



**Development Permit Panel
Electronic Meeting**

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

**Wednesday, February 12, 2025
3:30 p.m.**

MINUTES

*Motion to adopt the **minutes** of the Development Permit Panel meeting held on January 29, 2025.*



1. DEVELOPMENT PERMIT 22-023533
(REDMS No. 7795715)

APPLICANT: Lakeshore Group

PROPERTY LOCATION: 3320 Jacombs Road

Director's Recommendations

That a Development Permit be issued which would:

- 1. permit the construction of a 15,413 m² addition to the existing building at 3320 Jacombs Road on a site zoned "Industrial Retail (IR1)"; and*
- 2. vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) increase the maximum building height from 16.0 m to 21.6 m.*
 - (b) reduce the minimum medium on-site loading spaces from 12 to four.*



Development Permit Panel – Wednesday, February 12, 2025

ITEM

2. **DEVELOPMENT PERMIT 23-018521**

(REDMS No. 7926530)

APPLICANT: Fougere Architecture Inc.

PROPERTY LOCATION: 7491 No. 1 Road

Director's Recommendations

That a Development Permit be issued which would:

1. *permit the construction of 110 townhouse units at 7491 No. 1 Road on a site zoned "Low Density Townhouses (RTL1)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum building height from 9.0 m to 9.25 m.*



3. **New Business**

4. **Date of Next Meeting: February 26, 2025**

ADJOURNMENT



Development Permit Panel
Wednesday, January 29, 2025

Time: 3:30 p.m.
Place: Remote (Zoom) Meeting
Present: Milton Chan, Director, Engineering, Chair
Kirk Taylor, Director, Real Estate Services
Marie Fenwick, Director, Arts, Culture and Heritage

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 January 15, 2025 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 22-023117
(REDMS No. 7844080)

APPLICANT: Wayne Fougere
PROPERTY LOCATION: 9511 Granville Avenue
INTENT OF PERMIT:

To permit the construction of a 12-unit townhouse development at 9511 Granville Avenue on a site zoned "Town Housing (ZT105) – North McLennan (City Centre)".

Applicant's Comments

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

Development Permit Panel

Wednesday, January 29, 2025

- the project consists of four three-storey townhouse buildings in two, three and four-unit clusters;
- prior to Rezoning Bylaw adoption, the northern portion of the site will be voluntarily transferred to the Richmond School District and consolidated with the Henry Anderson Elementary School to the north of the subject site;
- the proposed vehicle and pedestrian access to the subject site is from Granville Road through a shared driveway on an easement located on the adjacent townhouse development to the east (9533 Granville Avenue);
- the project includes two convertible units which are centrally located, with one of the convertible units providing a secondary suite and a surface parking stall for the secondary suite;
- on-site accessible pedestrian paths of travel are provided for residents and visitors;
- the project provides 23 resident parking spaces and three visitor parking stalls, including one accessible parking space;
- resident and visitor bicycle parking spaces are provided on the site;
- the common outdoor amenity space includes covered seating and children's play equipment, among others;
- the existing trees on the neighbouring property to the west will be retained and preserved through maintaining existing grades around the trees;
- the architectural design of the proposed townhouse buildings is consistent with the neighbouring townhouse developments; however, contrasting colours and texture are proposed to create a unique identity for the proposed development; and
- the proposed development has been designed to achieve Energy Step Code Level 3 and Emissions Level 4 in the Zero Carbon Step Code and includes a number of environmental sustainability features.

Donald Duncan, DVSD Development Consultant Landscape Architect, with the aid of the same visual presentation, briefed the Panel on the main landscape features of the project, noting that (i) maintaining the site grading around trees and cantilevering portions of the garage floor slab of an adjacent proposed building in close proximity to a retained tree are proposed to ensure the preservation and protection of trees identified for retention, (ii) appropriate landscape treatments are proposed for different areas on the site, (iii) permeable paving is proposed for the internal drive aisles and visitor parking spaces, (iv) in addition to the retained trees, dense planting of native species and an ornamental streambed are proposed along the west side yard, (v) the proposed planting materials will provide all-season interest, (vi) lighting is proposed at key locations around the subject site including, among others, at building entries, side yards, and adjacent to the children's play area, and (vii) lighting will be directed to desired locations to avoid light spillover into neighbouring properties.

Development Permit Panel

Wednesday, January 29, 2025

Staff Comments

Joshua Reis, Director, Development noted that (i) the application includes the voluntary transfer of 392 square metres of the north portion of the site to the adjacent land owned by the Richmond School District which has been secured as a condition of Rezoning Bylaw adoption, (ii) access to proposed development will be provided through the existing townhouse development to the east, (iii) the applicant and the neighbouring strata have confirmed that they have reached an agreement on cost sharing and maintenance of the shared access, (iv) the project includes one secondary suite and two convertible units, (v) four on-site trees are proposed to be retained and protected, (vi) the proposed landscaping for the site includes, among others, the planting of 21 new trees which is over and above the 19 trees that had been proposed at the rezoning stage, and (vii) there is a Servicing Agreement required prior to Building Permit issuance for the project that includes frontage improvements along Granville Avenue including removal of the existing driveway letdown and construction of a new two-metre sidewalk and treed boulevard, and servicing connections.

Panel Discussion

In reply to queries from the Panel, the applicant confirmed that (i) four on-site trees will be retained in addition to the existing trees on the adjacent property to the west, (ii) the two convertible units will incorporate accessibility features consistent with the City's Convertible Unit Guidelines and are designed with provision for future installation of a stair lift if desired, (iii) directional lighting will be installed on the subject site to avoid light spillover into adjacent properties, (iv) the northern portion of the subject site that will be transferred to the Richmond School District will be levelled and fenced by the applicant, and (v) two bicycle parking spaces will be provided in the garage of each townhouse unit and three visitor bicycle parking spaces are proposed in the east side yard near the common outdoor amenity area.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel expressed support for project and appreciated the clear presentation of the project, the design of the project, and the voluntary transfer of the northern portion of the site to the Richmond School District.

Development Permit Panel
Wednesday, January 29, 2025

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of a 12-unit townhouse development at 9511 Granville Avenue on a site zoned "Town Housing (ZT105) – North McLennan (City Centre)".

CARRIED

2. New Business

None.

3. Date of Next Meeting: February 12, 2025

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (3:50 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, January 29, 2025.

Milton Chan
Chair

Rustico Agawin
Committee Clerk

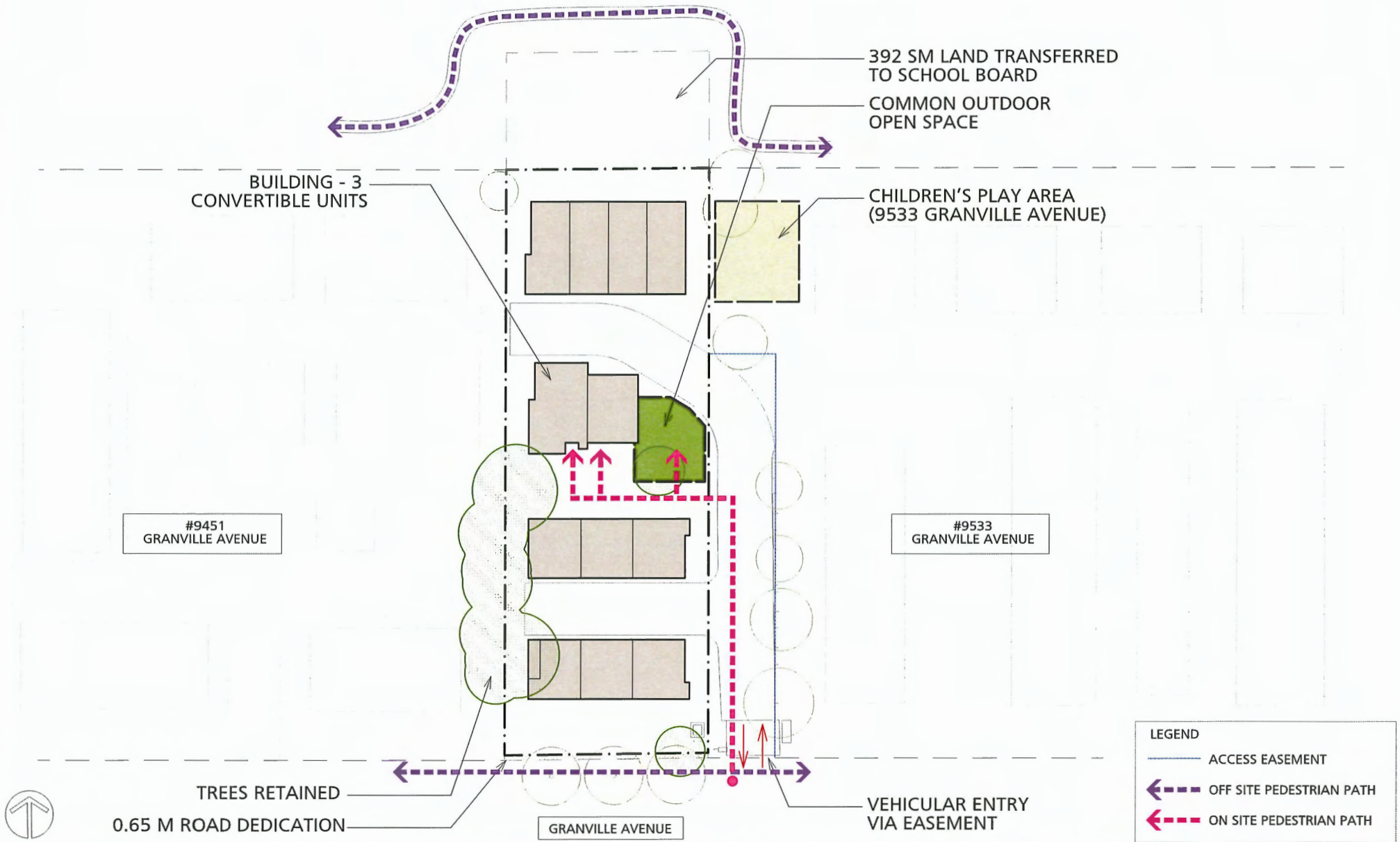
Schedule 1 to the Minutes of
the Development Permit Panel
meeting held on Wednesday,
January 29, 2025



9511 GRANVILLE AVE., RICHMOND, B.C.
FOR WESTERN CONSTRUCTION



9511 GRANVILLE AVENUE for Western Construction by Fougere Architecture Inc. and DVSD Landscape Architect



9511 GRANVILLE AVENUE for Western Construction by Fougere Architecture Inc. and DVSD Landscape Architect



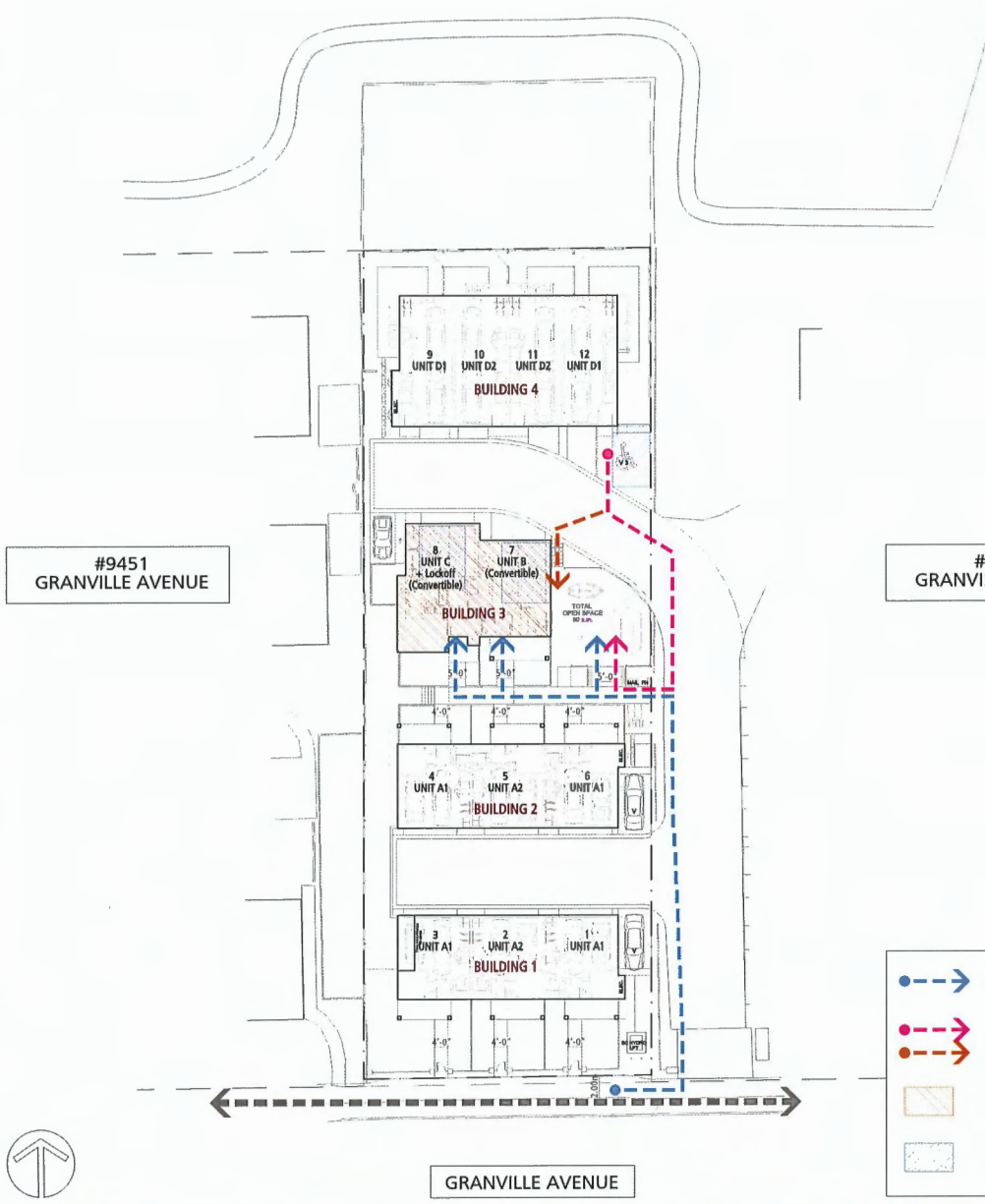
GROSS SITE AREA	2,371 sm
ROAD DEDICATION (SOUTH)	17 sm
LAND DEDICATION (NORTH)	392 sm
NET SITE AREA	1,962 sm

UNIT COUNT	12 UNITS
PERMITTED ZONING	RS1/F
PROPOSED ZONING	SITE SPECIFIC & SI

	Required	Proposed
DENSITY (FAR)	0.70	0.70
OPEN SPACE	72 sm	90 sm
PLAY AREA	36 sm	72 sm
COVERAGE	40%	38%
BUILDING HEIGHT	12.00 m	11.60 m



9511 GRANVILLE AVENUE for Western Construction by Fougere Architecture Inc. and DVSD Landscape Architect



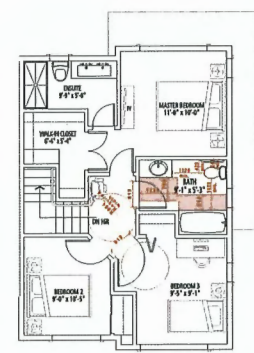
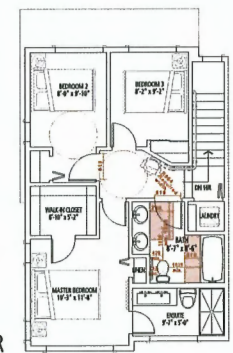
#9451
GRANVILLE AVENUE

#9533
GRANVILLE AVENUE

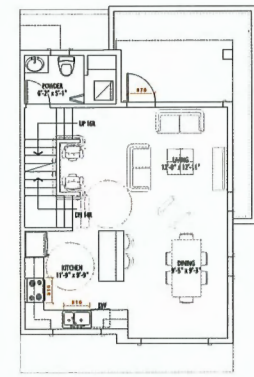
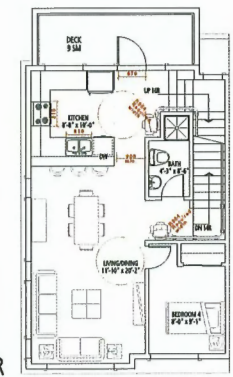
GRANVILLE AVENUE

- Accessible path of travel - Residents
- Accessible path of travel - Visitors
- Convertible units
- Accessible parking stall

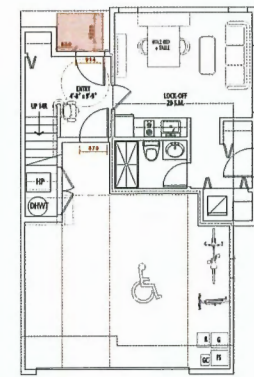
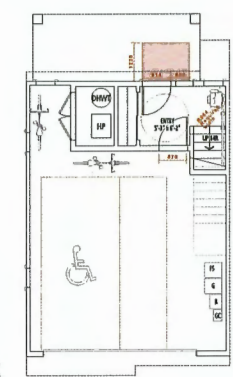
UPPER FLOOR



MAIN FLOOR



GROUND FLOOR



UNIT B (CONVERTIBLE)

UNIT C (CONVERTIBLE)



9511 GRANVILLE AVENUE for Western Construction by Fougere Architecture Inc. and DVSD Landscape Architect

BUILDING ELEVATIONS



BUILDING 1 ELEVATION - SOUTH
BUILDING 2 ELEVATION - NORTH (MIRRORED)

BUILDING 3 ELEVATION - SOUTH

BUILDING 4 ELEVATION - SOUTH



BUILDING 1 ELEVATION - NORTH
BUILDING 2 ELEVATION - SOUTH (MIRRORED)

BUILDING 3 ELEVATION - NORTH

BUILDING 4 ELEVATION - NORTH

9511 GRANVILLE AVENUE for Western Construction by Fougere Architecture Inc. and DVSD Landscape Architect

BUILDING ELEVATIONS

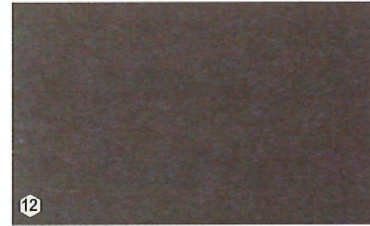
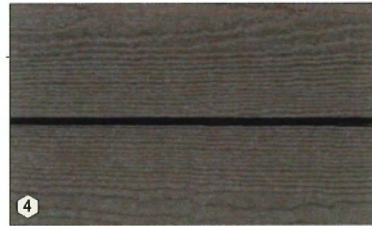
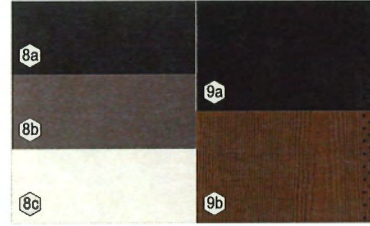
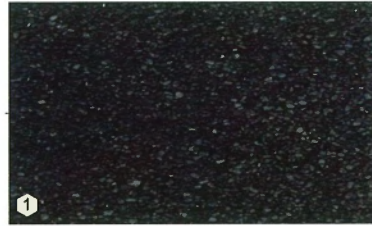


ELEVATION - WEST



ELEVATION - EAST

9511 GRANVILLE AVENUE for Western Construction by Fougere Architecture Inc. and DVSD Landscape Architect



EXTERIOR FINISHES

- ① BP SHINGLES
SHADOW BLACK
- ② HARDIE PANEL-SMOOTH
COLOUR TO MATCH BENJAMIN MOORE -
CHANTILLY LACE 2121-70
- ③ HARDIE PANEL
TRUE GRAIN - FISHER COATING - SEPIA
- ④ HARDIE LAP SIDING
AGED PEWTER
COLOUR TO MATCH BENJAMIN MOORE -
OVERCOAT CC-544
- ⑤ ENTRY DOORS
COLOUR TO MATCH BENJAMIN MOORE -
2057-30 NAPLES BLUE
- ⑥ WOOD FASCIA
COLOUR TO MATCH BENJAMIN MOORE -
UNIVERSAL BLACK 2118-10
- ⑦ DOWNSPOUTS AND GUTTERS
COLOUR TO MATCH BENJAMIN MOORE -
CHANTILLY LACE 2121-70
⑦a UNIVERSAL BLACK 2118-10
⑦b UNIVERSAL BLACK 2118-10
- ⑧ METAL FLASHING
COLOUR TO MATCH BENJAMIN MOORE -
UNIVERSAL BLACK 2118-10
⑧a OVERCOAT CC-544
⑧b CHANTILLY LACE 2121-70
⑧c
- ⑨ HARDIE SOFFIT
⑨a VENTED CEDARMILL - NUT BROWN
⑨b VENTED SMOOTH
COLOUR TO MATCH BENJAMIN MOORE -
UNIVERSAL BLACK 2118-10
- ⑩ VINYL WINDOWS - GREY
- ⑪ GARAGE DOOR - CLOPLAY BRONZE
- ⑫ ELECTRICAL CLOSET DOOR
COLOUR TO MATCH BENJAMIN MOORE -
OVERCOAT CC-544
- ⑬ GLASS AND ALUMINUM RAILING
- ⑭ WOOD PICKET RAILING
- ⑮ PRIVACY SCREEN WITH ALUMINUM FRAME
AND GLASS
- ⑯ WOOD LATTICE SCREEN
STAINED TO MATCH FISHER COATING - SEPIA

9511 GRANVILLE AVENUE for Western Construction by Fougere Architecture Inc. and DVSD Landscape Architect



ENERGY AND SUSTAINABILITY

Development will meet energy target Step 3 + EL4.
Sustainability features for this project include:

- Ground source heat pumps for space heating and cooling.
- High efficiency Energy Recovery Ventilators (ERV s) for fresh air distribution.
- High efficiency electric water heaters.
- High efficiency double glazed PVC Windows and Doors.
- High thermal resistance insulation R-24 exterior wall insulation.
 - R-50 attic insulation
 - R-15 slab-on-grade insulation
- High efficient LED Lighting throughout.
- High quality air barrier construction and quality control measures.

9511 GRANVILLE AVENUE for Western Construction by Fougere Architecture Inc. and DVSD Landscape Architect

Pacific Sun Tree Services
 www.pacificsuntree.com
 Mailbox #400
 Unit 130 - 1959 152 St.
 Surrey, BC
 V4A 0C4
 804-323-4270

TREE MANAGEMENT PLAN: Amendment #2
Overview

Date: July 23, 2024
 Client: Western Granville Developments Ltd.
 Project: Multi-family Residential
 Project Address: 9511 Granville Ave, Richmond, BC

Tree Recommended for Retention: ● Critical Root Zone ○
Tree Recommended for Removal: X
Non-Permit Size Tree: NP ●
Crown Deline for Retain Tree: ○
Crown Deline for Remove Tree: ○

NOTES:
 1. Where trees are already outlined the crown & drip line should be shown for some trees to provide visibility.
 2. Trees recommended for retention are identified with CRZs to indicate the minimum tree protection zone for purposes of establishing ground and tree barriers.
 3. Dimensions and measurements for Tree Barriers CRZ, CRZ etc. are from the existing trunk at the subject tree.

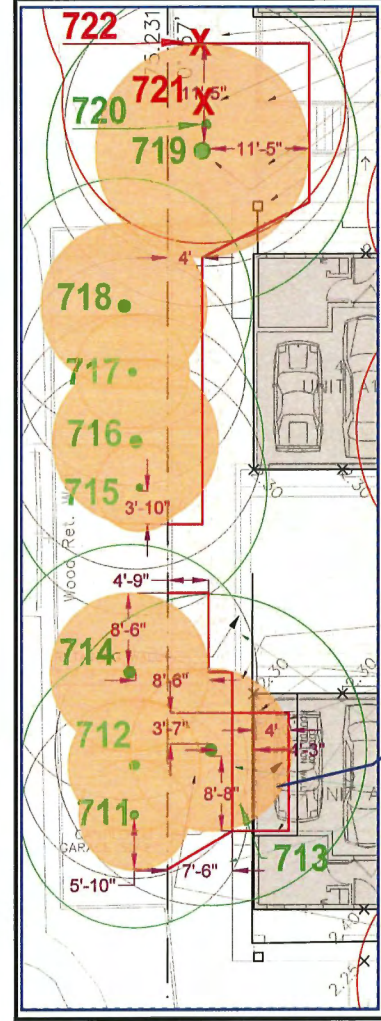
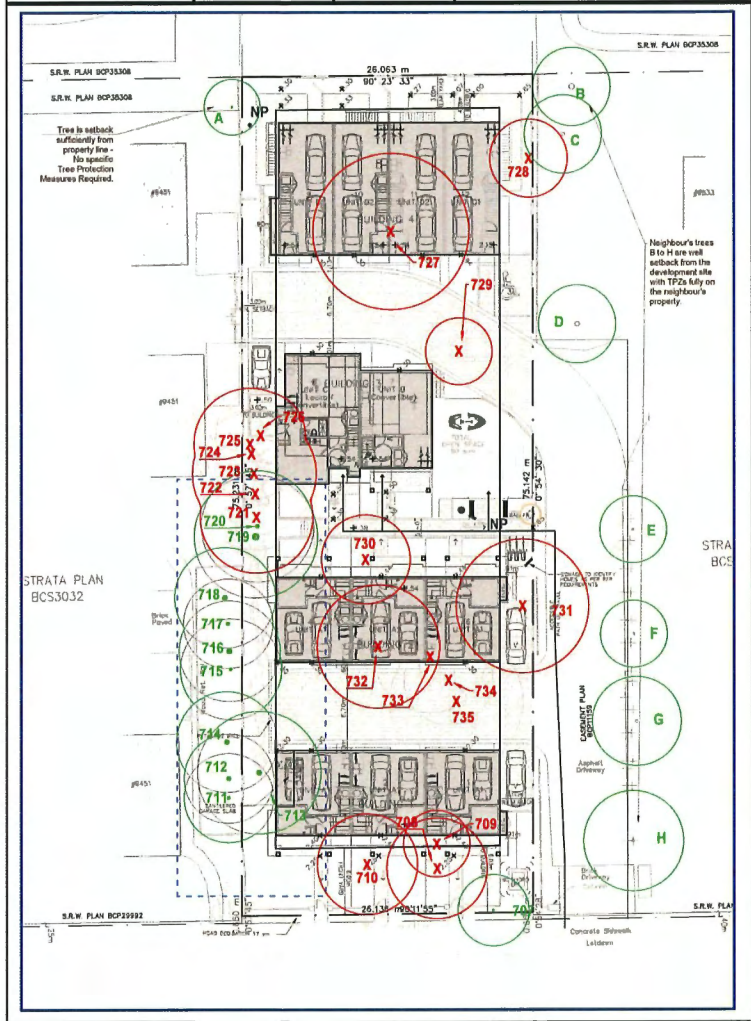
Pacific Sun Tree Services
 www.pacificsuntree.com
 Mailbox #400
 Unit 130 - 1959 152 St.
 Surrey, BC
 V4A 0C4
 804-323-4270

TREE MANAGEMENT PLAN: Amendment #2
Retention & Protection

Date: July 23, 2024
 Client: Western Granville Developments Ltd.
 Project: Multi-family Residential
 Project Address: 9511 Granville Ave, Richmond, BC

Tree Recommended for Retention: ● Critical Root Zone ○
Tree Recommended for Removal: X
Non-Permit Size Tree: NP ●
Crown Deline for Retain Tree: ○
Crown Deline for Remove Tree: ○

NOTES:
 1. Where trees are already outlined the crown & drip line may be shown for some trees to provide visibility.
 2. Trees recommended for retention are identified with CRZs to indicate the minimum tree protection zone for purposes of establishing ground and tree barriers.
 3. Dimensions and measurements for Tree Barriers CRZ, CRZ etc. are from the existing trunk of the subject tree.



TREE REMOVAL:
 Trees #712 & #713 to be removed under Arborist Supervision. Both removals to be set back from existing grade and ground with existing grading under Arborist Supervision.

LANDSCAPING: FENCE AND/OR FILLING WALL:
 Within Critical Root Zone area: Construction/Design to be placed over existing grade with no excavation. (SLOPE/SUBSTRATE) of site preparation and installation.

LANDSCAPING: BARK MULCH & PLANTING AREA:
 Within a foot of Tree #712 and a foot of Tree #713 to be Bark Mulch only, placed over existing grade for weed control. Depth of Bark Mulch limited to 8 inches. The remainder of the Critical Root Zone can be a planting area that uses measures to be a multiple of soil depth existing grade (landscape fabric for weed control). Only small growing plants of maturity to be planted. No plants developing continuous coverage.

LANDSCAPING: SOAK PIT:
 Within Critical Root Zone area: Soak pit will not have a significant impact as per the root retention within planned building area survey conditions. See Addendum to Arborist Report, Arborist Supervision of all prep and installation for each pit.

GENERAL ARBORIST NOTES:

ARBORIST SUPERVISION:
 Of all excavation or any other in ground works inside the Tree Barriers and within 6 feet of the outside of the Barriers. This includes any site prep work for Landscaping.

TREE BARRIERS:
 To remain in place until construction is complete and the city has approved their removal. Exception is Temporary Excavation Barrier for cantilevered slab area in Tree Protection Zone for Tree #713 (see notes below).

DEMOLITION:
 Where Tree Barriers cannot be constructed prior to Demolition, Arborist Supervision will be conducted of any Demo works until all Tree Barriers have been installed.

SITE DRAINAGE & SERVICING:
 No plans available at the time of this report. All in ground site drainages should be outside of the Tree Protection Zones. Services should be outside Tree Protection Zones wherever possible and if cannot be avoided, these plans should be provided to the project Arborist for review and comment to be incorporated into the alignment and installation.

LANDSCAPING: FENCE:
 Fences post has been removed from the Critical Root Zone. All work within TRZ to be under Arborist Supervision.

EXISTING SERVICE INFRASTRUCTURE:
 Existing CRZs and other utility lines are shown. All work within TRZ to be under Arborist Supervision and any infrastructure in ground should be set in place where possible.

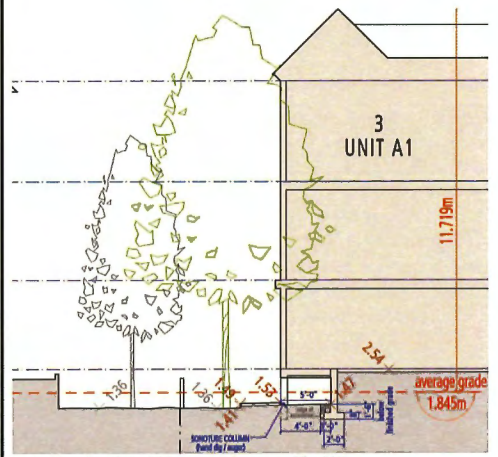
VERY LIMITED WORK SPACE: Feasibility to be verified by builder:
 Once the Temporary Excavation Tree Barrier is removed (see area below), the primary Tree Barrier will remain throughout construction and a 2' limit from the subject wall of building. For this plan to be successful, the level that there is only a narrow working space for this section must be incorporated into the excavation plans including an adjacent wall work. It appears unlikely, but should be verified by the builder. And all access from north and south of the barrier sections where a retained service or landscaping that approximation the retention of the Tree Barrier and TRZ area.

TEMPORARY EXCAVATION TREE BARRIER:
 Temporary Tree Barrier is in place for completion of foundation and adjacent to the cantilevered slab. Arborist Supervision of all prep and foundation subject foundation work and work for arborist supervision. The Tree Barrier section to be in place until building foundation excavation is completed and Arborist summary report is received and approved by the city.

CANTILEVERED SLAB AREA:
 To mitigate impact to the critical root zone of Tree #713, the building has been redesigned in this area to reduce excavation requirements for the slab foundation wall. Grading change will be required within the slab area but limited to within depth below existing grade.

CRIMINAL REMOVAL:
 With the close proximity of the building under work in this area, a relatively large portion of the ground will remain removed. The soil removed should be sufficient for retaining existing grade levels at the site. The soil removed will be placed in the vicinity of the project site with the CRZ. The soil removed in conjunction with soil stabilization and retention of Critical Root Zone. All work within TRZ to be under Arborist Supervision. If soil from this work is carried out as the building is constructed it is from the subject area (see Notes) to facilitate grading and ensure retention toward adjacent site providing sufficient building retention.

LANDSCAPING: BARK MULCH & PLANTING AREA:
 Within a foot of Tree #712 and Bark Mulch only, placed over existing grade for weed control. The remainder of the Critical Root Zone can be a planting area that uses measures to be a multiple of soil depth existing grade (landscape fabric for weed control). Only small growing plants of maturity to be planted. No plants developing continuous coverage.



TREE RETENTION AND MANAGEMENT PLAN



9511 GRANVILLE AVENUE for Western Construction by Fougere Architecture Inc. and DVSD Landscape Architect

LANDSCAPE DESIGN

TREES



CO
Chamaecyparis obtusa 'Gracilis'



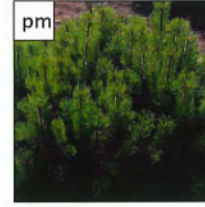
GB
Ginkgo biloba 'Goldspire'



PO
Picea omorika



tm
Taxus x media 'HicksII'



pm
Pinus mugo mughus

CONIFEROUS SHRUBS

BROADLEAF EVERGREEN SHRUBS



au
Azalea japonica 'Hino Crimson'



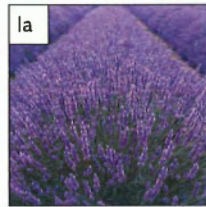
eo
Euonymus J. 'Aureomarginatus'



gs
Gaultheria shallon



hp
Hydrangea petiolaris



la
Lavandula angustifolia



pl
Prunus I. 'Otto Luyken'



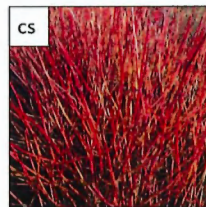
rv
Rhododendron 'Vulcan'



vo
Vaccinium ovatum

VINES

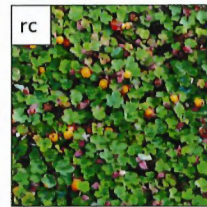
DECIDUOUS SHRUBS



cs
Cornus stolonifera



rs
Ribes s. 'King Edward VII'



rc
Rubus calycinoides



pm
Polystichum munitum



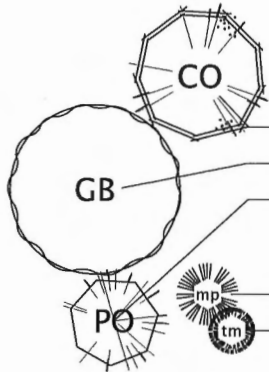
X
Pennisetum rubrum

GROUND COVER

FERNS

GRASSES

PLANT LIST



TREES

CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
CO	6	Chamaecyparis obtusa 'Gracilis'	Slender Hinoki False Cypress	4.0 m ht.	150cm STD - Dense Tight Habit 8&8 min. 50cm root ball dia.	6m height 2m spread	as shown
GB	12	Ginkgo biloba 'Goldspire'	Goldspire Ginkgo	8cm cal.	150cm STD - 8&8 w/basket min. 50cm root ball dia.	6.0m height 2.0m width	as shown
PO	3	Picea omorika	Serbian Spruce	4.0 m ht.	Dense Tight Habit 8&8 min. 50cm root ball dia.	18m height 6m spread	as shown

CONIFEROUS SHRUBS

CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
pm	34	Pinus mugo mughus	Mugo Pine	#5 pot	min. 30cm spread min. 20cm height	300cm height 500cm spread	as shown
tm	66	Taxus x media 'Hicksii'	Hick's Yew	1.2m	min. 30cm spread	15cm height 120cm spread	75cm

BROADLEAF EVERGREEN SHRUBS

CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
ah	21	Azalea japonica 'Hino Crimson'	Crimson Japanese Azalea	#2 pot	min. 20cm height	100cm height 120cm width	60cm
eo	19	Euonymus aureomarginatus	Golden Euonymus	#2 pot	min. 20cm height	120cm height 150cm spread	75cm
gs	59	Gaultheria shallon	Salal	#1 pot	min. 20cm height	100cm height 120cm spread	65cm
la	23	Lavandula angustifolia	English Lavender	#1 pot	min. 30cm height	60cm height 75cm spread	75cm
pl	38	Prunus l. 'Otto Luyken'	Otto Luyken Laurel	#2 pot	min. 45cm height	150cm height 300cm spread	60cm
rv	21	Rhododendron 'Vulcan'	Vulcan Rhododendron	#2 pot	min. 45cm height	150cm height 200cm spread	75cm
vo	87	Vaccinium ovatum 'Thunderbird'	Evergreen Huckleberry	#2 pot	min. 60cm height	180cm height 190cm spread	75cm

DECIDUOUS SHRUBS

CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
cs	6	Cornus stolonifera	Redtwig Dogwood	#1 pot	min. 50cm height heavy	300cm height 200cm spread	90cm
rs	6	Ribes s. 'King Edward VII'	King Edward VII Currant	#1 pot	min. 40cm height	240cm height 120cm spread	75cm

GRASSES

CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
x	110	Pennisetum rubrum	Purple Fountain Grass	#1 pot		100cm height 60cm spread	45cm

FERNS

CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
pm	34	Polystichum munitum	Swordfern	#1 pot	min. 25cm height	100cm height 100cm spread	60cm

VINES

CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
hp	2	Hydrangea petiolaris	Climbing Hydrangea	#2 pot	min. 30cm height heavy	500cm height 200cm spread	as shown

