



Development Permit Panel

Council Chambers, City Hall
6911 No. 3 Road

Wednesday, November 30, 2016
3:30 p.m.

Minutes

Motion to adopt the minutes of the Development Permit Panel meeting held on November 16, 2016.



1. **Development Permit 16-727168**
(REDMS No. 5124252)

APPLICANT: Pritam Samra

PROPERTY LOCATION: 7311 No. 5 Road

Director's Recommendations

That a Development Permit be issued which would permit the construction of a single-family dwelling with an attached garage on a site with an Environmentally Sensitive Area (ESA) designation at 7311 No. 5 Road, and zoned Agriculture (AG1).



2. **Development Permit 16-741981**
(REDMS No. 5217500)

APPLICANT: Townline Gardens Inc.

PROPERTY LOCATION: 10780 No. 5 Road

Director's Recommendations

That a Development Permit be issued which would:

ITEM

1. *Permit the construction of one (1) 10-storey residential building and three (3) 3-storey residential buildings at 10780 No. 5 Road on a site zoned “Commercial Mixed Use (ZMU18) – The Gardens (Shellmont)”;* and
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) *For the most westerly building (Building E1), increase the maximum height over a parkade structure from six (6) storeys and 25.0 m, to ten (10) storeys and 33.6 m; and*
 - (b) *For the most westerly building (Building E1), increase the allowable projection of unenclosed balconies into a side yard setback abutting the Agricultural Land Reserve, from a maximum of 0.9 m to 1.8 m.*



3. **New Business**

4. **Date of Next Meeting: December 14, 2016**

5. **Adjournment**



**Development Permit Panel
Wednesday, November 16, 2016**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Cathryn Volkering Carlile, General Manager, Community Services
Peter Russell, Senior Manager, Sustainability and District Energy

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 26, 2016, be adopted.

CARRIED

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

APPLICANT: 0884100 BC Ltd.

PROPERTY LOCATION: 9611, 9631 and 9651 Blundell Road

INTENT OF PERMIT:

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

Development Permit Panel

Wednesday, November 16, 2016

Applicant's Comments

Piyush Sanghadia, Yamamoto Architecture Inc., provided background information on the proposed development, noting that (i) the subject site is a consolidation of three lots and the last site to be developed in the block, (ii) the proposed development is comprised of 14 townhouse units clustered in five buildings, (iii) buildings fronting the street have two-storey end units, (iv) the original proposal for a triplex along the north property line has been broken down into a duplex and one detached unit, (v) street fronting units have direct access to the sidewalk and are provided with separate entry porches and gates and fencing along the sidewalk, (vi) rear buildings are setback 4.5 meters from the north property line, (vii) the outdoor amenity area is proposed to be located opposite the site entry, (viii) the development is designed to achieve an EnerGuide rating of 82 and pre-ducted for solar hot water heating, (ix) each building includes vertical components with changes in material, and (x) there are two proposed colour schemes for the building blocks.

In response to queries from the Panel, Mr. Sanghadia advised that the proposed sustainability features for the project including the use of energy star appliances and double glazing are part of meeting the target of EnerGuide 82 rating for the project.

Denitsa Dimitrova, PMG Landscape Architects, briefed the Panel on the main landscaping features of the project and highlighted the following:

- each townhouse unit will have a private yard with landscaping, a patio and lawn area;
- a 42-inch height transparent wood fence and gates to individual townhouse front entries provide a pedestrian-oriented streetscape character along Blundell Road and Bridge Street;
- a six-foot high solid wood fence provides separation from adjacent properties to the north and east;
- an arbour with vines is proposed at each walkway connecting to the sidewalk;
- a trellis with vines on the east property line provides an end treatment to the east-west internal drive aisle;
- the outdoor amenity area includes a children's play area with play equipment for children aged 2 to 5 years, mail kiosks and a bench for caregivers;
- short-term bicycle parking stalls are located next to Building 4 and adjacent to the east property line; and
- the entry driveway, visitor parking stalls, walkways and a portion of the internal drive aisle will be treated with permeable pavers.

In response to queries from the Panel, Ms. Dimitrova stated that (i) a strip of shrub planting provides screening to the visitor parking stalls from the adjacent children's play area, (ii) wood fiber ground surface treatment is proposed for the children's play area, and (iii) a 42-inch high picket fence and shrub planting provide separation to the children's play area from the internal drive aisle.

Development Permit Panel

Wednesday, November 16, 2016

Staff Comments

Wayne Craig, Director, Development, advised that (i) one convertible unit will be provided for the proposed development, (ii) no variances are being proposed for the subject application, and (iii) there will be a Servicing Agreement for frontage improvements on Blundell Road and Bridge Street.

Panel Discussion

In response to a query from the Panel, Mr. Sanghadia advised that the proposed pre-ducting for solar hot water heating will be done for all individual units in preparation for future installation of a solar water heating system.

In response to a query from the Panel whether it is possible to fully install the solar water heating system at the outset rather than pre-ducting the townhouse units, Jackson Lee, 0884100 BC Ltd., advised that (i) the cost of installing a solar water heating system will have to be determined first, (ii) more research needs to be done regarding the efficiency of harnessing solar energy in Richmond's weather, and (iii) a high efficiency water heating system using gas powered boilers is currently being proposed for the townhouse units.

In response to a query from the Panel whether the applicant has considered incorporating high voltage electric vehicle charging in indoor car garages, Mr. Lee noted that (i) from a market demand perspective, provision for electric car charging in the subject development was not considered by the applicant, and (ii) the applicant will investigate the feasibility of installing a 240-volt receptacle for electric vehicle charging in individual indoor car garages.

Discussion ensued regarding the need for the applicant to enhance the project's proposed sustainability features prior to the development application moving forward to Council. Staff was then directed to work with the applicant to investigate the possibility of enhancing the project's sustainability features including installation of a solar water heating system during project construction or provision for electric vehicle charging.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

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

CARRIED

Development Permit Panel
Wednesday, November 16, 2016

2. Date of Next Meeting: November 30, 2016

3. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:50 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, November 16, 2016.

Joe Erceg
Chair

Rustico Agawin
Auxiliary Committee Clerk

4.



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: November 9, 2016

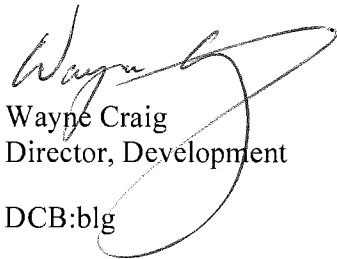
From: Wayne Craig
Director, Development

File: DP 16-727168

Re: Application by Pritam Samra for a Development Permit at 7311 No. 5 Road
(Referral from July 13, 2016 Development Permit Panel Meeting)

Staff Recommendation

That a Development Permit be issued which would permit the construction of a single-family dwelling with an attached garage on a site with an Environmentally Sensitive Area (ESA) designation at 7311 No. 5 Road, and zoned Agriculture (AG1).



Wayne Craig
Director, Development

DCB:blg

Att. 2

Staff Report

Origin

Pritam Samra has applied to the City of Richmond for permission to develop a single-family dwelling with a detached garage at 7311 No. 5 Road on a 2,023 m² (21,776 ft²) site with an Environmentally Sensitive Area (ESA) designation at 7311 No. 5 Road. The site is zoned "Agriculture (AG1)", and is currently vacant as the previous dwelling was removed.

The site will not require a rezoning as the proposed use conforms to the existing "Agriculture (AG1)" zoning.

A Staff Report was reviewed by Development Permit Panel at the meeting on July 13, 2016 (Attachment 2) and the application was referred back to staff. In response to the referral, the applicant has revised the proposal to relocate the septic field, house and garage, and has reduced the paved area to lessen the impact to the ESA. The revised site plan and landscape plans are provided in the Development Permit plans that accompany this report.

Background

The following referral motion was carried at the July 13, 2016 Development Permit Panel meeting:

"That DP 16-727168 be referred back to staff to work with the applicant to consider redesigning the proposed development in order to lessen its impact to the Environmentally Sensitive Area (ESA) within the subject site."

This supplemental Staff Report provides the response to the referral, a summary of the revisions made to the development proposal, and presents the revised Development Permit that staff are recommending for issuance.

Development Information

Please refer to this Staff Report and the revised Development Permit plans that accompany this report for information regarding the modifications made to the proposal in order to address the Development Permit Panel's referral motion.

Please refer to the original Staff Report dated June 21, 2016 (Attachment 2) for information pertaining to surrounding development, zoning compliance, site planning issues, and the analysis of the arborist report.

The revised landscaping submission takes into account a revised biologist report and landscaping plan (Keystone Environmental report dated November 7, 2016).

Analysis

Revisions to the House and Garage Siting

In response to the Panel's recommendation to redesign the proposed development in order to lessen its impact to the ESA, the applicant has modified the design as follows:

- The port cochere has been removed from the front of the house.
- The septic field has relocated out of the ESA to the maximum extent possible leaving an encroachment into the ESA of 9.7 m².
- Septic tanks in the front yard setback will be buried entirely below ground. These tanks are integral to the system allowing the sewage material to begin breaking down before being pumped out to the septic field.
- The relocated septic field and septic tanks have been reviewed and approved by Vancouver Coastal Health.
- The garage, which was previously located at the rear of the house, has now been reduced in size and relocated to the front of the house.
- The area of paving stones reduced at the rear of the house to avoid encroachment into the ESA.
- The house will be pulled slightly westward to accommodate the new garage location at the front of the house.
- The house and permeable surfaces now encroach into the ESA by 30.6 m².

These modifications will reduce the encroachment into the ESA from 300 m² (3,229 ft²) as originally proposed to 40.3 m² (434 ft²) reducing the encroachment into the ESA by approximately 259.7 m² (2,795.4 ft²) from the initial proposal.

Landscape Modifications

The revised landscaping and enhancement plans provide for:

- Installation of a protective fence and sediment control measures around the entire edge of the ESA during construction.
- No storm water discharges into the ESA unless approved by the City.
- Removal of invasive species; (i.e. Himalayan Blackberry and Japanese Knotweed).
- Landscaping at the side and front of the house is excluded from the ESA compensation required.
- Total compensation/enhancement planting of 80.6 m² (867.57 ft²); with a selection of native plants and trees for an enhancement planting ratio of 2:1.

Modifications to the Development Permit Considerations

Given the significant reduction to the ESA encroachment the Development Permit Considerations have also been revised as follows:

- Receipt of a Letter of Credit for landscaping and monitoring by the owner over a one-year period in the amount of \$2,080.38 inclusive of a 10% contingency. The original monitoring

requirement was for a three-year period but is reduced as the amount of compensation is now much smaller and does not warrant the extra monitoring.

- Submission of an acceptable tree removal permit and replacement securities for removal and replacement of four (4) off-site trees on the neighbouring lot as identified in the Arbourtech Consulting report dated February 16, 2016. (No change from the original requirement).
- Submission of proof that protective fencing has been installed to protect the remaining ESA. (No change from the original requirement).
- Registration of an agreement on Title ensuring that the environmental enhancements will be maintained and not removed. (No change from the original requirement).

Conclusions

In response to the Development Permit Panel's referral, the design and location of the house, garage, paving stones and septic tank have been adjusted; resulting in a much reduced encroachment into the Environmentally Sensitive Area on this property.

The proposed single-family dwelling development conforms with the intent of the Development Permit Guidelines of the Official Community Plan (OCP) and meets the zoning requirements under the "Agriculture (AG1)" zone. Staff recommend that the Development Permit be issued.



David Brownlee
Planner 2
(604-276-4200)

DCB:blg

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

- Receipt of a Letter of Credit for landscaping and monitoring over a one-year period in the amount of \$2,080.38 inclusive of a 10% contingency.
- Submission of an acceptable tree removal permit and replacement securities for removal and replacement of four (4) off-site trees on the neighbouring lot as identified in the Arbourtech Consulting report dated February 16, 2016.
- Submission of proof that protective fencing has been installed to protect the remaining ESA.
- Registration of an agreement on Title ensuring that the environmental enhancements will be maintained and not removed.

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

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*
- If applicable, 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>).
- If applicable, payment of latecomer agreement charges associated with eligible latecomer works.



DP 16-727168

Attachment 1

Address: 7311 No. 5 Road

Applicant: Pritam Samra

Owner: Pritam Samra and Baljit Samra

Planning Area(s): East Richmond

Floor Area Gross: 590.34 m² (6,352.2 ft²)

	Existing	Proposed
Site Area:	2,023 m ²	Same
Land Uses:	Agriculture	Same
OCP Designation:	Agriculture	Same
Zoning:	Agriculture (AG1)	Same
Number of Units:	0 (previous SFD removed)	1

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6 FAR	0.3	none permitted
Lot Coverage:	No Maximum	34.1%	None
Setback – Front Yard:	Min. 6.0 m	More than 6.0 m	None
Setback – Side Yard:	Min. 1.2 m	1.2 m	None
Setback – Side Yard:	Min. 3.0 m	3.65 m	None
Setback – Rear Yard:	Min. 6.0 m	More than 6.0 m	None
Height (m):	Max. 10.5 m and 2.5 storeys	9.2 m	None
Lot Size:	820 m ²	2,023 m ²	None
Flood Construction Elevation	2.9 m GSC	2.475 m GSC	None
Total off-street Spaces:	2.0	4.0	None



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: June 21, 2016

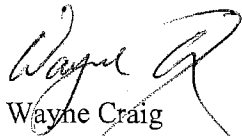
From: Wayne Craig
Director of Development

File: DP 16-727168

Re: Application by Pritam Samra for a Development Permit at 7311 No. 5 Road

Staff Recommendation

That a Development Permit be issued which would permit the construction of a single-family dwelling with a detached garage on a site with an Environmentally Sensitive Area designation at 7311 No. 5 Road, on a site zoned Agriculture (AG1).



Wayne Craig
Director of Development

DCB:blg

Staff Report

Origin

Pritam Samra has applied to the City of Richmond for permission to develop a single-family dwelling with a detached garage at 7311 No. 5 Road on a 2,023 m² (21,776 ft²) site with an Environmentally Sensitive Area (ESA) designation at 7311 No. 5 Road. The site is zoned "Agriculture (AG1)", and is currently vacant as the previous dwelling was removed.

The site will not require a rezoning as the proposed use conforms to the existing "Agriculture (AG1)" zoning.

Development Information

The development proposal involves the construction of a single-family dwelling with a detached garage and a new driveway. The front 50 m of the site are proposed to be filled to accommodate the 590.34 m² (6,352.2 ft²) house and to address the flood construction elevation requirements. A separate soil fill application is not required where the area of fill is less than 0.2 ha. The rear portion of the lot will be retained at the existing grades, but replacement and upgrading of the existing septic field will encroach into the Environmentally Sensitive Area (ESA) which currently covers approximately half of the site (985 m²).

A detailed report by Keystone Environmental (report dated Jun 8, 2016) indicates that the development project will result in identifiable negative impacts to the environmentally sensitive features on the site over an area of approximately 300 m². A mitigation/compensation plan to address the proposed encroachment is outlined later in this report.

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

Background

Development surrounding the subject site is as follows:

- To the north and south: Lots of similar size (approximately 1,656 m² to 2,023 m²) all zoned Agriculture (AG1) and containing single-family dwellings.
- On the east side of No. 5 Road: are large (typically 13,100 m² to 30,400 m² sized lots) zoned Agriculture (AG1). These lots are either farmed or tree covered.
- To the west: A heavily treed, 20 m wide, un-opened roadway designated as an Environmentally Sensitive Area (ESA). West of that are large farmed lots (typically 2.73 ha [6.74] in size) zoned "Agriculture (AG1)".

Rezoning and Public Hearing Results

Rezoning is not required for this application as the use conforms to both the Official Community Plan and the existing Agricultural (AG1) zoning.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the Environmentally Sensitive Area issues and other staff comments identified as part of the review of the subject Development Permit application.

Zoning Compliance/Variations

The application is in compliance with both the "Agriculture" land use designation in the Official Community Plan (OCP) and to the site's "Agriculture (AG1)" zoning designation. No variations are being requested through this application.

AnalysisSite Planning Issues

The applicant proposes to raise the front of the property slightly above the grade of the adjacent properties to the north and south and a retaining wall system and storm drainage will be required as part of the Building Permit plan submission.

The house, detached garage and driveway are all accommodated within the 50 m maximum setback from No. 5 Road as per the Agriculture (AG1) zone. Compensation planting will be provided.

Arborist Report

An Arborist Report prepared by Arbortech Consulting (report dated February 16, 2016) indicates the presence of 10 bylaw-sized trees on the site and in the vicinity of the proposed residential construction. All of these trees are European Birch species. The report notes that nine (9) of the 10 bylaw-sized trees have pre-existing defects, health constraints, or are considered hazardous and the Arborist has recommended that all nine (9) trees be removed and replacement trees be provided. The City's Tree Preservation Coordinator has concurred with the Arborist's assessment and has noted that the Birch trees have bronze birch borer infestations which have made these trees unsuited for retention.

The Arborist Report also notes that four (4) European Birch trees on the adjacent site to the south are within "influencing distance of the project". These trees have been assessed as in "poor condition". The report recommends that these trees also be removed, subject to the adjacent owner's permission. The applicant has indicated that the adjacent owner has agreed to have these trees removed and the applicant will make an application for tree removal and replacements. A requirement is included in the Development Permit Considerations for submission of an acceptable tree removal permit and replacement securities. The trees must be retained if authorization is not obtained from the adjacent owners.

Biologist Report

An Environmentally Sensitive Area assessment and planting plan was prepared by Keystone Environmental for the site (report dated June 8, 2016).

The report indicates that approximately 49% (985 m²) of the site is currently designated as an Environmentally Sensitive Area (ESA). Detailed ground-truthing by Keystone Environmental indicates that the actual area of sensitive habitat on site (after accounting for invasive species

encroachment and prior impacts from the single family use) is approximately 746 m². The proposed development will encroach into this remaining ESA by approximately 300 m² in order to accommodate the placement of the house, driveway and the septic field. The total ESA area to be retained will be approximately 440 m².

The required compensation planting plan includes approximately 295 native shrubs and 22 trees. The replacement trees include four (4) Paper Birch, two (2) Shore Pine, three (3) Black Hawthorn, and 13 Western Red Cedar. The proposed replacement planting will exceed the Official Community Plan 2 for 1 ratio and will also address a prior tree removal permit replacement requirement of three trees.

The proposed landscaping plan shows that the majority of the planting will occur at the rear of the site supplemented by new planting along the northern property line and the property frontage adjacent to No. 5 Road. Removal of invasive species such as Himalayan Blackberry and Japanese Knotweed are also contemplated in the enhancement plan. The planting report indicates that the total area proposed for planting will be 310 m² exceeding the area of encroachment by approximately 10 m². The proposed ESA response aims to improve the quality of the habitat at this site by retaining higher value vegetation, removing undesirable invasive vegetation and planting enhancement aimed at diversifying the mix of native plants and making the habitat better suited to a wider variety of birds and animals.

The biologist's report outlines a monitoring and maintenance package for both the construction period and post construction that will allow the owner to properly maintain and allow the new plantings to establish. The report recommends an ongoing environmental monitoring period of three years; with annual reporting to the City during that period. Keystone reports that the cost for the plant materials, installation and three years of monitoring will amount to \$5,713.75. The Development Permit Considerations include requirements submission of a landscape security in the amount of \$6,285.13 (including a 10% contingency), submission of a contract with a Qualified Environmental Professional to undertake the three years of monitoring and registration of a legal agreement to ensure that the ESA planting is not removed.

Conclusion

Staff recommend support for the Development Permit application as the proposed planting compensation and enhancement plan adequately addresses and offsets the anticipated impacts to the Environmentally Sensitive Area (ESA) features on the subject site.



David Brownlee
Planner 2
(604-276-4200)

DCB:blg

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

- Receipt of a Letter-of-Credit for landscaping and monitoring over a 3 year period in the amount of \$6,285.13.

- Receipt of a contract with a Qualified Environmental Professional to undertake the 3 year monitoring as outlined in the report by Keystone Environmental dated June 8, 2016.
- Submission of an acceptable tree removal permit and replacement securities for removal and replacement of four (4) off-site trees on the neighbouring lot as identified in the Arbourtech Consulting report dated February 16, 2016.
- Submission of proof that protective fencing has been installed to protect the ESA as indicated on the Planting Plan (Plan #2).
- Registration of an agreement on Title ensuring that the Environmental enhancements will be maintained and not removed.

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

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

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



City of Richmond

Development Application Data Sheet

Development Applications Department

DP 16-727168**Attachment 1**Address: 7311 No. 5 RoadApplicant: Pritam SamraOwner: Pritam Samra and Baljit SamraPlanning Area(s): East RichmondFloor Area Gross: 590.34 m² (6,352.2 ft²)

	Existing	Proposed
Site Area:	2,023 m ²	Same
Land Uses:	Agriculture	Same
OCP Designation:	Agriculture	Same
Zoning:	Agriculture (AG1)	Same
Number of Units:	0 (previous SFD removed)	1

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6 FAR	0.3	none permitted
Lot Coverage:	No Maximum	34.1%	None
Setback – Front Yard:	Min. 6.0 m	More than 6.0 m	None
Setback – Side Yard:	Min. 1.2 m	1.2 m	None
Setback – Side Yard:	Min. 3.0 m	3.65 m	None
Setback – Rear Yard:	Min. 6.0 m	More than 6.0 m	None
Height (m):	Max. 10.5 m and 2.5 storeys	9.2 m	None
Lot Size:	820 m ²	2,023 m ²	None
Flood Construction Elevation	2.9 m GSC	2.475 m GSC	None
Total off-street Spaces:	2.0	4.0	None



City of Richmond

Development Permit

No. DP 16-727168

To the Holder: PRITAM SAMRA
Property Address: 7311 NO. 5 ROAD
Address: 7311 NO. 5 ROAD
RICHMOND, BC V6Y 2V2

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 #2 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 \$6,285.13 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 three years 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 16-727168

To the Holder: PRITAM SAMRA
Property Address: 7311 NO. 5 ROAD
Address: 7311 NO. 5 ROAD
RICHMOND, BC V6Y 2V2

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR

LOT 139, SEC. 18, BLOCK 4 NORTH RANGE 6 WEST
NWD PLAN 32692
PID-006-690-114

7511 NO. 5 ROAD, RICHMOND, BC

SITE AREA : 2023 50.71

ZONING : AG1
FAR PROPOSED: 6,362.20 SQ.FT. (590.34 SQ.MT.)
EXTERIOR COVERS: 683.00 SQ.FT.
GARAGE ACTUAL: 913 SQ.FT. (84.85 SQ.MT.)
BUILDING HEIGHT = MAX. 10.5m OR 2.5 STOREYS
PROPOSED 117m OR 30'-1"
LOT COVERAGE = MAX. 35% PROPOSED 34.10%
CLIMATE ZONE: 4

[illegible]

NW CORNER OF PROPERTY: EL:2.11M
NE CORNER OF PROPERTY: EL:2.11M
SW CORNER OF PROPERTY: EL:2.11M
SE CORNER OF PROPERTY: EL:2.11M

TOTAL : EL:8.44M
AVERAGE GRADE EL FOR PROPERTY: EL:2.11M
FINISHED HOUSE GRADE CALCULATIONS:

NW CORNER OF PROPERTY: EL:2.70M
NE CORNER OF PROPERTY: EL:2.70M
SW CORNER OF PROPERTY: EL:2.70M

SE CORNER OF PROPERTY: EL:2.70M
TOTAL: EL:10.2M
AVERAGE GRADE EL FOR PROPERTY: EL:2.70M

AVERAGE GRADE EL. FOR BOTH : $EL. 2.11M + 2.70M$
 $= 2.405M$

[illegible]

DETAIL 2

Scale: 1:10

3 DETAIL

Scale: 1/4" = 1'-0"

[illegible]

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

SINGLE FAMILY DWELLING
7311- RD, 6 ROAD Richmond, B.C.

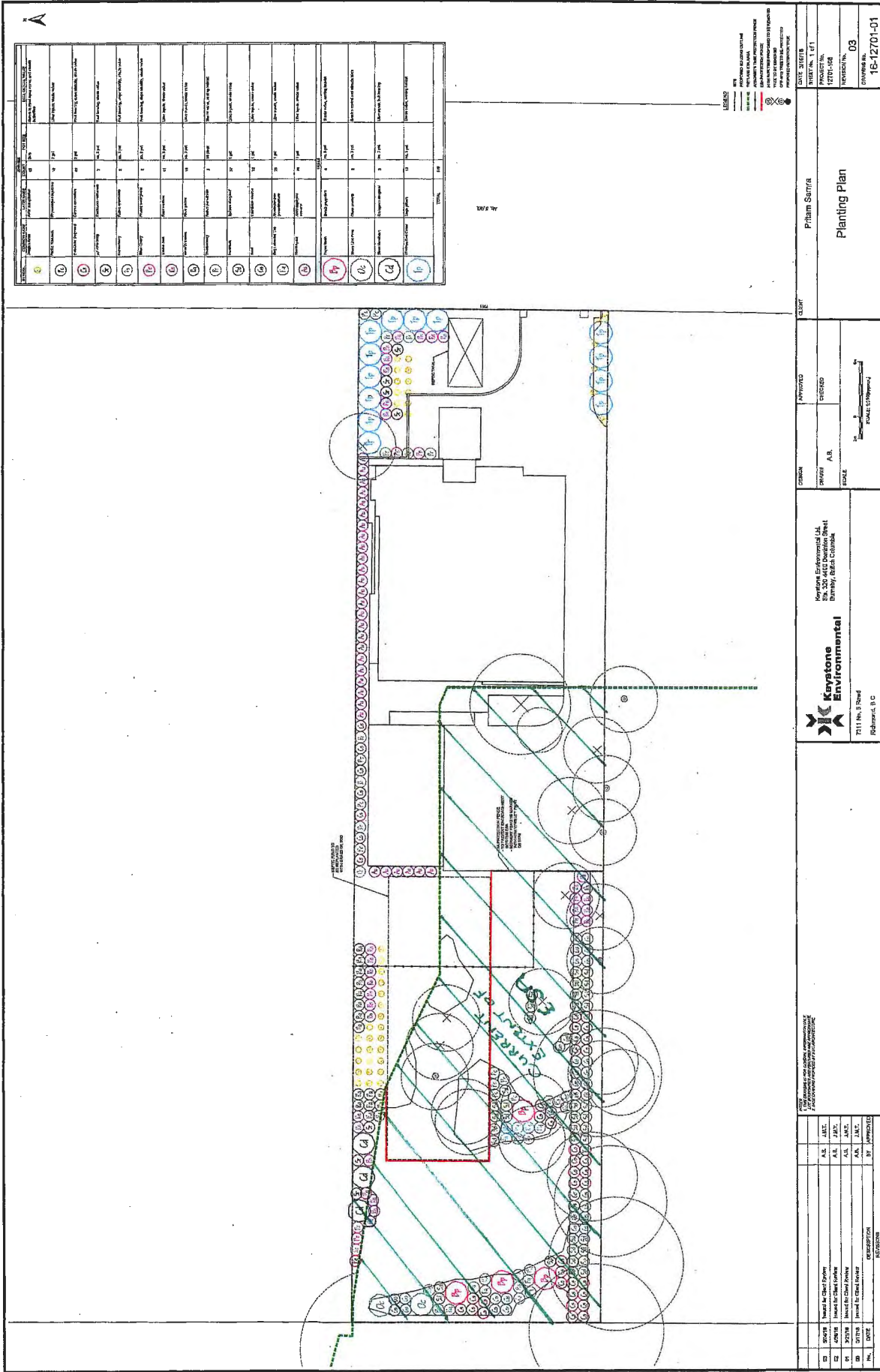
Owner
CENTAM S.p.A.

START DATE	JUNE 2015	SITE-PLAN		
PROJECT No.	2015-06			
DR	JS			
CR	JS			
SCALE	AS SHOWN			
		PROJECT No.	2015-06	A100

Plan #1

JUL 13 2016

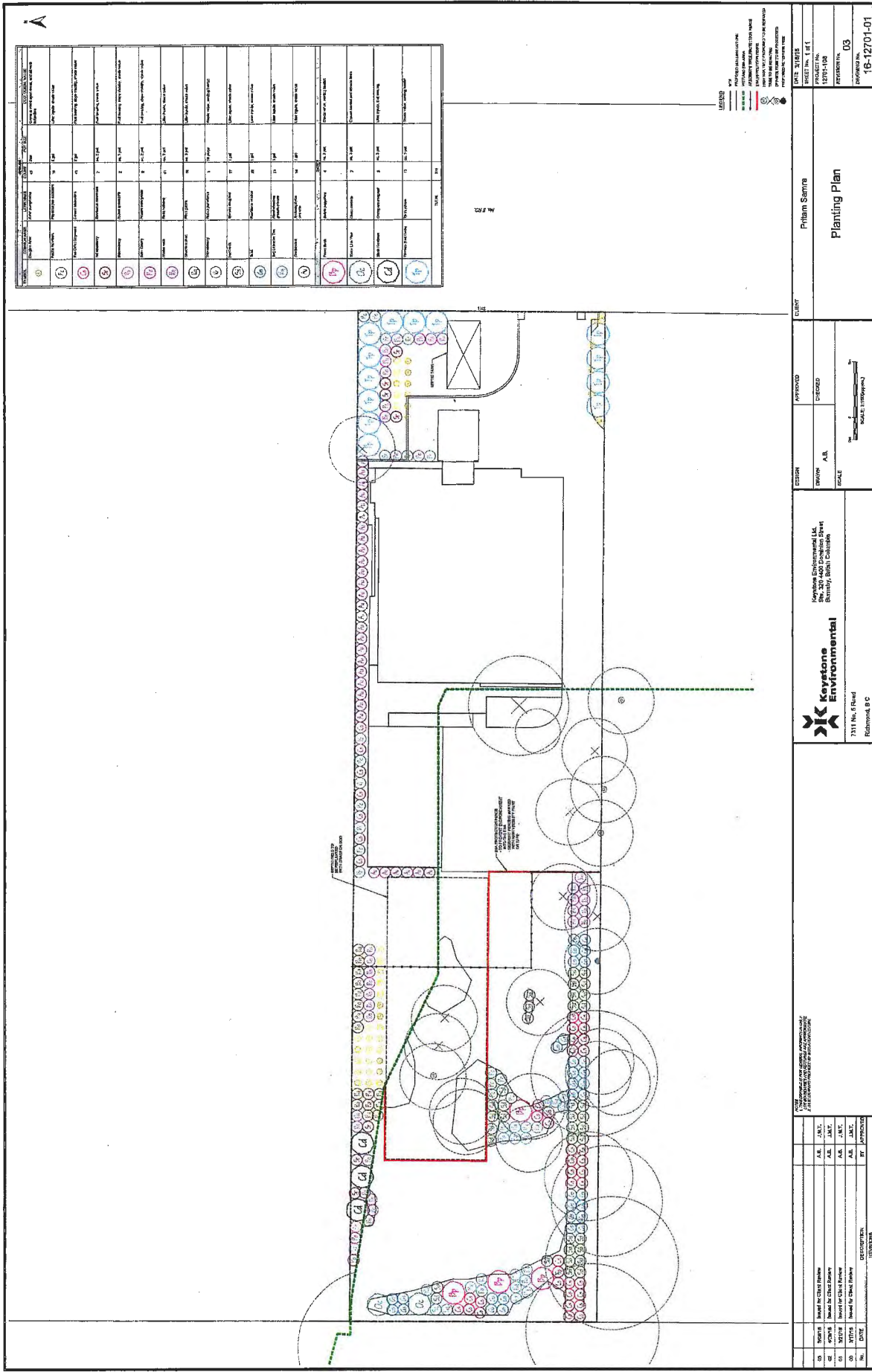
DP 16-727168



Plan # 20

JUL 13 2016

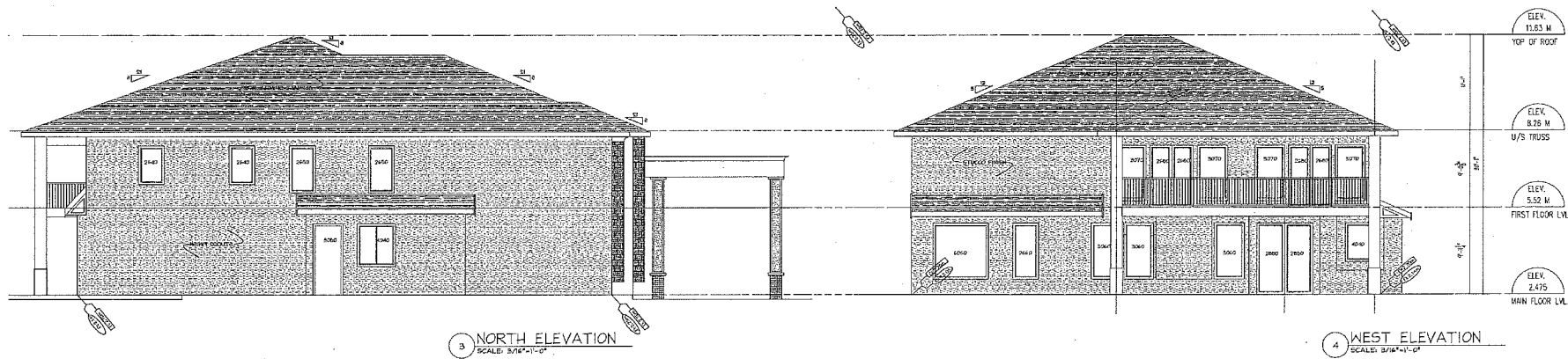
DP 16-727168



Plan # 2b

JUL 13 2016

DP 16-727 168

[illegible]

Reference

OP 16-727168 JUL 13 2016



Reference



1 SECOND FLOOR LAYOUT
SCALE: 3/16"=1'-0"

[illegible]

Reference

JUL 13 2016

DP 16-727168



City of Richmond

Development Permit

No. DP 16-727168

To the Holder: PRITAM SAMRA
Property Address: 7311 NO. 5 ROAD
Address: C/O 7311 NO. 5 ROAD
RICHMOND, BC V6Y 2V2

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 #2 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 \$2,080.38 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 three years 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 16-727168

To the Holder: PRITAM SAMRA
Property Address: 7311 NO. 5 ROAD
Address: C/O 7311 NO. 5 ROAD
RICHMOND, BC V6Y 2V2

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

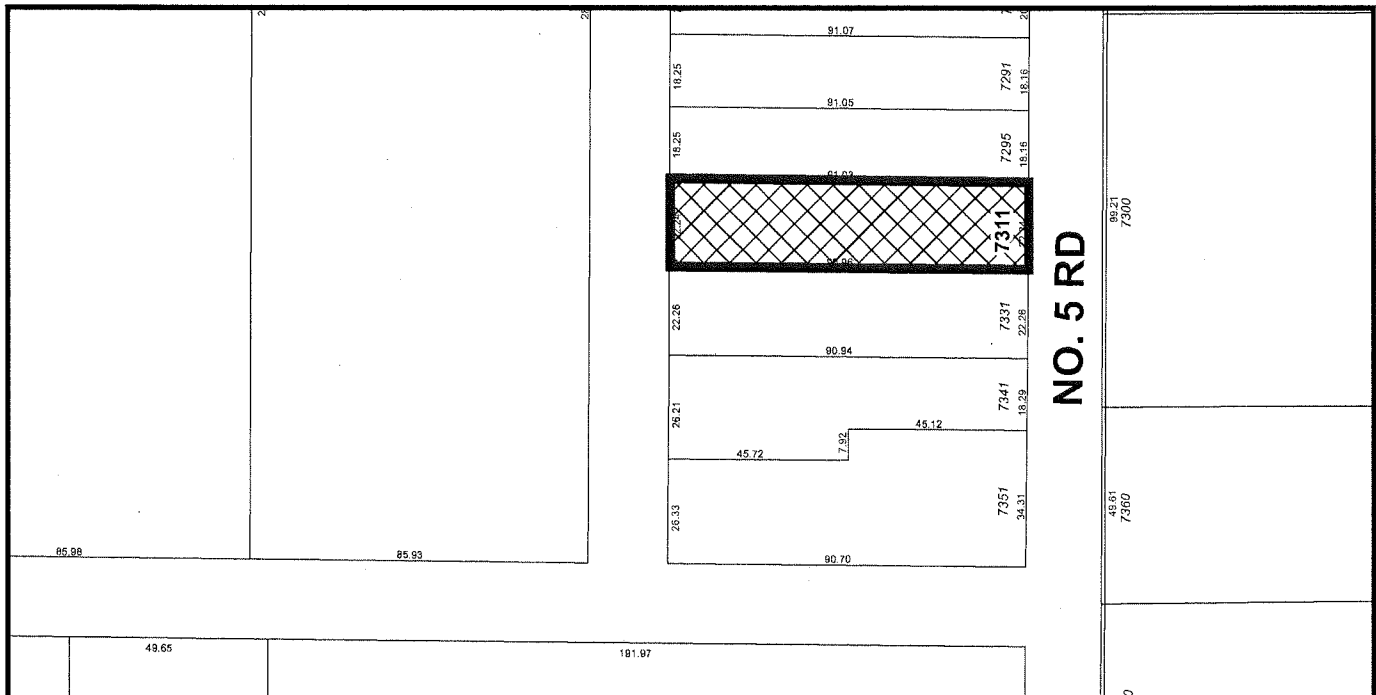
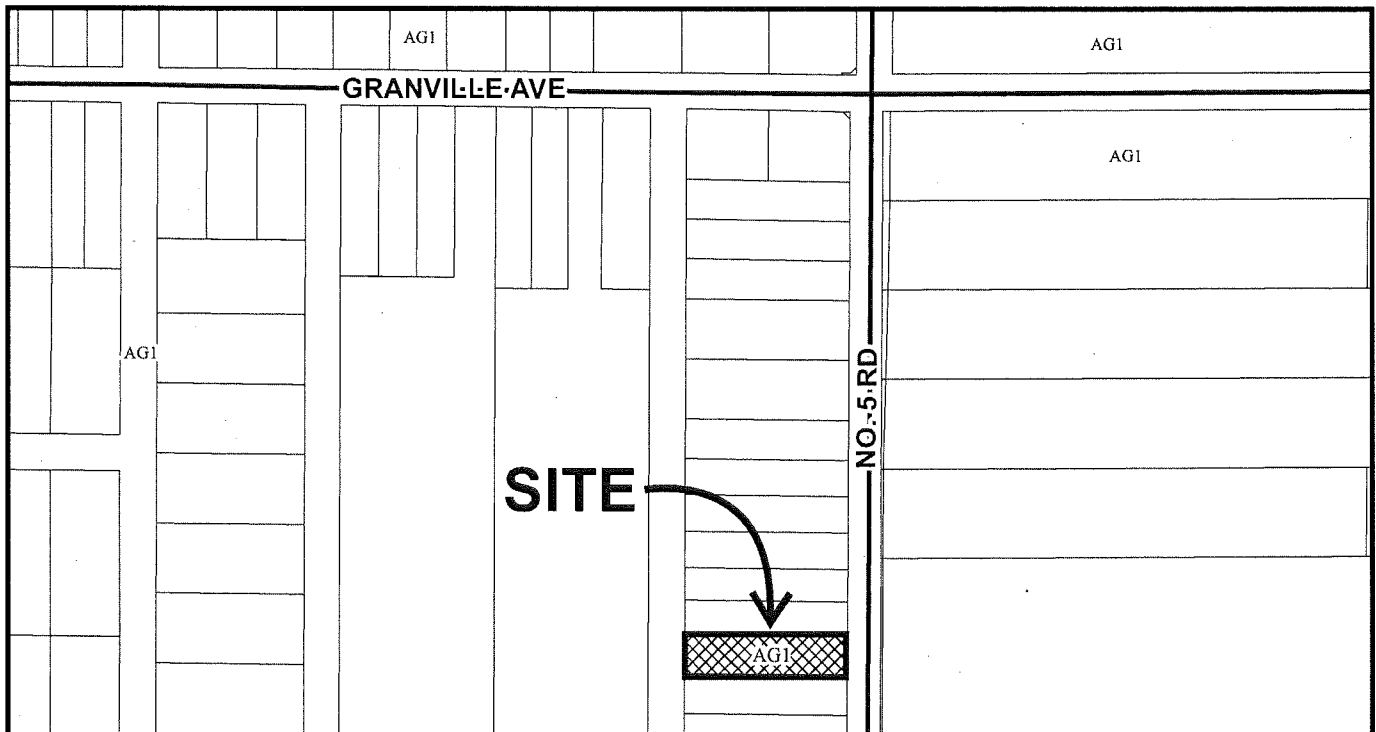
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond

