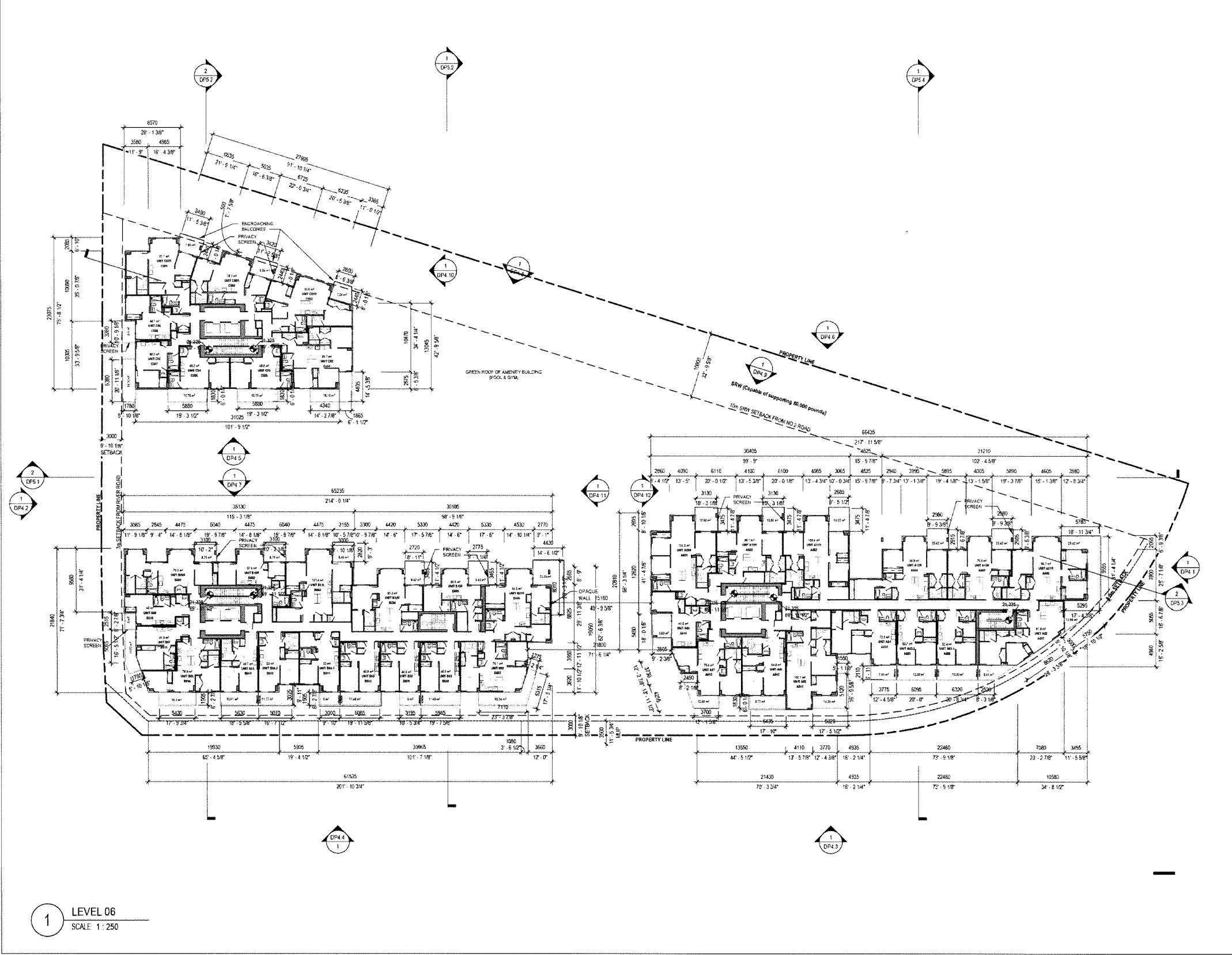


6011 RIVER ROAD
RIVER GREEN - LOT 1

LEVEL 1 PLAN

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DP2.2



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3	2023-05-09	DP RESPONSE #2
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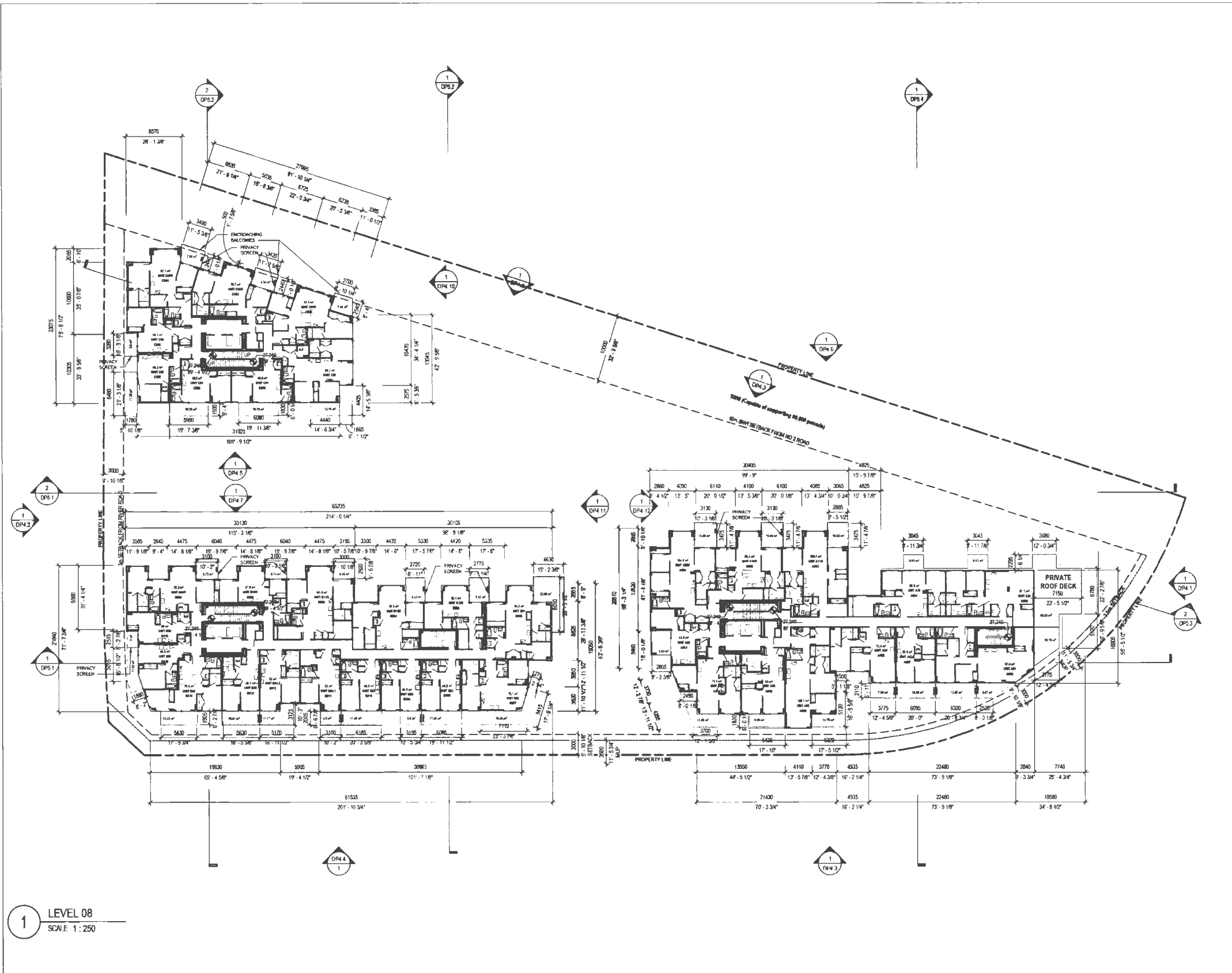


6011 RIVER ROAD
RIVER GREEN - LOT 1

LEVELS 3-7 PLAN

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PLOT DATE: 10/13/2023 3:36:47 PM
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DP2.4



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2	2023-02-09	DP RESPONSE #1
3	2023-08-08	DP RESPONSE #2
4	2023-09-19	DP RESPONSE #3
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6011 RIVER ROAD
RIVER GREEN - LOT 1

LEVEL 8 PLAN

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DP2.4a

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1 2022-05-09 DEVELOPMENT PERMIT APPLICATION
2 2023-02-09 DP RESPONSE #1
3 2023-04-09 DP RESPONSE #2
4 2023-05-19 DP RESPONSE #3
5 2023-10-13 DP RESPONSE #4

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6011 RIVER ROAD
RIVER GREEN - LOT 1

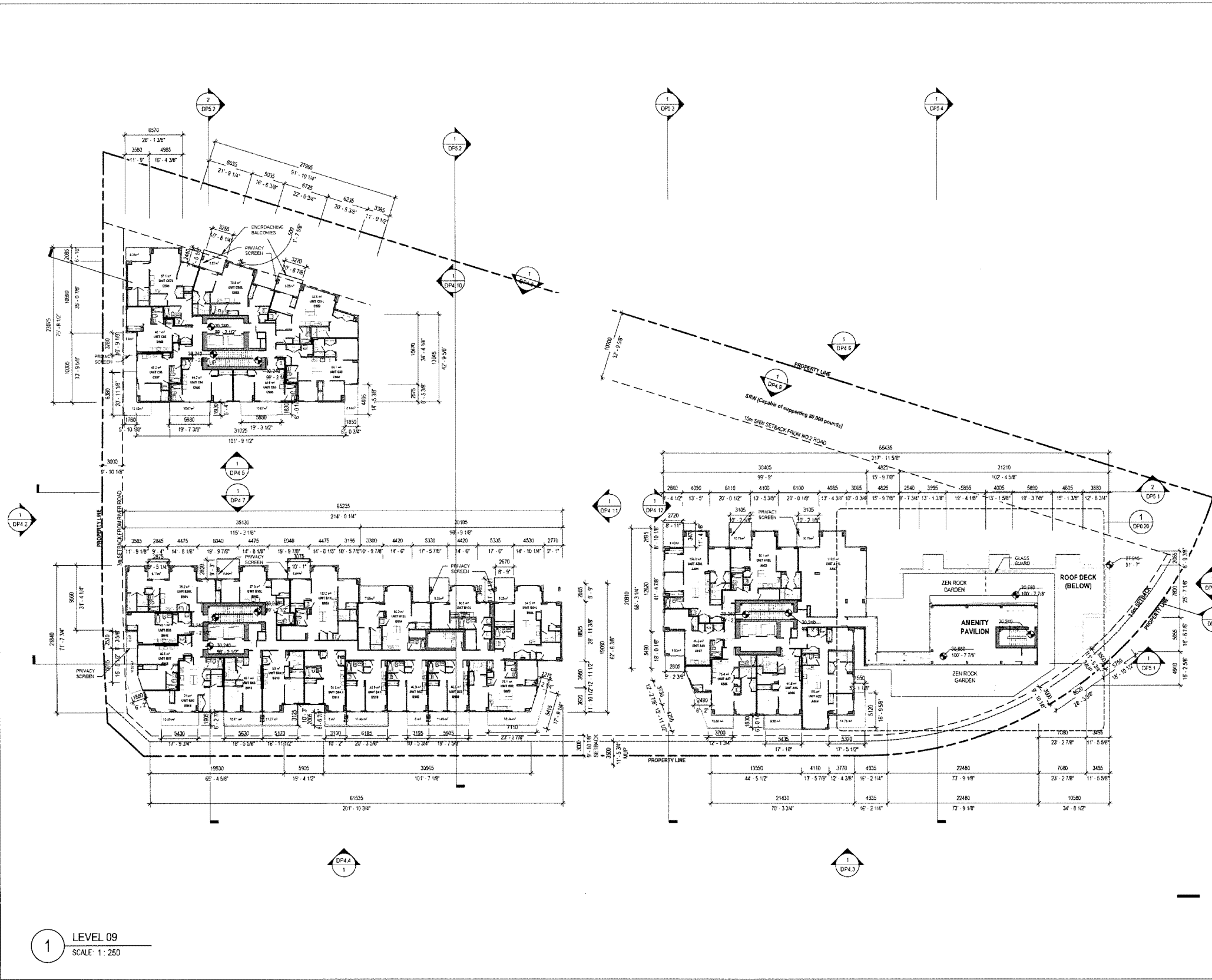
LEVEL 9 PLAN

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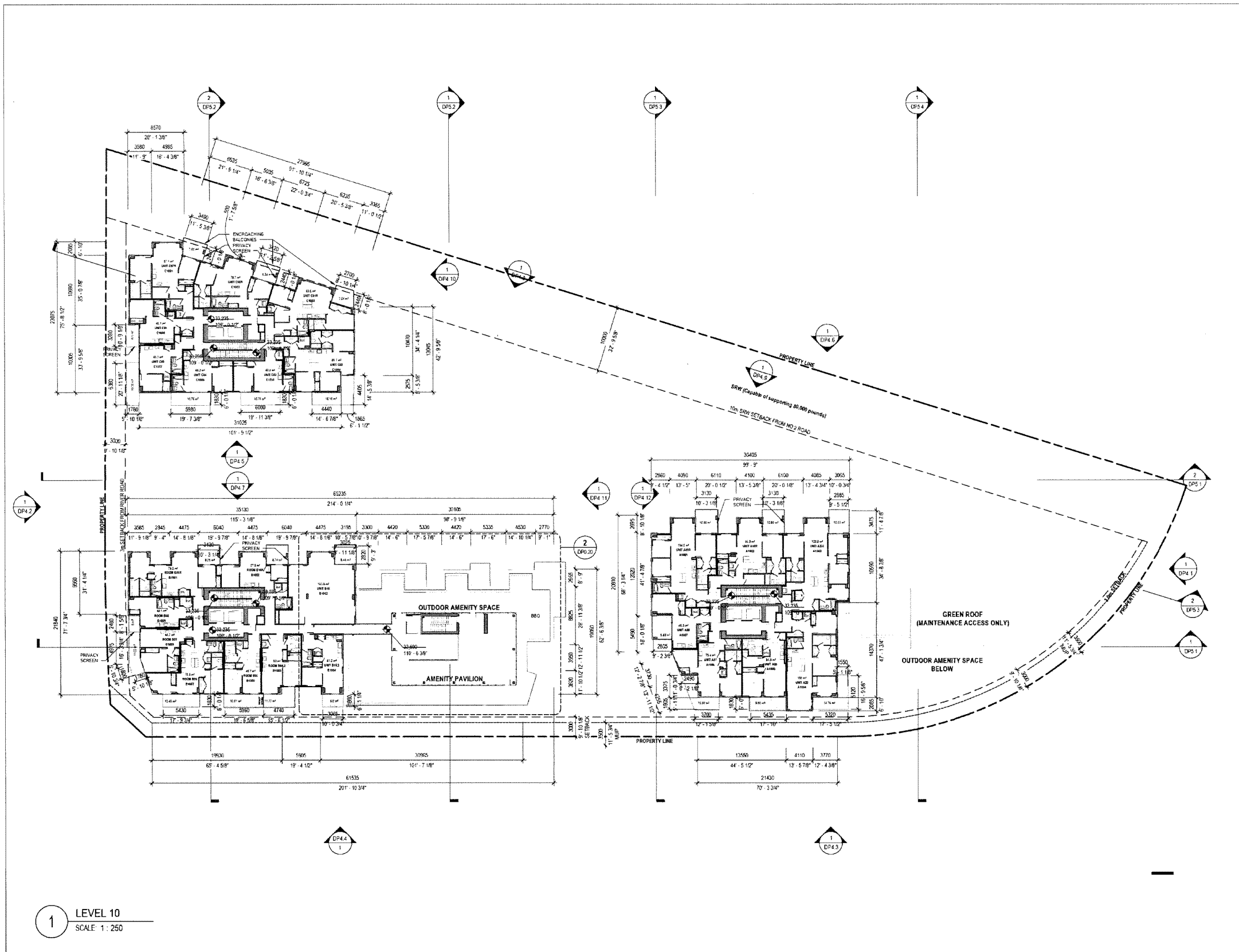
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BC100175 - 2004354

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1 LEVEL 09
SCALE: 1:250



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2 2023-02-09 DP RESPONSE #1
3 2023-06-09 DP RESPONSE #2
4 2023-06-19 DP RESPONSE #3
5 2023-10-13 DP RESPONSE #4

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RIVER GREEN - LOT 1

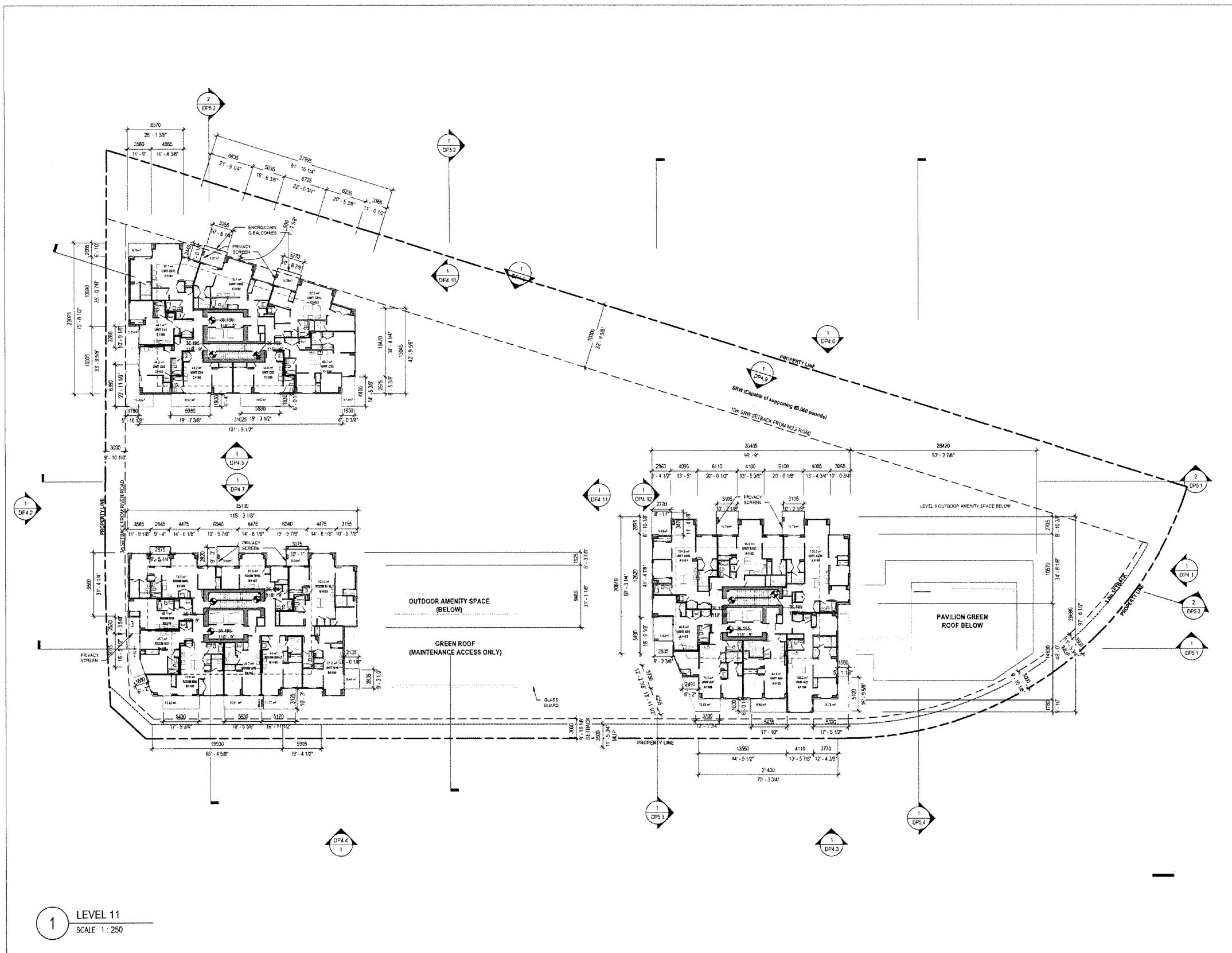
LEVEL 10 PLAN

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| 2. | 2023-02-08 | DP RESPONSE #1 |
| 3. | 2023-06-08 | DP RESPONSE #2 |
| 4. | 2023-06-19 | DP RESPONSE #3 |
| 5. | 2023-10-13 | DP RESPONSE #4 |

October 23, 2023
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SEAL

REGISTERED ARCHITECT

BRITISH COLUMBIA

2023-10-13

6011 RIVER ROAD

RIVER GREEN - LOT 1

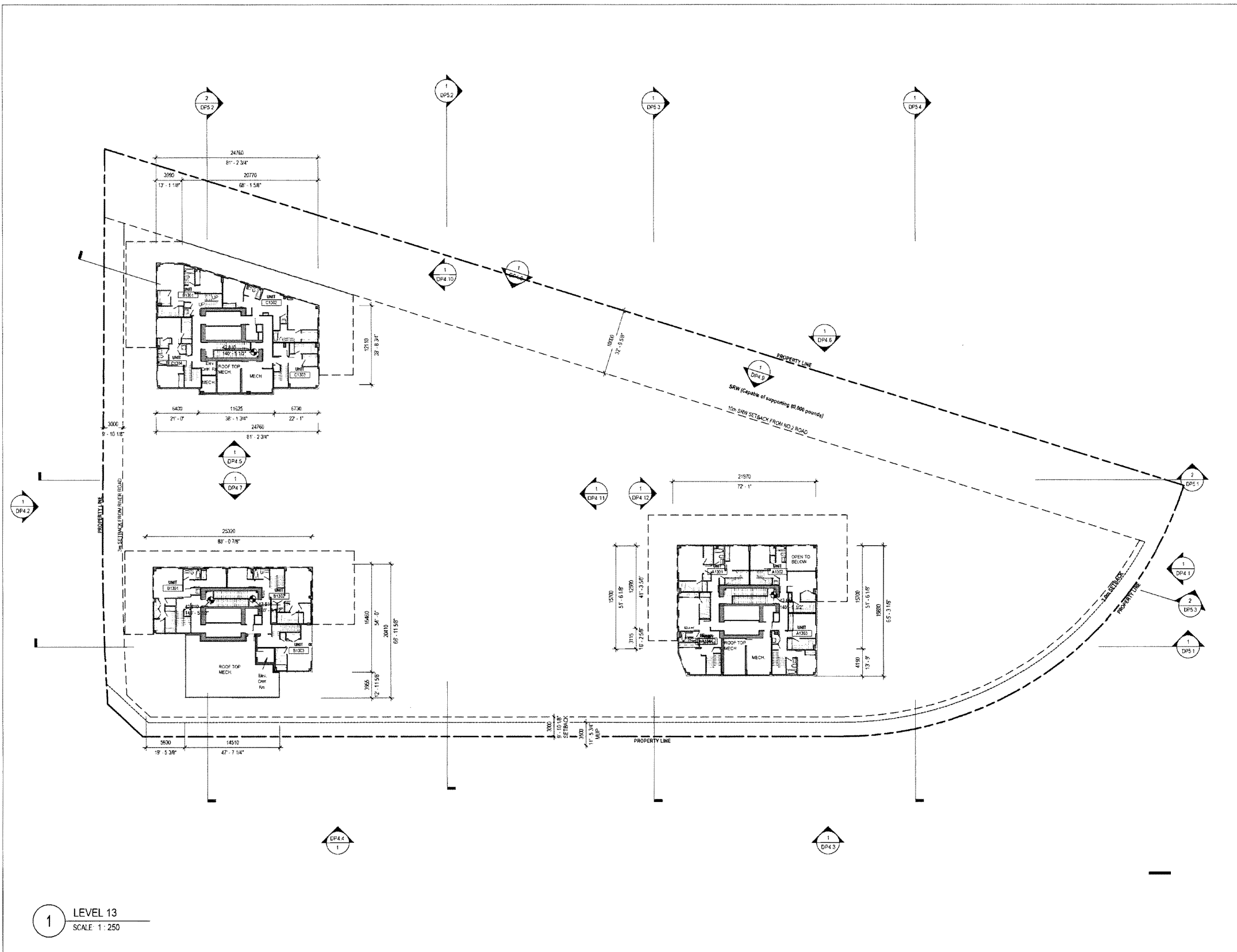
LEVEL 11 PLAN

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3	2023-01-09 DP RESPONSE #2
4	2023-05-19 DP RESPONSE #3
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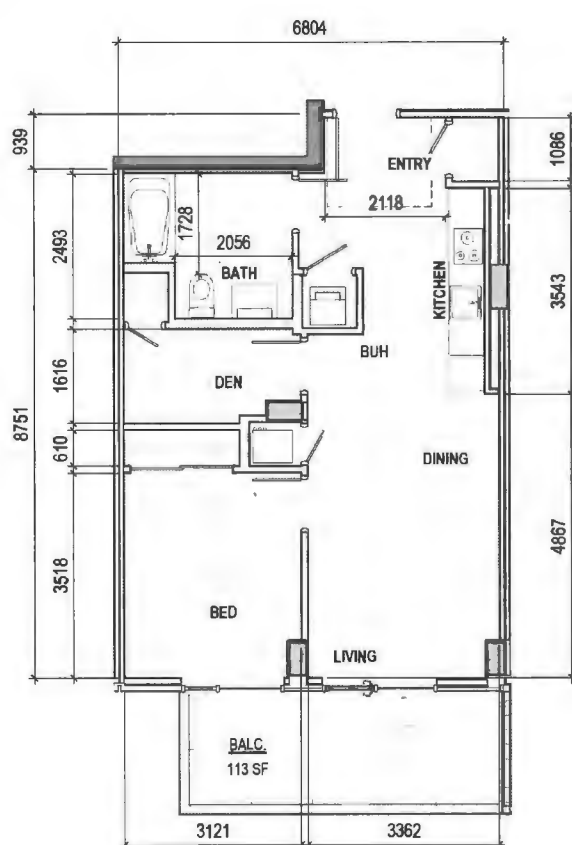
6011 RIVER ROAD
RIVER GREEN - LOT 1

LEVEL 13 PLAN

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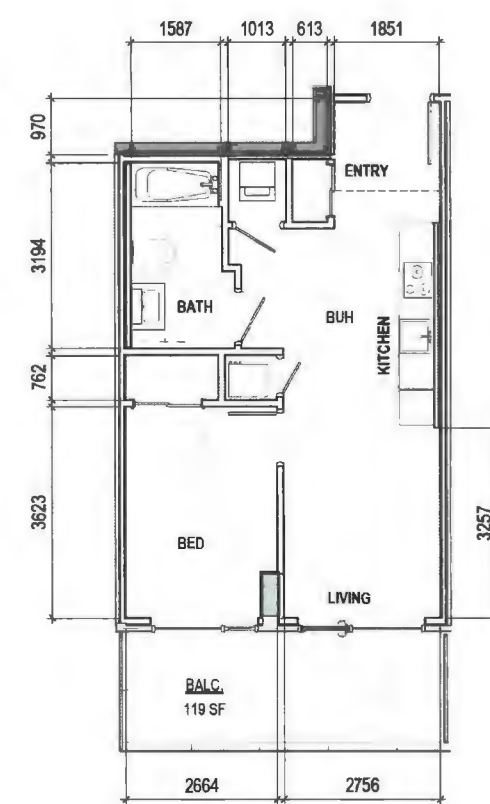
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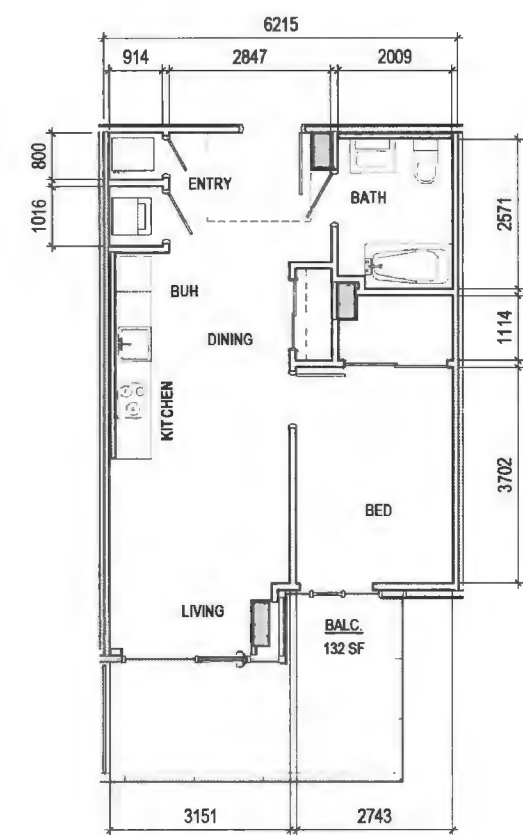
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TOWER A LEVEL 01 - 11