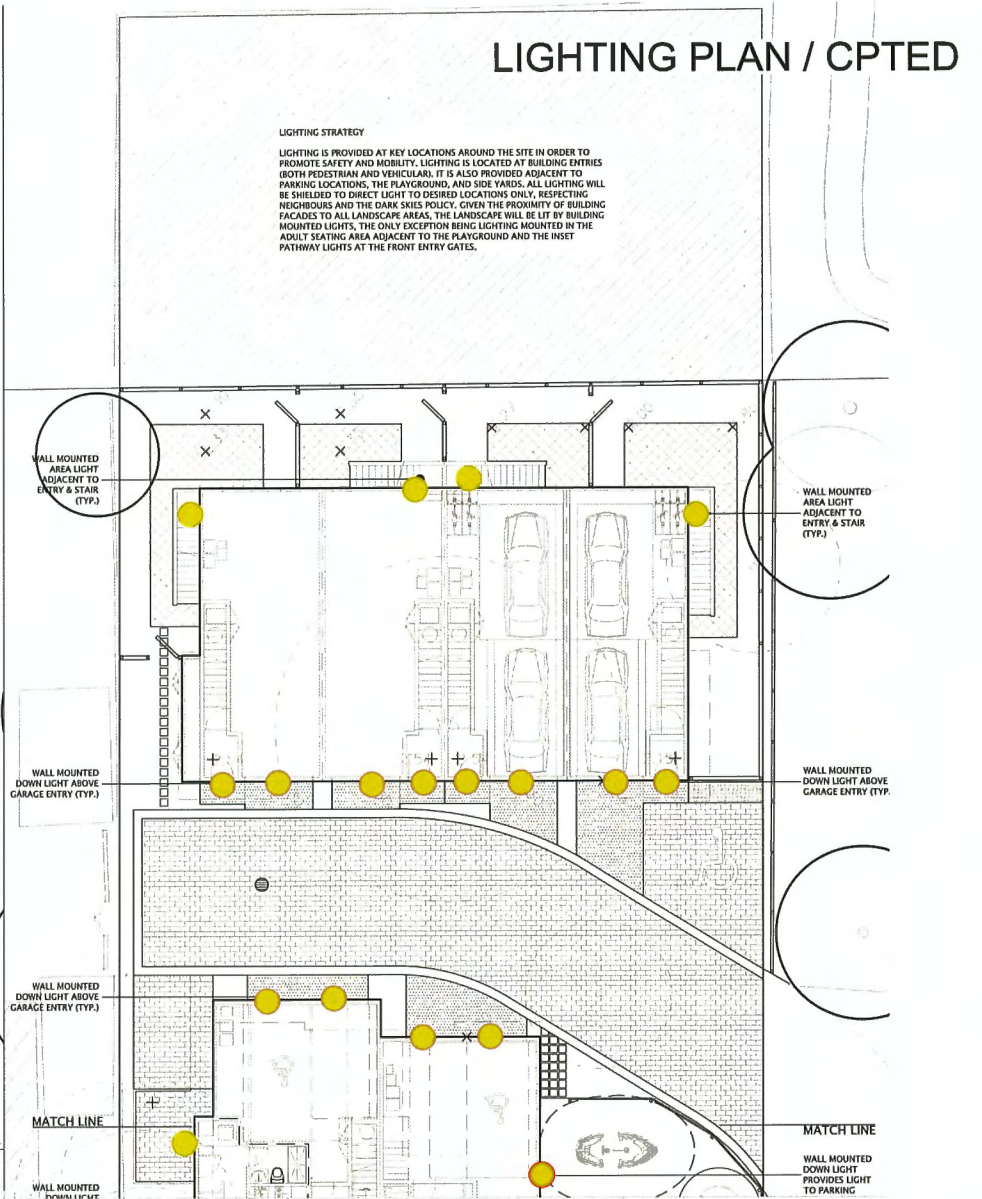
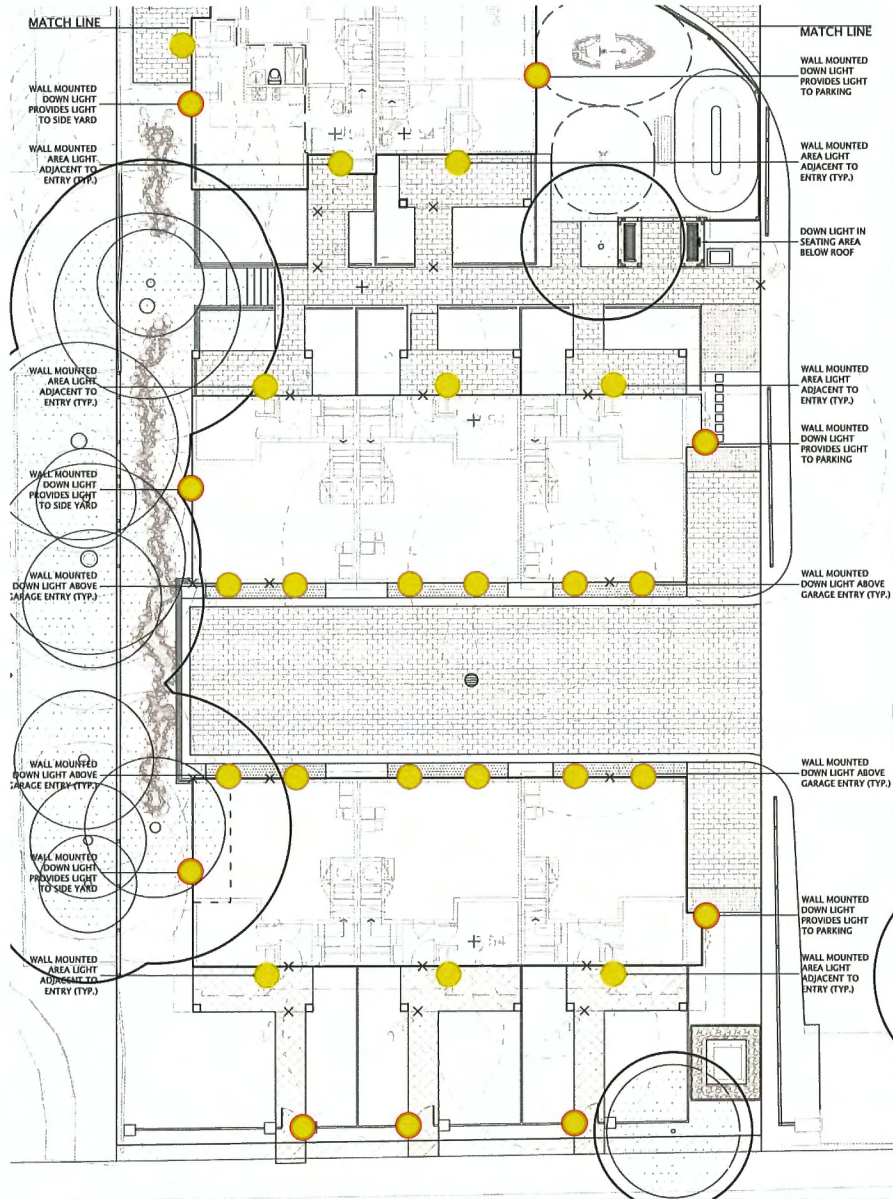
GROUND COVERS

CODE	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	MATURE SIZE	SPACING
rc	257	Rubus calycinoides	Creeping Raspberry	10cm pot	min. 25cm spread 30cm O.C.	10cm height 60cm spread	30cm
la		Lawn	Shade Tolerant Blend				30cm

PLAY AREA



9511 GRANVILLE AVENUE for Western Construction by Fougere Architecture Inc. and DVSD Landscape Architect



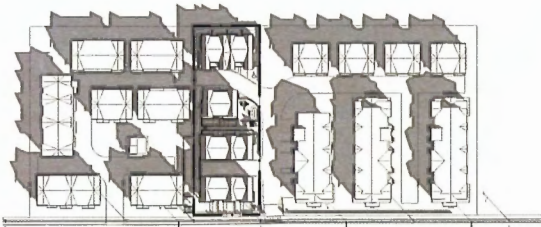
01 LIGHTING PLAN
L2-02 SCALE 1:100

LIGHTING LEGEND
 WALL MOUNTED AREA LIGHT
 WALL MOUNTED DOWN LIGHT
 DOWN LIGHT IN SEATING AREA

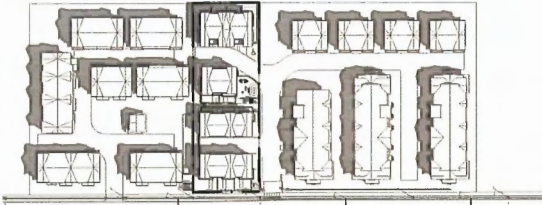
9511 GRANVILLE AVENUE

for Western Construction by Fougere Architecture Inc. and DVSD Landscape Architect

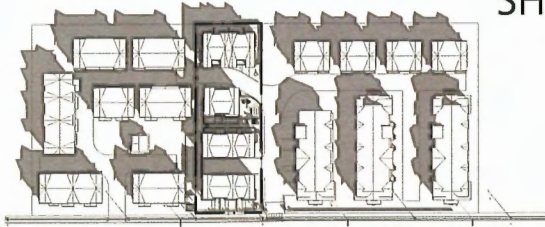
SHADOW STUDY



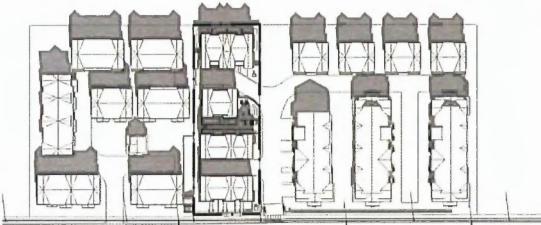
MARCH 21 - 10 A.M.



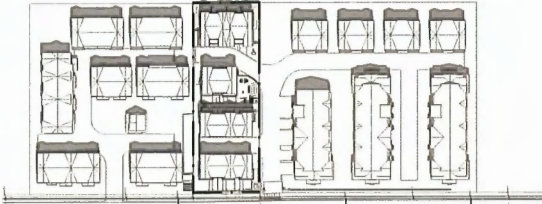
JUNE 21 - 10 A.M.



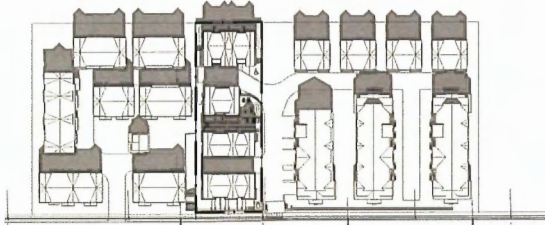
SEPTEMBER 21 - 10 A.M.



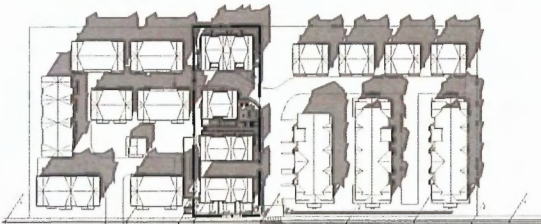
MARCH 21 - 12 P.M.



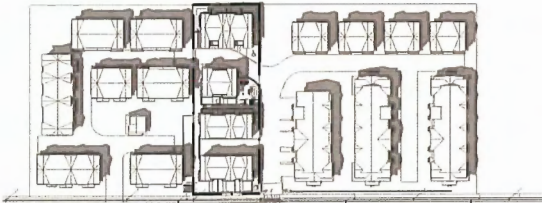
JUNE 21 - 12 P.M.



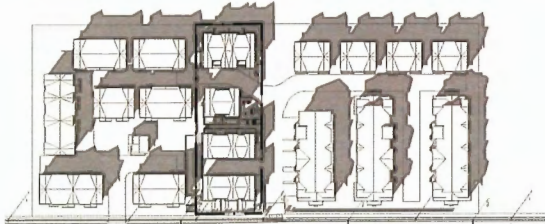
SEPTEMBER 21 - 12 P.M.



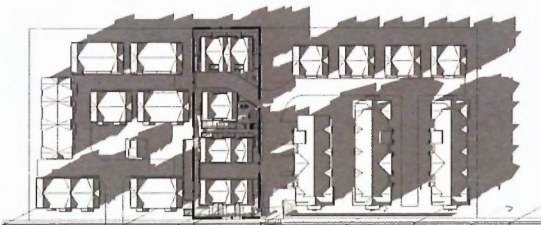
MARCH 21 - 2 P.M.



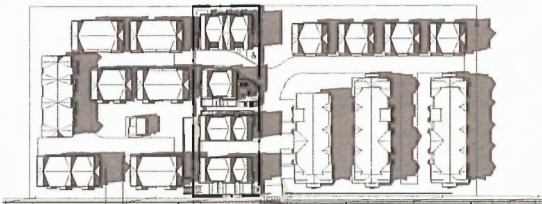
JUNE 21 - 2 P.M.



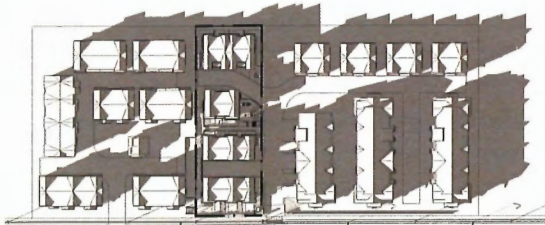
SEPTEMBER 21 - 2 P.M.



MARCH 21 - 4 P.M.



JUNE 21 - 4 P.M.



SEPTEMBER 21 - 4 P.M.



KEY PLAN



9511 GRANVILLE AVENUE for Western Construction by Fougere Architecture Inc. and DVSD Landscape Architect



9511 GRANVILLE AVE., RICHMOND, B.C.
FOR WESTERN CONSTRUCTION



To: Development Permit Panel

Date: January 20, 2025

From: Joshua Reis
Director, Development

File: DP 22-023533

**Re: Application by Lakeshore Group for a Development Permit at
3320 Jacombs Road**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a 15,413 m² addition to the existing building at 3320 Jacombs Road on a site zoned "Industrial Retail (IR1)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a. Increase the maximum building height from 16.0 m to 21.6 m.
 - b. Reduce the minimum medium on-site loading spaces from 12 to four.

Joshua Reis, MCIP, RPP, AICP
Director, Development
(604-427-4625)

JR:ak
Att. 2

Staff Report

Origin

Lakeshore Group, on behalf of IKEA Properties Ltd. (Directors: Luc Lauwers, Glen Watson, Alberta Gnat and Wayne Carney), has applied to the City of Richmond for permission to permit the construction of a 15,413 m² (165,904.15 ft²) addition to the existing building at 3320 Jacombs Road on a site zoned “Industrial Retail (IR1)”. A location map of the site is provided in Attachment 1.

The purpose of this proposed addition is to expand the e-commerce, parcel and home delivery capabilities of the business. The expansion also includes additional loading docks for delivery vehicles. The portion of the site immediately south of the existing building, the site of the proposed addition, is currently vacant. The proposed addition seeks to expand southwards from the existing 32,396.5 m² (348,713.02 ft²) IKEA store, currently comprised of a large three-storey building sited over a portion of ground-level parking. This warehouse expansion was identified as “Phase 5” of the IKEA development in the original Development Permit (DP 10-525175) issued by Council on September 13, 2010.

There is no Servicing Agreement (SA) associated with this Development Permit (DP) application, given that the proposed development does not impact any existing utilities. Frontage improvements and servicing improvements were constructed as part of the previous rezoning and SA that facilitated the development of the existing IKEA store (RZ 09-497385/SA 10-524396).

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: Retail and restaurant businesses fronting onto Bridgeport Road on properties zoned “Industrial Retail (IR1)”.
- To the East: Across Knight Street, are business parks with large multi-tenant buildings on properties zoned “Industrial Business Park (IB1)”.
- To the South: Across Mannini Way (the east-west connector road from Knight Street), are large light industrial buildings on property zoned “Industrial Business Park (IB1)”.
- To the West: Across Jacombs Road, a combination of retail and industrial buildings on properties zoned “Industrial Retail (IR1)” and “Industrial Business Park (IB1)”.

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 OCP and is generally in compliance with the “Industrial Retail (IR1)” zone, except for the zoning variance noted below.

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

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

- a) Increase the maximum building height from 16.0 m to 21.6 m.

Staff supports the proposed variance for the following reasons:

- *A similar variance was granted for the DP of the existing building on site (DP 10-525175). This height variance is proposed to match the maximum height of the existing building, which provides for a cohesive continuation of the development and allows for a seamless interior extension from the existing building to the new addition.*
- *The increased building height allows for additional truck loading spaces to be located at the ground level and a greater vertical area for storage in the single-level warehouse space above.*
- *The expansion area exceeds the setback minimums, providing sufficient spatial separation between the subject site and adjacent buildings. Furthermore, the existing boulevard along the west property line and the proposed landscaping along the south act as a buffer for the addition.*

- b) Reduce the minimum medium on-site loading spaces from 12 to four.

Staff supports the proposed variance for the following reasons:

- *The existing on-site loading areas would remain in their current location. The overall on-site loading demands and proposed reduction in medium loading spaces in conjunction with the additional large loading spaces in the expansion area are confirmed to be adequate by the applicant's Traffic Impact Assessment (TIA). The proposal has been reviewed and is supported by Transportation staff to be adequate.*
- *The applicant is proposing the addition of two medium and seven large loading spaces through the addition, for an overall site total of four medium and 13 large loading spaces. Cumulatively, there is a surplus of three large spaces on-site.*
- *Medium-sized trucks can utilize the large spaces. The applicant's transportation consultants are also proposing a staggered delivery schedule to satisfy the operational requirements of the site and allow for medium-size vehicles to use medium or large loading spaces as needed.*
- *Prior to DP issuance, a legal agreement securing an additional three large loading spaces, for a total of 13 large loading spaces on site, and the ongoing operational management (staggered delivery) is required to be registered on Title.*

Analysis***Conditions of Adjacency***

- There are no new adjacency concerns generated by the project as the surrounding uses are similar in industrial and retail nature and the minimum setbacks are maintained by the proposed addition.
- Existing Statutory Right-of-Ways (SRWs) for sanitary services along the west property line and south of the existing building for BC Hydro will be maintained. The applicant has confirmed that the proposed addition will not impact the existing SRWs.

- An existing easement registered over the southern drive aisle for truck access will be maintained. The applicant's lawyer has confirmed that the proposed expansion does not affect the easement area.
- New landscaping, consisting of a combination of trees and shrubs, are proposed to buffer and help soften the east, south and west frontages of the property.

Floodplain Management

- A minimum ground floor elevation of 1.70 m is proposed for operational needs allow for the movement of goods between the existing and new buildings on the "first-level", the loading of goods into trucks and ensures sufficient clearance height for trucks at the ground level.
- The applicant is seeking an exemption to the 2.9 m GSC Flood Construction Level (FCL) requirement as set out in the Flood Protection Bylaw for the majority of the ground floor area. Mechanical and electrical rooms are still required to be at a minimum of 2.9 m GSC. This request has been preliminarily reviewed and is generally supported by Building Approvals staff.
- In addition, prior to DP issuance, a flood indemnity covenant in favour of the City is required to be registered on Title. The terms of the covenant are to include:
 - A minimum habitable elevation of 1.70 m GCS for the lifetime of the building, or as approved by the Director, Building Approvals, and ensure that all building construction below 2.9 m GSC is to be constructed in a manner that is not subject to damage by flood water (e.g., concrete construction below this datum and mechanical equipment/electrical room are raised to a minimum of 2.9 m GCS).
 - Operational changes (e.g., staging and holdover areas are reduced on the ground floor and goods are removed from staging and holdover areas overnight).
 - Increased engineering measures (e.g., flood retention ponds/swales, flood warning systems, water/flood proofing).
 - Modification of the indemnity covenant prior to Building Permit (BP) issuance to address any additional mitigation measures that are finalized and approved at the BP stage together with the registration of any additional legal agreements as may be required or identified by the City.
- An in-ground surge tank is proposed at the southeast corner of the site to manage onsite stormwater and 1 in 100-year storm events. Lawn and shrubbery are proposed above the surge tank area to screen the onsite stormwater management infrastructure.
- A berm to the height of 0.3 m above adjacent road's crown of road is proposed along the southeast corner of the site to manage water flow onto the site from adjacent roadways.

Urban Design and Site Planning

- The proposed addition is located south of the existing IKEA store and will connect to the existing building to provide additional warehouse space for the business.
- No new vehicle access points are proposed. The proposed development would use the existing driveway letdown and access located immediately south of the existing building.
- Enclosing the additional loading bays will improve the appearance of the new portion of the operation and mitigate any significant noise disturbances.
- Landscaping, including tree and shrub planting, is proposed along the south property line, improving the Mannini Way frontage.

- 10 Class 1 and 20 Class 2 bicycle parking spaces are proposed to be added at the northwest and northeast corners of the existing building respectively. Bicycle parking supply was reviewed and confirmed to be adequate by the applicant's transportation consultant through the submitted TIA and is supported by Transportation staff. Together, the existing and proposed Class 1 and Class 2 bicycle parking spaces are expected to support employee travel demands.

Architectural Form and Character

- The building is a large-scale rectilinear massing. Visual interest is introduced using bold colours, as well as the strategic location of glazing the west and southeast building faces.
- Building materials are proposed to be consistent with the existing building, creating for a seamless transition between the two phases.
- Separate sign permits are required for any future signage proposed on-site.

Landscape Design and Open Space Design

- Staff received a Certified Arborist Report identifying 14 City trees and 16 on-site trees.
- All 14 City trees (tag# City1-City 14), along Jacombs Road and Mannini Way, are to be protected and retained. A tree survival security in the amount of \$71,680.00 shall be provided for the protection of the 14 City trees along the site's west and south frontages.
- The Project Arborist reviewed and determined that the four on-site trees along the east property line (tag # 8880-8883) are in poor condition and decline while 12 on-site trees along the east-west truck drive aisle (tag# 8879, 8884-8894) are in moderate health and directly conflict with the proposed building, curb cuts or berm construction. The applicant is proposing to remove these 16 on-site trees and City Tree Preservation staff have reviewed and concur that these trees should be removed and replaced.
- Based on City policy of a 2:1 ratio of tree replacement, 32 replacement trees are required. The applicant proposes to plant 37 new trees on site with a mix of coniferous and deciduous trees for seasonal interest.
- Native and drought tolerant planting is proposed to reduce irrigation requirements. Plant species have been deliberately selected to provide seasonal interest and habitat for pollinators.
- All landscaped areas will be irrigated with a high-efficiency irrigation system.
- A landscape security in the amount of \$615,948.80 is required to ensure that the proposed landscaping works are completed.

Sustainability

- The applicant has submitted written confirmation that their certified Energy Modeller has been engaged to ensure that the proposed design can achieve the ASHRAE 90.1-2016 performance targets. Furthermore, the applicant has identified that the building will also be designed to achieve LEED V4 for "BD+C: New Construction: Warehouse".
- Additional sustainability features of the proposal identified by the applicant include:
 - Three Level 3 direct fast EV charging stations and 13 energized outlets for electric vehicles;
 - Low-flow plumbing fixtures to reduce water consumption; and
 - Motion sensor interior lighting to reduce energy consumption.

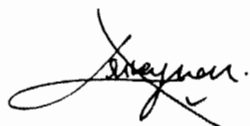
- The above sustainability features will be secured through legal agreements registered on Title, prior to Development Permit issuance.
- The proposal also includes an in-ground surge tank at the southeast corner of the site to manage onsite stormwater and 1 in 100-year storm events.

Crime Prevention Through Environmental Design

- Delivery accesses will be clearly marked to direct drivers and clearly distinguish between public and semi-public spaces from private spaces.
- Open sightlines have been incorporated into the design to ensure clear visual access to all building entrances and between building entrances and sidewalks.
- Low shrub planting has been carefully selected to allow clear sightlines throughout the landscape.
- Low profile bollard lighting is strategically placed to ensure safe pedestrian movement throughout the landscape pathways, including access to and from building entrances. Lighting is proposed to be downward facing and low glare.

Conclusions

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



Ashley Kwan
Planner 1
(604)-276-4173

AK:js

- Att. 1. Location Map
2. Development Application Data Sheet

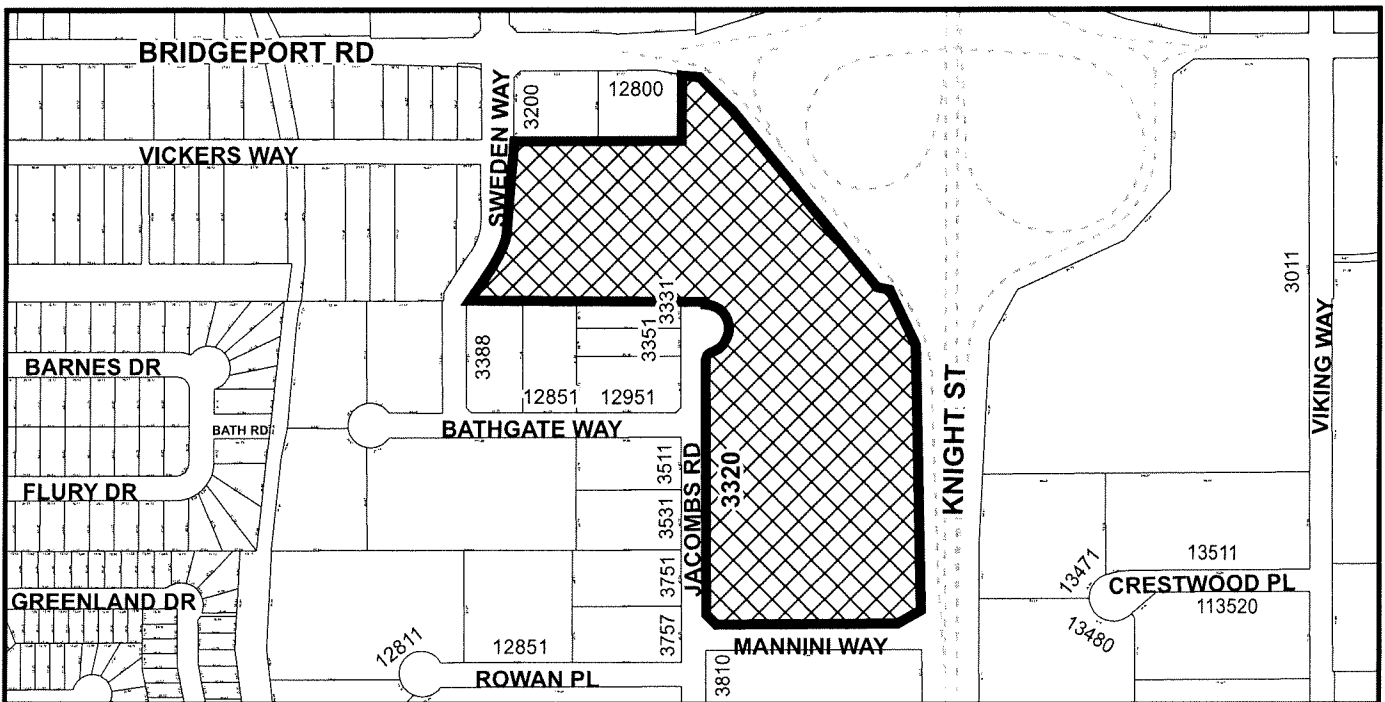
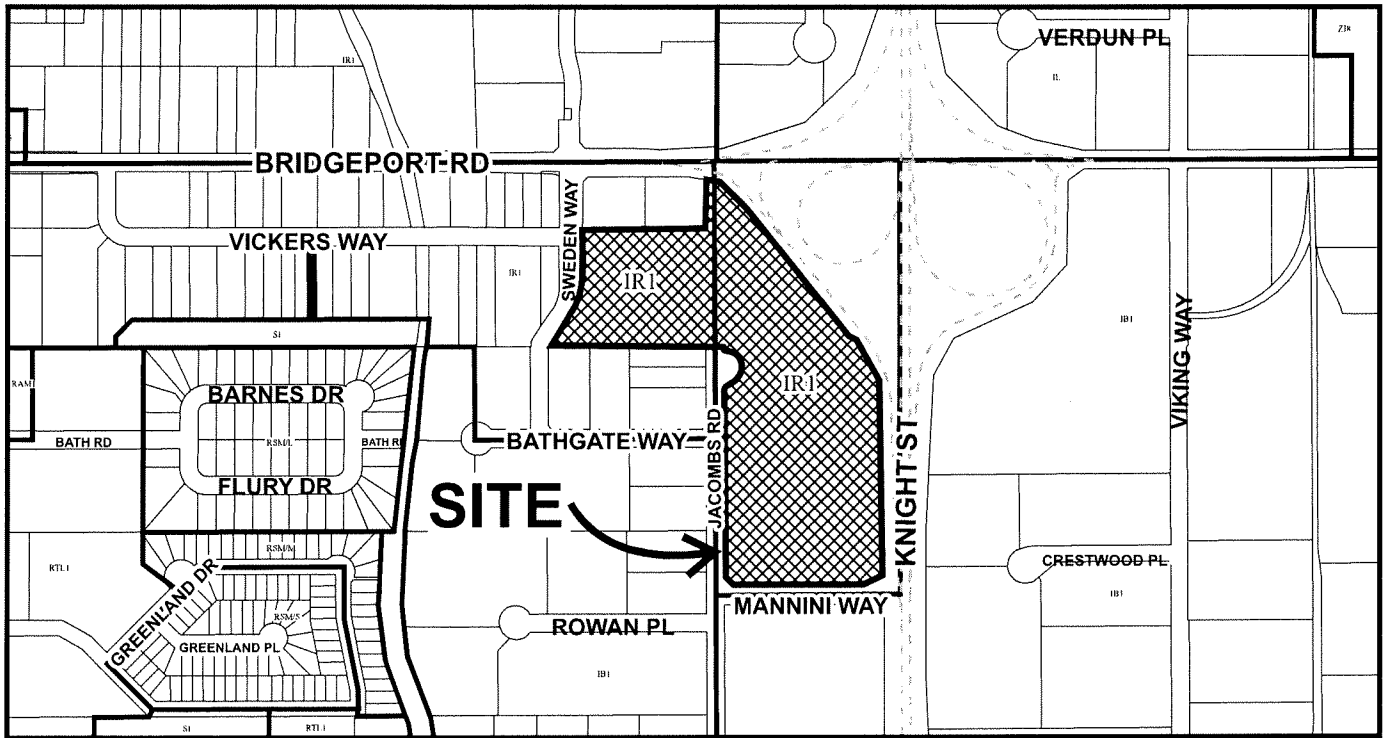
The following are to be met prior to forwarding this application to Council for approval:

- **Loading Spaces:** Registration of a legal agreement securing the owner's commitment to provide an additional three large size loading spaces (for a total of 13 large size loading spaces) in lieu of reducing the number of required medium size loading spaces. Loading space dimensions to be consistent with the Zoning Bylaw 8500, on the subject site.
- **Shared Loading Spaces:** Registration of a legal agreement securing the owner's commitment to stagger delivery schedules to satisfy the operational requirements of the site and allow for medium size vehicles to use medium or large loading spaces as needed.
- **Flood Indemnity:** Registration of a flood indemnity covenant on title in favour of the City and identifying:
 - Minimum habitable elevation of 1.70 m GCS for the lifetime of the building, or as approved by the Director, Building Approvals;
 - All building construction below 2.9 m GSC to be constructed in a manner that is not subject to damage by flood water (eg. concrete construction below this datum and mechanical equipment/electrical room are raised to a minimum of 2.9 m GCS) to the satisfaction of the Director of Building Approvals.

- Operational changes to limit the storage of goods below the minimum elevation;
- Provision of increased engineering measures (e.g., flood retention ponds/swales, flood warning systems, water/flood proofing); and
- Modification of the indemnity covenant prior to Building Permit issuance to address any additional mitigation measures that are finalized and approved at the Building Permit stage together with the registration of any additional legal agreements as may be required or identified by the City.
- **Landscape Security:** Receipt of a Letter-of-Credit for landscaping in the amount of \$615,948.80. 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.
- **City Tree Protection:** required to comply with minimum energy requirements of ASHRAE90.1-2016 or NECB-2015. Receipt of City Tree Survival Security in the amount of \$71,680.00 for the protection and retention of 14 City trees (tag# City1-City 14). To accompany the tree survival security, the applicant must enter into a legal agreement which sets the terms for its use and release.
- **EV Charging:** Receipt of a Letter-of-Credit for the provision of EV charging infrastructure in the amount of \$1,000,000.00 to ensure that 3 Level 3 direct fast EV charging stations and 13 energized outlets are provided on-site. To accompany the security, registration of an Electric Vehicle (EV) Charging Infrastructure covenant on Title, securing the owner's commitment to voluntarily provide, install, and maintain EV charging equipment as determined to the satisfaction of the City. More specifically, a minimum of 3 Level 3 direct fast EV charging stations, and 13 energized outlets must be provided on site.
- **Water and Energy Conservation:** Registration of a legal agreement on Title ensuring that the constructed building provides low flow plumbing fixtures and motion sensor interior lighting to the satisfaction of the Director of Building Approvals.
- **Notice Fees:** Payment of all fees in full cost for cost associated with Public Notices.

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>).



DP 22-023533

Original Date: 11/09/22

Revision Date: 12/18/24

Note: Dimensions are in METRES



City of Richmond



DP 22-023533

Original Date: 12/18/24

Revision Date:

Note: Dimensions are in METRES



DP 22-023533

Attachment 2

Address: 3320 Jacombs Road

Applicant: Lakeshore Group Owner: IKEA Properties Ltd.

Planning Area(s): East Cambie Area Plan

Floor Area Gross: 51,163 m² Floor Area Net: 47,809.50 m²

	Existing	Proposed
Site Area:	79,931 m ²	No Change
Land Uses:	Retail, Showroom, Warehouse Sales	No Change
OCP Designation:	Mixed Employment	No Change
Zoning:	Industrial Retail (IR1)	No Change

	Bylaw Requirement	Proposed (existing + proposed)	Variance
Floor Area Ratio:	Max 1.0	0.6	None permitted
Lot Coverage:	Max. 75%	36 %	None
Setback – Front Yard (West):	Min. 3.0 m	3.76 m	None
Setback – Side Yard (South):	Min. 3.0 m	13.25 m	None
Setback – Side Yard (North):	N/A	99.0 m	None
Setback – Rear Yard (East):	N/A	39.13 m	None
Height (m):	Max. 16.0 m	21.6 m	Increase from 16.0 to 21.6 m
Off-street Parking Spaces	748	1,311	None
Off-street Parking Spaces – Accessible:	15	27	None
Total off-street Spaces:	763	1,338	None
Loading Spaces	Medium: 12 Large: 10	Medium: 4 Large: 13	Reduce medium size loading spaces from 12 to 4
Bicycle Parking Spaces	Class 1 & 2: As Determined by Transportation	Class 1: 17 Class 2: 40	None



No. DP 22-023533

To the Holder: Lakeshore Group
Property Address: 3320 Jacombs Road
Address: 10 Morrison Street TH03, Toronto, Ontario, M5V 2T8

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
 - a) Increase the maximum building height from 16.0 m to 20.3 m.
 - b) Reduce the minimum medium on-site loading spaces from 12 to four.
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 #20 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 \$615,948.80. to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit
No. DP 22-023533

To the Holder: David Ashbourne (Lakeshore Group)

Property Address: 3320 Jacombs Road

Address: 10 Morrison Street TH03, Toronto, Ontario, M5V 2T8

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

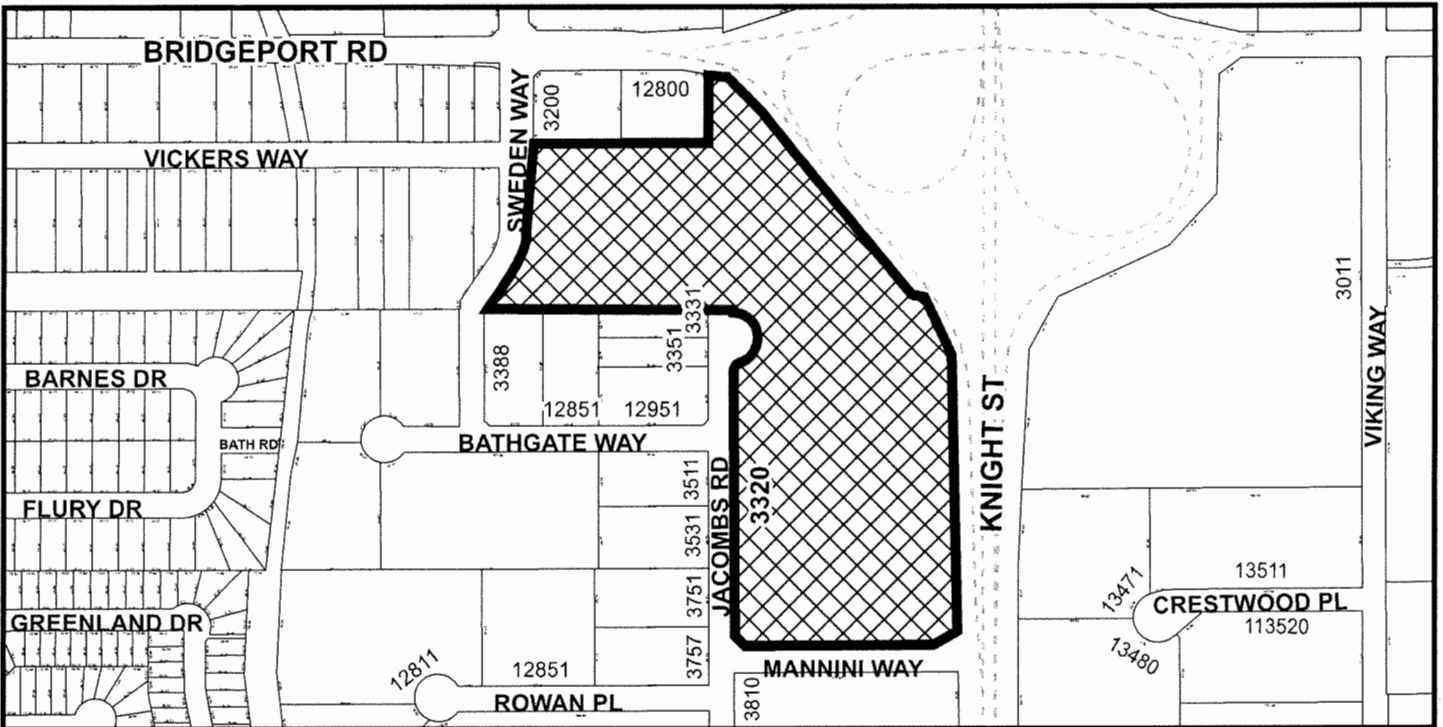
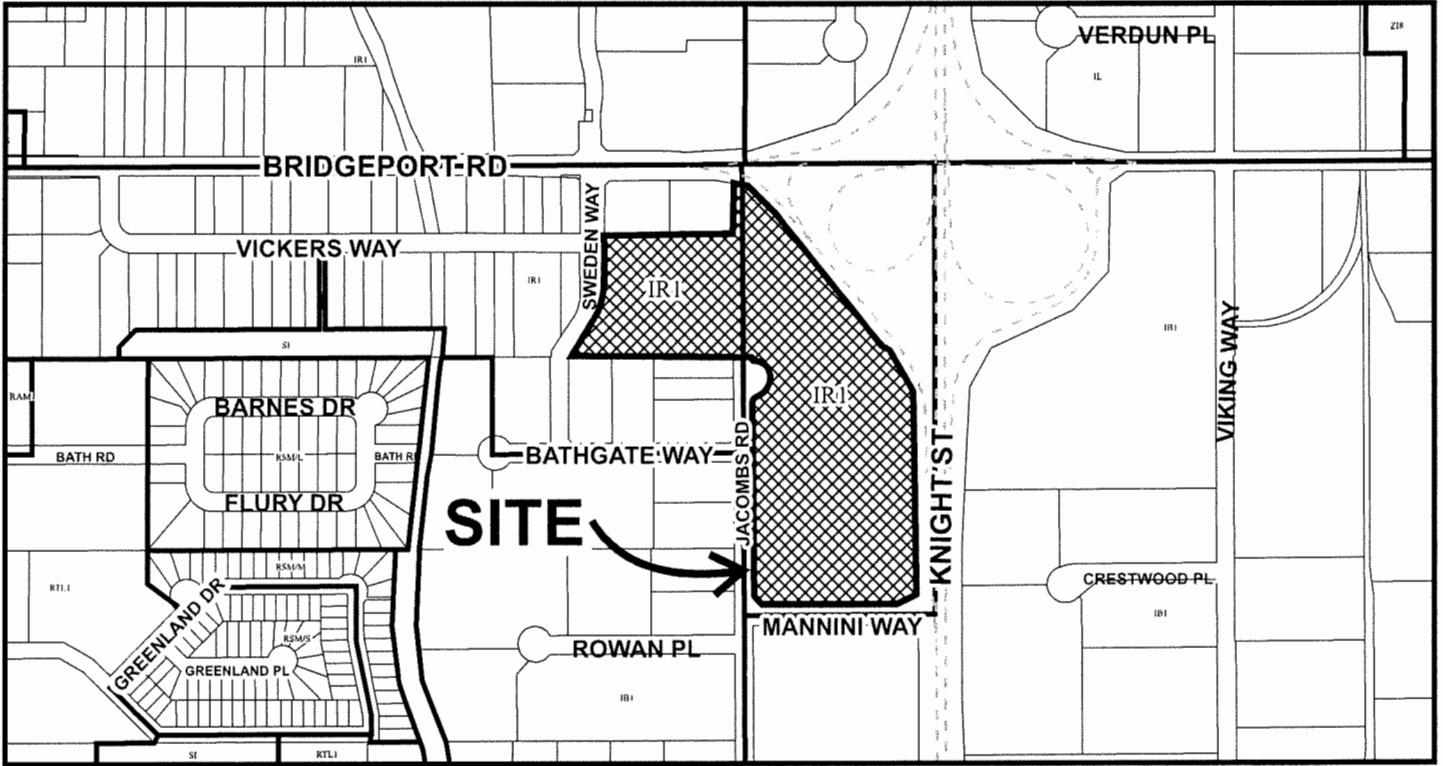
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 22-023533 SCHEDULE "A"

