



**Development Permit Panel
Electronic Meeting**

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

**Wednesday, December 10, 2025
3:30 p.m.**

MINUTES

Motion to adopt the minutes of the Development Permit Panel meeting held on November 13, 2025.



1. DEVELOPMENT PERMIT 23-031545
(REDMS No. 8206668)

APPLICANT: Carson Lei

PROPERTY LOCATION: 8680 Alexandra Road

Director's Recommendations

That a Development Permit be issued which would:

- 1. permit the subdivision of 8680 Alexandra Road into two lots and permit construction of two commercial buildings on proposed Lot B on a site zoned "Auto-Oriented Commercial (CA)"; and*
- 2. vary the provisions of Richmond Zoning Bylaw 8500 applicable to Lot B to:*
 - (a) reduce the minimum interior side yard setback from 3.0 m to 1.5 m; and*
 - (b) reduce the minimum rear yard setback from 3.0 m to 2.0 m.*



Development Permit Panel – Wednesday, December 10, 2025

ITEM

2. DEVELOPMENT PERMIT 23-033716
(REDMS No. 8185751)

APPLICANT: Panatch Group

PROPERTY LOCATION: 9000 No. 3 Road

Director's Recommendations

That a Development Permit be issued which would permit the construction of a mixed-use commercial and rental apartment building at 9000 No. 3 Road on a site zoned "Commercial Mixed Use (ZMU61) – No. 3 Road and Francis Road (Broadmoor)".

☐

3. DEVELOPMENT PERMIT 25-010558
(REDMS No. 8137702)

APPLICANT: Fougere Architecture Inc.

PROPERTY LOCATION: 8620, 8640 and 8660 Spires Road

Director's Recommendations

That a Development Permit (DP) be issued which would permit the construction of one six-storey residential apartment building containing 90 rental units at 8620, 8640 and 8660 Spires Road on a site zoned "Low to Mid Rise Rental Apartment (ZLR49) – Spires Road (Brighthouse Village of City Centre)".

☐

4. New Business

5. Date of Next Meeting: January 14, 2026

ADJOURNMENT



**Development Permit Panel
Thursday, November 13, 2025**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Wayne Craig, General Manager, Planning and Development, Chair
Marie Fenwick, Director, Arts, Culture and Heritage Services
Roeland Zwaag, General Manager, Engineering and Public Works

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on October 29, 2025, be adopted.

CARRIED

1. DEVELOPMENT PERMIT 22-022003

(File Ref. No.: DP 22-022003) (REDMS No. 8214654)

APPLICANT: Hardev S. Chane

PROPERTY LOCATION: 14511 Westminster Highway

INTENT OF PERMIT:

That a Development Permit be issued to permit the construction of a single detached house on a site zoned "Agriculture (AG1)" and designated as an Environmentally Sensitive Area (ESA).

Applicant's Comments

Susan Van Der Ende, Environmental Professional from Madrone Environmental Services Inc, introduced the project and with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1), provided background information on the application, highlighting the following:

Development Permit Panel

Thursday, November 13, 2025

- the applicant has Agricultural Land Commission (ALC) approval to import fill material to raise the land and improve the drainage conditions to allow for farming activities in the rear of the property,
- the existing 4.5 m wide water crossing will be widened to 7.0 m in the same location to improve water flow, this will result in a small loss of Riparian Management Area (RMA). On-site trees within the RMA will be retained and not impacted, with primarily blackberry being removed, and
- the applicant proposes to provide approximately 89 m² of landscaping area within the proposed farm home plate, including 2 Magnolia trees, 18 Persian Spire trees and 60 May Green shrubs as part of the Environmentally Sensitive Area (ESA) compensation.

Staff Comments

Joshua Reis, Director, Development, noted that (i) compensation is being provided on-site within the farm home plate in the form of landscaping, consisting of 20 new trees and approximately 60 shrubs, (ii) the applicant is proposing removing invasive species within the RMA, reseeded with native plants and coordinating this work with their proposed watercourse crossing application, and (iii) location of the farm home plate has been reviewed and supported by the City's Food Security and Agricultural Advisory Committee taking into account the proposed location of the driveway crossing and the grading difference between the existing driveway and the proposed home plate.

Panel Discussion

In reply to queries from the Panel, staff noted that (i) staff is coordinating with the Engineering department to ensure the ESA permit is granted prior to the water course crossing permit application being approved so that all works are properly coordinated with one another, and (ii) following the issuance of the ESA development permit the applicant would be required to obtain building permit issuance prior to construction of the single-family home.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel expressed support for the application, noting the applicant's efforts to retain the trees within the RMA.

Development Permit Panel

Thursday, November 13, 2025

Panel Decision

It was moved and seconded

That a Development Permit be issued to permit the construction of a single detached house on a site zoned “Agriculture (AG1)” and designated as an Environmentally Sensitive Area (ESA).

CARRIED

2. **DEVELOPMENT PERMIT 24-036536**

(File Ref. No.: DP 24-036536) (REDMS No. 8189117)

APPLICANT: Anokh Lally

PROPERTY LOCATION: 2300 McLeod Avenue

INTENT OF PERMIT:

That a Development Permit be issued at 2300 McLeod Avenue, which would facilitate the construction of a single detached dwelling on a lot which is zoned Small-Scale Multi-Unit Housing “(RSM/L)” and designated as an Environmentally Sensitive Area.

Applicant's Comments

Pritham Lally, applicant introduced the project and with the aid of a visual presentation, (attached to and forming part of these minutes as Schedule 2), provided background information on the application, highlighting the following:

- the subject property is located in a designated Environmentally Sensitive Area (ESA) as defined in the City's Official Community Plan (OCP). The lot is currently vacant and is overgrown with blackberry. The proposed plan is to remove the invasive species and restore the land to a healthy condition,
- the ESA mapping has identified 310 m² of ESA area across the eastern and central portions of the lot, these areas offer minimal ecological value due to invasive species dominance and absence of native trees or shrubs,
- the applicant proposes to relocate and rehabilitate 310 m² of ESA to the eastern portion of the property with native trees and shrubs, connecting it directly to the existing Bridgeport greenway. This design increases ecological connectivity as it improves habitat potential for birds and pollinators,
- all trees will be planted 3 m apart from each other which will ensure they do not compete for resources while also allowing for a natural canopy to develop. Shrubs will be planted 1 m from each other, additionally mulching will be used and minimal irrigation for sustainable establishment, and

Development Permit Panel

Thursday, November 13, 2025

- this new ESA area will be surrounded by fencing to prevent encroachment onto the rehabilitation area. A three year monitoring and maintenance program will be implemented, which will be overseen by a qualified Environmental professional. The total cost of the ESA restoration will be approximately \$26,000, funded by the applicant.
-

Staff Comments

Joshua Reis, Director, Development, noted that (i) prior to the building permit being issued, the applicant will be required to enter into a City work order for water, sanitary and storm connections, (ii) as part of the building permit application, the applicant will be required to install any perimeter drainage around the property to ensure that storm water runoff is appropriately managed, (iii) tree retention on-site has been accommodated including retention of trees along the front yard of the property which provides for a visual buffer, and (iv) 310 m² of ESA compensation is being provided at the rear of the property, subject to appropriate landscaping securities being provided and a three year monitoring period.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

Staff commended the applicant on the tree retention and the considerable efforts that have gone into improving this area from its current state. In response to a query from the Panel, the applicant noted that they plan to have ESA fencing on all sides of the area. The Panel asked Staff to update the plans making it clear that the fencing protection is only during the construction stage and that future fencing will be dealt with post landscape installation.

Panel Decision

It was moved and seconded

That a Development Permit be issued at 2300 McLeod Avenue, which would facilitate the construction of a single detached dwelling on a lot which is zoned Small-Scale Multi-Unit Housing “(RSM/L)” and designated as an Environmentally Sensitive Area.

CARRIED

Development Permit Panel

Thursday, November 13, 2025

3. **DEVELOPMENT PERMIT 24-050212**

(File Ref. No.: DP 24-050212) (REDMS No. 8150257)

APPLICANT: Brad Dore

PROPERTY LOCATION: 10320 Railway Avenue

INTENT OF PERMIT:

That a Development Permit be issued which would permit the construction of Small-Scale Multi-Unit Housing on an Arterial Road, including a single-family dwelling with a secondary suite, and a two-storey rear yard infill unit at 10320 Railway Avenue on a site zoned "Small-Scale Multi Unit Housing (RSM/M)".

Applicant's Comments

Brad Dore, applicant introduced the project and with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 3), provided background information on the application, highlighting the following:

- the single-family dwelling with a secondary suite fronts onto Railway Avenue, and the proposed coach house fronts onto an existing lane at the rear of the property.
- There is access to the secondary suite at the north side of the property and the access from Railway Avenue to the coach house is from the south side of the property,
- the outdoor living space for the main house and the coach house is shared between the two dwellings, to keep the shared space between the properties as open as possible the massing of the single-family dwelling home has been stepped back, and
- lighting is provided throughout the building, in particular for the coach house to light up the lane.

Denitsa Dimitrova (Landscape Architect), noted that (i) the landscape plan for this project has been designed to provide privacy from the neighboring site at the north and south property line with 6 ft and 4 ft wood fencing, (ii) the streetscape have been improved with low aluminum fencing plus a landscape strip and two trees at the front, (iii) the patio areas proposed for both the house and coach house are separated with evergreen hedging and grass and shrubs, and (iv) screening has been proposed for the recycling and garbage areas.

Development Permit Panel

Thursday, November 13, 2025

Staff Comments

Joshua Reis, Director, Development, noted that (i) vehicle access to the subject property is provided via the lane, (ii) the applicant has proposed to provide a 32 m² one-bedroom secondary suite in the principal dwelling unit that is secured by way of an agreement that will be registered on title ensuring that no final building permit granting occupancy is provided until that suite has been provided, (iii) landscaping includes the proposed planting of new trees, hedging and shrubs on-site, (iv) the size and placement of upper storey windows has been designed to consider and minimize overlook onto adjacent properties, and (v) servicing works including sanitary, water and storm are required prior to building permit issuance.

Panel Discussion

In response to queries from the Panel, the applicant advised that (i) evergreen hedging will be provided between the two properties, along with a larger shrub beside the recycling area that will retain access to daylight, (ii) bollard lighting will be installed at the lane and property corners, and soffit lighting on the coach house facing onto the lane, (iii) a combination of sensor/timer and user lighting will be provided to ensure the area is safe, secure and inviting, (iv) the proposed garbage and recycling is against the north fence line behind the parking pad as well as one on the pathway away from the south property line between the house and coach house, (v) access for pickup can be either from Railway Avenue or via the lane, and (vi) the intention is that the secondary suite and coach house will not be stratified at this point.

Panel directed staff to look at ensuring the lighting systems for each unit are separate, and if the intention is to stratify the coach house, that should occur after initial construction, otherwise a strata title conversion application may be required.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel commended the applicant on the attention to detail and diversity of housing this application will provide to the city.

Development Permit Panel
Thursday, November 13, 2025

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of Small-Scale Multi-Unit Housing on an Arterial Road, including a single-family dwelling with a secondary suite, and a two-storey rear yard infill unit at 10320 Railway Avenue on a site zoned "Small-Scale Multi Unit Housing (RSM/M)".

CARRIED

4. New Business

It was moved and seconded

That the Development Permit Panel meeting tentatively scheduled on Wednesday, November 26, 2025, be cancelled.

CARRIED

5. Date of Next Meeting: December 10, 2025.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:13 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Thursday, November 13, 2025.

Wayne Craig
Chair

Raman Grewal
Legislative Services Coordinator



Development Application Data Sheet
Development Applications Department
8911 No. 3 Road, Richmond, BC V6Y 2C1

DP 22-022003

Attachment 1

Address: 14511 WESTMINSTER HWY, RICHMOND, BC

Applicant: HARDEV CHANE Owner: HARDEV CHANE

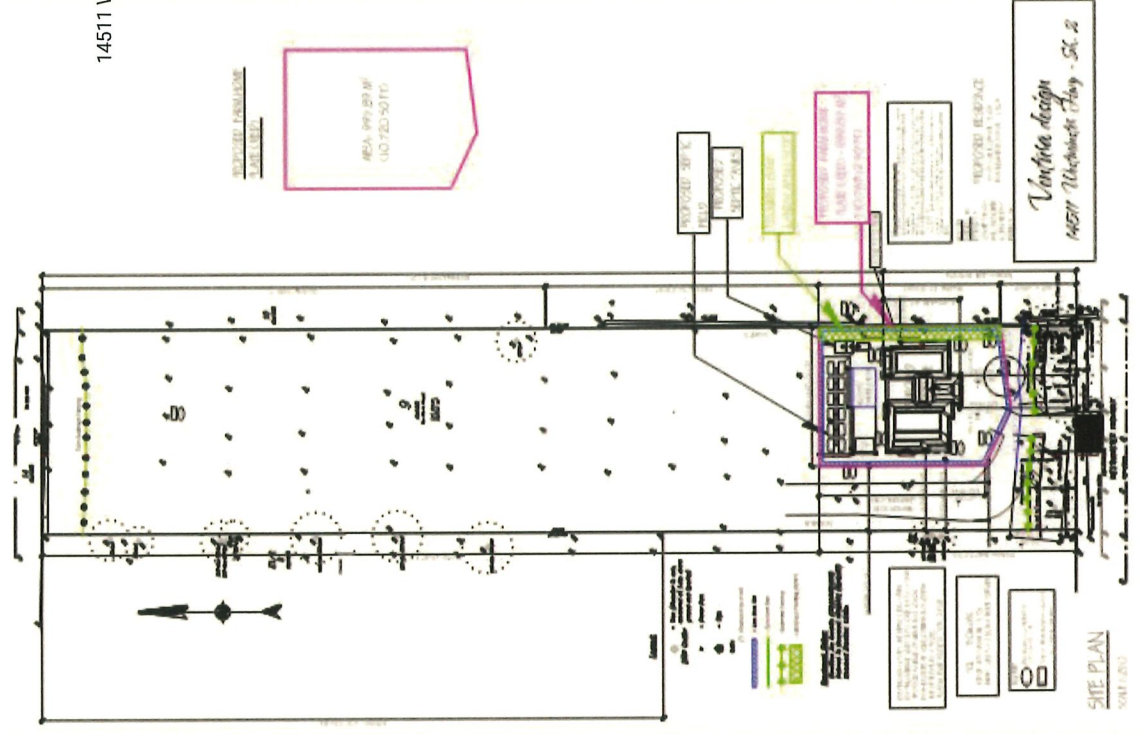
Planning Area(s): 13 EAST RICHMOND

Floor Area: Gross: 400 m2 Net: 400 m2

| | Existing | Proposed |
|-----------------|--------------------------------|--------------------------------|
| Site Area | 8,247 M ² (0.82 HA) | 8,247 M ² (0.82 HA) |
| Land Uses | FARMING | FARMING |
| OCP Designation | AGR | AGR |
| Zoning: | AG1 | AG1 |
| Number of Units | | 1 |

| | By/Law Requirement | Proposed | Variance |
|---|--------------------|----------|----------------|
| Floor Area Ratio | | | None permitted |
| Lot Coverage | 0 % | 9.5 % | |
| Setback – Front Yard | 6 m | 15.38 m | |
| Setback – Side Yard | 1.2 m | 3.05 m | |
| Setback – Side Yard | 6 m | 15.99 m | |
| Setback – Rear Yard | 6 m | 174.70 m | |
| Height (m) | 9 m | 8.951 m | |
| Lot Size | | | |
| Off-street Parking Spaces – Resident/Commercial | 2 | 2 | |
| Off-street Parking Spaces – Accessible | N/A | N/A | |
| Off-street Parking Spaces – Total | N/A | N/A | |
| Tandem Parking Spaces | Not permitted | | |
| Indoor Amenity Space | Min 70 m2 | N/A | |
| Outdoor Amenity Space | N/A | N/A | |

ESA DP 2025 SITE MAP PLAN



WATER CROSSING
14511 Westminster Hwy

TOPOGRAPHICAL PLAN FOR LOT 9 SECTION 4
BLOCK 4 NORTH RANGE 5 WEST
NWD PLAN 8208



Legend

-  True (direction is true, measured at 1 m above ground and 10 m)
  Power Pole

2

- 1979 - Introduction of egg of wolf

Shirley M. Aiken

1. **Product** (Product) (Product)
 2. **Price** (Price) (Price)
 3. **Place** (Place) (Place)
 4. **Promotion** (Promotion) (Promotion)

City of Richmond Planning Department Aesthetics Unit (DRAFT)

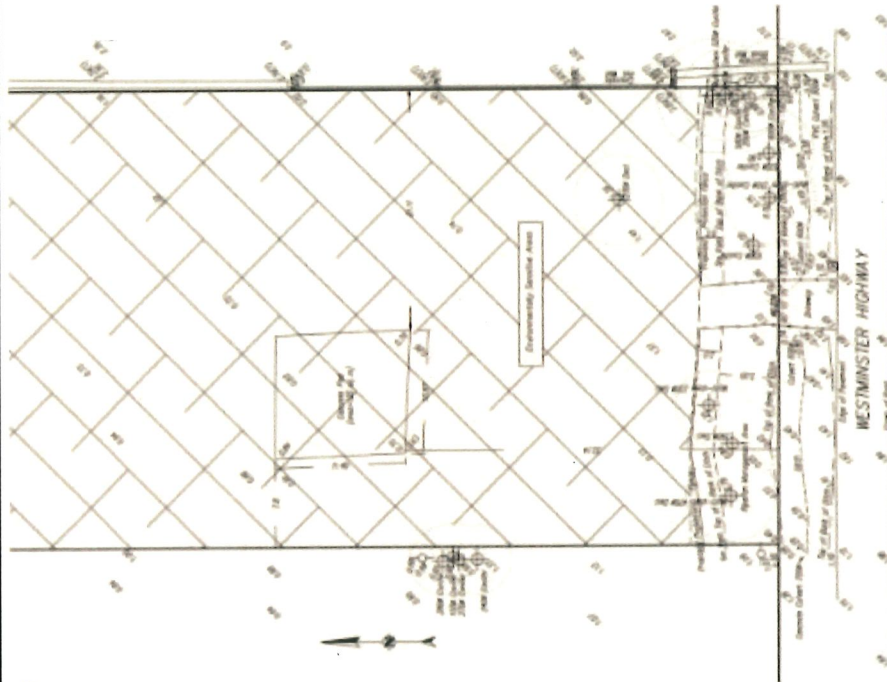
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information about income is by requesting payments only and is for the minimum rate of the benefit.



This is certified correct and it will only with respect to the requirements in items before and listed on the 20th day of March, 2012

Digitally signed by
Liming Yuan-WSAINT
DN: cn=CA, email=Liming
Yuan-WSAINT, o=BC
Lund University,
c=Sweden

This document is not valid without the following information:

DATE: 2025-02-01
 TIME: 14:11:57
 USER: jay@jst.com

City of Richmond

TITLE: _____

TOPOGRAPHIC SURVEY

WIN BETTING WAGON WIN

WILL YOU BE THERE NOW

CITY FILE: 0025-XXXXXX

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City of Richmond

WATERCOURSE INFILL
140N WESTMINGER HWY
ARIZONA, PHOENIX, 85016

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| NAME | ST | |
| ADDRESS | ST | |
| PHONE | ST | |



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| WATERPLOT: RANKING STUDENT COUNCIL'S (STUDENT) TOP 40 RESEARCH TOPICS | |
|---|---------------------------------------|
| Rank | Topic |
| 1 | environmental issues |
| 2 | global health |
| 3 | space, time, technology |
| 4 | mathematics/science |
| 5 | scientific data, facts |
| 6 | philosophical and |
| 7 | religious issues |
| 8 | philosophy of science |
| 9 | philosophy of life |
| 10 | philosophy of mind |
| 11 | philosophy of language |
| 12 | philosophy of art |
| 13 | philosophy of ethics |
| 14 | philosophy of politics |
| 15 | philosophy of law |
| 16 | philosophy of economics |
| 17 | philosophy of social sciences |
| 18 | philosophy of history |
| 19 | philosophy of geography |
| 20 | philosophy of anthropology |
| 21 | philosophy of psychology |
| 22 | philosophy of sociology |
| 23 | philosophy of education |
| 24 | philosophy of religion |
| 25 | philosophy of culture |
| 26 | philosophy of art and literature |
| 27 | philosophy of music |
| 28 | philosophy of film |
| 29 | philosophy of television |
| 30 | philosophy of radio |
| 31 | philosophy of internet |
| 32 | philosophy of computer science |
| 33 | philosophy of artificial intelligence |
| 34 | philosophy of robotics |
| 35 | philosophy of nanotechnology |
| 36 | philosophy of biotechnology |
| 37 | philosophy of medicine |
| 38 | philosophy of health care |
| 39 | philosophy of law and ethics |
| 40 | philosophy of justice |



1. *Phylogenetic relationships* – see above.

Figure 1: Proposed Development and Compensation Areas at 14511 Westminster Hwy

November 3rd, 2025 – Permit Drawing (final)

– DP 22-022003



Current ESA Showing Previous Two Homes

Richmond Interactive Map (RIM)

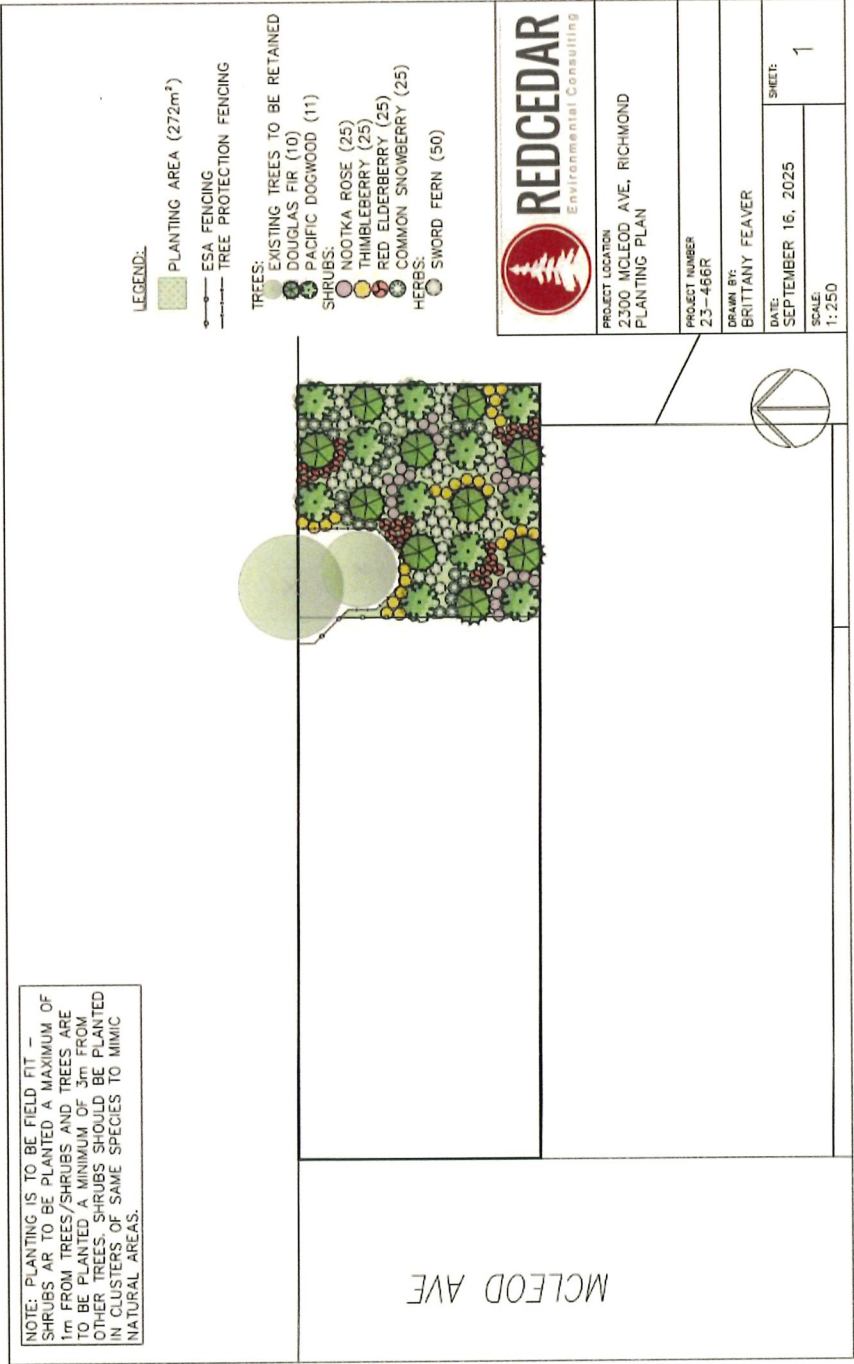


Proposed New ESA Area Strategy



Calculation done by Mangat Environmental Solutions Ltd.

Vegetation Plan



LINEX DESIGNS INC.

| | | | |
|-------|---------|-------------|----|
| TITLE | DATE | DRAWING NO. | A1 |
| | SCALE | | |
| | PROJECT | | |
| | | | |



Journal of Interpersonal Violence 27(6) 984-990
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sagepub.com/journalsPermissions.nav

Schedule 3 to the Minutes of the Development Permit Panel meeting held on Wednesday, November 13, 2025



| | |
|--------------------------|----------|
| Coach House Ground Level | 336.04 |
| Coach House Upper Level | 529.00 |
| Garage | 1,289.87 |
| House Ground Level | 1,205.32 |
| House Upper Level | 351.04 |
| Suite Ground Level | 3,073.55 |
| | 1,152.28 |
| House Ground Level | 1,205.32 |
| House Upper Level | 351.04 |
| Suite Ground Level | 2,708.64 |
| | 336.04 |
| Coach House Ground Level | 529.00 |
| Coach House Upper Level | 865.04 |



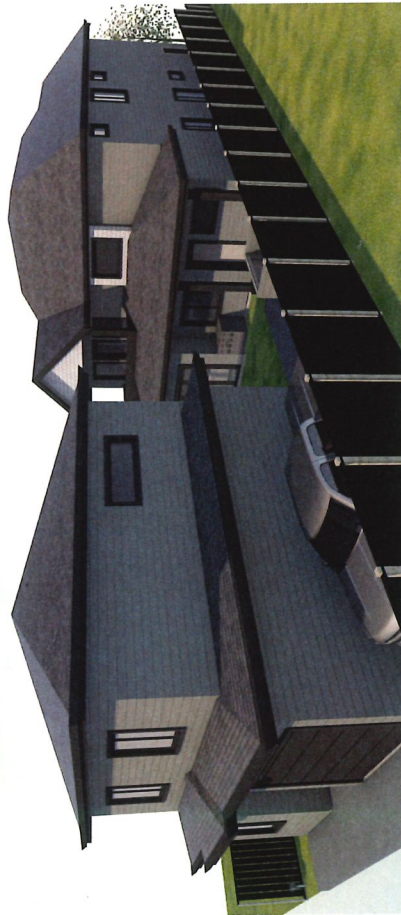
Legal Address

LOT 219, BLOCK 4N, PLAN NWP 51345, SECTION 36, RANGE 7W,
NEW WESTMINSTER LAND DISTRICT.
PID 004 884 370

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|-------------------|--------------------------|
| Issued for DP DEF | Friday, October 24, 2025 |
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The design and specifications of all drawings conform to BCBC 2024.
All drawings are to SCALE in the absence of a dimension the drawings may be scaled

Copyright to this drawing is the exclusive property of Allied Data & Design Inc. Development Inc. and shall not be modified or reproduced without the



Brad Doré
Residential Design
604.782.8240
brad.dore@icloud.com
www.braddore.com
Doré Design & Development Inc.

Proposed SSMUH
10320 Railway Avenue
Richmond, BC

Copyright to this drawing is the exclusive property of Blind Dore & Dore Design & Development Inc. and shall not be modified or reproduced without the consent of Blind Dore

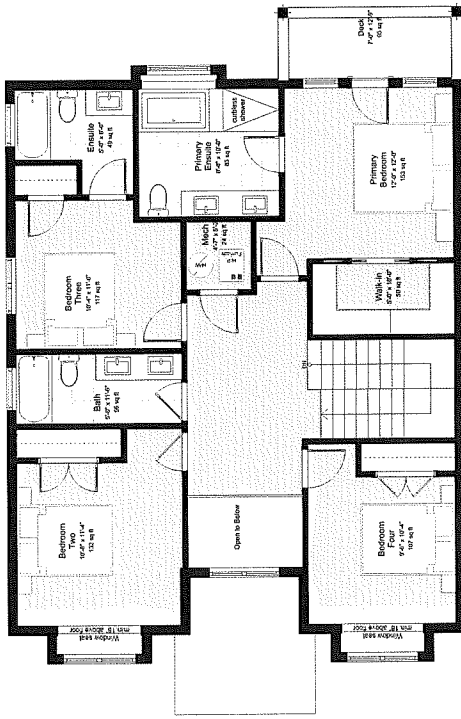
The design and specifications of all drawings conform to BCBC 2024

All drawings are to SCALE in the absence of a dimension the drawings maybe scaled

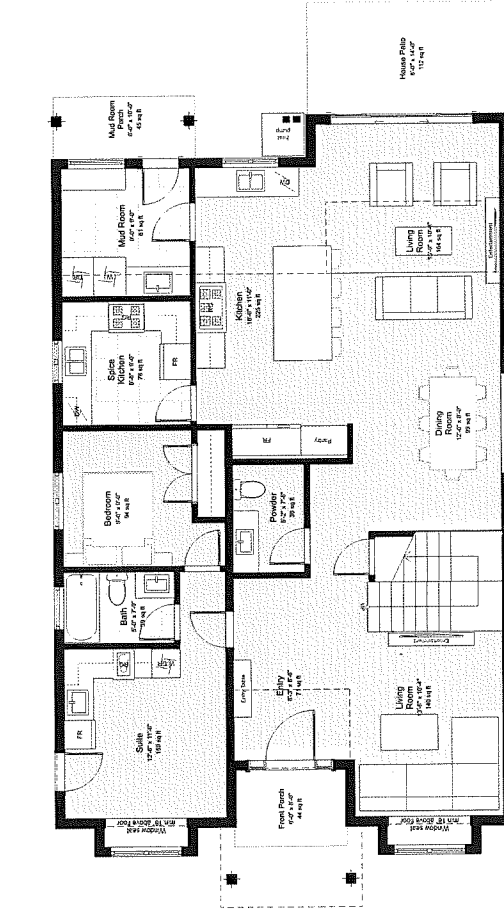
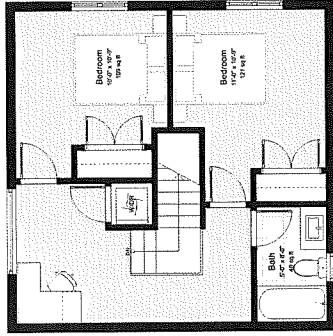
3 Dimentional Views

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| Laminated for DR DEE Monday November 10 2008 |
|---|

A03

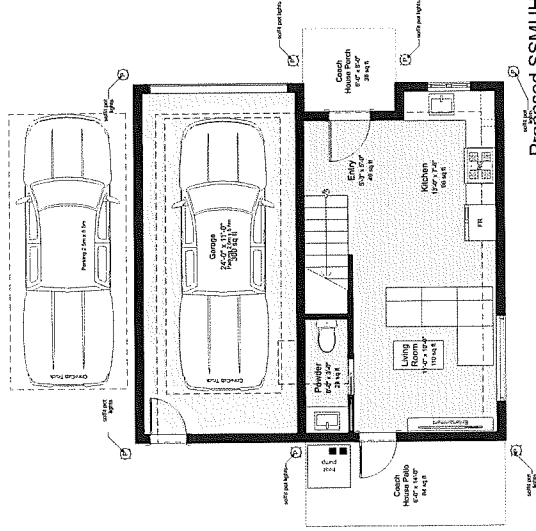


Upper Level
1/4" = 1'-0"



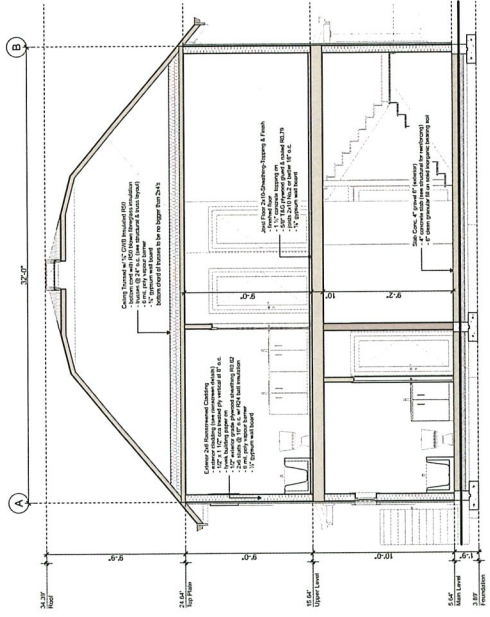
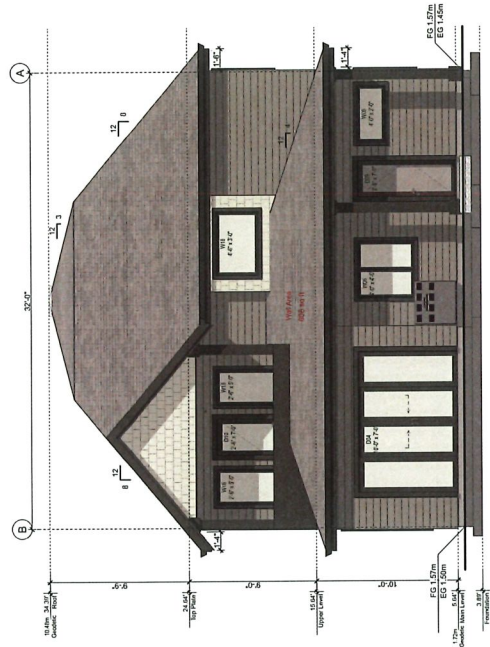
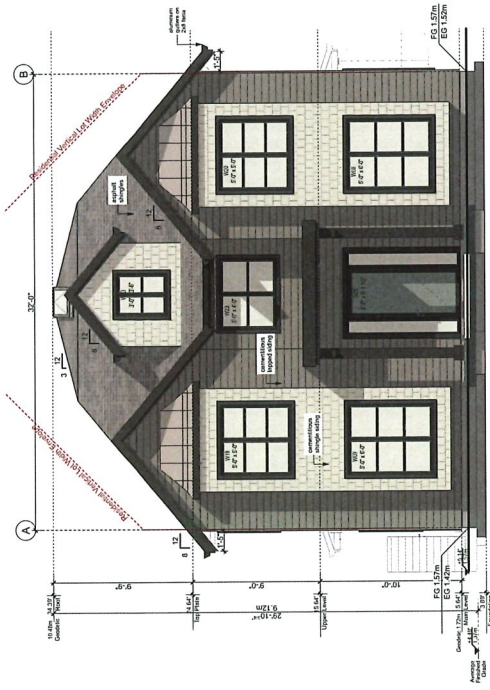
Main Level
1/4" = 1'-0"

| | |
|---------------------------|-------------|
| Garage House Ground Level | 331.04 |
| Garage House Upper Level | 328.00 |
| Garage | 298.87 |
| House Ground Level | 1,052.38 |
| House Upper Level | 1,052.38 |
| South Ground Level | 351.04 |
| South Upper Level | 3,873.55 ft |



Proposed SSMUH
10320 Railway Avenue
Richmond, BC

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Cementitious Lapped Siding

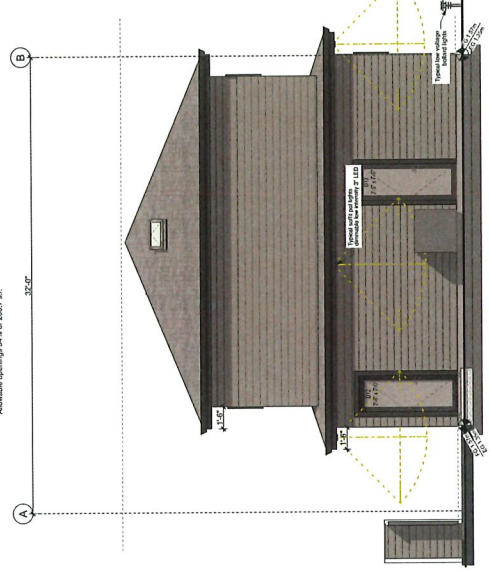
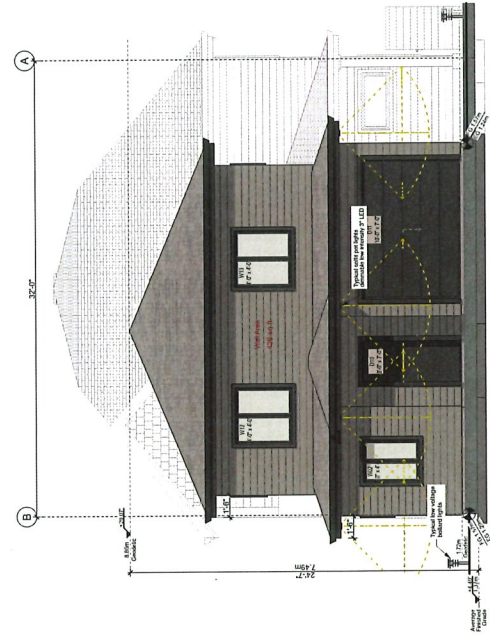
1
Platinum Gray
HC-179 Main Body

Cementitious Shingles

Chantilly Lace
OC-65 Box-outs

Kendall Charcoal
HC-166 Window & Trim

4
Mount Saint Anne
cc-710 Front Door



Brad Doré
Residential Design
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brad.dore@icloud.com
www.bradore.com
Doré Design & Development Inc.

Proposed SSMUH
10320 Railway Avenue

Proposed SSMUH
10320 Railway Avenue

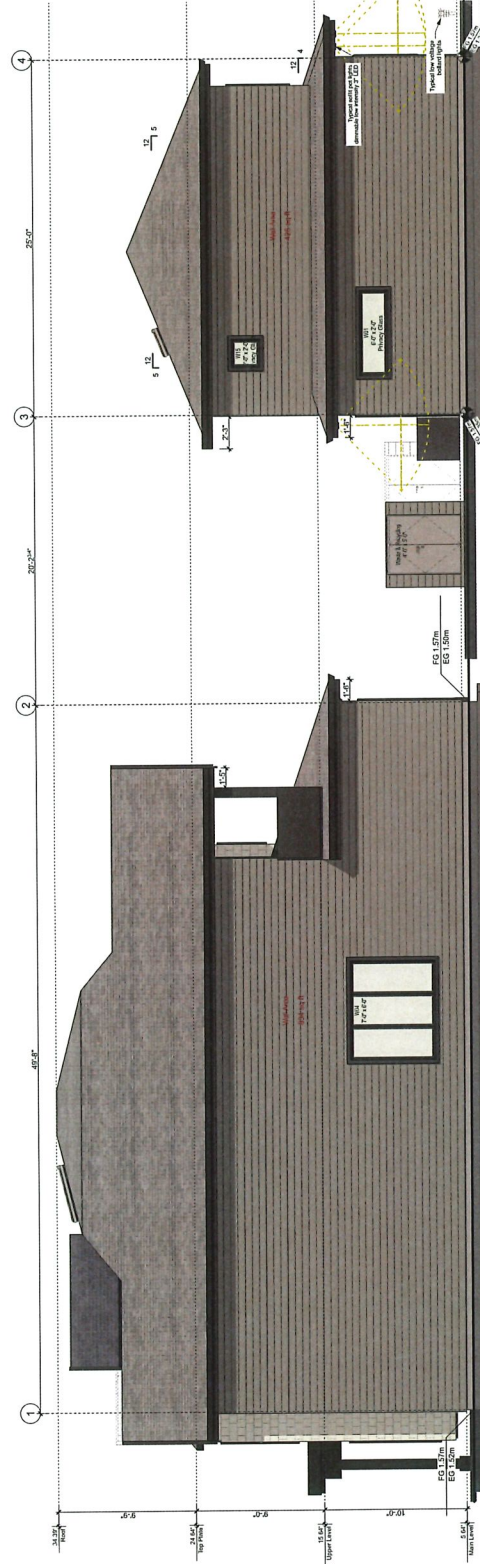
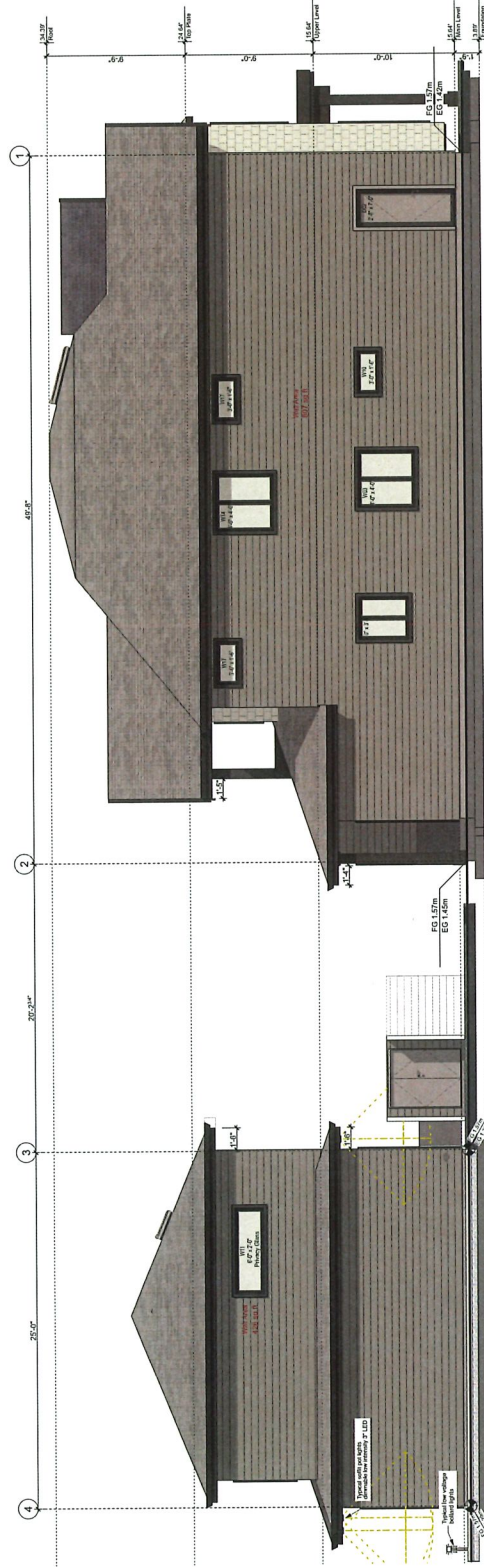
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The design and specifications of all drawings conform to BCBC 2024

Elevations East & West

| | |
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| Issued for DP DEF | Friday, October 24, 2025 |
|-------------------|--------------------------|

A08



1
Platinum Gray
HC-179 Main Body

Chantilly Lace
OC-65 Box-outs

3 Kendall Charcoal

4
Mount Saint Anne
CC-710 Front Door

| |
|--------------------------|
| Elevations North & South |
| Issued for DP DEF |
| Friday, October 24, 2005 |
| |
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| A09 |

Proposed SSMUH
10320 Railway Avenue
Richmond, BC

The design and specifications of all drawings conform to CBC 2024.
All drawings are to SCALE in the absence of a dimension the drawings may be scaled

| ID | Openings South Wall | | | | | | |
|------------------------------------|--|--------------|--------------|---------------|-------|--|-----------------------|
| W04 | <table border="1"> <tr> <th>Opening Size</th> <th>Opening Area</th> </tr> <tr> <td>7'-0" x 6'-0"</td> <td>42.00</td> </tr> <tr> <td></td> <td>42.00 ft²</td> </tr> </table> | Opening Size | Opening Area | 7'-0" x 6'-0" | 42.00 | | 42.00 ft ² |
| Opening Size | Opening Area | | | | | | |
| 7'-0" x 6'-0" | 42.00 | | | | | | |
| | 42.00 ft ² | | | | | | |
| Limiting Distance 1.2m | | | | | | | |
| Wall area B34 s.f | | | | | | | |
| Allowable openings 7% or 58.4 s.f. | | | | | | | |

Brad Doré
Residential Design
604.782.9240
brad.dore@cloud.com
www.braddore.com
Doré Design & Development, Inc.



| NO. | DATE | REVISION DESCRIPTION | BY |
|-----|-----------|----------------------|----|
| 1 | 21.OCT.22 | QTY COMMENTS | DL |
| 2 | 21.OCT.22 | REVISIONS | DL |
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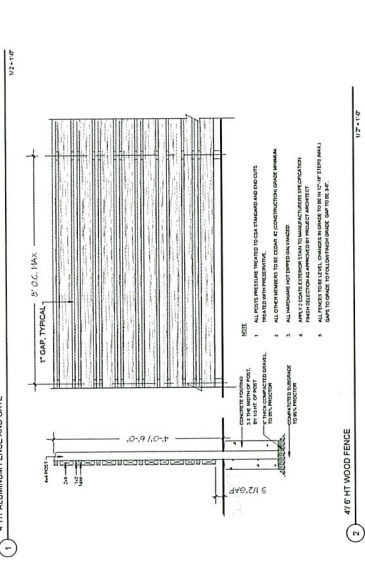
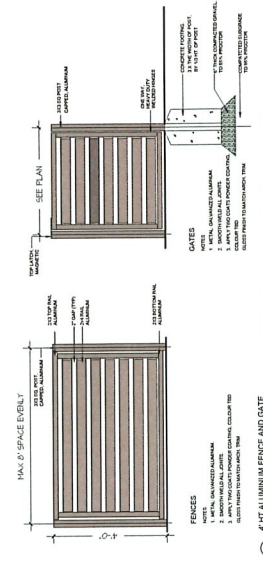
PROJECT
SMALL SCALE MULTI-UNIT
DEVELOPMENT & COACH HOUSE
10320 RAILWAY AVENUE,
RICHMOND, BC

DRAWING TITLE:
**LANDSCAPE
PLAN**

DATE: June 18, 2025
SCALE: 1/8"=1'-0"
DRAWN BY: [Signature]
DESIGN BY: [Signature]
CHECKED BY: [Signature]
PROJECT NUMBER: 25-136

OF 2

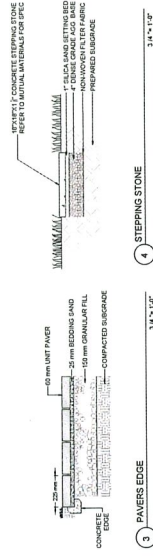
25-136-05-209



| TREE SCHEDULE | | | PMG PROJECT NUMBER: 25-136 |
|---------------|-----|-----------------------------------|----------------------------|
| KEY | QTY | BOTANICAL NAME | COMMON NAME |
| 1 | 2 | STYRAX JAPONICA | JAPANESE SNOWBELL |
| 2 | 24 | BUXUS SEMPERVIRENS 'SUFFRUTICOSA' | DWARF ENGLISH BOXWOOD |
| 3 | 1 | CAMELIA JAPONICA 'ALBIFLORA' | VALLEY FRIE PRINCE |
| 4 | 12 | ROSA MEICHLAND 'NONICA' | MEDIAN ROSE PINK |
| 5 | 23 | TAUS X MEDIA 'HICKS' | HICKS YEW |
| 6 | 28 | CAREX 'ICE DANCE' | FROSTED EDGE |
| 7 | 10 | PERENNIAL | PERENNIAL |
| 8 | 10 | RUBROCKIA FULGIDA 'GOLDLOOKS' | RUBROCKIA YELLOW-ORANGE |

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES ARE SPECIFIED AS PER CANA STANDARD. BOTANICAL NAMES ARE IN ALL CAPS. * SUBSTITUTIONS, OBTAINED FROM A REPUTABLE NURSERY, ARE PERMITTED. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIDS SHOULD NOT BE PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

NOTE:
* THE DESIGNER BUILDS HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM TO A.B.C. STANDARDS TO ALL SOFT LANDSCAPE AREAS.
* SHOT DRAININGS TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.



| FENCE LEGEND | |
|--------------|-----------------------|
| SYMBOL | STYLE |
| [Line] | 4" x 4" WOOD FENCING |
| [Line] | 4" x 4" WOOD FENCING |
| [Line] | 4" x 4" METAL FENCING |

| HARDSCAPE LEGEND | |
|------------------|--|
| [Image] | 1/2" x 1/2" x 1/2" SLAB NATURAL COLOR FINISHED WITH RAINING EDGER |
| [Image] | CLASSIC STANDARDS PAVERS SHADOW COLOR FINISHED WITH RAINING EDGER CONCRETE BAND |
| [Image] | 500 LAMIN |
| [Image] | 10" x 10" STEPPING STONE |

ALL PAVERS TO BE INSTALLED
AS PER MANUFACTURER'S SPECIFICATIONS.



To: Development Permit Panel

Date: November 17, 2025

From: Joshua Reis
Director, Development

File: DP 23-031545

Re: Application by Carson Lei for a Development Permit at 8680 Alexandra Road

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the subdivision of 8680 Alexandra Road into two lots and permit construction of two commercial buildings on proposed Lot B on a site zoned "Auto-Oriented Commercial (CA)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 applicable to Lot B to:
 - a) Reduce the minimum interior side yard setback from 3.0 m to 1.5 m; and
 - b) Reduce the minimum rear yard setback from 3.0 m to 2.0 m.

Joshua Reis
Director, Development
(604-247-4625)

JR:ak
Att. 4

Staff Report

Origin

Ka Seng (Carson) Lei, on behalf of 332 Holding Ltd. (Directors: San Zi Li, Zhi Hong Li, Li Fang Feng, I Chai Lei, Ka Seng Lei, Weng Mui Ng), has applied to the City of Richmond for permission to subdivide 8680 Alexandra Road into two lots ("Lot A" and "Lot B"), and facilitate the construction of two commercial buildings of up to two-storeys in height on the eastern lot (Lot B) and zoned "Auto-Oriented Commercial (CA)". No construction is proposed on Lot A at this time. Vehicle access is proposed to be from Alexandra Road. The property is currently vacant. A location and aerial map of the site is provided in Attachment 1.

A Servicing Agreement (SA) is required as a condition of subdivision and includes, but is not limited to, the following improvements:

- New water, storm, and sanitary service connections.
- Frontage improvements along Alderbridge Way and Alexandra Road, including new sidewalk, landscaped boulevards and new curb and gutter.

Development Information

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

Background

Development surrounding the subject site is as follows:

To the North: Across Alexandra Road are two properties zoned "Auto-Oriented Commercial (CA)". Each lot contains a two-storey commercial building fronting onto Alexandra Road.

To the East: Abutting the subject site is a lot zoned "Auto-Oriented Commercial (CA)" containing a single-storey childcare building.

To the South: Across Alderbridge Way is a lot zoned "Residential/Limited Commercial (RCL1)" containing five, four-storey low-rise apartments.

To the West: Abutting the subject site is a lot zoned "Auto-Oriented Commercial (CA)" containing a five-storey hotel building that is the subject of an active Development Permit (DP) application for exterior renovations (DP 24-043129).

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the urban design issues and other staff comments identified as part of the review of the subject DP application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the "Auto-Oriented Commercial (CA)" zone, except for the zoning variance noted below.

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

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 applicable to proposed Lot B to:

- 1) Reduce the minimum interior side yard (west) setback from 3.0 m to 1.5 m.

Staff supports the proposed variance for the following reasons:

- *The reduced interior side yard setback enables a more efficient site circulation and parking layout and allows for two off-site trees to be retained on the neighbouring property at 8740 Alexandra Road. It also supports pedestrian connections along all sides of the proposed buildings, including a future 3.0 m wide publicly accessible north-south connection that bisects the subject site between Lot A and Lot B.*
- *An interim 1.5 m walkway is to be constructed between the west property line and Building 1. Building 1 proposes to provide glazing, entryways into commercial units and continuous canopies along the west building facade. The pedestrian path is framed as an active and visually engaging pedestrian corridor that benefits from weather protection and passive surveillance.*

- 2) Reduce the minimum rear yard (south) setback from 3.0 m to 2.0 m.

Staff supports the proposed variance for the following reasons:

- *The reduced setback enables the proposed development to provide two buildings within a functional site design. Accommodating two buildings on site strengthens the development's street presence and activation on both road frontages (Alexandra Road and Alderbridge Way).*
- *The applicant is voluntarily providing an approximately 4.5 m wide road dedication along the entire south property line, and the southern building has been landscaped and designed to activate the Alderbridge Way frontage. The resulting distance from the back of the curb to the building face is approximately 7.0 m.*

Advisory Design Panel Comments

The Advisory Design Panel (ADP) reviewed this proposal on September 4, 2025, and supported the proposed development moving forward to DP Panel, subject to the applicant giving consideration to the comments identified by Panel members. A copy of the relevant excerpt from the ADP meeting minutes is attached for reference (Attachment 3). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '***bold italics***'.

Analysis***Conditions of Adjacency***

- The subject site is located within the City Centre Area Plan (CCAP), Aberdeen Village, and is designated as "Urban Centre T5 (25.0 m)" within the "Commercial Reserve – Mid Rise" sub area. The sub-area promotes street-oriented commercial uses such as retail and restaurants. The proposed development complies with the plan designations, anticipating uses such as retail shops and restaurants, which support street frontage activation in keeping with adjacent commercial uses north of Alderbridge Way.

- The subject site fronts both Alexandra Road to the north and Alderbridge Way to the south. The proposed massing of the two commercial buildings on Lot B responds to the double fronting characteristic of the subject site and provides a transition between the commercial uses to the north and the residential to the south.
- The buildings have been sited to provide an east-west transition, providing separation from the daycare centre to the east while continuing to support pedestrian-friendly commercial uses westwards, including via a 3.0 m north-south pedestrian walkway.
- The proposed development would facilitate subdivision of the property into two lots. Development at this time is only proposed on the eastern lot (Lot B). No development is currently proposed for the west portion (Lot A). A concept plan demonstrating future development potential of Lot A post subdivision had been included for illustration purposes only. Any redevelopment of Lot A would require a separate DP.
- Development within the City Centre is subject to potential impacts from other developments that may be approved within the City Centre (e.g., loss of views, shading, overlook and reduced privacy, noise and ambient light). To ensure future owner/tenants understanding of these potential impacts, registration of a legal agreement on Title is required prior to DP issuance and requires that the owner provide an acknowledgement of the same in all purchase and sale agreements.
- The subject site is located within Aircraft Noise Sensitive Development (ANSND) Policy Area, “Area 1A”, which prohibits new aircraft noise-sensitive land uses (e.g. residential uses, childcare facilities, hospitals and schools for kindergarten to grade 12). The proposed development complies with these restrictions. Registration of a restrictive covenant on Title is required prior to DP issuance to ensure owner awareness of potential aircraft noise impacts and the City’s indemnification.

Urban Design and Site Planning

- The proposed development on Lot B consists of 14 units within two buildings. A two-storey building (Building 1) is positioned along the proposed future west property line and fronts Alexandra Road to the north. A single-storey building (Building 2) fronts Alderbridge Way to the south to provide streetscape activation. Both buildings are separated by a surface parking area, with vehicle access provided from Alexandra Road.
- Prior to DP issuance, the applicant will provide the following voluntary road dedications to accommodate road frontage improvements:
 - A 4.5 m wide road dedication along the entire south property line on Alderbridge Way.
 - A 1.0 m x 1.0 m corner cut at the northeast corner of the subject site to facilitate sidewalk connectivity to the east.
- A SA is required as a condition of subdivision for the design and construction of frontage improvements along the entire subject property, including, but not limited to:
 - Along Alderbridge Way: 3.5 m wide multi-use path, 1.5 m landscaped boulevard and 0.15 m curb and gutter.
 - Along Alexandra Road: 2.0 m wide sidewalk, 1.5 m landscaped boulevard, and 0.15 m curb and gutter.

- A 3.0 m wide pedestrian path is proposed to bisect the subject property, connecting Alexandra Road to Alderbridge Way. Of the 3.0 m, 1.5 m will be provided on Lot B abutting the west property line, and 1.5 m will be located along Lot A's east property line. Prior to DP issuance, the applicant is required to register on Title a Public Right-Of-Passage (PROP) Statutory Right-of-Way (SRW) over the 3.0 m pedestrian path. As part of this DP, the applicant will be constructing Lot B's 1.5 m portion of the pedestrian path. Prior to the development of Lot A, which will include constructing a 1.5 m path along the east property line, metal picket fencing is proposed to delineate the two lots. This fencing will be removed by the owner of Lot B upon ultimate completion of the path.
- Street facing building facades have been designed to a pedestrian scale with appropriate glazing and low canopies to provide strong urban edges.
- Pedestrian access is provided along all building faces, accompanied with continuous canopies for weather protection. Paths are at minimum 1.5 m wide, with doors designed to swing inwards to maintain clear pedestrian circulation.
- Additional opportunities for pedestrian activation are provided on the second level of Building 1. An outdoor corridor running along the building's east facade and an outdoor amenity terrace at the south end of the building animate the upper level and encourages natural surveillance for the driveway and surface parking area below.
- A waste and recycling room is proposed at the southern end of Building 1 for the shared use of the entire Lot B development.
- The applicant has designed the buildings to be compliant with the Flood Plain Designation and Protection Bylaw (2.9 m GSC – Area A). Prior to DP issuance, a flood indemnity covenant is required to be registered on Title.
- Prior to subdivision approval, the applicant will also amalgamate the City owned road parcel south of the subject site to form part of Alderbridge Way to help provide a more orderly property boundary configuration.

Transportation

- A total of 40 parking spaces are proposed in the surface parking area located between Buildings 1 and 2.
- The proposed parking rates are consistent with the Zoning Bylaw parking requirements, subject to the provisions of Transportation Demand Management (TDM) measures which are required to be secured through the registration of legal agreements prior to DP issuance. The following TDMs are proposed:
 - Provision of Level 2 electrical vehicle charging capabilities for 22 on-site parking spaces.
 - Provision of additional two Class 1 and three Class 2 bicycle parking spaces, exceeding the Zoning Bylaw required amount.
 - Provision of one e-bike charging space within one of the Class 1 bicycle lockers.
 - Provision of a 3.0 m wide north-south PROP SRW to facilitate pedestrian connection between Alderbridge Way and Alexandra Road.

- A total of six Class 1 and eight Class 2 bicycle parking spaces are proposed on site. Class 2 bicycle racks are located along Alexandra Road and Alderbridge Way while Class 1 bicycle lockers are located between Buildings 1 and 2.
- Consistent with Zoning Bylaw requirements, a medium loading space is proposed between Buildings 1 and 2 near the waste and recycling room.

Architectural Form and Character

- The proposed development features a contemporary commercial design defined by clean building lines, flat roof profiles and a simple massing arrangement. The buildings are designed to frame the internal parking area while maintaining a strong street presence on Alexandra Road to the north and Alderbridge Way to the south.
- The use of glazing, composite panels and metal panel flashing in warm neutral colours (pearl white and grey beige) contributes to a modern and visually cohesive building appearance. To help maintain visual porosity along the west façade of Building 1, registration of a legal agreement on Title limiting window covering, tinting, and frosting is required prior to DP issuance.
- Horizontality is emphasized with subtle variations in façade treatment and canopies to break up the building massing and enhance visual interest. Entrances and glazing are oriented toward public frontages and pedestrian walkways to support an active interface.
- Separate sign permits are required for future signage proposed on-site.

Tree Management

- The applicant submitted a Certified Arborist Report which has been reviewed by the City's Tree Preservation Officer and Parks staff. The report identifies 10 bylaw trees on-site and four off-site trees, including:
 - Two on-site trees (tag # 6 and 9) are significant black locust trees with a diameter at breast height (dbh) of 127 cm and 92 cm respectively. The Project Arborist reviewed and observed these trees to be in poor condition, exhibiting large wounds and bark inclusions. These trees are located within the future road dedication area along Alderbridge Way.
 - The remaining eight bylaw sized trees on-site (tag #5-14) are observed to be in fair to poor condition, exhibiting phototropic lean, failing branches and wounded stems. These trees are located within the future road dedication area along Alderbridge Way.
- City staff have confirmed the Project Arborist's observations and noted the trees to be poor candidates for retention, exhibiting leaning, signs of internal decay, broken branches and large wounds on various trees. Removal and compensation are recommended by Parks staff. Prior to DP issuance, the applicant is to provide the compensation amount of \$19,192.00 to the City's Tree Compensation Fund.
- Two off-site trees (tag #1 and 2) on the east neighbouring property are proposed to be protected and retained. The applicant is required to install tree protection fencing prior to any construction activities.

- Two off-site trees (tag #3 and 4) on the east neighbouring property are in poor condition with decay on several stems. The applicant is proposing to remove these two off-site trees and has acquired permission from the neighbouring owner.
- The applicant is proposing to plant 15 trees on site, including the four replacement trees associated with the removal of two off-site trees (tag #3 and 4).
All new on-site trees are proposed to be a minimum of 4.0 m in height for conifers and 8 cm caliper for deciduous trees. A mix of coniferous and deciduous trees planting along the north, west, and south property lines are proposed for variation and seasonal interest. The SA which the applicant will be required to enter into as a condition of subdivision, will include the planting of street trees within the landscaped boulevards as part of frontage improvements.

Landscape and Open Space Design

- A variety of trees and low shrub planting along Lot B's north and south property lines contribute towards a landscape edge and assist in softening the building frontages.
- Additional planting proposed between the two buildings along the western property line, on the second level patio of Building 1, and around pathway intersections on the subject site, collectively promote a courtyard like character and enhances the pedestrian realm. In addition, two existing trees located on the neighbouring property at 8740 Alexandra Road and adjacent to the subject site's east property line, are two to be retained.
- Pavers are used throughout the site to increase permeability and highlight key pedestrian pathways.
- 1.2 m (4 ft.) high metal picket fencing is proposed along the east and west property lines to define the subject site while maintaining visual porosity between properties. Upon the completion of the future north-south 3.0 m wide pedestrian path, the fencing along the west property line of Lot B will be removed.
- High efficiency irrigation will be provided in all landscaped areas of the development.
- Prior to DP issuance, the applicant is required to submit a landscape security in the amount of \$249,623.00 to ensure that the proposed landscaping works are completed as proposed.

Crime Prevention Through Environmental Design

- Low-glare downward-facing lighting is proposed around the building perimeters and is incorporated within the landscaping to enhance security and prevent dark corners.
- The proposed design incorporates high amounts of glazing and an external second-level corridor to activate the pedestrian realm, providing transparency and enhancing natural surveillance.
- Low shrub planting and picket-style fencing have been used to help provide clear sightlines.

Sustainability

- The proposed development will be constructed to Step Code 2 with EL-2, consistent with City energy requirements. The applicant has submitted written confirmation from their Certified Energy Advisor indicating that this project can achieve the outlined energy targets.

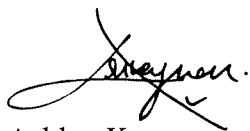
- The subject site is located within the City Centre District Energy Utility (DEU) service area. Prior to DP issuance, a standard DEU covenant will be registered on Title requiring the developer to:
 - Grant a SRW necessary for supplying DEU services to the proposed development.
 - Design the proposed development with capacity to connect to and be serviced by a DEU.
 - Establish a connection to the DEU once it becomes available.
- The following sustainability features will be incorporated into the proposed development and will be secured through legal agreements registered on Title prior to DP issuance:
 - Water and energy conservation features, including low-flow plumbing systems and motion sensor interior lighting.
 - Rough-in for future rooftop photovoltaic infrastructure as an alternative energy source for future tenants.

Conclusions

This proposal is for a commercial development consisting of two buildings of up to two storeys in height on the eastern portion of 8680 Alexandra Road and to facilitate the subdivision of the property into two lots (Lot A and B). Vehicle access is proposed to be from Alexandra Road.

The proposed development complies with the requirements of the “Auto-Oriented Commercial (CA)” zone, except for the variances discussed. As the proposed development would meet applicable policies and DP Guidelines, staff recommend that the DP be endorsed, and issuance by Council be recommended.

The list of DP Considerations is included in Attachment 4, which has been agreed to by the applicant (signed concurrence on file).



Ashley Kwan
Planner 1
(604-276-4173)

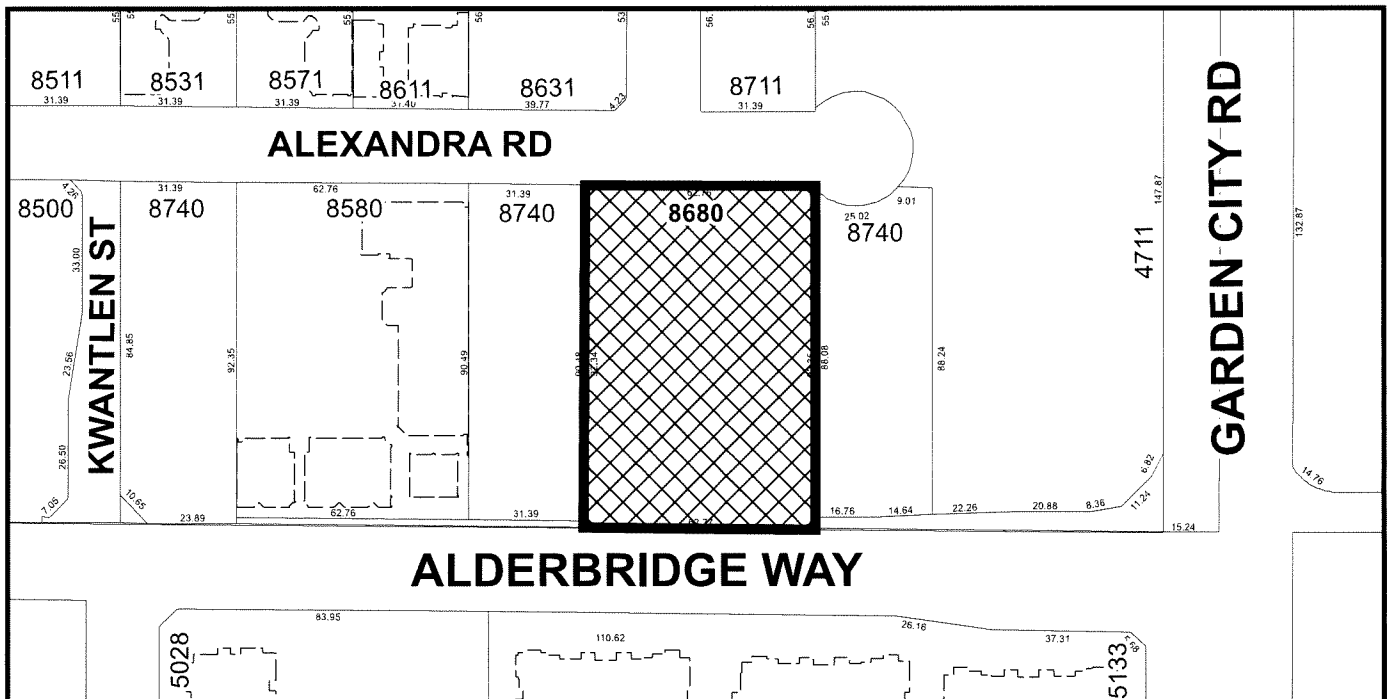
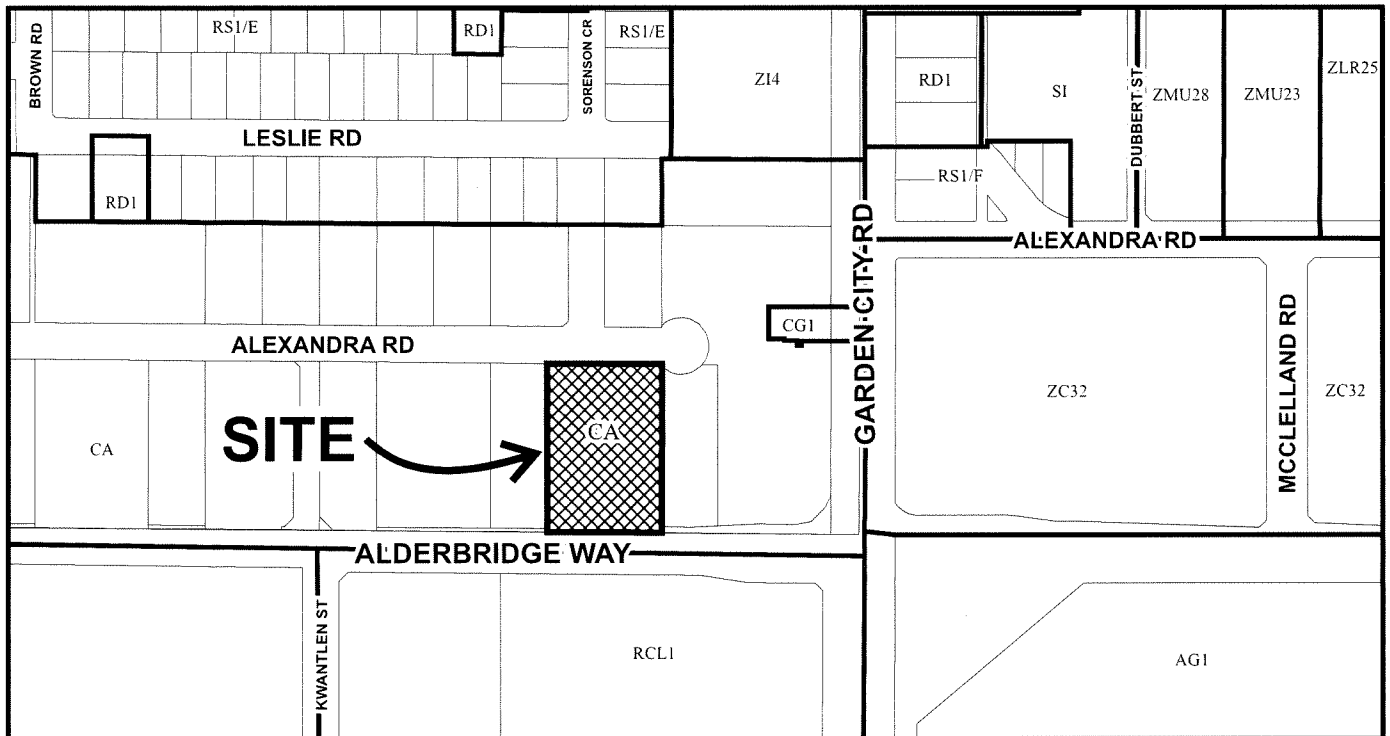
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- Att.
- 1: Location Maps
 - 2: Development Application Data Sheet
 - 3: Advisory Design Panel Meeting Minutes
 - 4: Development Permit Considerations



City of Richmond

Attachment 1



DP 23-031545

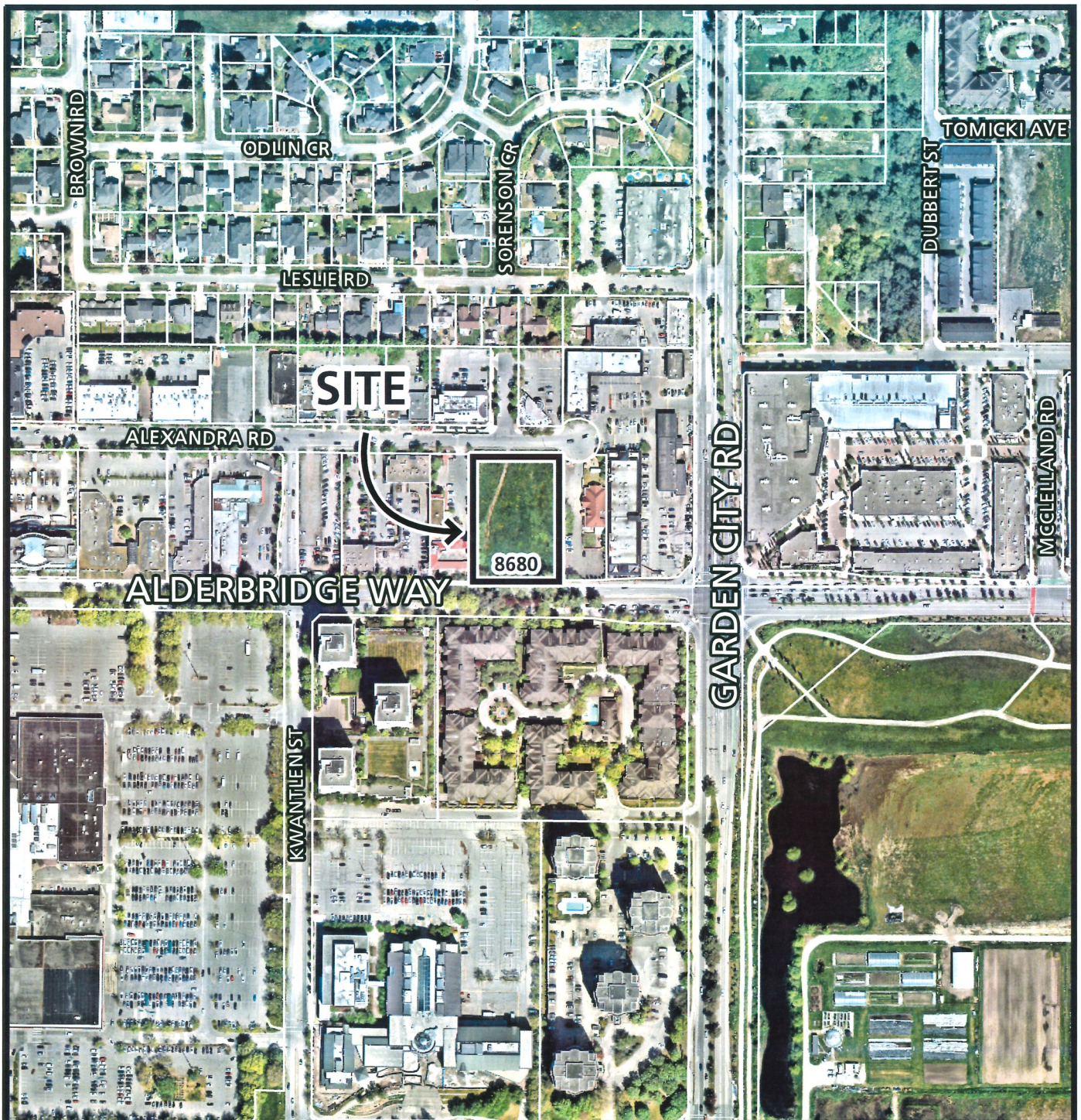
Original Date: 11/22/23

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



DP 23-031545

Original Date: 11/06/25
Revision Date:

Note: Dimensions are in METRES



DP 23-031545

Attachment 2

Address: 8680 Alexandra Road

Applicant: Carson Lei

Owner: Carson Lei

Planning Area(s): City Centre - Aberdeen Village

Floor Area Gross: 1,529.8 m² (16,467 ft²) Floor Area Net: 1,376.9 m² (14,821 ft²)

| | Existing | Proposed |
|-------------------------|--|--|
| Site Area: | 5,795.9 m ² (62,387 ft ²) | Lot A: 2,758.2 m ² (29,689 ft ²) Lot B: 2,758.3 m ² (29,690 ft ²) |
| Land Uses: | Vacant | Lot A: No Change Lot B: Commercial, Retail, Restaurant |
| OCP Designation: | Commercial | No Change |
| Zoning: | Auto-Oriented Commercial (CA) | No Change |
| Number of Lots: | 1 | 2 |
| Number of Units: | 0 | Lot A: 0 Lot B: 14 |

| | Bylaw Requirement | Proposed (Lot B) | Variance |
|--|-------------------------------|--------------------------------|--------------------|
| Floor Area Ratio: | 0.5 | 0.5 | None Permitted |
| Lot Coverage: | Max. 50% | 32% | None |
| Setback – Front Yard (North): | Min. 3.0 m | 3.2 m | None |
| Setback – Side Yard (East): | Min. 3.0 m | 3.0 m | None |
| Setback – Rear Yard (South): | Min. 3.0 m | 2.0 m | Variance Requested |
| Setback – Side Yard (West): | Min. 3.0 m | 1.5 m | Variance Requested |
| Height (m): | Max. 12 m | 11.52 m | None |
| Off-street Parking Spaces – Regular/Small: | Regular: 40 Small: max 50% | Regular: 20 Small: 18 (45%) | None |
| Off-street Parking Spaces – Accessible: | Min. 2% (2) | 2 | None |
| Total off-street Spaces: | 40 with TDMs | 40 with TDMs | None |
| On-Site Loading Space | Medium Loading: 1 | Medium Loading: 1 | None |
| Bicycle Parking Spaces: | Class 1: 4 Class 2: 5 | Class 1: 6 Class 2: 8 | None |

Excerpt from the Minutes from
The Design Panel Meeting

Thursday, September 4, 2025 – 4:00 p.m.
Remote (Teams) Meeting

**DP 23-031545 - COMMERCIAL DEVELOPMENT (TWO BUILDINGS) IN THE CITY
CENTRE AREA PLAN**

ARCHITECT: Pacific West Architecture
LANDSCAPE ARCHITECT: Homing Landscape Architecture
PROPERTY LOCATION: 8680 Alexandra Road

Applicant's Presentation

Architect Patrick Yang, Pacific West Architecture, Inc., and Landscape Architect Eason Li, Homing Landscape Architecture, presented the project and answered queries from the Panel.

Panel Discussion

Comments from Panel members were as follows:

- appreciate the applicant's presentation of the project; *Noted with thanks.*
- consider flipping Building 1 on Lot B and shift the building to the east side of the property so that the front rather than the back of the building would be facing the front of the future building on Lot A; this would create a more open space for Lot A, provide a better view of Building 1 on Lot B from Lot A, resolve concerns regarding the west elevation of Building 1, and eliminate CPTED issues on the west edge and the narrow pedestrian pathway along the west property line; consider installing a transparent fence to help address the grade change along the west property line; ***Flipping Building 1 was considered but the original design has been retained for the following reasons:***
 - ***Elevation design has been refined to activate the west building face in the interim and in the future. If building 1 isn't back facing Lot A, it's back will be facing neighbor 8740 Alexandra site on the other side. It is hard to say Lot A is more important than the 8740 lot. The location of the SRW between proposed Lot A and B provide the current orientation of Building 1 with opportunities for additional glazing along the west side of the building face, which has now been provided.***

- *The exterior design of the west elevation is significantly improved, including larger window areas, placement of continuous weather protection, roof overhang, and signages, more variable materials and colours. All of this will contribute to a more welcoming and vivid west elevation design, and a better pedestrian experience. Secondary entries for those units have been provided.*
- *Lot B has been designed to enhance the required SRW which bisects the site. If the site design was to be flipped, it will be awkward to have the pedestrian walkway between the two parking areas and will cause safety issues for pedestrians.*
- *The current design has also taken into consideration the neighbouring trees to east. Reorienting the building would likely require their removal or substantial regrading, which would negatively affect the current site ecology and the interface with the neighbouring property.*
- consider eliminating the break on the canopy above the second floor terrace of Building 1 to provide a continuous canopy that matches the continuous terrace; *A continuous canopy now wraps around the building perimeter and the top of the whole first floor is on the same level. Refer to the updated building elevation and 3D.*
- clarify the intended function/use of the roof deck on the south side of the second floor of Building 1 to avoid the space being used as a storage area for CRUs; *This roof deck is now a public patio on the same level of the 2nd floor, which will be accessible for all people. The adjacent mechanical roof and equipment are physically and visually separated from the patio by a continuous louver screen, ensuring that the two uses operate independently without conflict in function, access, or views. In addition, planting is introduced between the two areas to provide a soft green buffer, further enhancing visual comfort and contributes to the overall quality of the outdoor environment.*
- simplify the use of materials for Building 1 to differentiate the first floor from the second floor of the building; the teak coloured architectural panel backdrop for the CRU signage is not necessary as it would break up the building façade too much; *The panels that backdrop for the CRU signage are removed to maintain a linearly well articulated and clean expression. The overall colour and materials have been simplified while continuing to provide articulation.*
- the use of the teak coloured architectural panel in Building 2 is underdeveloped as it stops in the middle of the east and west elevations; *Teak coloured panels are removed. The design strategy of Building 2 is now similar with Building 1.*

- consider reducing the width of Building 2 to allow for wider pedestrian pathways along both sides of the building for pedestrians coming from Alderbridge Way; consider mimicking the width and design of the more successful east pedestrian walkway for the west pedestrian walkway; *The path and landscape strip east of building 2 have been swapped to provide a landscape buffer between the subject site and the neighbouring property. Building 2's width has been reduced to provide a 8' wide pathway west of Building 2, creating a safer, more welcoming and visually prominent entrance to the public walkway.*
- consider installing a green roof on Building 2 to enhance the site's stormwater management and to provide visual interest to neighbouring taller buildings; *At grade landscaping has been further refined. Although a green roof has advantages of improving stormwater management and creating long-term environmental and ecological value, it brings a lot of potential problems such as regular check and maintenance, risks of water leakage and damage, much heavier load on roof structure. Instead, both Building 1 and Building 2 have been designed with pre-ducting to support future solar PV rooftop installations, in alignment with the city's energy initiatives.*
- consider making the roof deck patio accessible by increasing the height of the mechanical and garbage and recycling rooms attached to Building 1 to match the height of the ground floor CRUs; *Roof deck now has the same elevation as the CRUs of the second floor.*
- investigate ways to provide a better view of Building 1 on Lot B from the future development on Lot A including flipping Building 1 on Lot B; would prefer flipping Building 1 on Lot B as the existing trees along the east property line would soften the east edge and improve the visibility of the CRUs' signage in Building 1 from Alexandra Road; also consult with the City regarding feasible options for the site's vehicular entrance on Alexandra Road; *Building 1 remains the same location but a range of design improvements have been implemented to enhance the west elevation, including larger window areas, continuous weather protection canopies, extended roof overhangs, varied materials and colors, and improved CRU signage visibility. These updates collectively create a more articulated, welcoming, and pedestrian-friendly west façade while maintaining the building's original orientation.*
- the roof deck patio on top of the mechanical and garbage and recycling rooms poses a CPTED concern as it is difficult to provide surveillance from the ground or from the second floor CRUs; a building section shown on the package provided by the applicant indicates that the patio is on the same floor level as the second level CRUs; consider following this section plan to provide accessibility to the patio from adjacent CRUs and enhance its usability; *The roof deck has now been raised to be on the same elevation as the CRUs of the second floor.*

- review the position, location and width of some of the doors of the CRUs in relation to the sidewalk and adjacent pedestrian travel paths, particularly on Level 2 of Building 1, as the proposed outward swinging doors of CRU units are pinching the accessible pedestrian path of travel; considering inseting these doors to provide a more accessible pedestrian path of travel and improve the elevation and rhythm of entrances along publicly accessible façades; ***Doors are now swinging inward. Based on BCBC 3.3.1.11(3), doors forming part of a means of egress are only required to swing in the direction of exit travel when the area they serve has an occupant load exceeding 60 persons. The largest CRU in this project has an area of 123.3 m², resulting in an occupant load of approximately 33 persons (based on 3.7 m²/person per Table 3.1.17.1 of BCBC). Therefore, all CRU entry and rear doors are permitted to swing inward without compromising life safety or code compliance.***
- consider installing wheel stops for the outdoor parking stalls on the north side of Building 2 to avoid parked cars encroaching into the adjacent narrow sidewalk and accessible pedestrian pathway; widening the sidewalk would also be helpful to enhance accessibility on the site; ***Wheel stops will be installed, please refer to the site plan. The width of the pathway to the north of Building 2 remains 5' (1.5 m), consistent with the minimum accessible clear width of 1.5 m noted in the DP guidelines.***
- the use and placement of teak coloured architectural panels on the east and west elevations of Building 2 and the back of Building 1 appears random; provide more clarity to the intention of their use/placement in relation to the doors to improve the treatment of these elevations; ***The panels that backdrop for the CRU signage are removed to maintain a linearly well articulated and clean expression. Now the overall color is simplified but clearly differentiate the first and second floor. Warm, related tones differentiate the two floors while keeping a cohesive look. Composite panels are used for easy installation and maintenance, with smooth finishes below and corrugated above to add subtle texture and improve street-level articulation.***
- consider using different colours or treatment for the staircases to highlight their locations; ***The staircases are open and finished in light grey to contrast with the façade. Spatial lighting has been installed on every wall, ensuring full illumination with no dark corners, including behind the stairs, enhancing visibility and safety in line with CPTED principles.***
- considering identifying a location for grease traps to avoid grease coming from on-site restaurant operations going into the surface parking area; ***An underground grease interceptor location has been identified on the site plan. Future grease interceptors for restaurant kitchen fixtures will be contained within each unit.***

- the pedestrian route along the western edge of the site is narrow and feels like the backside of the building; considering installing a gate on either side to address this CPTED concern; ***The design of the west building elevation is significantly improved to provide a safer and nicer pedestrian experience. Larger windows and well-positioned doors have been introduced to increase transparency and visual connectivity between the pedestrian route and the commercial units. These improvements improve sightlines, natural surveillance, and overall legibility of the space.***
- provide clarity on the use cementitious panels as they are not shown on the drawings with any EasyTrim reveal which is preferable than having aluminum trims; ***EasyTrim reveal lines are provided and shown on building elevation and 3D.***
- agree with the Panel comment that the planning and layout of the site needs further consideration; flipping Building 1 might conflict with existing trees but overall, would contribute to creating an improved urban environment that would benefit Lot A and Lot B, and provide an opportunity for a contiguous surface parking area and an integrated stormwater management for both lots; ***Building 1's location remains the same as before, but additional design enhancements have been made to achieve better site and building design outcomes, including larger window areas, continuous weather protection canopies, extended roof overhangs, varied materials and colors, and improved CRU signage visibility. These updates collectively create a more articulated, welcoming, and pedestrian-friendly west façade while maintaining the building's original orientation***
- the use and placement of materials looks segmented; the smaller teak coloured architectural panels over the canopy above the unit entrances does not match the flat roof design of the building; consider a more cohesive and contemporary design with simpler lines; review the use and placement of materials and colours (e.g. the use of lighter colour for the upper level and darker colour for the lower level) on Building 1; also consider a continuous canopy without breaks at the stairs above the CRUs on the second floor of Building 1; ***The panels that backdrop for the CRU signage are removed to maintain a linearly well articulated and clean expression. CRU signage will be subject to a separate permitting process. Now the overall color is simplified, but the first and second floor are clearly differentiated by colour.***

- appreciate the courtyard feel created between Building 1 and Building 2; however, it is counter to the pedestrian pathway adjacent to the planter along the east side of Building 2; should Building 1 be flipped, the pedestrian pathway along the west side would provide a stronger connection from Alderbridge Way to Alexandra Road through the alley of trees; consider utilizing the pedestrian path between Lots A and B to act as a median and landscaped for stormwater management; *The building 1 location remains the same but it has a more welcoming and functional design along the west elevation, including larger window areas, continuous weather protection canopies, extended roof overhangs, varied materials and colors, and improved CRU signage visibility. Considering the required pathway, parking space length, and drive aisle width, there is insufficient space to provide an alley of trees as recommended. Instead, the pedestrian experience from Alderbridge Way has been improved by reducing the width of building 2 to provide a landscape strip adjacent to the west side of building 2 for a wider, more open pedestrian experience.*
- consider raising the height of the patio on top of the mechanical and garbage recycling rooms to match the height of the terrace for the second floor CRUs so it can be accessed via the elevator servicing the second floor CRUs; the landscaped patio will provide a nice outdoor amenity for the CRUs and enhance their rentability; *Roof deck now has the same elevation as the CRUs of the second floor.*
- reconsider the proposed six-foot tall solid fence along the east property line as it appears harsh and abrupt without any landscape buffer; consider instead a more transparent fence that would incorporate CPTED principles for natural surveillance and allow visibility to low level CRU signage to enhance both the commercial and security aspects of the development; also investigate opportunities to create a median with planting on the surface parking area; *The 6' high fence is changed to be 4' high metal picket fence for better transparency, please refer to landscape plan L1.0 and detail 5 on L3.0. Proposed landscaping has maximized the opportunities of creating planting beds on the parking area. A lot of native and low-maintenance plants are used in the planting beds to ensure the planting beds on the parking area can be easily maintained in a good condition.*
- the proposed development is well-planned in terms of functionality, but the site plan appears geared more for vehicle parking than a pedestrian-oriented development; the landscaping along pedestrian routes needs to be improved to enhance the pedestrian experience on the site; and *The south entrance of the main public walkway along the west property line has been widened to 8', creating a more welcoming and visually prominent pedestrian entrance. The more than 4' wide planting bed between the public walkway and the surface parking area is composed of trees, and decorative and native shrubs, which creates a safe, pleasant and comfortable walking experience.*

- consider more articulation/details to the building elements, e.g. the guardrails, overhangs and canopies, to enhance the overall quality and feel of the buildings considering their simple massing; also review the design and placement of signage for CRUs to make them more pedestrian oriented. *The continuity of the guardrails, canopies, and roofs have been improved in relation to the pattern of finish materials, windows, and signages. Together, they represent a stronger linear rhythm for the overall look of the building facades.*

Panel Decision

It was moved and seconded

That DP 23-031545 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

Opposed: Winston Chong



Development Permit Considerations

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

Address: 8680 Alexandra Road

File No.: DP 23-031545

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

1. **(Road Dedication – Alderbridge Way and Alexandra Road)** Voluntary dedication of land along the subject site's south property line (Alderbridge Way) and a corner cut on Alexandra Road to facilitate frontage improvements. Exact road dedication shall be confirmed through design of the Servicing Agreement* works. Approximate road dedications are as follows:
 - a) Along Alderbridge Way: 4.5 m wide along the entire south frontage.
 - b) Alexandra Road: 1 m x 1m corner cut at the northeast corner of the site.
2. **(Public-Right-of-Passage SRW)** Granting of a 3.0 m wide Statutory Right-of-Way for Public-Right-of-Passage, bisecting the property north to south. 1.5 m is to be provided along the east property line of proposed Lot A and 1.5 m is to be provided along the west property line of proposed Lot B. Construction and maintenance is to be conducted by the respective owners of each future lot at the owners' cost. The agreement should also identify that the fencing along the west property line of Lot B is to be removed by the owner of Lot B upon completing construction of the portion of the pedestrian path on Lot A.
3. **(Landscape Security)** Receipt of a Letter of Credit for landscaping in the amount of \$249,623.00 (based on the costs estimate provided by a CSLA registered landscape Architect including 10% contingency).
4. **(City Tree Compensation)** City acceptance of the developer's voluntarily cash contribution of \$19,192.00, as determined by Parks Services, to the City's Tree Compensation Fund for the removal of ten City trees (tag# 5-14).
5. **(Tree Protection)** Installation of appropriate tree protection fencing around all trees (tag #3-4) to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
6. **(Arborist Contract)** Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
7. **(Aircraft Noise – Indemnity)** Registration of an aircraft noise indemnity covenant on title (Area 1A).
8. **(Flood Indemnity)** Registration of a flood indemnity covenant on title.
9. **(CCAP Future Development Impacts)** Registration of a legal agreement on title stipulating that the development is subject to potential impacts due to other development that may be approved within the City Centre including without limitation, loss of views in any direction, increased shading, increased overlook and reduced privacy, increased ambient noise and increased levels of night-time ambient light, and requiring that the owner provide written notification of this through the disclosure statement to all initial purchasers, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.
10. **(Glazing)** Registration of a legal agreement on Title limiting window covering, tinting, and frosting on the west façade of Building 1 to maintain transparency and views onto the adjacent west pedestrian path.
11. **(Sustainability Measures)** Registration of a legal agreement on Title ensuring the development provides the following sustainability measures, to the satisfaction of the Director, Building Approvals:
 - a) Energy reducing light sensors for building interior lighting.
 - b) Water conservation features including water conserving plumbing fixtures and high efficiency irrigation.
 - c) Rooftop pre-ducting for solar photovoltaic or other alternative energy system.

12. **(Transportation Demand Management)** City's acceptance of the developer's offer to voluntarily contribute towards various transportation-related improvements and secure parking in compliance with the Zoning Bylaw requirements and Transportation Demand Management (TDM) parking reductions.
- a) Additional bicycle parking – Registration of a legal agreement on Title to ensure the provision of a minimum 6 Class 1 and 8 Class 2 bicycle parking spaces on site. Facilities to be constructed and maintained by the owner.
 - b) E-bike Parking – Registration of a legal agreement on Title to ensure the provision and maintenance of one publicly accessible energized outlet within the Class 1 bicycle parking area. Facilities to be constructed and maintained by the owner.
 - c) Electrical (EV) Charging – Registration of legal agreement(s) on the subject property requiring that the owner provides, installs, and maintains Level 2 electrical vehicle (EV) charging infrastructure for a minimum of 22 spaces on the property for the use of the building's tenants and visitors.
13. **(DEU)** Registration of a restrictive covenant and statutory right of way and/or alternative legal agreement(s), to the satisfaction of the City, securing the owner's commitment to connect to District Energy Utility (DEU) and granting the statutory right of way(s) necessary for supplying the DEU services to the building(s), which covenant and statutory right of way and/or legal agreement(s) will include, at minimum, the following terms and conditions:
- a) No building permit will be issued for a building on the subject site unless the building is designed with the capability to connect to and be serviced by a DEU and the owner has provided an energy modelling report satisfactory to the Director of Engineering.
 - b) A City Centre DEU Bylaw, which applies to the subject site, has been adopted by Council and was adopted prior to the issuance of any development permit for the subject site; however, no building permit will be issued for a building on the subject site unless:
 - (1) the City receives a professional engineer's certificate stating that the building has the capability to connect to and be serviced by a DEU;
 - (2) the owner designs, to the satisfaction of the City and the City's DEU service provider, Lulu Island Energy Company Ltd. (LIEC), a low carbon energy plant to provide any combination of heating, cooling, and/or domestic hot water heating to the building(s), as directed by the City's service provider (LIEC), to be constructed and installed on the site, with the capability to connect to and be serviced by a DEU;
 - (3) The owner enters into a Service Provider Agreement for that building with the City and/or the City's DEU service provider, LIEC, executed prior to depositing any Strata Plan with LTO and on terms and conditions satisfactory to the City; and
 - (4) the owner enters into an asset transfer agreement with the City and/or the City's DEU service provider on terms and conditions satisfactory to the City to transfer ownership of the low carbon energy plant to the City or as directed by the City, including to the City's DEU service provider, at no cost to the City or City's DEU service provider, LIEC, on a date prior to final building inspection permitting occupancy of the first building on the site. Such restrictive covenant and/or asset transfer agreement shall include a warranty from the owner with respect to the on-site DEU works (including the low carbon energy plant) and the provision by the owner of both warranty and deficiency security, all on terms and conditions satisfactory to the City;
 - c) The owner agrees that the building(s) will connect to a DEU when a DEU is in operation, unless otherwise directed by the City and the City's DEU service provider, LIEC.
 - d) If a DEU is available for connection and the City has directed the owner to connect, no final building inspection permitting occupancy of a building will be granted unless, and until:
 - (1) the building is connected to the DEU;
 - (2) the owner enters into a Service Provider Agreement for that building with the City and/or the City's DEU service provider, LIEC, executed prior to depositing any Strata Plan with LTO and on terms and conditions satisfactory to the City; and
 - (3) prior to subdivision (including Air Space parcel subdivision and Strata Plan filing), the owner grants or acquires, and registers, all Statutory Right-of-Way(s) and/or easements necessary for supplying the DEU services to the building.