2 Unit B05
SCALE: 1:50

TOWER B LEVEL 02 - 8



3 Unit B04.2
SCALE: 1:50

TOWER B LEVEL 09 - 11

BASIC UNIVERSAL HOUSING FEATURES

The project proposes to provide 40 dwelling units (+11% of the total unit count) that are designed to incorporate all of the Basic Universal Housing (BUH) Features as described in Section 4.16 of the Richmond Zoning Bylaw 8500; the project proposes to claim the 1.86m2 exemption for each of these dwelling units as described in Subsection 4.6.2—adhering to the guidelines regarding:

- Doors & Doorways
- Manoeuvring Space at Doorways
- Corridor Widths & Clear Area at Elevators
- Floor Surfaces
- Windows
- Outlets & Switches
- Bathrooms
- Kitchens
- Bedroom & Closets
- Patios & Balconies

DIALOG

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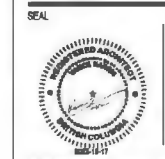
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4	2023-09-19	DP RESPONSE #3
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6011 RIVER ROAD
RIVER GREEN - LOT 1

BASIC UNIVERSAL
HOUSING PROVISIONS

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FOREGROUND & FRAMING ELEMENTS



BACKGROUND ELEMENTS



TOWER A - ROOFTOP AMENITY PAVILION



PLANTED SCREEN AND POOL PAVILION



ENTRY COURTYARD



TYPICAL FACADE ELEMENTS

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3	2023-08-09	DP RESPONSE #2
4	2023-08-18	DP RESPONSE #3
5	2023-10-13	DP RESPONSE #4

October 23, 2023
DP 22-013200
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SEAL



6011 RIVER ROAD
RIVER GREEN - LOT 1

MATERIAL PALETTE

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BC100179 - 2004354

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1	2022-05-09	DEVELOPMENT PERMIT APPLICATION
2	2023-02-09	DP RESPONSE #1
3	2023-08-09	DP RESPONSE #2
4	2023-08-19	DP RESPONSE #3
5	2023-10-13	DP RESPONSE #4

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SEAL



- 13 METAL PANEL - SANDSTONE COLOUR
(ON FACIA OF BALCONES TOWER A AND B)
- 14 FINISHED METAL SHADE FINS - BRASS EFFECT
- 15 CLEAR GLAZING ALUMINUM FINISH - CLEAR ANODISED
ALUMINUM MULLIONS
- 16 CLEAR GLAZING - CURTAIN WALL SYSTEM & CLEAR ANODISED
ALUMINUM MULLIONS
- 17 METAL PANEL - SANDSTONE COLOUR
(ON FACIA OF BALCONES TOWER C)

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DEVELOPMENTS

ISSUED FOR:
1 2022-05-09 DEVELOPMENT PERMIT APPLICATION
2 2023-08-09 DP RESPONSE #1
3 2023-08-09 DP RESPONSE #2
4 2023-08-19 DP RESPONSE #3
5 2023-10-13 DP RESPONSE #4

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SEAL



6011 RIVER ROAD
RIVER GREEN - LOT 1

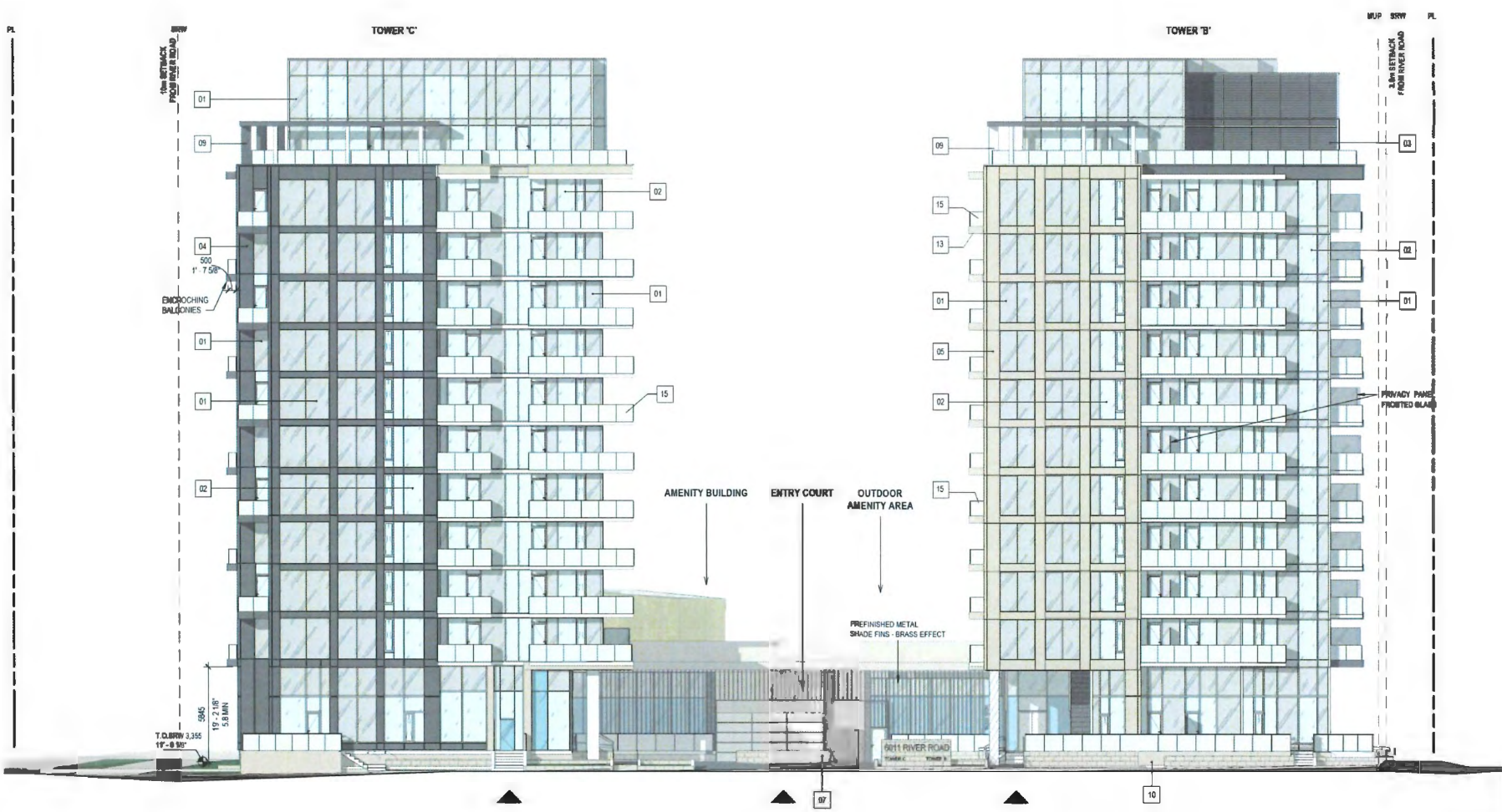
SOUTH ELEVATION

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BC100179 - 2004354

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1 SOUTH ELEVATION / TOWER B & C
SCALE 1:150

EXTERIOR ELEVATIONS FINISHES LEGEND

01 BACK PAINTED GLASS SPANDREL - CONSISTENT IN COLOUR WITH VISION GLASS	07 STONE CLADDING - SANDSTONE TILES	13 METAL PANEL - SANDSTONE COLOUR (IN FACTORY OF BALCONIES TOWER A AND B)
02 CLEAR GLAZING - WINDOW WALL SYSTEM	08 PAINTED CONCRETE - CHARCOAL GRAY	14 FINISHED METAL SHADE FINS - BRASS EFFECT
03 METAL LEANER SCREEN - CHARCOAL GRAY COLOUR	09 PAINTED CONCRETE - LIGHT GREY	15 CLEAR GLAZING ALUMINUM RAILING - CLEAR ANODIZED ALUMINUM MULLIONS
04 POWDER COATED ALUMINUM PANEL - CHARCOAL GRAY COLOUR	10 PAINTED CONCRETE - SANDSTONE COLOR	16 CLEAR GLAZING - CURTAIN WALL SYSTEM & CLEAR ANODIZED ALUMINUM MULLIONS
05 POWDER COATED ALUMINUM PANEL - SANDSTONE COLOUR	11 SALVAGED STEEL MESH FOR PLANTING SUPPORT	17 METAL PANEL - SANDSTONE COLOUR (IN FACTORY OF BALCONIES TOWER C)
06 STONE CLADDING - BASALT TILES	12 CLEAR GLAZING - WINDOW WALL SYSTEM & GRANITE GRAY MULLIONS WITH VERTICAL SHADINGS	

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2	2023-02-09	DP RESPONSE #1
3	2023-08-05	DP RESPONSE #2
4	2023-08-19	DP RESPONSE #3
5	2023-10-13	DP RESPONSE #4

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SEAL



6011 RIVER ROAD
RIVER GREEN - LOT 1

EAST ELEVATION - TOWER
A

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1 EAST ELEVATION TOWER A
SCALE: 1:150

EXTERIOR ELEVATIONS FINISHES LEGEND

- 01 BACK PAINTED GLASS SPANDREL - CONSISTENT IN COLOUR WITH VISION GLASS
- 02 CLEAR GLAZING - WINDOW WALL SYSTEM
- 03 METAL LOUVER SCREEN - CHARCOAL GRAY COLOUR
- 04 POWDER COATED ALUMINUM PANEL - CHARCOAL GRAY COLOUR
- 05 POWDER COATED ALUMINUM PANEL - SANDSTONE COLOUR
- 06 STONE CLADDING - BASALT TILES

- 07 STONE CLADDING - SANDSTONE TILES
- 08 PAINTED CONCRETE - CHARCOAL GRAY
- 09 PAINTED CONCRETE - LIGHT GRAY
- 10 PAINTED CONCRETE - SANDSTONE COLOR
- 11 GALVANIZED STEEL MESH FOR PLANTING SUPPORT
- 12 CLEAR GLAZING - WINDOW WALL SYSTEM & GRAPHITE GRAY MULLIONS WITH VERTICAL SHADING

- 13 METAL PANEL - SANDSTONE COLOUR (ON FACIA OF BALCONIES TOWER A AND B)
- 14 FINISHED METAL SHADE FINS - BRASS EFFECT
- 15 CLEAR GLAZING ALUMINUM RAILING - CLEAR ANODIZED ALUMINUM MULLIONS
- 16 CLEAR GLAZING - CURTAIN WALL SYSTEM & CLEAR ANODIZED ALUMINUM MULLIONS
- 17 METAL PANEL - SANDSTONE COLOUR (ON FACIA OF BALCONIES TOWER C)



01	BACK PAINTED GLASS SPANDREL - CONSISTENT IN COLOUR WITH VESPA GLASS
02	CLEAR GLAZING - WINDOW WALL SYSTEM
03	METAL LOUVER SCREEN - CHARCOAL GRAY COLOUR
04	POWDER COATED ALUMINIUM PANEL - CHARCOAL GRAY COLOUR
05	POWDER COATED ALUMINIUM PANEL - SANDSTONE COLOUR
06	STONE CLADDING - BASALT TILES

- 07 STONE CLADDING - SANDSTONE TILES
- 08 PAINTED CONCRETE - CHARCOAL GRAY
- 09 PAINTED CONCRETE - LIGHT GRAY
- 10 PAINTED CONCRETE - SANDSTONE COLOR
- 11 GALVANIZED STEEL MESH FOR PLANTING SUPPORT
- 12 CLEAR GLAZING WINDOW WALL SYSTEM & CONCRETE-GRAY WALLS WITH VERTICAL SHADOW

- 13 METAL PANEL- SANDSTONE COLOUR
(IN FACA OF BALCONIES TOWER A AND B)
- 14 FINISHED METAL SHADE FINS - BRASS EFFECT
- 15 CLEAR GLAZING ALUMINIUM RAILING- CLEAR ANODIZED
ALUMINIUM MULLIONS
- 16 CLEAR GLAZING - CURTAIN WALL SYSTEM & CLEAR ANODIZED
ALUMINIUM MULLIONS
- 17 METAL PANEL- SANDSTONE COLOUR
(IN FACA OF BALCONIES TOWER C)

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1	2022-05-09	DEVELOPMENT PERMIT APPLICATION
2	2023-02-09	DP RESPONSE #1
3	2023-08-09	DP RESPONSE #2
4	2023-08-19	DP RESPONSE #3
5	2023-10-13	DP RESPONSE #4

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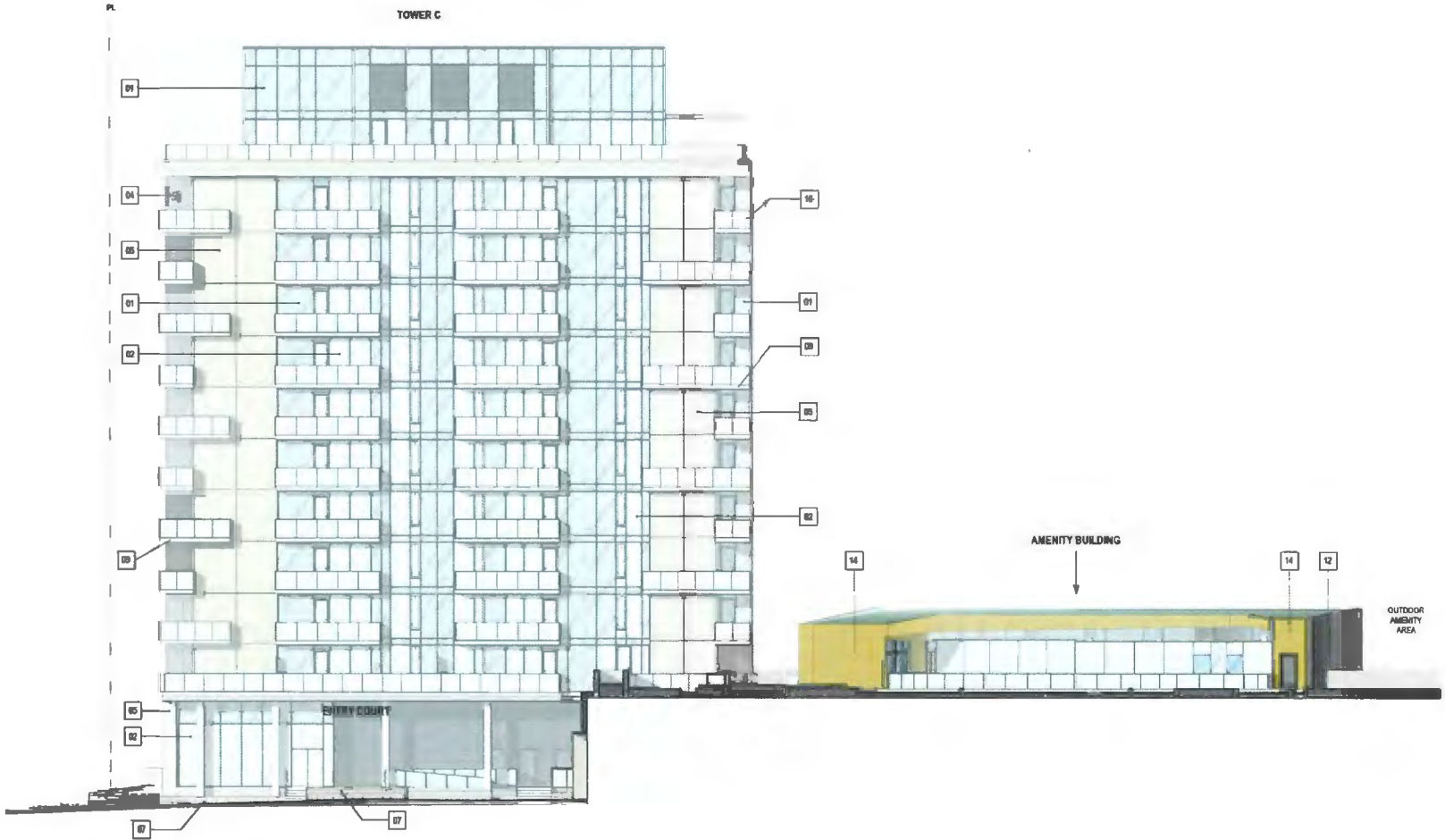
6011 RIVER ROAD
RIVER GREEN - LOT 1

EAST ELEVATION - TOWER
C

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1 EAST ELEVATION TOWER C
SCALE 1:150

EXTERIOR ELEVATIONS FINISHES LEGEND

01 BACK PAINTED GLASS SPHAGNEL - CONSISTENT IN COLOUR WITH VISION GLASS	07 STONE CLADDING - SANDSTONE TILES	13 METAL PANEL - SANDSTONE COLOUR (ON FACIA OF BALCONIES TOWER A AND B)
02 CLEAR GLAZING - WINDOW WALL SYSTEM	08 PAINTED CONCRETE - CHARCOAL GRAY	14 FINISHED METAL SHADE FINE - BRASS EFFECT
03 METAL LOWER SCREENS - CHARCOAL GRAY COLOUR	09 PAINTED CONCRETE - LIGHT GRAY	15 CLEAR GLAZING ALUMINUM FRAMING - CLEAR ANODIZED ALUMINUM MULLIONS
04 POWDER COATED ALUMINUM PANEL - CHARCOAL GRAY COLOUR	10 PAINTED CONCRETE - SANDSTONE COLOR	16 CLEAR GLAZING - CURTAIN WALL SYSTEM & CLEAR ANODIZED ALUMINUM MULLIONS
05 POWDER COATED ALUMINUM PANEL - SANDSTONE COLOUR	11 GALVANIZED STEEL MESH FOR PLANTING SUPPORT	17 METAL PANEL - SANDSTONE COLOUR (ON FACIA OF BALCONIES TOWER C)
06 STONE CLADDING - BASALT TILES	12 CLEAR GLAZING - WINDOW WALL SYSTEM & CHARPITE GRAY MULLIONS WITH VERTICAL SHADING	

ISSUED FOR:

1	2022-05-05	DEVELOPMENT PERMIT APPLICATION
2	2023-02-05	DP RESPONSE #1
3	2023-08-09	DP RESPONSE #2
4	2023-09-19	DP RESPONSE #3
5	2023-10-13	DP RESPONSE #4

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6011 RIVER ROAD

RIVER GREEN - LOT 1

WEST ELEVATION - TOWER A

DRAWN Author

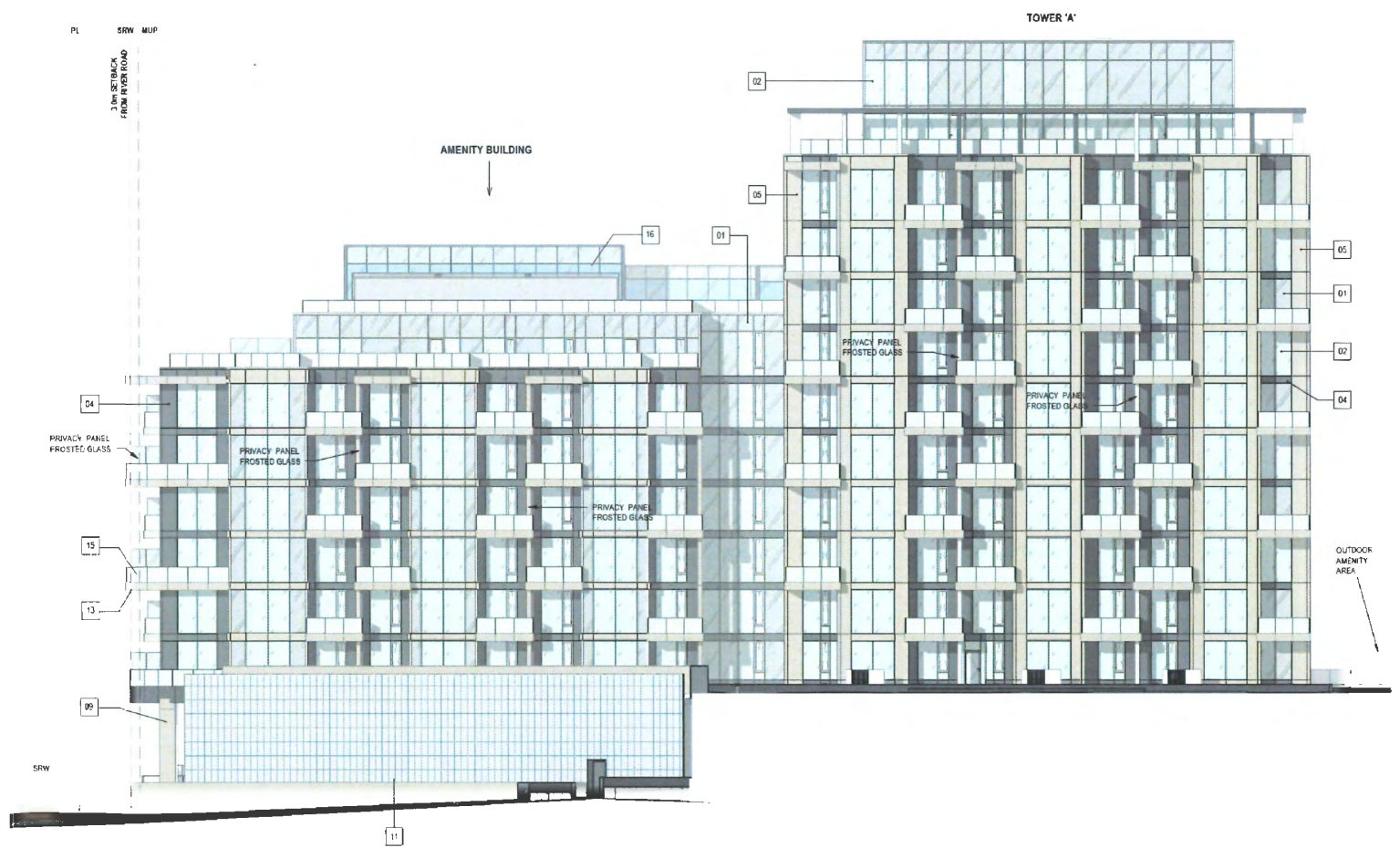
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1

WEST ELEVATION TOWER A

SCALE 1 : 150

EXTERIOR ELEVATIONS FINISHES LEGEND

- | | | |
|---|---|---|
| 01 BACK PAINTED GLASS SANDRIEL - CONSISTENT IN COLOUR WITH WINDOW GLASS | 07 STONE CLADDING - SANDSTONE TILES | 13 METAL PANEL - SANDSTONE COLOUR (IN FACE OF BALCONIES TOWER A AND B) |
| 02 CLEAR GLAZING WINDOW WALL SYSTEM | 08 PAINTED CONCRETE - CHARCOAL GRAY | 14 FINISHED METAL SHADE FINE BRASS EFFECT |
| 03 METAL LOUVER SCREEN - CHARCOAL GRAY COLOUR | 09 PAINTED CONCRETE - LIGHT GRAY | 15 CLEAR GLAZING ALUMINUM RAILING - CLEAR ANODIZED ALUMINUM MULLIONS |
| 04 POWDER COATED ALUMINUM PANEL - CHARCOAL GRAY COLOUR | 10 PAINTED CONCRETE - SANDSTONE COLOR | 16 CLEAR GLAZING CURTAIN WALL SYSTEM & CLEAR ANODIZED ALUMINUM MULLIONS |
| 05 POWDER COATED ALUMINUM PANEL - SANDSTONE COLOUR | 11 GALVANIZED STEEL MESH FOR PLANTING SUPPORT | 17 METAL PANEL - SANDSTONE COLOUR (IN FACE OF BALCONIES TOWER C) |
| 06 STONE CLADDING - BASALT TILES | 12 CLEAR GLAZING WINDOW WALL SYSTEM & GRAPHITE GRAY MULLIONS WITH VERTICAL SHADE NG | |

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2	2023-02-06	DP RESPONSE #1
3	2023-06-09	DP RESPONSE #2
4	2023-09-19	DP RESPONSE #3
5	2023-10-13	DP RESPONSE #4

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6011 RIVER ROAD
RIVER GREEN - LOT 1

WEST ELEVATION - TOWER C

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1 WEST ELEVATION TOWER C
SCALE: 1:150

EXTERIOR ELEVATIONS FINISHES LEGEND

01 BACK PAINTED GLASS SPANDREL - CONSISTENT IN COLOUR WITH VISION GLASS	07 STONE CLADDING - SANDSTONE TILES	13 METAL PANEL - SANDSTONE COLOUR (IN FACE OF BALCONIES TOWER C)
02 CLEAR GLAZING - WINDOW WALL SYSTEM	08 PAINTED CONCRETE - CHARCOAL GRAY	14 FINISHED METAL SHADE FINS - BRASS EFFECT
03 METAL LOUVER SCREEN - CHARCOAL GRAY COLOUR	09 PAINTED CONCRETE - LIGHT GREY	15 CLEAR GLAZING ALUMINUM RAILING - CLEAR ANODIZED ALUMINUM MULLIONS
04 POWDER COATED ALUMINUM PANEL - CHARCOAL GRAY COLOUR	10 PAINTED CONCRETE - SANDSTONE COLOR	16 CLEAR GLAZING - CURTAIN WALL SYSTEM & CLEAR ANODIZED ALUMINUM MULLIONS
05 POWDER COATED ALUMINUM PANEL - SANDSTONE COLOUR	11 GALVANIZED STEEL MESH FOR RAINING SUPPORT	17 METAL PANEL - SANDSTONE COLOUR (IN FACE OF BALCONIES TOWER C)
06 STONE CLADDING - BASALT TILES	12 CLEAR GLAZING - WINDOW WALL SYSTEM & GRAPHITE GRAY MULLIONS WITH VERTICAL SHADING	

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2	2023-02-09	DP RESPONSE #1
3	2023-05-09	DP RESPONSE #2
4	2023-09-19	DP RESPONSE #3
5	2023-10-13	DP RESPONSE #4

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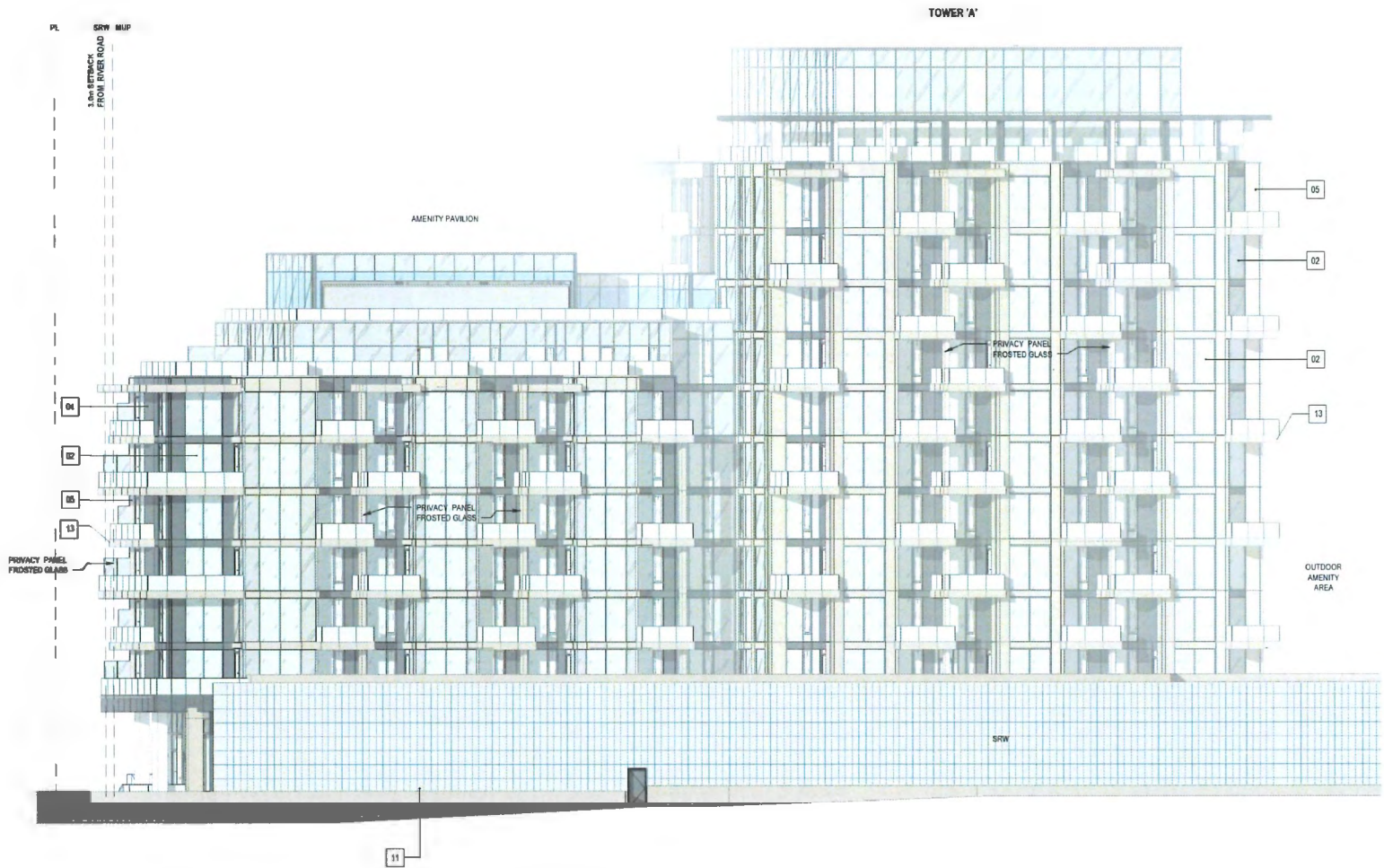
6011 RIVER ROAD
RIVER GREEN - LOT 1