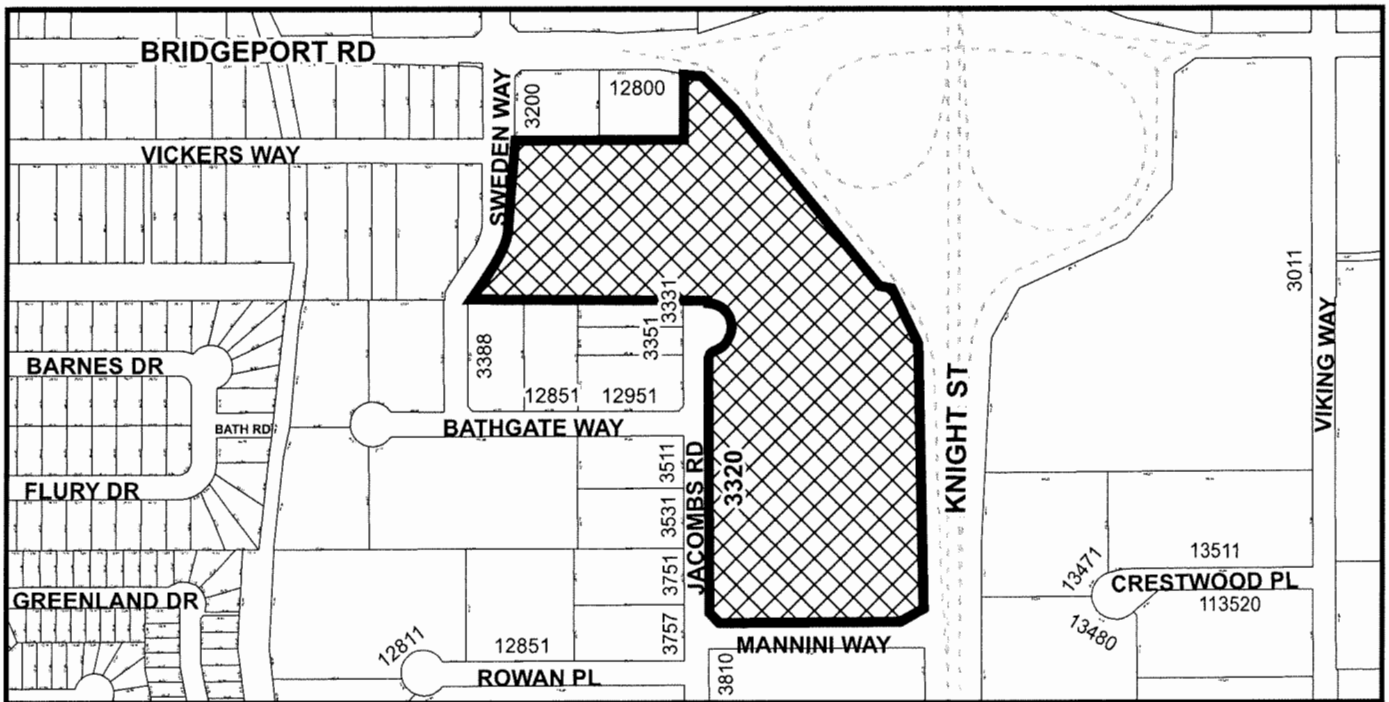
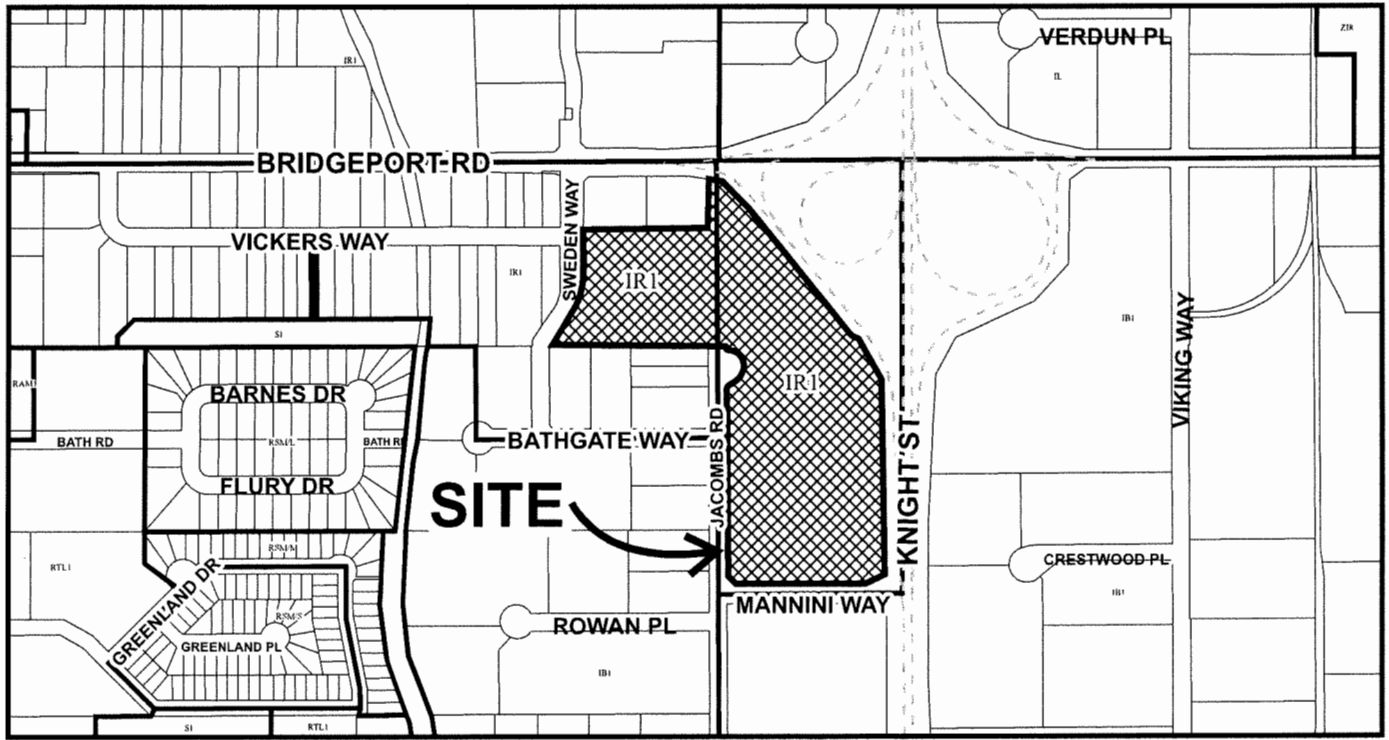
Original Date: 11/09/22

Revision Date: 12/18/24

Note: Dimensions are in METRES



City of Richmond



DP 22-023533

Original Date: 11/09/22

Revision Date: 12/18/24

Note: Dimensions are in METRES

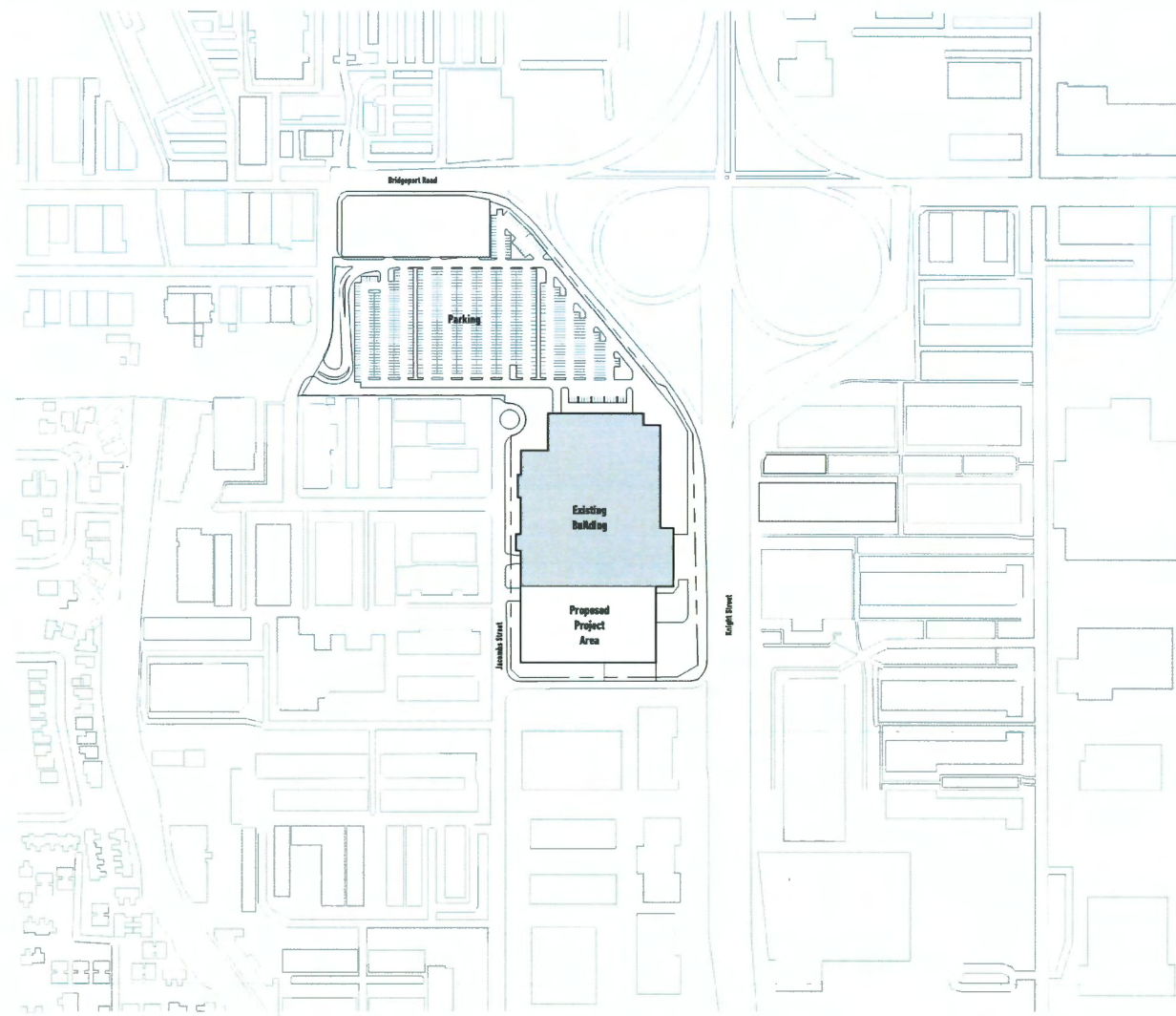


IKEA.R

IKEA Richmond Expansion

The drawings are the property of Bunt & Associates Inc. and shall not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of Bunt & Associates Inc. The drawings shall not be used for any other project or purpose. Bunt & Associates Inc. shall not be responsible for the accuracy of any information on the drawings, and shall not be liable for any errors or omissions, including those arising from the use of the drawings by others in connection with the project.

Date	Issue/Revisions
2024-01-16	Issued for Development Permit
2024-01-16	Issued for Development Permit
2024-01-16	Issued for Development Permit
2024-01-16	Issued for Development Permit
2024-01-16	Issued for Development Permit
2024-01-16	Issued for Development Permit
2024-01-16	Issued for Development Permit
2024-01-16	Issued for Development Permit
2024-01-16	Issued for Development Permit
2024-01-16	Issued for Development Permit



1 Location Plan
NTS

Graphic Symbols

- Grid Bubble:
- Text Tag:
- Keynote Tag:
- Section Marker:
- Revision Marker:
- Elevation Marker:
- Room Tag:
- Design Grade Elevation:
- Civil Grade Elevation:
- Slope Marker:
- Drawing Title:
- Lamp Posts:
- Manholes:
- Catch Basins:
- Fire Hydrants:
- Fire Department Connection:
- Hydro kiosk:
- Site lamp standards:
- Bike racks:

Architectural Drawings

- A0.00 Cover + Data
- A0.01 Site Plan
- A0.02 Street Views
- A0.03 Site Overlay
- A0.10 Vehicular wayfinding
- A1 Plans
 - A1.00 Parking level Fire Access Plan
 - A1.01 Enlarged Parking Level
 - A1.02 Enlarged Parking Level
 - A1.03 Main Level
 - A1.04 Roof Level
- A2 Sections
 - A2.01 Sections
- A3 Elevations
 - A3.01 Elevations
 - A3.02 Samples and finishes
 - A3.03 Samples and finishes

*Note 1: architectural drawings print full scale when printed at 35" x 48"

Civil Drawings

1 sheet

Landscape Drawings

3 sheets

DP Submission

Project Description

This Development Permit submission replaces the previous submission made by ABBARCH in September 2022. The proposed new addition will add a 2-storey extension to the existing IKEA retail showroom, comprised of an expanded covered loading area, retail pick-up area, and upper level warehouse. Access to parking and loading on the site will remain as existing (refer attached traffic study).

Project Data

Building Code: BCBC 2018
Energy Compliance: ASHRAE 90.1-2016
Civic Address: 3320 Jacombs Rd, Richmond BC V6V 1Z6
Legal Description (confirm w/ updated survey): South portion of Lot 1, Sections 29 and 30, Block 5, North Range 5 West, NWD Plan BCP 45833 Except Plans EPP26669, EPP30719, and EPP26668 IR1
Zoning: Retail, Showroom + Warehouse
Height: Maximum permitted: 18.0m; Proposed: 21.6m (parapet to align with existing parapet) variance application req.
Site Area: 79,831m² (22.975 acres)

Setbacks	Minimum Bylaw	Existing	Proposed	Distance between Property line and expansion building face
Front (north)	3.0m	3.0m	3.0m (no change)	3.35m
Side (south)	3.0m	3.0m	3.0m (no change)	13.25m
Side (north)	3.0m	3.0m	3.0m (no change)	n/a
Rear (west)	3.0m	3.0m	3.0m (no change)	28.13m

Floor Area Ratio Summary	Existing (m ²)		Proposed (m ²)		Exceedance (m ²)
	Maximum Bylaw	Existing	Proposed		
1	0.40	0.59			
ground level	1,821	8,560	8,581		3,256
first level	20,089	8,809.5	28,988.50		98
second level	10,440		10,440		
Total Area	32,350	16,459.5	47,909.50		

Parking (Table 72.2.3)	Existing requirement	Site requirement (R)	Difference (between existing and new requirement)	Proposed (P)	Difference (C-R)
Parking	647	748	76	1352-41+1371	563
Accessible space	13	15	2	27	12
Loading					
Medium - Size	8	12	4	4	-4
Large - Size	7	10	3	13	
Bicycle stalls					
Class 1	39	42	3	17	-25
Class 2	58	62	4	40	-22

Notes:
 -See Transportation Impact Assessment Addendum Report - Version 3 (dated August 19, 2024) from Bunt & Associates for more information
 -See Memo Bicycle Parking Supply Review - Version 5 (dated June 4, 2024) from Bunt & Associates for more information.
 -See Memo for detail rationale.
 -Existing requirement based on Parking Bylaw (not existing conditions)

DP 22-023533

January 20, 2025

Plan #1



RSA
AW
Rafael Santa Ana
Architectural Workshop Inc.
1000-402 W. Hastings St.
Vancouver BC
V6C 1K6
604.639.7848
RSAAW.com



IKEA Richmond Expansion
3320 Jacombs Rd
Richmond BC V6V 1Z6

scale
NTS
drawn by
EN/LJ/AN/DV/DH
status
DP
reviewed by
RS/CL

Cover + Data

A0.00

Client
 IKEA Properties Limited
 Peter Luzzi
 1085 Plains Rd E
 Burlington ON
 L7R 4K1
 peter.luzzi@ingka.ikea.com
 647.549.1577
 ingka.com

Architectural
 RSAAW
 Rafael Santa Ana / Carolina Luckie
 503-602 W Hastings St
 Vancouver BC
 V6B 1P2
 info@rsaaw.com
 604.549.7881
 RSAAW.com

Client Representative
 Lakeshore Group
 David Ashbourne
 10 Morrison St
 Toronto Canada
 ON M5V 2T8
 david.ashbourne@lakeshoregroup.ca
 416.364.5926
 lakeshoregroup.ca

Civil
 Binie
 David Marchand
 300.4940 Canada Way
 Burnaby BC
 V5G 4K6
 davidmarchand@binie.com
 604.420.1721
 binie.com

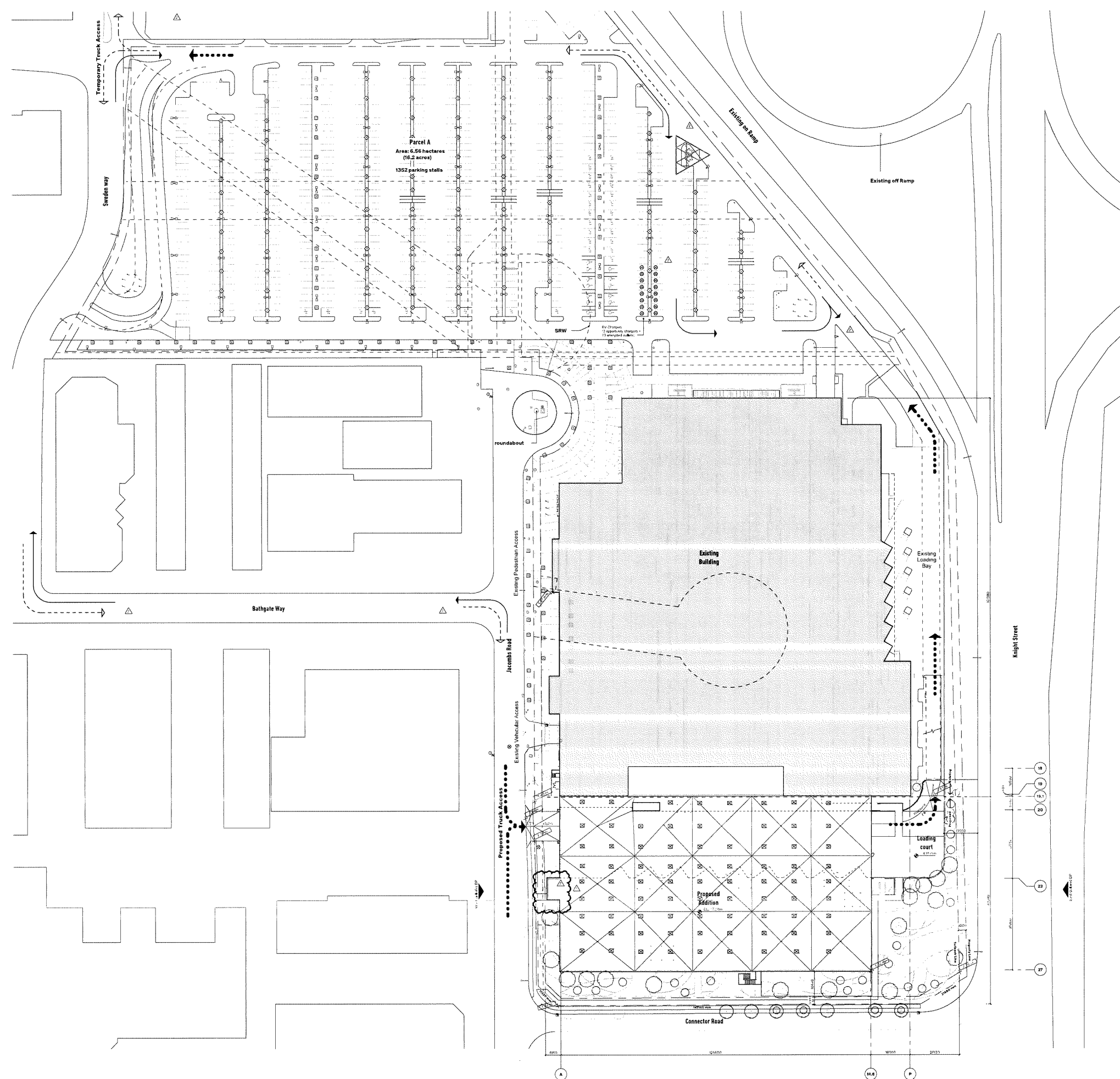
Landscape
 LARA
 Emilio Martinez
 2910 Commercial Dr Unit 205
 Vancouver BC
 V5N 4C9
 info@lars-la.ca
 604.655.4110
 lars-la.ca

Surveyor
 Binie
 David Marchand
 300.4940 Canada Way
 Burnaby BC
 V5G 4K6
 davidmarchand@binie.com
 604.420.1721
 binie.com

Code
 CC
 Tom de Grack
 2043 Woodland Parkway Suite 300
 St Louis USA
 63146
 tomde@codeconsultants.com
 314.991.2633
 codeconsultants.com

Traffic
 Bunt & Associates Engineering Ltd
 Kyle Briggs
 357 1050 W Pender St 1550
 Vancouver BC
 V5E 3G7
 KBriggs@bunting.com
 604.685.6427
 bunting.com

Geotechnical
 Geopacific Consultants LTD
 Roberto Avendano
 1779 W 75th Ave
 Vancouver BC
 BC V6P 3T1
 avendano@geopacific.ca
 604.639.0922
 geopacific.ca



- Legend**
- outside scope of work
 - existing building partially retained
 - KMP Dots
 - manholes
 - utility basins
 - fire hydrants
 - valves
 - hydro knock
 - brick ramp
 - site ramp standards
 - bike racks
 - traffic signs
 - proposed new tree
 - existing tree to remain
- Truck Access Legend**
- Temporary elevated truck & curb (During Construction)
 - Temporary standard truck path (During Construction)
 - Proposed Truck path (after construction of expansion)
- General Notes**
- Refer to Binder app. drawings for specific details.
 - Truck access during construction shall be through Sweden Way. After completion truck access through Jecombs Rd.
 - Refer to S.L.2.2. Temporary access, from MEMO Transportation Impact Assessment Addendum Report - Volume 3 (dated August 19, 2024) for additional details and information.
 - Refer to MEMO Temporary Truck Access - Version 3 (dated August 19, 2024) for additional details and information.
- *Refer to legal survey
Drawings: 24-0755-TPA_REV.1
Date: 23.09.24
Surveyor: R.F. Birnie & Associates Inc.

DP 22-023533

January 20, 2025

Plan #2

**RSA
AW**

Richard S. Aron
Architectural Workshop Inc.
100-1020 Highway 104
Unit 100
Richmond BC V6V 1K7
604.273.0000

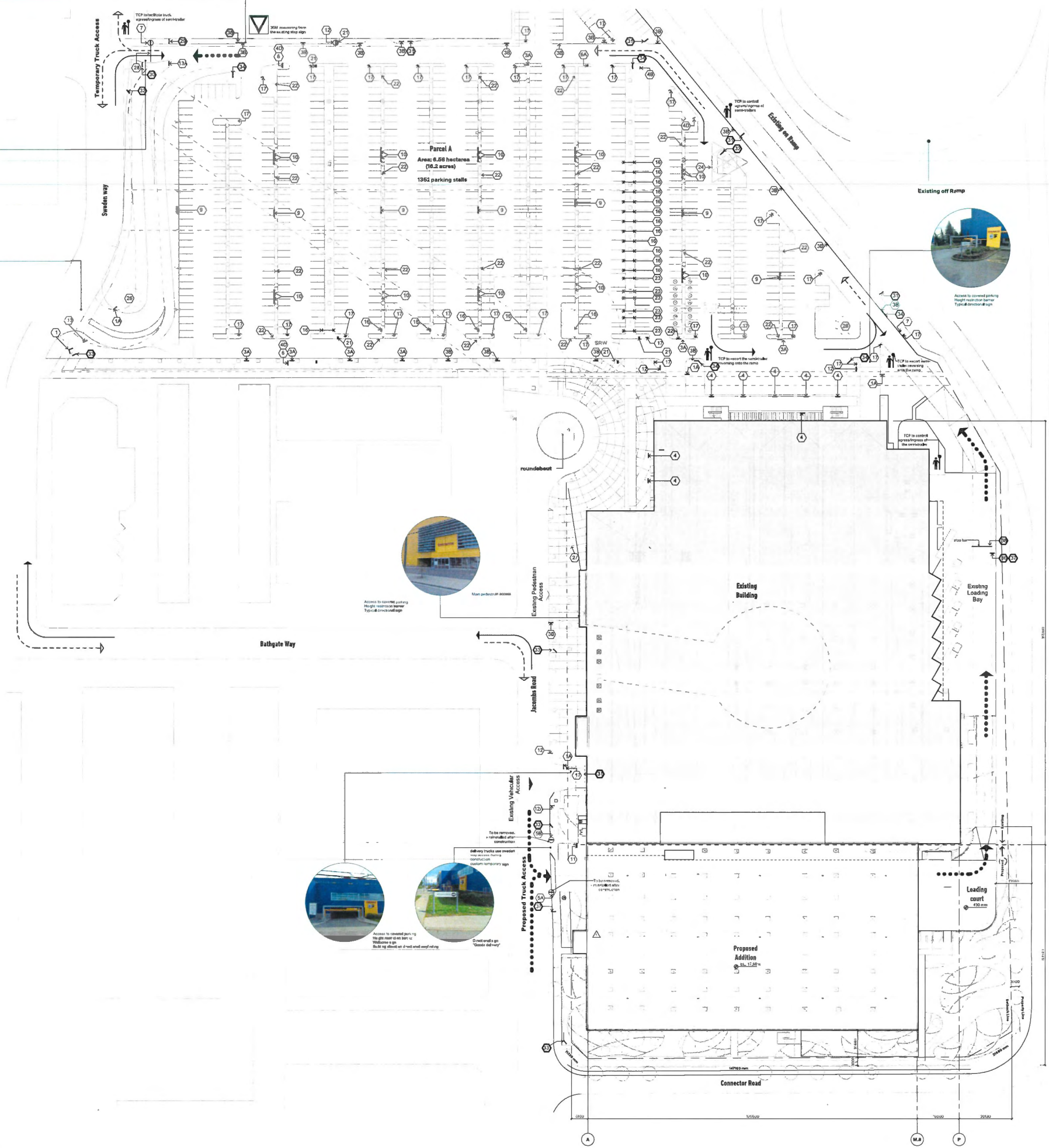
IKEA.R
IKEA Richmond Expansion

3370 Jecombs Rd
Richmond BC V6V 1Z6

scale: 1:500 drawn by: EML/ZJG/DCM
status: DP reviewed by: RSA/CL

Site Plan

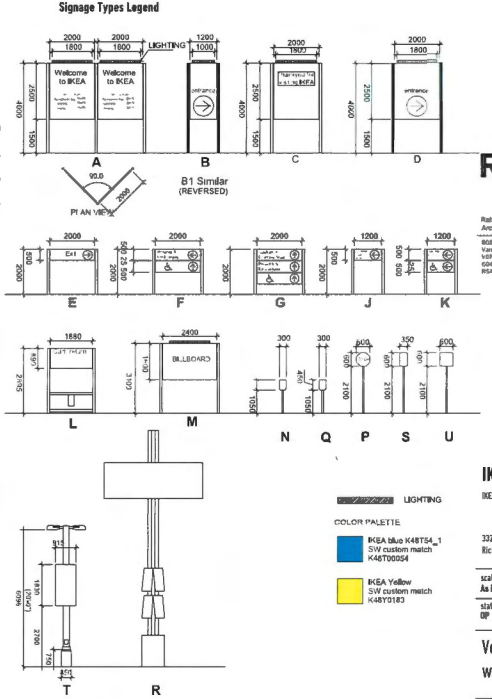
A0.01



- Existing Wayfinding Legend**
- 1 Type A - Profile illuminated "Welcome to IKEA" signage
 - 2 Type C - Profile illuminated "THANK YOU" signage
 - 3 Type D - Profile illuminated "ENTRANCE" signage
 - 4 Exit
 - 5 Exit
 - 6 Exit
 - 7 Type U - Customer loading area
 - 8 Type J - Customer loading
 - 9 Type J - Customer loading
 - 10 Type E - Customer loading
 - 11 Type E - "Deliveries only"
 - 12 Type E - "Deliveries only"
 - 13 Handicapped parking
 - 14 Family parking
 - 15 Handicapped parking
 - 16 Family parking
 - 17 Handicapped parking
 - 18 Family parking
 - 19 Do not enter / No entry
 - 20 Type N - Fuel efficient vehicle parking only - both sides
 - 21 Fuel efficient vehicle parking only
 - 22 Fuel efficient vehicle parking only
 - 23 Type L - Cart control
 - 24 Type M - "3 ESSENTIALS" Signage/commercial messages, illuminated
 - 25 Type E - "NO PUBLIC ENTRY"
 - 26 Type B - "ENTRANCE"
 - 27 Type B1 - "ENTRANCE"
 - 28 Type E - "NO TRUCK ACCESS"
 - 29 Type E - "TRUCK EXIT ONLY"
 - 30 Type N - "FAMILY PARKING ONLY"
 - 31 Type P - "STOP" Sign
 - 32 Type B - Crosswalk sign
 - 33 Type T - Parking location banners on lamp post
 - 34 Type G - "HANDICAPPED PARKING ONLY"
 - 35 Type R - IKEA navigation lower
 - 36 Coloured flag
 - 37 freestanding signage
 - 38 Stop bar

- Temporary Wayfinding Legend (to be removed after construction)**
- 39 temporary exit sign - during construction
 - 40 temporary access sign - during construction
 - 41 Type E - temporary "DELIVERIES EXIT" sign
 - 42 Type E - temporary "DELIVERIES EXIT" sign
 - 43 Type E - temporary "DELIVERIES ONLY" sign
 - 44 Type E - temporary "DELIVERIES ONLY" sign
 - 45 temporary "STOP" sign - during construction
 - 46 temporary slip line - during construction
 - 47 temporary custom sign "DELIVERY TRUCKS USE SWEDEN WAY ACCESS"
 - 48 Stop bar provided during construction

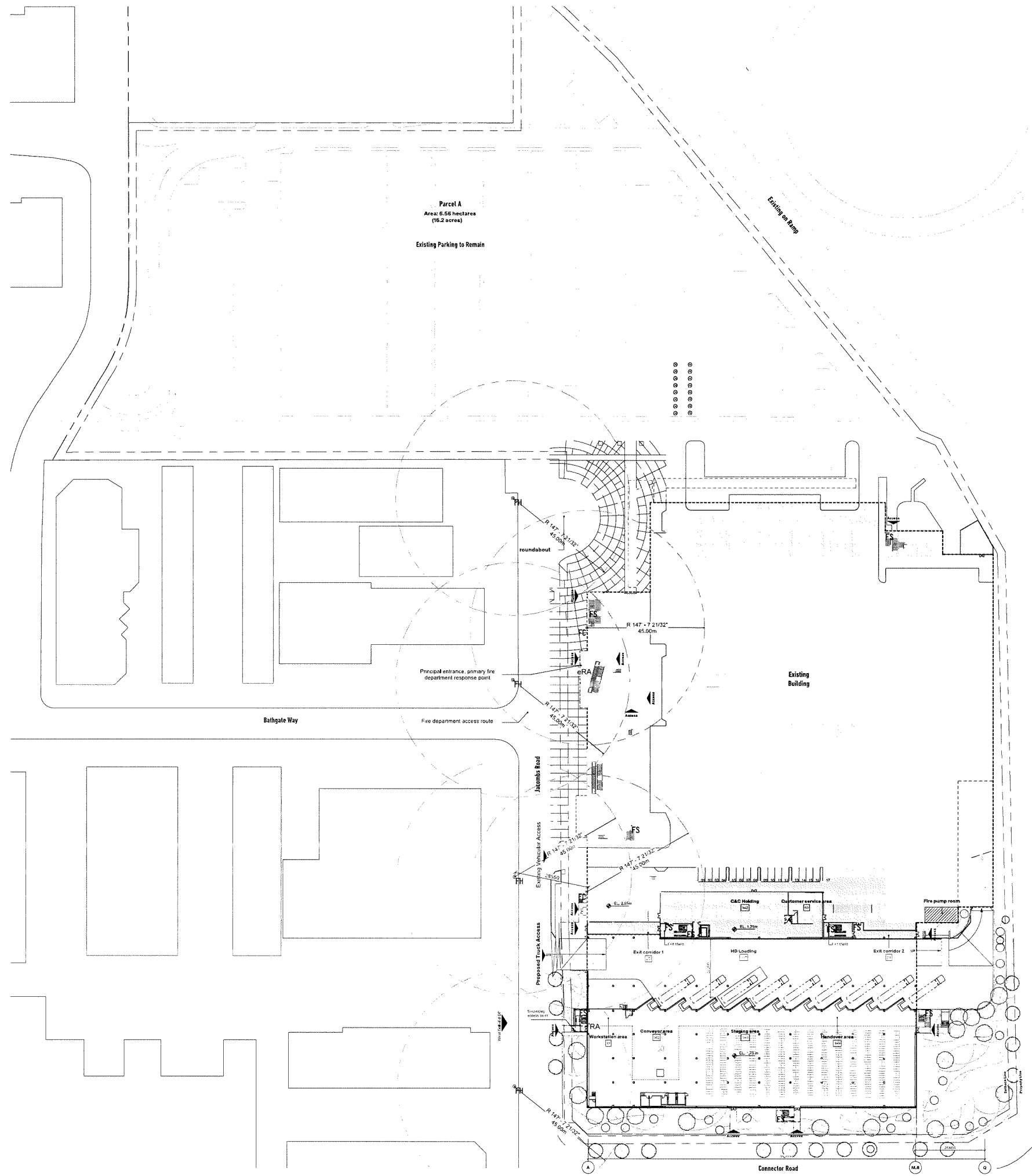
- Signage Legend**
- Existing sign to remain
 - Sign to be installed during construction
 - Sign to be removed during construction
- Truck Access Legend**
- Temporary inbound truck path (During Construction)
 - Temporary outbound truck path (During Construction)
 - Proposed Truck path (after construction of signage set)
- Signage Types Legend**



DP 22-023533

January 20, 2025

Plan #3



Legend

- FC fire department vehicle connection
- FH fire hydrant
- FS fire standpipe
- RA remote alarm station
- eRA existing remote alarm station
- shading by being partially renewed
- outside scope of work
- fire department access route

Symbol	Description
FC	fire department vehicle connection
FH	fire hydrant
FS	fire standpipe
RA	remote alarm station
eRA	existing remote alarm station

General Notes

For clarity notes from Revision 1 submitted on May 21, 2024 are being left for reference.

DP 22-023533

January 20, 2025

Plan #4

RSA
AW

2120 Jacobs Rd
Richmond BC V6V 1Z4

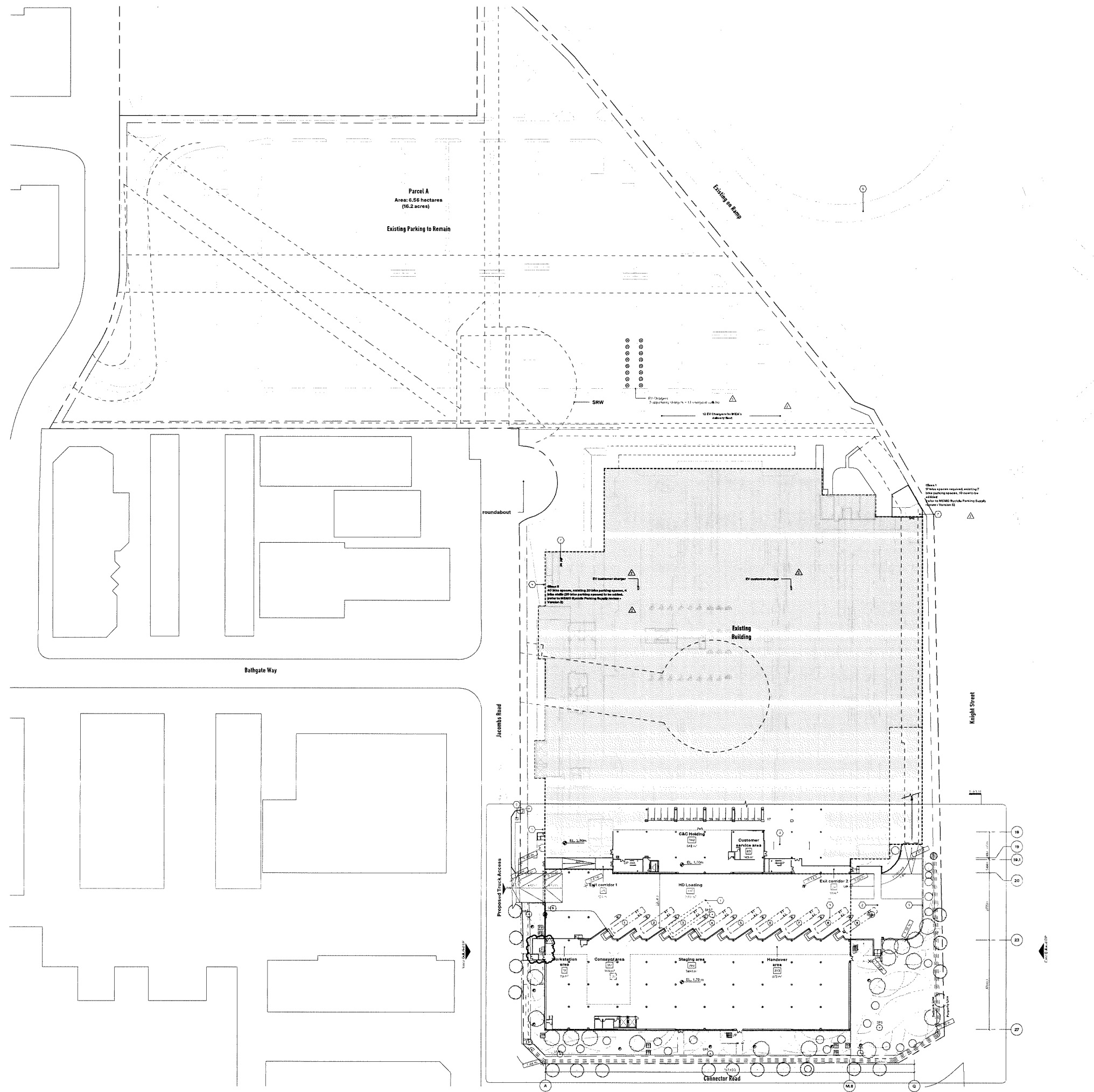
IKEA.R
IKEA Richmond Expansion

2120 Jacobs Rd
Richmond BC V6V 1Z4

scale: As Indicated
drawn by: BPC/S
status: DDP
checked by: RSA/DB

Parking level
Fire Access Plan

A1.00



- Keynotes**
- Large loading dock
 - pedestrian crosswalk, road marking
 - new retaining wall
 - Roofers
 - kipak
 - existing off ramp
 - new bicycle rack
 - scavene
 - container
- Legend**
- outside scope of work
 - existing building part removed
 - statutory right of way
 - bus stop
 - manhole
 - catch basins
 - fire hydrant
 - fire department connection
 - accessible parking
 - van & truck parking
 - side ramp stairs
 - bike racks
 - curb grade marker
 - SPS storm pump station
 - catch basins
- General Notes**
- Refer to landscape drawings for landscape design.