Initial: _____

- e) If a DEU is not available for connection, no final building inspection permitting occupancy of a building will be granted until:
- (1) the City receives a professional engineer's certificate stating that the building has the capability to connect to and be serviced by a DEU; and
 - (2) the owner grants or acquires any additional Statutory Right-of-Way(s) and/or easements necessary for installing and constructing DEU infrastructure and supplying DEU services to the building, registered prior to any subdivision of the subject site (including Air Space parcel subdivision and strata plan filing).
14. **(Fees)** Payment of all fees in full for the cost associated with the Development Permit Panel Meeting Notices, consistent with the City's Consolidated Fees Bylaw No 8636.

Prior to Subdivision, the developer must complete the following requirements:

1. **(Road Dedication)** Dedication of Road Parcel (Plan 50405).
2. **(Fees)** Payment of fees required prior to subdivision approval, including but not limited to
 - a) Payment of current years' property taxes. If approval is sought on or after September 1st in any year, payment of the following year's estimates taxes per City practice.
 - b) Payment of address assignment fee.
3. Enter into a Servicing Agreement* for the design and construction of the following works. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:
 - a) **Water Works:**
 - (1) Using the OCP Model, there is 225 L/s of water available at a 20 psi residual at the Alexandra Road frontage. Based on your proposed development, your site requires a minimum fire flow of 200 L/s.
 - (2) At Developer's cost, the Developer is required to:
 - (a) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - (b) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
 - (c) Provide rights-of-ways for the water meters. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2n-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized via the servicing agreement process.
 - (3) At Developer's cost, the City will:
 - (a) Complete all tie-ins for the proposed works to existing City infrastructure.
 - (b) Cut, cap & remove the existing water service connections and meters.
 - (c) Install two new water service connections off of the existing water main fronting Alexandra Rd complete with water meters to service the proposed subdivision.
 - b) **Storm Sewer Works:**
 - (1) At Developer's cost, the Developer is required to: Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design
 - (2) At Developer's cost, the City will:
 - (a) Complete all tie-ins for the proposed works to existing City infrastructure.
 - (b) Cut, cap & remove the existing storm service connection and ICs
 - (c) Install two new storm service connections on Alexandra Road complete with inspection chambers to service the proposed development.
 - c) **Sanitary Sewer Works:**

Initial: _____

- (1) At Developer's cost, the Developer is required to: Confirm the condition and capacity of the existing sanitary service connections at the northwest and northeast corners of 8680 Alexandra Road through CCTV inspection and sizing calculations. Reuse the existing sanitary connections if they are in proper condition and has adequate capacity. If they are not in proper conditions and do not have adequate capacity, install two new service connections (by City crews at developer's cost) complete with IC to service the proposed subdivision.
- (2) At Developer's cost, the City will:
 - (a) Complete all tie-ins for the proposed works to existing City infrastructure.
 - (b) If the existing sanitary connections at the northwest and northeast corners of 8680 Alexandra Rd are not in proper condition and do not have adequate capacity, cut, cap & remove existing sanitary service connections and ICs at the northwest and northeast corners of the site.

d) Street Lighting:

- (1) At Developer's cost, the Developer is required to: Review street lighting levels along all road and lane frontages, and upgrade as required.

e) Frontage Improvements:

- (1) At Developer's cost, the Developer is required to construct the following along the full frontage of the subject site:
 - (a) Along Alderbridge Way, from North to South, starting at the new south property line:
 - (i) Minimum 3.5 m wide multi-use pathway
 - (ii) Minimum 1.5 m boulevard with street trees
 - (iii) 0.15 m curb and gutter to match the location of the existing curb and gutter.
 - (b) Along Alexandra Rd, from South to North, starting at the North property line:
 - (i) Minimum 2.0 m wide sidewalk
 - (ii) Minimum 1.5 m boulevard with street trees
 - (iii) 0.15 m curb and gutter.
 - (c) New frontage improvements are to be transitioned to existing treatments to the East/West of the site.
- (2) At Developer's cost, the Developer is required to construct a 1.5 m pathway along the eastern half of the SRW PROP that bisects the subject property.

f) General Items:

- (1) At Developer's cost, the Developer is required to:
 - (a) Coordinate with BC Hydro, Telus and other private communication service providers:
 - (i) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - (ii) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - (b) Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development and proposed undergrounding works, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:
 - BC Hydro PMT – 4.0 x 5.0 m
 - BC Hydro LPT – 3.5 x 3.5 m
 - Street light kiosk – 1.5 x 1.5 m

Initial: _____

- Traffic signal kiosk – 2.0 x 1.5 m
 - Traffic signal UPS – 1.0 x 1.0 m
 - Shaw cable kiosk – 1.0 x 1.0 m
 - Telus FDH cabinet – 1.1 x 1.0 m
- (c) Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
- (d) Provide a video inspection report of the existing sanitary connection at the northeast and northwest corners of 8680 Alexandra Rd prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection, complete with a civil engineer's signed and sealed recommendation letter, is required after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities and provide recommendations to retain, replace, or repair. Any utilities damaged by the pre-load, de-watering, or other ground preparation shall be replaced or repaired at the Developer's cost.
- (e) Submit a proposed strategy at the building permit stage for managing excavation de-watering. Note that the City's preference is to manage groundwater onsite or by removing and disposing at an appropriate facility. If this is not feasible due to volume of de-watering, the Developer will be required to apply to Metro Vancouver for a permit to discharge into the sanitary sewer system. If the sanitary sewer does not have adequate capacity to receive the volume of groundwater, the Developer will be required to enter into a de-watering agreement with the City wherein the developer will be required to treat the groundwater before discharging it to the City's storm sewer system.
- (f) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.
- (g) Enter into, if required, additional legal agreements, as determined through the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Development Permit processes.
3. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

* This requires a separate application.

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

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

Initial: _____

Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- If the development will be constructed in phases and stratified, a Phased Strata Subdivision Application is required. Each phase of a phased strata plan should be treated as a separate parcel, each phase to comply with the Richmond Zoning Bylaw 8500 in terms of minimum lot area, building setback and parking requirements. Please arrange to have the City's Approving Officer review the proposed phased boundaries in the early DP stages. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- If the development intends to create one or more air space parcels, an Air Space Parcel Subdivision Application is required. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contains prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed

Date



No. DP 23-031545

To the Holder: Carson (Kaseng) Lei

Property Address: 8680 Alexandra Road

Address: 7551 Petts Road, Richmond, BC, V7A 1J9

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", as applicable to proposed Lot B, is hereby varied to:
 - a) Reduce the minimum interior side yard setback from 3.0 m to 1.5 m; and,
 - b) Reduce the minimum rear yard setback from 3.0 m to 2.0 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 #21 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$249,623.00. to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit

No. DP 23-031545

To the Holder: Carson (Kaseng) Lei

Property Address: 8680 Alexandra Road

Address: 7551 Petts Road
Richmond, BC, V7A 1J9

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

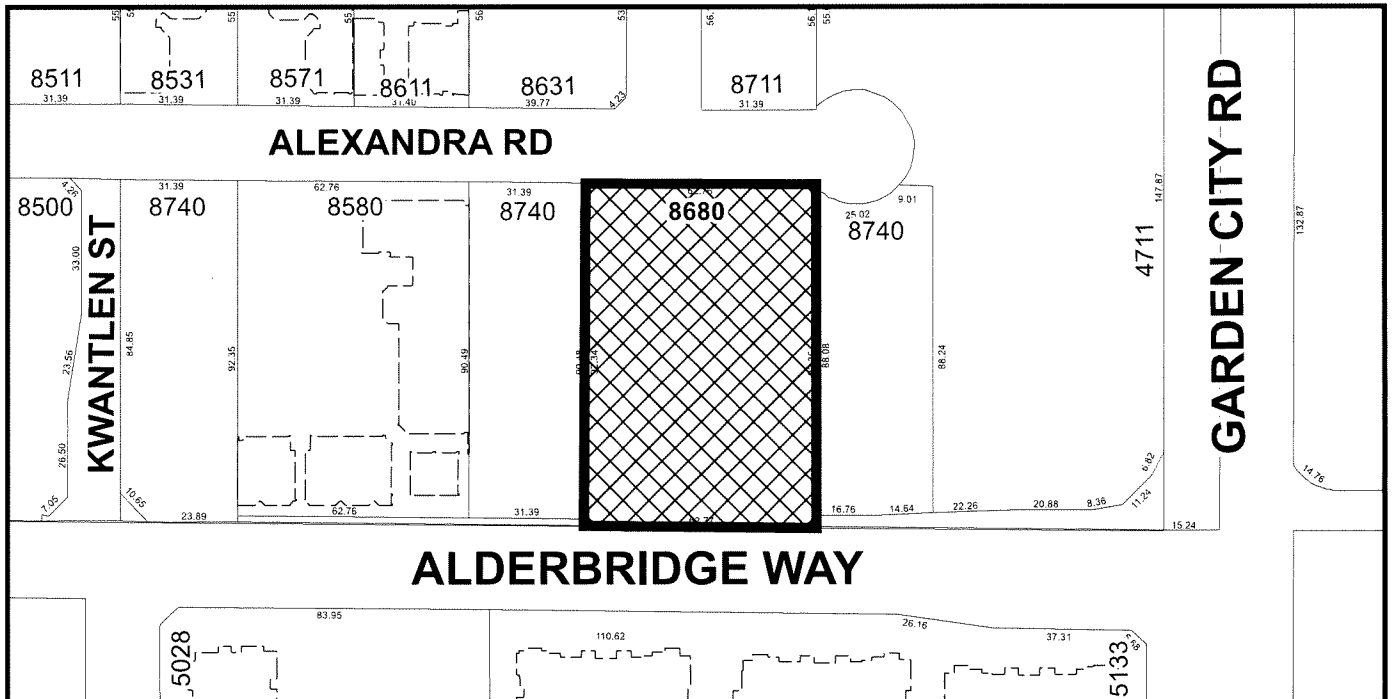
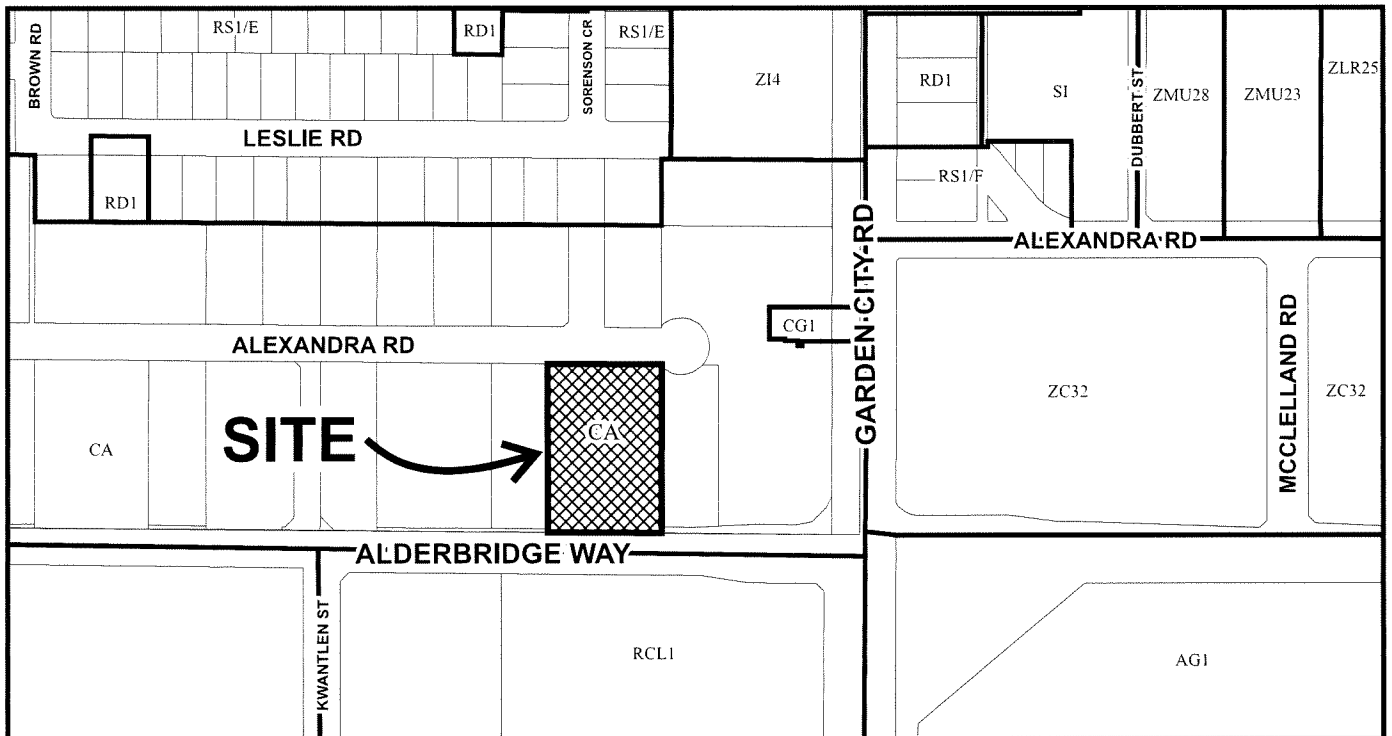
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 23-031545
SCHEDULE "A"

Original Date: 11/22/23

Revision Date:

Note: Dimensions are in METRES

NEW COMMERCIAL DEVELOPMENT

CIVIC ADDRESS: LOT B 8680 ALEXANDRA RD, RICHMOND BC

LEGAL DESCRIPTION: LOT 1 SEC 33 BLK 5N RG 6W PL EPP38189 LOT 1, BLOCK 5N, PLAN EPP38189, SECTION 33, RANGE 6 W, NEW WESTMINSTER LAND DISTRICT, & SEC 34



DESIGN TEAM

ARCHITECT

PACIFIC WEST ARCHITECTURE Inc.
1200 West 73rd Ave(Airport Square)
Suite 940, Vancouver B.C. V6P 6G5
Tel: (604)-558-3064
Email: info@pwaarchitecture.com

ENERGY

JRS ENGINEERING
300 - 4595 Canada Way
Burnaby B.C. V5G 1J9
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Email: info@jrsengineering.com

SURVEYOR

J.C. TAM AND ASSOCIATES
115 - 8833 Odlin Crescent
Richmond B.C. V6X 3Z7
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Email: office@jctam.com

LANDSCAPE ARCHITECT

HOMING LANDSCAPE ARCHITECTURE
1423 W11th Avenue
Vancouver B.C. V6H 1K9
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MECHANICAL

LIA ENGINEERING Ltd.
Unit 201 - 5489 Byrne Road
Burnaby B.C. V5J 3J1
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Email: stephen@liaengineering.com

CIVIL

PARC ENGINEERING Ltd.
200 - 100 Park Royal
West Vancouver B.C. V7T 1A2
Tel: (604)-765-7271
Email: nathan@parcengineering.ca

ELECTRICAL

WGW ENGINEERING Ltd.
2800 Douglas Road
Burnaby B.C. V5B 4R6
Tel: (604)-626-2930
Email: info@wggweng.com

ARBORIST

DAVEY RESOURCE GROUP
#200 - 8208 Swenson Way
Delta B.C. V4G 1J6
Tel: (604)-499-6568
Email: peter.rennie@davey.com

TRAFFIC

Innovative Traffic Engineering
101A – 1952 Kingsway Avenue
Port Coquitlam, BC, V3C 6C2
Tel: +1 (604) 936 6190 Ext:228
Email: achan@cts-bc.com

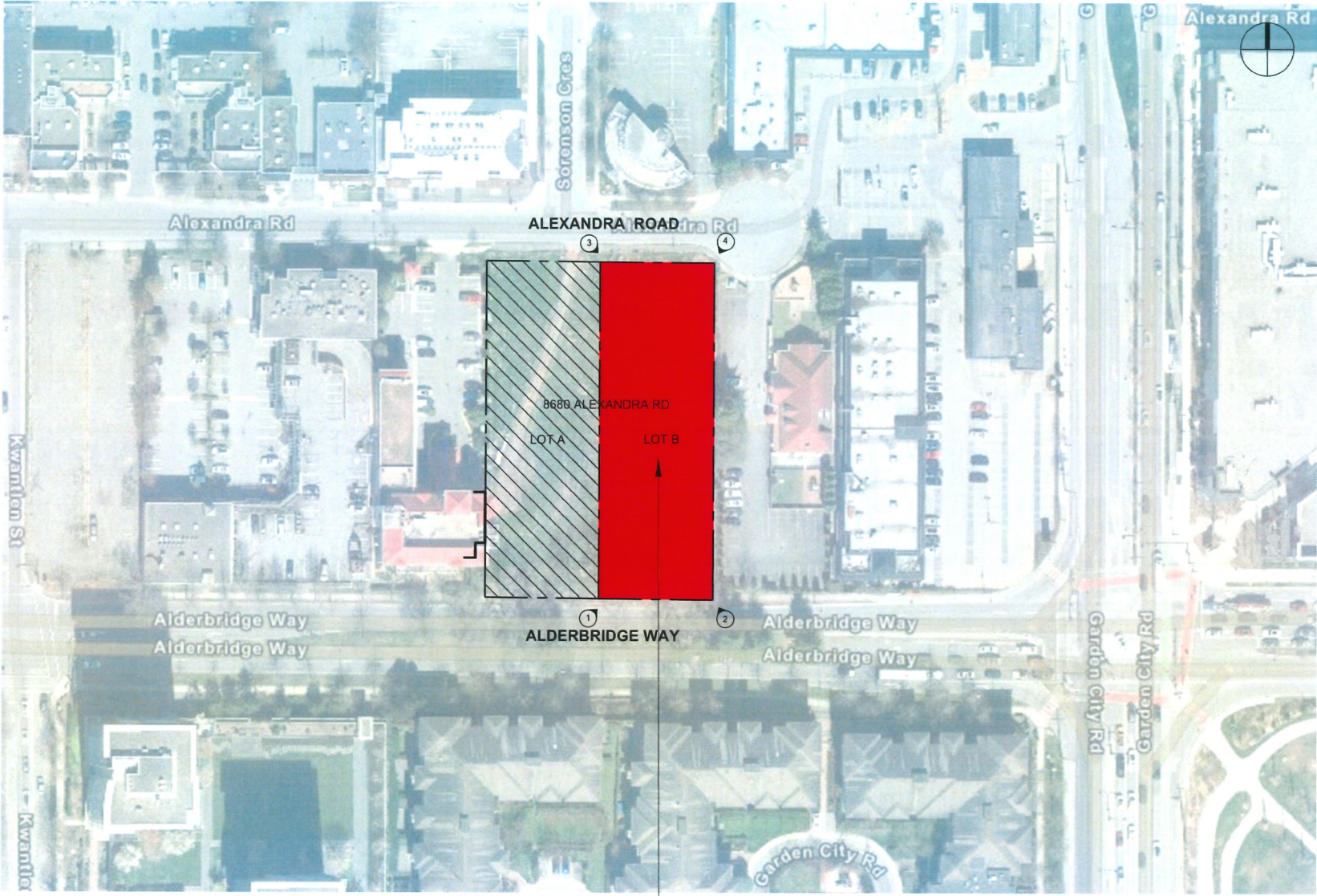
DRAWING INDEX

| | |
|-------|--------------------------------|
| A 001 | COVER PAGE |
| A 002 | SITE STREETVIEWS |
| A 003 | SITE CONTEXT PLAN |
| A 004 | SITE PLAN&STATISTICS |
| A 005 | FIRE ACCESS PLAN |
| A 006 | LOT COVERAGE PLAN |
| A 007 | LOT A POSSIBLE SITE PLAN |
| A 008 | SHADOW STUDIES |
| A 101 | BUILDING 1 FLOOR AND ROOF PLAN |
| A 102 | BUILDING 2 FLOOR AND ROOF PLAN |
| A 103 | FLOOR AREA OVERLAY |
| A 201 | BUILDING 1 ELEVATIONS |
| A 202 | BUILDING 1 ELEVATIONS |
| A 203 | BUILD |
| A 204 | BUILD |
| A 205 | BUILD |
| A 301 | 3D PERSPECTIVE |
| A 302 | 3D PERSPECTIVE |
| A 303 | 3D PERSPECTIVE |
| A 400 | MATERIAL BOARD |

DP 23-031545
November 17, 2025
Plan #1



2025-11-04



1 LOCATION PLAN
Scale: N.T.S.

SUBJECT PROPERTY:
LOT B, 8680
ALEXANDRA RD.,
RICHMOND, BC



2 VIEW 1



3 VIEW 2



5 VIEW 4



**pacific
west
architecture**

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Office: 604 558 3064
Fax: 604 267 7056
Email: info@pwaarchitecture.com
www.pwaarchitecture.com



| REVISIONS | | |
|----------------|---|--------------|
| 1 | | |
| ISSUES | | DATE |
| 8 | ISSUED FOR DPP | NOV 04, 2025 |
| 7 | REISSUED FOR DP APPLICATION / ADP MEETING | JUL 22, 2025 |
| 6 | REISSUED FOR DP SUBMISSION | JUN 26, 2025 |
| 5 | REISSUED FOR DP APPLICATION / ADP MEETING | APR 4, 2025 |
| 4 | REISSUED FOR DP APPLICATION | JAN 10, 2025 |
| 3 | REISSUED FOR DP APPLICATION | DEC 31, 2024 |
| 2 | REISSUED FOR DP APPLICATION | SEP 9, 2024 |
| 1 | ISSUED FOR DP APPLICATION | OCT 11, 2023 |
| PROJECT NUMBER | | A434 |
| DRAWN BY | | FC |
| CHECKED BY | | PY |
| DATE CHECKED | | |

DP 23-031545
November 17, 2025
Plan #2

LOT B
8680 ALEXANDRA ROAD

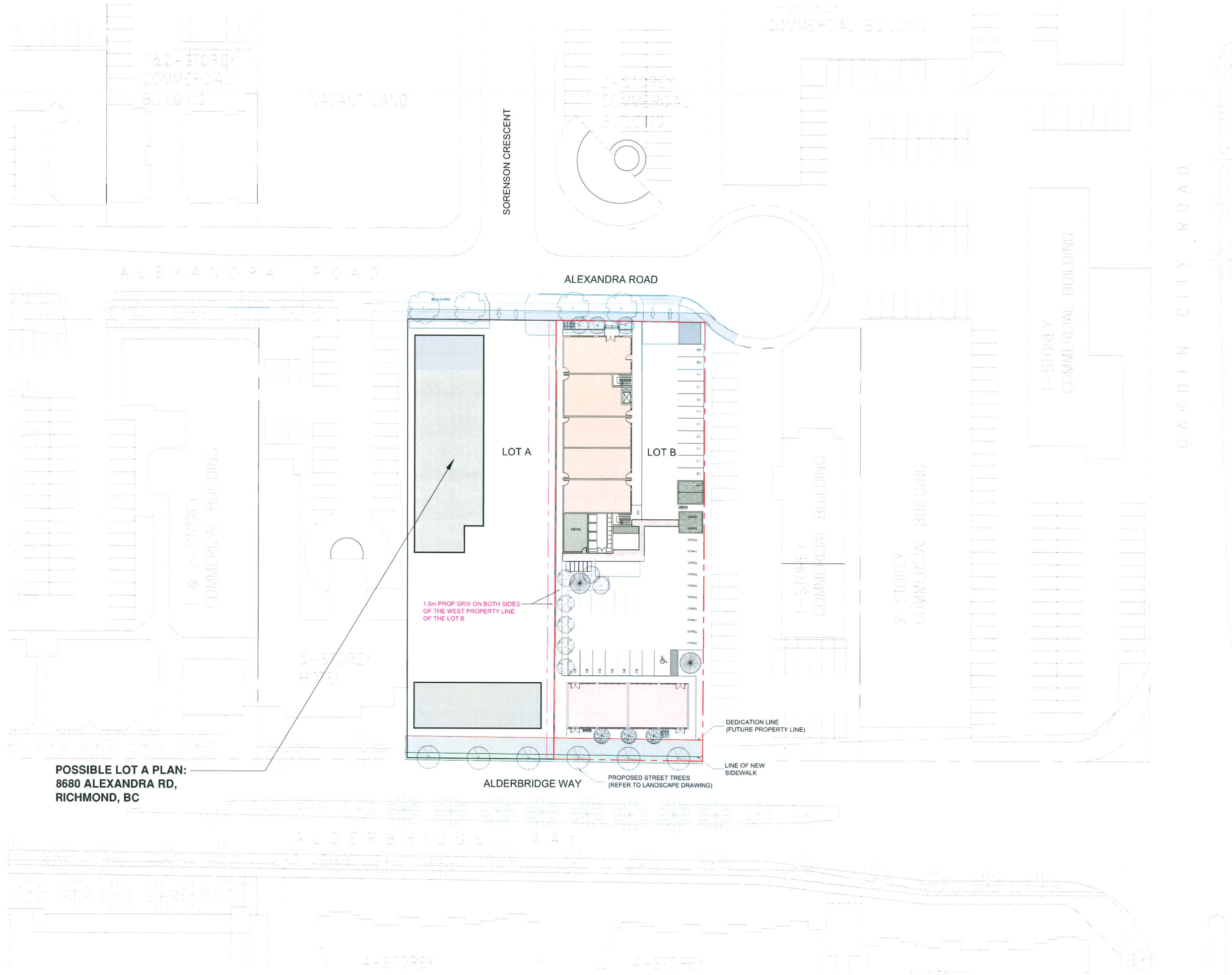
RICHMOND, BC

DRAWING TITLE

SITE STREETVIEWS

DRAWING No

A002
PAGE 7



POSSIBLE LOT A PLAN:
8680 ALEXANDRA RD,
RICHMOND, BC

ALDERBRIDGE WAY
PROPOSED STREET TREES
(REFER TO LANDSCAPE DRAWING)

DEDICATION LINE
(FUTURE PROPERTY LINE)

LINE OF NEW
SIDEWALK



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| DATE CHECKED | |

DP 23-031545 November 17, 2025 Plan #4

**LOT B
8680 ALEXANDRA ROAD**

RICHMOND, BC

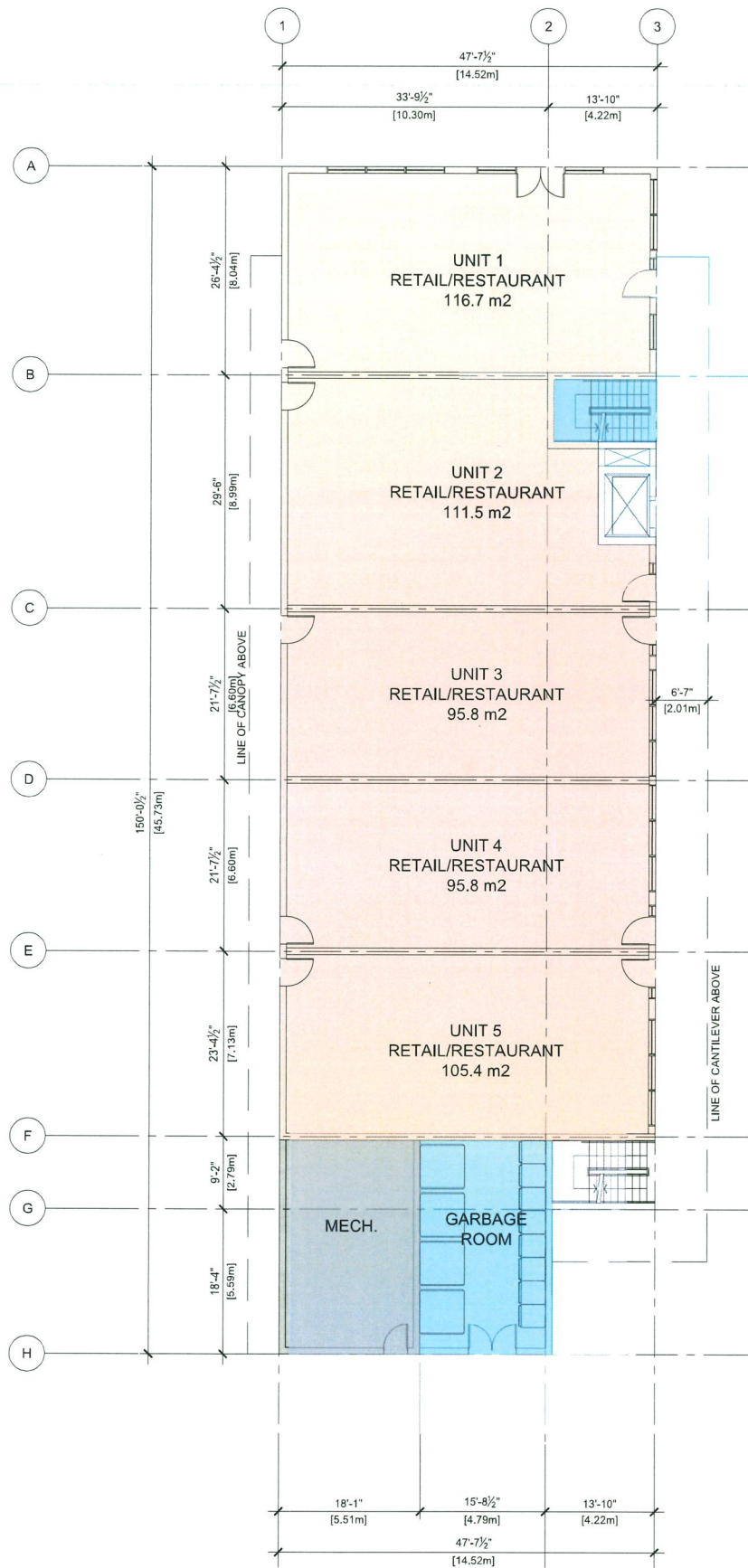
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**LOT A POSSIBLE
SITE PLAN**

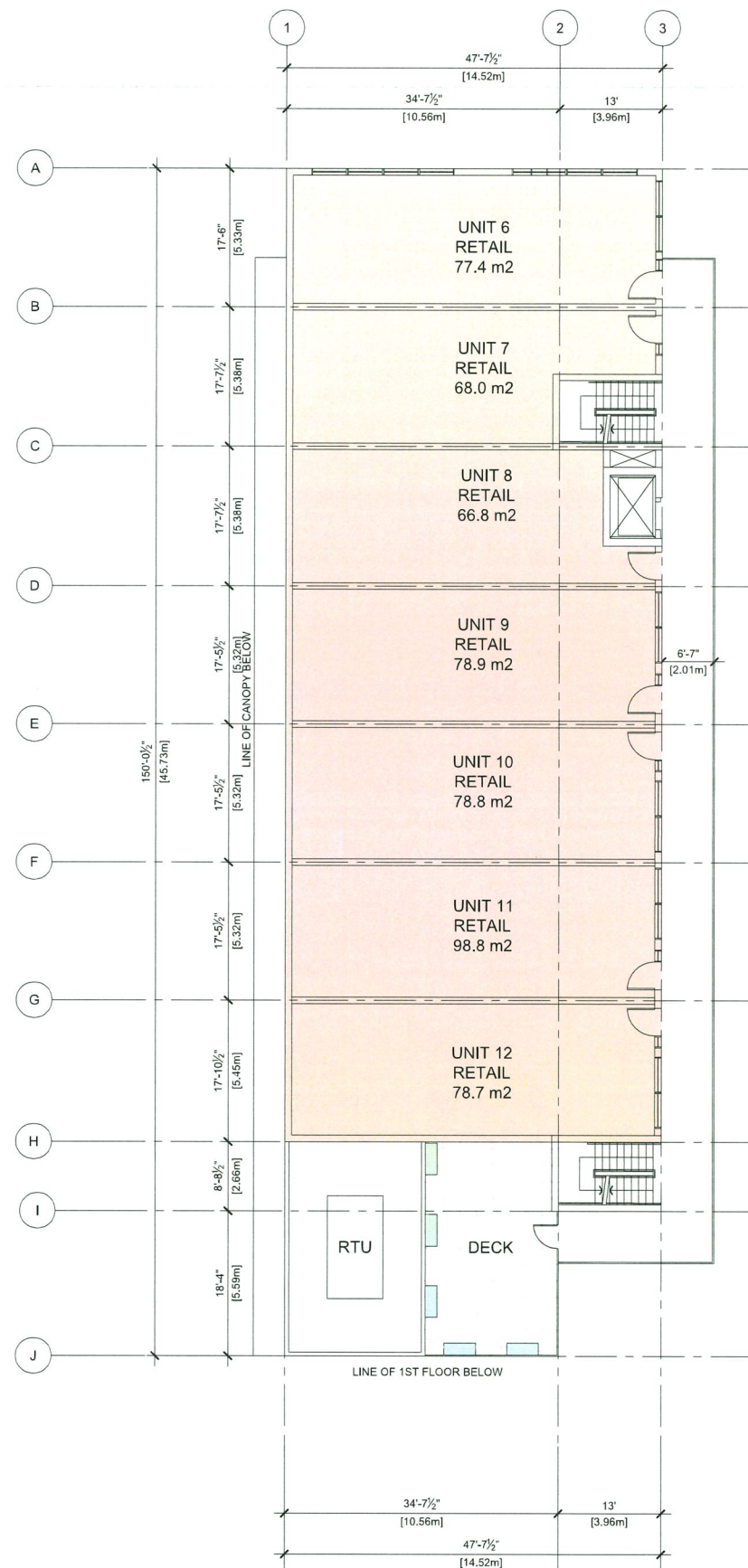
DRAWING No.

A005

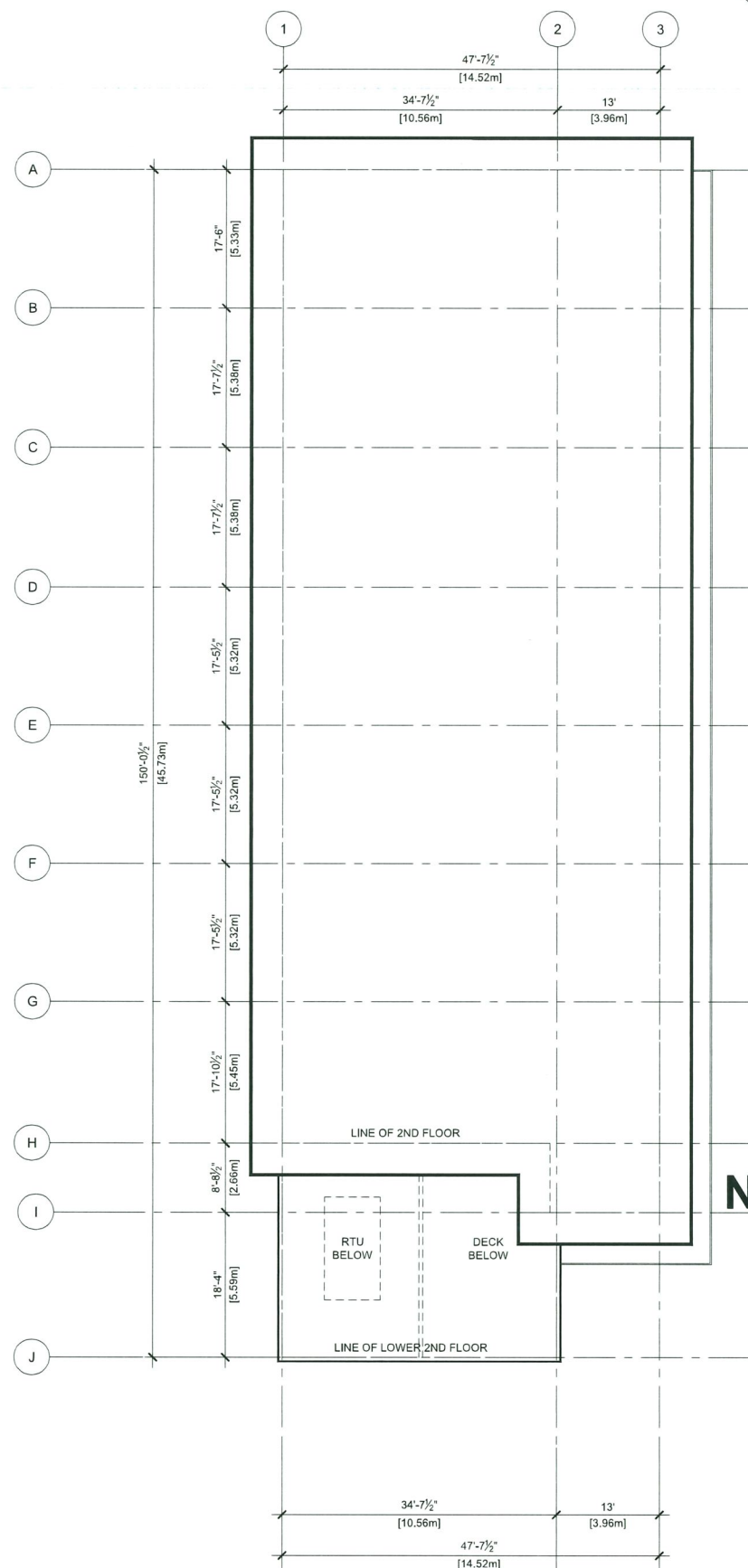
PAGE 10



1 BUILDING 1 - FIRST FLOOR PLAN
Scale: 3/64"=1'-0"



2 BUILDING 1 - SECOND FLOOR PLAN
Scale: 3/64"=1'-0"



3 BUILDIGN 1 - ROOF PLAN
Scale: 3/64"=1'-0"



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DP 23-031545
November 17, 2025
Plan #5

LOT B
8680 ALEXANDRA ROAD

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BUILDING 1
FLOOR AND ROOF PLAN

DRAWING No.

A101

PAGE 12



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| DATE CHECKED | |

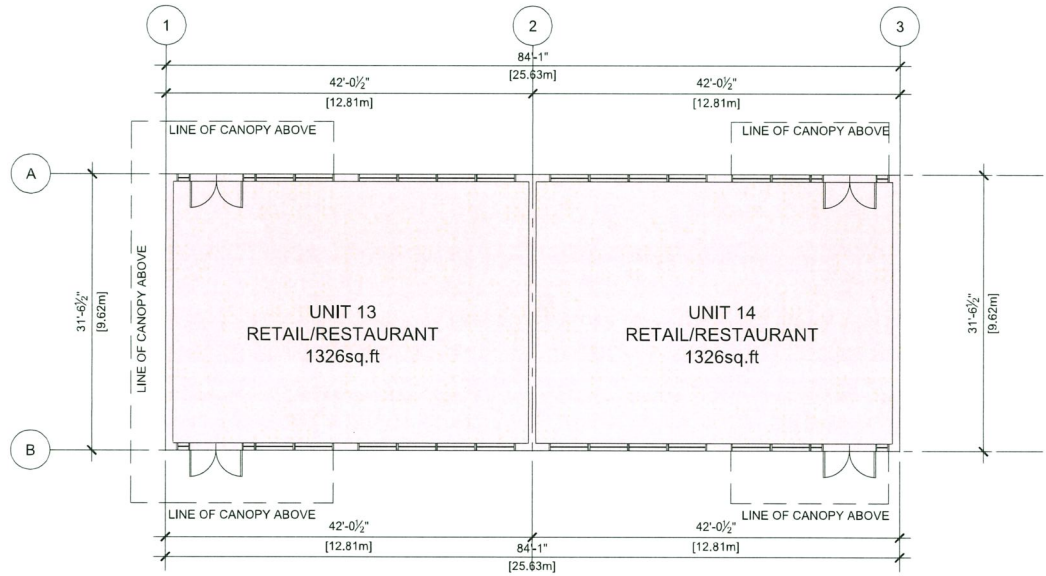
**DP 23-031545
November 17, 2025
Plan #6**

**LOT B
8680 ALEXANDRA ROAD**

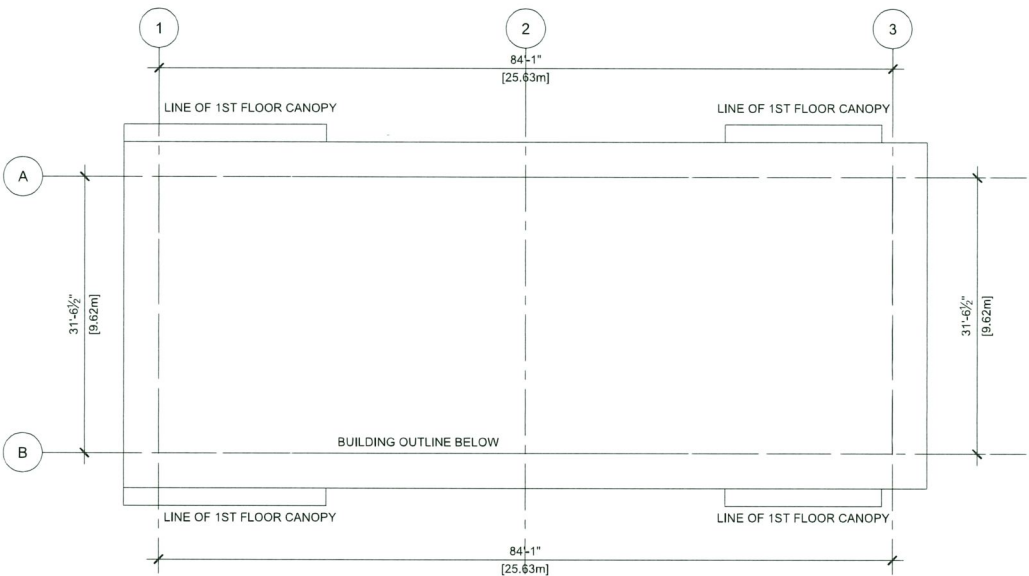
RICHMOND, BC

DRAWING TITLE
**BUILDIGN 2
FLOOR AND ROOF PLAN**

DRAWING No.
A102
PAGE 13



1 BUILDING #2 FLOOR PLAN
Scale: 3/64"=1'-0"



2 BUILDIGN #2 ROOF PLAN
Scale: 3/64"=1'-0"



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| PROJECT NUMBER | A434 |
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| DATE CHECKED | |

DP 23-031545
November 17, 2025
Plan #7

LOT B
8680 ALEXANDRA ROAD

RICHMOND, BC

DRAWING TITLE

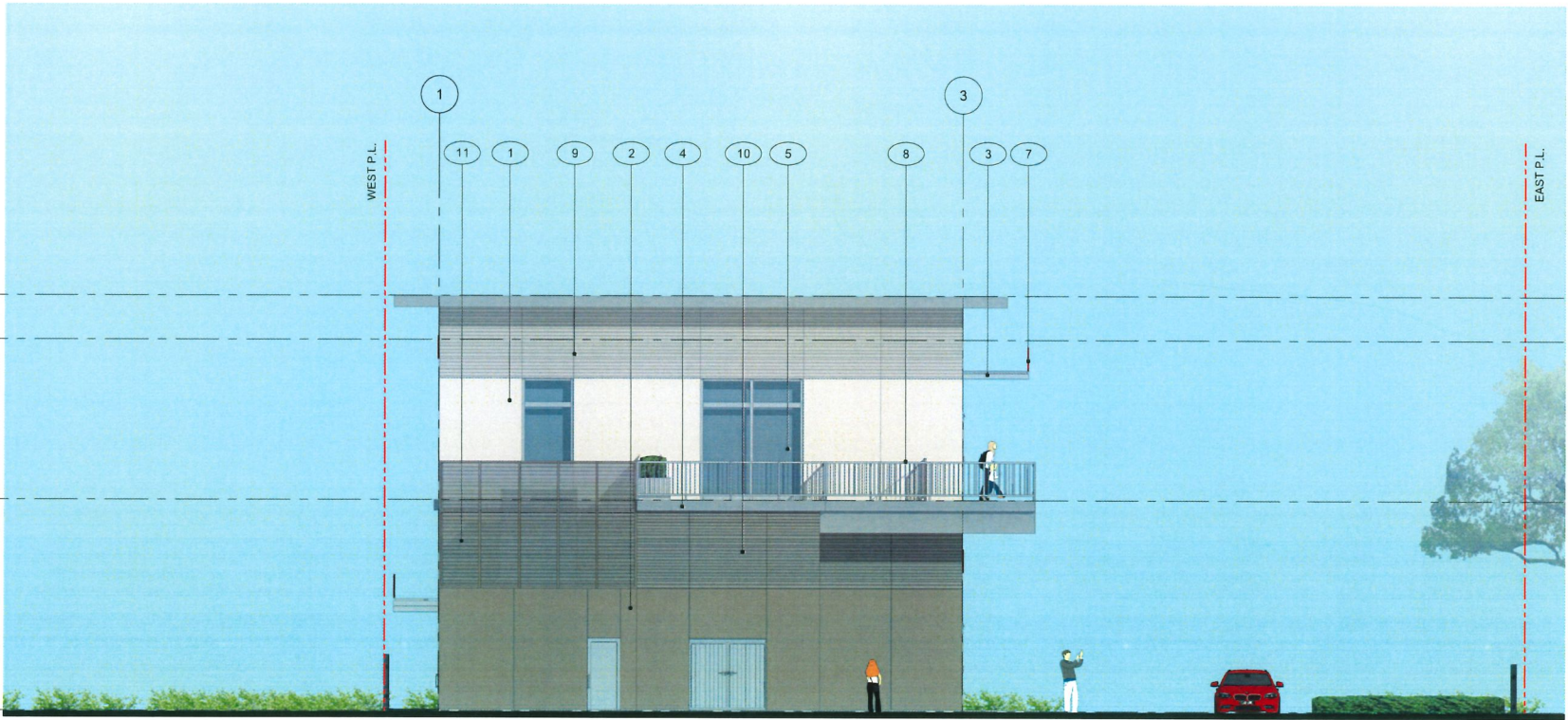
**BUILDING 1
ELEVATIONS**

DRAWING No.

A201
PAGE 14



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



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

MATERIAL KEY

- 1 COMPOSITE PANEL, COLOR: PEARL WHITE
- 2 COMPOSITE PANEL, COLOR: GREY BEIGE
- 3 SAFETY GLASS CANOPY WITH METAL FRAME
- 4 METAL PANELING/FLASHING, SILVER METALLIC COLOR
- 5 CLEAR ANODIZED HIGH-PERFORMANCE GLAZING WITH PRE FINISHED LIGHT SILVER METALLIC COLOR ALUMINUM FRAME
- 6 METAL STOREFRONT DOOR, LIGHT SILVER METALLIC COLOR TO MATCH CURTAIN WALL
- 7 SIGNAGE
- 8 METAL RAILING, PAINTED - LIGHT GREY
- 9 CORRUGATED COMPOSITE PANEL, COLOR: PEARL WHITE
- 10 CORRUGATED COMPOSITE PANEL, COLOR: GREY BEIGE
- 11 METAL LOUVRE SCREEN

NOTE:
ALL SIGNAGE IS SUBJECT TO THE CITY'S SIGN BYLAW
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**DP 23-031545
November 17, 2025
Plan #8**

**LOT B
8680 ALEXANDRA ROAD**

RICHMOND, BC

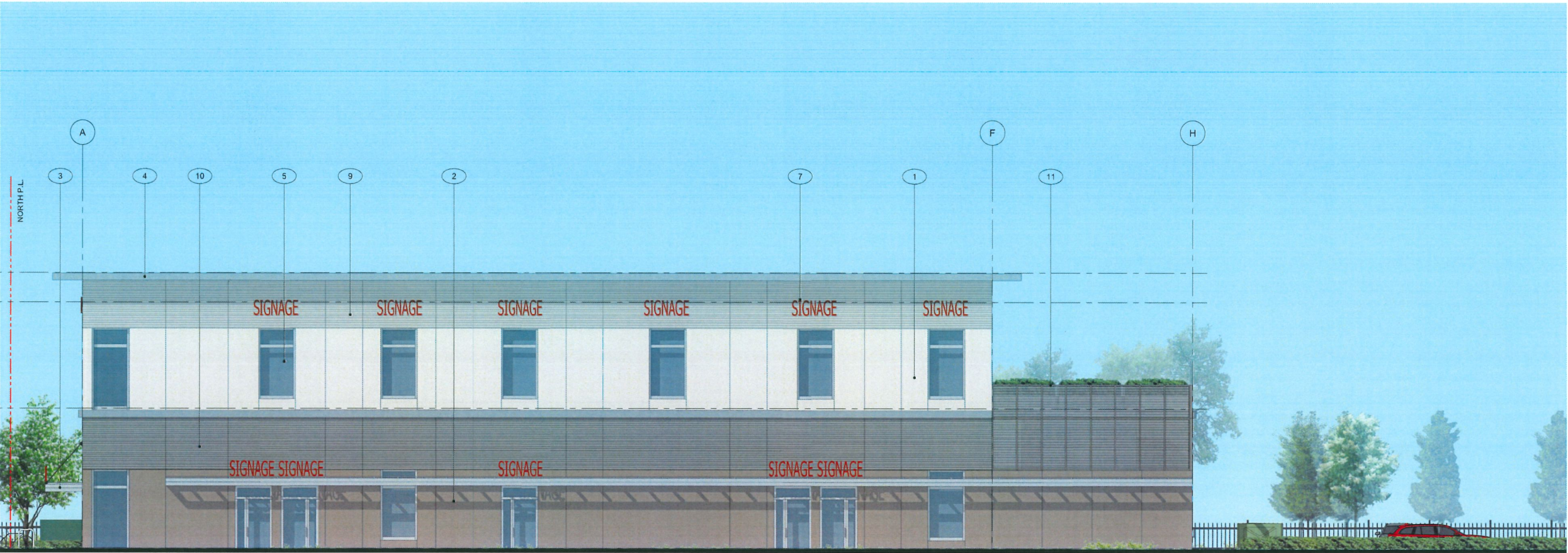
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**BUILDING 1
ELEVATIONS**

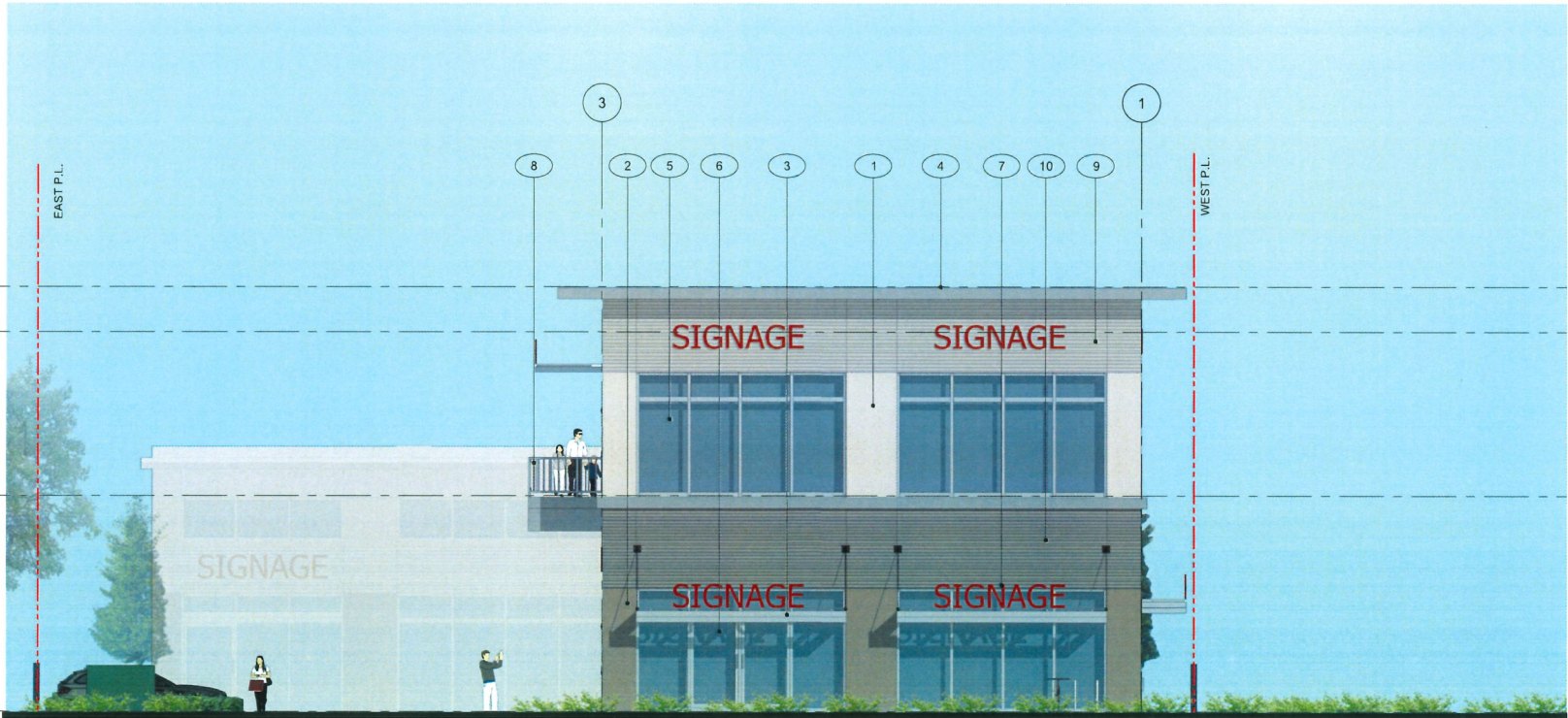
DRAWING No.

A202

PAGE 15



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



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

MATERIAL KEY

- 1 COMPOSITE PANEL, COLOR: PEARL WHITE
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DP 23-031545
November 17, 2025
Plan #9

LOT B
8680 ALEXANDRA ROAD

RICHMOND, BC

DRAWING TITLE

**BUILDING 2
ELEVATIONS**

DRAWING No.

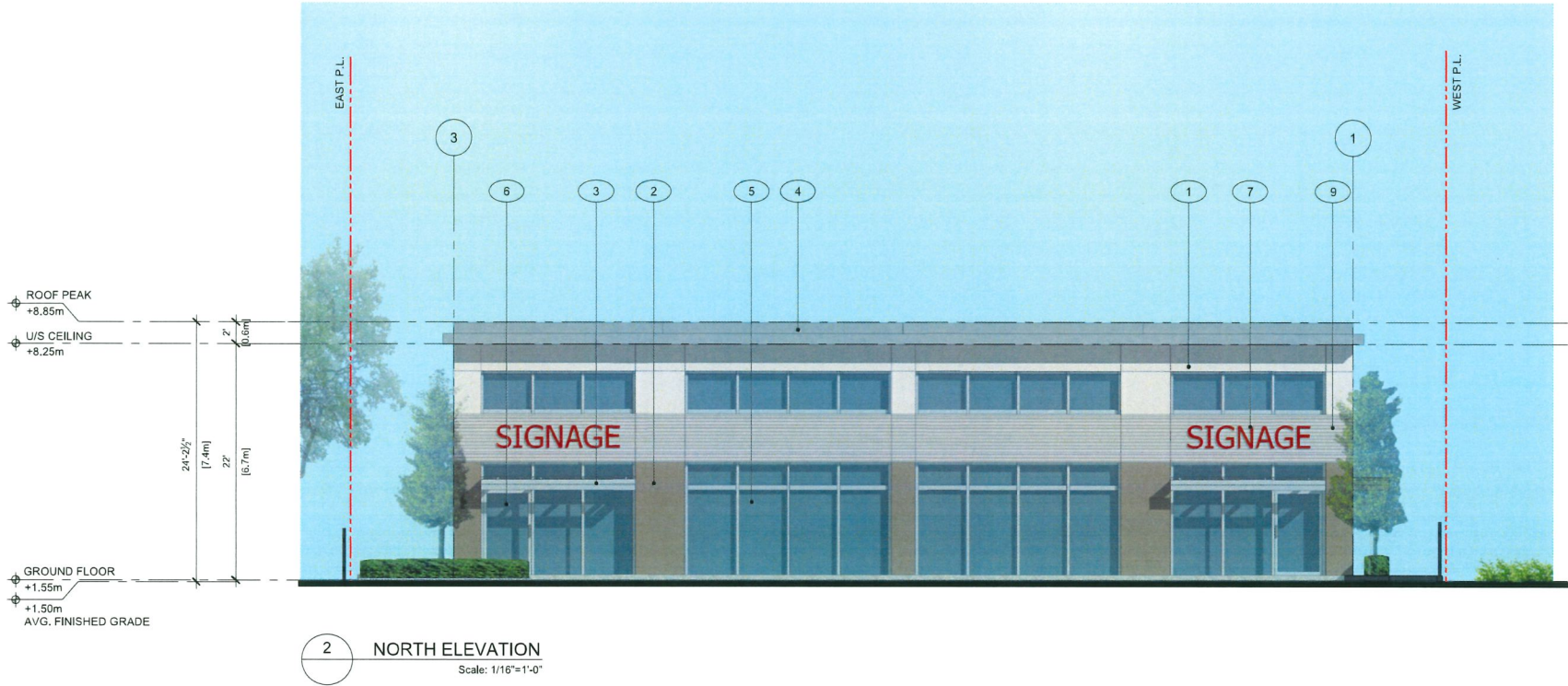
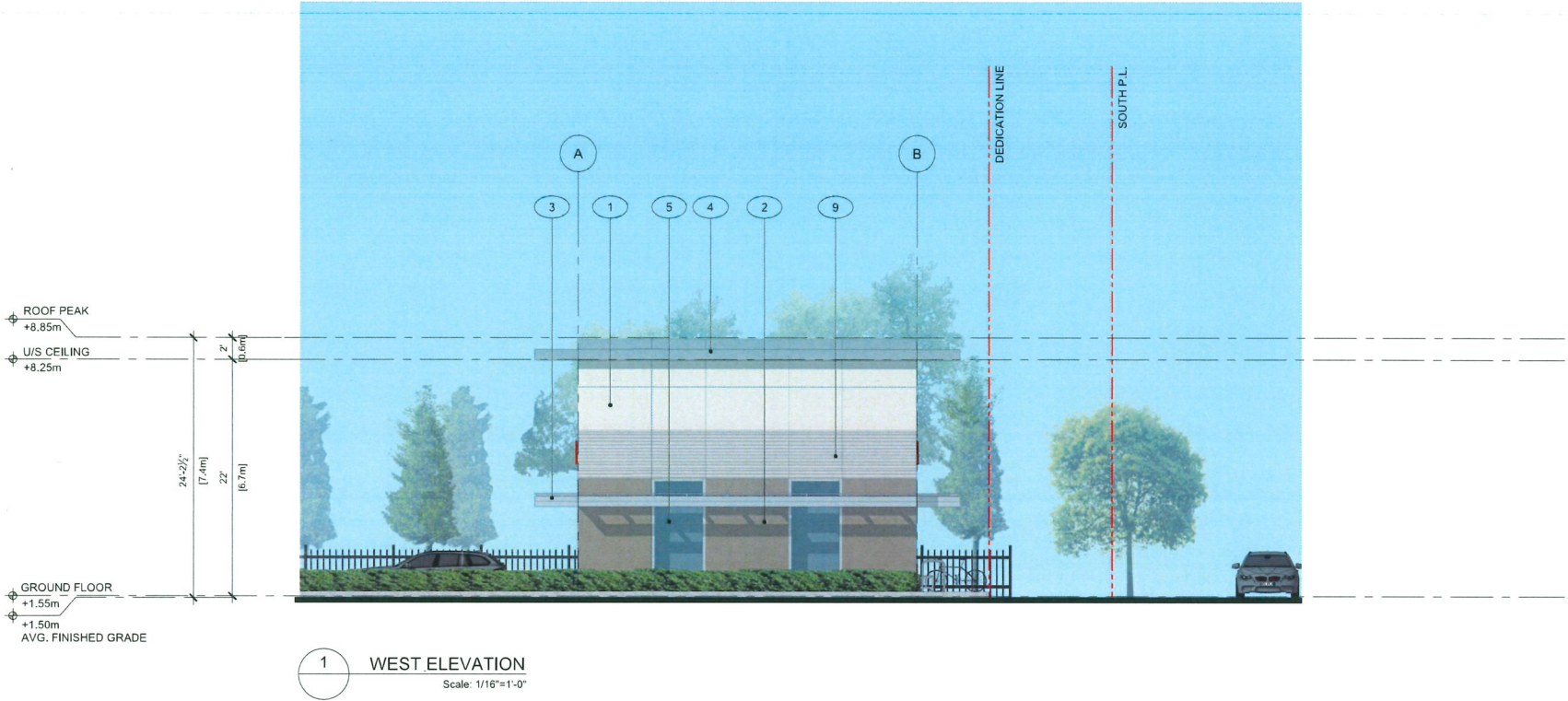
A203
PAGE 16



MATERIAL KEY

- 1 COMPOSITE PANEL, COLOR: PEARL WHITE
- 2 COMPOSITE PANEL, COLOR: GREY BEIGE
- 3 SAFETY GLASS CANOPY WITH METAL FRAME
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DP 23-031545
November 17, 2025
Plan #10

LOT B
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RICHMOND, BC

DRAWING TITLE
**BUILDING 2
ELEVATIONS**

DRAWING No.
A204
PAGE 17



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CONSULTANT

PROJECT
LOT B
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RICHMOND, BC

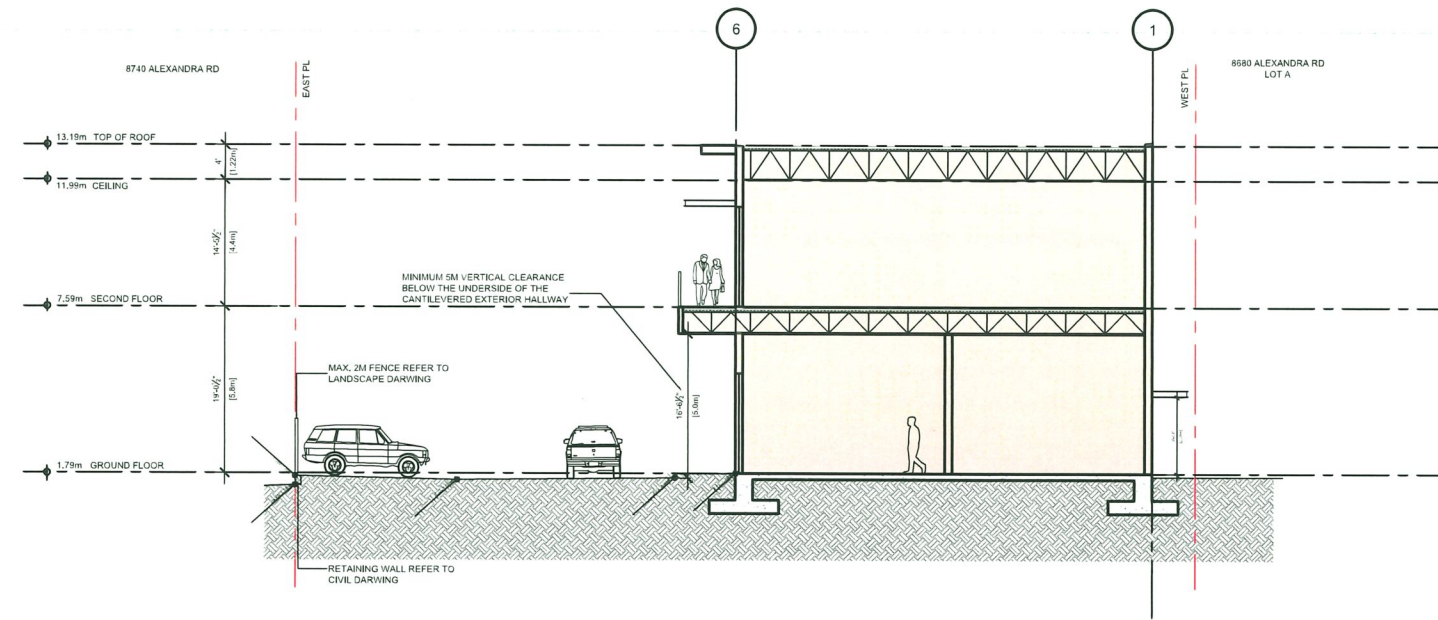
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**BUILDING
SECTIONS**

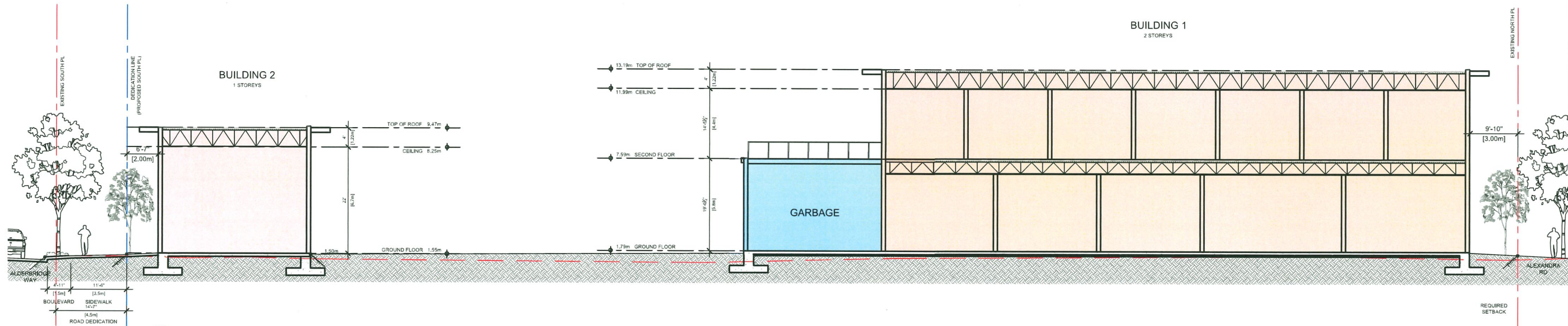
DRAWING No.

A205

PAGE 18



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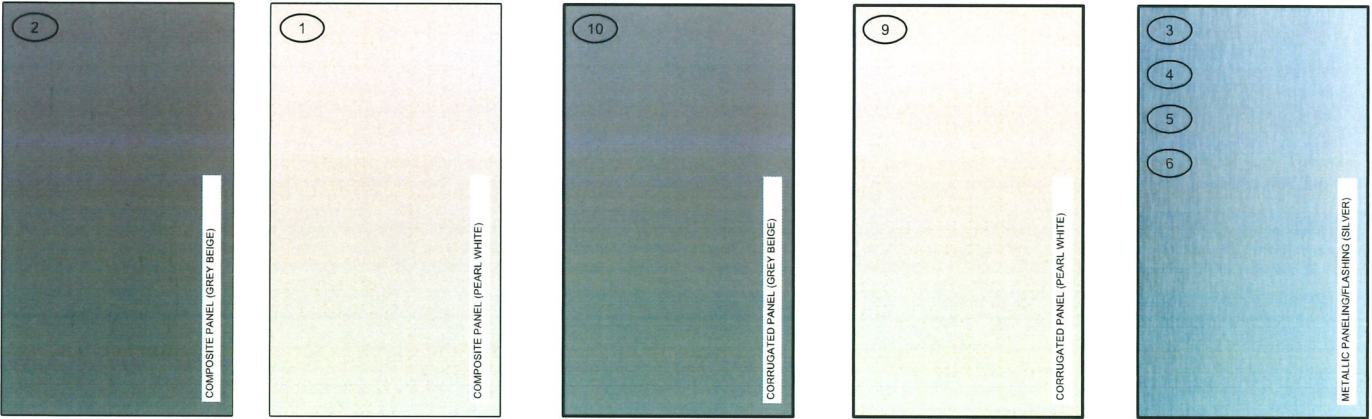


2 SECTION2
Scale: 3/64"=1'-0"

DP 23-031545
November 17, 2025
Plan #11



1 PERSPECTIVE-NORTHEASTERN
Scale: N.T.S



2 MATERIAL BOARD
Scale: N.T.S

MATERIAL KEY

- 1 COMPOSITE PANEL, COLOR: PEARL WHITE
- 2 COMPOSITE PANEL, COLOR: GREY BEIGE
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DP 23-031545
November 17, 2025
Plan #12

LOT B
8680 ALEXANDRA ROAD

RICHMOND, BC

DRAWING TITLE

MATERIAL BOARD

DRAWING No.

A400

PAGE 25

TREE MANAGEMENT LEGEND

EXISTING TREE TO BE RETAINED, REFER TO ARBORIST REPORT AND TREE MANAGEMENT PLAN PREPARED BY ARBORIST

EXISTING TREE AND TREE STUMP TO BE REMOVED, REFER TO ARBORIST REPORT AND TREE MANAGEMENT PLAN PREPARED BY ARBORIST, TO BE CONFIRMED PER ARBORIST ON-SITE WITH CITY OF RICHMOND ARBORIST PRIOR TO REMOVAL

TREE PROTECTION FENCING
TREE PROTECTION FENCING TO BE INSTALLED PER CITY OF RICHMOND STANDARDS AND TREE MANAGEMENT PLAN PREPARED BY ARBORIST

TREE MANAGEMENT NOTES

- DO NOT REMOVE OR RELOCATE ANY TREE, EXCEPT AS INDICATED ON PLANS.
- DO NOT ALTER EXISTING GRADE OR STORE MATERIALS UNDER THE DRIP LINE OR WITHIN TREE PROTECTION ZONE. EXCAVATION WITHIN DRIP LINES OF TREES ONLY WHERE INDICATED ON PLANS.
- INFORM ARBORIST WHEN ALL TREE BARRIERS HAVE BEEN INSTALLED. ARBORIST TO PROVIDE WRITTEN INSPECTION AND APPROVAL OF ALL BARRIERS AND SUBMIT INSPECTION REPORT TO CITY OF RICHMOND STAFF FOR REVIEW AND APPROVAL PRIOR TO DEMOLITION / MOBILIZATION CONSTRUCTION ACTIVITY.
- CONTRACTOR TO CONTACT CITY ARBORIST, PROJECT ARBORIST AND LANDSCAPE ARCHITECT 48 HOURS PRIOR TO ANY CONSTRUCTION WORK AFFECTING THE DRIP LINE OF TREES.
- CONSTRUCTION WORK WITHIN THE DRIP LINES OF TREES SHALL MINIMIZE DISTURBANCE TO TREES AND ROOTS.
- ALL ROOTS GREATER THAN 2cm IN DIAMETER SHOULD BE HAND PRUNED.
- ADEQUATELY CARE FOR TREES THROUGHOUT CONSTRUCTION, WATER THE RETAINED TREES REGULARLY.
- STUMPS TO BE CUT FLUSH TO GRADE AND DUG OUT IF NOTED TO BE REMOVED FROM SITE.

Fig. 2 – Tree Protection Zone Sign

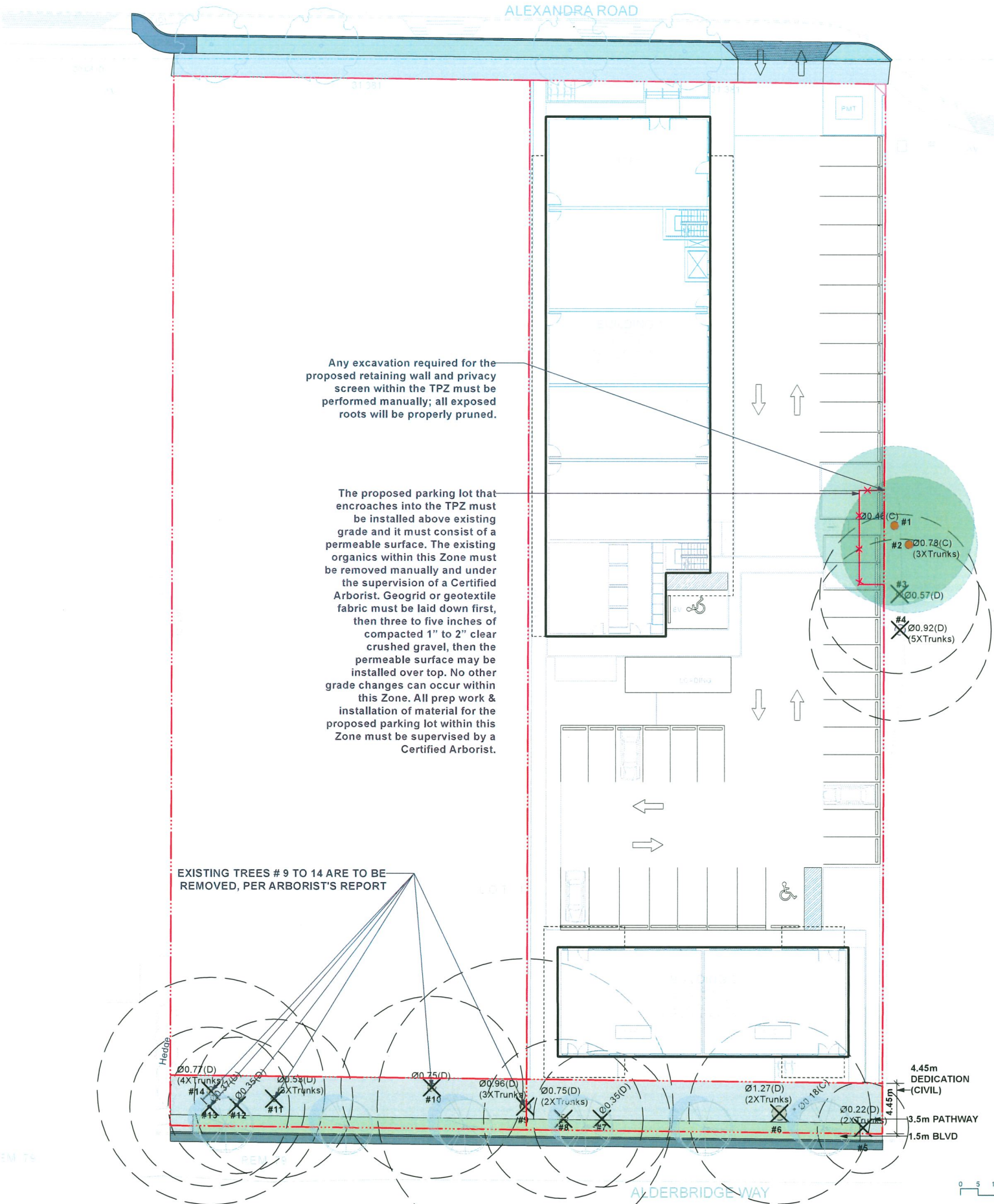
Tree Protection Zone

The Tree Protection Zone (TPZ) encompasses the drip line of the tree as illustrated in Fig. 1a and 1b.

Fig. 1a - Example of a drip line on a tree

Fig. 1b - Example of a drip line on a tree with one side pruned

Note: If the tree is on an adjacent property, the drip line must still be protected on your side of the property line. If the branches have been cut or pruned, the TPZ must protect the original drip line of the tree (Fig. 1b).



HOMING
LANDSCAPE
ARCHITECTURE

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VANCOUVER, BC, CANADA V6H 1K9
CELL: 778-323-3536
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

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BETWEEN THE DRAWINGS AND THE
SPECIFICATIONS OR ANY OTHER DOCUMENT
ASSOCIATED WITH THE PROJECT, THE CONFLICT
SHALL BE REPORTED IN WRITING TO THE
LANDSCAPE ARCHITECT TO OBTAIN
CLARIFICATION AND APPROVAL BEFORE
PROCEEDING WITH WORKS.

Revisions

| NO. | Date | Note |
|-----|------------|---------------|
| A | 2023-10-06 | ISSUED FOR DP |
| B | 2024-07-10 | ISSUED FOR DP |
| C | 2024-08-06 | ISSUED FOR DP |
| D | 2024-08-23 | ISSUED FOR DP |
| E | 2025-01-09 | ISSUED FOR DP |
| F | 2025-03-19 | ISSUED FOR DP |
| G | 2025-06-25 | ISSUED FOR DP |
| H | 2025-07-23 | ISSUED FOR DP |
| I | 2025-08-06 | ISSUED FOR DP |
| J | 2025-10-22 | ISSUED FOR DP |
| K | 2025-11-06 | ISSUED FOR DP |

DP 23-031545
November 17, 2025
Plan #13

NEW COMMERCIAL
DEVELOPMENT

PROJECT ADDRESS:
8680 ALEXANDRA RD, RICHMOND ,
BC, CANADA

PROJECT NUMBER: 23-20

SCALE: 1/16"=1'0" (1:192)

DRAWN BY: EL

REVIEWED BY: EL

Landscape Tree
Management Plan

L0.1

REPLACEMENT TREES SUMMARY

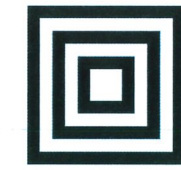
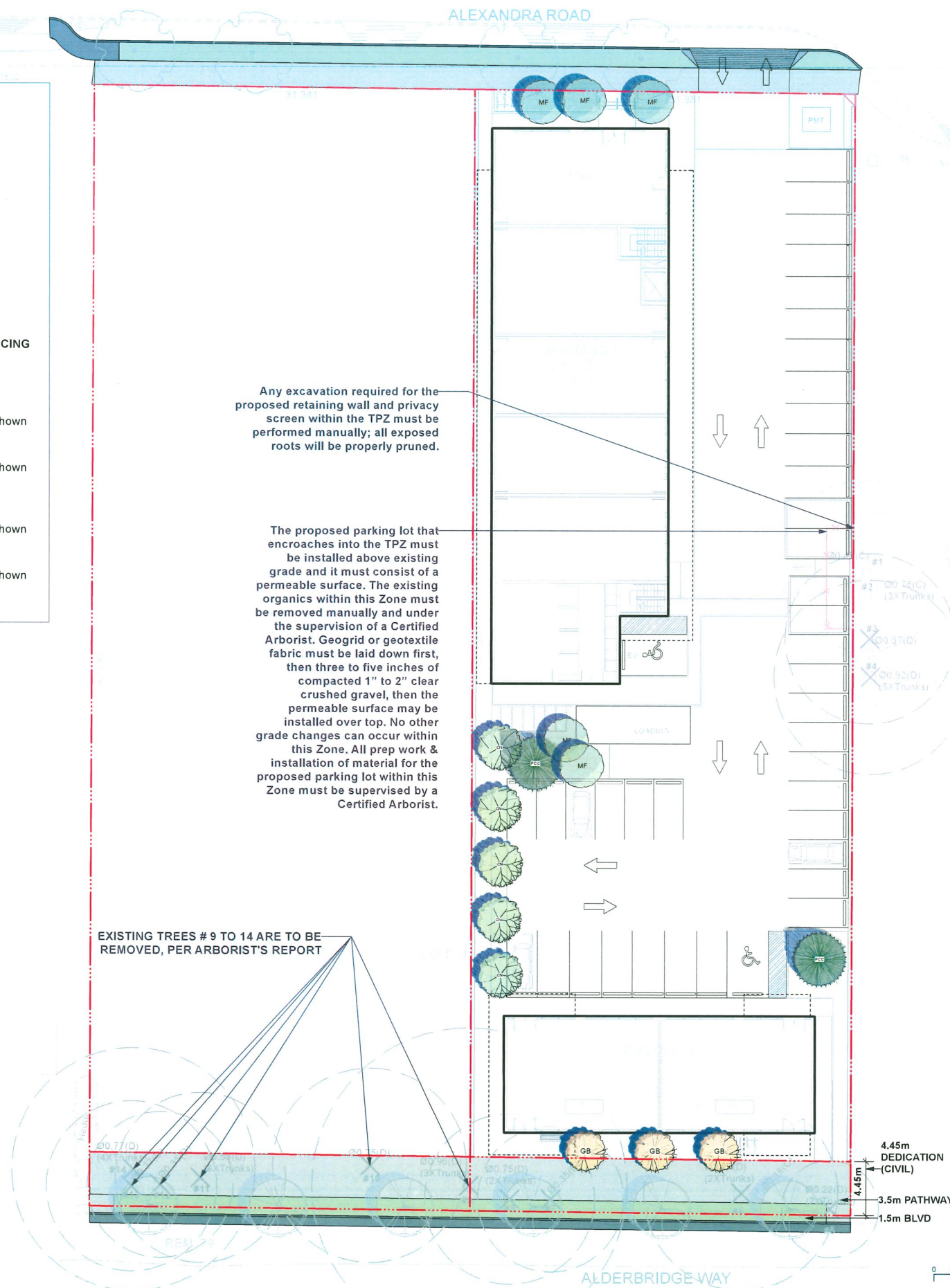
TOTAL 5 ONSITE TREES AND 2 OFFSITE TREES TO BE REMOVED, WHICH REQUIRES 14 REPLACEMENT TREES TO BE INSTALLED. ALL REPLACEMENT TREES WILL BE INSTALLED ON SITE, REFER TO THE PLANT LIST BELOW.

REPLACEMENT TREES LEGEND

PLANT LIST

| QTY. | BOTANICAL NAME | COMMON NAME | SIZE | SPACING |
|-------|----------------|-------------|------|---------|
| TREES | | | | |

| | | | | | |
|---|---|----------------------------------|--------------------------|---------------|----------|
|  | 5 | Syringa reticulata 'Ivory Silk' | Japanese Tree Lilac | 8cm cal., B&B | as shown |
|  | 3 | Ginkgo biloba 'Princeton Sentry' | Princeton Sentry® Ginkgo | 8cm cal., B&B | as shown |
|  | 2 | Pinus contorta subsp contorta | Shore Pine | 4.0m ht. | as shown |
|  | 5 | Cornus nuttallii | Pacific dogwood | 8cm cal., B&B | as shown |



**HOMING
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ARCHITECTURE**

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| H | 2025-07-23 | ISSUED FOR DP |
| I | 2025-08-06 | ISSUED FOR DP |
| J | 2025-10-22 | ISSUED FOR DP |
| K | 2025-11-06 | ISSUED FOR DP |

DP 23-031545
November 17, 2025
Plan #14

**NEW COMMERCIAL
DEVELOPMENT**

PROJECT ADDRESS:
8680 ALEXANDRA RD, RICHMOND,
BC, CANADA

PROJECT NUMBER: 23-20

SCALE: 1/16"=1'0" (1:192)

DRAWN BY: EL

REVIEWED BY: EL

**Landscape
Replacement Tree
Plan**

L0.2

LANDSCAPE LEGENDS

SYMBOL MATERIALS DETAILS

PEDESTRIAN CONCRETE UNIT PAVERS
CIP CONCRETE PAVING

2/L3.0
1/L3.0

RED COLOR STAMPED ASPHALT PAVING

6/L3.0

CHARCOAL COLOR PERMEABLE PAVER

4/L3.0

LAWN

4/L3.1

PLANTING BED

2/L3.1

BIKE RACKS

3/L3.0

4' HIGH METAL PICKET FENCE

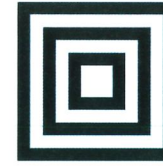
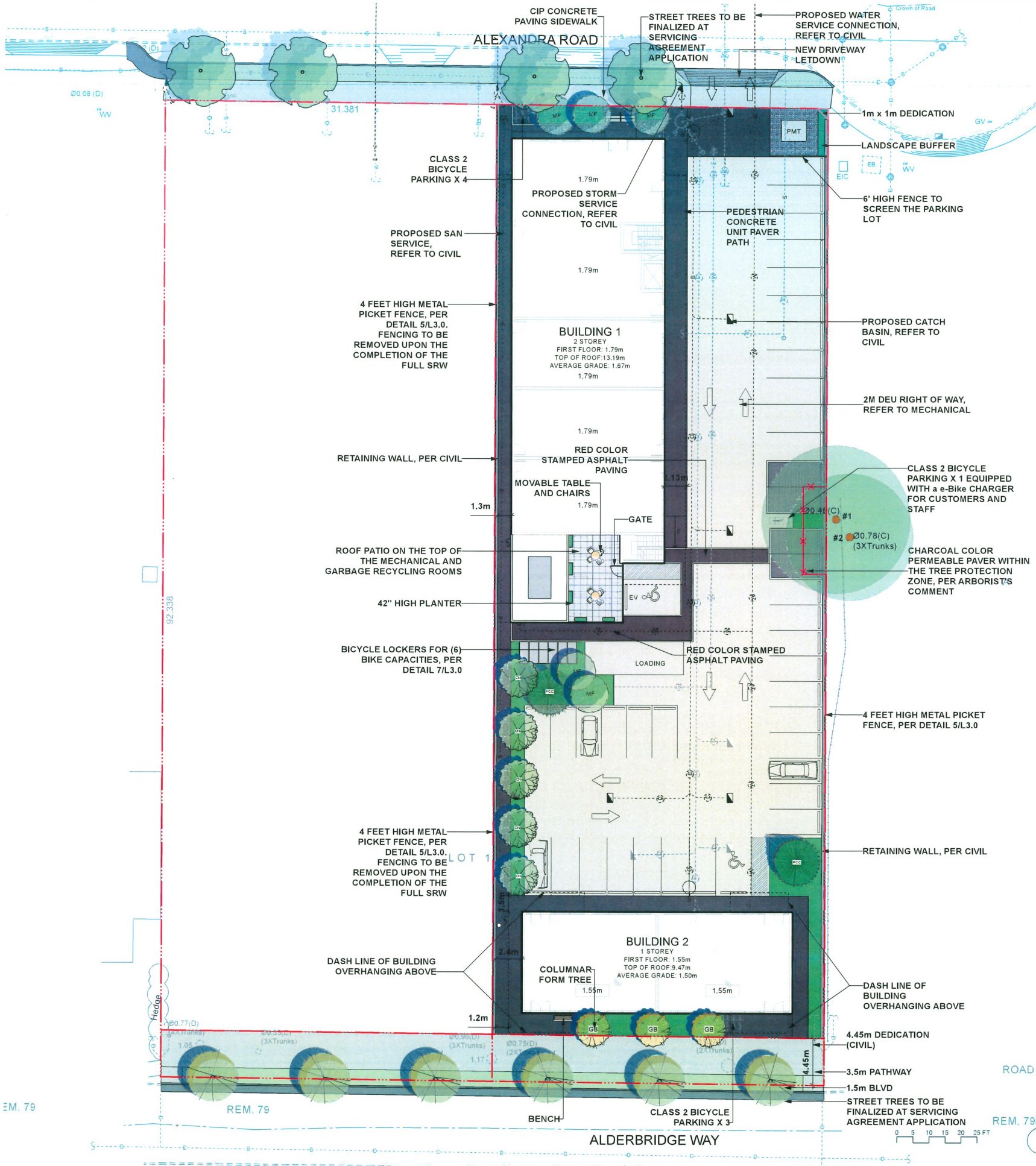
5/L3.0

PROPOSED REPLACEMENT TREES

1/L3.1

EXISTING TREES TO BE RETAINED

1. DO NOT SCALE DRAWINGS.
2. LAYOUT DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS.
3. ALL EXISTING INFORMATION APPROXIMATE ONLY. VERIFY ALL EXISTING GRADES AND DIMENSIONS WITH SITE CONDITIONS. REPORT DISCREPANCIES TO CONSULTANT TEAM PRIOR TO PROCEEDING.
4. THE CONTRACTOR IS TO PROTECT ALL EXISTING UTILITIES, HARD SURFACES, STRUCTURES, WALLS, AND TREES FOR DURATION OF CONSTRUCTION.
5. THE LOCATION OF ALL PROPOSED HARDSCAPE AND SITE FURNISHINGS ARE TO BE FLAGGED OUT ONSITE BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. ALL OFF-SITE WORKS TO CONFORM TO CITY OF RICHMOND STANDARDS.
7. LAYOUT OF ALL OFF-SITE WORKS, INCLUDING FURNISHINGS, PATHWAYS, WALLS, PLANTING, ETC., TO BE CONFIRMED WITH CITY OF RICHMOND PRIOR TO INSTALLATION.
8. FENCING ALONG WEST PROPERTY LINE TO BE REMOVED UPON THE COMPLETION OF THE FULL SRW.



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| K | 2025-11-06 | ISSUED FOR DP |

DP 23-031545
November 17, 2025
Plan #15

8680 ALEXANDRA
ROAD

PROJECT ADDRESS:
8680 ALEXANDRA RD, RICHMOND ,
BC, CANADA

PROJECT NUMBER: 23-20

SCALE: 1/16"=1'0" (1:192)

DRAWN BY: EL

REVIEWED BY: EL

Landscape Layout
and Materials Plan

L1.0

PLANT LIST

QTY. BOTANICAL NAME COMMON NAME SIZE SPACING

TREES

| | | | | |
|---|----------------------------------|--------------------------|---------------|----------|
| 5 | Syringa reticulata 'Ivory Silk' | Japanese Tree Lilac | 8cm cal., B&B | as shown |
| 3 | Ginkgo biloba 'Princeton Sentry' | Princeton Sentry® Ginkgo | 8cm cal., B&B | as shown |
| 2 | Pinus contorta subsp contorta | Shore Pine | 4.0m ht. | as shown |
| 5 | Cornus nuttallii | Pacific dogwood | 8cm cal., B&B | as shown |
| 3 | Fagus sylvatica 'Dawyck' | Dawyck beech | 6cm cal., B&B | as shown |
| Street trees species to be finalized at servicing agreement application | | | | |
| 2 | Acer rubrum | Red Maple | 6cm cal., B&B | as shown |
| Street trees species to be finalized at servicing agreement application | | | | |

SHRUBS

| | | | | |
|----|-----------------------------------|----------------------------------|-----------|---------|
| 16 | Cornus sericea 'Kelsey' | Kelsey's Dwarf Red-Osier Dogwood | #2 pot | 24" o.c |
| 44 | Perfecto Mundo Double Pink azalea | Reblooming Azalea | #2 pot | 24" o.c |
| 16 | Rhododendron 'Crete' | Pink Rhododendron | #3 pot | 36" o.c |
| 15 | Sarcococca hookeriana humilis | Himalayan Sweet Box | #2 pot | 24" o.c |
| 42 | Spiraea bumulda 'Goldflame' | Goldflame Spiraea | #2 pot | 24" o.c |
| 12 | Symphoricarpos albus | Snowberry | #2 pot | 36" o.c |
| 60 | Blechnum spicant | Deer Fern | #1 pot | 24" o.c |
| 18 | Gaultheria shallon | Salal | #2 pot | 24" o.c |
| 26 | Vaccinium ovatum "Thunderbird" | Huckleberry | #3 pot | 36" o.c |
| 6 | Thuja occidentalis 'Smaragd' | Emerald Cedar | 6' Height | 24" o.c |
| 4 | Daphne x transatlantica 'BLAFRA' | Eternal Fragrance Daphne | #2 pot | 24" o.c |

GROUND COVERS

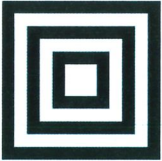
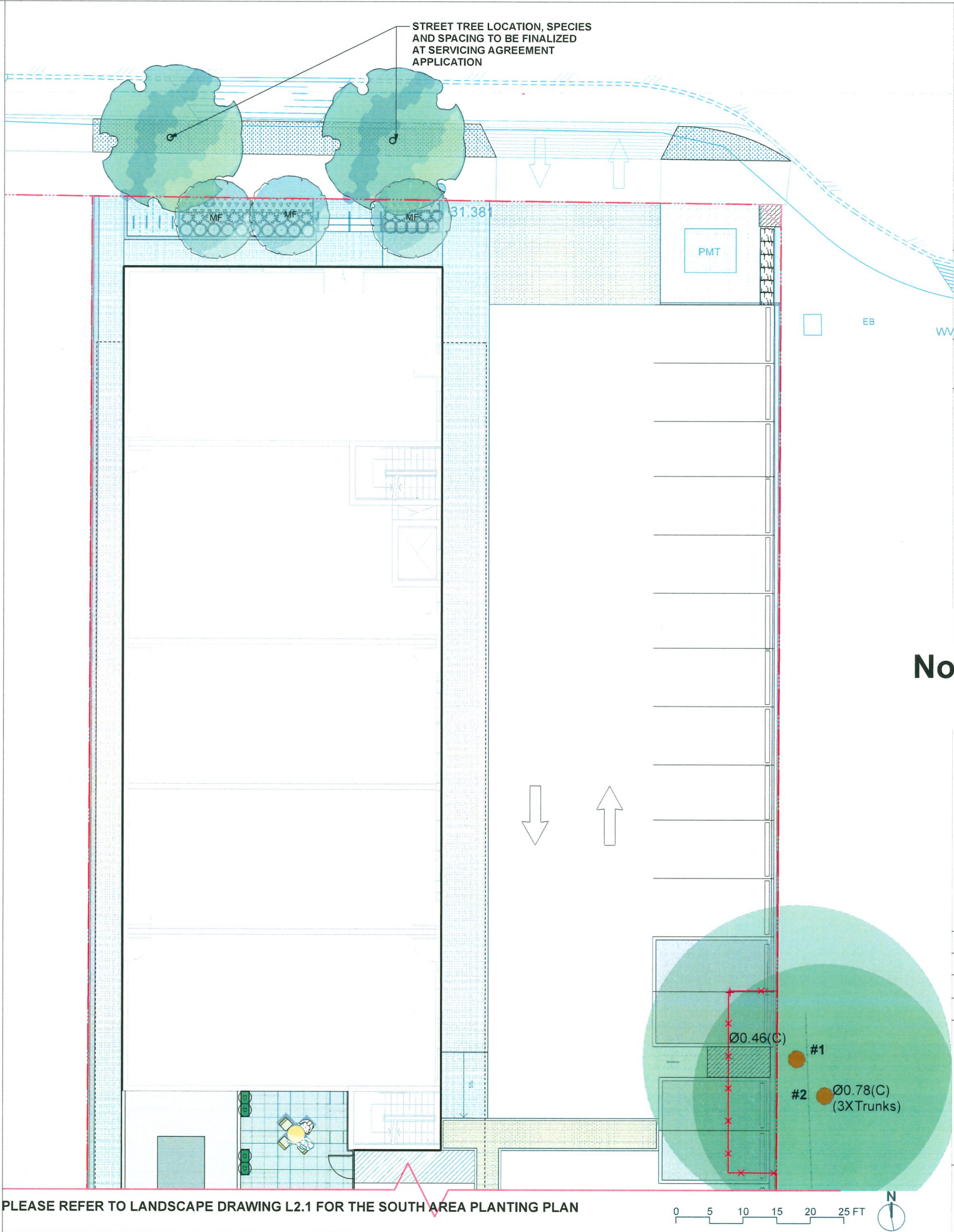
| | | | | |
|-----|-------------------------|----------------|--------------|---------|
| 83 | Oxalis oregana | Redwood Sorrel | 4"(10cm) pot | 12" o.c |
| 548 | Arctostaphylos uva-ursi | Bearberry | 4"(10cm) pot | 12" o.c |

LAWN

| | |
|-----|----------|
| 856 | ft2 Lawn |
|-----|----------|

NOTES:

- 1) In case of discrepancy between plant numbers on this list and on the plan, the latter shall prevail.
- 2) All planting shall be in accordance with CSLA Landscape Standard, latest edition.
- 3) All planting beds to be installed with 2"(50mm) mulch per specifications.