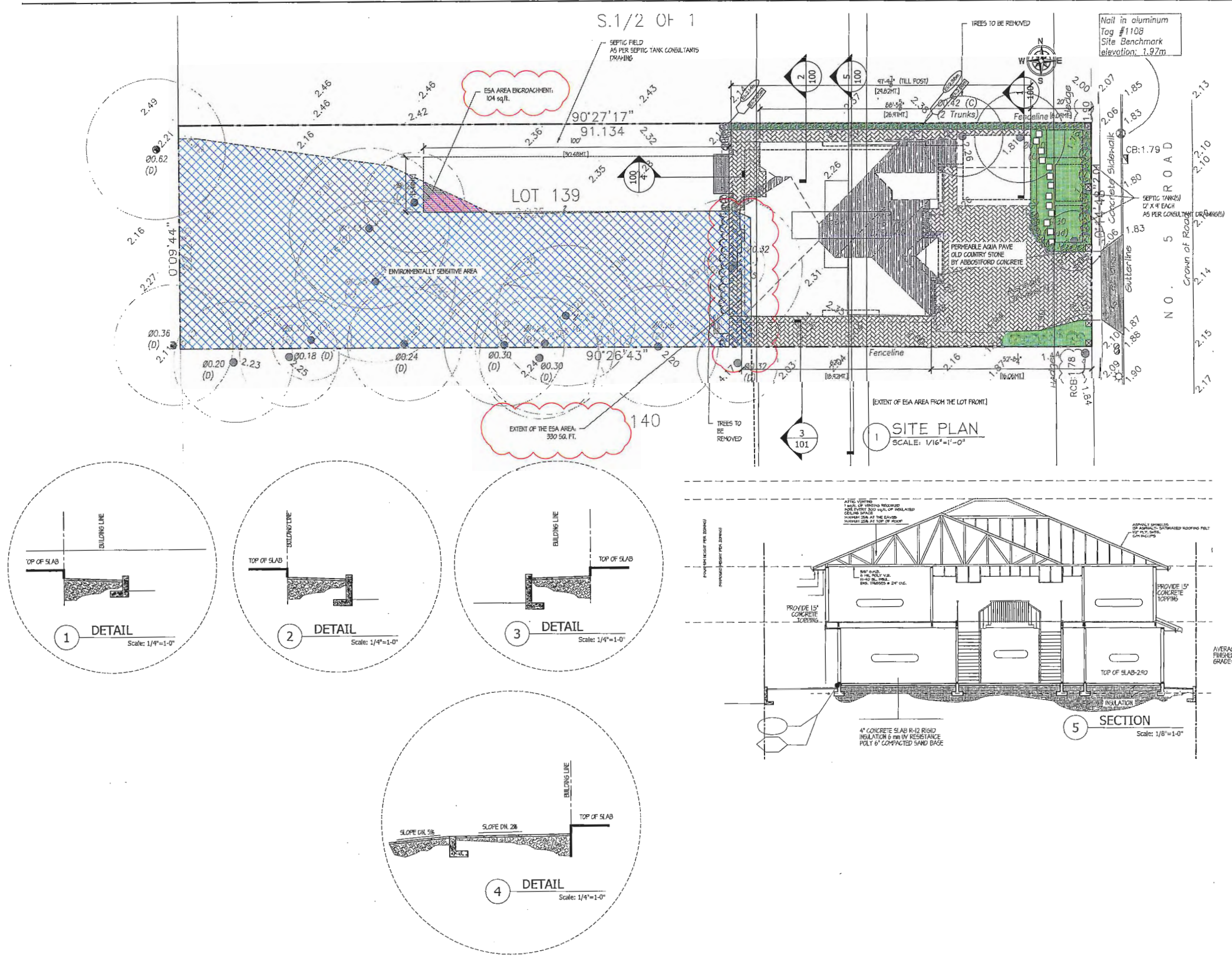


DP 16-727168
SCHEDULE "A"

Original Date: 04/14/16

Revision Date: 05/13/16

Note: Dimensions are in METRES



LEGAL DESCRIPTION

LOT 139, SEC. 13, BLOCK 4 NORTH RANGE 6 WEST
NWD PLAN 32652
PID-006-690-114

CIVIC ADDRESS

7311 NO. 5 ROAD, RICHMOND, BC

SITE RECONCILIATION

SITE AREA: 2023 SQ.M
ZONING: AG1
FAR PROPOSED: 5,970.00 SQ.FT. (504.65 SQ.MT.)
EXTERIOR COVERS: 633.00 SQ.FT.
GARAGE ACTUAL: 630 SQ.FT. (58.52 SQ.MT.)
BUILDING HEIGHT = MAX. 10.5m OR 2.5 STOREYS
PROPOSED 9.63m OR 31'-6"
LOT COVERAGE = MAX. 35% PROPOSED 34.10%
CLIMATE ZONE: 4

PROPOSED AVERAGE GRADE ANALYSIS:
FINISHED LOT GRADE CALCULATIONS:
NN CORNER OF PROPERTY: EL:2.11M
NE CORNER OF PROPERTY: EL:2.11M
SW CORNER OF PROPERTY: EL:2.11M
SE CORNER OF PROPERTY: EL:2.11M
TOTAL: EL:2.11M
AVERAGE GRADE EL FOR PROPERTY: EL:2.11M
FINISHED HOUSE GRADE CALCULATIONS:
NN CORNER OF PROPERTY: EL:2.40M
NE CORNER OF PROPERTY: EL:2.40M
SW CORNER OF PROPERTY: EL:2.40M
SE CORNER OF PROPERTY: EL:2.40M
TOTAL: EL:2.40M
AVERAGE GRADE EL FOR PROPERTY: EL:2.40M
AVERAGE GRADE EL FOR BOTH: EL:2.11M/2.40M/2 = 2.305M

GENERAL NOTES:

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE B.C. BUILDING CODE AND ALL OTHER LOCAL CODES AND BYLAWS OF THE CITY OF RICHMOND.
2. THE CONTRACTOR AND ALL SUB TRADES ARE RESPONSIBLE FOR THE REVIEW OF ALL DRAWINGS AND SITE CONDITIONS PRIOR TO START OF ANY WORK OR ORDERING OF MATERIALS, AND SHALL REPORT ANY PROPOSED REVISIONS, OR ANY ERRORS OR DISCREPANCIES, TO MSG DESIGN IMMEDIATELY.
3. ALL CONCRETE TO BE PLACED ON FIRM, UNDISTURBED SOIL, FREE OF ANY LOOSE, ORGANIC OR FROSTY MATERIAL.
4. SITING OF BUILDINGS MUST BE VERIFIED BY A LEGAL LAND SURVEYOR PRIOR TO PLACING ANY CONCRETE, AND MUST BE IN ACCORDANCE WITH ALL LOCAL BY-LAWS AND REGULATIONS.
5. ALL TRUSSES TO BE PRE-ENGINEERED, AND SPANS AND DETAILS VERIFIED BY THE TRUSS SUPPLIER ON SITE PRIOR TO ANY FABRICATION.
6. DRAWINGS ARE NOT INTENDED TO BE SCALED, AND LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
7. MSG DESIGN MUST BE GIVEN FULL ACCESS TO ALL THE WORK IN PROGRESS.
8. THE CONTRACTOR SHALL SUPPLY THREE COPIES OF ALL SHOP DRAWINGS TO THE ARCHITECTURAL CONSULTANT FOR REVIEW.
9. ALL ROOF SPACES SHALL BE VENTILATED WITH SOFFIT AND ROOF VENTS. SEE THE ROOF PLAN AND THE 2012 BUILDING CODE SECTION 9.19.1 THE VENTILATION MUST BE DISTRIBUTED WITH A MINIMUM 25% AT THE TOP ON THE ROOF, AND 25% AT THE EAVES.
10. DOOR FRAMES TO OPENINGS FOR ENTRANCE AND EXTERIOR DOORS TO DWELLING UNITS AND DOORS BETWEEN DWELLING UNITS AND ATTACHED GARAGES SHALL BE SOLIDLY BLOCKED BETWEEN THE DOOR FRAME AND THE FRAMING AT THE HEIGHT OF THE DEADBOLT AS TO RESIST SPREADING BY THE WAY OF FORCE.
11. ALL GLASS IN DOORS, OR SIDELIGHTS TO WELDED WIRE GLASS OR SAFETY GLASS.
12. ALL EXTERIOR HINGED DOORS SHALL HAVE HINGES AND PINS SUCH THAT THE DOORS CANNOT BE REMOVED FROM THE OUTSIDE IN THE CLOSED POSITION.
13. EXTERIOR WALL DIMENSIONS IN PLAN ARE TO THE OUTSIDE FACE OF PLYWOOD SHEATHING OR TO THE OUTSIDE FACE OF FOUNDATION WALLS.
14. PROVIDE A MINIMUM OF TWO HOSE BIBS PER UNIT, LOCATION TO BE DETERMINED BY THE DEVELOPER.
15. RAINWATER LEADERS ARE NOT SHOWN ON THE ELEVATIONS OR THE PLANS, LOCATION TO BE DETERMINED BY THE DEVELOPER.
16. THE DIMENSIONS FOR U.P.O. CALCULATIONS ARE 2" SMALLER IN EACH DIRECTION FROM THE SIZES GIVEN ON PLAN.
17. APPROVED SMOKE ALARMS TO BE INSTALLED.
18. THESE DRAWINGS COMPLY WITH 2012 BC BUILDING CODE INCLUDING 2014 REVISIONS.
19. O.H. GARAGE DOOR TO BE WEATHER STRIPPED AROUND ENTIRE PERIMETER, IF HEATED, DOOR REQUIRED TO HAVE MIN. R VALUE OF 6.2.
20. ALL DUCTING RUNNING THROUGH UNCONDITIONED SPACE, TO BE INSULATED TO MIN. R16.
21. ALL NON-GASKET DEVICES INSTALLED IN INSULATED ASSEMBLIES ARE PROVIDED WITH BACKING TO ALLOW SEALING OF SHEET POLY TO POLY.
22. ATTIC ACCESS HATCH TO BE INSULATED WITH RIGID INSULATION & HAVE MIN. R15 VALUE.
23. ALL WINDOWS & DOORS SHALL CONFORM TO AAM 4/1 NOM 4/1 CSA 101/1.52/ A440
NAFS FOR WINDOWS, SKYLIGHTS AND DOORS AND A440S1-04 CANADIAN SUPPLEMENTS TO AAM/ NOM/ CSA 101/1.52/ A440.
24. ALL AIR BARRIER JOINTS ARE TO BE OVERLAPPED, SEALED & SECURED OVER STRUCTURAL MEMBERS.
25. WINDOWS ARE TO HAVE A MAXIMUM U VALUE OF 1.0.
26. SKYLIGHTS NEED TO MEET THE NEW ENERGY RATINGS OF U 2.9. SKYLIGHT SHAFTS ARE TO MEET THE NEW EFFECTIVE INSULATION LEVELS FOR THE WALL ASSEMBLIES.
27. THE ATTIC INSULATION LEVEL CAN BE TAPERED FOR A MAX. OF 12M FROM THE EDGE OF THE OUTSIDE WALLS, HOWEVER THERE MUST BE A MIN. R20 VALUE AT THE JOINT OF THE TOP FLOOR WALL PLATES AND THE TRUSSES, TRUSS HEAD IS TO BE A MIN. OF 7.5" TO ALLOW FOR THE INSULATION AND VENTILATION Baffles.
28. DUCTS LOCATED OUTSIDE OF THE INSULATED AREA ARE TO BE SEALED AND INSULATED TO THE WALL INSULATION LEVELS.
29. WATER PIPING MUST BE INSULATED FOR 2.0M ON EITHER SIDE OF THE HOT WATER TANK TO A MIN. OF AT LEAST 12MM THICK.
30. PIPING OUTSIDE THE HEATED ENVELOPE MUST BE INSULATED TO NOT LESS THAN THE EFFECTIVE R-VALUE OF THE EXTERIOR WALLS.
31. HEATED GARAGE REQUIRES WEATHER STRIPPED GARAGE DOOR.
32. GASKETED ELECTRICAL BOXES REQUIRE THE WIRES INTO THE BOX BE SEALED.
33. METAL CHIMNEYS ARE TO BE SEALED WITH HIGH TEMPERATURE SEALANT AT THE VAPOR BARRIER LOCATION.
34. HEATING AND AIR CONDITIONING EQUIPMENT MUST BE LOCATED IN THE CONDITIONED SPACE UNLESS IT IS DESIGNED TO BE LOCATED OUTSIDE. DOCUMENTATION WILL BE REQUIRED IF IT IS PROPOSED TO BE OUTSIDE.
35. HEATING AND COOLING THERMOSTATS MUST BE ACCURATE TO 1%.
36. THE PRINCIPAL VENTILATION FAN IS TO RUN CONTINUOUSLY. IT IS PREFERRED THAT THE SWITCH FOR THE LOW SPEED IS LOCATED IN THE MECHANICAL ROOM AND IS LABELED PRINCIPAL VENTILATION EXHAUST FAN.
37. BEDROOMS ARE REQUIRED TO BE VENTILATED CONTINUOUSLY.
38. A 4" x 6" OR A 6" FLEX DUCT IS TO BE TIED INTO THE RETURN AIR PLENUM A MIN. OF 10'-0" AND A MAX. OF 15'-0" FROM THE PURCHASE.
39. THE FURNACE FAN IS TO RUN CONTINUOUSLY.
40. MIN. 60% OF WALL R VALUE IS REQUIRED BEHIND BEAMS IF THEY LAND ON AN OUTSIDE WALL.
41. ALL PLUMBING FIXTURES ON EXTERIOR MALL TO HAVE WATER AND DRAIN LINES IN FLOOR.
42. AIR BARRIER SYSTEM ON INTERIOR OF WALL.

REV	DATE	DESCRIPTION	BY
06	14 SEP 2016	RE-ISSUED FOR DP	JG
05	01 SEP 2016	ISSUED FOR DP	JG
04	17 AUG 2016	RE-ISSUED FOR REVIEW	JG
03	11 AUG 2016	RE-ISSUED FOR REVIEW	JG
02	05 AUG 2016	ISSUED FOR REVIEW	JG
01	16 MAR 2016	ISSUED FOR DP	JG

SINGLE FAMILY DWELLING
7311-NO. 5 ROAD Richmond, B.C.
Owner
PRIYAH SANRA

START DATE: JUNE 2015
PROJECT No.: 2015-06
DR: JG
CH: JG
SCALE: AS SHOWN

SUITE 215 - 12150 AVE
Surrey, B.C. V3W 0V3
778-818-7
sasgubri@yahoo.ca

DO NOT SCALE THE DRAWING

PROJECT No.: 2015-06
SCALE: AS SHOWN
PROJECT No.: 2015-06
A100

Plan #1
DP 16-727168

CADD FILE NO. 12701-108-Planting Plan (16-12701-01) - 04-16-16

PLOT SCALE: 1"

No.	DATE	DESCRIPTION	BY	APPROVED
06	11/03/16	Issued for Client Review	HL	W.A.
04	10/24/16	Issued for Client Review	A.B.	J.M.T.
03	6/07/16	Issued for Client Review	A.B.	J.M.T.
02	4/28/16	Issued for Client Review	A.B.	J.M.T.
01	3/21/16	Issued for Client Review	A.B.	J.M.T.
00	3/17/16	Issued for Client Review	A.B.	J.M.T.

REVISIONS
1. THIS DRAWING IS FOR GENERAL INFORMATION ONLY. 2. LOT DIMENSIONS AND FEATURES ARE APPROXIMATE. 3. BASE DRAWING PROVIDED BY ARCHITECTURE.



7311 No. 5 Road
Richmond, B.C.

Keystone Environmental Ltd.
Ste. 320 4400 Dominion Street
Burnaby, British Columbia

DESIGN
DRAWN
SCALE

A.B.

SCALE: 1:150 (approx.)

APPROVED
CHECKED

CLIENT

Pritam Samra

Planting Plan

DATE 3/16/16

SHEET No. 1 of 1

PROJECT No.

12701-108

REVISION No.

06

DRAWING No.

16-12701-01

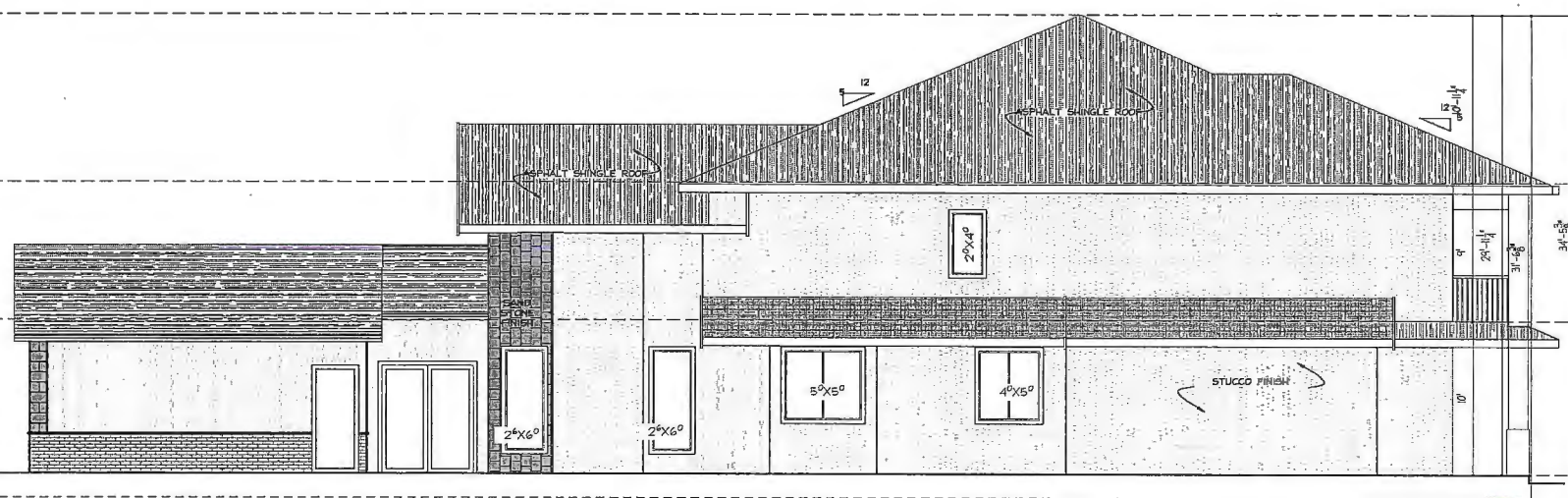
INSIDE ESA					
SYMBOL	COMMON NAME	SCIENTIFIC NAME	COUNT	POT SIZE	ECOLOGICAL VALUE
(F)	Forest Shrub	Phytolacca sp.	5	2 gal	Little impact, shade value
(C)	Red-Clay Dogwood	Canus rubra	17	2 gal	Full bearing, shade value
(S)	Red Elderberry	Sambucus racemosa	13	no. 3 pot	Full bearing, shade value
(P)	Salmonberry	Rubus spectabilis	5	no. 3 pot	Full bearing, shade value
(R)	Huckleberry	Rosa nutkana	5	no. 3 pot	Little impact, shade value
(T)	Thornberry	Rubus parviflorus	12	30 plugs	Shade value, nesting habitat
(H)	Hardhack	Spirea douglasii	17	1 gal	Little impact, shade value
(G)	Gaultheria	Gaultheria procumbens	22	1 gal	Little impact, shade value
TREES					
(B)	Pawee Birch	Betula papyrifera	5	no. 3 pot	Shade value, nesting habitat
(S)	Pawee Birch	Betula papyrifera	4	no. 3 pot	Shade value, nesting habitat
(O)	Shore Pine	Pinus contorta	1	no. 3 pot	Shade value, nesting habitat
(P)	Western Red Cedar	Thuja plicata	2	no. 3 pot	Shade value, nesting habitat
TOTAL			110		

LEGEND
SITE
PROPOSED BUILDING OUTLINE
WETLAND ESA AREA
ESA PROTECTION FENCE
HIGH RISK TREE PROPOSED TO BE REMOVED
TREE TO BE REMOVED
OFF-SITE TREE TO BE PROTECTED
PROPOSED RETENTION TREE

DP 16-727168 Plan #2



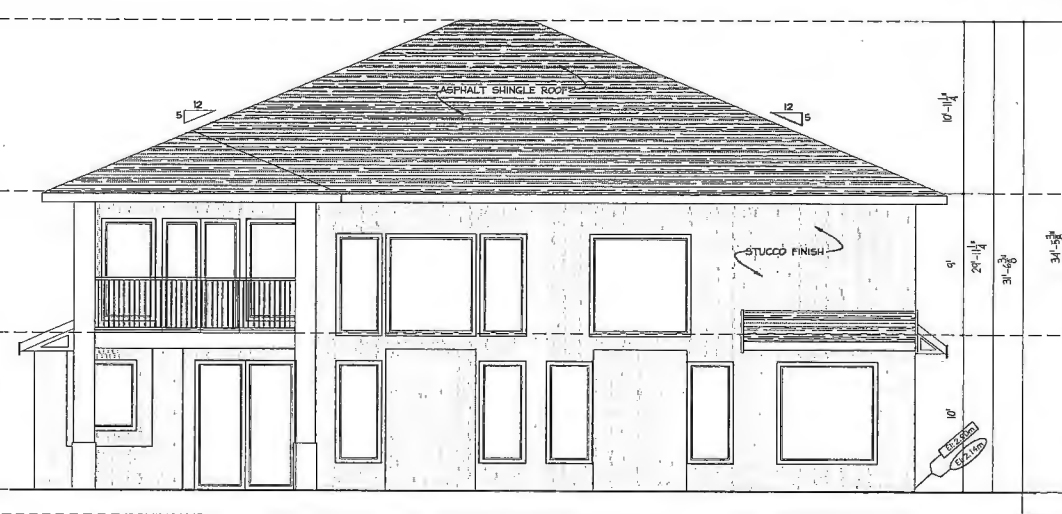
1 EAST ELEVATION
SCALE: 3/16"=1'-0"



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



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

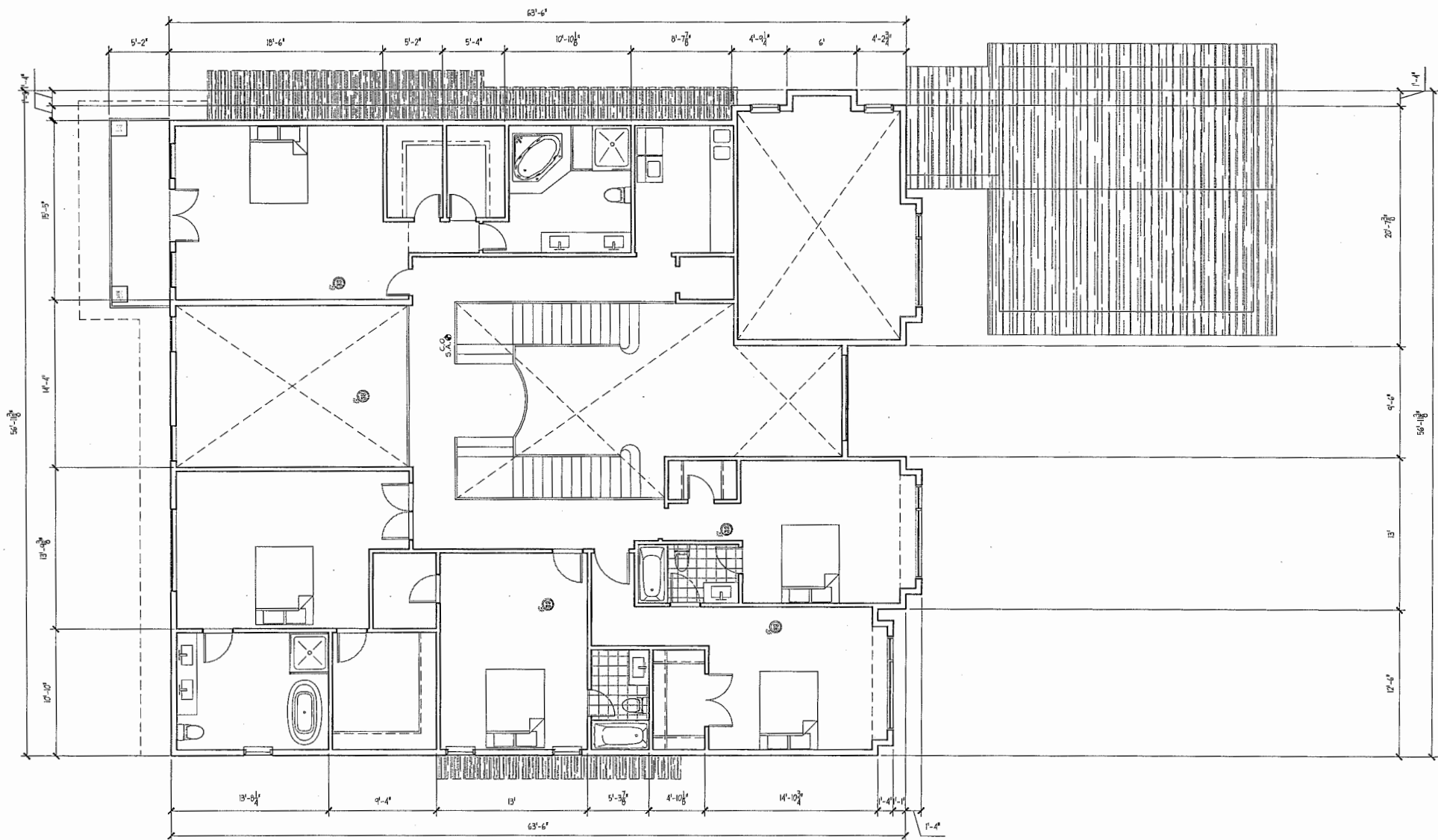


4 WEST ELEVATION
SCALE: 3/16"=1'-0"

REV	DATE	DESCRIPTION	BY
06	14 SEP 2016	RE-ISSUED FOR DP	JG
05	01 SEP 2016	ISSUED FOR DP	JG
04	17 AUG 2016	RE-ISSUED FOR REVIEW	JG
03	11 AUG 2016	RE-ISSUED FOR REVIEW	JG
02	01 SEP 2016	ISSUED FOR DP	JG
01	18 MAR 2016	ISSUED FOR DP	JG
REV	DATE	DESCRIPTION	BY

Project Name		SINGLE FAMILY DWELLING	
7311-NO. 5 ROAD Richmond, B.C.		Owner	
PRITAM SARRA		START DATE	
JUNE 2015		PROJECT No.	
2015-06		ELEVATIONS	
DR.		JG	
CH.		JG	
SCALE		AS SHOWN	
REV 06		2015-06	
A301			

DP 16-727168 Reference



- NOTES :
- ALL BEAMS AND LINTELS
2 - 2 x 10 U.N.O.
 - ALL BEDROOM WINDOWS
AS PER B.C.B.C. R.9.10.1
 - ALL HAND RAILS
AS PER B.C.B.C. R.8.7
 - ALL GUARD RAILS
AS PER B.C.B.C. R.8.8
 - ALL SMOKE ALARMS TO BE
INTERCONNECTED A/C
 - ATTIC HATCH TO BE
HEATHER-STRIPPED
 - ALL SPATIAL SEPARATIONS
AS PER B.C.B.C. R.9.1.5

SECOND FLOOR
AREA (1ST FLOOR) : 3402.20 SQ.FT.
LESS : 671.00 SQ.FT.
TOTAL : 2731.20 SQ.FT.

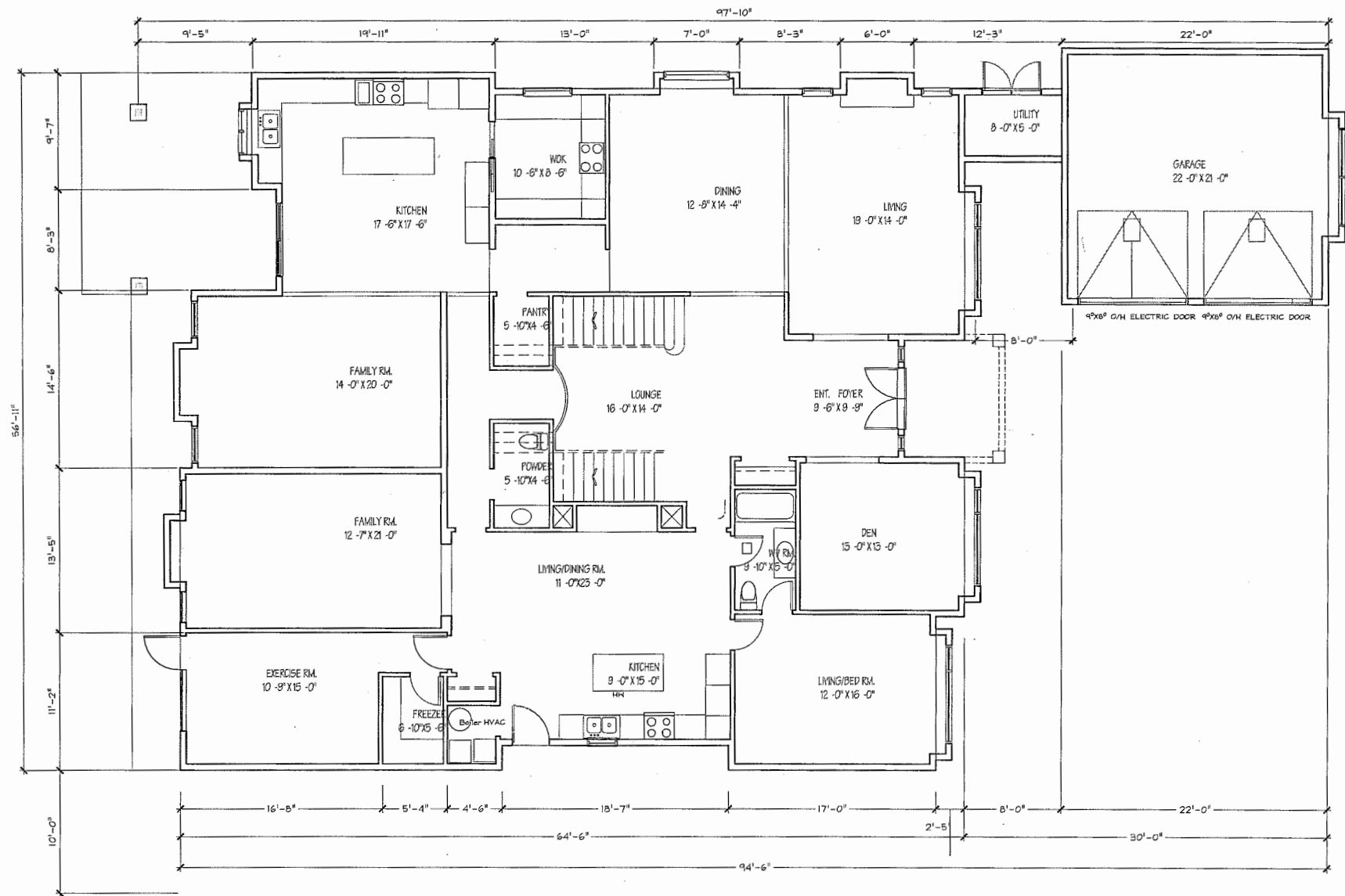
1 SECOND FLOOR LAYOUT
SCALE: 3/16"=1'-0"

REV	DATE	DESCRIPTION	BY
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05	01 SEP 2015	ISSUED FOR DP	JG
04	17 AUG 2015	RE-ISSUED FOR REVIEW	JG
03	11 AUG 2015	RE-ISSUED FOR REVIEW	JG
02	01 SEP 2016	ISSUED FOR DP	JG
01	18 MAR 2016	ISSUED FOR DP	JG
REV	DATE	DESCRIPTION	BY

SUITE 215 - 12180 AVE S O I H . A Y P H U S S U R R E Y , B . C . V 3 W 0 V 3 7 8 . 8 9 1 0 1 6 7 - 1 e s s a b i @ y e h o o . c a		Project Name SINGLE FAMILY DWELLING 7311- NO. 5 ROAD Richmond, B.C.
DO NOT SCALE THE DRAWING		Owner PRITAM SAMRA
		START DATE JUNE 2015
		PROJECT No. 2015-06
		DR. JG
		CH. JG
		SCALE AS SHOWN
		PROJECT No. 2015-06
		REV/ No. 06
		DATE 2015-06
		A202

DP 16-727168
Reference

NOTES:
ALL BEAMS AND LINTELS
2" x 10" UNDO.
ALL BEDROOM WINDOWS
AS PER B.C.B.C. 9.9.10.1
ALL HAND RAILS
AS PER B.C.B.C. 9.8.7
ALL GUARD RAILS
AS PER B.C.B.C. 9.8.8
ALL SMOKE ALARMS TO BE
INTERCONNECTED A/C
ATTIC HATCH TO BE
HEATHER-STRIPPED
ALL SPATIAL SEPARATIONS
AS PER B.C.B.C. 9.10.15



MAIN FLOOR
AREA (MAIN FLOOR) 5,901.00 SQ. FT.
LESS GARAGE 1,462.00 SQ. FT.
TOTAL 4,439.00 SQ. FT.