DP 22-023533

January 20, 2025

Plan #5

ISSUED FOR COORDINATION ONLY

RSA
AW

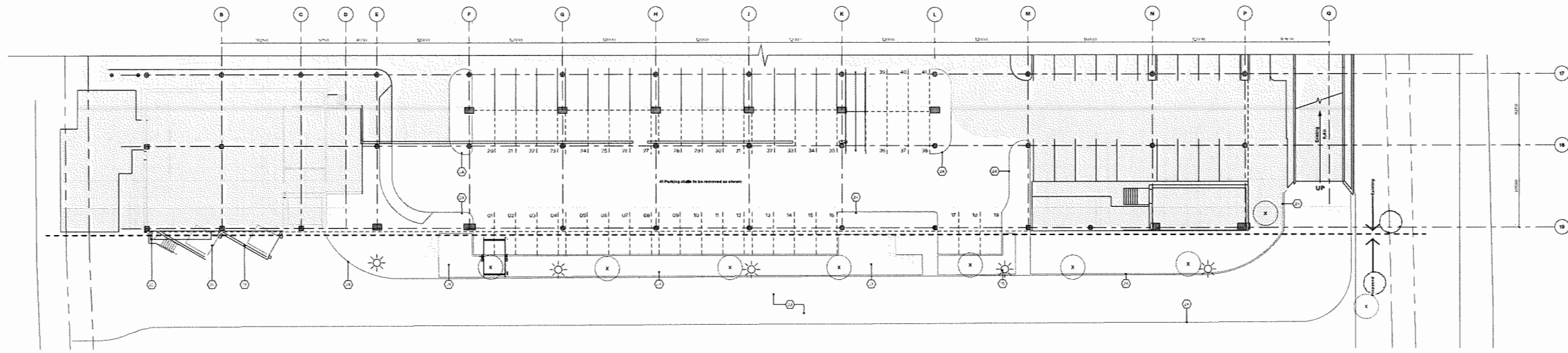
Richard S. Adams
Architectural Firm
100-10000 100th Ave SE
Bellevue, WA 98003
206.461.1234
rsa@rsa.com

IKEA
IKEA Retail Expansion

3300 Jacobs Rd
Richmond BC V6V 1E6
Scale: 1:500
Drawn by: ERIK/ERIKSSON
Status: DP
Reviewed by: RSA/CL

Parking Level

A1.10

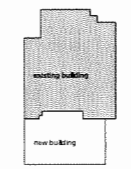


- Keynotes**
- 1 spiral conveyor
 - 2 brickly space
 - 3 sliding door overhead
 - 4 dock truck
 - 5 dock truck
 - 6 elevator
 - 7 escalator
 - 8 bed room
 - 9 note opening access between existing and expansion
 - 10 cast wall
 - 11 glider rail
 - 12 hollow steel structure
 - 13 ramp
 - 14 sidewalk
 - 15 ramp to be removed
 - 16 new side walk
 - 17 new ramp
 - 18 new retaining wall
 - 19 wall to be demolished
 - 20 door overhead to be removed
 - 21 stairs to be replaced
 - 22 door to be removed
 - 23 pavements to be demolished
 - 24 concrete curb to be demolished
 - 25 paper curb to be removed
 - 26 overhang above
 - 27 beam (refer to civil drawings)
 - 28 internal sidewalk
 - 29 re-site annunciator

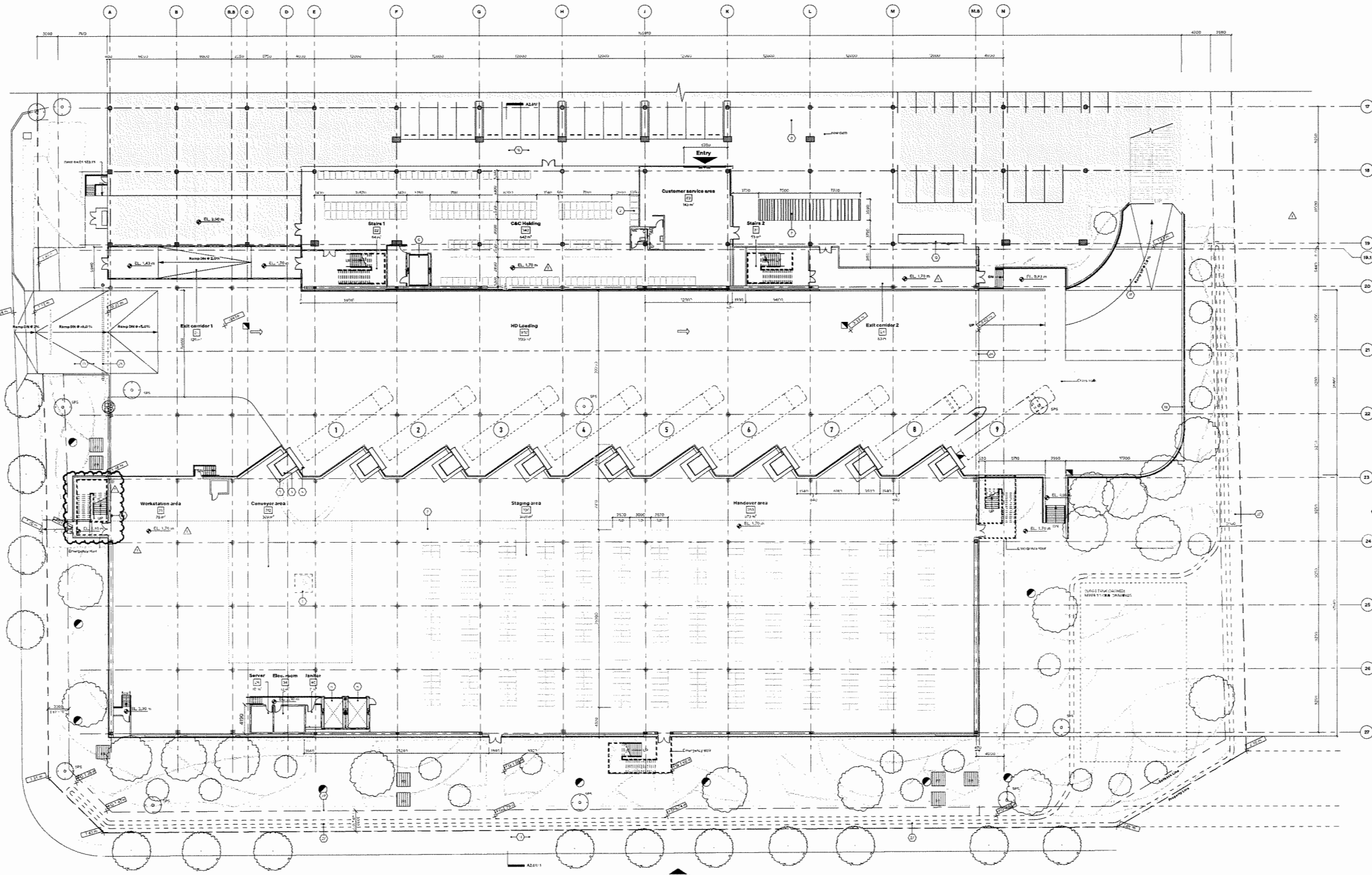
- Legend**
- outside scope of work
 - existing building partially removed
 - existing
 - new
 - tree
 - proposed new tree
 - existing tree to remain
 - existing tree to be removed
 - existing grade marker
 - existing grade refer to landscape

General Notes

- Refer to landscape drawings for final tree design.
- For clarity, notes from Revision 1 submitted on May 21, 2024 are being left for reference.



2 Existing Parking Level



**RSA
AW**

Scale: 1/8" = 1'-0"
 Date: 1/20/25
 Project: DP
 Location: 1330
 Drawing: ENL2/PROG/DM
 Revised by: RSA/CL



1330 Jacobs Rd
 Richmond BC V6V 1Z5

Scale: 1/8" = 1'-0"
 Date: 1/20/25
 Project: DP
 Location: 1330
 Drawing: ENL2/PROG/DM
 Revised by: RSA/CL

Enlarged
 Parking Level

A1.11

DP 22-023533

January 20, 2025

Plan #6

Keynotes

- 1. 10000
- 2. 10000
- 3. 10000
- 4. 10000
- 5. 10000
- 6. 10000
- 7. 10000
- 8. 10000
- 9. 10000
- 10. 10000
- 11. 10000
- 12. 10000
- 13. 10000
- 14. 10000
- 15. 10000
- 16. 10000
- 17. 10000
- 18. 10000
- 19. 10000
- 20. 10000
- 21. 10000
- 22. 10000
- 23. 10000
- 24. 10000
- 25. 10000
- 26. 10000
- 27. 10000
- 28. 10000
- 29. 10000
- 30. 10000
- 31. 10000
- 32. 10000
- 33. 10000
- 34. 10000
- 35. 10000
- 36. 10000
- 37. 10000
- 38. 10000
- 39. 10000
- 40. 10000
- 41. 10000
- 42. 10000
- 43. 10000
- 44. 10000
- 45. 10000
- 46. 10000
- 47. 10000
- 48. 10000
- 49. 10000
- 50. 10000
- 51. 10000
- 52. 10000
- 53. 10000
- 54. 10000
- 55. 10000
- 56. 10000
- 57. 10000
- 58. 10000
- 59. 10000
- 60. 10000
- 61. 10000
- 62. 10000
- 63. 10000
- 64. 10000
- 65. 10000
- 66. 10000
- 67. 10000
- 68. 10000
- 69. 10000
- 70. 10000
- 71. 10000
- 72. 10000
- 73. 10000
- 74. 10000
- 75. 10000
- 76. 10000
- 77. 10000
- 78. 10000
- 79. 10000
- 80. 10000
- 81. 10000
- 82. 10000
- 83. 10000
- 84. 10000
- 85. 10000
- 86. 10000
- 87. 10000
- 88. 10000
- 89. 10000
- 90. 10000
- 91. 10000
- 92. 10000
- 93. 10000
- 94. 10000
- 95. 10000
- 96. 10000
- 97. 10000
- 98. 10000
- 99. 10000
- 100. 10000

Legend

- 1. 10000
- 2. 10000

General Notes

For clarity notes from Reviewer 1 submitted on May 21, 2024 are being left for reference.

DP 22-023533

January 20, 2025

Plan #7

RSA
AW

For an Electronic
Architectural Drawing
in accordance with
the International
Code of Building
Practices (IBC) 2018
and ASCE 230
and 231.

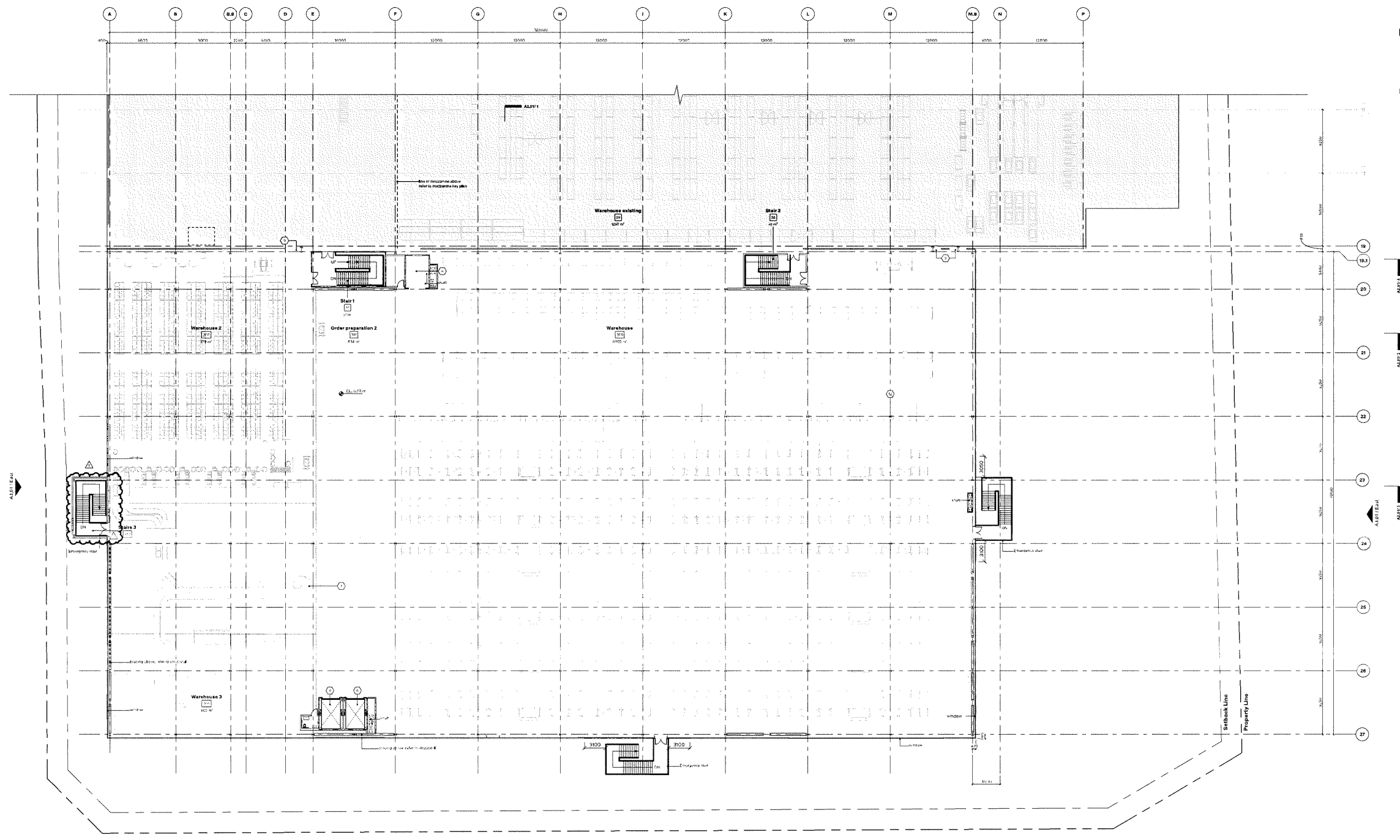
IKEA.R
IKEA Richmond Expansion

11111 Jacobus Rd
Richmond BC V6V 1E5

Scale: As Indicated
Drawn by: ERIC BURGESS
Checked by: RSA/R

Main Level

A1.21



1 DP Enlarged Main Level
1:250



Keynotes

- 1. parapet
- 2. roof drain
- 3. skylight
- 4. BREA signage
- 5. HVAC units
- 6. rooftop scissor
- 7. roof lighting
- 8. roof structure

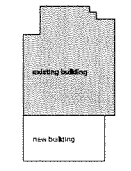
Legend

- ☒ skylight
- ⊕ vent
- ⊙ roof drain
- ▭ outside scope of work
- ▭ existing building partially removed

General Notes

- Refer to Mechanical drawings for equipment
- For clarity notes from Revision 1 submitted on May 21, 2024 are highlighted for reference

Providing this drawing as a property of the client. It is not to be used for any other project without the written consent of the architect. The architect shall not be responsible for any errors or omissions in this drawing. The client shall be responsible for obtaining all necessary permits and approvals. The architect shall not be responsible for any construction or installation of the equipment shown in this drawing. The client shall be responsible for the safety of the construction and installation of the equipment shown in this drawing.



DP 22-023533

January 20, 2025

Plan #8

RSA
AW

Architectural
Mechanical
Electrical
Plumbing
HVAC
Structural
Civil
Interior
Exterior
Landscape
Site
Traffic
Signage
Lighting
Energy
Sustainability
Accessibility
Code Compliance
Historic Preservation
Archaeology
Environmental
Geotechnical
Seismic
Wind
Snow
Flood
Fire
Life Safety
Security
Crime Prevention
Parks and Recreation
Public Works
Transportation
Utilities
Telecommunications
Aerial
Marine
Aviation
Space
Other

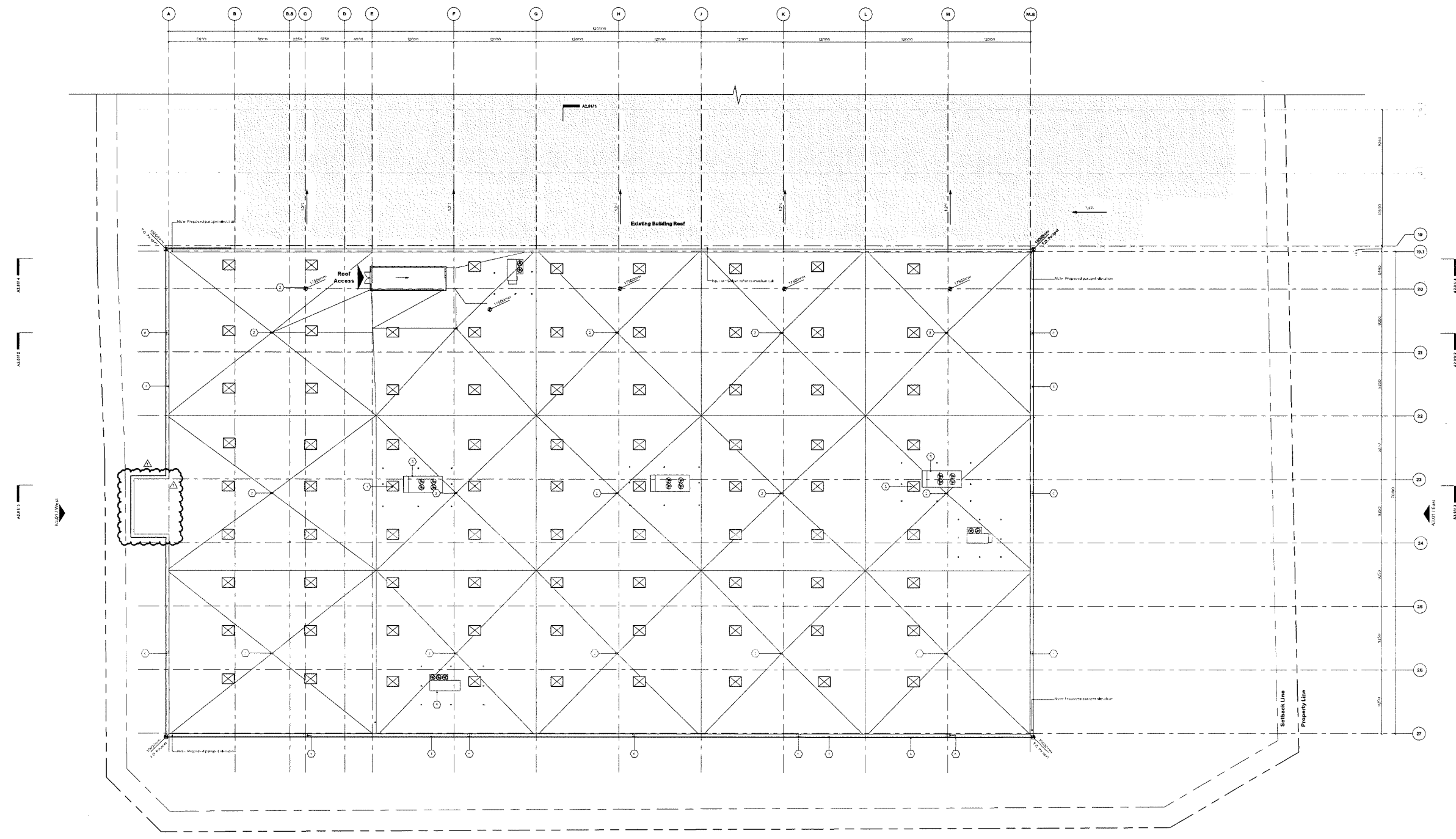


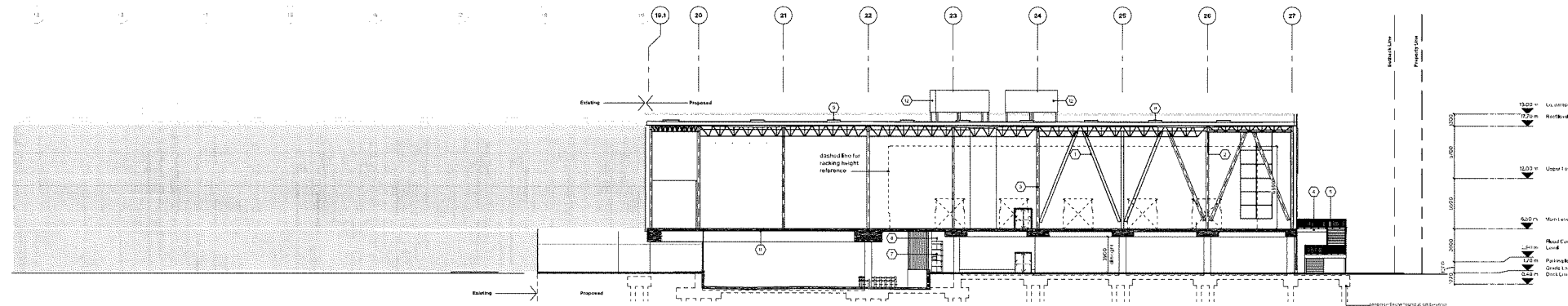
2113 Jacobs Rd
Richmond BC V6V 1E5

scale 1:200
drawn by BILLY BRIDGMAN
checked by ISAAC
status DP

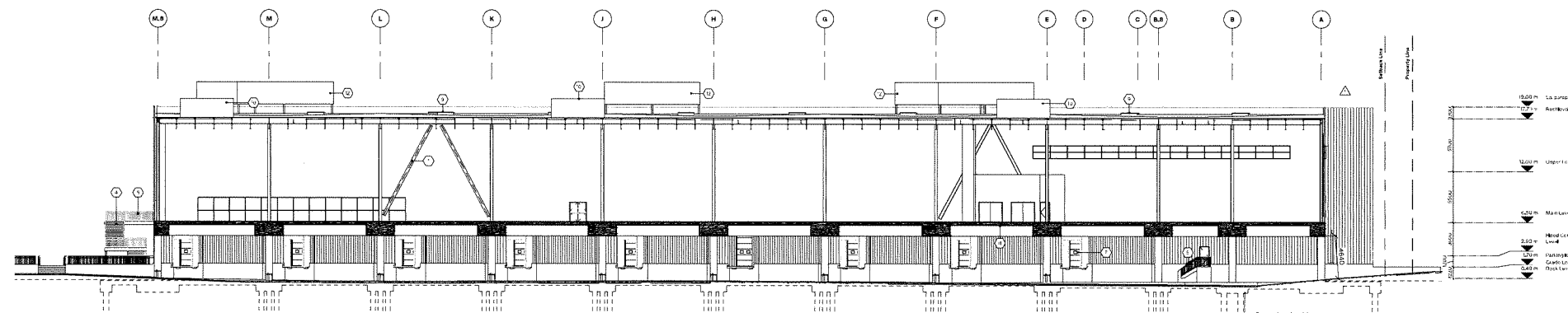
Roof Level

A1.30

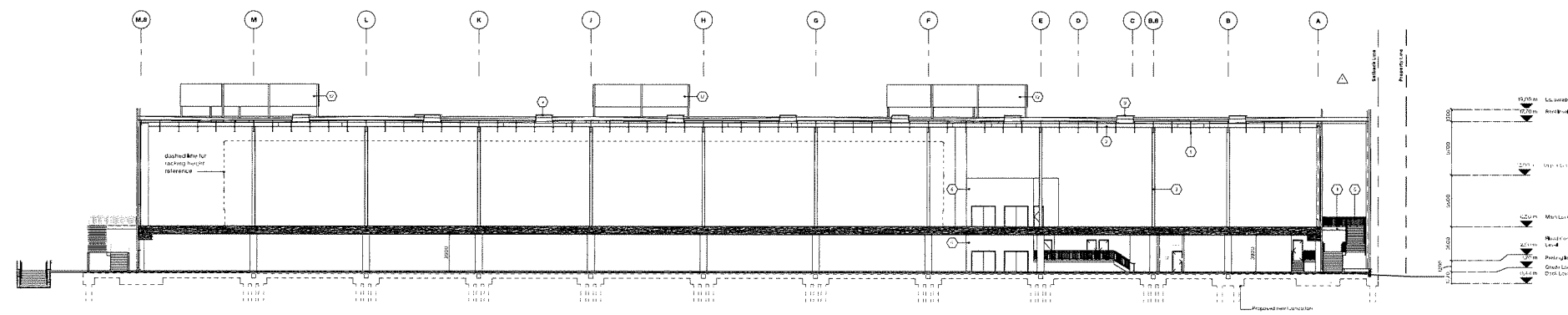




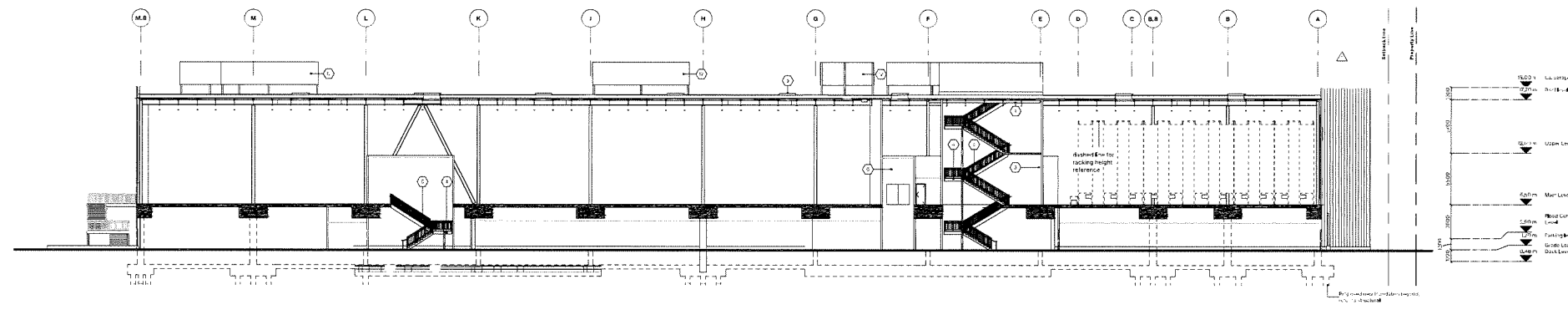
1 Section AA



2 Section BB



3 Section CC



4 Section DD

- Keynotes**
1. Structural Framing
 2. Wide Range
 3. HP (High) Steel Column
 4. Steel Deck
 5. Metal Decking
 6. Steel Decking
 7. Loading Deck Steel
 8. Overhead Rolling Door
 9. Skylight
 10. HVAC Units
 11. Top Concrete Slab
 12. Mechanical Section

- Legend**
- Existing Building

General Notes

For clarity notes from Revision 1 submitted on May 21, 2024 are being left for reference.

DP 22-023533
January 20, 2025
Plan #9

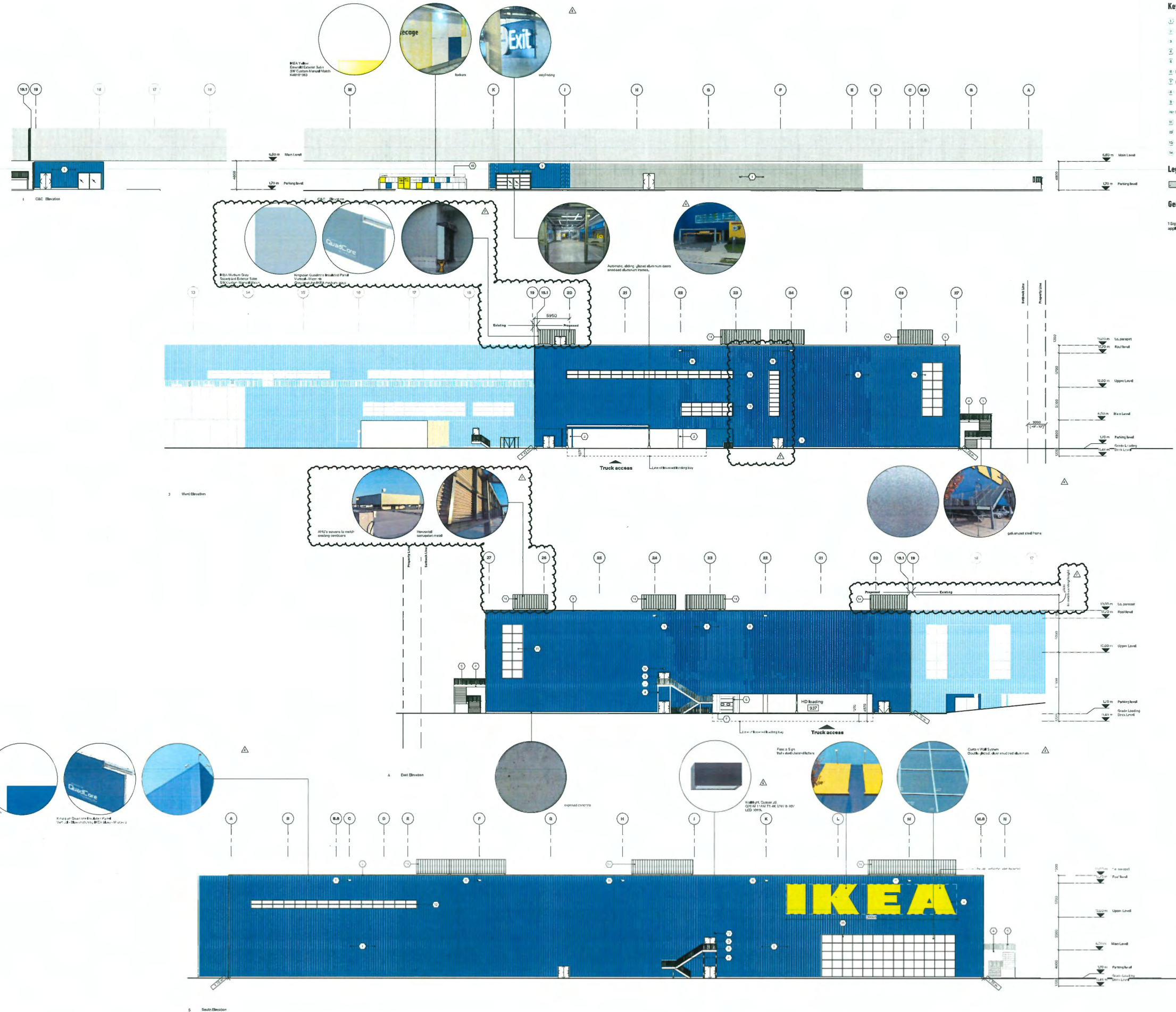
RSA
AW

1575 15th Ave
 Richmond BC V6V 1K7
 Tel: 604.273.8888
 Fax: 604.273.8889
 www.rsaaw.com

IKEA.R
 IKEA Richmond Expansion

1100 Janssen Rd
 Richmond BC V6V 1Z1

Scale: 1/200
 Drawn by: ERLZ/AJG/GJW
 Status: DP
 Reviewed by: RSAC



Keynotes

- insulated prefabricated metal building panels: IECA, Blue
- concrete columns
- insulated doors
- steel stairs
- steel guard rails
- loading dock seal
- loading dock bumper
- parapet cap
- sliprags
- boilers
- roof scupper
- exterior lighting
- sealed glazing units
- mechanical screens

Legend

- existing building

General Notes

1 Signs are subject to a separate sign permit application

DP 22-023533
January 20, 2025
Plan #10

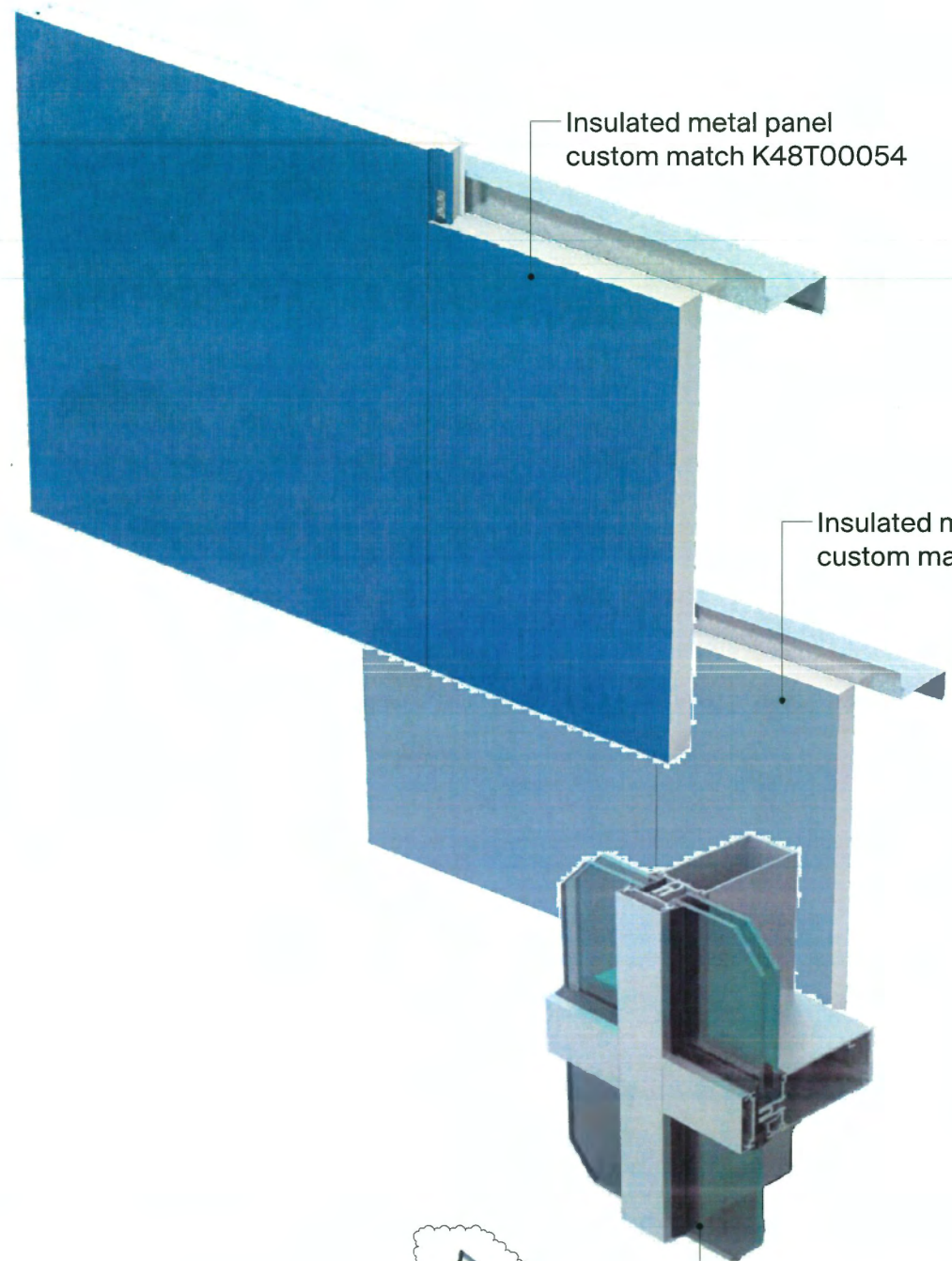
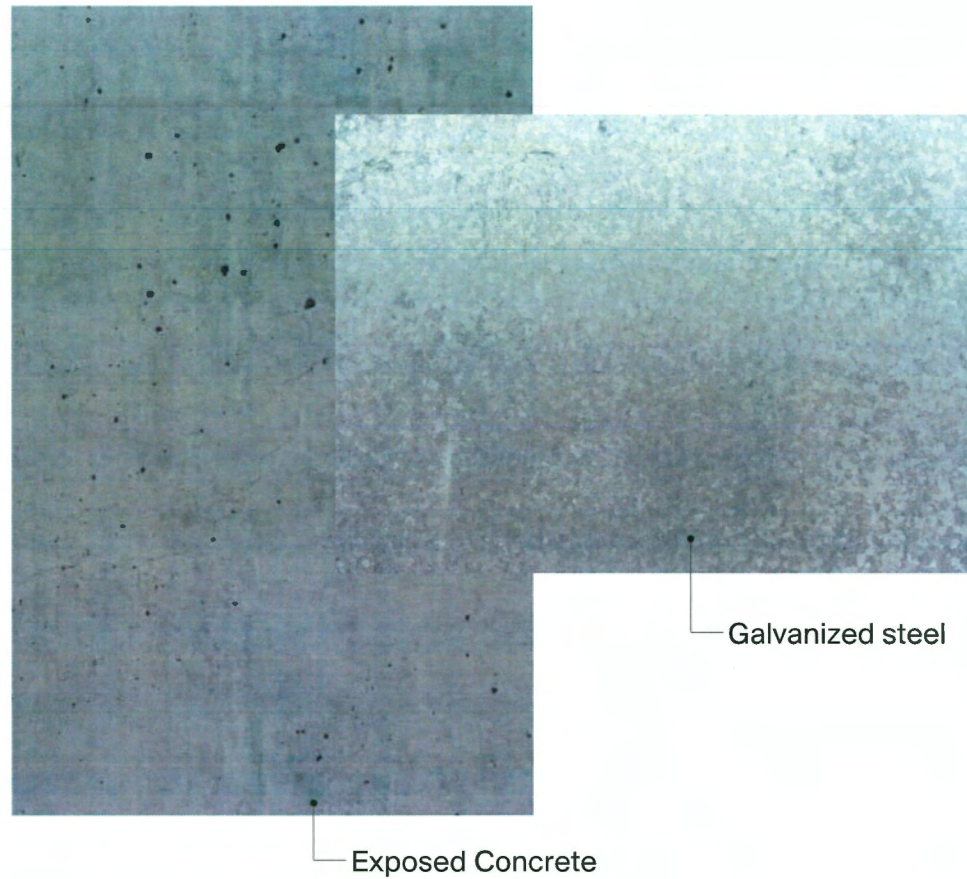
RSA
AW
 Architectural Workgroup Inc.
 11000 161st Ave SE
 Bellevue, WA 98007
 206.835.8800
 rsa.com

IKEA.R
 IECA Richmond Expansion
 3228 Jacombs Rd
 Richmond BC V6V 1Z5

scale 1:200 drawn by EML/DJ/SMB/GM
 2/20/25 checked by RSA/JL

Elevations

A3.01



The drawing is the sole property of...
 2024-12-18 Insulated Metal Panel
 2024-12-18 Insulated Metal Panel
 2024-12-18 Insulated Metal Panel
 2024-12-18 Insulated Metal Panel

DP 22-023533
January 20, 2025
Plan #11

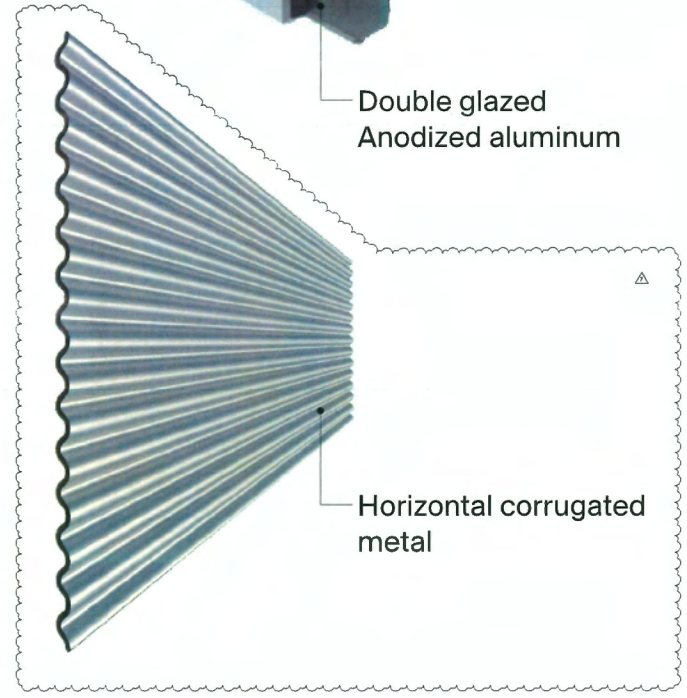
IKEA blue K48T54_1
 Emerald Exterior Satin Paint
 SW custom match K48T00054

IKEA Light Gray
 Superpaint Exterior Satin
 SW custom match A89T00154

IKEA Medium Gray
 Superpaint Exterior Satin
 SW custom match A89W02151

IKEA Dark Gray
 Superpaint Exterior Satin
 SW custom mtch A89W02151

IKEA Yellow
 Emerald Exterior Satin Paint
 SW custom match K48Y01983

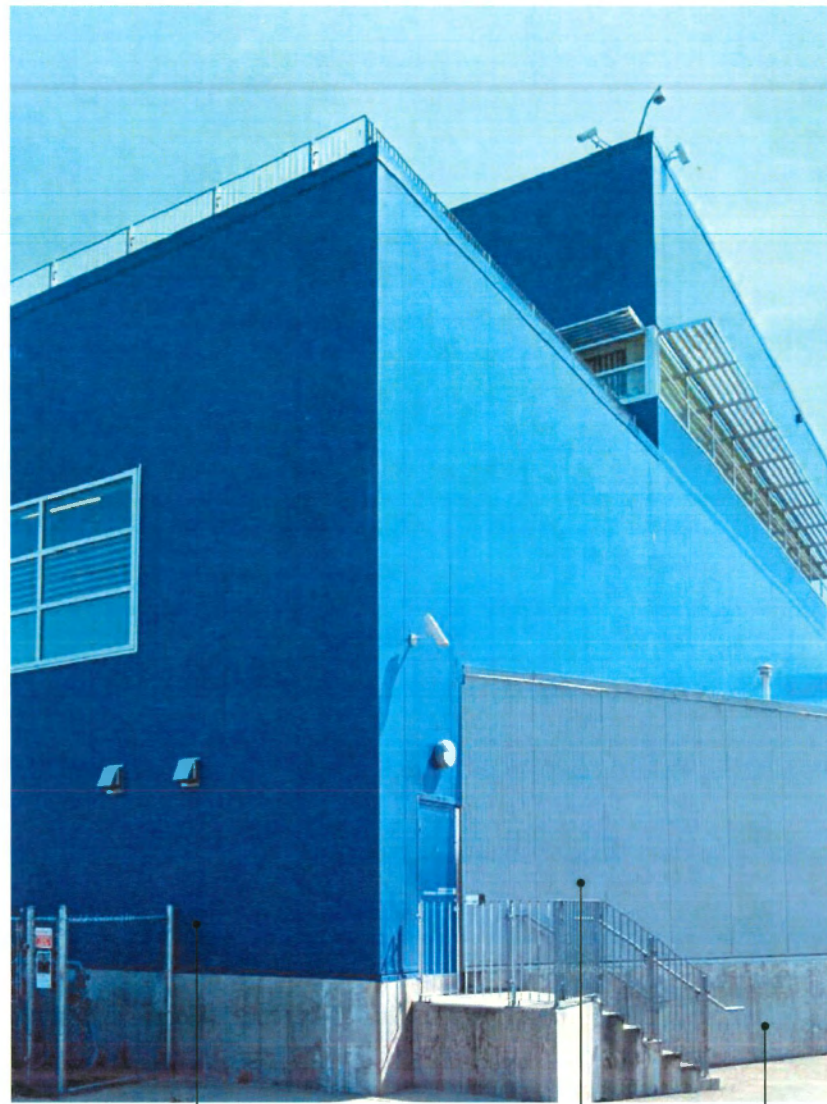


RSA
AW

IKEA.R
 2024 January 20
 Richard BC 107 124
 scale drawn by
 title reviewed by
 status DP ACIC/RSA
 Samples and finishes
A3.02



1 Elevate



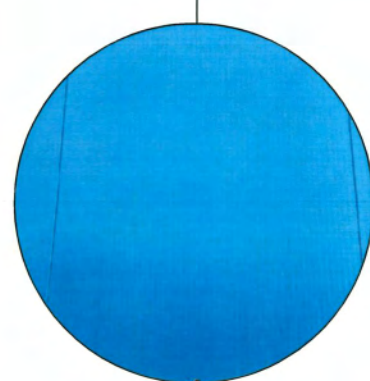
2 BPP Cladding



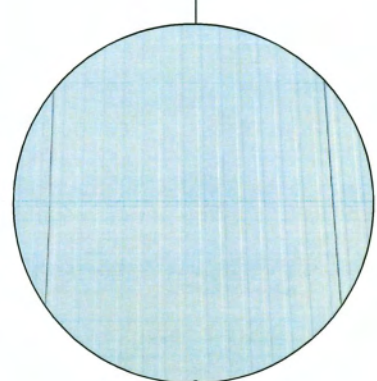
3 Staircase



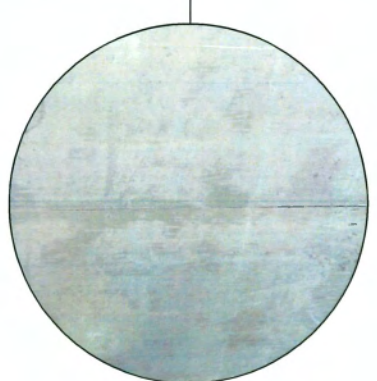
Double glazed
Anodized aluminum



IKEA blue K48T54_1
Emerald Exterior Satin Paint
SW custom match K48T00054



IKEA Light Gray
Superpaint Exterior Satin
SW custom match A89T00154



Exposed Concrete



Galvanized
steel

The drawing is the property of
RSA Architects Inc. It is to be used only for the project and site
indicated. It is not to be used for any other project or site
without the written consent of RSA Architects Inc. The drawing is not
to be used for any other project or site without the written consent
of RSA Architects Inc. The drawing is not to be used for any other
project or site without the written consent of RSA Architects Inc.
The drawing is not to be used for any other project or site
without the written consent of RSA Architects Inc.