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| K | 2025-11-06 | ISSUED FOR DP |

DP 23-031545
November 17, 2025
Plan #16

8680 ALEXANDRA
ROAD

PROJECT ADDRESS:
8680 ALEXANDRA RD, RICHMOND ,
BC, CANADA

PROJECT NUMBER: 23-20

SCALE: 1/8"=1'0" (1:96)

DRAWN BY: EL

REVIEWED BY: EL

Landscape
Planting Plan -
North Area

L2.0

PLANT LIST

QTY. BOTANICAL NAME COMMON NAME SIZE SPACING



TREES

| | | | | |
|---|--|--------------------------|---------------|----------|
| 5 |  Syringa reticulata 'Ivory Silk' | Japanese Tree Lilac | 8cm cal., B&B | as shown |
| 3 |  Ginkgo biloba 'Princeton Sentry' | Princeton Sentry® Ginkgo | 8cm cal., B&B | as shown |
| 2 |  Pinus contorta subsp. contorta | Shore Pine | 4.0m ht. | as shown |
| 5 |  Cornus nuttallii | Pacific dogwood | 8cm cal., B&B | as shown |
| 3 |  Fagus sylvatica 'Dawyck' | Dawyck beech | 6cm cal., B&B | as shown |
| Street trees species to be finalized at servicing agreement application | | | | |
| 2 |  Acer rubrum | Red Maple | 6cm cal., B&B | as shown |
| Street trees species to be finalized at servicing agreement application | | | | |

SHRUBS

| | | | | |
|----|--|----------------------------------|-----------|----------|
| 16 |  Cornus sericea 'Kelsey' | Kelsey's Dwarf Red-Osier Dogwood | #2 pot | 24" o.c. |
| 44 |  Perfecto Mundo Double Pink azalea | Reblooming Azalea | #2 pot | 24" o.c. |
| 16 |  Rhododendron 'Crete' | Pink Rhododendron | #3 pot | 36" o.c. |
| 15 |  Sarcococca hookeriana humilis | Himalayan Sweet Box | #2 pot | 24" o.c. |
| 42 |  Spiraea bumulda 'Goldflame' | Goldflame Spiraea | #2 pot | 24" o.c. |
| 12 |  Symphoricarpos albus | Snowberry | #2 pot | 36" o.c. |
| 60 |  Blechnum spicant | Deer Fern | #1 pot | 24" o.c. |
| 18 |  Gaultheria shallon | Salal | #2 pot | 24" o.c. |
| 26 |  Vaccinium ovatum "Thunderbird" | Huckleberry | #3 pot | 36" o.c. |
| 6 |  Thuja occidentalis 'Smaragd' | Emerald Cedar | 6' Height | 24" o.c. |
| 4 |  Daphne x transatlantica 'BLAFRA' | Eternal Fragrance Daphne | #2 pot | 24" o.c. |

GROUND COVERS

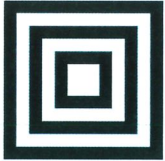
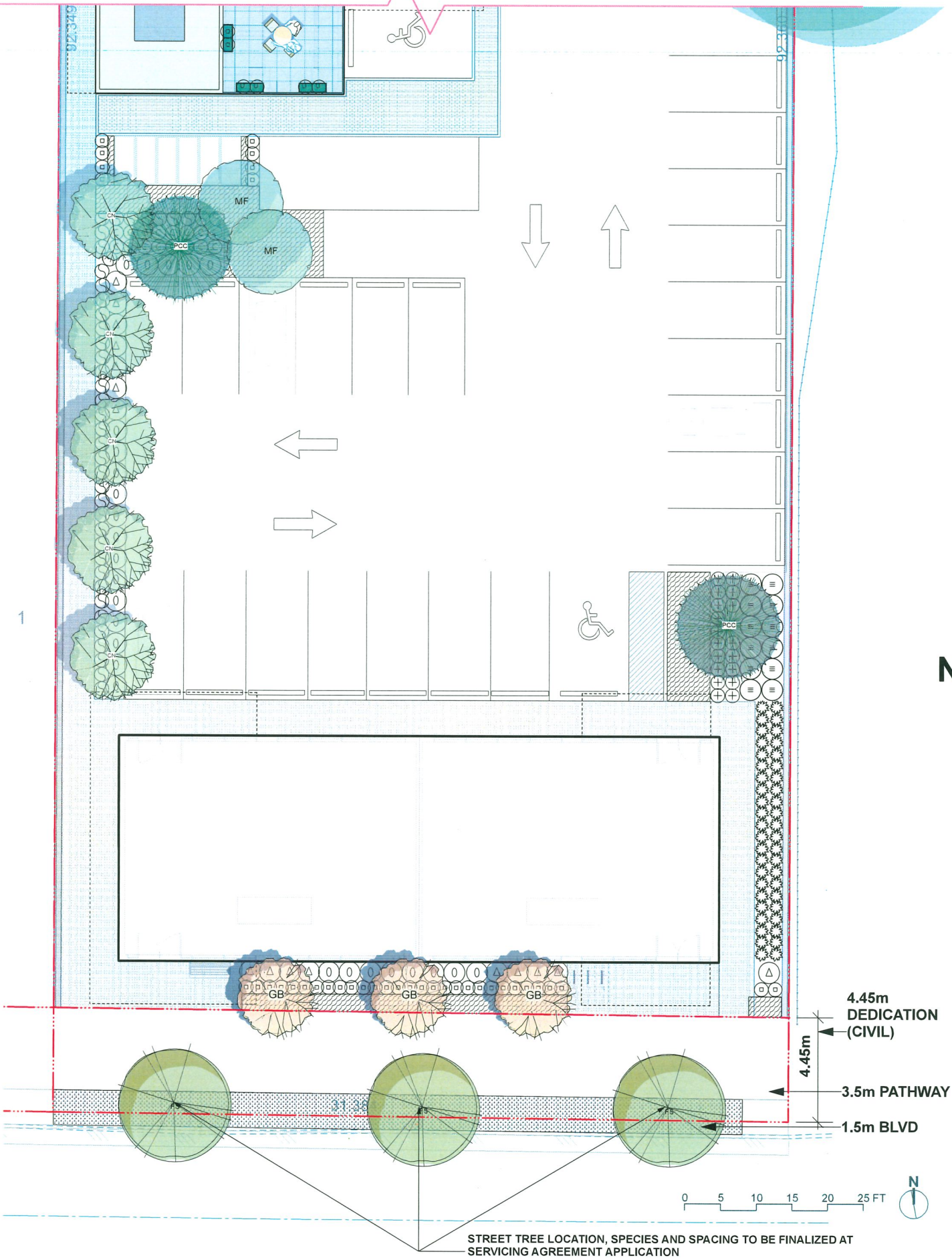
| | | | | |
|-----|---|----------------|--------------|----------|
| 83 |  Oxalis oregana | Redwood Sorrel | 4"(10cm) pot | 12" o.c. |
| 548 |  Arctostaphylos uva-ursi | Bearberry | 4"(10cm) pot | 12" o.c. |

LAWN

| | |
|-----|--|
| 856 |  ft2 Lawn |
|-----|--|

- NOTES:
- 1) In case of discrepancy between plant numbers on this list and on the plan, the latter shall prevail.
 - 2) All planting shall be in accordance with CSLA Landscape Standard, latest edition.
 - 3) All planting beds to be installed with 2"(50mm) mulch per specifications.

PLEASE REFER TO LANDSCAPE DRAWING L2.0 FOR THE NORTH AREA PLANTING PLAN



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| I | 2025-08-06 | ISSUED FOR DP |
| J | 2025-10-22 | ISSUED FOR DP |
| K | 2025-11-06 | ISSUED FOR DP |

DP 23-031545
November 17, 2025
Plan #17

**8680 ALEXANDRA
ROAD**

PROJECT ADDRESS:
8680 ALEXANDRA RD, RICHMOND ,
BC, CANADA

PROJECT NUMBER: 23-20

SCALE: 1/8"=1'0" (1:96)

DRAWN BY: EL

REVIEWED BY: EL

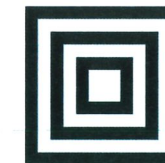
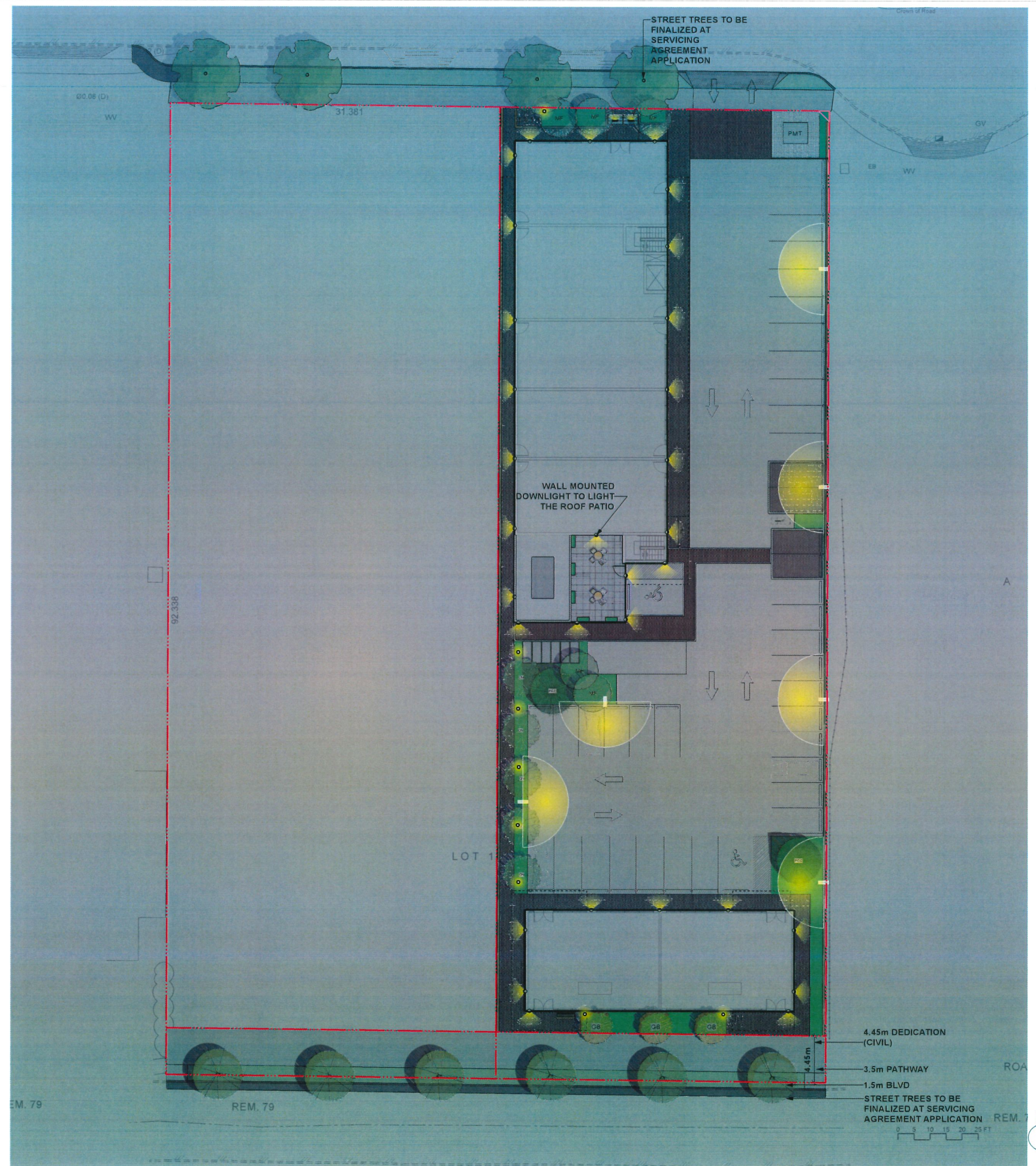
**Landscape
Planting Plan -
South Area**

L2.1

| SYMBOL | MATERIALS |
|--------|-----------|
|--------|-----------|



1. CONCEPTUAL LANDSCAPE LIGHTING PLAN IS PROVIDED FOR INFORMATION ONLY. REFER TO ELECTRICAL ENGINEER'S DRAWINGS FOR CONSTRUCTION.
2. CONTRACTOR TO COORDINATE RECESSED FORMING, ELECTRICAL CONDUIT, AND LOCATION LOGISTICS WITH OTHER TRADES AS REQUIRED.
3. CONTRACTOR TO ENSURE ALL LIGHTING WIRE AND FIXTURES MUST BE INSTALLED TO MEET THE LOCAL ELECTRICAL REGULATIONS AND SAFETY REQUIREMENTS



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| J | 2025-10-22 | ISSUED FOR DP |
| K | 2025-11-06 | ISSUED FOR DP |

DP 23-031545
November 17, 2025
Plan #18

**8680 ALEXANDRA
ROAD**

PROJECT ADDRESS:
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PROJECT NUMBER: 23-20

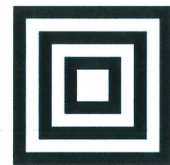
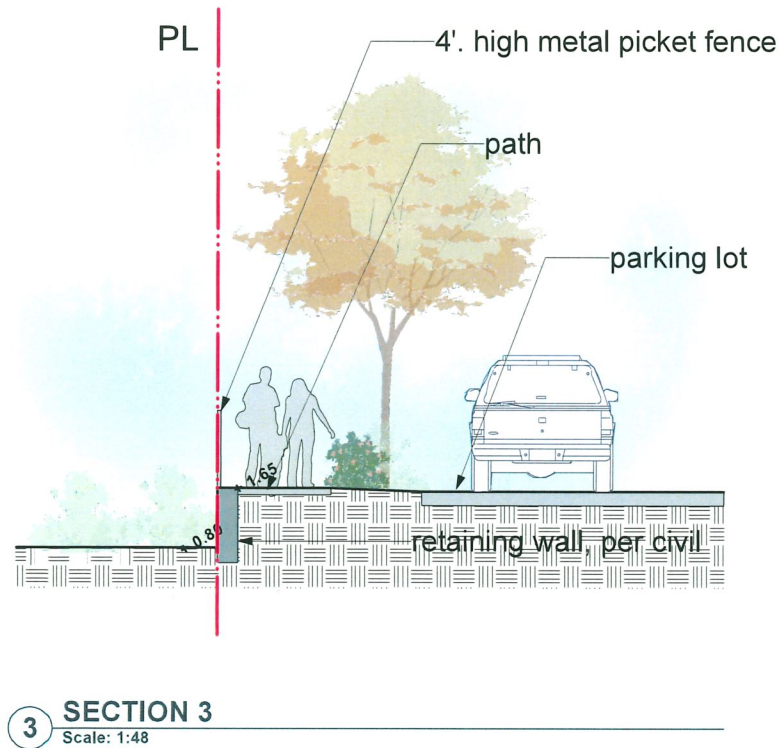
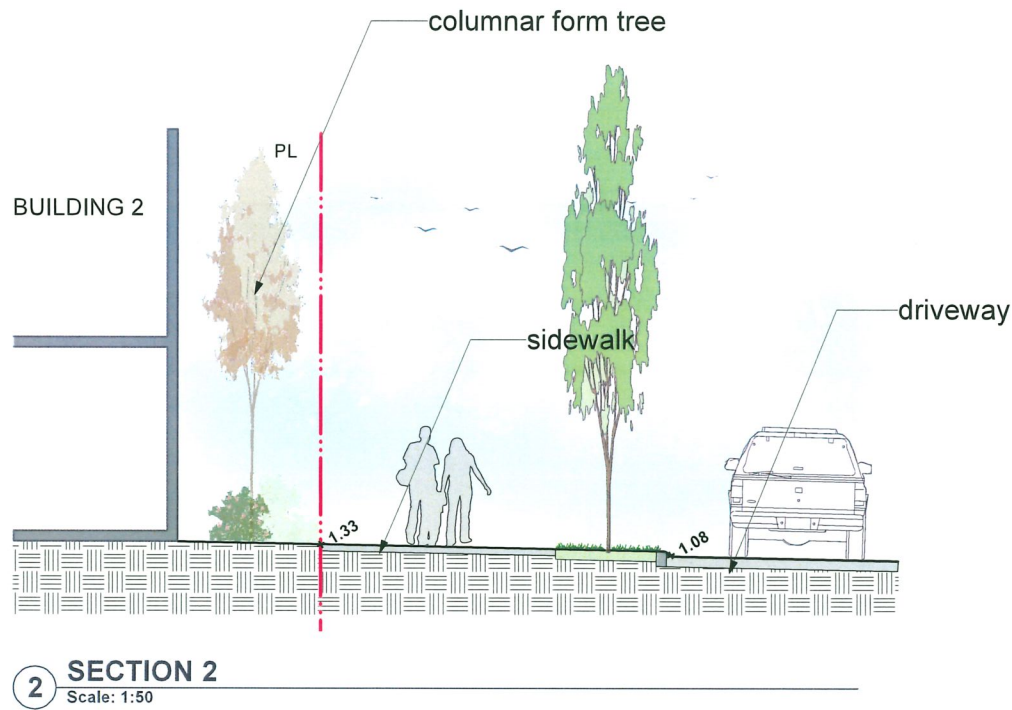
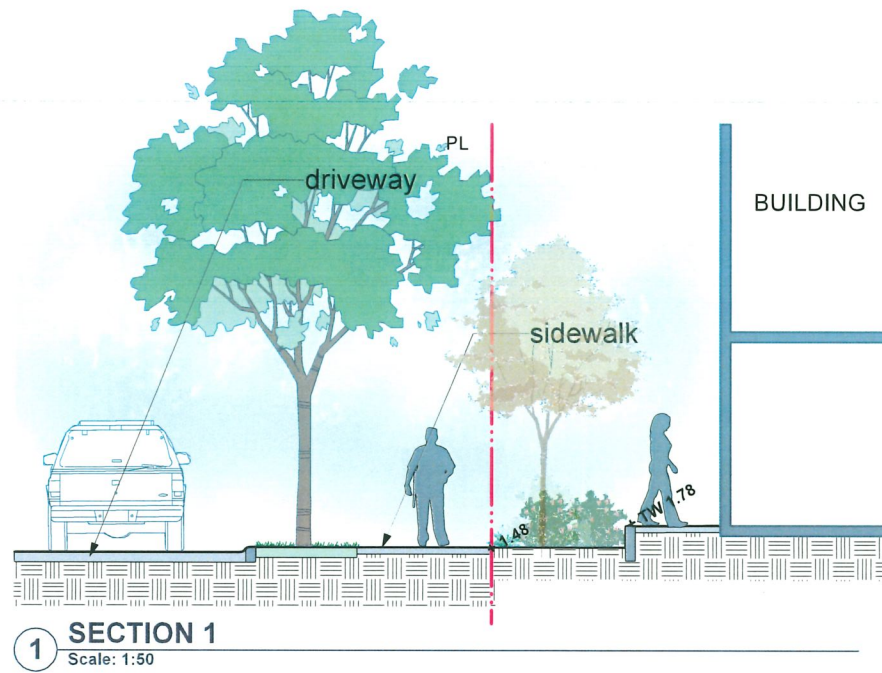
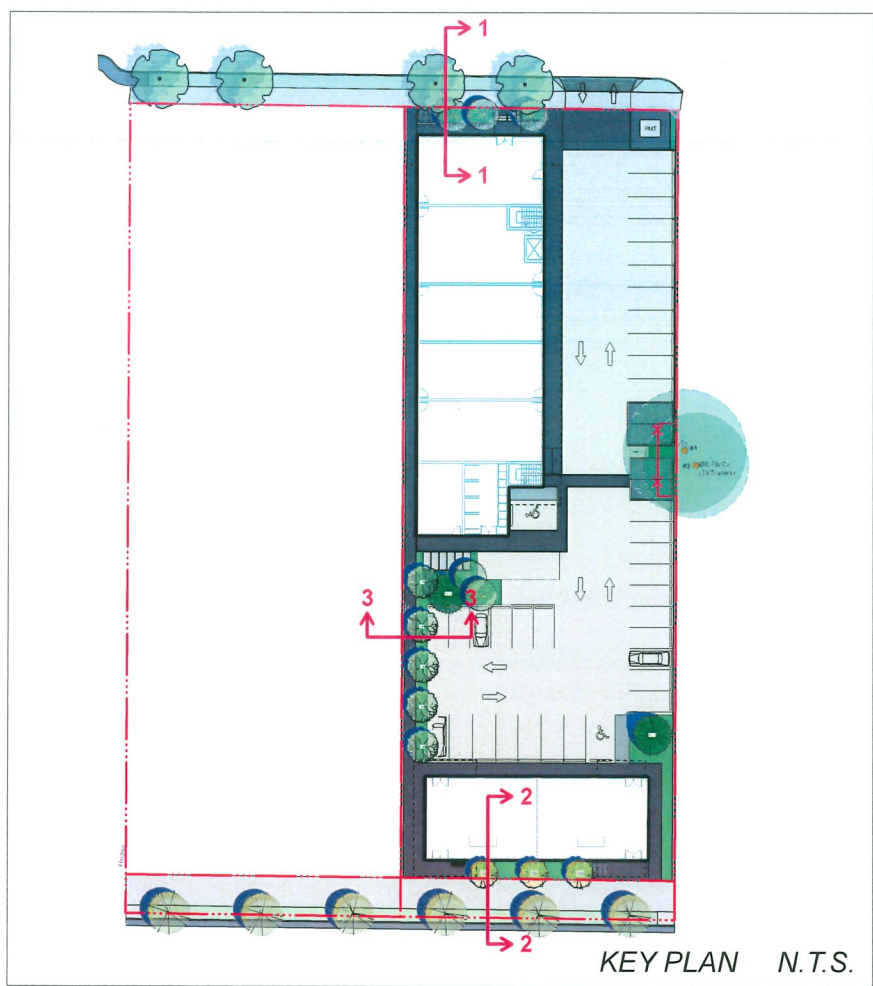
SCALE: 1/16"=1'0" (1:192)

DRAWN BY: EL

REVIEWED BY: EL

Conceptual Landscape Lighting Plan

L2.2



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| K | 2025-11-06 | ISSUED FOR DP |

DP 23-031545
November 17, 2025
Plan #19

**8680 ALEXANDRA
ROAD**

PROJECT ADDRESS:
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BC, CANADA

PROJECT NUMBER: 23-20

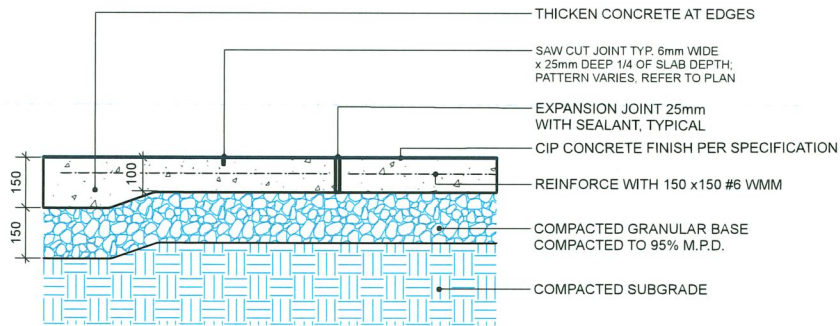
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DRAWN BY: EL

REVIEWED BY: EL

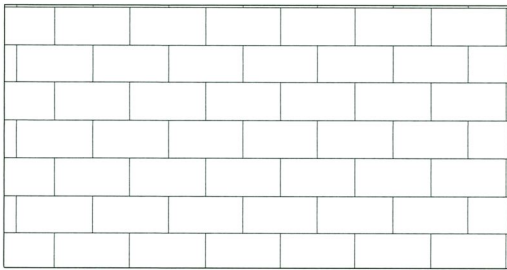
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L2.3

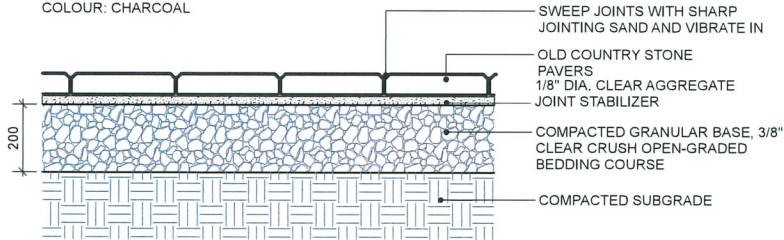


NOTES:
1. EXPANSION JOINTS 6m O.C. MAX, CONTROL JOINTS @ 1.5m O.C. ADJUST TO SUIT SITE LAYOUT PLAN.
2. ALL SCORELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION.

1 CIP CONCRETE ON GRADE (TYPICAL)
Scale: 1:10

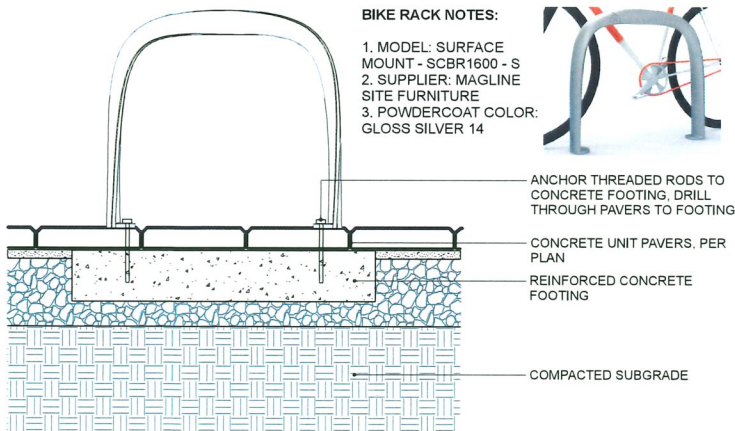


PLAN
CLASSIC STANDARD PAVERS - STANDARD SIZE BY
ABBOTSFORD CONCRETE (1-800-663-4091)
DIMENSIONS: STANDARD 225(L) x 112.5(W) x 60(T) mm (8-7/8" x 4-7/16" x 2-3/8")
PATTERN: RUNNING BOND
COLOUR: CHARCOAL



NOTE:
USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION.

2 CONCRETE UNIT PAVING ON GRADE
Scale: 1:10



NOTE:
PER SUPPLIER FOR SPECIFICATIONS AND INSTALLATIONS.

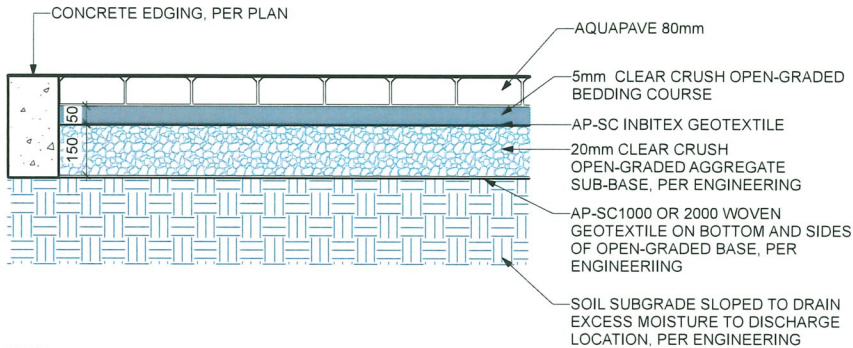
3 BIKE RACK
Scale: 1:10

AQUAPAVE STANDARD PAVER
BY ABBOTSFORD CONCRETE PRODUCTS

PATTERN: RUNNING BOND
LENGTH: 8-3/8" (221MM)
WIDTH: 4-5/16" (110MM)
THICKNESS: 3-1/8" (80MM)



COLOR: CHARCOAL



NOTE:
1. REFER TO ENGINEERING DRAWINGS FOR THE BASE MATERIALS INSTALLED UNDERNEATH THE PAVERS.
2. THE CONDITIONS UNDER THE PAVERS SHALL BE APPROVED BY ENGINEERS BEFORE PAVERS INSTALLATION.

4 AQUAPAVE PERMEABLE PAVER
Scale: 1:10



PRECEDENT

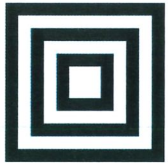
5 4' HIGH METAL PICKET FENCE
Scale: N/A



6 STAMPED ASPHALT PEDESTRIAN PATH
Scale: N/A



7 OUTDOOR BIKE LOCKER
Scale: N/A



HOMING
LANDSCAPE
ARCHITECTURE

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PROCEEDING WITH WORKS.

Revisions

| NO. | Date | Note |
|-----|------------|---------------|
| 1 | 2023-10-06 | ISSUED FOR DP |
| 2 | 2024-07-10 | ISSUED FOR DP |
| 3 | 2024-08-06 | ISSUED FOR DP |
| 4 | 2024-08-23 | ISSUED FOR DP |
| 5 | 2025-01-09 | ISSUED FOR DP |
| 6 | 2025-03-19 | ISSUED FOR DP |
| 7 | 2025-06-25 | ISSUED FOR DP |
| 8 | 2025-07-23 | ISSUED FOR DP |
| 9 | 2025-08-06 | ISSUED FOR DP |
| 10 | 2025-10-22 | ISSUED FOR DP |
| 11 | 2025-11-06 | ISSUED FOR DP |

DP 23-031545
November 17, 2025
Plan #20

8680 ALEXANDRA
ROAD

PROJECT ADDRESS:
8680 ALEXANDRA RD, RICHMOND,
BC, CANADA

PROJECT NUMBER: 23-20

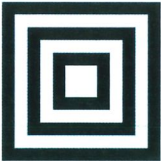
SCALE: AS SHOWN

DRAWN BY: EL

REVIEWED BY: EL

Hardscape &
Furnishing Details

L3.0



**HOMING
LANDSCAPE
ARCHITECTURE**

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VANCOUVER, BC, CANADA V6H 1K9
CELL: 778-323-3536
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

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Revisions

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| 9 | 2025-08-06 | ISSUED FOR DP |
| 10 | 2025-10-22 | ISSUED FOR DP |
| 11 | 2025-11-06 | ISSUED FOR DP |

DP 23-031545
November 17, 2025
Plan #21

**8680 ALEXANDRA
ROAD**

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8680 ALEXANDRA RD, RICHMOND ,
BC, CANADA

PROJECT NUMBER: 23-20

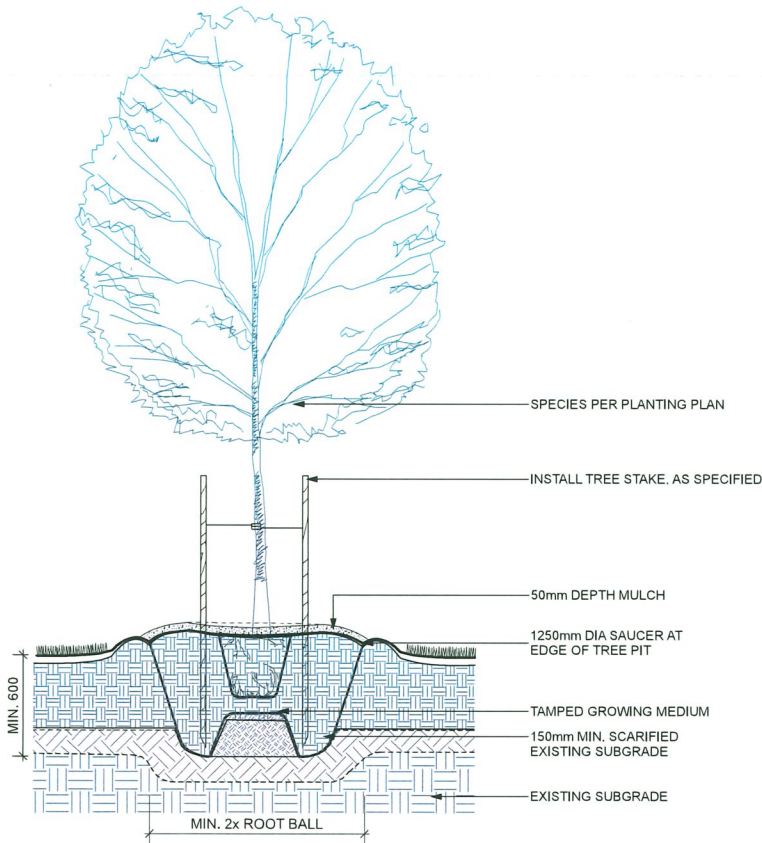
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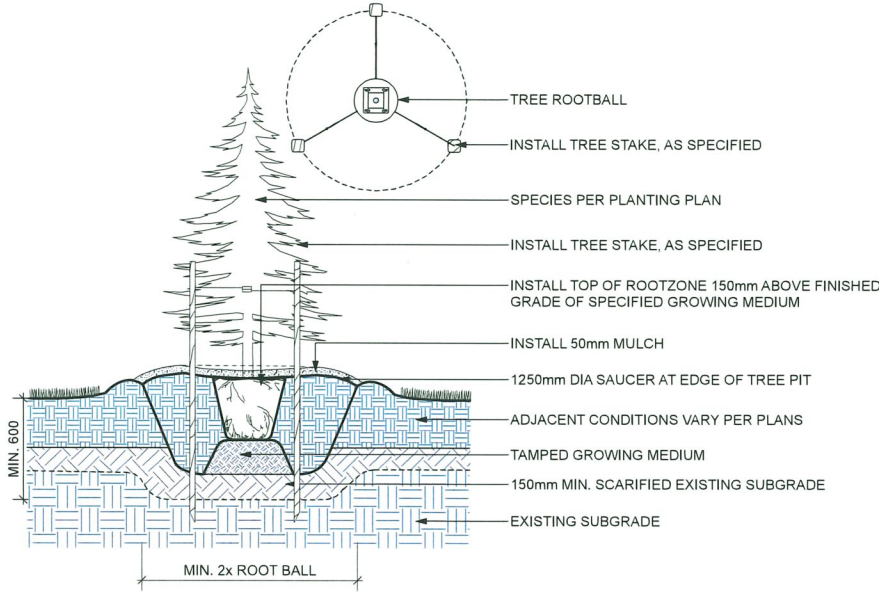
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Softscape Details

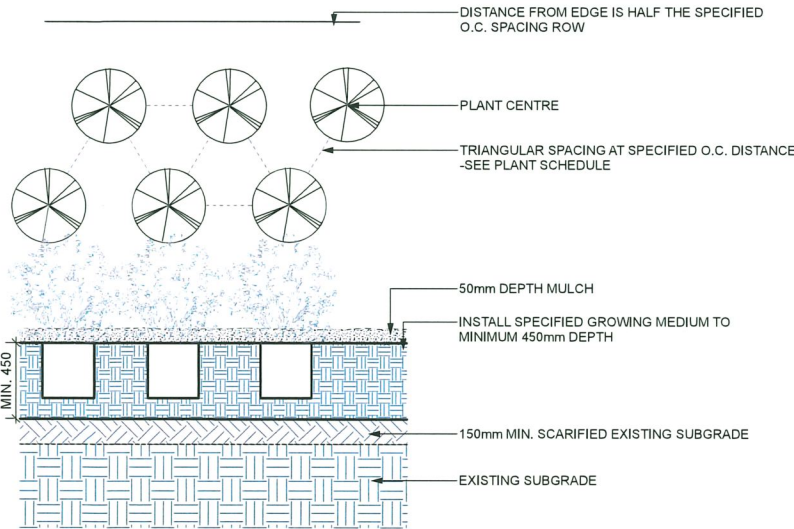
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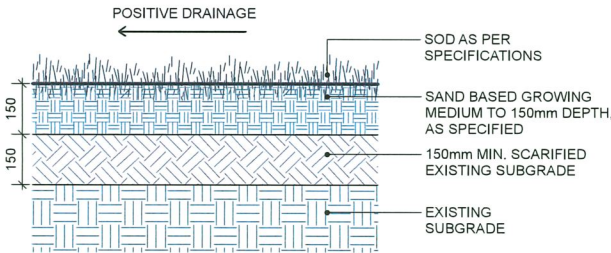
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3 CONIFEROUS TREE PLANTING ON GRADE (TYPICAL)
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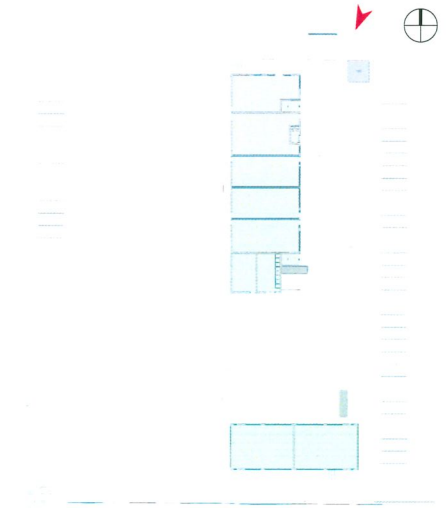
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Scale: 1:20



4 SOD LAWN (TYPICAL)
Scale: 1:10



1 PRESPECTIVE - FROM NORTHEAST
Scale: NTS



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| 1 ISSUE FOR DP APPLICATION | OCT 11, 2023 |

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| DRAWN BY | FC |
| CHECKED BY | PY |
| DATE CHECKED | |

DP 23-031545
November 17, 2025
Reference Plan

LOT B
8680 ALEXANDRA ROAD

RICHMOND, BC

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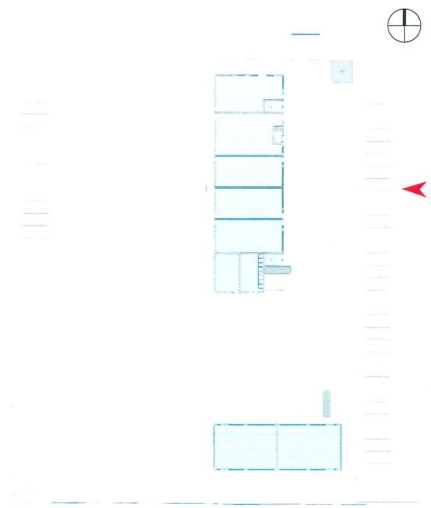
PRESPECTIVE

DRAWING No.

A301
PAGE 19



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2025-11-04

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| CHECKED BY | PY |
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DP 23-031545
November 17, 2025
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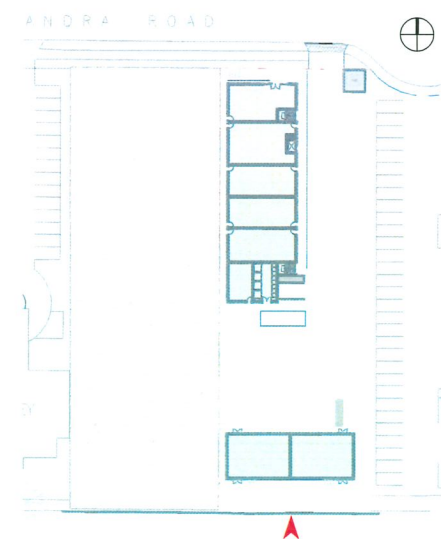
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BUILDING 1**

DRAWING No.
A302
PAGE 20



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Scale: NTS



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| CHECKED BY | PY |
| DATE CHECKED | |

DP 23-031545
November 17, 2025
Reference Plan

LOT B
8680 ALEXANDRA ROAD

RICHMOND, BC

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**PRESPECTIVE
BUILDING 1**

DRAWING No.

A303
PAGE 21



1 3D VIEW 1
Scale: N.T.S



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| 1 | ISSUED FOR DP APPLICATION | OCT 11, 2023 |

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PROJECT
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8680 ALEXANDRA ROAD

RICHMOND, BC

DRAWING TITLE

3D VIEWS

DRAWING No.

A304

PAGE 22



1 3D VIEW 2
Scale: N.T.S

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PROJECT
LOT B
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RICHMOND, BC

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3D VIEWS

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A305
PAGE 23



1 3D VIEW 3
Scale: N.T.S



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| 1 ISSUED FOR DP APPLICATION | OCT 11, 2023 |

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PROJECT
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3D VIEWS

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A306

PAGE 24



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| 1 ISSUED FOR DP APPLICATION | OCT 11, 2023 |

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DP 23-031545
November 17, 2025
Reference Plan

LOT B
8680 ALEXANDRA ROAD

RICHMOND, BC

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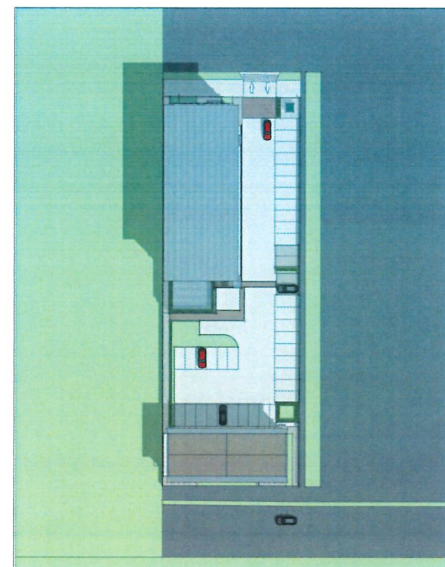
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DRAWING No.

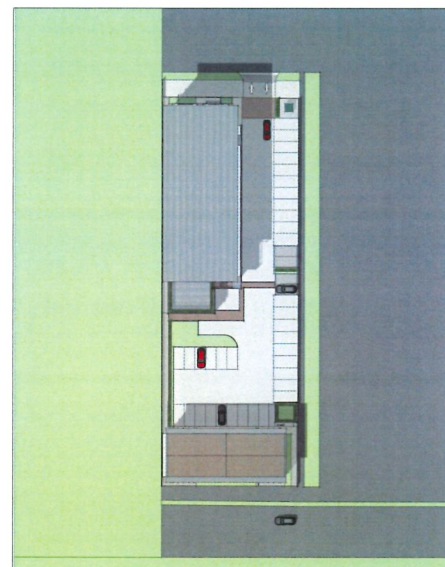
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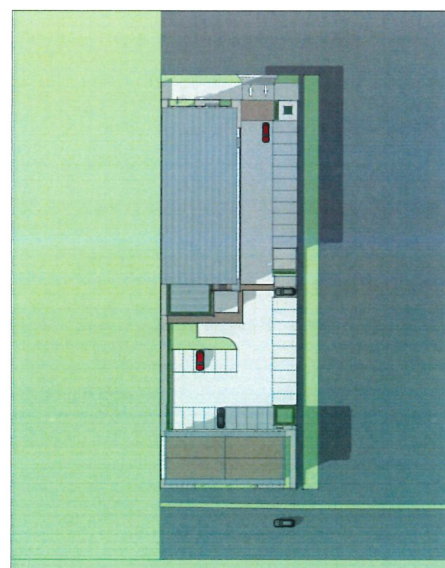
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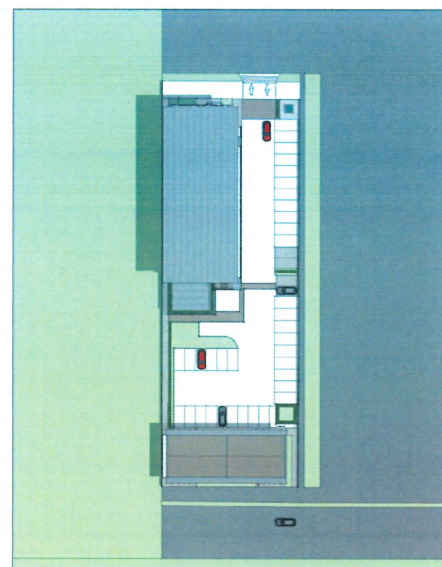


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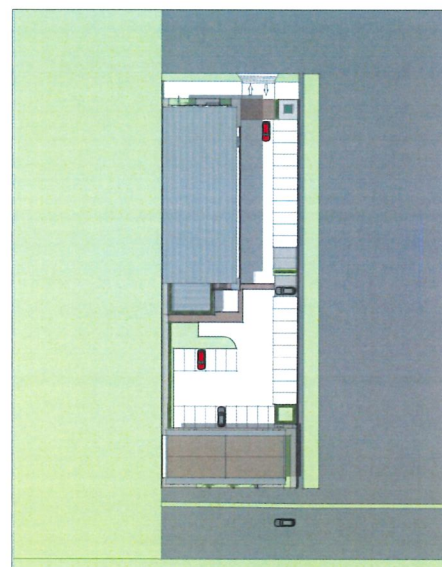


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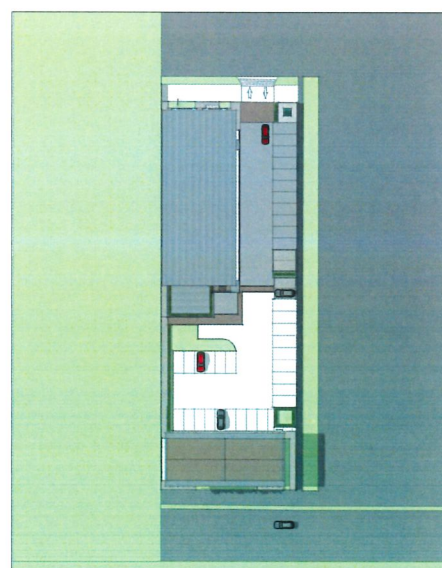
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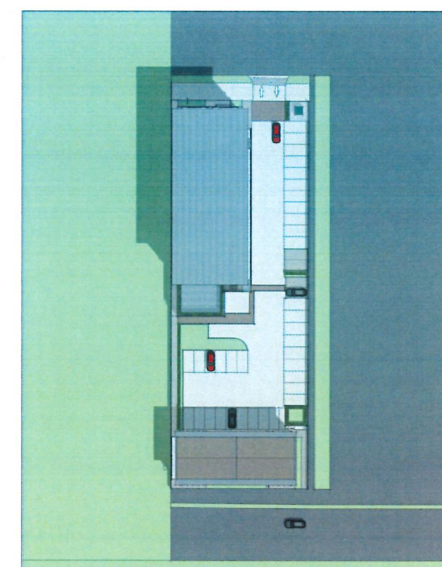


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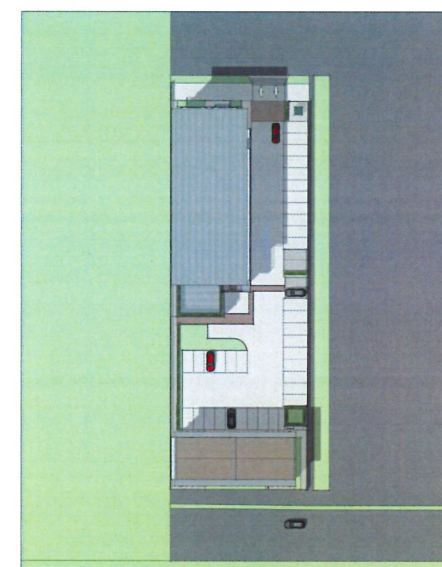


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FALL EQUINOX
SEPTEMBER 22 (DST)



10 AM
(PDT: UTC -7:00)



02 PM
(PDT: UTC -7:00)



04 PM
(PDT: UTC -7:00)



City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: November 17, 2025

From: Joshua Reis
Director, Development

File: DP 23-033716

Re: Application by Panatch Group for a Development Permit at 9000 No. 3 Road

Staff Recommendation

That a Development Permit be issued which would permit the construction of a mixed-use commercial and rental apartment building at 9000 No. 3 Road on a site zoned "Commercial Mixed Use (ZMU61) – No. 3 Road and Francis Road (Broadmoor)".

Joshua Reis
Director, Development
(604-247-4625)

JR:dh

Att. 4

Staff Report

Origin

Panatch Group, on behalf of 1320484 B.C. Ltd. (Director: Kush Panatch), has applied to the City of Richmond for permission to develop a mixed-use commercial and residential building with 64 rental units at 9000 No. 3 Road (Attachment 1), including seven Moderate Market Rental (MMR) units on a site zoned “Commercial Mixed Use (ZMU61) – No. 3 Road and Francis Road (Broadmoor)”.

The site is being rezoned from “Gas & Service Stations (CG1)” to “Commercial Mixed Use (ZMU61) – No. 3 Road and Francis Road (Broadmoor)” under Bylaw 10656 (RZ 23-033712), which received third reading on May 20, 2025. There is also an associated Official Community Plan (OCP) amendment to change the site’s land use designation from “Commercial” to “Limited Mixed Use”.

Key components of the proposal include:

- Approximately 3,121.78 m² (33,602.56 ft²) of purpose-built market rental housing consisting of 57 market rental units.
- Approximately 374.49 m² (4,030.98 ft²) of purpose-built affordable rental housing consisting of seven MMR units.
- A mix of unit types ranging from studio to two-bedroom apartment units, including approximately 44 per cent of all units as family-friendly.
- All units are designed to meet the Basic Universal Housing (BUH) provisions under Richmond Zoning Bylaw 8500.
- Approximately 384.2 m² (4,135.5 ft²) of outdoor amenity space, including tables and seating, urban agriculture planters and a children’s play area.
- Approximately 559.02 m² (6,017.24 ft²) of commercial space consisting of six at-grade commercial units.

An associated Servicing Agreement (SA 25-015410) was secured through the rezoning for the design and construction of road and engineering improvement works required as part of the development. Works include frontage improvements, an upgrade to the storm system and new water and sanitary service connections.

Development Information

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

Background

Development surrounding the subject site is as follows:

To the North: Across Francis Road, a 10-unit, one-storey commercial plaza on a property zoned “Neighbourhood Commercial (CN)”.

To the East: A three-storey townhouse development on a property zoned “Town Housing (ZT62) – Francis Road”, which has a lawn, a hedge and a fence that encroach approximately 3.0 m beyond the common property line into the subject site.

To the South: A two and three-storey townhouse development on a property zoned “Medium Density Townhouses (RTM2)”.

To the West: Across No. 3 Road, two-storey rental apartments on a property zoned “Low Rise Apartment (ZLR42) – Francis Road (Broadmoor)”.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on May 20, 2025. At the Public Hearing, there was discussion around the existing Statutory Right-of-Way (SRW) along the east property line and the proposed use and landscaping of this area. As a result of the discussion, the applicant was encouraged to work with the adjacent townhouse residents to the east to explore landscaping options and improve the interface between the proposed development and the adjacent private greenspace. In response, the applicant engaged with the neighbouring strata to address their questions and requests and has agreed to replace the proposed low picket fence with a 1.8 m high solid wood fence to enhance privacy and screening.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit (DP) application. In addition, it complies with the intent of the applicable sections of the OCP and is generally in compliance with the “Commercial Mixed Use (ZMU61) – No. 3 Road and Francis Road (Broadmoor)” zone.

Advisory Design Panel Comments

The Advisory Design Panel (ADP) was supportive of the application, subject to consideration of the Panel’s comments. A copy of the relevant excerpt from the September 18, 2025, ADP meeting minutes is attached for reference (Attachment 3). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in ‘*bold italics*’.

Analysis

Conditions of Adjacency

- Setbacks of 3.0 m are provided from the east and south lot lines to the parkade podium, with the bulk of the building massing stepped further back from these lot lines (approximately 7.4 m from the east and ranging from 9.2 m to 25.4 m from the south) away from the adjacent townhouse developments.
- The common outdoor amenity area has been designed to respond to the east and south adjacencies, including planting locations and setback from the building edge behind a continuous raised edge planter.
- A 1.8 m high solid wood fence (stepping to 1.2 m within the street-fronting setbacks) will be installed along the east and south lot lines to provide screening and enhance the privacy of the existing neighbouring townhouses.
- The setback areas adjacent to the parkade podium will also include a combination of landscape elements, including columnar trees (except within the SRW area), shrubs, ferns, grasses and vines for buffering and screening.

- The building's interface with the public realm to the north and west include ground-oriented commercial units, canopies for weather protection and ornamental planters and landscaping along the building frontages.

Urban Design and Site Planning

- The development consists of a mixed-use building with commercial units at the ground level, which wrap around a two-level parkade along the street frontages, and rental apartment units in the upper storeys.
- The building is anchored at a key intersection with prominent massing and active commercial ground floor design that enhances the streetscape.
- Vehicular access is configured with separate entries from No. 3 Road and Francis Road, with No. 3 Road serving residential users exclusively and with Francis Road also providing access for shared commercial/residential visitor use and waste management functions.
- The residential lobby faces the public sidewalk on Francis Road and is emphasised with ample glazing and a canopy cover.
- Class 2 bicycle racks are located at grade around the perimeter of the site near the commercial units and the building lobby.
- A space for public micro-mobility parking (e.g., e-bikes, e-scooters) that was secured at the time of rezoning is proposed at the northeast corner of the site.
- Common outdoor amenity space is provided at the southeast corner of the site on top of the third-floor parkade podium.
- Private outdoor space is proposed for most units in the form of patios located on the landscaped parking podium as well as recessed and projecting balconies on the third to sixth floors. The design of outdoor spaces is generally consistent with what was presented as part of the rezoning.
- No common indoor amenity space is proposed for the development. A \$309,311.00 cash-in-lieu contribution has been secured as a condition of rezoning approval, consistent with the OCP.
- The proposed development meets the requirement of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title was secured through the rezoning.
- As the subject site formerly contained a gas station, remediation of the land consistent with the provincial *Contaminated Sites Regulations* is required. The applicant's Qualified Environmental Professional has provided confirmation that the proposed development is consistent with the existing Certificate of Compliance received from the BC Ministry of Environment for the site. Prior to DP issuance, the owner shall register an agreement on Title that indemnifies the City with respect to this matter.

Architectural Form and Character

- The architectural form is of contemporary architectural style, expressed through a simple and proportionally balanced massing that reinforces the mixed-use character of the building.

A light colour palette for the upper residential storeys enhances the visual openness and reduces perceived height, while a darker tone at the commercial podium anchors the structure.

- The exterior cladding consists of light colour fibre cement lap siding, dark brick, painted concrete, vinyl windows and glass and metal railings, and are generally consistent with the DP guidelines. Wood tone materials are proposed for the recessed balconies to add warmth and visual interest.
- The parkade walls include openings with louvre screens and trailing and climbing vines to soften these walls.

Tree Management, Landscape Design and Open Space Design

- There are 11 existing trees being removed from the development site. Two undersized neighbouring trees and one undersized street tree are proposed to be retained and protected.
- To ensure the protection of the existing trees on the adjacent property to the northeast, the provision of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to the tree protection zones was secured through the rezoning.
- A tree survival security in the amount of \$5,000.00 has been secured through the rezoning for the undersized street tree.
- During the rezoning phase, preliminary plans identified 10 replacement trees and cash contribution to the City's Tree Compensation Fund in lieu of planting the remaining required 12 trees that were not accommodated on site. The applicant has found additional on-site planting opportunities, resulting in a total of 23 new and replacement trees being provided on site. Replacement trees are to comply with the City's Tree Protection Bylaw 8057.
- Approximately 384.2 m² (4,135.5 ft²) of outdoor amenity space is provided within the third-floor courtyard. The space includes community and social features, such as an outdoor dining table with seating, moveable tables and chairs, urban agriculture planters and a children's play area. Trees and shrubs are incorporated throughout the courtyard to provide screening, enhance privacy and contribute to the overall greening of the development.
- A combination of step/wall lighting, bollard lighting and wall-mounted down lighting are proposed along the east building elevation, by building exits and within the common outdoor amenity area.
- An on-site automatic irrigation system will be provided for all planted areas.
- To ensure the provision of landscaping, a legal agreement and associated landscape security in the amount of \$462,361.08 will be required prior to DP issuance.

Crime Prevention Through Environmental Design

- Crime Prevention Through Environmental Design (CPTED) principles have been considered throughout the proposed development.
- The development incorporates clearly defined pedestrian and vehicle access points, edge treatment and signage to guide movement and minimize unauthorized entry.
- Natural surveillance is enhanced through active street frontages with windows and entrances, well-placed lighting and landscaping that maintain clear sightlines and visibility across the public and semi-public areas.

Sustainability

- Consistent with Provincial Energy Step Code and Zero Carbon Step Code requirements, this project is expected to be designed to achieve Step 3 with Emission Level 2 for the residential areas and Step 2 with Emission Level 2 for the commercial areas, as confirmed by the preliminary energy modelling report from the applicant's Registered Professional.
- Sustainable energy strategies include using a high-performance building envelope, airtight construction, high-performance windows and systems such as variable refrigerant flow heat pumps, energy recovery ventilators and LED lighting with automated controls.

Accessible Housing

- The proposed development includes 64 BUH units (100 per cent of all residential units being proposed) that are intended to facilitate ready access, use and occupancy by a person with a physical disability. These single-storey units are required to incorporate all of the accessibility provisions listed in the BUH features section of the City's Zoning Bylaw and are permitted a density exclusion of 1.86 m² (20.02 ft²) per unit.
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
 - stairwell handrails;
 - lever-type handles for plumbing fixtures and door handles; and
 - solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

Conclusions

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



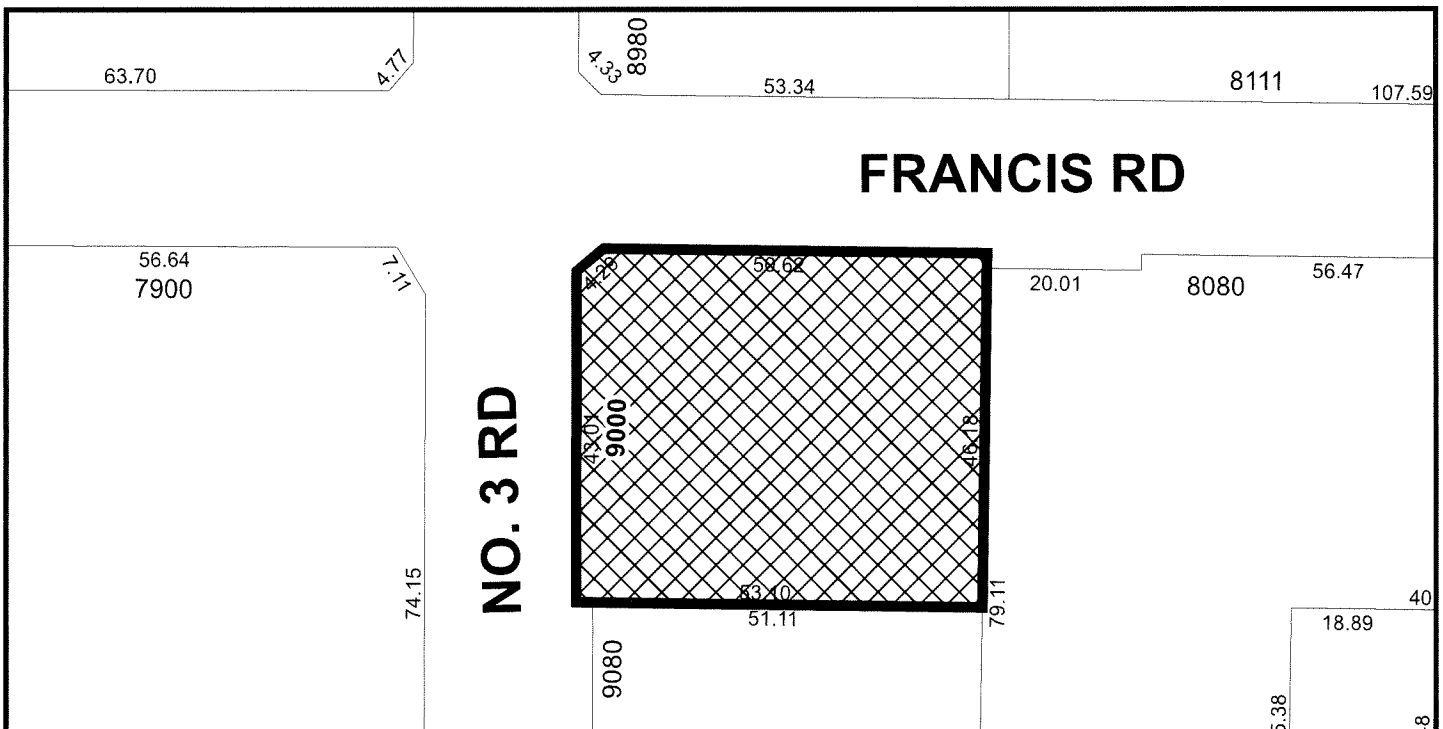
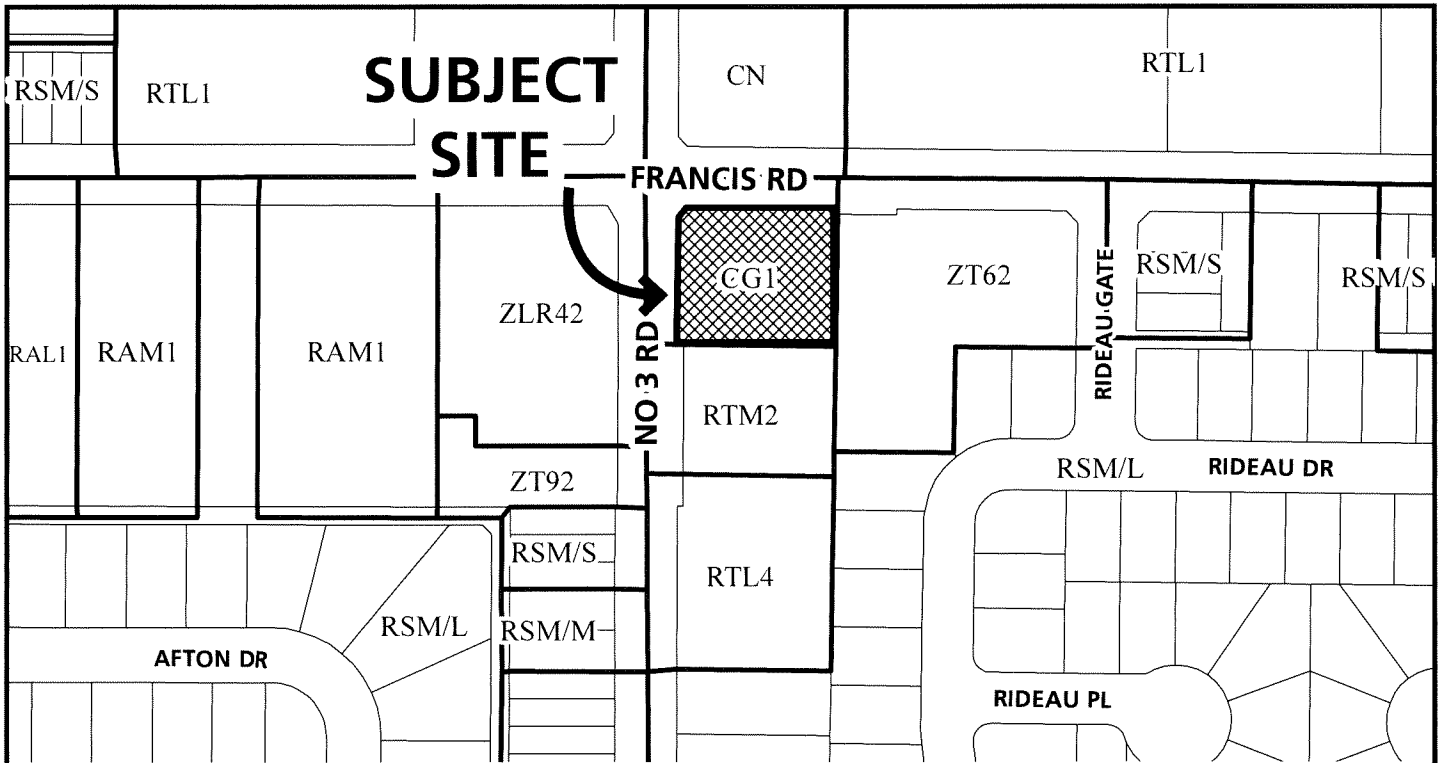
Dilys Huang
Planner 3
(604-276-4139)

DH:aa

- Att. 1: Location and Aerial Maps
 2: Development Application Data Sheet
 3: Annotated Excerpt from Advisory Design Panel Minutes
 4: Development Permit Considerations



City of
Richmond



DP 23-033716

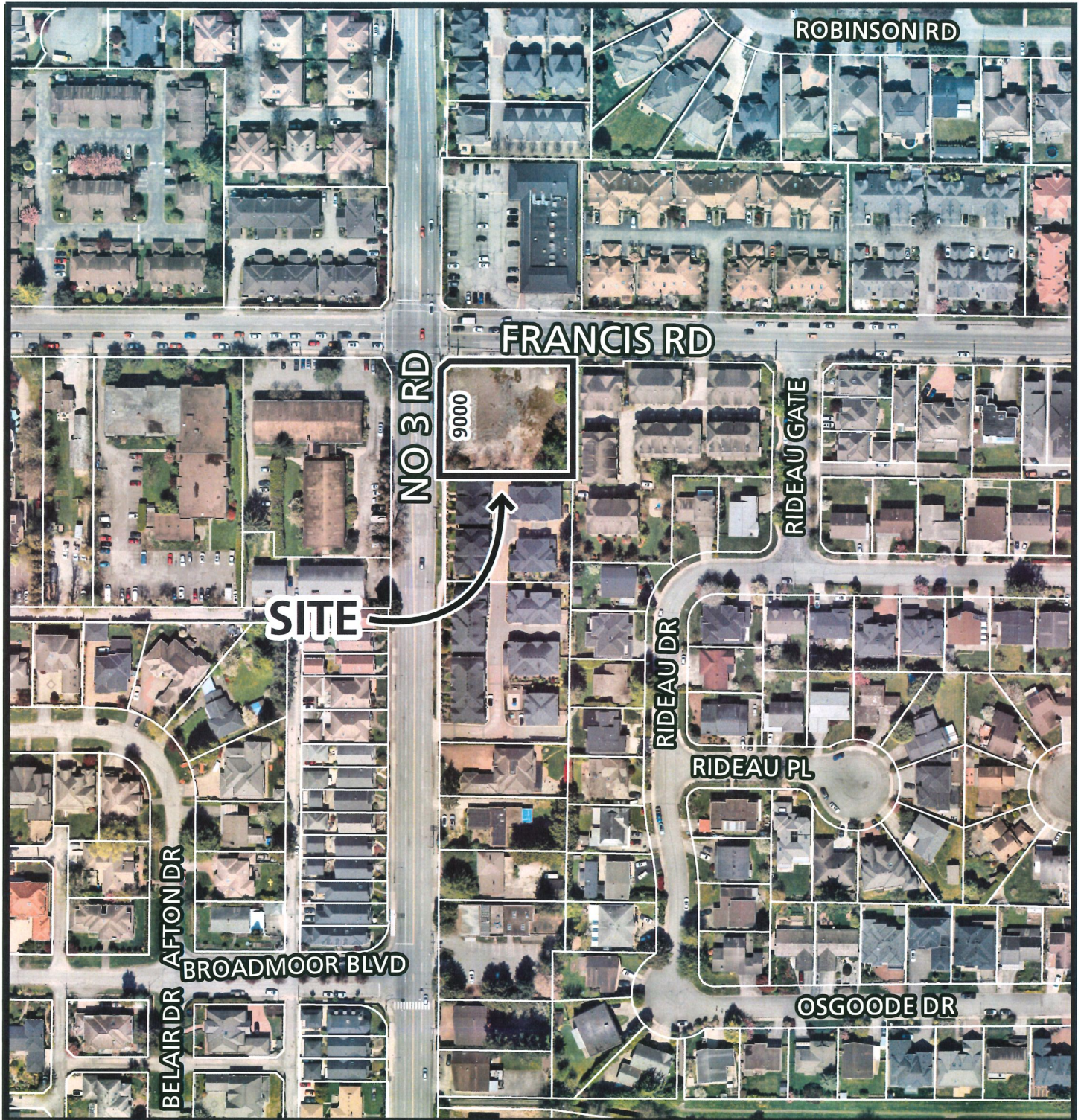
Original Date: 11/29/23

Revision Date: 03/13/25

Note: Dimensions are in METRES



City of
Richmond



DP 23-033716

Original Date: 03/13/25
Revision Date:

Note: Dimensions are in METRES



Development Application Data Sheet
Development Applications Department

DP 23-033716

Address: 9000 No. 3 Road

Applicant: Panatch Group

Owner: 1320484 B.C. Ltd.

Planning Area(s): Broadmoor

| | Existing | Proposed |
|-------------------------|------------------------------|--|
| Site Area: | 2,458.0 m ² | 2,258.8 m ² |
| Land Uses: | Vacant | Mixed commercial/residential rental development |
| OCP Designation: | Commercial | Limited Mixed Use |
| Zoning: | Gas & Service Stations (CG1) | Commercial Mixed Use (ZMU61) – No. 3 Road and Francis Road (Broadmoor) |
| Number of Units: | 0 | 64 |

| | Bylaw Requirement | Proposed | Variance |
|---|---|---|----------------|
| Floor Area Ratio: | Max. 2.05 | 2.00 | None permitted |
| Lot Coverage: | Max. 80% | 76.6% | None |
| Setback – Front Yard (No. 3 Road): | Min. 2.0 m | 2.0 m | None |
| Setback – Side Yard (Francis Road): | Min. 2.0 m | 2.0 m | None |
| Setback – Side Yard (South): | Min. 3.0 m | 3.0 m | None |
| Setback – Rear Yard (East): | Min. 3.0 m | 3.0 m | None |
| Height (m): | Max. 25.0 m | 21.72 m | None |
| Off-street Parking Spaces: | Min. 43 (residential) Min. 16 (shared residential visitor / non-residential) | 44 (residential) 16 (shared residential visitor / non-residential) | None |
| Accessible (included as part of total parking): | 1 space (residential) 1 space (non-residential) | 1 space (residential) 1 space (non-residential) | None |
| Total: | 59 Spaces | 60 Spaces | None |
| Bicycle Parking – Class 1: | Min. 91 (residential) Min. 2 (non-residential) | 91 (residential) 3 (non-residential) | None |
| Bicycle Parking – Class 2: | Min. 13 (residential) Min. 2 (non-residential) | 13 (residential) 3 (non-residential) | None |
| Amenity Space – Indoor: | Min. 100 m ² or cash-in-lieu | Cash-in-lieu | None |
| Amenity Space – Outdoor: | Min. 384 m ² | 384.2 m ² | None |

**Annotated Excerpt from the Minutes from
Advisory Design Panel Meeting**

**Thursday, September 18, 2025 – 4:00 p.m.
Remote (Teams) Meeting**

1. DP 23-033716 - MID-RISE MIXED-USE BUILDING WITH AT-GRADE COMMERCIAL SPACE AND 100% RENTAL HOUSING UNITS ABOVE

ARCHITECT: Integra Architecture

LANDSCAPE ARCHITECT: Perry + Associates Landscape Architecture

PROPERTY LOCATION: 9000 No. 3 Road

Applicant's Presentation

Architect Steve Watt, Integra Architecture, and Landscape Architect Michael Patterson, Perry + Associates Landscape Architecture, presented the project and answered queries from the Panel.

Panel Discussion

Comments from Panel members were as follows:

- appreciate the applicant's well laid out presentation of the project;
Applicant/Integra Architecture response: Noted.
- noted that the proposal is a departure from typical Richmond developments, with more of an urban scale;
Applicant/Integra Architecture response: Noted.
- the quality of living and for unit C6 is questioned particularly regarding daylighting and access to the deck and patio; unit C6 is located in the inner corner of the courtyard and is tucked away; consider any alternate ideas for this space, such as an indoor amenity / work from home area, other than just putting another unit inside this corner;
Applicant/Integra Architecture response: The balcony of the B1-b unit type, adjacent to the C6 unit, has been relocated, which reduces overlook/privacy concerns and improves the daylight access to the C6 unit, as well as allowing a pathway to the C6 patio on Level 3. We believe this is an improvement.

- it is good that the bulk are BUH units – consider including some fully accessible units to provide for the aging population;

Applicant/Integra Architecture response: Fully accessible units were considered during the schematic design stage of this project but are not being proposed. Accessible units require additional space in bathrooms and kitchens that this project cannot incorporate without impact to unit sizing, mix, yield and construction cost efficiencies [impact of different appliances, kitchen cabinetry, showers etc. on economies of scale]. In addition, the rents can be kept lower, since the accessible units would demand a higher monthly rent compared to the BUH version based on the increased square footage.

- consider incorporating standard height seating in addition to the raised table and stools for the Level 3 outdoor amenity area; the ones proposed for the area are either awkward or completely unusable for many seniors and by people with disabilities.

Applicant/P+A Response – The bar height table has been replaced with a more conventional harvest table to allow for easier access for seniors and people with disabilities.

- consider making some adjustments specifically relating to the southeast corner exit;

Applicant/Integra Architecture response: This exit was reviewed in detail. Exiting directly to the east side yard [SROW] is not possible due to the grade difference. Stairs and small retaining walls would be required [but are not permitted in the SROW]. Exiting West to No.3 Road is possible but would result in a loss of proposed trees – not a good solution. The proposed revision places the exterior stairs to the corner which improves the wayfinding aspect and a safer transition into and out from the building. Panatch group are to be the building owners and will provide lighting and potentially security cameras in this location to respond to the CPTED concerns. This exit will likely rarely be used.

- consider landscape lighting to enhance the south and east treatments, potentially creating a “garden” for neighbours;

Applicant/P+A response - Landscape lighting has been provided for security along the east edge. The neighbours request for a solid 6' high wood fence will obscure the landscape planting from view. Uplighting of trees and parkade wall has not been provided in order to be dark sky compliant.

- consider the transitions at the southwest and northeast corners, including looking at the impact and position of the concrete wall by the entrance of the west parkade ramp that goes up in relation to the adjacent building, explore combining the two exits on the west side of the CRU into one on the north side to avoid the parkade ramp's jog, and looking at any opportunity to push back the building wall at grid reference A9 to align with the road setback of the adjacent building;

Applicant/Integra Architecture response: The parkade ramp jog is a result of the BC Hydro transformer location and the over height parkade area required for the garbage pick-up movements. Combining the two exits noted does not resolve the ramp jog.

The extension of the structure across the ramp in the south-west corner allowed for a gateway element to unify the elevation composition and to architecturally conceal the overhang of the apartment building over the parkade ramp. The concrete wall facing the neighbour has been detailed with reveals to soften the visual appearance.

The building wall at grid reference A-9 cannot be cut back to align with the adjacent townhouses without loss at least 2 parking stalls over the two parking levels and impact to proposed trees on level 3.

- reconsider canopy location and extensions for better usability and coverage – the canopies seem to be too high for them to be useful; the signage bands can be reduced for adjusting the canopies;

Applicant/Integra Architecture response: The canopy and signage band has been lowered by 18". The canopy is already maximised in its horizontal coverage.

- investigate using a different material for the insets of the wall above the CRU canopies to differentiate them and if the insets can appear more prominent by using another material instead of the brick to create more of a CRU presence;

Applicant/Integra Architecture response: A different material [fibre cement panel] was considered for the insets above the canopies. The design team preference is to maintain the brick detailing which presents a simple, but high quality, cohesive look to the over height volume.

- consider locating the southeast corner exit mid-path to allow for more planting space in the back area as this would help address the CPTED issue on the east side;

Applicant/Integra Architecture response: See the earlier response – the grade differential and requirement for stairs and retaining walls [not permitted in the SROW] prevent this from being a viable solution.

- consider a more decorative panel instead of a solid fence along the neighbouring properties;

Applicant/Integra Architecture response: Following extensive consultation, to respond to the specific request of the neighbours, a solid fence will be provided.

- consider a rumble strip for the parkade exit in the last six meters to slow traffic and provide a tactile strip for pedestrians instead of just signage; this would let drivers know not to accelerate until the very end;

Applicant/Integra Architecture response: A rumble strip is proposed in the revised DP submission, as per ADP recommendations.

- consider how the plants inside the planters with the guardrail will be maintained and accessed; there is no indication of how these planters will be maintained; consider introducing planters at the separation level between the podium and residential units above to soften the contrast;

Applicant/Integra Architecture response: The planters along the edge of the building are to allow & encourage trailing plants to 'green' the parkade wall. The guardrail will be mounted on the inside of these planters. Maintenance access will require a fall arrest system.

- appreciate the thought put into this project, not only for the project, but also for the surrounding areas;

Applicant/Integra Architecture response: No response needed.

- consider and give attention to mechanical louvers for potential restaurant tenancies, including the relationship of louvers to the glazed canopies so the canopies do not get dirty over time; consider it as part of the elevation as a whole throughout the CRU areas.

Applicant/Integra Architecture response: The mechanical louvres are absorbed in a continuous band of louvres above the canopy. This band has been increased in height to ensure all possible duct connections can be accommodated. Restaurant tenancies will have access to a vertical duct to the roof in lieu of any horizontal grease ducting/ecologizer unit.

Comments from the Applicant

In response to the panel's comments, the applicant made the following points. The restaurant venting is now in a shaft on the corridor side, and they will further look into the location of the exit at the southeast corner from a CPTED perspective. The canopies were adjusted to fit within the property lines but will look at their vertical placements. A six-foot fence, requested by neighbours, was added. The applicant supports the rumble strip idea and plans to use hooks for planter maintenance. The mechanical consultant is working on the louver design.

Panel Decision

It was moved and seconded

That DP 23-033716 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.

CARRIED



Address: 9000 No. 3 Road

File No.: DP 23-033716

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

1. **(Zoning Amendment)** Final adoption of Zoning Amendment Bylaw 10656.
2. **(Landscaping Security)** Receipt of a Letter-of-Credit, or other form of security acceptable to the City, for landscaping in the amount of \$462,361.08 (100 per cent of the cost estimate provided by the Registered Landscape Architect, including all materials, installation, and a 10% contingency). The City may release up to 90 percent of the security following completion of construction and landscaping on-site (subject to a landscape inspection to the City's satisfaction) and may release the balance of the security following a one-year maintenance period if the landscaping has survived. To accompany the landscaping security, a legal agreement that sets the terms for use and release of the security must be entered into between the applicant and the City.
3. **(Private Outdoor Space)** Registration of a legal agreement on Title prohibiting the enclosure of private outdoor space and requiring it be constructed and maintained in accordance with a Development Permit issued by the City.
4. **(Site Contamination – Certificate of Compliance)** Registration of a legal agreement on Title indemnifying and saving harmless the City from and against all claims or actions that may arise from reliance on the Qualified Environmental Professional's confirmation that the Certificate of Compliance is valid and relevant in respect of the proposed development and that the proposed development complies with the Certificate of Compliance.
5. **(Fees – Notices)** Payment of all fees in full for the cost associated with the Development Permit Panel Meeting Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

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

1. Incorporation of accessibility measures in Building Permit plans as determined via the Rezoning and/or Development Permit processes, including but not limited to 100% of units being designed to meet the Basic Universal Housing (BUH) features listed in Richmond Zoning Bylaw 8500, as well as the provision of aging-in-place features in all units (i.e., stairwell handrails, lever type handles for plumbing fixtures and door handles, and solid blocking in washroom walls for future grab bar installation beside toilet, bathtub and shower).
2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. The Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
3. Obtain a Building Permit for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276- 4285.
4. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.

Note:

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

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

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- If the development will be constructed in phases and stratified, a Phased Strata Subdivision Application is required. Each phase of a phased strata plan should be treated as a separate parcel, each phase to comply with the Richmond Zoning Bylaw 8500 in terms of minimum lot area, building setback and parking requirements. Please arrange to have the City's Approving Officer review the proposed phased boundaries in the early DP stages. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- If the development intends to create one or more air space parcels, an Air Space Parcel Subdivision Application is required. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contains prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

(signed copy on file)

Signed

Date



City of Richmond

Development Permit

No. DP 23-033716

To the Holder: 1320484 B.C. Ltd.

Property Address: 9000 No. 3 Road

Address: 103 - 6791 Elmbridge Way, Richmond, BC, V7C 4N1

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 #31 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 \$462,361.08 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit
No. DP 23-033716

To the Holder: 1320484 B.C. Ltd.

Property Address: 9000 No. 3 Road

Address: 103 - 6791 Elmbridge Way, Richmond, BC, V7C 4N1

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 , .

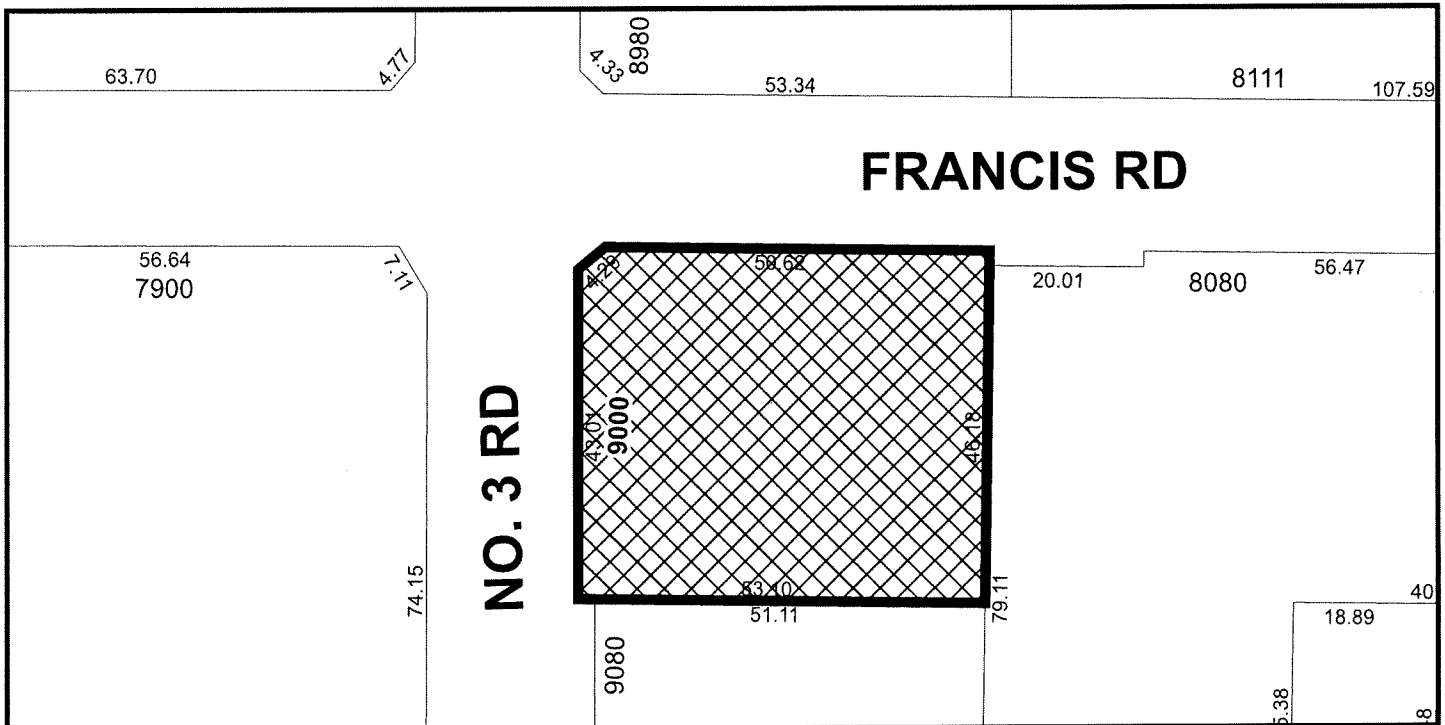
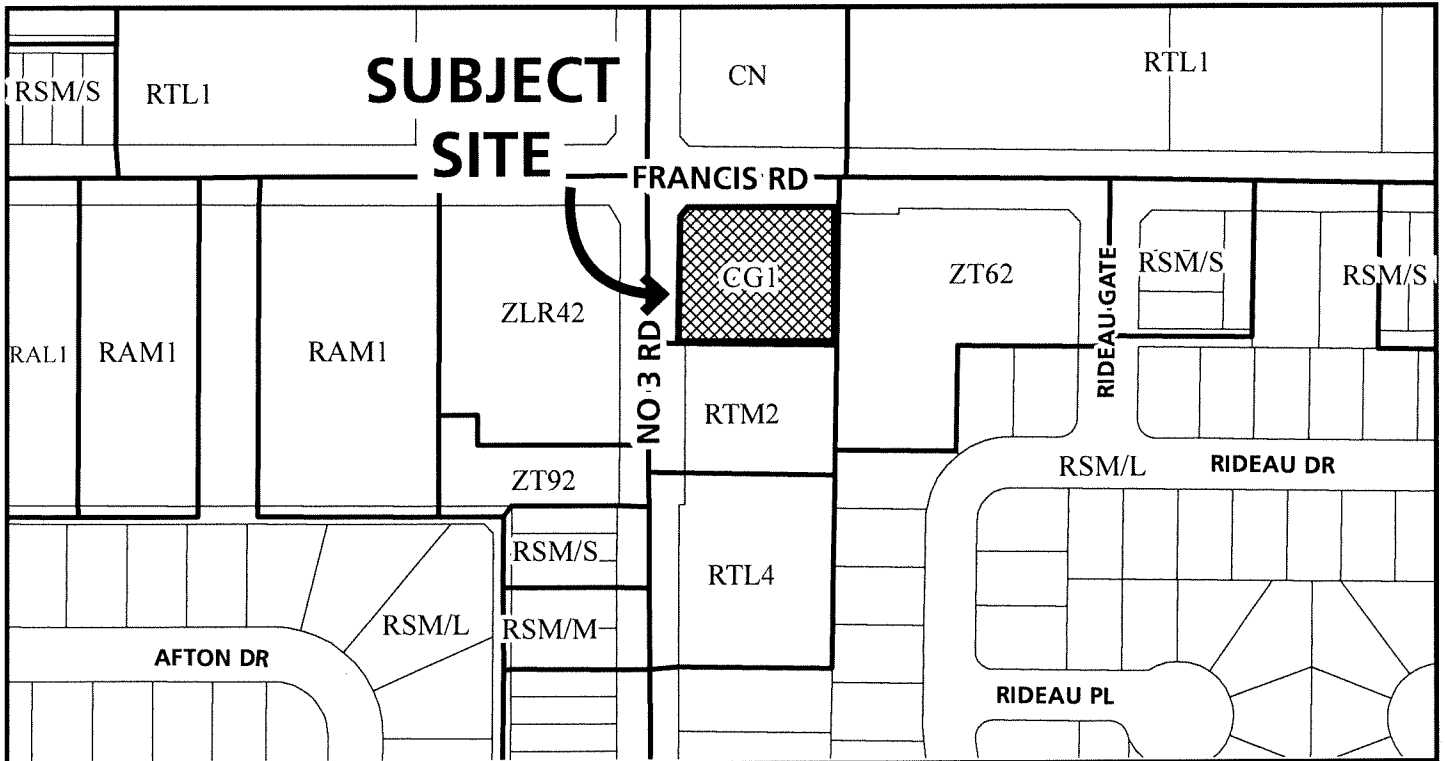
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 23-033716
SCHEDULE "A"

Original Date: 11/29/23

Revision Date: 03/13/25

Note: Dimensions are in METRES

| | Acres | Sq.ft | m2 |
|---|-------|--------|---------|
| GROSS SITE AREA | 0.61 | 26,458 | 2,458.0 |
| ROAD DEDICATION (2.0 m along Francis & No.3 Road) | 0.05 | 2,144 | 199.2 |
| NET SITE AREA | 0.56 | 24,314 | 2,258.8 |

*See table of Private Outdoor Space

*Commercial = 0.40 spaces/100 sqm of gross leasable floor area greater than 100 sqm

*40% of units to be 2 bedroom units

| | |
|---|----------|
| 4 | m2 |
| 3 | 3,615,31 |

*Total area of all horizontal floors, measured to the outer building limits

- *11 Units do not have balconies.
- *15 Units with balconies do not achieve 6 m2

m2



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[PROJECT TEAM]

- 1 - 2023.10.27 - RZ/DP ISSUE 1.0
- 2 - 2024.03.14 - RZ/DP ISSUE 2.0
(Change in development scope)
- 3 - 2024.10.18 - RZ/DP ISSUE 3.0
- 4 - 2025.02.27 - RZ/DP ISSUE 4.0
- 5 - 2025.06.23 - RZ/DP ISSUE 5.0
- 6 - 2025.07.09 - RZ/DP ISSUE 6.0
- 7 - 2025.08.29 - RZ/DP ISSUE 7.0
- 8 - 2025.10.07 - RZ/DP ISSUE 8.0
- 9 - 2025.10.22 - RZ/DP ISSUE 9.0
- 10 - 2025.10.22 - RZ/DP ISSUE 10.0
- 11 - 2025.10.27 - RZ/DP ISSUE 11.0

DP 23-033716
November 17, 2025
Plan #1



[PROJECT]

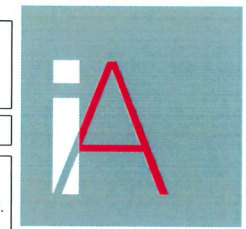
23625

Monday, October 27, 2025

DP (ISSUE 11.0)

[DRAWING]

A-0.002



Integra
ARCHITECTURE INC.

2330-200 Granville Street
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www.integra-arch.com
Telephone: 604 688 4220

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- 6 - 2025.07.09 - RZ/DP ISSUE 6.0
- 7 - 2025.08.29 - RZ/DP ISSUE 7.0
- 8 - 2025.10.07 - RZ/DP ISSUE 8.0
- 9 - 2025.10.22 - RZ/DP ISSUE 9.0
- 10 - 2025.10.22 - RZ/DP ISSUE 10.0
- 11 - 2025.10.27 - RZ/DP ISSUE 11.0

DP 23-033716
November 17, 2025
Plan #2

PANATCH GROUP
PROPERTIES - CAPITAL - FOUNDATION



[CLIENT]

PANATCH GROUP

[PROJECT]

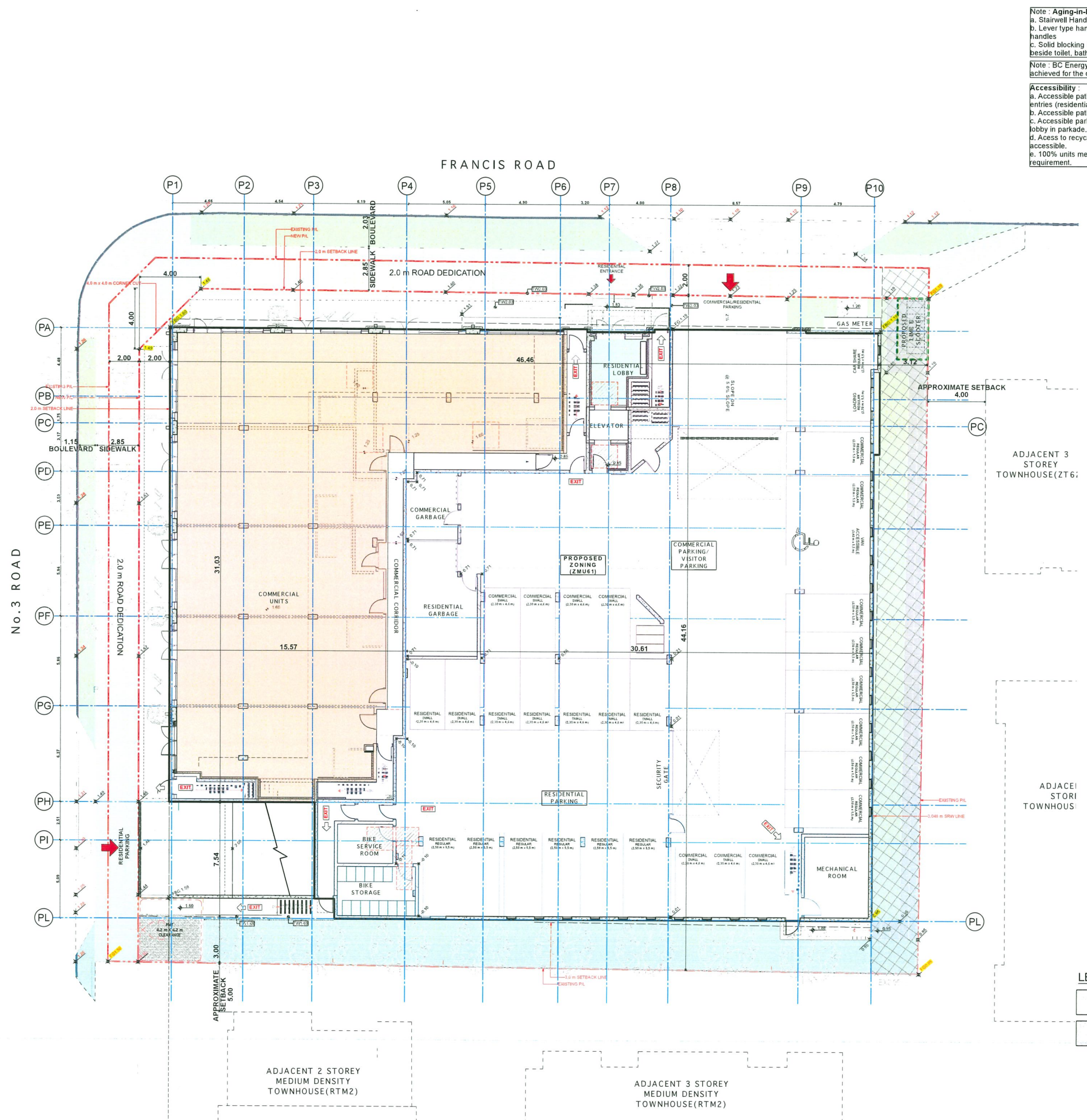
Mixed Use Rental Building
9000, No.3 Road
Richmond, BC

[TITLE]

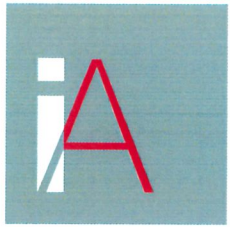
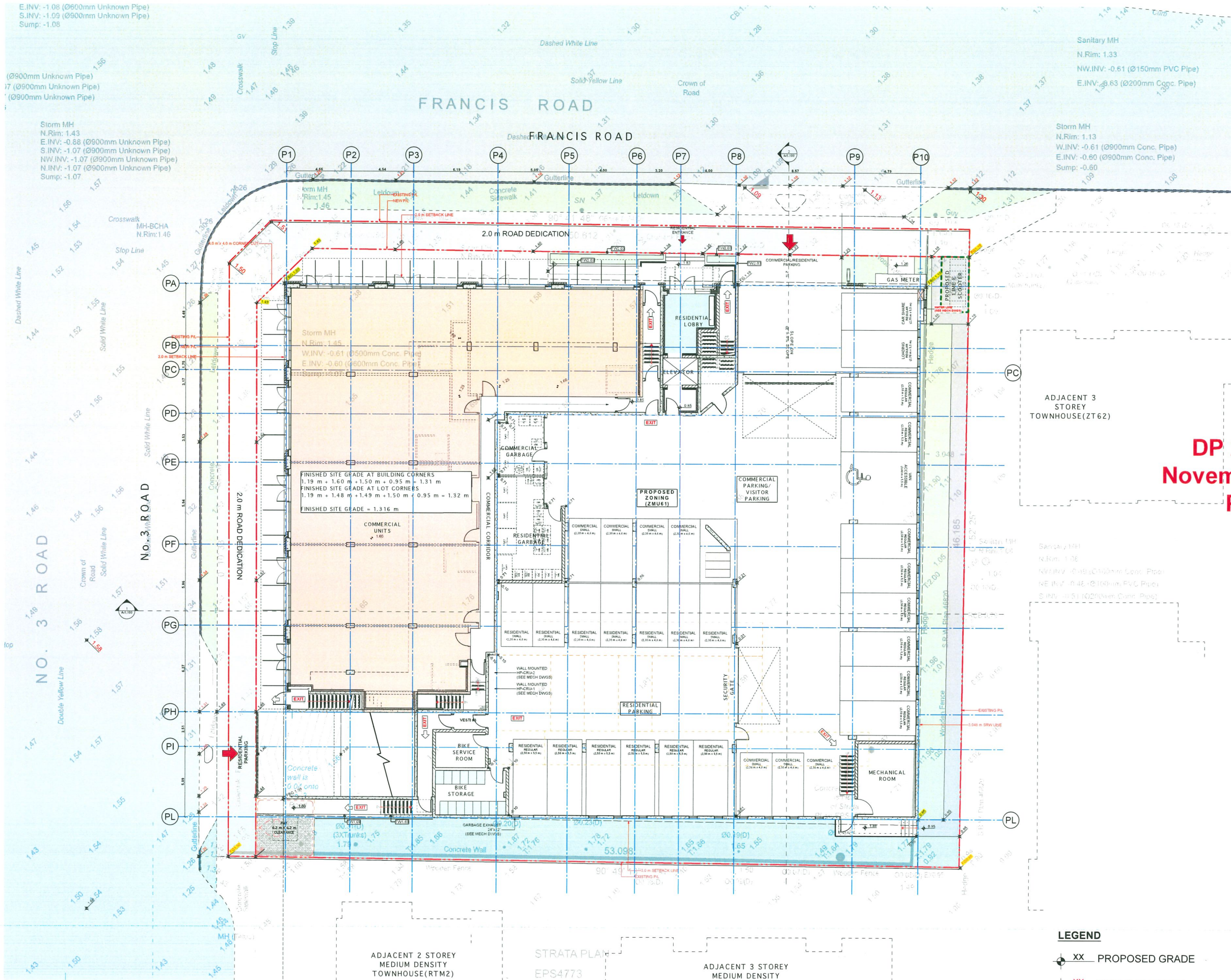
Site Plan

23625 [PROJECT]
3/32" = 1'-0" [SCALE]
Monday, October 27, 2025 [DATE]
DP (ISSUE 11.0) [ISSUE]
[DRAWING]

A-1.200



- LEGEND**
- SRW AREA
 - ROAD DEDICATION



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(PROJECT TEAM)

- 1 - 2023.10.27 - RZ/DP ISSUE 1.0
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- 3 - 2024.10.18 - RZ/DP ISSUE 3.0
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- 7 - 2025.08.29 - RZ/DP ISSUE 7.0
- 8 - 2025.10.07 - RZ/DP ISSUE 8.0
- 9 - 2025.10.22 - RZ/DP ISSUE 9.0
- 10 - 2025.10.22 - RZ/DP ISSUE 10.0
- 11 - 2025.10.27 - RZ/DP ISSUE 11.0

DP 23-033716
November 17, 2025
Plan #3

PANATCH GROUP
PROPERTIES - CAPITAL - FOUNDATION



PANATCH GROUP

(PROJECT)

Mixed Use Rental Building

9000, No.3 Road
Richmond, BC

(TITLE)

Lot Grading Plan

23625 (PROJECT)

3/32" = 1'-0" (SCALE)

Monday, October 27, 2025 (DATE)

DP (ISSUE 11.0) (ISSUE)

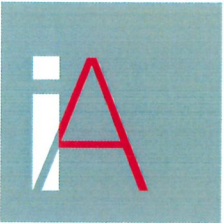
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A-1.300

LEGEND

XX PROPOSED GRADE

XX EXISTING GRADE



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[PROJECT TEAM]

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- 6 - 2025.07.09 - RZ/DP ISSUE 6.0
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- 8 - 2025.10.07 - RZ/DP ISSUE 8.0
- 9 - 2025.10.22 - RZ/DP ISSUE 9.0
- 10 - 2025.10.22 - RZ/DP ISSUE 10.0
- 11 - 2025.10.27 - RZ/DP ISSUE 11.0

DP 23-033716
November 17, 2025
Plan #4

PANATCH GROUP
PROPERTIES - CAPITAL - FOUNDATION



[CLIENT]

PANATCH GROUP

[PROJECT]

Mixed Use Rental Building
9000, No.3 Road
Richmond, BC

[TITLE]

Firefighter Access Plan

23625 [PROJECT]

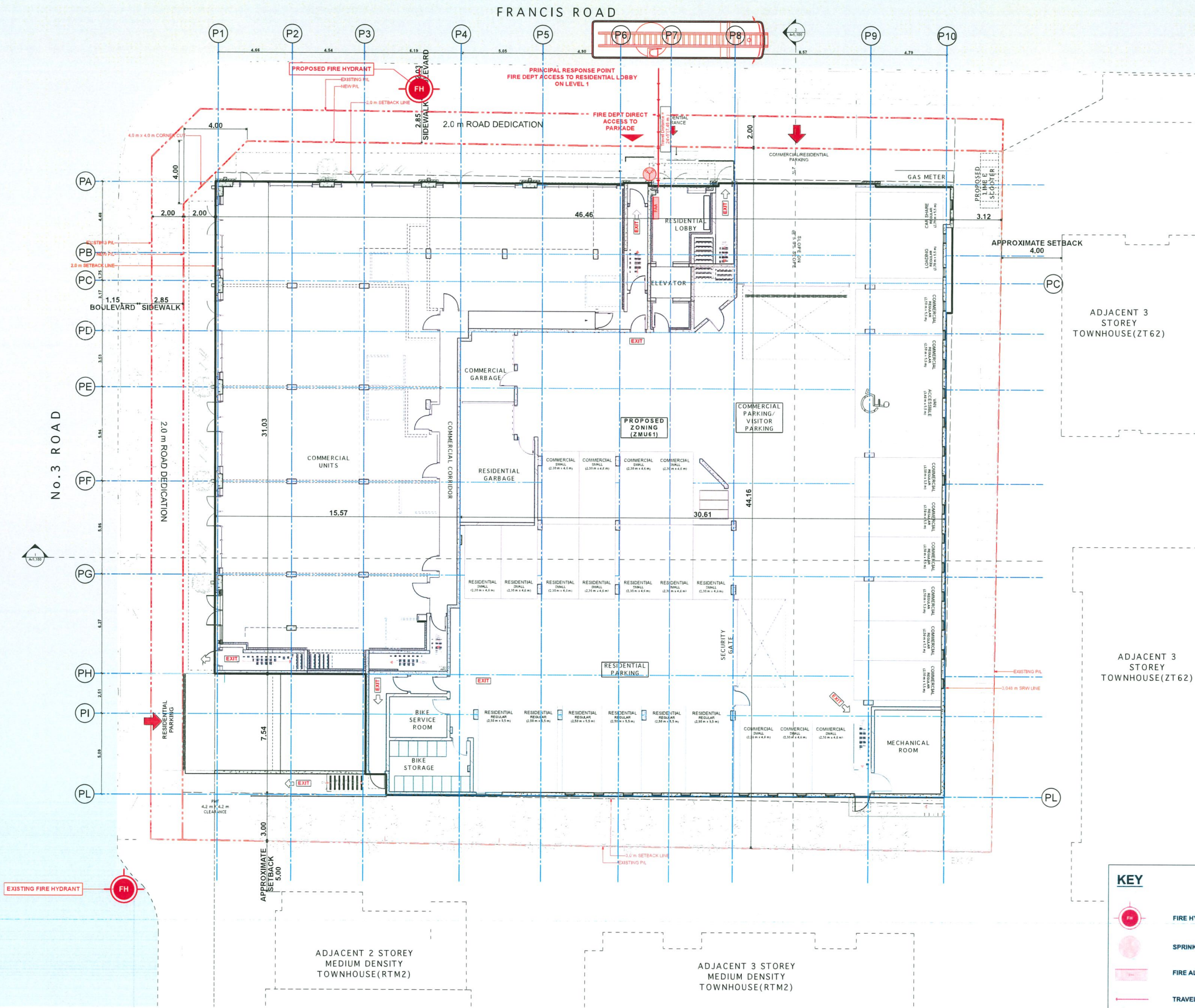
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Monday, October 27, 2025 [DATE]

DP (ISSUE 11.0) [ISSUE]

[DRAWING]

A-1.400



BLUE CART - CoR

1. Right In

4. Right Out

FRANCIS ROAD

WASTE VEHICLE LOADING ZONE: CLEAR SPAN AREA WITH AN INTERIOR HEIGHT OF AT LEAST 7.5 m (25 ft) FOR VEHICLE MANOEUVRING & OPERATIONS. CLEAR OF COLUMNS, BEAMS & STRUCTURAL ELEMENTS, MECHANICAL DUCTS & EQUIPMENT, SPRINKLER HEADS, AND OTHER BUILDING FEATURES.