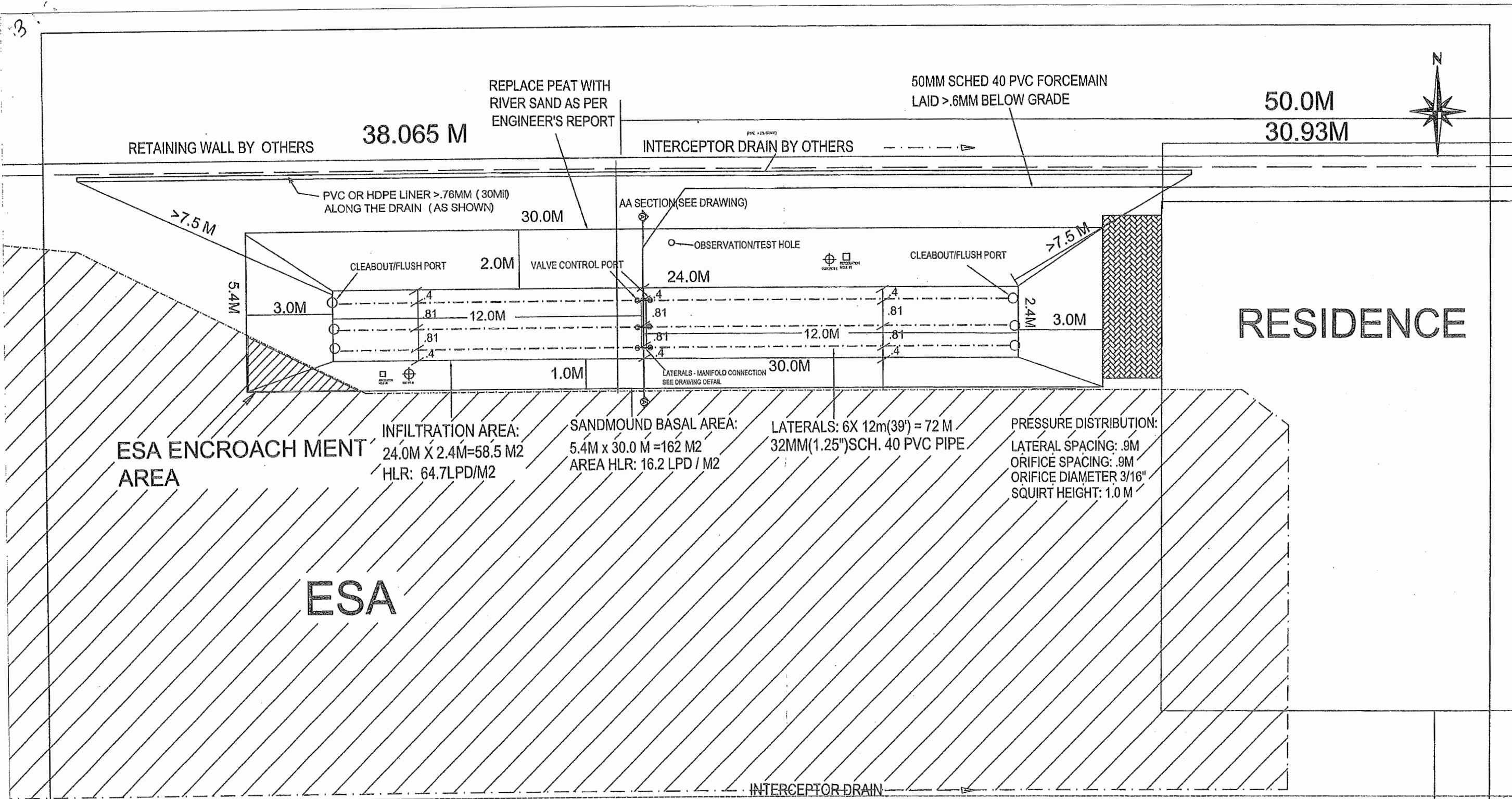
1 MAIN FLOOR LAYOUT
SCALE: 3/16"=1'-0"

REV	DATE	DESCRIPTION	BY
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05	01 SEP 2015	ISSUED FOR DP	JG
04	17 AUG 2015	RE-ISSUED FOR REVIEW	JG
03	11 AUG 2015	RE-ISSUED FOR REVIEW	JG
02	01 SEP 2015	ISSUED FOR DP	JG
01	18 MAR 2015	ISSUED FOR DP	JG
REV	DATE	DESCRIPTION	BY

SUITE 215 - 12160 AVE. SURREY, B.C. V3W 0V3 778-891-0167 jassabrt@yahoo.ca		Project Name SINGLE FAMILY DWELLING 7311- NO. 5 ROAD Richmond, B.C. Owner PRITAM SANGA	
START DATE		JUNE 2015	
PROJECT No.		2015-06	
DR.		JG	
CH.		JG	
SCALE		AS SHOWN	
DO NOT SCALE THE DRAWING		REV	06
		PROJECT No.	2015-06
			A201

Reference

DP 16-727168

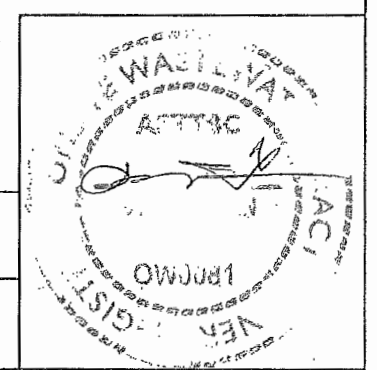


SCALE: 1:125

FAN CONSULTING
Phone No. 604-788-9726
E-mail: pchfan@Gmail.com

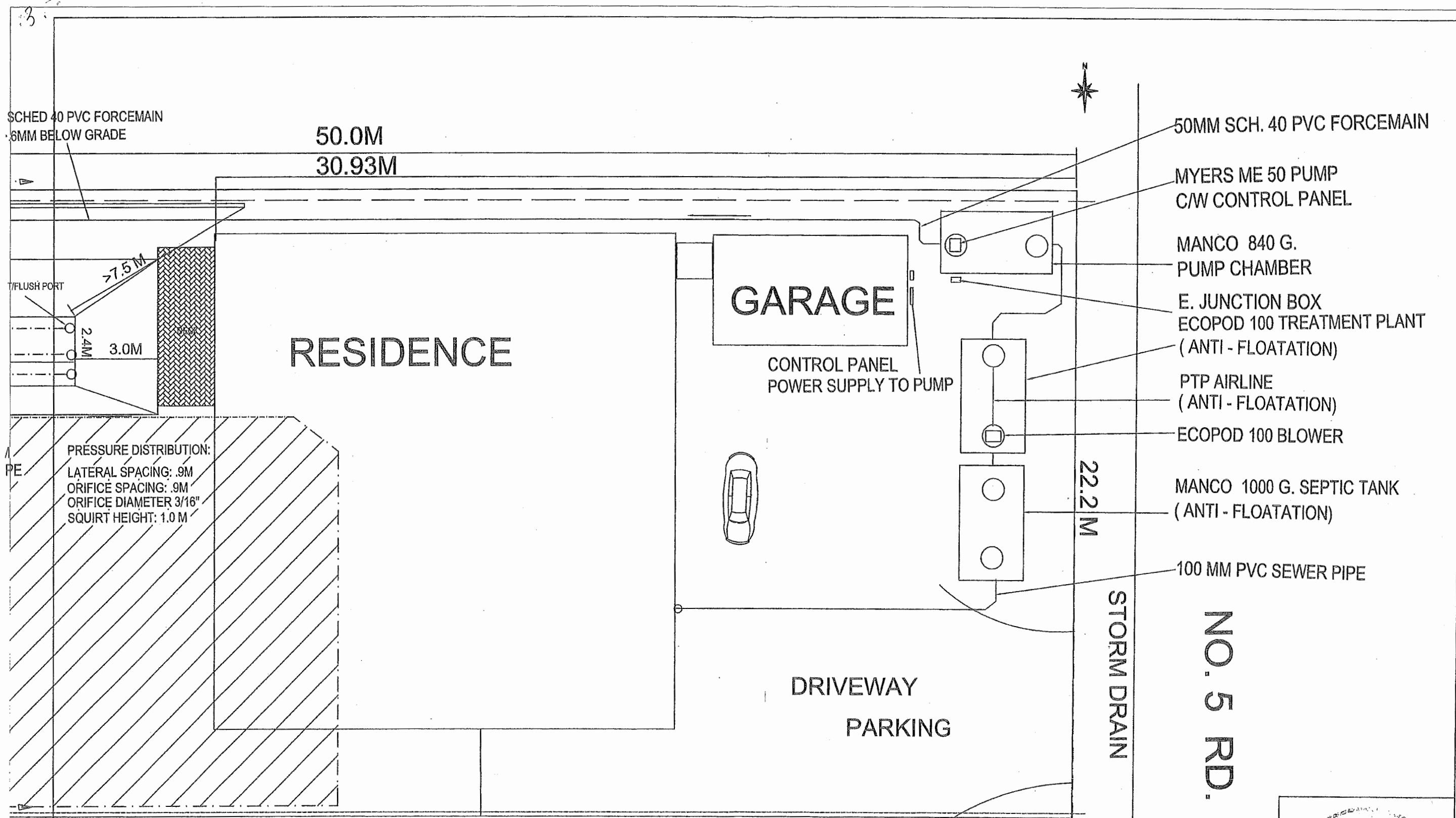
SEWERAGE SYSTEM LAYOUT PLAN
7311 NO. 5 RD., RICHMOND, BC
CLIENT: P. SAMRA

Drawn: PF	Design: PF	Date: 10/9/16
Filling# VCH	Drawing# 1A	



DP 16-727168

Reference



SCALE: 1:125

FAN CONSULTING

Phone No. 604-788-9726

E-mail: pchfan@gmail.com

SEWERAGE SYSTEM LAYOUT PLAN

7311 NO. 5 RD., RICHMOND, BC

CLIENT: P. SAMRA

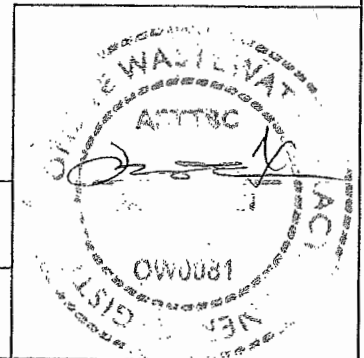
Drawn: PF

Design: PF

Date: 10/9/16

Filling# VCH

Drawing# 1B



Reference

DP 16-727168



City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: November 14, 2016

From: Wayne Craig
Director of Development

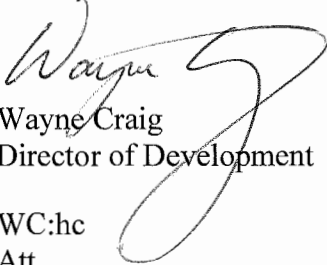
File: DP 16-741981

Re: Application by Townline Gardens Inc. for a Development Permit at
10780 No. 5 Road

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of one (1) 10-storey residential building and three (3) 3-storey residential buildings at 10780 No. 5 Road on a site zoned "Commercial Mixed Use (ZMU18) – The Gardens (Shellmont)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) For the most westerly building (Building E1), increase the maximum height over a parkade structure from six (6) storeys and 25.0 m, to ten (10) storeys and 33.6 m; and
 - (b) For the most westerly building (Building E1), increase the allowable projection of unenclosed balconies into a side yard setback abutting the Agricultural Land Reserve, from a maximum of 0.9 m to 1.8 m.


Wayne Craig
Director of Development

WC:hc
Att.

Staff Report

Origin

Townline Gardens Inc. has applied to the City of Richmond for permission to develop one (1) 10-storey residential building (Building E1 – ‘The Dahlia’) and three (3) 3-storey residential buildings (Building F1/F2/F3 – ‘The Jasmine’) all above an underground parkade. The development would have 180 housing units in total: Building E1 would have 157 apartment units; and Buildings F1/F2/F3 would have 23 townhouse units.

‘The Gardens’ is a mixed-use development located at the northeast corner of Steveston Highway and No. 5 Road that has occurred in Phases 1-3 (Attachment 1). Council approved the rezoning (RZ 08-0450659) for the overall development on July 25, 2011. ‘The Gardens’ site was rezoned from “Service Station District (G2)”, “Botanical Garden District 1 (BG1)” and “Botanical Garden District 2 (BG2)” to “Commercial Mixed Use (ZMU18) – The Gardens (Shellmont)” through Zoning Bylaw 8500 Amendment Bylaw 8532. The vision is a ‘Garden City’ with compact, transit-oriented development, pedestrian-friendly streetscapes and small shops and restaurants within a landscaped setting of common gardens including urban agriculture areas.

Significant requirements and contributions were secured at the time of rezoning that included:

- 12.2 acre ‘Agricultural-Park’ dedication and the park design;
- 5 % of total residential floor area as affordable housing units;
- A City-owned 37 space child care facility in an upgraded existing building;
- Agricultural Land Reserve (ALR) setback and landscape buffer;
- Enhancement of an existing Riparian Management Area (RMA);
- On-site public art;
- Construction of a north-south and an east-west internal road; and
- Upgrades to the No. 5 Road frontage and existing infrastructure.

The “Commercial Mixed Use (ZMU18) – The Gardens (Shellmont)” Zone permits development of the overall site up to a maximum density of 1.43 FAR, provided that commercial use does not exceed 9,000 m² and that residential use does not exceed 53,511 m².

The Development Permit (DP-10-544504) for Phase 1 was issued in 2011 and Buildings A and B along Steveston Highway are built. The Development Permit (DP-13-641796) for Phase 2 was issued in 2014 and Building D along No. 5 Road is under construction.

In June 2016, Council approved a Development Permit (DP 15-708397) for Phase 3 for two (2) eight-storey residential buildings (Building E1 – ‘The Dahlia’ and Building E2 – ‘The Calla’) and one (1) four-storey residential building (Building F – ‘The Jasmine’). This Development Permit includes two variances: one for building height and the other for projection of balconies into a side yard setback abutting an agricultural landscape buffer. Construction of Building E2 (‘The Calla’) will occur under DP 15-708397 and the issuance of a Building Permit is pending.

The applicant has applied for a new Development Permit (DP 16-741981) for the remainder of the site development (Building E1 – ‘Dahlia’ and Building F – ‘Jasmine’) through a revised

scheme that minimizes the number of housing units adjacent to the future Highway 99 road interchange. This would be achieved through replacing one (1) four-storey apartment building (Building F – ‘Jasmine’) with a cluster of three (3) three-storey townhouse buildings (Buildings F1/F2/F3 – ‘Jasmine’). Additionally, the surplus floor area would be redistributed to Building E1 (‘Dahlia’) through an increase in height from eight storeys and 26.9 m to ten storeys and 33.53 m. A new variance is required to permit the proposed increased height, which exceeds the maximum six-storey (25 m) in the “Commercial Mixed Use (ZMU18) – The Gardens (Shellmont)” Zone. A second variance is required for the projection of balconies into the agricultural landscape buffer, which is identical to the previously approved variance for Building E2 (‘Calla’) (DP 15-708397).

This proposal for Phase 3 is the fourth Development Permit for the overall development project.

Surrounding Development

- North: A 12.2 acre dedicated ‘Agricultural Park’ zoned “Agriculture and Botanical Show Garden (ZA3) – Fantasy Gardens (Ironwood)”.
- South: Building A and Building B in Phase 1 of ‘The Gardens’ are immediately south of proposed Building E1, Building E2 and Building F across the traffic end point at the east end of the internal east-west shopping high street.
- East: Beyond the development site is Highway 99, separated from the development site by a tall, evergreen hedge (within the subject site) and a large drainage ditch (within the highway right-of-way). Properties to the east of Highway 99 are agricultural.
- West: Across No. 5 Road is an established, single-family neighbourhood with lots fronting No. 5 Road zoned “Single Detached (RS1/E)” and a townhouse project zoned “Low Density Townhouse (RTL4)” that fronts onto No. 5 Road.

Development Information

The proposal to develop one (1) mid-rise (10-storey) apartment building and three (3) low-rise (three-storey) townhouse buildings, is generally consistent with ‘The Gardens’ master plan that was presented to Council at the time of the rezoning (RZ 08-0450659). Vehicle access was provided to the site in Phase 1 of the overall development and includes a right-in only access from Steveston Highway, and a two-way access from the signalized intersection at No. 5 Road. Pedestrians enter the site from points along No. 5 Road and Steveston Highway and two (2) public paths which will eventually connect the overall subject site to the ‘Agricultural Park’.

The attached Development Application Data Sheet (Attachment 2) provides a comparison of the proposed development data with the relevant Bylaw requirements.

Related Policies and Bylaws

Official Community Plan (OCP)

The subject site is designated as “Limited Mixed Use” in the Official Community Plan (OCP), and the proposal is consistent with the vision for the area as medium-density, mid-rise housing with limited commercial, industrial, office, institutional or community uses. This application also complies with Shellmont Area Plan “Ironwood Sub-Area” policies and design guidelines.

Flood Plain Designation and Protection (Bylaw 8204)

In accordance with the Flood Management Strategy, registration of a Flood Indemnity Covenant has been secured as a condition of the rezoning.

Affordable Housing Strategy

In accordance with the Affordable Housing Strategy, the applicant is required to provide 5% of total residential floor area as affordable housing units which for Phase 3 are 16 units in total. In the previously approved Development Permit application (DP 15-708397) for Phase 3, the applicant’s proposal had the distribution of 16 units as follows:

- Buildings E1 and E2 together would have one (1) studio; one (1) accessible one-bedroom; five (5) two-bedrooms; and six (6) three-bedrooms;
- Building F would have one (1) two-bedroom and two (2) three-bedrooms.

The current proposal is to redistribute the affordable housing units previously located in Building F as follows:

- Building E1 will have have one (1) accessible one-bedroom; six (6) two-bedrooms; and five (5) three-bedrooms;
- Building E2 would have four (4) three-bedrooms (approved in DP 15-708397);
- Building F would have no affordable housing units.

The following is a chart that compares the current Housing Covenant and the proposed changes.

	Previous DP 15-708397	Current DP 16-741981
Studio	1	0
Accessible 1-Bedroom	1	1 (Building E1)
1-Bedroom	0	0
2-Bedroom	6	6 (Building E1 = 6)
3 Bedroom	8	9 (Building E2 = 4, Building E1 = 5),
Total area of units (ft²)	14,260 ft ²	14,716 ft ²

The affordable housing units in Building E2 ('Calla') are unaffected by this proposal and the affordable housing units in Building E1 ('Dahlia') are identified in the interior plans for the current proposal (DP 16-741981). The existing Housing Covenant must be amended to redistribute the 16 units and this amendment is included in the Development Permit conditions. As the Housing Agreement would remain the same, it is not necessary to amend the Housing Agreement Bylaw.

OCP Accessibility Policy

The proposal includes 15 out of 16 affordable housing units that would meet basic universal access design requirements to be easily adaptable to accommodate a resident in a wheelchair. These single-storey units are required to incorporate all accessibility provisions in the Basic Universal Housing Features section of Richmond Zoning Bylaw 8500.

The proposed development includes one (1) barrier-free unit in Building E1 to be designed to be fully accessible at the time of construction for a resident in a wheelchair.

OCP Crime Prevention Through Environmental Design (CPTED)

The development proposal will include standard CPTED features as articulated by the applicant in the Development Permit plans. For example, the size of the apartment buildings will ensure there are many sets of 'eyes on the street', and access to the underground parkade is restricted.

Public Art Program (Policy 8703)

Rezoning conditions for The Gardens included the provision of public art for all phases. Artist Joel Berman delivered two pieces for Phases 1 and 2. The remaining amount for Phase 3 was \$143,419, which was secured prior to the issuance of the previous Development Permit (DP 15-708397) through a Letter of Credit with a letter from the applicant that commits to the timeframe for the production and installation of public art.

Childcare Facility

In accordance with the rezoning conditions, registration of a legal agreement for the City-owned childcare facility was required prior to zoning bylaw adoption. The conditions of the earlier Phase 3 Development Permit (DP 15-708397) included the release and replacement of this agreement with a Restrictive Covenant (RC) to secure a construction agreement. The construction agreement has since been registered on title and includes plans, a budget and the completion and occupancy of the childcare facility, which must occur prior to occupancy of any Phase 3 building (DP 15-708397/ DP 16-741981).

Agricultural Landscape Buffer Zone and Maintenance Plan

The applicant is proposes no changes to the agricultural landscape buffer from the earlier Phase 3 application (DP 15-708397). Registration of a legal agreement for an Agricultural Landscape Buffer Zone and Maintenance Plan was also required as a condition of the rezoning. The legal

agreement terms required that the applicant provide a plan with the appropriate details for the buffer zone between the north property line of the subject site and the 'Agricultural Park'. Prior to the issuance of the previous Development Permit (DP 15-708397), the agreement was released and simultaneously replaced with a RC with the landscape plan and maintenance provisions and a Statutory Right-of-Way to allow for the City to maintain the buffer area in the event that the strata corporation does not fulfill legal obligations for maintenance. Costs for the landscaping plan were included in the landscaping estimate for the subject site and were a component of the landscaping security.

Riparian Management Area Landscape and Maintenance Plan

The current proposal does not include any changes to the Riparian Management Area (RMA) along the east edge of the subject site. At the time of rezoning, the conditions included the registration of a legal agreement for a RMA Landscape and Maintenance Plan, prior to the bylaw adoption. This required that the applicant engage a qualified environmental professional (QEP) to prepare a plan to enhance the RMA in the short-term and preserve and maintain the RMA over the long-term. The RMA is partially located along the east edge of the subject site and partially on the Ministry of Transportation and Infrastructure (MoTI) lands along the Highway 99 corridor. The applicant's QEP prepared the RMA plan, including the MoTI portion, and the applicant agreed to cover all costs for the works through security for the off-site improvements. Prior to the issuance of the previous Development Permit (DP 15-708397), the agreement was released and replaced with a registered RC with the RMA plan and a Statutory Right-of-Way to allow for the City to maintain the RMA should the strata corporation not fulfill the legal obligations for long-term maintenance.

Noise and CHMC Standards

Registration of a legal agreement for noise attenuation was required as a condition of the rezoning. As per its requirements, the applicant has provided an acoustical engineering report which assesses that the proposed apartment and townhouse designs for Phase 3 (DP 15-708397/ DP 16-741981) will meet all of the applicable CMHC standards for mitigation of traffic-related noise. It should be noted that this report was based on the most recent available data for future conditions for Highway 99 as part of the George Massey Tunnel Replacement (GMTR) project.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning application was held on October 19, 2009. While no objections to the proposed development were raised, some concerns were expressed about the traffic impact in the immediate vicinity. As a result, improvements were made in Phase 1 of 'The Gardens' to the Steveston Highway and No. 5 Road intersection and a new signalized intersection was introduced along No. 5 Road at the entry to the subject site.

Public Consultation

As The Gardens master plan vision at the time of rezoning was mid-rise buildings between four and six storeys, the applicant held an Open House on September 13, 2016, to gather feedback on the proposal primarily with respect to the height variance for the ten-storey apartment building.

The applicant has provided a report that summarizes the steps taken in the public consultation (Attachment 3) and the feedback results. As stated in this report, a Public Notice was sent to households within an identified mail-out area, and a survey was available at the event. There were 43 public participants at the Open House and six (6) individuals completed the survey: four (4) respondents indicated support and two (2) had concerns related to traffic circulation at the intersections of Highway 99 and Steveston Highway and Steveston Highway and No. 5 Road. Verbal comments included similar concerns about traffic conditions and noise impacts. Other feedback focused on the ten-storey apartment and ranged from support for creation of a dense urban environment to the visual prominence of the building as seen from the neighbourhood to the north and west, and the future park to the north.

Zoning Compliance/Variations

The proposed scheme attached to this report has satisfactorily addressed urban design issues and responded to staff comments in the review process for this Development Permit application. The proposal is generally consistent with applicable sections of the Official Community Plan (OCP) Bylaw 9000 and Schedule 2.8A – Shellmont Area – Ironwood Sub-Area Plan in the OCP Bylaw 7100 including site-specific design guidelines. Two (1) zoning variances are required as below.

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

- (a) For the most westerly building (Building E1), increase the maximum height over a parkade structure from six (6) storeys and 25.0 m, to ten (10) storeys and 33.6 m.

Staff support the variance for building height because the relocation of residential floor area away from the future Highway 99 road interchange would significantly improve liveability for the more residents than the previous proposal. Additionally, the form and massing of Building E1 ('Dahlia') has been designed to minimize the visual impact of the increased height as seen from the internal high-street, the future park to the north, and the neighbourhood to northwest.

- (b) For the most westerly building (Building E1), increase the allowable projection of unenclosed balconies into a side yard setback abutting the Agricultural Land Reserve, from a maximum of 0.9 m to 1.8 m.

This regulation is part of the zone to protect farm uses in the ALR. The adjacent lands are located within the ALR but are not farmed as the property is dedicated to the City as a park. Staff support the proposed variance because the projection of unenclosed balconies further into the north (side) setback would help to connect the occupants of the apartment units to the people and activities in the park, and thereby promote animation. The balcony projections into the side setback would have no adjacency or other negative impacts, given the dwelling units would be facing a park and not sensitive land uses (e.g. adjacent residential buildings).

Urban Design Response

Advisory Design Panel Comments

The Advisory Design Panel recommended support for this Development Permit application. A copy of the relevant excerpt from the Advisory Design Panel Minutes from October 19, 2016 is attached (Attachment 3). The design response from the applicant is included immediately following the specific Design Panel comments and is identified in '*bold italics*'.

Analysis

Conditions of Adjacency and Streetscape

The proposed design of Building E1 and Buildings F1/F2/F3 respect adjacent properties and neighbouring land uses to ensure urban design is well-suited to the site in the following ways.

- Buildings E1 would have some shadow impacts on the 'Agricultural-Park' and nearby neighbourhood to the northwest but these are limited to the winter months.
- The proposed development would not have a negative impact on public views from the 'Agricultural Park', looking south:
 - The increased height for Building E1 would not change the appearance of the building at eye level as seen from the future park. Also the larger step backs in building form of the north elevation and the choice of white for exterior finishes would serve to lighten the building's appearance.
 - Though the above-grade exterior of the parking roof deck would be visible along the north edges of the subject site, the 'blank wall' appearance would be softened through plantings in the Agricultural Buffer and trees in the front of Building F1.
- The views of Buildings F1/F2/F3 from Highway 99 would be somewhat screened from view due to the existing tall, evergreen hedge.
- The relationships between Buildings E1, E2 and F2/F3 would form a north streetscape:
 - Building E1 would complete the sense of enclosure with Building D along the internal road and the L-shaped mirroring of Buildings E1 and E2 would create the edges of an enclosed plaza between the two buildings.
 - The creation of three-storey brick veneer 'frame' along the south elevations of Buildings E1 and E2 would be complementary to the height of the commercial storeys along the north elevations of Buildings A and B. Together these four buildings would form the streetscape along an internal east-west retail street.
 - The three-storey height of Buildings F2 would complement the three-storey podium of Building E2 and their respective east/west elevations would add a sense of enclosure around the 'pedestrian mews'.

Site and Functional Planning

- This site is located at an important southern gateway to Richmond from Highway 99 where the vision for multi-storey (above a parkade structure) mixed-use commercial and

residential built forms spread throughout the site was intended to provide the genesis for a new neighbourhood along the north side of Steveston Highway.

- The original development vision included seven buildings all located on an internal east-west 'high street' on top of the parking roof deck with apartments above ground-level commercial spaces. This pedestrian-scale retail street incorporates a variety of store frontages, a limited amount of surface parking, wide sidewalks, raised crosswalks, decorative paving and other special features intended to create an enjoyable pedestrian experience and to contribute to a vibrant 'urban village'.
- The proposed site plan for Buildings E1, E2 and F1/F2/F3 is generally consistent with the overall vision to create a vibrant, mixed-use, 'urban village'.
 - The public realm between Buildings E1 and E2 and between Building E2 and Building F2 would consist of high-quality gardens, courtyards, plazas, and the 'pedestrian mews' connecting to the 'Agricultural Park' with trees, shrubs, plantings, outdoor seating and viewing areas that are appropriately detailed.
 - The site orientation of Building F2 in relation to Building E2 would create a generous 'mouth' at the south edge of the pedestrian mews and the 'funnel' effect would encourage pedestrians to move toward the plaza at the north end of the mews and to cross over the 'grand staircase' and Agricultural Landscape Buffer and into the 'Agricultural Park'.
 - Interruption of the public realm at the vehicle entry point to the underground parkade, along the west elevation of Building E1, would be softened through extensive plantings along the road and the private patios.
 - Pedestrian connectivity would be further achieved through the completion of the sidewalk along the north side of the road between Buildings E1, E2 and F2/F3.

Parking and Loading

- In Phase 1, the applicant provided a parking study and proposed a suite of transportation demand management (TDM) measures that Transportation staff accepted as sufficient to support a 10% reduction in the on-site parking requirements for the overall development.
- All required commercial spaces for the overall development were provided in Phase 1, and these stalls are shared as unassigned residential visitor parking for Phases 1 and 2.
- Vehicle parking stalls for Phase 3 (DP 15-708397/DP 16-741981) are based on the 10% reduction in ratios for apartment, townhome and affordable housing spaces, small car stalls, accessible and visitor spaces and loading spaces.
 - It should be noted that ten (10) surface parking stalls to the north of Building F3 will be dedicated for the exclusive use of townhouse residents. Registration of a legal agreement on title for this purpose is required prior to Development Permit issuance.
- Class 1 and Class 2 bicycle parking facilities also comply with the Bylaw requirements:
 - All required visitor bicycle racks were provided in Phase 1;
 - Phase 3 bicycle storage units would be located in the bike pavilion/parking structure that will be reserved for the use of residents in Building E2 ('Calla') and Building E1 ('Dahlia'). A legal agreement to secure the proposed cross-access is required, prior to the subdivision of the subject site ('Lot 2') into separate parcels.

- Phase 3 vehicle parking stalls would be provided partly in the underground parkade, and partly in the above-ground bicycle pavilion/parking structure to the east of Building F3.

Architectural Form and Character

- One central principle in the design guidelines for Shellmont Area – Ironwood Sub-Area is the ‘pedestrian-first orientation’ that would be achieved through the design as follows:
 - Buildings E1:
 - This ten-storey building would mirror the L-shaped Building E2, which together would form an enclosed plaza and gardens as described above.
 - Some units would have individual entrances and others would have patios that would connect the private and public realms.
 - The form and massing would be stepped back at the sixth storey on all elevations where the building would terrace back at the 7th-10th storeys. The six-storey base would create a sense of human-scale and progressively stepping back would further help to reduce the pedestrians’ experience of the bulk, size and scale through the creation of a ‘bottom, middle and top’.
 - Buildings F1/F2/F3:
 - Building F2 is sited at an angle to frame the ‘pedestrian mews’ and each unit has an angled façade which would connect the residents to the ‘street’ and complements the angled balconies along the east side of Building E2.
 - Garage entrances are blended with upper storeys through the continuity of materials, texture and colours.
- Although the architectural features and expression of Buildings E1 and E2 are distinct from Buildings F1/F2/F3, they are well-integrated with the overall development. The podium along the south elevation of Buildings E1 and E2 takes cues from the datum line of the commercial storey of Buildings A and B and the finishes and palettes on both sides of the retail street would be complementary.

Landscape Design and Open Space Design

- As part of the rezoning, the applicant was required to dedicate approximately 12.2 acres as an ‘Agricultural Park’ that will include trails, play areas, ponds, community gardens, horticultural and agricultural interpretive facilities in the various garden areas.
- Phase 1 and 2 provided a high quality of hard and soft landscape design, materials, detailing and furnishings. All soft landscape areas have an automatic irrigation system. Landscaping the internal road between Building D and E1 included 1.5 m wide boulevard planting strips with street trees and grass and 2.0 m wide sidewalks on both sides, which will also provide future pedestrian access to the ‘Agricultural-Park’.
- Phase 3 landscaping would include the following:
 - The courtyard between Buildings E1 and E2 would have five zones: a large amenity garden with a simple sheet of lawn and water feature; a summer flower

garden; a children's play area; a covered outdoor dining area and large semi-private patios for the units facing the common spaces.

- The pedestrian mews would have a linear path with textured concrete pavers in a charcoal colour alongside grasses and other plantings that would visually and physically connect the mews to the semi-private patios of Buildings E2 and F1/F2. Its south end would have a trellis structure with seating oriented to north, and way-finding to the staircase and ramp to provide universal access to the park.
- The bike pavilion has a green roof that would be accessible to townhouse residents as a common garden area.
- The Agricultural Landscape Buffer Area would have cedar hedging and a variety of thorny plantings that would serve as an effective barrier between the ALR buffer and the development site, while providing an attractive landscape strip when seen from the park and Buildings E1, E2 and F1/F2/F3.

It should be noted that the landscape architecture remains the same from the earlier Phase 3 application (DP 15-708397) except for the removal of the dog park in the northeast section of the site plan. This was removed to anticipate the future land expropriation tied to the GMTR project. However, the proposal remains consistent with the site-specific design guidelines to provide a 'garden setting' with extensive outdoor amenity spaces.

Conclusions

The proposed design is responsive to the City of Richmond's urban design objectives within the Ironwood Sub-Area of the Shellmont neighbourhood, and is generally consistent with the master plan that was presented to Council at the time of rezoning. The siting of the proposed buildings and their respective forms, massing and heights would complete the envisioned streetscapes and urban design pattern of the central spine (i.e. retail street) courtyards, gardens, a large plaza (i.e. the south end of the mews) and pedestrian connections to the 'Agricultural Park'. The proposed architectural styles, features and exterior finishes are also complementary to the mixed-use buildings on Steveston Highway, and the apartment building which faces No. 5 Road.

As the proposal would meet the design guidelines, staff recommend that the Development Permit be endorsed and issuance by Council is recommended.

Helen Cain

Helen Cain
Planner 2
(604-276-4193)

HC:cas

Attachment 1: Context Plan for Phases of The Gardens Development

Attachment 2: Data Sheet

Attachment 3: Report for Public Open House on Phase 3 Development Permit with Variances,
September 13, 2016, prepared by Townline Gardens Inc.

Attachment 4: Advisory Design Panel Minutes & Applicant Responses (inserted in bold italics)

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

1. Amendment of the existing CA5244228 and CA5244229 on Lot 2 in the Land Title Office, to provide the number of affordable housing units, together with their types, sizes (averages in Table 1; minimums in Table 2), and unit mix, to the satisfaction of the City according to the following schedule:

Table 1

Phase	Unit Type	No. of Units	%	Average Unit Size	Total Amount (ft²)
Phase 3 (Lot 2) Buildings E1	Studio	0	0%	n/a	n/a
	1 Bedroom	0	0%	n/a	n/a
	Accessible 1 Bedroom	1	8%	600	600
	2 Bedroom	6	50%	871	5,226
	3 Bedroom	5	42%	982	4,910
	Sub-Total	12	100%	-	10,736
Phase 3 (Lot 2) Building E2	Studio	0	0%	n/a	n/a
	1 Bedroom	0	0%	n/a	n/a
	Accessible 1 Bedroom	0	0%	n/a	n/a
	2 Bedroom	0	0%	n/a	n/a
	3 Bedroom	4	100%	995	3,980
	Sub-Total	4	100%	-	3,980

- rental rates and occupant income restrictions shall be in accordance with the City's Affordable Housing Strategy and guidelines for Low End Market Rental housing, according to the following schedule:

Table 2

Unit Type	Minimum Unit Sizes	Maximum Monthly Rent	Total Household Annual Income ^{1,2}
Bachelor	37 m2 (400 ft2)	\$850	\$34,000 or less
One bedroom	50 m2 (535 ft2)	\$950	\$38,000 or less
Two bedroom	80 m2 (860 ft2)	\$1,162	\$46,500 or less
Three bedroom	91 m2 (980 ft2)	\$1,437	\$57,500 or less

Notes:

¹ Denotes 2013 amounts adopted by Council on March 11, 2013.

² Household income may be increased annually by the Consumer Price Index.

2. Registration of a legal agreement on Lot 2 to secure the dedication of ten (10) surface parking stalls to the north of Building F3 for exclusive use of townhouse residents in perpetuity, to the satisfaction of the City.

***Prior to Building Permit Issuance, the developer must complete the following requirement**

1. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
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 Division at 604-276-4285.

***Prior to Subdivision, the developer must complete the following requirement**

1. Registration of a legal agreement on Lot 2 to secure the access to the 'bike pavilion' for the exclusive use of residents of Building E1 and Building E2 in perpetuity, to the satisfaction of the City.

Note:

- * This requires a separate application.

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

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

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

Signed

Date

NOT FOR
CONSTRUCTION

[illegible]ZGF
COTTER

801-838 West Hastings Street, Vancouver, BC V6P 1A1
TEL: 604-681-1117 FAX: 604-681-1115 E-MAIL: info@pacific.com

PAGE 1

THE
GARDENS

THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE.

References

TOWNLINE

TOWNLET

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TABLE 1

DATE	10/10/2010
TIME	10:00

$\mathbb{R}(A, Q)$	$\mathbb{R}A^2 = \mathbb{R}A^2$
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11/27/94 PM 4:47

END ENGLISH

CONTEXT PLAN

CONCLUSION

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A-102



City of Richmond

Development Application Data Sheet

Development Applications Department

DP 15-708397

Attachment 2

Address: 10780 and 10788 No 5 Road and 12733 Steveston Highway

Applicant: Townline Gardens Inc.

Owner: Townline Gardens Inc.