Site
100-10-10
100-10-10
100-10-10

DP 22-023533
January 20, 2025
Plan #12

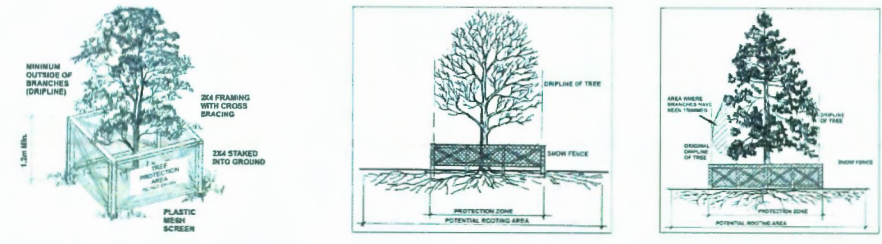
**RSA
AW**
Rural Architects Inc.
Architectural Workshop Inc.
100-10-10
100-10-10
100-10-10

IKEA.R
IKEA Richmond Expansion

2025 January 20
Richmond BC V6V 1Z6

scale: As indicated
drawn by: BDC/SL
status: DP
revised by: AC/SLA

Samples and
finishes
A3.02b

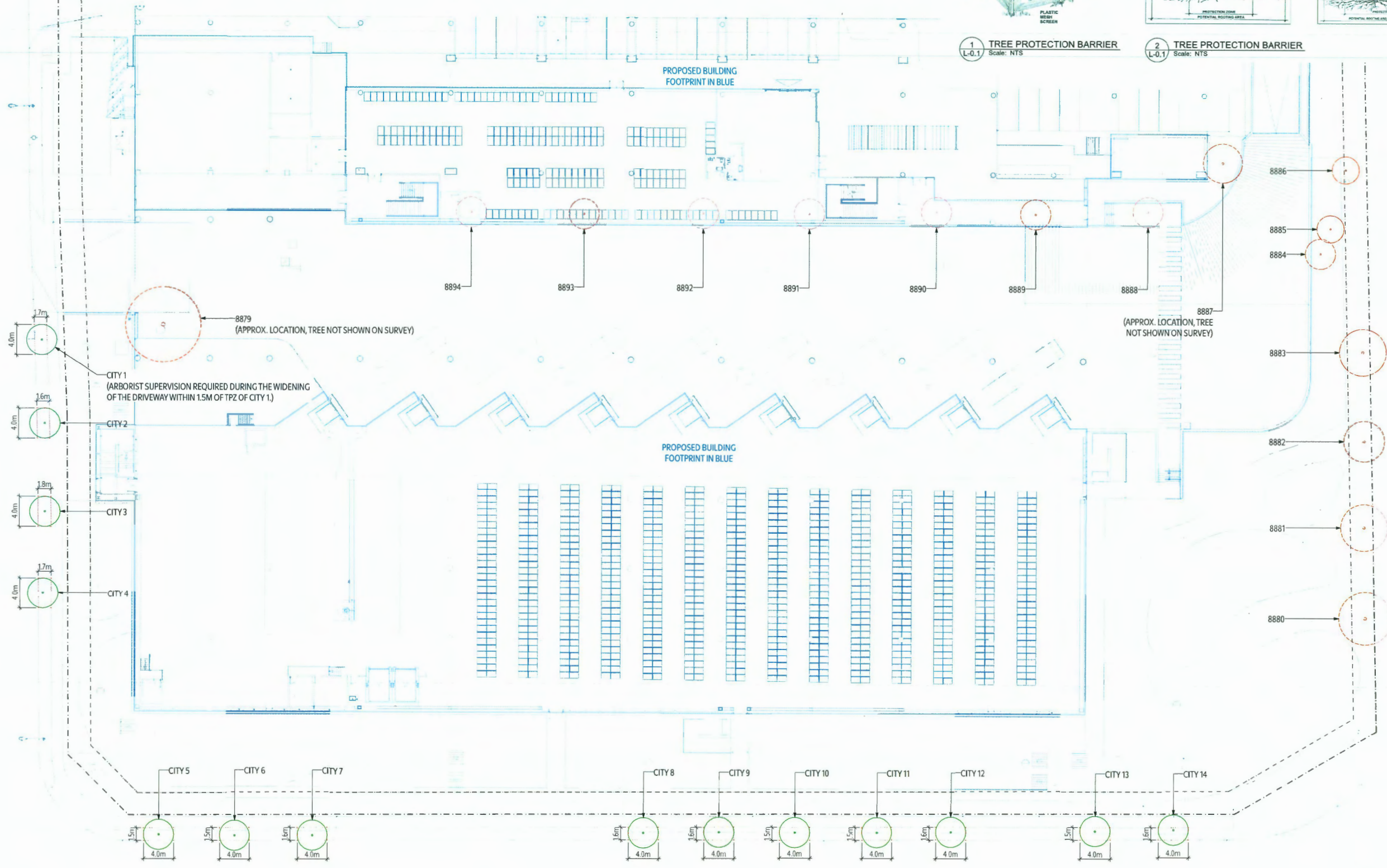


1 TREE PROTECTION BARRIER
Scale: NTS

2 TREE PROTECTION BARRIER
Scale: NTS

- GENERAL NOTES:**
1. ALL LANDSCAPE MATERIAL PERFORMANCE AND CONSTRUCTION TO MEET THE BCSLA/BC/LNA LANDSCAPE STANDARD CURRENT EDITION AND ANY OTHER APPLICABLE BUILDING CODES
 2. ANY PERMITS REQUIRED BY THE CORRESPONDING AUTHORITIES FOR THE INSTALLATION OR CONSTRUCTION OF ANY OF THE WORK INCLUDED, SHALL BE OBTAINED AND PAID FOR BY THE CLIENT AND/OR GENERAL CONTRACTOR. EACH AT THE PROPER TIME COMPLIANCE TO BYLAWS ARE THE RESPONSIBILITY OF THE CLIENT AND/OR GENERAL CONTRACTOR
 3. ISSUED DRAWINGS ARE TO BE REVIEWED, DEVELOPED AND APPROVED BY CORRESPONDING ENGINEERING AND/OR CORRESPONDING CONSULTANT PRIOR TO CONSTRUCTION, AS REQUIRED
 4. ALL SPOT ELEVATIONS AND DIMENSIONS ARE TO BE VERIFIED ON-SITE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES ARE TO BE COMMUNICATED TO THE LANDSCAPE ARCHITECT IMMEDIATELY.
 5. ALL PROPOSED GRADES ARE IN METERS, UNLESS OTHERWISE SPECIFIED
 6. ALL DIMENSIONS ARE IN METERS, UNLESS OTHERWISE SPECIFIED.
 7. INSTALL 3" DIAMETER IRRIGATION AND LIGHTING SLEEVES UNDER ALL WALLS AND HARDSCAPE.
 8. INSTALL DRAINAGE PIPE AS REQUIRED

- ADDITIONAL NOTES:**
1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARBORIST REPORT AND ARBORIST TREE MANAGEMENT PLAN.
 2. DIMENSIONS FOR TREE PROTECTION FENCING HAVE BEEN PROVIDED BY THE PROJECT ARBORIST



DP 22-023533
January 20, 2025
Plan #13



2024-01-22 ISSUED FOR DEVELOPMENT PERMIT RESUBMISSION
2024-01-18 ISSUED FOR DEVELOPMENT PERMIT RESUBMISSION
2024-01-29 ISSUED FOR TENDER
2024-08-18 ISSUED FOR TENDER
2024-06-09 REISSUED FOR DEVELOPMENT PERMIT
2024-04-18 ISSUED FOR TENDER BUILDING PERMIT REVIEW
2024-02-21 ISSUED FOR SOIL BUILDING PERMIT REVIEW

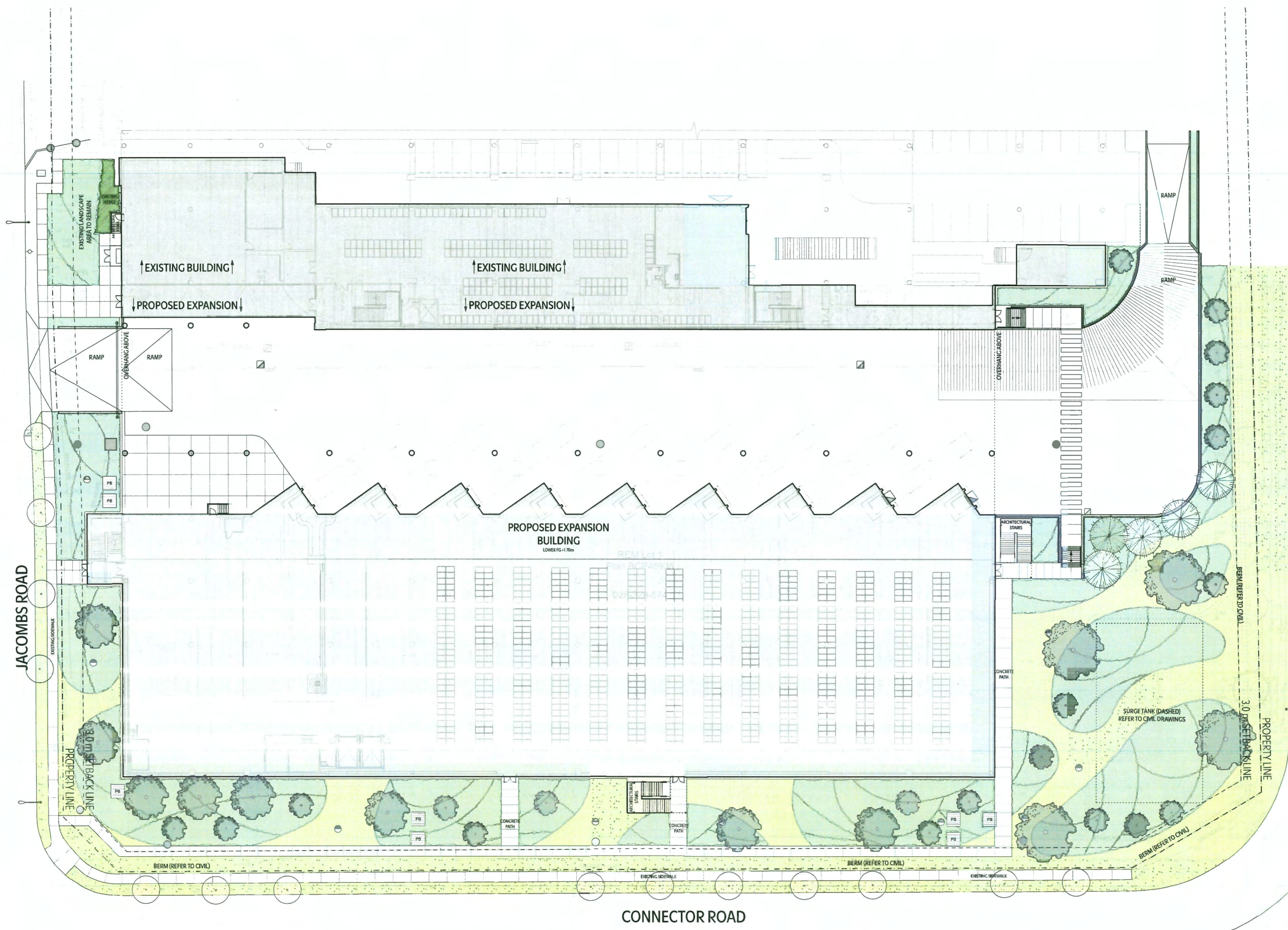


IKEA Richmond Expansion
3320 JACOBS RD. UNIT 1
RICHMOND, BC V6V 1Z6



Tree Management Plan

L-0.1



- GRADING LEGEND:**
- EXISTING GRADE
 - INTERPOLATED EXISTING GRADE
 - PROPOSED GRADE
 - FINISHED GRADE
 - TOP OF WALL
 - BOTTOM OF WALL
 - TOP OF STAIR
 - BOTTOM OF STAIRS
 - CIVIL GRADE
 - STAIR RISERS
 - AREA DRAIN
 - SLOT DRAIN
 - CLEANOUT
 - TOP OF CONCRETE
 - LAWN BASIN
 - 4" PERFORATED PIPE
- DIMENSION / LAYOUT LEGEND:**
- EQ EQUAL
 - TYP TYPICAL
 - CL CENTER LINE
- TREE SYMBOLS LEGEND:**
- EXISTING CONIFER TREE
 - EXISTING DECIDUOUS TREE
 - TREE TO BE REMOVED
 - PROPOSED DECIDUOUS TREE
 - PROPOSED CONIFER TREE
 - PLANTING
 - LAWN
 - TREE PROTECTION FENCING

DP 22-023533
January 20, 2025
Plan #14

KNIGHT STREET

LARA
 Landscape Architecture
 P 604-455-4176
 1100 West 10th Ave

- 2024-10-22 ISSUED FOR DEVELOPMENT PERMIT RESUBMISSION
- 2024-10-18 ISSUED FOR DEVELOPMENT PERMIT RESUBMISSION
- 2024-09-21 ISSUED FOR DEVELOPMENT PERMIT RESUBMISSION
- 2023-09-29 ISSUED FOR FINDER
- 2023-08-18 ISSUED FOR FINDER
- 2023-06-09 ISSUED FOR DEVELOPMENT PERMIT
- 2023-04-11 ISSUED FOR 75% BUILDING PERMIT REVIEW
- 2023-02-21 ISSUED FOR 50% BUILDING PERMIT REVIEW

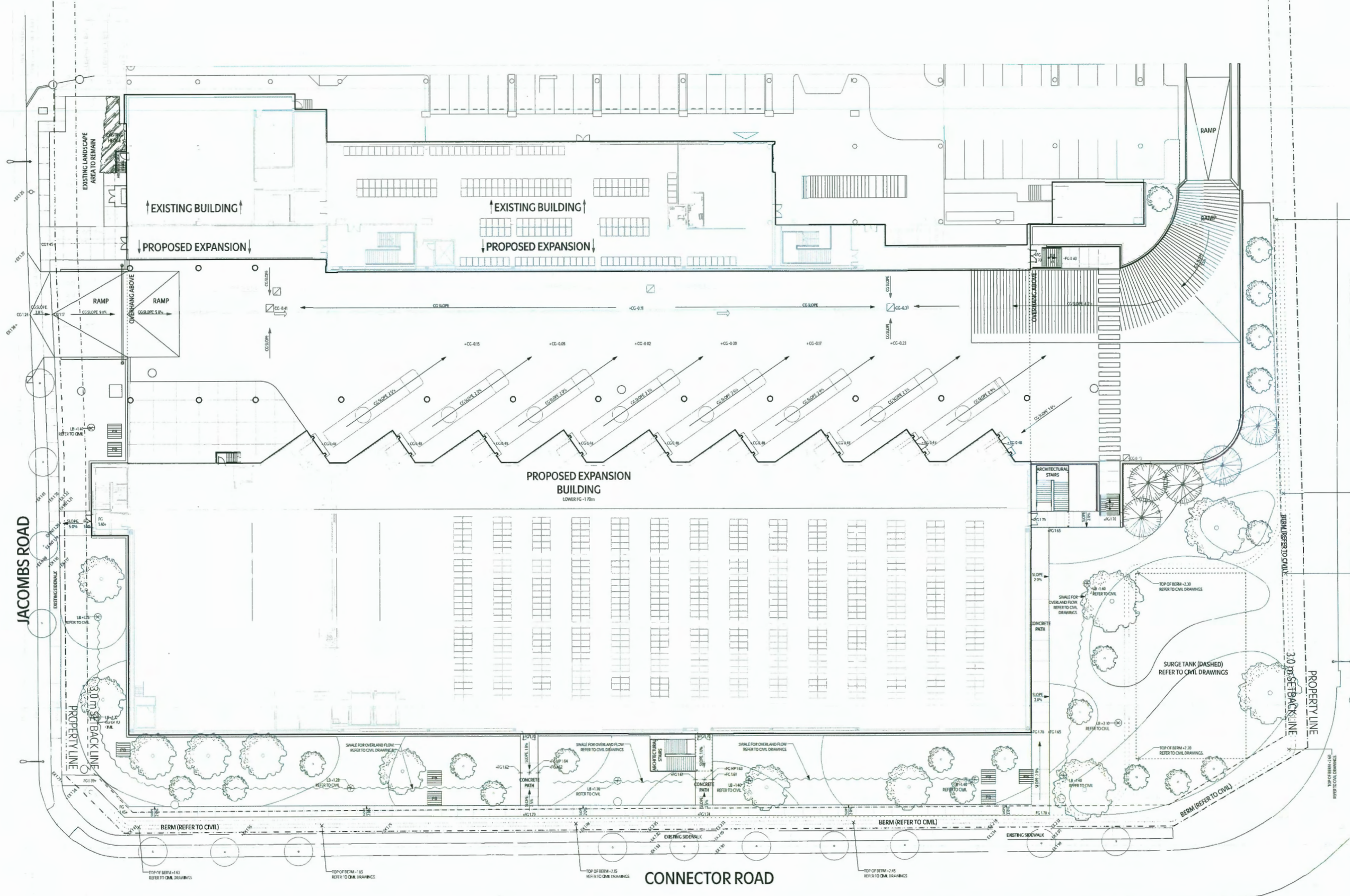


IKEA Richmond Expansion
 3320 JACOMBS RD. UNIT 1
 RICHMOND, BC V6V 1Z6

SCALE 1:200
 JOB # 2214
 DRAWN BY: SW
 CHECKED BY: SW

Landscape Master Plan

L-1.0



- GRADING AND DRAINAGE NOTES:**
1. ALL GRADES ARE IN METERS AND ARE BASED ON SURVEY INFORMATION DATED 2022-08-03 BY R.F. BINNIE & ASSOCIATES LTD. VERIFY THAT GRADES ARE CORRECT. IF DISCREPANCIES OCCUR, NOTIFY THE CONSULTANT AND DO NOT COMMENCE WORK UNTIL INSTRUCTED BY CONSULTANT.
 2. ALL ELEVATIONS TO BE VERIFIED ON SITE.
 3. ALL EXTERIOR SLABS AND SOFTSCAPE SURFACES TO HAVE A MINIMUM 2% SLOPE UNLESS NOTED OTHERWISE.
 4. ALL STAIRS TO HAVE A 1.5% - 2% SLOPE DOWN TO STAIR NOSING.
 5. ALL PATIOS AND WALKWAYS TO HAVE A 1.5% - 2% SLOPE UNLESS INDICATED OTHERWISE.
 6. ALL WALLS TO HAVE 2" DIAMETER WEEP HOLES AS REQUIRED FOR DRAINAGE AND 4" DIAMETER PERFORATED PVC PIPE SURROUNDED BY DRAINAGE AGGREGATE MATERIAL.
 7. ALL DRAINAGE PIPES IN LAWN AREAS AND LANDSCAPE TO BE 4" DIAMETER PVC.
 8. PRIOR TO PLACING FILL OVER EXISTING GROUND, SCARIFY SURFACE TO A DEPTH OF 150 MM. MAINTAIN FILL AND EXISTING SURFACE AT APPROXIMATELY THE SAME MOISTURE CONTENT TO FACILITATE BONDING.
 9. DO NOT DISTURB SOIL WITHIN THE BRANCH SPREAD OF TREES OR SHRUBS TO REMAIN.

GRADING LEGEND:

EX	EXISTING GRADE
IX	INTERPOLATED EXISTING GRADE
PG	PROPOSED GRADE
FG	FINISHED GRADE
TW	TOP OF WALL
BW	BOTTOM OF WALL
TS	TOP OF STAIR
BS	BOTTOM OF STAIRS
CG	CIVIL GRADE
R	STAIR RISERS
AD	AREA DRAIN
SD	SLOT DRAIN
CO	CLEANOUT
TC	TOP OF CONCRETE
LB	LAWN BASIN
	4" PERFORATED PIPE

DP 22-023533
January 20, 2025
Plan #15



- 2024-09-22 ISSUED FOR DEVELOPMENT PERMIT RESUBMISSION
- 2024-08-18 ISSUED FOR DEVELOPMENT PERMIT RESUBMISSION
- 2024-05-21 ISSUED FOR DEVELOPMENT PERMIT RESUBMISSION
- 2023-09-29 ISSUED FOR TENDER
- 2023-08-18 ISSUED FOR TENDER
- 2023-05-09 ISSUED FOR DEVELOPMENT PERMIT
- 2023-04-15 ISSUED FOR 70% BUILDING PERMIT REVIEW
- 2023-02-21 ISSUED FOR 50% BUILDING PERMIT REVIEW



IKEA Richmond Expansion

3320 JACOMBS RD. UNIT 1
 RICHMOND, BC V6V 1Z6

Grading Plan

L-2.0

SCALE: 1:500
 JOB #: 22-023533
 DRAWN BY: RFB
 CHECKED BY: EML

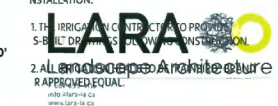
ID	QTY	BOTANICAL NAME	COMMON NAME	SCHED. SIZE
TREES				
AA	20	AMELANCHIER ALNIFOLIA	SEROTINE BERRY	8CM CAL, 8'-0" HT STD.
CB	8	GINKGO BILOBA	GINKGO	8CM CAL, 10'-0" HT STD.
GD	4	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEE TREE	8CM CAL, 8'-0" HT STD, SPECIMEN
PM	5	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	4 CM TALL, 8'8"
SHRUBS				
CE	488	CORNUS SERICEA 'VELVET'	KELSEY DOGWOOD	#1 POT @ 3'-0" OC
EC	375	ECHINOPS RITRO	GLOBETHRISTLE	#1 POT @ 2'-0" OC
LP	850	LONICERA PILEATA	PINKET HONEYSUCKLE	#3 POT @ 3'-0" OC
PC	728	POTENTILLA FRUTICOSA 'PINK BEAUTY'	PINK BEAUTY CROWEAN	#1 POT @ 2'-0" OC
RS	248	RIBES SANGUINEUM KING EDWARD VII	RED KINGBIRD CURRANT	#1 POT @ 2'-0" OC
ST	984	RUBRICOCA FULGIDA 'COLDTUM'	BLACK EYED SUSAN	#1 POT @ 2'-0" OC
SE	6	SEDUM TELEPHIUM	STONECROP	#1 POT @ 2'-0" OC
VO	805	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#1 POT @ 3'-0" OC

- PLANTING NOTES:**
- DO NOT HANDLE TOPSOIL WHILE IN WET OR FROZEN CONDITION OR IN ANY MANNER IN WHICH SOIL STRUCTURE IS ADVERSELY AFFECTED. SOIL NOT TO BE BLOWN IN.
 - ALL PLANT MATERIAL TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT AND CLIENT PRIOR TO PURCHASE. PLANTING TIMELINE TO ENSURE ADEQUATE PLANTING SEASON.
 - UNLESS NOTED OTHERWISE ON PLANTING PLAN, MINIMUM SOIL DEPTHS ARE TO BE 12" IN LAWN, 18" IN GROUND COVER, AND 24" IN SHRUB AND TREE AREAS.
 - GROWING MEDIUM SHALL MEET BC SLAVIC/LNA LANDSCAPE STANDARD, LATEST EDITION, UNLESS OTHERWISE SPECIFIED.
 - ALL PLANTING AREAS TO BE IRRIGATED AND PROPERLY DRAINED.
 - QUALITY AND SOURCE OF SOD TO COMPLY WITH STANDARDS OUTLINED IN SECTION 8 OF THE CURRENT EDITION OF THE BC LANDSCAPE STANDARD.
 - FOR SODDED AREAS KEEP GROWING MEDIUM 15 MM BELOW FINISHED GRADE.
 - PLANTING BEDS TO BE TOP DRESS WITH 1-1/2" OF AGED BLACK BARK MULCH.
 - ALL PLANT MATERIAL SUPPLIED TO THE SITE TO BE CERTIFIED SOD FREE.
 - ALL EXISTING PLANTS TO BE RETAINED ARE TO BE PROTECTED DURING INSTALLATION/CONSTRUCTION.
 - FERTILIZER TO BE ADDED TO PLANTING AFTER INSTALLATION.
 - LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PLANT MAINTENANCE DURING CONSTRUCTION.

- LEED CERTIFICATION REQUIREMENT NOTE:**
- IMPORTED SOILS MAY NOT INCLUDE THE FOLLOWING:
- SOILS DERIVED REGIONALLY BY THE LOCAL AUTHORITY AS PRIME FARMLAND, UNIQUE FARMLAND, OR FARMLAND OF PROVINCEWIDE OR LOCAL IMPORTANCE.
 - SOILS FROM OTHER GREENFIELD SITES (GREENFIELD AREA THAT HAS NOT BEEN GRADED, COMPACTED, CLEARED, OR DISTURBED AND THAT SUPPORTS (OR COULD SUPPORT) OPEN SPACE, HABITAT, OR NATURAL HYDROLOGY).
 - SPHAGNUM PEAT MOSS.

- NOTES FOR TENDER:**
- THE PLANTING DESIGN IS CURRENTLY UNDER REVIEW BY THE CLIENT. PLANTED AREAS MIGHT INCREASE IN SIZE WHILE LAWN AREAS MIGHT DECREASE IN SIZE.
 - AN ADDENDUM WILL BE ISSUED ONCE CONFIRMATION IS RECEIVED.

- NO BIBC STANDARDS OR BETTER.
- THE MECHANICAL CONTRACTOR SHALL INSTALL THE DOUBLE CHECK VALVE AND A BLOW OUT CONNECTION IN THE WATER ENTRY ROOM AND RUN UPPLY LINES TO ALL STUB OUT LOCATIONS. SEE PLANS.
- THE IRRIGATION CONTRACTOR SHALL PROVIDE S-BILL DRAWINGS FOR REVIEW AND INSTALLATION.
2. ALL APPROVED EQUAL.



- 2014-01-22 ISSUED FOR DEVELOPMENT PERMIT RESUBMISSION
- 2014-01-18 ISSUED FOR DEVELOPMENT PERMIT RESUBMISSION
- 2014-09-29 ISSUED FOR TENDER
- 2014-08-18 ISSUED FOR TENDER
- 2014-06-09 ISSUED FOR DEVELOPMENT PERMIT
- 2014-04-11 ISSUED FOR 75% BUILDING PERMIT REVIEW
- 2014-02-21 ISSUED FOR 20% BUILDING PERMIT REVIEW

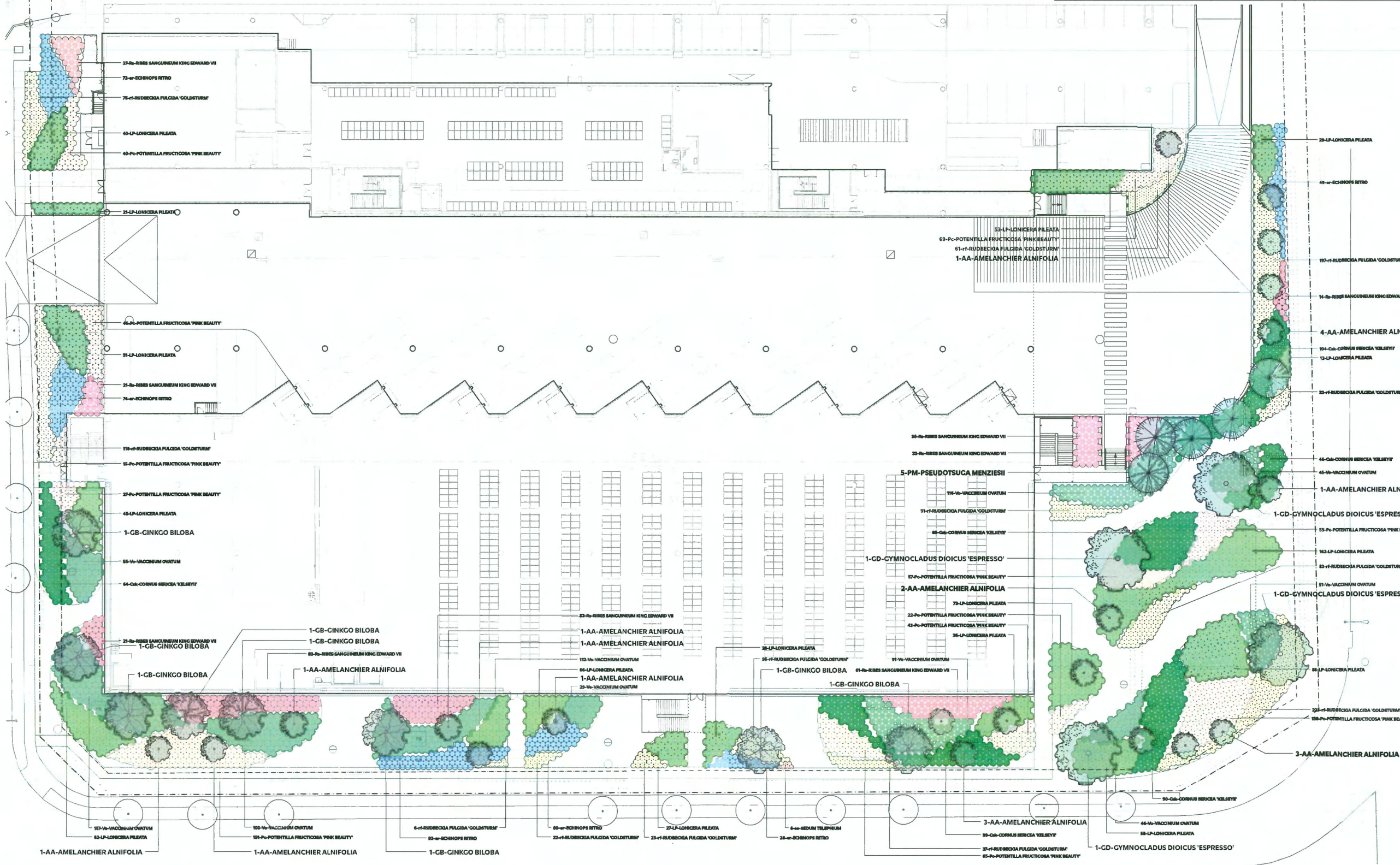


IKEA Richmond Expansion
 3320 JACOBUS RD. UNIT 1
 RICHMOND, BC V6V 1Z6

SCALE: 1/8" = 1'-0"
 DRAWN BY: JSM
 CHECKED BY: DM

Tree and Planting Plan

L-3.0



DP 22-023533
January 20, 2025
Plan #16

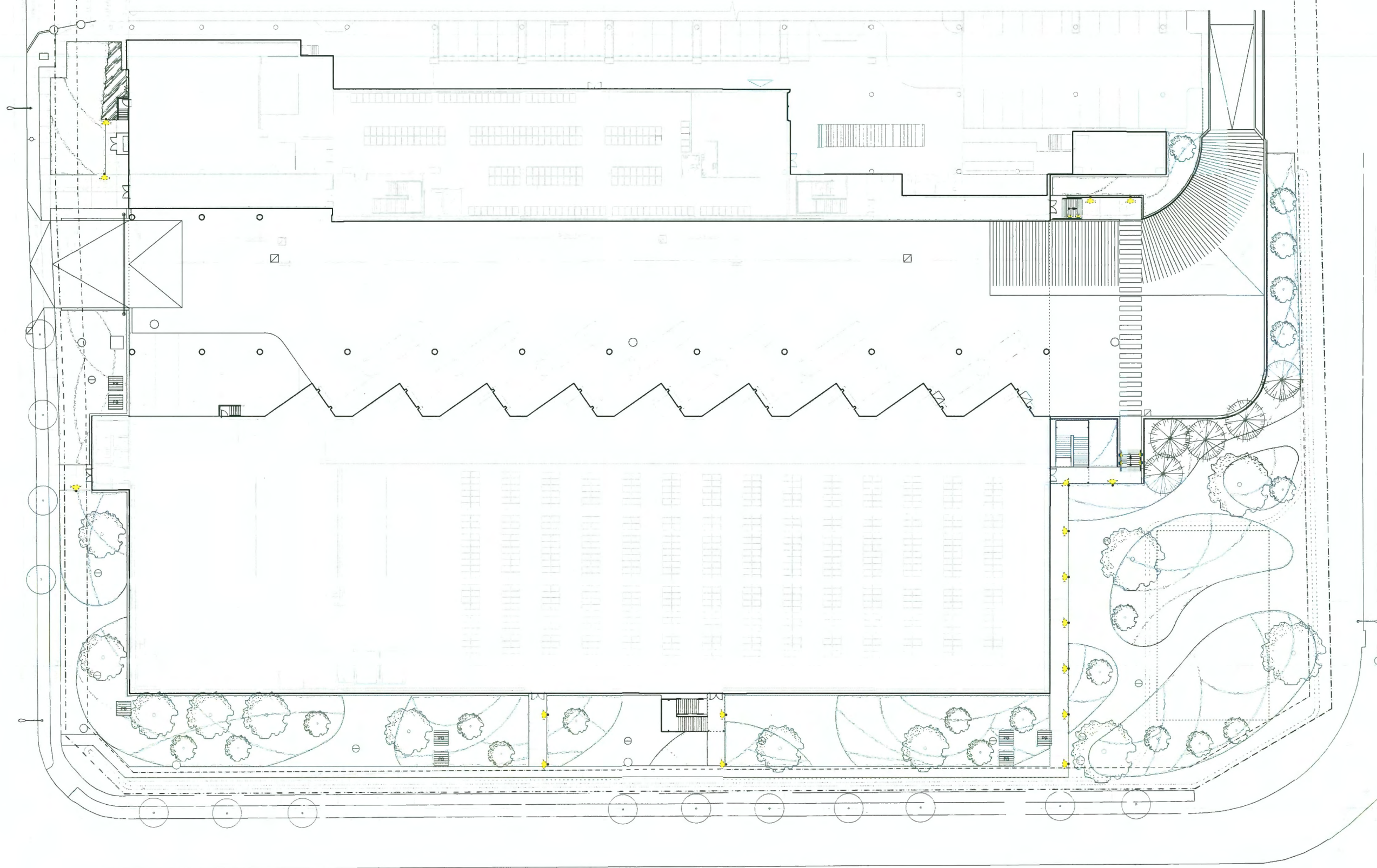
LIGHTING AND SERVICES SCHEDULE					
SYMBOL	QTY	DESCRIPTION	MANUFACTURER	SPECIFICATIONS	NOTES
	17	PATHLIGHT	DEBELE	4491 26L 30 120 DM BT	LIGHT SCHEDULE TO BE 4-10' FROM ADJACENT GRADE. BE AVOIDED UNDER TREES, 10' IN, 10'
	6	WALL LIGHT	WALL LIGHTING	16 LED 100-C BK	OPTIONAL BLACK FINISH. 300W/20L

NOTE: FIXTURE SPECS TO BE FINALIZED BY ELECTRICAL ENGINEER

- LIGHTING NOTES:**
1. ALL FIXTURES INSTALLED IN THE LANDSCAPE LIGHTING SYSTEM SHALL BE CSA APPROVED AND BE SUITABLE FOR OUTDOOR APPLICATION.
 2. ALL LIGHTING FIXTURES AND TRANSFORMERS SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
 3. ELECTRICAL SLEEVES MUST BE DEDICATED FOR ELECTRICAL LINES ONLY. ALL SLEEVING MUST BE SEALED AND CLEARLY MARKED FOR EASY LOCATION.
 4. ALL WIRES TO FIXTURES TO BE BURIED TO MEET CSA AND BUILDING CODE.
 5. LAYOUT OF EACH LIGHT TO BE REVIEWED ON-SITE AND APPROVED BY THE LANDSCAPE ARCHITECT.
 6. EACH FIXTURE TO HAVE EXTRA WIRE LENGTH TO ALLOW RELOCATION.
 7. TREE LIGHT FIXTURES TO BE MOVABLE.
 8. COLOUR OF FIXTURES TO BE APPROVED BY THE LANDSCAPE ARCHITECT, LIGHT TEMPERATURE TO BE WARM WHITE.
 9. ALL WIRE, HARDWARE, AND FIXTURES ARE TO BE LOCATED SO AS TO ALLOW FOR "NORMAL" PLANT GROWTH.
 10. PROVIDE CUT SHEETS FOR ALL FIXTURES AND OTHER ELECTRICAL EQUIPMENT FOR THE LANDSCAPE ARCHITECT'S REVIEW AND APPROVAL.

ADDITIONAL NOTES:

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ELECTRICAL ENGINEER'S DRAWINGS.



DP 22-023533

January 20, 2025

Plan #17

2. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LANT MAINTENANCE DURING CONSTRUCTION.