WEST ELEVATION - TOWER
A, 2

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1 WEST ELEVATION TOWER A 2
SCALE: 1:150

EXTERIOR ELEVATIONS FINISHES LEGEND

01	BACK PAINTED GLASS SPANDREL - CONCRETE IN COLOUR WITH VISION GLASS	07	STONE CLADDING - SANDSTONE TILES	13	METAL PANEL - SANDSTONE COLOUR (ON FACIA OF BALCONIES TOWER A AND B)
02	CLEAR GLAZING - WINDOW WALL SYSTEM	08	PAINTED CONCRETE - CHARCOAL GRAY	14	FINISHED METAL SHADE FINS - BRASS EFFECT
03	METAL LOWER BORDER - CHARCOAL GRAY COLOUR	09	PAINTED CONCRETE - LIGHT GREY	15	CLEAR GLAZING ALUMINUM RAILING - CLEAR ANODIZED ALUMINUM MULLIONS
04	POWDER COATED ALUMINUM PANEL - CHARCOAL GRAY COLOUR	10	PAINTED CONCRETE - SANDSTONE COLOR	16	CLEAR GLAZING - CURTAIN WALL SYSTEM & CLEAR ANODIZED ALUMINUM MULLIONS
05	POWDER COATED ALUMINUM PANEL - SANDSTONE COLOUR	11	GALVANIZED STEEL MESH FOR PLANTING SUPPORT	17	METAL PANEL - SANDSTONE COLOUR (ON FACIA OF BALCONIES TOWER C)
06	STONE CLADDING - BASALT TILES	12	CLEAR GLAZING WINDOW WALL SYSTEM & GRAPHITE GRAY MULLIONS WITH VERTICAL SHADING		

ISSUED FOR		
1	2022-05-09	DEVELOPMENT PERMIT APPLICATION
2	2023-06-09	DP RESPONSE #1
3	2023-06-19	DP RESPONSE #2
4	2023-06-19	DP RESPONSE #3
5	2023-10-13	DP RESPONSE #4

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6011 RIVER ROAD
RIVER GREEN - LOT 1

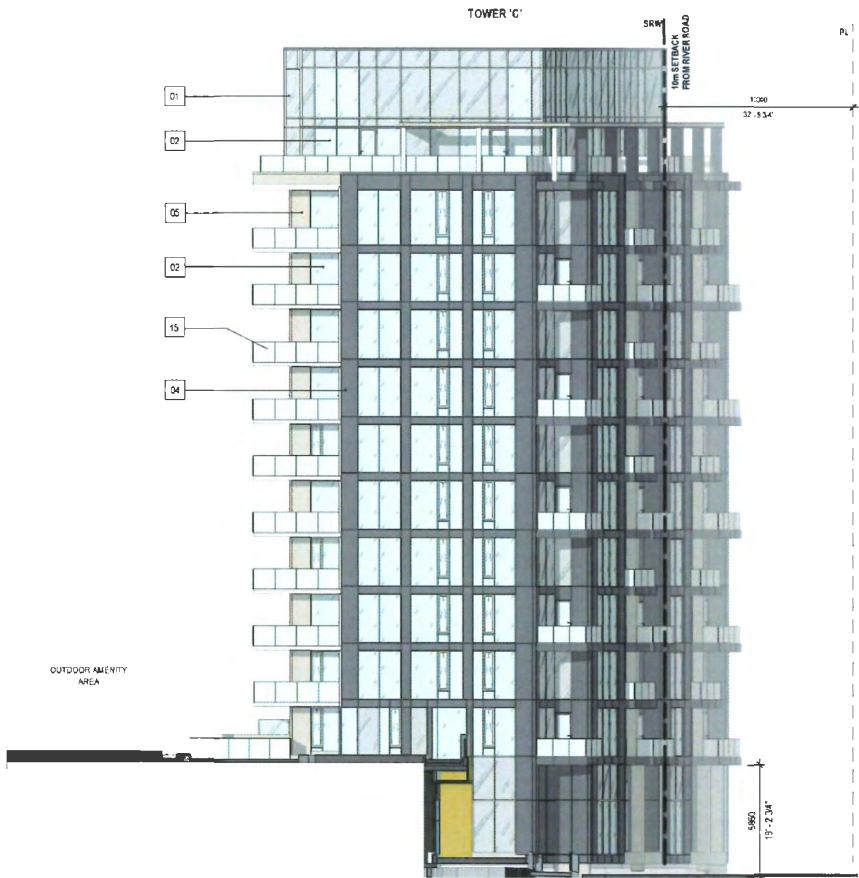
NORTH ELEVATION -
TOWER C

DRAWN: Author
PLOT DATE: 10/13/2023 3:54:32 PM
CHECKED: Checker

DP4.10

BC100179 - 2004354

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1 NORTH ELEVATION TOWER C
SCALE 1:150

EXTERIOR ELEVATIONS FINISHES LEGEND

- 01 BACK PRINTED GLASS SPANDREL - CONSISTENT IN COLOUR WITH WINDOW GLASS
- 02 CLEAR GLAZING - WINDOW WALL SYSTEM
- 03 METAL LOUVER SCREEN - CHARCOAL GRAY COLOUR
- 04 POWDER COATED ALUMINUM PANEL - CHARCOAL GRAY COLOUR
- 05 POWDER COATED ALUMINUM PANEL - SANDSTONE COLOUR
- 06 STONE CLADDING - BASALT TILES



- 07 STONE CLADDING - SANDSTONE TILES
- 08 PAINTED CONCRETE - CHARCOAL GRAY
- 09 PAINTED CONCRETE - LIGHT GREY
- 10 PAINTED CONCRETE - SANDSTONE COLOUR
- 11 GALVANIZED STEEL MESH FOR PLANTING SUPPORT
- 12 CLEAR GLAZING WINDOW WALL SYSTEM & GRAPHITE GRAY MULLIONS WITH VERTICAL SHADINGS



- 13 METAL PANEL - SANDSTONE COLOUR (IN-FACED OF BALCONIES TOWERS A AND B)
- 14 FINISHED METAL SHADE FINE BRASS EFFECT
- 15 CLEAR GLAZING ALUMINUM RAILING - CLEAR ANODIZED ALUMINUM MULLIONS
- 16 CLEAR GLAZING - CURTAIN WALL SYSTEM & CLEAR ANODIZED ALUMINUM MULLIONS
- 17 METAL PANEL - SANDSTONE COLOUR (IN-FACED OF BALCONIES TOWER C)



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2	2023-02-05	DP RESPONSE #1	
3	2023-05-05	DP RESPONSE #2	
4	2023-05-19	DP RESPONSE #3	
5	2023-10-13	DP RESPONSE #4	

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6011 RIVER ROAD
RIVER GREEN - LOT 1

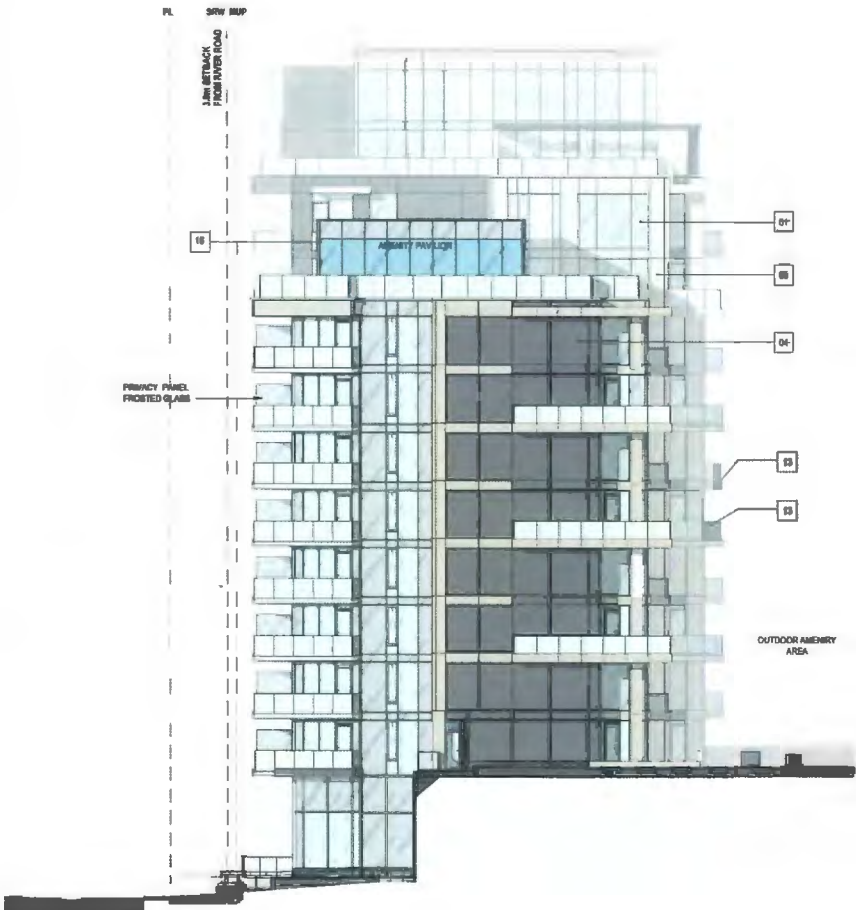
NORTH ELEVATION -
TOWER B

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DP4.11

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1 NORTH ELEVATION TOWER B
SCALE: 1:150

EXTERIOR ELEVATIONS FINISHES LEGEND

- 01 BACK PAINTED GLASS SPANDREL - CONSISTENT IN COLOUR WITH VISION GLASS
- 02 CLEAR GLAZING - WINDOW WALL SYSTEM
- 03 METAL LAMINAR SCREEN - CHARCOAL GRAY COLOUR
- 04 POWDER COATED ALUMINUM PANEL - CHARCOAL GRAY COLOUR
- 05 POWDER COATED ALUMINUM PANEL - SANDSTONE COLOUR
- 06 STONE CLADDING - BASALT TILES

- 07 STONE CLADDING - SANDSTONE TILES
- 08 PAINTED CONCRETE - CHARCOAL GRAY
- 09 PAINTED CONCRETE - LIGHT GRAY
- 10 PAINTED CONCRETE - SANDSTONE COLOR
- 11 GALVANIZED STEEL MESH FOR PLANTING SUPPORT
- 12 CLEAR GLAZING - WINDOW WALL SYSTEM & GRAPHITE GRAY MULLIONS WITH VERTICAL SHADING

- 13 METAL PANEL - SANDSTONE COLOUR (IN FACIA OF BALCONIES TOWER A AND B)
- 14 FINISHED METAL SHADE FINS - BRASS EFFECT
- 15 CLEAR GLAZING ALUMINUM RAILING - CLEAR ANODIZED ALUMINUM MULLIONS
- 16 CLEAR GLAZING - CURTAIN WALL SYSTEM & CLEAR ANODIZED ALUMINUM MULLIONS
- 17 METAL PANEL - SANDSTONE COLOUR (IN FACIA OF BALCONIES TOWER C)



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2	2022-05-05	DP RESPONSE #1
3	2022-09-05	DP RESPONSE #2
4	2023-05-19	DP RESPONSE #3
5	2023-10-13	DP RESPONSE #4

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SEA



6011 RIVER ROAD
RIVER GREEN - LOT 1

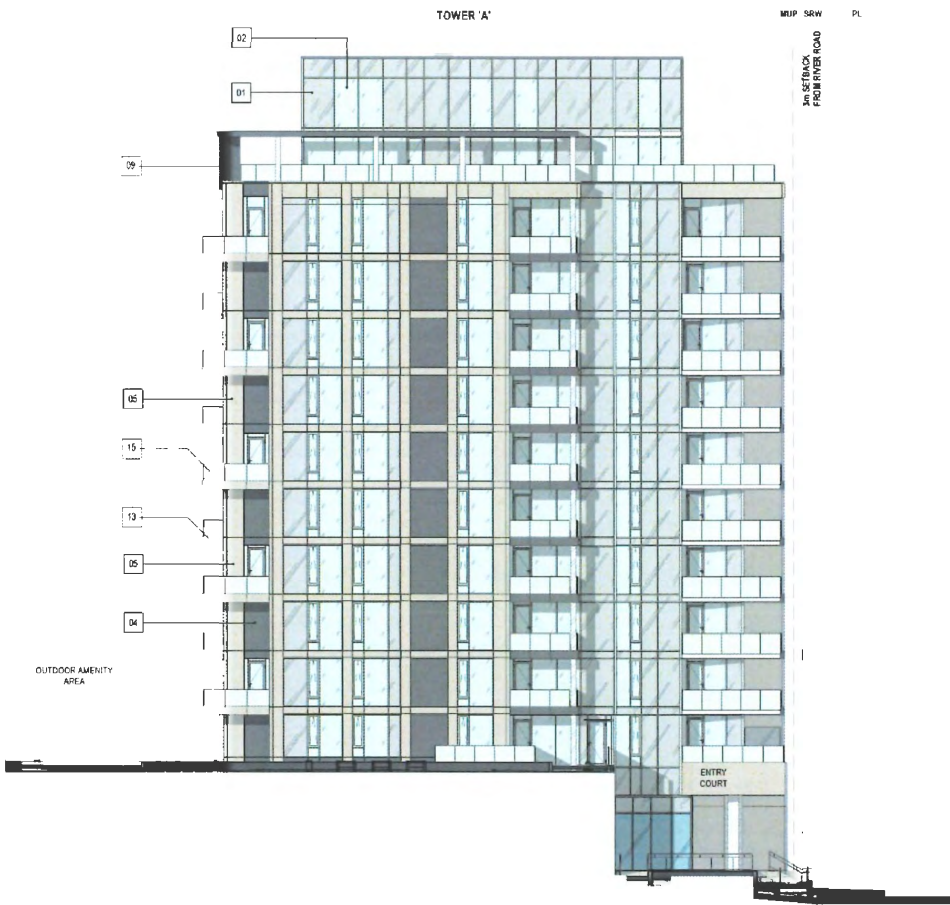
SOUTH ELEVATION -
TOWER A

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BC100179 2004354

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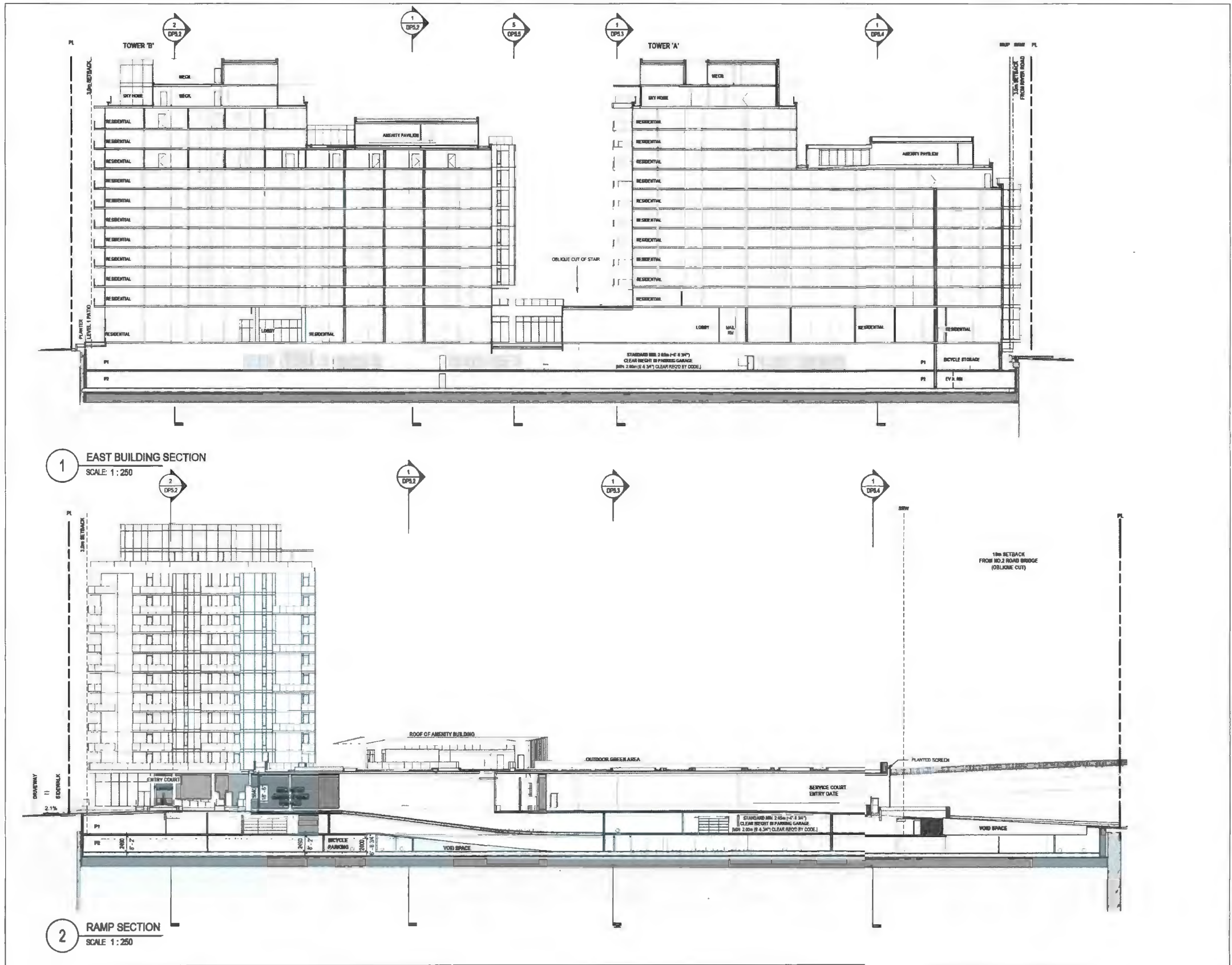
1 SOUTH ELEVATION TOWER A
SCALE: 1 : 150

EXTERIOR ELEVATIONS FINISHES LEGEND

- 01 BACK PAINTED GLASS SPANDREL, CONSISTENT IN COLOUR WITH VISION GLASS
- 02 CLEAR GLAZING, WINDOW WALL SYSTEM
- 03 METAL LOUVER SCREEN - CHARCOAL GRAY COLOUR
- 04 POWDER COATED ALUMINUM PANEL, CHARCOAL GRAY COLOUR
- 05 POWDER COATED ALUMINUM PANEL, SANDSTONE COLOUR
- 06 STONE CLADDING, BASALT TILES

- 07 STONE CLADDING, SANDSTONE TILES
- 08 PAINTED CONCRETE, CHARCOAL GRAY
- 09 PAINTED CONCRETE, LIGHT GREY
- 10 PAINTED CONCRETE, SANDSTONE COLOR
- 11 GALVANIZED STEEL MESH FOR PLANTING SUPPORT
- 12 CLEAR GLAZING, WINDOW WALL SYSTEM & GRAPHITE GRAY MULLIONS WITH VERTICAL SHADING

- 13 METAL PANEL, SANDSTONE COLOUR (IN FACT OF BALCONIES TOWER A AND B)
- 14 FINISHED METAL SHADE FINE BRASS EFFECT
- 15 CLEAR GLAZING ALUMINUM RAILING, CLEAR ANODIZED ALUMINUM MULLIONS
- 16 CLEAR GLAZING, CURTAIN WALL SYSTEM & CLEAR ANODIZED ALUMINUM MULLIONS
- 17 METAL PANEL, SANDSTONE COLOUR (IN FACT OF BALCONIES TOWER C)



DIALOG

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1	2022-05-09 DEVELOPMENT PERMIT APPLICATION
2	2023-02-09 DP RESPONSE #1
3	2023-08-05 DP RESPONSE #2
4	2023-09-15 DP RESPONSE #3
5	2023-10-13 DP RESPONSE #4

C sec 2
B A sec 1

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6011 RIVER ROAD
RIVER GREEN - LOT 1

EAST BUILDING & PARKADE RAMP SECTION

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PLOT DATE: 10/13/2023 2:05:52 PM
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DP5.1

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1	2022-05-08 DEVELOPMENT PERMIT APPLICATION
2	2022-02-09 DP RESPONSE #1
3	2023-08-09 DP RESPONSE #2
4	2023-09-19 DP RESPONSE #3
5	2023-10-17 DP RESPONSE #4

REV 2 DEC 1

C
B A

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V6J 1H3
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6011 RIVER ROAD
RIVER GREEN - LOT 1

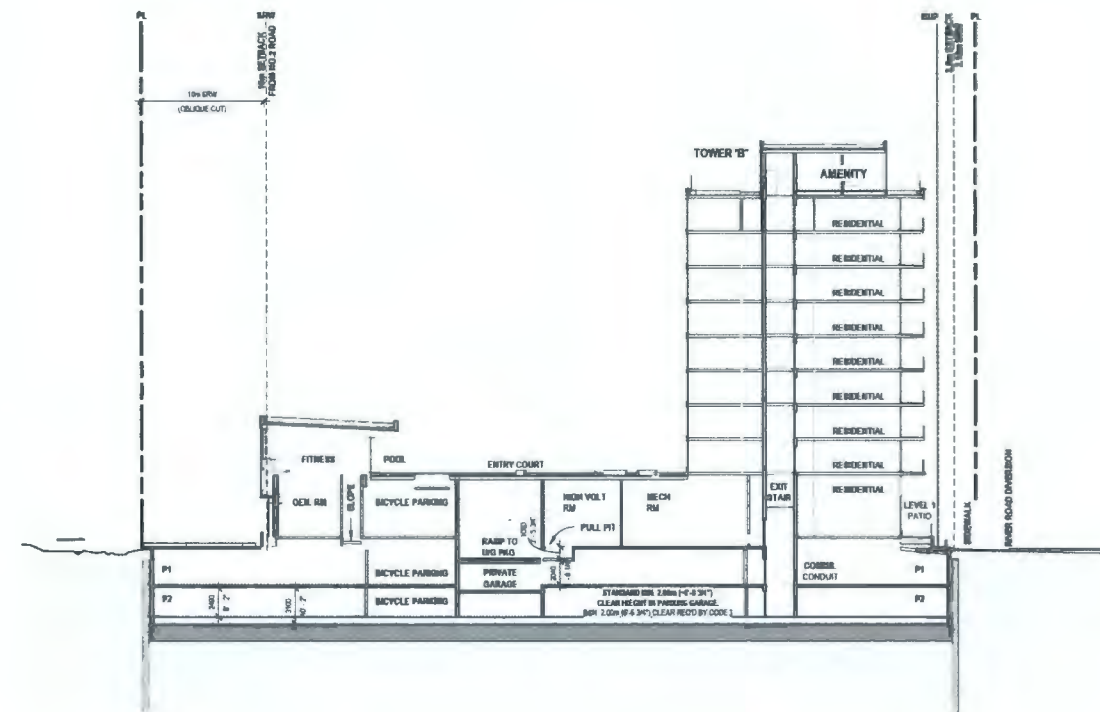
TOWER B MID RISE &
SOUTH COURTYARD
SECTIONS

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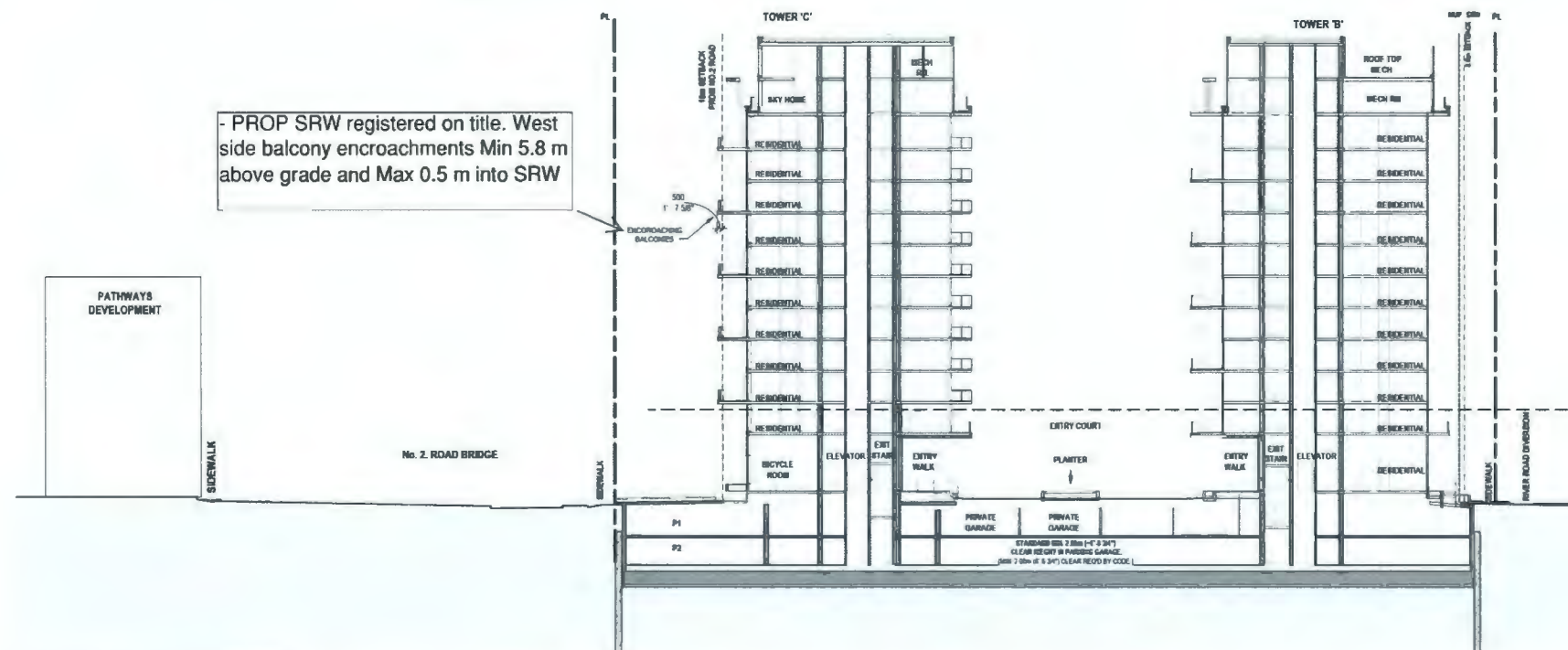
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1 SITE & MID RISE SECTION
SCALE: 1:250

- PROP SRW registered on title. West side balcony encroachments Min 5.8 m above grade and Max 0.5 m into SRW



2 SOUTH COURTYARD SECTION
SCALE: 1:250

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| 2 | 2023-02-09 | DP RESPONSE #1 |
| 3 | 2023-05-09 | DP RESPONSE #2 |
| 4 | 2023-05-19 | DP RESPONSE #3 |
| 5 | 2023-10-13 | DP RESPONSE #4 |