Planning Area(s): Shellmont Ironwood Sub-Area

Floor Area

Gross: 18,010 m² Floor Area Net: 15,345 m²

	Existing	Proposed	
Site Area:	17, 088 m ²	17, 088 m ²	
Land Uses:	Vacant	Residential apartment	
OCP Designation:	Limited Mixed Use	No change	
Zoning:	"Commercial Mixed Use (ZMU18) – The Gardens (Shellmont)"	No change	
Number of Units:	180	180	
	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.43	1.41	none permitted
Lot Coverage:	Max. 50%	25.0%	n/a
Setback – Front Yard (west):	Min. 6.0 m	8.40 m (Building E1)	n/a
Setback – Rear Yard (east):	Min. 6.0 m	11.60 m (Building E1)	n/a
Setback – Side Yard (north):	Min. 6.0 m No projection into setback abutting ALR	6.10 m (Building E1) Projection of 1.80 m for unenclosed balconies	Variance required
Setback – Side Yard (south):	Min. 3.0 m	7.60 m (Building E1)	n/a
Height (m):	Max. 25.0 m 6 storeys	33.53 m 10storeys	Variance required
Lot Size:	Min. 3,000 m ²	17, 088 m ²	n/a
Off-street Parking Spaces – Regular/Commercial:	424 residential No commercial	431 residential No commercial	n/a
Off-street Parking Spaces – Accessible:	8	8	n/a
Total off-street Spaces:	424	431	n/a
Tandem Parking Spaces	50% for townhouses	48% for townhouses	n/a
Amenity Space – Indoor:	Min. 70 m ²	Provided in Phase 1	n/a



TOWNLINE

120-13575 Commerce Parkway
Richmond, BC, Canada V6V 2L1Main 604 276 8823
Fax 604 270 0054

www.townline.ca

November 14, 2016

Dear Helen,

RE: Public Information Consultation Report

Due to the potential impact of the proposed Massey Bridge and Highway 99 improvements, Townline Gardens Inc. submitted a new Development Permit Application (DP-741981) to the City of Richmond, which further improves the overall design in line with the vision of 'The Gardens' Master Planned Community. In order to address any concerns the public may have, Townline held a public information session on September 13th, 2016. The purpose of this report is to provide a summary of this session and the data obtained. Basic information on the session:

- South Arm Community Centre – 6:00 to 8:00 pm
- 600 invitations sent out
 - see appendix A for map of notice area, appendix B for copy of letter
- 2 half page advertisements were put in the Richmond News on Wednesday, September 7 and Friday, September 9 (see appendix C)
- 43 attendees
- 7 feedback forms handed in during the session (see appendix D)
- 1 feedback form emailed to Townline directly after the session (see appendix D)

Public feedback received both verbally during the information session and on the feedback forms was generally positive and supportive. A copy of these feedback forms are provided at the end of this report (see appendix D). Verbal comments were received on:

- Appreciation of design of Phase 3
- Appreciation for removing density away from the highway towards the centre of the Gardens Master Planned Community
- Appreciation for the Townhome Design
- One attendee, currently residing at phase 1 of the Gardens, shared a concern regarding the existing and future traffic congestion on Steveston Hwy and No. 5 Road
- General support for the proposed new development including the ten-storey building and the townhouses.
- No shadow concerns considering the very minor additional impact of shadowing on the park
- Numerous concerns regarding the George Massey Tunnel Replacement project were voiced
- Councillor Day indicated the very positive public consultation process which was undertaken by Townline for the original rezoning of the Gardens Master Planned Community. Councillor Day expressed concerns regarding the proposed building height of one of the buildings and how it might impact the views from the single family community to the West of the Gardens. Councillor Day expressed severe concerns regarding the George Massey Tunnel Replacement Project and indicated that it was very unfortunate for Townline that the Ministry of Transportation was needing to expropriate a portion of the Phase 3 development

- Several comments were received from attendees who would like more information on purchasing one of the phase 3 homes.

Summary of responses to the questions in the feedback forms:

Question #1 – The Open House boards illustrate the views of the proposed development from five different points within the future park. Do you have any concerns about how the proposed additional height of one of the buildings would look and feel from inside the park?

- Response summary: No concerns were indicated by 7 respondents. One respondent commented: "The original plans were exciting this is not"

Question #2 – The proposed revisions will create increased shadowing on parks lands in winter time between the hours of 12 noon and 3 pm as identified in blue on the Shadow Studies Board. Do you have any concerns regarding the increased shadowing within the future park?

- Response summary: No concerns were indicated by 7 respondents. Some of the comments were "not a big difference" – "minor additional impact". One respondent indicated a concern

Question #3 – One of the proposed buildings will be higher than currently allowed in the zone for The Gardens. Based on the public views of the building from different locations in nearby areas, as shown in the Open House boards, do you have any concerns about this increase in building height?

- Response summary: No concerns were indicated by 7 respondents. Some of the comments were "No it's minor" – "No problem with increase" – "Increasing building height and density will be trend in Richmond". One respondent indicated a concern.

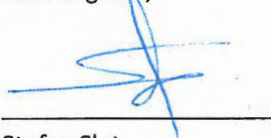
Question #4 – As shown in the Open House Boards, the proposed townhouses would have tandem (front and back) parking for 21 of 23 units. Do you have any comments about parking arrangements?

- Response summary: No concerns were indicated by 6 respondents. Some of the comments were "Parking space enough should be ok" – "Parking should be fine" – "No I think it's reasonable I live in one like that myself! Design is nice". Two respondents left the question blank.

Question #5 – Do you support the proposed new development including the ten-storey building and the townhouses?

- Response summary: Support was indicated by 6 respondents. Some of the comments were "Townline has done a great job on the project so far I am sure it will finish off nicely" – "One respondent does not support the new development considering they live in existing Gardens Phase 1" One respondent supports the townhomes but commented the 10 storey building is high.

Kind Regards,



Stefan Slot

Development Manager - Townline

604-276-8823, ext 205

[illegible]

Appendix B: Copy of notice letter



TOWNLINE

120-13575 Commerce Parkway
Richmond, BC, Canada V6V 2L1

Main 604 276 8823
Fax 604 270 0854

www.townline.ca

August 29, 2016

Dear Neighbor,

RE: Public Information Session – Final Phase of 'The Gardens' Master Planned Community 10780, 10788 No. 5 Road and 12733 Steveston Highway

Earlier this year, Council approved the Townline Gardens Inc. Development Permit Application (DP-15-708397) for the final phase of 'The Gardens' Master Planned Community – former 'Fantasy Gardens', located on the corner of No. 5 Road and Steveston Highway.

Due to the potential impact of the proposed Massey Bridge and Highway 99 improvements, Townline Gardens Inc. has submitted a new Development Permit Application (DP-741981) to the City of Richmond, which further improves the overall design in line with the vision of 'The Gardens' Master Planned Community.

'The Gardens' Master Planned Community is located on the corner of Steveston Hwy and No. 5 Road.



Townline is cordially inviting you to a public information session to present the proposed design and seeks your feedback.

Where: South Arm Community Centre
8880 Williams Rd, Richmond

When: September 13, 2016

Time: 6:00 – 8:00 pm

South Arm Community Centre
September 13, 2016
6:00-8:00pm
Williams Rd



Please note that this is not a City of Richmond event however there will be a city planner present at the information session to answer general zoning and city process related questions.

For questions in advance of the public information session, please contact:

Stefan Slot

Development Manager - Townline

604-276-8823, ext 205

Appendix C: Copy of advertisement

A20 WEDNESDAY, SEPTEMBER 7, 2016

RICHMOND-NEWS.COM

ARTS in the City

Prepared by the Richmond Arts Coalition

■ Sept. 8 - 10
Gateway Theatre (6600 Gibbon Road) presents *Boeing Boeing* Sept. 8-10 in Cantonese with English and Traditional Chinese subtitles.

■ Sept. 9
China's newest composing prodigy and winner of the first season of 'Sing My Song,' **Henry Huo** will be at the River Rock Show Theatre (8811 River Road) on Sept. 9. Known for his crystal clear hoarse voice and vocal

technique, Huo inherited his musical talent from both parents who are also famous singers. Tickets available at Ticketmaster.

■ Sept. 10
Many know **Amy Wu** as a famous Hong Kong film and stage artist, but she is also a famous opera singer who will be performing Sept. 10 at the River Rock Show Theatre. Wu received the "Woman of Distinction Award" issued by The Hong Kong Women Development Association Limited. Since 1990, her CD and audio visual products in

Hong Kong has accumulated sales over 10 platinum. For tickets, call 604-617-8759.

■ Sept. 11
The Charm of Poetry on Sept. 11 at the River Rock Casino Resort is Vancouver's first performing arts show in which Chinese poetry is the main theme. The show features many classic and modern poetry related to Mid-Autumn and the moon. Through the use of music, dance and other forms of art, the show strives to portray the poem's theme as well as bringing astounding visuals to

the audience. Tickets on sale at Ticketmaster.

A Very Frozen Musical is a tribute show at Gateway Theatre featuring a three-character cast of the Ice Queen, the Ice Princess, and their lovable friend. Join them in the retelling of this classic story as you sing-along with them to all your favourite songs. Kids will get a chance to interact with the princesses during the show. After the show, every child VIP ticket will meet with the princess for a photo opportunity and meet and greet. This show is based on the classic fairy tale. The

Snow Queen written by Hans Christian Andersen and has no affiliation with Disney.

■ Sept. 12
At the Stars and Full Moons and Lantern Making event at the City Centre Community Centre (5900 Minoru Boulevard) create a willow woven star or moon or a unique lantern made from local grain waste, salvaged and recycled materials to be used in the procession on the night of the Harvest Full Moon Celebration. This free, drop-in event runs from 5:30 - 8:30 p.m. and is open to all ages.



Gateway Theatre takes you on a culinary journey in *A Taste of Empire*. Photo: Substantial

■ Sept. 15-17
Gateway Theatre presents *A Taste of Empire* in Cantonese with English and Simplified Chinese subtitles. Written and directed by Jovanni Sy. Translated and performed by Derek Chan it poses the question 'We are what we eat. But where does it come from? How does it get here?' It's a witty and fun culinary exploration of global food domination and the conquest for our appetites. Everything we eat tells a story. This show is not suitable for children under 12. Tickets: 25\$, at tickets.gatewaytheatre.com

■ Sept. 16
Celebrate the Mid-Moon Festival at Brighouse Library (7700 Minoru Gate) from 5 - 6:30 p.m. in the Kwok-Chu Lee Living Room and 7 - 8:30 p.m. in the Performance Hall. The event, presented in Mandarin, features poetry, music and dance event in celebration of the Mid-Moon Festival.

Public Information Session Townline is cordially inviting you and seeks your feedback.

Earlier this year, Council approved the Townline Gardens Inc. Development Permit Application (DP-15-708397) for the final phase of 'The Gardens' Master Planned Community - former 'Fantasy Gardens', located on the corner of No. 5 Road and Steveston Highway.

Due to the potential impact of the proposed Massey Bridge and Highway 99 improvements, Townline Gardens Inc. has submitted a new Development Permit Application (DP-741981) to the City of Richmond, which further improves the overall design in line with the vision of 'The Gardens' Master Planned Community.

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Townline is cordially inviting you to a public information session to present the proposed design and seeks your feedback.

Where: South Arm Community Centre
8880 Williams Rd,
Richmond

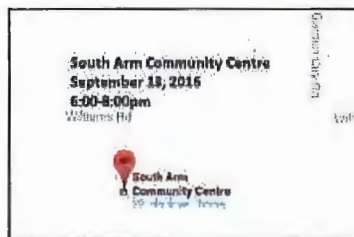
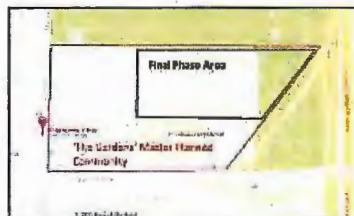
When: September 13, 2016

Time: 6:00 - 8:00 pm

Please note that this is not a City of Richmond event however there will be a city planner present at the information session to answer general zoning and city process related questions.

For questions in advance of public information session, please contact:

Stefan Slot
Development Manager - Townline
604-276-8823, ext 205



STEVESTON GIRL SURVIVES 65 YEARS OF MARRIAGE!



Having somehow survived not just her childhood years in Hecla, Manitoba, but her teen years in Steveston, BC, Elin (nee Sigurgeirson) Ross is proud to announce the 65th Anniversary (Sept 7) of her marriage to Raymond Ross, originally of Revelstoke, BC. Currently living in Nanaimo, BC, they are, as ever, still madly in love.



CONGRATULATIONS
mom and dad: well done!

Love, your family: Eric & Mandy & Lauren & Kinney & Hannah & Trevor and Ian & Anne-Lise.

VOICES on Vocabulary

The great nut divide

How the words hazelnut, walnut grew



SABINE EICHE
In other words

As I watch politics get a strange hold on civilisation and flip the world topsy-turvy, I like to imagine how much simpler the present — the now — was for someone living in the first millennium.

A thousand years ago, when not obsessing about daily dangers, an Anglo-Saxon with a horticultural bent might have thought about Britain as the hazelnut north.

He might also have been aware that somewhere far to the south was the land of the foreign nut.

The idea of associating ourselves with what grows around us is appealing and seems more respectful of the planet Earth than identifying with a political party or churches.

Latin and the Germanic languages had words for nut that ultimately go back to the same Proto-Indo-European root, "nux".

"Nux" was what the ancient Romans called it. The Germanic tribes, such as the Anglo-Saxons, knew it as "hnutu". The hazelnut is the fruit of the hazel tree, and the Old English word for it was "hasselhnutu".

When the ancient Romans spoke of "nux" ("noce" in modern Italian) they were referring to the walnut, which then grew primarily in southern Europe and Asia.

They dismissed the hazelnut as the little nut, "nucula" ("nucola" in modern Italian).

Although the Romans, who established colonies in northern Europe, are likely to have brought walnuts with them, the walnut tree is not recorded as growing in Britain before the 16th century.

A thousand or so years

ago, an Anglo-Saxon who saw a nut imported from the south identified it as a "walhnut" — foreign nut — by prefixing the Old English "wealh," foreign, to "hnutu".

The walnut stayed the foreign nut in many other northern European languages: "Walnuss" in German, "walnoot" in Dutch, "valnøtt" in Norwegian, and so forth.

At the time the Germanic Anglo-Saxons invaded Britain in the 5th century, the island was already inhabited by people known as the Celts.

Nonetheless, to the conquering Anglo-Saxons the Celt was deemed a "wealh," a foreigner, and "wealh" is the word at the basis of the place names Wales and Cornwall.

It's also the origin of Wallace (the people of southern Belgium and their dialect) and the family names Wallace and Walsh.

Eventually, the English used the adjective Welsh to convey the sense of inferior or substitute: a Welsh pearl was a fake pearl; Welsh rabbit, or rarebit, has nothing to do with rabbit — it refers to a dish of toasted bread covered with a melted cheese sauce; a Welsh cricketer was a lousy one; and a Welshman's hug was an ick.

Also the word nut slid down into the derogatory.

In the 19th century, nut became equated with head, leading to such phrases as to be off your nut.

By the early 20th century, nut was used to describe someone who was eccentric, a screwball.

In 2016, nut found a prime candidate for its derisive meaning in a

certain political person making headlines just over the border.

I fervently hope this particular nut will fall on infertile ground and not end up defining half a continent.

Sabine Eichle is a writer and an historian (Members.Bshaw.ca@Eichle).

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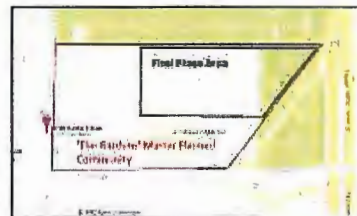
Sutton
Sutton Realty

Public Information Session Townline is cordially inviting you and seeks your feedback.

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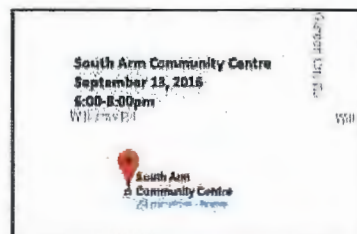


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For questions in advance of public information session, please contact:
Stefan Slot
Development Manager - Townline
604-276-8823, ext 205

0% On Select Models

Interest Limited Offer

Signature Mazda

13800 Smallwood Place,
Richmond Auto Mall
604.278.3185



The Gardens Phase 3: Public Open House, September 13, 2016

Feedback Form

Townline thanks you for coming. Please review our presentation materials before you complete this form. You are welcome to approach our staff with any questions. All comments are anonymous and will be shared with the City of Richmond.

Question #1 – The Open House boards illustrate the views of the proposed development from five different points within the future park. Do you have any concerns about how the proposed additional height of one of the buildings would look and feel from inside the park?

I think S/B OK, it doesn't affect
any inconvenience.

Question #2 – The proposed revisions will create increased shadowing on parks lands in winter time between the hours of 12 noon and 3 pm as identified in blue on the Shadow Studies Board. Do you have any concerns regarding the increased shadowing within the future park?

Not the big difference in winter because
it always ~~has~~ rains.

Question #3 – One of the proposed buildings will be higher than currently allowed in the zone for The Gardens. Based on the public views of the building from different locations in nearby areas, as shown in the Open House boards, do you have any concerns about this increase in building height?

Ab No concern, S/B OK.

Question #4 – As shown in the Open House Boards, the proposed townhouses would have tandem (front and back) parking for 21 of 23 units. Do you have any comments about parking arrangements?

parking space enough s/p ok

Question #5 – Do you support the proposed new development including the ten-storey building and the townhouses?

Yes

Please provide other comments that you would like to share.

I like to see more higher apartment.



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NO CONCERNS LOOKS FINE

Question #2 – The proposed revisions will create increased shadowing on parks lands in winter time between the hours of 12 noon and 3 pm as identified in blue on the Shadow Studies Board. Do you have any concerns regarding the increased shadowing within the future park?

NO CONCERNS AS WINTER TIME NOT
OUTSIDE MUCH, WILL MORE LIGHTS BE PUT IN?

Question #3 – One of the proposed buildings will be higher than currently allowed in the zone for The Gardens. Based on the public views of the building from different locations in nearby areas, as shown in the Open House boards, do you have any concerns about this increase in building height?

NO CONCERNS

Question #4 – As shown in the Open House Boards, the proposed townhouses would have tandem (front and back) parking for 21 of 23 units. Do you have any comments about parking arrangements?

NO PARKING SHOULD BE FIRST

Question #5 – Do you support the proposed new development including the ten-storey building and the townhouses?

YES

Please provide other comments that you would like to share.

NONE



The Gardens Phase 3: Public Open House, September 13, 2016

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NO. I THINK IT LOOKS GOOD, AND WOULDN'T BE
VERY NOTICEABLE FOR MOST PEOPLE.

Question #2 – The proposed revisions will create increased shadowing on parks lands in winter time between the hours of 12 noon and 3 pm as identified in blue on the Shadow Studies Board. Do you have any concerns regarding the increased shadowing within the future park?

NO. I THINK IT IS A MINOR ADDITIONAL IMPACT

Question #3 – One of the proposed buildings will be higher than currently allowed in the zone for The Gardens. Based on the public views of the building from different locations in nearby areas, as shown in the Open House boards, do you have any concerns about this increase in building height?

NO. IT IS MINOR

Question #4 – As shown in the Open House Boards, the proposed townhouses would have tandem (front and back) parking for 21 of 23 units. Do you have any comments about parking arrangements?

NO. I THINK IT IS REASONABLE. I LIVE W ONE
LIKE THAT MYSELF! DESIGN IS NICE

Question #5 – Do you support the proposed new development including the ten-storey building and the townhouses?

YES. TOWNLINE HAS DONE A GREAT JOB ON
THE PROJECT SO FAR I AM SURE IT WILL FINISH
OFF ~~NICELY~~ NICELY.

Please provide other comments that you would like to share.

ALL LOOKS GOOD. GOOD COMMUNITY MEETING!
LET'S GET ON WITH IT.



The Gardens Phase 3: Public Open House, September 13, 2016

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Question #1 – The Open House boards illustrate the views of the proposed development from five different points within the future park. Do you have any concerns about how the proposed additional height of one of the buildings would look and feel from inside the park?

No, as ~~the~~ more stories would not make a difference.

Question #2 – The proposed revisions will create increased shadowing on parks lands in winter time between the hours of 12 noon and 3 pm as identified in blue on the Shadow Studies Board. Do you have any concerns regarding the increased shadowing within the future park?

No, as people don't use parks much during winter.

Question #3 – One of the proposed buildings will be higher than currently allowed in the zone for The Gardens. Based on the public views of the building from different locations in nearby areas, as shown in the Open House boards, do you have any concerns about this increase in building height?

Shadowing of Azalea & Magnolia buildings.

Question #4 – As shown in the Open House Boards, the proposed townhouses would have tandem (front and back) parking for 21 of 23 units. Do you have any comments about parking arrangements?

~~Yes~~ Maybe, depends on the price.

Question #5 – Do you support the proposed new development including the ten-storey building and the townhouses?

No, as we are covered by those buildings anyway

Please provide other comments that you would like to share.

We are very concerned about the traffic pattern change, as the current Massey tunnel is insufficient for proper traffic.



The Gardens Phase 3: Public Open House, September 13, 2016

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NO. It makes sense as the additional units will have a great view of the park.

Question #2 – The proposed revisions will create increased shadowing on parks lands in winter time between the hours of 12 noon and 3 pm as identified in blue on the Shadow Studies Board. Do you have any concerns regarding the increased shadowing within the future park?

NO.

Question #3 – One of the proposed buildings will be higher than currently allowed in the zone for The Gardens. Based on the public views of the building from different locations in nearby areas, as shown in the Open House boards, do you have any concerns about this increase in building height?

no. Building townhouses closer to the highway estate sense as it will be less affected by it.

Question #4 – As shown in the Open House Boards, the proposed townhouses would have tandem (front and back) parking for 21 of 23 units. Do you have any comments about parking arrangements?

No Tandem parking is quite common.

Question #5 – Do you support the proposed new development including the ten-storey building and the townhouses?

Yes

Please provide other comments that you would like to share.

- The development shall have an exit
onto Stevenston Hwy. to alleviate
traffic



The Gardens Phase 3: Public Open House, September 13, 2016

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NO!

Question #2 – The proposed revisions will create increased shadowing on parks lands in winter time between the hours of 12 noon and 3 pm as identified in blue on the Shadow Studies Board. Do you have any concerns regarding the increased shadowing within the future park?

NO

Question #3 – One of the proposed buildings will be higher than currently allowed in the zone for The Gardens. Based on the public views of the building from different locations in nearby areas, as shown in the Open House boards, do you have any concerns about this increase in building height?

No problem with increase by 23 units.

Question #4 – As shown in the Open House Boards, the proposed townhouses would have tandem (front and back) parking for 21 of 23 units. Do you have any comments about parking arrangements?

No

Question #5 – Do you support the proposed new development including the ten-storey building and the townhouses?

yes

Please provide other comments that you would like to share.



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*The original plans were exciting,
this is not!*

Question #2 – The proposed revisions will create increased shadowing on parks lands in winter time between the hours of 12 noon and 3 pm as identified in blue on the Shadow Studies Board. Do you have any concerns regarding the increased shadowing within the future park?

*Again gardens are not what we
had discussed. A plan to walk, stroll
in the evening or day for tenants &
community. Mini-city park!*

Question #3 – One of the proposed buildings will be higher than currently allowed in the zone for The Gardens. Based on the public views of the building from different locations in nearby areas, as shown in the Open House boards, do you have any concerns about this increase in building height?

*Townline had an "input" meeting
years ago when asked city for original
permit. The neighbours found it perfectly
fine as we wanted only 4 floors, but settled
for 6. Now you request more. NO!
Same reason. Does not fit with
neighbourhood. Too bad we have ineffective
or non-existent by-laws!*

Question #4 – As shown in the Open House Boards, the proposed townhouses would have tandem (front and back) parking for 21 of 23 units. Do you have any comments about parking arrangements?

Question #5 – Do you support the proposed new development including the ten-storey building and the townhouses?

Townhouses fine.

10 story building too high

Blocking view for homeowners on Seaburn!

Please provide other comments that you would like to share.



The Gardens Phase 3: Public Open House, September 13, 2016

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Question #1 – The Open House boards illustrate the views of the proposed development from five different points within the future park. Do you have any concerns about how the proposed additional height of one of the buildings would look and feel from inside the park?

NO.

Question #2 – The proposed revisions will create increased shadowing on parks lands in winter time between the hours of 12 noon and 3 pm as identified in blue on the Shadow Studies Board. Do you have any concerns regarding the increased shadowing within the future park?

NO, IT'S IMMATERIAL.

Question #3 – One of the proposed buildings will be higher than currently allowed in the zone for The Gardens. Based on the public views of the building from different locations in nearby areas, as shown in the Open House boards, do you have any concerns about this increase in building height?

INCREASING BUILDING HEIGHT AND DENSITY WILL BE TREND IN RICHMOND.

Question #4 – As shown in the Open House Boards, the proposed townhouses would have tandem (front and back) parking for 21 of 23 units. Do you have any comments about parking arrangements?

No.

Question #5 – Do you support the proposed new development including the ten-storey building and the townhouses?

Yes.

Please provide other comments that you would like to share.

Excerpt from the Minutes from The Design Panel Meeting

Wednesday, October 19, 2016 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

3. DP 16-741981 – SECOND APPLICATION FOR THIRD PHASE MIXED USE DEVELOPMENT COMPRISED OF 10-STOREY AND 3-STOREY RESIDENTIAL BUILDINGS (168 MARKET UNITS & 12 LOW END MARKET RENTAL UNITS)

APPLICANT: Townline Gardens Inc.

PROPERTY LOCATION: 10780 and 10788 No. 5 Road and 12733 Steveston Highway

Applicant's Presentation

Stephen Slot, Development Manager, Townline, Architect Joseph Lau, ZGF Cotter Architects, and Landscape Architect Jennifer Stamp, Durante Kreuk Ltd., presented the project and answered queries from the Panel on behalf of the applicant.

Panel Discussion

Comments from the Panel were as follows:

- the north façade of the project is not as successful at reading like a miniature cityscape as viewed from the park; buildings look disjointed and some building elements appear pasted on;
As noted at panel, the model was damaged during transportation. Due to the "frame" not being on the model when it was presented, we believe that this de-emphasized the miniature cityscape concept of our design. The panel did note that the concept was clear on the renderings and other presentation material. Also in response to panel comments, we have lifted the northwest frame up one level to create a clearer read on the north volume and eliminated the 'tacked-on' feel of the expression.
- lower portions of the proposed ten-storey building appear tall; many floors look the same; the building massing appears more prominent when viewed from the park;
We have taken steps to break up the façade on the courtyard side on Building E1. We have set up a more gradual/progressive shift in form and texture on this façade that we believe has broken up the mass and improved the

proportions of the building. By adding the 'zig-zag' balconies from level 8 to levels 6 and 7, there is a cleaner read in the shift of the massing as it runs up the building. Both the "base" of the building and the transition to the upper, recessed tier is also more clearly read.

- consider a more continuous design for the lower portions of the ten-storey building; carefully designed townhouse buildings work but the design of the ten-storey building is not as successful;

As noted, we have made changes to the façade to improve on the continuity and clarity of our design.

- consider a larger setback at the 4th or 5th level of the ten-storey building; the low datum line and multiple storeys above it makes the ten-storey building appear heavy;

As noted, the introduction of the level 8 expression onto level 6 and 7 has made the read of the lower base levels read more clearly. The brick frame of the will be lifted on the north and west corners to visually bring up the datum.

- appreciate the overall scheme for the proposed development; "neighbourly" moves, e.g. creating interesting corners, introducing setbacks to the buildings behind the guardrails, and introducing bandings reduce the massing of the ten-storey building;
- the cluster of three 3-storey townhouse buildings are an improvement over the original proposal for a 4-storey apartment building;
- concerned about thermal bridging; thermal breaks for projections are difficult and expensive; concrete projections and fins act like "radiators";
- increasing the height of the building from eight to ten-storeys is not a concern; however, diminishing the height and massing of the additional upper floors is challenging; the applicant's approach to lighten the two uppermost floors appears more successful in the renderings than in the model; consider alternate ways to lighten the two uppermost floors, e.g. changing the proposed window specifications and wall systems; also consider design development and change materials for the wood soffit to visually reduce the apparent height of the ten-storey building;

The wood soffit of the roof overhang has been deleted to eliminate the cornice/cap effect as noted by panel. The transition up to the uppermost tier is more gradual as noted above.

- appreciate the proposed roof terraces in townhouse building "F2"; consider introducing skylights or glazing at the stairs to introduce natural lighting inside the townhouse units;

Glazing into the stair well has been added to the stair pop up to introduce natural light into the stairwell.

- nice project; provides beautiful views of the park to the north;

- the project is on the right track from a sustainability perspective;
- proposed window design of buildings create an opportunity for good views to the park; however, it is also a thermal comfort concern; applicant needs to address this issue;
- extensive use of spandrel glass is also a concern from a thermal performance sustainability perspective;

All spandrel panel is backed by an insulated drywall, back-up wall. While the exterior of the building reads as large field of window wall, from the interior, the wall reads more like punched openings. An energy model was already performed for Building E2. Due to the insulated, drywall backup wall being implemented on the window wall system, we are actually surpassing the required performance values. The same exercise will be performed for Building E1.

- the project's target of four energy points with residential heat pumps may not be achievable;
This is a target only. The LEED certification is not being pursued.
- use of LED lighting and low-flow fixtures will enable the project to gain more energy points;

All common area lights will be LED and all fixtures will be low-flow.

- appreciate the applicant doing enhanced commissioning for energy credits; applicant needs to engage the commissioning agent as soon as possible; also appreciate the applicant doing measurement and verification to gain energy credits; not normally done in projects due to the additional costs involved;

The panelist was reading from an older DP submission. We are not pursuing points for either enhanced commissioning or verified measurements for this application as we currently have enough to satisfy the requirements.

- proposed use of compact fluorescent lighting is outdated and not currently considered a sustainable energy strategy; consider instead using LED lighting which is a more recent approach;
All common area lighting will be LED
- appreciate the affordable units will include universal design features; applicant needs to include detailed unit lay-outs in future presentations of the project;
Boards with larger scale unit layouts were available at panel but were not viewed.
- consider replacing swing doors in bathrooms of apartment and townhouse units with sliding doors (i.e., barn door type or pocket doors) to enhance accessibility and provide more floor space;
Where possible, sliding doors will be implemented.
- agree with the comment that the proposed townhouse buildings are an improvement over the previous proposal;

- consider design development to the two uppermost floors of the ten-storey building as they currently appear “placed on”;
As noted above.
- appreciate the height of buildings stepping down towards the highway;
- reconsider the reveal at the corner of building “E2” and consider a continuous treatment to read more as a façade that wraps instead of having a notch at the corner;

The break in the roof is to follow the inside corner condition below. The cut corner of the roof will be maintained to mimic the massing below it. This also helps to break up the massiveness of the roof plane as viewed from the street level.

- townhouse residents should have access to the green roof to get views to the park;
The space above the bike pavilion has been made accessible to the Building F3 townhome units, providing residents with additional outdoor space. The green roof material has been replaced with artificial turf to enhance its usability for residents and raised planters provide a space for gardening for the residents.
- the proposed development is an improvement over the previous proposal;
- proposed increase in the height of building “E1” is not a concern; views of buildings from the park works well and gives the park a feeling of enclosure;
- appreciate the proposed cluster of townhouse buildings; hope that the future development of the park will achieve its fullest potential and commensurate with the quality of development facing the park;□
- appreciate the wider walkway in the pedestrian mews;
- consider design development to the north end of the pedestrian mews to enhance the sense of openness from and to the park; look at the proposed structures and planting at the north end of the mews;
The feature trellis at the north end of the mews will be designed as a tall, open cantilevered structure as demonstrated in Section G on sheet L-2.1. This structure will mark the plaza as the focal point of the mews and establish a strong visual connection with the public park to the north and the urban village to the south. The cantilevered design minimizes the number of posts at the ground plane allowing for various site furnishing opportunities, while the angled roof structure opens to the north and south further enhancing visual connectivity and openness through the structure.
- consider introducing interesting paving materials for the internal roads in the cluster of townhouse buildings; look at precedence in the Olympic Village;
Concrete banding has been introduced in the internal roads in the cluster of townhome buildings to break up the asphalt.

- planting plan symbols in the plans provided by the applicant are hard to read;
Planting Plans on sheets L1.1 – 1.3 are at 1/8” scale. Tree fills have been turned off to improve the readability of the plant symbols.
- support the project and look forward to the City developing the park to match the quality of the proposed development;
- in relation to a previous comment, consider shifting up the brick frame on the south corner in building “E1” so the setback will be above it; will raise up the outlines of the ten-storey buildings when viewed from the park; and
- agree with the comment that residents of the proposed cluster of townhouse buildings should have access to the extensive green roof over the bicycle pavilion to access views to the park.

Townhouse F3 will have access to the roof above the bike pavilion in lieu of having access to the park views to the north. The extensive green roof will be replaced with artificial turf to enhance usability. Raised planters will be placed to allow for gardening opportunities for residents.

Panel Decision

It was moved and seconded

That DP 16-741981 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.

CARRIED



City of Richmond

Development Permit

No. DP 16-741981

To the Holder: TOWNLINE GARDENS INC.

Property Address: 10780 NO. 5 ROAD, 10788 NO. 5 ROAD AND
12733 STEVESTON HIGHWAY

Address: C/O JOSEPH LAU, ZGF COTTER ARCHITECTS
901 – 838 WEST HASTINGS STREET
VANCOUVER, BC V6C 0A6

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) For the most westerly building (Building E1), increase the maximum height over a parkade structure from six (6) storeys and 25.0 m, to ten (10) storeys and 33.6 m; and
 - (b) For the most westerly building (Building E1), increase the allowable projection of unenclosed balconies into a side yard setback abutting the Agricultural Land Reserve, from a maximum of 0.9 m to 1.8 m.
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 28 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
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.
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.

Development Permit
No. DP 16-741981

To the Holder: TOWNLINE GARDENS INC.

Property Address: 10780 NO. 5 ROAD, 10788 NO. 5 ROAD AND
12733 STEVESTON HIGHWAY

Address: C/O JOSEPH LAU, ZGF COTTER ARCHITECTS
901 – 838 WEST HASTINGS STREET
VANCOUVER, BC V6C 0A6

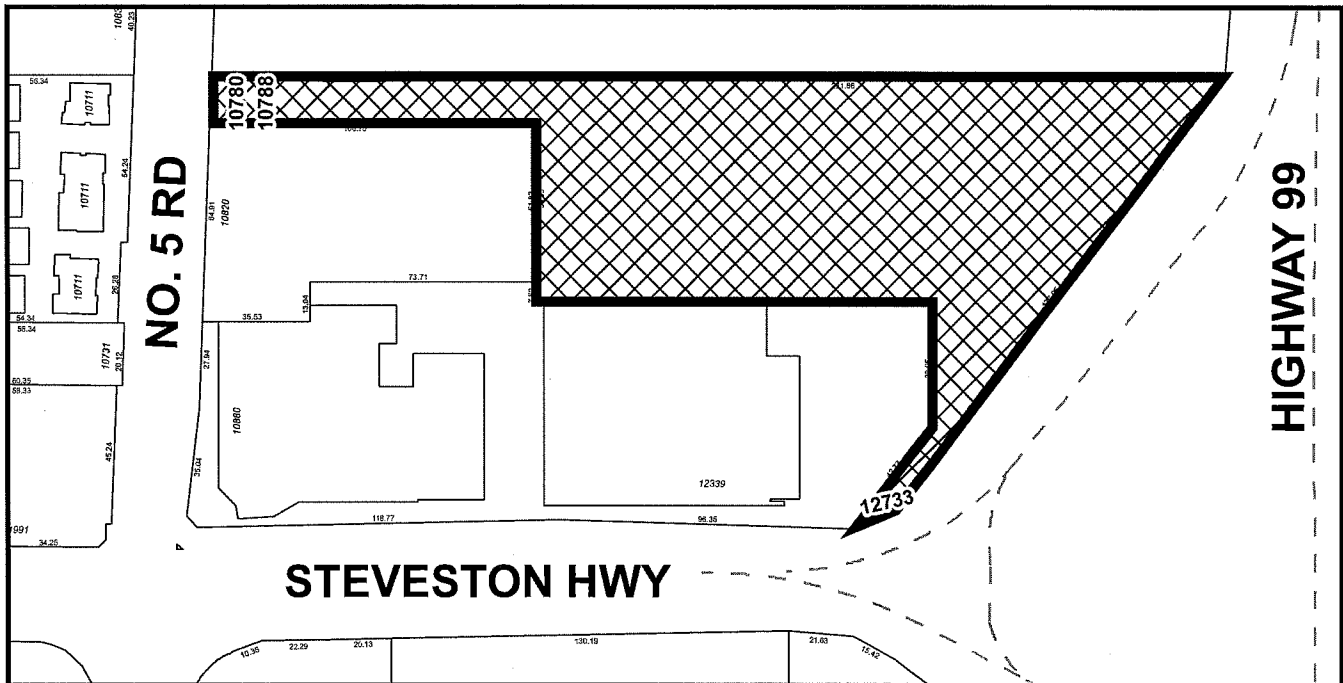
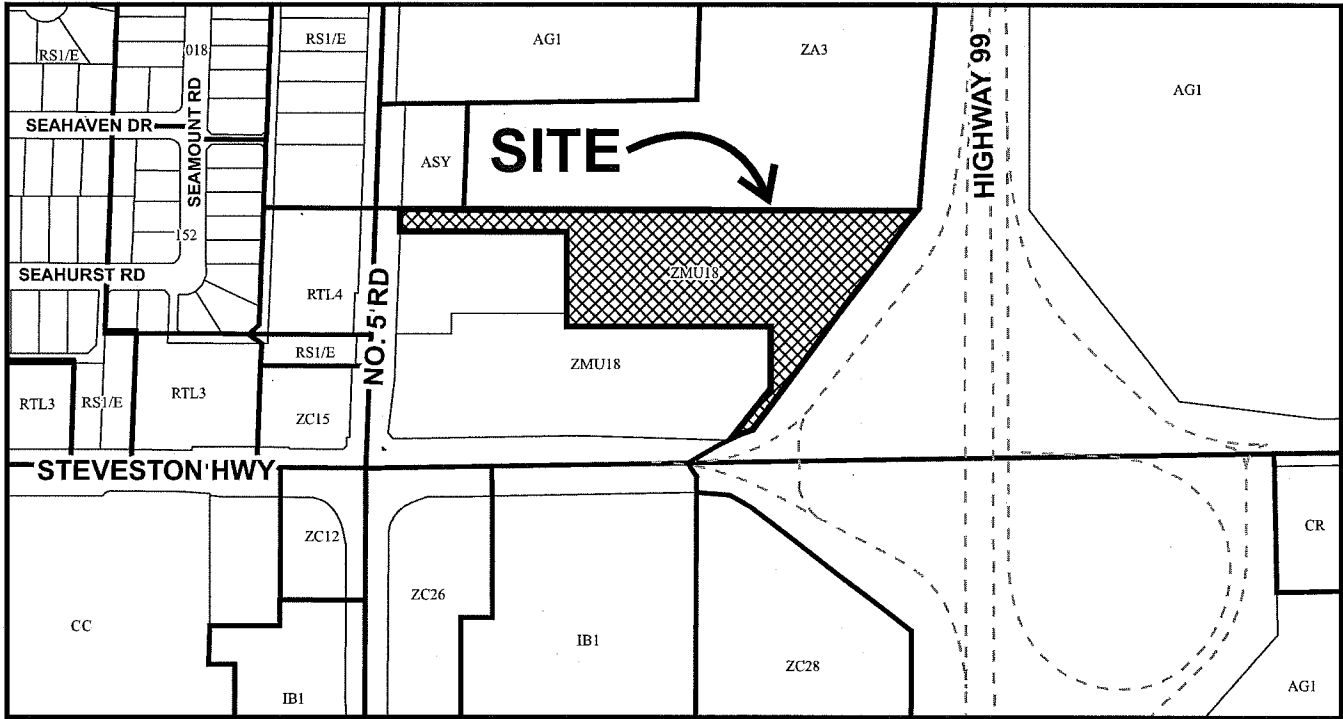
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE
DAY OF , .