MIRROR(S) INSTALLED FOR VIEWING OBSTRUCTION PURPOSES

OVERHEAD SECURITY GATE TO BE OPEN DURING THE TIME OF COLLECTION (7am to 7pm)
MIN 4.5 m CLEAR

4.5 m HIGH CLEARANCE THROUGHOUT THE ENTIRE DRIVE-AISLE ROUTE (WITHOUT THE OBSTRUCTION OF ANY STRUCTURAL ELEMENTS, BEAMS, LIGHTING, SLOPES ETC.)

TRUCK SPECS
BLUE CART-COR (SIDE LOADING)
SIZE - 10.9 m LONG X 2.74 m WIDE
HEIGHT - 4.27 m

3. Hammerhead turn around

SHARED COMMERCIAL/VISITOR PARKING (16 SPACES)

LOADING LIGHT

2. Loading

6' WIDE ROLL UP DOOR

6' WIDE ROLL UP DOOR

Level 3 Floor Plan
9.21

Level 2 Floor Plan
6.06

Level 1 Floor Plan
1.60

NO. 3 ROAD

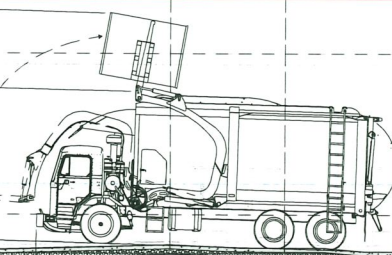
RESIDENTIAL PARKING

RESIDENTIAL PARKING

COMMERCIAL PARKING

COMMERCIAL CONDO

GARBAGE ROOM



LEGEND

- TRUCK
- TRUCK SIDE/FRONT LOADER BUFFER
- TRUCK PATH
- FOOT PATH TO LOADING ZONE
- LOADING SPACE
- 4.5 m HIGH CLEARANCE FOR TRUCK ROUTE

BIN TYPES

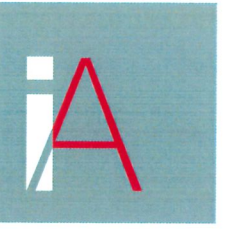
- CARDBOARD FRONT END CONTAINER
- GARBAGE FRONT END CONTAINER
- OIL & GREASE CONTAINER- DRUM
- PAPER RECYCLING
- MIXED CONTAINERS RECYCLING CART
- GLASS JARS & BOTTLE RECYCLING
- FOOD SCRAPS CART

| COMMERCIAL WASTE ROOM INFORMATION TABLE- COMMERCIAL SERVICES INCLUDE RETAIL, OFFICE | | | | | | |
|---|----------------|-------------------------|----------------------|------------|------|--|
| SIZE | | 152.49 Sq.ft. | | 14.17 sq.m | | |
| LOCATION | | GROUND LEVEL - AT GRADE | | | | |
| ACCESS INFORMATION | | OPEN 7am - 7pm | | | | |
| BUILDING USE | | MULTIPLE | | | | |
| BIN TYPE | NUMBER OF BINS | SIZE OF BIN | COLLECTION FREQUENCY | | | |
| Commercial Mixed Containers | 1 | 360L | 1x | per | Week | |
| Commercial Refundable Beverage Containers | 0 | 240L | 1x | per | Week | |
| Commercial Mixed Paper (including newspaper) | 3 | 360L | 1x | per | Week | |
| Commercial Glass | 0 | 120L | 1x | per | Week | |
| Commercial Food Scraps, and Yard Trimmings | 1 | 240L | 1x | per | Week | |
| Commercial Cardboard | 1 | 3yd3 | 1x | per | Week | |
| Commercial Garbage | 1 | 3yd3 | 1x | per | Week | |

| TOTAL AREA REQUIRED | | | | |
|--|--|----------------|----------------------|------------|
| BIN TYPE | STORAGE AREA REQUIRED FOR ONE CONTAINER m2 | NUMBER OF BINS | TOTAL SPACE REQUIRED | |
| Commercial Mixed Containers | 1.37 | 1 | 1.37 m2 | 14.75 ft2 |
| Commercial Refundable Beverage Containers | 1.04 | 0 | 0 m2 | 0.00 ft2 |
| Commercial Mixed Paper (including newspaper) | 1.37 | 3 | 4.11 m2 | 44.24 ft2 |
| Commercial Glass | 0.74 | 0 | 0 m2 | 0.00 ft2 |
| Commercial Food Scraps, and Yard Trimmings | 1.04 | 1 | 1.04 m2 | 11.19 ft2 |
| Commercial Cardboard | 4.41 | 1 | 4.41 m2 | 47.47 ft2 |
| Commercial Garbage | 4.41 | 1 | 4.41 m2 | 47.47 ft2 |
| Space Allocation without cardboard bin | 8.6 m2 | | 6.82 m2 | 73.41 ft2 |
| Space Allocation with cardboard bin | 13.34 m2 | | 15.34 m2 | 165.12 ft2 |

| MULTI-FAMILY WASTE ROOM INFORMATION TABLE | | | | | |
|---|----------------|-------------------------|----------------------|-------|------|
| SIZE | | 344.87 Sq.ft. | | 32.04 | sq.m |
| LOCATION | | GROUND LEVEL - AT GRADE | | | |
| ACCESS INFORMATION | | OPEN TO RESIDENTS 24/7 | | | |
| NUMBER OF UNITS | | 64 | | | |
| BIN TYPE | NUMBER OF BINS | SIZE OF BIN | COLLECTION FREQUENCY | | |
| Residential Mixed Containers | 3 | 360L | 1x | per | Week |
| Residential Mixed Paper (Without a cardboard bin) | 7 | 240L | 1x | per | Week |
| Residential Mixed Paper (With a cardboard bin) | 2 | 360L | 1x | per | Week |
| Residential Glass | 1 | 120L | 1x | per | Week |
| Residential Food Scraps, and Yard Trimmings | 3 | 240L | 1x | per | Week |
| Residential Corrugated Cardboard | 1 | 2yd3 | 1x | per | Week |
| Residential Garbage | 3 | 4yd3 | 1x | per | Week |

| TOTAL AREA REQUIRED | | | | |
|---|--|----------------|----------------------|------------|
| BIN TYPE | STORAGE AREA REQUIRED FOR ONE CONTAINER m2 | NUMBER OF BINS | TOTAL SPACE REQUIRED | |
| Residential Mixed Containers | 1.37 | 3 | 4.11 m2 | 44.24 ft2 |
| Residential Mixed Paper (Without a cardboard bin) | 1.04 | 7 | 7.28 m2 | 78.36 ft2 |
| Residential Mixed Paper (With a cardboard bin) | 1.37 | 2 | 2.74 m2 | 29.49 ft2 |
| Residential Glass | 0.74 | 1 | 0.74 m2 | 7.97 ft2 |
| Residential Food Scraps, and Yard Trimmings | 1.04 | 3 | 3.12 m2 | 33.58 ft2 |
| Residential Corrugated Cardboard | 4.41 | 1 | 4.41 m2 | 47.47 ft2 |
| Residential Garbage | 5.64 | 3 | 16.92 m2 | 182.13 ft2 |
| Space Allocation without cardboard bin | 9.83 m2 | | 32.17 m2 | 346.27 ft2 |
| Space Allocation with cardboard bin | 14.57 m2 | | 32.04 m2 | 344.88 ft2 |



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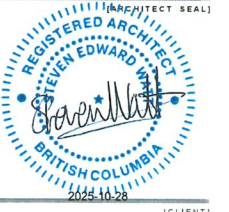
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 - 2025.07.09 - RZ/DP ISSUE 6.0
 - 2025.08.29 - RZ/DP ISSUE 7.0
 - 2025.10.07 - RZ/DP ISSUE 8.0
 - 2025.10.22 - RZ/DP ISSUE 9.0
 - 2025.10.22 - RZ/DP ISSUE 10.0
 - 2025.10.27 - RZ/DP ISSUE 11.0

DP 23-033716
November 17, 2025
Plan #5

PANATCH GROUP
PROPERTIES - CAPITAL - FOUNDATION



PANATCH GROUP

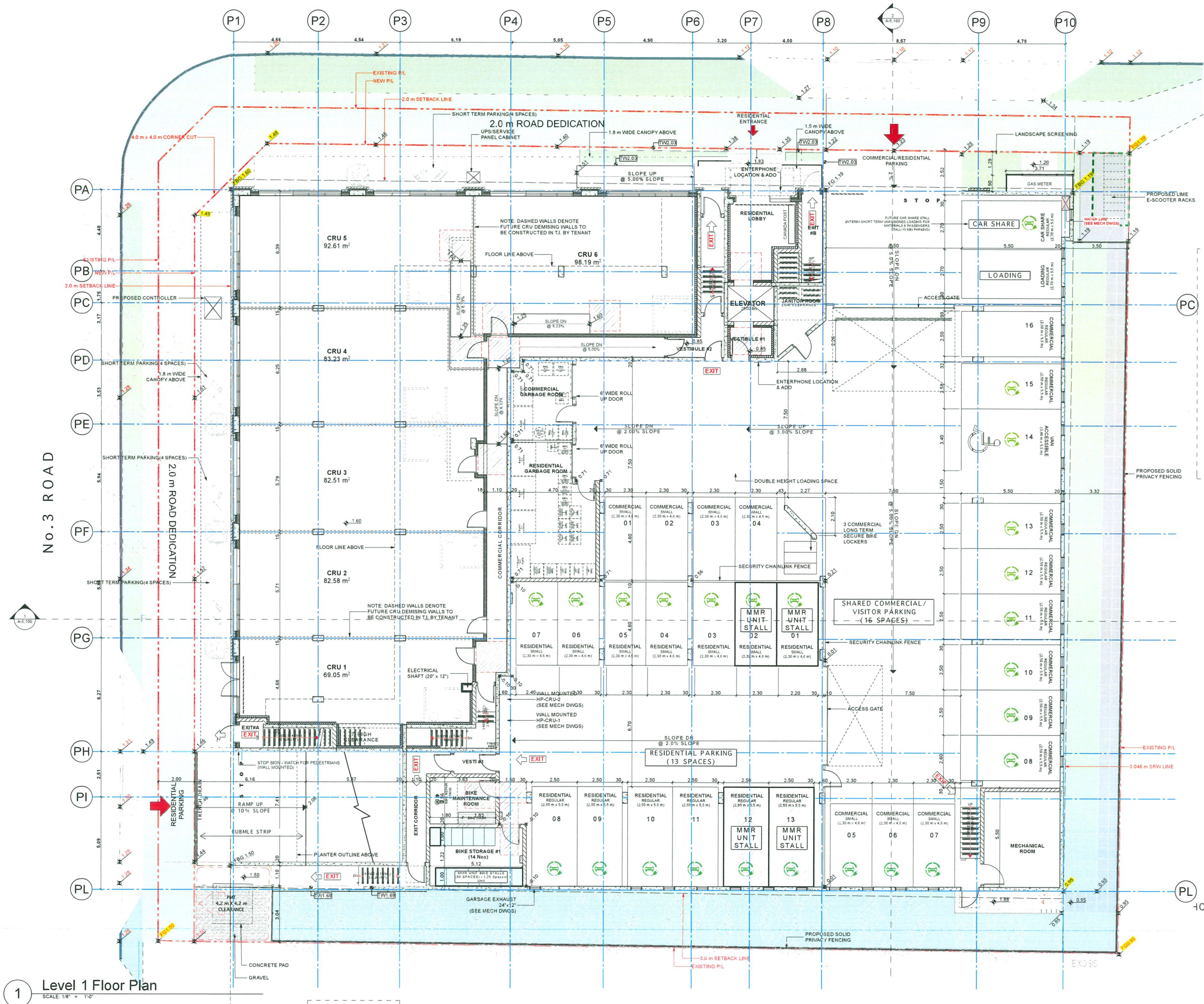
Mixed Use Rental Building
9000, No.3 Road
Richmond, BC

Waste Management Overlay Plan

23625
3/32" = 1'-0", 1:0.67
Monday, October 27, 2025
DP (ISSUE 11.0)

A-7.410

2 Building Section C-C'
SCALE: 1/8" = 1'-0"



Note: Aging-in-Place Features Provided
a. Stairwell Handrails
b. Lever type handles for plumbing fixtures and door handles
c. Solid blocking in washroom walls for future grab bars beside toilet, bath tub and shower

Note: BC Energy step code requirements are to be achieved for the development project.

Accessibility:
a. Accessible path connecting public sidewalk to the main entries (residential lobby & CRU units).
b. Accessible path to the outdoor amenity space on level 2.
c. Accessible parking is at visible location near elevator lobby in parkade.
d. Access to recycling and garbage rooms is wheel chair accessible.
e. 100% units meet the Basic Universal Housing (BUH) requirement.

Note: EV Charging:
a. Residential Parking:
100% of residential parking spaces shall be equipped with "Level 2" EV charging infrastructure featuring charging at a performance level of at least 12 kWh within a max 8-hour period
b. Non-Residential Parking (including residential visitor & commercial parking)
i. 35% of parking spaces shall feature an energized outlet capable of providing "Level 2" charging or higher to the parking space; and
ii. An additional 10% of parking spaces shall feature opportunity charging*
*Opportunity charging means "Level 2" charging or higher for an EV supported by a minimum 40A, dedicated electrical circuit to each parking space.
iii. Shared vehicle parking: 100% of shared vehicle parking spaces (i.e. car share space) shall feature both opportunity charging and electric vehicle supply equipment.

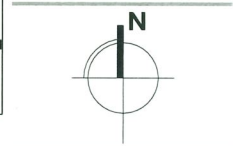


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- 9 - 2025.10.22 - RZ/DP ISSUE 9.0
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DP 23-033716
November 17, 2025
Plan #6

PANATCH GROUP
PROPERTIES - CAPITAL - FOUNDATION



PANATCH GROUP

Mixed Use Rental Building

9000, No.3 Road
Richmond, BC

Level 1 Floor Plan

23625 (PROJECT)

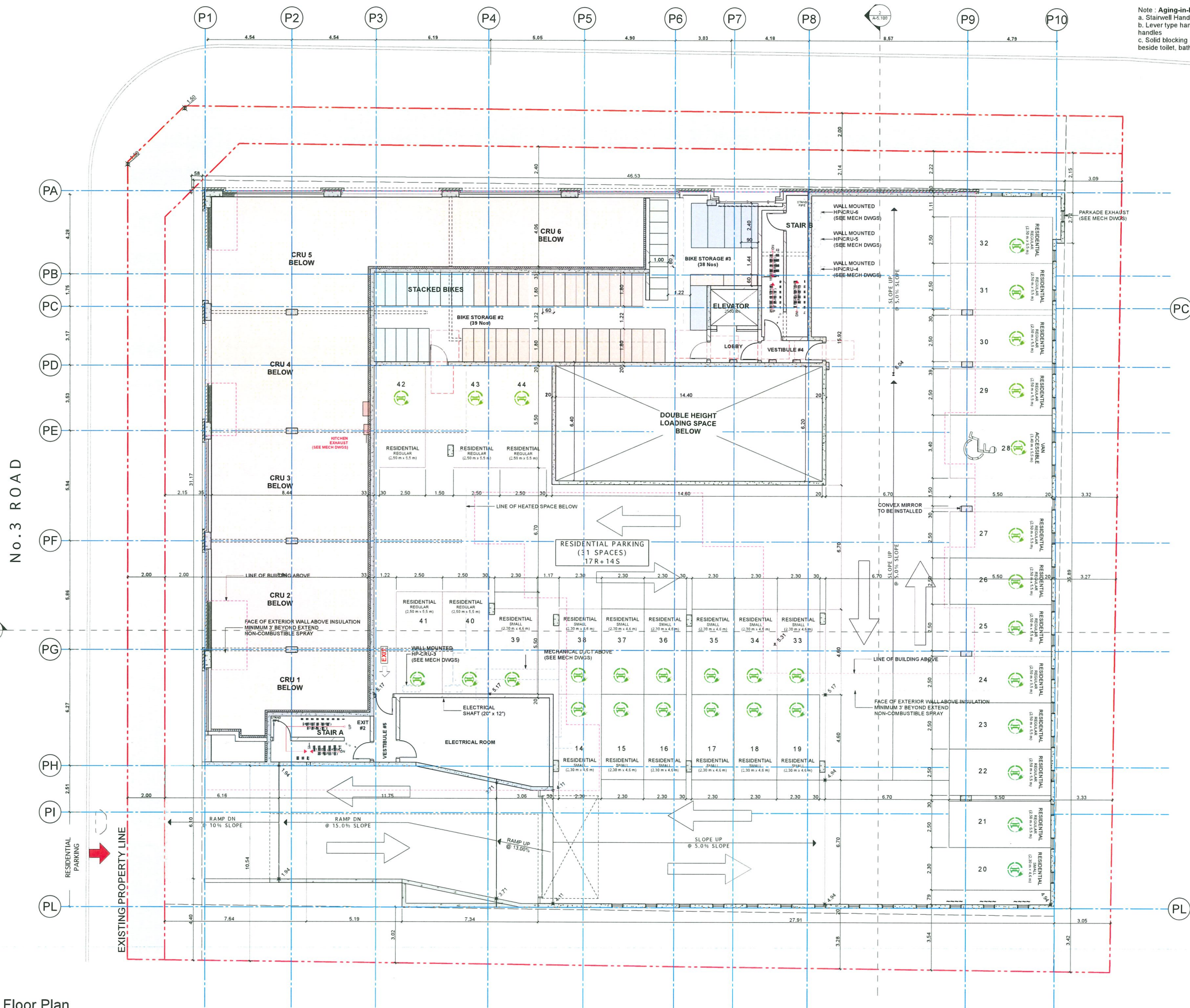
1/8" = 1'-0", 1:9.00 (SCALE)

Monday, October 27, 2025 (DATE)

DP (ISSUE 11.0) (ISSUE)

(DRAWING)

A-2.100



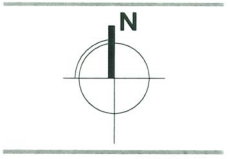
Note : Aging-in-Place Features Provided in all units
a. Stairwell Handrails
b. Lever type handles for plumbing fixtures and door handles
c. Solid blocking in washroom walls for future grab bars beside toilet, bath tub and shower



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 - 7 - 2025.08.29 - RZ/DP ISSUE 7.0
 - 8 - 2025.10.07 - RZ/DP ISSUE 8.0
 - 9 - 2025.10.22 - RZ/DP ISSUE 9.0
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DP 23-033716
November 17, 2025
Plan #7

PANATCH GROUP
PROPERTIES - CAPITAL - FOUNDATION



PANATCH GROUP

(PROJECT)

Mixed Use Rental Building
9000, No.3 Road
Richmond, BC

(TITLE)

Level 2 Floor Plan

(PROJECT)

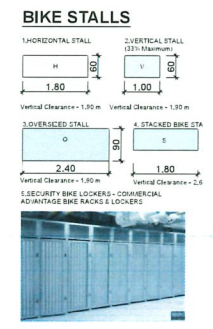
23625

1/8" = 1'-0"

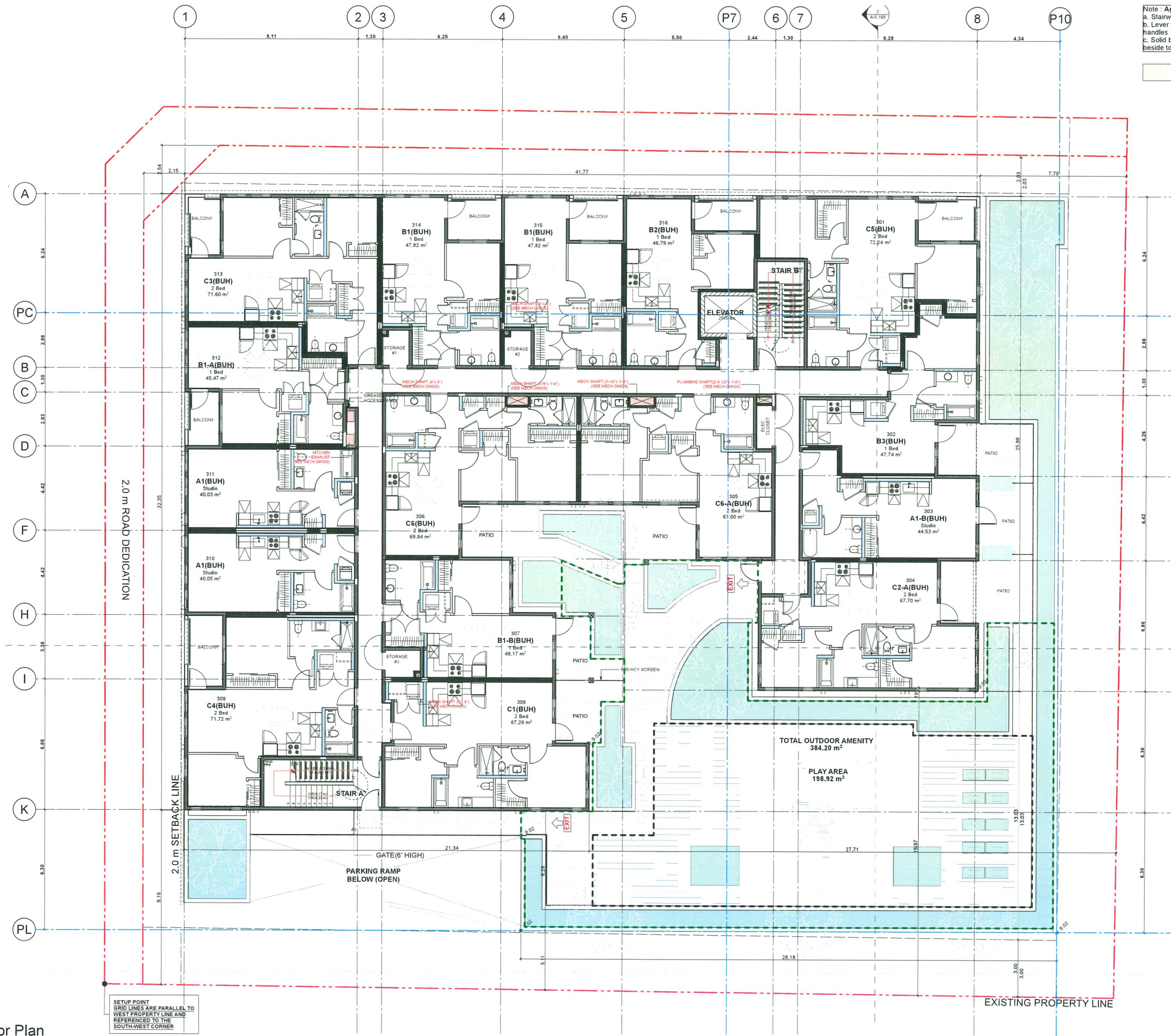
Monday, October 27, 2025

DP (ISSUE 11.0)

(DRAWING)



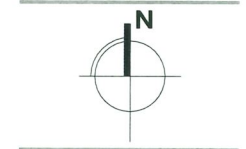
1 Level 2 Floor Plan
SCALE: 1/8" = 1'-0"



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November 17, 2025
Plan #8

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PANATCH GROUP

[PROJECT]

Mixed Use Rental Building
9000, No.3 Road
Richmond, BC

[TITLE]

Level 3 Floor Plan

23625 [PROJECT]

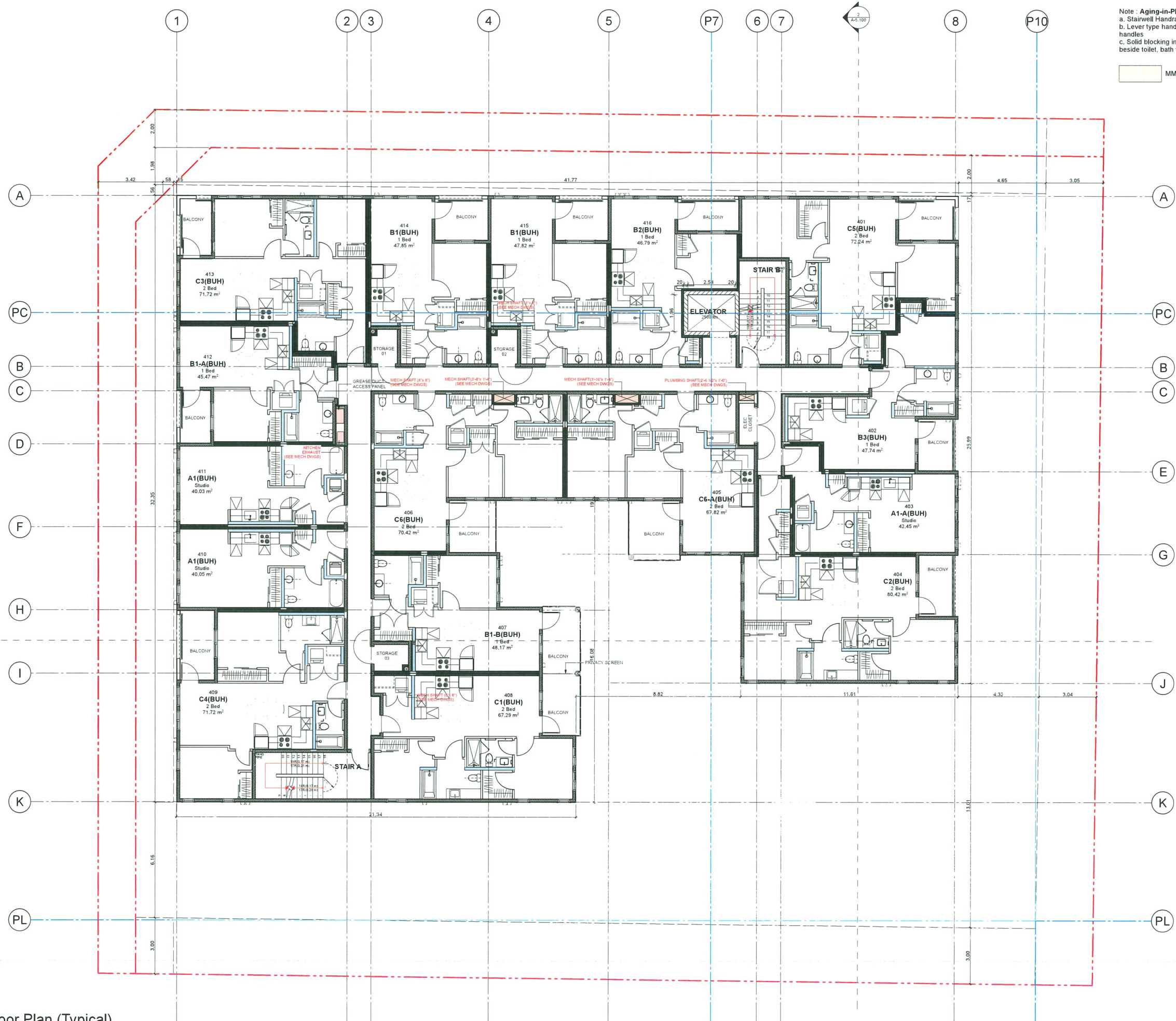
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Friday, October 31, 2025 [DATE]

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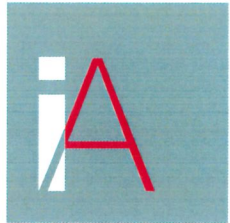
[DRAWING]

A-2.300



Note: Aging-in-Place Features Provided in all units
a. Stairwell Handrails
b. Lever type handles for plumbing fixtures and door handles
c. Solid blocking in washroom walls for future grab bars beside toilet, bath tub and shower

MMR UNITS



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- 6 - 2025.07.09 - RZ/DP ISSUE 6.0
- 7 - 2025.08.29 - RZ/DP ISSUE 7.0
- 8 - 2025.10.07 - RZ/DP ISSUE 8.0
- 9 - 2025.10.22 - RZ/DP ISSUE 9.0
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DP 23-033716
November 17, 2025
Plan #9

PANATCH GROUP
PROPERTIES - CAPITAL - FOUNDATION



PANATCH GROUP

[PROJECT]

Mixed Use Rental Building
9000, No.3 Road
Richmond, BC

[TITLE]

Level 4 to 6 Floor Plan (Typical)

23625 [PROJECT]

[SCALE]

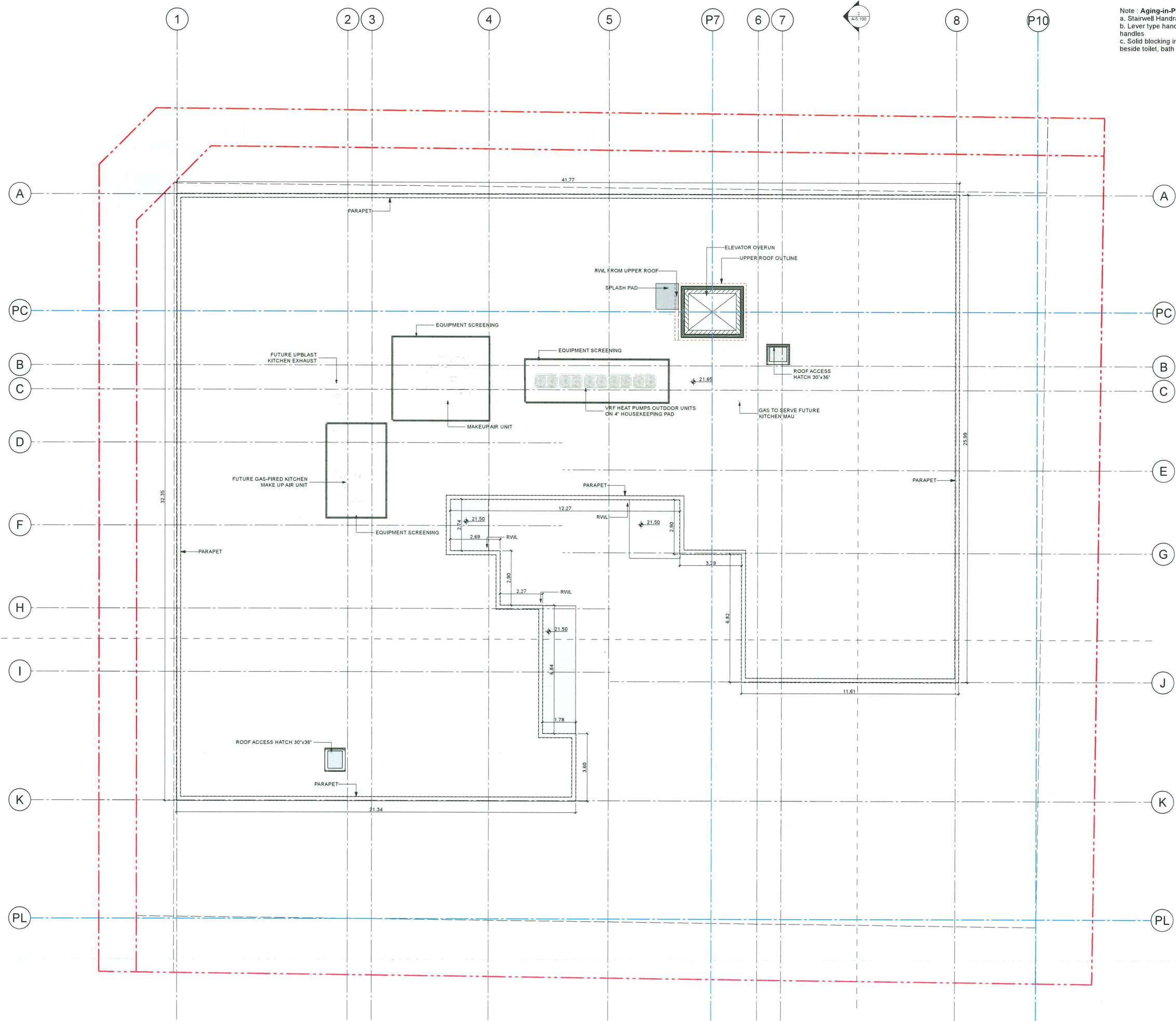
Monday, October 27, 2025 [DATE]

DP (ISSUE 11.0) [ISSUE]

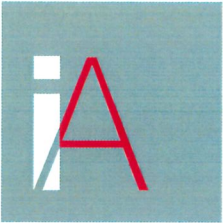
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A-2.400

1 Level 4-6 Floor Plan (Typical)
SCALE: 1/8" = 1'-0"



Note : Aging-in-Place Features Provided in all units
a. Stairwell Handrails
b. Lever type handles for plumbing fixtures and door handles
c. Solid blocking in washroom walls for future grab bars beside toilet, bath tub and shower



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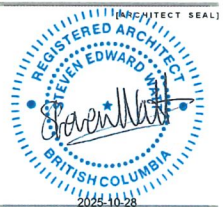
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November 17, 2025
Plan #10

PANATCH GROUP
PROPERTIES - CAPITAL - FOUNDATION



PANATCH GROUP

Mixed Use Rental Building
9000, No.3 Road
Richmond, BC

Roof Plan

23625 [PROJECT]
[SCALE]
Monday, October 27, 2025 [DATE]
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[DRAWING]

A-2.500



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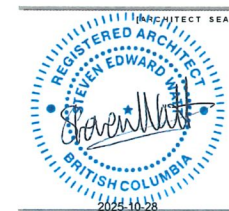
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November 17, 2025
Plan #11

PANATCH GROUP
PROPERTIES - CAPITAL - FOUNDATION



PANATCH GROUP

Mixed Use Rental Building

9000, No.3 Road
Richmond, BC

Building Elevations

23625

Monday, October 27, 2025

DP (ISSUE 11.0)

A-4.100



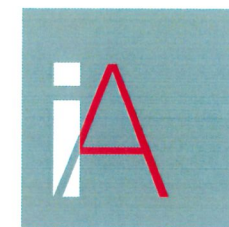
1 Building Elevation - North

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



2 Building Elevation - West

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



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- 11 - 2025.10.27 - RZ/DP ISSUE 11.0

DP 23-033716
November 17, 2025
Plan #12

PANATCH GROUP
PROPERTIES - CAPITAL - FOUNDATION



PANATCH GROUP

Mixed Use Rental Building

9000, No.3 Road
Richmond, BC

Building Elevations

23625

1/8" = 1'-0"

Monday, October 27, 2025

DP (ISSUE 11.0)

A-4.200

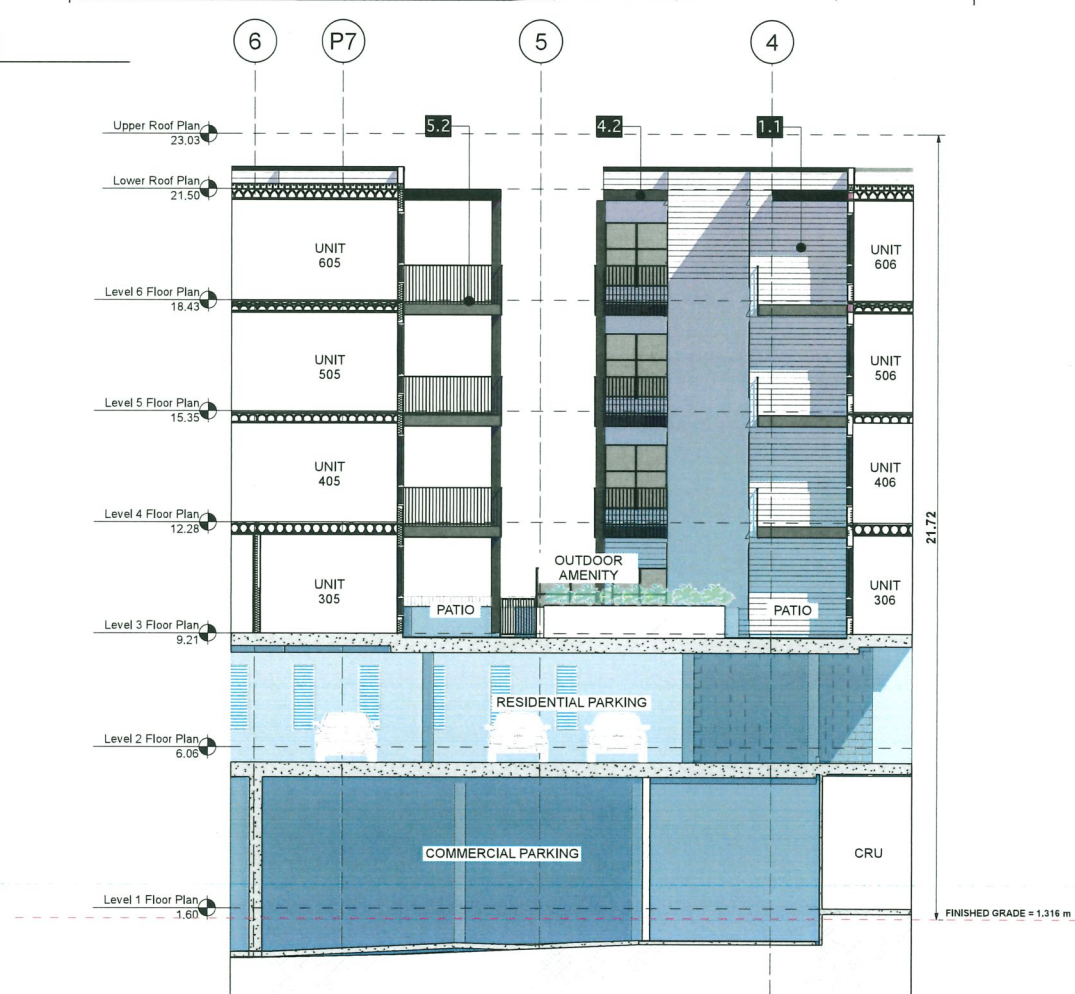




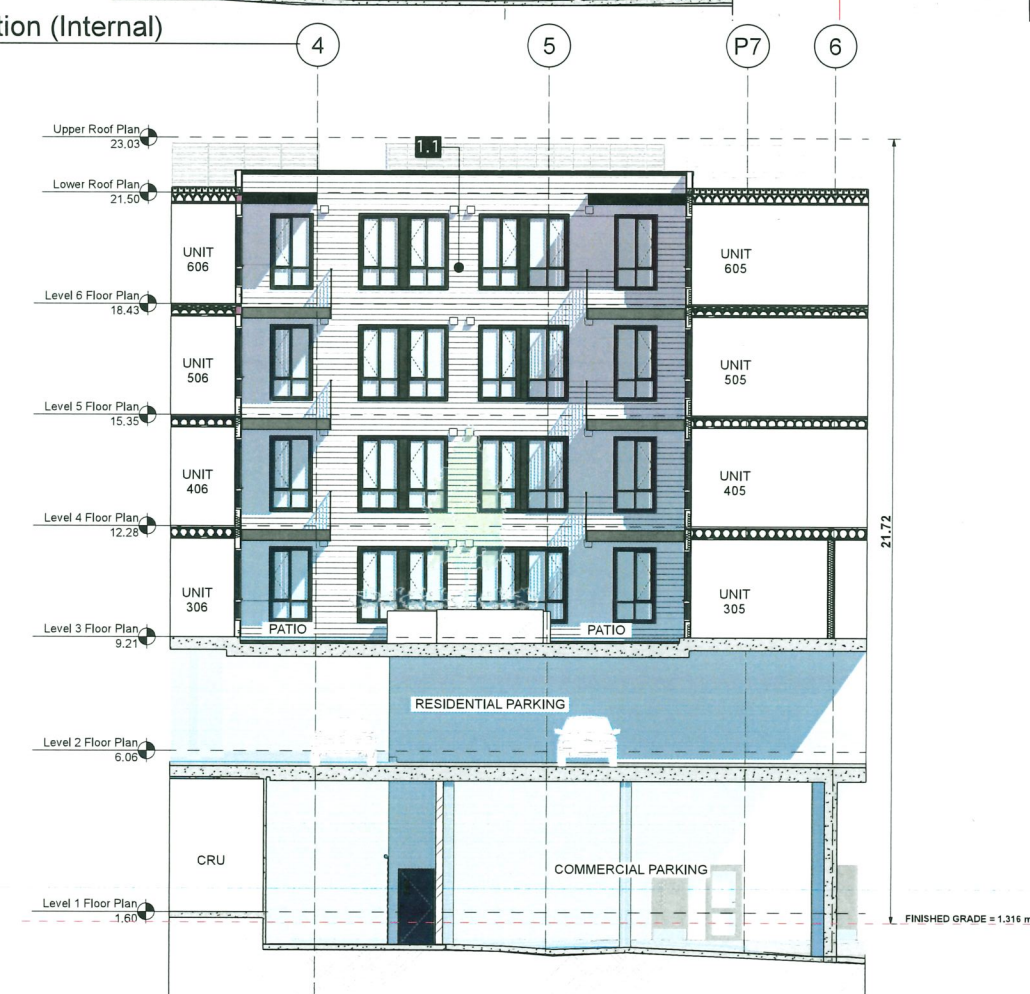
1 West Elevation (Internal)
SCALE: 1/8" = 1'-0"



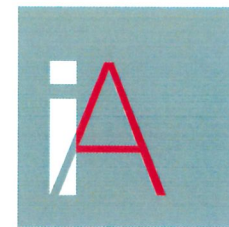
2 East Elevation (Internal)
SCALE: 1/8" = 1'-0"



3 North Elevation (Internal)
SCALE: 1/8" = 1'-0"



4 South Elevation (Internal)
SCALE: 1/8" = 1'-0"



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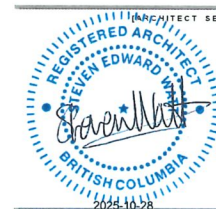
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- (PROJECT TEAM)
- 1 - 2023.10.27 - RZ/DP ISSUE 1.0
 - 2 - 2024.03.14 - RZ/DP ISSUE 2.0 (Change in development scope)
 - 3 - 2024.10.18 - RZ/DP ISSUE 3.0
 - 4 - 2025.02.27 - RZ/DP ISSUE 4.0
 - 5 - 2025.06.23 - RZ/DP ISSUE 5.0
 - 6 - 2025.07.08 - RZ/DP ISSUE 6.0
 - 7 - 2025.08.29 - RZ/DP ISSUE 7.0
 - 8 - 2025.10.07 - RZ/DP ISSUE 8.0
 - 9 - 2025.10.22 - RZ/DP ISSUE 9.0
 - 10 - 2025.10.22 - RZ/DP ISSUE 10.0
 - 11 - 2025.10.27 - RZ/DP ISSUE 11.0

DP 23-033716
November 17, 2025
Plan #13

PANATCH GROUP
PROPERTIES - CAPITAL - FOUNDATION



PANATCH GROUP

Mixed Use Rental Building

9000, No.3 Road
Richmond, BC

Building Elevations

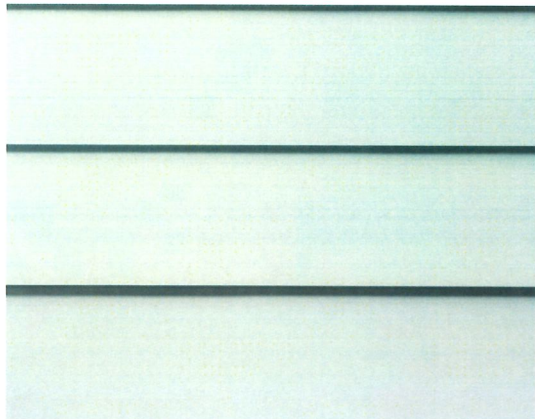
23625

1/8" = 1'-0"

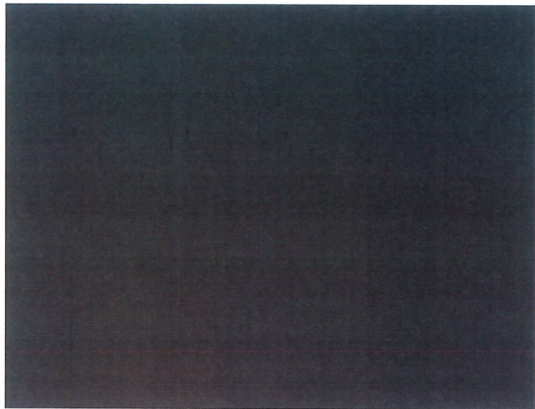
Monday, October 27, 2025

DP (ISSUE 11.0)

A-4.300



1.1 | Arctic White | Lap Siding (Hardie or sim.)



1.2 | Iron Gray | Lap Siding (Hardie or sim.)

1.3 | Iron Gray | Panel (Hardie or sim.)

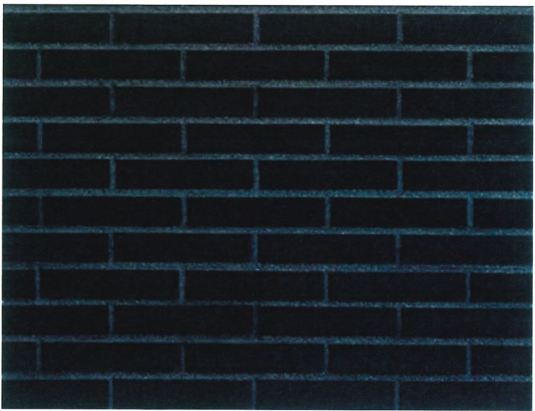


1.4 | Summer Wheat | Siding (Hardie or sim.)

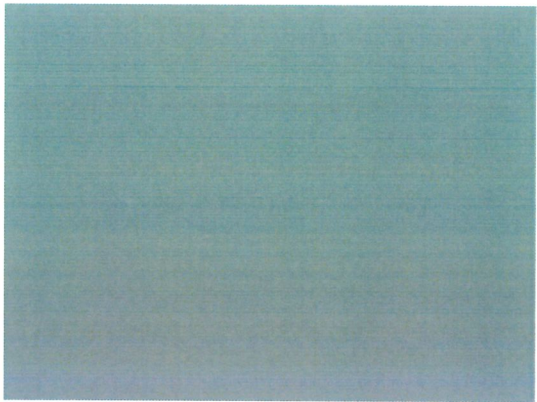
Woodtone finish (V Groove)

2.1 | Summer Wheat | Soffit

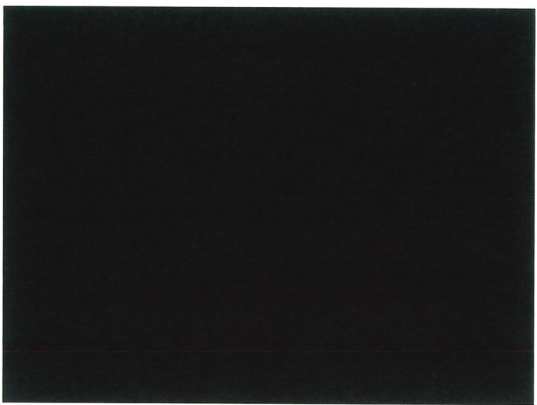
Woodtone finish (V Groove)



1.5 | Baco Stoneware | Amora or sim (Brick)



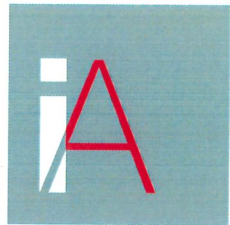
1.6 | Storm HC-178 | Benjamin Moore
Painted Concrete



5.1 | Black | Vinyl Windows

5.2 | Black | Railings

| Material and colour legend | | | | |
|----------------------------|----------------|--|-------------------|---------------------------------|
| | Colour | Product (to match) | Finish (to match) | Location |
| 1.0 | | | | CLADDING |
| 1.1 | Artic White | Lap Siding w/ 7" Exposure (James Hardie or similar) | X | Exterior walls |
| 1.2 | Iron Gray | Lap Siding w/ 7" Exposure (James Hardie or similar) | X | Exterior walls |
| 1.3 | Iron Gray | Fiber Cement Panel (James Hardie or similar) | X | Exterior walls |
| 1.4 | Summer Wheat | Lap Siding - Summer Wheat(Hardie or similar)- Woodtone Finish | X | Exterior walls |
| 1.5 | Black | Brick (Amora or similar) | X | Exterior walls |
| 1.6 | Charcoal Slate | Painted Concrete (Benjamin Moore- HC-178) | X | Exterior walls |
| 1.7 | Gray | Metal Chainlink Fence | X | Interior walls |
| 2.0 | | | | SOFFIT |
| 2.1 | Summer Wheat | Soffit (James Hardie - Artisan Soffit V Groove) with Woodtone Finish to Match Summer Wheat | X | Feature Soffit |
| 3.0 | | | | TRIMS / FLASHINGS |
| 3.1 | Black | Charcoal Powder coated Aluminum Matt | 1.2 | Flashings |
| 3.2 | White | White Powder coated Aluminum Matt | 1.1 | Flashings |
| 4.0 | | | | ROOFS / DECKS |
| 4.1 | White | WhitePowder coated Aluminum Matt | 1.1 | Roofs / Overhangs / Flashings |
| 4.2 | Black | Charcoal Powder coated Aluminum Matt | 1.1 | Roofs / Overhangs / Flashings |
| 5.0 | | | | WINDOWS / GLAZING |
| 5.1 | Black | Vinyl Windows | X | Prefinished vinyl windows |
| 5.2 | Black | Railings | X | Black railings w/ clear glazing |
| 5.3 | Light Ash | Wood fence screening | X | Rooftop equipment screening |



Integra

ARCHITECTURE INC.

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[PROJECT TEAM]

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- 7 - 2025.08.29 - RZ/DP ISSUE 7.0
- 8 - 2025.10.07 - RZ/DP ISSUE 8.0
- 9 - 2025.10.22 - RZ/DP ISSUE 9.0
- 10 - 2025.10.22 - RZ/DP ISSUE 10.0
- 11 - 2025.10.27 - RZ/DP ISSUE 11.0

DP 23-033716
November 17, 2025
Plan #14

PANATCH GROUP
PROPERTIES - CAPITAL - FOUNDATION



[CLIENT]

PANATCH GROUP

[PROJECT]

**Mixed Use Rental
Building**
9000, No.3 Road
Richmond, BC

[TITLE]

Material Board

23625 [PROJECT]

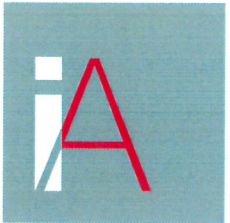
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Monday, October 27, 2025 [DATE]

DP (ISSUE 11.0) [ISSUE]

[DRAWING]

A-4.400



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- (PROJECT TEAM)
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 - 7 - 2025.08.29 - RZ/DP ISSUE 7.0
 - 8 - 2025.10.07 - RZ/DP ISSUE 8.0
 - 9 - 2025.10.22 - RZ/DP ISSUE 9.0
 - 10 - 2025.10.22 - RZ/DP ISSUE 10.0
 - 11 - 2025.10.27 - RZ/DP ISSUE 11.0

DP 23-033716
November 17, 2025
Plan #15



Streetscape Along No.3 Road



Streetscape Along Francis Road

PANATCH GROUP
PROPERTIES - CAPITAL - FOUNDATION



PANATCH GROUP

Mixed Use Rental Building
9000, No.3 Road
Richmond, BC

Streetscape

23625
Monday, October 27, 2025
DP (ISSUE 11.0)

A-4.500



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 - 5 - 2025.06.23 - RZ/DP ISSUE 5.0
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 - 7 - 2025.08.29 - RZ/DP ISSUE 7.0
 - 8 - 2025.10.07 - RZ/DP ISSUE 8.0
 - 9 - 2025.10.22 - RZ/DP ISSUE 9.0
 - 10 - 2025.10.22 - RZ/DP ISSUE 10.0
 - 11 - 2025.10.27 - RZ/DP ISSUE 11.0

DP 23-033716
November 17, 2025
Plan #16

PANATCH GROUP
PROPERTIES - CAPITAL - FOUNDATION



PANATCH GROUP

Mixed Use Rental Building

9000, No.3 Road
Richmond, BC

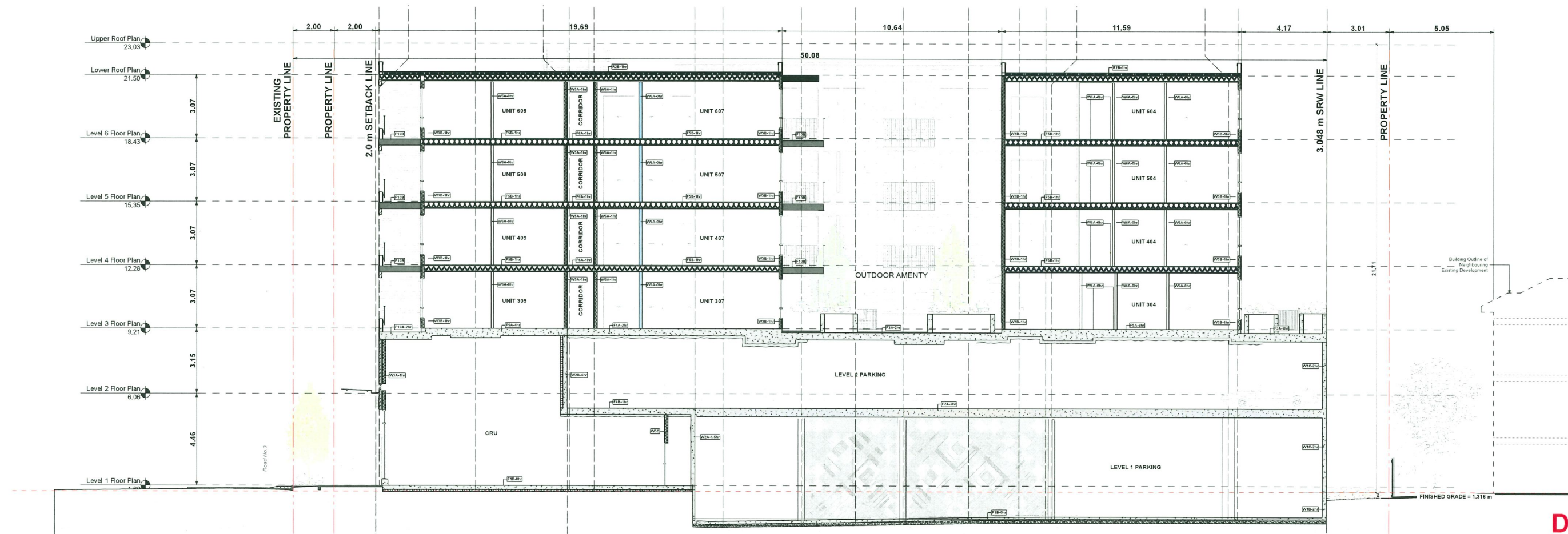
Building Sections

23625

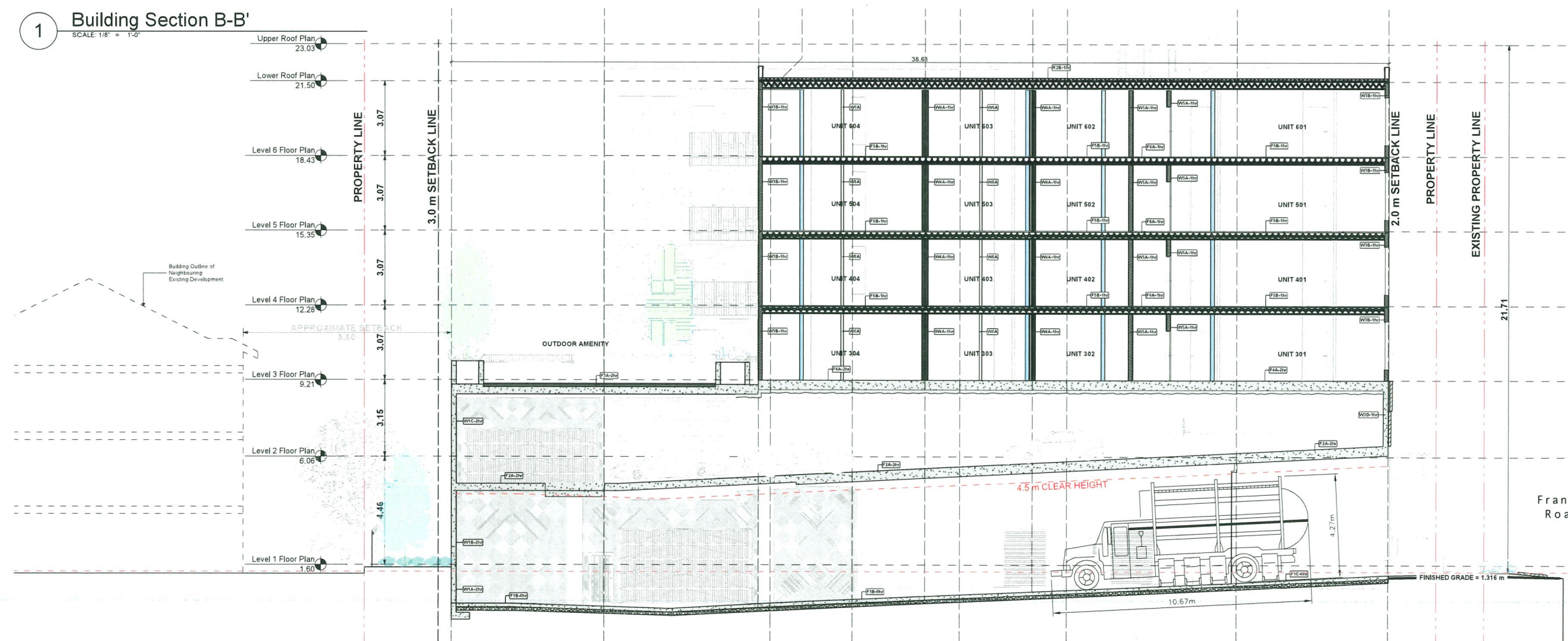
Monday, October 27, 2025

DP (ISSUE 11.0)

A-5.100

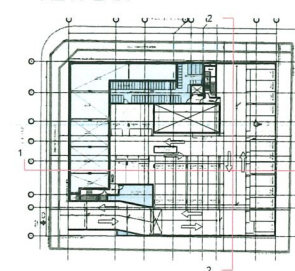


1 Building Section B-B'
SCALE: 1/8" = 1'-0"



2 Building Section - A-A'
SCALE: 1/8" = 1'-0"

KEYPLAN



| Issues No. | Description | Date |
|------------|---------------------------|------------|
| 1 | Issued for Rezoning/DP | 2023/10/27 |
| 2 | Re Issued for DP | 2024/03/14 |
| 3 | Re Issued for DP | 2024/10/19 |
| 4 | Re Issued for Rezoning/DP | 2025/02/26 |
| 5 | Re Issued for DP | 2025/07/11 |
| 6 | Re Issued for RZ/DP | 2025/08/29 |
| 7 | Issued for 60% BP | 2025/09/19 |
| 8 | Issued for ADP | 2025/10/06 |
| 9 | Issued for 90% BP | 2025/10/16 |

DP 23-033716
November 17, 2025
Plan #17

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Client:



Project Title:

9000 no.3 Road

Drawing Title:

Landscape Plan - Level 1

Project North: PN

Drawn By: CS

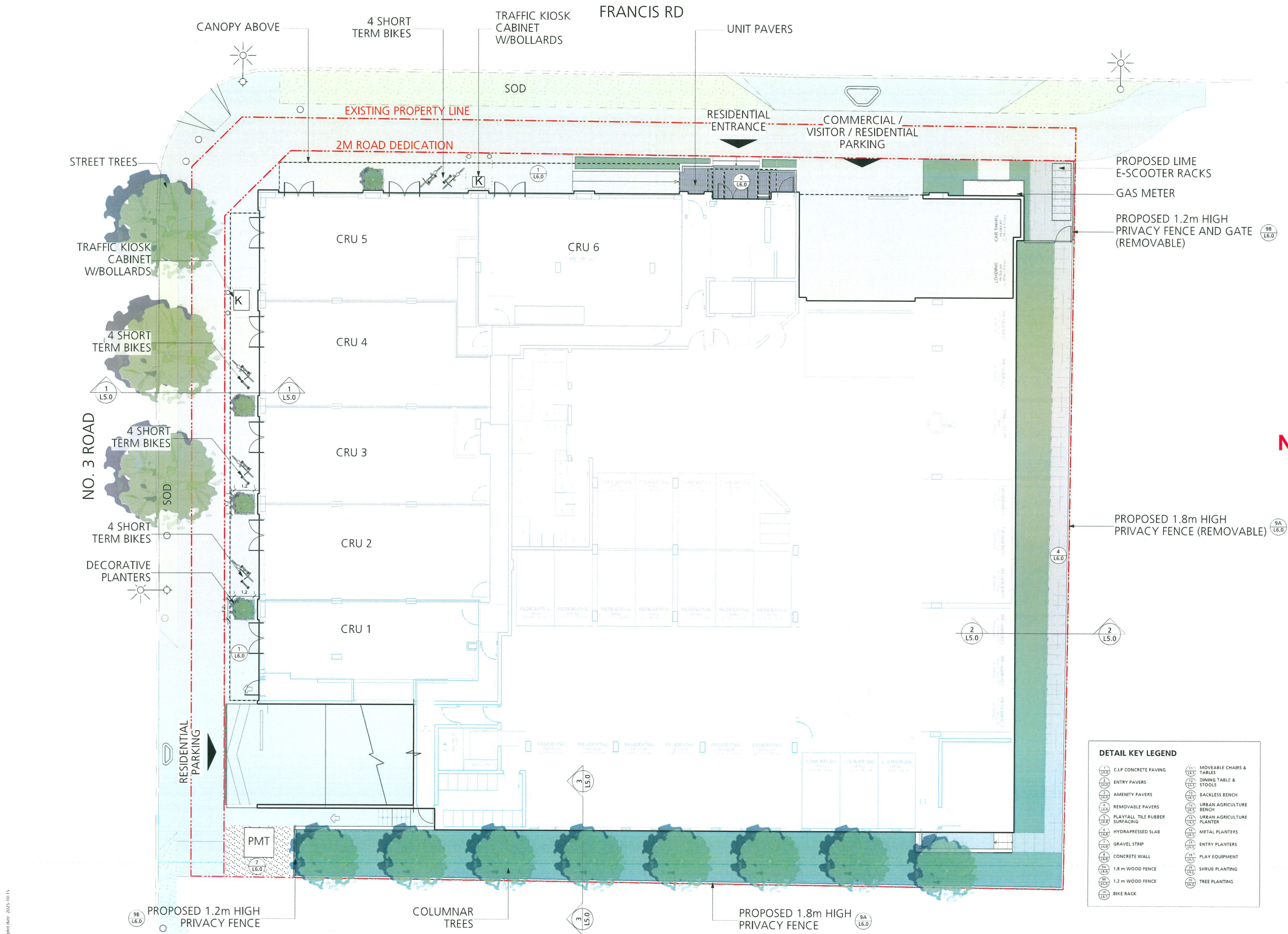
Checked By: MP

Scale: 1:100

Job No.: 23-054

Sheet No.:

L1.0



| Issues No. | Description | Date |
|------------|---------------------------|------------|
| 1 | Issued for Rezoning/DP | 2023/10/27 |
| 2 | Re Issued for DP | 2024/03/14 |
| 3 | Re Issued for DP | 2024/10/18 |
| 4 | Re Issued for Rezoning/DP | 2025/02/26 |
| 5 | Re Issued for DP | 2025/07/11 |
| 6 | Re Issued for RZ/DP | 2025/08/29 |
| 7 | Issued for 60% BP | 2025/09/19 |
| 8 | Issued for ADP | 2025/10/06 |
| 9 | Issued for 90% BP | 2025/10/16 |

DP 23-033716
November 17, 2025
Plan #18


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Client:

PANATCH GROUP
PROPERTIES • CAPITAL • FOUNDATION

Project Title:
9000 no.3 Road

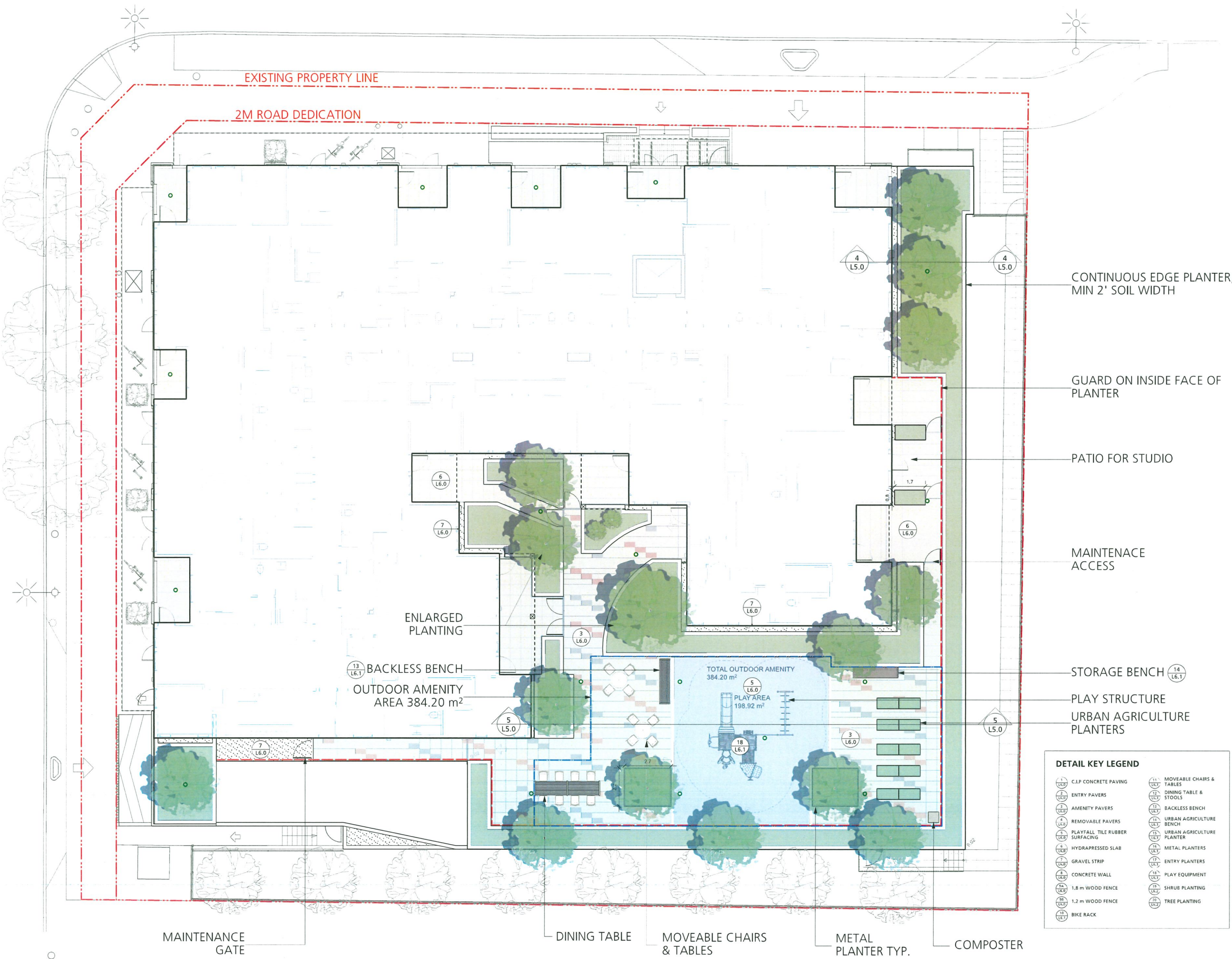
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Landscape Plan - Level 3

Project North:  Drawn By: **CS**
Checked By: **MP**

Scale: **1:100** Job No.: **23-054**

Sheet No.:

NO. 3 ROAD



| Issues | | |
|--------|---------------------------|------------|
| No. | Description | Date |
| 1 | Issued for Rezoning/DP | 2023/10/27 |
| 2 | Re Issued for DP | 2024/03/14 |
| 3 | Re Issued for DP | 2024/10/18 |
| 4 | Re Issued for Rezoning/DP | 2025/02/26 |
| 5 | Re Issued for DP | 2025/07/11 |
| 6 | Re Issued for RZ/DP | 2025/08/29 |
| 7 | Issued for 60% BP | 2025/09/19 |
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| 9 | Issued for 90% BP | 2025/10/16 |

DP 23-033716
November 17, 2025
Plan #19

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Client:



Project Title:

9000 no.3 Road

Drawing Title:

Tree Management Plan

Project North:



Drawn By:

CS

Checked By:

MP

Scale:

1:100

Job No.:

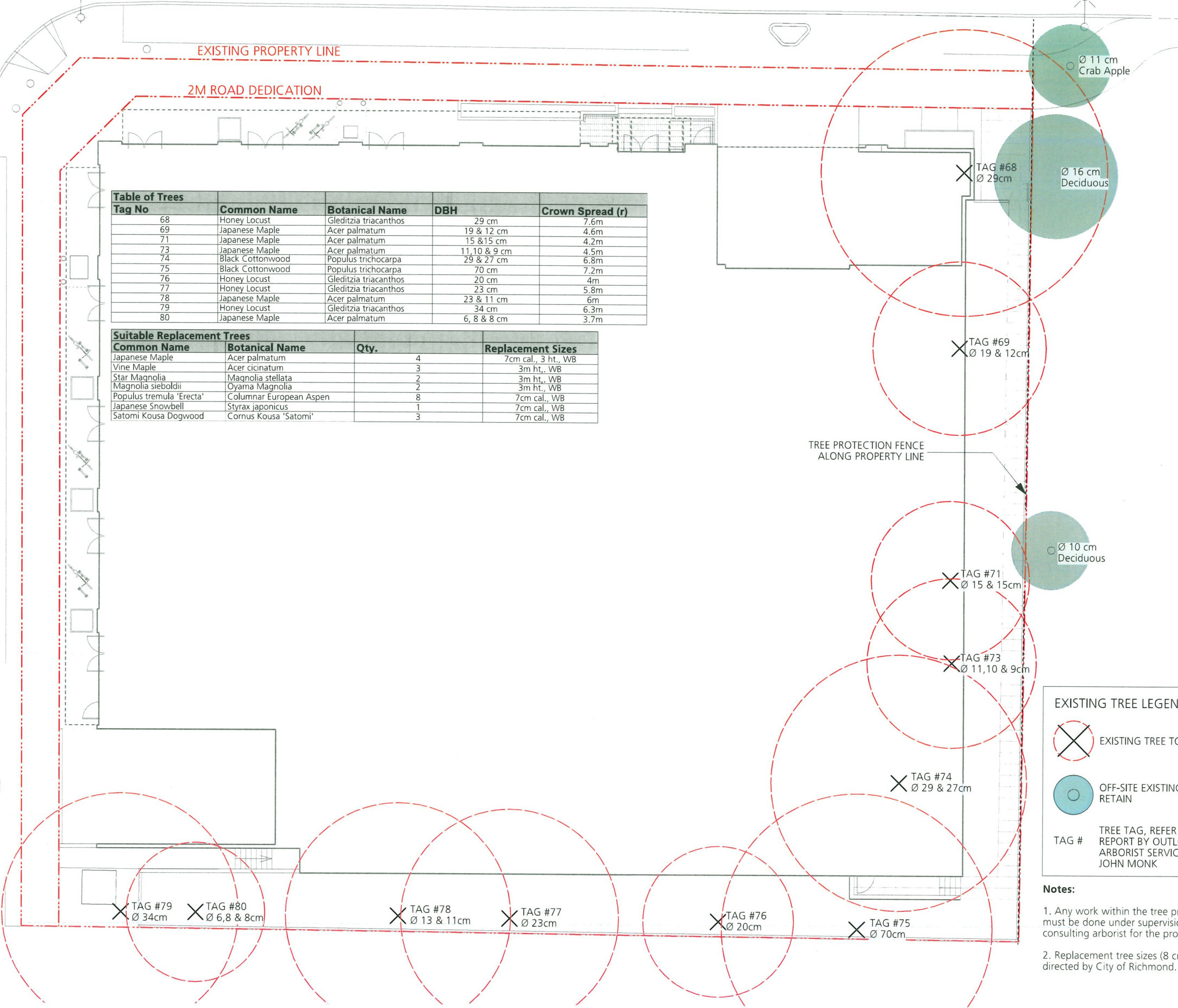
23-054

Sheet No.:

NO. 3 ROAD

| Table of Trees | | | | |
|----------------|------------------|-----------------------|---------------|------------------|
| Tag No | Common Name | Botanical Name | DBH | Crown Spread (r) |
| 68 | Honey Locust | Gleditzia triacanthos | 29 cm | 7.6m |
| 69 | Japanese Maple | Acer palmatum | 19 & 12 cm | 4.6m |
| 71 | Japanese Maple | Acer palmatum | 15 & 15 cm | 4.2m |
| 73 | Japanese Maple | Acer palmatum | 11, 10 & 9 cm | 4.5m |
| 74 | Black Cottonwood | Populus trichocarpa | 29 & 27 cm | 6.8m |
| 75 | Black Cottonwood | Populus trichocarpa | 70 cm | 7.2m |
| 76 | Honey Locust | Gleditzia triacanthos | 20 cm | 4m |
| 77 | Honey Locust | Gleditzia triacanthos | 23 cm | 5.8m |
| 78 | Japanese Maple | Acer palmatum | 23 & 11 cm | 6m |
| 79 | Honey Locust | Gleditzia triacanthos | 34 cm | 6.3m |
| 80 | Japanese Maple | Acer palmatum | 6, 8 & 8 cm | 3.7m |

| Suitable Replacement Trees | | | |
|----------------------------|-------------------------|------|---------------------|
| Common Name | Botanical Name | Qty. | Replacement Sizes |
| Japanese Maple | Acer palmatum | 4 | 7cm cal., 3 ht., WB |
| Vine Maple | Acer cineratum | 3 | 3m ht., WB |
| Star Magnolia | Magnolia stellata | 2 | 3m ht., WB |
| Magnolia sieboldii | Oyama Magnolia | 2 | 3m ht., WB |
| Populus tremula 'Erecta' | Columnar European Aspen | 8 | 7cm cal., WB |
| Japanese Snowbell | Styrax japonicus | 1 | 7cm cal., WB |
| Satomi Kousa Dogwood | Cornus Kousa 'Satomi' | 3 | 7cm cal., WB |



EXISTING TREE LEGEND:

EXISTING TREE TO REMOVE

OFF-SITE EXISTING TREE TO RETAIN

TAG # TREE TAG, REFER TO ARBORIST REPORT BY OUTLOOK ARBORIST SERVICES, JOHN MONK

Notes:

- Any work within the tree protection areas must be done under supervision of the consulting arborist for the project.
- Replacement tree sizes (8 cm cal) are as directed by City of Richmond.

| Issues | No. | Description | Date |
|--------|-----|-------------------|------------|
| 1 | 1 | Issued for RZ/DP | 2025/08/09 |
| 2 | 2 | Issued for 60% BP | 2025/09/19 |
| 3 | 3 | Issued for ADP | 2025/10/06 |
| 4 | 4 | Issued for 90% BP | 2025/10/16 |

DP 23-033716
November 17, 2025
Plan #20

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Client:



Project Title:
9000 no.3 Road

Drawing Title:
Lighting Plan - Level 1

Project North: Drawn By: CS
Checked By: MP

Scale: 1:100 Job No.: 23-054

Sheet No.:

NO.3 KUAD

EXISTING PROPERTY LINE

2M ROAD DEDICATION

CRU 5
92.61 m²

CRU 6
98.19 m²

CRU 4
82.23 m²

CRU 3
82.51 m²

CRU 2
82.58 m²

CRU 1
69.05 m²

GAS SHAPE
12.7m x 5.5m
LOADING
CONCRETE
12.7m x 5.5m

LIGHTING LEGEND

- WL Step Light / Wall Light
- BL Bollard Light
- WM Wall Mount Down Light
- Street Light

| Issues No. | Description | Date |
|------------|---------------------|------------|
| 1 | Re Issued for RZ/DP | 2025/08/09 |
| 2 | Issued for 60% BP | 2025/09/19 |
| 3 | Issued for ADP | 2025/10/06 |
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DP 23-033716
November 17, 2025
Plan #21


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Client:



Project Title:
9000 no.3 Road

Drawing Title:
Lighting Plan - Level 3


Project North:  Drawn By: **CS**
Checked By: **MP**

Scale: **1:100** Job No.: **23-054**

Sheet No.:


LIGHTING LEGEND

WL




Step Light / Wall Light

BL




Bollard Light



WM

Wall Mount Down Light



Street Light

| Issues | | |
|--------|--------------------|------------|
| No. | Description | Date |
| 1 | Re Issued for RZDP | 2025/08/09 |
| 2 | Issued for 60% BP | 2025/08/19 |
| 3 | Issued for ADP | 2025/10/06 |
| 4 | Issued for 90% BP | 2025/10/16 |

DP 23-033716
November 17, 2025
Plan #23

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Client:



Project Title:

9000 no.3 Road

Drawing Title:

Soil Depth Plan

Project North:



Drawn By:

CS

Checked By:

MP

Scale:

1:100

Job No.:

23-054

Sheet No.:

No.3 ROAD

EXISTING PROPERTY LINE

2M ROAD DEDICATION

TOTAL OUTDOOR AMENITY
384.20 m²

PLAY AREA
198.92 m²

LEGEND:

- OFF SLAB PLANTED AREA 36" (900mm) DEPTH
131.3 m² (118 m³)
- OFF SLAB PLANTED AREA 24" (600mm) DEPTH
94.6 m² (57 m³)
- 36" (900mm) DEPTH PLANTER OVER SLAB
192.5 m² (173.2 m³)

TOTAL PLANTED AREA: 419 SQM

| Issues | No. | Description | Date |
|--------|-----|-----------------------------|------------|
| 1 | | Issued for Permitting/DP | 2023/10/27 |
| 2 | | Re Issued for DP | 2024/03/14 |
| 3 | | Re Issued for DP | 2024/10/18 |
| 4 | | Re Issued for Permitting/DP | 2025/02/26 |
| 5 | | Re Issued for DP | 2025/07/11 |
| 6 | | Re Issued for RZ/DP | 2025/08/29 |
| 7 | | Issued for 60% BP | 2025/09/19 |
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DP 23-033716
November 17, 2025
Plan #24

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Client:



Project Title:

9000 no.3 Road

Drawing Title:

Planting Plan - Level 1

Project North:

PN

Drawn By:

JW

Checked By:

MP

Scale:

1:100

Job No.:

23-054

Sheet No.:

| Issues No. | Description | Date |
|------------|---------------------------|------------|
| 1 | Issued for Rezoning/DP | 2023/10/27 |
| 2 | Re-Issued for DP | 2024/02/14 |
| 3 | Re-Issued for DP | 2024/10/18 |
| 4 | Re-Issued for Rezoning/DP | 2024/02/26 |
| 5 | Re-Issued for DP | 2025/07/11 |
| 6 | Re-Issued for RZ/DP | 2025/08/29 |
| 7 | Issued for 60% BP | 2025/09/19 |
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DP 23-033716
November 17, 2025
Plan #25

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Client:



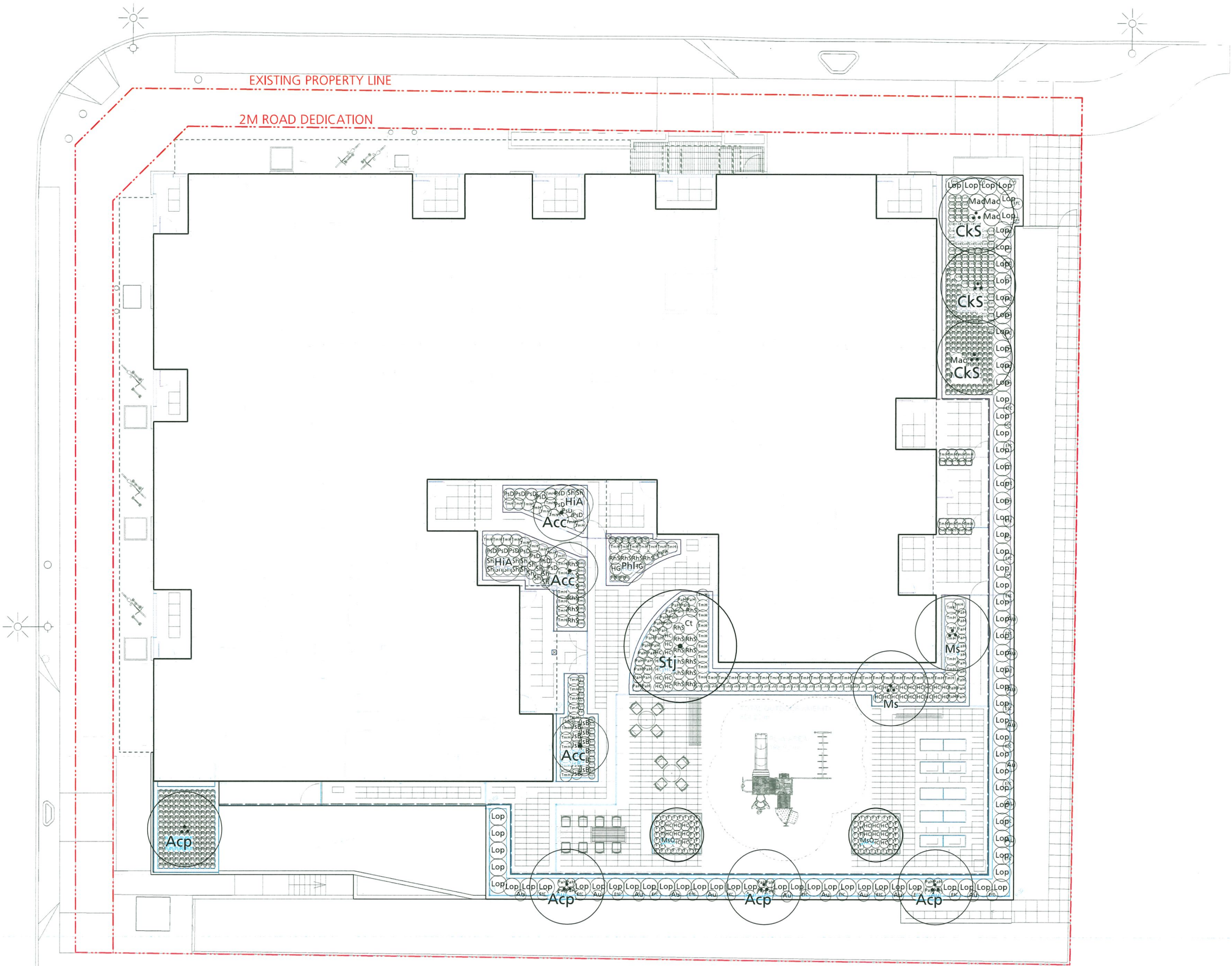
Project Title:
9000 no.3 Road

Drawing Title:
Planting Plan - Level 3

Project North: Drawn By: JW
Checked By: MP

Scale: 1:100 Job No.: 23-054

Sheet No.:



| Issues | No. | Description | Date |
|--------|-------------------|-------------|------------|
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| 2 | Issued for 90% BP | | 2025/10/16 |

DP 23-033716
November 17, 2025
Plan #26

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Client:



Project Title:
9000 no.3 Road

Drawing Title:
Irrigation Plan - Level 1

| | | | |
|----------------|-------|-------------|--------|
| Project North: | PN | Drawn By: | CS |
| | | Checked By: | MP |
| Scale: | 1:100 | Job No.: | 23-054 |
| Sheet No.: | | | |

No.3 ROAD

EXISTING PROPERTY LINE

2M ROAD DEDICATION

General Notes:

1. The irrigation contractor to provide a complete and functioning high efficiency design-build irrigation system by a certified IABC irrigation designer.
2. The irrigation contractor to submit shop drawings and detail irrigation design for review and approval by Consultant Team prior to installation.
3. The irrigation contractor shall confirm on site the locations of the stub-outs provided by the mechanical contractor.
4. The mechanical contractor shall install the double check valve and a blow-out connection in the water entry room and run supply lines to all stub-out locations. See plans.
5. Provide space to wall mount the irrigation controller in the water entry room and provide a 120V outlet.
6. The electrical contractor shall supply a 120v outlet in the water entry room and run a 1" conduit with pull string from the water entry room to all stub-out locations. See plans.
7. The irrigation contractor shall install the irrigation controller in the water entry room and run all low voltage wires to the solenoid valves.
8. Provide rain/freeze sensor on system. Location to be coordinated with Landscape Architect and general contractor.
9. Flow through all piping not to exceed 5ft/sec.
10. Irrigation contractor to ensure all sleeves, conduits, and location of the rain sensor are coordinated with general contractor.
11. The irrigation drawings shall be read in conjunction with the landscape architect's drawings.
12. The irrigation system shall be installed as per the landscape architect's specifications and IABC standards or better.
13. The irrigation contractor to provide as-built drawings following construction.
14. All piping and irrigation components to be located on private property.



STUBOUT LOCATION

REFER TO DRAWING FOR STUBOUT SIZE
- 1 1/2" DIA., 25GAL/MIN @70PSI, 1 1/2" DIA. SUPPLY FROM WATER ENTRY ROOM TO EACH STUBOUT LOCATION
- 1" DIA., 15GAL/MIN @70PSI, 1" DIA. SUPPLY FROM WATER ENTRY ROOM TO EACH STUBOUT LOCATION



IRRIGATION CONTROLLER

PROVIDED BY IRRIGATION CONTRACTOR
TO BE WALL MOUNTED IN WATER ENTRY ROOM, ELECTRICAL TO PROVIDE 120V RECEPTACLE FOR CONTROLLER POWER



HOSE BIB

REFER TO MECHANICAL. FINAL LOCATIONS TO BE COORDINATED WITH ARCHITECT

IRRIGATION SLEEVE, DIAMETER
MIN. 2X IRRIGATION LINE

SHRUB AREAS TO BE IRRIGATED

IRRIGATION COORDINATION

Mechanical:

1. Provide backflow preventer and blowout tee located in water entry room.
2. Provide piping from backflow preventer to all stubout locations indicated on this drawing.
3. Provide copper to PVC fitting at each stubout.

Electrical:

1. Provide 120V power source for irrigation controller in Mechanical room.
2. Provide conduit (for low voltage wiring by Irrigation Contractor) from Mechanical room to all stubout locations.

| Issues | | |
|--------|-------------------|------------|
| No. | Description | Date |
| 1 | Issued for 60% BP | 2025/09/19 |
| 2 | Issued for 90% BP | 2025/10/16 |

DP 23-033716
November 17, 2025
Plan #27

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Client:



Project Title:

9000 no.3 Road

Drawing Title:

Irrigation Plan - Level 3

Project North:



Drawn By:

CS

Checked By:

MP

Scale:

1:100

Job No.:

23-054

Sheet No.:

L4.1

No.3 ROAD

EXISTING PROPERTY LINE

2M ROAD DEDICATION

General Notes:

1. The irrigation contractor to provide a complete and functioning high efficiency design-build irrigation system by a certified IAABC irrigation designer.
2. The irrigation contractor to submit shop drawings and detail irrigation design for review and approval by Consultant Team prior to installation.
3. The irrigation contractor shall confirm on site the locations of the stub-outs provided by the mechanical contractor.
4. The mechanical contractor shall install the double check valve and a blow-out connection in the water entry room and run supply lines to all stub-out locations. See plans.
5. Provide space to wall mount the irrigation controller in the water entry room and provide a 120V outlet.
6. The electrical contractor shall supply a 120V outlet in the water entry room and run a 1" conduit with pull string from the water entry room to all stub-out locations. See plans.
7. The irrigation contractor shall install the irrigation controller in the water entry room and run all low voltage wires to the solenoid valves.
8. Provide rain/freeze sensor on system. Location to be coordinated with Landscape Architect and general contractor.
9. Flow through all piping not to exceed 5ft/sec.
10. Irrigation contractor to ensure all sleeves, conduits, and location of the rain sensor are coordinated with general contractor.
11. The irrigation drawings shall be read in conjunction with the landscape architect's drawings.
12. The irrigation system shall be installed as per the landscape architect's specifications and IAABC standards or better.
13. The irrigation contractor to provide as-built drawings following construction.
14. All piping and irrigation components to be located on private property.