SHEET

C

B

A

SHEET

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SEAL

6011 RIVER ROAD

RIVER GREEN - LOT 1

TOWER A & LOADING
ACCESS SECTIONS

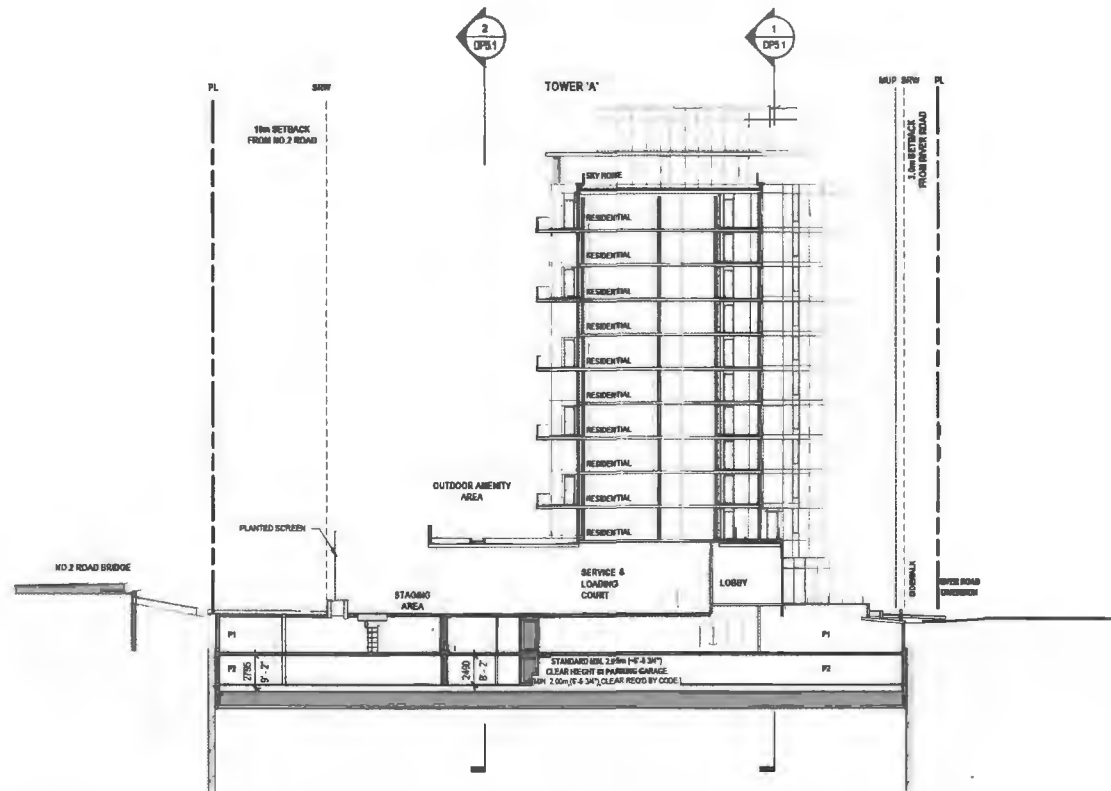
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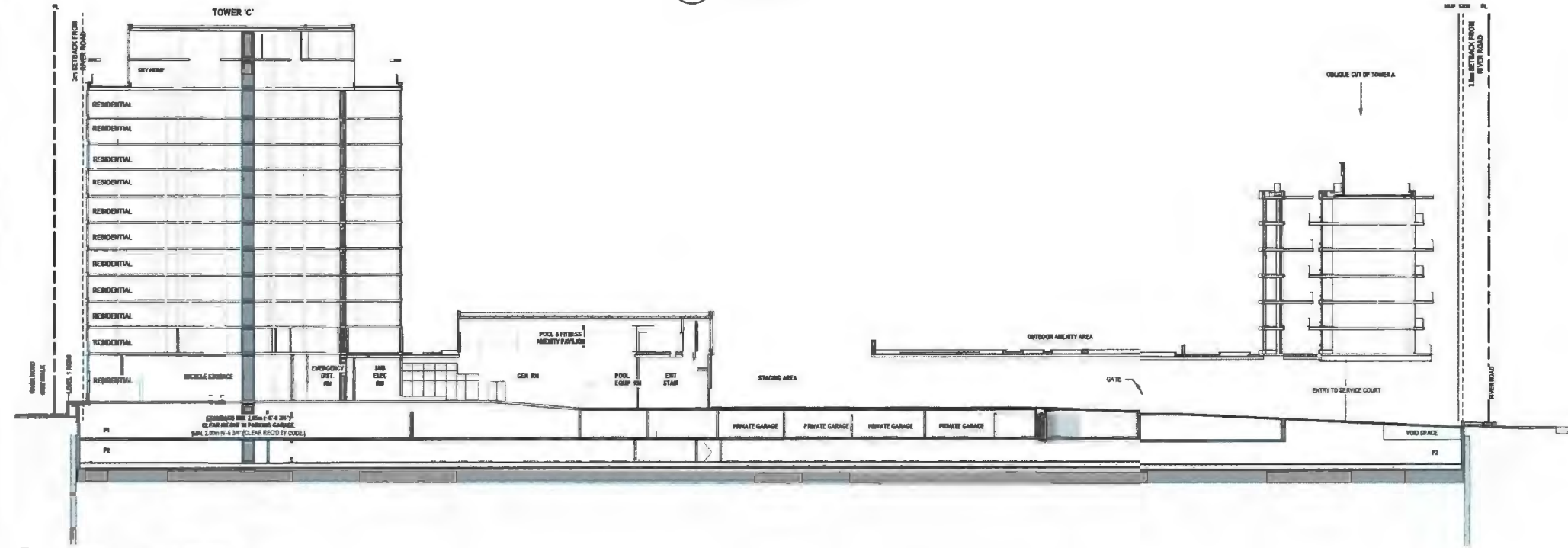
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BC100179 - 2004354

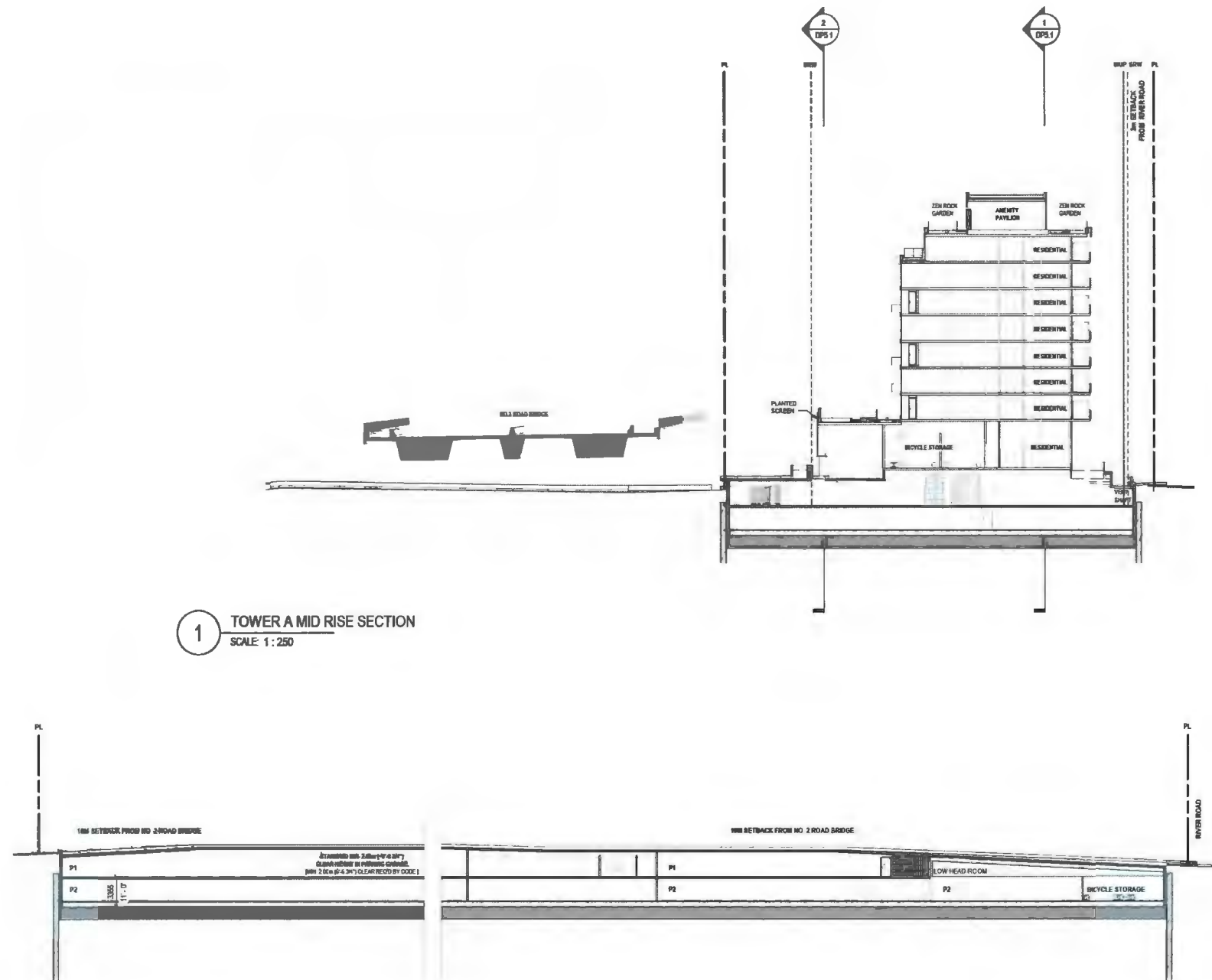
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1 TOWER A SECTION
SCALE: 1:250



2 LOADING ACCESS SECTION
SCALE: 1:250



1 TOWER A MID RISE SECTION
SCALE: 1:250

2 SRW Section
SCALE: 1:250

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3	2023-08-08 DP RESPONSE #2
4	2023-09-19 DP RESPONSE #3
5	2023-10-13 DP RESPONSE #4

INC. 1
C
B A INC. 2

October 23, 2023
DP 22-013200
DP Plan # 37

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RIVER GREEN - LOT 1

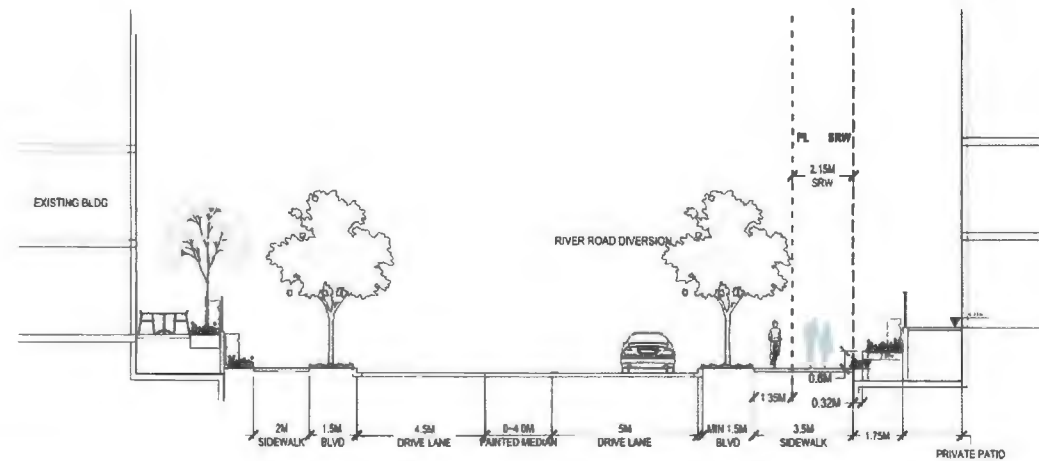
TOWER A MID RISE & SRW
SECTIONS

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CHECKED: Checker

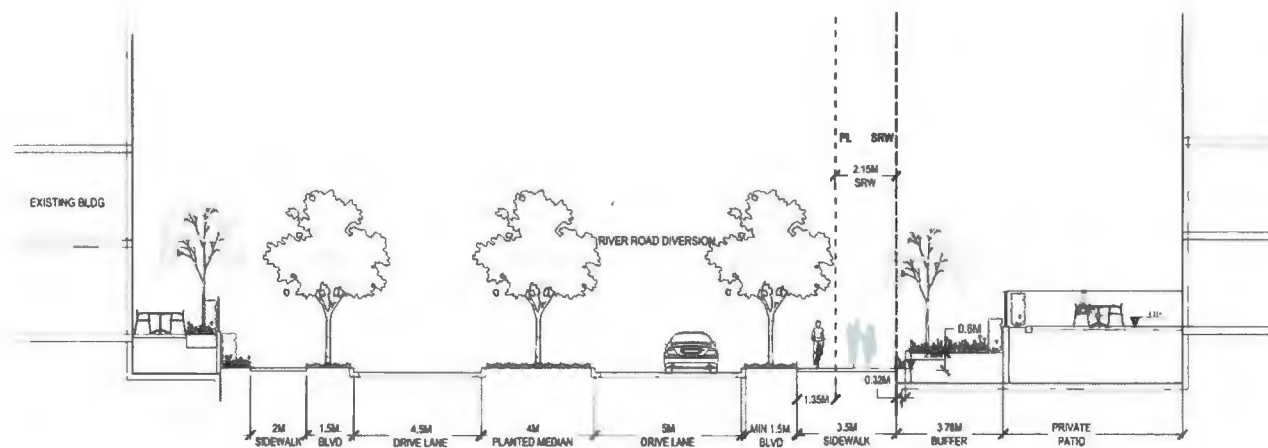
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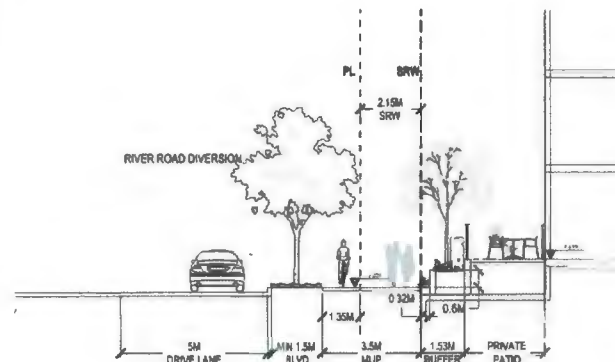
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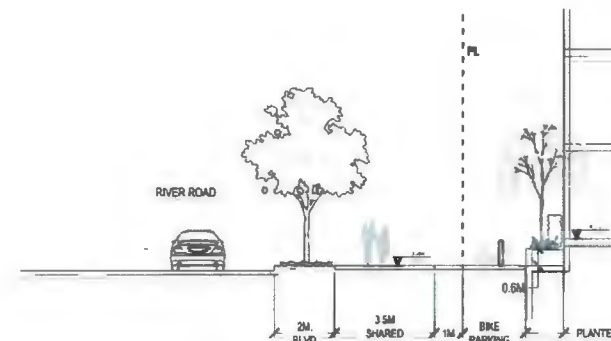
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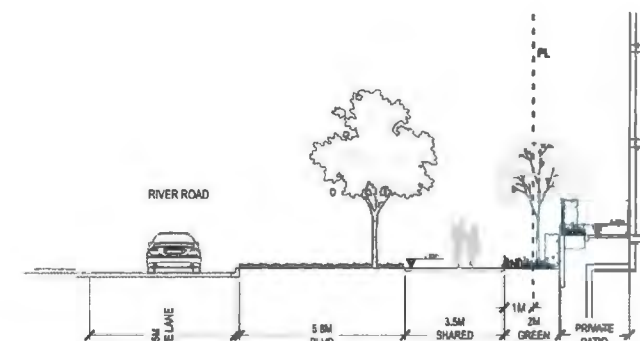
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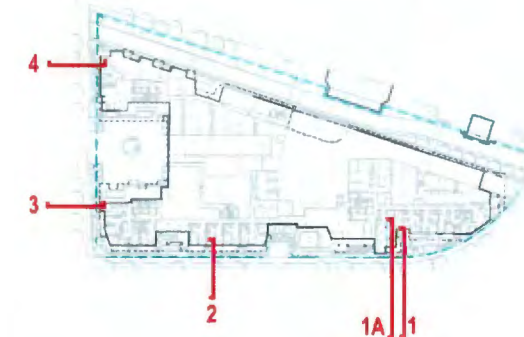
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SCALE: 1:100



3 SECTION 3
SCALE: 1:100



4 SECTION 4
SCALE: 1:100



KEY PLAN

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1	2022-01-26	ISSUED FOR REVIEW
2	2022-02-10	ISSUED FOR REVIEW
3	2022-05-08	ISSUED FOR DP
4	2022-02-08	REISSUED FOR DP
5	2022-07-28	REISSUED FOR DP R2
6	2022-09-18	REISSUED FOR DP R3
7	2022-10-08	REISSUED FOR DP R4

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1100-111 DUNDAS STREET, VANCOUVER, BC
V6B 6A3
Tel: 604.698.8000 Fax:

ELECTRICAL ENGINEER
HEMETZ (SA) & ASSOCIATES LTD
2009 W 4th AVENUE, VANCOUVER, BC
V6J 1K0
Tel: 604.735.8562 Fax:

SEAL

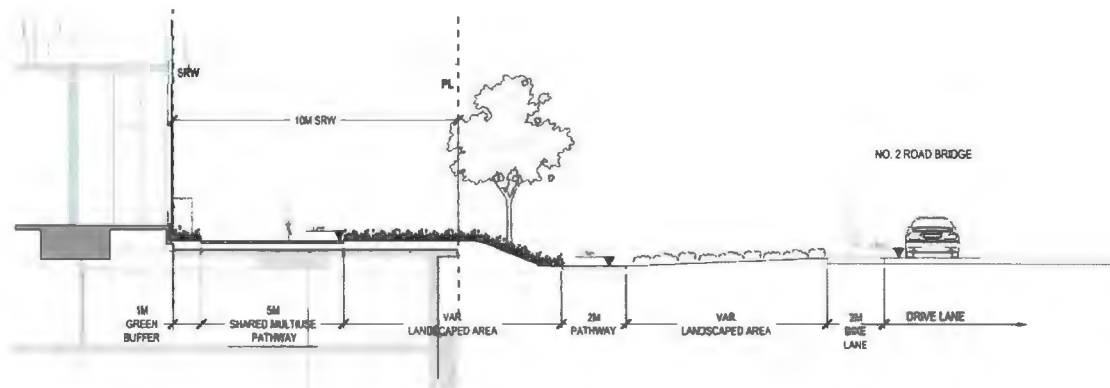


RIVER GREEN - LOT 1

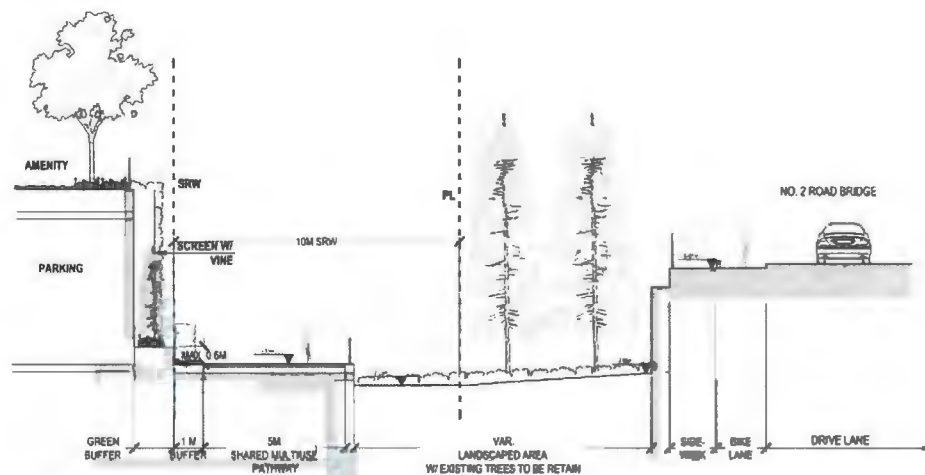
LANDSCAPE SECTIONS

DRAWN: MPAL
PLOT DATE: CHECKED: LL

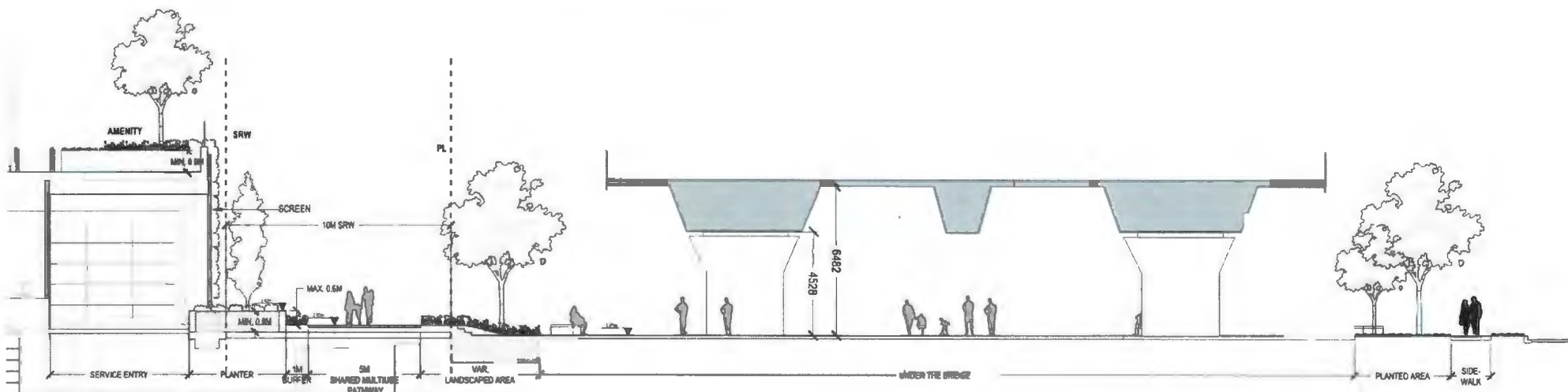
L7.01



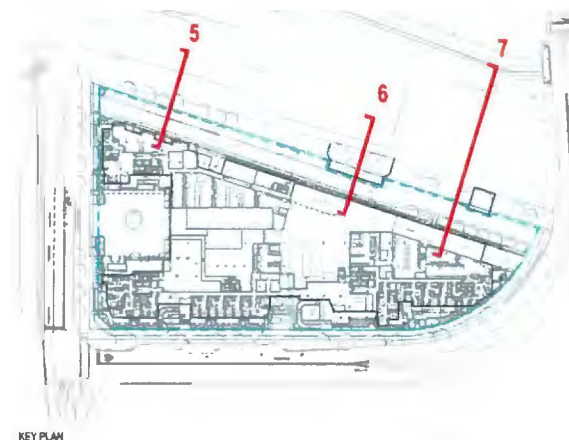
1 SECTION 5
SCALE: 1:100



2 SECTION 6
SCALE: 1:100



3 SECTION 7
SCALE: 1:100



KEY PLAN

DIALOG

PFS STUDIO
PLANNING + URBAN DESIGN LANDSCAPE ARCHITECTURE

ASPAC
DEVELOPMENTS

ISSUED FOR

1	2022-01-28	ISSUED FOR REVIEW
2	2022-02-10	ISSUED FOR REVIEW
3	2022-05-06	ISSUED FOR DP
4	2022-07-08	REISSUED FOR DP
5	2022-07-28	REISSUED FOR DP #2
6	2022-08-18	REISSUED FOR DP #3
7	2022-10-08	REISSUED FOR DP #4

October 23, 2023
DP 22-013200
DP Plan # 39

METRIC

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ARCHITECT & PRIME CONSULTANT

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408 - 511 ALEXANDRE STREET VANCOUVER, BC
V6A 1E1
Tel: 604.255.1168 Fax:

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1777 W 3RD AVENUE VANCOUVER, BC
V6J 1C7
Tel: 604.728.5168 Fax:

INTERIOR DESIGN
MICHAEL STODOLSKY
412 - 511 ALEXANDRE STREET VANCOUVER, BC
V6A 1E1
Tel: 778.379.6761 Fax:

STRUCTURAL ENGINEER
DIALOG
408 - 511 ALEXANDRE STREET VANCOUVER, BC
V6A 1E1
Tel: 604.255.1168 Fax:

MECHANICAL ENGINEER
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ELECTRICAL ENGINEER
HEWITT (SA) & ASSOCIATES LTD
2009 W 4TH AVENUE VANCOUVER, BC
V6J 4H3
Tel: 604.738.8362 Fax:

SEAL



RIVER GREEN - LOT 1

LANDSCAPE SECTIONS

DRAWN: MP/AL
PLOT DATE:

CHECKED: LL

L7.02

1 DO NOT SCALE DRAWINGS LAYOUT AS PER CONSENSUS ITEMS ON THE
2 LANDSCAPE PLANS REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR
3 REVIEW AND RESPONSE
4 JACOBI AND KENNEDY'S OBLIGATION IS TO BE READ IN CONNECTION
5 WITH LANDSCAPE SPECIFICATIONS FOR COMPLIANCE
6 LANDSCAPE DRAWINGS ARE TO BE READ IN CONNECTION WITH
7 ARCHITECTURAL AND ENGINEERING DRAWINGS REPORT ANY
8 DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE
9 UTILITY AND LOCATION ARE INDICATED FOR REFERENCE ONLY: REFER TO
10 THE ENGINEERING DRAWINGS FOR DETAILS AND SPECIFICATIONS
11 REFER TO THE ENGINEERING DRAWINGS FOR LANDSCAPE FORM CURBS AND
12 CUTTINGS AND ROOSTERBAIL LOCATIONS
13 REPORT TO ENGINEERING DRAWINGS FOR DETAILS: SUBGRADE AND
14 FINISHES FOR ALL FINISHES
15 ALL ESTIMATED QUANTITIES TO BE COORDINATED WITH CITY OF
16 RICHMOND STREET ENGINEERING DEPARTMENT AND PLANTED UNDER
17 THE MANAGEMENT OF THE CITY OF RICHMOND BAY
18 REFER TO DETAILS AND NOTES FOR ALL LANDSCAPE REPRESENTATIONS
19 ALL DIMENSIONS ARE NOMINAL
20 VERIFY ALL DIMENSIONS WITH "FIELD CONDITIONS" REPORT ANY
21 DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE
22 ALL MATERIALS FURNISHED WILL BE PROVIDED BY OWNERS

ARMED TYPE 1 - CIP CONCRETE
BRIDGE-DECK, IN-PLACE CONCRETE
BRIDGE-DECK, IN-PLACE CONCRETE

ARMED TYPE 1A - CIP CONCRETE - EXPOSED AGGREGATE BRIDGE
BRIDGE-DECK, ARMED CIP
CIP OF PILES AND BRIDGE-DECK, IN-PLACE AGGREGATE BRIDGE
BRIDGE-DECK