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond

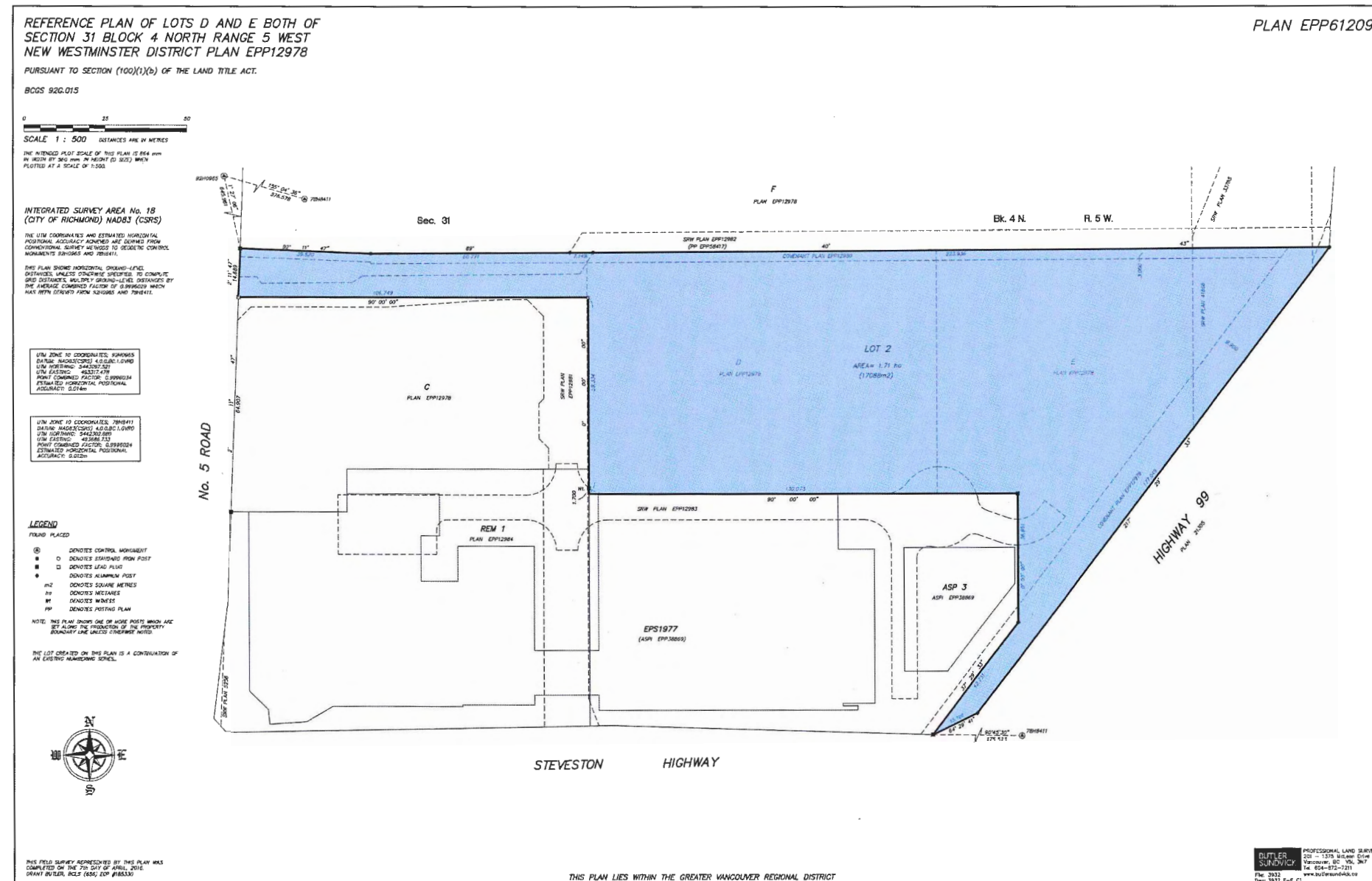


DP 16-741981
SCHEDULE "A"

Original Date: 09/19/16

Revision Date:

Note: Dimensions are in METRES



NOT FOR
CONSTRUCTION

[illegible]

PROJECT

**THE
GARDENS**

THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

SUM

 TOWNLINE

SPAWN	-	SEAL
CHECKED	-	
SCALE	-	
JOB No.	VC30-5	
DATE		
SHEET TITLE:		
SURVEY PLAN		

SHEET TITLE:
SURVEY PLAN

DRAWING NO.:
A-101

NOTES:

KEY PLAN



AREA OF PERMIT



NOT FOR CONSTRUCTION

1	100% DEVELOPMENT PLAN
2	90% DEVELOPMENT PLAN
3	80% DEVELOPMENT PLAN
4	70% DEVELOPMENT PLAN
5	60% DEVELOPMENT PLAN
6	50% DEVELOPMENT PLAN
7	40% DEVELOPMENT PLAN
8	30% DEVELOPMENT PLAN
9	20% DEVELOPMENT PLAN
10	10% DEVELOPMENT PLAN
11	5% DEVELOPMENT PLAN
12	0% DEVELOPMENT PLAN

ZGF
COTTER

903 834 West Hastings Street, Vancouver, BC V6C 0A6
TEL: 604-271-1177 FAX: 604-271-1178 EMAIL: info@zgf.com
WWW.ZGFCOTTER.COM

PROJECT:

THE
GARDENS

THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

CLIENT:

TOWNLINE

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DATE	BY	SCALE
DESIGNED	A	
DRAWN	100' = 1" (1/4")	
DATE	10/20/2018	
DATE	2019/01/04	
DATE		

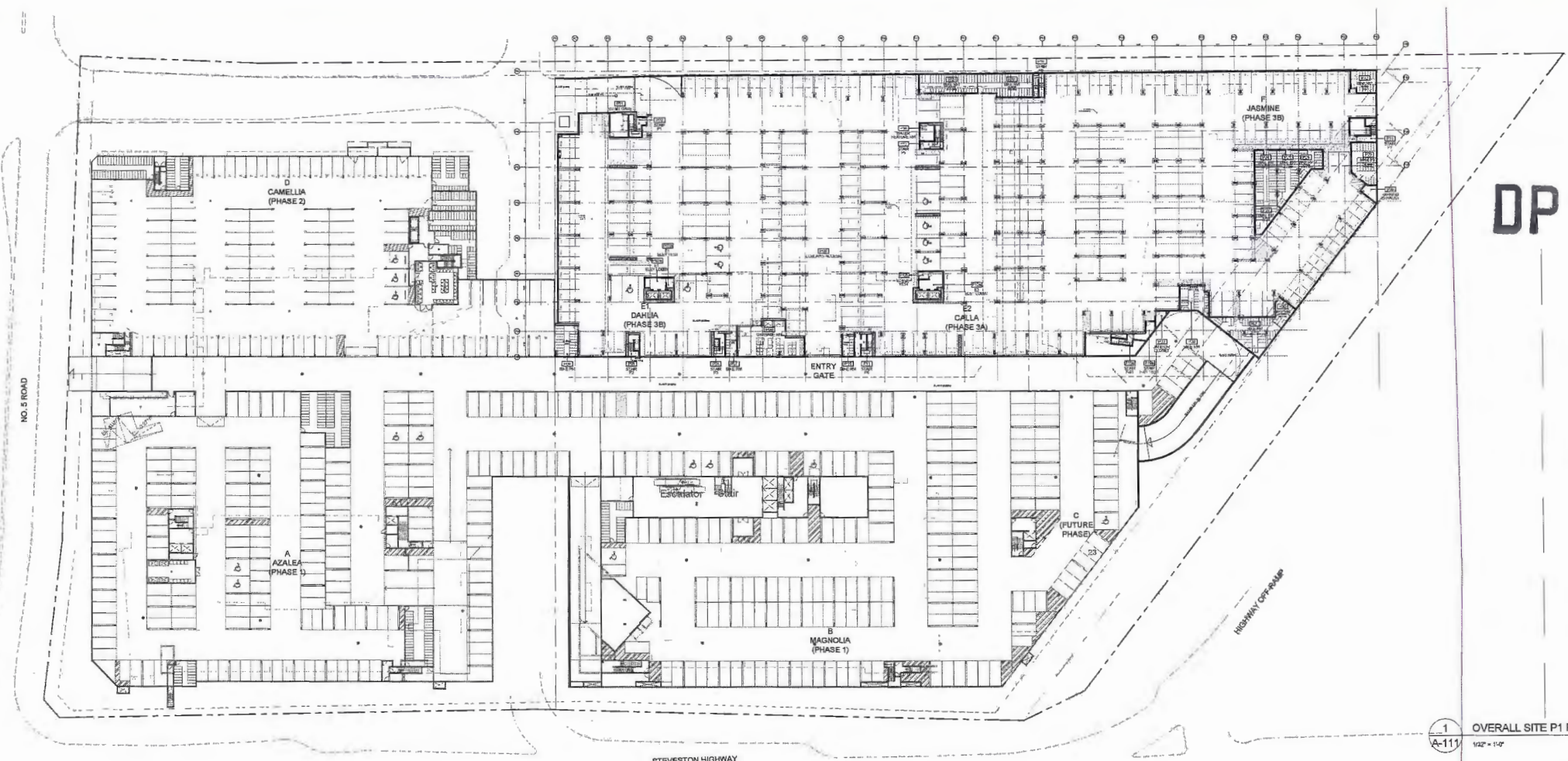
CONTEXT PLAN

NOTES:

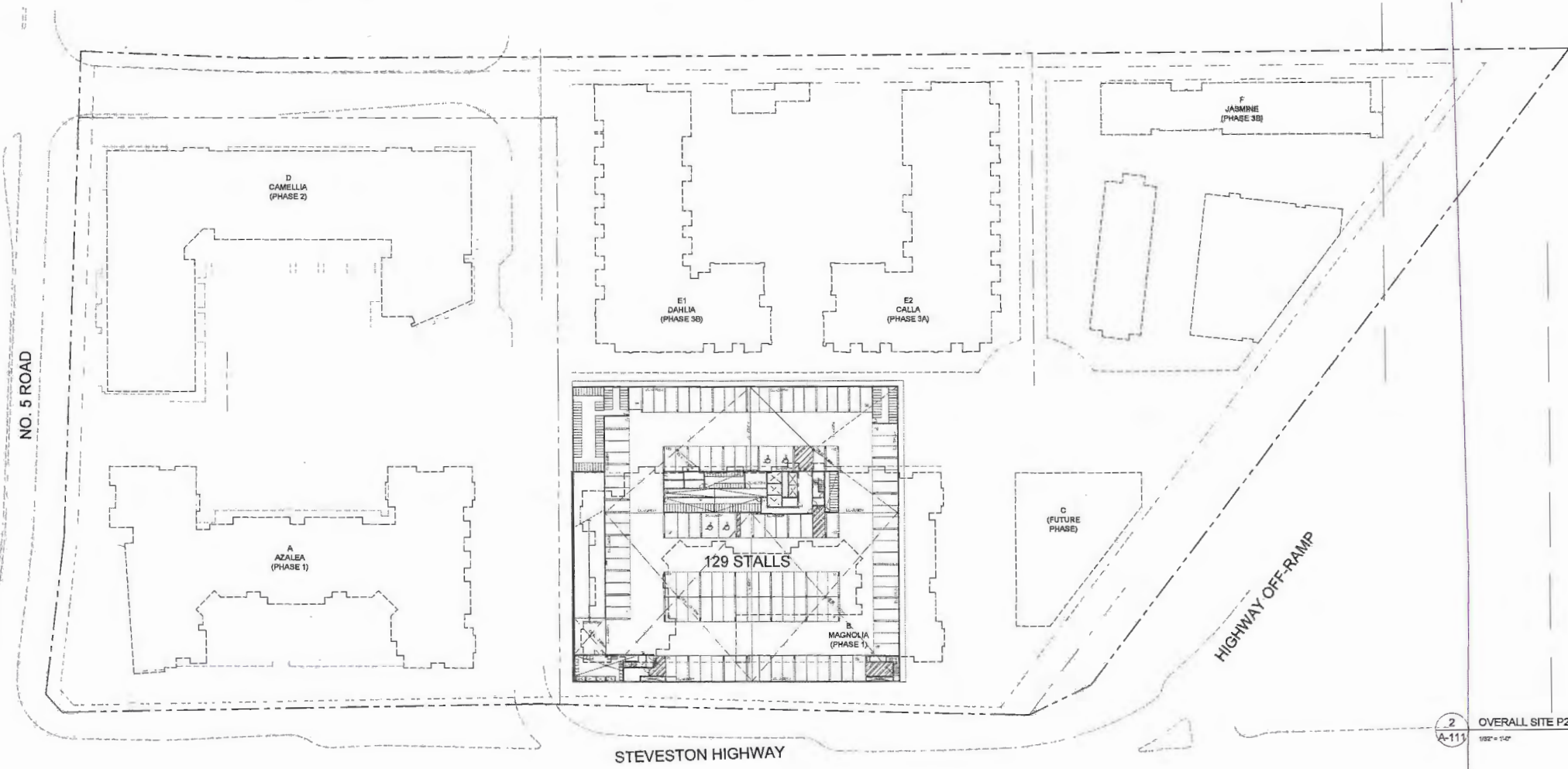
KEY PLAN



DP 16-7419 81
PLAN #3



1 OVERALL SITE P1 PARKING PLAN
A-111



2 OVERALL SITE P2 PARKING PLAN
A-111

NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	
2	ISSUED FOR PERMIT	
3	ISSUED FOR PERMIT	
4	ISSUED FOR PERMIT	
5	ISSUED FOR PERMIT	
6	ISSUED FOR PERMIT	
7	ISSUED FOR PERMIT	
8	ISSUED FOR PERMIT	
9	ISSUED FOR PERMIT	
10	ISSUED FOR PERMIT	

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COTTER

301-555 West Hastings Street, Vancouver, BC V6C 0A5
905-455-1212 FAX 905-455-1213 WWW.ZGFCOTTER.COM

THE
GARDENS

THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

CLIENT:

TOWNLINE

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DATE:	BY:	CHECKED:	SCALE:

SHEET TITLE:
OVERALL SITE
PARKING PLAN

A-111

NOTES:

KEY PLAN



DP 16-7419 81
PLAN #4

AGRICULTURAL RESERVE

THE PARK

3m SRW/ALR BUFFER

ROAD A

D
CAMELLIA
(PHASE 2)

ROAD A

E1
DAHLIA
(PHASE 3B)

COURTYARD

E2
CALLA
(PHASE 3A)

PUBLIC
MEWS

JASMINE
(PHASE 3B)

15M RMA ZONE

HIGHWAY 99

ROAD B

B
MAGNOLIA
(PHASE 1)

C
(FUTURE
PHASE)

A
AZALEA
(PHASE 1)

STEVESTON HIGHWAY

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501-838 West Hastings Street, Vancouver, BC V6C 0A6
TEL: 604-275-0077 FAX: 604-275-0071 WWW.ZGFCOTTER.COM

THE
GARDENS

THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

TOWNLINE

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DATE:	02	SCALE:
DRAWN:	AL	
CHECKED:	AL	
SCALE:	1/8" = 1'-0"	
JOB NO.:	100000	
DATE:	01/18/10	

OVERALL SITE
GROUND FLOOR PLAN

1 OVERALL SITE GROUND FLOOR PLAN
A-112 100% 4 1/2"

A-112

KEY PLAN



DP 16-741981
PLAN #5

AGRICULTURAL RESERVE

THE PARK

3m SRW/ALR BUFFER

ROAD A

D
CAMELLIA
(PHASE 2)

E1
DAHLIA
(PHASE 3E
+ 33.77m

COURTYARD

E2
CALLA
(PHASE 3A)

PUBLIC MEWS

JASMINE
(PHASE 3B)

—15M RMA ZONE

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901-838 West Hastings Street, Vancouver, BC V6C 0A5
TEL: 604-473-3477 FAX: 604-373-5771 E-MAIL: info@gluglucan.com
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**THE
GARDENS**

THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

CLIENTS

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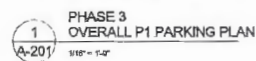
SCALE: 1 cm = 1 km

DATE:	DESCRIPTION:
SHEET TITLE:	

OVERALL SITE
ROOF PLAN

1 OVERALL SITE ROOF PLAN
A-113 1/32" = 1'-0"

A-113



#	181104	ISSUED FOR DEB CLOSURE PERMIT PANEL
S	180529	NOF REVIEWED WITH RES AND P REVIEWED
D	180918	DEB CLOSURE PERMIT APPLICATION LIVE - ADVANCES
C	180415	ISSUED FOR DEVELOPMENT PERMIT PANEL
S	181123	NOF REVIEWED
D	180514	DEB CLOSURE PERMIT APPLICATION
KNOW	TOWNSHIP	DESCRIPTION
ISSUE		

901-838 West Hastings Street, Vancouver, BC V6C 0A6
TEL: 604-272-1877 FAX: 604-272-1471 EMAIL: info@aginterior.com
WEB: www.aginterior.com

**THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE**

 TOWNLINE

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Page 10 of 10

[illegible]

SCALE: 1" = 140'

JOB No. 422819

DATE:	27-01-1986
-------	------------

SHEET TITLE:

PHASE 3
OVERALL

OVERALL
PARKING PLAN

2000000000

A-201

A-201



DP

NOTES: 16-741981

PLAN #8

THE PARK

3m SRW/ALR BUFFER

6 m pond elevation

PROPERTY LINE

10'-0" (3M) SETBACK

20'-0" (6M) SETBACK

ROAD A

10'-0" (3M) SETBACK

E1
DAHLIA
(PHASE 3B)

COURTYARD

E2
CALLA
(PHASE 3A)

PUBLIC
MEWS

JASMINE
(PHASE 3B)

F1

F3

ROAD B

B
MAGNOLIA
(PHASE 1)

C
(FUTURE
PHASE)

HIGHWAY 99

15m RMA ZONE

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303-838 West Hastings Street, Vancouver, BC V6C 0G6
TEL: 604-275-0077 FAX: 604-275-1471 EMAIL: info@zgf.com
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THE
GARDENS

THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

TOWNLINE

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REVISION	DATE	BY	REASON
1	2017-01-10	AL	ISSUED FOR PERMIT

SHEET TITLE:
PHASE 3 SITE
ROOF PLAN

PHASE 3
SITE PLAN
1
A-203

ISSUED BY:
A-203




**** 1 BEDROOM
AFFORDABLE UNIT
DESIGNED AS FULLY
ACCESSIBLE UNIT.**

F	181101	ISSUED FOR DEVELOPMENT PERMIT PANEL
E	180930	ACP REVIEW WITH 18 AND 19 PREVIEW
D	180918	DE DEVELOPERS PERMIT APPLICATIONS - ANALYSIS
C	180415	ISSUED FOR DEVELOPMENT PERMIT PANEL
B	181212	ACP PREVIEW
A	180914	DE DEVELOPERS PERMIT APPLICATION
NAME	TOPIC	DESCRIPTION
ISSUE		

PRELUDE:

THE
GARDENS

CLUBS

 TOWNLINE

DIVISION	SEAL:
CHECKED BY J.	
SCALE: 1/8" = 1'-0"	
JOB NO.: V33215	
DATE: 10/18/16	



* AFFORDABLE UNITS
DESIGNED AS
UNIVERSAL HOUSING
UNITS.

** 1 BEDROOM
AFFORDABLE UNIT
DESIGNED AS FULLY
ACCESSIBLE UNIT.

NOT FOR
CONSTRUCTION

1	WALL	SEE NOTES FOR EXISTING WALLS
2	WALL	NEW WALLS TO BE CONSTRUCTED
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98	WALL	EXISTING WALLS TO BE REINFORCED
99	WALL	EXISTING WALLS TO BE REINFORCED
100	WALL	EXISTING WALLS TO BE REINFORCED

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301-536 West Hastings Street, Vancouver, BC V6C 0A5
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THE
GARDENS

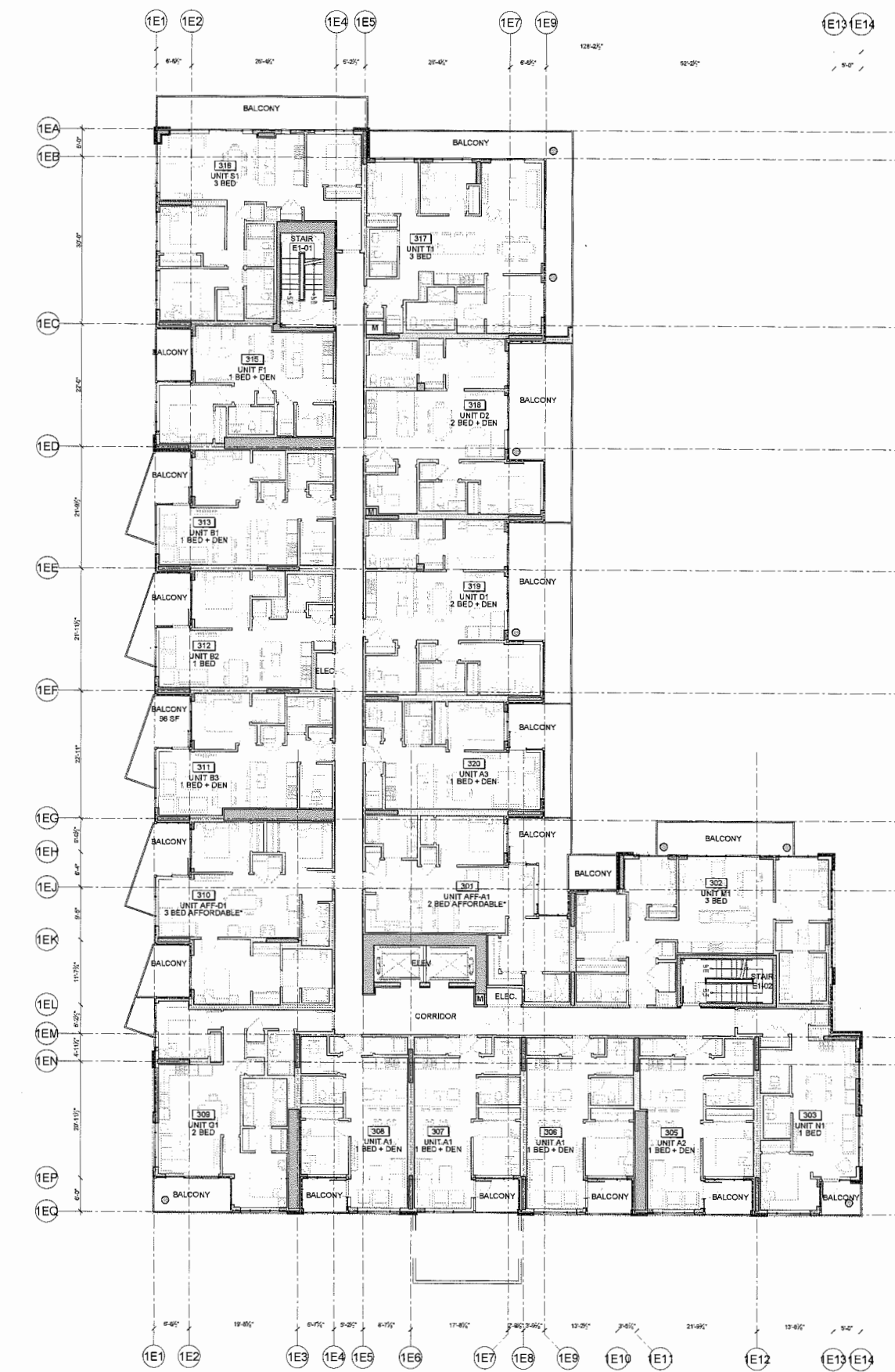
THE GARDENS PHASE THREE
BUILDING E1: DAHLIA
BUILDING E2: CALLA &
BUILDING F: JASMINE

TOWNLINE

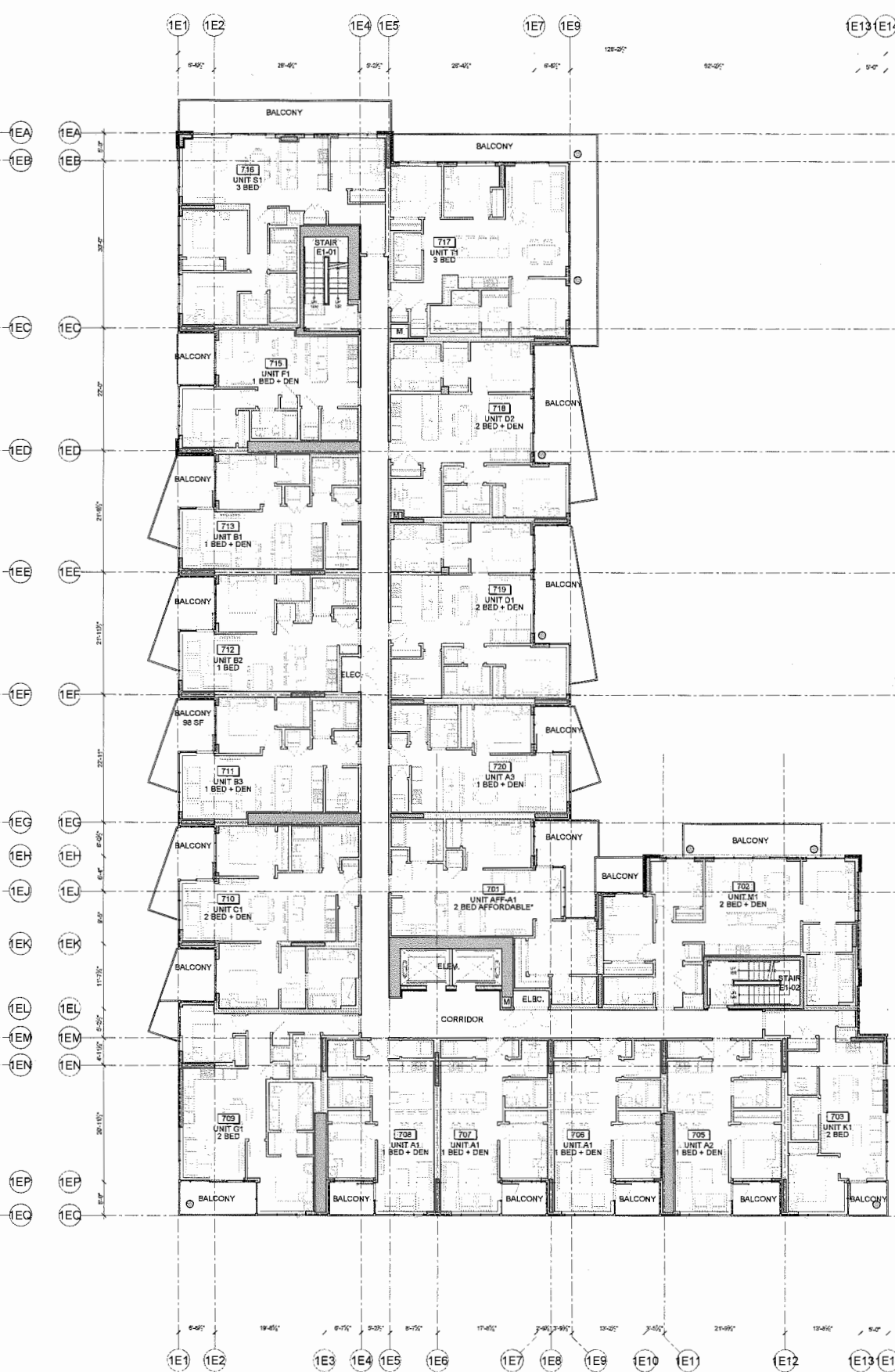
CONTRACT AGREEMENT: THIS PLAN AND SPECIFICATIONS ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT'S FIRM.

DATE:	10/1/2018
DESIGNED BY:	A-212
CHECKED BY:	A-212
SCALE:	1/8" = 1'-0"
JOB NO.:	1000018
SHEET:	01/01/018

BUILDING E1: DAHLIA
(PHASE 3)
FLOOR PLAN
LEVELS 3 TO 6
/ FLOORS 3, 5 TO 7



1
BUILDING E1: DAHLIA (PHASE 3)
LEVELS 3 TO 5 / FLOORS 3, 5 AND 6 - PLAN
A-212



2
BUILDING E1: DAHLIA (PHASE 3)
LEVEL 6 / FLOOR 7 - PLAN
A-212



1
 BUILDING E1: DAHLIA (PHASE 3)
 LEVELS 7 TO 8 / FLOORS 8 TO 9 - PLAN
 A-213

2
 BUILDING E1: DAHLIA (PHASE 3)
 LEVEL 9 / FLOOR 10 - PLAN
 A-213

NOT FOR CONSTRUCTION

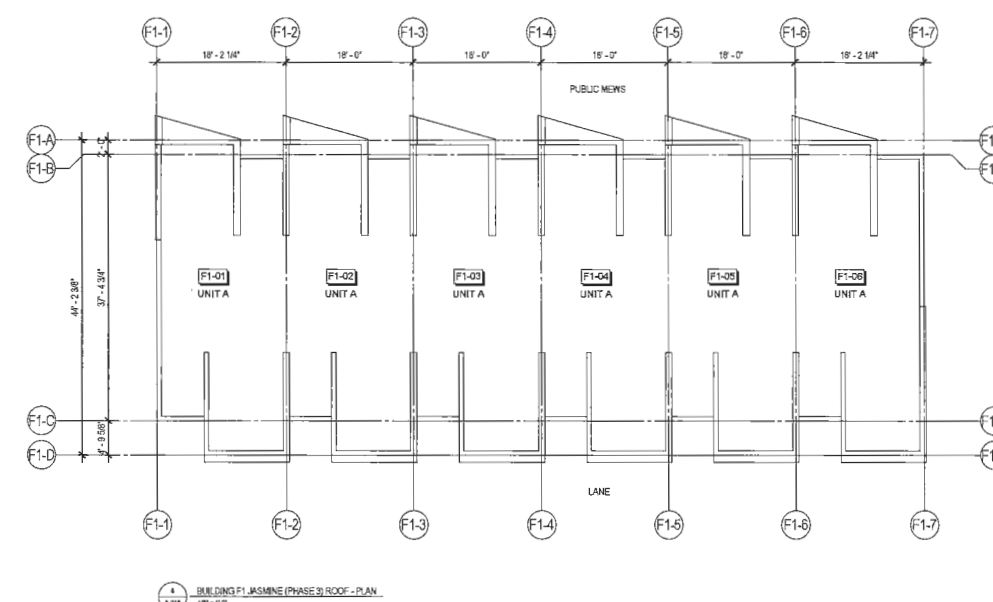
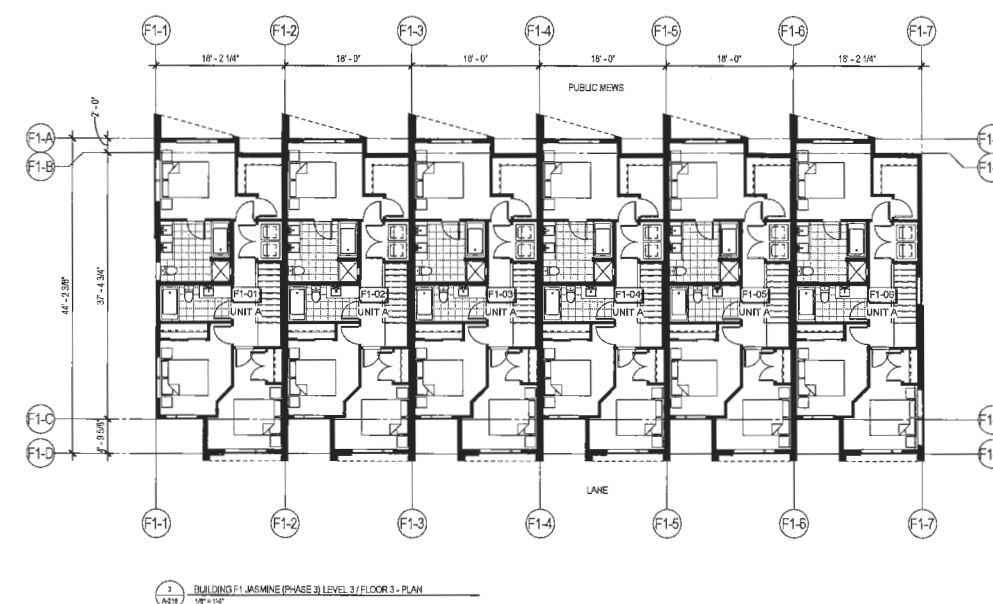
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E	181028	ACF REVIEW WITH DE AND P PERMITTEE
D	180918	DE DEVELOPMENT PERMIT APPLICATION REVIEW WORKSHOP
C	180415	ISSUES FOR DEVELOPMENT PERMIT PANEL
B	181003	ACF REVIEW
A	180914	DE DEVELOPMENT PERMIT APPLICATION
NAME	YTHMOD	DESCRIPTION
ISSUE		

NOTES:

KEY PLAN

0 1 9 8 1

PLAN #13

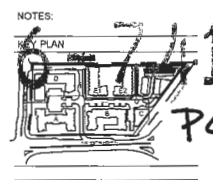
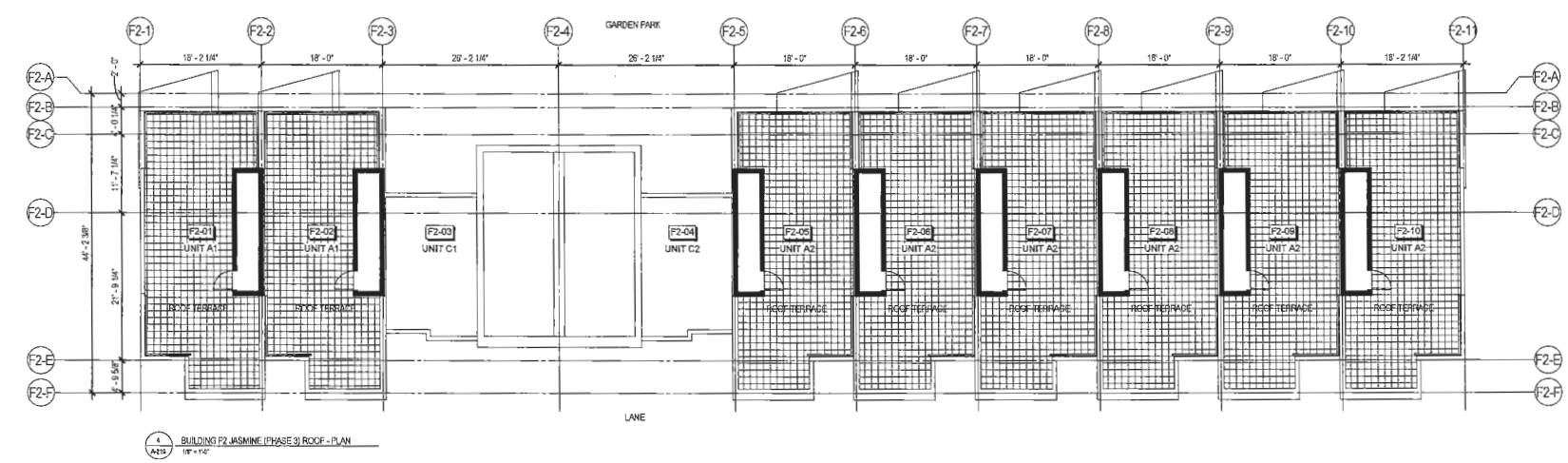
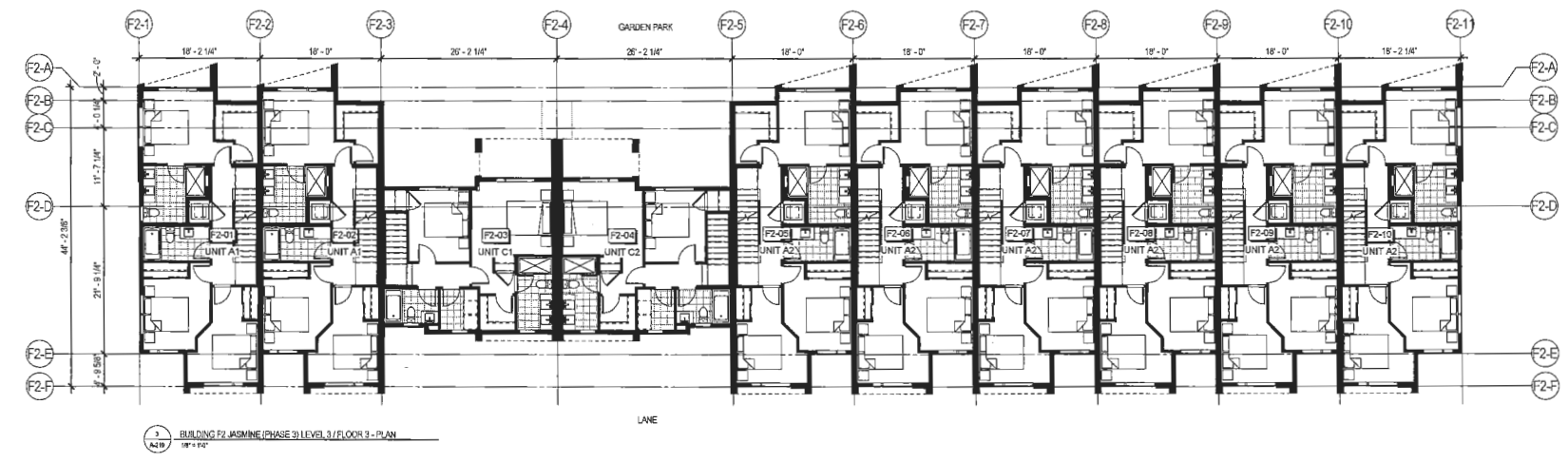
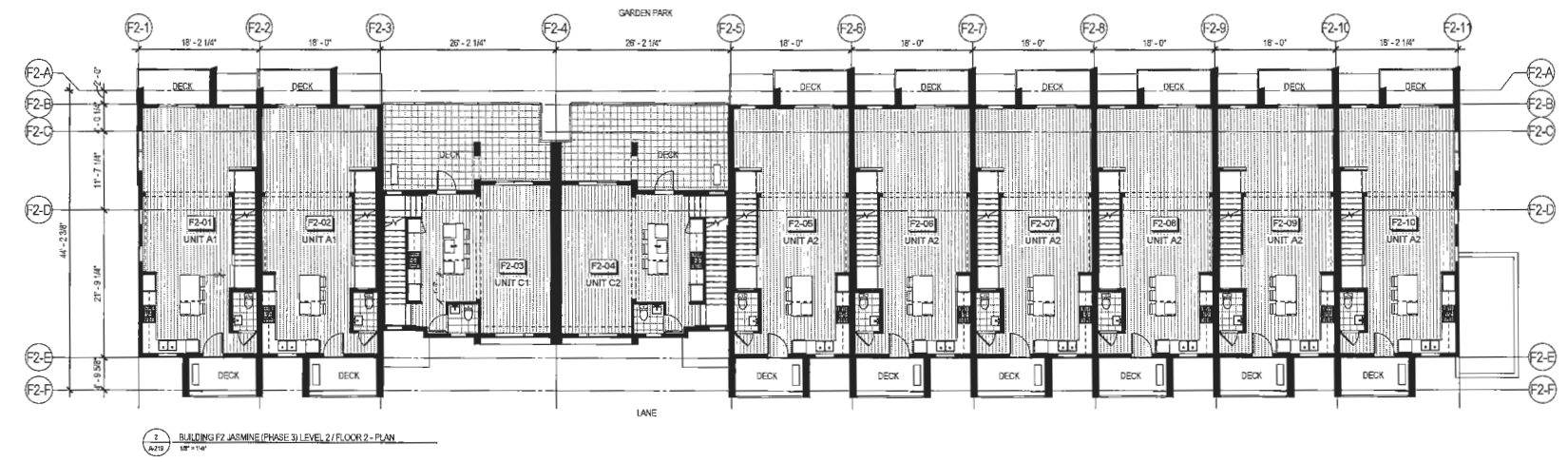
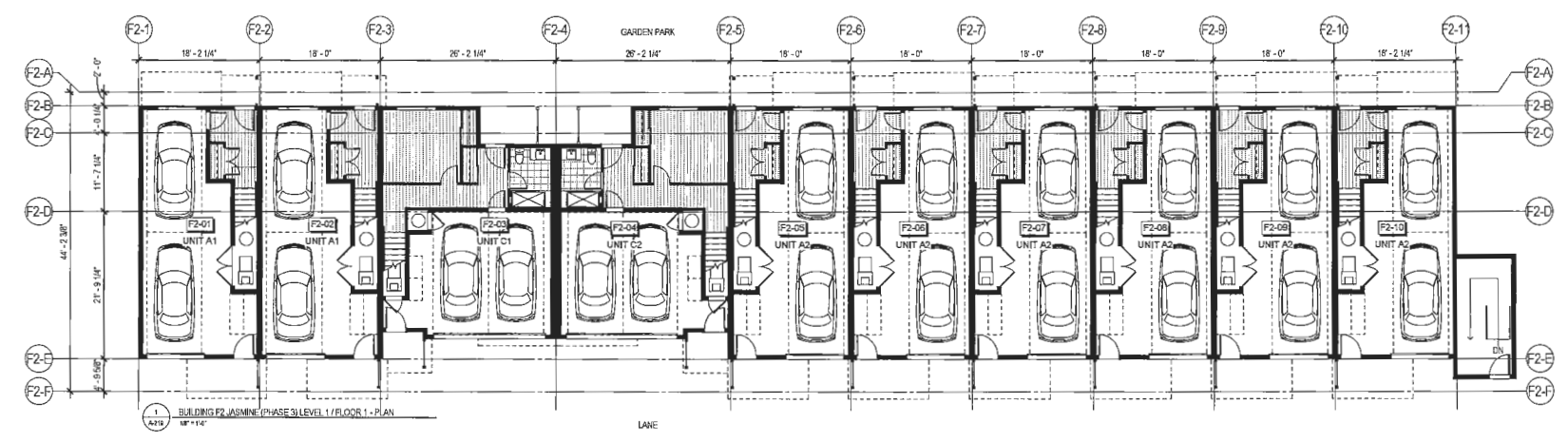
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3d COTTER ARCHITECTS INC.
5150 First Pendergast Street Vancouver BC V6P 4M6
TEL: 604.766.4390 FAX: 604.766.4391
WWW: www.3dcotter.com

 TOWNLINE

**BUILDING F1 JASMINE
(PHASE 3)
FLOOR PLANS**

DP 10-19-81
PLAN #14



NOT FOR CONSTRUCTION

DATE	10/19/81
BY	...
CHECKED	...
APPROVED	...

ZGF COTTER
200 CENTRAL AVENUE, SUITE 200
NEWTON, MASSACHUSETTS 02459
TEL: (617) 552-1100 FAX: (617) 552-1101

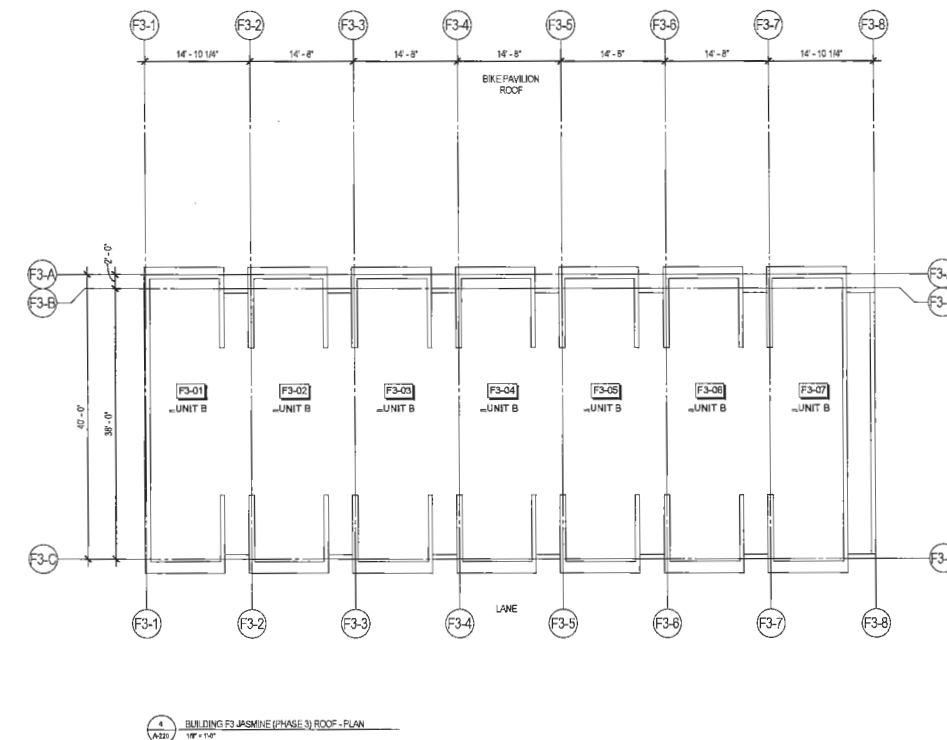
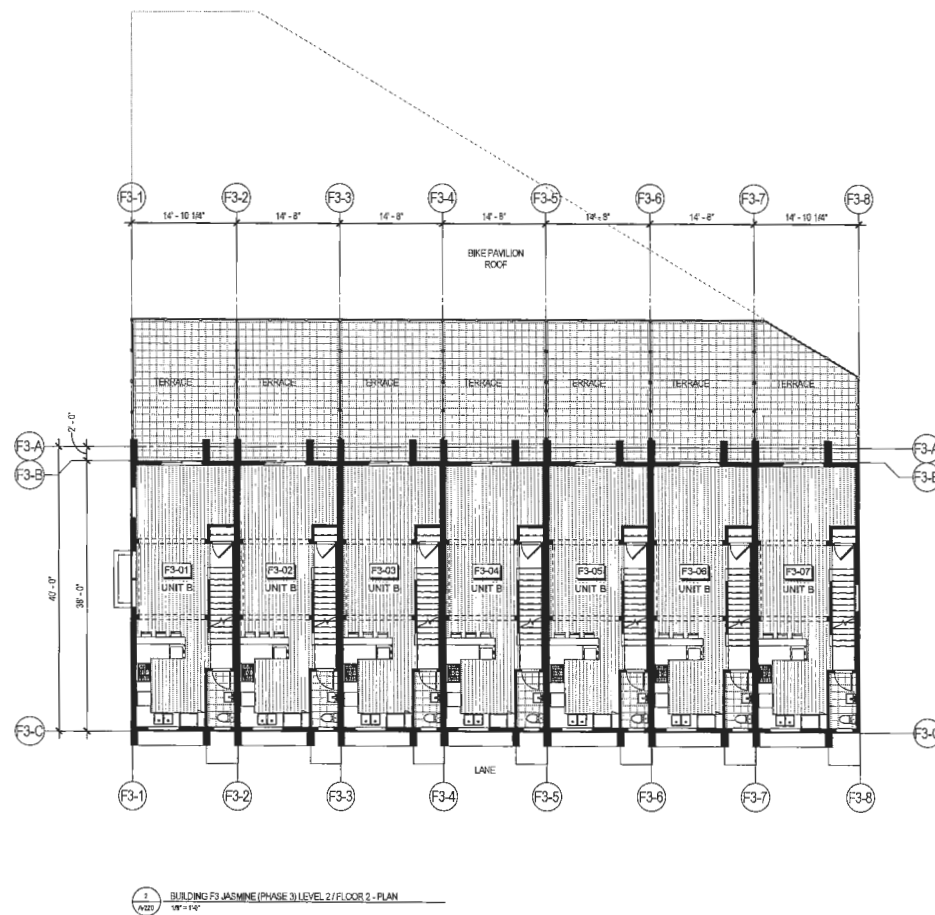
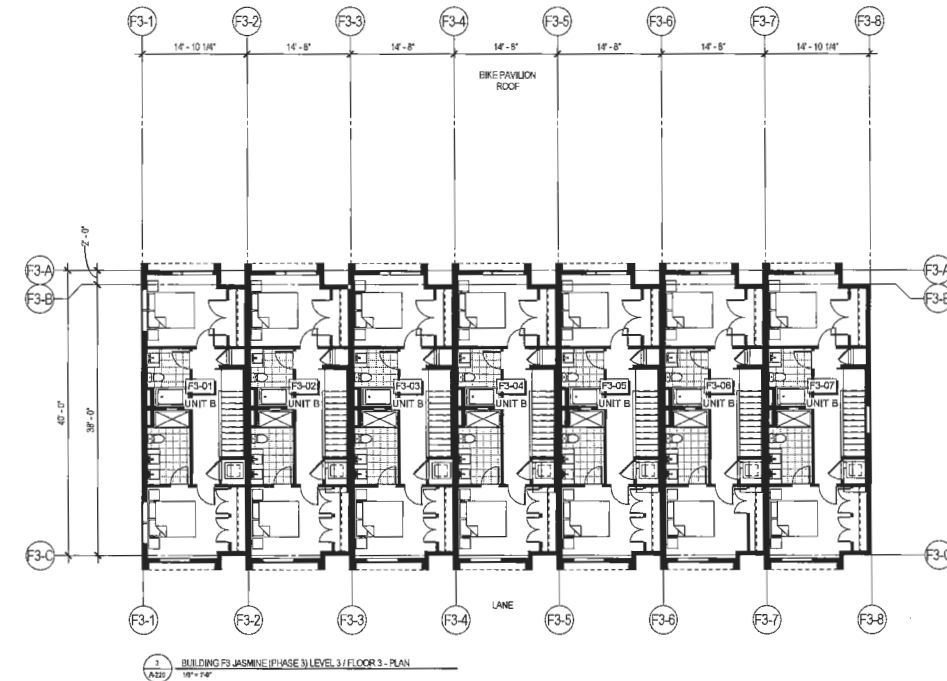
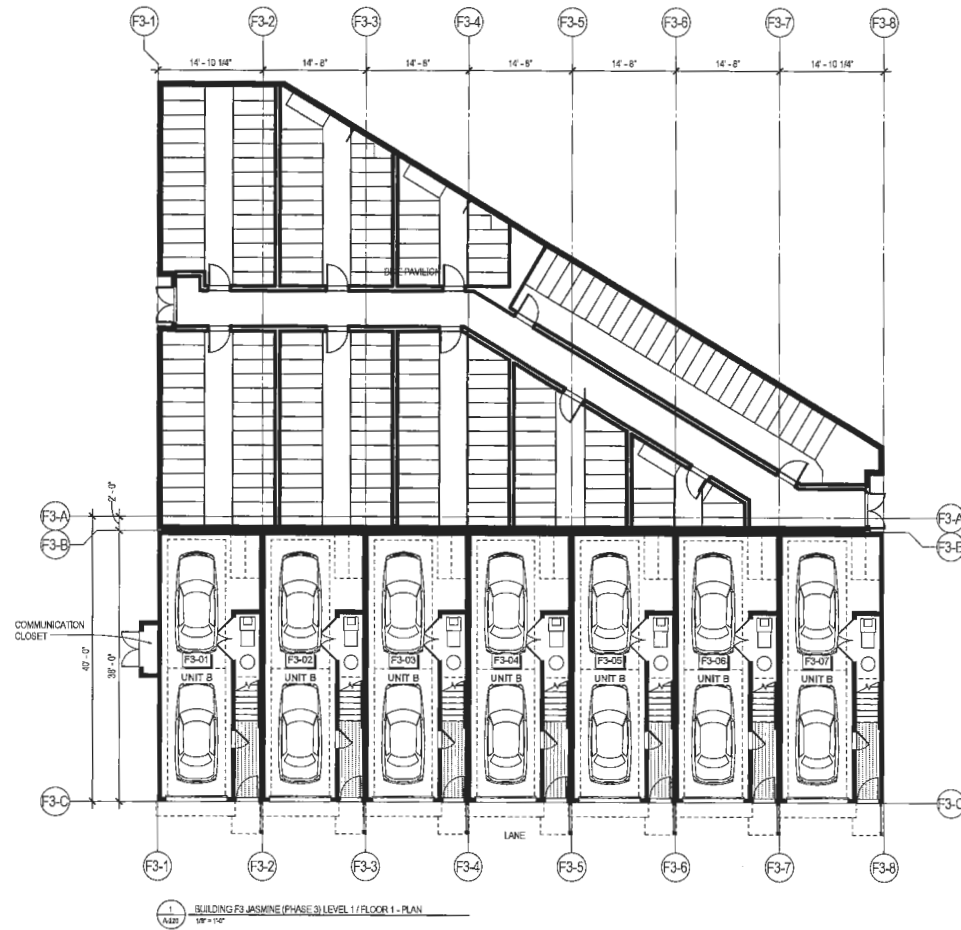
THE GARDENS
THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

TOWNLINE
CONSTRUCTION PROJECTS, INC.
1000 CENTRAL AVENUE, SUITE 200
NEWTON, MASSACHUSETTS 02459
TEL: (617) 552-1100 FAX: (617) 552-1101

DATE	10/19/81
BY	...
CHECKED	...
APPROVED	...

BUILDING F2 JASMINE
(PHASE 3)
FLOOR PLANS





NOT FOR
 CONSTRUCTION

REVISION	DATE	BY	DESCRIPTION
1	01/11/2011	WJ	ISSUED FOR PERMIT
2	01/11/2011	WJ	ISSUED FOR PERMIT
3	01/11/2011	WJ	ISSUED FOR PERMIT
4	01/11/2011	WJ	ISSUED FOR PERMIT
5	01/11/2011	WJ	ISSUED FOR PERMIT
6	01/11/2011	WJ	ISSUED FOR PERMIT
7	01/11/2011	WJ	ISSUED FOR PERMIT
8	01/11/2011	WJ	ISSUED FOR PERMIT
9	01/11/2011	WJ	ISSUED FOR PERMIT
10	01/11/2011	WJ	ISSUED FOR PERMIT

ZGF
 COTTER

201 COTTER AVENUE, SUITE 200
 NEWPORT NEWS, VIRGINIA 23602
 TEL: 757/246-1100 FAX: 757/246-1101
 WWW.ZGFCOTTER.COM

THE
 GARDENS

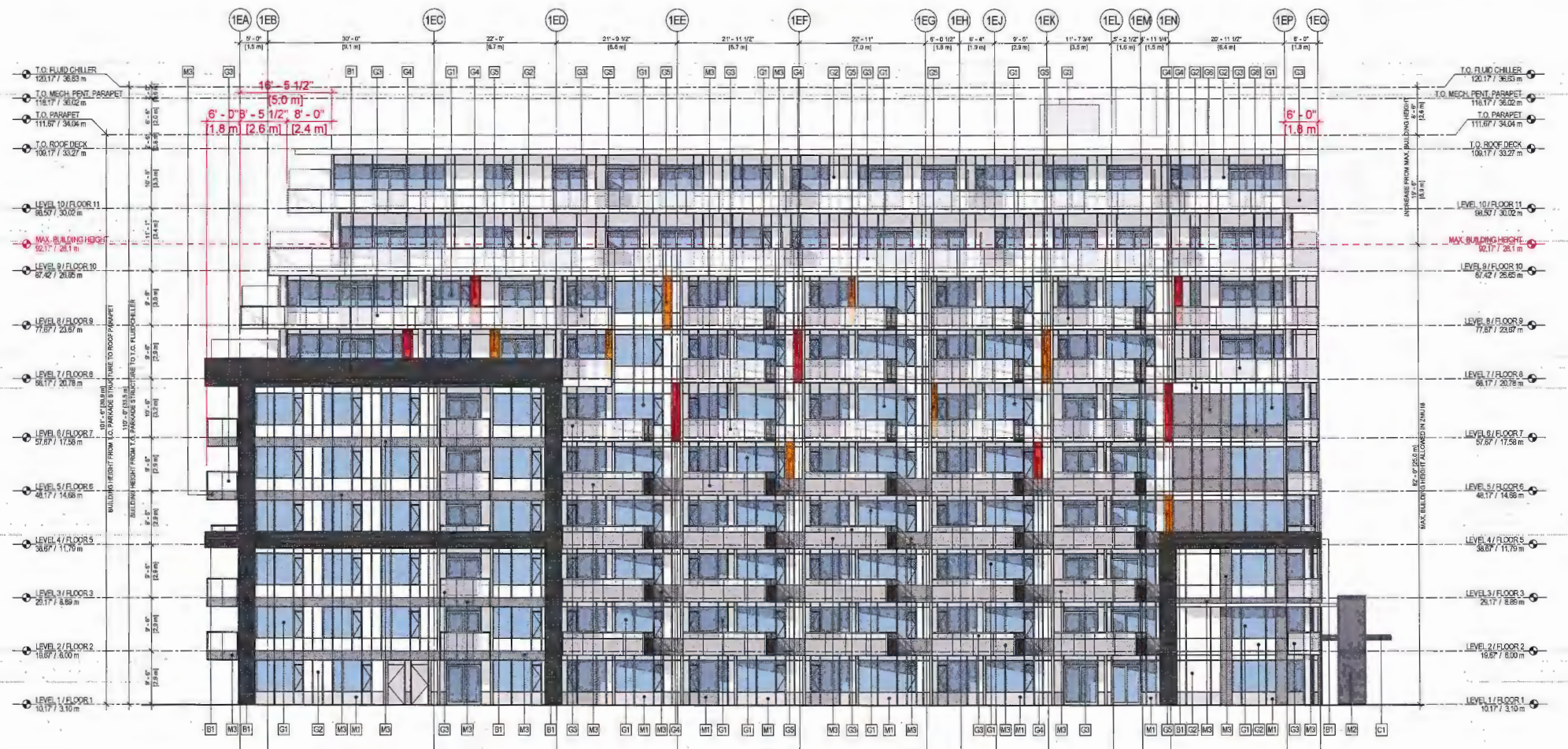
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 BUILDING E1: DAHLIA
 BUILDING E2: CALLA, &
 BUILDING F: JASMINE

OWNER
 TOWNLINE

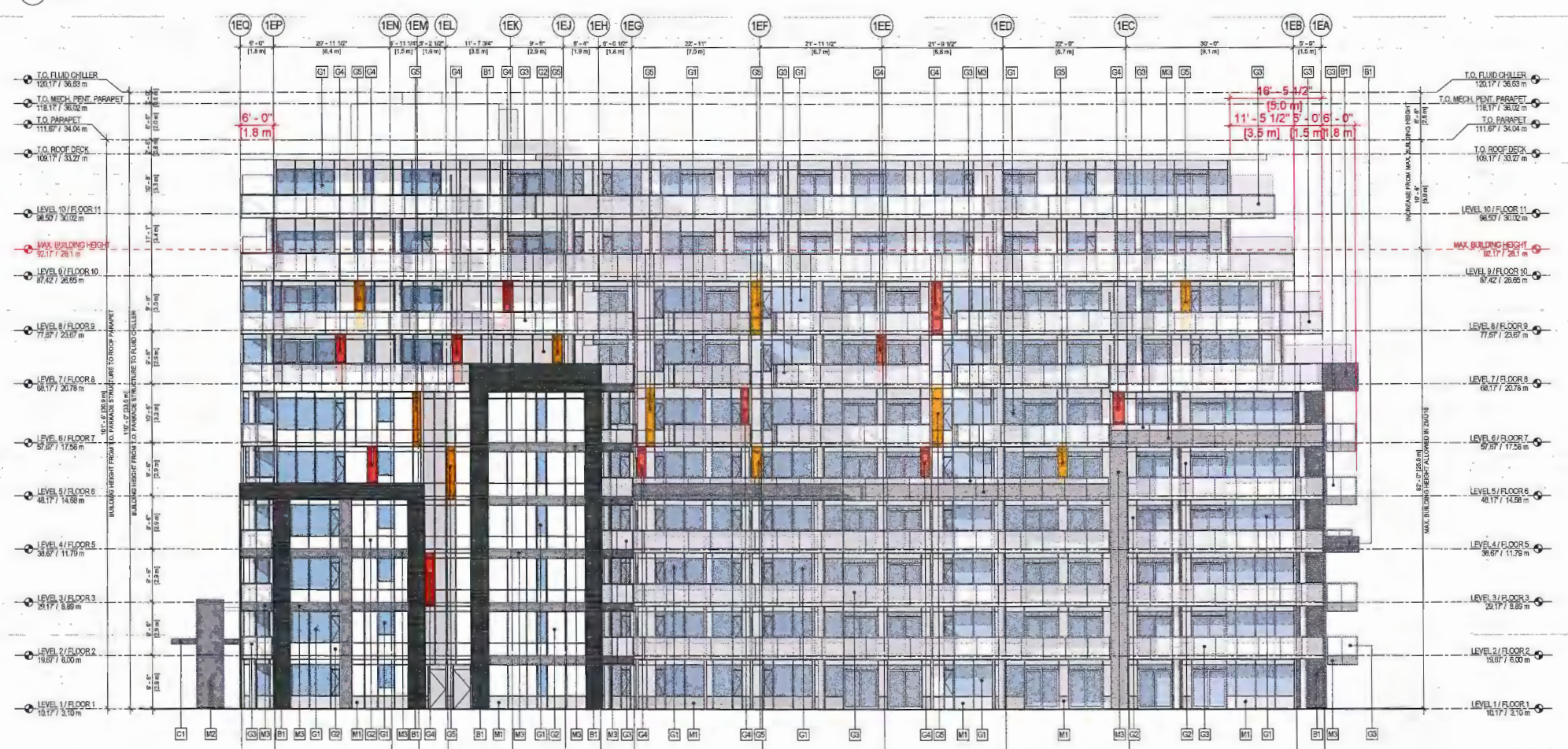
DESIGNED BY ZGF COTTER
 DRAWN BY WJ
 SCALE: 1/8" = 1'-0"
 DATE: 01/11/2011
 SHEET: 201611104

BUILDING F3 JASMINE
 (PHASE 3)
 FLOOR PLANS

A-220



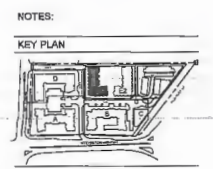
BUILDING E1 DAHLIA (PHASE 3) WEST ELEVATION
A-311
1/8" = 1'-0"



BUILDING E1 DAHLIA (PHASE 3) EAST ELEVATION
A-311
1/8" = 1'-0"

BUILDING E1 DAHLIA MATERIAL LEGEND

B1	BRICK TEXTURED FINISH (DARK GRAY)
C1	STEEL FRAMED GLASS CANOPY
G1	CLEAR GLAZING
G2	SPANDREL PANEL (WHITE)
G3	GLASS GUARDRAIL
G4	SPANDREL PANEL (ORANGE)
G5	SPANDREL PANEL (YELLOW)
G6	SPANDREL PANEL (GRAY)
M1	METAL PANEL (LIGHT GRAY)
M2	METAL PANEL (DARK GRAY)
M3	METAL PANEL (GRAY)



DP 16-7419 81
PAN #16

NOT FOR CONSTRUCTION



ZGF COTTER
200 SOUTH WASHINGTON STREET
SUITE 200
ANN ARBOR, MI 48106
TEL: 734.769.1234
WWW.ZGFCOTTER.COM



THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

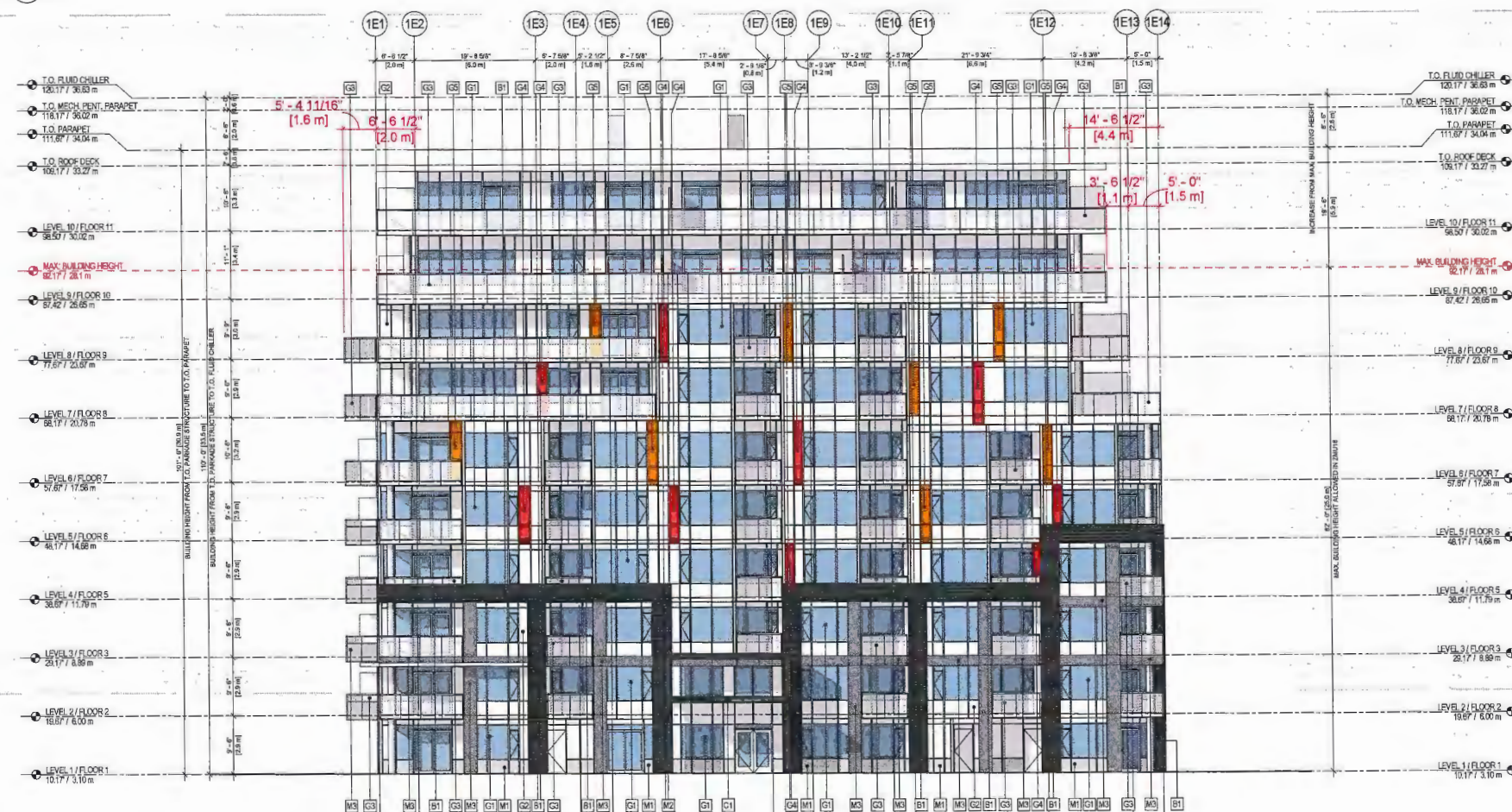


PROJECT	DATE	BY
DESIGNED	10/1/15	AL
CHECKED	10/1/15	AL
SCALE	1/8" = 1'-0"	
DATE	10/1/15	
DATE	10/1/15	

BUILDING E1 DAHLIA (PHASE 3)
WEST AND EAST ELEVATIONS



1 BUILDING E1 DAHLIA (PHASE 3) NORTH ELEVATION
A-312 1/8" = 1'-0"



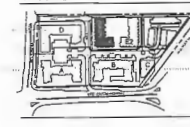
2 BUILDING E1 DAHLIA (PHASE 3) SOUTH ELEVATION
A-312 1/8" = 1'-0"

BUILDING E1 DAHLIA MATERIAL LEGEND

B1	- BRICK TEXTURED FINISH (DARK GRAY)
C1	- STEEL FRAMED GLASS CANOPY
G1	- CLEAR GLAZING
G2	- SPANDREL PANEL (WHITE)
G3	- GLASS GUARDRAIL
G4	- SPANDREL PANEL (ORANGE)
G5	- SPANDREL PANEL (YELLOW)
G6	- SPANDREL PANEL (GREY)
M1	- METAL PANEL (LIGHT GRAY)
M2	- METAL PANEL (DARK GRAY)
M3	- METAL PANEL (GRAY)

NOTES:

KEY PLAN



DP 16-7419 81
PLAN #17

NOT FOR
CONSTRUCTION

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	01/11/2024	AL	AL
2	ISSUED FOR CONSTRUCTION	01/11/2024	AL	AL
3	ISSUED FOR CONSTRUCTION	01/11/2024	AL	AL
4	ISSUED FOR CONSTRUCTION	01/11/2024	AL	AL

**ZGF
COTTER**

ZGF COTTER ARCHITECTS, INC.
300 WEST 10TH STREET, SUITE 1000
DENVER, CO 80202
TEL: 303.733.1000 FAX: 303.733.1001
WWW.ZGFCOTTER.COM

PROJECT NO. 2400000000

**THE
GARDENS**

THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

CITY OF DENVER
TOWNLINE

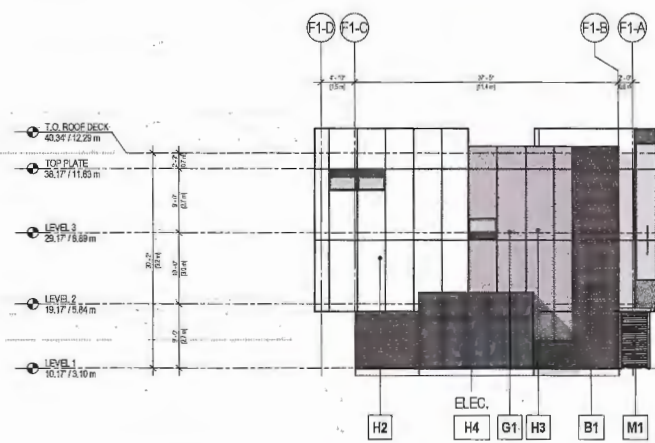
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2	ISSUED FOR CONSTRUCTION	01/11/2024	AL	AL
3	ISSUED FOR CONSTRUCTION	01/11/2024	AL	AL
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BUILDING E1 DAHLIA
(PHASE 3)
NORTH AND SOUTH
ELEVATIONS

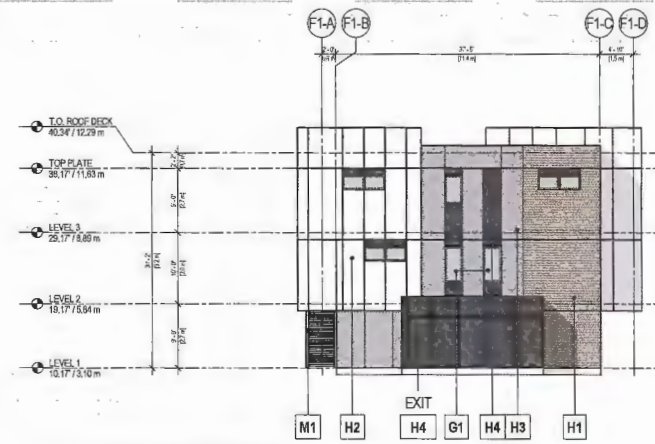
A-312



1 BUILDING F1 JASMINE (PHASE 3) EAST ELEVATION
1/8" = 1'-0"



2 BUILDING F1 JASMINE (PHASE 3) NORTH ELEVATION
1/8" = 1'-0"

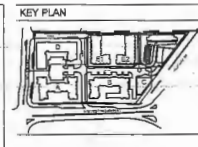


3 BUILDING F1 JASMINE (PHASE 3) SOUTH ELEVATION
1/8" = 1'-0"



4 BUILDING F1 JASMINE (PHASE 3) WEST ELEVATION
1/8" = 1'-0"

- BUILDING F: JASMINE**
MATERIAL LEGEND
- B1 - BRICK TEXTURED FINISH (REDONDO GREY)
 - G1 - VINYL WINDOWS (WHITE TRIM)
 - G2 - GLASS GUARDRAIL
 - M1 - METAL SCREENING/DETAILING
 - M2 - GARAGE DOOR
 - H1 - CEMENT FIBRE BOARD SHIPLAP SIDING (LINEN)
 - H2 - CEMENT FIBRE BOARD (WHITE)
 - H3 - CEMENT FIBRE BOARD (LIGHT GREY)
 - H4 - CEMENT FIBRE BOARD (DARK GREY)



DP 16-7419 81
PLAN #18

NOT FOR CONSTRUCTION

DATE	10/10/2016
BY	W. J. JONES
CHECKED	W. J. JONES
DATE	10/10/2016

ZGF
COTTER

2000 COTTER AVENUE
SUITE 100
DALLAS, TEXAS 75201
214.760.0000
www.zgfcotter.com

THE
GARDENS

THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

OWNER
TOWNLINE

OWNER	DC	WFL
DESIGNED	JL	
SCALE	1/8" = 1'-0"	
DATE	10/10/2016	
BY	W. J. JONES	

BUILDING F1 JASMINE
(PHASE 3)
ELEVATIONS

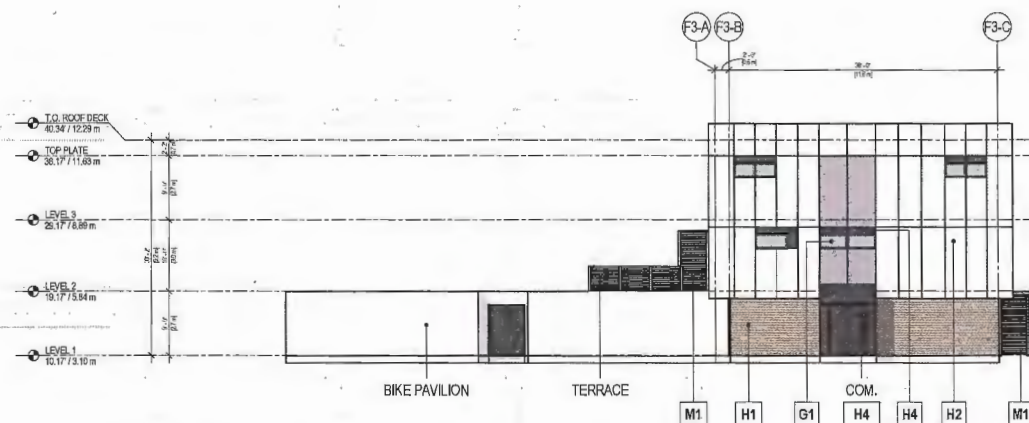


741981
PLAN #19

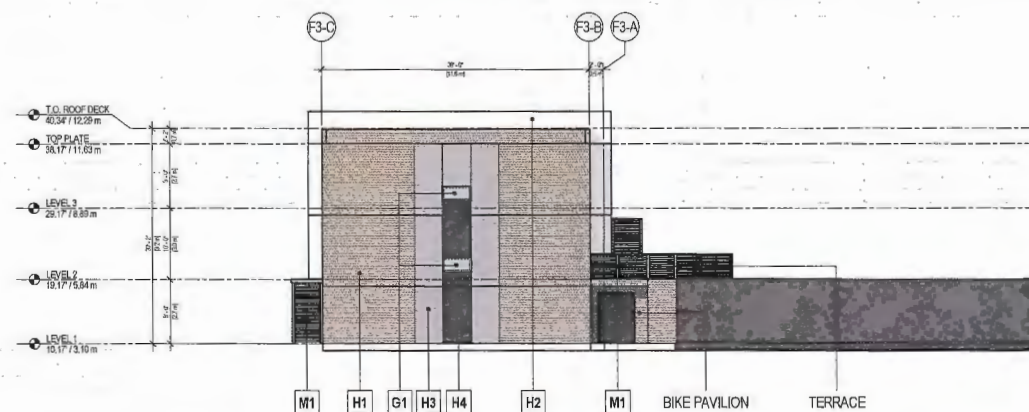
A-316



1 BUILDING F3 JASMINE (PHASE 3) EAST ELEVATION
1/8" = 1'-0"



2 BUILDING F3 JASMINE (PHASE 3) NORTH ELEVATION
1/8" = 1'-0"



3 BUILDING F3 JASMINE (PHASE 3) SOUTH ELEVATION
1/8" = 1'-0"



4 BUILDING F3 JASMINE (PHASE 3) WEST ELEVATION
1/8" = 1'-0"

BUILDING F: JASMINE
MATERIAL LEGEND

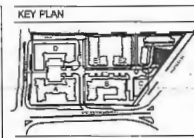
B1 - BRICK TEXTURED FINISH (REDONDO GREY)

G1 - VINYL WINDOWS (WHITE TRIM)
G2 - GLASS GUARDRAIL

M1 - METAL SCREENING/DETAILING
M2 - GARAGE DOOR

H1 - CEMENT FIBRE BOARD SHIPLAP SIDING (LINE)
H2 - CEMENT FIBRE BOARD (WHITE)
H3 - CEMENT FIBRE BOARD (LIGHT GREY)
H4 - CEMENT FIBRE BOARD (DARK GREY)

NOTES:



DB 16-7419 81
PLAN #20

NOT FOR
CONSTRUCTION

DATE	2019/11/04
BY	W. J. J.
CHECKED	W. J. J.
DATE	2019/11/04
BY	W. J. J.
CHECKED	W. J. J.