STUBOUT LOCATION



IRRIGATION CONTROLLER



HOSE BIB



IRRIGATION SLEEVE, DIAMETER MIN. 2X IRRIGATION LINE



SHRUB AREAS TO BE IRRIGATED

REFER TO DRAWING FOR STUBOUT SIZE
- 1 1/2" DIA., 25GAL/MIN @70PSI, 1 1/2" DIA. SUPPLY FROM WATER ENTRY ROOM TO EACH STUBOUT LOCATION
- 1" DIA., 15GAL/MIN @70PSI, 1" DIA. SUPPLY FROM WATER ENTRY ROOM TO EACH STUBOUT LOCATION

PROVIDED BY IRRIGATION CONTRACTOR
TO BE WALL MOUNTED IN WATER ENTRY ROOM, ELECTRICAL TO PROVIDE 120V RECEPTACLE FOR CONTROLLER POWER

REFER TO MECHANICAL. FINAL LOCATIONS TO BE COORDINATED WITH ARCHITECT

IRRIGATION COORDINATION

Mechanical:

1. Provide backflow preventer and blowout tee located in water entry room.
2. Provide piping from backflow preventer to all stubout locations indicated on this drawing.
3. Provide copper to PVC fitting at each stubout.

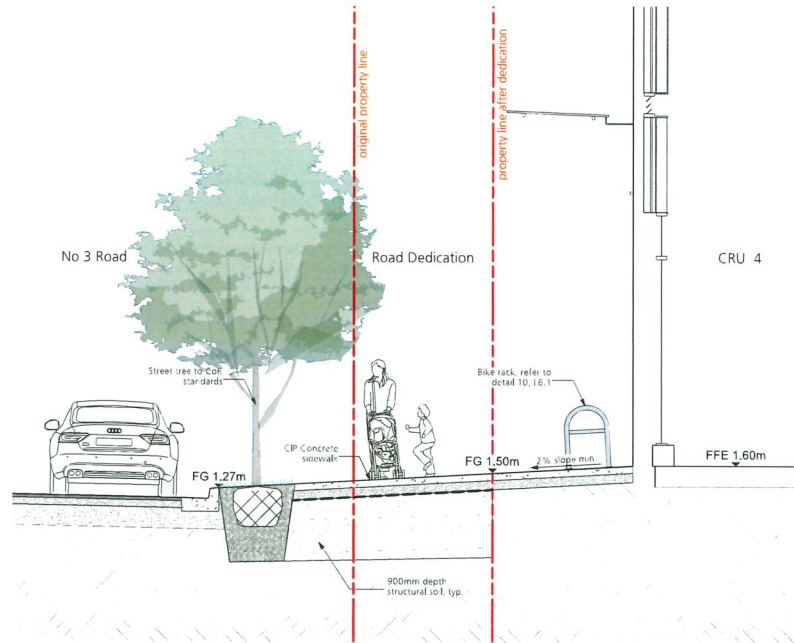
Electrical:

1. Provide 120V power source for irrigation controller in Mechanical room.
2. Provide conduit (for low voltage wiring by Irrigation Contractor) from Mechanical room to all stubout locations.

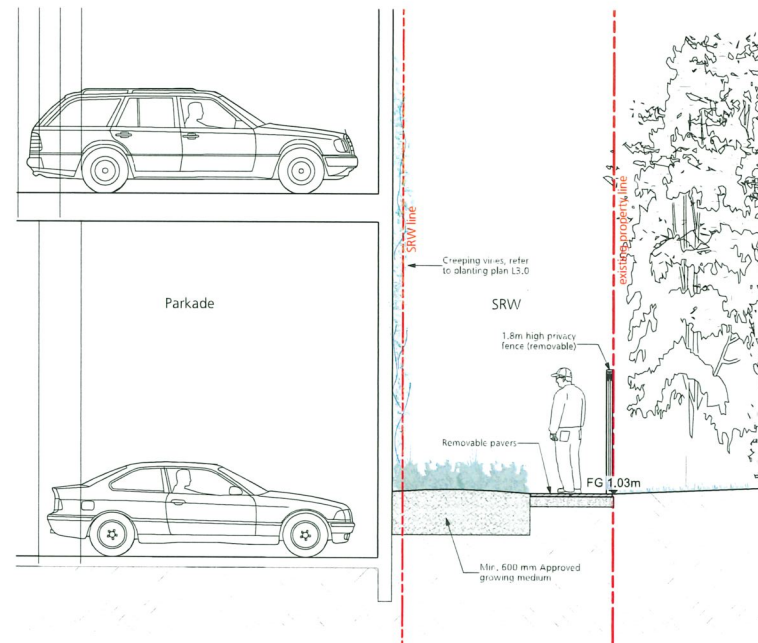
TOTAL OUTDOOR AMENITY
384.20 m²

PLAY AREA
196.92 m²

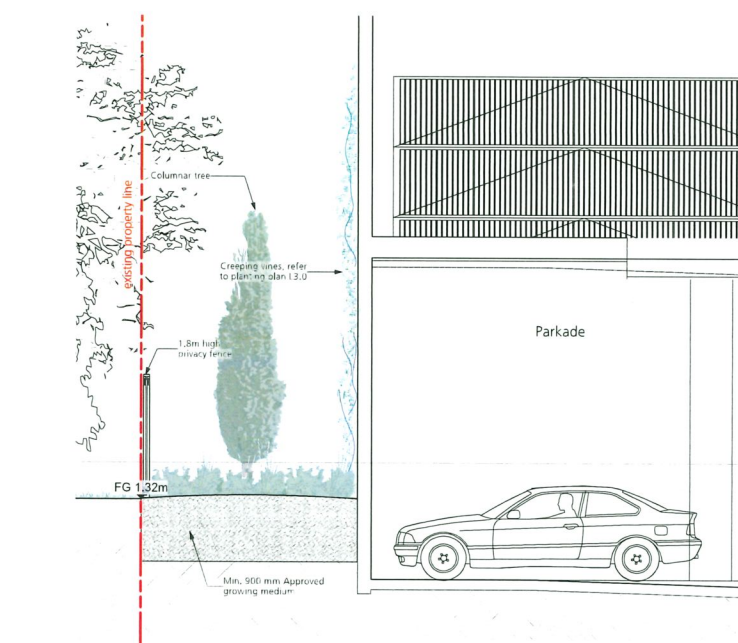
| Issues | | |
|--------|-------------------|------------|
| No. | Description | Date |
| 1 | Issued for 60% BP | 2025/09/19 |
| 2 | Issued for ADP | 2025/10/06 |
| 3 | Issued for 90% BP | 2025/10/16 |



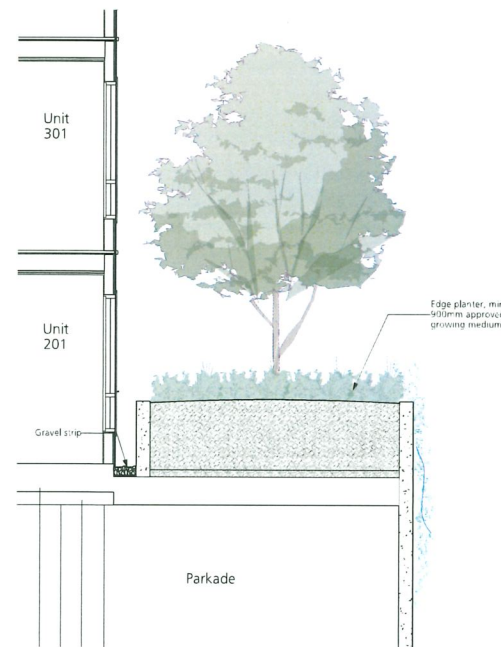
1 Section 1 - Commercial Frontage, No 3 Road
L5.0 1:50



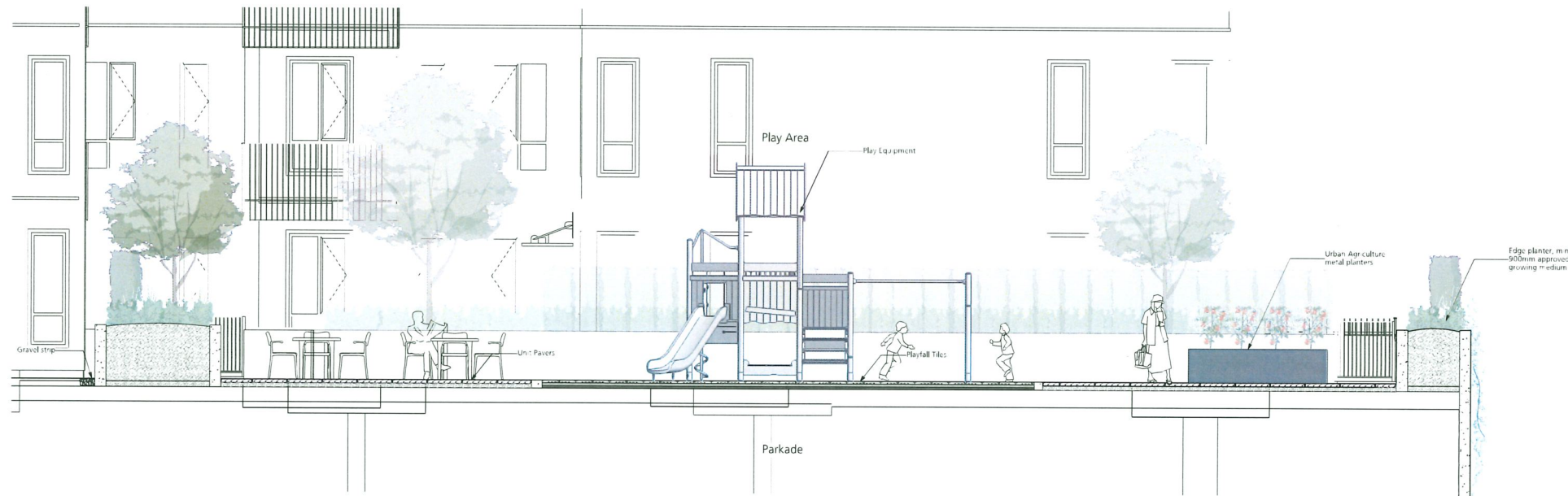
2 Section 2 - SRW
L5.0 1:50



3 Section 3 - South building edge
L5.0 1:50



4 Section 4 - Level 2 Edge Planter
L5.0 1:50



5 Section 5 - Level 2 Outdoor Amenity
L5.0 1:50

DP 23-033716
November 17, 2025
Plan #28

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Client:

PANATCH GROUP
PROPERTIES • CAPITAL • FOUNDATION

Project Title:

9000 no.3 Road

Drawing Title:

Landscape Sections

Project North:

Drawn By:

CS

Checked By:

MP

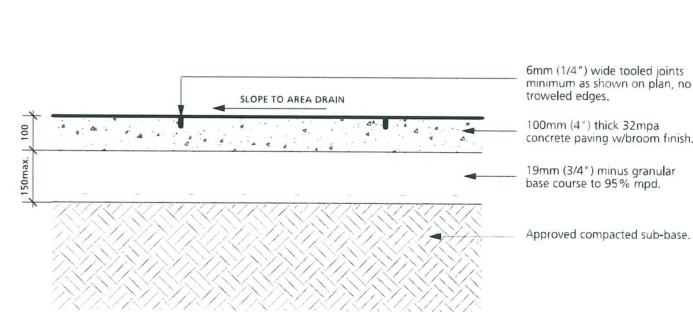
Scale:

Job No.:

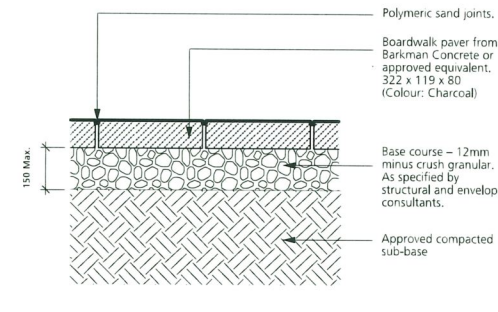
1:50 23-054

Sheet No.:

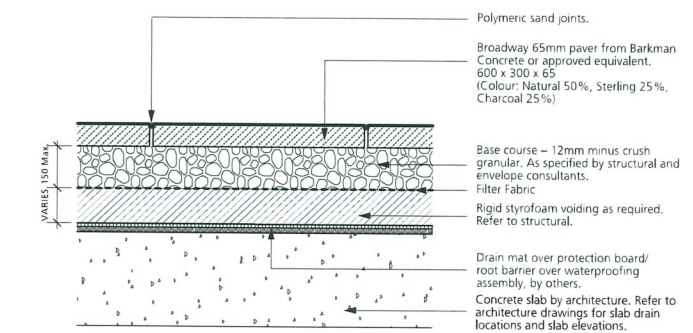
L5.0



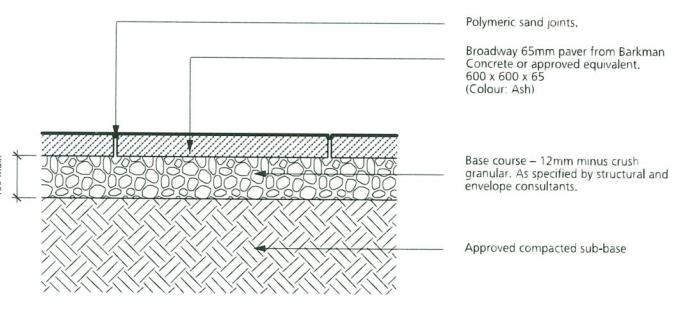
1 CIP CONCRETE PAVING
L6.0 1:10



2 ENTRY PAVERS
L6.0 1:10

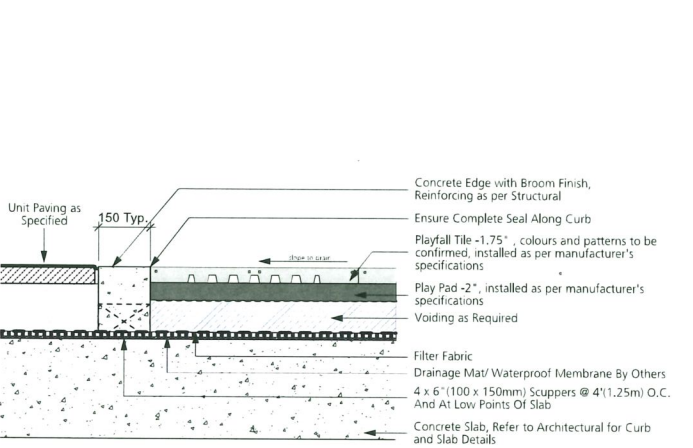


3 AMENITY PAVERS
L6.0 1:10

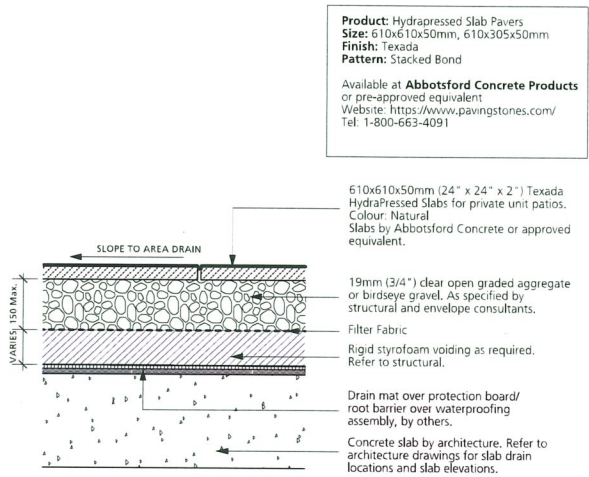


4 REMOVABLE PAVERS
L6.0 1:10

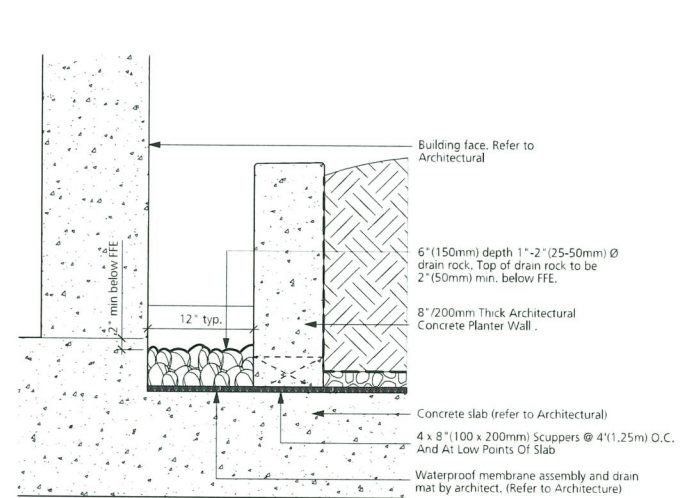
| Issues No. | Description | Date |
|------------|----------------------------|------------|
| 1 | Issued for Reasoning/DP | 2023/10/27 |
| 2 | Re Issued for DP | 2024/03/14 |
| 3 | Re Issued for DP | 2024/10/18 |
| 4 | Re Issued for Reasoning/DP | 2025/02/26 |
| 5 | Re Issued for DP | 2025/07/11 |
| 6 | Re Issued for R2/DP | 2025/08/29 |
| 7 | Issued for 60% BP | 2025/09/19 |
| 8 | Issued for ADP | 2025/10/06 |
| 9 | Issued for 90% BP | 2025/10/16 |



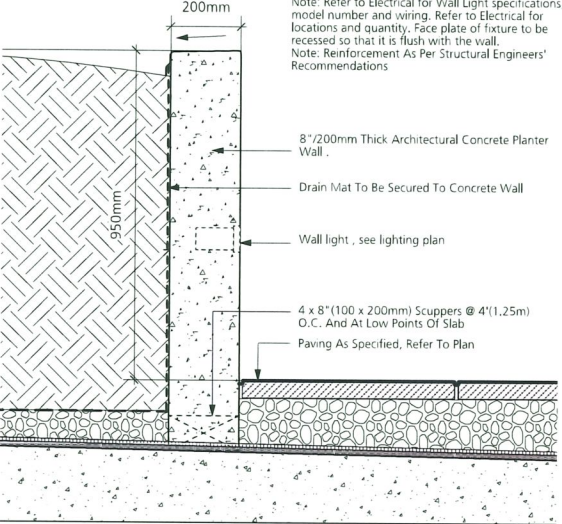
5 PLAYFALL TILE RUBBER SURFACING
L6.0 1:10



6 HYDRAPRESSED SLAB
L6.0 1:10

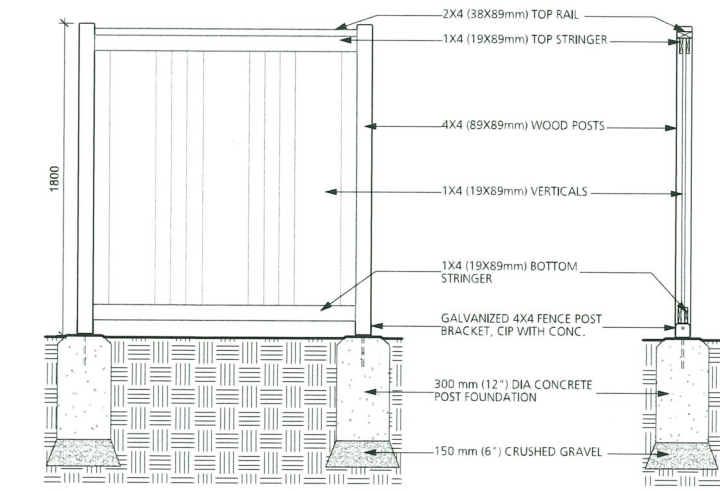


7 GRAVEL STRIP
L6.0 1:10

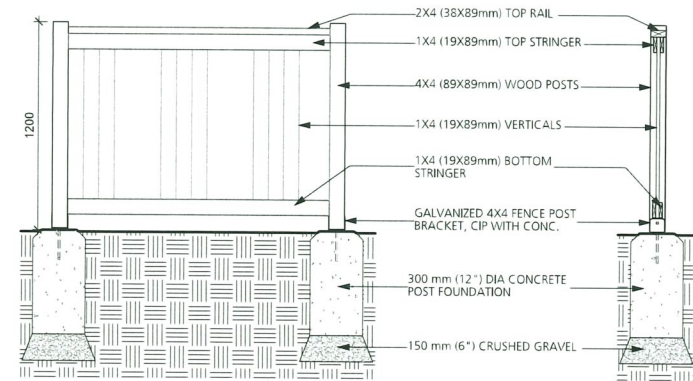


8 CONCRETE WALL
L6.0 1:10

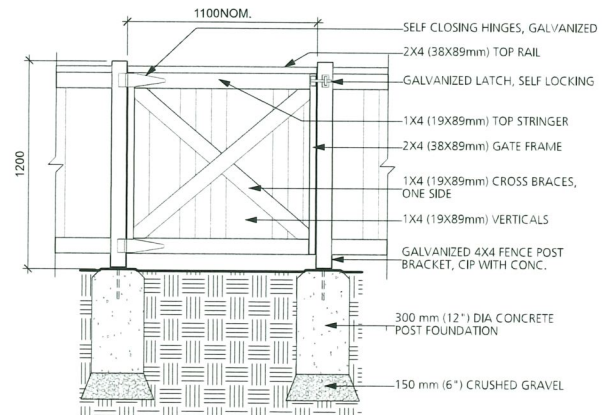
DP 23-033716
November 17, 2025
Plan #29



A) 1.8 M FENCE



B) 1.2 M FENCE



- NOTES:**
- ALL WOOD COMPONENTS TO BE SELECT TIGHT KNOT CEDAR.
 - CONTRACTOR SHALL SUBMIT SHOP DRAWING FOR ALL WOOD COMPONENTS, PRECAST CONCRETE, METAL HARDWARE, INCLUDING HINGES AND SELF LOCKING LATCH, AND PAINTING FOR APPROVAL. CONTRACTORS UNIT PRICE SHALL INCLUDE ALL NECESSARY ADJUSTMENTS AND REVISIONS AS REQUIRED TO OBTAIN OWNER APPROVAL.
 - ALL CUT MEMBERS TO BE STAINED IN THE FIELD.
 - FENCING TO BE LOCATED APPROXIMATELY AS PER PLAN. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCY'S ENCOUNTERED IN THE FIELD.
 - ALL FASTENERS TO BE GALVANIZED.
 - POST FOOTINGS TO BE SET 2" (50mm) ABOVE SOD GRADE
 - ALL WOOD TO BE FINISHED WITH 1 COAT PAINT, REFER TO CLIENT FOR COLOUR APPROVAL

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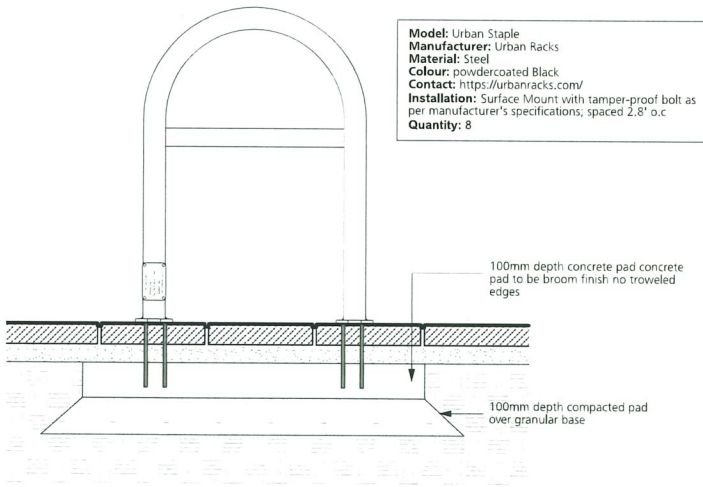
Client:

PANATCH GROUP
PROPERTIES • CAPITAL • FOUNDATION

Project Title:
9000 no.3 Road

Drawing Title:
Landscape Details

Project North: Drawn By: CS
Checked By: MP
Scale: As Shown Job No.: 23-054
Sheet No.:



10 BIKE RACK
L6.1 1:10

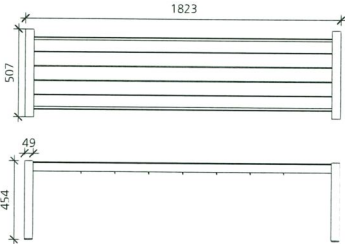


11 MOVEABLE TABLE AND CHAIRS
L6.1 NTS

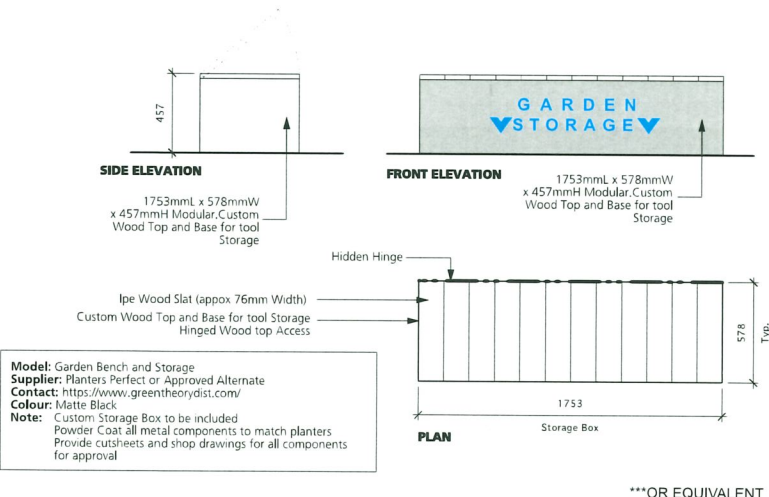


12 DINING TABLE AND SEATING
L6.1 NTS

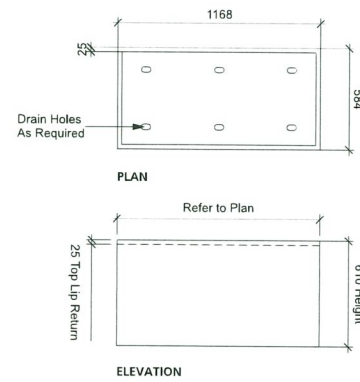
Model: Lexicon Straight Bench w/Flat Steel Leg
Manufacturer: Maglin
Colour: Powdercoated black
Material: Powder coated steel and Ipe wood
Contact: www.maglin.com
Quantity: 1
Installation: Surface mount with tamper-proof bolt as per manufacturer's specifications



13 BACKLESS BENCH
L6.1 1:20

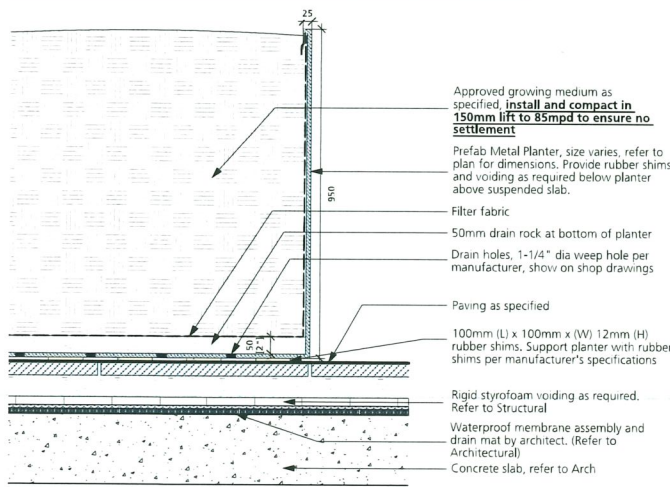


14 URBAN AGRICULTURE BENCH
L6.1 1:20

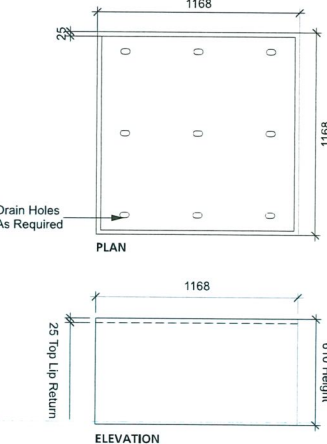


15 URBAN AGRICULTURE PLANTER
L6.1 1:20

Custom Rectangular Metal Planters
Dimension: A: 2200mm x 2700mm B: 800mm x 1700mm, Refer to plan.
Qty: A: 2 B: 2, Refer to plan.
Materials: Aluminum
Color/Finish: Durable, UV rated powder coat, color to be confirmed by LA
Note:
- Planter to include drainage holes and a 1" top lip.
- Provide shop drawings to be approved by Landscape Architect.
- All top of planter grades to be 1066mm above FG. Provide voiding as required below.
- Powder coat all metal components.
- Provide bracing as required. No bowing of planter walls accepted.
Available at Green Theory Design or pre-approved equivalent.
Website: https://greentheorydesign.com/
Tel: 1-844-747-9283



16 METAL PLANTERS
L6.1 1:10



17 ENTRY PLANTERS
L6.1 1:20

Model: Metal Square
Qty: 4
Supplier: Green Theory or Approved Alternate
Contact: https://www.greentheory.com/
Colour: Matte Black or Approved Alternate
Note:
- All planters to be modular with the ability to be bolted together on site with hidden hardware.
- Powder Coat all metal components.
- Provide cut sheets and shop drawings for all components for approval.
- Provide bracing as required. No bowing of planter walls accepted.
- Provide drain holes at the bottom of all components.
- Provide colour sample for approval

***OR EQUIVALENT

Playstructure • J3-22181-HB

BASIC FEATURES
AGE GROUP: 18 months to 5 years old
FALL HEIGHT: 86" (2,2m)
CHILD CAPACITY: 27 children
REQUIRED SURFACE: 28' 0" x 28' 0" (8,5m x 8,8m)

DESCRIPTION
This play structure provides innovative fun physical activities sure to enhance your recreational space. Physical movements such as climbing, hanging, balancing, swinging, crawling and sliding as well as socializing and cognitive activities make Jambette's product an excellent tool for a child's overall development.

BODY MOVEMENTS

- Sliding Intensive (8)
- Learning Moderate (5)
- Rotating Intensive (8)
- Hanging Intensive (8)
- Climbing Intensive (8)
- Imagining Intensive (8)
- Pulling up Intensive (8)
- Socializing Intensive (8)

ANCHORING
IN CONCRETE
This product is anchored to the ground with concrete columns.

MATERIALS

METALS
Post(s): 6061-T6 aluminum alloy tube measuring 3-1/2" (89mm) in outer diameter, with 0.148" wall thickness.
Metal frame(s): Made of steel (sv)
Hardware: Made of stainless steel, Anti-vandal type.

PLASTIC MATERIALS
Panels: High density polyethylene (HDPE), colored in the mass. (sv)
Slide(s): Rotomolded UV stabilized high density polyethylene (HDPE), colored in the mass.

COATINGS
Paint: Z-Series polyester powder, with ultraviolet (UV) rays and weather extreme resistance. Our paint also has antibacterial and antiviral properties. (sv)
Galvanization: Some attachments are hot dipped galvanized.

MIXED MATERIALS
Deck(s): 12-Gauge steel sheets, perforated and coated with polyvinyl chloride (PVC). (lv)

COLOUR CHOICES

Metal elements

| | | | |
|----|----|----|----|
| 01 | 02 | 03 | 07 |
| 08 | 10 | 11 | 12 |
| 13 | 14 | 17 | 18 |
| 20 | 21 | 22 | 23 |

Molded Polyethylene

| | | |
|----|----|----|
| 02 | 05 | 07 |
| 08 | 15 | 18 |
| 19 | 21 | 23 |

Polyethylene Panels

| | | | | | |
|----|----|----|----|----|----|
| 02 | 03 | 07 | 10 | 11 | 14 |
| 15 | 17 | 18 | 19 | 21 | |

Made at our factory in Lévis, Québec, Canada • Meets CAN/CSA-Z614 and ASTM ASTM F1487

Jambette
TELEPHONE: 418 837-8246 • TOLL FREE: 1 877 ENFANTS
EMAIL: jambette@jambette.com

EDITED: 21-04-22 • MODIFIED: 15-05-24
Subject to change without notice

18 PLAY EQUIPMENT
L6.1 NTS

DP 23-033716
November 17, 2025
Plan #30

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Client:

PANATCH GROUP
PROPERTIES • CAPITAL • FOUNDATION

Project Title:

9000 no.3 Road

Drawing Title:

Landscape Details

Project North:

Drawn By:

CS

Checked By:

MP

Scale:

As Shown

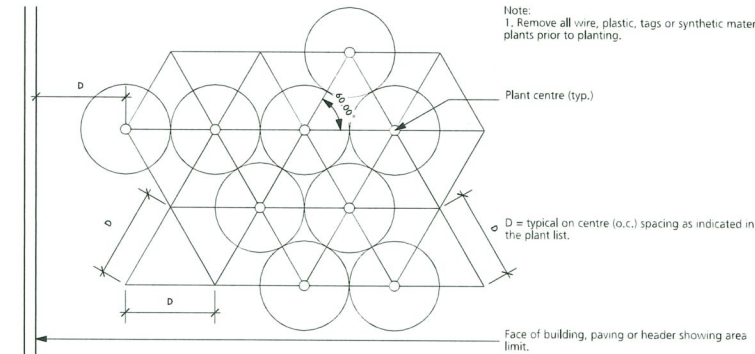
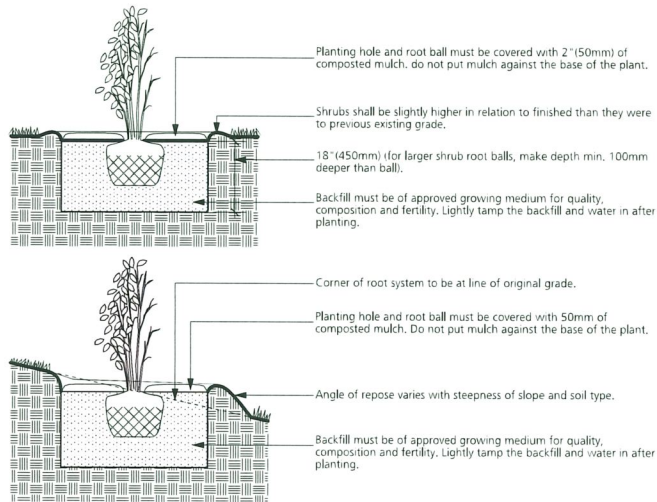
Job No.:

23-054

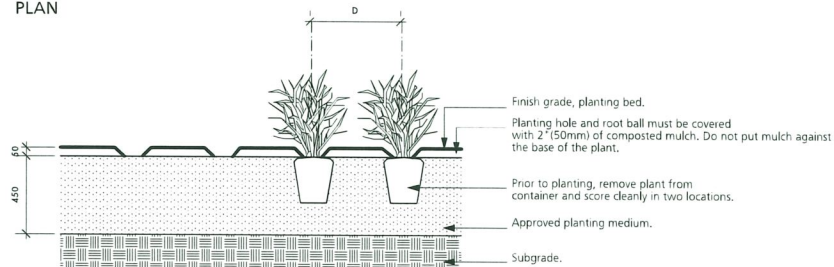
Sheet No.:

Minimum medium growing depth:
-Sodded Lawn: 12" (300mm)
-Shrubs and perennials: 18" (450mm)
-Trees: 3'(900mm)

- Note:
1. Min. root spread to be in accordance with "Canadian standards for nursery stock."
 2. For container-grown shrubs, use fingers or small hand tools to pull the roots out of the outer layer of potting soil; then cut or pull apart any roots that circle the perimeter of the container. Prune all damaged, diseased, or weak limbs and roots.
 3. Clearly prune all damaged root ends.
 4. Fold burlap from top of root ball down into ground set top of ball flush with finish grade.
 5. Do not allow roots to dry out during installation process.
 6. Soak roots in water overnight before planting.

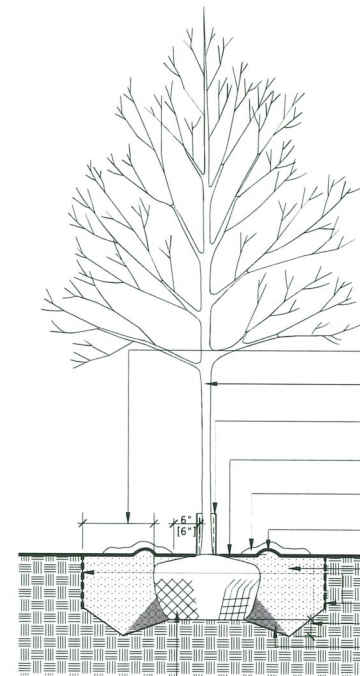
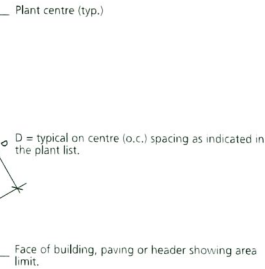


PLAN



SECTION

- Note:
1. Remove all wire, plastic, tags or synthetic material from plants prior to planting.



NOTES:

1. Do not cut leader.
2. Protect tree from danger during planting. Ensure rootball is protected from sun, frost or dessication.
3. Tree selection, handling, planting and maintenance must meet BCSLA/BCLNA standards, be in good health and condition without wounds, have normal form, and be free of diseases and pests.
4. Site preparation must include provision for soil placement, replacement or enhancement to meet project specifications.
5. Planting holes must be free draining to the extent that rainwater and/or supplemental water does not accumulate and drown the roots. If necessary, the subgrade must be graded with positive slope and/or drainage services must be installed to suit.
6. Watering of the root ball must be undertaken immediately after planting and then for the first growing season so that the root ball is thoroughly wetted once per week (minimum).
7. The mulched root zone should be refreshed annually to replace the mulch. This area must be weeded by hand to avoid trunk and root damage from string trimmers or mowers.
8. The tree should be pruned to ANSI A3000 standards after establishment and from time to time to train it for structure to conform to the form of the species and to respond to growing site constraints. All pruning must be undertaken by or performed under the direction of a qualified arborist certified by the International Society of Arboriculture and who demonstrates proficiency in pruning.
9. Refer to City of North Vancouver's standard tree planting detail.

- Planting hole must be dug to at least 300mm larger than the root ball on all sides with sloped side walls (off slab condition).
- Tree must be vertical and stable after planting. Orient plant material to give best appearance in relation to structure, roads and walks.
- Install plastic slotted tree trunk protector to guard against damage from string trimmers where trees are planted in lawn.
- Set root ball flush to grade or 1" (25mm) to 2" (50mm) higher in poorly draining soils. Do not cover the top of the root ball with soil.
- Place root ball at same level as original nursery planting.
- 3" (75mm) built-up earth saucer beyond edge of the root ball to aid in directing supplemental water to the root ball.
- Backfill must be of approved growing medium for quality, composition and fertility. Lightly tamp the backfill and water in after planting.
- 1'-6" (25-150mm) root barrier where shown on plan.
- 4" to 6" (100-150mm) deeper than root ball.
- Tamp soil around the base of root ball base firmly with foot pressure so that root ball does not shift.
- Root ball - cut and fold back ties when planting medium is at 2/3 height of root ball.

18
L6.2
SHRUB PLANTING
1:20

19
L6.2
TREE PLANTING
1:20

DP 23-033716
November 17, 2025
Plan #31

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Client:



Project Title:

9000 no.3 Road

Drawing Title:

Landscape Details

Project North:

Drawn By:

CS

Checked By:

MP

Scale:

Job No.:

As Shown

23-054

Sheet No.:

L6.2



1 3D View Along No.3 Rd & Francis Rd



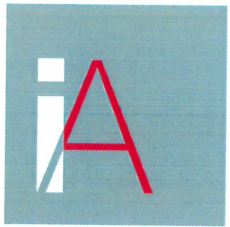
3 3D View Along Francis Rd



2 3D View Along No.3 Rd



4 3D View Along Francis Rd



Integra

ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
www.integra-arch.com
Telephone 604 688 4220

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[PROJECT TEAM]

- 1 - 2023.10.27 - RZ/DP ISSUE 1.0
- 2 - 2024.03.14 - RZ/DP ISSUE 2.0
- (Change in development scope)
- 3 - 2024.10.18 - RZ/DP ISSUE 3.0
- 4 - 2025.02.27 - RZ/DP ISSUE 4.0
- 5 - 2025.06.23 - RZ/DP ISSUE 5.0
- 6 - 2025.07.09 - RZ/DP ISSUE 6.0
- 7 - 2025.08.29 - RZ/DP ISSUE 7.0
- 8 - 2025.10.07 - RZ/DP ISSUE 8.0
- 9 - 2025.10.22 - RZ/DP ISSUE 9.0
- 10 - 2025.10.22 - RZ/DP ISSUE 10.0
- 11 - 2025.10.27 - RZ/DP ISSUE 11.0

DP 23-033716
November 17, 2025
Reference Plan

PANATCH GROUP
PROPERTIES - CAPITAL - FOUNDATION



[CLIENT]

PANATCH GROUP

[PROJECT]

Mixed Use Rental Building
9000, No.3 Road
Richmond, BC

[TITLE]

Perspective Renders

23625 [PROJECT]

1:3.57 [SCALE]

Monday, October 27, 2025 [DATE]

DP (ISSUE 11.0) [ISSUE]

[DRAWING]

A-7.110



1 3D View Along Residential Lobby



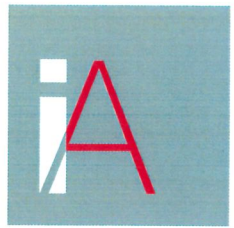
2 3D View Along Outdoor Amenity



3 3D View Along Outdoor Amenity



4 3D View Along Intersection



Integra
ARCHITECTURE INC.

2330-200 Granville Street
Vancouver, BC, V6C 1S4
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- [PROJECT TEAM]
- 1 - 2023.10.27 - RZ/DP ISSUE 1.0
 - 2 - 2024.03.14 - RZ/DP ISSUE 2.0
 - 3 - 2024.10.18 - RZ/DP ISSUE 3.0
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 - 9 - 2025.10.22 - RZ/DP ISSUE 9.0
 - 10 - 2025.10.22 - RZ/DP ISSUE 10.0
 - 11 - 2025.10.27 - RZ/DP ISSUE 11.0

DP 23-033716
November 17, 2025
Reference Plan

PANATCH GROUP
PROPERTIES - CAPITAL - FOUNDATION



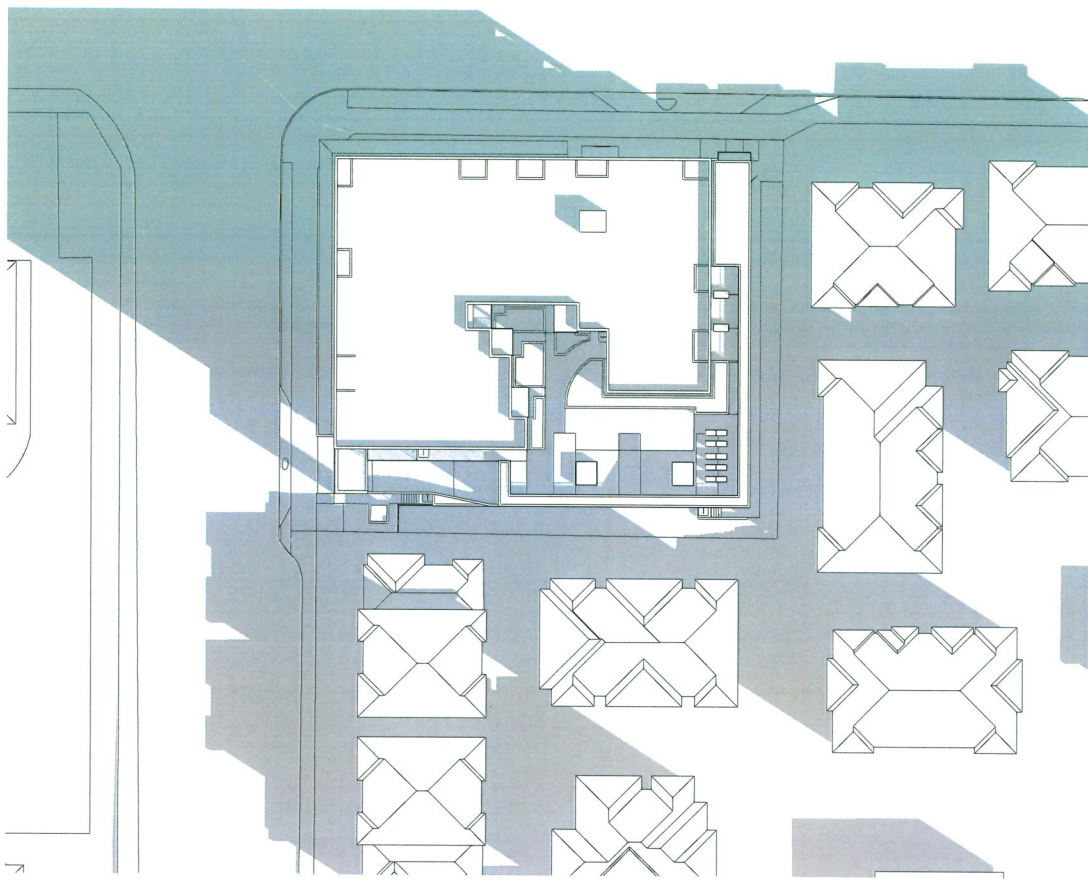
PANATCH GROUP

Mixed Use Rental Building
9000, No.3 Road
Richmond, BC

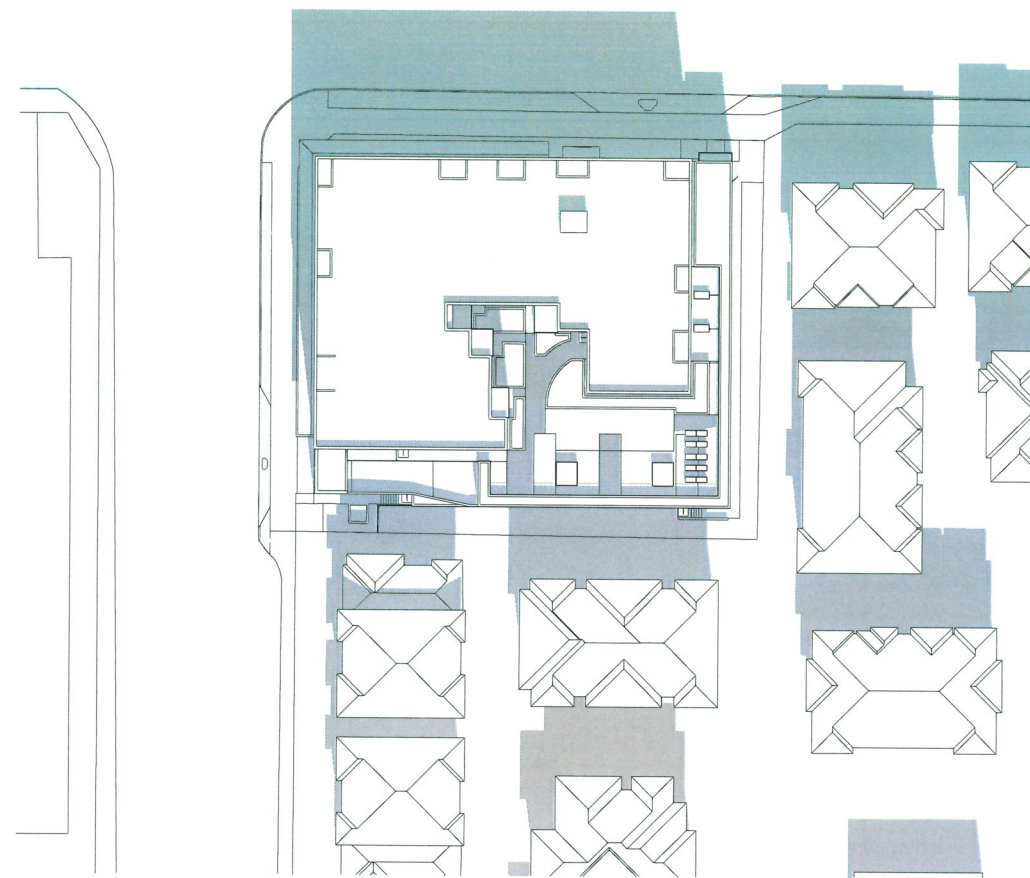
Perspective Renders

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Monday, October 27, 2025 [DATE]
DP (ISSUE 11.0) [ISSUE]
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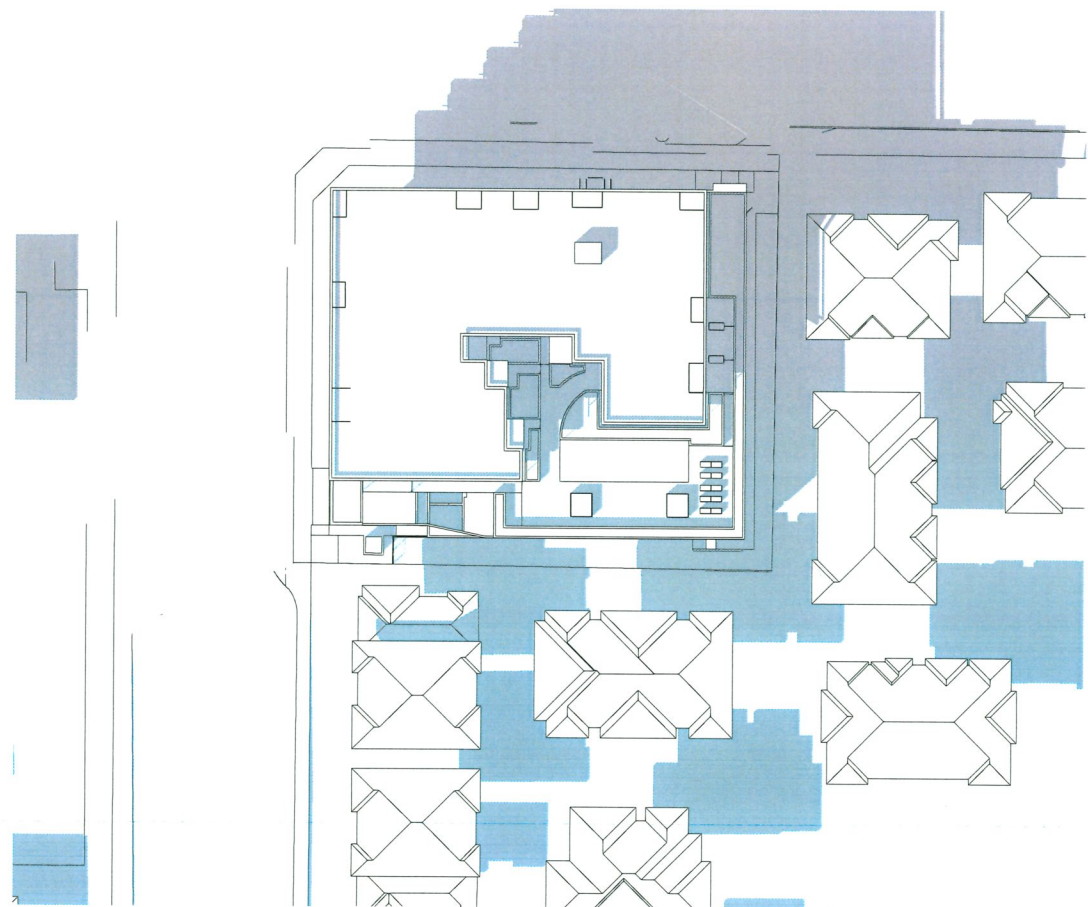
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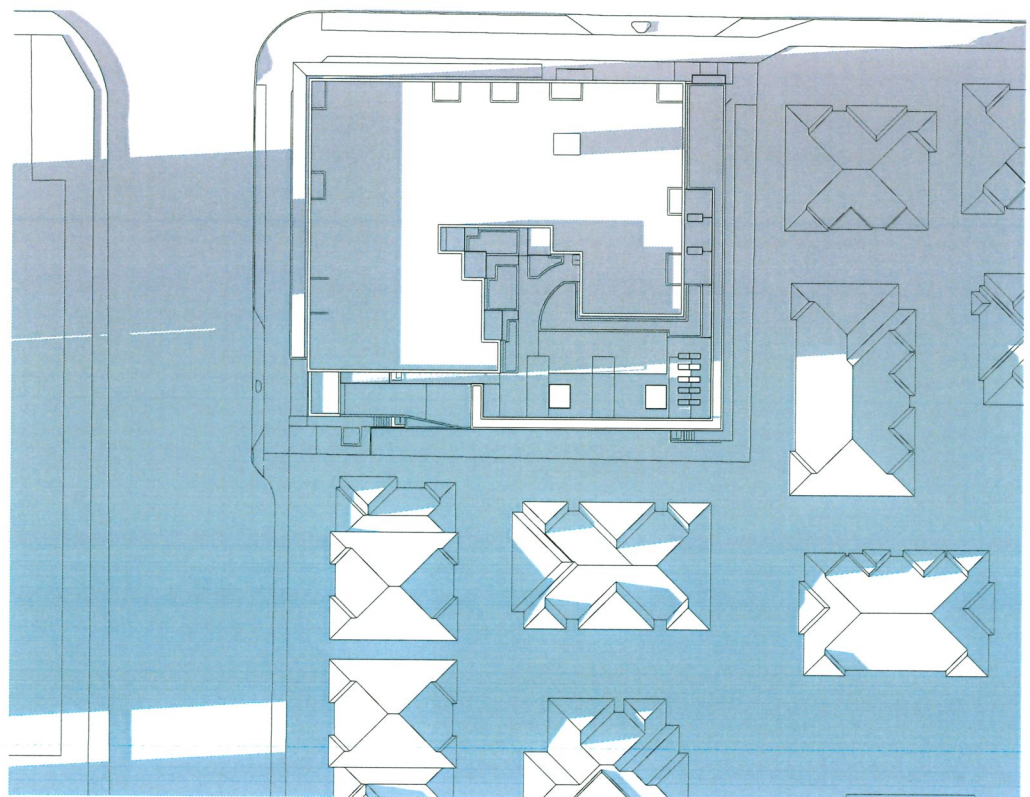
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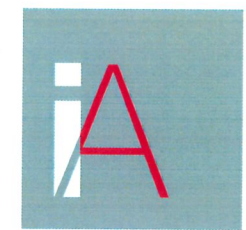
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3 March/September 21st @ 15:00
SCALE: 1/32" = 1'-0"



4 March/September 21st @ 18:00
SCALE: 1/32" = 1'-0"



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(Change in development scope)
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- 11 - 2025.10.27 - RZ/DP ISSUE 11.0

DP 23-033716
November 17, 2025
Reference Plan

PANATCH GROUP
PROPERTIES - CAPITAL - FOUNDATION



PANATCH GROUP

Mixed Use Rental Building
9000, No.3 Road
Richmond, BC

**Shadow Study -
March/September
21st**

23625

Monday, October 27, 2025

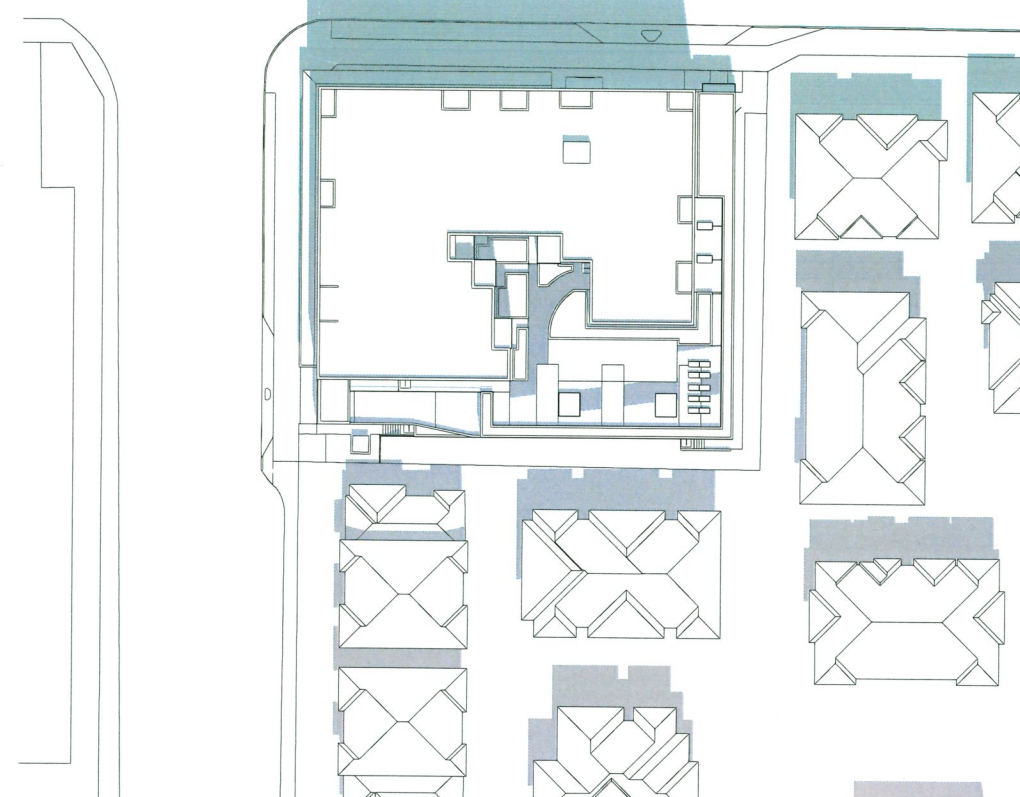
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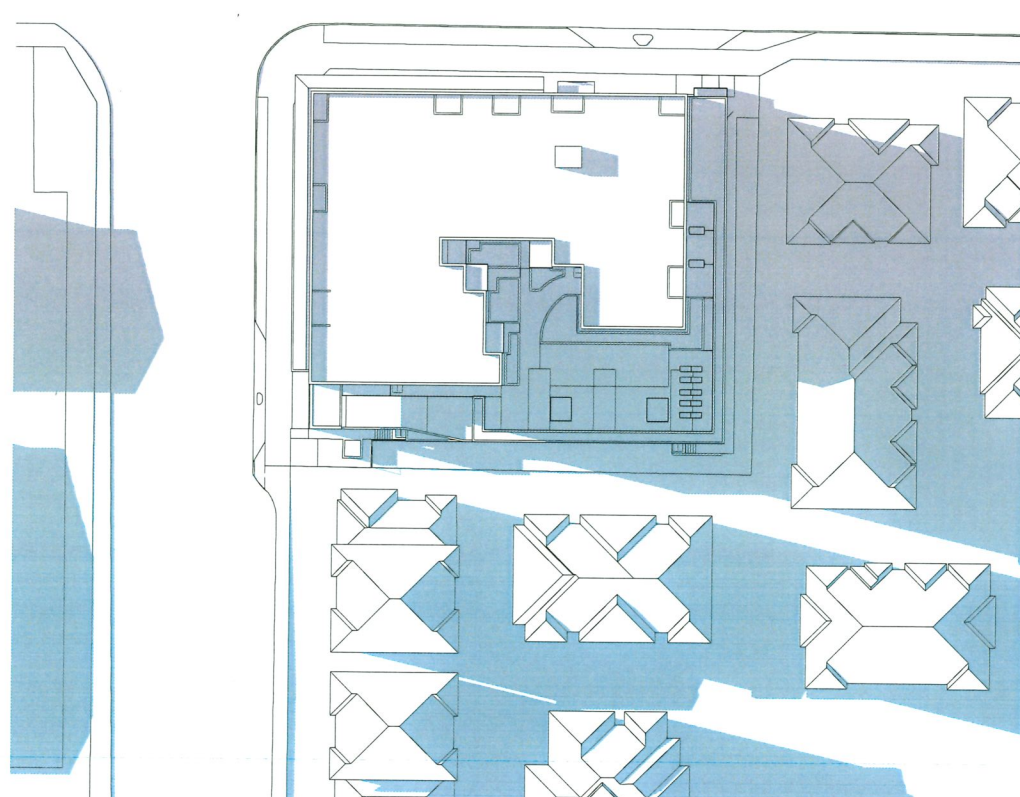
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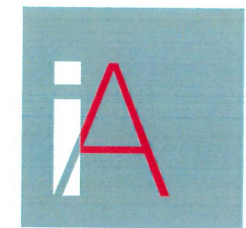
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4 June 21st @ 18:00
SCALE: 1/32" = 1'-0"



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DP 23-033716
November 17, 2025
Reference Plan

PANATCH GROUP
PROPERTIES - CAPITAL - FOUNDATION



[CLIENT]

PANATCH GROUP

[PROJECT]

Mixed Use Rental Building

9000, No.3 Road
Richmond, BC

[TITLE]

**Shadow Study -
June 21st**

23625

[PROJECT]

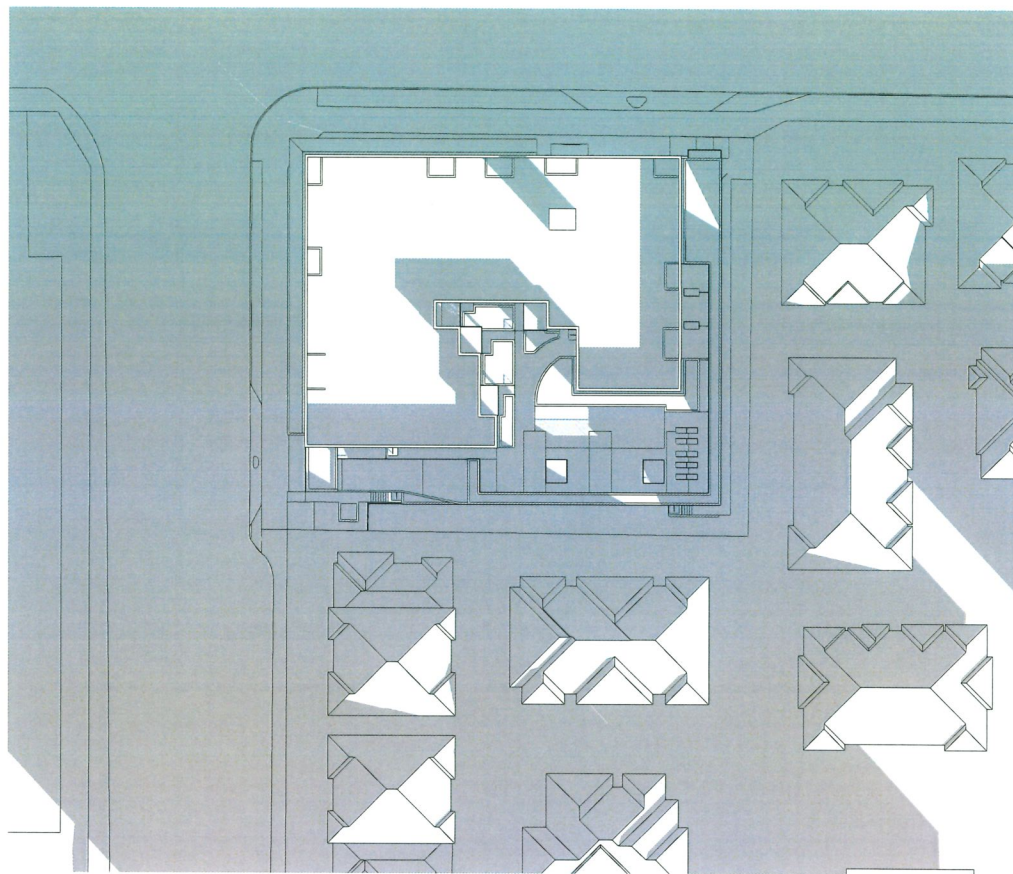
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Monday, October 27, 2025 [DATE]

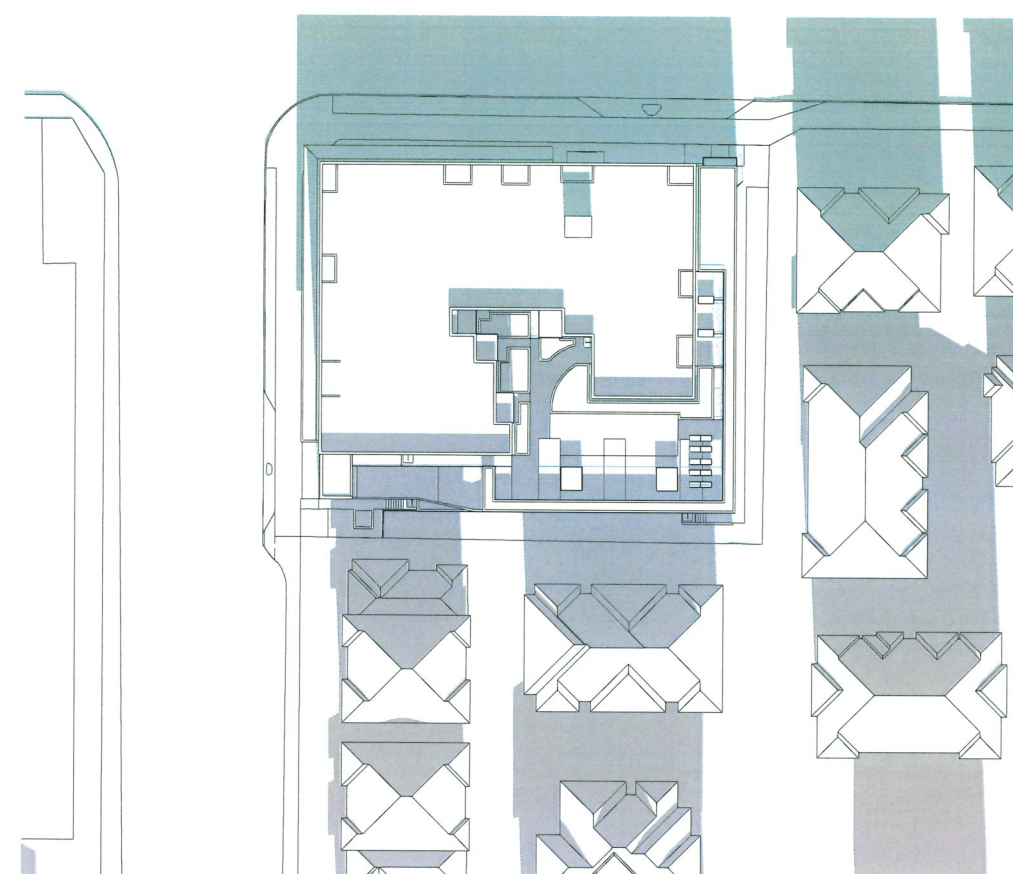
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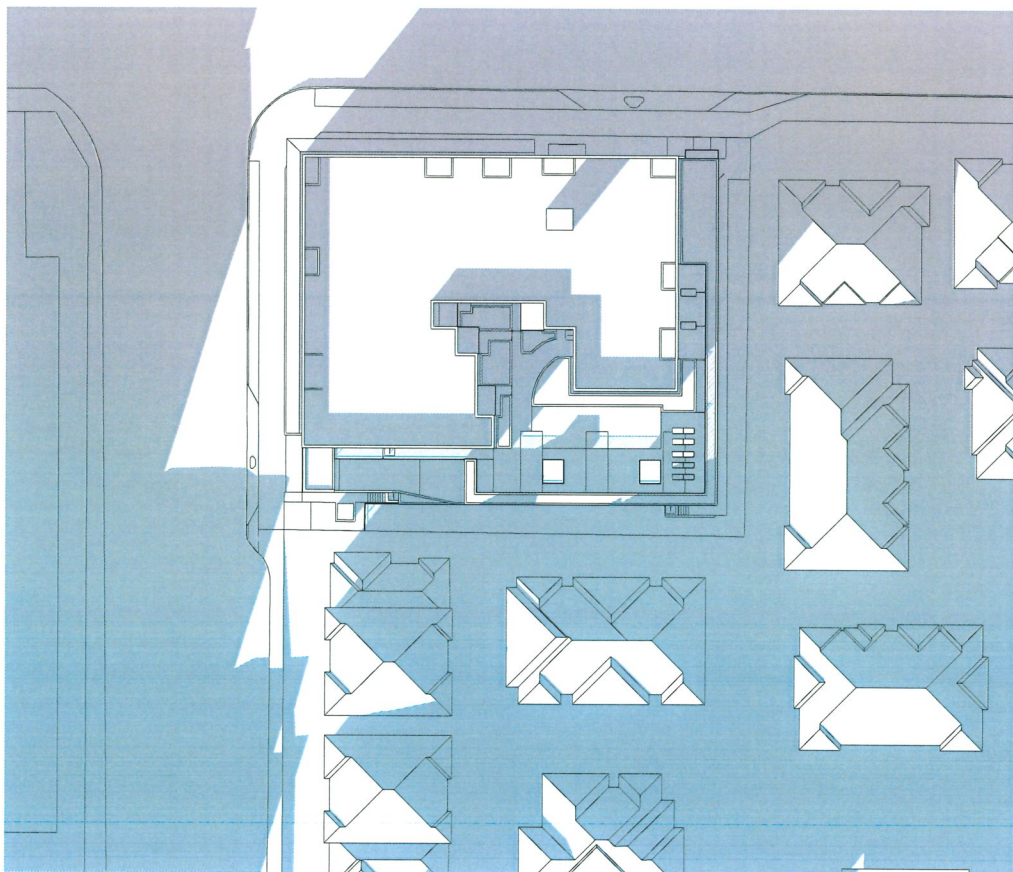
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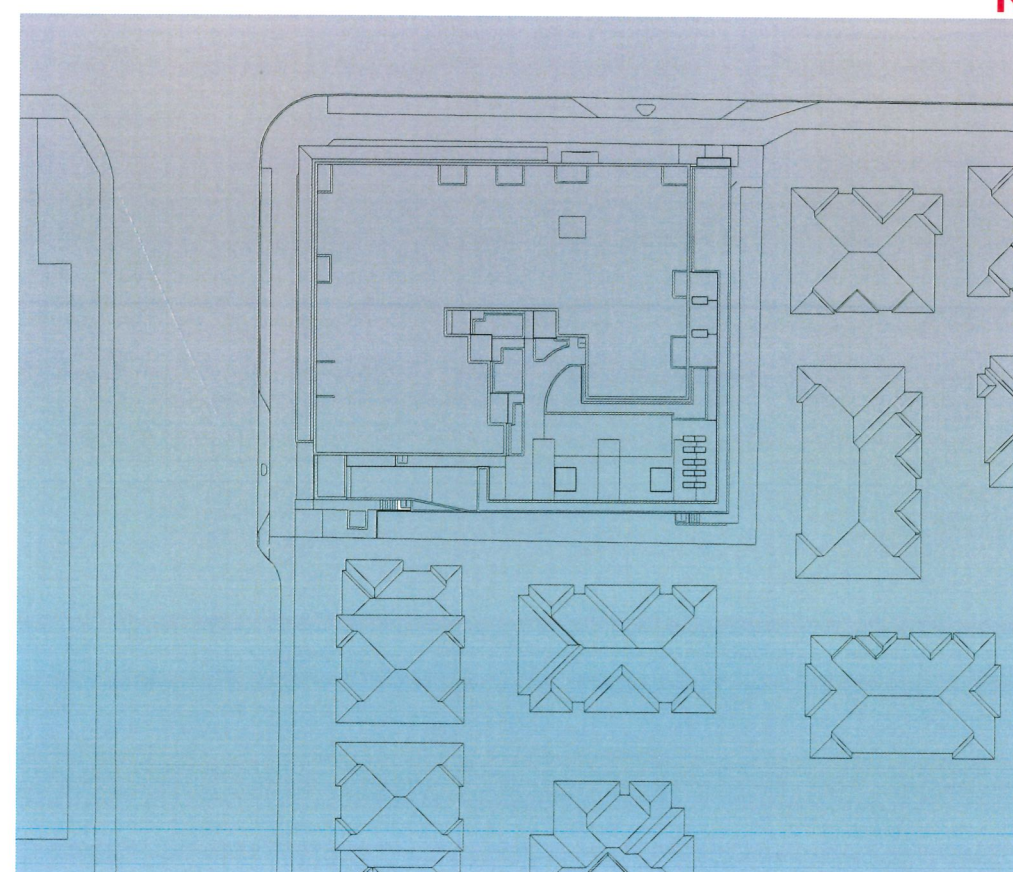
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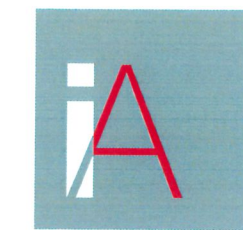
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3 December 21st @ 15:00
SCALE: 1/32" = 1'-0"



4 December 21st @ 18:00
SCALE: 1/32" = 1'-0"



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 - 10 - 2025.10.22 - RZ/DP ISSUE 10.0
 - 11 - 2025.10.27 - RZ/DP ISSUE 11.0

DP 23-033716
November 17, 2025
Reference Plan

PANATCH GROUP
PROPERTIES - CAPITAL - FOUNDATION



PANATCH GROUP

Mixed Use Rental Building
9000, No.3 Road
Richmond, BC

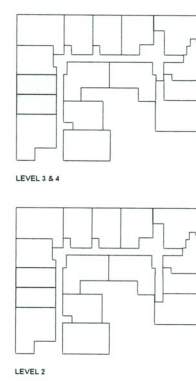
Shadow Study - December 21st

23625
Monday, October 27, 2025
DP (ISSUE 11.0)

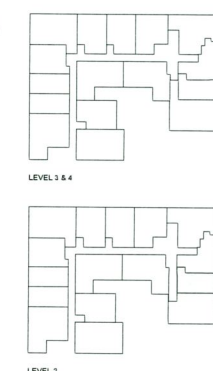
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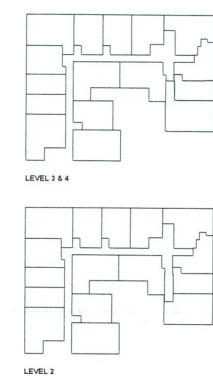
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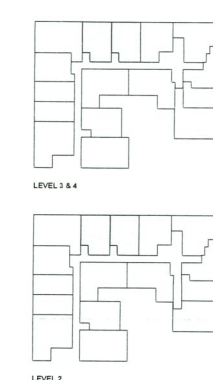
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103



LEVEL

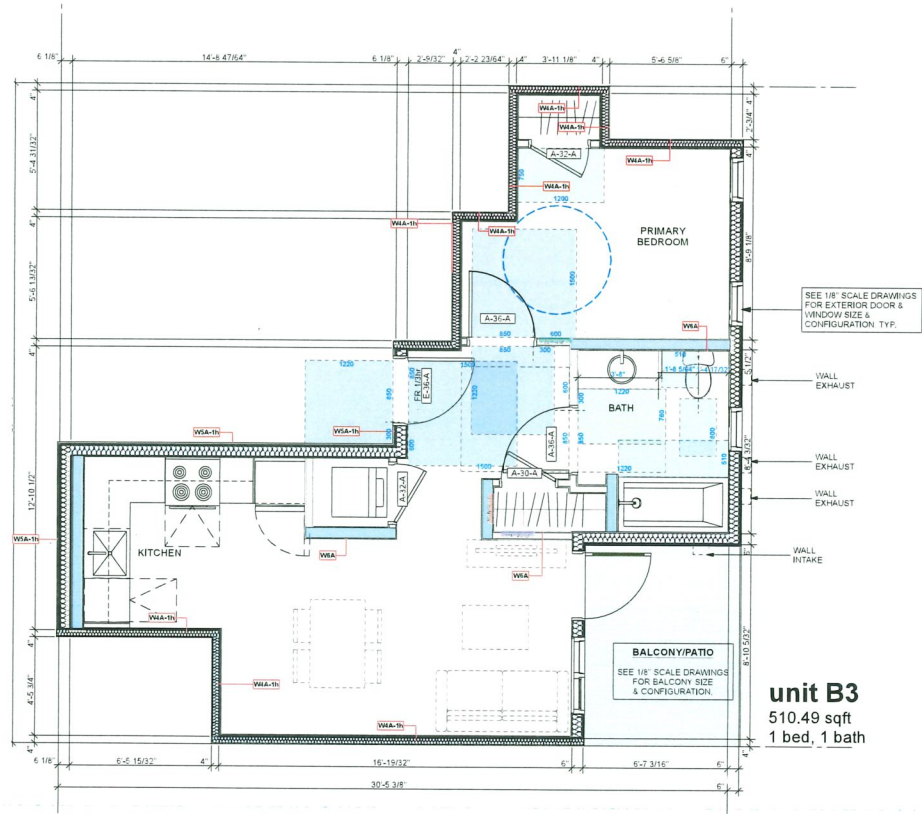
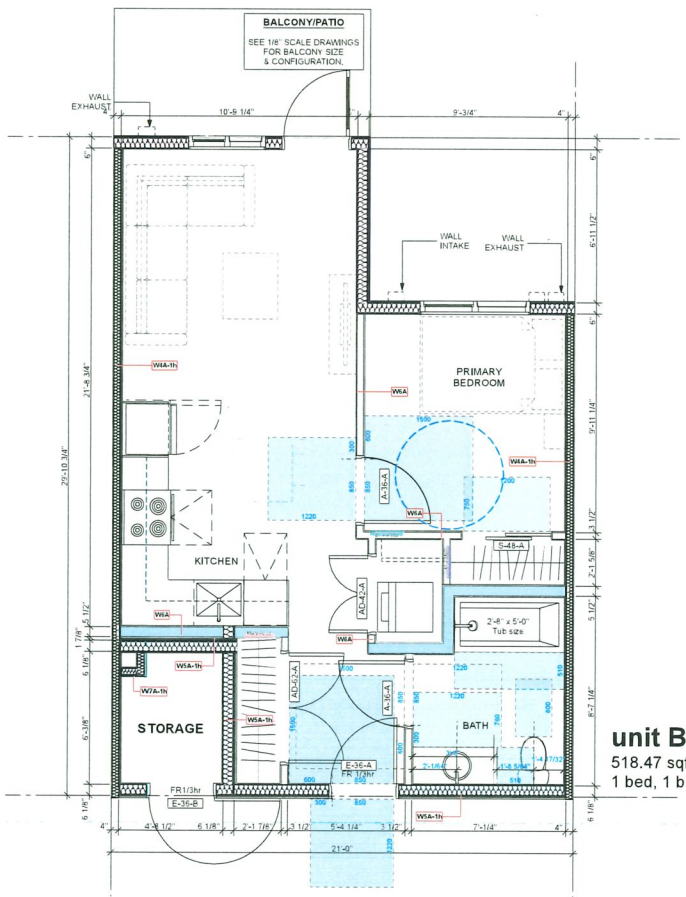
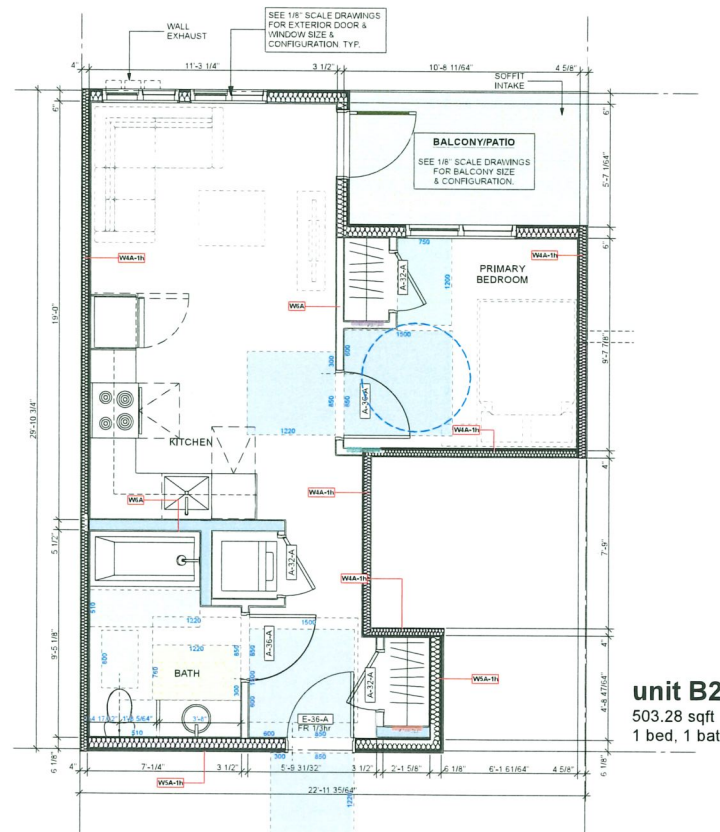
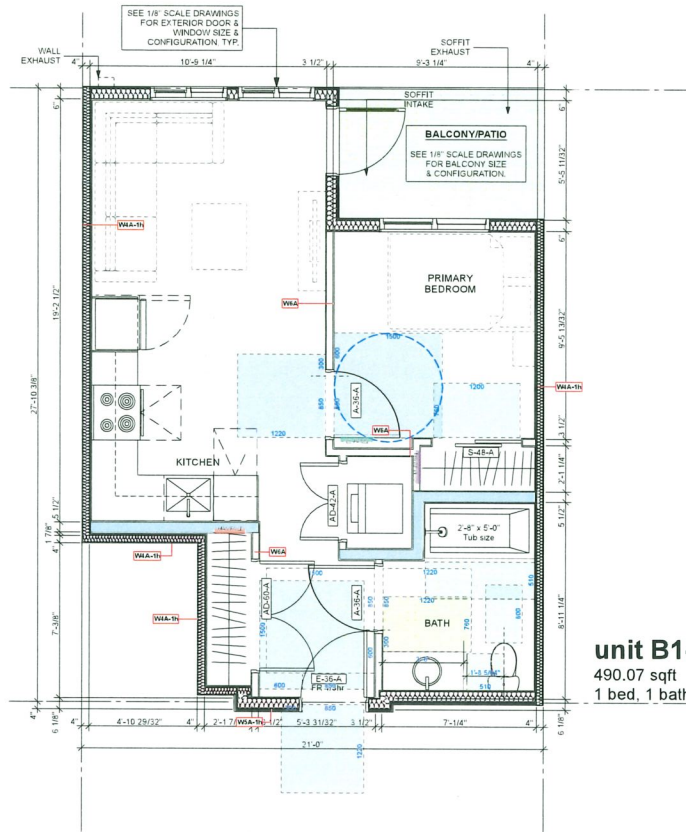


LEVEL

DP 23-033716
November 17, 2025
Reference Plan



A-3 101



Note - Aging-in-Place Features Provided
a. Stairwell Handrails
b. Lever type handles for plumbing fixtures and door handles
c. Solid blocking in washroom walls for future grab bars beside toilet, bath tub and shower

Basic Universal Housing Features
-100% units meet basic universal housing(BUH) requirement.

Door & Doorways
a) The minimum clear opening for all entry doors to every dwelling unit and common areas shall be no less than 850 mm(which will be provided by a swing door)
b) The minimum clear opening for the interior doors to at least one bedroom, one accessible bathroom and to common living areas in every dwelling unit shall be no less than 800.0 mm(which will be provided by a swing door).
c) Flush thresholds throughout the building shall be a maximum of 13.0 mm in height.
d) All interior thresholds within units comply BC building code.
e) Lever-type handles for all doors.

Maneuvering Space at Doorways

a) Where the door swings toward the area (pull door), 1500.0 mm long by the width of the door plus at least 600.0 mm clear space on the latch side, as illustrated in Figure 2 below. This requirement to apply to door assemblies to one bathroom and one bedroom in 2 bedroom and larger dwelling units.

Figure 2: Door Assembly, Pull Side (See Note 10-11)



b) Where the door swings away from the area (push door), 1200.0 mm long by the width of the door plus at least 300.0 mm clear space on the latch side, as illustrated in Figure 3 below. This requirement to apply to door assemblies to common living areas in every dwelling unit, and one bathroom and one bedroom in 2 bedroom and larger dwelling units.

Figure 3: Door Assembly, Push Side (See Note 10-11)



b) Where there are doors in a series in common areas, there must be separation of at least 1200.0 mm plus the width of the door



Corridor Widths
-Common corridors shall be no less than 1200.0 mm wide and provide a clear area not less than 1500.0 mm by 1500.0 mm adjacent to the elevator entrance.

Bathroom

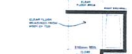
-At least one bathroom shall:

- a) have a toilet positioned with the centre line of the toilet 420.0 mm to 480.0 mm from a side wall on which a grab bar can be installed and at least 510.0 mm from any obstruction on the non-grab bar side and at least 800.0 mm from any obstruction in front of the toilet; and
- b) have a clear floor area at the sink of 760.0 mm by 1200.0 mm positioned for a parallel approach and centred on the sink, as illustrated in Figure 5 below.

Figure 5: Clear Floor Area at Sink



c) have a minimum clear area of 510.0 mm in depth along the full length of the bathtub, as illustrated in Figure 6 below.



d) have structural reinforcement in walls behind and beside the toilet and the walls around the tub and/or shower to facilitate the installation of grab bars; and
e) include easy to grasp handles on faucets, e.g., lever-type faucets.

Kitchen

The kitchen must have:

- a) some usable counter space and cupboards that can be easily accessed by people with disabilities, including people with wheelchairs, e.g., continuous counter between the stove and sink, adjustable shelves in all cabinets, pull-out work boards at 810.0 mm height, and pull-out cabinet shelves;
- b) easy to grasp handles on faucets, e.g., lever-type faucets;
- c) easy to reach and grasp handles on cupboards, e.g., D or J type cabinet handles and grab edges under counters;
- d) task lighting at sink, stove and key work areas; and
- e) plumbing and utility pipes located to provide for a potential 610.0 mm wide under counter workspace so as not to prevent the easy future conversion of counter space and sinks to being universally accessible for knee space under the sink and where there is a counter top stove built in.

Bedroom & Closet

- a) The space around a bed in a dwelling unit that consists of a bachelor suite and at least one bedroom in every other dwelling unit shall have sufficient space to provide a turning diameter of 1500.0 mm on one side of a double bed.
- b) The clothes closet in a dwelling unit that consists of a bachelor suite and at least one bedroom in every other dwelling unit shall have a clear opening of at least 800.0 mm, clear floor space of at least 750.0 mm by 1200.0 mm and a clothes hanger rod that can be lowered to 1200.0 mm.

Patios & Balconies

- a) Access doors shall have a minimum clear opening of 800.0 mm.
- b) Minimum dimensions of any balcony or patio shall be 1500.0 mm by 1500.0 mm. This requirement does not apply to "Juliet" or "French" style of balcony or patio.

Outlets and Switches

- a) Light switches and electrical panels shall be 900.0 to 1200.0 mm from the floor. Intercom buttons shall be a maximum 1375.0 mm from the floor.
- b) Electrical outlets, cable outlets and telephone jacks shall be located 455.0 mm to 1200.0 mm from the floor.
- c) Thermostats shall be located between 900.0 mm to 1200.0 mm from the floor.
- d) The operable part of controls shall be located within reach of a clear floor area that has a width of not less than 750.0 mm.
- e) Light switches will be rocker or paddle-type switches.

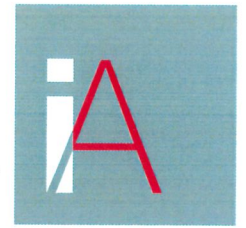
Windows

- a) Windows which are accessible shall have a window sill height that does not exceed 750.0 mm above the floor to afford seated viewing. At least one window in the bedroom and one window in the living room shall afford such seated viewing.
- b) Windows which are accessible shall have opening mechanisms operable with one hand and of a type that does not require tight grasping, pinching or twisting of the unit.

Floor Surfaces

- a) Floor surfaces throughout the building shall have no abrupt changes in level, i.e., a maximum break of the flush threshold of 13.0 mm height. This requirement does not apply to exterior balcony, patio and deck door sills.
- b) Floor surfaces shall be slip resistant.
- c) Where carpets are used, they must be firmly fixed, have a firm underlay and pile under 13.0 mm height.

DP 23-033716
November 17, 2025
Reference Plan



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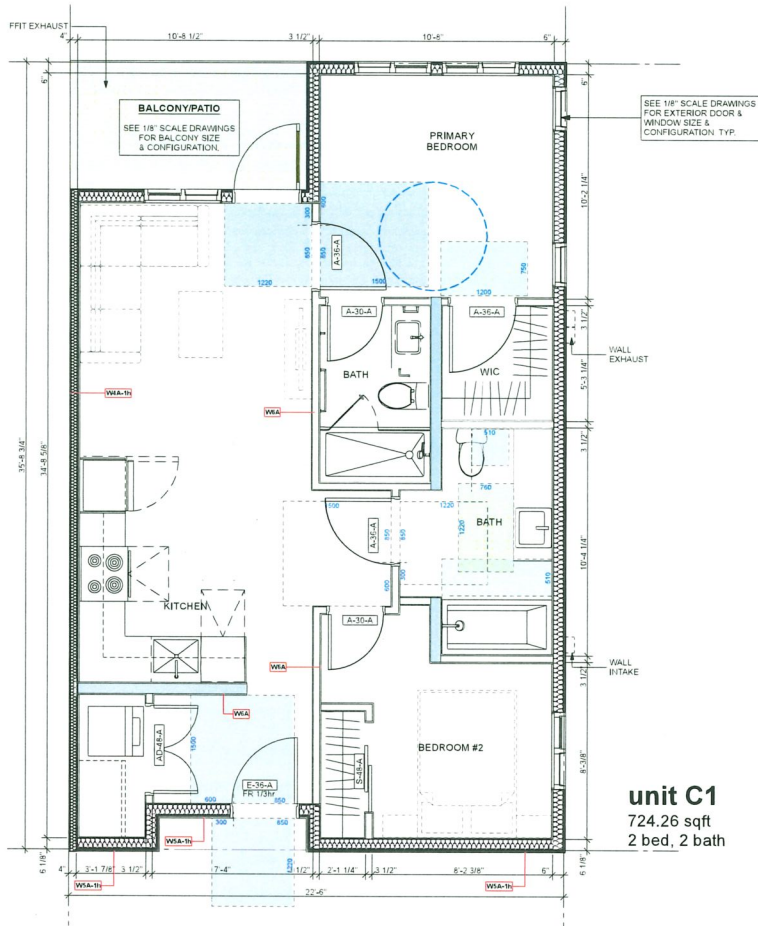
PANATCH GROUP

Mixed Use Rental Building
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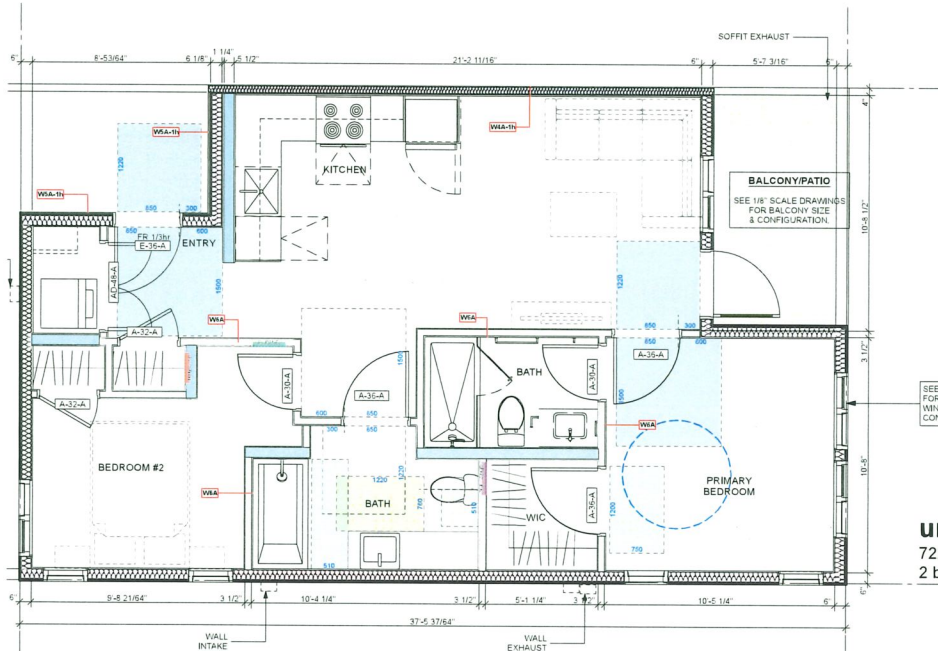
Unit Plans

23625 (PROJECT)
1" = 1'-0" (SCALE)
Monday, October 27, 2025 (DATE)
DP (ISSUE 11.0) (ISSUE)

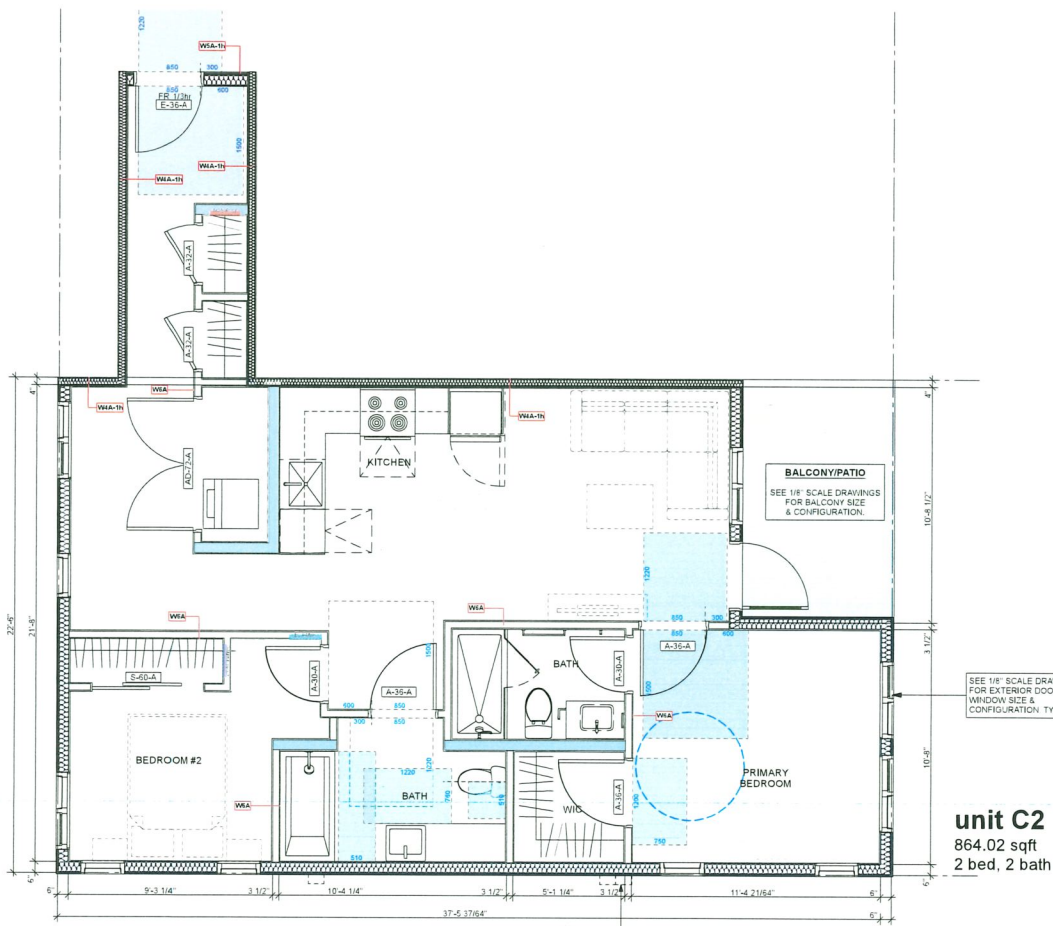
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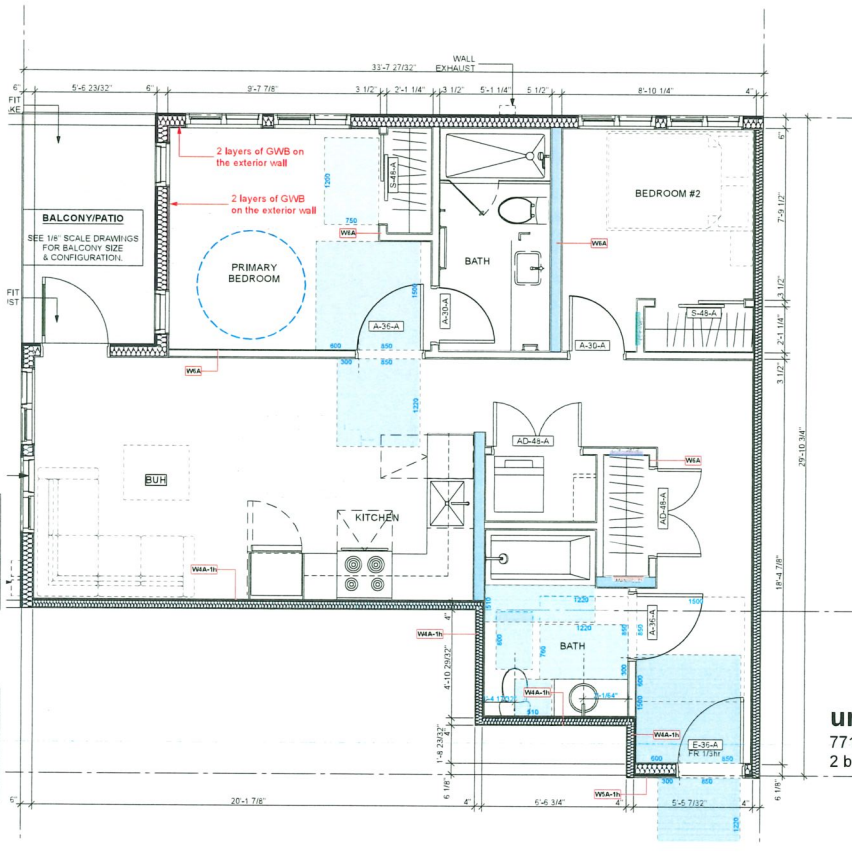
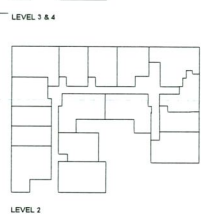
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2 bed, 2 bath



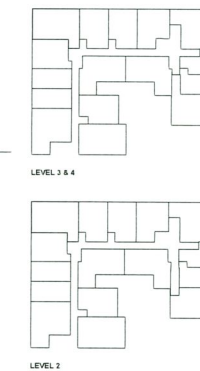
unit C2-A
722.86 sqft
2 bed, 2 bath



unit C2
864.02 sqft
2 bed, 2 bath



unit C3
771.28 sqft
2 bed, 2 bath



Note - Aging-in-Place Features
a. Stairwell Handrails
b. Lever type handles for plumbing fixtures and door handles
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-100% units meet basic universal housing(BUH) requirement.