- 2024-01-22 ISSUED FOR DEVELOPMENT PERMIT RESUBMISSION
- 2024-02-11 ISSUED FOR DEVELOPMENT PERMIT RESUBMISSION
- 2024-03-29 ISSUED FOR TENDER
- 2024-04-18 ISSUED FOR TENDER
- 2024-04-09 ISSUED FOR DEVELOPMENT PERMIT
- 2024-04-11 ISSUED FOR 70% BUILDING PERMIT REVIEW
- 2024-02-21 ISSUED FOR 10% BUILDING PERMIT REVIEW



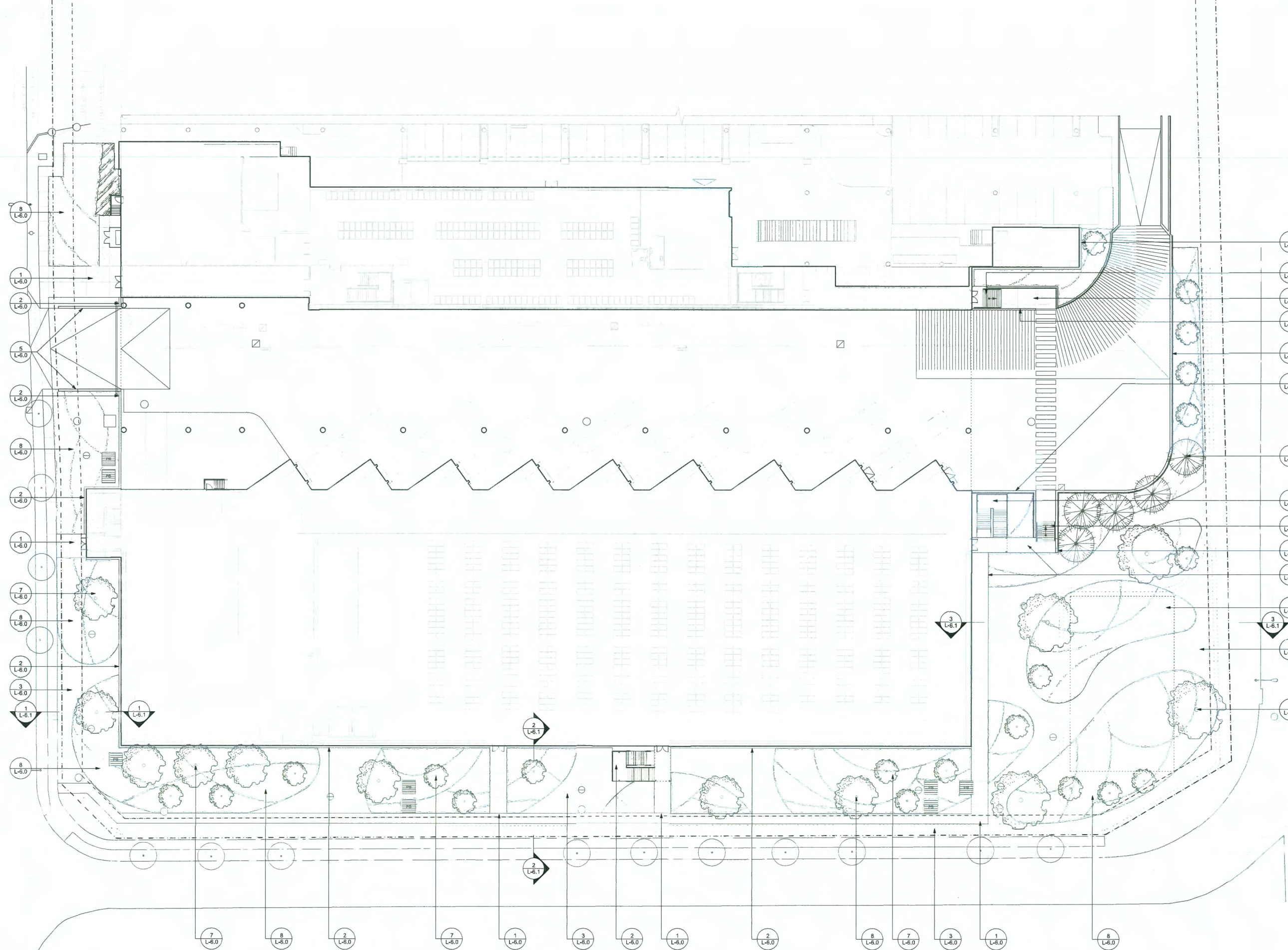
IKEA Richmond Expansion

3320 JACOMBS RD. UNIT 1
RICHMOND, BC V6V 1Z6

SCALE: 1:200
JOB #: 2244
DRAWN BY: KW
CHECKED BY: EML

Landscape Lighting Plan

L-4.0



- KEY LEGEND:**
- 1 L-6.0 C/P CONCRETE PAVING DETAIL
 - 2 L-6.0 GRAVEL PAVING DETAIL
 - 3 L-6.0 SOO LAWN PLANTING DETAIL
 - 4 L-6.0 STAIR & HANDRAIL DETAIL
 - 5 L-6.0 RETAINING WALL DETAIL
 - 6 L-6.0 LIGHTING BOLLARD DETAIL
 - 7 L-6.0 TREE PLANTING DETAIL
 - 8 L-6.0 SHRUB AND GROUP COVER PLANTING DETAIL

DP 22-023533
January 20, 2025
Plan #18

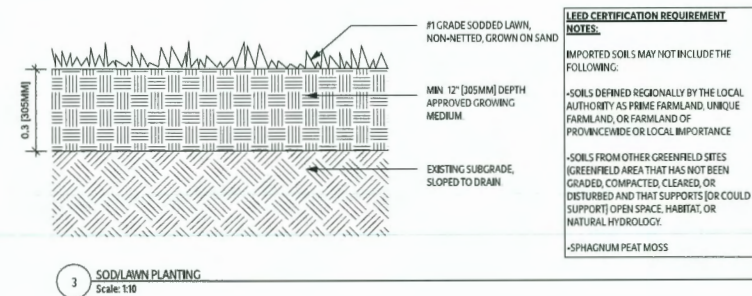
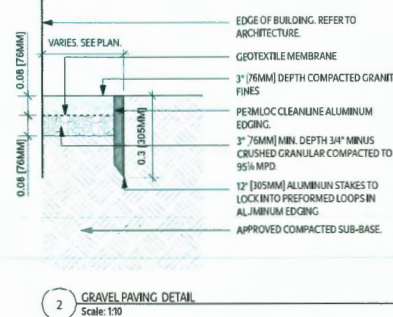
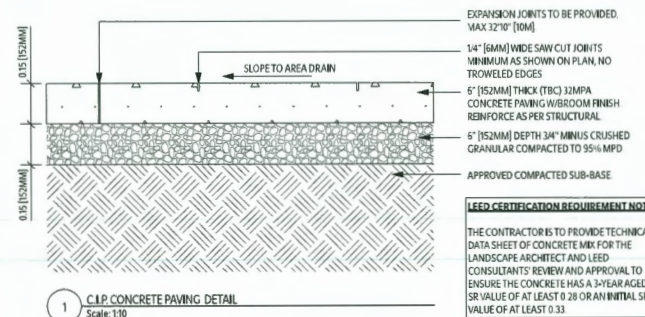


IKEA Richmond Expansion
 3320 JACOBUS RD. UNIT 1
 RICHMOND, BC V6V 1Z6

SCALE: 1:300
 JOB #: 22-023533
 DRAWN BY: JKW
 CHECKED BY: BML

Details Key Plan

L-5.0



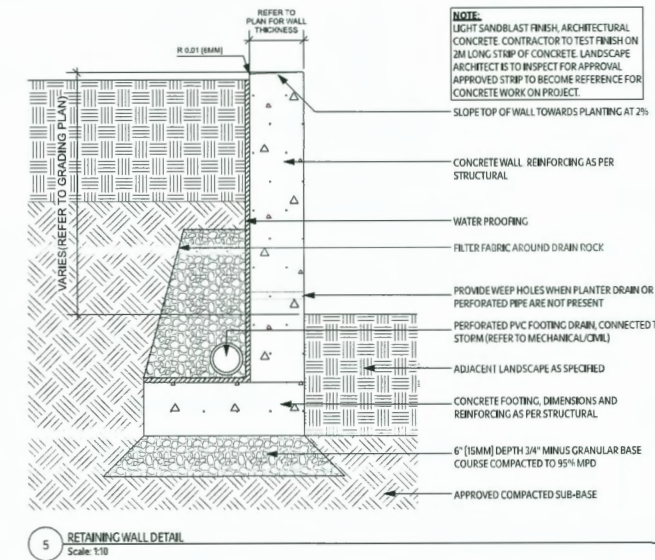
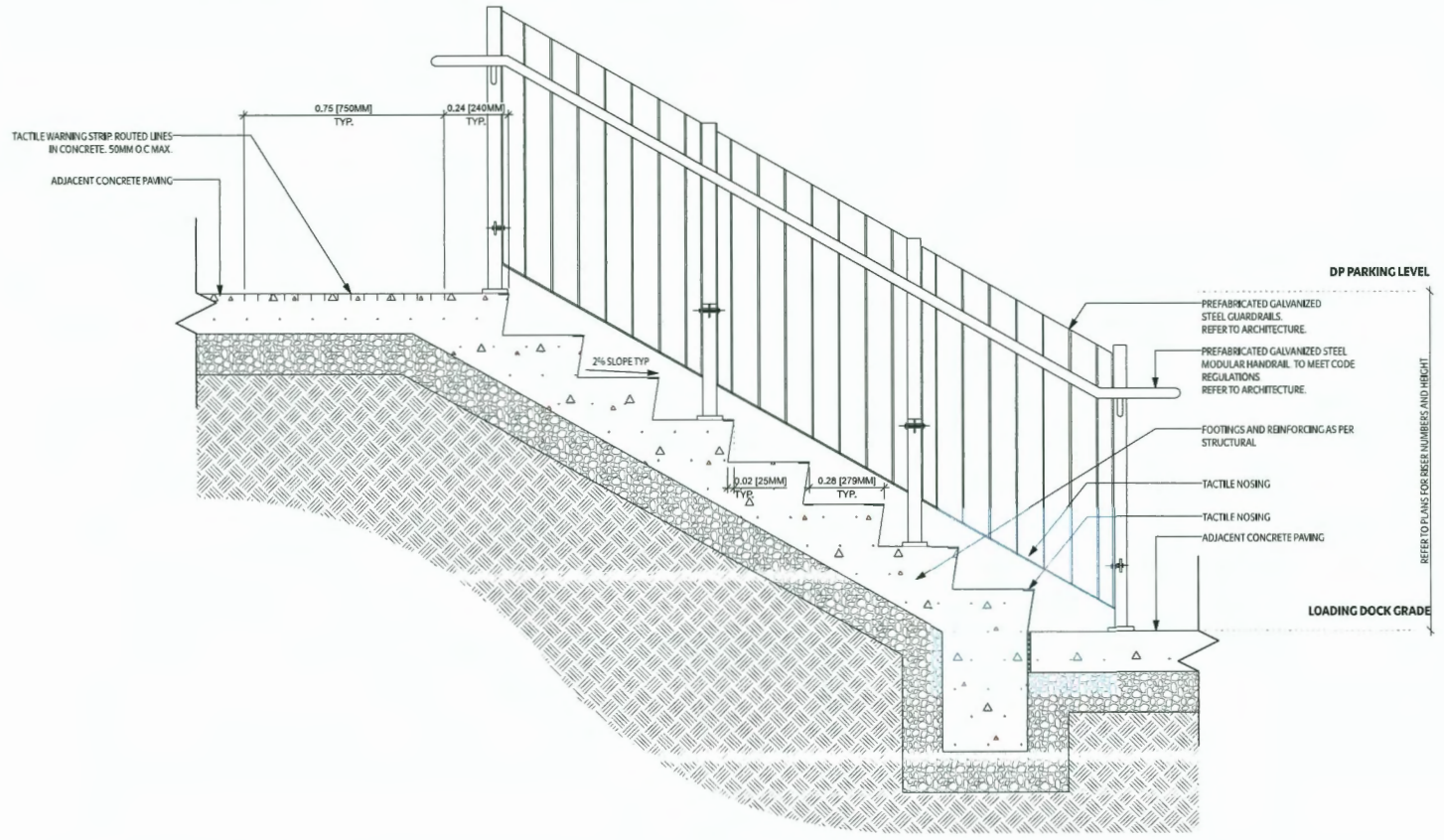
LEED CERTIFICATION REQUIREMENT NOTES:

IMPORTED SOILS MAY NOT INCLUDE THE FOLLOWING:

• SOILS DEFINED REGIONALLY BY THE LOCAL AUTHORITY AS PRIME FARMLAND, UNIQUE FARMLAND, OR FARMLAND OF PROVINCIAL OR LOCAL IMPORTANCE.

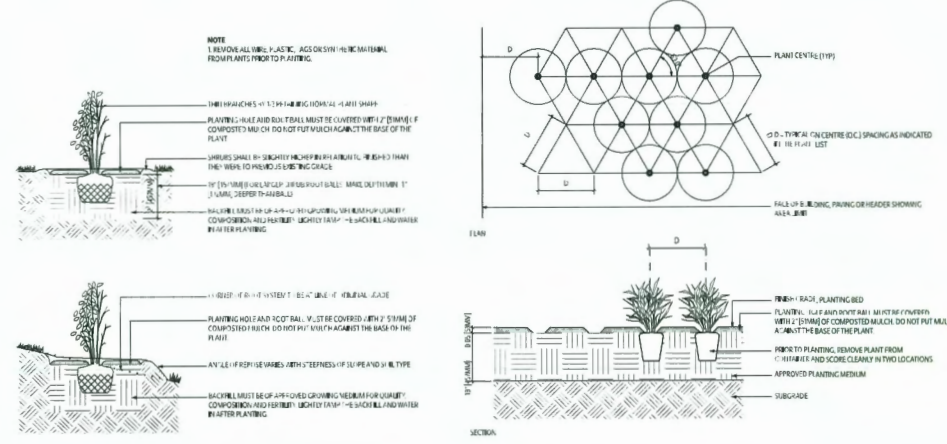
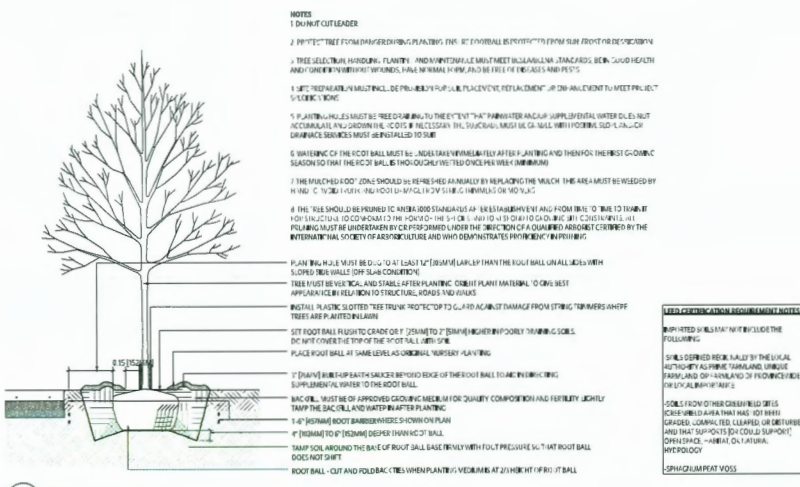
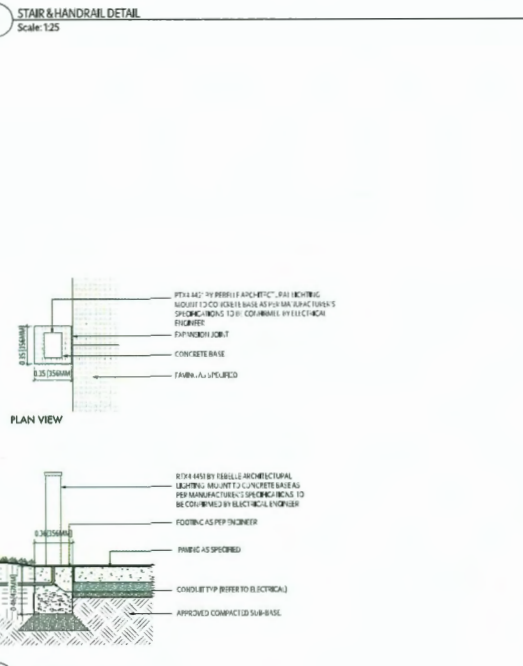
• SOILS FROM OTHER GREENFIELD SITES (GREENFIELD AREA THAT HAS NOT BEEN GRADED, COMPACTED, CLEARED, OR DISTURBED AND THAT SUPPORTS OR COULD SUPPORT) OPEN SPACE, HABITAT, OR NATURAL HYDROLOGY.

• SPHAGNUM PEAT MOSS



NOTE:

LIGHT SANDBLAST FINISH, ARCHITECTURAL CONCRETE CONTRACTOR TO TEST FINISH ON 3M LONG STRIP OF CONCRETE. LANDSCAPE ARCHITECT TO INSPECT FOR APPROVAL. APPROVED STRIP TO BECOME REFERENCE FOR CONCRETE WORK ON PROJECT.



LEED CERTIFICATION REQUIREMENT NOTES:

IMPORTED SOILS MAY NOT INCLUDE THE FOLLOWING:

• SOILS DEFINED REGIONALLY BY THE LOCAL AUTHORITY AS PRIME FARMLAND, UNIQUE FARMLAND, OR FARMLAND OF PROVINCIAL OR LOCAL IMPORTANCE.

• SOILS FROM OTHER GREENFIELD SITES (GREENFIELD AREA THAT HAS NOT BEEN GRADED, COMPACTED, CLEARED, OR DISTURBED AND THAT SUPPORTS OR COULD SUPPORT) OPEN SPACE, HABITAT, OR NATURAL HYDROLOGY.

• SPHAGNUM PEAT MOSS

DP 22-023533

January 20, 2025

Plan #19



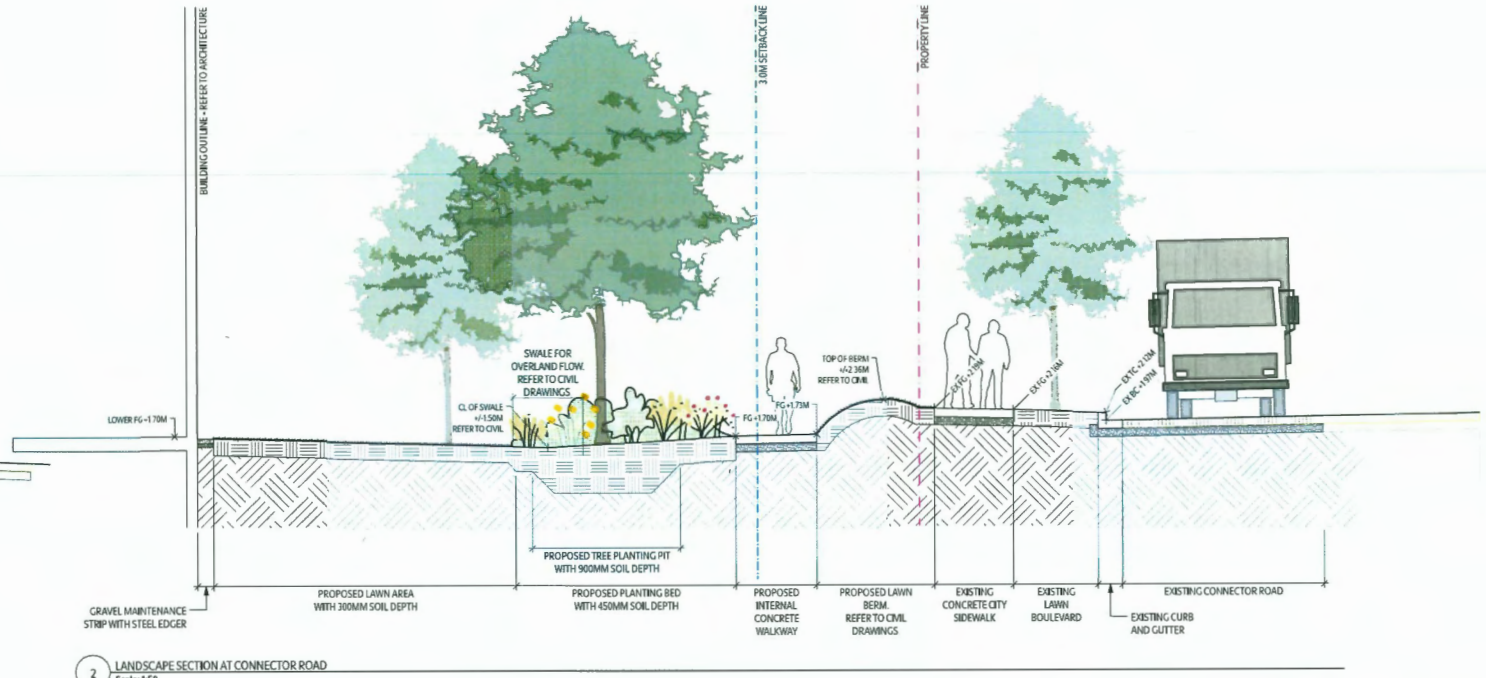
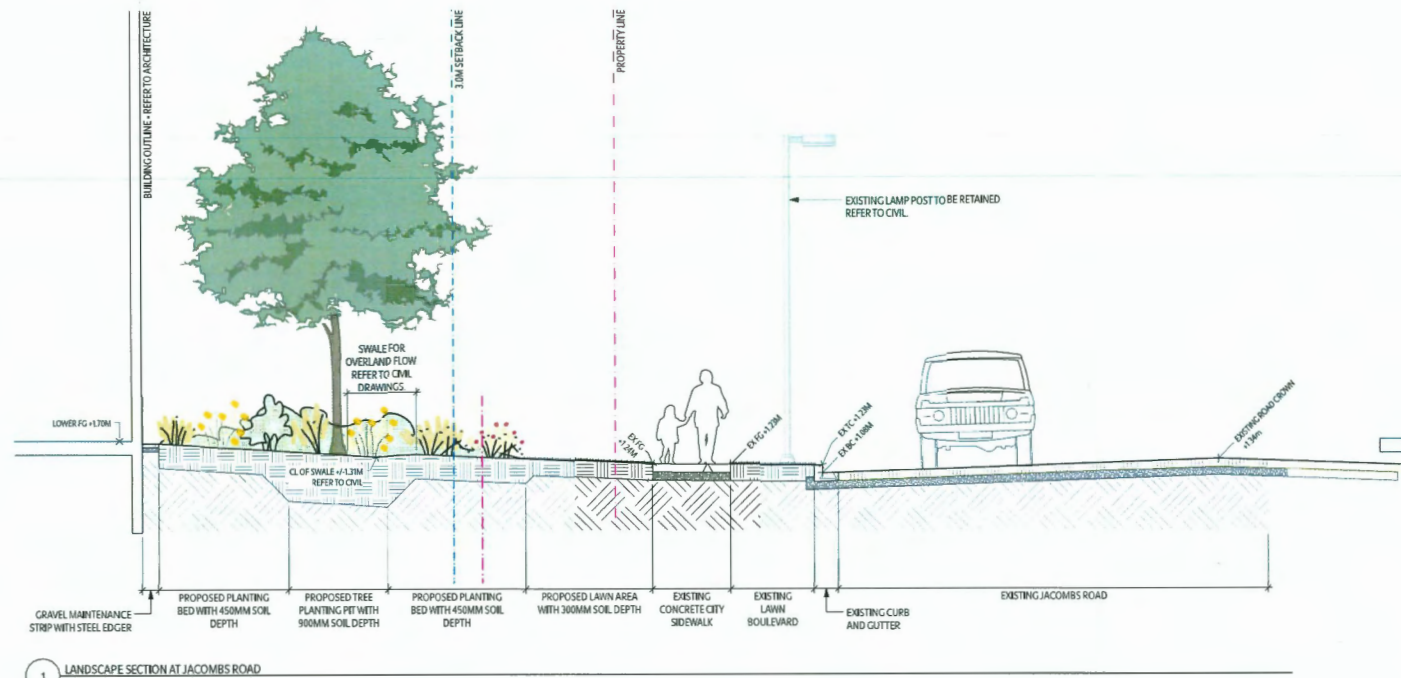
2023-09-23 ISSUED FOR DEVELOPMENT PERMIT SUBMISSION
2023-08-28 ISSUED FOR TENDER
2023-08-08 ISSUED FOR TENDER
2023-06-08 ISSUED FOR DEVELOPMENT PERMIT
2023-04-21 ISSUED FOR 25% BUILDING PERMIT REVIEW
2023-02-21 ISSUED FOR 25% BUILDING PERMIT REVIEW



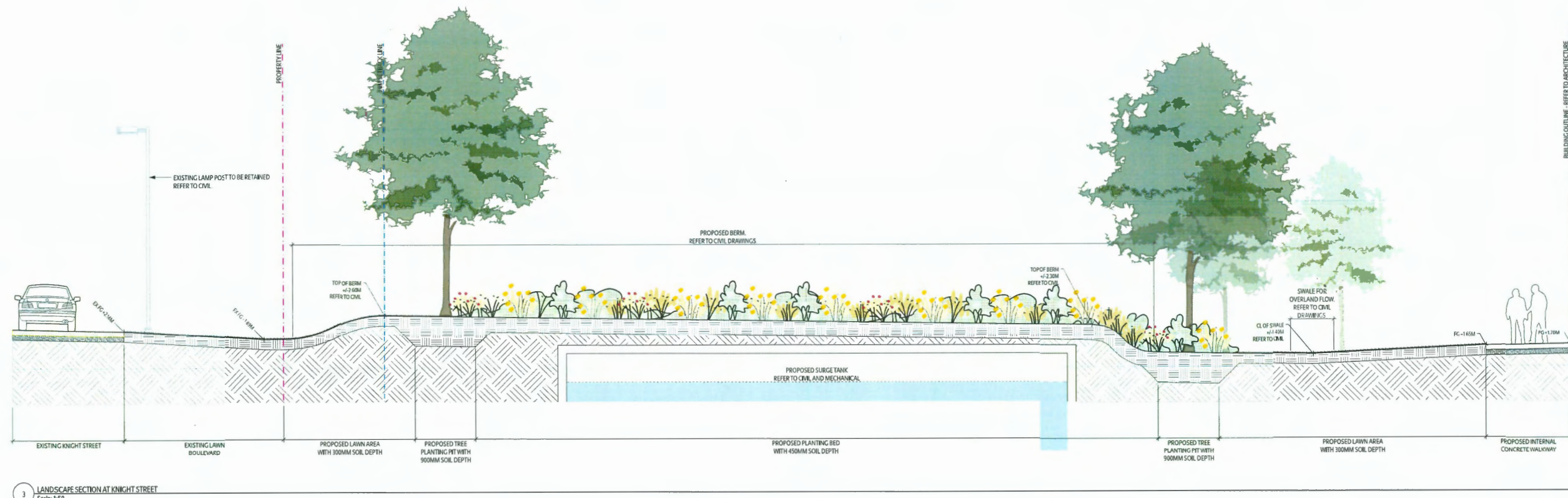
IKEA Richmond Expansion
1133 JACOBSONS RD. UNIT 1
RICHMOND, BC V6V 1Z5

Typical Landscape Details

L-6.0



DP 22-023533
January 20, 2025
Plan #20



LARA Landscape Architecture
 P. 631-433-4752
 info@lara.ca
 www.lara.ca

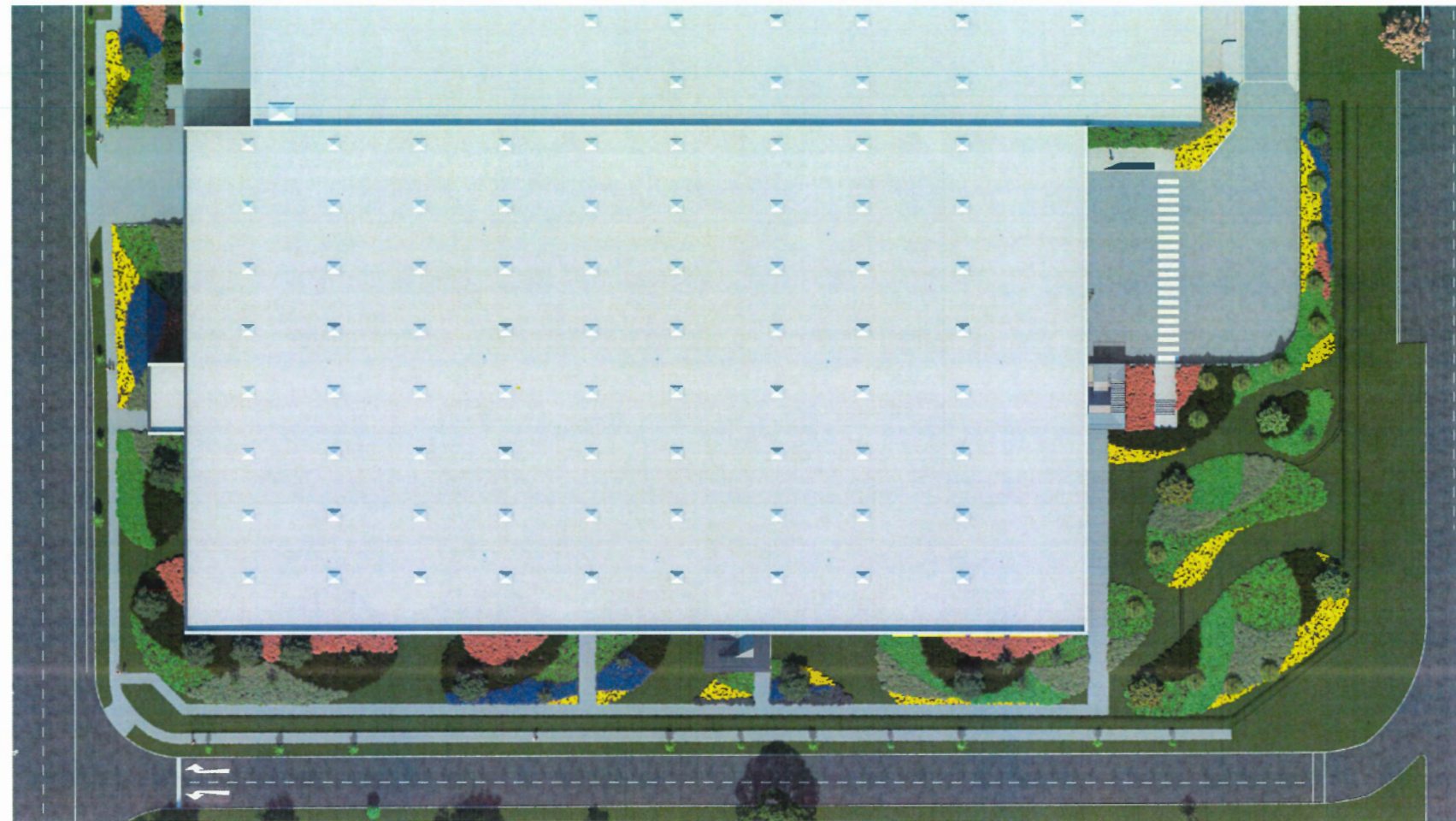
- 2024-02-23 ISSUED FOR DEVELOPMENT PERMIT RESUBMISSION
- 2023-09-29 ISSUED FOR TENDER
- 2023-08-18 ISSUED FOR TENDER
- 2023-06-09 ISSUED FOR DEVELOPMENT PERMIT
- 2023-04-11 ISSUED FOR 75% BUILDING PERMIT REVIEW
- 2023-03-21 ISSUED FOR 50% BUILDING PERMIT REVIEW



IKEA Richmond Expansion
 1125 JACOMBS RD UNIT 1
 RICHMOND, BC V6V 1Z5

SCALE: AS SHOWN
 JOB #: 2214
 DRAWN BY: DM
 CHECKED BY: DM

Landscape Section



2 Plan View

Keynotes

- 1 insulated prefabricated metal building
- 2 concrete columns
- 3 insulated doors
- 4 steel stairs
- 5 steel guard rails
- 6 loading dock seal
- 7 loading dock bumper
- 8 parapet cap
- 9 signage
- 10 lockers
- 11 roof scupper
- 12 exterior lighting
- 13 loaded glazing units
- 14 mechanical screen

200-01-01 Insulated Development Form
 200-01-02 Insulated Development Form
 200-01-03 Insulated Development Form
 200-01-04 Insulated Development Form
 200-01-05 Insulated Development Form
 200-01-06 Insulated Development Form
 200-01-07 Insulated Development Form
 200-01-08 Insulated Development Form
 200-01-09 Insulated Development Form
 200-01-10 Insulated Development Form
 200-01-11 Insulated Development Form
 200-01-12 Insulated Development Form
 200-01-13 Insulated Development Form
 200-01-14 Insulated Development Form
 200-01-15 Insulated Development Form
 200-01-16 Insulated Development Form
 200-01-17 Insulated Development Form
 200-01-18 Insulated Development Form
 200-01-19 Insulated Development Form
 200-01-20 Insulated Development Form
 200-01-21 Insulated Development Form
 200-01-22 Insulated Development Form
 200-01-23 Insulated Development Form
 200-01-24 Insulated Development Form
 200-01-25 Insulated Development Form
 200-01-26 Insulated Development Form
 200-01-27 Insulated Development Form
 200-01-28 Insulated Development Form
 200-01-29 Insulated Development Form
 200-01-30 Insulated Development Form
 200-01-31 Insulated Development Form
 200-01-32 Insulated Development Form
 200-01-33 Insulated Development Form
 200-01-34 Insulated Development Form
 200-01-35 Insulated Development Form
 200-01-36 Insulated Development Form
 200-01-37 Insulated Development Form
 200-01-38 Insulated Development Form
 200-01-39 Insulated Development Form
 200-01-40 Insulated Development Form
 200-01-41 Insulated Development Form
 200-01-42 Insulated Development Form
 200-01-43 Insulated Development Form
 200-01-44 Insulated Development Form
 200-01-45 Insulated Development Form
 200-01-46 Insulated Development Form
 200-01-47 Insulated Development Form
 200-01-48 Insulated Development Form
 200-01-49 Insulated Development Form
 200-01-50 Insulated Development Form
 200-01-51 Insulated Development Form
 200-01-52 Insulated Development Form
 200-01-53 Insulated Development Form
 200-01-54 Insulated Development Form
 200-01-55 Insulated Development Form
 200-01-56 Insulated Development Form
 200-01-57 Insulated Development Form
 200-01-58 Insulated Development Form
 200-01-59 Insulated Development Form
 200-01-60 Insulated Development Form
 200-01-61 Insulated Development Form
 200-01-62 Insulated Development Form
 200-01-63 Insulated Development Form
 200-01-64 Insulated Development Form
 200-01-65 Insulated Development Form
 200-01-66 Insulated Development Form
 200-01-67 Insulated Development Form
 200-01-68 Insulated Development Form
 200-01-69 Insulated Development Form
 200-01-70 Insulated Development Form
 200-01-71 Insulated Development Form
 200-01-72 Insulated Development Form
 200-01-73 Insulated Development Form
 200-01-74 Insulated Development Form
 200-01-75 Insulated Development Form
 200-01-76 Insulated Development Form
 200-01-77 Insulated Development Form
 200-01-78 Insulated Development Form
 200-01-79 Insulated Development Form
 200-01-80 Insulated Development Form
 200-01-81 Insulated Development Form
 200-01-82 Insulated Development Form
 200-01-83 Insulated Development Form
 200-01-84 Insulated Development Form
 200-01-85 Insulated Development Form
 200-01-86 Insulated Development Form
 200-01-87 Insulated Development Form
 200-01-88 Insulated Development Form
 200-01-89 Insulated Development Form
 200-01-90 Insulated Development Form
 200-01-91 Insulated Development Form
 200-01-92 Insulated Development Form
 200-01-93 Insulated Development Form
 200-01-94 Insulated Development Form
 200-01-95 Insulated Development Form
 200-01-96 Insulated Development Form
 200-01-97 Insulated Development Form
 200-01-98 Insulated Development Form
 200-01-99 Insulated Development Form
 200-01-100 Insulated Development Form

1 Key Plan

Existing building
Proposed addition

Knight St
 Conover Road
 200-02
 200-03
 200-04
 200-05
 200-06
 200-07
 200-08
 200-09
 200-10
 200-11
 200-12
 200-13
 200-14
 200-15
 200-16
 200-17
 200-18
 200-19
 200-20
 200-21
 200-22
 200-23
 200-24
 200-25
 200-26
 200-27
 200-28
 200-29
 200-30
 200-31
 200-32
 200-33
 200-34
 200-35
 200-36
 200-37
 200-38
 200-39
 200-40
 200-41
 200-42
 200-43
 200-44
 200-45
 200-46
 200-47
 200-48
 200-49
 200-50
 200-51
 200-52
 200-53
 200-54
 200-55
 200-56
 200-57
 200-58
 200-59
 200-60
 200-61
 200-62
 200-63
 200-64
 200-65
 200-66
 200-67
 200-68
 200-69
 200-70
 200-71
 200-72
 200-73
 200-74
 200-75
 200-76
 200-77
 200-78
 200-79
 200-80
 200-81
 200-82
 200-83
 200-84
 200-85
 200-86
 200-87
 200-88
 200-89
 200-90
 200-91
 200-92
 200-93
 200-94
 200-95
 200-96
 200-97
 200-98
 200-99
 200-100

DP 22-023533
January 20, 2025
Reference Plan



3 East View from Knight St



4 West View from Jacombs Rd

**RSA
AW**

RSA & Associates
 ARCHITECTURE
 100-1000
 100-1000
 100-1000
 100-1000

IKEAR
 IKA Richmond Expansion

2025 Jacombs Rd
 Richmond BC V6P 1Z5
 scale: 1:500
 drawn by: JB
 1/20/25
 reviewed by: RSA/CL
 DP

Street Views

- Keynotes**
- 1 insulated precast metal building
 - 2 concrete columns
 - 3 insulated doors
 - 4 steel stairs
 - 5 steel guard rails
 - 6 loading dock seal
 - 7 loading dock bumper
 - 8 parapet cap
 - 9 signage
 - 10 lockers
 - 11 roof scupper
 - 12 exterior lighting
 - 13 sealed glazing units
 - 14 mechanical screen
- Site**
- 150-16-11 Road to Reservoir Parcel
 - 150-16-11 Road to Reservoir Parcel
 - 150-16-11 Road to Reservoir Parcel
 - 150-16-11 Road to Reservoir Parcel
 - 150-16-11 Road to Reservoir Parcel



1 South-West View from Jacombs Rd. and Connector Rd (Mannini Way)



2 South-East View from Connector Rd (Mannini Way)



3 East View from Connector Rd (Mannini Way)



4 South-East View from Connector Rd (Mannini Way)

DP 22-023533
January 20, 2025
Reference Plan

RSA
AW

Rural Service Area
 South Fraser Regional District
 150-16-11
 150-16-11
 150-16-11

IKEA.R
 IKEA Richmond Expansion

3320 Jacombs Rd
 Richmond BC V6F 1S4

Scale: 1:500
 Date: 01/20/25
 Drawn by: JZ
 Checked by: AC/BC/RSA

Street Views



To: Development Permit Panel

Date: January 22, 2025

From: Joshua Reis
Director, Development

File: DP 23-018521

**Re: Application by Fougere Architecture Inc. for a Development Permit at
7491 No. 1 Road**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 110 townhouse units at 7491 No. 1 Road on a site zoned “Low Density Townhouses (RTL1)”; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum building height from 9.0 m to 9.25 m.

A handwritten signature in black ink, appearing to read 'Joshua Reis'.

Joshua Reis, MCIP, RPP, AICP
Director, Development
(604-247-4625)

JR:ak
Att. 4

Staff Report

Origin

Fougere Architecture Inc., on behalf of QPE Townhouse Project BT Limited (Directors: Kelvin Leung, Jennifer Chan, Nelson Chan and Thomas Leung), has applied to the City of Richmond for permission to develop 110 townhouse units and one amenity building at 7491 No. 1 Road on a site zoned “Low Density Townhouses (RTL1)”. The site currently contains 68 vacant townhouse units. In 2022, a strata wind up process was completed by the developer and the units were vacated before the end of 2024. A location map of the site is provided in Attachment 1.