ZGF
COTTER

201 CHURCH STREET, SUITE 200
VANCOUVER, BC V6B 1A1
TEL: 604.681.1111
WWW.ZGFCOTTER.COM

THE
GARDENS

THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

TOWNLINE

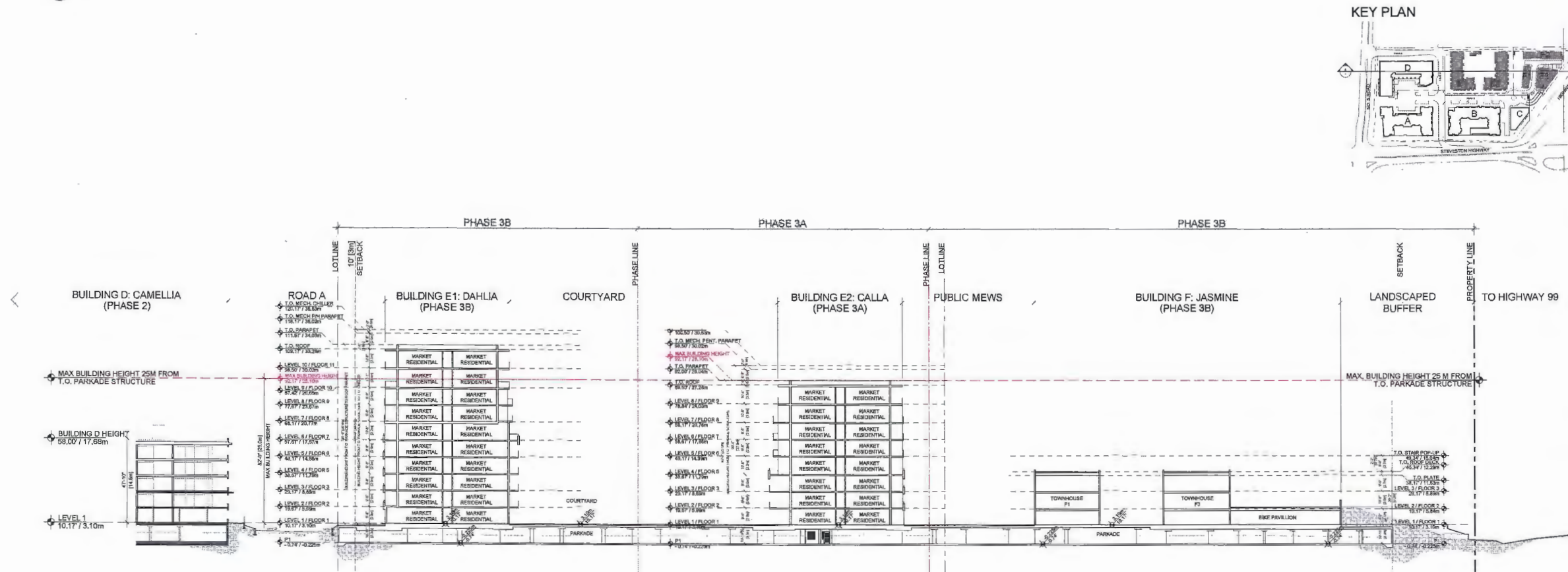
DATE	OC	W. J. J.
BY	W. J. J.	
CHECKED	W. J. J.	
DATE	10/11/2019	
BY	W. J. J.	
CHECKED	W. J. J.	

BUILDING F3 JASMINE
(PHASE 3)
ELEVATIONS

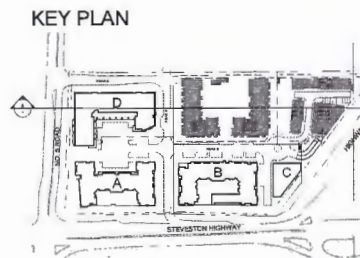


1 SITE ELEVATION A-A
3/8" = 1'-0"

KEY PLAN
DP-6-7419 81
PLAN #21



2 SITE SECTION A-A
3/8" = 1'-0"



NOTES:

NOT FOR CONSTRUCTION

ZGF
COTTER

302.025 West Hastings Street, Vancouver, BC V6C 0A6
TEL: 604-251-0777 FAX: 604-275-0471 EMAIL: zgf@zgf.com
WWW.ZGF.COM

THE GARDENS

THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

TOWNLINE

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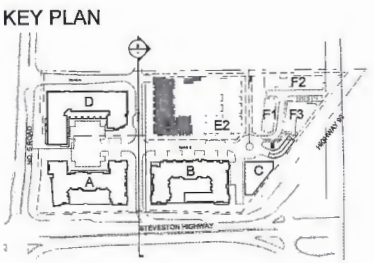
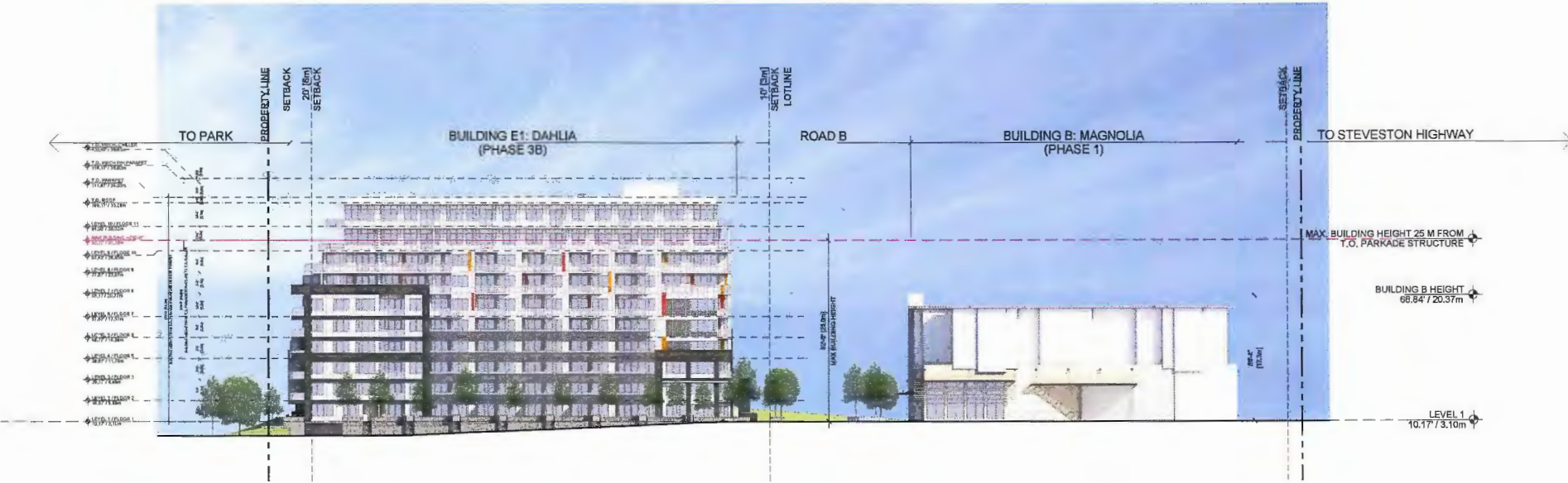
DATE: 02
DRAWN: A
CHECKED: 3/8" = 1'-0"
JOB NO.: 123456
SHEET: 20/21

SITE ELEVATIONS AND SECTIONS

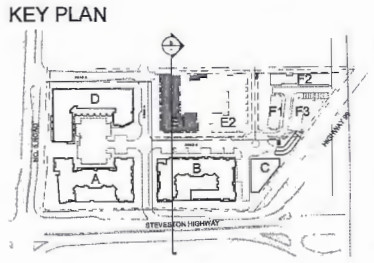
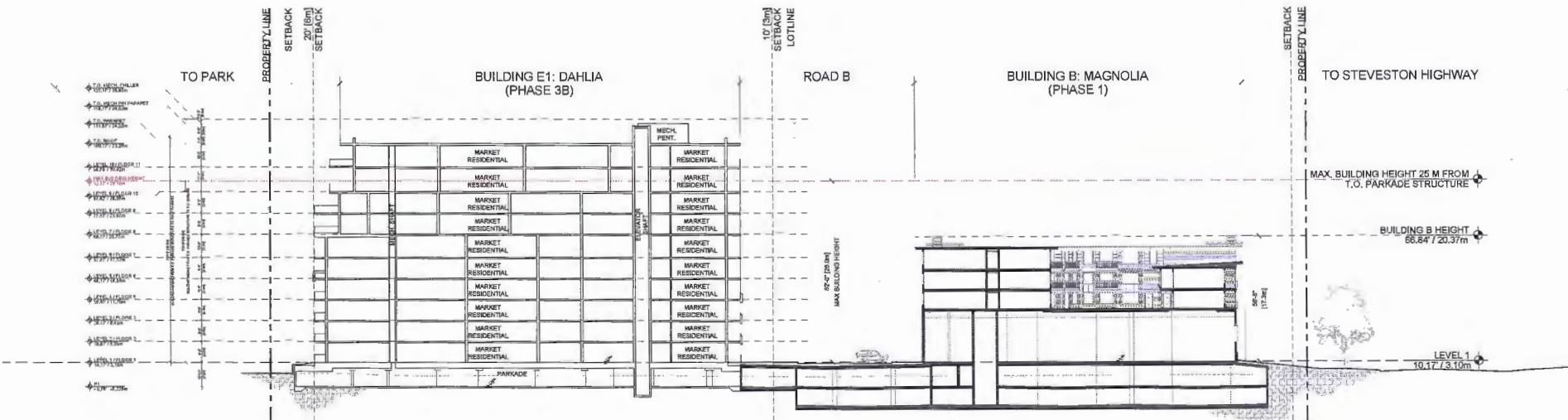
DRAWING NO.:
A-401

NOTES:

DP 16-7419 81
PLAN #22



1 SITE ELEVATION B-B
A-402
3/8" = 1'-0"



2 SITE SECTION B-B
A-401
1/32" = 1'-0"

NOT FOR CONSTRUCTION

E	10/10/24	CONCEPT DEVELOPMENT PERMIT PANEL
D	10/10/24	CONCEPT DEVELOPMENT PERMIT PANEL
C	10/10/24	CONCEPT DEVELOPMENT PERMIT PANEL
B	10/10/24	CONCEPT DEVELOPMENT PERMIT PANEL
A	10/10/24	CONCEPT DEVELOPMENT PERMIT PANEL

ZGF COTTER
ARCHITECTS
3915, 438 West Hastings Street, Vancouver, BC V6C 6M6
TEL: 604-222-1077 FAX: 604-222-1078 EMAIL: info@zgfco.com
WWW.ZGFCOTTER.COM

THE GARDENS
THE GARDENS PHASE THREE
BUILDING E1: DAHLIA
BUILDING E2: CALLA &
BUILDING F: JASMINE

TOWNLINE

DESIGNED BY: TOWNLINE
DRAWN BY: TOWNLINE
CHECKED BY: TOWNLINE
SCALE: 1/32" = 1'-0"
JOB NO.: 1000000
DATE: 10/10/24
SHEET TITLE: SITE ELEVATIONS AND SECTIONS



Landscape Rationale:

Buildings E and F are residential and provide a transition from the mixed use development to the south (The Urban Village) to the future public park to the north. The street oriented units of Building E are more urban in character as a response to the development across the street. Raised planters, metal patio gates, and address piers embellish the entry sequence to these street oriented units.

Building E Amenity Garden
Two "L" shape buildings (Building E1 and E2) enclose a large semi-private courtyard. This amenity garden contains a water feature, a simple sheet of lawn, a summer flower garden, a kid's play area, and a dining area that affords residents the opportunity to be outside and meet their neighbours. Large semi-private patios adjacent the building perimeter also encourage outdoor living.

Pedestrian Mews
Located between Buildings E2 and F a 10/3m wide public pathway connects the Urban Village and surrounding neighbourhood to the future public park to the north. A trellis structure with seating and way finding at the south end of the Mews guides pedestrians north to a park overlook with a trellis and seating. From here a series of stairs and ramps connects the Mews to the future park to the north. Generous patios on the east side of Building E2 and the west side of Building F provide good oversight of the Pedestrian Mews.

Northern Property Line
There are several differing conditions along the north property line of buildings E and F as a means to provide some variation to the property edge. In front of building E1 the landscape steps at the edge of the parking garage, and then slopes down to the future public park. In front of building E2 the landscape again steps at the edge of the parking.

A 3m Agricultural Land Reserve has been protected and enhanced along the entire North edge of the site. Public access is discouraged using a variety of thorny, attractive and hardy trespass inhibiting plants. A retaining wall along the property line also discourages access, while a row of cotoneaster planting will cascade over the wall, softening the edge. Where possible on park property the landscape can also slope up to meet the property line and reduce the height of the wall. A 3.5' hi metal fence set behind the ALR boundary will further discourage pedestrian encroachment into this space.

Along the property line north of building F there is a 4/1.2m wide access path (to the townhouse entries) with planting either side.

Eastern Property Line Riparian Zone
Along the eastern property line there is a riparian setback. This area will be planted as per the recommendation of the environmental consultant. The existing hedge will be protected and retained, and an existing gap in the hedge will be planted with a similar species. Large native coniferous trees are also proposed to be planted in the riparian zone as a means to buffer the highway.

Sustainability
The landscape will utilize a high efficiency drip irrigation system and plants that are drought tolerant in order to reduce the use of potable water. Shade trees and planting have been maximized to reduce the amount of constructive surfaces that heat up and contribute to the heat island effect. Soil depths of 12 - 30" over the suspended slab will slow storm water runoff.

Plant Material
Plant material will vary throughout the project. Along the street perimeter evergreen shrubs and hedging, as well as small trees will buffer the sidewalk from the ground floor units. Similarly evergreen hedging and medium sized shade trees are proposed to buffer ground floor units from the pedestrian mews.

Plantings in the riparian zone will be predominantly native plants, where as plantings in the amenity courtyard and along the pedestrian mews will have colour and seasonal variation (perennials and ornamental grasses).

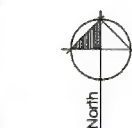
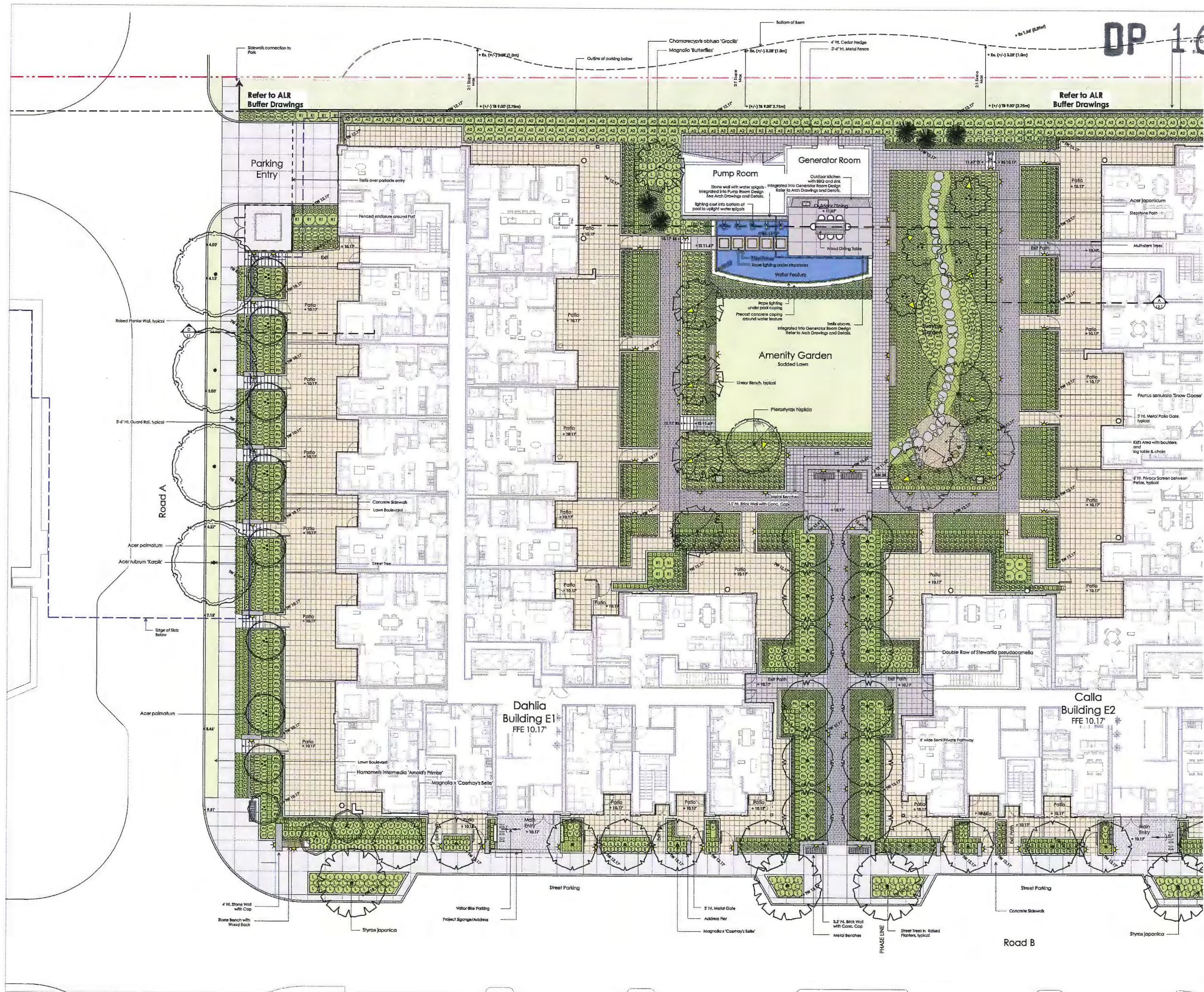
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07	Oct 17, 16	Issued for ADP
06	Aug 16, 16	Re-issued for DP
05	Apr 16, 16	Issued for DP
04	Feb 16, 16	Issued for DP
03	Nov 23, 15	Issued for ADP
02	Nov 12, 15	Issued for ADP
01	Nov 08, 15	Issued for DP

Revisions:

	Diamond Street Ltd. 102 - 1027 West 8th Avenue Vancouver BC V6J 1N5 T: 604 684 4111 F: 604 684 0577 www.dk.ca
--	--

Project:
The Gardens

Drawn by: DWH
Checked by: JS
Date: Nov 04, 2016
Scale: N.T.S.
Drawing Title:
Overall Landscape Plan



08 Nov 04, 16 Reused for DP
07 Oct 17, 16 Reused for ADP
06 Aug 16, 16 Re-used for DP
05 April 13, 14 issued for DP
04 Feb 19, 14 issued for DP
03 Nov 23, 15 issued for ADP
02 Nov 12, 15 issued for ADP
01 Nov 04, 16 Reused for DP
Rev: 1 date: 1 Rev:

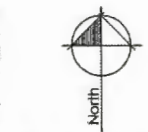


Project:
The Gardens

Drawn by: DWH
Checked by: AS
Date: Nov 04, 2015
Scale: 1/4" = 1/8"

Drawing Title:
Landscape Plan West

Project No.:
15051
Sheet No.:





01	Nov 04, 14	Issued for DPP
02	Oct 17, 14	Issued for ADP
03	Aug 14, 14	Re-issued for DPP
04	Apr 13, 14	Issued for DPP
05	Feb 17, 14	Issued for DPP
06	Nov 22, 13	Issued for ADP
07	Nov 12, 13	Issued for ADP
08	Nov 04, 13	Issued for DPP
09	Nov 04, 13	Issued for DPP

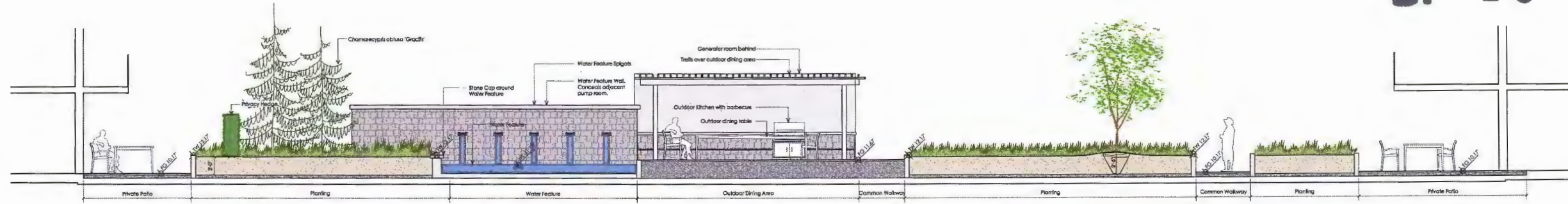
Revised:
 Dharma Kwik Ltd.
101 - 1027 West 30th Avenue
Vancouver BC V6L 1N5
T: 604 684 4811
F: 604 684 0577
www.dk.ca

Project:
The Gardens

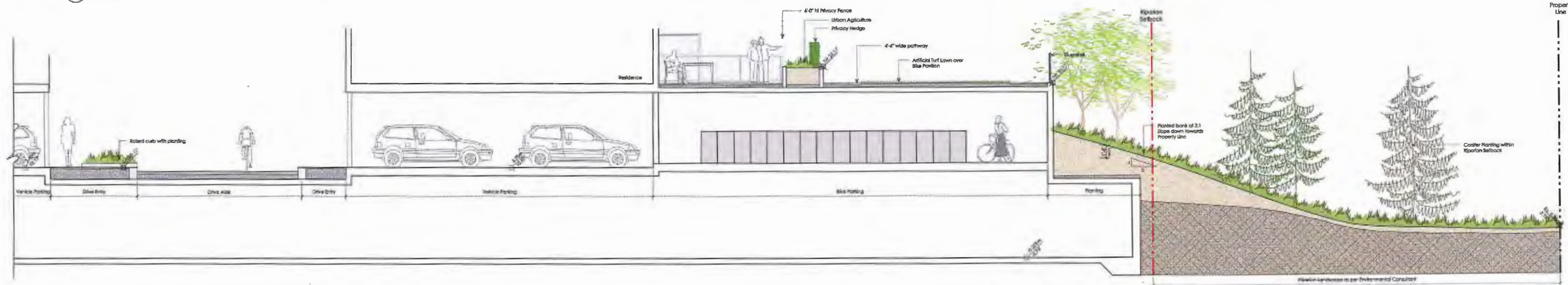
Drawn by: DVM
Checked by: JS
Date: Nov 04, 2015
Scale: 1" = 10'

Drawing Title:
**Landscape Plan
East**

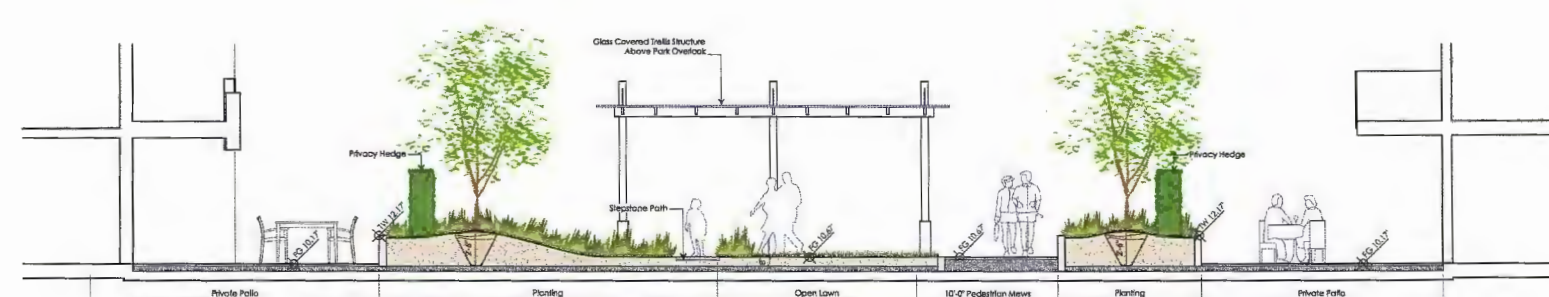
Project No.:
15051
Sheet No.:



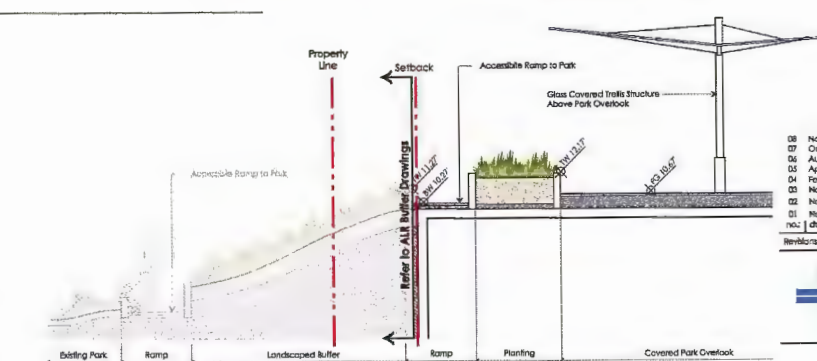
A Amenity Garden - Section
Scale: 1/4"=1'-0"



B Bike Parking Enclosure - Section
Scale: 1/4"=1'-0"



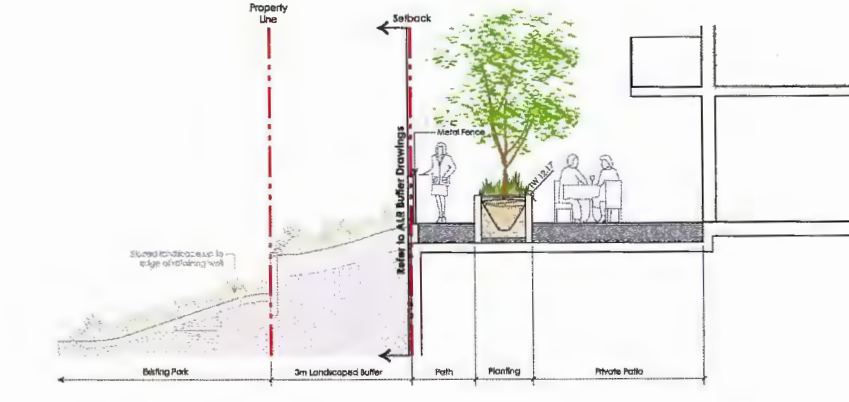
C Pedestrian Mews - Section
Scale: 1/4"=1'-0"



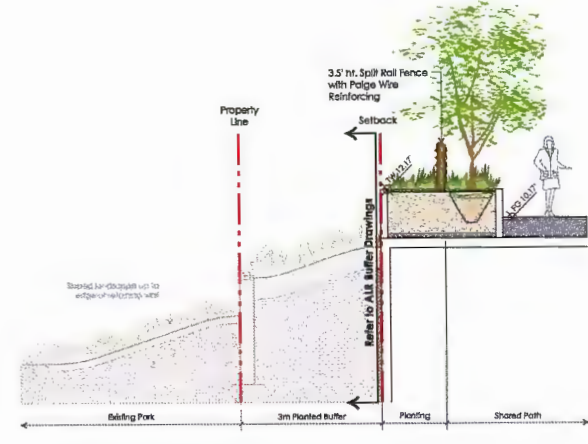
D Park Overlook - Section
Scale: 1/4"=1'-0"



E Road A - Section
Scale: 1/4"=1'-0"



F Park Edge of Building F - Section
Scale: 1/4"=1'-0"



G Park Edge of East Edge-Section
Scale: 1/4"=1'-0"

Revisions:
06 Nov 04, 14 Issued for DPP
07 Oct 17, 14 Issued for ADP
08 Aug 16, 14 Re-issued for DP
09 Apr 13, 14 Issued for DPP
04 Feb 19, 14 Issued for DP
01 Nov 22, 15 Issued for ADP
02 Nov 12, 15 Issued for ADP
01 Nov 04, 15 Issued for DP
n/a: 1/2016 n/a

Prepared by: DWH
Checked by: JH
Date: Feb 10, 2014
Scale: 1/4" = 1'-0"
Drawing title: Sections

Project:
The Gardens

Project No.: 15051
Sheet No.: L-21

Plant List

Sym	Qty	Botanical Name	Common Name	Size/Spacing/Comments
Trees				
A	4	Acer japonicum 'Aureum'	Golden Fullmoon Maple	5cm cal, B&S
A	16	Acer palmatum - Green	Japanese Maple	5cm cal, B&S
A	4	Acer rubrum 'Karpik'	Red Maple	7cm cal, B&S
A	13	Chamaecyparis obtusa 'Gracilis'	Japanese Cypress	2.5m Ht, B&S
A	10	Comus 'Starlight'	Flowering Dogwood	5cm cal, B&S
A	17	Hamamelis intermedia 'Arnold's Promise'	Japanese Wist. Hazel	5cm cal, B&S
A	5	Magnolia x 'Butterflies'	Butterflies Magnolia	7cm cal, B&S
A	13	Magnolia x 'Coeur de Belle'	Coeur de Belle Magnolia	6cm cal, B&S
A	10	Magnolia x 'Elizabeth'	Elizabeth Magnolia	7cm cal, B&S
A	7	Pinus flexilis 'Vanderwolf's Pyramid'	Limber Pine	2.5m Ht, B&S
A	5	Prunus serrulata 'Snow Goose'	White Flowering Cherry	6cm cal, B&S
A	1	Pterodryas hispida	Fragrant Spoutlet Tree	5cm cal, B&S
A	12	Stewartia pseudocamellia	Japanese Stewartia	7cm cal, B&S
A	4	Styrax japonica	Japanese Snowbell	7cm cal, B&S

Sym	Qty	Botanical Name	Common Name	Size/Spacing / Comments
Shrubs				
A1	107	Azalea 'Nikko'	Dwarf Azalea	#2 pot
A3	823	Azalea 'Rho White'	Dwarf White Azalea	#2 pot
A2	251	Azalea japonica 'Sakura Lee'	Japanese Azalea	#2 pot
D	217	Berberis microphylla 'Green Beauty'	Berberis	#2 pot
B	212	Berberis x chenaultii	Chenault Bearberry	#2 pot
Ch	190	Chamaecyparis x superba 'Pink Lady'	Japanese Flowering Quince	#2 pot
Cs	97	Comus sericea 'Kelsay'	Dwarf Red-Osier Dogwood	#2 pot
D	135	Daphne genkwa	Rock Daphne	#2 pot
L	405	Lonicera pleata	Boxed Honeysuckle	#2 pot
P	198	Philadelphus 'Miniature Snowflake'	Mock Orange	#2 pot
Rh	82	Rhododendron	4 ft. tall, corolla colours with LA	#2 pot
R	249	Rosa 'JP Connell'	Yellow Rose	#2 pot
Sp	94	Spiraea purpurea 'Nana'	Dwarf Arctic Willow	#2 pot
Sa	21	Sarcococca h. humilis	Dwarf Himalayan Box	#2 pot
S	73	Spiraea 'Tor'	White Spiraea	#2 pot
St	107	Spiraea japonica 'Little Princess'	Pink Spiraea	#2 pot
V	1305	Thuj occidentalis 'Smaragd'	Cedar Hedge	4 ft. B&S
V	139	Viburnum davidii	David's Viburnum	#2 pot
Vines				
V2	4	Clematis montana 'Rubra'	Arannean Clematis	#3 pot, shaded
V3	4	Parthenocissus vitacea	Boston Ivy	#3 pot, shaded

40 sq. ft.	Seasonal Planting at Front Entry	#1 pot
817 sq. ft.	Summer Garden Mixed Perennials + Grasses - mix 1	#2 pot, 18" O.C.
688 sq. ft.	Summer Garden Mixed Perennials + Grasses - mix 2	#2 pot, 18" O.C.
170 sq. ft.	Urban Agriculture Herb Mix	#1 pot, 12" O.C.

Native Planting Areas		
125	Rubus spectabilis	Salmonberry
125	Rubus paviflorus	Thimbleberry
125	Comus sericea	Red-Osier Dogwood
60	Gaultheria shallon	Solal
60	Comus x 'Kelsay'	Dwarf Red-Osier Dogwood
60	Symphoricarpos albus	Snowberry
340	Festuca idahoensis	Bluebunch Rescue
340	Sedum spathulifolium	Stonewort
340	Sedum rufescens	Stonewort
340	Castilleja miniata	Indian Paintbrush

Sym	Qty	Botanical Name	Common Name	Size/Spacing / Comments
Perennials & Groundcovers				
b	18	Scilla 'Purple Smoke'	Foxtail Indigo	#2 pot
x	1020	Carex oshimensis 'Evergold'	Evergold Sedge	#1 pot
c	395	Colostephus dammii	Colostephus	#1 pot
f	110	Festuca 'Blue Glow'	Blue Fescue	#1 pot
g	88	Guthriea shallon	Solal	#2 pot
ha	35	Hakonechloa m. 'Aureola'	Japanese Woodland Grass	#2 pot
h	419	Hemerocallis 'Obsidian'	Obsidian Coral Bells	#2 pot
ha	21	Hieracium 'Sun and Substance'	Hepta	#2 pot
i	168	Iris sibirica	Evergreen Candytuft	#2 pot
o	92	It's a shrub	Siberian Iris	#1 pot
ja	605	Lavandula 'Natchez Blue'	English Lavender	#2 pot
e	568	Urtica 'Savvy Sunspot'	Valleygated Lilyturf	#1 pot
mr	448	Morus nigra 'Albus'	Creeping Mopos	#3 pot
m2	144	Miscanthus 'Little Bitter'	Dwarf Maiden Grass	#3 pot
m1	147	Miscanthus 'Morning Light'	Maiden Grass	#3 pot
m3	49	Miscanthus 'Silverbell'	Silver Arrow Maiden Grass	#3 pot
p	485	Pachysandra 'Green Sheen'	Japanese Spurge	#2 pot
pe	207	Pennisetum 'Hornet'	Woolly Thyme	#2 pot
ps	235	Thymus pseudolanuginosus	Woolly Thyme	4' pot, 18" O.C.
ps	26	Polystichum munitum	Western Sword Fern	#2 pot
w	628	Waldsteinia pinnatifida	Barren Strawberry	#1 pot

Planting Notes

- All work shall meet or exceed the requirements of the current edition of the B.C. Landscape Standards. Plant sizes and related container classes are specified according to the Landscape Standards. For container classes #3 and smaller, plant shall be as shown in the plant list and the Standards for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #5 class containers, these shall be as defined in the Landscape Standards.
- All trees shall be staked in accordance with B.C. Landscape Standard Current Edition.
- All 'Soft Landscape Areas' are to be irrigated with a high efficiency design build irrigation system. Design of irrigation system to be submitted to consultant and reviewed prior to installation. The irrigation system design and installation shall be in accordance with the Irrigation Industry of BC Standards and Guidelines.
- Provide at least 48 hr notice for all plants and trees to be reviewed by landscape consultant of nursery prior to delivery to site, as per landscape specification.
- Obtain Consultant review and acceptance of growing medium samples and test results prior to delivery to site as per landscape specifications.
- At ALL STREET TREES Install 8" x 18" Deep Root Barrier curbed on each side between tree pit and sidewalk (side of tree adjacent to sidewalk).
- Refer to ALL Boundary drawing for plant quantities within ALL area.