ARMED TYPE 2 - ASPHALT PAVING
BRIDGE-DECK, IN-PLACE PUBLIC
BRIDGE-DECK

ARMED TYPE 3 - PRECAST CONCRETE PAVEMENT
BRIDGE-DECK, PRECAST PAVEMENT
BRIDGE-DECK, PRECAST PAVEMENT

ARMED TYPE 4 - PRECAST CONCRETE
BRIDGE-DECK, PRECAST CONCRETE
BRIDGE-DECK, PRECAST CONCRETE

ARMED TYPE 5 - PRECAST CONCRETE
BRIDGE-DECK, PRECAST CONCRETE
BRIDGE-DECK, PRECAST CONCRETE

ARMED TYPE 6 - HYDRAFORMER PAVING
BRIDGE-DECK, PRECAST CONCRETE
BRIDGE-DECK, PRECAST CONCRETE

ARMED TYPE 7 - WOOD DECK
BRIDGE-DECK, WOOD DECK
BRIDGE-DECK, WOOD DECK

ARMED TYPE 8 - RUBBERIZED PLAST SURFACE
BRIDGE-DECK, RUBBERIZED PLAST SURFACE
BRIDGE-DECK, RUBBERIZED PLAST SURFACE

ARMED TYPE 9 - FIBERGLASS FIBER
BRIDGE-DECK, FIBERGLASS FIBER
BRIDGE-DECK, FIBERGLASS FIBER

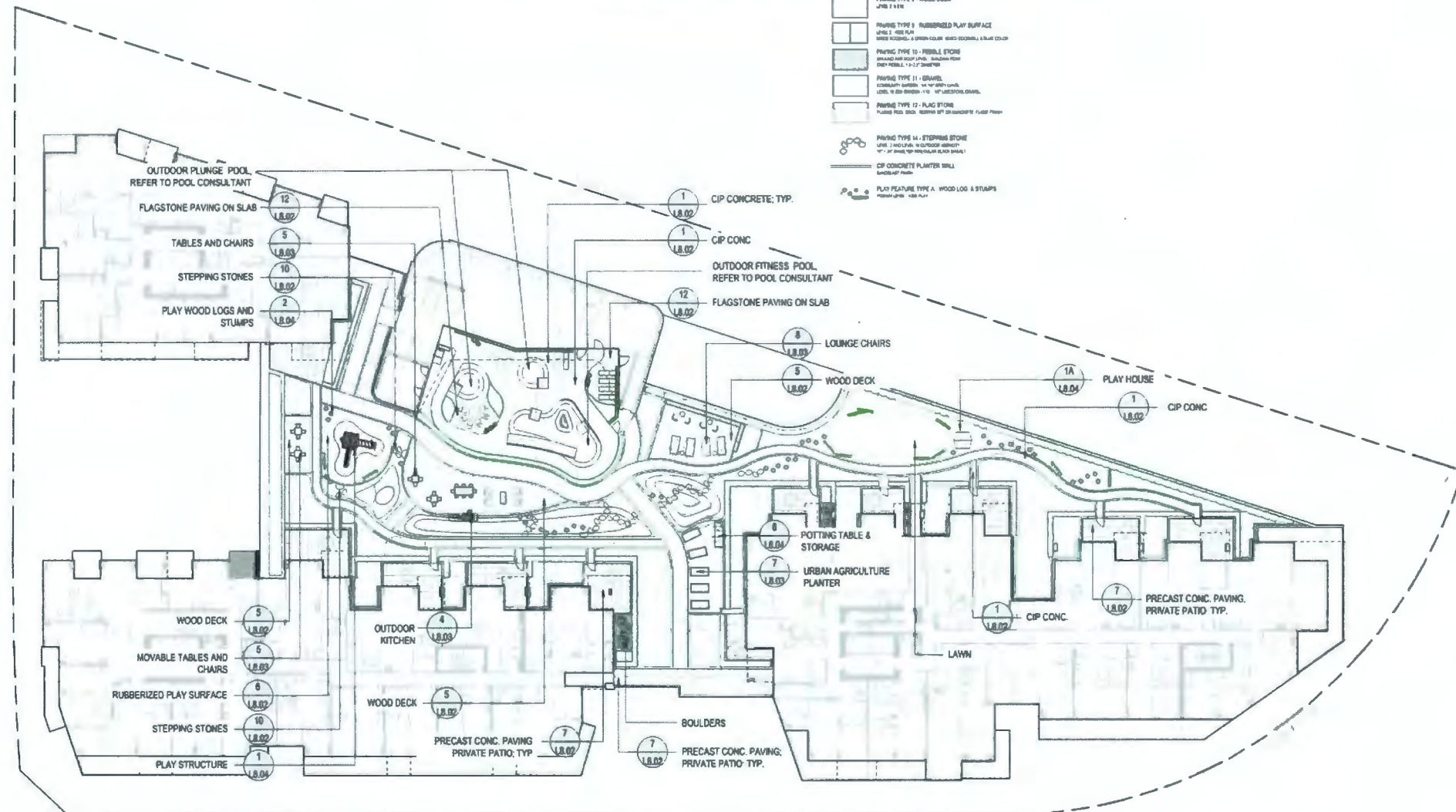
ARMED TYPE 11 - GRANITE
BRIDGE-DECK, GRANITE
BRIDGE-DECK, GRANITE

ARMED TYPE 12 - PLAC FIBER
BRIDGE-DECK, PLAC FIBER
BRIDGE-DECK, PLAC FIBER

ARMED TYPE 14 - STEREO STONE
BRIDGE-DECK, STEREO STONE
BRIDGE-DECK, STEREO STONE

ARMED TYPE 15 - CONCRETE PLANTER TRAIL
BRIDGE-DECK, CONCRETE PLANTER TRAIL
BRIDGE-DECK, CONCRETE PLANTER TRAIL

ARMED TYPE 16 - WOOD LOG & STRIPS
BRIDGE-DECK, WOOD LOG & STRIPS
BRIDGE-DECK, WOOD LOG & STRIPS



ASPAC
DEVELOPMENTS

1	2022-01-26	ISSUED FOR REVIEW
2	2022-02-10	ISSUED FOR REVIEW
3	2022-05-06	ISSUED FOR DP
4	2023-02-06	REISSUED FOR DP
5	2023-07-26	REISSUED FOR DP #2
6	2023-09-19	REISSUED FOR DP #3
7	2023-10-06	REISSUED FOR DP #4

October 23, 2023
DP 22-013200
DP Plan # 41

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FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK
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CORRECTION AT THE CONTRACTORS EXPENSE

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V6A 1E1
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V6J 1K7
Tel: 604.736.5100 Fax:

INTERIOR DESIGN
MCKINLEY STUDIOS
412 - 511 ALEXANDRE STREET VANCOUVER, BC
V6A 1E1
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STRUCTURAL ENGINEER
DIALOG
408-611 ALEXANDRE STREET VANCOUVER BC
V6A 1E1
Tel: 604-255-1159 Fax:

MECHANICAL ENGINEER
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V6B 6A3
Tel: 604 696 8000 Fax:

ELECTRICAL ENGINEER
HEMETZ (804) & ASSOCIATES LTD.
2000 W 4th AVENUE VANCOUVER BC
V6M 1R3
Tel: 604 736 6552 Fax:

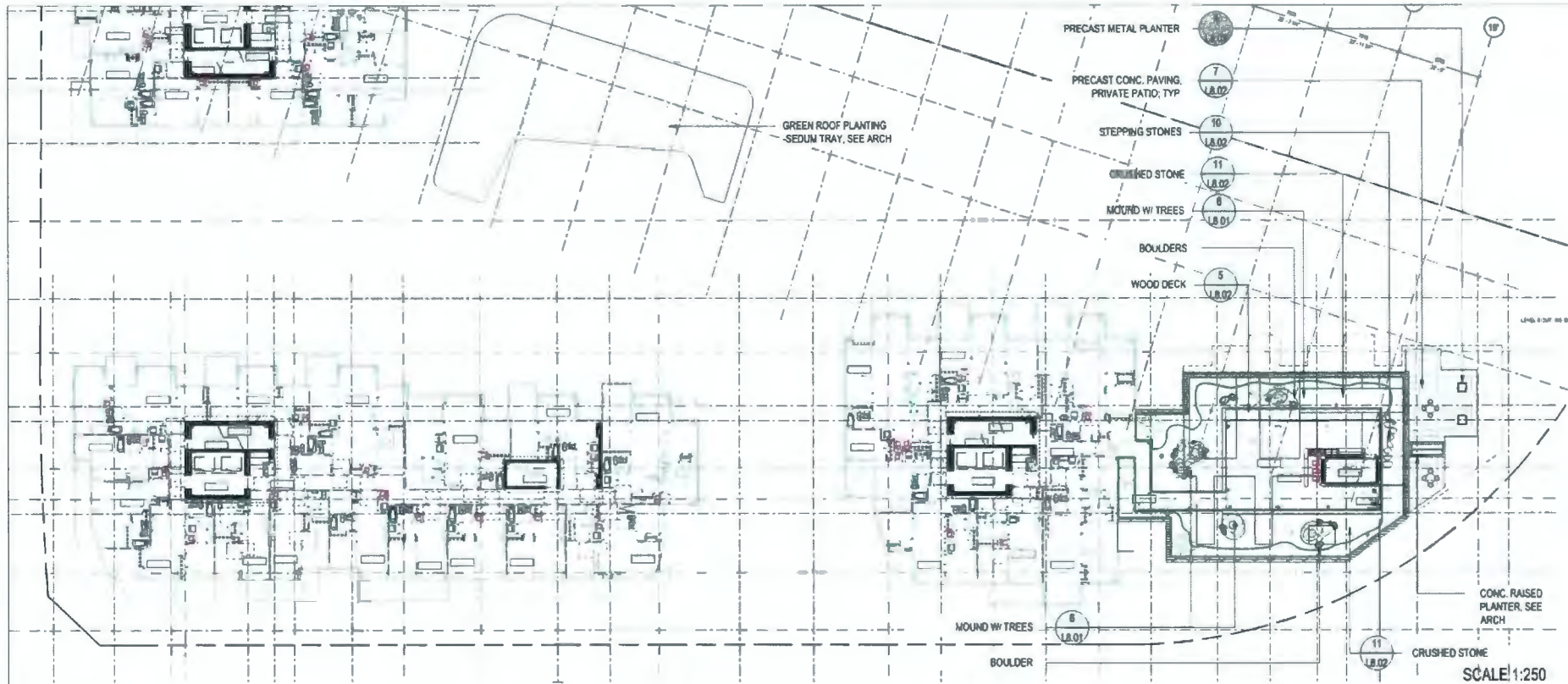
RIVER GREEN - LOT 1

MATERIALS PLAN
- LEVEL2

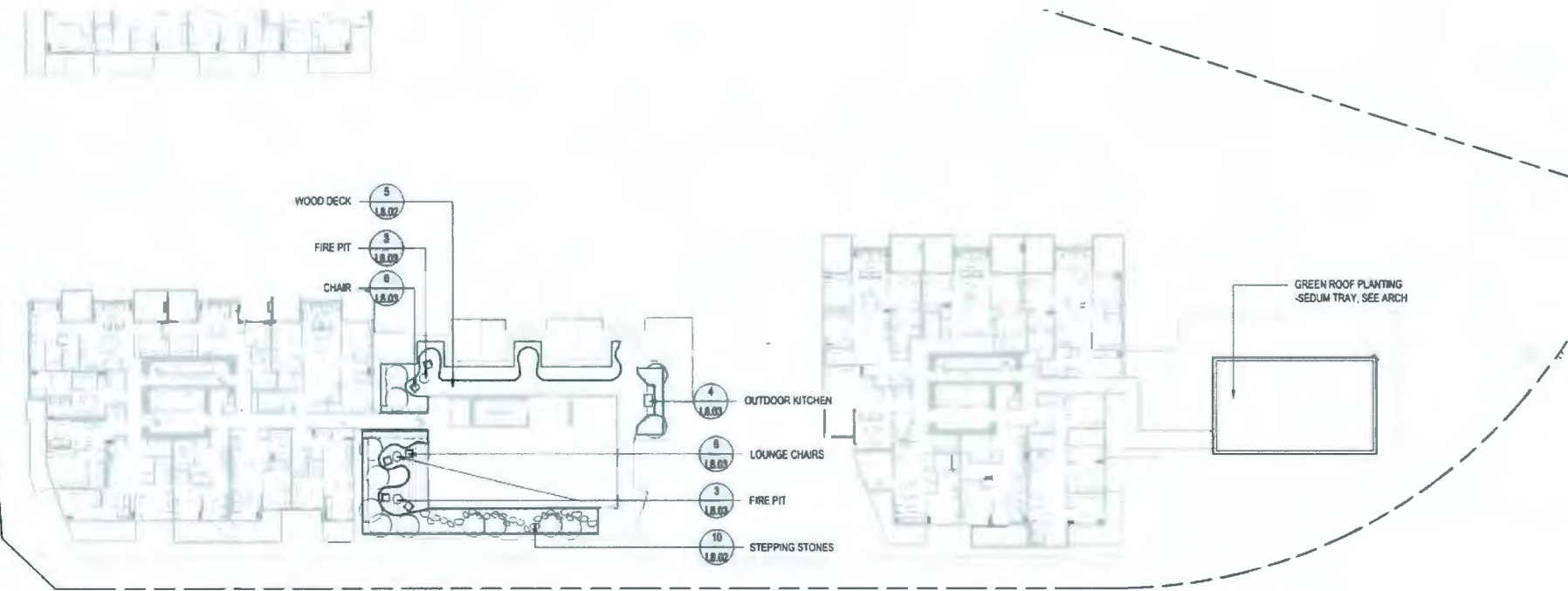
DRAWN BY: WPM CHECKED BY: UL
PLOT DATE: _____

L2.02

SCALE 1:250



1 LEVEL 9 - AMENITY
SCALE: 1:250



2 LEVEL 10 - AMENITY
SCALE: 1:250

LAYOUT AND MATERIALS GENERAL NOTES

- DO NOT SCALE DRAWINGS. LAYOUT AND DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
- LANDSCAPE MATERIALS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS FOR COMPLIANCE.
- LANDSCAPE SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
- REFER TO CIVIL ENGINEERING DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS AND PRESTRESSING DETAILS AND SPECIFICATIONS.
- REFER TO CIVIL ENGINEERING DRAWINGS FOR DETAILS, SUBGRADE, AND REMEDIATION OF ALL FINISHED SURFACES IN ROADWAYS.
- ALL STREETSCAPE DESIGN IS TO BE COORDINATED WITH CITY OF RICHMOND STREET ENGINEERING DEPARTMENT AND PLANTED UNDER SUPERVISION OF THE CITY OF RICHMOND PARK BOARD.
- REFER TO DETAILS AND SECTIONS FOR ALL LANDSCAPE IMPROVEMENTS.
- ALL DIMENSIONS ARE IN METERS.
- VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
- ALL FINISHED PLANTING WILL BE PROVIDED BY OTHERS.

MATERIALS LEGEND

	PAVING TYPE 1 - CP CONCRETE CIRCULAR LIDS - 1500mm DIAMETER, 150mm DEPTH, 150mm RADIUS LANDSCAPE MATERIALS
	PAVING TYPE 2 - CP CONC - EXPOSED AGGREGATE BAND CIRCULAR LIDS - 1500mm DIAMETER, 150mm DEPTH, 150mm RADIUS LANDSCAPE MATERIALS
	PAVING TYPE 3 - PRECAST CONCRETE PAVING CIRCULAR LIDS - 1500mm DIAMETER, 150mm DEPTH, 150mm RADIUS LANDSCAPE MATERIALS
	PAVING TYPE 4 - PRECAST PAVING CIRCULAR LIDS - 1500mm DIAMETER, 150mm DEPTH, 150mm RADIUS LANDSCAPE MATERIALS
	PAVING TYPE 5 - PRECAST PAVING CIRCULAR LIDS - 1500mm DIAMETER, 150mm DEPTH, 150mm RADIUS LANDSCAPE MATERIALS
	PAVING TYPE 6 - PRECAST PAVING CIRCULAR LIDS - 1500mm DIAMETER, 150mm DEPTH, 150mm RADIUS LANDSCAPE MATERIALS
	PAVING TYPE 7 - PRECAST PAVING CIRCULAR LIDS - 1500mm DIAMETER, 150mm DEPTH, 150mm RADIUS LANDSCAPE MATERIALS
	PAVING TYPE 8 - PRECAST PAVING CIRCULAR LIDS - 1500mm DIAMETER, 150mm DEPTH, 150mm RADIUS LANDSCAPE MATERIALS
	PAVING TYPE 9 - PRECAST PAVING CIRCULAR LIDS - 1500mm DIAMETER, 150mm DEPTH, 150mm RADIUS LANDSCAPE MATERIALS
	PAVING TYPE 10 - PRECAST PAVING CIRCULAR LIDS - 1500mm DIAMETER, 150mm DEPTH, 150mm RADIUS LANDSCAPE MATERIALS
	PAVING TYPE 11 - PRECAST PAVING CIRCULAR LIDS - 1500mm DIAMETER, 150mm DEPTH, 150mm RADIUS LANDSCAPE MATERIALS
	PAVING TYPE 12 - FLAGSTONE PAVING TYPE 12 - FLAGSTONE PAVING TYPE 12 - FLAGSTONE
	PAVING TYPE 13 - FLAGSTONE PAVING TYPE 13 - FLAGSTONE PAVING TYPE 13 - FLAGSTONE
	PAVING TYPE 14 - FLAGSTONE PAVING TYPE 14 - FLAGSTONE PAVING TYPE 14 - FLAGSTONE
	PAVING TYPE 15 - FLAGSTONE PAVING TYPE 15 - FLAGSTONE PAVING TYPE 15 - FLAGSTONE
	PAVING TYPE 16 - FLAGSTONE PAVING TYPE 16 - FLAGSTONE PAVING TYPE 16 - FLAGSTONE
	PAVING TYPE 17 - FLAGSTONE PAVING TYPE 17 - FLAGSTONE PAVING TYPE 17 - FLAGSTONE
	PAVING TYPE 18 - FLAGSTONE PAVING TYPE 18 - FLAGSTONE PAVING TYPE 18 - FLAGSTONE
	PAVING TYPE 19 - FLAGSTONE PAVING TYPE 19 - FLAGSTONE PAVING TYPE 19 - FLAGSTONE
	PAVING TYPE 20 - FLAGSTONE PAVING TYPE 20 - FLAGSTONE PAVING TYPE 20 - FLAGSTONE

DIALOG
PFS STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE

ASPAC
DEVELOPMENTS

ISSUED FOR

1	2022-01-26	ISSUED FOR REVIEW
2	2022-02-10	ISSUED FOR REVIEW
3	2022-02-18	ISSUED FOR DP
4	2022-02-25	REISSUED FOR DP
5	2022-07-26	REISSUED FOR DP #2
6	2022-09-19	REISSUED FOR DP #3
7	2022-10-05	REISSUED FOR DP #4

October 23, 2023
DP 22-013200
DP Plan # 42

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V6A 1E1
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LANDSCAPE ARCHITECT

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V6J 1K7
Tel: 604 736 5108 Fax:

INTERIOR DESIGN

MOONLEY STUDIOS
412 - 611 ALEXANDRE STREET, VANCOUVER, BC
V6A 1E1
Tel: 779 379 6761 Fax:

STRUCTURAL ENGINEER

DIALOG
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V6A 1E1
Tel: 604 255 1180 Fax:

MECHANICAL ENGINEER

STANTEC
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V6B 6A3
Tel: 604 688 8000 Fax:

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HEMETZ (SEA) & ASSOCIATES LTD
2500 37th AVENUE, VANCOUVER, BC
V6J 1K3
Tel: 604 729 8562 Fax:

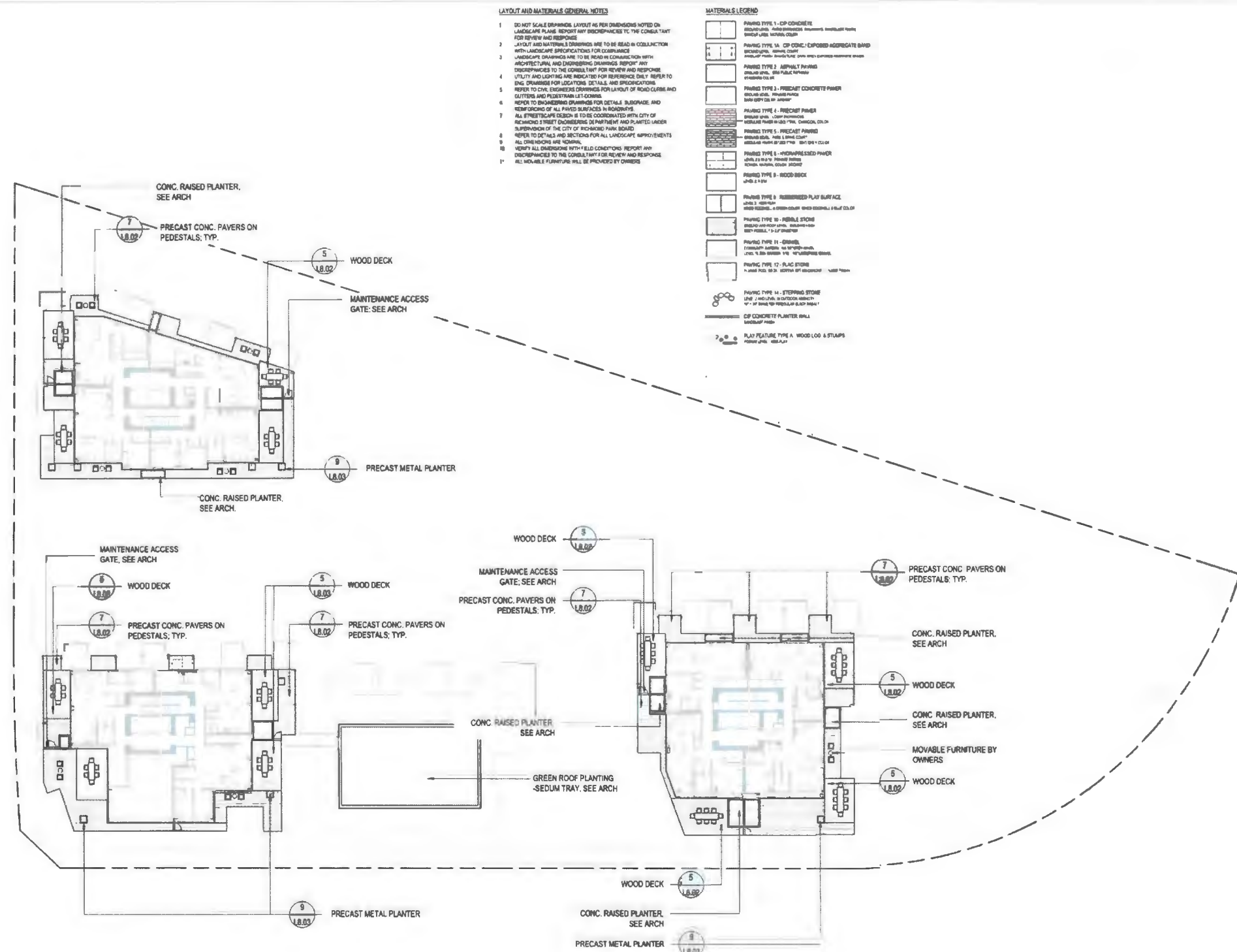


RIVER GREEN - LOT 1

MATERIALS PLAN
- LEVEL 9 & 10

DRAWN: MP/AA CHECKED: LL
PLOT DATE:

L2.03



ISSUED FOR

1	2022-01-28	ISSUED FOR REVIEW
2	2022-02-10	ISSUED FOR REVIEW
3	2022-02-28	ISSUED FOR DP
4	2022-02-28	REISSUED FOR DP
5	2022-07-28	REISSUED FOR DP #2
6	2022-09-19	REISSUED FOR DP #3
7	2023-10-08	REISSUED FOR DP #4

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 DP 22-013200
 DP Plan # 43

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 408 - 611 ALEXANDRE STREET, VANCOUVER, BC
 V6A 1E1
 Tel: 604.255.1188 Fax: 604.255.1189

LANDSCAPE ARCHITECT
 PFS STUDIO
 1777 W 2ND AVENUE, VANCOUVER, BC
 V6L 1K7
 Tel: 604.738.6188 Fax: 604.738.6189

INTERIOR DESIGN
 MOORELY STUDIOS
 412 - 611 ALEXANDRE STREET, VANCOUVER, BC
 V6A 1E1
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STRUCTURAL ENGINEER
 DIALOG
 408 - 611 ALEXANDRE STREET, VANCOUVER, BC
 V6A 1E1
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MECHANICAL ENGINEER
 STARTER
 1180-1111 DUNDAS STREET, VANCOUVER, BC
 V6B 6A2
 Tel: 604.688.0000 Fax: 604.688.0000

ELECTRICAL ENGINEER
 HENNETT (BAY & ASSOCIATES) LTD
 2200 W 46 AVENUE, VANCOUVER, BC
 V6L 9K5
 Tel: 604.728.8882 Fax: 604.728.8882



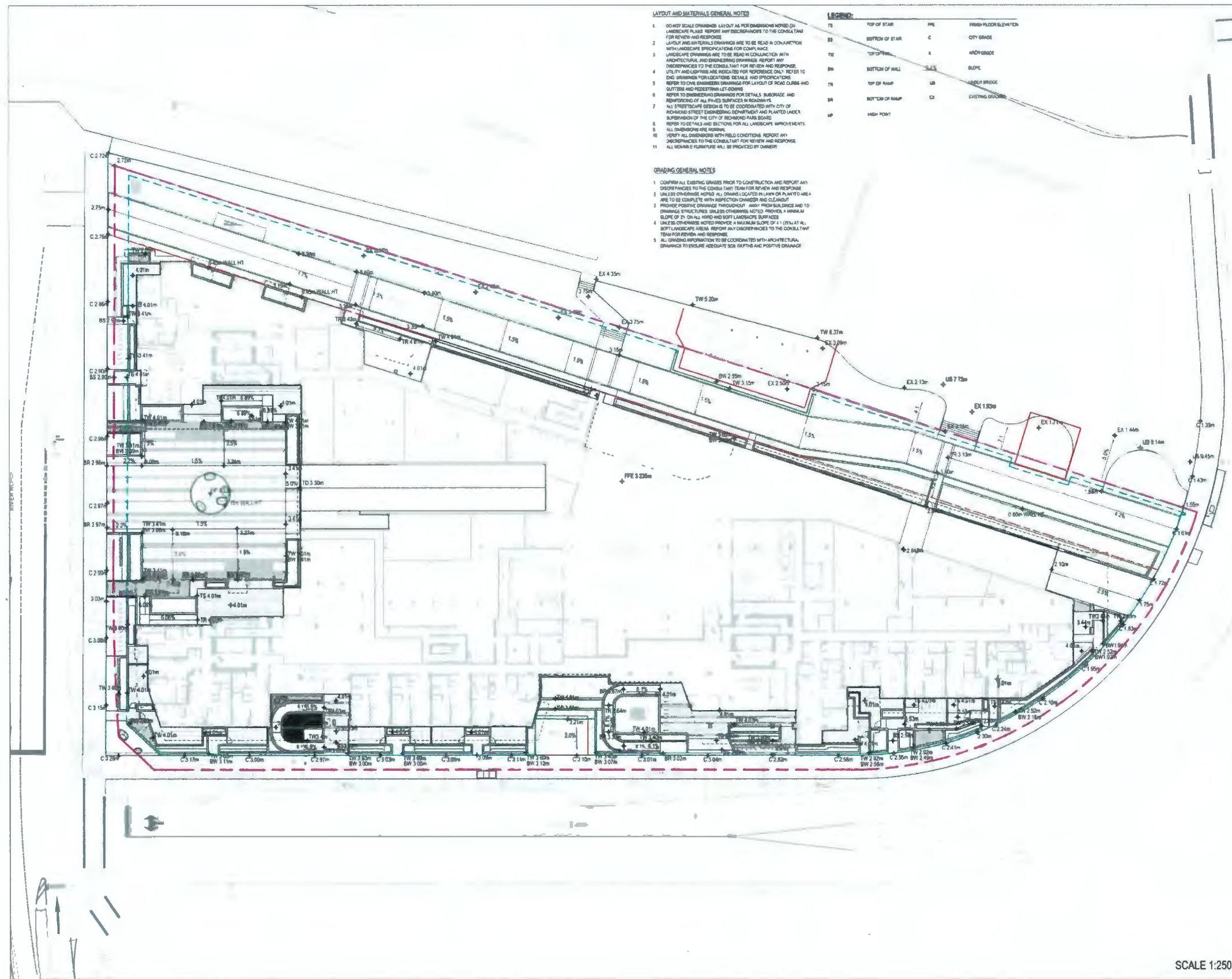
RIVER GREEN - LOT 1

MATERIALS PLAN
 - LEVEL 12

DRAWN: MP-MA CHECKED: LL
 PLOT DATE:

L2.04

SCALE 1:250



ISSUED FOR

1	2022-01-28	ISSUED FOR REVIEW
2	2022-02-10	ISSUED FOR REVIEW
3	2022-06-06	ISSUED FOR DP
4	2022-02-06	REISSUED FOR DP
5	2022-07-28	REISSUED FOR DP #2
6	2022-08-10	REISSUED FOR DP #3
7	2023-10-06	REISSUED FOR DP #4

October 23, 2023
DP 22-013200
DP Plan # 44

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Tel: 604.255.1188 Fax:

LANDSCAPE ARCHITECT
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V6J 1K7
Tel: 604.738.5188 Fax:

INTERIOR DESIGN
MICHAEL STUDIOS
412-611 ALEXANDRE STREET, VANCOUVER, BC
V6A 1E1
Tel: 778.379.6761 Fax:

STRUCTURAL ENGINEER
DIALOG
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V6A 1E1
Tel: 604.255.1188 Fax:

MECHANICAL ENGINEER
STANTEC
1100-111 DUNDAS STREET, VANCOUVER, BC
V6B 6A3
Tel: 604.698.8000 Fax:

ELECTRICAL ENGINEER
HEMETZ (BVI) & ASSOCIATES LTD
2050 W 4TH AVENUE, VANCOUVER, BC
V6J 1K3
Tel: 604.738.0662 Fax:

SEAL



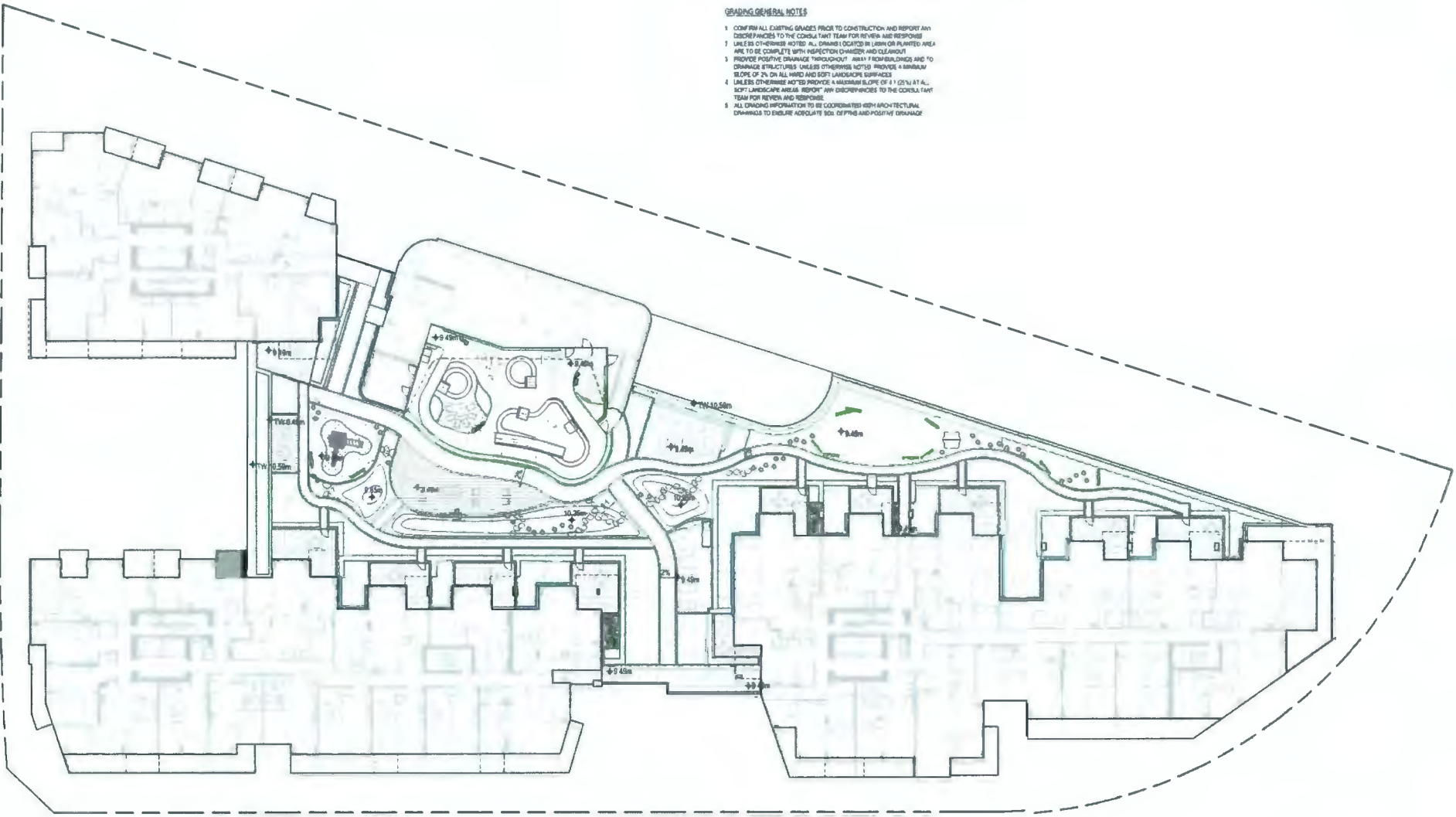
RIVER GREEN - LOT 1

GRADING PLAN
- LEVEL 1

DRAWN: LPMR CHECKED: LL
PLOT DATE:

L3.01

SCALE 1:250



LAYOUT AND MATERIALS GENERAL NOTES

- DO NOT SCALE DIMENSIONS. LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
- LAYOUT AND MATERIALS DIMENSIONS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS FOR COMPLIANCE.
- LANDSCAPE DIMENSIONS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
- VEGETATION AND LIGHTING ARE INDICATED FOR REFERENCE ONLY. REFER TO THE DIMENSIONS FOR LOCATIONS, DETAILS, AND SPECIFICATIONS. REFER TO CIVIL ENGINEERING DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS AND PEDESTRIAN LAY-OUTS.
- REFER TO ENGINEERING DRAWINGS FOR DETAILS, SUB-GRACE, AND REINFORCING OF ALL PAVED SURFACES IN ROADSIDE.
- ALL STREETSCAPE DESIGN IS TO BE COORDINATED WITH CITY OF RICHMOND STREET ENGINEERING DEPARTMENT AND PLANTED UNDER SUPERVISION OF THE CITY OF RICHMOND PLANT BOARD.
- REFER TO DETAILS AND SECTIONS FOR ALL LANDSCAPE IMPROVEMENTS.
- ALL DIMENSIONS ARE METRIC.
- VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR REVIEW AND RESPONSE.
- ALL MOVABLE FURNITURE WILL BE PROVIDED BY OWNERS.

GRADING GENERAL NOTES

- CONFIRM ALL EXISTING GRADES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE CONSULTANT TEAM FOR REVIEW AND RESPONSE.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE LOCATED IN LUSH OR PLANTED AREA ARE TO BE COMPLETE WITH INFILTRATION CHAMBERS AND GLASSING.
- PROVIDE POSITIVE DRAINAGE THROUGHOUT, AWAY FROM BUILDINGS AND TO DRAINAGE STRUCTURES. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM SLOPE OF 2% ON ALL HORIZONTAL AND SLOPE LANDSCAPE SURFACES.
- UNLESS OTHERWISE NOTED, PROVIDE A MAXIMUM SLOPE OF 1:1 (25%) AT ALL SOFT LANDSCAPE AREAS. REPORT ANY DISCREPANCIES TO THE CONSULTANT TEAM FOR REVIEW AND RESPONSE.
- ALL DRAINAGE INFORMATION TO BE COORDINATED WITH ARCHITECTURAL DRAWINGS TO ENSURE APPROPRIATE SOIL DEPTH AND POSITIVE DRAINAGE.

LEGEND

TS	TOP OF STAIR	FTS	FINISH FLOOR ELEVATION
BS	BOTTOM OF STAIR	C	CITY GRADE
TS	TOP OF WALL	A	ARCH GRADE
BS	BOTTOM OF WALL	LLS	SLOPE
TS	TOP OF RAMP	LS	LANDSCAPE
BS	BOTTOM OF RAMP	ES	EXISTING GRADING
HP	HIGH POINT		

DIALOG

PFS STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE

ASPAC
DEVELOPMENTS

ISSUED FOR

- | | | |
|---|------------|--------------------|
| 1 | 2023-01-28 | ISSUED FOR REVIEW |
| 2 | 2023-05-10 | ISSUED FOR REVIEW |
| 3 | 2023-05-26 | ISSUED FOR DP |
| 4 | 2023-02-08 | REISSUED FOR DP |
| 5 | 2023-07-28 | REISSUED FOR DP #2 |
| 6 | 2023-08-19 | REISSUED FOR DP #3 |
| 7 | 2023-10-08 | REISSUED FOR DP #4 |

October 23, 2023
DP 22-013200
DP Plan # 45

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

ARCHITECT & PRIME CONSULTANT

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LANDSCAPE ARCHITECT
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V6J 1K7
Tel: 604.726.8188 Fax:

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Tel: 778.379.8781 Fax:

STRUCTURAL ENGINEER
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MECHANICAL ENGINEER
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V6B 6A3
Tel: 604.889.8000 Fax:

ELECTRICAL ENGINEER
NEWMET (S-1) & ASSOCIATES LTD
2009 W 4th AVENUE VANCOUVER, BC
V6J 1K0
Tel: 604.736.6662 Fax:

SEAL



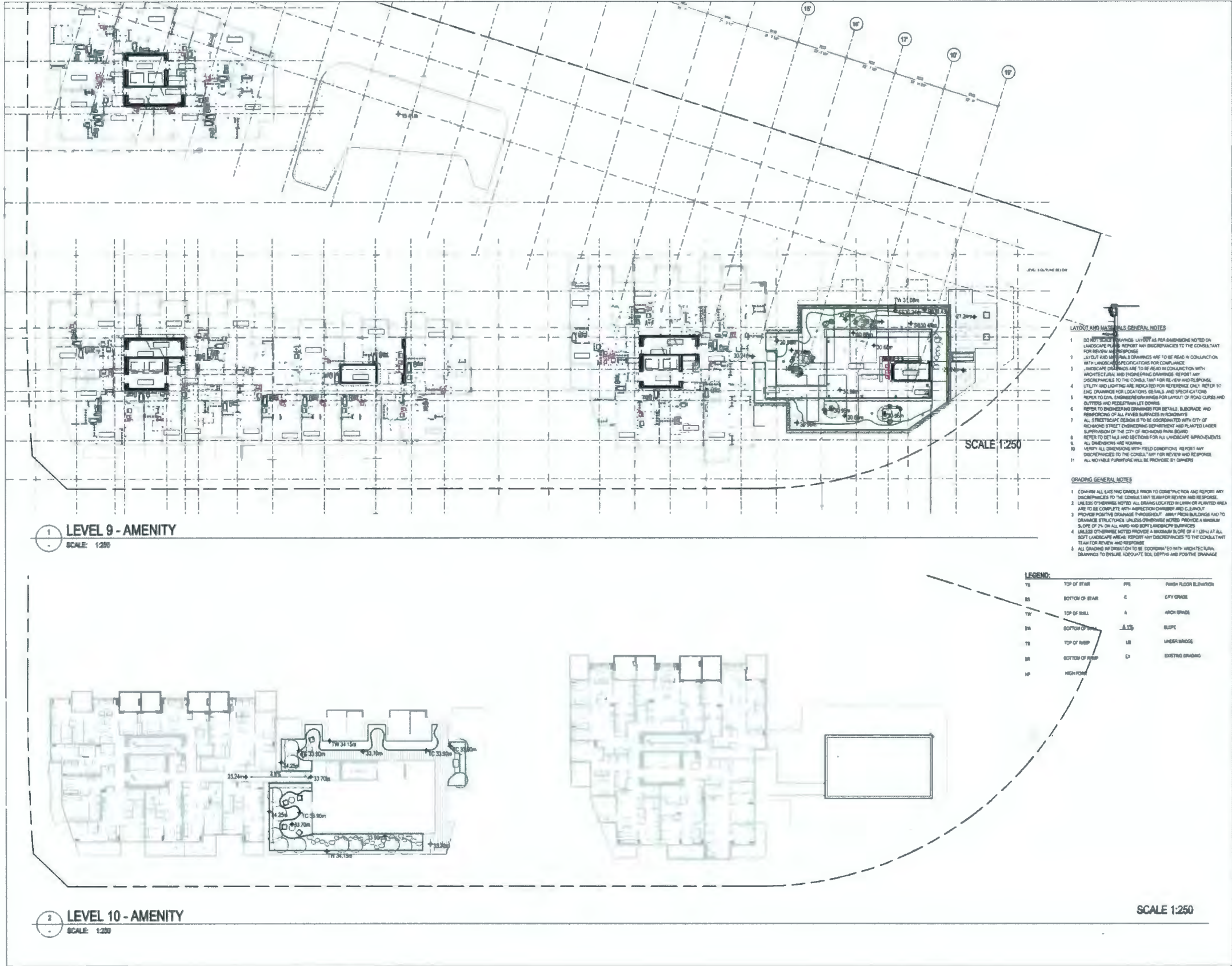
RIVER GREEN - LOT 1

GRADING PLAN
- LEVEL 2

DRAWN: MPAR CHECKED: LL
PLOT DATE:

L3.02

SCALE 1:250



DIALOG

PFS STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE

ASPAC
DEVELOPMENTS

ISSUED FOR

1	2022-01-28	ISSUED FOR REVIEW
2	2022-02-10	ISSUED FOR REVIEW
3	2022-05-08	ISSUED FOR DP
4	2023-02-06	REISSUED FOR DP
5	2023-07-28	REISSUED FOR DP #2
6	2023-08-18	REISSUED FOR DP #3
7	2023-10-08	REISSUED FOR DP #4

October 23, 2023
DP 22-013200
DP Plan # 46

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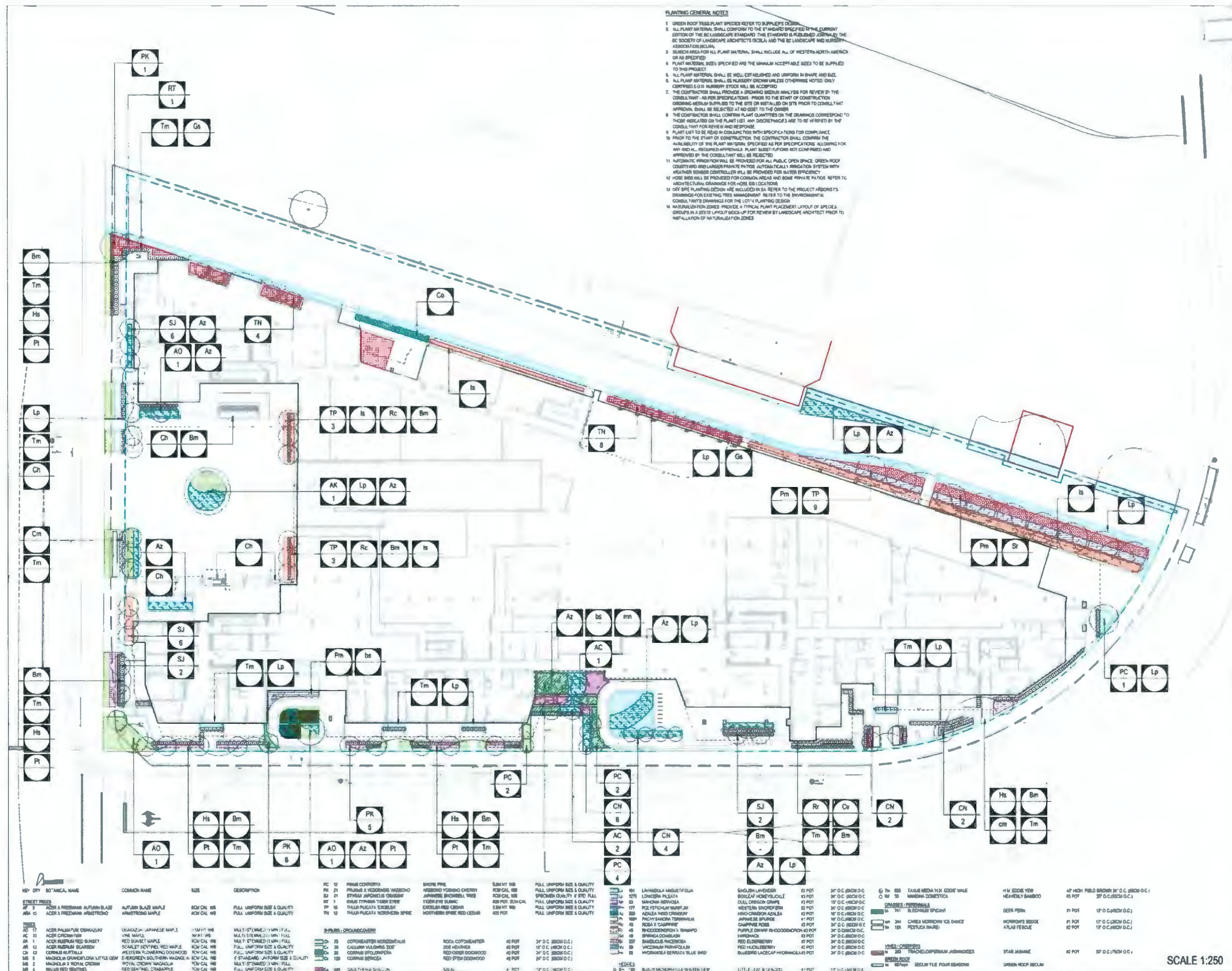


RIVER GREEN - LOT 1

GRADING PLAN
- LEVEL 9 & 10

DRAWN: MPBA CHECKED: LL
PLOT DATE:

L3.03



DIALOG
PFS STUDIO
PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE
ASPAC
DEVELOPMENTS

ISSUED FOR
1 2022-01-28 ISSUED FOR REVIEW
2 2022-03-10 ISSUED FOR REVIEW
3 2022-05-05 ISSUED FOR DP
4 2023-02-08 REISSUED FOR DP
5 2023-07-28 REISSUED FOR DP #2
6 2023-09-19 REISSUED FOR DP #3
7 2023-10-05 REISSUED FOR DP #4

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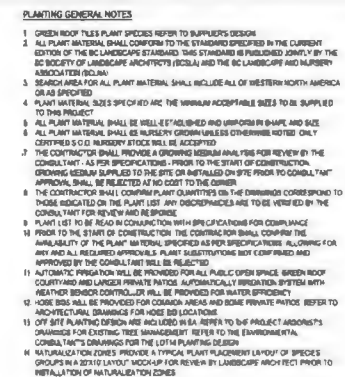


RIVER GREEN - LOT 1

PLANTING PLAN
- LEVEL 1

DRAWN: MP/AL CHECKED: LL
PLOT DATE:

L4.01
SCALE 1:250



ASPAC
DEVELOPMENTS

1	2022-01-28	ISSUED FOR REVIEW
2	2022-02-10	ISSUED FOR REVIEW
3	2022-05-08	ISSUED FOR OP
4	2023-02-08	REISSUED FOR OP
5	2023-07-28	REISSUED FOR OP #2
6	2023-09-19	REISSUED FOR OP #3
7	2023-10-06	REISSUED FOR OP #4

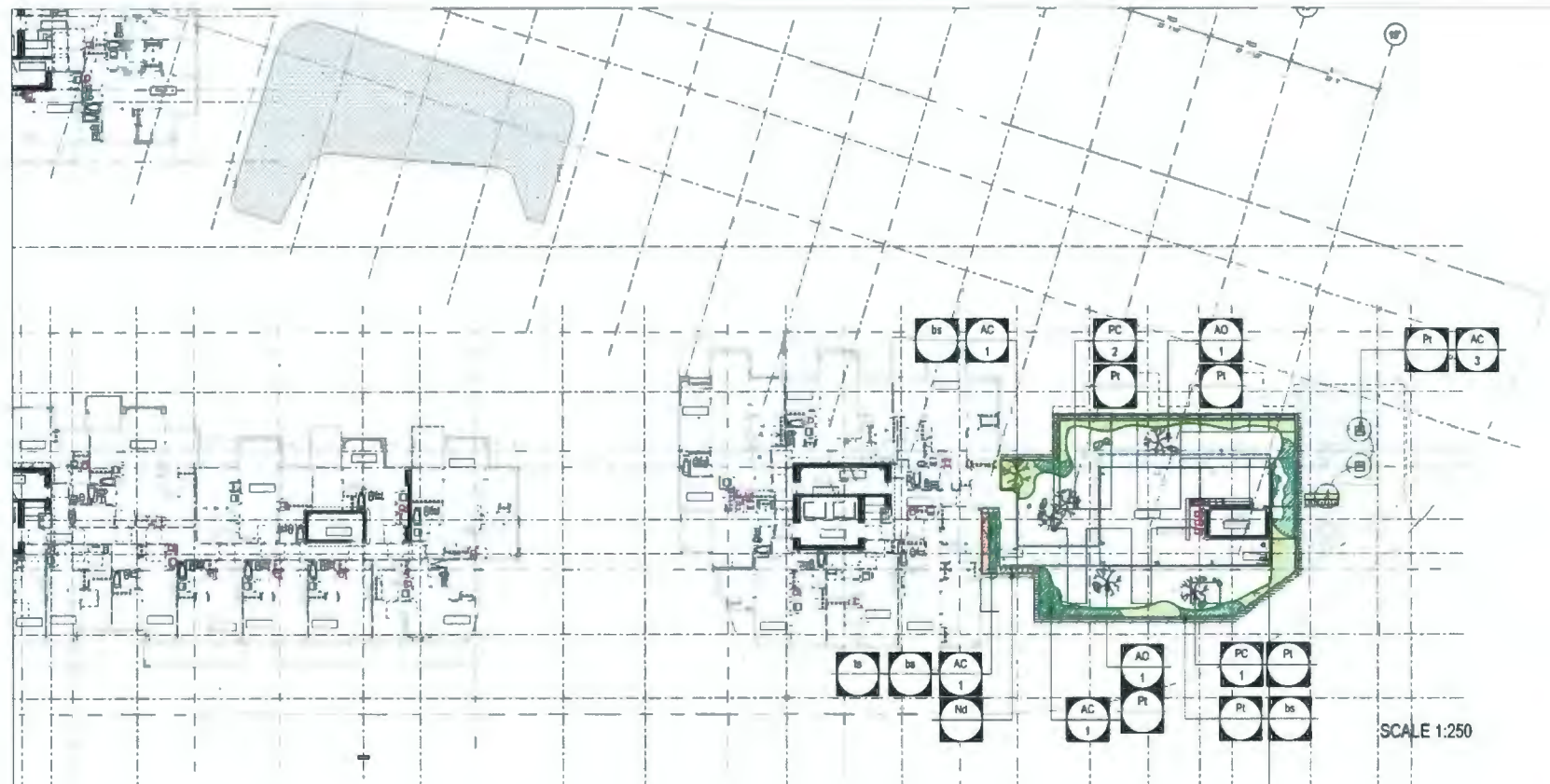
October 23, 2023
DP 22-013200
DP Plan # 49

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

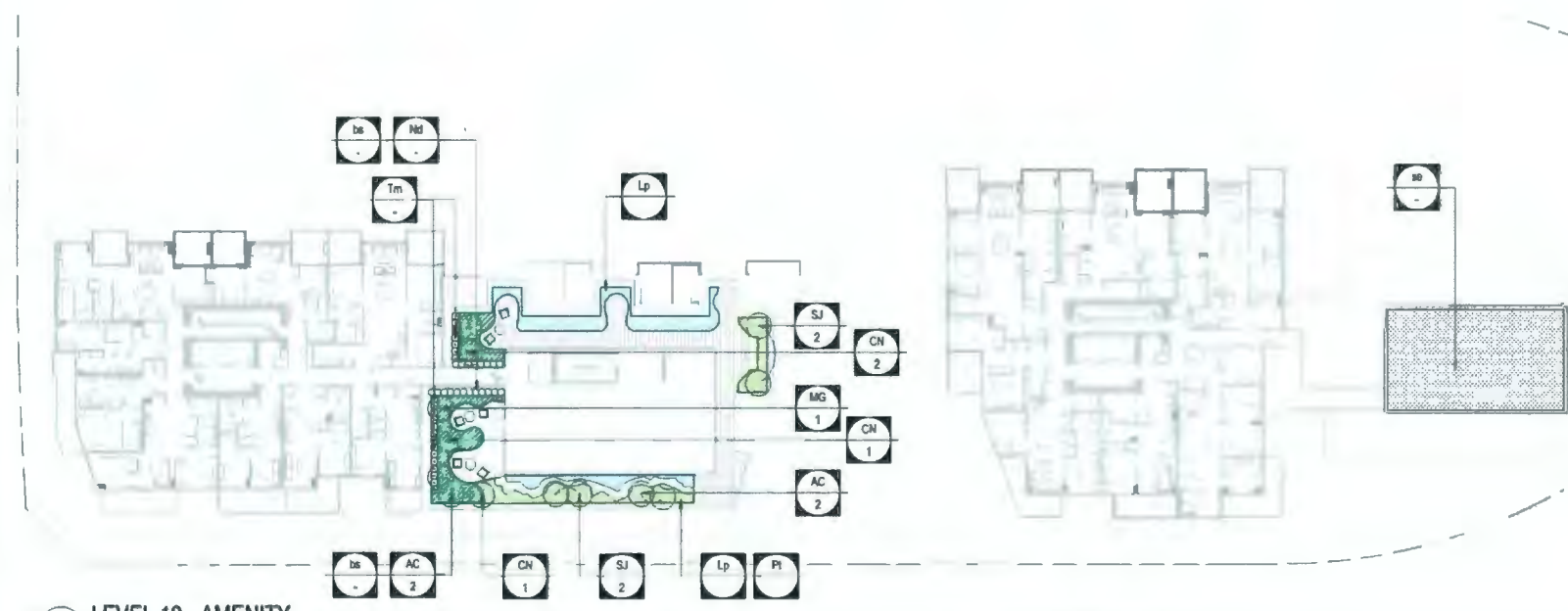
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L4.02

SCALE 1:250



1 LEVEL 9 - AMENITY
SCALE: 1:250



2 LEVEL 10 - AMENITY
SCALE: 1:250

- PLANTING GENERAL NOTES**
1. GREEN ROOF PLANT SPECIES REFER TO SUPPLIER'S DESIGN
 2. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARD SPECIFIED IN THE CURRENT EDITION OF THE BC LANDSCAPE STANDARD (THE STANDARD IS PUBLISHED ANNUALLY BY THE BC SOCIETY OF LANDSCAPE ARCHITECTS (BSLA) AND THE BC LANDSCAPE AND NURSERY ASSOCIATION (BLNA))
 3. SEARCH AREA FOR ALL PLANT MATERIAL SHALL INCLUDE ALL OF WESTERN NORTH AMERICA OR AS SPECIFIED
 4. PLANT MATERIAL SHALL BE WELL-ESTABLISHED AND UNIFORM IN SHAPE AND SIZE TO THIS PROJECT
 5. ALL PLANT MATERIAL SHALL BE NURSERY STOCK UNLESS OTHERWISE NOTED. ONLY CERTIFIED S.O.D. NURSERY STOCK WILL BE ACCEPTED
 6. THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT AS PER SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. GROWING MEDIUM SUPPLIED TO THE SITE OR INSTALLED ON SITE PRIOR TO CONSULTANT APPROVAL SHALL BE REJECTED AT NO COST TO THE OWNER
 7. THE CONTRACTOR SHALL CONFIRM PLANT QUANTITIES ON THE DRAWINGS CORRESPOND TO THOSE INDICATED ON THE PLANT LIST. ANY DISCREPANCIES ARE TO BE VERIFIED BY THE CONSULTANT FOR REVIEW AND RESPONSE
 8. PLANT LIST TO BE READ IN CONJUNCTION WITH SPECIFICATIONS FOR COMPLIANCE
 9. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL COMPLY THE AVAILABILITY OF THE PLANT MATERIAL (SPECIFIED AS PER SPECIFICATIONS) ALLOWING FOR ANY AND ALL REQUIRED APPROVALS. PLANT SUBSTITUTIONS NOT CONFIRMED AND APPROVED BY THE CONSULTANT WILL BE REJECTED
 10. AUTOMATIC IRRIGATION WILL BE PROVIDED FOR ALL PUBLIC OPEN SPACE. GREEN ROOF COURTYARD AND LARGER PRIVATE PATIOS. AUTOMATICALLY IRRIGATION SYSTEM WITH WEATHER-SENSITIVE CONTROLLER WILL BE PROVIDED FOR WATER EFFICIENCY
 11. HOSE BIBS WILL BE PROVIDED FOR COMMON AREAS AND SOME PRIVATE PATIOS. REFER TO ARCHITECTURAL DRAWINGS FOR HOSE BIB LOCATIONS
 12. OFF-SITE PLANTING DESIGN AND INCLUDED IN ALL REFER TO THE PROJECT ARCHITECT'S DRAWINGS FOR EXISTING TREE MANAGEMENT REFER TO THE ENVIRONMENTAL CONSULTANT'S DRAWINGS FOR THE OFF-SITE PLANTING DESIGN
 13. NATURALIZATION ZONES: PROVIDE A TYPICAL PLANT PLACEMENT LAYOUT OF SPECIES GROUPS IN A 20X10 LAYOUT. MOCK-UP FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF NATURALIZATION ZONES

SCALE 1:250

DIALOG
PFS STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE

ASPAC
DEVELOPMENTS

ISSUED FOR

1	2022-01-26	ISSUED FOR REVIEW
2	2022-02-10	ISSUED FOR REVIEW
3	2022-05-05	ISSUED FOR DP
4	2023-02-06	REISSUED FOR DP
5	2023-07-28	REISSUED FOR DP #2
6	2023-09-19	REISSUED FOR DP #3
7	2023-10-06	REISSUED FOR DP #4

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DP 22-013200
DP Plan # 50

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STARTER
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2008 W 4TH AVENUE, VANCOUVER, BC
V6J 1K3
TEL: 604 735 5562 FAX: 604 735 5562