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

- Removal of existing on-site water and sanitary services and discharge of existing Statutory Right-of-Ways (SRWs).
- Installation and connection of new on-site water and sanitary services and registration of new SRWs.
- Frontage improvements along Moresby Drive and No. 1 Road including new sidewalk, landscaped boulevard, new curb and gutter, and driveway letdown upgrades.
- Upgrade of traffic signals and the existing bus stop.

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 Moresby Drive are lot zoned “Small-Scale Multi-Unit Housing (RSM/L)”, each containing single-detached dwellings.

To the East: Abutting the subject site along No. 1 Rd is a lot zoned “Low Density Townhouses (RTL1)”, containing a six-unit townhouse development located at 7471 No. 1 Road. Across No. 1 Road are a mix of single-detached dwellings fronting Lang Place and No 1 Road, and three-storey townhomes fronting No. 1 Road, on properties zoned “Small-Scale Multi-Unit Housing (RSM/L)” and “Medium Density Townhouses (RTM2)” respectively.

To the South: Lots zoned “Town Housing and Low Rise Apartment (ZT97) – No. 1 Road and Blundell Road (Seafair)” and “Low Density Townhouses (RTL1)”, containing low-rise apartment buildings and two-storey townhouses.

To the West: A lot zoned “School & Institutional Use (SI)” containing Quilchena School Park and Quilchena Elementary School.

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 Development Permit (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 Density Townhouses (RTL1)” 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 to:

- 1) Increase the maximum building height from 9.0 m to 9.25 m.

Staff supports the proposed variance for the following reasons:

- *The requested variance is minor in nature and is proposed in order to accommodate the three-storey housing form. Other similar townhouse forms typically have a height of up to 12.0 m.*
- *The applicant has provided a shadow study which indicates that the proposed height has minimal impacts on adjacent properties.*
- *The interface of the townhouses along No. 1 Road and Moresby Drive have been designed to a pedestrian scale. As the sidewalk grade is higher than the ground floor level of the townhomes will be, the balconies at the second level will be closer to the street level than normal, improving the overall street presence of the development.*
- *The proposed height increase adds visual interest to the overall project design and allows for slight variation in roof lines for building and individual unit articulation.*

Advisory Design Panel Comments

The Advisory Design Panel (ADP) reviewed this proposal on September 5, 2024, and supported the proposal to move forward to DP Panel subject to the application giving consideration to the comments identified by the 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

Existing Encumbrances

- There is a City SRW registered on Title of the subject property for water and sanitary sewer services. As part of the Servicing Agreement, the applicant will install a new watermain and sanitary sewers, register new SRWs, remove the old services and discharge the existing SRWs on-site.
- There is an easement registered on Title in favour of the strata to the south to access and maintain a water line on the subject site. The proposed townhouse buildings do not encroach into the easement area. As a result of the construction of a new watermain and SRW that will service the Strata to the south, and as determined through the Servicing Agreement, this easement may be discharged from Title. The owner shall be responsible for obtaining any approvals from the adjacent strata to discharge the easement.

Conditions of Adjacency

- The subject site abuts Quilchena School Park to the west. A dense row of City trees will be retained along the shared property line, providing a natural transition between the park and the new townhouse development.
- The proposed development presents a three-storey townhouse building form along the site's north (Moresby Road) and east (No. 1 Road) frontages. The front yards of these units include grade level porches and private outdoor spaces that separate the buildings from the street.
- The proposed townhouse development has been designed with consideration of the existing surrounding context. All units are three-storeys and have been oriented to maximize tree retention and maximize building separations from existing adjacent townhouses. The proposed townhouses will be located a minimum of 6 m from adjacent existing townhouses to the east and to the south.
- Majority of the site's existing grade will be maintained to maximize tree retention and to provide an appropriate transition to adjacent properties. The retention of trees along the west and south property lines of the subject site, and along the south property line of the neighbouring site at 7471 No. 1 Road, will continue to provide natural screening between the new development and adjacent properties.
- On site stormwater will be managed through to use of underground catch basins, surface grading and lawn basins. Site grading has been designed to create a surface runoff path that would direct water to Moresby Drive.
- The applicant has designed the mechanical and storage spaces at the ground level to be elevated in order to comply with the Flood Plain Designation and Protection Bylaw (Plan #28) where no habitable space is permitted below the Flood Construction Level. Prior to DP issuance, a flood indemnity covenant is required to be registered on Title.

Urban Design and Site Planning

- The site layout consists of 110 townhouse dwelling units in 24 three-storey building clusters and one stand-alone amenity building arranged along a series of internal drive aisles.
- The project is proposed to be developed in five phases (Plan #5), with Phase 1 including the central outdoor amenity space and amenity building.
- Townhome units fronting Moresby Drive and No. 1 Road reflect a contemporary residential character through the provision of grade level porches and balconies at the second storey, promoting a pedestrian friendly streetscape.
- Common outdoor amenity space is located in the west central area of the site, strategically integrating with a number of existing trees to be protected and retained. The 1,010 m² area (exceeding the OCP guideline at 660m²) contains walking paths and seating, with 348 m² of space dedicated to children's play. The children's play area has been designed to cater to different age groups through the provision of two play structures equipped with slides and climbing elements, rockers, stepping stumps, boulders, and spring rockers.
- The indoor amenity space is located north of the main outdoor amenity space, south of the Moresby Drive access, at the northwest section of the subject site. As the development of the site will be phased, the applicant proposes to use a portion of the indoor amenity building as amenity space (89 m²) and a portion of the building (77 m²) as a temporary sales centre for the first three phases of development. The amount of space functioning as indoor amenity available for the first three phases of development exceeds City policy (min. 70 m²).
To ensure that the indoor amenity space will ultimately be fully converted as the

development builds out, the applicant is required to enter into a legal agreement and provide a security of \$50,000.00 as a condition of DP issuance. At the developer's cost, the developer is required to renovate and furnish the temporary sales space as indicated on the DP plans by June 30, 2028, or when all units have been sold, whichever occurs first. The granting of occupancy of Phases 4 and 5 will be contingent on the completion of the amenity building renovations. No more than three regular visitor parking spaces can be utilized for the sales centre at any time.

- Programming for the indoor amenity space includes an entertainment room, a lounge area and a gym. Additional outdoor patio space is also proposed along the south and west edges of the amenity building.
- Prior to DP issuance, the following SRWs are required to be registered on Title:
 - 4 m x 4 m corner cut at the intersection of Moresby Drive and No. 1 Road.
 - 1.90 m wide SRW for Public-Right-of-Passage (PROP) along the entire east frontage abutting No. 1 Road to enable frontage improvements works to be encompassed in the Servicing Agreement.

This SRW area will be transferred to the City once the final Building Permit granting occupancy for the last phase (Phase 5) of the subject development has been granted.

- The two existing vehicle accesses from Moresby Drive and No. 1 Road are proposed to be upgraded and has been reviewed and supported by the City's transportation staff. The south access to the site along No. 1 Road is to be restricted to "right in, right out" vehicle movements only. This mirrors the access condition of the new townhouse development located directly across No. 1 Road, which is also is restricted to "right in, right out" only. Driveway access upgrades and frontage improvements are to be completed as part of the required Servicing Agreement.
- The proposed internal drive aisle network has been designed to provide access to adjacent properties at 7471 and 7531 No. Road. Prior to DP issuance, the applicant is required to register a SRW on Title over a portion of the drive aisle and internal walkway for PROP to enable access to be shared in the future by neighbouring properties at 7471 and 7531 No. 1 Road should they redevelop.
- Signage will be provided at the future connection points to indicate future shared use of the drive aisle with adjacent properties (Plan #4).
- On-site pathways provide a pedestrian network from individual units to common amenity spaces internally and to access public sidewalks along Moresby Drive and No. 1 Road. Decorative permeable pavers are used to highlight areas where there is dual use of the drive aisle by both vehicles and pedestrians.
- On-site parking is provided in accordance with Zoning Bylaw No 8500 including 220 residential parking spaces and 28 visitor parking spaces. Each unit contains two side-by-side parking spaces enclosed within individual garages.
- Two Class 1 bicycle parking spaces are provided for each unit within their individual garages. 35 Class 2 bicycle parking spaces are located throughout the site, in key areas such as by the amenity building, main driveway accesses and by buildings 13 and 14. Both the Class 1 and Class 2 bicycle parking space provisions for this development exceed the bylaw requirement (138 and 22 respectively) for a total of 220 Class 1 and 35 Class 2 spaces.
- The applicant is providing a voluntary Public Art contribution of approximately \$137,950.76, consistent with the Richmond Public Art Program Policy. The contribution amount is based

on the maximum buildable floor area of 12,564.75 m² (135,245.84 ft²) and the recommended public art contribution based on administrative guidelines for \$1.02/ft² (2024 rate).

- Waste and recycling bins are to be located in individual garages consistent with the proposed door-to-door collection.

Architectural Form and Character

- The proposed exterior design aims for a contemporary architectural style with varying flat roofs. Exterior finish materials (brick, Hardie siding, Hardie board and batten, Hardie reveal panels) in warm neutral tones are consistent with the design guidelines.
- Building massing is broken up through a combination of colour, building projections and recesses, patios and roof variation. Unit individuality is expressed through private landscape yards with gates and covered entry porches.
- The amenity building uses a similar colour palette with the addition of stone cladding to differentiate its function from the rest of the residential homes.

Landscape Design and Open Space Design

- Staff received a Certified Arborist Report identifying 172 bylaw trees on-site, 12 off-site trees and 68 City trees.
- 48 on-site trees (tag# 930, 939, 3201, 3202, 3203, 3210, 3211, 3214, 3215, 3217, 3219, 3220, 3222, 3223, 3224, 3226, 3230, 3231, 3232, 3233, 3234, 3236, 3237, 3247, 3249, 3250, 3251, 3253, 3254, 3264, 3298, 3307, 3309, 3310, 3311, 3312, 3313, 3315, 3316, 3317, 3318, 3320, 3321, 3322, 3326, 3353, 3354 and NT-1) have been identified for retention. Throughout the review process, staff worked with the applicant to identify the retention of as many trees in good health on site as possible, including changes to the site plan to ensure retention of key clusters of trees. Prior to DP issuance, submission to the City a Tree Survival Security in the amount of \$440,000.00 is required to ensure that the 48 on-site trees identified for retention will be protected (Plan #36).
- The Project Arborist reviewed and determined that 124 on-site trees are either in poor condition or in conflict with the demolition of existing homes and unlikely to survive after demolition of buildings on site (Plan #36). The applicant is proposing to remove these 124 on-site trees. City Tree Preservation staff have reviewed the arborists report and concur with the Project Arborists findings.
- Based on City policy of 2:1 ratio of tree replacement, 248 replacement trees are required. The applicant proposed to plant 165 new trees on site with a mix of coniferous and deciduous trees for variation and seasonal interest (Plan #37). The Project Arborist and Landscape Architect have confirmed that no additional planning opportunities are available on site. The applicant will provide a voluntary contribution of \$62,250.00 to the City's Tree Compensation Fund in lieu of the remaining 83 trees that cannot be accommodated on the subject property after redevelopment.
- Two City trees (tag# 3366 and NT-8) are dead and have been approved for removal by the City Arborist.
- Prior to DP issuance, submission to the City of a Tree Survival Security in the amount of \$168,960.00 is required to ensure that the 66 City trees, located mainly along the rear of the subject site, identified for retention will be protected.
- The 12 off-site trees located on neighbouring properties to the east at 7471 No 1 Road and to the south at 3851 Blundell Road are to be retained and protected.

- Prior to DP issuance, the applicant is required to submit to the City a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to demolition of the existing dwellings on the subject site, the applicant is required to complete the installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site and remain in place until construction and landscaping on-site is completed.
- Pockets of landscaping with shrubs and grasses will be provided along the internal drive aisles and walkways. Curved benches are proposed around two oak trees to be retained on-site, one located by the Moresby Drive entry to the north and the other by the No. 1 Road entry to the south.
- Each unit will have a private outdoor space in the form of a yard with a patio and landscape area, consistent with guidelines (30m² per unit). Most units will also have additional space in the form of balconies.
- The proposed grading of the site is designed to enable tree retention and manage on-site stormwater. Portions of the site adjacent to the amenity area and area between buildings 4, 5, 6, are raised up to the first-floor level to provide private yards which can be directly accessed from the living area, adding variation to the unit types and improving the private of the yards adjacent to the outdoor amenity space.
- To define the street edges along No. 1 Road and Moresby Drive, 1 m (42") high fencing with pedestrian gates are proposed. The aluminum picket fence will be used to delineate the private front yard spaces from the street and solid wood fencing will provide privacy along common property lines and with adjacent properties.
- Pedestrian scale signage is proposed for all entrances to the development, as well as intersections of internal roads and walkways.
- High efficiency on-site irrigation is proposed to ensure continued maintenance of live landscaping.
- A landscape security in the amount of \$1,903,613.36 is required in order to ensure that the proposed landscaping works are completed.

Crime Prevention Through Environmental Design

- The project's design incorporates strategies of natural surveillance, natural control access and territorial reinforcement. The ground floor areas include fenced yards with low planting, creating a clearly marked transition between public and private space. The balconies and covered porches provide outdoor living spaces for residents, increasing passive surveillance opportunities along road frontage, pedestrian pathways and shared outdoor spaces.
- Pedestrian pathways throughout the site are clearly delineated and are designed to provide visual porosity of the development. Units along the pathways have been oriented to maximize passive surveillance of the pathways.
- The indoor amenity building has been carefully located to allow for passive surveillance of the children's play area and the mailbox area.

- The proposed lighting provides low glare lighting throughout the site, along pedestrian pathways and outdoor amenity areas, mitigating dark corners and enhancing security. Additional lighting along the drive aisle will be provided by building mounted fixtures.

Accessible Housing

- The proposed development includes 11 convertible units that are designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of these units will require the installation of an elevator.
- All of the proposed units incorporate aging-in-place features to accommodate mobility constraints associated with aging. These features include:
 - stairwell hand rails;
 - lever-type handles for plumbing fixtures and door handles; and
 - solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

Sustainability

- The applicant has submitted written confirmation from their Certified Energy Advisor indicating that the project will incorporate several building strategies and features to achieve Step 3 with EL-4, consistent with current City regulations.
- Ground source heat pumps for space heating and cooling are proposed to be located inside the building on the ground floor, mounted above the FCL. Additionally, high-efficiency electric water heaters and high thermal resistance insulation are proposed.
- High-efficiency automatic irrigation system will be provided for all soft-landscaped areas of the development.

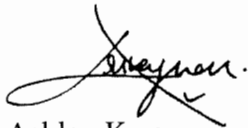
Site Servicing

- A Site Servicing Agreement is required as a condition of Building Permit issuance for the design and construction of servicing upgrades and frontage improvements. Servicing and frontage upgrade improvements include but are not limited to:
 - Removal of existing water and sanitary mains and discharge of on-site SRWs installation of new watermain, approximately 82 m long from No. 1 Road, along the south property line and registration of a new SRW, minimum 6 m wide.
 - Installation of new sanitary sewers north of the property line at 7471 No. 1 Road and registration of a new 6 m wide SRW.
 - Installation of a new storm sewer service connection.
 - Installation of new fire hydrants.
 - Frontage improvements along Moresby Drive and No. 1 Road including new sidewalk, landscaped boulevard, new curb and gutter and driveway letdown upgrades.
 - Upgrade of traffic signals and the existing bus stop.
- The applicant is required to obtain any approvals for works that may require construction on adjacent sites at their own cost.

Conclusions

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

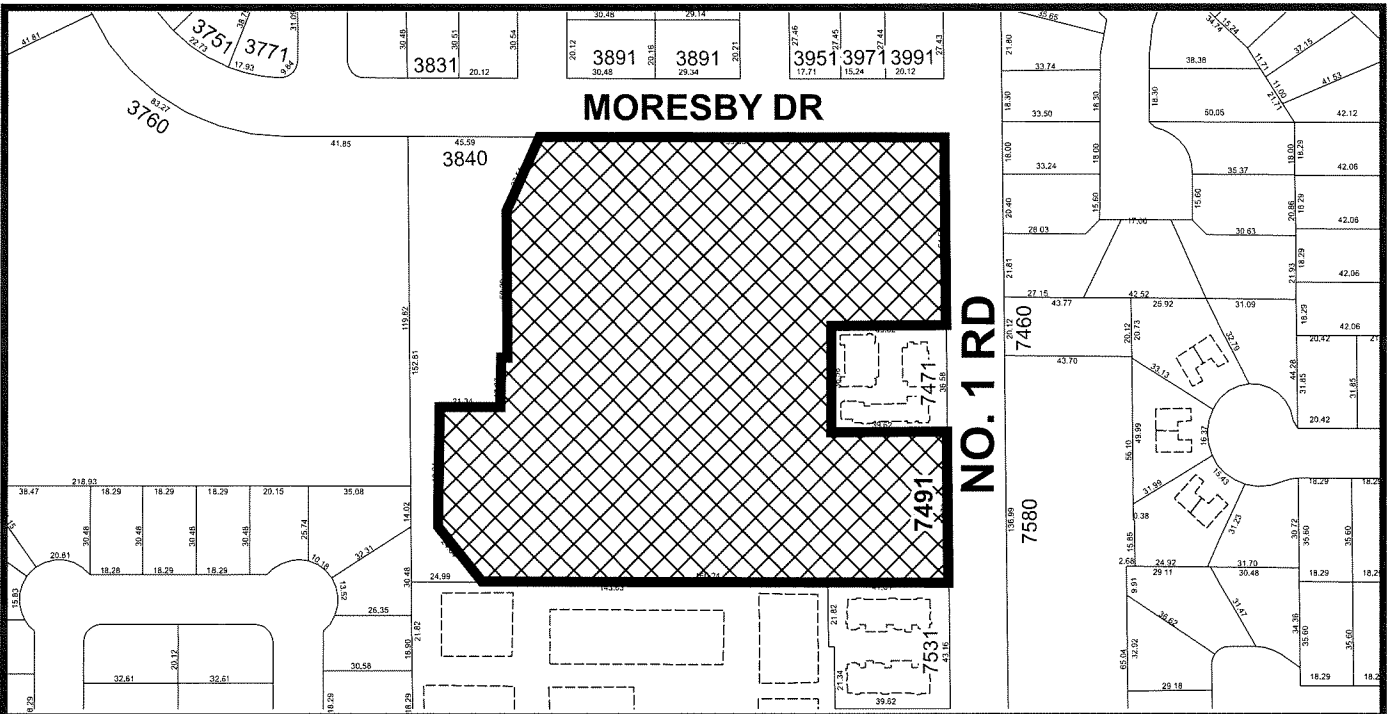
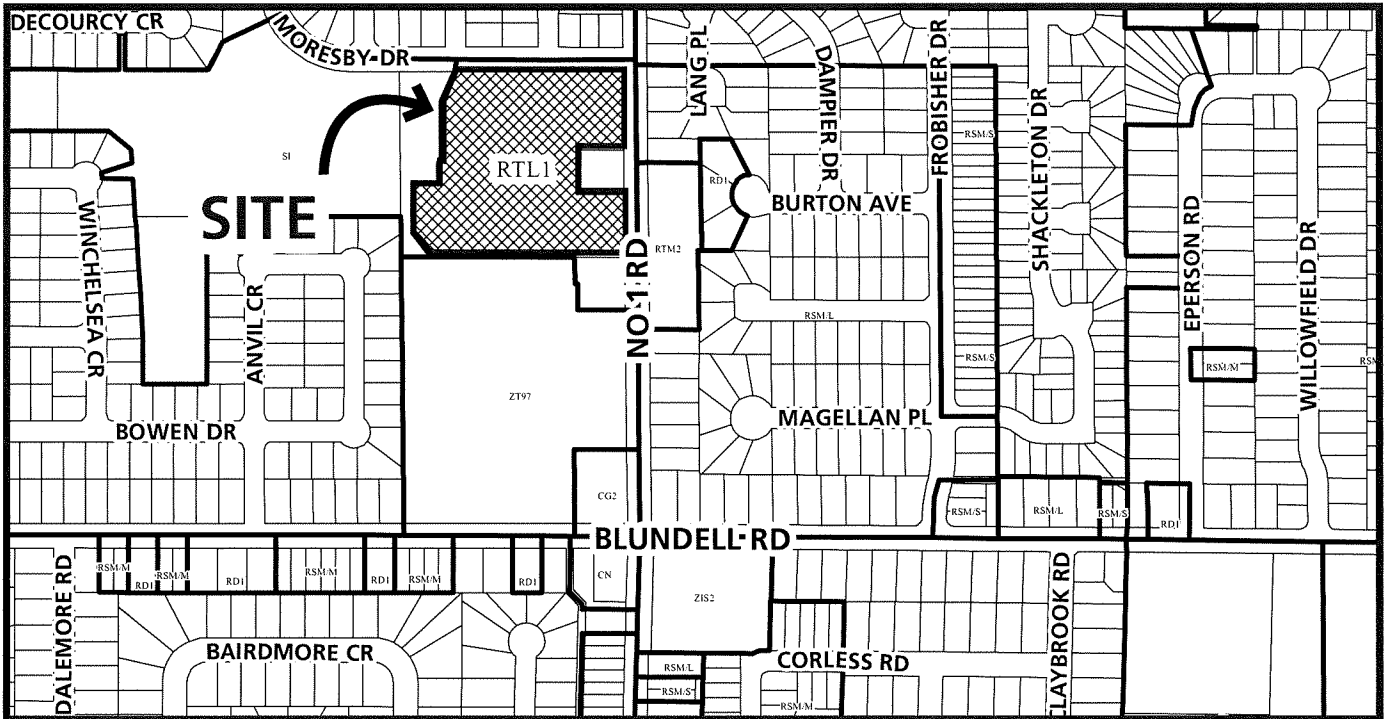
The list of Development Permit Considerations is included in Attachment 4, which has been agreed to by the applicant (signed concurrence on file).



Ashley Kwan
Planner 1
(604-276-4173)

AK:js

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

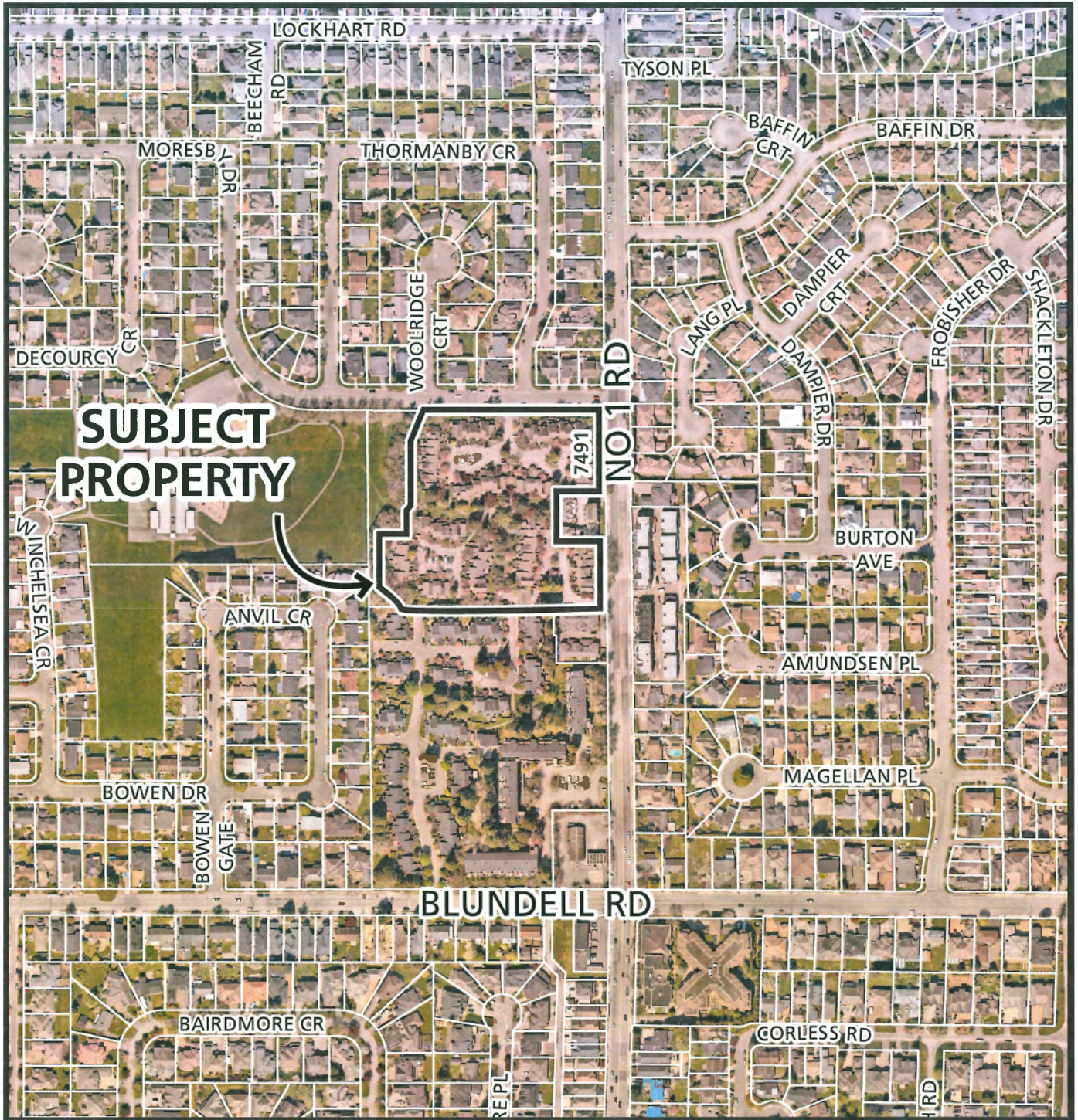


DP 23-018521

Original Date: 05/23/23
 Revision Date: 01/16/25
 Note: Dimensions are in METRES



City of Richmond



DP 23-018521

Original Date: 01/16/25

Revision Date:

Note: Dimensions are in METRES



DP 23-018521

Attachment 2

Address: 7491 No. 1 Road

Applicant: Wayne Fougere

Owner: QPE Townhouse Project BT LTD

Planning Area(s): Seafair

Floor Area Gross: 18,627 m² (200,495 ft²) Floor Area Net: 12,564 m² (135,240 ft²)

	Existing	Proposed
Site Area:	22,845 m ²	No Change
Land Uses:	Town housing	No Change
OCP Designation:	Neighbourhood Residential	No Change
Zoning:	Low Density Townhouses (RTL1)	No Change
Number of Units:	68	110

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.55	0.55	none permitted
Lot Coverage:	Buildings: Max. 40% Non-porous surfaces: Max. 65% Live Landscaping: Min. 25%	Buildings: 31% Non-porous surfaces: 59% Live Landscaping: 26%	None
Setback – Front Yard (East):	Min. 6.0 m	6.01 m	None
Setback – Front Yard (North):	Min. 6.0 m	6.12 m	None
Setback – Side Yard (South):	Min. 3.0 m	4.62 m	None
Setback – Rear Yard (West):	Min. 3.0 m	3.09 m	None
Height (m):	Max. 9.0 m	9.25 m	To increase from 9.0 m to 9.25 m
Off-street Parking Spaces – Residential/Visitor	220 (R) and 22 (V)	220 (R) and 28 (V)	None
Off-street Parking Spaces – Accessible:	5	7	None
Tandem Parking Spaces	Permitted – Maximum 50% of required spaces	0	None
Bicycle Parking	Class 1: Min. 138 Class 2: Min. 22	Class 1: 220 Class 2: 35	None
Amenity Space – Indoor:	Min. 100 m ²	166 m ²	None
Amenity Space – Outdoor:	Min. 660 m ²	1,010 m ²	None

Excerpt from the Minutes from
The Advisory Design Panel Meeting

Thursday, September 5, 2024 – 4:00 p.m.
Remote (Webex) Meeting

DP 23-018521 – 110 TOWNHOUSE UNITS AND ONE AMENITY BUILDING

ARCHITECT: Fougere Architecture Inc.
LANDSCAPE ARCHITECT: Van der Zalm + Associates
PROPERTY LOCATION: 7491 No. 1 Road

Applicant's Presentation

Architect Wayne Fougere, Fougere Architecture Inc., and Landscape Architect Micole Wu, Van der Zalm + Associates, presented the project and answered queries from the Panel.

Panel Discussion

Comments from Panel members were as follows:

- consider highlighting the proposed sustainability features in the project, e.g. the ground source heat pumps, through installing on-site signage or including in the strata management's manual for residents, and providing information on how these work to enhance awareness on their contribution to environmental sustainability; ***Sustainability features will be included in the strata management manual.***
- like the project and its rich planning; appreciate the different orientation of the buildings and the balanced site layout; appreciate the large outdoor and indoor amenity areas which are centrally located; ***Noted with thanks.***
- appreciate the applicant's presentation; like the variety of treatments for the façade of the townhouse buildings given the limited materials and colours; the applicant has managed to create some variation; ***Noted with thanks.***
- appreciate the urban look of the buildings which brings a fresh addition to the neighbourhood's predominantly traditional character; due to its small size and architectural style, stepping back of the building's third storey would be challenging; ***Noted with thanks.***

- concerned about the potential tunnel effect adjacent to the concrete retaining walls adjacent to the play area as a result of raising the yards of adjacent townhouse units; consider appropriate treatment to the retaining walls to mitigate their impact on the adjacent play area and reduce wall massing; ***The potential tunnel effect will be mitigated by the large open space towards the amenity building to the north. Large evergreen shrubs and hedging will screen the tiered and naturally textured block walls towards the usable amenity space in addition to a group of large, retained trees.***
- consider introducing a warmer or cooler hue of brick on the façade of the townhouse buildings to help provide identity to each building as the proposed development is a large complex; ***An additional brick colour introduced. The locations of these brick finishes are carefully chosen to add variety to the facade from the fronting streets and internal driveways.***
- appreciate that the primary consideration for the design of the proposed development is the retention of existing trees; ***Noted with thanks.***
- echo the concern of Panel members regarding the proposed site grading and on-site stormwater management; however, understand that the applicant has considered available options to mitigate potential flooding risk; ***Noted.***
- overall, appreciate the proposed site plan and the applicant's focus on retaining existing trees; ***Noted.***
- the proposed exterior materials and colours are limited and not able to provide for sufficient variation to the façade of townhouse buildings; notice that there is lack of variation to the balconies and roof lines; consider introducing additional materials and colours and more architectural articulation to the building form (e.g. varying the design of and treatment to the balconies and parapets) to help provide building identity and enhance wayfinding; ***Elevations revised to have variations in the balcony and post colours. Roof lines of buildings facing the common outdoor open space revised to add 1' roof popups.***
- appreciate the individual scale of the buildings and the amount of green space throughout the subject site; ***Noted with thanks.***
- appreciate the applicant's presentation and intention to design the project around existing trees, resulting in natural on-site circulation; ***Noted with thanks.***
- concerned about the proposed location of the convertible units; concerned that the proposed convertible units may be built only in the later phases of the project; ***Effort was made to consider adding convertible units to buildings in phases 1 and 2, but due to the grade change from the sidewalk, some of these units have steps leading to their entrances. Therefore, adding convertible units to phases 1 and 2 isn't possible. However, the site plan is revised to have 6 convertible homes in phase 3. These homes are centrally located and very close to the mail kiosk, accessible parking spaces, pedestrian linkages, and indoor and outdoor amenities.***

- specify that shade tolerant sod will be planted as shadow studies indicate that a lot of grass will get sun exposure only in the summer months; ***Hydroseeding with shade-tolerant grass seeds are used in the shaded areas where regular sod struggles to survive.***
- consider stronger differentiation/variation of pedestrian pathways in the roadways in terms of texture and colour to provide traffic calming effect to on-site vehicular circulation; ***Landscape plans and detail for stamped asphalt have been updated to show a stronger contrast in colour for all pedestrian paths in the roadways. Landscape plans and detail for stamped asphalt have been updated to show a stronger contrast in colour for all pedestrian paths in the roadways.***
- consider metal fencing for units fronting No. 1 Road and Moresby Drive which are consistent with the railings on the balconies and enhance long-term maintenance; ***Aluminum picket fences have been added to frontages along No.1 Rd and Moresby Drive. Additionally, entry pillars have been added to all unit gates along Moresby Drive for a uniform appearance and increased prominence of building entrances.***
- the proposed outdoor amenity area provides amenities for all age groups; consider providing a passive amenity area around the two retained trees, e.g. through installing a low raised wooden platform to provide more seating opportunities and spread out the amenity area; ***Provided seating opportunities around the two retained oak trees.***
- agree with the Panel comment regarding the concern on the impact of the height of the retaining walls adjacent to the outdoor amenity space; ***The retaining walls are less than 1 meter in height. The evergreen shrubs added in front for screening will help address the concern about the impact on the adjacent amenity space.***
- appreciate the retention of existing mature trees on the site; however, consider installing a few trees along Moresby Drive, e.g. Vine Maples as the area will be in shade; ***We have proposed a row of street trees along Moresby. However, considering the north-facing orientation of the townhomes, we believe it's not advisable to place additional trees on-site due to potential shading.***
- concerned about the survivability of the proposed small planting pockets along the internal drive aisles; consider adding more soil volume and installing soil structure underneath the roadway to enhance the survivability of small trees; ***Outlines showing the extent of structural soil below driveways have been added to landscape plans to achieve sufficient soil volume.***
- good presentation and project design; ***Noted with thanks.***
- appreciate the presentation of the project and the well laid out presentation package provided by the applicant; ***Noted with thanks.***
- overall, the project is well thought out and existing site conditions have been carefully considered; ***Noted with thanks.***

- the proposed development feels like a village; livability and landscaping are nice; *Noted.*
- the applicant is encouraged to revisit potential options to address the grading of patios of townhouse units especially at the southeast corner without sacrificing the applicant's objective to retain existing trees; *We revisited options to see if the grading can be improved by providing raised patios or paths. However, this was challenging due to following reasons:*
 - *The proposed elevations are very close to the existing grades around the retained trees, and raising the grades will result in root aeration.*
 - *Raising the patio elevations will raise the average finished grade and thereby further exceeding the building height envelope. Raising the patio level will also affect the building presence along No.1 Road.*

To improve the home entry and street presence, the entry gates are defined with brick posts on either side. The walkways leading to the home have well defined landscape on either side. Furthermore, a contrasting colour is used for the unit entrance door from the rest of the façade.
- consider a consistent approach to the installation of bollard lighting for pedestrian pathways throughout the subject site, particularly along the pedestrian pathway adjacent to the southern internal drive aisles; also consider a consistent approach to the installation of step lights throughout the proposed development, especially in areas where grade changes occur; *A consistent lighting approach is implemented on-site, with wall-mounted lights on all steps and retaining walls, and bollard lights in areas where wall-mounted lights are not feasible. Additionally, along the pathway adjacent to the drive aisles, low glare light poles have been added to lighting plans.*
- the southeast corner looks bare; consider installing some trees along the driveway to provide more separation between the sidewalk and the driveway and between the side yards and the driveway to improve the pedestrian and vehicular access at the southeast corner; *The commented area has a sanitary SRW where trees are not permitted. However, low-growing shrubs at the driveway entry have been provided in coordination with Civil and the city for a more aesthetic appearance adjacent to the public sidewalk.*
- if the quality of native soil is good, recommend to keep the soil volume for tree grates at minimum level; however, consider increasing the soil volume if soil quality is not good; *All growing medium will consist of new imported topsoil for trees and plants, and we have no concerns about its quality.*
- appreciate the project and its presentation by the applicant; *Noted.*
- openings of proposed convertible units should be consistent with the City of Richmond guidelines for convertible units to ensure that wheelchairs can go through; *The main entry doors and balcony doors are 0.914m (3' 0") wide and have clear opening of 0.870m (2' 10") – Consistent with the guidelines. Bedroom and bathroom doors are 0.864m (2' 10") wide and have a clear opening of 0.819m (2' 8") – Consistent with the guidelines.*

- consider including electrical considerations in the final design of the convertible units such as the placement of electrical outlets in different parts of the convertible unit; ***Noted on the convertible unit plans to be incorporated into design.***
- overall, the project is successful considering the difficult site, e.g. working around the existing trees; ***Noted with thanks.***
- proposed height and massing of buildings fronting No. 1 Road is reasonable; however, the front doors of townhouse units are not prominent; consider ways to improve the sense of entry to these townhouse units and to other units where the front doors are not prominent; ***Many entrances for homes fronting the streets have walkways aligned with the front door or the entrance porch. The planting design will enhance the prominence of these entrances through symmetry and colour accents. To improve the home entry and street presence, the entry gates are defined with brick posts on either side. The walkways leading to the home have well defined landscape on either side. Furthermore, a contrasting colour is used for the unit entrance door from the rest of the façade so that it stands out from the rest of the building.***
- the central park area appears hemmed in by a lot of buildings; investigate ways to make the park more connected to the residents, especially at the southwest corner and improve its visual porosity; ***A unit from Building 20 has been moved to Building 19 to improve visual porosity to the outdoor amenity space.***
Note from staff: The plans submitted indicate that the above comment from ADP should refer to the “southeast corner” rather than the “southwest corner”.
- the north-south pedestrian pathway along the west side of Buildings 19 and 20 is too close to Building 16; consider increasing the separation of Building 16 from the pathway at this location, e.g. through meandering the pathway to provide a buffer to Building 16 and improve its interface with the north-south pathway; also consider installing planting along the pathway to provide a more welcoming experience for pedestrians; ***The north-south pathway along Buildings 19 and 20 has been curved slightly to allow for screening planting along the west side of the path to Building 16 and the adjacent driveway while keeping bends in the path to a minimum for accessibility and visual connections.***
- consider reorienting the amenity building to create a stronger visual link to the internal drive aisles and strengthen the north-south axis; ***The amenity building is visible from the Moresby entrance and has been strategically located parallel the children’s play area and to maximize sun exposure. Pedestrian pathways and wayfinding signage visually and physically direct users to the amenity building.***

- consider improving the relationship between the end units of Buildings 16, 17, and 18 with the adjacent pedestrian pathway and provide buffering and visual interest to the east faces of these buildings; ***Landscaping is provided at these end units. Additionally, corners of pathway intersections are now rounded to improve their relationship and accessibility within the narrow space.***
- the proposed convertible units are located along the south end of the site; consider relocating them around the site to ensure some convertible units will be built in the early phases of the development at the north end; ***Site plan revised to relocate 6 convertible homes (unit B) in phase 3.***
- provide information on lighting for vehicular paths as they are needed for meeting BC Building Code requirements; and ***Preliminary lighting for vehicular paths has been added to lighting plans. Requirements and specifications to meet BC Building Code will be coordinated with Electrical for the Building Permit submission.***
- the proposed development is large and increasing the variation in colour/tonne and architectural character could help differentiate the quadrants/areas in the proposed development and would provide better wayfinding through the subject site. ***Noted. Additional brick colour is introduced to give variation to the street facing homes and some internal drive aisle facing homes. While similar colours are used throughout the development, the textures and grains are different for different materials finishes which adds additional variety to the development. Additionally, each quadrant of the site is unique in terms of site planning. The northern part of the site has raised yard and open space elements while the southern part has mews which helps in wayfinding.***

Panel Decision

It was moved and seconded

That DP 23-018521 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: 7491 No. 1 Road

File No.: DP 23-018521

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

1. **(Sidewalk SRW)** The granting of an approximately 1.90 m wide statutory right-of-way (SRW) for Public-Right-of-Passage along the entire east property line abutting No 1 Road for frontage improvement and sidewalk widening purposes and a 4 m x 4 m corner cut at the northeast corner of the site for utilities and sidewalk purposes. Any works essential for public access within the required SRW are to be included in the Servicing Agreement (SA). Language should be included in the document that the entire SRW area shall be transferred to the City once the final Building Permit (BP) granting occupancy for the last phase (Phase 5) of this development has been granted.
2. **(Shared Future Access SRW)** Registration of a cross access easement, statutory right-of-way, and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over a portion of the internal drive-aisle in favour of future development on properties at 7471 and 7531 No. 1 Road and over a portion of the internal walkway in favour of future development at 7471 No. 1 Road, and requiring a covenant that the owner provided written notification of this through the disclosure statement to all initial purchasers, provide an acknowledgement of the same in all purchase and sale agreements, erect signage in the initial sales centre advising purchasers of the potential for these impacts, and install and maintain on-site signage at dead ends indicating future connection to the adjacent property. The agreement should also enable the future development of the properties at 7471 and 7531 No. 1 Road to conduct works necessary to facilitate this access.
3. **(Landscape Security)** Receipt of a Letter of Credit for landscaping in the amount of \$1,903,613.36 (based on the costs estimate provided by a CSLA registered landscape Architect including 10% contingency).
4. **(Tree Compensation)** City acceptance of the developer's offer to voluntarily contribute \$62,250.00 to the City's Tree Compensation Fund for the planting of the remaining 83 replacement trees within the City.
5. **(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.
6. **(Tree Survival Security)** Submission of a Tree Survival Security to the City in the amount of \$440,000.00 for the 48 on-site trees (tag# 930, 939, 3201, 3202, 3203, 3210, 3211, 3214, 3215, 3217, 3219, 3220, 3222, 3223, 3224, 3226, 3230, 3231, 3232, 3233, 3234, 3236, 3237, 3247, 3249, 3250, 3251, 3253, 3254, 3264, 3298, 3307, 3309, 3310, 3311, 3312, 3313, 3315, 3316, 3317, 3318, 3320, 3321, 3322, 3326, 3353, 3354, and NT-1) to be retained.
7. **(City Tree Survival Security)** Submission of a City Tree Survival Security to the City in the amount of \$168,960.00 for the 66 City trees (tag# 3363, 3364, 3365, 3371, 3372, 3378, 3379, 3380, 3384, 3389, 3390, 3391, 3399, 3400, 3403, 3404, 3405, 3410, 3416, 3418, 3423, 3424, 3426, 3427, 3433, 3434, 3435, 3436, 3439, 3441, 3447, 3450, 3452, 3458, 3462, 3466, 3469, 4400, 4403, 4405, 4407,

4408, 4411, 4412, 4419, 4421, 4422, 3361-HP, 3387-HP, 3388-HP, 3411-HP, 3428-HP, 3432-HP, 3437-HP, 3440-HP, 3446-HP, 3449-HP, 3451-HP, 3453-HP, 3464-HP, 3470-HP, C1-NT, C2-3209, NT-5-HP, NT-6-HP, NT-7-HP) to be retained.