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b) The minimum clear opening for the interior doors to at least one bedroom, one accessible bathroom and to common living areas in every dwelling unit shall be no less than 800.0 mm(which will be provided by a swing door).
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d) All interior thresholds within units comply BC building code.
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b) Where the door swings away from the area (push door), 1220.0 mm long by the width of the door plus at least 300.0 mm clear space on the latch side, as illustrated in Figure 3 below. This requirement to apply to door assemblies to common living areas in every dwelling unit, and one bathroom and one bedroom in 2 bedroom and larger dwelling units.



b) Where there are doors in a series in common areas, there must be separation of at least 1220.0 mm plus the width of the door



Corridor Widths

-Common corridors shall be no less than 1220.0 mm wide and provide a clear area not less than 1500.0 mm by 1500.0 mm adjacent to the elevator entrance.

Bathroom

-At least one bathroom shall:

a) have a toilet positioned with the centre line of the toilet 420.0 mm to 480.0 mm from a side wall on which a grab bar can be installed and at least 510.0 mm from any obstruction in front of the toilet; and
b) have a clear floor area at the sink of 760.0 mm by 1220.0 mm positioned for a parallel approach and centred on the sink, as illustrated in Figure 5 below;



c) have a minimum clear area of 510.0 mm in depth along the full length of the bathtub, as illustrated in Figure 6 below.



d) have structural reinforcement in walls behind and beside the toilet and the walls around the tub and/or shower to facilitate the installation of grab bars; and
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b) easy to grasp handles on faucets, e.g., lever-type faucets;
c) easy to reach and grasp handles on cupboards, e.g., D or J type cabinet handles and grab edges under counters;
d) task lighting at sink, stove and key work areas; and
e) plumbing and utility pipes located to provide for a potential 810.0 mm wide under counter workspace so as not to prevent the easy future conversion of counter space and sinks to being universally accessible for knee space under the sink and where there is a counter top stove built in.

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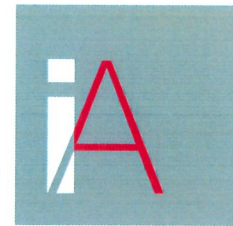
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b) Electrical outlets, cable outlets and telephone jacks shall be located 455.0 mm to 1200.0 mm from the floor.
c) Thermostats shall be located between 900.0 mm to 1200.0 mm from the floor.
d) The operable part of controls shall be located within reach of a clear floor area that has a width of not less than 750.0 mm.
e) Light switches will be rocker or paddle-type switches.

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b) Windows which are accessible shall have opening mechanisms operable with one hand and of a type that does not require light grasping, pinching or twisting of the unit.

Floor Surfaces

a) Floor surfaces throughout the building shall have no abrupt changes in level, i.e., a maximum break of the flush threshold of 13.0 mm height. This requirement does not apply to exterior balcony, patio and deck door sills.
b) Floor surfaces shall be slip resistant.
c) Where carpets are used, they must be firmly fixed, have a firm underlay and pile under 13.0 mm height.



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Telephone: 604 688 4220

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[PROJECT TEAM]
1 - 2023.10.27 - RZ/DP ISSUE 1.0
2 - 2024.03.14 - RZ/DP ISSUE 2.0
(Change in development scope)
3 - 2024.10.18 - RZ/DP ISSUE 3.0
4 - 2025.02.27 - RZ/DP ISSUE 4.0
5 - 2025.06.23 - RZ/DP ISSUE 5.0
6 - 2025.07.09 - RZ/DP ISSUE 6.0
7 - 2025.08.29 - RZ/DP ISSUE 7.0
8 - 2025.10.07 - RZ/DP ISSUE 8.0
9 - 2025.10.22 - RZ/DP ISSUE 9.0
10 - 2025.10.27 - RZ/DP ISSUE 10.0
11 - 2025.10.27 - RZ/DP ISSUE 11.0

DP 23-033716
November 17, 2025
Reference Plan



PANATCH GROUP

Mixed Use Rental Building

3000, No.3 Road
Richmond, BC

Unit Plans

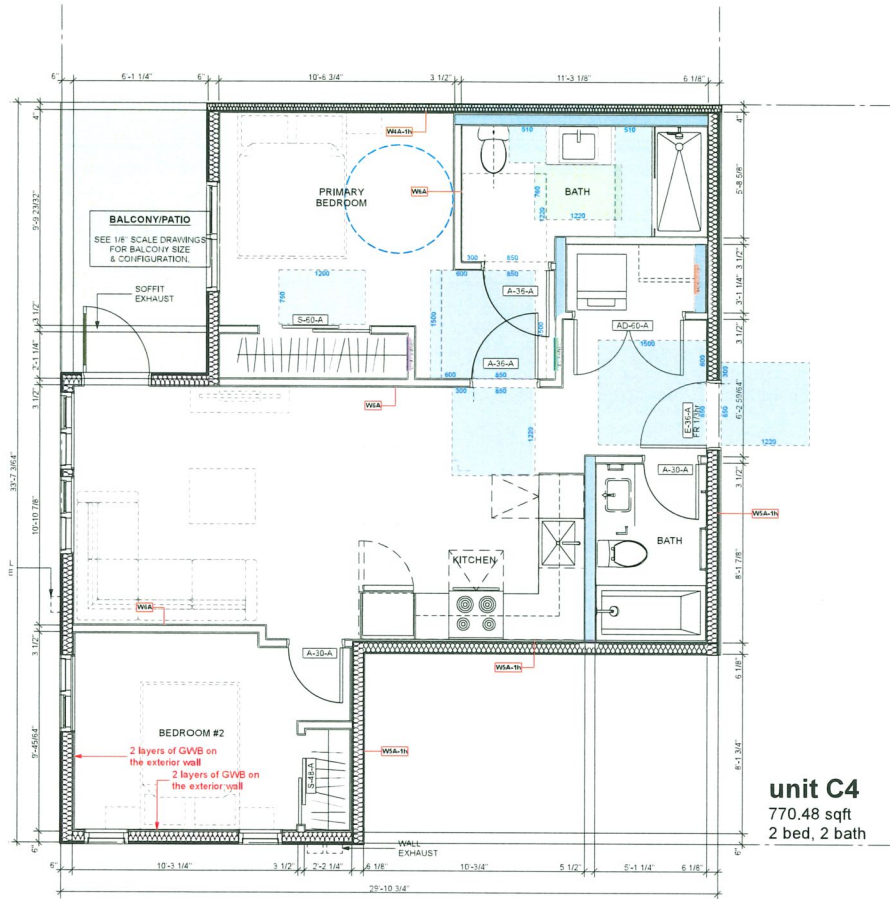
23625

1' = 1'-0"

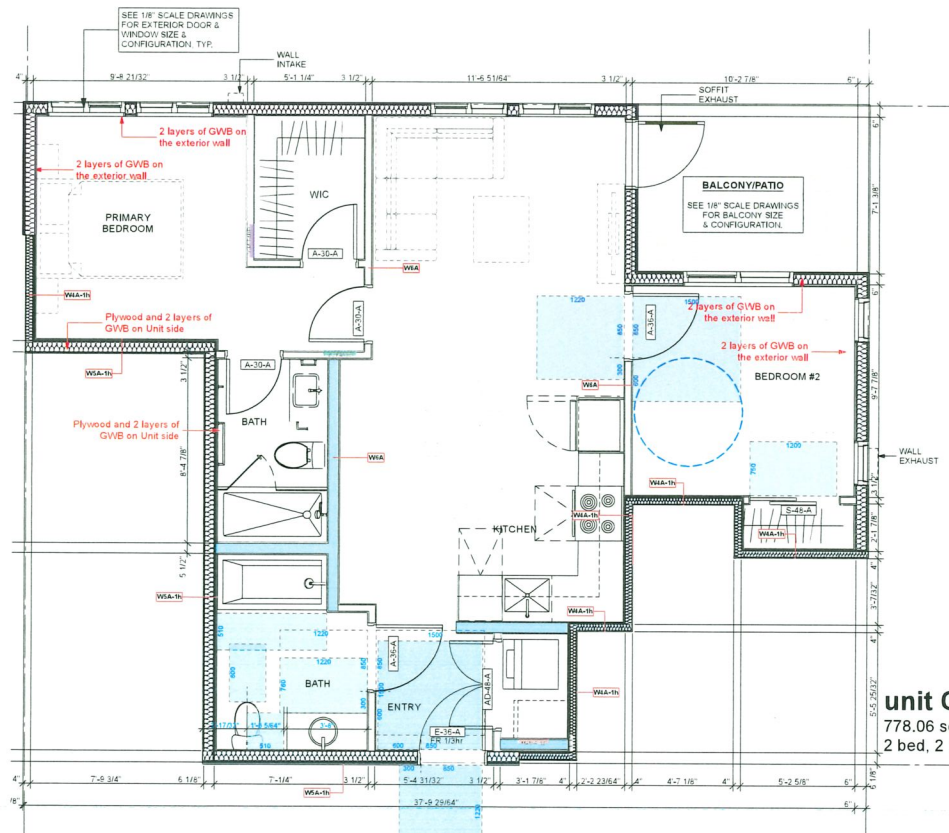
Monday, October 27, 2025

DP (ISSUE 11.0)

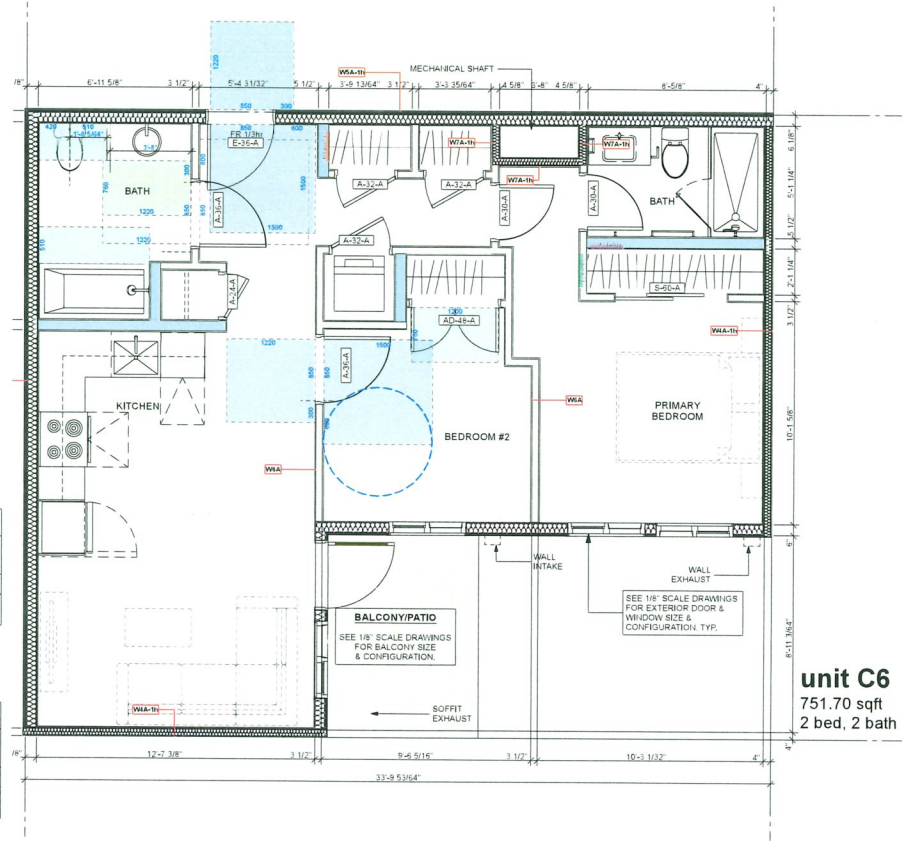
A-3.103



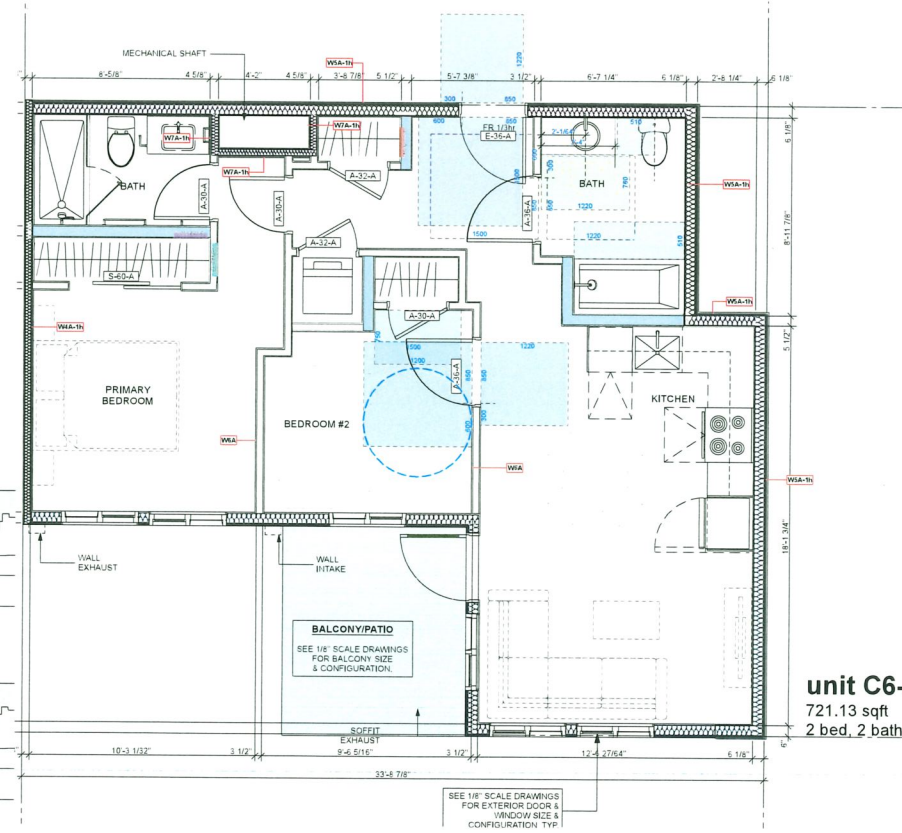
unit C4
770.48 sqft
2 bed, 2 bath



unit C5
778.06 sqft
2 bed, 2 bath



unit C6
751.70 sqft
2 bed, 2 bath



unit C6-A
721.13 sqft
2 bed, 2 bath

- Note - Aging-in-Place Features
- a. Stairwell Handrails
 - b. Lever type handles for plumbing fixtures and door handles
 - c. Solid blocking in washroom walls for future grab bars beside toilet, bath tub and shower

Basic Universal Housing Features
-100% units meet basic universal housing(BUH) requirement.

Door & Doorways

- a) The minimum clear opening for all entry doors to every dwelling unit and common areas shall be no less than 850 mm(which will be provided by a swing door)
- b) The minimum clear opening for the interior doors to at least one bedroom, one accessible bathroom and to common living areas in every dwelling unit shall be no less than 800.0 mm(which will be provided by a swing door).
- c) Flush thresholds throughout the building shall be a maximum of 13.0 mm in height.
- d) All interior thresholds within units comply BC building code.
- e) Lever-type handles for all doors.

Maneuvering Space at Doorways

a) Where the door swings toward the area (pull door), 1500.0 mm long by the width of the door plus at least 600.0 mm clear space on the latch side, as illustrated in Figure 2 below. This requirement to apply to door assemblies to one bathroom and one bedroom in 2 bedroom and larger dwelling units.



b) Where the door swings away from the area (push door), 1200.0 mm long by the width of the door plus at least 300.0 mm clear space on the latch side, as illustrated in Figure 3 below. This requirement to apply to door assemblies to common living areas in every dwelling unit, and one bathroom and one bedroom in 2 bedroom and larger dwelling units.



b) Where there are doors in a series in common areas, there must be separation of at least 1220.0 mm plus the width of the door



Corridor Widths

-Common corridors shall be no less than 1220.0 mm wide and provide a clear area not less than 1500.0 mm by 1500.0 mm adjacent to the elevator entrance.

Bathroom

-At least one bathroom shall

- a) have a toilet positioned with the centre line of the toilet 420.0 mm to 480.0 mm from a side wall on which a grab bar can be installed and at least 510.0 mm from any obstruction in front of the toilet; and
- b) have a clear floor area at the sink of 760.0 mm by 1220.0 mm positioned for a parallel approach and centred on the sink, as illustrated in Figure 5 below;



c) have a minimum clear area of 510.0 mm in depth along the full length of the bathtub, as illustrated in Figure 6 below.



d) have structural reinforcement in walls behind and beside the toilet and the walls around the tub and/or shower to facilitate the installation of grab bars; and

e) include easy to grasp handles on faucets, e.g., lever-type faucets.

Kitchen

The kitchen must have:

- a) some usable counter space and cupboards that can be easily accessed by people with disabilities, including people with wheelchairs, e.g., continuous counter between the stove and sink, adjustable shelves in all cabinets, pull-out work boards at 810.0 mm height, and pull-out cabinet shelves;
- b) easy to grasp handles on faucets, e.g., lever-type faucets;
- c) easy to reach and grasp handles on cupboards, e.g., D or J type cabinet handles and grab edges under counters;
- d) task lighting at sink, stove and key work areas; and
- e) plumbing and utility pipes located to provide for a potential 810.0 mm wide under counter work space, so as not to prevent the easy future conversion of counter space and sinks to being universally accessible for knee space under the sink and where there is a counter top stove built in.

Bedroom & Closet

- a) The space around a bed in a dwelling unit that consists of a bachelor suite and at least one bedroom in every other dwelling unit shall have sufficient space to provide a turning diameter of 1500.0 mm on one side of a double bed.
- b) The clothes closet in a dwelling unit that consists of a bachelor suite and at least one bedroom in every other dwelling unit shall have a clear opening of at least 900.0 mm, clear floor space of at least 750.0 mm by 1200.0 mm and a clothes hanger rod that can be lowered to 1200.0 mm.

Patios & Balconies

- a) Access doors shall have a minimum clear opening of 800.0 mm.
- b) Minimum dimensions of any balcony or patio shall be 1500.0 mm by 1500.0 mm. This requirement does not apply to "Juliet" or "French" style of balcony or patio.

Outlets and Switches

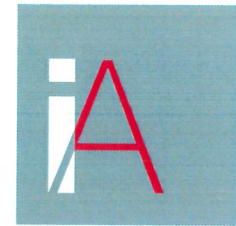
- a) Light switches and electrical panels shall be 900.0 to 1200.0 mm from the floor. Intercom buttons shall be a maximum 1375.0 mm from the floor.
- b) Electrical outlets, cable outlets and telephone jacks shall be located 455.0 mm to 1200.0 mm from the floor.
- c) Thermostats shall be located between 900.0 mm to 1200.0 mm from the floor.
- d) The operable part of controls shall be located within reach of a clear floor area that has a width of not less than 750.0 mm.
- e) Light switches will be rocker or paddle-type switches

Windows

- a) Windows which are accessible shall have a window sill height that does not exceed 750.0 mm above the floor to afford seated viewing. At least one window in the bedroom and one window in the living room shall afford such seated viewing.
- b) Windows which are accessible shall have opening mechanisms operable with one hand and of a type that does not require tight grasping, pinching or twisting of the unit.

Floor Surfaces

- a) Floor surfaces throughout the building shall have no abrupt changes in level, i.e., a maximum break of the flush threshold of 13.0 mm height. This requirement does not apply to exterior balcony, patio and deck door sills.
- b) Floor surfaces shall be slip resistant.
- c) Where carpets are used, they must be firmly fixed, have a firm underlay and pile under 13.0 mm height.



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(PROJECT TEAM)

- 1 - 2023.10.27 - RZ/DP ISSUE 1.0
- 2 - 2024.03.14 - RZ/DP ISSUE 2.0
- 3 - 2025.02.27 - RZ/DP ISSUE 3.0
- 4 - 2025.06.23 - RZ/DP ISSUE 4.0
- 5 - 2025.07.09 - RZ/DP ISSUE 5.0
- 6 - 2025.08.29 - RZ/DP ISSUE 6.0
- 7 - 2025.10.07 - RZ/DP ISSUE 7.0
- 8 - 2025.10.22 - RZ/DP ISSUE 8.0
- 9 - 2025.10.22 - RZ/DP ISSUE 9.0
- 0 - 2025.10.22 - RZ/DP ISSUE 10.0
- 1 - 2025.10.27 - RZ/DP ISSUE 11.0

DP 23-033716
November 17, 2025
Reference Plan



PANATCH GROUP

(PROJECT)

Mixed Use Rental Building

9000, No.3 Road
Richmond, BC

(TITLE)

Unit Plans

23625

1' = 1'-0"

Monday, October 27, 2025

DP (ISSUE 11.0)

(DRAWING)

A-3.104



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: November 17, 2025

From: Joshua Reis
Director, Development

File: DP 25-010558

Re: **Application by Fougere Architecture Inc. for a Development Permit at 8620, 8640 and 8660 Spires Road**

Staff Recommendation

That a Development Permit (DP) be issued which would permit the construction of one six-storey residential apartment building containing 90 rental units at 8620, 8640 and 8660 Spires Road on a site zoned "Low to Mid Rise Rental Apartment (ZLR49) – Spires Road (Brighthouse Village of City Centre)".

Joshua Reis
Director, Development
(604-247-4625)

JR:el
Att. 3

Staff Report

Origin

Fougere Architecture Inc., on the behalf of Lansdowne Manor Ltd. (Incorporation number: BC1270582; Director: Ravjot Singh Bains), has applied to the City of Richmond for permission to develop one six-storey residential apartment building containing 90 rental units at 8620, 8640 and 8660 Spires Road (Attachment 1) on a site zoned "Low to Mid Rise Rental Apartment (ZLR49) – Spires Road (Brighthouse Village of City Centre)"

The subject site is being rezoned from "Single Detached (RS1/E)" to "Low to Mid Rise Rental Apartment (ZLR49) – Spires Road (Brighthouse Village of City Centre)" under Bylaw 10635 (RZ 22-023633), which received third reading on February 10, 2025.

Key components of the proposal include:

- Approximately 4,586 m² (49,364 ft²) of purpose-built market rental housing consisting of 68 market rental housing units.
- Approximately 1,785 m² (19,219 ft²) of purpose-built low-end market rental housing consisting of 22 affordable housing rental units.
- A range of unit types from studio to three-bedroom apartment units. All low-end market rental housing units meet the minimum size requirements under the Low-End Market Rental Program.
- All units are designed to meet the Basic Universal Housing (BUH) provisions under the Richmond Zoning Bylaw 8500.
- Indoor amenity space of approximately 159 m² (1,716 ft²) in area, including a fitness centre, casual seating lounges, a guest suite, a shared workspace and a conference room.
- Outdoor amenity space of approximately 863 m² (9,294 ft²) in area, including a central courtyard, rooftop lounge seating area and children's play areas.

An associated Servicing Agreement (SA 25-008034) was secured through the Rezoning (RZ 22-023633) for the design and construction of road and engineering improvement works required with respect to the subject development. Works include frontage road works (such as ditch infill, road widening, City Centre standard new concrete sidewalk and landscaped boulevard), fire hydrant relocation, upgrades to watermain, storm sewer and sanitary sewer, as well as service connections.

Development Information

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

Background

Development surrounding the subject site is as follows:

To the north: Across Spires Road, two single-family homes on lots zoned "Single Detached (RS1/E)" and a recently completed 22-unit high-density townhouse development

(RZ 17-790301 & DP 19-875398) on a lot zoned “Parking Structure Townhouses (RTP4)”.

To the south: Existing two to three-storey townhouse developments fronting on Cook Road, on lots zoned “Low Density Townhouses (RTL1)” and “High Density Townhouses (RTH3)”.

To the east/west: Existing single-family homes on lots zoned “Single Detached (RS1/E)”.

Rezoning and Public Hearing Results

The associated rezoning application was granted first, second and third reading by Council at its meeting of February 10, 2025. No concerns regarding the rezoning application were expressed by the public during the Council meeting.

In response to comments at the Council meeting regarding opportunities for additional on-site tree replacements, staff have worked with the applicant and their landscape architect as part of this DP application to enhance the landscape plan, which proposes to incorporate an additional two replacement trees on site, increasing the total number of replacement trees from 20 to 22.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject DP application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the “Low to Mid Rise Rental Apartment (ZLR49) – Spires Road (Brighthouse Village of City Centre)” zone.

Advisory Design Panel Comments

The Advisory Design Panel (ADP) was supportive of the application, subject to consideration of the Panel’s comments. A copy of the relevant excerpt from the ADP Minutes from August 21, 2025, is attached for reference (Attachment 3). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in ‘***bold italics***’.

Analysis

Conditions of Adjacency

- The existing site grade along the east, west and south property lines will be maintained to provide an appropriate transition to existing adjacent residential developments and to facilitate tree retention.
- Perimeter drainage will be required as part of the Building Permit (BP) to ensure stormwater is managed and addressed through the development and will not impact the neighbouring properties.
- A 3.0 m wide public walkway is proposed at grade along the south property line. An interim 1.8 m high solid wood fence will be installed along the south property line but will be removed when the neighbouring sites to the south along Cook Road redevelop and provide a new east-west laneway between Cook Gate and Garden City, consistent with the City Centre Area Plan.

The subject site's future strata will be responsible for the maintenance of the Statutory Right-of-Way (SRW) areas. These arrangements have been secured through the rezoning process.

- A landscape buffer is proposed along the east and west property lines. This buffer will provide privacy for both adjacent properties, acting as a natural screen.
- Location and orientation of windows are carefully considered to minimize overlook onto existing adjacent developments. The proposed building design features smaller windows on the east and west façades from the second to fourth floors. Units on the fifth and sixth floors are stepped further back from the side property lines. In addition, there are no units completely facing the side yard, with the main living space for corner units oriented to the north or south.

Urban Design and Site Planning

- The proposed design (including building height, setbacks, frontage treatments and built form, etc.) is consistent with the design guidelines under “Sub-Area B.2 - Mixed Use - Mid-Rise Residential & Limited Commercial” in the City Centre Area Plan, which is intended for medium-density, mid-rise (four-eight storeys) housing.
- The proposed six-storey development features a five-storey wood frame building on top of a concrete ground-level parking structure. A 3.0 m setback to the parking structure and building is proposed along all property lines. This 3.0 m setback provides a sufficient tree protection zone to retain the existing trees along the east and south property lines.
- To improve the relationship with future neighbouring buildings, the top two storeys are tapered, providing a larger setback of 4.8 m from the side property lines.
- The lobby is proposed along the subject site's Spires Road frontage and is set at sidewalk elevation to support an accessible approach to the building.
- Vehicle access to the development will be from a new entry driveway off Spires Road at the east end of the subject site, adjacent to the proposed loading area.
- This development is located within a Transit-Oriented Area (TOA) as defined in the City of Richmond's Transit-Oriented Areas Designation Bylaw. Mandatory Transportation Demand Management (TDM) measures are required as per section 7.9A of City of Richmond Zoning Bylaw No. 8500. The following have been secured as part of the subject site's associated rezoning (RZ 22-023633):
 - Transit pass program, including a minimum of one 2-zone transit pass per dwelling unit for one year, or an equivalent contribution to the TDM Reserve Fund.
 - One car-share parking stall.
 - Two accessible parking stalls, a small-sized loading space (in addition to the required medium-sized loading space), 140 Class 1 (residential) bicycle parking spaces, and four bike maintenance workspaces are proposed as per the TDM requirements.
- In addition to the TDM measures, a total of 24 resident parking spaces (including three visitor parking spaces) will be provided on site, and a total of 18 Class 2 (visitor) bike parking spaces (which meet the minimum bylaw requirement) are proposed adjacent to the building entrance.

- The proposed indoor amenity includes a fitness room on level 1, a multipurpose space and a guest suite on level 2, a shared workspace and a conference room on level 6. The overall size of the proposed indoor amenity spaces (159 m²) exceeds the OCP requirements.
- A legal agreement has been secured at Rezoning to ensure the proposed guest suite is available for shared common use for temporary sleeping accommodation and not as a dwelling or other residential use.
- The overall size of the proposed outdoor amenity spaces exceeds the OCP and City Centre Area Plan (CCAP) requirements.
- Programmed outdoor amenity spaces are proposed at the podium level and roof level. The locations and sizes of the outdoor amenity spaces are appropriate for providing open landscape and amenity spaces convenient to all units.
- The east and west side yard walkways will provide access to the bike rooms, service rooms, and serve as the exit pathway for staircases #1 and #2. These walkways are 1.6 m wide and have a maximum slope of five per cent. Bollard lights will be provided along the walkways.
- A 3.0 m SRW along the south property line has been secured at Rezoning to facilitate construction of a 1.5 m wide walkway and future construction of a sidewalk and lighting strip along the future rear lane to be provided by others as development proceeds.

Architectural Form and Character

- The overall design intent is to introduce a mid-rise residential building form in a manner that maintains a pedestrian-oriented building massing that, in turn, respects the scale of the immediate neighbourhood.
- The parkade and service rooms are screened by a centrally located entrance lobby, indoor amenity space and four ground-oriented units along the site's Spires Road frontage.
- The building massing above the one storey parkade has an inverted U shape that is oriented to maximize sunlight penetration for homes facing the podium courtyard.
- To improve the relationship with future neighbouring buildings, the top two-storeys are tapered by providing larger setbacks (i.e., 4.8 m instead of 3.0 m).
- The building design features a strong horizontal expression with materials and colours reinforcing the building shape. A strong street wall datum is provided on the fourth level to align with the townhouse developments within the neighbourhood.
- To achieve a minimal contemporary architectural expression, colour highlights of dark grey and brown are applied. Upper storeys are treated in a light colour (white) to reinforce the street wall design.
- The building's ground floor level has larger ceiling heights and is treated with different materials and finishes to enhance the streetscape and to create interest at a pedestrian scale.
- The central amenity area at the ground level has full-height glazing that differentiates it from the brick clad homes on either side.
- The framed entrance in contrasting colour and window wall system helps to create a variety to the façade and defines the building entrance.

- The project acoustical engineer confirmed conventional exterior construction including windows and doors with standard thermal glazing (minimum 3-13-3) for this development satisfies the OCP interior noise level design criteria within the aircraft noise area.

Tree Management

- Tree retention and replacement was reviewed at the rezoning stage and revisited at DP stage.
- Since the time of the rezoning the applicant has proposed a revision to the tree preservation scheme to include the removal of a hedgerow (Hedge #101) located on the neighbouring property to the west at 8680 Spires Road due to its proximity to the proposed building and required fire access route. The applicant has acquired authorization from the neighbouring property owners for the removal. New landscaping with trees will be planted along the common property line to soften the interface with the neighbouring property.
- The applicant has committed to retain and protect 13 trees on-site and three trees on the neighbouring properties to the south. A Tree Survival Security in the amount of \$110,000.00 for the 13 bylaw-sized trees (specifically tag# 103, 807-817, 827) has been secured at Rezoning stage.
- A total of 70 replacement trees is required for the removal of 32 bylaw-sized and two significant trees on site. The applicant is proposing to plant 22 replacement trees on site, including four conifers and 18 deciduous trees.
- The applicant has agreed to provide a voluntary contribution of \$36,000.00 (\$750.00/tree) to the City's Tree Compensation Fund, in lieu of planting the remaining 48 replacement trees, prior to DP issuance.

Landscape Design and Open Space Design

- The overall landscape concept satisfactorily enhances the interface between the proposed development and the public realm.
- At the main building entrance, functional and user-friendly features such as a convenient bike parking area and a seating area are incorporated into the landscape design, offering a resting spot for pedestrians, residents, and visitors, as well as encouraging social interaction.
- Street-front units feature landscaped front yards with canopy trees and multi-layered plantings of both evergreen hedges and ornamental grasses to define public and private spaces.
- Landscape buffers are provided along both side property lines to offer privacy, soften the building edges and create a transition between adjacent properties.
- At the rear of the building (south), a walkway is integrated to connect the side walkways, forming a continuous pedestrian circulation loop around the building.
- Within the 3.0 m SRW at the rear, sod lawns have been included to enhance the green space and provide a soft, open area that complements the walkway.
- The level 2 amenity space is in the central courtyard of the building. It is primarily designed for adults and includes an open lawn, lounge seating, a picnic table and chess tables.

- Units surrounding the amenity space on the podium level are separated by 3 ft. raised planters. These planters feature shade trees and layers of shrubs, which enhance privacy and create a pleasant green edge to the space.
- The rooftop amenity space is primarily designed for children but also includes amenities such as a lounge seating area for adults. The space is thoughtfully divided to accommodate different age groups, allowing for age-appropriate play while making it easier for parents to supervise their children.
- In the play area designed for children aged 5–12, a musical playground with goblet drum and Cascata Bells, as well as cozy domes and pixel seating blocks with sunshade, are proposed. These play and seating furniture provide seating, shelter and climbing play opportunities.
- For younger children, a separate play area with a play panel, forklift play equipment and rubber half balls are proposed. These features encourage pretend play, balance and other early developmental skills.
- Planters and small ornamental trees are also proposed on the rooftop amenity area to enhance its aesthetic appeal and add greenery to the space, creating a visually pleasing environment.
- An irrigation system is proposed to ensure continued maintenance of live landscaping on site.
- In order to ensure that the proposed landscaping works are completed, the applicant is required to provide a landscape security of \$374,398.26 prior to DP issuance.

Crime Prevention Through Environmental Design

- Crime Prevention Through Environmental Design (CPTED) principles have been considered throughout the proposed development.
- There are clear sight lines to ensure unobstructed views to entrances of the building and homes at grade.
- A comprehensive lighting strategy has been proposed to ensure safety, visibility and user comfort throughout the site. Lighting is provided at all major building entrances, within the outdoor amenity areas, along pedestrian pathways, at the bike parking areas and near any steps or grade changes.
- All fixtures are downward facing, minimizing light spill and glare and helping to reduce light pollution.

Sustainability and Renewable Energy

- The subject site is located within the City Centre District Energy Utility (CCDEU) service area. The development's mechanical system will be designed to provide its own heating and cooling systems for operation at occupancy and designed to be fully compatible with the City Centre District Energy Utility for heating and cooling when offsite systems are developed in the future.
- Consistent with Provincial Energy Step Code and Zero Carbon Step Code requirements, this project is expected to be designed to achieve Step 3 with Emission Level 2. A confirmation letter has been received from a coordinating registered professional. Details on how all units are to be built and maintained to this commitment will be reviewed at BP stage.

Accessible Housing

- The proposed development includes 90 BUH units that are designed to be easily renovated to accommodate a future resident in a wheelchair. These single-storey units are required to incorporate all the accessibility provisions listed in the BUH Features section of the City's Zoning Bylaw and are permitted a density exclusion of 1.86 m² (20 ft²) per unit.
- All proposed units incorporate aging-in-place features to accommodate mobility constraints associated with aging. These features include:
 - stairwell handrails;
 - lever-type handles for plumbing fixtures and door handles; and
 - solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

Conclusions

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



Edwin Lee
Planner 2
(604-276-4121)

EL:js

- Att.
- 1: Location Map
 - 2: Development Application Data Sheet
 - 3: Advisory Design Panel Minutes

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$374,398.26 (based on the cost estimate provided by a CSLA registered landscape Architect including 10% contingency). A legal agreement is required to accompany the Landscape Security to set the terms for its use and release.
- City acceptance of the developer's offer to voluntarily contribute \$36,000.00 to the City's Tree Compensation Fund for the planting of 48 replacement trees within the City.
- Payment of all fees in full for the cost associated with the Development Permit Panel Meeting Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

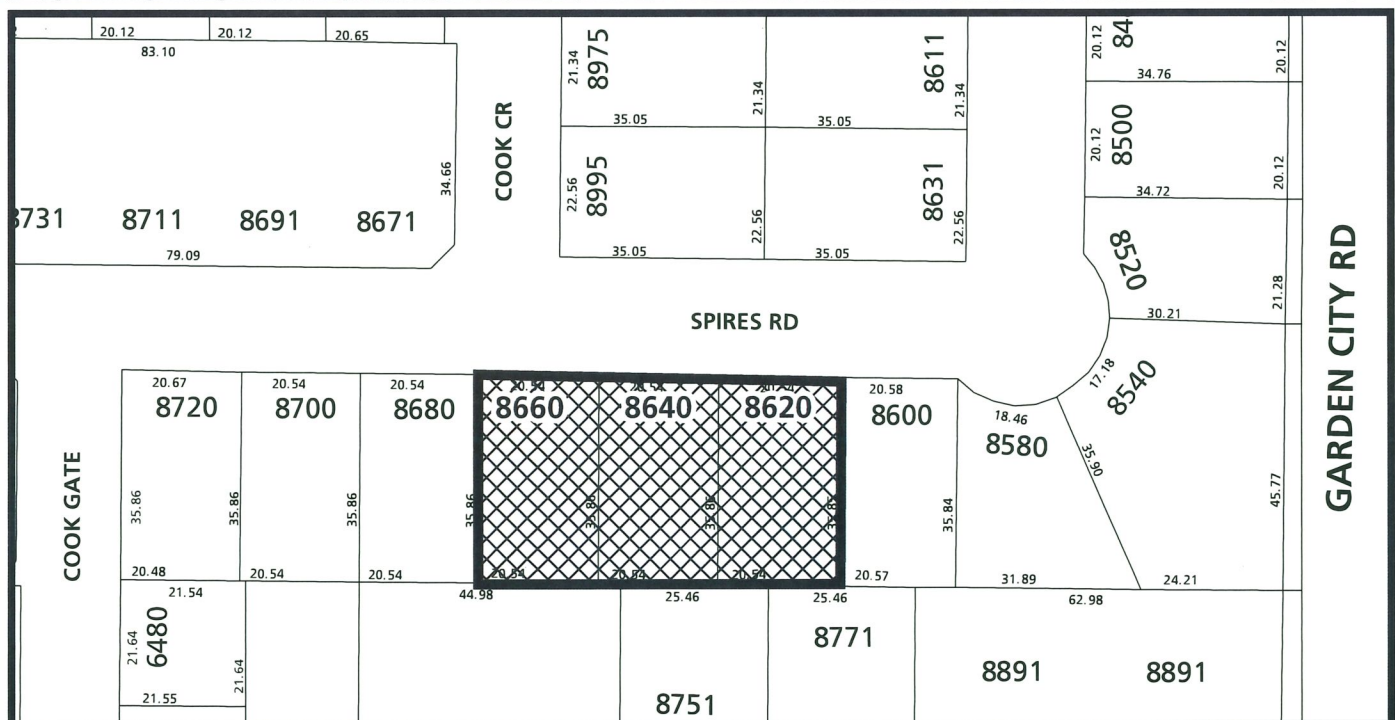
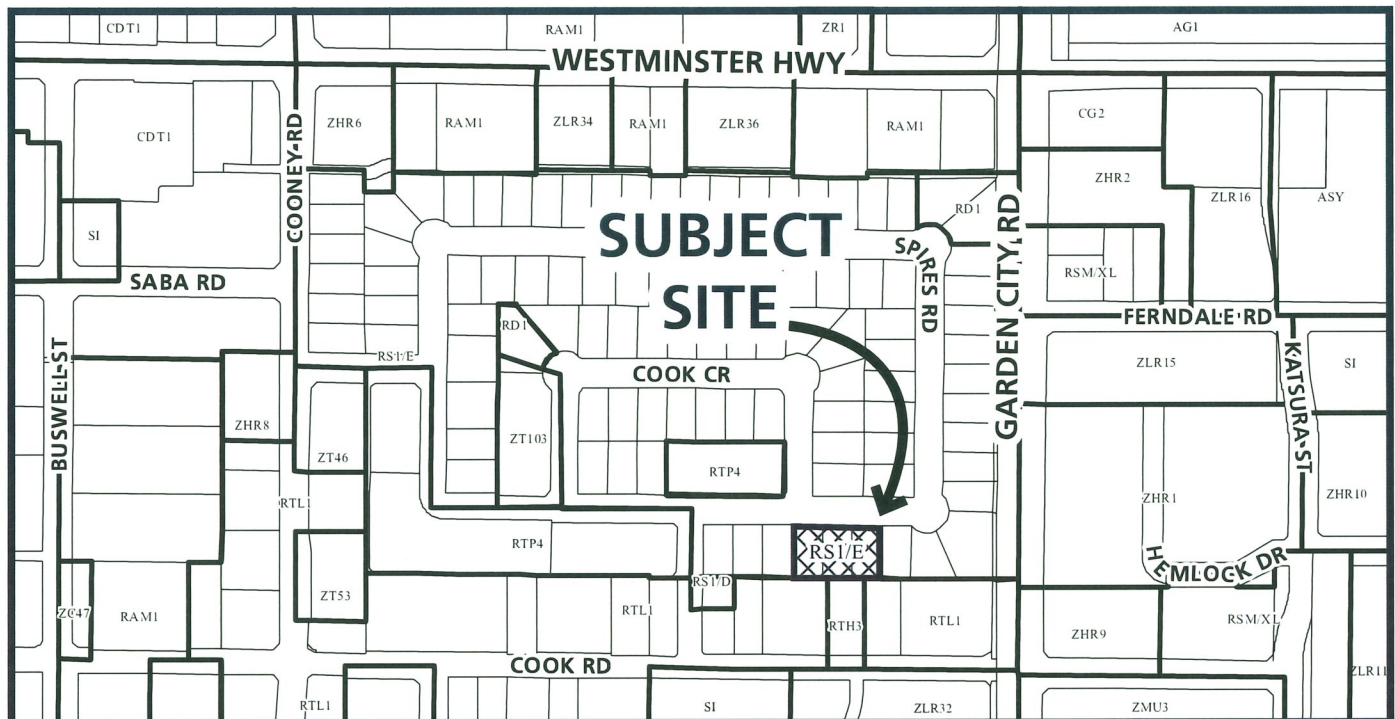
Prior to future Building Permit issuance, the developer is required to complete the following:

- 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 (<https://www.richmond.ca/services/transportation/special.htm#TrafficPlan>).
- If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.



City of
Richmond

ATTACHMENT 1



DP 25-010558

Original Date: 04/24/25
Revision Date:

Note: Dimensions are in METRES



City of
Richmond



DP 25-010558

Original Date: 04/24/25
Revision Date:

Note: Dimensions are in METRES



DP 25-010558

Attachment 2

Address: 8620, 8640, and 8660 Spires Road

Applicant: Fougere Architecture Inc.

Owner: Lansdowne Manor Ltd.

Planning Area(s): City Centre

Floor Area Gross: 7,277 m²

Floor Area Net: 6,371 m²

| | Existing | Proposed |
|-------------------------------|--|-----------------------------|
| Site Area: | 2,334 m ² (25,123 ft ²) | No Change |
| Land Uses: | Single-Family Residential | Multiple-Family Residential |
| OCP Designation: | Neighbourhood Residential | No Change |
| Area Plan Designation: | Specific Land Use – Brighthouse Village: General Urban T5 Sub-Area B.2: Mixed Use – Mid-Rise Residential & Limited Commercial | No Change |
| Zoning: | Single-Family Residential | Multiple-Family Residential |
| Number of Units: | Neighbourhood Residential | No Change |

| | Bylaw Requirement | Proposed | Variance |
|--|--|---|----------------|
| Floor Area Ratio: | Max. 2.83 in which: Max. 1.965 Market Rental Max. 0.765 Affordable Housing Max. 0.1 Indoor Amenity | 1.965 Market Rental 0.765 Affordable Housing 0.068 Indoor Amenity | none permitted |
| Lot Coverage – Building: | Max. 66% | 65.4% | none |
| Lot Coverage – Non-porous Surfaces: | Max. 80% | 79.6% | none |
| Lot Coverage – Landscaping: | Min. 20% | 20% | none |
| Setback – Front Yard/ Spires Road (m): | Min. 3.0 m | 3.0 m Min. | none |
| Setback – Interior Side Yard (m): | Min. 4.8 m & 3.0 m min. for portion of building less than 16 m in height | 4.8 m / 3.0 m for portion of building less than 16 m in height | none |
| Setback – Rear/South (m): | Min. 3.0 m | 3.0 m | none |
| Height (m): | Max. 27.0 m (6 storeys) | 26.7 m | none |
| Development Site Area: | Min. 2,334 m ² | 2,334 m ² | none |
| Off-street Parking Spaces – Regular (R): | n/a | 22 spaces | none |

| | | | |
|--|--|--|------|
| Off-street Parking Spaces – Visitor (V): | n/a | 3 spaces | |
| Accessible Parking Spaces: | Min. 0.02 spaces per unit (90 x 0.02 = 2 spaces) | 2 spaces | none |
| Loading Spaces: | 1 medium + 1 small (TDM) | 1 medium + 1 small | none |
| Bicycle Parking Spaces (Class 1): | 1/bedroom = 140 spaces (TDM) including a min. of 5% oversized spaces (i.e., Min. 7) | 140 spaces including 7 oversized spaces | none |
| Bicycle Parking Spaces (Class 2): | Min. 0.2 spaces per unit (90 x 0.2 = 18 spaces) | 18 spaces | none |
| Amenity Space – Indoor: | Min. 100 m ² or Cash-in-lieu | 159 m ² | none |

Excerpt from the Minutes from
The Design Panel Meeting

Thursday, August 21, 2025 – 4:00 p.m.
Virtual, Microsoft Teams

1. DP 25-010558 - SIX-STOREY, 100% RENTAL RESIDENTIAL BUILDING

ARCHITECT: Wayne Fougere Architecture

LANDSCAPE ARCHITECT: PMG Landscape Architects

PROPERTY LOCATION: 8620-8660 Spires Road

Applicant's Presentation

Architect Wayne Fougere, Wayne Fougere Architecture, and Landscape Architect Yiwen Ruan, PMG Landscape Architects, presented the project and answered queries from the Panel.

Panel Discussion

Comments from Panel members were as follows:

- appreciate the retention of as many trees as possible on the subject site;
Noted.
- consider introducing some fenestrations on the podium wall along the south elevation of the building to mitigate a potential dark walkway/future laneway along the south property line;

Wherever possible, 9'x9' openings are provided on the south parkade wall. Openings are intentionally omitted beside the exit path to comply with BCBC exit exposure requirements.

- the proposed children's play area for young children on the rooftop common amenity area is successful given the constraints of a wood frame building; however, the checkerboard play surface for older children is not a good fit as it might end up being underutilized; consider instead installing a small court play area that does not involve the use of balls to provide more activity for older children;

The checkerboard play surface is replaced with poured in place rubber play surface to accommodate other play equipment and furniture. The landscape structures cozy domes offer shade and a quiet space for overstimulated kid and/or a space to socialize. It's outer surface also offers some climbing experience. Maglin pixel seating are clustered together under a sunshade so older kids can gather, hang out or socialize, and even play board games.

- consider installing a non-permanent shade structure, e.g. a shade cell on the rooftop common amenity area to provide shade for users;

Considered. Non permanent shade structures with seating are provided.

- consider increasing the soil volume for the proposed planting along the west and north property lines to provide adequate soil volume; also ensure access to the structural soil underneath the sidewalk to the north;

Soil and structural soil volumes have been increased on the ground level, so that each tree has a minimum of 10m³ growing medium.

- consider installing additional sound barrier between the bicycle rooms and living spaces on the ground floor which are being separated only by a wall; *8" concrete wall, 1" air space, 2 1/2" steel stud @ 16" oc, 2 1/2" of 2 insulation is proposed. The wall assembly will be reviewed during construction phase to ensure applicable STC ratings.*
- consider improving the design of the lobby space to create a sense of arrival to the building;

We tried to enlarge the lobby area by moving walls to north and south direction. However, this was not successful due to the proposed grading, and we would like to keep the main entrance and the parkade entrance as accessible path of travel for people using wheelchair, strollers etc. The lobby area is improved by adding double swing doors, and by shifting the electrical closet to east of the elevator. The entrance lobby is 9'4" wide and 18'3" deep.

- the proposed space allocated for mail and parcel deliveries is not adequate; consider providing a larger space to accommodate parcel deliveries given the large number of rental units proposed;

Mail and parcel delivery requirements were reviewed per Canada post guidelines and changes were made. Additional parcel lockers are also provided near the mail area.

- consider introducing more elements on the façade of the proposed street-fronting ground-oriented units to make them stand out better and provide a town home character to these units given that the proposed development is surrounded by existing townhouse developments;

Elevations of these homes were revised. To define the individuality of a townhome character, separate canopy elements are introduced to each unit. To make the entrance more prominent, coloured entry doors are proposed. Additionally, fencing is provided around the patio to define the private space for each home and add visual privacy from the surroundings.

- in general, appreciate the articulation of the exterior of the building on the upper levels and support the ground and upper-level setbacks;

Noted.

- ensure an efficient access/circulation into the building for residents moving in either from the street or from the parkade;

To ensure easy movement while carrying large furniture from the street to the elevator area, double swing doors are provided on the travel path. Elevator access from the small loading area will be through the gated residential parking area.

- appreciate the project providing a large number of rental housing units;

Noted.

- does not support the proposed ground floor exterior treatment as it appears oversimplified and does not provide sufficient articulation to the streetwall level; consider raising the ground-oriented street-fronting units and provide articulation to the front of these units such as creating a porch while ensuring accessibility;

Raising the units will impact the accessibility and visit-ability features provided for these homes. Building elevations have been revised to consider this and other ADP comments.

- agree with the Panel comment regarding concerns on the choice of white EIFS due to durability and long-term maintenance issues; consider instead using a fiber cementitious exterior cladding material which is affordable;

EIFS is replaced with Hardie panels.

- investigate opportunities to provide shading on the rooftop common amenity area;

Non permanent shade structures with seating are provided.

- investigate ways to provide privacy to balconies in close proximity to each other, e.g. balconies of Units 208-210 on the second floor, without impacting their access to sunlight;

Reviewed. Obscure glass panels are introduced where there is an overlook concern.

- the applicant has done enough to address future east and west adjacencies through installation of smaller windows on the side elevations; however, the south façade of the building is not well articulated; consider introducing lighting on the ground level of the south façade and bring out the south walkway to the property line to install plantings adjacent to the building that go up the wall to provide articulation to the south facade and soften the edge;

Since the south setback is a ROW for future lane, large/tall plantings are not explored. Hanging greenery from the level 2 podium is proposed to soften the south ground floor concrete wall. Grill openings on the south façade and well-lit parkade will provide surveillance for the south walkway.

- appreciate the applicant's presentation and the project providing the needed rental housing units in the City;

Noted.

- agree with the Panel comment that the design of the street-fronting ground floor units should align with the character of the neighbourhood which includes recent townhouse developments;

Building elevations have been revised to consider this and other ADP comments.

- appreciate the distribution of affordable housing units throughout the apartment building;

Noted.

- agree with the Panel comment that the applicant's design team should provide more attention to the proposed play structures on the rooftop for children 5-12 years old as the proposed ping-pong table and checkerboard play surface are not appropriate for this age group; consider instead installing more age-appropriate play structures that would provide more suitable play opportunities and activities for this age group;

The space is thoughtfully divided to accommodate different age groups, allowing for age-appropriate play while making it easier for parents to supervise their children.

In the play area designed for children aged 5–12, we've proposed musical play equipment (goblet drum and cascata bells), cozy domes and pixel seating blocks with sunshade. These play and seating furniture provide seating, shelter and even some climbing play opportunities. These features are intended to encourage active play, rest and support the development of social interaction, coordination and balance.

For younger children, there's a separate play area with a play panel, forklift play equipment, and rubber balls. These encourage pretend play, balance, and other early developmental skills.

- appreciate the provision of Basic Universal Housing (BUH) features for all rental units; consider providing some fully accessible units;

Even if there are a few accessible units in a building, there is no guarantee that they will be available for someone who needs them. With 100% BUH units, tenants will have the ability to live in a home that can accommodate most needs, and additional features can be added as needed.

- the proposed development will provide the much-needed rental housing in the City;

Noted.

- agree with Panel comments regarding the need for further articulation of the ground plane façade to better align with the project's neighbourhood context and reflect the typical design of townhouses in the City which includes porches and individually expressed residential entries;

Building elevations have been revised to consider this and other ADP comments.

- investigate ways to provide privacy to the balconies as they are the only private outdoor space for the units;

Reviewed. Obscure glass panels are introduced where there is an overlook concern.

- consider a bit of playfulness but not too many colours and materials for the building exterior as changes in vertical treatment will already add interest to and improve the ground plane façade;

Building elevations have been revised to consider this and other ADP comments.

- there are good elements in the project; however, the design team's intention to articulate the lower level building façade to provide a town home character is not translated into the proposed design of the ground floor units as the subdivision of these units does not stand out; the proposed design uses a uniform material for the ground floor units resulting in a static lower level building façade; consider undulation and change of materials on the lower level façade to provide articulation and a town home character for the ground floor units; this approach would provide a good precedent for future similar developments in the neighbourhood;

Considered. Building elevations have been revised to consider this and other ADP comments.

- the common rooftop amenity area is large; consider installing shading, e.g. awnings, umbrellas or a pergola (if allowed by the Building Code) and programmatic articulation of planters to provide separation of spaces for different uses; and

Non permanent shade structures with seating are provided.

- the proposed trees on the Level 2 common outdoor amenity space are suitable in terms of their size and character and will provide shade; the proposed trees on the rooftop common outdoor amenity space appears token but could provide seasonal interest; consider further articulation to the landscaping on the rooftop common amenity space taking into consideration cost and structural issues. ***Sunshades offer additional shade on the rooftop level, since additional trees would require more soil volumes which is not feasible due to structural concerns on a wood frame building.***

The following written comments submitted by Panel member Alan Tse were read into the record by Sara Badyal, Acting Staff Liaison for the Panel:

- the proposal represents a substantial departure from the surrounding built form, including recent townhouse developments in the Spires Neighbourhood, in terms of massing, scale, and typology; as adjacent lots are expected to be developed similarly, this project should set a strong precedent for the area's future character;

Noted.

- overall, the project appears inconsistent with the character of the neighbourhood, particularly with newer townhouse forms; the City Centre Area Plan (CCAP) calls for low-rise streetwall buildings (9–12m) with upper storeys treated in a lighter, glassier architectural style and set back from the streetwall;

The street wall concept that was expressed on the east, west and south elevations, has now been included on the north elevation.

The street wall design includes a high level of articulation on upper levels juxtaposing protruding rooms and recessed balconies. Additional upper storey setback would result in lower density and a smaller number of rental homes, so this was not considered. Upper storeys are treated in lighter colour to reinforce the street wall design.

- the five-storey high vertical expanse of white EIFS along Spires Road accentuates the building's height and bulk; breaking this with a more consistent streetwall would help to reintroduce a pedestrian scale at street level;

See above reply to the comment above.

- a townhouse-scaled design response up to streetwall level is encouraged to better align with the neighbourhood context; the OCP emphasizes breaking up massing into smaller vertical elements to reflect the rhythm of rowhouses, further supported by CCAP's direction for stoops, porches, and individually expressed residential entries;

Building elevations have been revised to consider this and other ADP comments.

- Based on OCP and CCAP guidance, consider the following:

- introduce a stronger streetwall datum at the 3rd or 4th storey to align with nearby townhouse rooflines and ensure consistent material treatment up to that level;

Considered. The front elevation was revised accordingly. A datum at the 4th storey is created by extending the application of brown Hardie panels.

- support a more consistent upper-storey setback along Spires Road with a lighter, glassier architectural expression;

Light coloured materials are used for upper stories.

- strengthen articulation of ground-oriented units through vertical rhythm, clearly defined entries, and features such as stoops and porches (See CCAP sections 3.1.5.F.d and 3.1.8.A);

Building elevations have been revised to consider this and other ADP comments.

- a consistent 3- to 4-storey streetwall could help visually integrate larger elements such as the entry lobby and parking access by reducing their prominence;

Considered. The front elevation was revised accordingly.

- differentiation between the streetwall and upper storeys is supported; the proposed lighter colour and horizontal expression at the upper levels appear appropriate and consistent with OCP/CCAP intent;

Noted

- the proposed 3m side yard setbacks are generally acceptable up to four storeys; however, bay window projections reduce the effective building separation, undermining the required 6m minimum (3m from each property line);

Considered. Bay window projections are removed and 3m minimum setback is maintained from the building face.

- if adjacent developments adopt similar side yard pathways, it is recommended that walkways be relocated to the property line, with planting adjacent to the building to soften the edge and deter graffiti; this would also enable a unified pedestrian route along both sides of the property line; ***Shifting the walkway to provide planting areas adjacent to the building will result in the loss of the five proposed trees. Since the proposed landscape design is only able to provide 22 out of the 78 required replacement trees, we would like to provide as many trees as possible.***
- yards intended for future public connections should be secured via easements to guarantee access; site lighting should reinforce public use and support CPTED principles, including lighting at facial recognition height;

Noted.

- the extensive use of EIFS results in large, flat facades that emphasize the building's mass and diverge from the finer-grained material character of nearby townhouses reference to local precedents—using fibre-cement siding, brick, or similar—could improve contextual fit while retaining a contemporary aesthetic; and

EIFS is replaced with hardie panels.

- white EIFS in particular is prone to weathering, mildew, and staining in wet climates, which may affect the building's long-term appearance; alternative materials with better durability and weather resistance are preferred.

EIFS is replaced with hardie panels.

Panel Decision

It was moved and seconded

That DP 25-010558 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

Opposed: Vikas Tanwar, Winston Chong, and Judy Liu



No. DP 25-010558

To the Holder: Fougere Architecture Inc.
Property Address: 8620, 8640, and 8660 Spires Road
Address: 2425 Quebec Street, Suite 202
Vancouver, BC V5T 4L6

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 #34 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 \$374,398.26 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit

No. DP 25-010558

To the Holder: Fougere Architecture Inc.
Property Address: 8620, 8640, and 8660 Spires Road
Address: 2425 Quebec Street, Suite 202
Vancouver, BC V5T 4L6

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



LANDSLOWNE MANOR

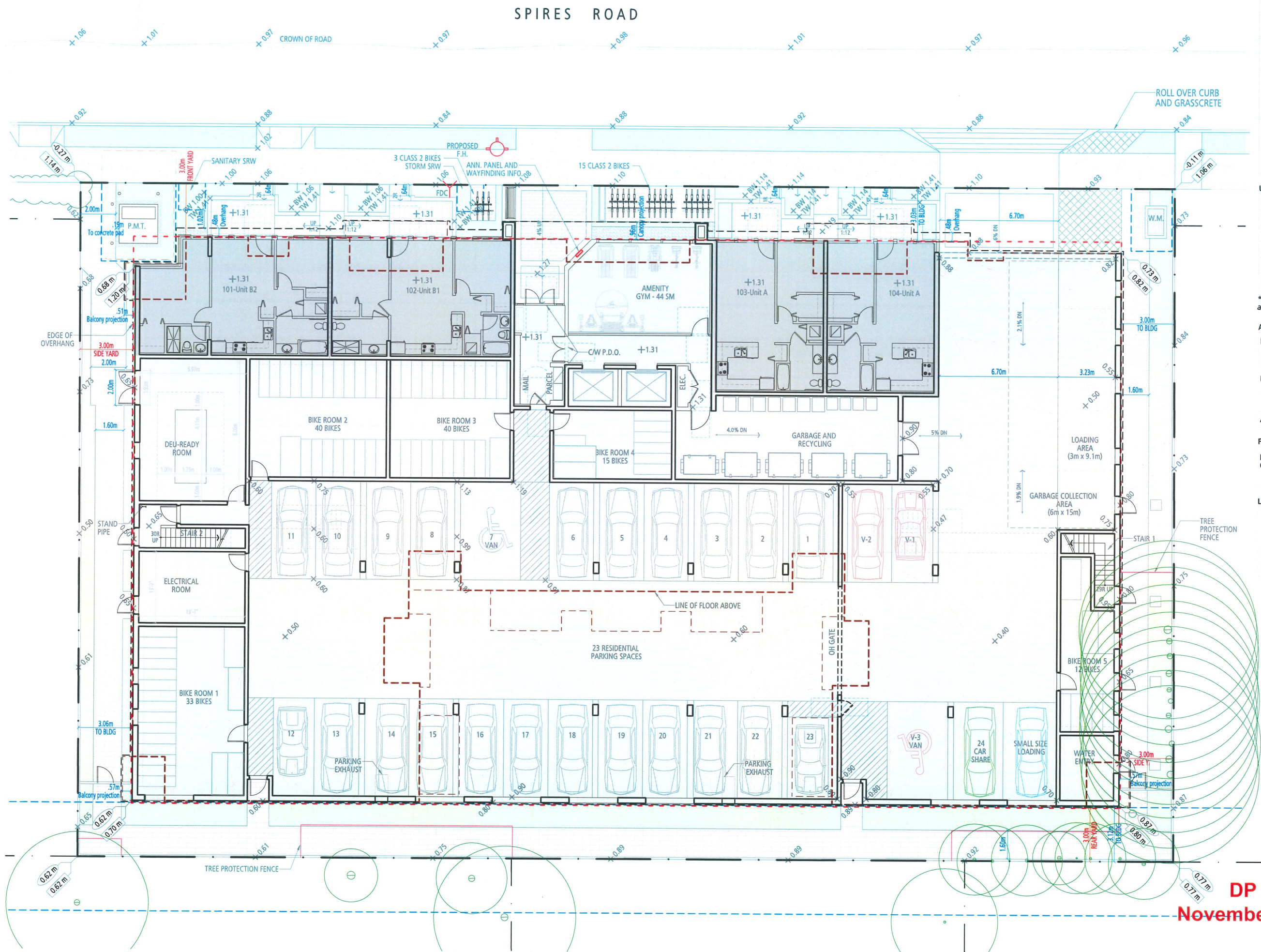
Residential rental development at 8620, 8640, 8660 Spires Road
for Bains Properties Inc. by Fougere Architecture Inc.

| TABLE OF CONTENTS | |
|-------------------|-----------------------------|
| 01a | CONTEXT PLAN |
| 01b | CONTEXT PHOTOS |
| 02 | STREETSCAPE |
| 03 | STREETSCAPE |
| 04 | SITE PLAN |
| 05 | FIRE ACCESS PLAN |
| 06 | PARKING PLAN |
| 07 | COVERAGE OVERLAY |
| 08 | ACCESSIBILITY STRATEGY |
| 09 | FLOOR PLAN - LEVEL 1 |
| 10 | FLOOR PLAN - LEVEL 2 |
| 11 | FLOOR PLAN - LEVEL 3 |
| 12 | FLOOR PLAN - LEVEL 4 |
| 13 | FLOOR PLAN - LEVEL 5 |
| 14 | FLOOR PLAN - LEVEL 6 |
| 15 | ROOF PLAN |
| 16 | ELEVATIONS - NORTH AND EAST |
| 17 | ELEVATIONS - SOUTH AND WEST |
| 18 | ELEVATIONS - INTERNAL |
| 19 | SITE SECTIONS |
| 20 | FAR OVERLAY |
| 21 | FAR CALCULATIONS |
| 22 | FAR OVERLAY - LEMR |
| 23 | OPEN SPACE OVERLAY |
| 24 | BUH - UNIT PLANS |
| 25 | BUH - UNIT PLANS |
| 26 | BUH - UNIT PLANS |
| 27 | BUH - UNIT PLANS |
| 28 | BUH - UNIT PLANS |
| 29 | BUH - UNIT PLANS |
| 30 | WASTE MANAGEMENT |
| 31 | SHADOW STUDY |
| 32 | MATERIAL BOARD |
| 33 | PERSPECTIVES |
| 34 | VIEWS |

PROJECT TEAM

| CLIENT | ARCHITECT | CIVIL | TRANSPORTATION | LANDSCAPE ARCHITECT | ARBORIST | GEOTECHNICAL ENGINEER | SURVEYOR | ENVELOPE AND ENERGY | BUILDING CODE |
|--|--|---|--|--|--|---|---|--|--|
| BAINS PROPERTIES INC. 110 - 6086 Russ Baker Way Richmond, BC V7B 1B4 | FOUGERE ARCHITECTURE INC. 202 - 2425 Quebec Street Vancouver, BC V5T 4L6 | TERRA NOBIS CONSULTING INC. #203 - 15585 24th Avenue, Surrey, BC, V4A 2J4 | ISL ENGINEERING 3999 Henning Dr #201 Burnaby, BC V5C 6P9 | PMG LANDSCAPE ARCHITECTS C100 4185 Still Creek Dr. Burnaby BC V5C6G9 | QBC TREE CONSULTING AND SERVICES LTD. 207-7471 Blundell Rd Richmond, BC V6Y 1J6 | GEOCAPACIFIC CONSULTANTS LTD. 1779 West 75th Avenue Vancouver, BC V6P 6P2 | J.C. TAM & ASSOCIATES #115 - 8833 Odlin Crescent Richmond, B.C. V6X 3Z7 | AQUA-COAST ENGINEERING LTD. 201-5155 Ladner Trunk Rd Delta, BC V4K 1W4 | RATIO CODE CONSULTANTS LTD 2930 Argo Place Burnaby, BC V3J 7G3 |
| Contact: Rav Bains rav@bainsproperties.ca | Contact: Wayne Fougere wayne@fougerearchitecture.ca | Contact: Jimmy Lee jlee@terranobis.com | Contact: Borg Chan bchan@islengineering.com | Contact: Yiwen Ruan yiwen@pmglandscape.com | Contact: Matthew Wong qbctree@gmail.com | Contact: Roberto Avendano avendano@geopacific.ca | Contact: Johnson Tam office@jctam.com | Contact: Aaron MacLellan amaclellan@aqua-coast.ca | Contact: Joe Krevs jk@ratiocode.ca |

DP 25-010558
November 17, 2025
PLAN # 1



| SITE DATA | |
|--|--|
| SITE AREA | 25,123 sf (2,334 sm) (0.577 ACRES) 0.23 HECTARES |
| UNIT COUNT | 90 |
| DENSITY | 167 UPA |
| ZONE | SITE SPECIFIC ZONE |
| TOTAL NET FLOOR AREA | 6,372 sm |
| FAR | 2.730 |
| LOT COVERAGE AREA | 1,527 sm |
| COVERAGE % | 65.4% |
| MAXIMUM BUILDING HEIGHT | 87'-7" (26.70 m) |
| SETBACK | |
| MINIMUM FRONT YARD (Spires Road) | 3.03 m |
| MINIMUM REAR YARD (S.R.W./Future Lane) | 3.12 m |
| MINIMUM INTERIOR SIDE YARD (East) | 3.00 m |
| MINIMUM INTERIOR SIDE YARD (West) | 3.06 m |

| UNIT MIX | | | | | |
|-----------|---------------|-----|------------|-----|-------------|
| UNIT TYPE | MARKET RENTAL | | AFFORDABLE | | TOTAL HOMES |
| STUDIO | 6 | 9% | 1 | 5% | 7 |
| 1 BEDROOM | 45 | 66% | 1 | 5% | 46 |
| 2 BEDROOM | 17 | 17% | 7 | 32% | 24 |
| 3 BEDROOM | 0 | 0% | 13 | 59% | 13 |
| TOTAL | 68 | | 22 | | 90 |

* All homes have Basic Universal Housing features and are designed in accordance with section 4.16 of Richmond zoning bylaw 8500.

| AVERAGE FINISHED GRADE CALCULATION | |
|---|-----------------|
| FINISHED GRADES @ PL | 1.06 m |
| | 0.77 m |
| | 0.62 m |
| | 1.14 m |
| FINISHED GRADES @ BLDG | 0.82 m |
| | 0.80 m |
| | 0.70 m |
| | 1.20 m |
| AVERAGE FINISHED GRADE | 0.89 m |
| FLOOD CONSTRUCTION LEVEL | |
| HIGHEST ELEVATION OF THE CROWN OF SPIRES ROAD | 1.01 m + 0.30 m |
| | 1.31 m |

LEGEND

- TREES RETAINED
- TREES REMOVED
- RIGHT OF WAY
- TREE PROTECTION FENCE

SCALE 1" = 200"

0 5' 10' 20'

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LANDSDOWNE MANOR
8620, 8640, 8660 SPIRES ROAD

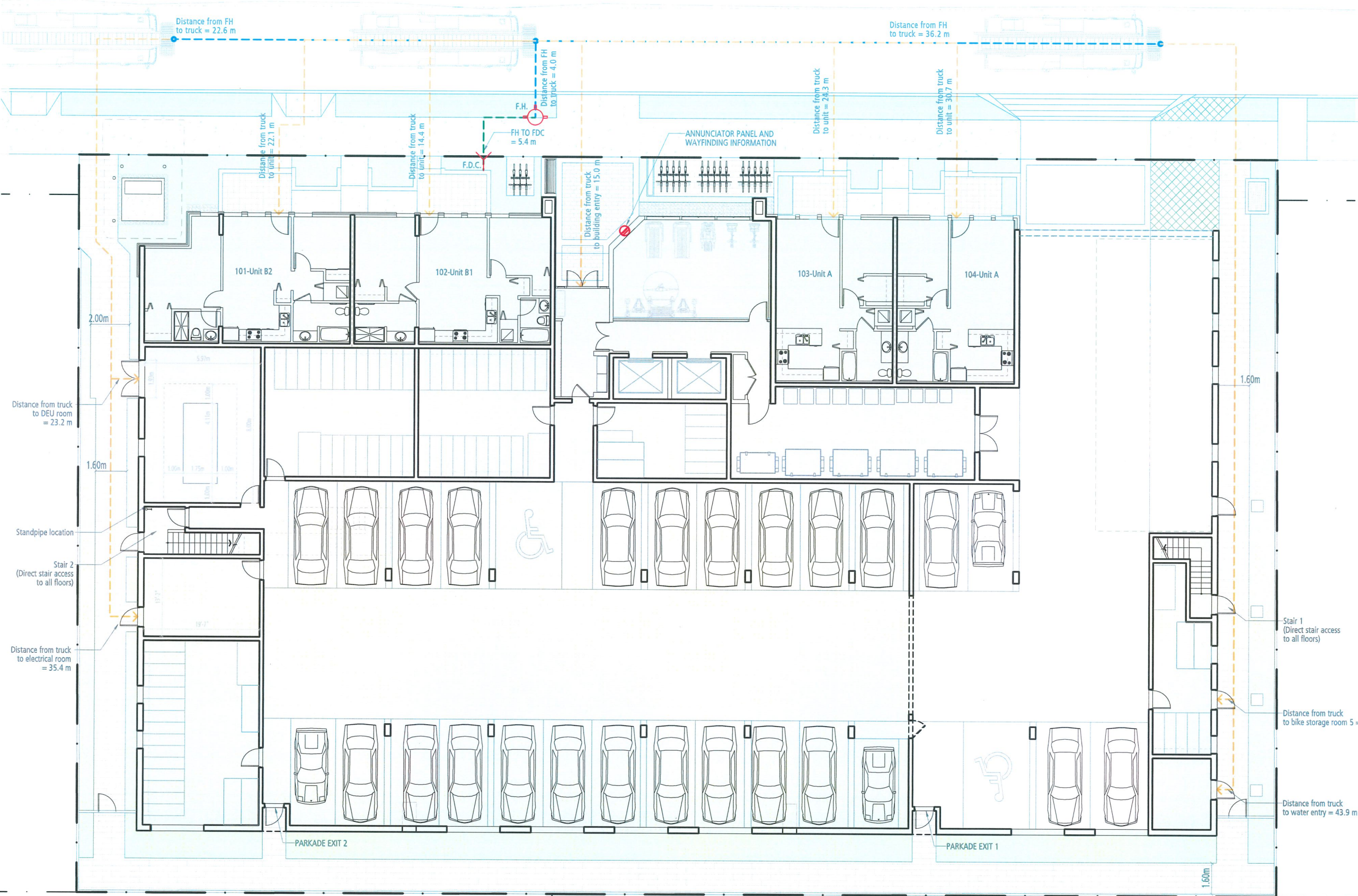
DP 25-010558
November 17, 2025
PLAN # 2

DP 25-010558
NOVEMBER 06, 2025

FOUGERE
architecture inc.
BRITISH COLUMBIA • ALBERTA • WASHINGTON
202 - 2425 Quebec Street 604.873.2907
Vancouver, BC V5T 4L6 fougerearchitecture.ca

LEGEND

-  FIRE HYDRANT
-  FIRE DEPARTMENT CONNECTION
-  ANNUNCIATOR PANEL



DP 25-010558
November 17, 2025
PLAN # 3



FIRE ACCESS PLAN

SCALE 1" = 200"

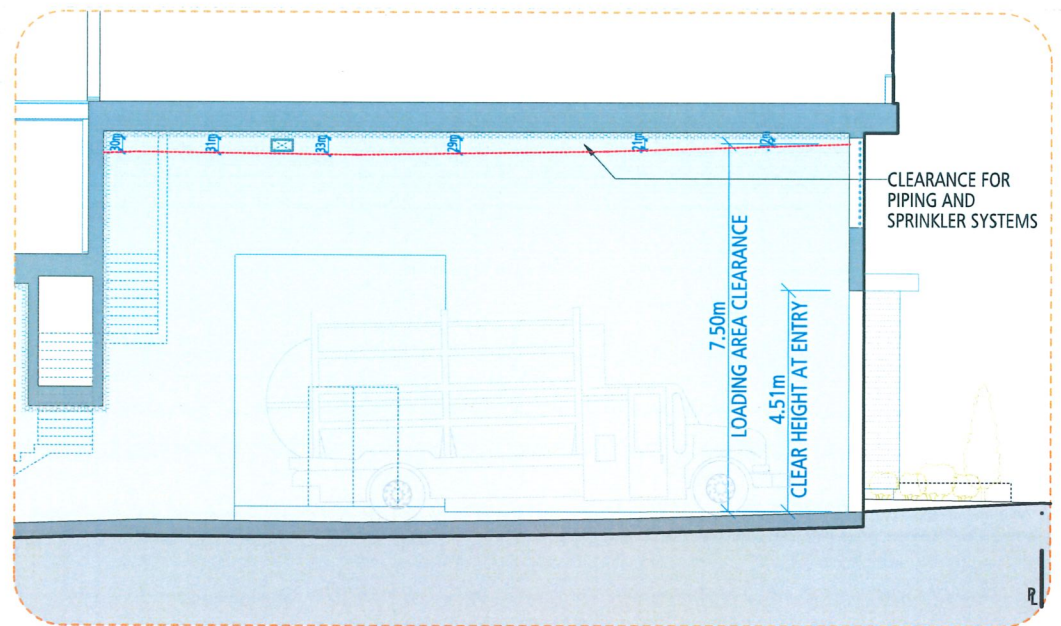
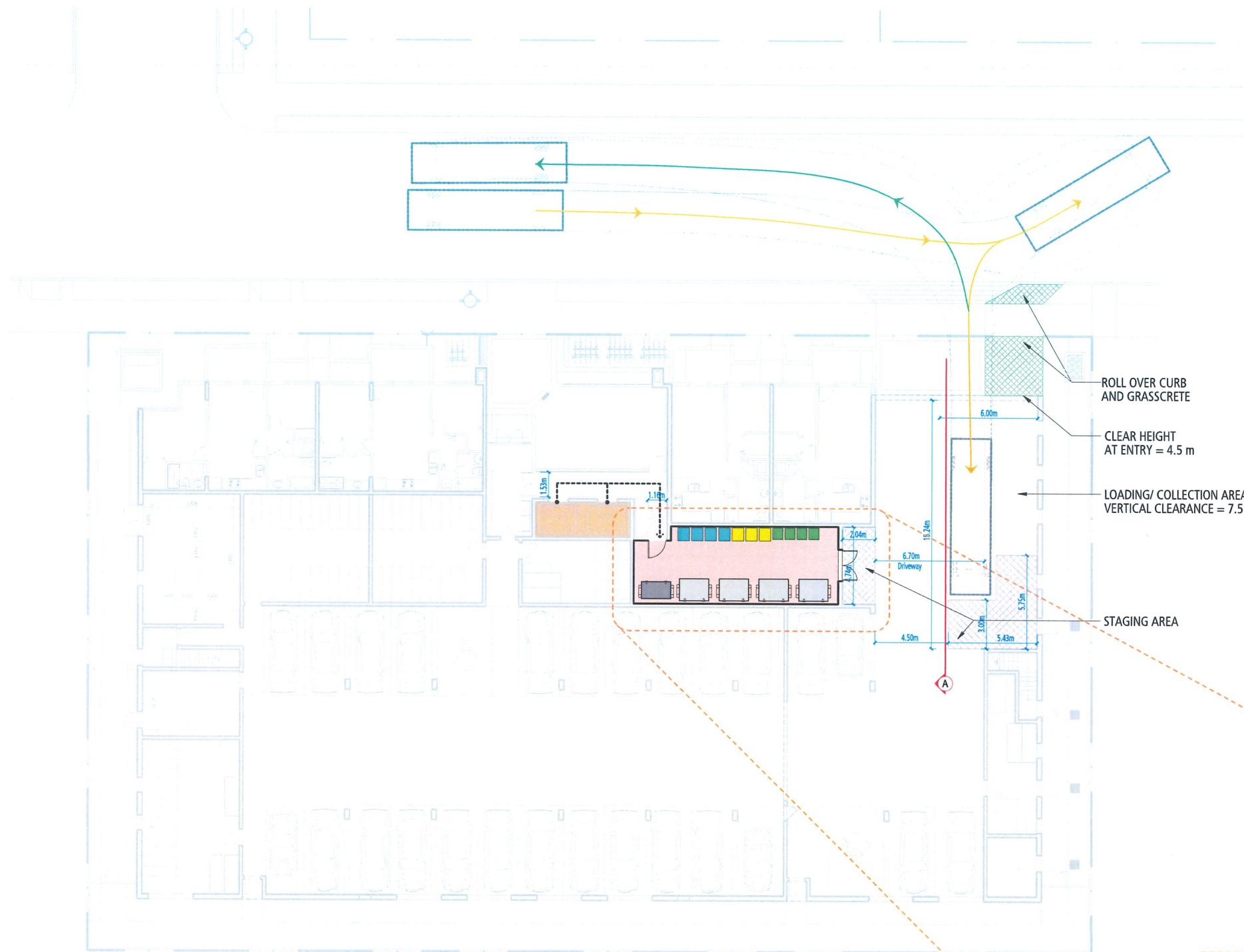


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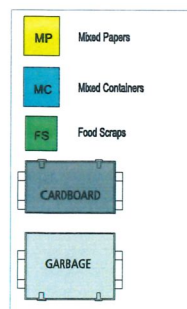


LANDSDOWNE
MANOR
8620, 8640, 8660 SPIRES ROAD

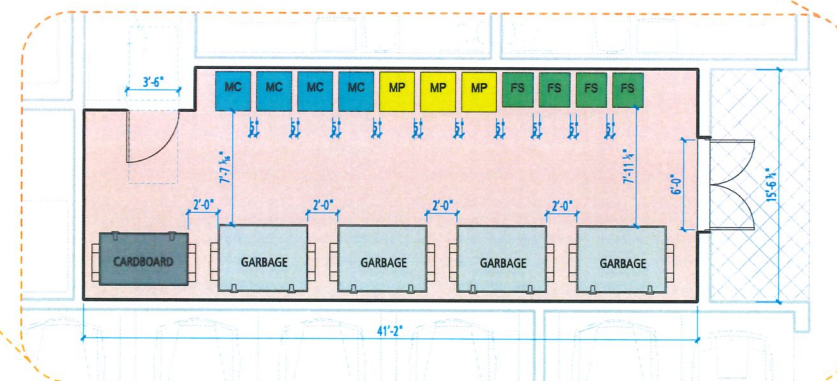
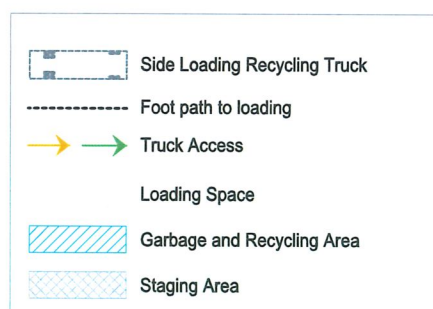
DP 25-010558
NOVEMBER 06, 2025



PARTIAL SECTION A (ENLARGED)



| Size | | 619 sq.ft (57.52 m ²) | | | | |
|----------------------|----------|-----------------------------------|---------------------|--------------------|----------------------|--|
| Location | | Ground Level | | | | |
| Access Information | | Open to residents 24/7 | | | | |
| Number of Units | | 90 | | | | |
| | Bin Type | Number of Bins | Footprint of Bins | Manoeuvring Factor | Total Area required | |
| Mixed Containers | 360 L | 4 | 0.57 m ² | 2.25 | 5.13 m ² | |
| Mixed Paper | 360 L | 3 | 0.57 m ² | 2.25 | 3.85 m ² | |
| Food Scraps | 240 L | 4 | 0.43 m ² | 2.25 | 3.87 m ² | |
| Cardboard | 3 yd3 | 1 | 1.96 m ² | 2.25 | 4.41 m ² | |
| Garbage | 4 yd3 | 4 | 2.51 m ² | 2.25 | 22.59 m ² | |
| Total area required: | | | | | 39.85 m ² | |



GARBAGE AND RECYCLING STORAGE PLAN (ENLARGED)

DP 25-010558
November 17, 2025
PLAN # 4



WASTE MANAGEMENT

SCALE 1" = 300"



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LANDSOWNE MANOR
 8620, 8640, 8660 SPIRES ROAD

DP 25-010558
 NOVEMBER 06, 2025



*Note : All resident parking spaces will be provided with Level 2 EV charging.
Car share space will be equipped with Level 2 EV charging.
Two visitor parking spaces will have Level 2 EV charging and one
visitor parking will be provided with opportunity charging.*

BIKE PARKING

| | UNIT COUNT | RATIO | REQUIRED | PROVIDED | | | | | |
|---------|--|--|---------------------|------------|----------|-----------|------------------------|-------|-----|
| | | | | HORIZONTAL | VERTICAL | OVERSIZED | 2 TIER BIKE STORAGE | TOTAL | |
| CLASS 1 | 7 - Studios 46 - 1BRs 24 - 2BRs 13 - 3BRs | 1 per unit 1 per unit 2 per unit 3 per unit | 7 46 48 39 | 140 | 1 | 0 | 7 (5%) | 132 | 140 |
| CLASS 2 | | 0.2 | 18 | | | | | | 18 |
| TOTAL | | | | | | | | | 158 |

LOADING AREA

| 90 HOMES | REQUIRED | PROVIDED |
|-------------|----------|----------|
| SMALL SIZE | 1 | 1 |
| MEDIUM SIZE | 1 | 1 |
| LARGE SIZE | N/A | N/A |

| MIN. CAR STALL SIZES | |
|----------------------|-------------|
| STANDARD | 9'0" x 5'6" |
| COMPACT | 8'6" x 4'6" |
| MINI | 6'0" x 4'0" |

REGULAR SIZE
2.5 m x 5.5 m

5.50m

2.50m 2.50m 2.50m

7.50m 9.0m

2m

SMALL SIZE
2.2 x 1.6

Technical drawing of a parking lot layout showing three cars parked side-by-side. The overall dimensions are 2.3 m by 4.6 m. Individual car dimensions are 2.30 m by 0.90 m. A small square indicates a 90-degree angle.

ACCESSIBLE
STALLS

Diagram illustrating the dimensions of a wheelchair icon:

- Height: 5.50m
- Width: 3.40m
- Depth: 1.50m
- Label: VAN

| MIN. BIKE STALL SIZES | |
|-----------------------|-------------|
| Standard | 5'0" x 2'6" |
| Electric | 5'6" x 2'6" |

The diagram illustrates three different storage configurations for bicycles:



- HORIZONTAL:** A single bicycle is shown lying flat. Its dimensions are 1.80m in length and 60m in width.
- OVERSIZED:** A single bicycle is shown lying flat within a larger rectangular frame. The frame's dimensions are 2.40m in length and 90m in width.
- 2 TIER STACKABLE BIKE STORAGE:** Two bicycles are stacked vertically. The overall dimensions of the stack are 2.14m in length and 2.10m in width. The height of the stack is indicated as 60m.

LOADING AREA

MEDIUM SIZE
LOADING SPACE
9.1 m x 3.0 m

SMALL SIZE
LOADING SPACE
5.5 m x 2.7 m

EV CHARGING PROVISIONS

| | |
|---|---|
|  LEVEL 2 CHARGING |  OPPORTUNITY CHARGING |
|---|---|

PARKING PLAN

SCALE 1" = 200'



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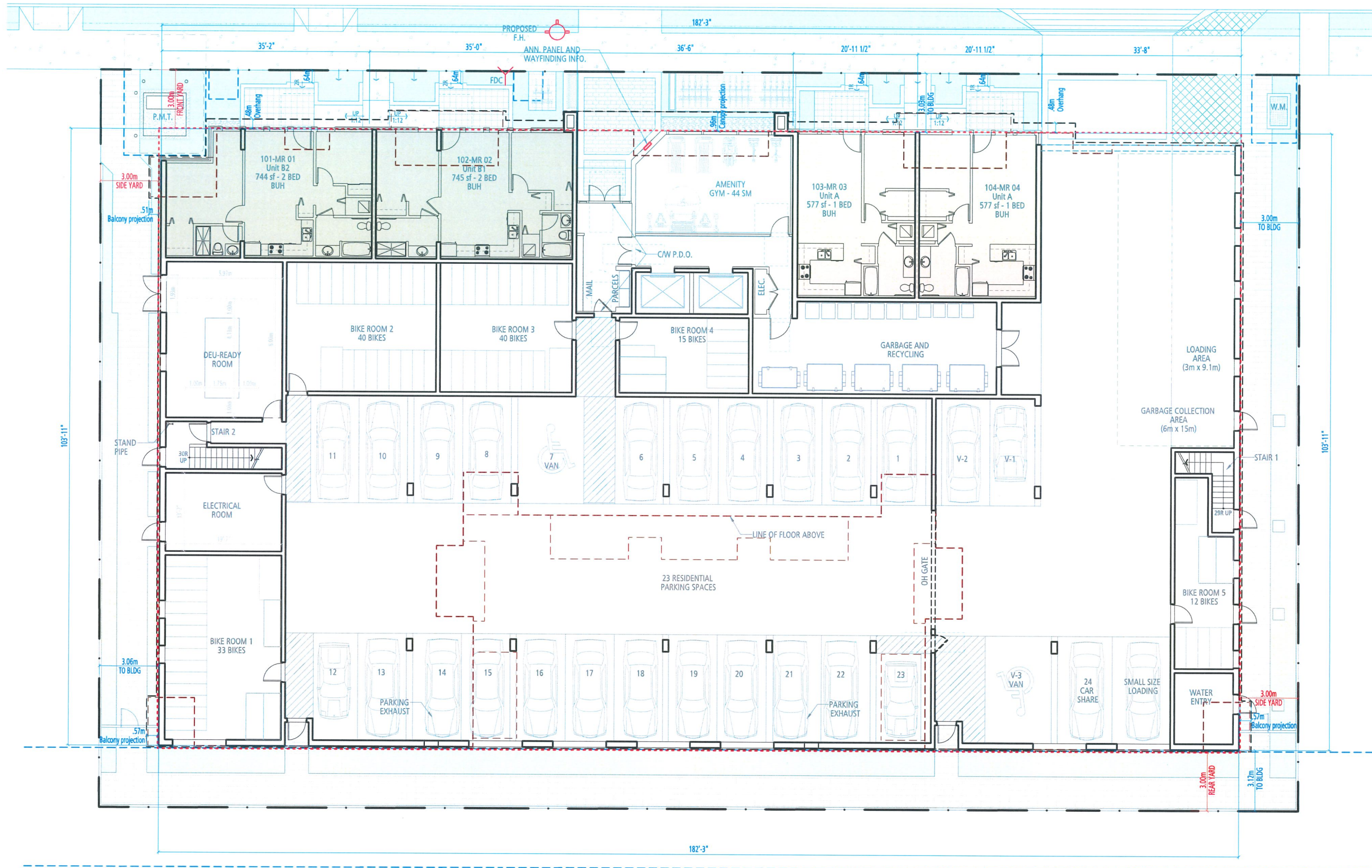
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NOVEMBER 06, 2025



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November 17, 2025
PLAN # 5



LEGEND

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- AH/LEMR

All homes have Basic Universal Housing features and are designed in accordance with section 4.16 of Richmond zoning bylaw 8500.



FLOOR PLAN LEVEL-1

SCALE 1" = 200"

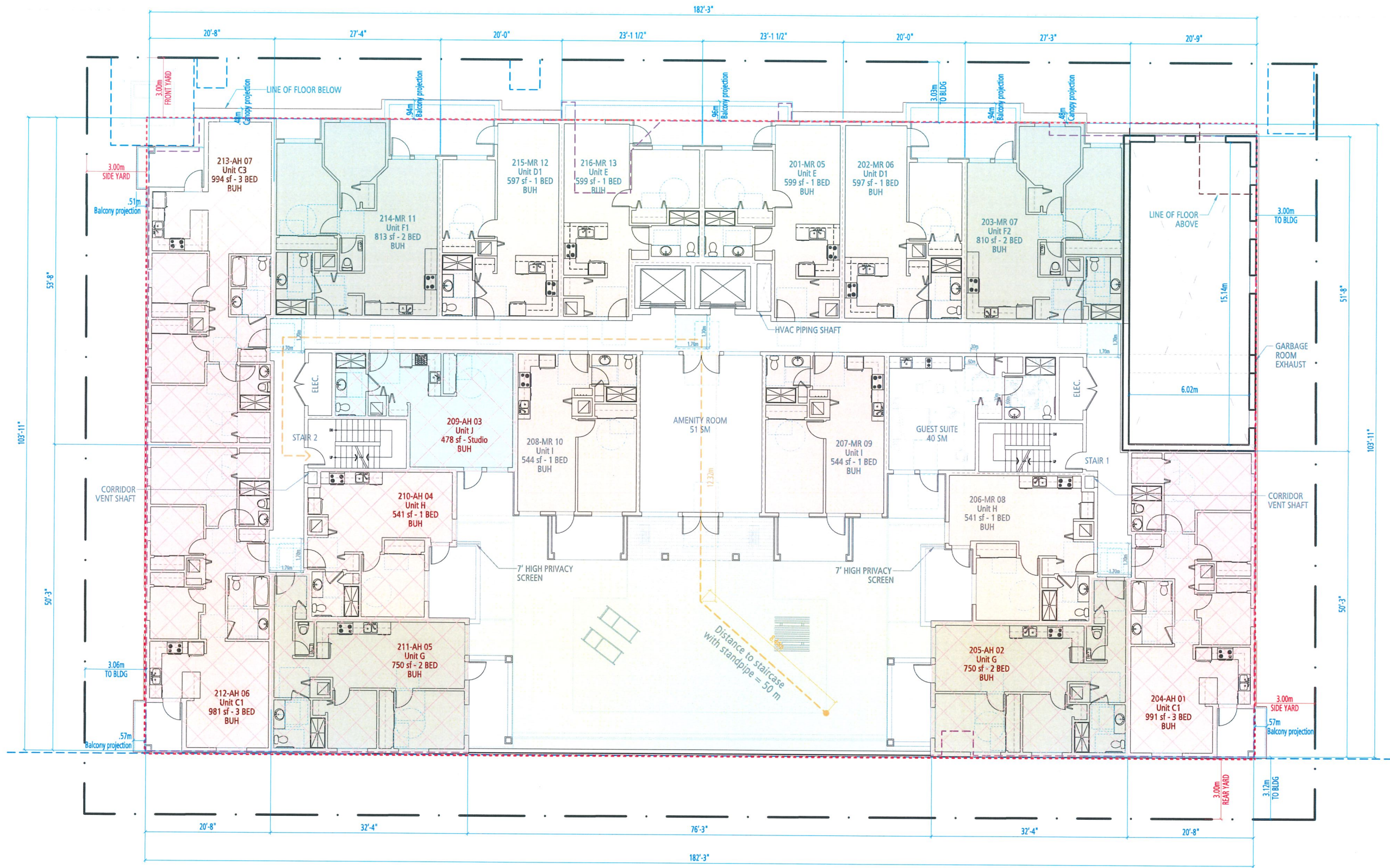


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PLAN # 6



LEGEND

| | |
|---|-----------|
| | STUDIO |
| | 1 BEDROOM |
| | 2 BEDROOM |
| | 3 BEDROOM |
| | AH/LEMR |

All homes have Basic Universal Housing features and are designed in accordance with section 4.16 of Richmond zoning bylaw 8500.