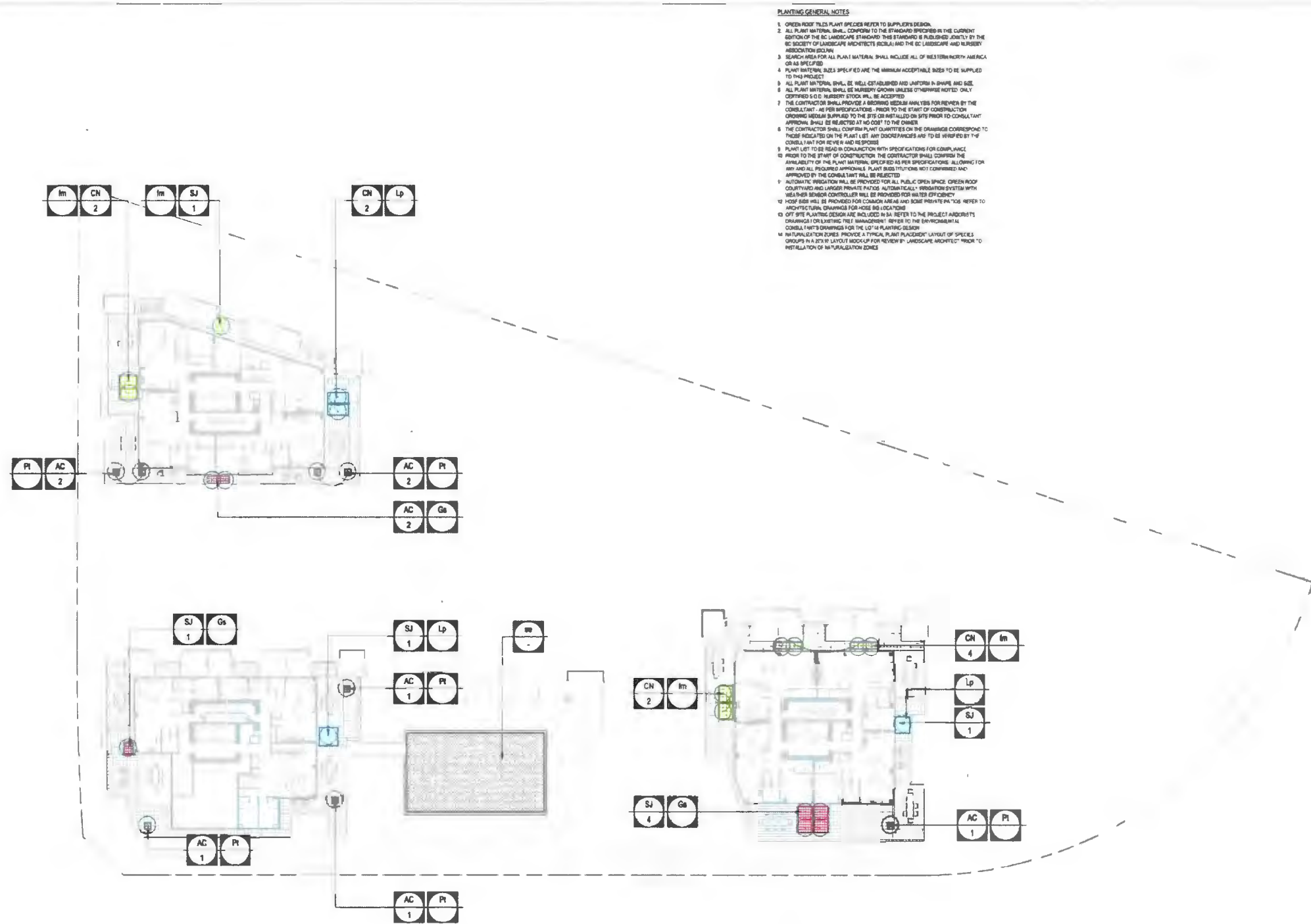
RIVER GREEN - LOT 1

PLANTING PLAN
- LEVEL 9 & 10

DRAWN: MPAL CHECKED: LL
PLOT DATE:

L4.03

SCALE 1:250



- PLANTING GENERAL NOTES**
1. GREEN ROOF TILES PLANT SPECIES REFER TO SUPPLIER'S DESIGN.
 2. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARD SPECIFIED IN THE CURRENT EDITION OF THE BC LANDSCAPE STANDARD. THIS STANDARD IS INCLUDED EXPLICITLY BY THE BC SOCIETY OF LANDSCAPE ARCHITECTS (BSLA) AND THE BC LANDSCAPE AND NURSERY ASSOCIATION (BLNA).
 3. SEARCH AREA FOR ALL PLANT MATERIAL SHALL INCLUDE ALL OF WESTERN NORTH AMERICA OR AS SPECIFIED.
 4. PLANT MATERIAL SIZES SPECIFIED ARE THE MINIMUM ACCEPTABLE SIZES TO BE SUPPLIED TO THIS PROJECT.
 5. ALL PLANT MATERIAL SHALL BE WELL ESTABLISHED AND UNIFORM IN SHAPE AND SIZE.
 6. ALL PLANT MATERIAL SHALL BE MURDERY GROWN UNLESS OTHERWISE NOTED ONLY CERTIFIED S.O.D. MURDERY STOCK WILL BE ACCEPTED.
 7. THE CONTRACTOR SHALL PROVIDE A BROWNS RESEARCH ANALYSIS FOR REVIEW BY THE CONSULTANT, AS PER SPECIFICATIONS, PRIOR TO THE START OF CONSTRUCTION. GROWING MEDIA SUPPLIED TO THE SITE OR INSTALLED ON SITE PRIOR TO CONSULTANT APPROVAL SHALL BE REJECTED AT NO COST TO THE OWNER.
 8. THE CONTRACTOR SHALL CONFIRM PLANT QUANTITIES ON THE DRAWINGS CORRESPOND TO THOSE INDICATED ON THE PLANT LIST. ANY DISCREPANCIES ARE TO BE REVIEWED BY THE CONSULTANT FOR REVIEW AND RESPONSE.
 9. PLANT LIST TO BE READ IN CONJUNCTION WITH SPECIFICATIONS FOR COMPLIANCE.
 10. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF THE PLANT MATERIAL SPECIFIED AS PER SPECIFICATIONS, ALLOWING FOR ANY AND ALL REQUIRED APPROVALS. PLANT SUBSTITUTIONS NOT COMPLETED AND APPROVED BY THE CONSULTANT WILL BE REJECTED.
 11. AUTOMATIC IRRIGATION SHALL BE PROVIDED FOR ALL PUBLIC OPEN SPACE, GREEN ROOF, COURTYARD AND LARGER PRIVATE PATIOS. AUTOMATICALLY IRRIGATION SYSTEM WITH VALVE AND SENSOR CONTROLLER SHALL BE PROVIDED FOR WATER EFFICIENCY.
 12. HOSE END SHALL BE PROVIDED FOR COMMON AREAS AND SOME PRIVATE PATIOS REFER TO ARCHITECTURAL DRAWINGS FOR HOSE END LOCATIONS.
 13. OFF SITE PLANTING DESIGN ARE INCLUDED IN A.A. REFER TO THE PROJECT ARCHITECT'S DRAWINGS FOR EXISTING TREE MANAGEMENT. REFER TO THE ENVIRONMENTAL CONSULTANT'S DRAWINGS FOR THE L2-L3 PLANTING DESIGN.
 14. INSTALLATION NOTES PROVIDE A TYPICAL PLANT PLACEMENT LAYOUT OF SPECIES GROUPS IN A 20'x10' LAYOUT MOCK UP FOR REVIEW BY LANDSCAPE ARCHITECT. PRIOR TO INSTALLATION OF INSTALLATION NOTES.

DIALOG
PFS STUDIO
PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE

ASPAC
DEVELOPMENTS

ISSUED FOR

1	2022-01-26	ISSUED FOR REVIEW
2	2022-02-10	ISSUED FOR REVIEW
3	2022-05-08	ISSUED FOR DP
4	2022-02-06	REISSUED FOR DP
5	2022-07-26	REISSUED FOR DP #2
6	2022-09-19	REISSUED FOR DP #3
7	2022-10-06	REISSUED FOR DP #4

October 23, 2023
DP 22-013200
DP Plan # 51

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INTERIOR DESIGN
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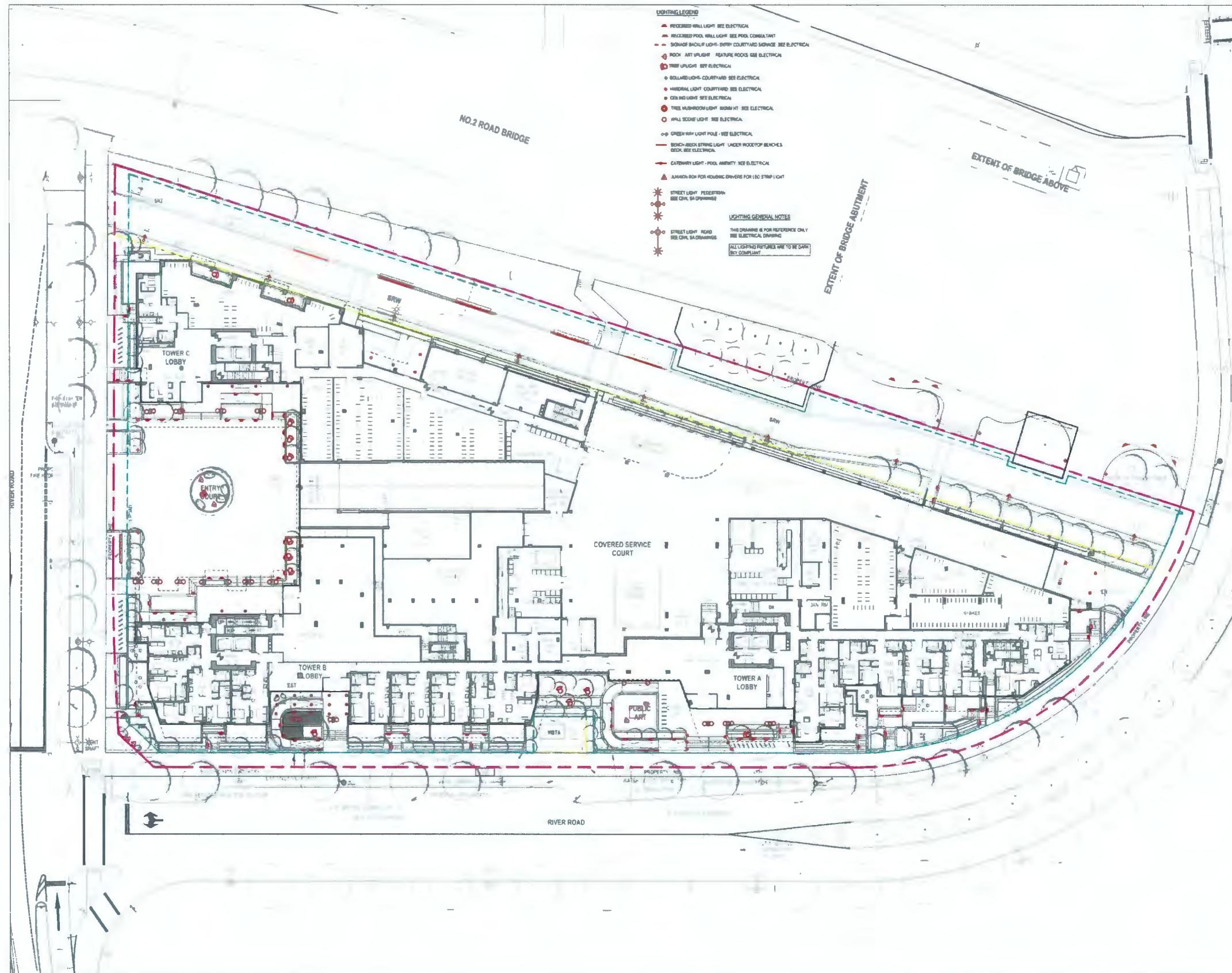
RIVER GREEN - LOT 1

PLANTING PLAN
- LEVEL 12

DRAWN: MP-BA
PLOT DATE: _____
CHECKED: LL

L4.04

SCALE 1:250



DIALOG

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DEVELOPMENTS

ISSUED FOR	
1	2022-01-28 ISSUED FOR REVIEW
2	2022-02-10 ISSUED FOR REVIEW
3	2022-05-08 ISSUED FOR DP
4	2022-02-08 REISSUED FOR DP
5	2022-07-28 REISSUED FOR DP #2
6	2022-09-19 REISSUED FOR DP #3
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DP 22-013200
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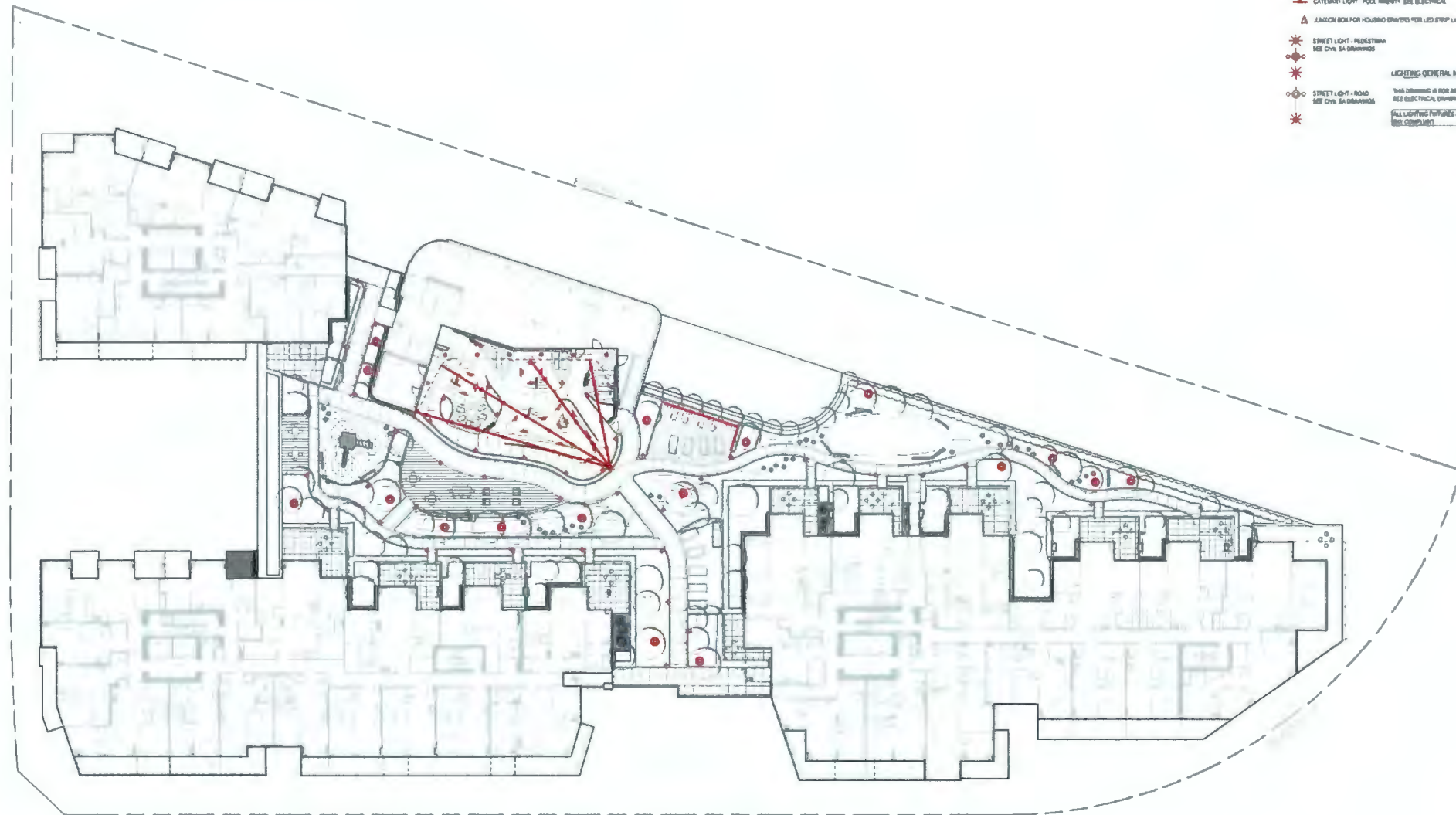


RIVER GREEN - LOT 1

LIGHTING PLAN
- LEVEL 1

DRAWN: UPMR
PLOT DATE: 2023-10-23
CHECKED: LL

L6.01



DIALOG

PFS STUDIO
PLANNING + URBAN DESIGN LANDSCAPE ARCHITECTURE

ASPAC
DEVELOPMENTS

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1	2022-01-28 ISSUED FOR REVIEW
2	2022-02-10 ISSUED FOR REVIEW
3	2022-06-06 ISSUED FOR DP
4	2022-02-08 REISSUED FOR DP
5	2022-07-28 REISSUED FOR DP #2
6	2022-08-19 REISSUED FOR DP #3
7	2022-10-08 REISSUED FOR DP #4

October 23, 2023
DP 22-013200
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LANDSCAPE ARCHITECT

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STRUCTURAL ENGINEER

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HEMETZ (SIA) & ASSOCIATES LTD
3008 W 4th AVENUE VANCOUVER, BC
V6J 1K3
TEL: 604.726.6862 FAX:

SEAL

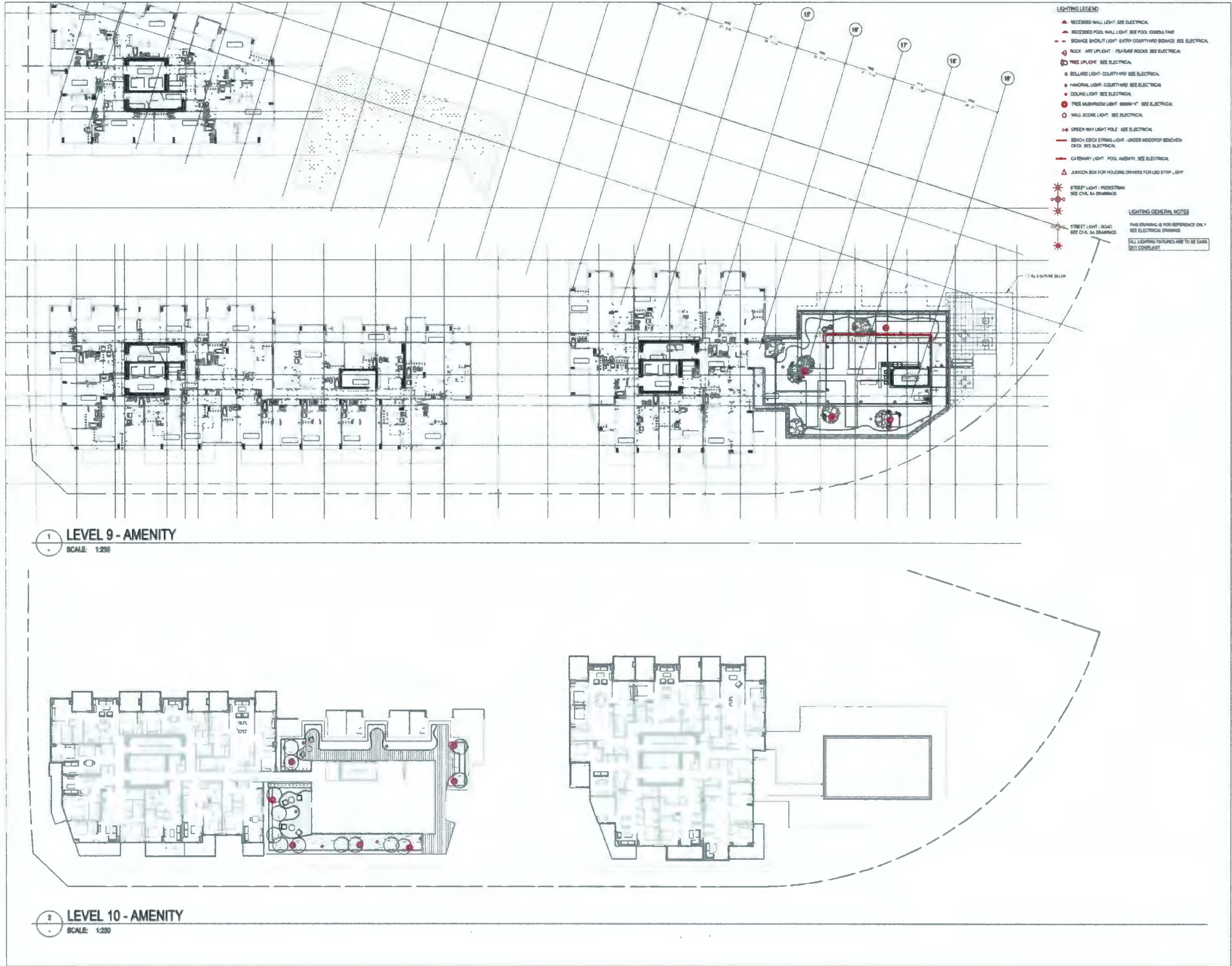


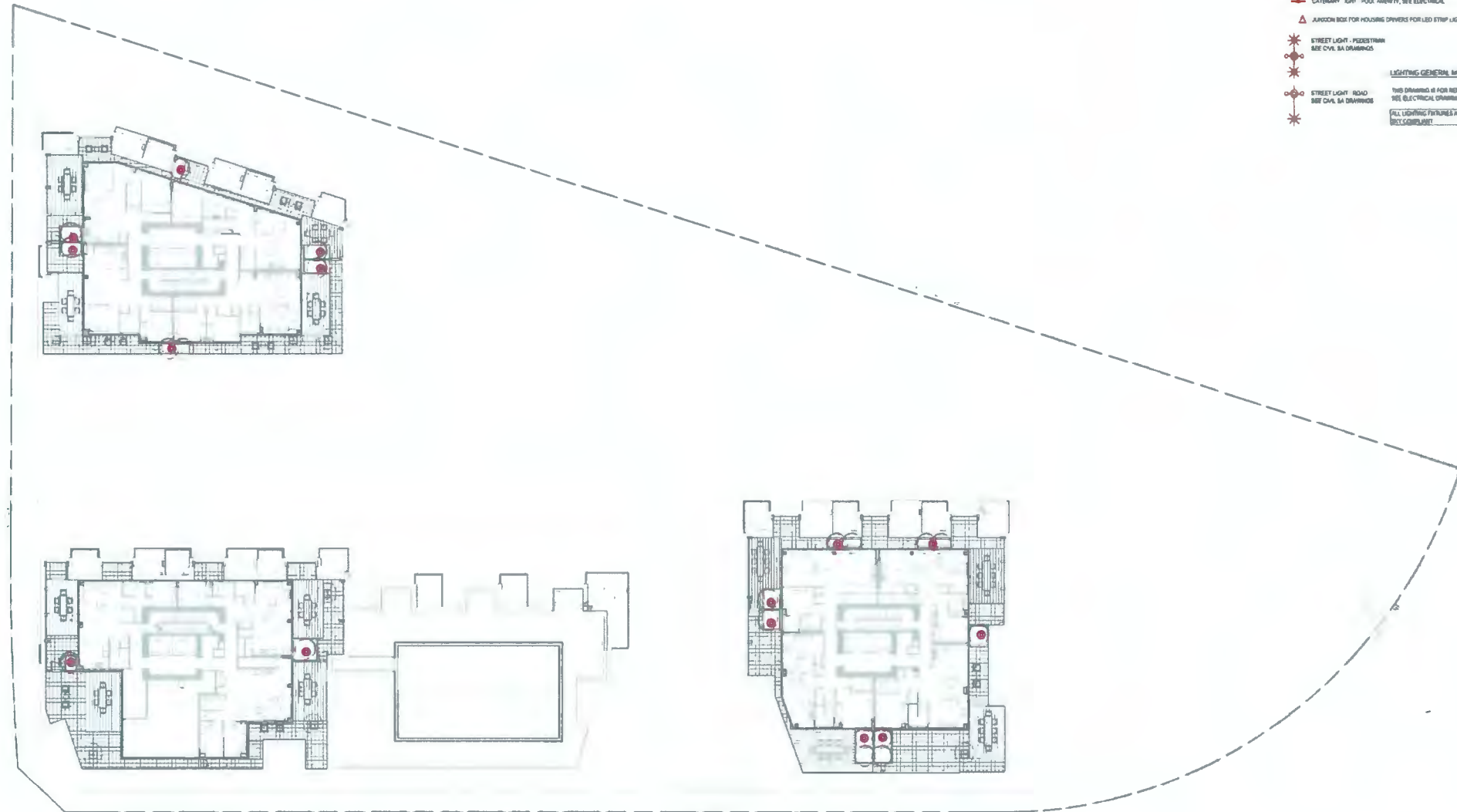
RIVER GREEN - LOT 1

LIGHTING PLAN
- LEVEL2

DRAWN: MPAL PLOT DATE: CHECKED: LL

L6.02





- LIGHTING LEGEND**
- RECESSED WALL LIGHT, SEE ELECTRICAL
 - RECESSED POOL WALL LIGHT, SEE POOL CONSULTANT
 - SIGNAGE BACKLIT LIGHT - ENTRY COURTYARD SIGNAGE, SEE ELECTRICAL
 - ROCK ART UP LIGHT - FEATURE ROCKS, SEE ELECTRICAL
 - TREE UP LIGHT, SEE ELECTRICAL
 - BOLLARD LIGHT - COURTYARD, SEE ELECTRICAL
 - HANDRAIL LIGHT - COURTYARD, SEE ELECTRICAL
 - CEILING LIGHT, SEE ELECTRICAL
 - TREE SUB-PEDON LIGHT - 800MM HT, SEE ELECTRICAL
 - WALL SCENE LIGHT, SEE ELECTRICAL
 - GREEN WAY LIGHT POLE, SEE ELECTRICAL
 - BENCH DECK STRIP LIGHT - UNDER WOODSTEP BENCHES, SEE ELECTRICAL
 - CANYON LIGHT - POOL, HANDBY, SEE ELECTRICAL
 - JARDON BOX FOR HOUSING DRIVERS FOR LED STOP LIGHT
 - STREET LIGHT - PEDESTRIAN, SEE CIVIL SA DRAWINGS
 - STREET LIGHT - ROAD, SEE CIVIL SA DRAWINGS
- LIGHTING GENERAL NOTES**
- THIS DRAWING IS FOR REFERENCE ONLY, SEE ELECTRICAL DRAWINGS
 - ALL LIGHTING FIXTURES ARE TO BE DARK, BICYCLE COMPLIANT

DIALOG
PFS STUDIO
PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE

ASPAC
DEVELOPMENTS

1	2022-01-28	ISSUED FOR REVIEW
2	2022-02-10	ISSUED FOR REVIEW
3	2022-06-08	ISSUED FOR DP
4	2022-02-08	REISSUED FOR DP
5	2022-07-28	REISSUED FOR DP #2
6	2022-08-19	REISSUED FOR DP #3
7	2022-10-08	REISSUED FOR DP #4

October 23, 2023
DP 22-013200
DP Plan # 55

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RIVER GREEN - LOT 1

LIGHTING PLAN
- LEVEL 12

DRAWN: MPAA CHECKED: LL
PLOT DATE:

L6.04

ISSUED FOR

1	2022-01-28	ISSUED FOR REVIEW
2	2022-02-10	ISSUED FOR REVIEW
3	2022-06-06	ISSUED FOR DP
4	2023-02-08	REISSUED FOR DP
5	2023-07-28	REISSUED FOR DP #2
6	2023-08-19	REISSUED FOR DP #3
7	2023-10-08	REISSUED FOR DP #4