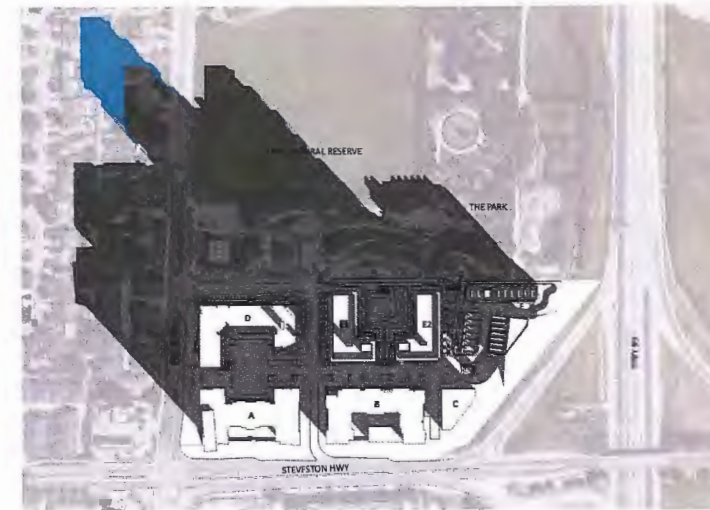
DP



JUNE 21 @ 9AM



MARCH/SEPTEMBER 21 @ 9AM



DECEMBER 21 @ 9AM

ADDED SHADOWS CAST BY THE PROPOSED 10-STORY E1: DAHLIA

SHADOWS CAST BY THE ORIGINAL 8-STORY E1: DAHLIA



JUNE 21 @ NOON



MARCH/SEPTEMBER 21 @ NOON



DECEMBER 21 @ NOON

NOT FOR CONSTRUCTION

1	EXISTING SITE PLAN
2	PROPOSED BUILDING FOOTPRINT
3	PROPOSED BUILDING FOOTPRINT WITH SHADOWS
4	PROPOSED BUILDING FOOTPRINT WITH SHADOWS AND TREES
5	PROPOSED BUILDING FOOTPRINT WITH SHADOWS AND TREES AND LANDSCAPE
6	PROPOSED BUILDING FOOTPRINT WITH SHADOWS AND TREES AND LANDSCAPE AND UTILITIES
7	PROPOSED BUILDING FOOTPRINT WITH SHADOWS AND TREES AND LANDSCAPE AND UTILITIES AND FLOODING
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ZGF
COTTER

303 638 West Hastings Street, Vancouver, BC V6C 0A6
Tel: 604.681.1000 Fax: 604.681.1001 Email: info@zgf.com
Web: www.zgf.com

PROJECT

THE GARDENS

THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

CLIENT

TOWNLINE

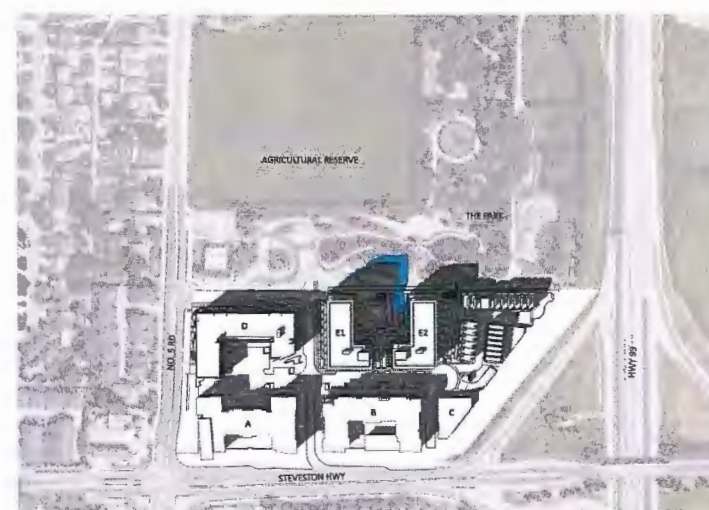
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DRAWN	SE	SCALE
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DESIGNED	KCA	
DATE	10/20/16	
DATE	09/01/16	

THREE TRAIL
SHADOW STUDIES



JUNE 21 @ 3PM



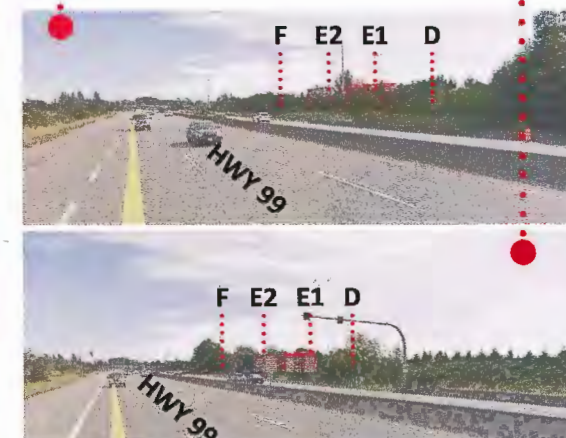
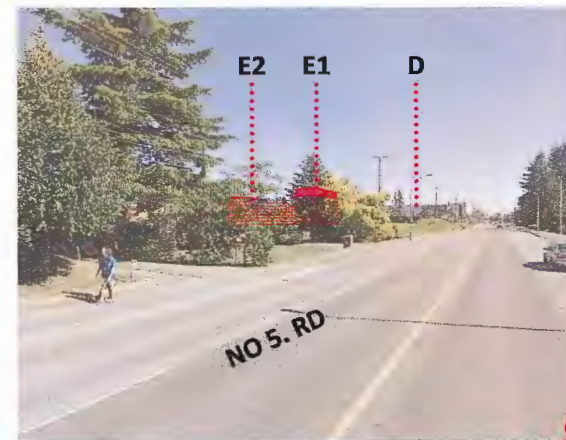
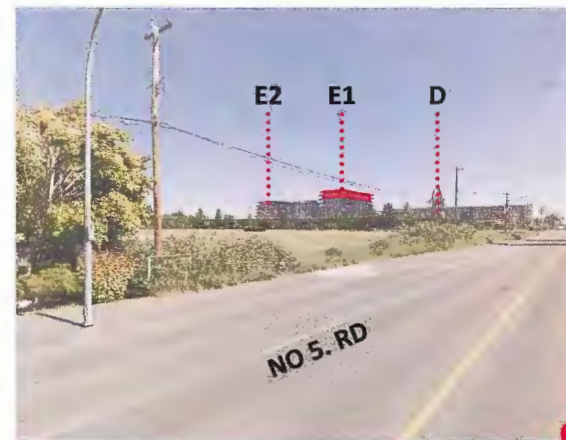
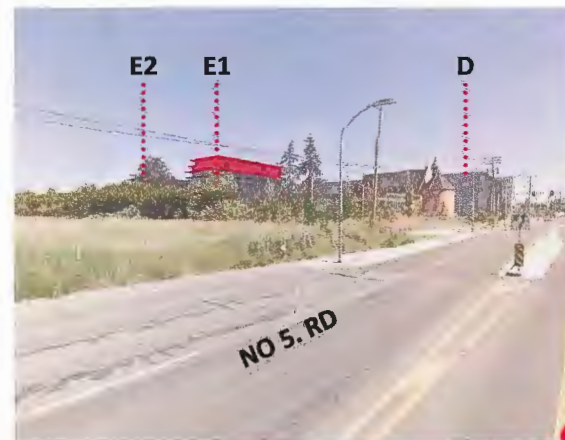
MARCH/SEPTEMBER 21 @ 3PM



DECEMBER 21 @ 3PM



REFERENCE PLAN #2



NOT FOR CONSTRUCTION

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93	94	95	96
97	98	99	100

ZGF COTTER

303-638 West Hastings Street, Vancouver, BC V6C 0A6
Tel: 604-681-1111 Fax: 604-681-1112 Email: info@zgfco.com

THE GARDENS

THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

TOWNLINE

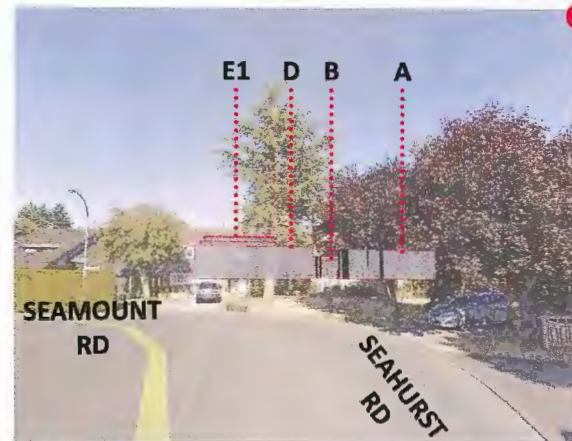
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DRAWN	DATE	SCALE
DATE	DATE	SCALE

SHEET TITLE
HEIGHT IMPACT STUDY



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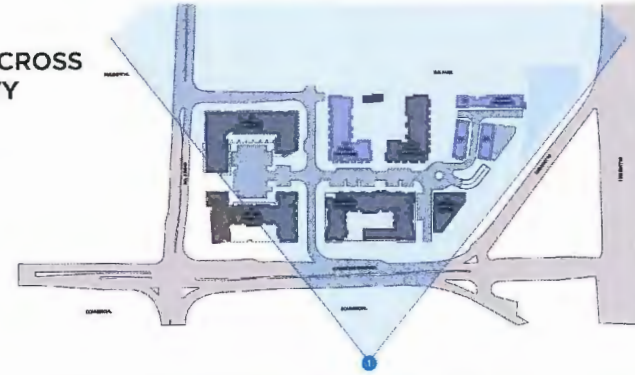


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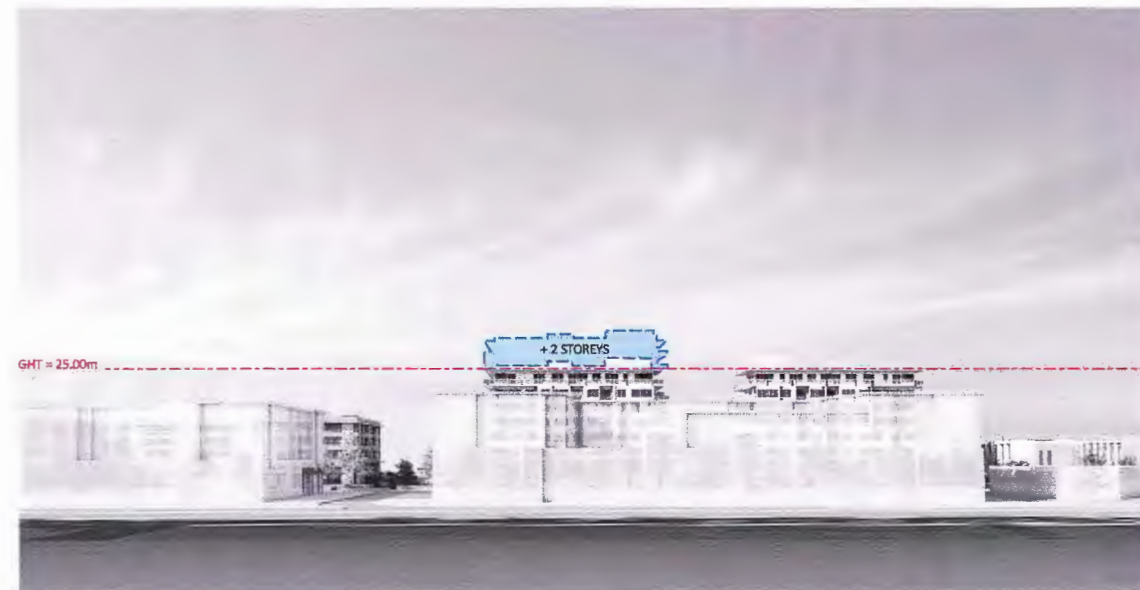
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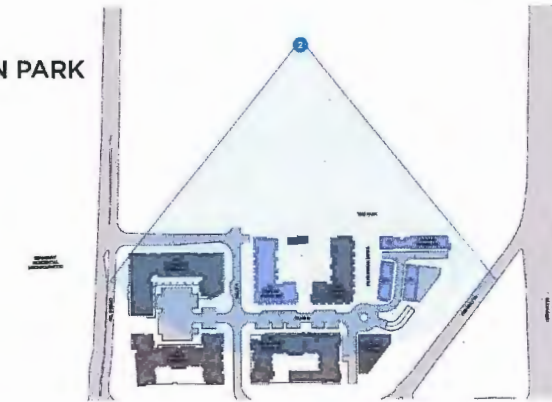


KEY PLAN



HEIGHT INCREASE

2



KEY PLAN



HEIGHT INCREASE



PROPOSAL



PROPOSAL

NOT FOR
CONSTRUCTION

F	181106	ISSUED FOR DEVELOPMENT PERMIT PANEL
E	181105	APP REVIEW WITH CITY AND F PERMITTING
D	180919	DEVELOPMENT PERMIT APPLICATION TO CITY - PHASE 1
C	180818	ISSUED FOR DEVELOPMENT PERMIT PANEL
B	181102	APP PERMIT
A	200914	DEVELOPMENT PERMIT APPLICATION
MARK	11/14/2020	DISPOSING
DATE		

**ZGF
COTTER**
ZGF COTTER ARCHITECTS INC.

901-838 West Hastings Street, Vancouver, BC V6C
TEL: 604-173-1577 FAX: 604-271-1671 EMAIL: info@zgcotter.com
WWW: www.zgcotter.com



THE GARDENS

THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

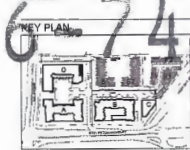
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SHEET NO. 10

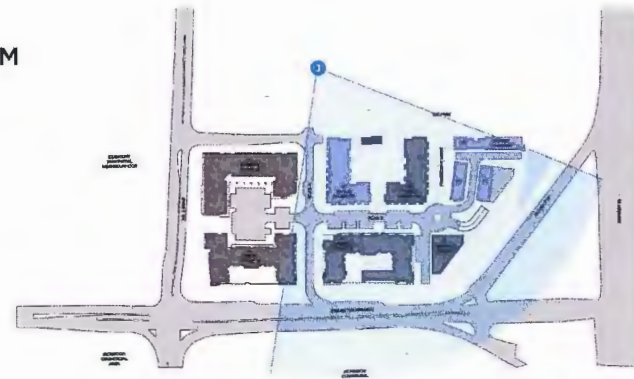
BUILDING E PERSPECTIVE RENDERINGS



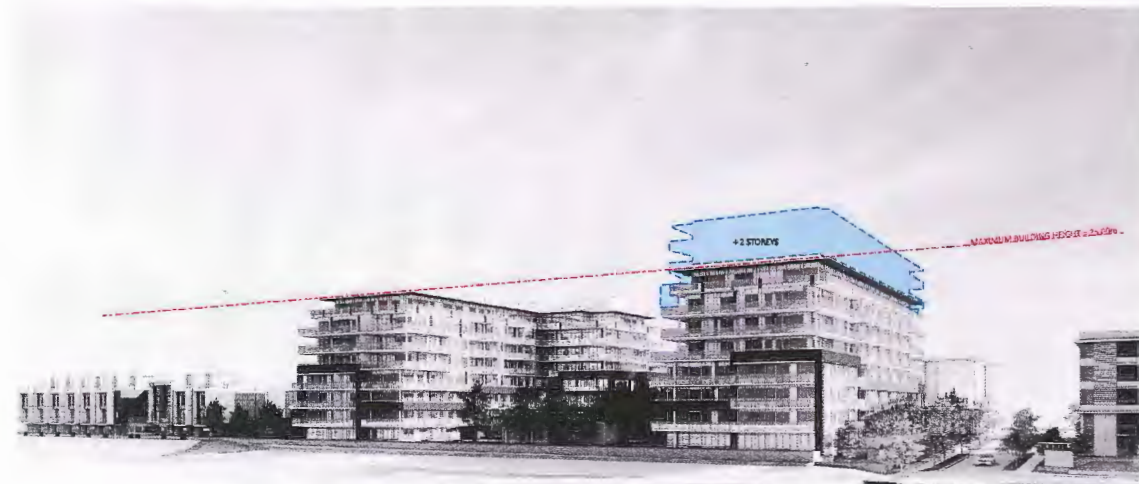
REFERENCE PLAN #5

3

VIEW SOUTHEAST FROM
GARDEN PARK



KEY PLAN



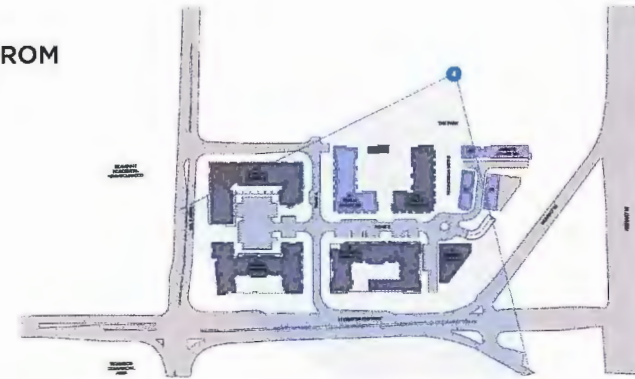
HEIGHT INCREASE



PROPOSAL

4

**VIEW SOUTHWEST FROM
GARDEN PARK**



KEY PLAN



HEIGHT INCREASE




PROPOSAL

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CONSTRUCTION

[illegible]

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COTTER**
ZGF CORP. AMERICA INC.
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905-884-5721 (Toll-Free) 604-682-2232 (Vancouver) Email: info@zgf.com
Web: www.zgf.com



THE GARDENS

THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

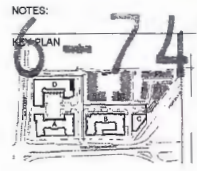
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TOWNE

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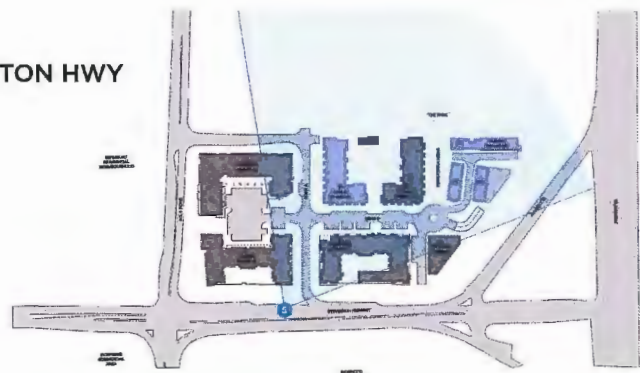
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**BUILDING E
PERSPECTIVE
RENDERINGS**

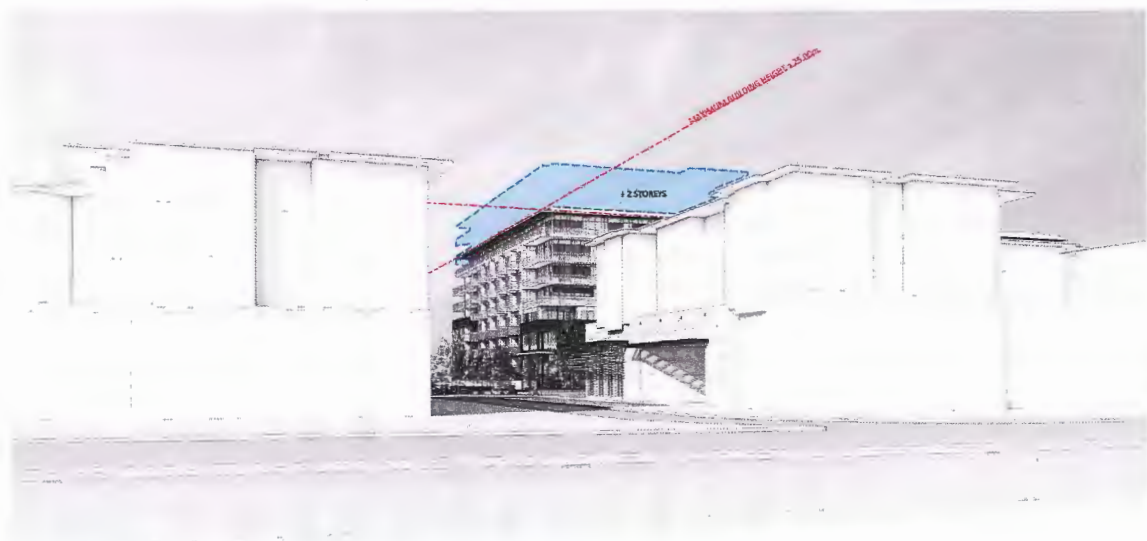


REFERENCE PLAN #6

5 VIEW FROM STEVESTON HWY



KEY PLAN

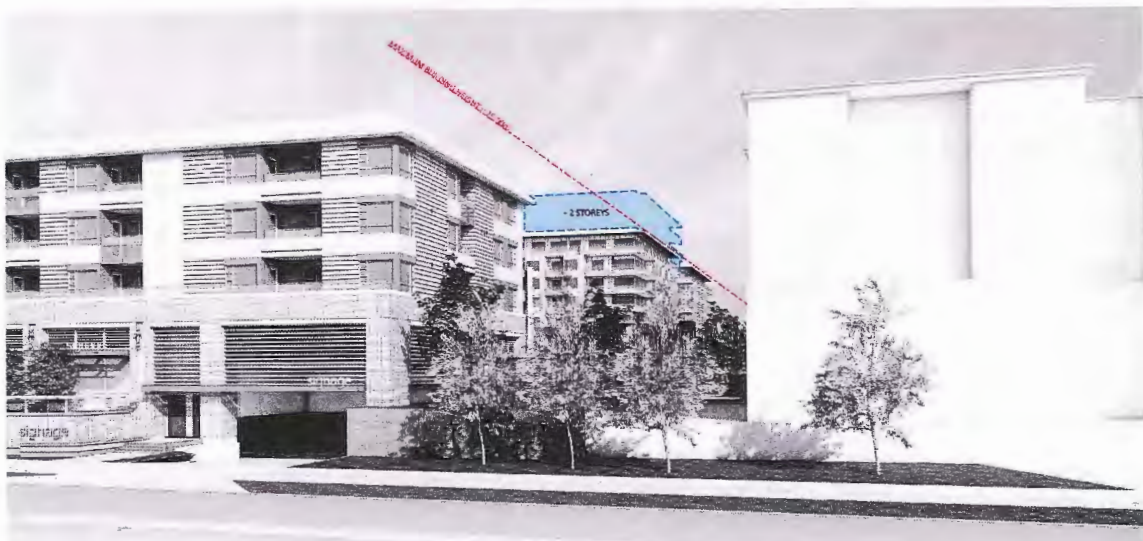


HEIGHT INCREASE

6 VIEW ACCROSS NO.5 ROAD



KEY PLAN



HEIGHT INCREASE



PROPOSAL



PROPOSAL

NOT FOR CONSTRUCTION

1	10/10/14	FOR REVIEW OF DEVELOPMENT PERMIT PANEL
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9	10/10/14	FOR REVIEW OF DEVELOPMENT PERMIT PANEL
10	10/10/14	FOR REVIEW OF DEVELOPMENT PERMIT PANEL

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TEL: 604.681.1000 FAX: 604.681.1001 EMAIL: info@zgf.com

PROJECTS

THE GARDENS

THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

CLIENT

TOWNLINE

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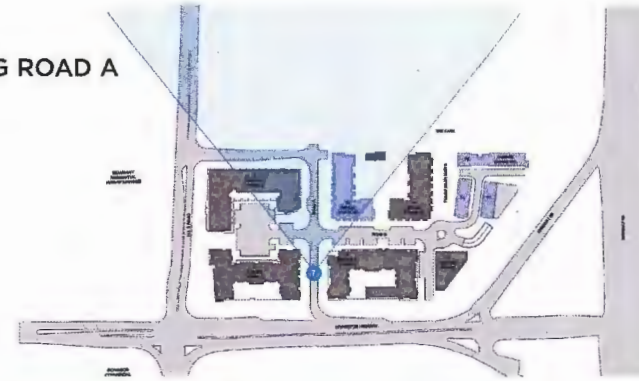
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BUILDING E
PERSPECTIVE
RENDERINGS

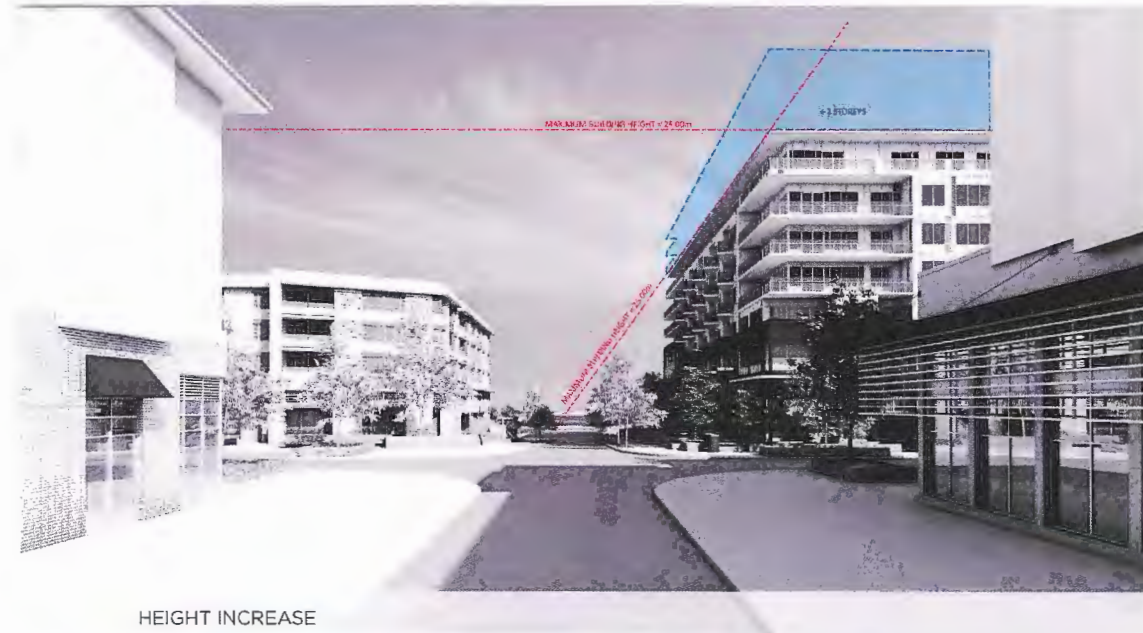


REFERENCE PLAN #7

7 VIEW NORTH ALONG ROAD A

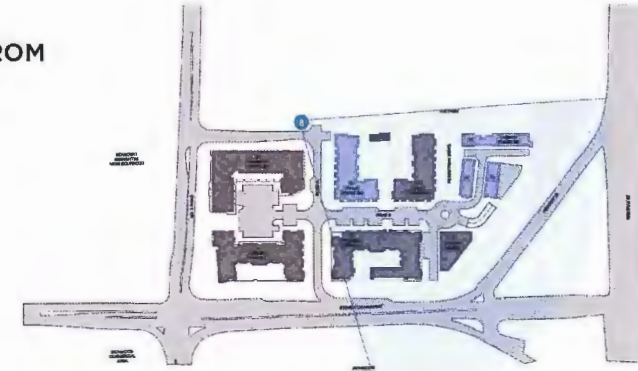


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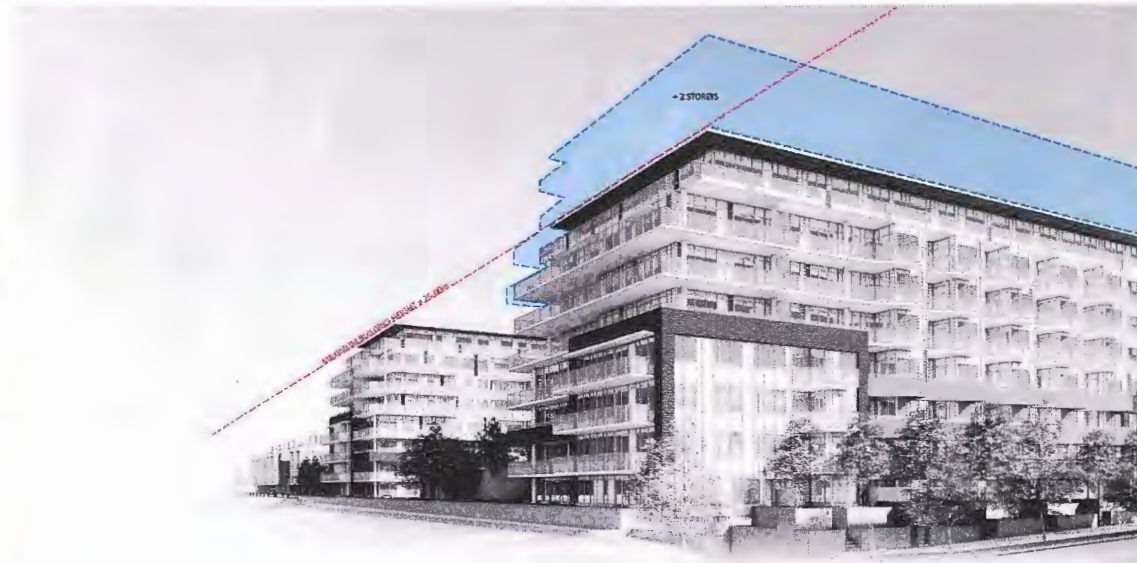


HEIGHT INCREASE

8 VIEW SOUTHEAST FROM END OF ROAD A



KEY PLAN



HEIGHT INCREASE



PROPOSAL



PROPOSAL

NOT FOR CONSTRUCTION

DATE	
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THE GARDENS

THE GARDENS PHASE THREE
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BUILDING F: JASMINE

TOWNLINE

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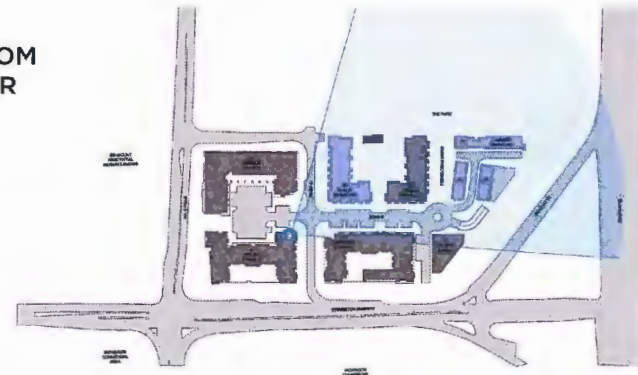
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SHEET TITLE:
BUILDING E
PERSPECTIVE
RENDERINGS



REFERENCE PLAN #8

9 VIEW NORTHEAST FROM AZALEA - 4TH FLOOR

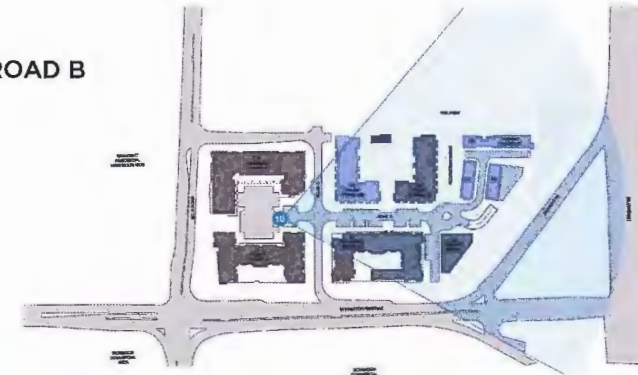


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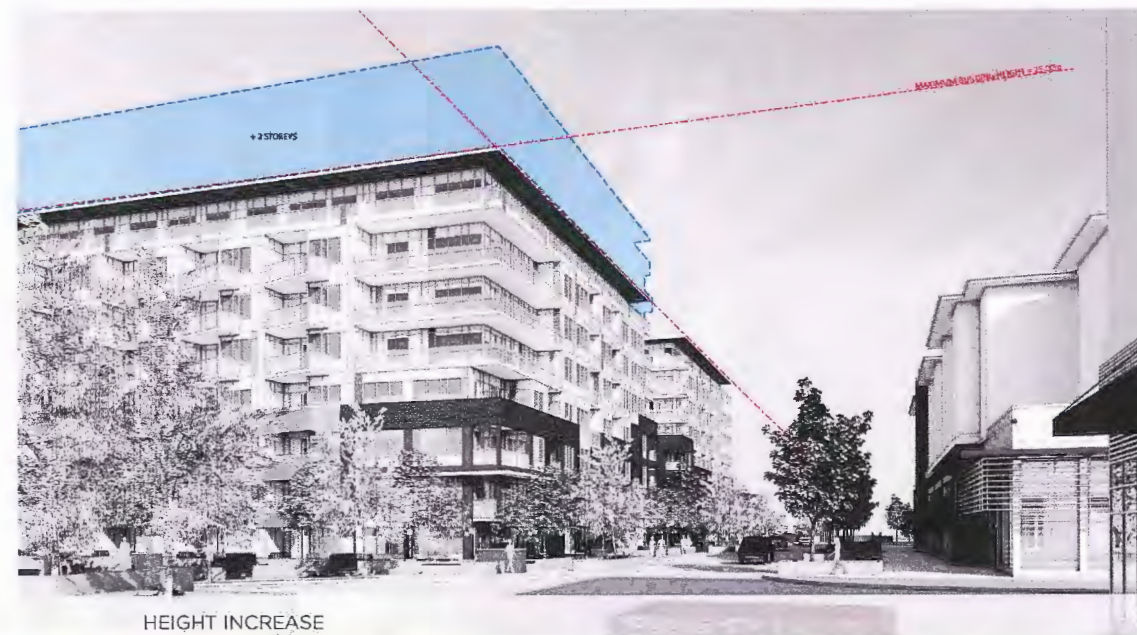


HEIGHT INCREASE

10 VIEW EAST ALONG ROAD B



KEY PLAN



HEIGHT INCREASE



PROPOSAL



PROPOSAL

NOT FOR CONSTRUCTION

NO.	REVISION	DATE
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3	REVISED FOR PERMIT	2019.05.01
4	REVISED FOR PERMIT	2019.05.01
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7	REVISED FOR PERMIT	2019.05.01
8	REVISED FOR PERMIT	2019.05.01
9	REVISED FOR PERMIT	2019.05.01
10	REVISED FOR PERMIT	2019.05.01

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PROJECT:

THE GARDENS

THE GARDENS PHASE THREE

BUILDING E1: DAHLIA, &

BUILDING E2: CALLA, &

BUILDING F: JASMINE

OWNER:

TOWNLINE

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BY: [Signature]

FOR: [Signature]

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

DATE: 2019.05.01

BY: [Signature]

FOR: [Signature]

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

DATE: 2019.05.01

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DATE: 2019.05.01

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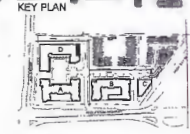
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REFERENCE PLAN 19

11 VIEW NORTHWEST FROM MAGNOLIA - 4TH FLOOR



KEY PLAN



HEIGHT INCREASE

12 VIEW NORTHWEST FROM ROUNDABOUT



KEY PLAN



HEIGHT INCREASE



PROPOSAL



PROPOSAL

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NO.	REVISION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT PANEL	
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PROJECT

**THE
GARDENS**

THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

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DESIGNED BY:	A	DATE:	
DRAWN BY:	MVA	DATE:	
DATE:	2017/04/14	DATE:	

BUILDING E
PERSPECTIVE
RENDERINGS



REFERENCE PLAN #10

13 AERIAL VIEW NORTHWEST FROM HWY 99



KEY PLAN



PROPOSAL

14 AERIAL VIEW



KEY PLAN



PROPOSAL

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NO.	REVISION
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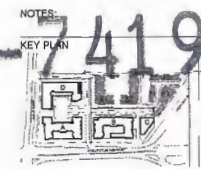
THE GARDENS PHASE THREE
BUILDING E1: DAHLIA,
BUILDING E2: CALLA, &
BUILDING F: JASMINE

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CHECKED BY	DATE
SCALE	DATE
JOB NO.	DATE
DATE	DATE

SHEET TITLE
BUILDING E
PERSPECTIVE
RENDERINGS



REFERENCE PLAN #11

15 VIEW OF ENTRANCE TO PEDESTRIAN MEWS



KEY PLAN



PROPOSAL

16 VIEW NORTH ALONG PEDESTRIAN MEWS



KEY PLAN



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DATE	DESCRIPTION

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THE GARDENS

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BUILDING E2: CALLA, &
BUILDING F: JASMINE

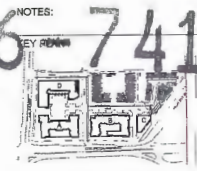
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DATE	BY	SCALE

SHEET TITLE
BUILDING E
PERSPECTIVE
RENDERINGS



REFERENCE PATH #12

17

VIEW SOUTHWEST FROM GARDEN PARK



KEY PLAN



PROPOSAL

NOT FOR
CONSTRUCTION

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THE
GARDENS

THE GARDENS PHASE THREE
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BUILDING E2: CALLA, &
BUILDING F: JASMINE

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DESIGN	DATE	SCALE
DESIGNED BY	DATE	SCALE
DESIGNED BY	DATE	SCALE
DATE	DATE	SCALE

BUILDING E
PERSPECTIVE
RENDERINGS