FLOOR PLAN LEVEL-2

SCALE 1" = 200"



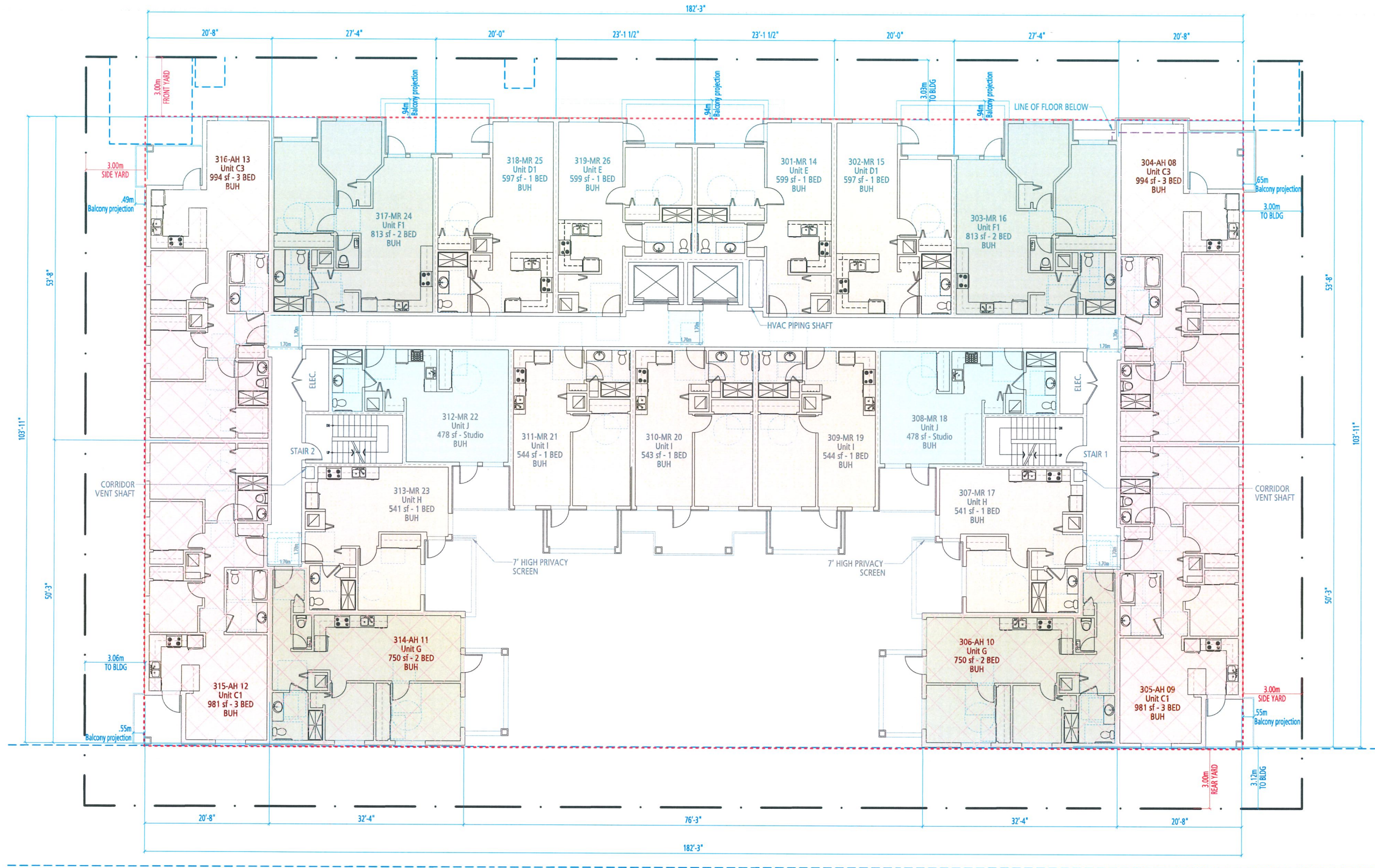
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PLAN # 7

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LEGEND

| | |
|--|-----------|
| | STUDIO |
| | 1 BEDROOM |
| | 2 BEDROOM |
| | 3 BEDROOM |
| | AH/LEMR |

All homes have Basic Universal Housing features and are designed in accordance with section 4.16 of Richmond zoning bylaw 8500.



FLOOR PLAN
LEVEL-3

SCALE 1" = 200"

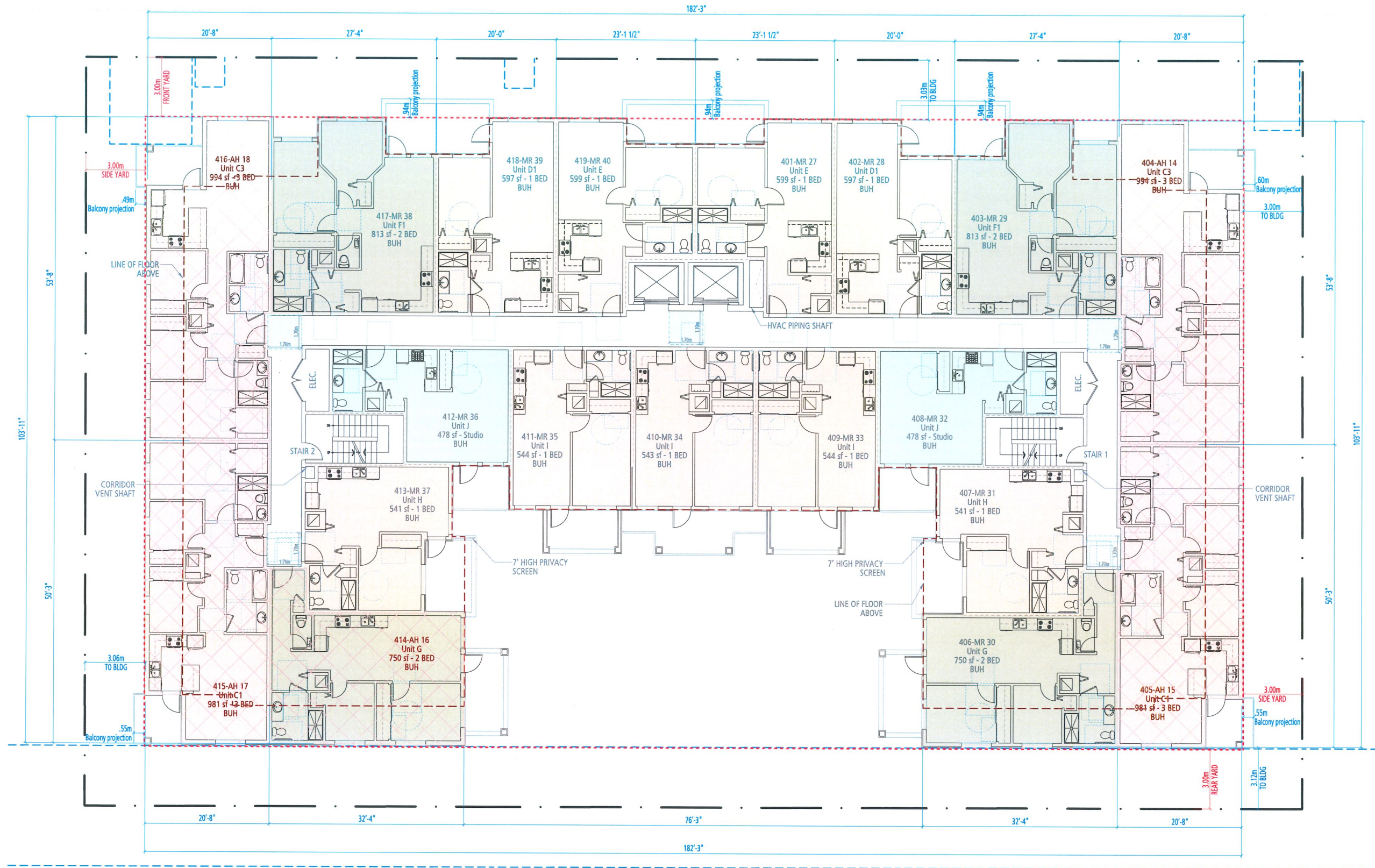


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November 17, 2025
PLAN # 8



LEGEND

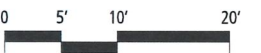
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- AH/LEMR

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FLOOR PLAN
LEVEL-4

SCALE 1" = 200"

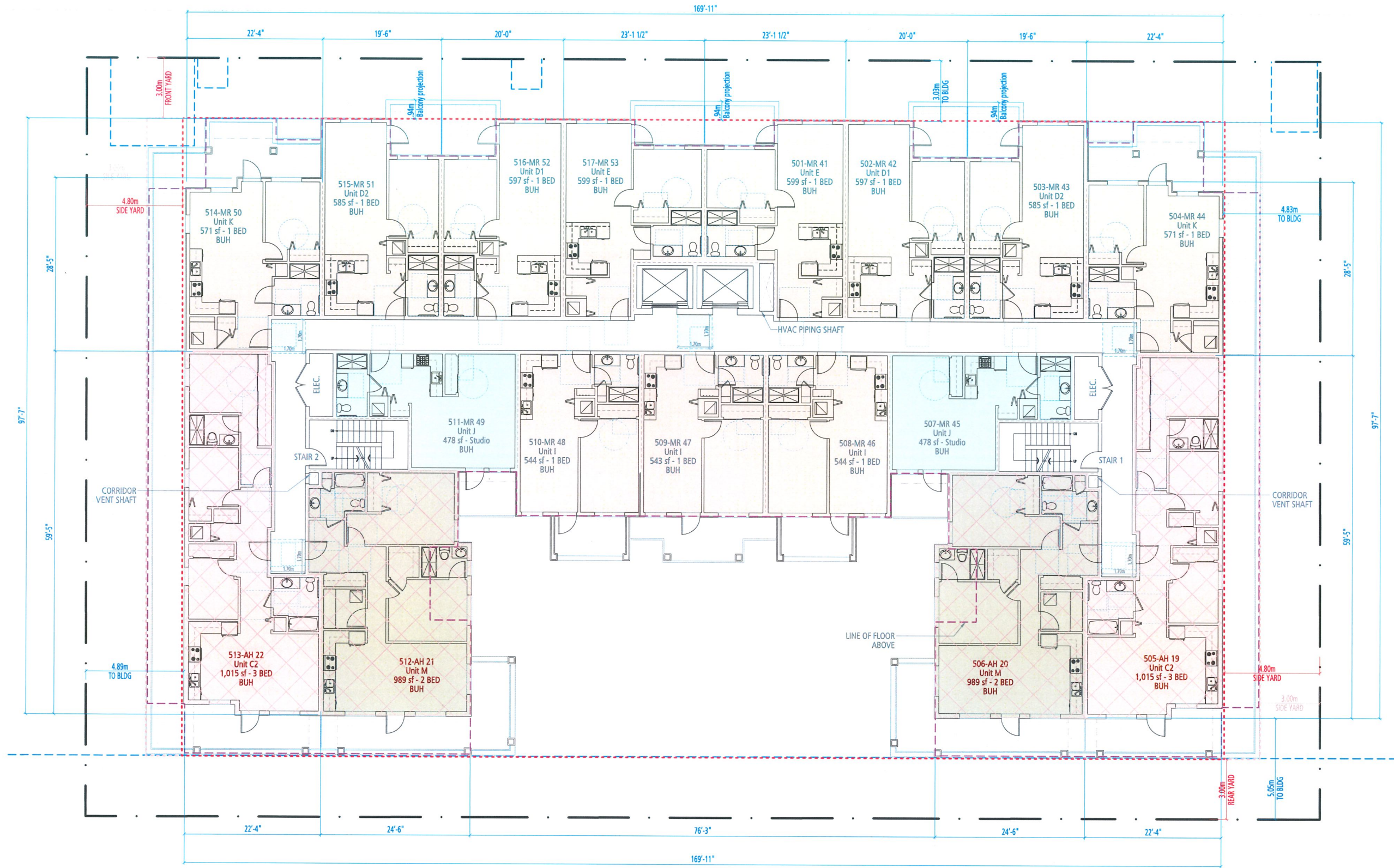


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November 17, 2025
PLAN # 9



LEGEND

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- AH/LEMR

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FLOOR PLAN LEVEL-5

SCALE 1" = 200"



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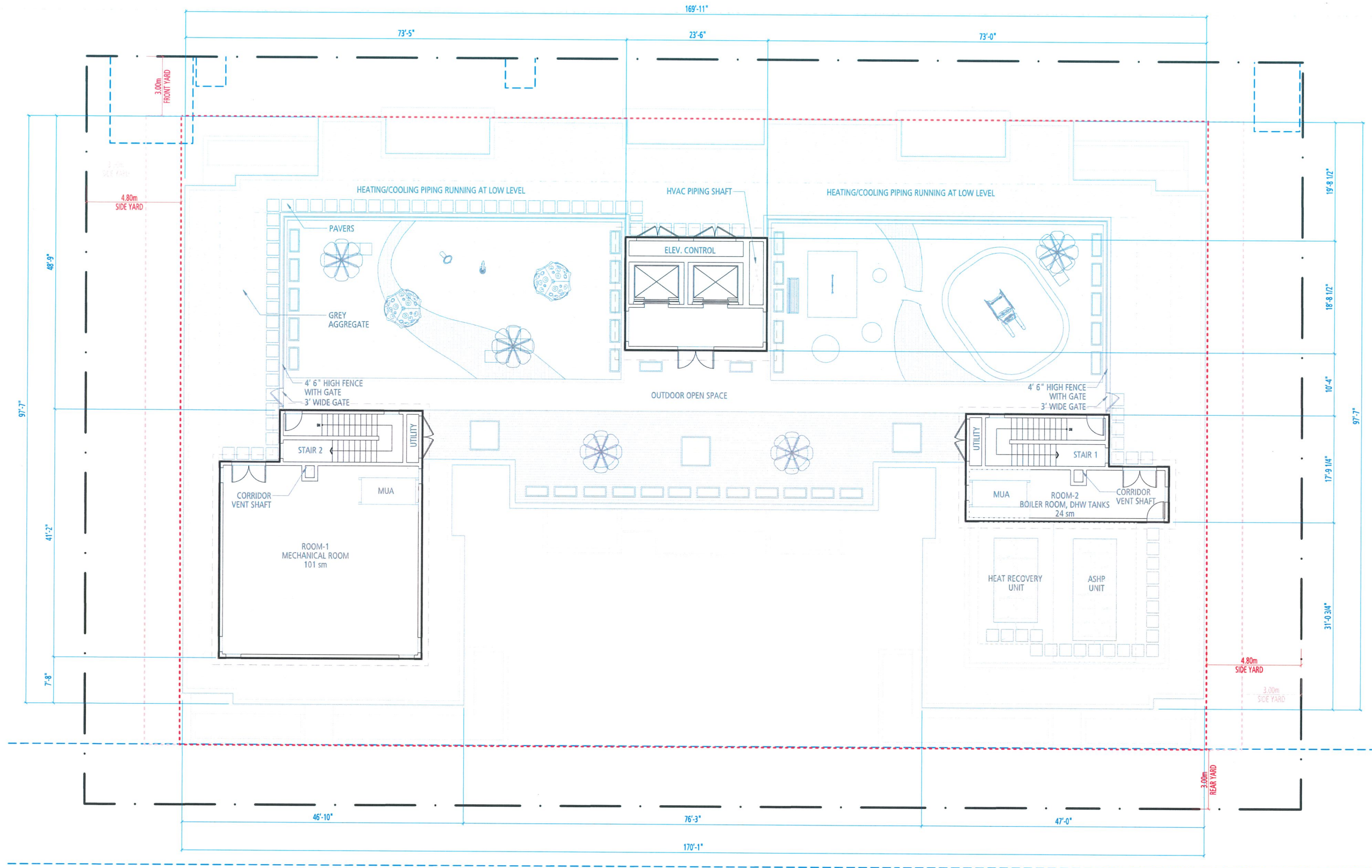
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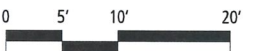
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ROOF PLAN

SCALE 1" = 200"



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PLAN # 12

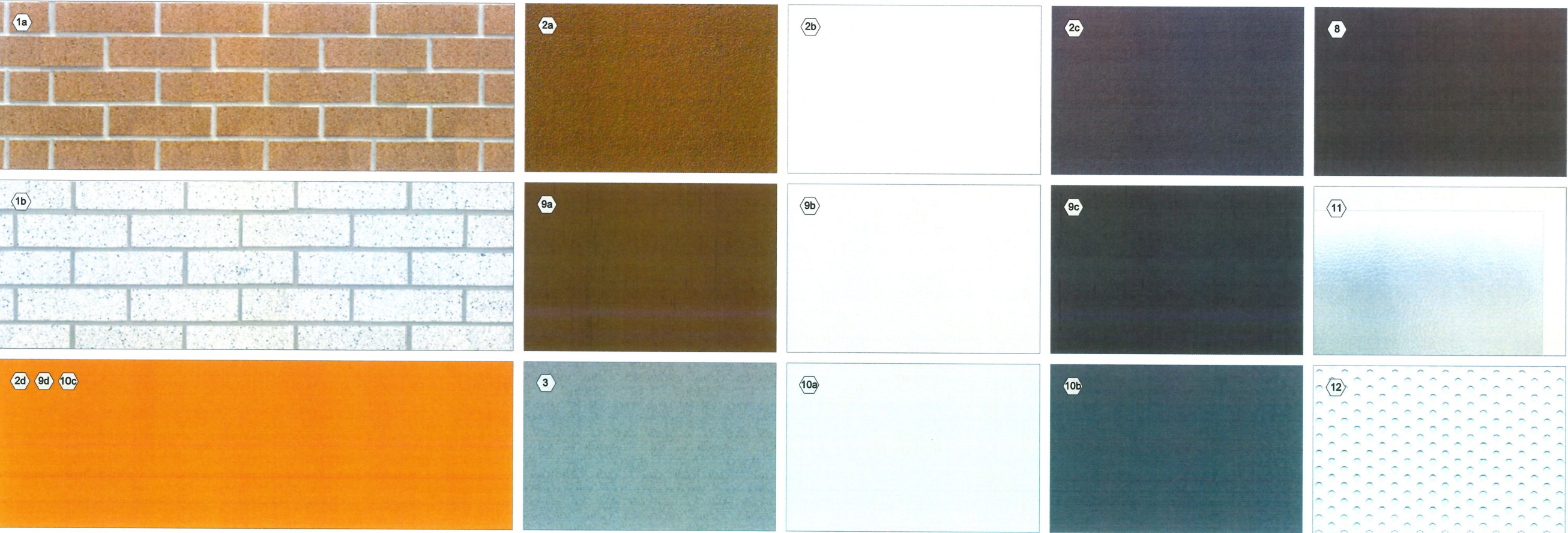


EXTERIOR FINISHES SCHEME

| | |
|-----|--|
| 1a | HEBRON BRICK TOASTED GRAY |
| 1b | GLEN GERY ASPEN WHITE |
| 2a | HARDIE PANELS BROWN - COLOUR TO MATCH SW 6146 |
| 2b | UMBER WHITE - COLOUR TO MATCH SW 7009 |
| 2c | PEARLY WHITE GRAY - COLOUR TO MATCH SW 7048 |
| 2d | URBAN BRONZE BURNT ORANGE -COLOUR TO MATCH SW 6349 |
| | PENNYWISE |
| 3 | CONCRETE FINISH - SMOOTH |
| 4 | ALUMINUM WINDOW WALL |
| 5 | VINYL DOORS / WINDOWS WHITE |
| 6 | GLASS & ALUMINUM RAILING WHITE |
| 7 | METAL WINDOW GRILLS WHITE |
| 8 | METAL DOORS - GREY COLOUR TO MATCH SW 7048 |
| | URBANE BRONZE |
| 9a | METAL FLASHING BROWN - COLOUR TO MATCH SW 6146 |
| 9b | UMBER WHITE - COLOUR TO MATCH SW 7009 |
| 9c | PEARLY WHITE GRAY - COLOUR TO MATCH SW 7048 |
| 9d | URBAN BRONZE BURNT ORANGE -COLOUR TO MATCH SW 6349 |
| | PENNYWISE |
| 10a | HARDIE SOFFIT PANELS WHITE SOFFIT - ARTIC WHITE |
| 10b | GREY SOFFIT - NIGHT GRAY |
| 10c | BURNT ORANGE -COLOUR TO MATCH SW 6349 |
| | PENNYWISE |
| 11 | PRIVACY SCREEN |
| 12 | ALUMINUM AND FROSTED GLASS PERFORATED METAL MESH SCREEN |
| 13 | FIBERGLASS DOOR - COLOUR TO MATCH SW 9099 SADDLE UP |

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PLAN # 13

MATERIAL BOARD



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PL

SUBJECT SITE
8620, 8640, 8660 SPIRES ROAD

PL

STREETSCAPE - NORTH

DP 25-010558
November 17, 2025
PLAN # 14

STREETSCAPE



PL

SUBJECT SITE
8620, 8640, 8660 SPIRES ROAD

PL

CONTEXTUAL ELEVATION - WEST

SCALE 1" = 400'



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SUBJECT SITE
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CONTEXTUAL ELEVATION - SOUTH

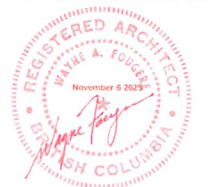
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STREETSCAPE

SCALE 1" = 400'



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SUBJECT SITE
8620, 8640, 8660 SPIRES ROAD

CONTEXTUAL ELEVATION - EAST

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NORTH ELEVATION



EAST ELEVATION

EXTERIOR FINISHES SCHEME

| | |
|-----|--|
| 1a | HEBRON BRICK |
| 1b | TOASTED GRAY |
| 2a | BROWN - COLOUR TO MATCH SW 6146 |
| 2b | WHITE - COLOUR TO MATCH SW 7009 |
| 2c | GRAY - COLOUR TO MATCH SW 7048 |
| 2d | BURNT ORANGE - COLOUR TO MATCH SW 6349 |
| 3 | CONCRETE FINISH - SMOOTH |
| 4 | ALUMINUM WINDOW WALL |
| 5 | VINYL DOORS / WINDOWS |
| 6 | GLASS & ALUMINUM RAILING |
| 7 | METAL WINDOW GRILLS |
| 8 | METAL DOORS - GREY |
| 9a | COLOUR TO MATCH SW 7048 |
| 9b | URBANE BRONZE |
| 9c | METAL FLASHING |
| 9d | BROWN - COLOUR TO MATCH SW 6146 |
| 10a | WHITE SOFFIT - ARTIC WHITE |
| 10b | GRAY SOFFIT - NIGHT GRAY |
| 10c | BURNT ORANGE - COLOUR TO MATCH SW 6349 |
| 11 | PRIVACY SCREEN |
| 12 | ALUMINUM AND FROSTED GLASS |
| 13 | PERFORATED METAL MESH SCREEN |

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November 17, 2025
PLAN # 16

ELEVATIONS
NORTH AND EAST

SCALE 1" = 200"



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SOUTH ELEVATION

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PLAN # 17

ELEVATIONS
SOUTH AND WEST

SCALE 1" = 200"

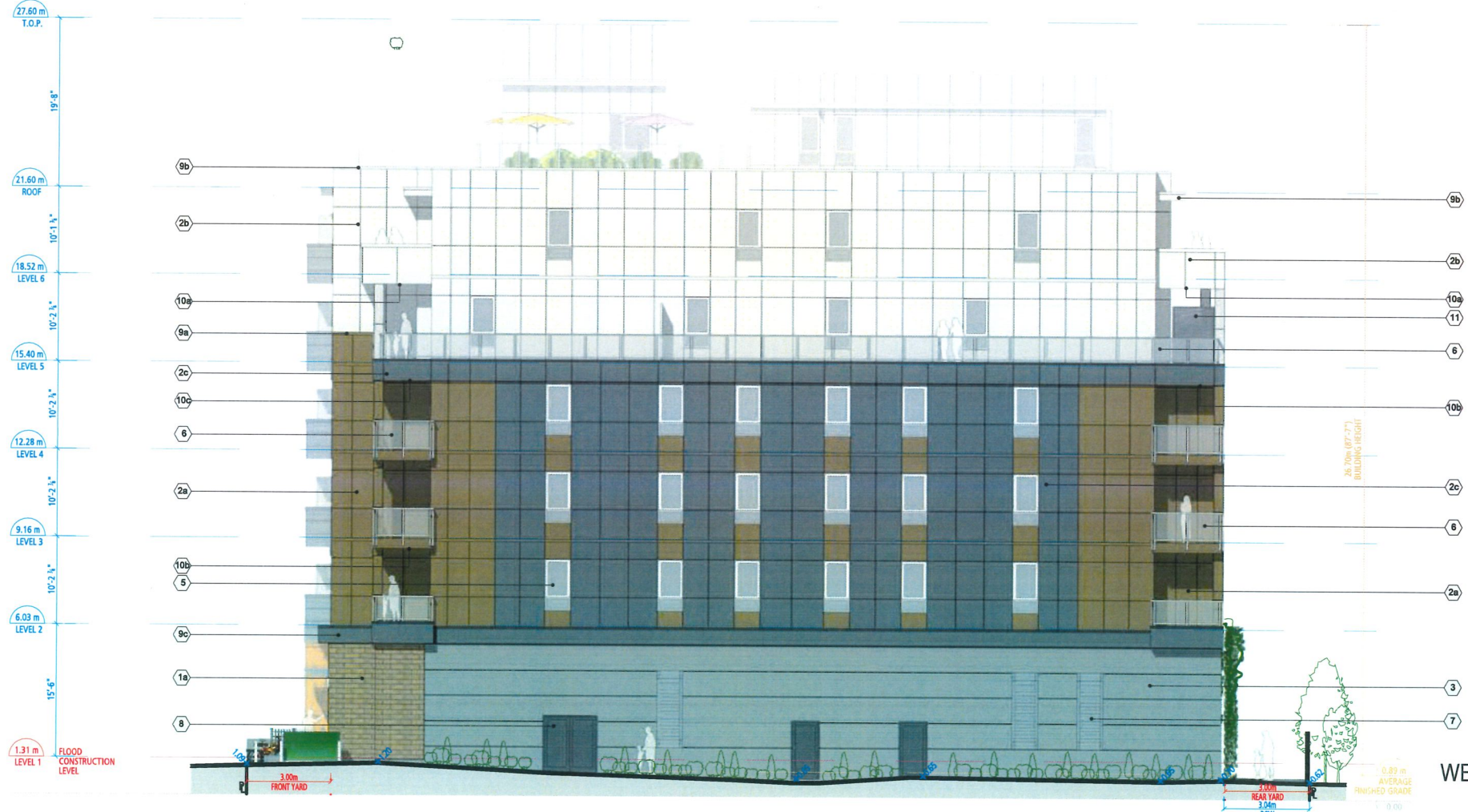


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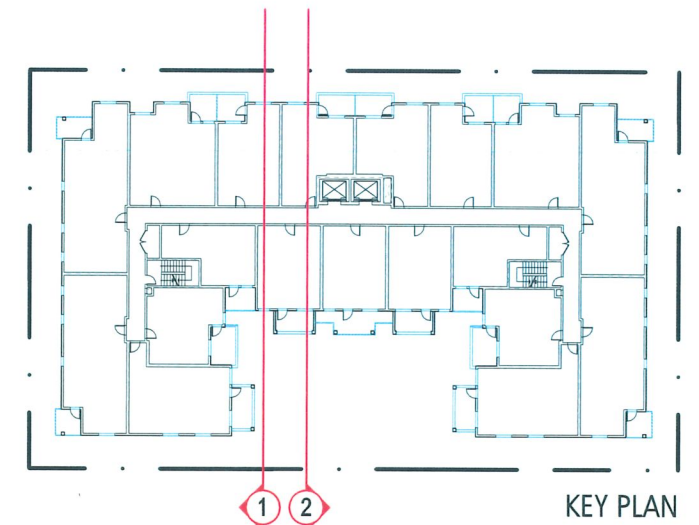
WEST ELEVATION



1 INTERNAL ELEVATION - EAST



2 INTERNAL ELEVATION - WEST



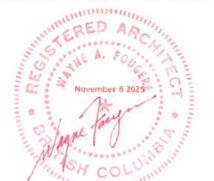
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PLAN # 18

ELEVATIONS INTERNAL ELEVATIONS

SCALE 1" = 200"



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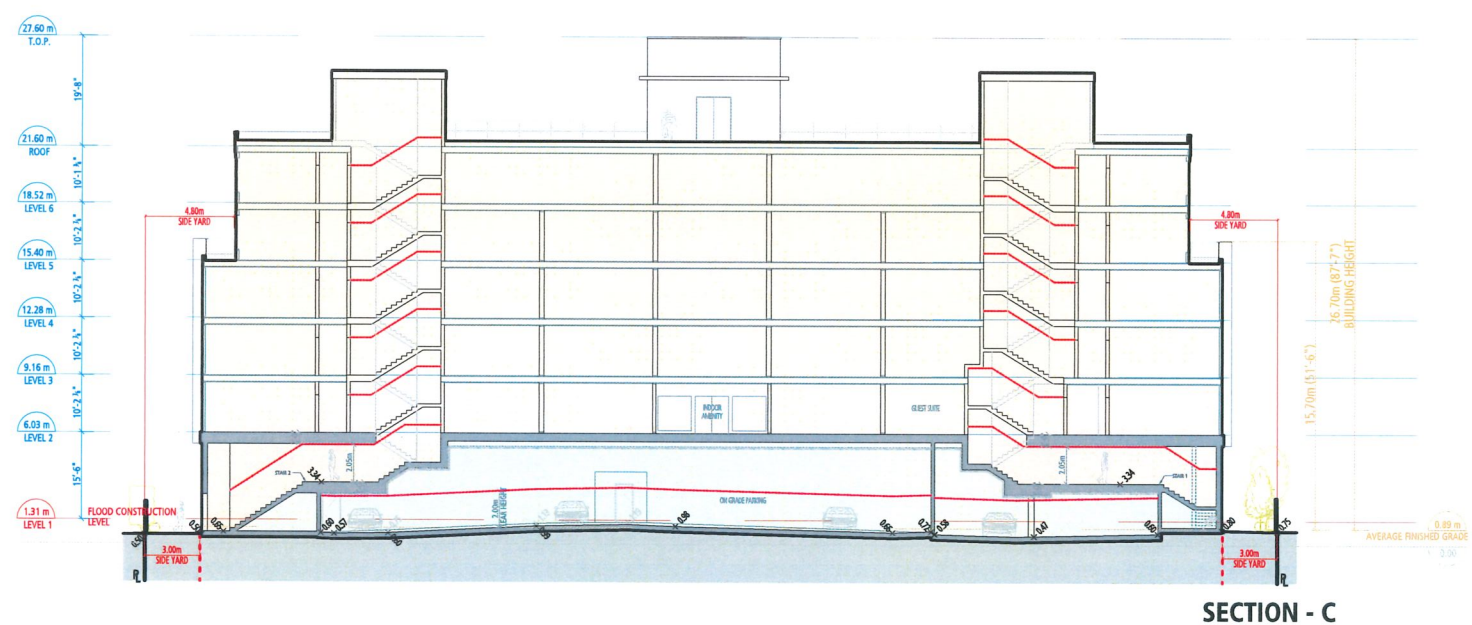
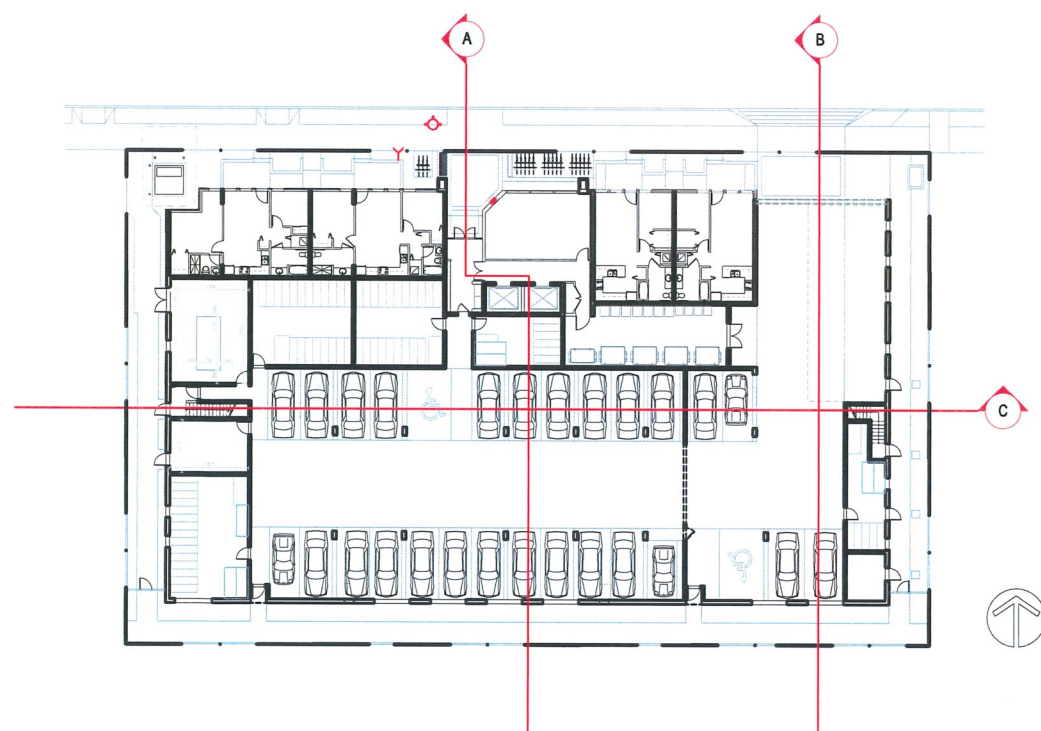
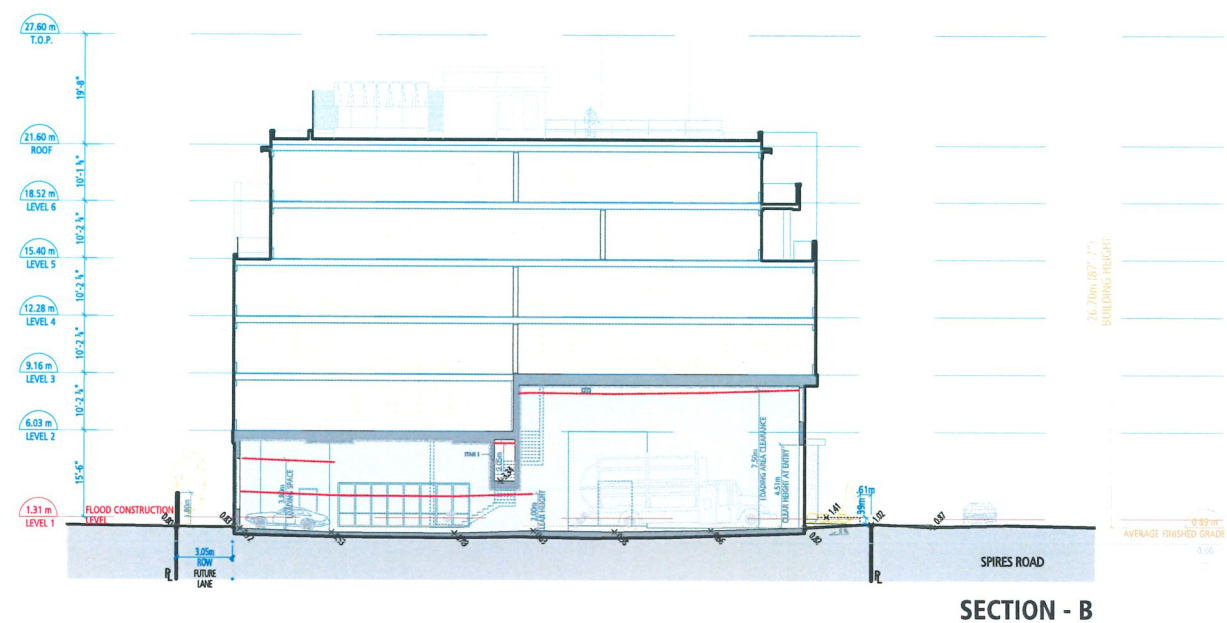
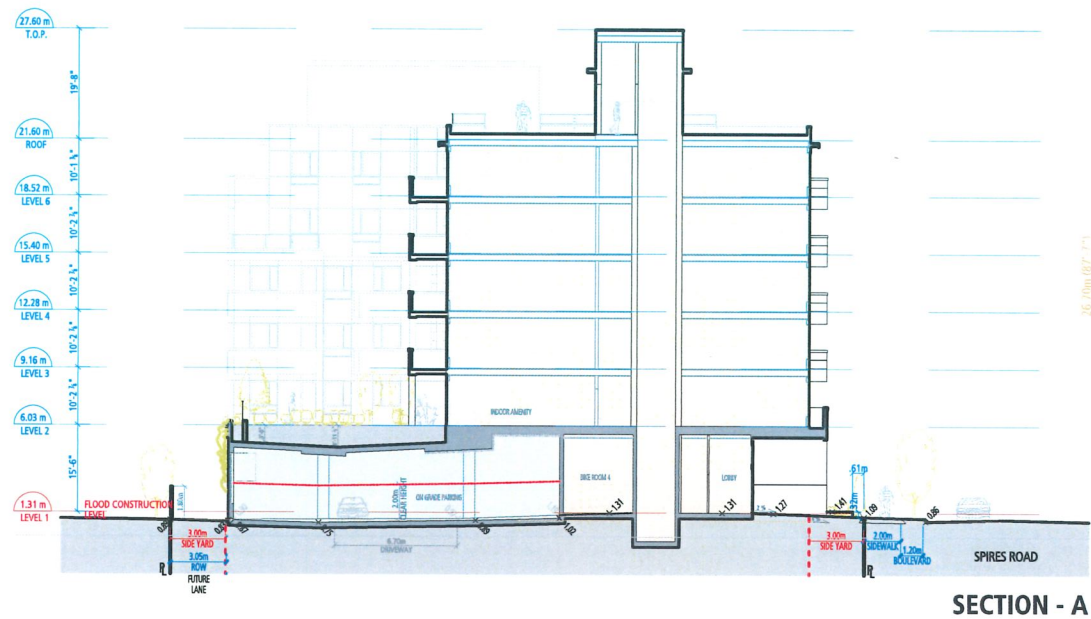
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EXTERIOR FINISHES SCHEME

| | |
|-----|---|
| 1a | HEBRON BRICK |
| 1b | TOASTED GRAY |
| | GLEN GERY |
| | ASPEN WHITE |
| 2a | HARDIE PANELS |
| 2b | BROWN - COLOUR TO MATCH SW 6146 |
| 2c | UMBER |
| 2d | WHITE - COLOUR TO MATCH SW 7009 |
| | PEARLY WHITE |
| | GRAY - COLOUR TO MATCH SW 7048 |
| | URBAN BRONZE |
| | BURNT ORANGE - COLOUR TO MATCH SW 6349 |
| | PENNYWISE |
| 3 | CONCRETE FINISH - SMOOTH |
| 4 | ALUMINUM WINDOW WALL |
| 5 | VINYL DOORS / WINDOWS |
| | WHITE |
| 6 | GLASS & ALUMINUM RAILING |
| | WHITE |
| 7 | METAL WINDOW GRILLS |
| | WHITE |
| 8 | METAL DOORS - GREY |
| | COLOUR TO MATCH SW 7048 |
| | URBANE BRONZE |
| 9a | METAL FLASHING |
| 9b | BROWN - COLOUR TO MATCH SW 6146 |
| 9c | UMBER |
| 9d | WHITE - COLOUR TO MATCH SW 7009 |
| | PEARLY WHITE |
| | GRAY - COLOUR TO MATCH SW 7048 |
| | URBAN BRONZE |
| | BURNT ORANGE - COLOUR TO MATCH SW 6349 |
| | PENNYWISE |
| 10a | HARDIE SOFFIT PANELS |
| 10b | WHITE SOFFIT - ARTIC WHITE |
| 10c | GREY SOFFIT - NIGHT GRAY |
| | BURNT ORANGE - COLOUR TO MATCH SW 6349 |
| | PENNYWISE |
| 11 | PRIVACY SCREEN |
| 12 | ALUMINUM AND FROSTED GLASS |
| | PERFORATED METAL MESH SCREEN |
| 13 | FIBERGLASS DOOR - COLOUR TO MATCH SW 9099 |
| | SADDLE UP |



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November 17, 2025
PLAN # 19

SITE SECTIONS

SCALE 1" = 400"



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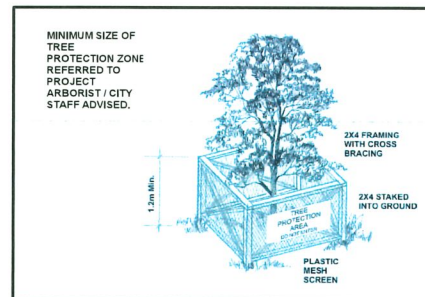
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Tree protection barriers is recommended on neighbor's hedges (if any) for due diligence.



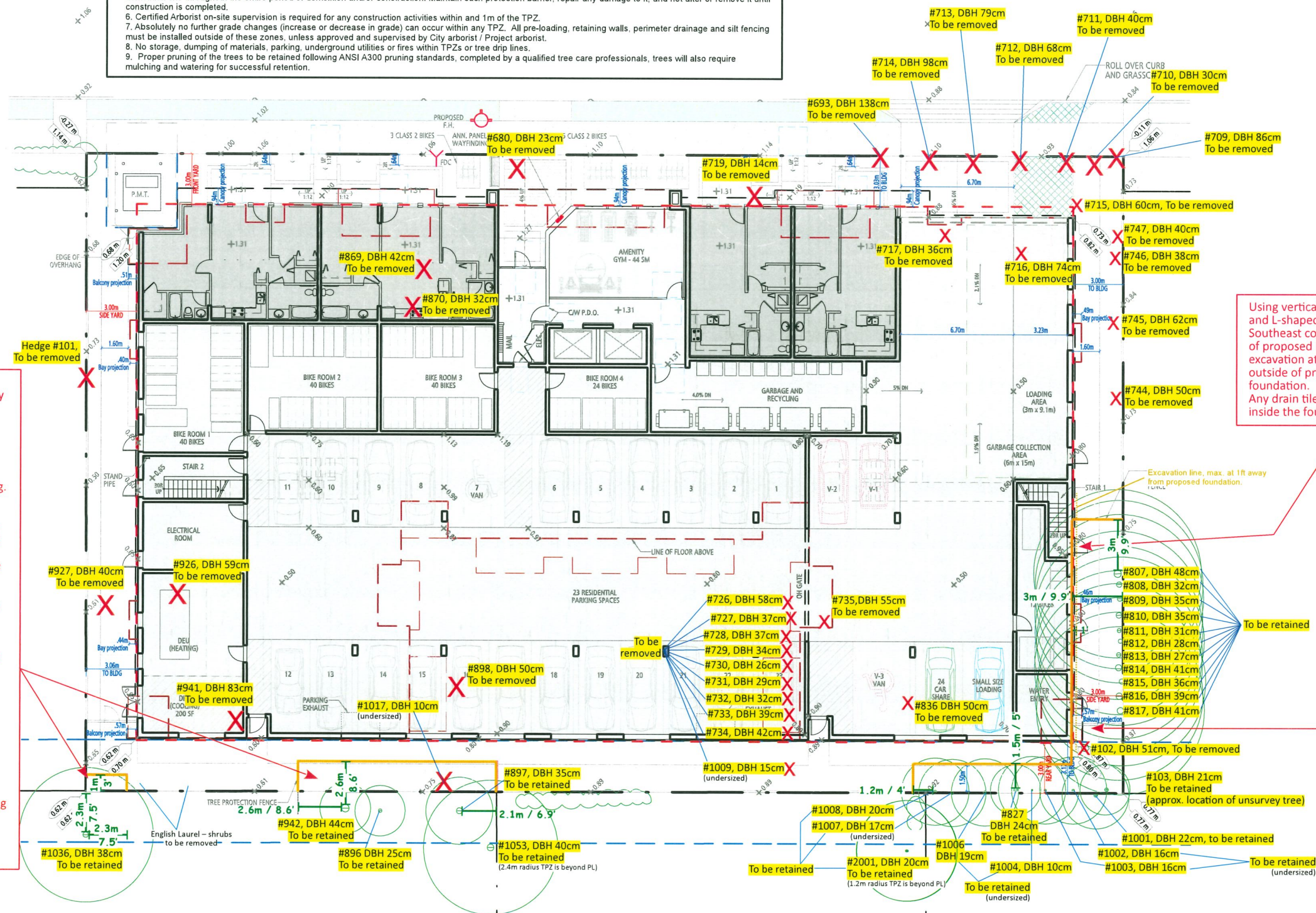
Project Arborist: Matthew Wong
Tel: (778) 833-0348
Email: QBCtree@gmail.com

| Reference Number: | Date of Issue |
|-------------------|--------------------|
| VAN20250 | September 25, 2022 |
| VAN20250-1 | July 18, 2023 |
| VAN20250-2 | May 19, 2024 |
| VAN20250-3 | October 16, 2024 |
| VAN20250-4 | March 18, 2025 |
| VAN20250-5 | June 29, 2025 |
| VAN20250-6 | November 18, 2025 |

— Tree Protection Barrier
X Tree To Be Removed

Note to Owner / Constructor:

1. The tree protection barrier's dimensions are in feet.
2. All the dimensions are measured from the tree trunk and should refer to the figure mentioned.
3. The tree protection barriers must be built and inspected prior any construction activities.
4. All tree protection on street trees to be set back 0.3m from the edge of sidewalk to allow clear circulation, and 0.6m from the back of curb to allow door opening.
5. The protection barrier or temporary fencing must be at least 1.2m in height and constructed of 2"x4" wood frame with cross brace construction with snow-fence and staked into the ground. The tree protection fence shall be clearly signed "Tree Protection Zone – Do Not Enter" and remain intact for any construction or demolition site throughout the entire period of demolition and/or construction. Maintain such protection barrier, repair any damage to it, and not alter or remove it until construction is completed.
6. Certified Arborist on-site supervision is required for any construction activities within and 1m of the TPZ.
Absolutely no further grade changes (increase or decrease in grade) can occur within any TPZ. All pre-loading, retaining walls, perimeter drainage and silt fencing must be installed outside of these zones, unless approved and supervised by City arborist or Project arborist.
8. No storage, dumping of materials, parking, underground utilities or fires within TPZs or tree drip lines.
9. Proper pruning of the trees to be retained following ANSI A300 pruning standards, completed by a qualified tree care professionals, trees will also require mulching and watering for successful retention.



On-site supervision by Project Arborist is required for the activity within or 1m of TPZ:

- (1) Removal of existing organic (tree/hedge) within the TPZ
- (2) Foundation excavation for proposed main building
- (3) Fence replacement
- (4) Final landscaping activities (e.g. lawn) within TPZ

Do not rip off existing organics by excavator, removal manually. Cut at grade only. Do not grind the roots. Leave the root ball in place after existing organic removed. Otherwise, stump grinding / removal required Project Arborist on-site supervision.

Proper root pruning when necessary and perform by Project Arborist.

Re-use the existing fence post holes as possible.

Any new fences will not employ any continuous footings within TPZ.

Any required new footings for fence post will be use point footing with grade beam foundation, by low impact method hand digging and footing as small foot print as possible.

DP 25-010558
November 17, 2025
PLAN # 20

On-site supervision by Project Arborist is required for the activity within or 1m of TPZ:

- (1) Crown pruning
- (2) Foundation excavation for proposed main building
- (3) Installation of proposed walkway
- (4) Replacement of fence
- (5) Final landscaping activities (e.g. lawn) within TPZ

No heavy machine. Use low impact method for excavation (e.g. hand digging and/or AirSpade).

Proper root pruning when necessary and perform by Project Arborist.

Re-use the existing fence post holes as possible.

The new fences will not employ any continuous footings and any required new footings will be use low impact method hand dig and as small foot print as possible.

Proposed walkway must be installed at or near existing grade.

Use permeable materials (e.g. paving stone, turfstone) for proposed walkway within the TPZ.

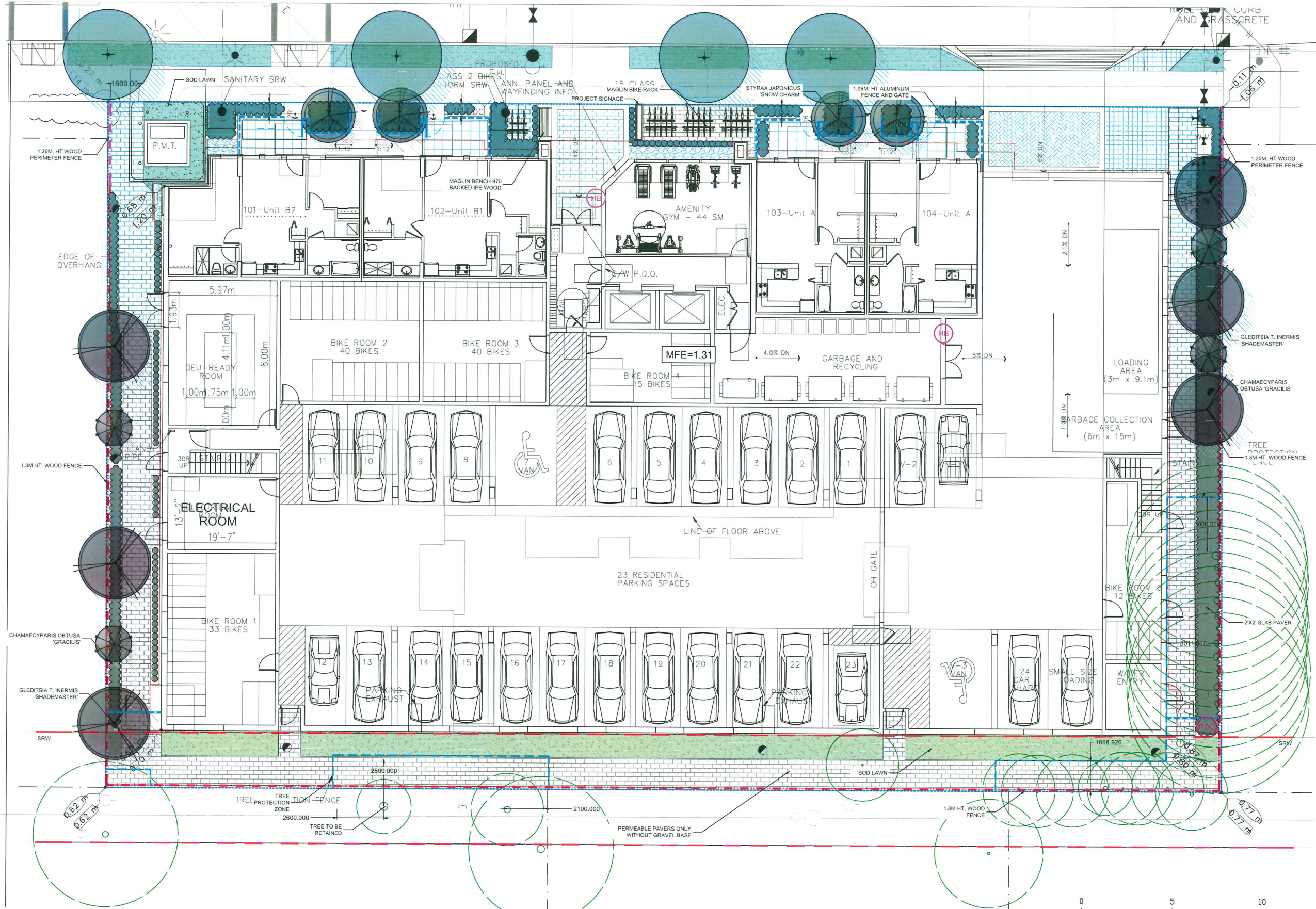
Custom fence shape to cope with the tree trunk development.


The proposed walkway must be installed at or near existing grade.
Use permeable materials (e.g. paving stone, bricks) for proposed walkway within the TPZ.

Crown pruning for building clearance by tree care professional and following ANSI A300 standard prior excavation. Pruning is recommended to be carried out in Winter or Spring.

The proposed lawn that encroaches into the TPZ must be installed at or near existing grade. No more than 3" of additional good quality landscape soil (not construction fill) may be added into the TPZ.

Ensuring that new planting in the Critical Root Zone is no greater than #1 container (if any)



| PLANT SCHEDULE | | | | | PMG PROJECT NUMBER: 23-063 | |
|---|-----|------------------------------------|------------------------------|------------------------|----------------------------|--|
| KEY | QTY | BOTANICAL NAME | COMMON NAME | PLANTED SIZE / REMARKS | | |
|  | 6 | GLEDITSIA T. INERMIS 'SHADEMASTER' | SHADEMASTER HONEY LOCUST | 8CM CAL: B&B | | |
| | 4 | CHAMAECYPARIS OBTUSA 'GRACILIS' | SLENDER HINOKI FALSE CYPRESS | 4M HT: B&B | | |
| | 4 | STYRAX JAPONICUS 'SNOW CHARM' | SNOW CHARM JAPANESE SNOWBELL | 8CM CAL: B&B | | |
| | | | | | | |
| NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT. | | | | | | |

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SEAL:

DP 25-010558
November 17, 2025
PLAN # 21

| | | | |
|----|-----------|------------------------------------|----|
| 11 | 25.OCT.29 | PER CITY COMMENTS | AR |
| 10 | 25.SEP.24 | PER DAP COMMENTS, DP RE SUBMISSION | AR |
| 9 | 25.AUG.08 | PER CITY COMMENTS | AR |
| 8 | 25.AUG.05 | PER CITY COMMENTS | AR |
| 7 | 25.JUL.24 | TREE RELOCATION | RJ |
| 6 | 25.JUL.10 | NEW SITE PLAN/CITY COMMENTS | RJ |
| 5 | 25.MAR.10 | UPDATE PER ARCH PLANS | AR |
| 4 | 24.OCT.31 | AMENITY AREA ADJUSTMENT | RJ |
| 3 | 24.OCT.15 | NEW SITE PLAN/CITY COMMENTS | RJ |
| 2 | 24.JUN.26 | AMENITY AREA UPDATED | RJ |
| 1 | 24.JUN.06 | REVISE PER CITY COMMENTS | VZ |

CLIENT:

PROJECT:

**6-STOREY APARTMENT
BUILDING**

**8620-8660 SPIRES ROAD
RICHMOND, B.C.**

DRAWING TITLE:

**LANDSCAPE
PLAN**

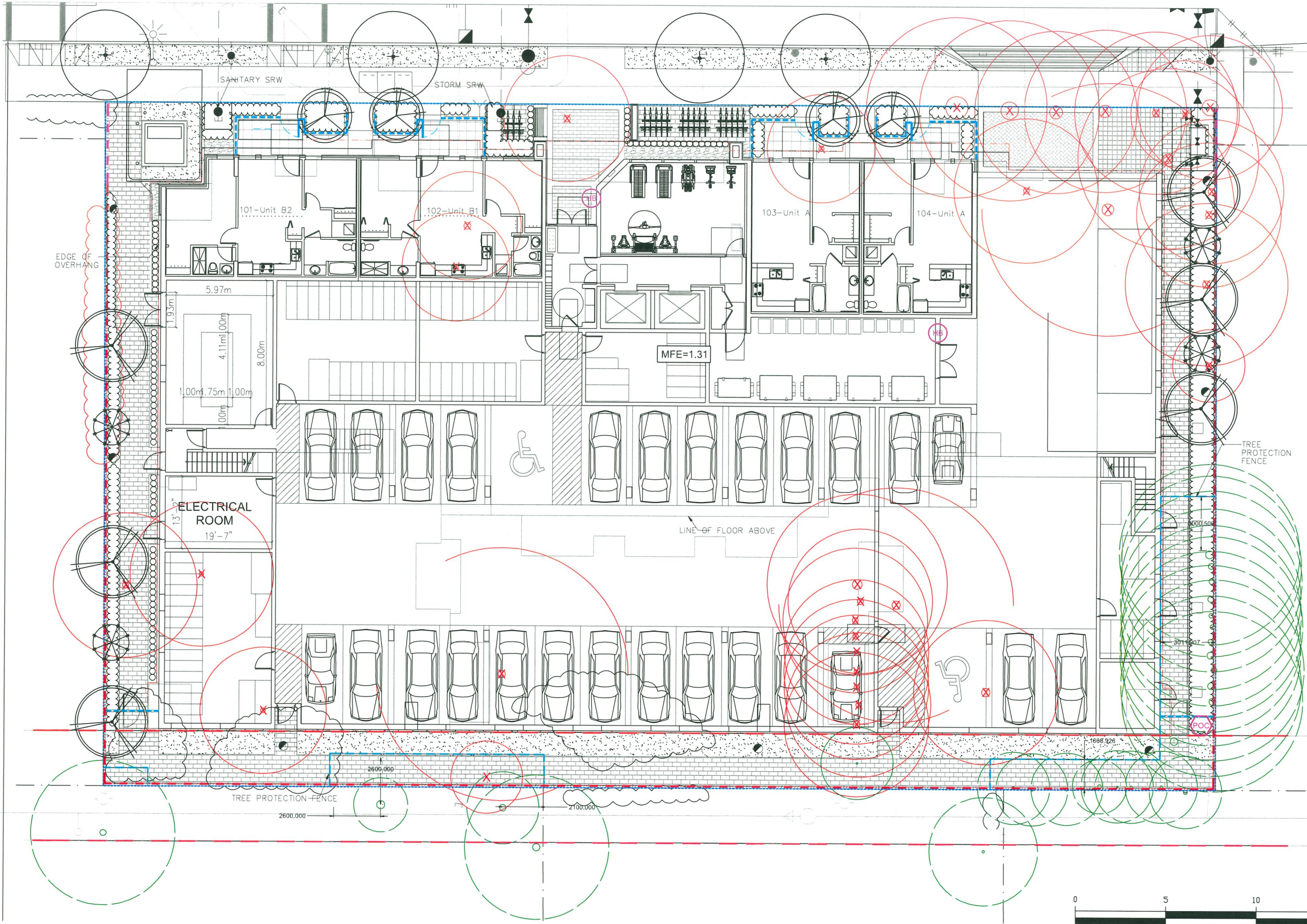
DATE: 24.MAY.06 DRAWING NUMBER:
SCALE: 1/8" = 1'-0"
DRAWN: RJ
DESIGN: RJ
CHK'D: YR

L1

23063-9 ZIP

PMG PROJECT NUMBER:

23-063



TREE RETENTION LEGEND

| | |
|--|-------------------------|
| | EXISTING TREES REMOVED |
| | EXISTING TREES RETAINED |



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SEAL:

DP 25-010558
November 17, 2025
PLAN # 22

| | | | |
|-----|-----------|------------------------------------|-----|
| 11 | 25.OCT.25 | PER CITY COMMENTS | AR |
| 10 | 25.SEP.24 | PER DAP COMMENTS; DP RE-SUBMISSION | AR |
| 9 | 25.AUG.08 | PER CITY COMMENTS | AR |
| 8 | 25.AUG.05 | PER CITY COMMENTS | AR |
| 7 | 25.JUL.24 | TREE RELOCATION | RJ |
| 6 | 25.JUL.10 | NEW SITE PLAN/CITY COMMENTS | RJ |
| 5 | 25.MAR.10 | UPDATE PER ARCH PLANS | AR |
| 4 | 24.OCT.11 | ADVENTITY AREA ADJUSTMENT | RJ |
| 3 | 24.OCT.15 | NEW SITE PLAN/CITY COMMENTS | RJ |
| 2 | 24.JUN.26 | ADVENTITY AREA UPDATED | RJ |
| 1 | 24.JUN.06 | REVISE PER CITY COMMENTS | VIZ |
| NO. | DATE | REVISION DESCRIPTION | DR. |

CLIENT:

PROJECT:

**6-STOREY APARTMENT
BUILDING**

**8620-8660 SPIRES ROAD
RICHMOND, B.C.**

DRAWING TITLE:

**TREE RETENTION PLAN
PLAN**

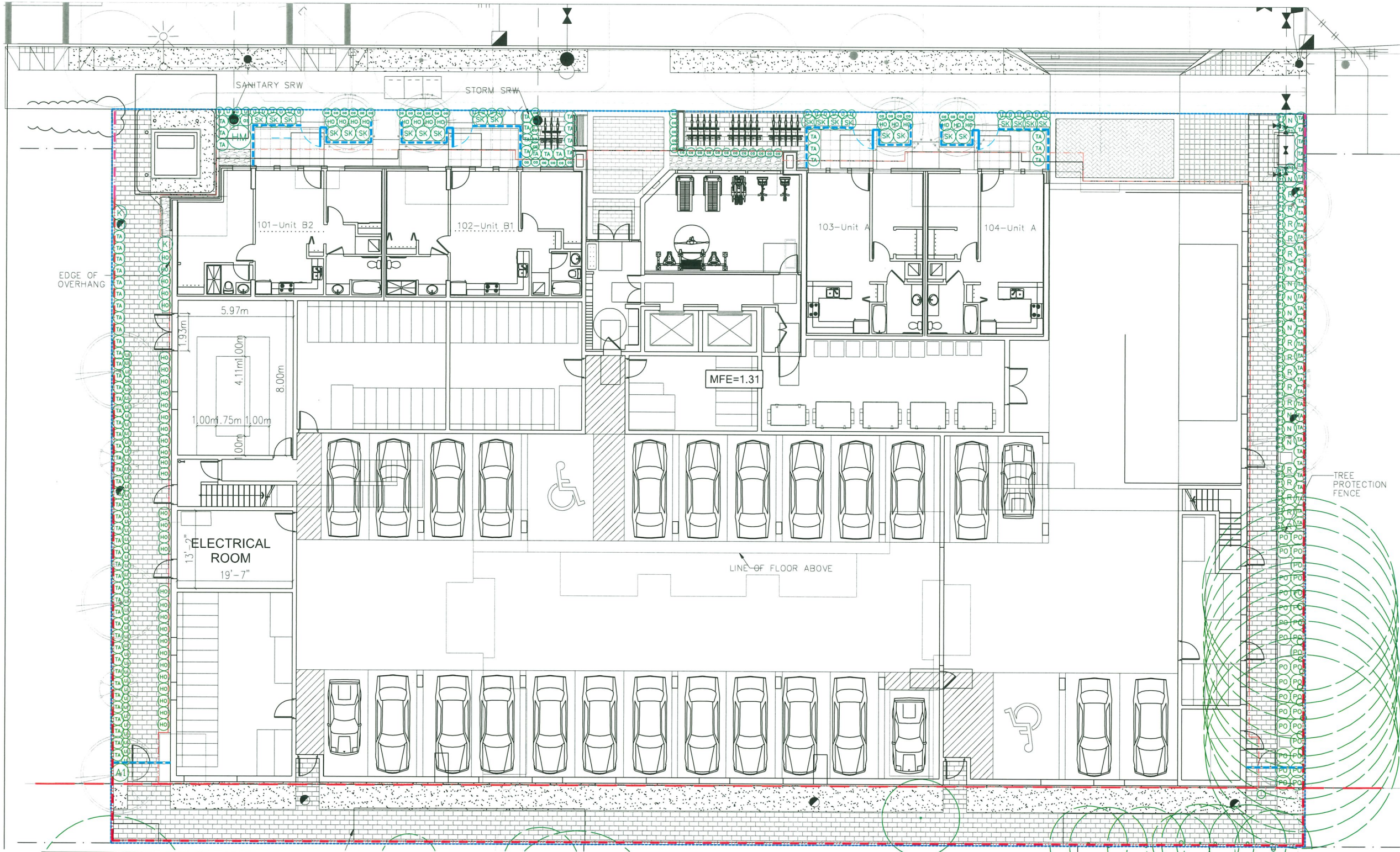
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SCALE: 1/8" = 1'-0"
DRAWN: RJ
DESIGN: RJ
CHKD: YR

L2

23063-9 ZIP

PMG PROJECT NUMBER:

23-063



PLANT SCHEDULE

| KEY | QTY | BOTANICAL NAME | COMMON NAME | PLANTED SIZE / REMARKS |
|-----------|-----|---|-----------------------------------|------------------------|
| SHRUB | | | | |
| (A1) | 1 | AZALEA JAPONICA 'GIRARD'S CRIMSON' | AZALEA; PURPLISH-RED | #3 POT; 40CM |
| (HM) | 1 | HYDRANGEA MACROPHYLLA 'NIKKO BLUE' | BIGLEAF HYDRANGEA (BLUE) | #3 POT; 80CM |
| (K) | 2 | KALMIA LATIFOLIA 'ELF' | DWARF MOUNTAIN LAUREL | #3 POT; 50CM |
| (N) | 10 | NANDINA DOMESTICA 'MOONBAY' | DWARF HEAVENLY BAMBOO | #3 POT; 50CM |
| (R) | 15 | RHODODENDRON 'BOW BELLS' | RHODODENDRON | #3 POT; 50CM |
| (SK) | 23 | SKIMMIA JAPONICA (90% MALE) | JAPANESE SKIMMIA | #2 POT; 30CM |
| (TA) | 101 | TAXUS X MEDIA 'HILLII' | HILLII YEW | 1.5M B&B |
| GRASS | | | | |
| (CO) | 48 | CAREX OSHIMENSIS 'EVERGOLD' | EVERGOLD JAPANESE SEDGE | #1 POT |
| (F1) | 44 | PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' | FOUNTAIN GRASS | #1 POT |
| PERENNIAL | | | | |
| (OS) | 2 | ASTILBE x ARENDSII 'RED SENTINEL' | FALSE SPIREA; RED | #1 POT |
| (HO) | 44 | HOSTA 'PATRIOT' | HOSTA; GREEN AND WHITE VARIEGATED | #1 POT; 1 EYE |
| (U) | 73 | LIRIOPE MUSCARI | BLUE LILY-TURF | #1 POT |
| GC | | | | |
| (PO) | 33 | POLYSTICHUM MUNITUM | WESTERN SWORD FERN | #1 POT; 25CM |

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

ALL SOFT LANDSCAPE AREAS TO BE IRRIGATED WITH A HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM; INSTALLATION TO I.I.A.B.C STANDARDS, LATEST EDITION.



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SEAL:

DP 25-010558
November 17, 2025
PLAN # 23

| NO. | DATE | REVISION DESCRIPTION | DR. |
|-----|-----------|------------------------------------|-----|
| 11 | 25.OCT.29 | PER CITY COMMENTS | AR |
| 10 | 25.SEP.24 | PER DAP COMMENTS; DP RE-SUBMISSION | AR |
| 9 | 25.AUG.08 | PER CITY COMMENTS | AR |
| 8 | 25.AUG.05 | PER CITY COMMENTS | AR |
| 7 | 25.JUL.24 | TREE RELOCATION | RJ |
| 6 | 25.JUL.10 | NEW SITE PLAN/CITY COMMENTS | RJ |
| 5 | 25.MAR.10 | UPDATE PER ARCH PLANS | AR |
| 4 | 24.OCT.11 | AMENITY AREA ADJUSTMENT | RJ |
| 3 | 24.OCT.15 | NEW SITE PLAN/CITY COMMENTS | RJ |
| 2 | 24.JUN.26 | AMENITY AREA UPDATED | RJ |
| 1 | 24.JUN.06 | REVISE PER CITY COMMENTS | VIZ |

CLIENT:

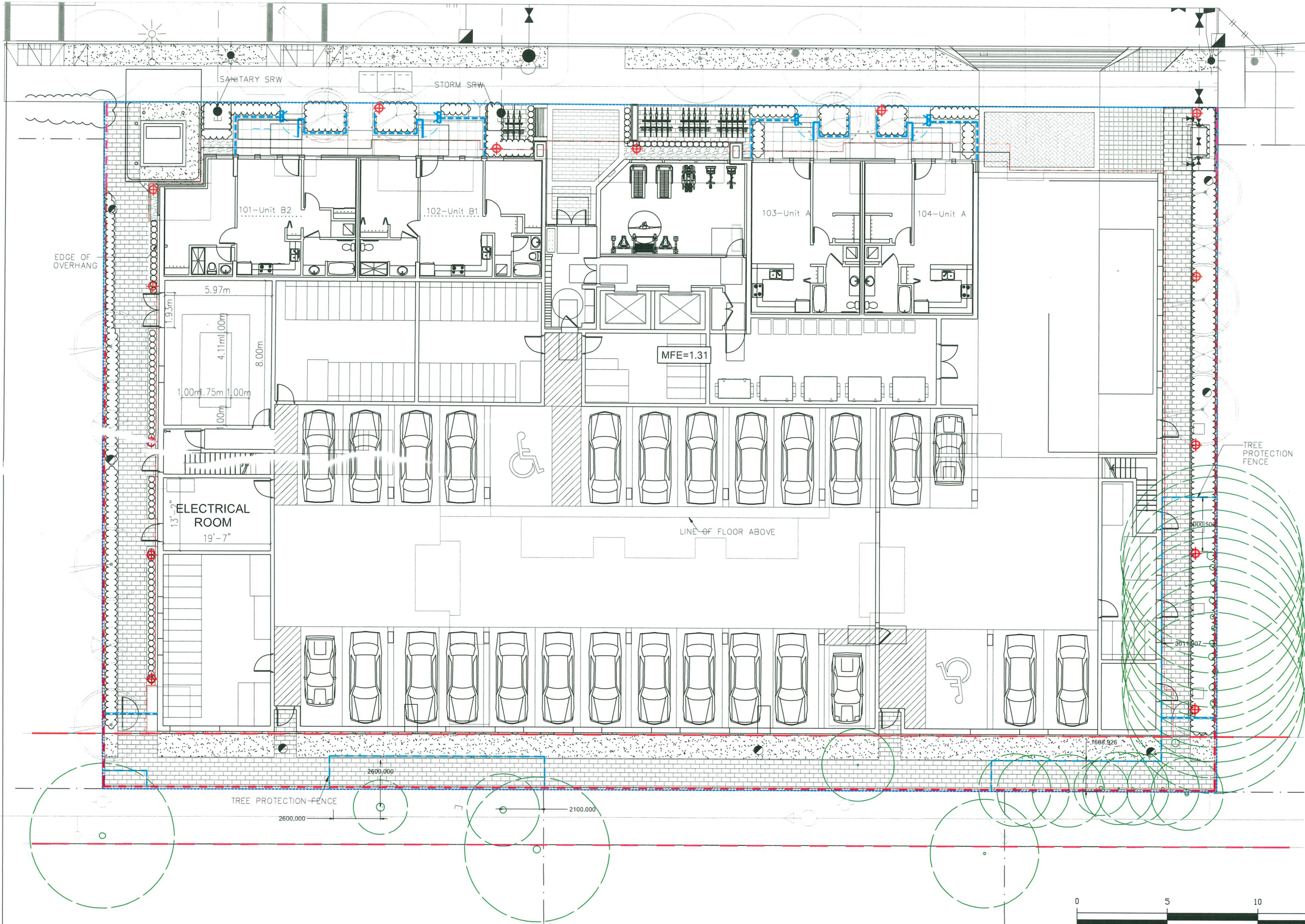
PROJECT:
6-STOREY APARTMENT BUILDING

8620-8660 SPIRES ROAD
RICHMOND, B.C.

DRAWING TITLE:
SHRUB PLAN

DATE: 24.MAY.06 DRAWING NUMBER:
SCALE: 1/8" = 1'-0"
DRAWN: RJ
DESIGN: RJ
CHKD: YR

L3



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SEAL:

DP 25-010558
November 17, 2025
PLAN # 24

| | | | |
|-----|-----------|------------------------------------|-----|
| 11 | 25.OCT.29 | PER CITY COMMENTS | AR |
| 10 | 25.SEP.24 | PER DAP COMMENTS, DP RE-SUBMISSION | AR |
| 9 | 25.AUG.08 | PER CITY COMMENTS | AR |
| 8 | 25.AUG.05 | PER CITY COMMENTS | AR |
| 7 | 25.JUL.24 | TREE RELOCATION | RJ |
| 6 | 25.JUL.10 | NEW SITE PLAN/CITY COMMENTS | RJ |
| 5 | 25.MAR.10 | UPDATE PER ARCH PLANS | AR |
| 4 | 24.OCT.31 | AMENITY AREA ADJUSTMENT | RJ |
| 3 | 24.OCT.15 | NEW SITE PLAN/CITY COMMENTS | RJ |
| 2 | 24.JUN.26 | AMENITY AREA UPDATED | RJ |
| 1 | 24.JUN.06 | REVISE PER CITY COMMENTS | VZ |
| NO. | DATE | REVISION DESCRIPTION | DR. |

CLIENT:

PROJECT:

**6-STOREY APARTMENT
BUILDING**

**8620-8660 SPIRES ROAD
RICHMOND, B.C.**

DRAWING TITLE:

**LIGHTING
PLAN**

DATE: 24 MAY 06
SCALE: 1/8" = 1'-0"
DRAWN: RJ
DESIGN: RJ
CHK'D: YR

DRAWING NUMBER:
L4

23063-9.ZIP

PMG PROJECT NUMBER:

23-063

DP 25-010558
November 17, 2025
PLAN # 25

CLIENT:

PROJECT:

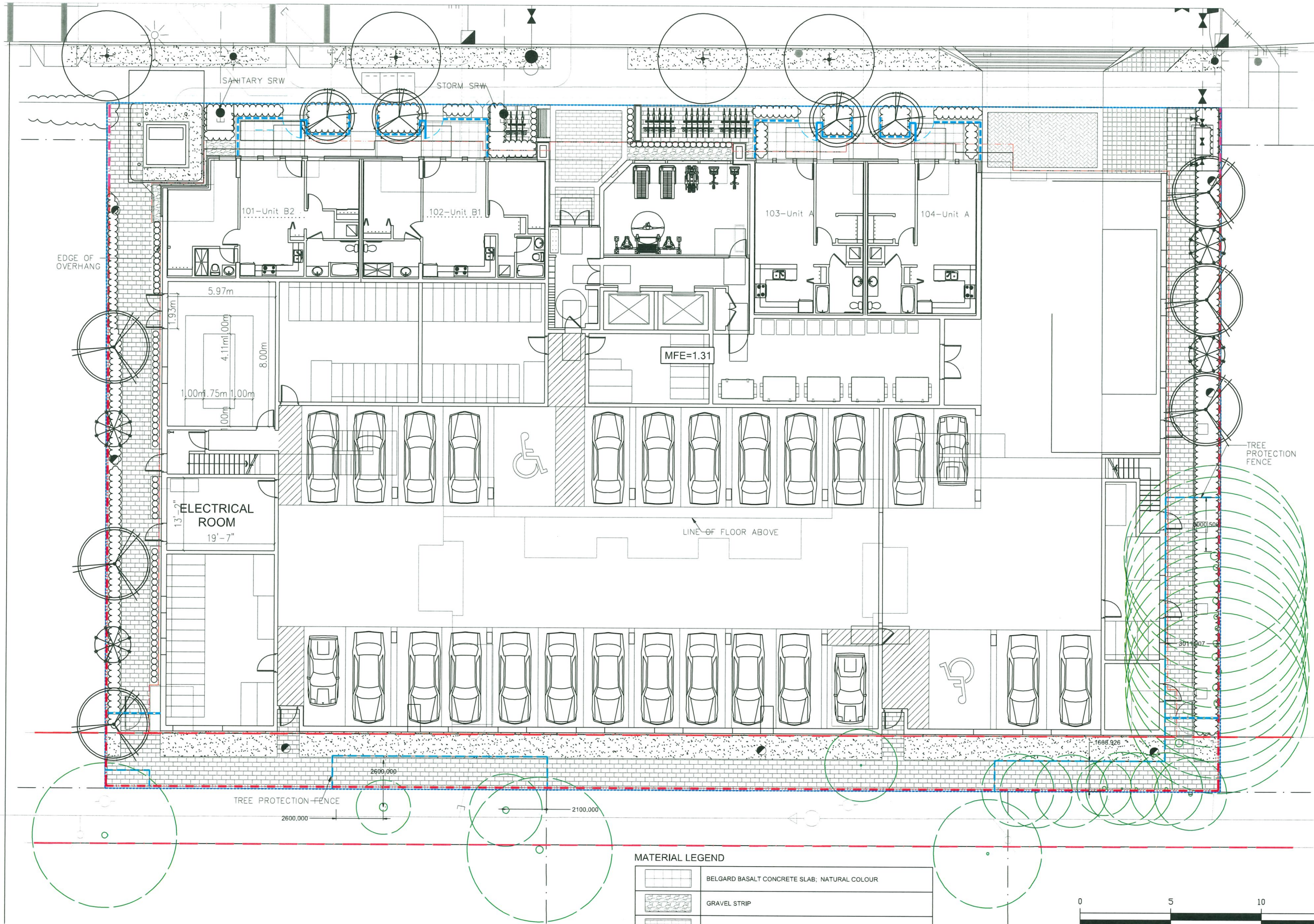
6-STORY APARTMENT BUILDING

DRAWING TITLE:

GRADING PLAN

DATE: 24.MAY.06 DRAWING NUMBER:
SCALE: 1/8" = 1'-0"
DRAWN: RJ
DESIGN: RJ
CHK'D: YR

L9



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SEAL:

DP 25-010558
November 17, 2025
PLAN # 26

| | | | |
|-----|-----------|------------------------------------|-----|
| 11 | 25.OCT.29 | PER CITY COMMENTS | AR |
| 10 | 25.SEP.24 | PER DAP COMMENTS, DP RE-SUBMISSION | AR |
| 9 | 25.AUG.08 | PER CITY COMMENTS | AR |
| 8 | 25.AUG.05 | PER CITY COMMENTS | AR |
| 7 | 25.JUL.24 | TREE RELOCATION | RJ |
| 6 | 25.JUL.10 | NEW SITE PLAN/CITY COMMENTS | RJ |
| 5 | 25.MAR.10 | UPDATE PER ARCH PLANS | AR |
| 4 | 24.OCT.31 | AMENITY AREA ADJUSTMENT | RJ |
| 3 | 24.OCT.15 | NEW SITE PLAN/CITY COMMENTS | RJ |
| 2 | 24.JUN.26 | AMENITY AREA UPDATED | RJ |
| 1 | 24.JUN.06 | REVISE PER CITY COMMENTS | WZ |
| NO. | DATE | REVISION DESCRIPTION | DR. |

CLIENT:

PROJECT:

6-STOREY APARTMENT BUILDING

**8620-8660 SPIRES ROAD
RICHMOND, B.C.**

DRAWING TITLE:

**MATERIAL
PLAN**

DATE: 24.MAY.06 DRAWING NUMBER:
SCALE: 1/8" = 1'-0"
DRAWN: RJ
DESIGN: RJ
CHK'D: YR

L6

PMG PROJECT NUMBER:

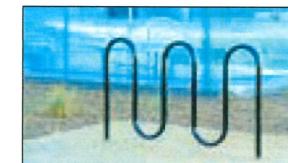
23-063

FENCING LEGEND

| | |
|--|--------------------------|
| | 1.8M HT. WOOD FENCE |
| | 1.2M HT. WOOD FENCE |
| | 1.05M HT. ALUMINUM FENCE |

MATERIAL LEGEND

| | |
|--|--|
| | BELGARD BASALT CONCRETE SLAB; NATURAL COLOUR |
| | GRAVEL STRIP |
| | BELGARD CORTEZ 305X610X50MM; NATURAL COLOUR |
| | CONCRETE |
| | BELGARD VS-5; CHARCOAL COLOUR; HERRINGBONE PATTERN |
| | BELGARD AQUALINE PERMEABLE PAVER; FOUNDRY COLOUR |
| | BELGARD TURFSTONE GRID PAVER |



MAGLIN BIKE RACK 400S



MAGLIN BENCH 970 BACKED IPE WOOD



23063-9 ZIP

SEAL:

DP 25-010558
November 17, 2025
PLAN # 27



WISHBONE BAYVIEW PICNIC TABLE



HAUSER NOVA CHASE LOUNGE



WISHBONE BAYVIEW 2 SEATER TABLE

STUB-OUT LOCATION
FOR IRRIGATION
HOOK-UPS

HOSE BIB LOCATION
BY MECHANICAL
ENGINEER

| | | | |
|-----|-----------|------------------------------------|-----|
| 11 | 25.OCT.24 | PER CITY COMMENTS | AR |
| 10 | 25.SEP.24 | PER DAP COMMENTS; DP RE-SUBMISSION | AR |
| 9 | 25.AUG.08 | PER CITY COMMENTS | AR |
| 8 | 25.AUG.05 | PER CITY COMMENTS | AR |
| 7 | 25.JUL.24 | TREE RELOCATION | RJ |
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| 2 | 24.JUN.26 | AMENITY AREA UPDATED | RJ |
| 1 | 24.JUN.06 | REVISE PER CITY COMMENTS | VIZ |
| NO. | DATE | REVISION DESCRIPTION | DR. |

CLIENT:

PROJECT:

6-STOREY APARTMENT
BUILDING

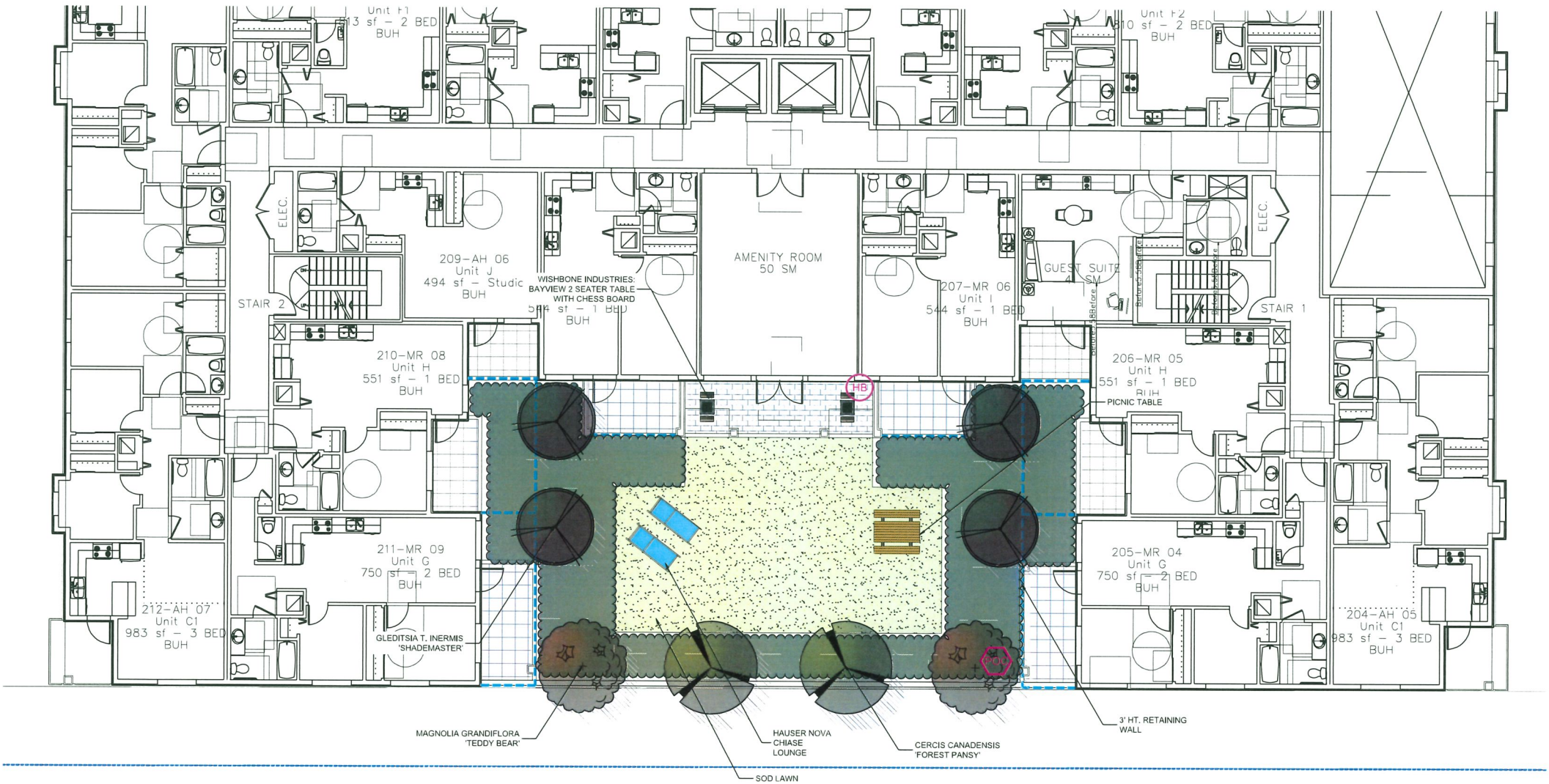
8620-8660 SPIRES ROAD
RICHMOND, B.C.

DRAWING TITLE:

LEVEL 2
LANDSCAPE PLAN

DATE: 24.MAY.06 DRAWING NUMBER:
SCALE: 1/8" = 1'-0"
DRAWN: RJ
DESIGN: RJ
CHKD: YR

L8



PLANT SCHEDULE

PMG PROJECT NUMBER: 23-063

| KEY | QTY | BOTANICAL NAME | COMMON NAME | PLANTED SIZE / REMARKS |
|-----|-----|-----------------------------------|------------------------------|------------------------|
| | 4 | CARPINUS BETULUS 'FASTIGIATA' | PYRAMIDAL EUROPEAN HORNBEAM | 8CM CAL; B&B |
| | 2 | CERCIS CANADENSIS 'FOREST PANSY' | FOREST PANSY REDBUD | 8CM CAL; B&B |
| | 2 | MAGNOLIA GRANDIFLORA 'TEDDY BEAR' | TEDDY BEAR SOUTHERN MAGNOLIA | 8CM CAL; B&B |

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

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MATERIAL LEGEND

| | |
|--|---|
| | BELGARD BASALT CONCRETE SLAB NATURAL COLOUR |
| | GRAVEL STRIP |
| | BELGARD CORTEZ 305X610X50MM NATURAL COLOUR |

FENCE LEGEND

| | |
|--|--------------------------|
| | 1.06M HT. ALUMINUM FENCE |
|--|--------------------------|



DP 25-010558
November 17, 2025
PLAN # 28

| | | | |
|-----|-----------|------------------------------------|-----|
| 11 | 25.OCT.29 | PER CITY COMMENTS | AR |
| 10 | 25.SEP.24 | PER DAP COMMENTS; DP RE-SUBMISSION | AR |
| 9 | 25.AUG.08 | PER CITY COMMENTS | AR |
| 8 | 25.AUG.05 | PER CITY COMMENTS | AR |
| 7 | 25.JUL.24 | TREE RELOCATION | RJ |
| 6 | 25.JUL.10 | NEW SITE PLAN/CITY COMMENTS | RJ |
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| 4 | 24.OCT.11 | AMENITY AREA ADJUSTMENT | RJ |
| 3 | 24.OCT.15 | NEW SITE PLAN/CITY COMMENTS | RJ |
| 2 | 24.JUN.26 | AMENITY AREA UPDATED | RJ |
| 1 | 24.JUN.06 | REVISE PER CITY COMMENTS | WZ |
| NO. | DATE | REVISION DESCRIPTION | DR. |

CLIENT:

PROJECT:

**6-STOREY APARTMENT
BUILDING**

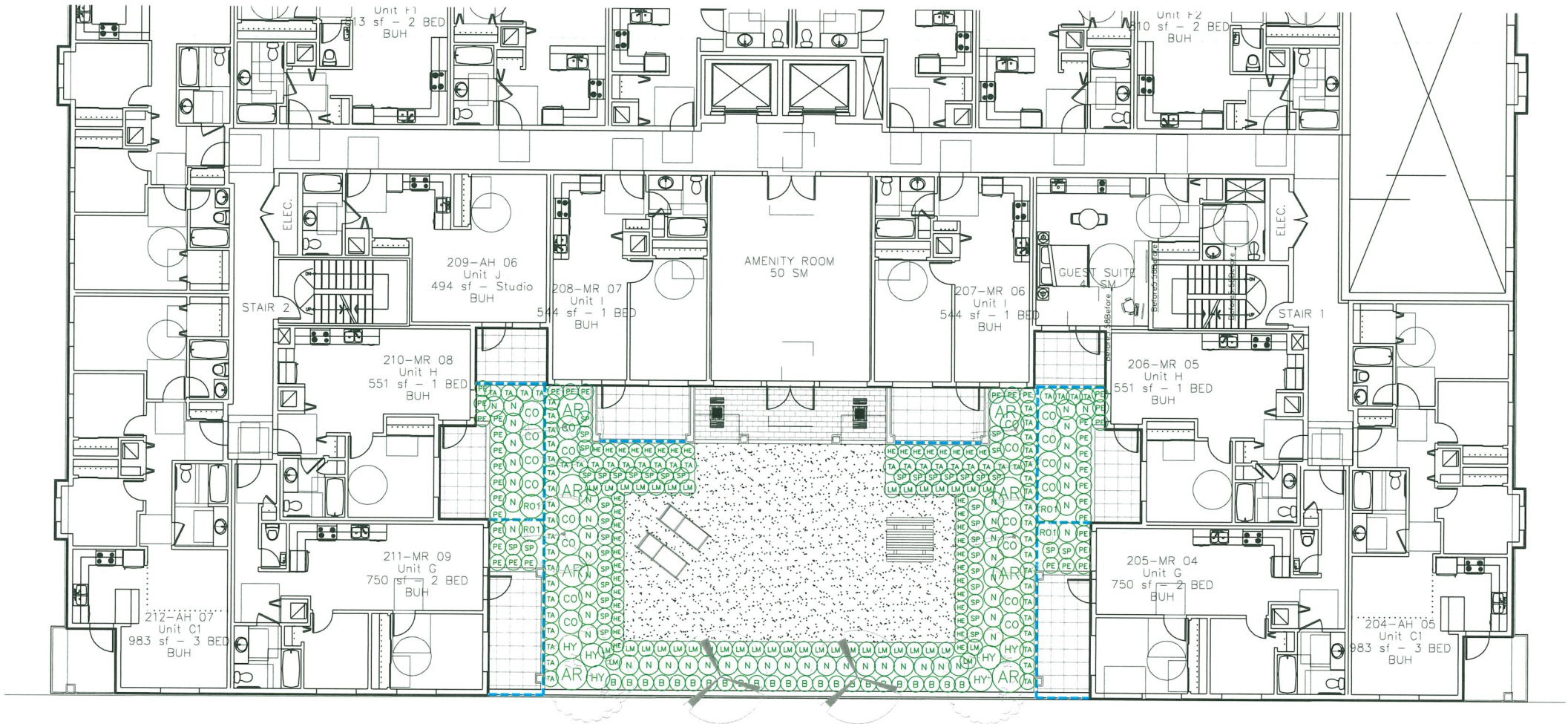
**8620-8660 SPIRES ROAD
RICHMOND, B.C.**

DRAWING TITLE:

**LEVEL 2
SHRUB PLAN**

DATE: 24.MAY.06 DRAWING NUMBER:
SCALE: 1/8" = 1'-0"
DRAWN: RJ
DESIGN: RJ
CHKD: YR

L9



PLANT SCHEDULE

PMG PROJECT NUMBER: 23-063

| KEY | QTY | BOTANICAL NAME | COMMON NAME | PLANTED SIZE / REMARKS |
|-----------|-----|--|--|------------------------|
| SHRUB | | | | |
| AR | 8 | ARBUTUS UNEDO 'COMPACTA' | COMPACT STRAWBERRY BUSH | #3 POT; 80CM |
| B | 23 | BUXUS MICROPHYLLA 'WINTER GEM' | LITTLE-LEAF BOX | #3 POT; 40CM |
| CO | 20 | CORNUS SERICEA | REDTWIG DOGWOOD | #3 POT; 80CM |
| HY | 6 | HYDRANGEA MACROPHYLLA 'SISTER THERESA' | BIGLEAF HYDRANGEA; WHITE | #2 POT; 50CM |
| N | 50 | NANDINA DOMESTICA 'MOONBAY' | DWARF HEAVENLY BAMBOO | #3 POT; 50CM |
| RO | 4 | ROSA MEIDILAND 'BONICA' | BONICA ROSE | #2 POT; 40CM |
| SP | 41 | SPIRAEA JAPONICA 'LITTLE PRINCESS' | LITTLE PRINCESS SPIRAEA; PINK | #2 POT; 40CM |
| TA | 64 | TAXUS X MEDIA 'HILLII' | HILLII YEW | 1.5M B&B |
| GRASS | | | | |
| PE | 36 | PENNISETUM ALOPECUROIDES 'HAELIN' | DWARF FOUNTAIN GRASS | #1 POT |
| PERENNIAL | | | | |
| HE | 40 | HEMEROCALLIS 'WHITE TEMPTATION' | DAYLILY, WHITE | #1 POT; 20CM |
| LM | 39 | LAVENDULA ANGUSTIFOLIA 'MUNSTEAD' | ENGLISH LAVENDER; COMPACT; VIOLET-BLUE | #1 POT |

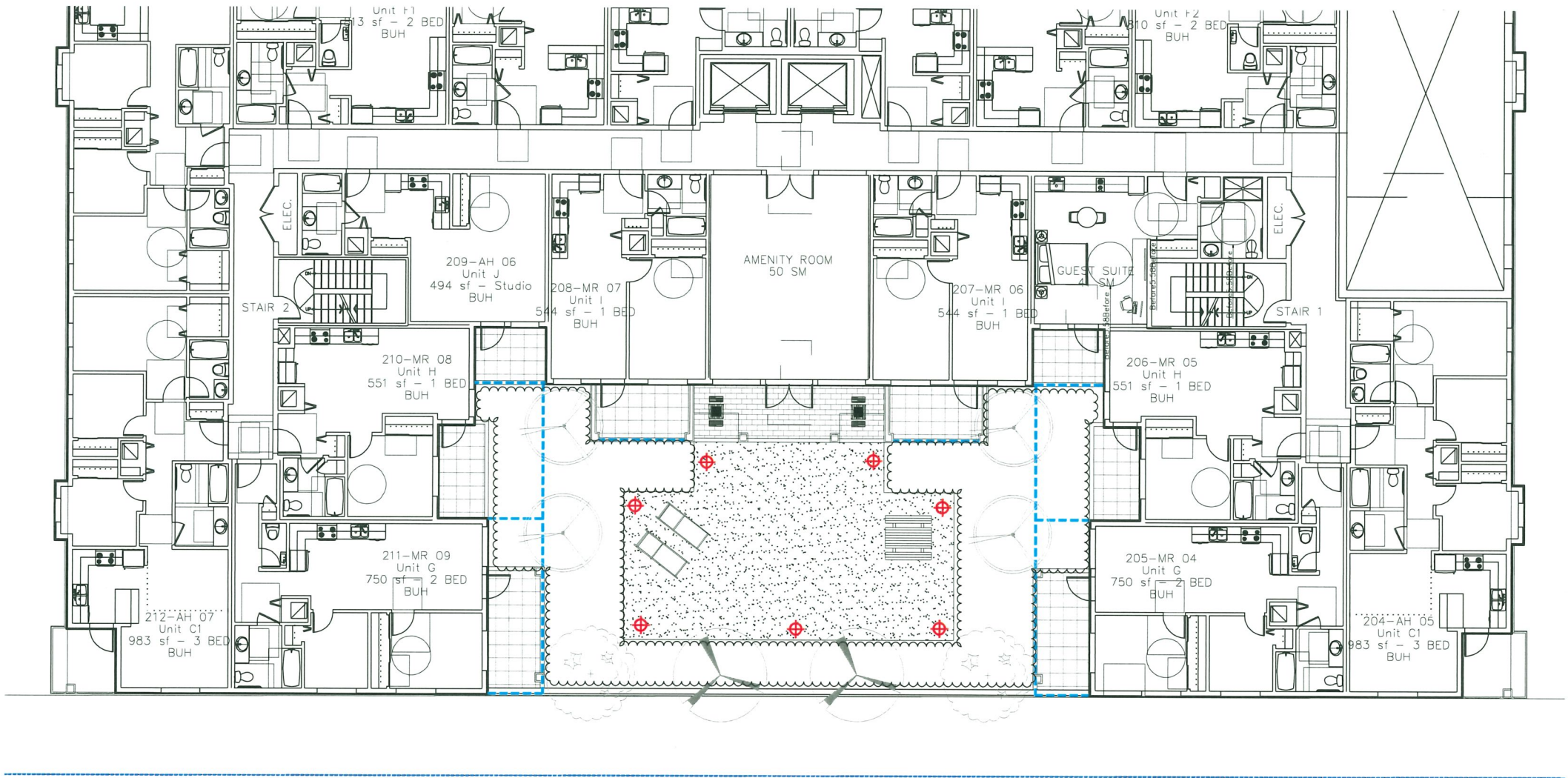
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER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

ALL SOFT LANDSCAPE AREAS TO BE IRRIGATED WITH A HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM; INSTALLATION TO I.I.A.B.C STANDARDS, LATEST EDITION.