October 23, 2023
DP 22-013200
DP Plan # 56

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INTERIOR DESIGN
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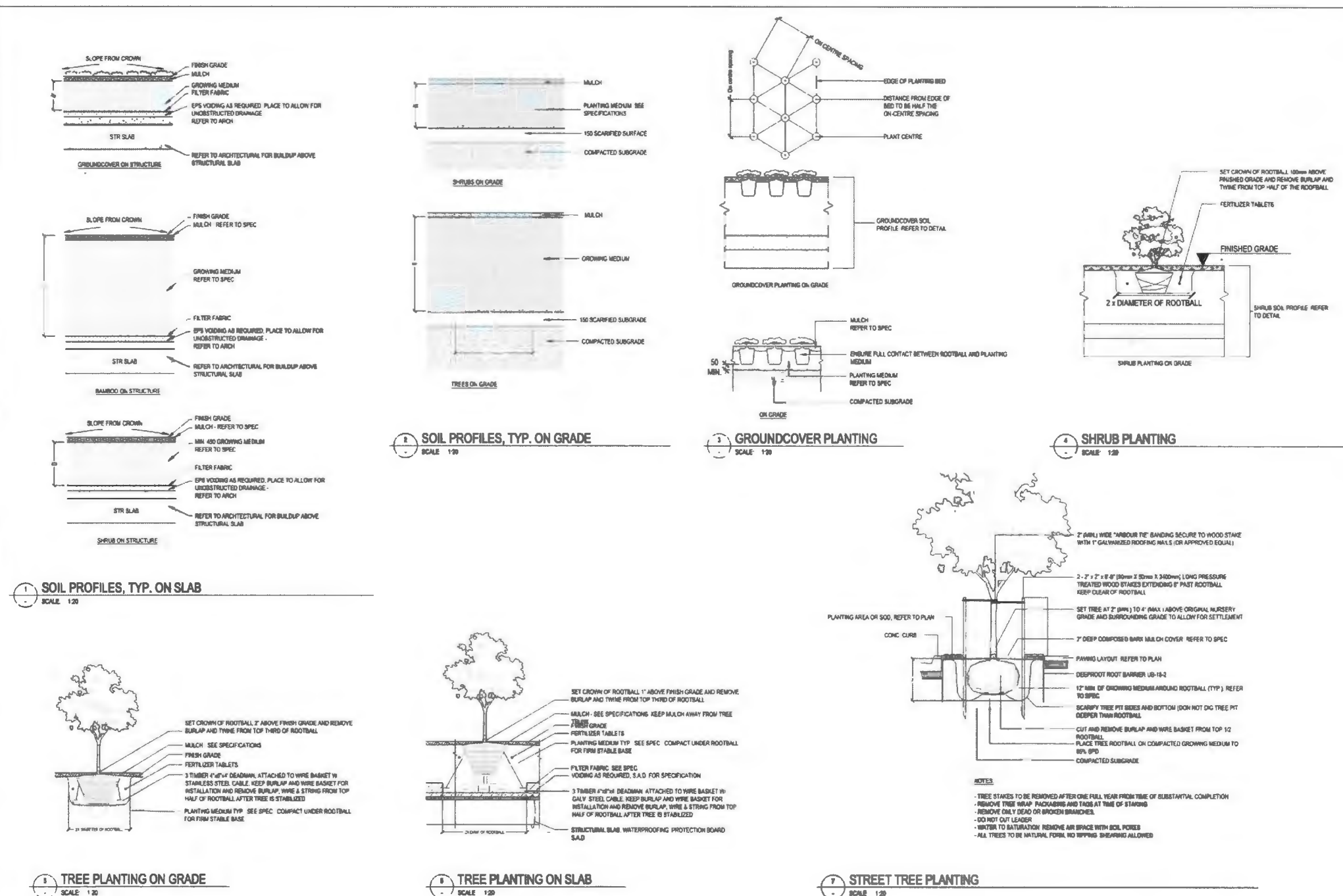
RIVER GREEN - LOT 1

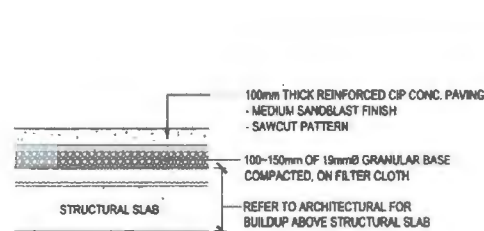
LANDSCAPE DETAILS
PLANTING

DRAWN MPML
PLOT DATE

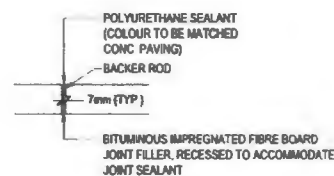
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L8.01





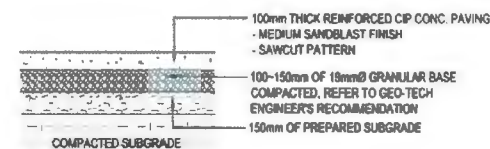
1 C.I.P. CONCRETE PAVING - PEDESTRIAN ON SLAB
SCALE: 1/20



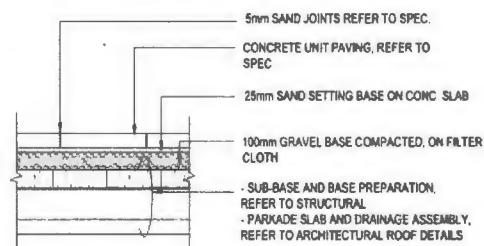
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SCALE: N.T.S.



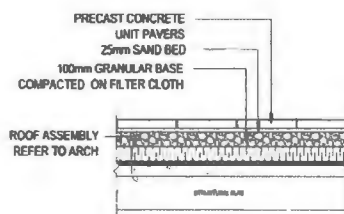
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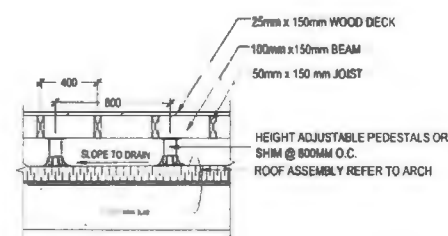
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SCALE: 1/20



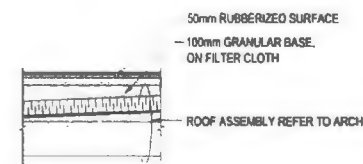
3 CONCRETE UNIT PAVING ON SLAB
SCALE: 1/20



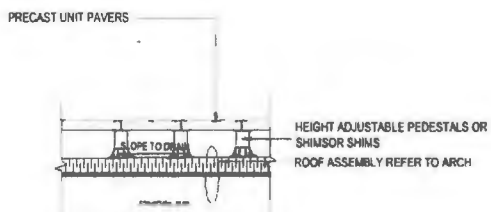
4 CONCRETE UNIT PAVING - UPPER LEVELS
SCALE: 1/20



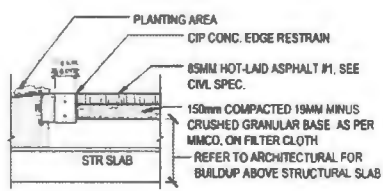
5 WOOD DECK - UPPER LEVELS
SCALE: 1/20



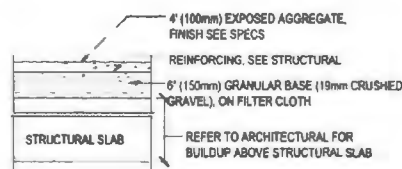
6 RUBBERIZED SURFACE
SCALE: 1/20



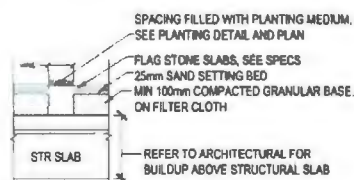
7 PAVERS ON PEDESTALS
SCALE: 1/20



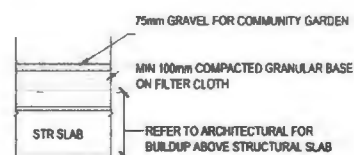
8 ASPHALT W/ CIP CONC. EDGE
SCALE: 1/20



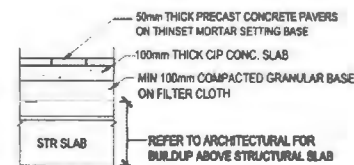
9 EXPOSED AGGREGATE CONCRETE
SCALE: 1/20



10 STEPPING STONES
SCALE: 1/20



11 GRAVEL SURFACE
SCALE: 1/20



12 PRECAST PAVER ON POOL AREA
SCALE: 1/20

DIALOG

PFS STUDIO
PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE

ASPAC
DEVELOPMENTS

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1	2022-01-26 ISSUED FOR REVIEW
2	2022-02-10 ISSUED FOR REVIEW
3	2022-05-08 ISSUED FOR DP
4	2023-02-08 REISSUED FOR DP
5	2023-07-28 REISSUED FOR DP #2
6	2023-09-19 REISSUED FOR DP #3
7	2023-10-06 REISSUED FOR DP #4

October 23, 2023
DP 22-013200
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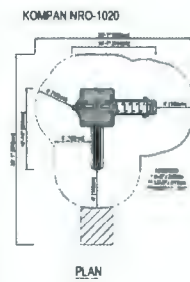


RIVER GREEN - LOT 1

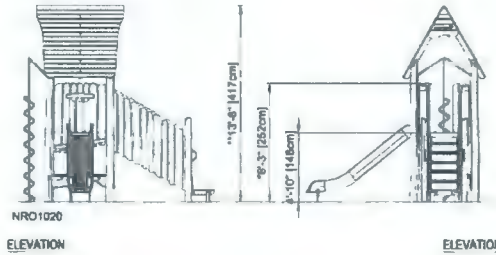
LANDSCAPE DETAILS
PAVING

DRAWN: MPAL PLOT DATE: CHECKED: LL

L8.02



PLAN



ELEVATION

ELEVATION



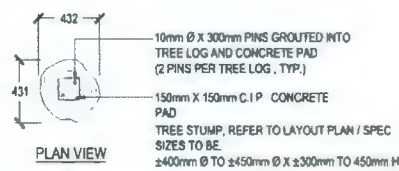
SAMPLE PHOTO



POTTING TABLE / STORAGE
SAMPLE PHOTO

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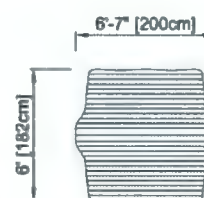
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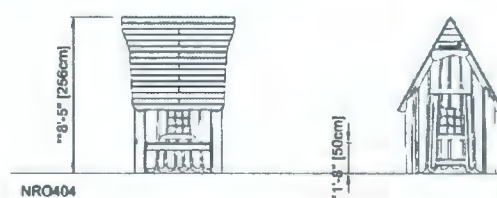
PLAN VIEW



SAMPLE PHOTO



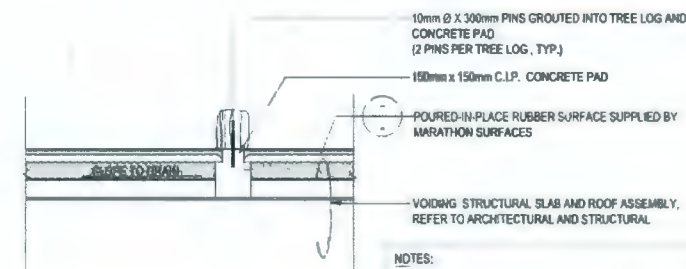
PLAY HOUSE
SCALE: 1/8"=1'-0"



ELEVATION

ELEVATION

POTTING TABLE / STORAGE
SCALE: 1/8"=1'-0"



- NOTES:
1. TREE STUMPS SIZE & SHAPE SHOWN INDICATIVE ONLY.
 2. FINAL LOCATIONS OF TREE STUMP ARRANGEMENT TO BE DETERMINED ON SITE BY CONSULTANT



BENCH
SAMPLE PHOTO



CURVE WOOD BENCH WITH STEEL SUPPORT
SAMPLE PHOTO

2 WOOD STUMP

SCALE: 1"=2'

4 BENCH

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

6A CURVE BENCH

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



LIGHT BOLLARD
SAMPLE PHOTO



RECESSED WALL LIGHT
SAMPLE PHOTO



BENCH LIGHT
SAMPLE PHOTO



TREE LIGHT
SAMPLE PHOTO

NOTE:
LIGHTING FIXTURES ARE FOR REFERENCE ONLY.
TO BE DESIGN BY LIGHTING CONSULTANT.



2 FEET HIGH METAL FENCE
SAMPLE PHOTO

5 LIGHTING FIXTURES

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

6 2 FEET HIGH METAL FENCE

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

DIALOG

PFS STUDIO
PLANNING + URBAN DESIGN LANDSCAPE ARCHITECTURE

ASPAC
DEVELOPMENTS

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1	2022-01-28 ISSUED FOR REVIEW
2	2022-02-10 ISSUED FOR REVIEW
3	2022-05-08 ISSUED FOR DP
4	2022-02-08 REISSUED FOR DP
5	2022-01-28 REISSUED FOR DP #2
6	2022-08-19 REISSUED FOR DP #3
7	2022-10-08 REISSUED FOR DP #4

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DP 22-013200
DP Plan # 59

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MICHAEL STYLES
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V6J 1K3
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RIVER GREEN - LOT 1

LANDSCAPE DETAILS
FURNISHING

DRAWN: SPAR PLOT DATE: CHECKED: LL

L8.04

1	2023-05-09	DEVELOPMENT PERMIT APPLICATION
2	2023-02-09	DP RESPONSE #1
3	2023-08-09	DP RESPONSE #2
4	2023-09-19	DP RESPONSE #3

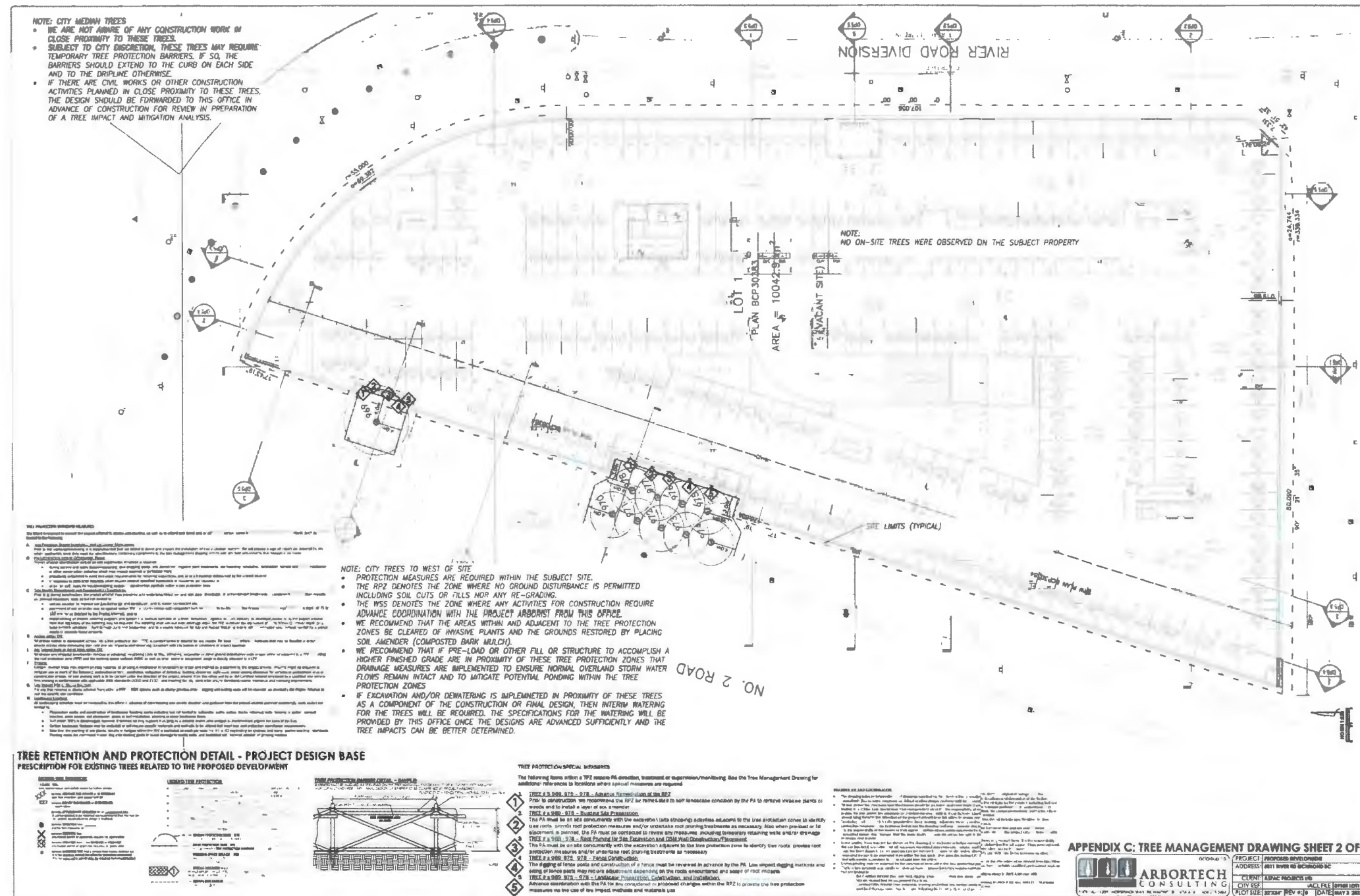
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2	2022-05-09	DP RESPONSE #1
3	2022-08-09	DP RESPONSE #2
4	2022-08-19	DP RESPONSE #3
5	2022-10-13	DP RESPONSE #4

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DP 22-013200
Reference Plan

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V6J 1G3
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SEAL



6011 RIVER ROAD
RIVER GREEN - LOT 1

CONTEXT PLAN

DRAWN: Author
PLOT DATE: 10/13/2023 2:58:53 PM
CHECKED: Checker

DP0.3

BC100179 - 2004354

C:\Users\mfrank\OneDrive\Documents\DP0.3\LOT1\context_plan\DP0.3.rvt



AERIAL PERSPECTIVE



PERSPECTIVE ALONG IMPROVED SRW

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4	2023-08-19	DP RESPONSE #3
5	2023-10-13	DP RESPONSE #4

October 23, 2023
DP 22-013200
Reference Plan

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6011 RIVER ROAD
RIVER GREEN - LOT 1

3D VIEWS

DRAWN: Author
PLOT DATE: 10/13/2023 3:00:24 PM
CHECKED: Checker

DP0.16



VIEW FROM THE SKY - SOUTH WEST CORNER



VIEW ALONG NO.2 ROAD BRIDGE TOWARDS NORTHSORE MOUNTAINS

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2	2023-02-09	DP RESPONSE #1
3	2023-08-09	DP RESPONSE #2
4	2023-08-18	DP RESPONSE #3
5	2023-10-13	DP RESPONSE #4

October 23, 2023
DP 22-013200
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Tel: 604.681.8571 Fax:
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6011 RIVER ROAD
RIVER GREEN - LOT 1

3D VIEWS

DRAWN: Author CHECKED: Checker
PLOT DATE: 10/13/2023 3:00:40 PM

DP0.17

BC100179 - 2004354
C:\Users\user\OneDrive\Documents\2004354_RiverGreen_Lot1_Landscape_Landscape\DP0.17.dwg



SOUTH-EAST PERSPECTIVE



ENTRANCE - TOWER A & B

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1	2022-05-09	DEVELOPMENT PERMIT APPLICATION
2	2023-02-09	DP RESPONSE #1
3	2023-08-09	DP RESPONSE #2
4	2023-09-19	DP RESPONSE #3
5	2023-10-13	DP RESPONSE #4

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DP 22-013200
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VIA 1E1
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STATES

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V6B 8A3

V88 8A3
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V6J 1N3

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SEA



6011 RIVER ROAD
RIVER GREEN - LOT 1

3D VIEWS

DRAWN: Author
PLOT DATE: 10/13/2023 3:00:51 PM

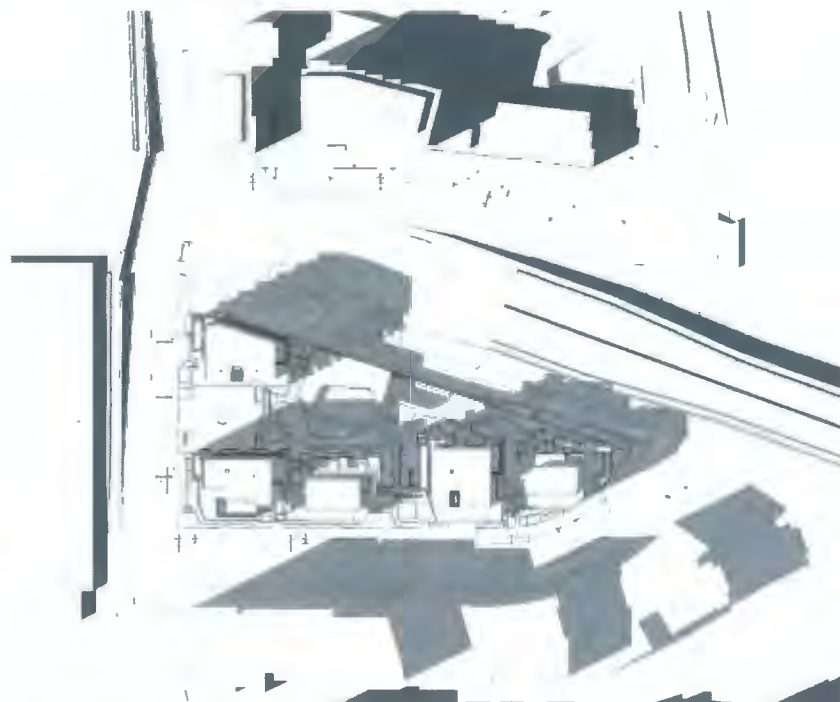
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BC100179-2004354

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SPRING EQUINOX - 10AM
SCALE: 1:1000



SPRING EQUINOX - 12PM
SCALE: 1:1000



SPRING EQUINOX - 2PM
SCALE: 1:1000



SPRING EQUINOX - 4PM
SCALE: 1:1000

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PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE

ASPAC
DEVELOPMENTS

ISSUED FOR

1	2023-05-09	DEVELOPMENT PERMIT APPLICATION
2	2023-02-08	DP RESPONSE #1
3	2023-08-09	DP RESPONSE #2
4	2023-08-19	DP RESPONSE #3
5	2023-10-13	DP RESPONSE #4

October 23, 2023
DP 22-013200
Reference Plan

METRIC

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STRUCTURAL ENGINEER
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MECHANICAL ENGINEER
STANTEC
1100 - 111 DUNSMuir STREET, VANCOUVER, BC
V6B 6A3
Tel: 604.695.8000 Fax:

ELECTRICAL ENGINEER
NEMETZ, SHAN & ASSOCIATES LTD.
2008 W 4th AVENUE, VANCOUVER, BC
V6J 1H0
Tel: 604.736.6562 Fax:

SEAL



6011 RIVER ROAD
RIVER GREEN - LOT 1

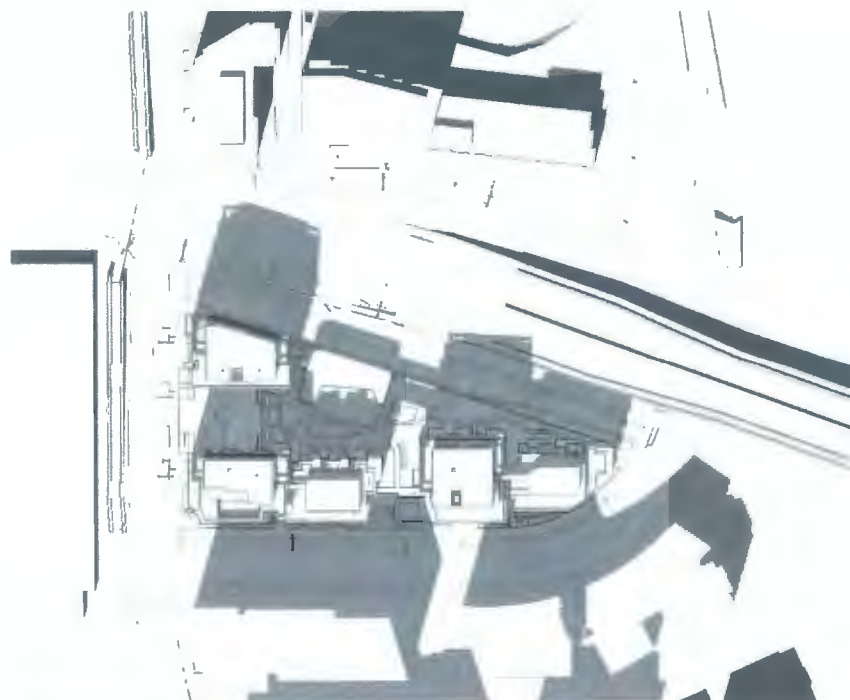
SHADOW STUDIES -
EQUINOX

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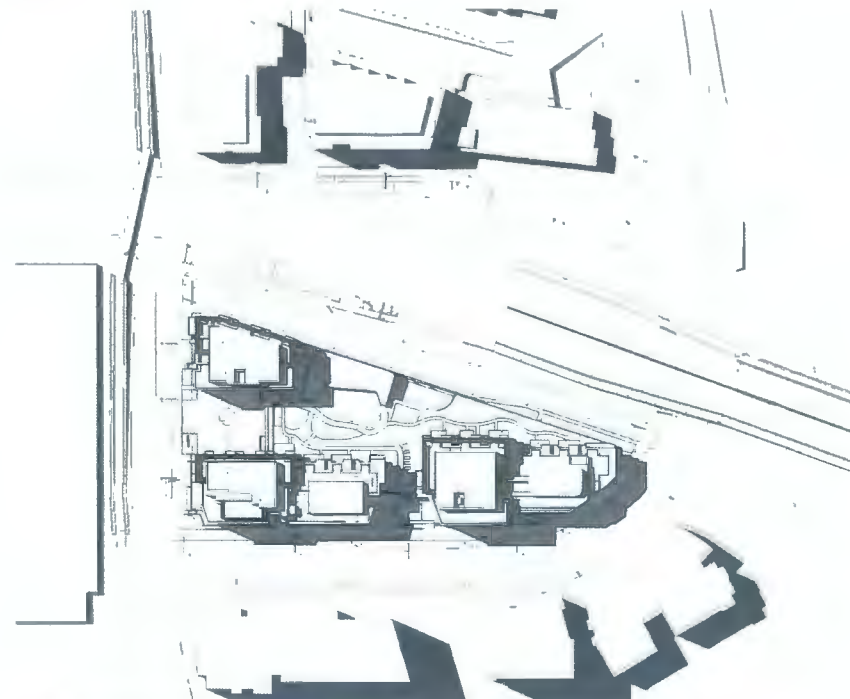
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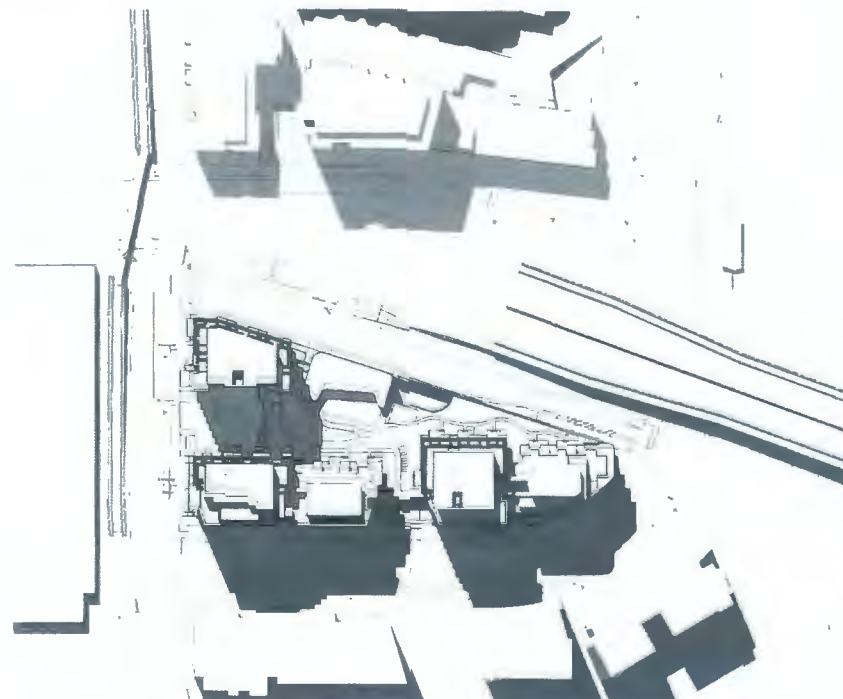
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SUMMER SOLSTICE - 2PM
SCALE: 1:1000



SUMMER SOLSTICE - 12PM
SCALE: 1:1000



SUMMER SOLSTICE - 4PM
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ASPAC
DEVELOPMENTS

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- | | | |
|---|------------|--------------------------------|
| 1 | 2022-05-09 | DEVELOPMENT PERMIT APPLICATION |
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October 23, 2023
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6011 RIVER ROAD
RIVER GREEN - LOT 1

SHADOW STUDIES -
SOLSTICE

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DP1.9

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