SEAL:

DP 25-010558
November 17, 2025
PLAN # 29



WAC 6021-27BK SLOPED
PATH LIGHT

LIGHT LEGEND



NOTE: LIGHTING SPEC/LOCATION
PER ELECTRICAL DWG.

| NO. | DATE | REVISION DESCRIPTION | DR. |
|-----|-----------|------------------------------------|-----|
| 11 | 25.OCT.29 | PER CITY COMMENTS | AR |
| 10 | 25.SEP.24 | PER DAP COMMENTS; DP RE-SUBMISSION | AR |
| 9 | 25.AUG.08 | PER CITY COMMENTS | AR |
| 8 | 25.AUG.05 | PER CITY COMMENTS | AR |
| 7 | 25.JUL.24 | TREE RELOCATION | RJ |
| 6 | 25.JUL.10 | NEW SITE PLAN/CITY COMMENTS | RJ |
| 5 | 25.MAR.10 | UPDATE PER ARCH PLANS | AR |
| 4 | 24.OCT.31 | AMENITY AREA ADJUSTMENT | RJ |
| 3 | 24.OCT.15 | NEW SITE PLAN/CITY COMMENTS | RJ |
| 2 | 24.JUN.26 | AMENITY AREA UPDATED | RJ |
| 1 | 24.JUN.06 | REVISE PER CITY COMMENTS | VZ |

CLIENT:

PROJECT:

**6-STOREY APARTMENT
BUILDING**

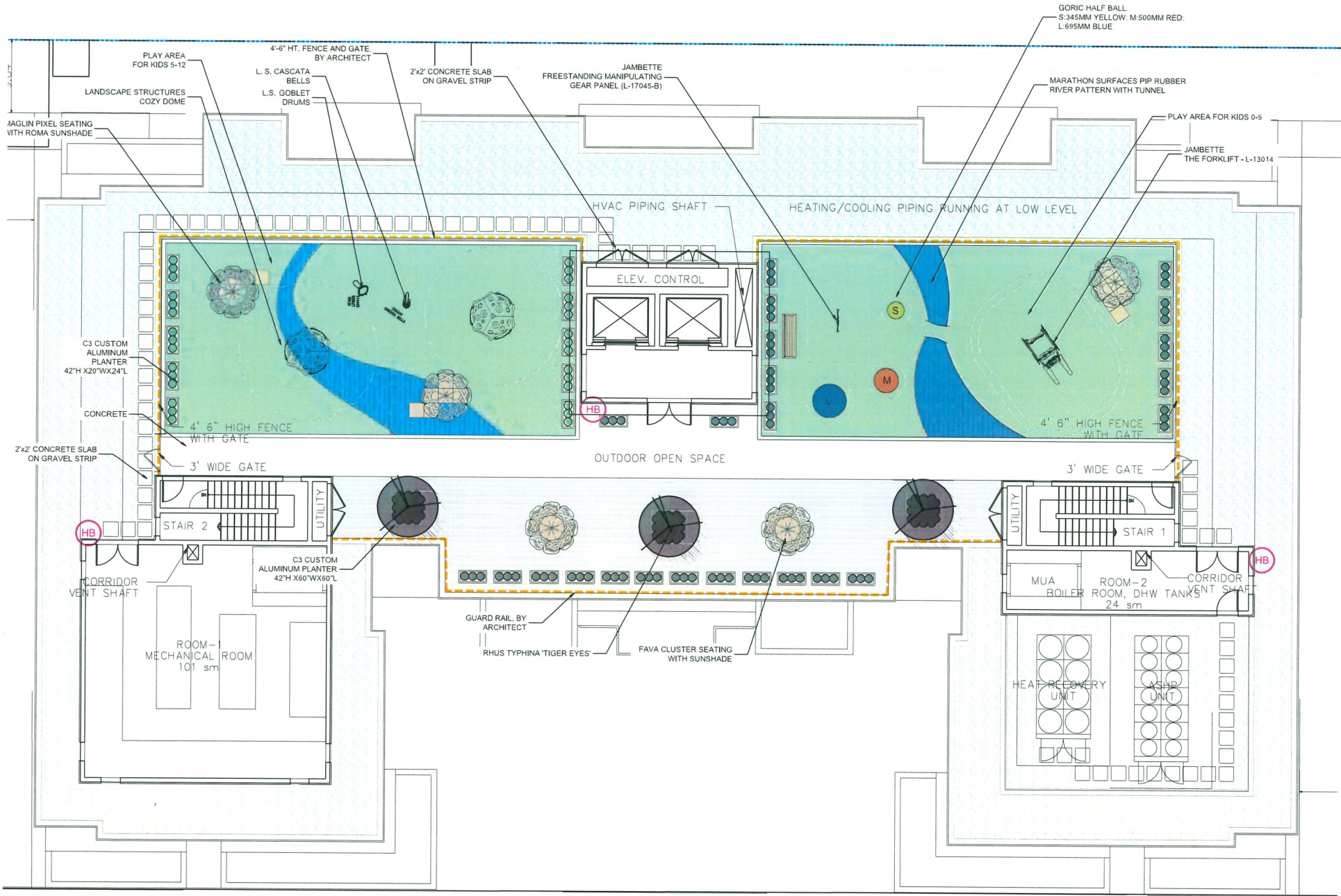
**8620-8660 SPIRES ROAD
RICHMOND, B.C.**

DRAWING TITLE:

**LEVEL 2
LIGHTING PLAN**

DATE: 24.MAY.06 DRAWING NUMBER:
SCALE: 1/8" = 1'-0" **L10**
DRAWN: RJ
DESIGN: RJ
CHK'D: YR

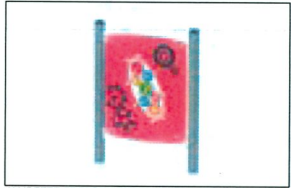




- STUB-OUT LOCATION FOR IRRIGATION HOOK-UPS
- HOSE BIB LOCATION BY MECHANICAL ENGINEER

MATERIAL LEGEND

| | |
|--|--|
| | MARATHON SURFACES POURED-IN-PLACE RUBBER SURFACE COLOUR: MAY GREEN |
| | MARATHON SURFACES POURED-IN-PLACE RUBBER SURFACE COLOUR: BLUE |
| | BELGARD NOON PORCELAIN |
| | BELGARD BASALT CONCRETE SLAB NATURAL COLOUR |
| | CONCRETE |
| | GRAVEL STRIP |



JAMBETTE FREESTANDING MANIPULATING GEAR PANEL L-17045-B



MAGLIN FAVA CLUSTER SEATING WITH ROMA SUNSHADE



MAGLIN PIXEL SEATING WITH ROMA SUN SHADE



MAGLIN BENCH 970 BACKED IPE WOOD



C3 CUSTOM ALUMINUM PLANTER



JAMBETTE THE FORKLIFT - L-13014



GORIC HALF BALL



LANDSCAPE STRUCTURES COZY DOME



LANDSCAPE STRUCTURES GOBLET DRUM



LANDSCAPE STRUCTURES CASCATA BELLS

PLANT SCHEDULE

| KEY | QTY | BOTANICAL NAME | COMMON NAME | PLANTED SIZE / REMARKS |
|------|-----|---------------------------|------------------------|----------------------------|
| TREE | 3 | RHUS TYPHINA 'TIGER EYES' | CUTLEAF STAGHORN SUMAC | 2M HT; B&B; 3 STEM OR MORE |

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

ALL SOFT LANDSCAPE AREAS TO BE IRRIGATED WITH A HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM; INSTALLATION TO I.I.A.B.C STANDARDS, LATEST EDITION.

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Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

DP 25-010558
November 17, 2025
PLAN # 30

| | | | |
|-----|-----------|------------------------------------|-----|
| 11 | 25.OCT.29 | PER CITY COMMENTS | AR |
| 10 | 25.SEP.24 | PER DAP COMMENTS, DP RE-SUBMISSION | AR |
| 9 | 25.AUG.08 | PER CITY COMMENTS | AR |
| 8 | 25.AUG.05 | PER CITY COMMENTS | AR |
| 7 | 25.JUL.24 | TREE RELOCATION | RJ |
| 6 | 25.JUL.10 | NEW SITE PLAN/CITY COMMENTS | RJ |
| 5 | 25.MAR.10 | UPDATE PER ARCH PLANS | AR |
| 4 | 24.OCT.31 | AMENITY AREA ADJUSTMENT | RJ |
| 3 | 24.OCT.15 | NEW SITE PLAN/CITY COMMENTS | RJ |
| 2 | 24.JUN.26 | AMENITY AREA UPDATED | RJ |
| 1 | 24.JUN.06 | REVISE PER CITY COMMENTS | WZ |
| NO. | DATE | REVISION DESCRIPTION | DR. |

CLIENT:

PROJECT:

**6-STOREY APARTMENT
BUILDING**

**8620-8660 SPIRES ROAD
RICHMOND, B.C.**

DRAWING TITLE:

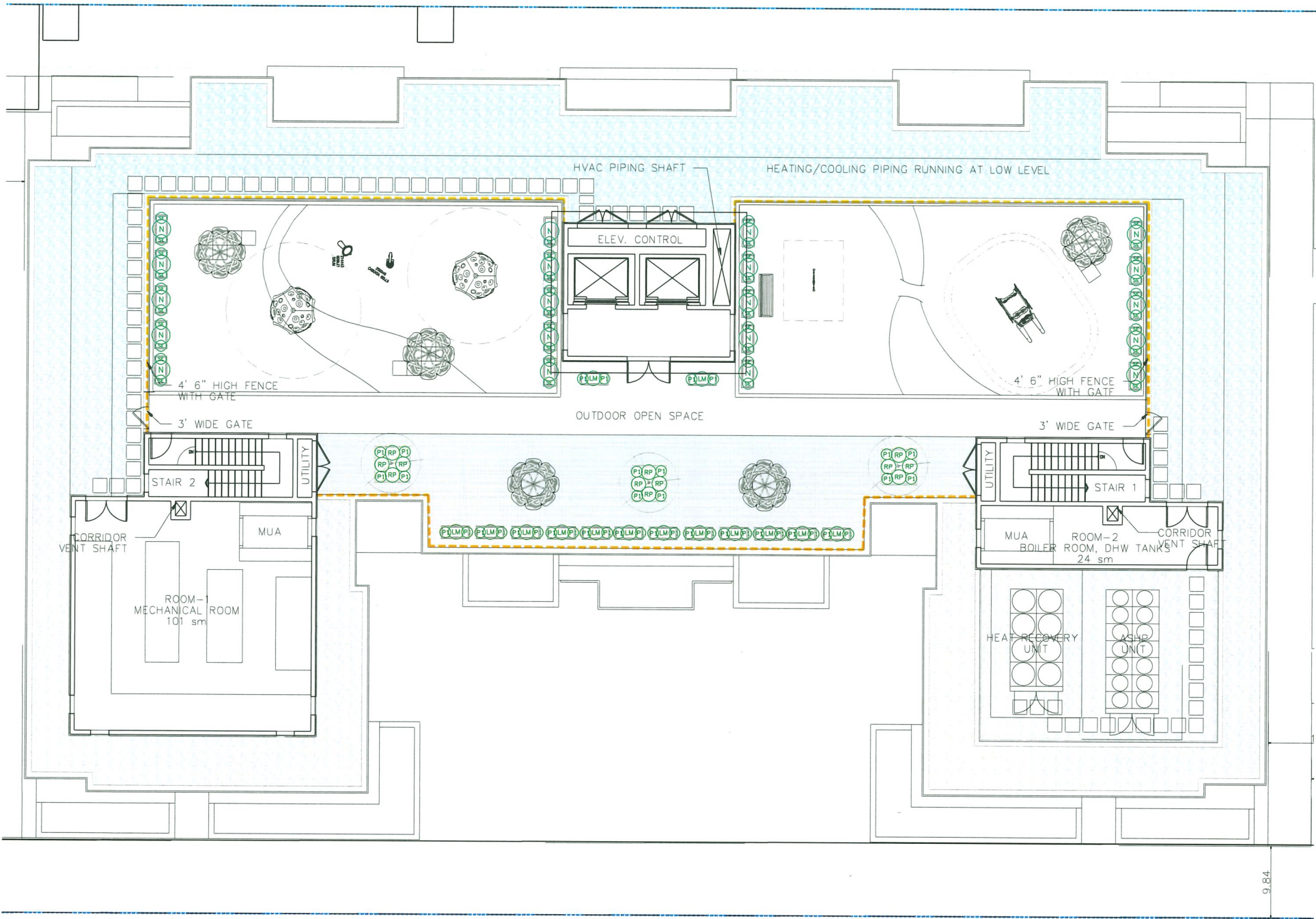
**ROOFTOP
LANDSCAPE PLAN**

DATE: 24.MAY.06 DRAWING NUMBER:
SCALE: 1/8" = 1'-0"
DRAWN: RJ
DESIGN: RJ
CHK'D: YR

L12

SEAL:

DP 25-010558
November 17, 2025
PLAN # 31



PLANT SCHEDULE

PMG PROJECT NUMBER: 23-063

| KEY | QTY | BOTANICAL NAME | COMMON NAME | PLANTED SIZE / REMARKS |
|-----------|-----|---|--|------------------------|
| SHRUB | | | | |
| (N) | 20 | NANDINA DOMESTICA 'MOONBAY' | DWARF HEAVENLY BAMBOO | #3 POT; 50CM |
| (RP) | 12 | ROSMARINUS OFFICINALIS 'PROSTRATUS' | CREEPING ROSEMARY | |
| GRASS | | | | |
| (P1) | 40 | PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' | FOUNTAIN GRASS | #1 POT |
| PERENNIAL | | | | |
| (LW) | 14 | LAVENDULA ANGUSTIFOLIA 'MUNSTEAD' | ENGLISH LAVENDER; COMPACT; VIOLET-BLUE | #1 POT |
| (SE) | 39 | SEDUM 'AUTUMN JOY' | STONECROP | #1 POT |

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

ALL SOFT LANDSCAPE AREAS TO BE IRRIGATED WITH A HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM; INSTALLATION TO I.I.A.B.C STANDARDS, LATEST EDITION.

PROJECT:

6-STOREY APARTMENT
BUILDING

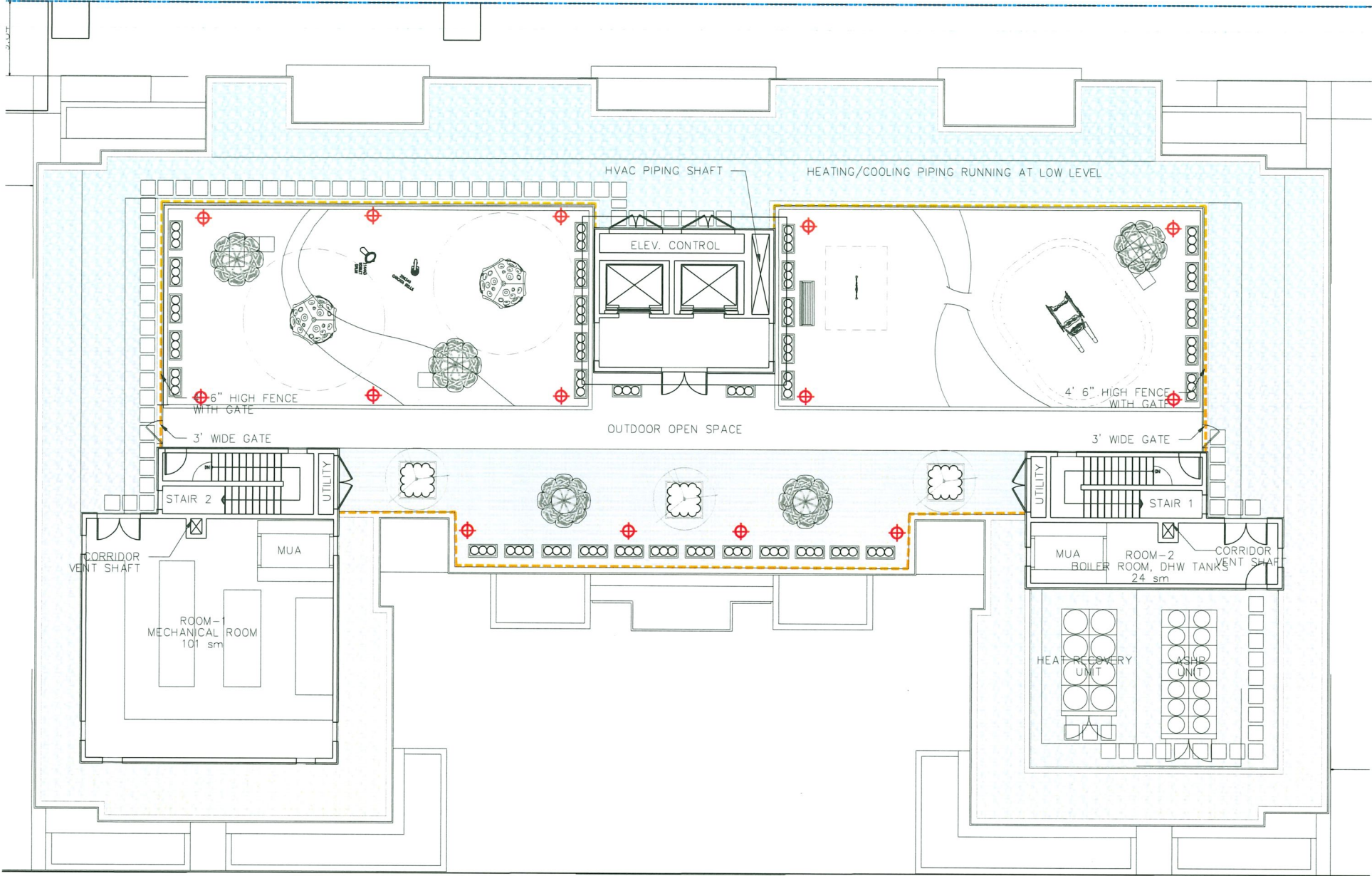
8620-8660 SPIRES ROAD
RICHMOND, B.C.

DRAWING TITLE:

ROOFTOP
SHRUB PLAN

DATE: 24.MAY.06 DRAWING NUMBER:
SCALE: 1/8" = 1'-0"
DRAWN: RJ
DESIGN: RJ
CHK'D: YR

L13



84



WAC 6021-27BK SLOPED
PATH LIGHT

LIGHT LEGEND

| | |
|--|------------------------------------|
| | WAC 6021-27BK SLOPED PATH LIGHT |
|--|------------------------------------|

NOTE: LIGHTING SPEC/LOCATION
PER ELECTRICAL DWG.



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SEAL:

DP 25-010558
November 17, 2025
PLAN # 32

| NO. | DATE | REVISION DESCRIPTION | DR. |
|-----|-----------|------------------------------------|-----|
| 11 | 25.OCT.29 | PER CITY COMMENTS | AR |
| 10 | 25.SEP.24 | PER DAP COMMENTS: DP RE-SUBMISSION | AR |
| 9 | 25.AUG.08 | PER CITY COMMENTS | AR |
| 8 | 25.AUG.05 | PER CITY COMMENTS | AR |
| 7 | 25.JUL.24 | TREE RELOCATION | RJ |
| 6 | 25.JUL.10 | NEW SITE PLAN/CITY COMMENTS | RJ |
| 5 | 25.MAR.10 | UPDATE PER ARCH PLANS | AR |
| 4 | 24.OCT.31 | AMENITY AREA ADJUSTMENT | RJ |
| 3 | 24.OCT.15 | NEW SITE PLAN/CITY COMMENTS | RJ |
| 2 | 24.JUN.26 | AMENITY AREA UPDATED | RJ |
| 1 | 24.JUN.06 | REVISE PER CITY COMMENTS | VIZ |

CLIENT:

PROJECT:

**6-STOREY APARTMENT
BUILDING**

**8620-8660 SPIRES ROAD
RICHMOND, B.C.**

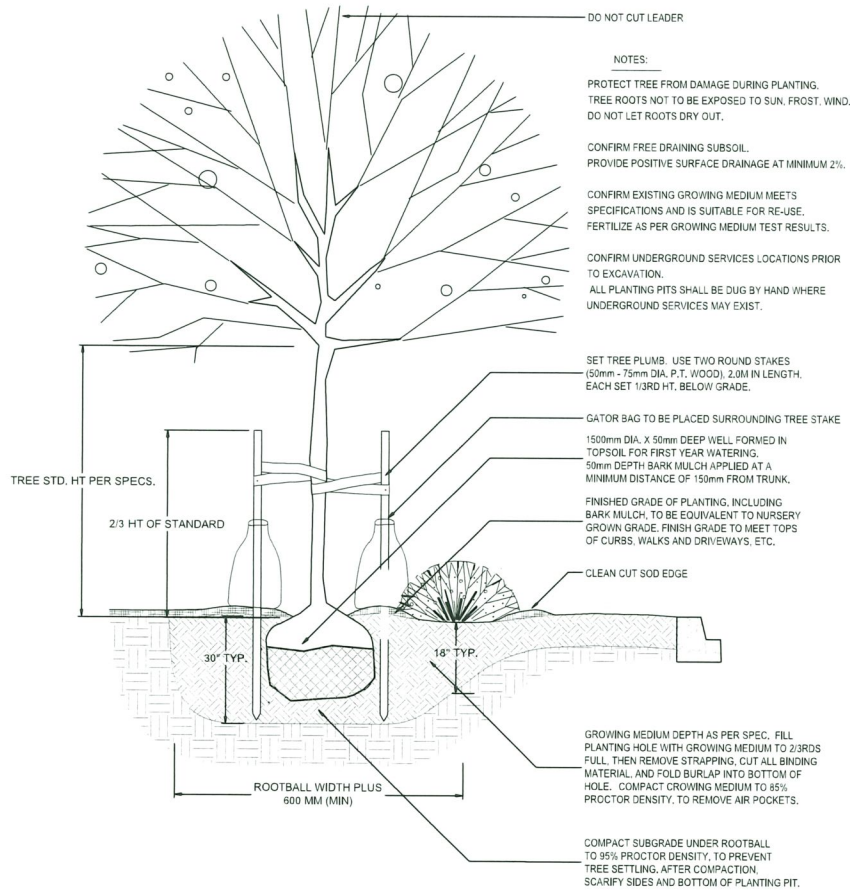
DRAWING TITLE:

**ROOFTOP
LIGHTING PLAN**

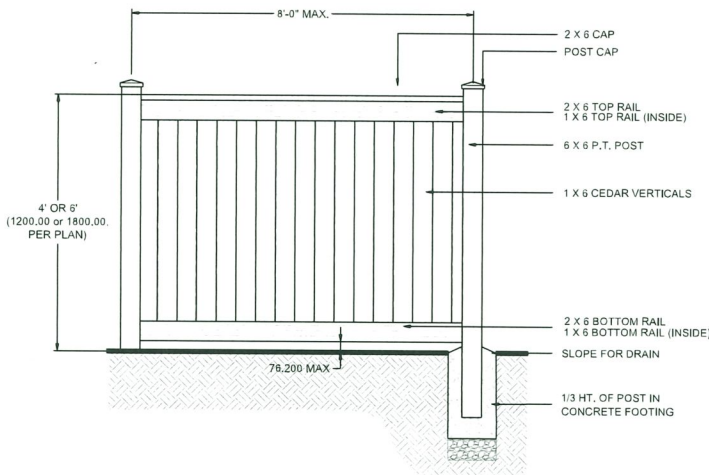
DATE: 24.MAY.06 DRAWING NUMBER:
SCALE: 1/8" = 1'-0" **L14**
DRAWN: RJ
DESIGN: RJ
CHKD: YR

SEAL:

DP 25-010558
November 17, 2025
PLAN # 33



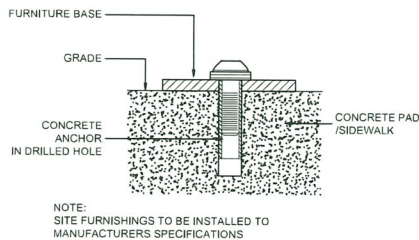
1 TREE AND SHRUB PLANTING AT GRADE
1/2" = 1'-0"



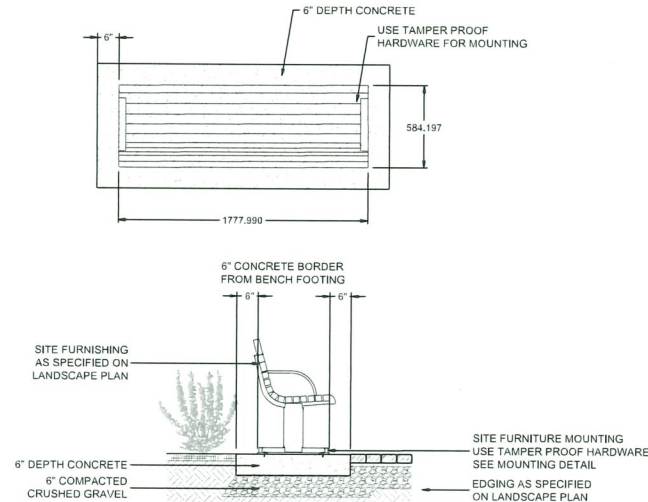
NOTES:

ALL POST TO BE PRESSURE TREATED TO CSA STANDARDS. ALL OTHER MEMBERS
1. TO BE MINIMUM #2 CONSTRUCTION GRADE UNLESS OTHER WISE SPECIFIED.
2. APPLY TWO COATS PRESERVATIVE TO ALL END CUTS.
3. ALL HARDWARE TO BE HOT DIPPED GALVANIZED.
4. APPLY TWO COATS OF STAIN ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
AND IN A COLOUR TO MATCH BUILDING AS APPROVED BY THE PROJECT ARCHITECT.

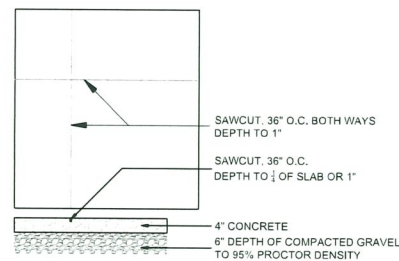
2 4' AND 6' HT. WOOD FENCE
1/2" = 1'-0"



4 SITE FURNITURE MOUNTING
N.T.S



3 BENCH ON CONCRETE PAD
1/2" = 1'-0"



5 CONCRETE SAW CUTS
1/2" = 1'-0"

| | | | |
|----|-----------|------------------------------------|----|
| 11 | 25.OCT.29 | PER CITY COMMENTS | AR |
| 10 | 25.SEP.24 | PER DAP COMMENTS, DP RE-SUBMISSION | AR |
| 9 | 25.AUG.08 | PER CITY COMMENTS | AR |
| 8 | 25.AUG.05 | PER CITY COMMENTS | AR |
| 7 | 25.JUL.24 | TREE RELOCATION | RJ |
| 6 | 25.JUL.10 | NEW SITE PLAN/CITY COMMENTS | RJ |
| 5 | 25.MAR.10 | UPDATE PER ARCH PLANS | AR |
| 4 | 24.OCT.11 | AMENITY AREA ADJUSTMENT | RJ |
| 3 | 24.OCT.15 | NEW SITE PLAN/CITY COMMENTS | RJ |
| 2 | 24.JUN.26 | AMENITY AREA UPDATED | RJ |
| 1 | 24.JUN.06 | REVISE PER CITY COMMENTS | WZ |

CLIENT:

PROJECT:

**6-STOREY APARTMENT
BUILDING**

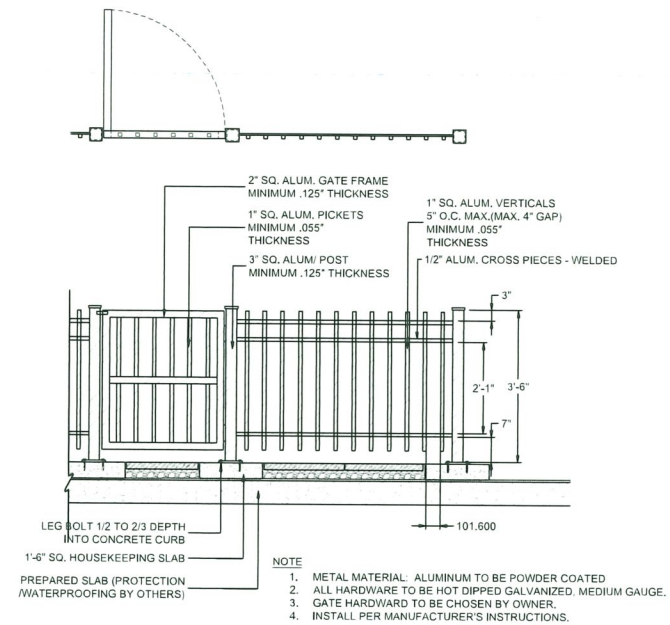
**8620-8660 SPIRES ROAD
RICHMOND, B.C.**

DRAWING TITLE:

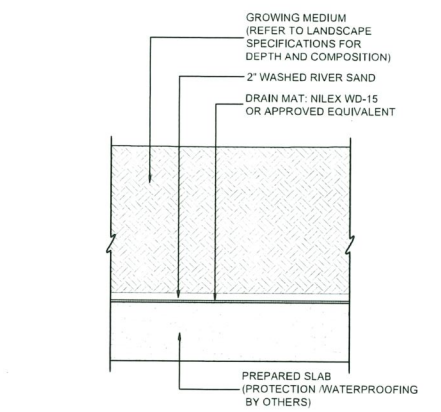
**LANDSCAPE
DETAILS**

DATE: 24.MAY.06 DRAWING NUMBER:
SCALE: AS SHOWN
DRAWN: RJ
DESIGN: RJ
CHKD: YR

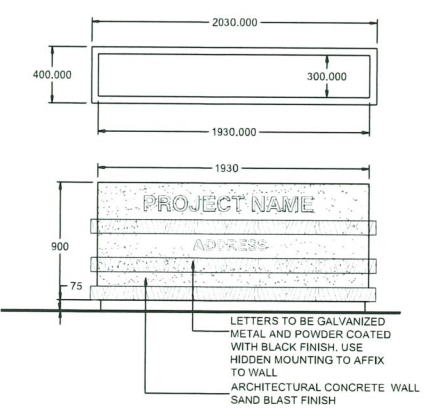
L18



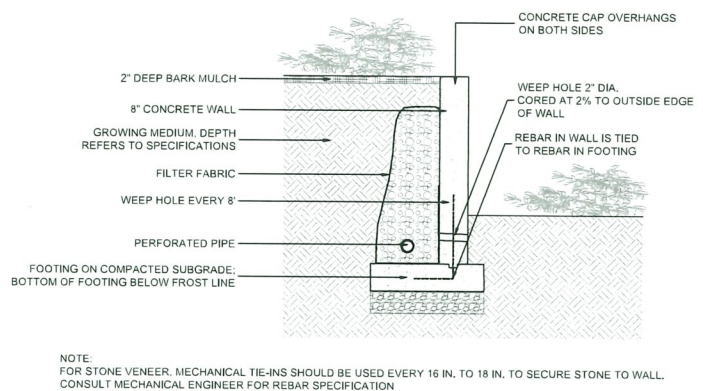
1 ALUMINUM PICKET FENCE ON SLAB
1/2" = 1'-0"



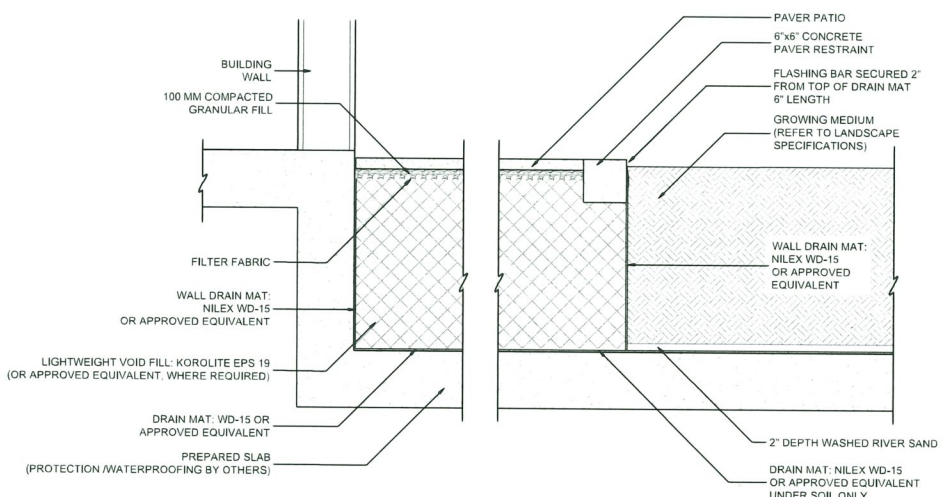
2 LANDSCAPE ON SLAB
1/2" = 1'-0"



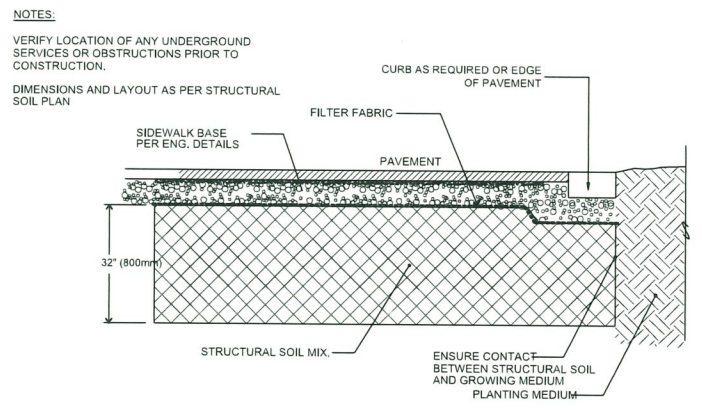
3 DEVELOPMENT SIGNAGE
1/2" = 1'-0"



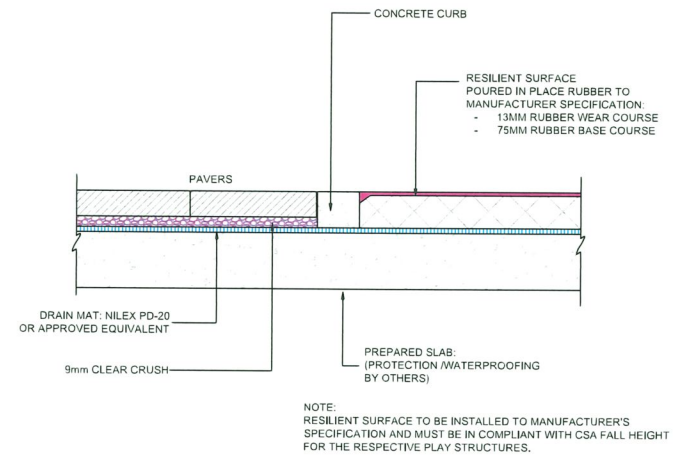
4 CONCRETE RETAINING WALL ON GRADE
1/2" = 1'-0"



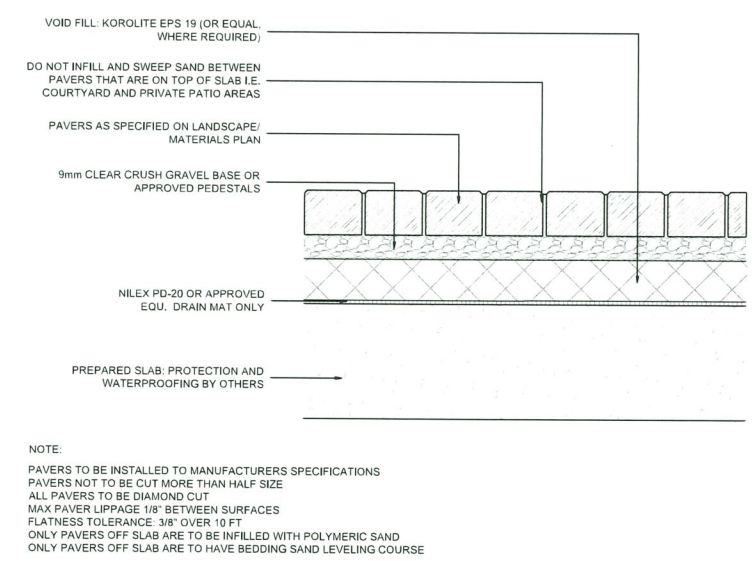
5 PATIO/LANDSCAPE AT SLAB DROP
1/2" = 1'-0"



6 STRUCTURAL SOIL SECTION
1/2" = 1'-0"



8 POURED PLAY SURFACE EDGE
1" = 1'-0"



9 PAVERS ON SLAB
1" = 1'-0"

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SEAL:

DP 25-010558
November 17, 2025
PLAN # 34

| | | | |
|-----|-----------|------------------------------------|-----|
| 11 | 25.OCT.29 | PER CITY COMMENTS | AR |
| 10 | 25.SEP.24 | PER DAP COMMENTS; DP RE-SUBMISSION | AR |
| 9 | 25.AUG.08 | PER CITY COMMENTS | AR |
| 8 | 25.AUG.05 | PER CITY COMMENTS | AR |
| 7 | 25.JUL.24 | TREE RELOCATION | RJ |
| 6 | 25.JUL.10 | NEW SITE PLAN/CITY COMMENTS | RJ |
| 5 | 25.MAR.10 | UPDATE PER ARCH PLANS | AR |
| 4 | 24.OCT.31 | AMENITY AREA ADJUSTMENT | RJ |
| 3 | 24.OCT.15 | NEW SITE PLAN/CITY COMMENTS | RJ |
| 2 | 24.JUN.26 | AMENITY AREA UPDATED | RJ |
| 1 | 24.JUN.06 | REVISE PER CITY COMMENTS | VWZ |
| NO. | DATE | REVISION DESCRIPTION | DR. |

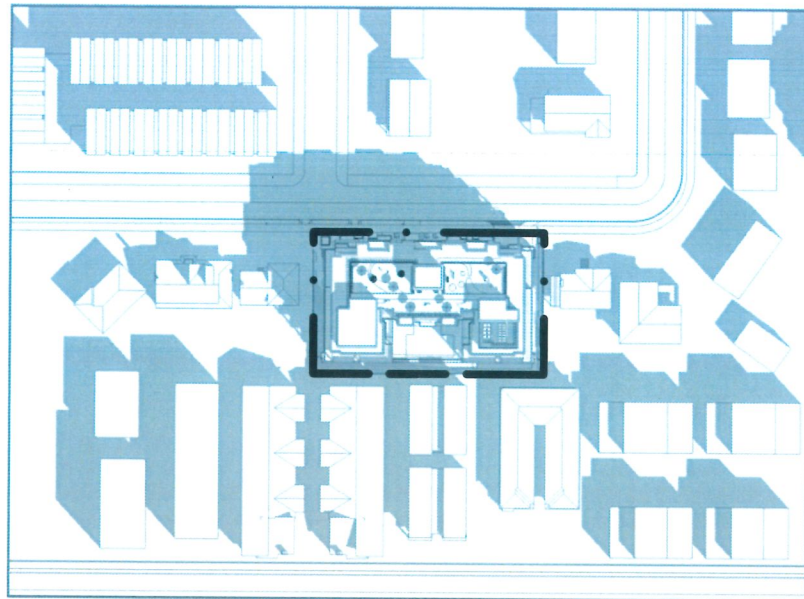
CLIENT:

PROJECT:
**6-STORY APARTMENT
BUILDING**
**8620-8660 SPIRES ROAD
RICHMOND, B.C.**

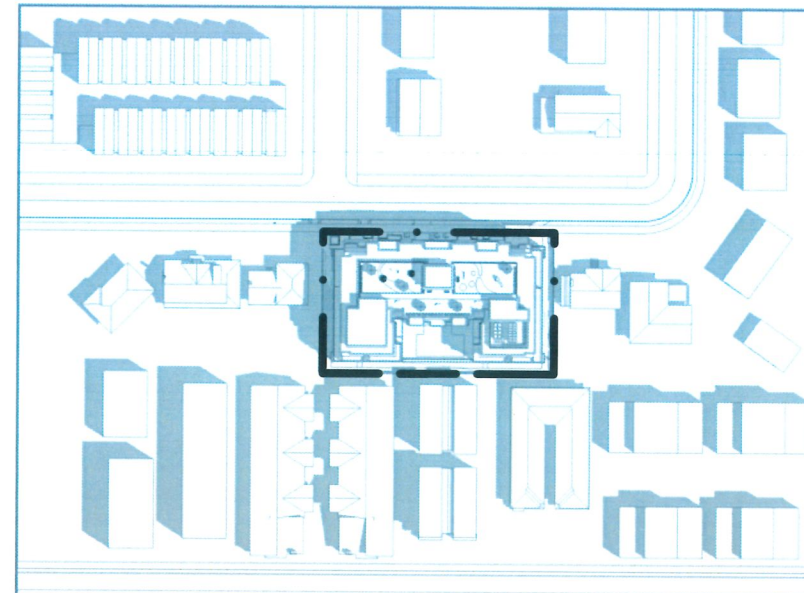
DRAWING TITLE:
**LANDSCAPE
DETAILS**

DATE: 24.MAY.06 DRAWING NUMBER:
SCALE: AS SHOWN
DRAWN: RJ
DESIGN: RJ
CHK'D: YR

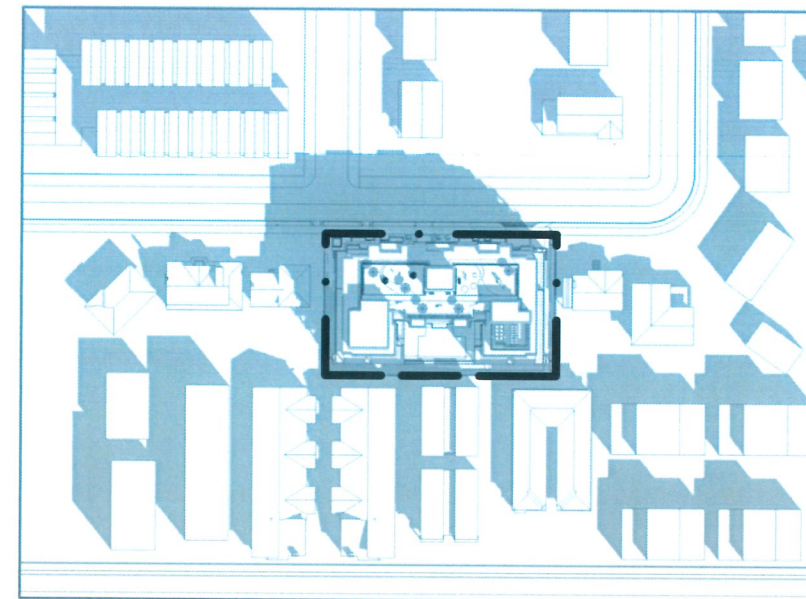
L19



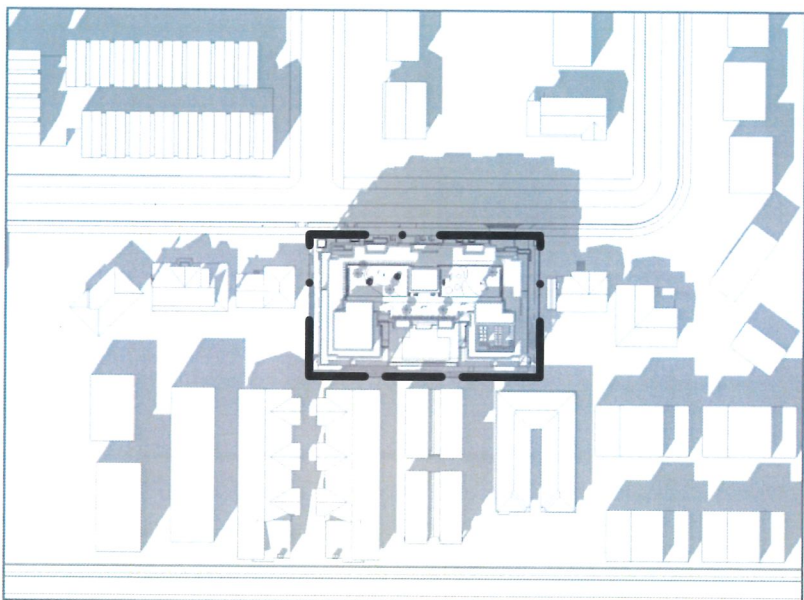
MARCH 21ST - 10 am



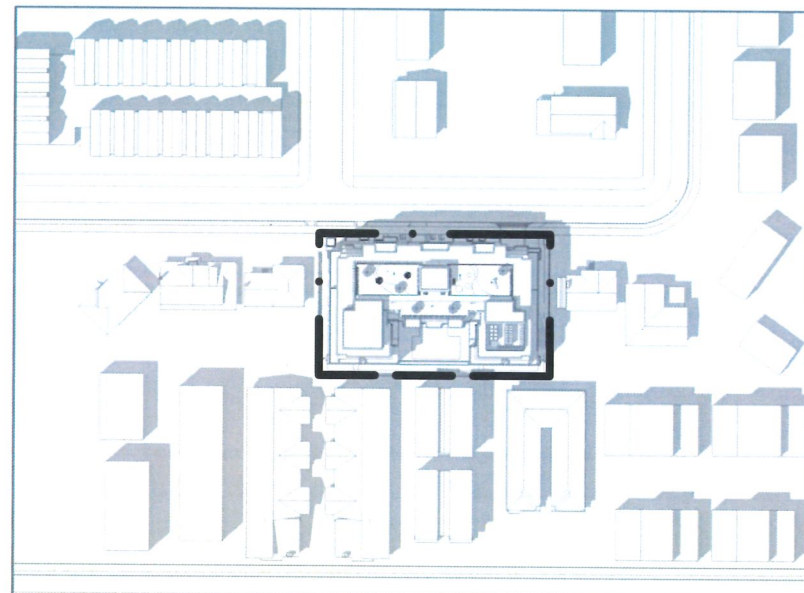
JUNE 21ST - 10 am



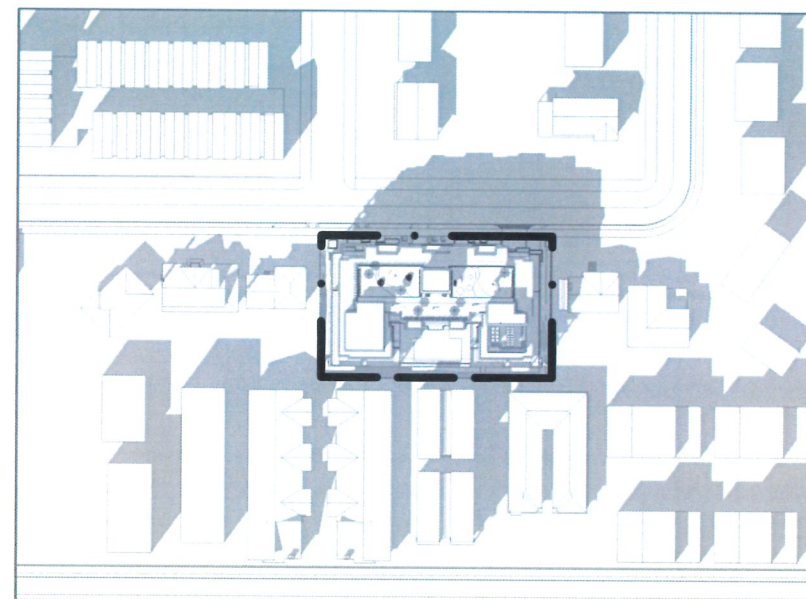
SEPTEMBER 21ST - 10 am



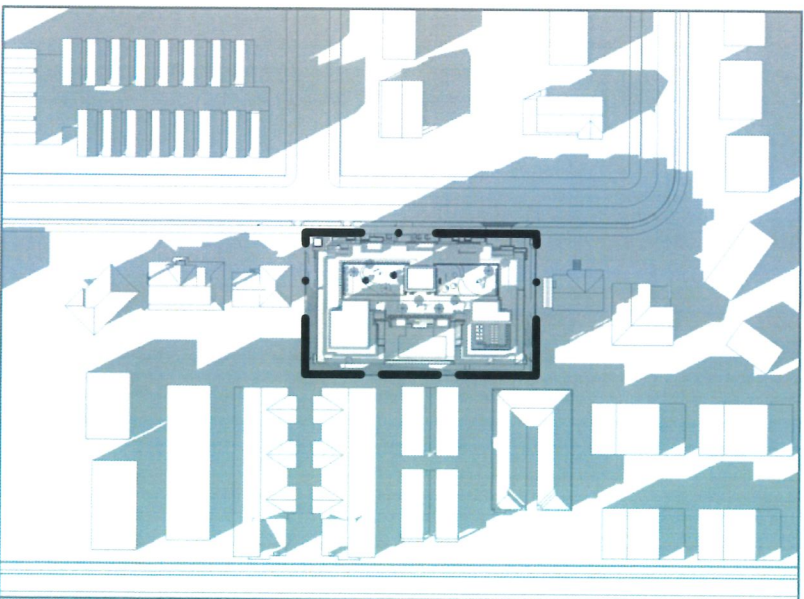
MARCH 21ST - 2 pm



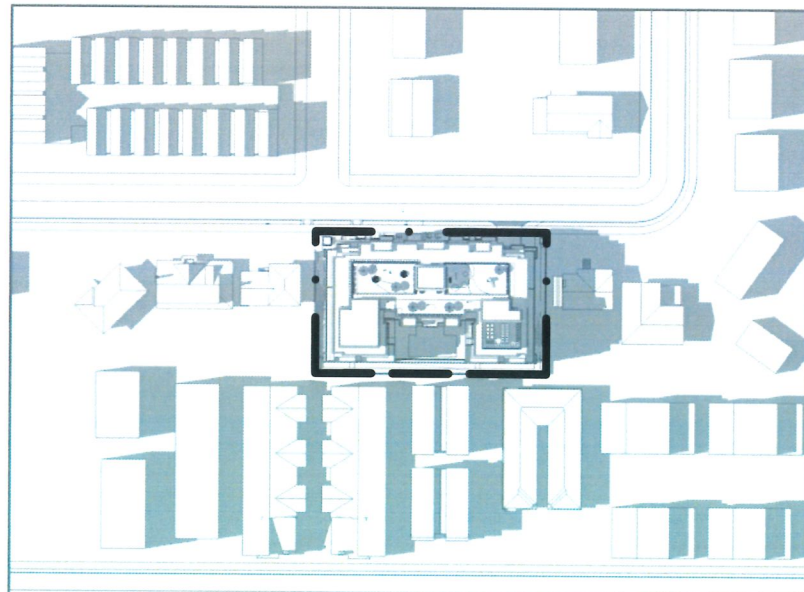
JUNE 21ST - 2 pm



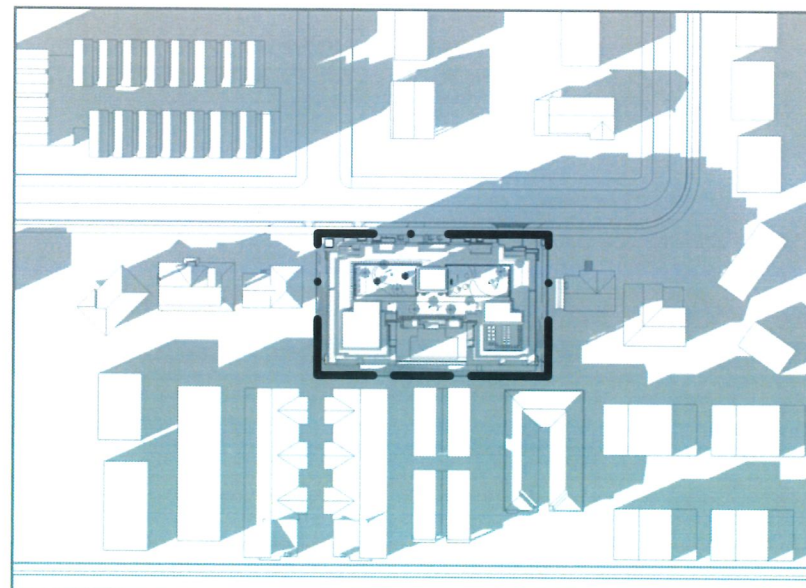
SEPTEMBER 21ST - 2 pm



MARCH 21ST - 4 pm



JUNE 21ST - 4 pm



SEPTEMBER 21ST - 4 pm

DP 25-010558
November 17, 2025
REFERENCE PLAN



SHADOW STUDY

N.T.S.

THIS DOCUMENT HAS BEEN ELECTRONICALLY
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ENCRYPTION TECHNOLOGY AUTHORIZED BY
THE AIBC AND APEGBC. THE AUTHORITATIVE
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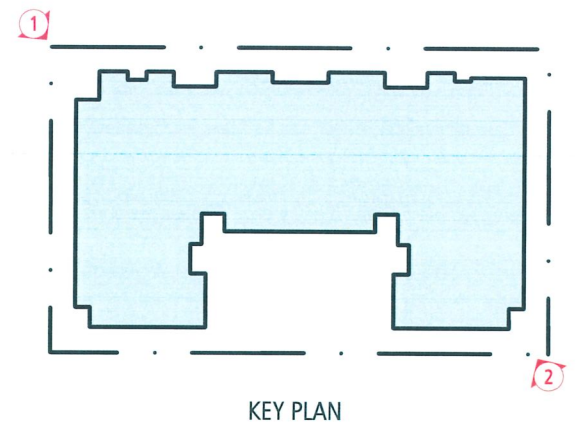
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VIEW 1



VIEW 2



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PERSPECTIVES

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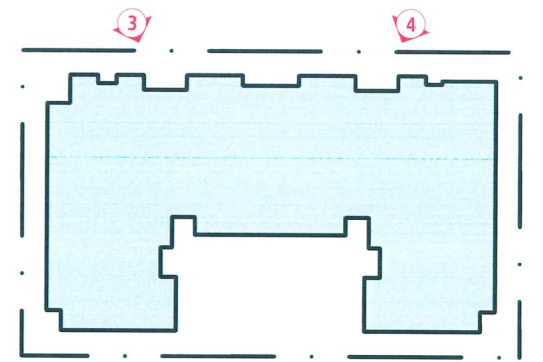
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VIEW 3



KEY PLAN

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VIEWS



VIEW 4

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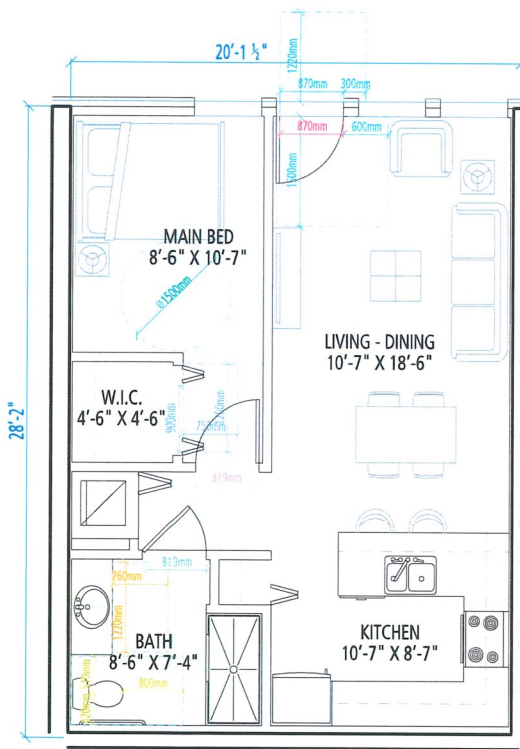


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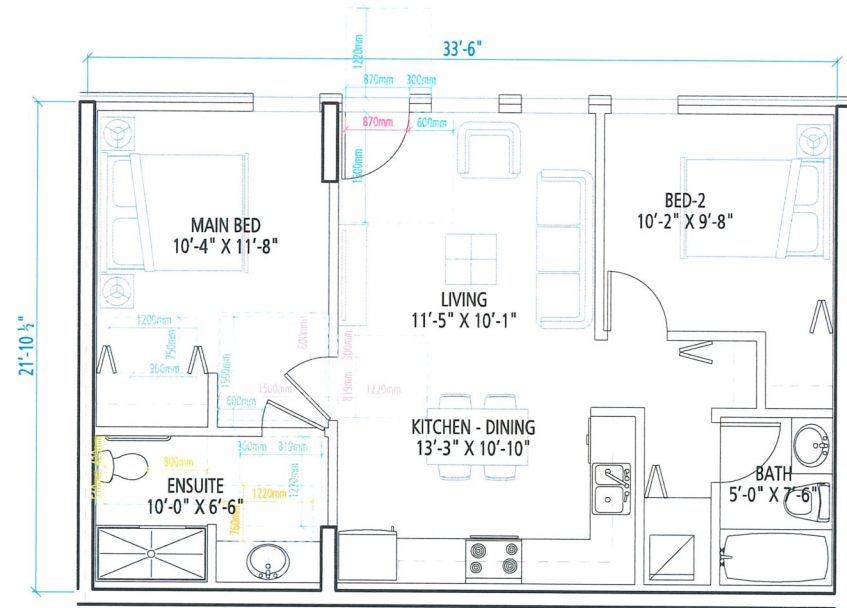
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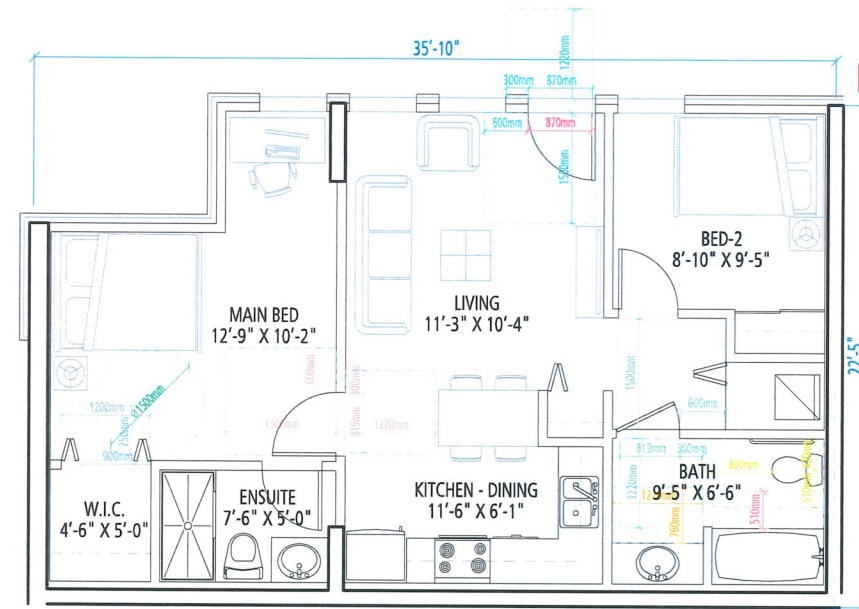
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UNIT A - 1 BEDROOM
AREA = 577 SF
113 104



UNIT B1 - 2 BEDROOM
AREA = 745 SF
102

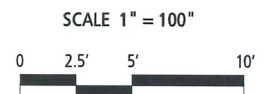


UNIT B2 - 2 BEDROOM
AREA = 744 SF
101

- BASIC UNIVERSAL HOUSING FEATURES**
- ALL HOMES HAVE BASIC UNIVERSAL HOUSING FEATURES AND ARE DESIGNED IN ACCORDANCE WITH SECTION 4.16 OF RICHMOND ZONING BYLAW 8500.
- THE MINIMUM CLEAR OPENINGS FOR ALL ENTRY DOORS TO EVERY DWELLING UNIT AND DOORS IN COMMON AREAS ARE AT LEAST 850.0 mm AND ARE PROVIDED BY A SWING DOOR.
 - THE MINIMUM CLEAR OPENING FOR THE INTERIOR DOORS TO AT LEAST ONE BEDROOM, AND ONE ACCESSIBLE BATHROOM IN EVERY DWELLING UNIT ARE NO LESS THAN 800.0 mm AND ARE PROVIDED BY A SWING DOOR.
 - AT LEAST ONE WINDOW IN THE BEDROOM AND ONE WINDOW IN THE LIVING ROOM TO HAVE A WINDOW SILL HEIGHT THAT DOES NOT EXCEED 750.0 mm FOR SEATED VIEWING.
 - ELECTRICAL OUTLETS, CABLE OUTLETS AND TELEPHONE JACKS SHALL BE LOCATED 455.0 mm TO 1200.0 mm FROM THE FLOOR.
 - CONTINUOUS KITCHEN COUNTER BETWEEN THE STOVE AND SINK WILL BE PROVIDED.
 - PATIO OR BALCONY WILL HAVE A MINIMUM DIMENSION OF 1500MM X 1500MM. THE FLOOR SURFACES WILL HAVE NO ABRUPT CHANGES TO KEEP THE OUTDOOR SPACE WHEELCHAIR ACCESSIBLE AND WILL HAVE A MAXIMUM THRESHOLD OF 13.0 MM HEIGHT.
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- ALL HOMES WILL HAVE AGING IN FEATURES.
 - BLOCKING IN BATHROOM WALLS FOR INSTALLATION OF GRAB-BARS (BESIDE TOILET, TUB AND SHOWER)
 - PROVISION OF LEVER HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES.
 - ENTRY DOORS MINIMUM 855 MM CLEAR OPENING (3'-0" SWINGING DOOR SPEC.)

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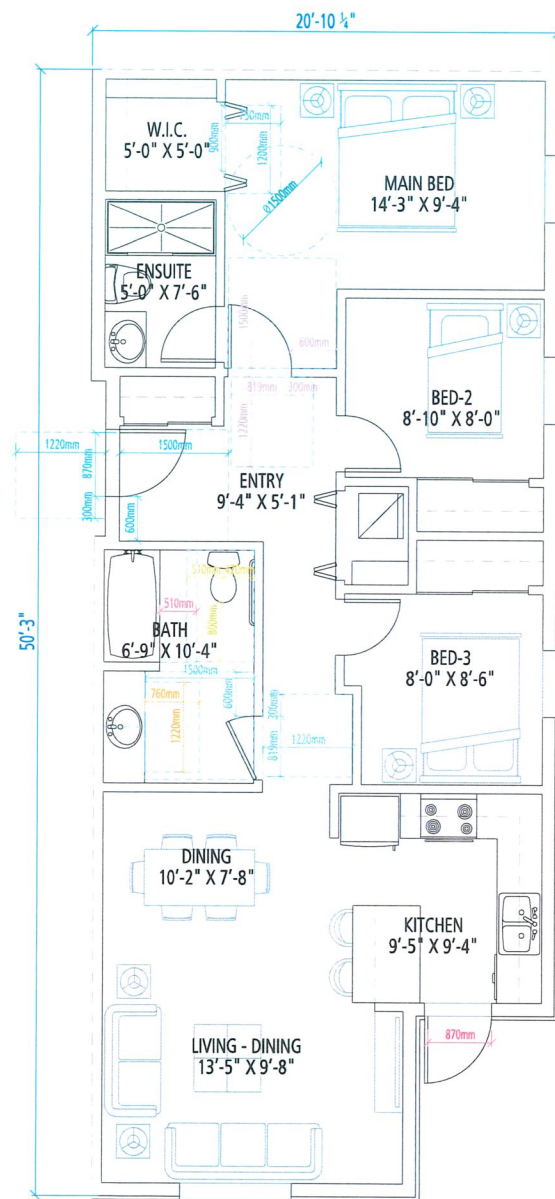
BUH - UNIT PLANS



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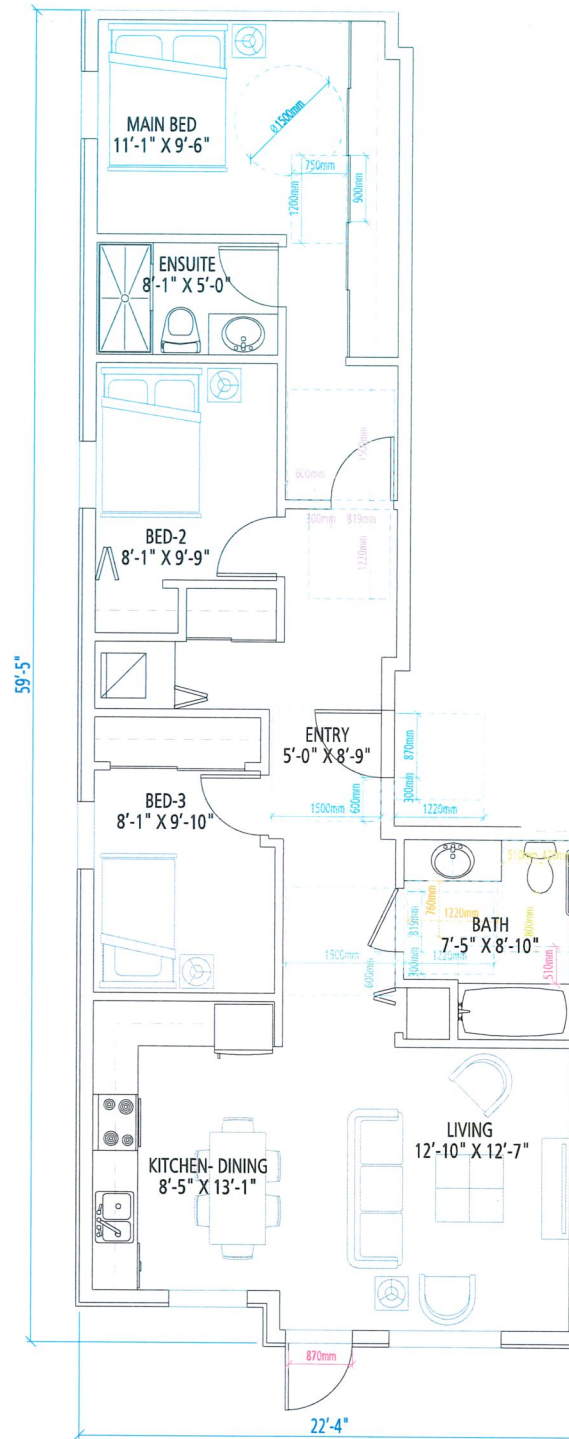
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UNIT C1 - 3 BEDROOM (BUH)

AREA = 981 SF

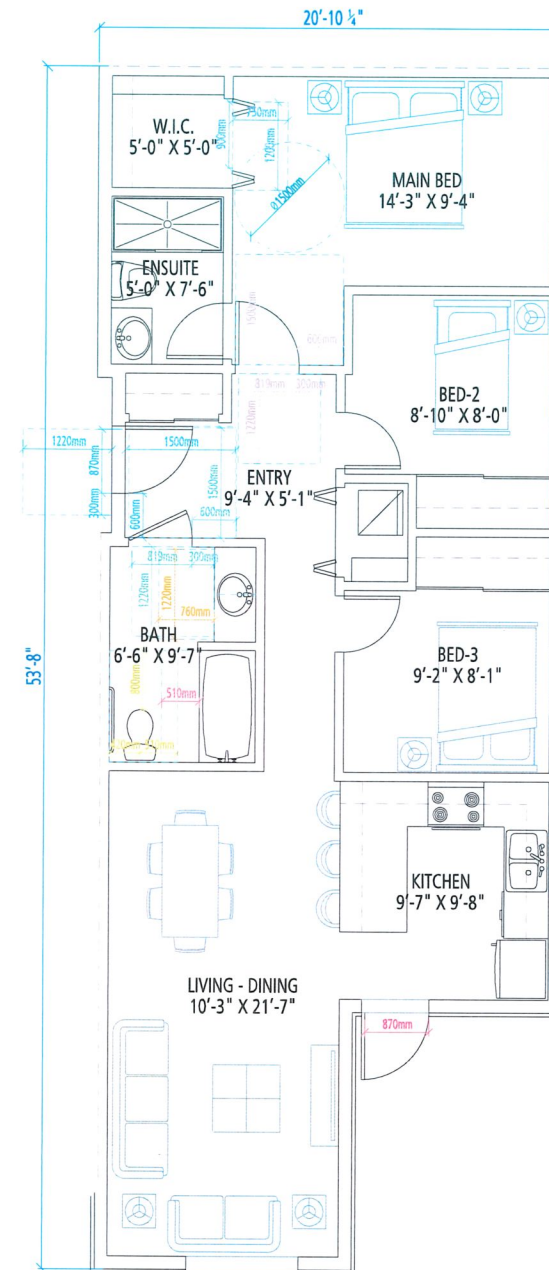
| | | | | | |
|-----|-----|-----|-----|-----|-----|
| 204 | 212 | 305 | 315 | 405 | 415 |
|-----|-----|-----|-----|-----|-----|



UNIT C2 - 3 BEDROOM (BUH)

AREA = 1,015 SF

| | |
|-----|-----|
| 505 | 513 |
|-----|-----|



UNIT C3 - 3 BEDROOM (BUH)

AREA = 994 SF

| | | | | |
|-----|-----|-----|-----|-----|
| 213 | 304 | 316 | 404 | 416 |
|-----|-----|-----|-----|-----|

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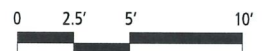
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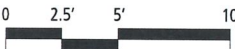
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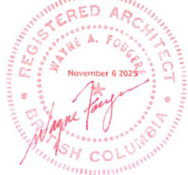
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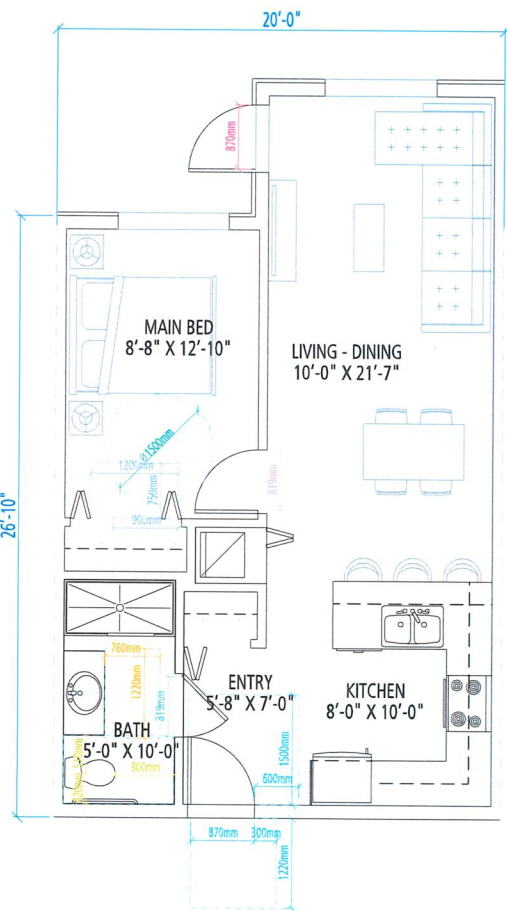
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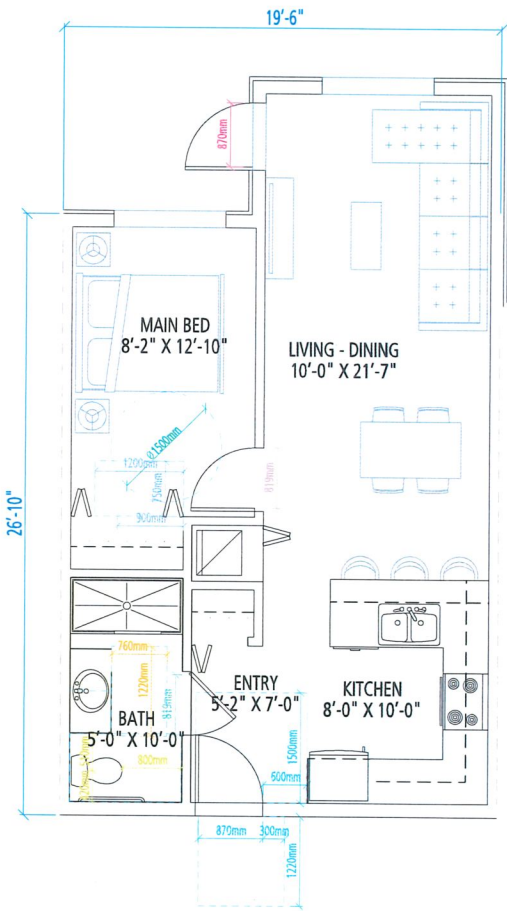
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UNIT D1 - 1 BEDROOM (BUH)

AREA = 597 SF

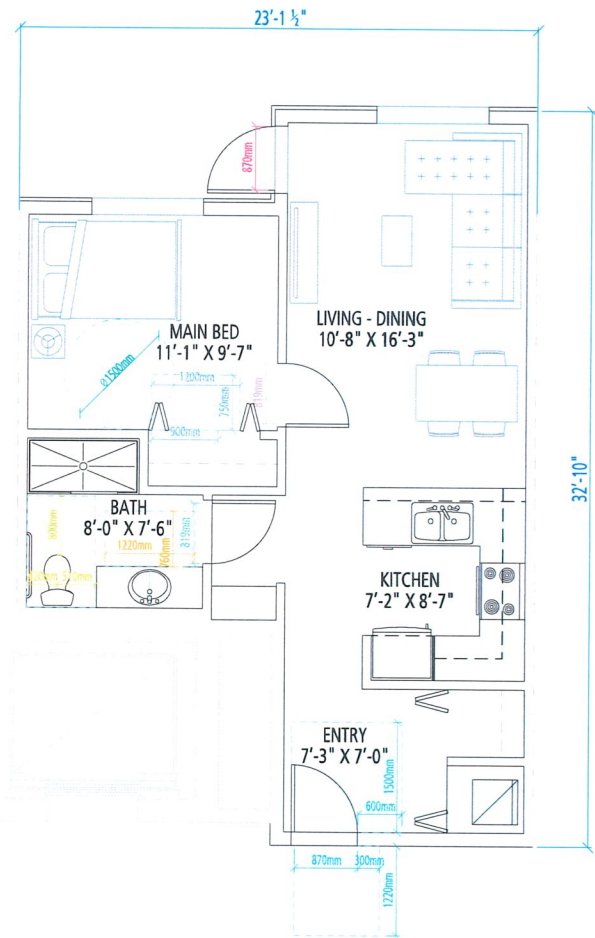
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|-----|-----|-----|-----|-----|
| 202 | 215 | 302 | 318 | 402 |
| 418 | 502 | 516 | 602 | 614 |



UNIT D2 - 1 BEDROOM (BUH)

AREA = 585 SF

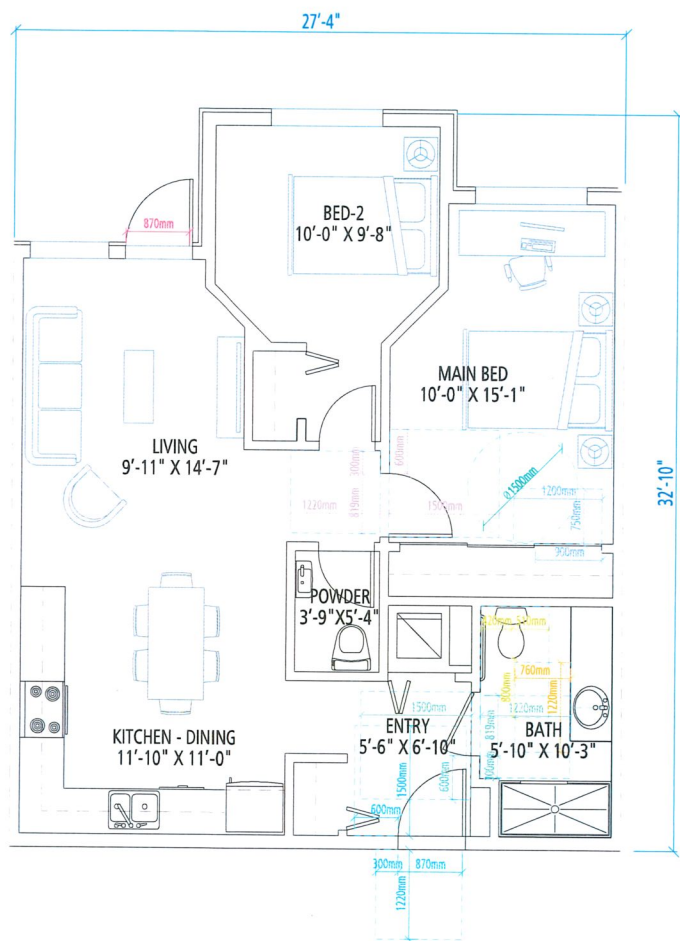
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|-----|-----|-----|-----|
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|-----|-----|-----|-----|



UNIT E - 1 BEDROOM (BUH)

AREA = 599 SF

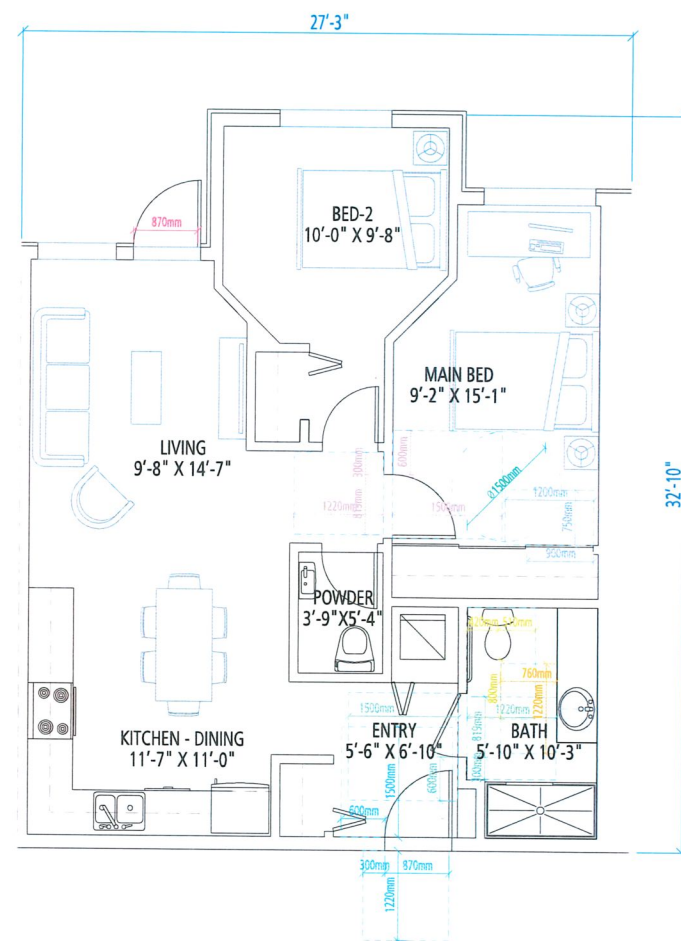
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| 419 | 501 | 517 | 601 | 615 |



UNIT F1 - 2 BEDROOM (BUH)

AREA = 813 SF

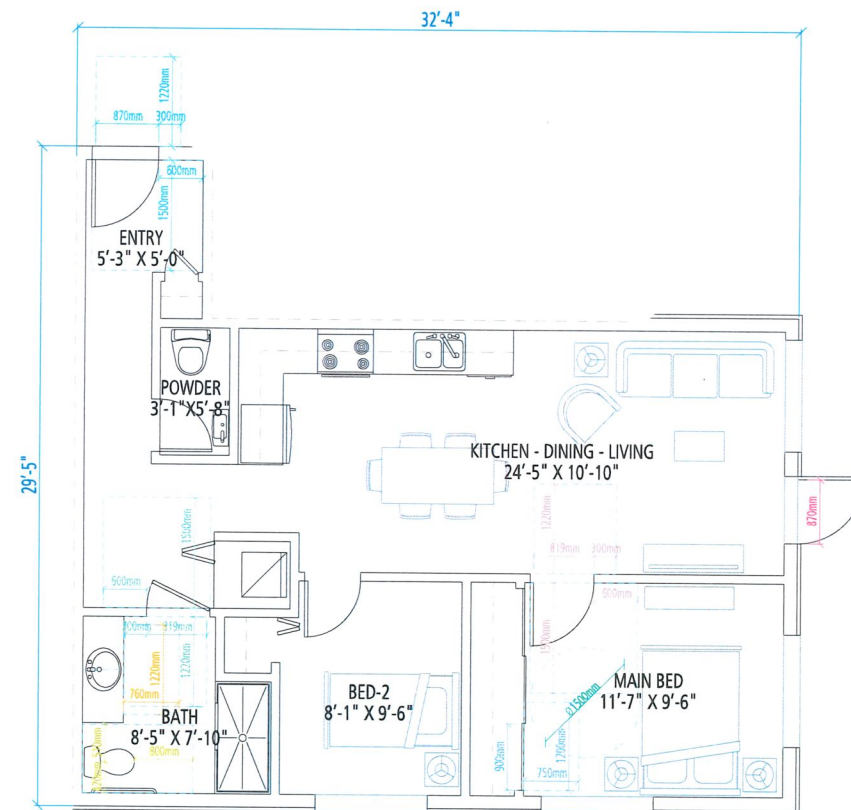
214 303 317 403 417



UNIT F2 - 2 BEDROOM (BUH)

AREA = 810 SF

203



UNIT G - 2 BEDROOM (BUH)

AREA = 750 SF

205 211 306 314 406 414

BASIC UNIVERSAL HOUSING FEATURES

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- CONTINUOUS KITCHEN COUNTER BETWEEN THE STOVE AND SINK WILL BE PROVIDED.
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AGING-IN-PLACE FEATURES

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- ENTRY DOORS MINIMUM 855 MM CLEAR OPENING (3'-0" SWINGING DOOR SPEC.)

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BUH - UNIT PLANS

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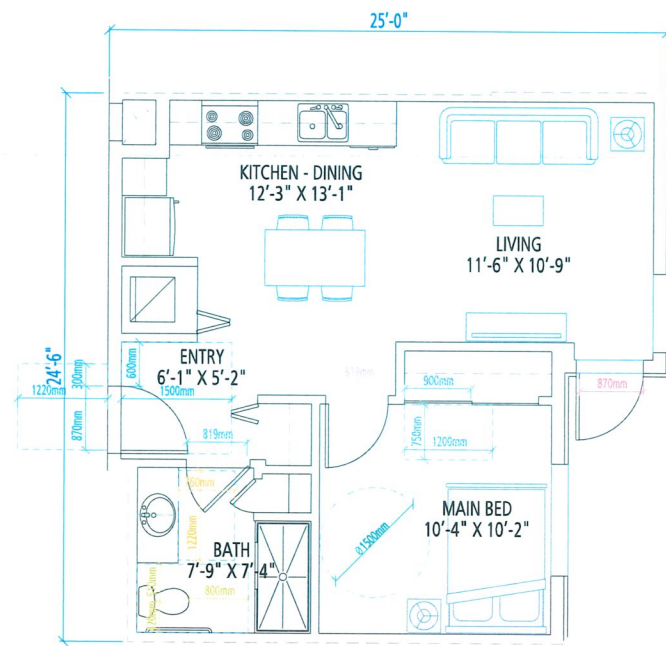
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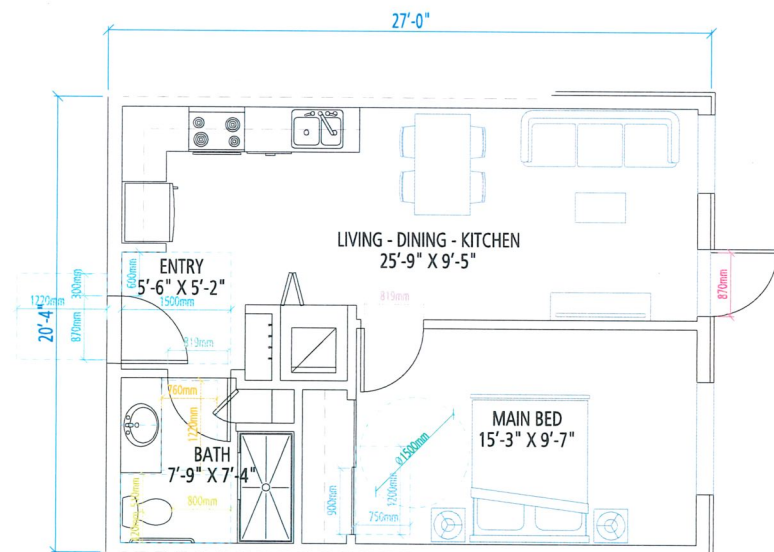
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UNIT H - 1 BEDROOM (BUH)

AREA = 541 SF

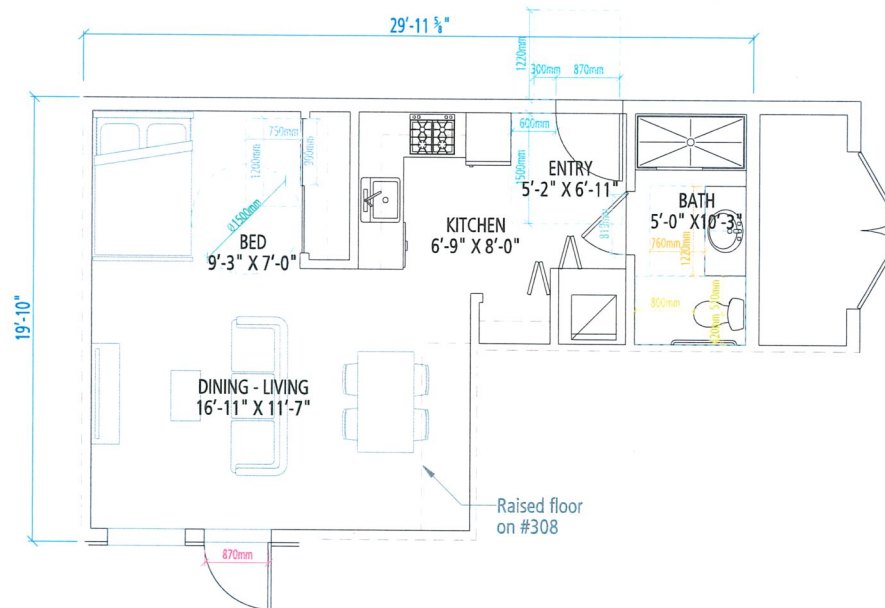
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UNIT I - 1 BEDROOM (BUH)

AREA = 544 SF

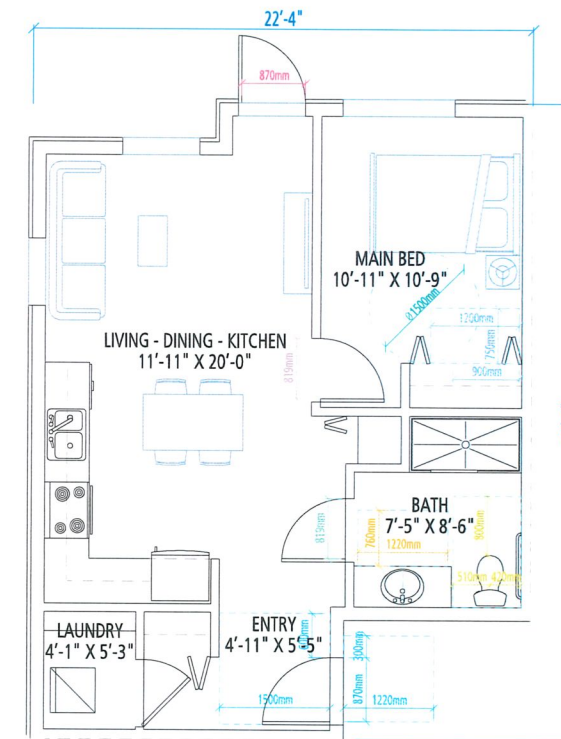
207 208 309 310 311 409
410 411 508 509 510 608



UNIT J - STUDIO (BUH)

AREA = 478 SF

209 308 312 408 412
507 511



UNIT K - 1 BEDROOM (BUH)

AREA = 571 SF

504 514

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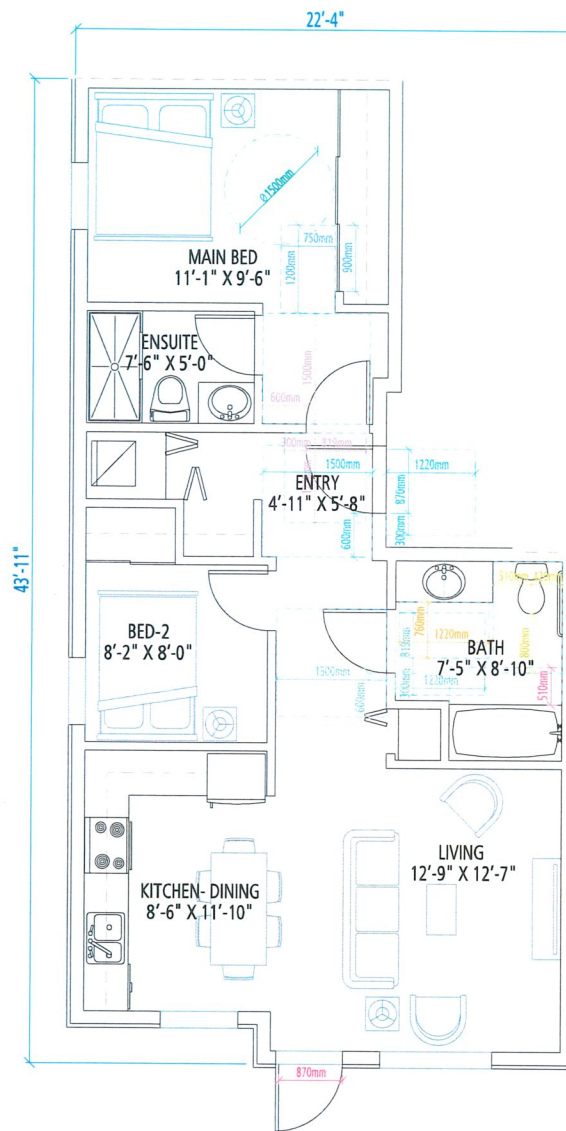
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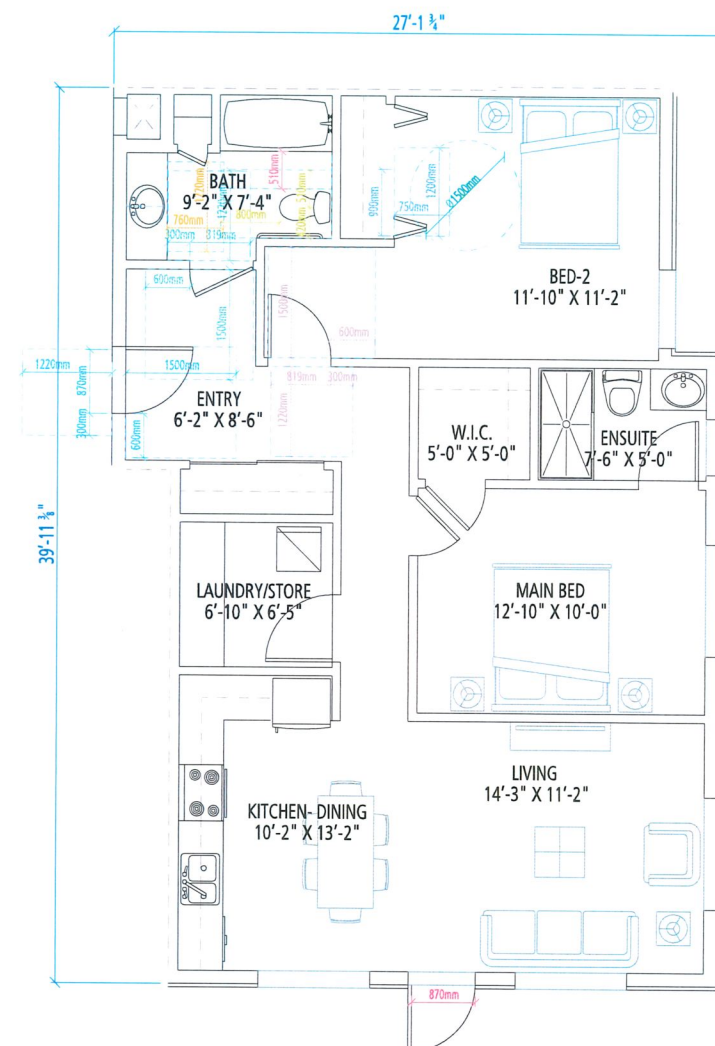
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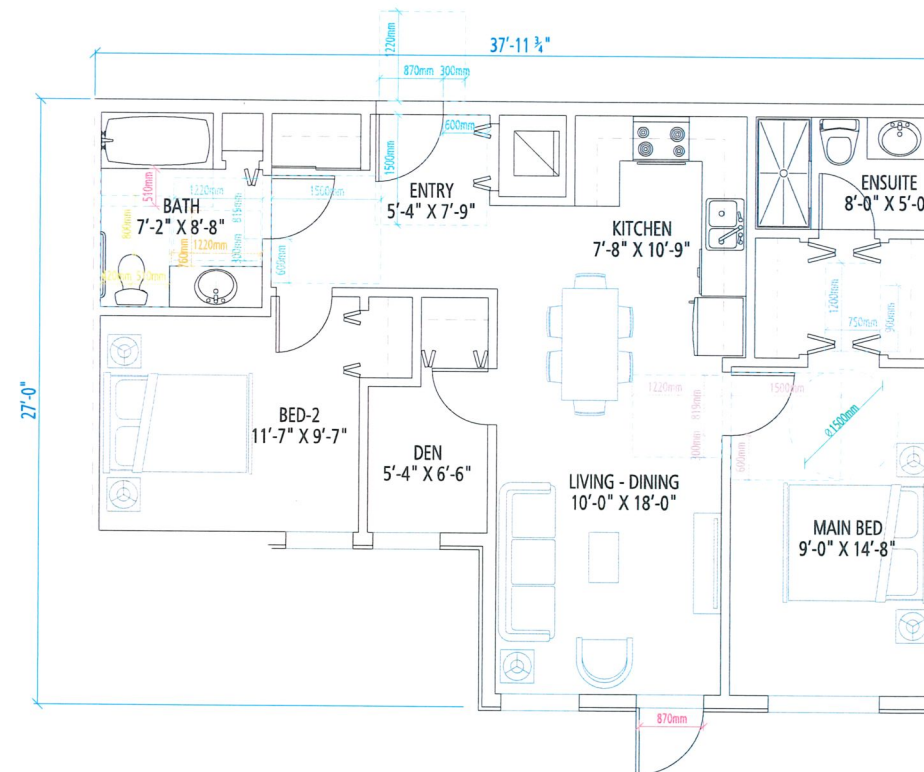
UNIT L - 2 BEDROOM (BUH)
AREA = 793 SF

604 605 611 612



UNIT M - 2 BEDROOM (BUH)
AREA = 989 SF

506 512 606 610



UNIT N - 2 BEDROOM (BUH)
AREA = 887 SF

607 609

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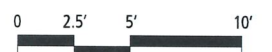
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