8. **(Tree Protection Fencing)** Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
9. **(Flood Indemnity)** Registration of a flood indemnity covenant on title.
10. **(Indoor Amenity)** Registration of a legal agreement on title allowing the interim use of up to 77 m² of space in the amenity building, as a temporary sales centre. The use of the sales centres is restricted to the sale of units on-site only. At the cost of the Developer, the sales centres portion of the amenity building must be converted into amenity space when all units have been sold or by June 30, 2028 at the latest. In addition, the granting of occupancy for any of the units within Phases 4 and 5 will be contingent on the completion of the amenity building renovations. At the cost of the Developer, the converted indoor amenity space is to include a lounge and gym area and is to be fully furnished and equipped as indicated in the approved DP plans. No more than 3 regular visitor parking spaces can be utilized for the sales centre at any time. Receipt of an associated security in the amount of \$50,000.00 is required to accompany the legal agreement to ensure the renovation of the temporary sales centres to indoor amenity space.
11. **(Public Art)** City acceptance of the developer's offer to voluntarily contribute approximately \$1.02 per buildable square foot (e.g. \$137,950.76) to the City's Public Art Reserve Fund. In the event that the contribution is not provided within one year of the application receiving endorsement at the applicable Development Permit Panel meeting, the contribution rate shall be increased annually thereafter based on the Statistics Canada Consumer Price Index (All Items) – Vancouver yearly quarter-to-quarter change, where the change is positive.
12. **(Notice Fees)** Payment of all fees in full cost for costs associated with Public Notices.

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

1. Enter into a Servicing Agreement* for the design and construction of engineering and transportation infrastructure improvements. 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 459 L/s and 312 L/s of water available at a 20 psi residual at the No 1 Rd and Moresby Dr frontages respectively. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
 - (a) Fire department sign off is required to confirm the location of the existing and proposed hydrants are sufficiently close to service the most remote principal entrance.
 - (b) Fire department approval is required for all fire hydrant installations, removals, and relocations.
 - (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) Remove and dispose as per regulations the existing 150mm diameter AC watermain that bisects the proposed site within rights of way 47102 after the following are completed.
 - (i) Upgrade the existing 150mm AC watermain, complete with valves as per City specifications, between water valve WV181291 located just north of the southeast corner of the proposed site and water valve WV181279 located 79 meters to the west of WV181291 to 300mm diameter PVC watermain. The exact alignment shall be finalized via the servicing agreement review
 - (ii) Upgrade the existing 150mm AC watermain, complete with valves as per City specifications, south of valve WV181279 inside 7871 No 1 Rd approximately 42 meters. The exact alignment and extent shall be finalized via the servicing agreement review.
- (3) Discharge the existing rights of way 47102 after the existing AC watermain and sanitary main are removed. A signed and sealed letter from the developer's Engineer confirming that the existing AC pipes are removed and legally disposed is required via the right of way discharge processing.
- (4) If required, discharge the existing easement RD26862 on Title over Part Plan 50048, at no cost to the City. Note: this will require authorization and approval from all parties subject to the easement.
- (5) Provide a minimum 6 meters wide utility right of way, approximately 82 meters, to contain the new watermain between water valves WV181291 and WV181279 along the south property line. Trees and retaining walls are not permitted within the required minimum 6 meters wide right of way for the new watermain.
- (6) Upgrade the existing 150mm watermain to 200mm diameter at Moresby Dr frontage from the west property line to the intersection of No 1 Rd and Moresby Dr. The approximate length of required watermain upgrade is 145 meters. Tie-in to the west and east shall be to the existing watermain. Alignment of the required watermain upgrade (i.e., straight corridor in the roadway; no jog) shall be finalized in the servicing agreement design review stage.
- (7) Install new fire hydrants at the No 1 Rd and Moresby Dr frontages to meet the City's maximum 75m standard spacing for multi-family developments.
- (8) Install a new service connection off of the upgraded watermain at Moresby Dr. The size and location of required water service connection shall be finalized via the SA design review.
- (9) Provide a right-of-way for the water meter. 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 at the servicing agreement review stage.
- (10) Address the impact of the proposed watermain works in 7871 No 1 Rd if there are any works that may impact adjacent properties. For example, works that may temporarily close their driveways, remove any trees, vegetation, or fencing along their frontage, etcetera.
 - (a) It is the Developer's responsibility to obtain written consent from the adjacent property owners at 7871 No 1 Rd, for any works that may impact them. The owners of 7871 No 1 Rd must be sent a letter via registered mail that includes the scope of work, the potentially effected items (i.e. landscaping, driveways, drive isles, etc.), and the proposed impact mitigation strategy. Prior to sending the letters to the property owners, submit each letter to the City for review and approval. Once the

letters are received by the property owners and they have been given sufficient time for review (at least 1 week), the Developer is required to obtain signed consent from each property owner and submit to the City prior to approval of the servicing agreement design.

- (b) Prior to SA drawing approval, you will need to send a letter to the adjacent property owner/occupant at 7871 No 1 Rd (via registered mail) outlining the following:
 - (i) The proposed works (include a layman's sketch)
 - (ii) The reason the work is required (i.e. to support the proposed development)
 - (iii) The potential impact of construction to the neighbor(s)
 - (iv) The steps that the contractor will take to minimize impact (i.e. always maintaining at least one drive isle open, covering excavation with steel plates when not in use, reinstating existing fence/landscaping to original condition or better, doing all pruning of hedges/trees under the supervision of an arborist, etc)
 - (v) Contact information for the developer and civil consultant or contractor in case they have any questions or concerns
- (c) Before sending the letter, the letter must be reviewed and approved by the City. Please include a draft of the letter in the future ePlan SA submission under the "documents" folder.

(11) At Developer's cost, the City will:

- (a) Complete all tie-ins for the proposed works to existing City infrastructure.
- (b) Re-connect existing fire hydrants to the new watermains.
- (c) Re-connect all existing water service connections of affected neighboring properties.

b) Storm Sewer Works:

(1) At Developer's cost, the Developer is required to:

- (a) 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) Install a new storm sewer service connection complete with inspection chamber off of the existing 600mm diameter storm sewer at Moresby Dr. Inspection chamber to be located in a 1.5m X 1.5m right-of-way onsite. Fences or hedges are not permitted within the required right of way. The inspection chamber shall be accessible from the roadway for maintenance purposes. A connection to Moresby Dr is specified because this connection will be more practical compared to a connection to the box culvert at No 1 Rd where the ageing sanitary forcemain and watermain infrastructures and existing private utility lines will be impacted. Also, closure of No 1 Rd traffic will be required to install the connection. However, a drainage connection to No 1 Rd is also acceptable to Engineering if it is supported by valid justifications and subject to the identified impacts being addressed by the developer, at the developer's costs.
- (b) Cut and cap all existing storm service connections at the No 1 Rd and Moresby Dr frontages and remove associated inspection chambers of the development site.
- (c) Fill as per MMCD then abandon the existing storm service connection leads.
- (d) Complete all tie-ins for the proposed works to existing City infrastructure.

c) Sanitary Sewer Works:

(1) At Developer's cost, the Developer is required to:

- (a) Not start onsite preload, excavation or foundation construction until completion of the removal and replacement of the existing watermain and sanitary sewers and the discharge of the Rights of way 47102 that bisect the proposed site.
 - (b) Remove and dispose as per regulations the existing sanitary main that bisects the proposed site within rights of way 47102 after the following are completed to retain sanitary service to 7471 No 1 Rd.
 - (i) Install a new 200mm diameter sanitary sewer north of the north property line of 7471 No 1 Rd to intercept the flows from the existing sanitary lines along the west property line of 7471 No 1 Rd. Tie-in to the west shall be to the existing sanitary main located north of the northwest corner of 7471 No 1 Rd, via a new manhole. Tie-in to the east shall be via a new manhole within the No 1 Rd roadway. Approximate length of required sanitary line is 45 meters.
 - (ii) Provide a 6 meter wide right of way north of the north property line of 7471 No 1 Rd to contain the new sanitary sewer. Trees, bollards, retaining walls and other non-removable structures are not permitted within the required right of way.
 - (iii) Install a new 200mm diameter sanitary main within the No 1 Rd roadway from the new sanitary manhole near the northeast corner of 7471 No 1 Rd to 75 meters to the north at the intersection of No 1 Rd and Moresby Dr, and terminate via a new manhole.
 - (iv) Install a new 200mm diameter sanitary main within the Moresby Dr roadway from the new sanitary manhole at the intersection of No 1 Rd and Moresby Dr to 185 meters to the west and terminate via a new manhole.
 - (c) Install a new 250mm diameter sanitary forcemain, approximately 100 meters in length, within the Moresby Dr roadway to replace the existing 250mm AC forcemain contained in a right of way that will be impacted by the proposed development (e.g., impacted by the required water, drainage, sanitary, BC Hydro, Telus, Shaw and Fortis service connections and frontage improvement works).
 - (d) Discharge the right of way along the north property line after the new forcemain in the roadway is operational and the existing forcemain in the right of way is removed.
 - (e) Discharge rights of way 47102. The process to discharge the rights of way 47102 shall be initiated only after the watermain and sanitary sewers removal and replacement works are accepted by the City. A signed and sealed letter from the developer's Engineer confirming that the existing AC pipes are removed and legally disposed is required via the right of way discharge processing.
 - (f) Install a sanitary connection off of the north face of the new sanitary manhole that intercept the flows from 7471 No 1 Rd. Only one service connection is permitted per development.
- (2) At Developer's cost, the City will:
- (a) Complete all tie-ins for the proposed works to existing City infrastructure.
 - (b) Cut and cap all existing sanitary service connections at the No 1 Rd and Moresby Dr frontages and remove associated inspection chambers of the development site.
- d) **Street Lighting:**
- (1) At Developer's cost, the Developer is required to:
 - (a) 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) Moresby Dr. from south to north, starting at the north property line:
 - (i) 2.0 m wide sidewalk;
 - (ii) Minimum 1.5 m wide boulevard;
 - (iii) 0.15 m curb and gutter to align with existing;
 - (b) No. 1 Rd from west to east, starting at the west SRW line:
 - (i) 3.0 m wide sidewalk;
 - (ii) Minimum 1.5 m wide boulevard;
 - (iii) 0.15 m curb and gutter;
 - (c) The new frontage improvements are to be transitioned to meet the existing treatments to the south and west of the site. Frontage upgrades may deviate locally from the above cross-section for tree retention purposes.
- (2) At Developer's cost, the Developer is required to construct the following for bus stop improvements:
 - (a) The existing bus stop located at the east property line (Stop ID: 56495) is to be upgraded as follows:
 - (i) Upgrade bus stop to accessible standards (3 m x 9 m concrete landing pad);
 - (ii) Install pre-ducting for future bus shelter electrical connections;
 - (iii) The bus stop upgrade is to be coordinated with CMBC and Pattison Outdoor (bus shelter supplier). Contact City Traffic Operations for further details.
- (3) At Developer's cost, the Developer is required to provide upgrade the existing pedestrian signal at the No. 1 Road and Moresby Road intersection as follows:
 - (a) The exact scope and design of traffic signal upgrades at shall be reviewed as part of the TIA and Servicing Agreement process; however, upgrades shall generally include:
 - (i) A 4 m x 2 m ROW on the development property for the installation of a Traffic Cabinet and Uninterruptible Power Supply (UPS).
 - (ii) New traffic cabinet c/w internal electronic components.
 - (iii) New UPS cabinet c/w hydro service.
 - (iv) New signal base and pole at the southwest corner of the intersection, complete with signal heads, mounting hardware, LED displays and APS pedestrian push buttons.
 - (v) New traffic cameras (one camera per direction of travel).
 - (vi) New LED street name signs.
 - (vii) New LED street light luminaires c/w intersection lighting design
 - (viii) Installation of new side street vehicle and bike detection on Moresby Drive;
 - (ix) Re-routing or installing new electrical conduit, cable conductors and junction boxes
 - (x) Re-routing or installing new communications conduit and junction boxes
 - (xi) New fibre optics cable with tie-in to the traffic signal system.
 - (xii) All associated civil upgrades.

(xiii) Complete set of traffic signal drawings as per City of Richmond drafting standards

(4) At Developer's cost, the Developer is required to removal all existing driveway accesses and replace with frontage works identified above. New driveway access shall be constructed as follows:

- (a) One driveway access on Moresby Drive;
- (b) One driveway access on No. 1 Road, limited to right-in right-out access only

f) General Items:

(1) At Developer's cost, the Developer is required to:

- (a) Complete other frontage improvements as per Transportation requirements.
- (b) 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. Pole relocation is required at No 1 Rd frontage to address conflicts between the existing BC Hydro poles and the ultimate sidewalk and/or driveway.
 - (iii) To underground overhead service lines.
- (c) 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
 - 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
- (d) 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 sanitary main along the west property line of 7471 No 1 Rd and provide mitigation recommendations.
- (e) Conduct pre- and post-preload elevation surveys of all surrounding roads and structures and the sanitary main along the west property line of 7471 No 1 Rd. Any damage, nuisance, or other impact to be repaired at the developer's cost. The post-preload elevation survey shall be incorporated within the servicing agreement design.

- (f) Monitor the settlement at the adjacent sanitary main along the along the west property line of 7471 No 1 Rd and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
 - (g) 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.
 - (h) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures.
 - (i) 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, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
2. 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.
 3. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
 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 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 23-018521

To the Holder: Wayne Fougere
Property Address: 7491 No. 1 Road
Address: 202-2425 Quebec Street, 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. The "Richmond Zoning Bylaw 8500" is hereby varied to increase the maximum building height from 9.0 m to 9.25 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 #56 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$1,903,613.36. 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 23-018521

To the Holder: Wayne Fougere

Property Address: 7491 No 1 Road

Address: 202-2425 Quebec Street, Vancouver, BC, V5T 4L6

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 , .

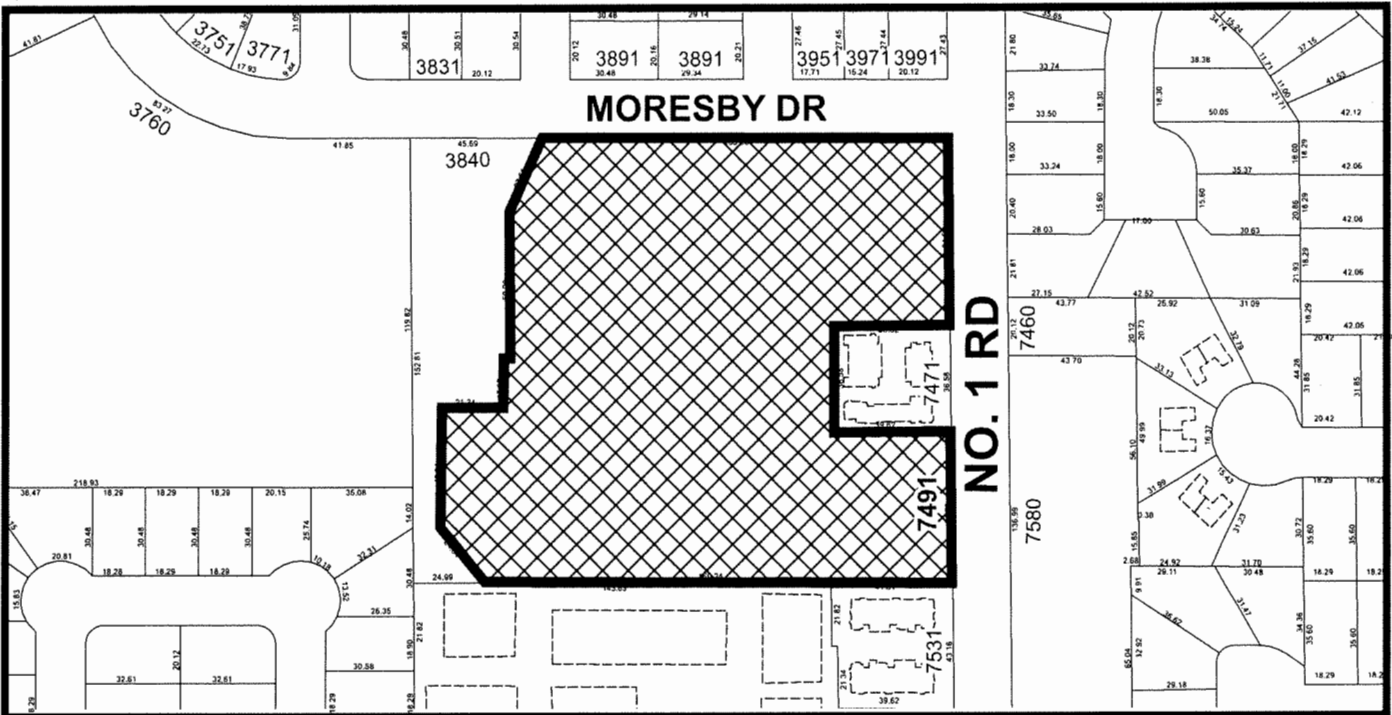
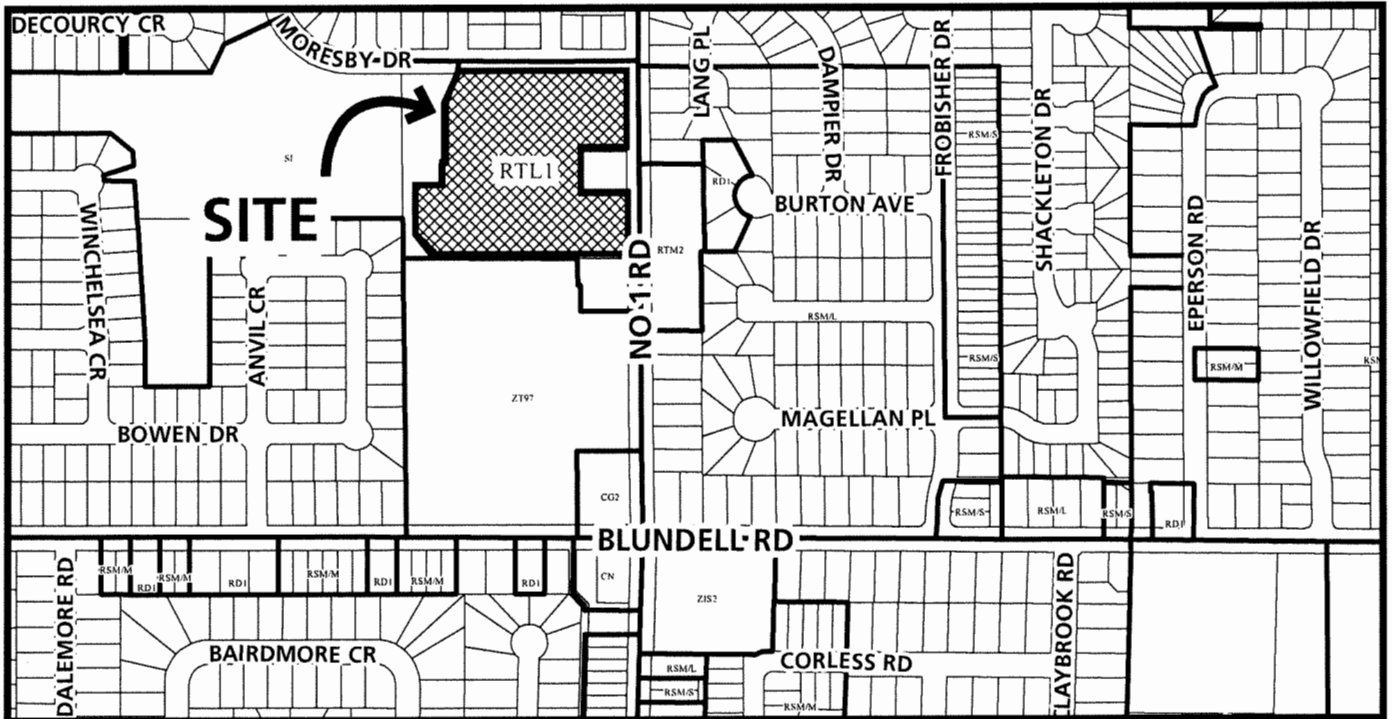
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond

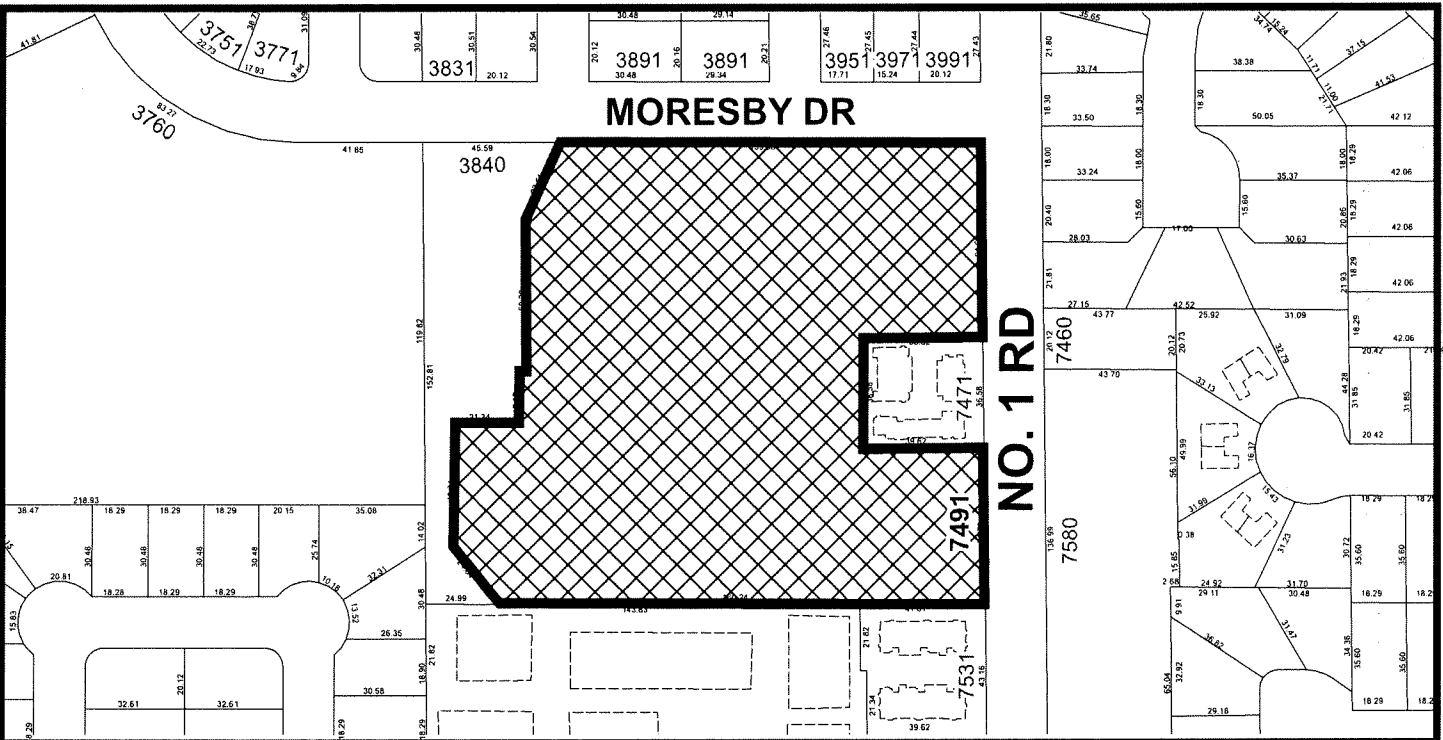
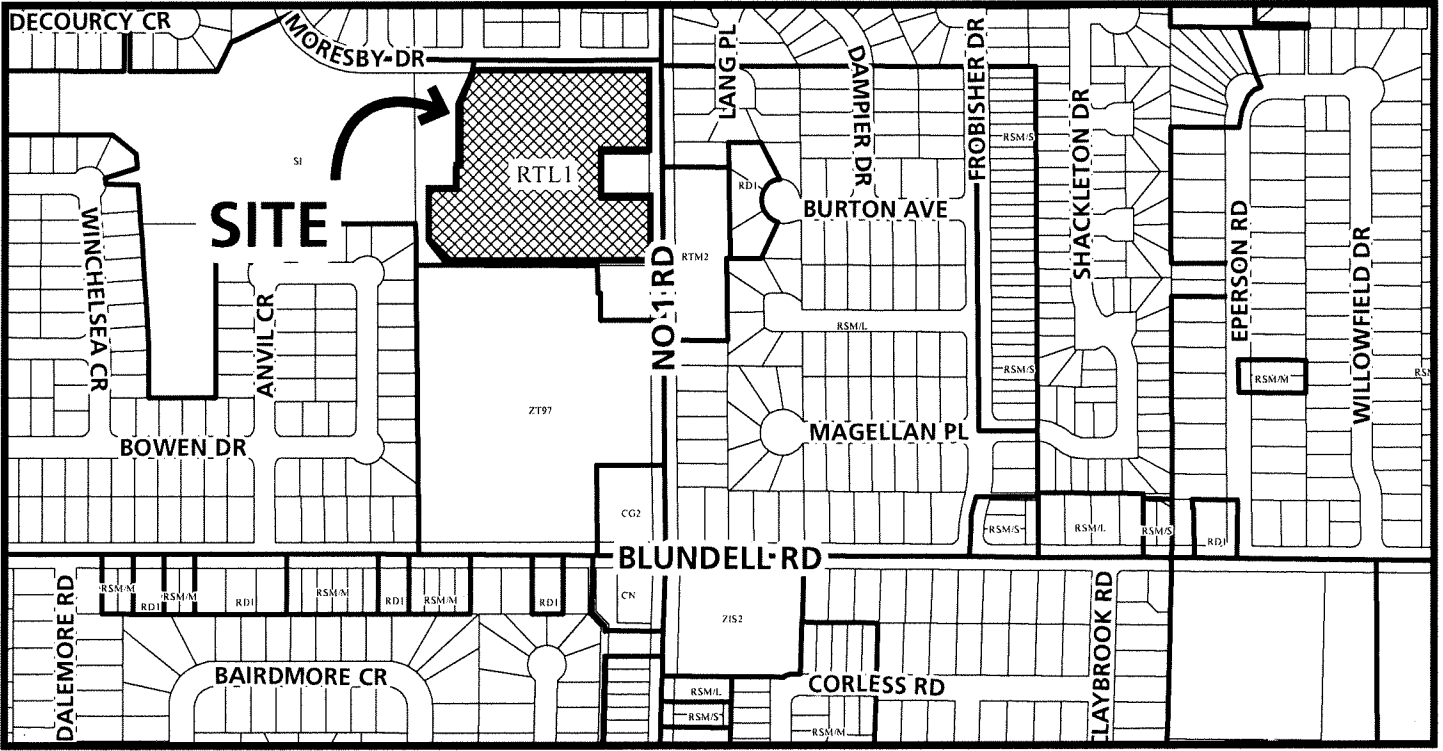


DP 23-018521
SCHEDULE "A"

Original Date: 05/23/23
 Revision Date: 01/16/25
 Note: Dimensions are in METRES



City of Richmond



DP 23-018521

Original Date: 05/23/23
Revision Date: 01/16/25
Note: Dimensions are in METRES



TABLE OF CONTENTS

1	CONTEXT PLAN AND PHOTOS	28	BUILDING 10 FLOOR PLANS
2	STREETSCAPES	29	BUILDING 10 ELEVATIONS
3	SITE PLAN	30	BUILDING 12 FLOOR PLANS
4	ACCESSIBILITY STRATEGY	31	BUILDING 12 ELEVATIONS
5	FIRE FIGHTING PLAN	32	BUILDING 13 AND 14 FLOOR PLANS
6	PHASING CONCEPT	33	BUILDING 13 AND 14 ELEVATIONS
7	FINISHED GRADE CALCULATION	34	BUILDING 15,16 AND 21 FLOOR PLANS
8	PARKING PLAN	35	BUILDING 15,16 AND 21 ELEVATIONS
9	OPEN SPACE CALCULATION	36	BUILDING 19 FLOOR PLANS
10	SITE COVERAGE	37	BUILDING 19 ELEVATIONS
11	LEVEL 1 - SETBACK PLAN	38	BUILDING 20 FLOOR PLANS
12	LEVEL 2 - SETBACK PLAN	39	BUILDING 20 ELEVATIONS
13	LEVEL 3 - SETBACK PLAN	40	BUILDING 22 FLOOR PLANS
14	BUILDING 1 & 24 FLOOR PLANS	41	BUILDING 22 ELEVATIONS
15	BUILDING 1 & 24 ELEVATIONS	42	BUILDING 23 FLOOR PLANS
16	BUILDING 2 FLOOR PLANS	43	BUILDING 23 ELEVATIONS
17	BUILDING 2 ELEVATIONS	44	AMENITY BUILDING
18	BUILDING 3 FLOOR PLANS	45	FAR SUMMARY
19	BUILDING 3 ELEVATIONS	46	UNIT B - CONVERTIBLE UNIT
20	BUILDING 4,5 AND 6 FLOOR PLANS	47	SITE SECTIONS
21	BUILDING 4,5 AND 6 ELEVATIONS	48a-c	BUILDING SECTIONS
22	BUILDING 7 AND 11 FLOOR PLANS	49	MAIL KIOSK DETAILS
23	BUILDING 7 AND 11 ELEVATIONS	50	SHADOW STUDY
24	BUILDING 8 FLOOR PLANS	51-54	PERSPECTIVES
25	BUILDING 8 ELEVATIONS	55-56	SECTIONAL PERSPECTIVES
26	BUILDING 9,17 AND 18 FLOOR PLANS	57	MATERIAL BOARD
27	BUILDING 9,17 AND 18 ELEVATIONS	58	WASTE MANAGEMENT

PROJECT TEAM

CLIENTS

WESTERN INTERNATIONAL CONSTRUCTION LTD.
 8833 Odlin Crescent Unit 250
 Richmond, BC V6X 3Z7

Contact:
 Thomas C. Leung
 thomascpleung@gmail.com

CITIMARK
 13351 Commerce Parkway
 Suite 1373
 Richmond, BC V6V 2X7

Contact:
 Nelson Chan
 nelson@citimark.ca

ARCHITECT

FOUGERE ARCHITECTURE INC.
 202 - 2425 Quebec Street
 Vancouver, BC V5T 4L6

Contact:
 Wayne Fougere
 wayne@fougerearchitecture.ca

LANDSCAPE

VAN DER ZALM + ASSOCIATES
 355 Kingsway Suite 102
 Vancouver, BC V5T 3J7

Contact:
 Nicole Wu
 micole@vdz.ca

ARBORIST

VAN DER ZALM + ASSOCIATES
 355 Kingsway Suite 102
 Vancouver, BC V5T 3J7

Contact:
 Glyn Romaine
 glyn@vdz.ca

CIVIL

MPT ENGINEERING CO. LTD.
 11120 Horseshoe Way Suite 320
 Richmond, BC V7A 5H7

Contact:
 Al Gerrebos
 agerrebos@mpt.bc.ca

SURVEYOR

J.C. TAM AND ASSOCIATES
 8833 Odlin Crescent #115
 Richmond, BC V6X 3Z7

Contact:
 Johnson C. Tam
 johnson@jctam.com

ENVELOPE AND ENERGY

AQUA-COAST ENGINEERING LTD.
 201-5155 Ladner Trunk Rd.
 Delta, BC V4K 1W4

Contact:
 Aaron MacLellan
 amacellan@aqua-coast.ca

TRANSPORTATION

BUNT AND ASSOCIATES
 1550 - 1050 West Pender Street
 Vancouver, BC V6E 3S7

Contact:
 Yulia Liem
 ypliem@bunteng.com

INTERIOR DESIGNER

DIFFERENT DESIGNS GROUP
 106 Parkside Drive
 Port Moody, BC V3H 4W8

Contact:
 Martie Knockaert
 martie@differentdesigns.ca

DP 23-018521
January 22, 2025
Plan #1

Quilchena Park Estates
 for
 Western and Citimark

DP 23-018521
 JANUARY 14, 2025





Image source: Google Maps



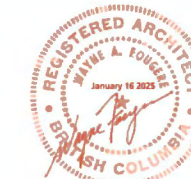
DP 23-018521
January 22, 2025
Plan #2



**CONTEXT PLAN
 AND PHOTOS**

SCALE 1" = 120'-0"
 0 60' 120' 240'

THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC AND APEGC. THE AUTHORITATIVE ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.



**Quilchena
 Park Estates**
 for
 Western and Citimark

DP 23-018521
 JANUARY 14, 2025





7531 No 1 ROAD
ZONING: RTL1

2 STOREYS
Building Height = 8.59m

ENTRY ROAD

SUBJECT SITE
7491 No 1 ROAD - 3900 MORESBY DRIVE
ZONING: RTL1

7471 No 1 ROAD
ZONING: RTL1

2 AND 3 STOREYS
Building Height = 11.07m

ENTRY ROAD

SUBJECT SITE
7491 No 1 ROAD - 3900 MORESBY DRIVE
ZONING: RTL1

MORESBY DRIVE

3991 MORESBY DRIVE
ZONING: RS1/E

DP 23-018521
January 22, 2025
Plan #3

No 1 ROAD STREETSCAPE



7631 LANG PLACE
ZONING: RS1/B

No 1 ROAD

SUBJECT SITE
7491 No 1 ROAD - 3900 MORESBY DRIVE
ZONING: RTL1

ENTRY ROAD

PARK
3840 MORESBY DRIVE
ZONING: S1

**QUILCHENA
ELEMENTARY
SCHOOL**
3760
MORESBY
DRIVE

MORESBY DRIVE STREETSCAPE

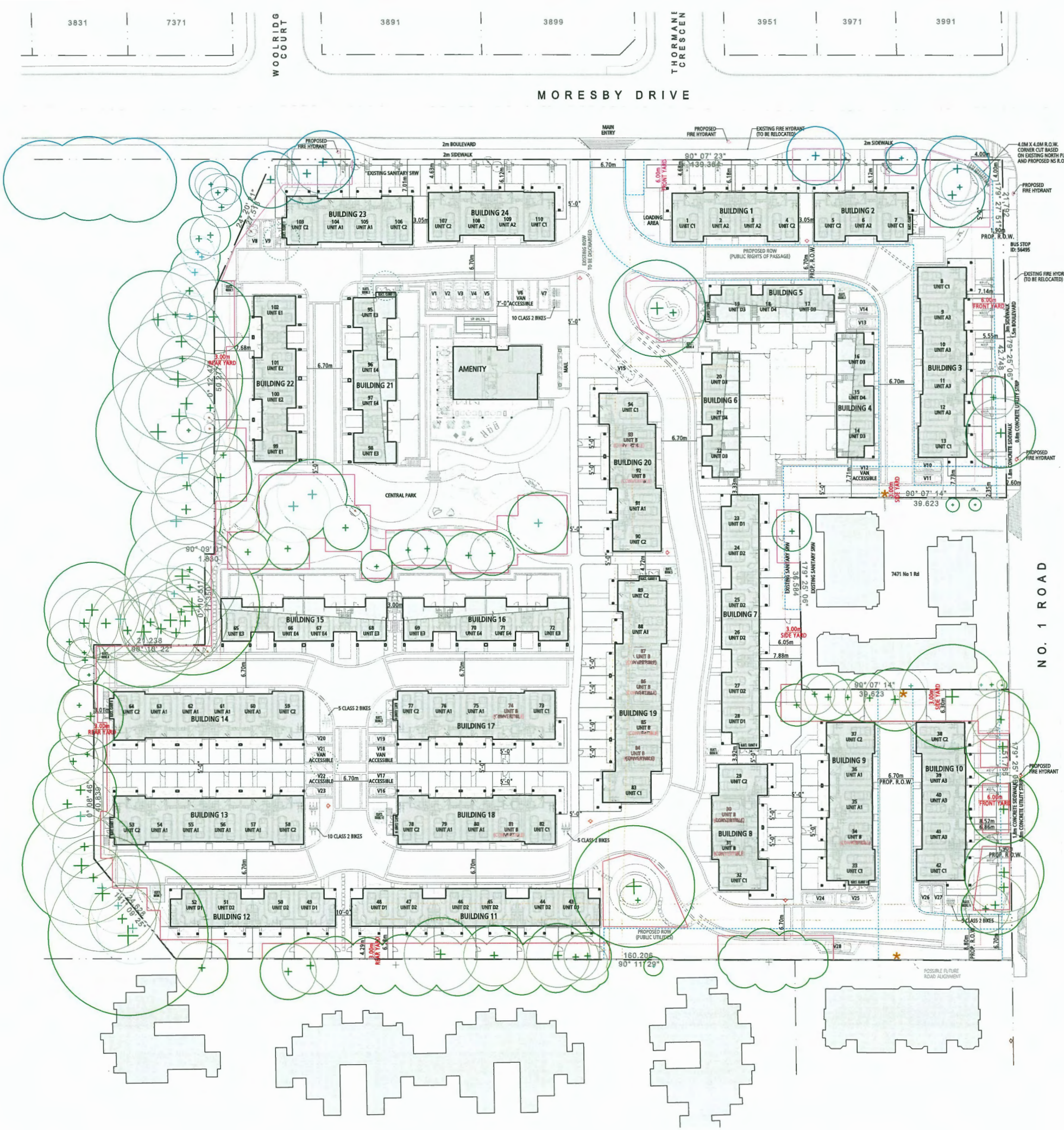
STREETSCAPES

THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC AND APEGBC. THE AUTHORITATIVE ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR. BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.



**Quilchena
Park Estates**
for
Western and Citimark

DP 23-018521
JANUARY 14, 2025



PROJECT DATA		
SITE AREA	245,902 sf (5.65 ACRES) 2.28 HECTARES	
UNIT COUNT	110	
DENSITY	19.5 UPA - 48.2 UPH	
	REQUIRED / PERMITTED	PROPOSED
ZONE	RTL1	RTL1
TOTAL FLOOR AREA	135,246 sf	135,246 sf
FAR	0.55	0.55
COVERAGE AREA	98,367 sf	75,000 sf
COVERAGE %	40%	31.0%
MAXIMUM BUILDING HEIGHT	29'-6" (9.0 m)	30'-4" (9.25 m) <i>variance required</i>
COMMON OUTDOOR AMENITY	7,104 sf (660 sm)	10,872 sf (1,010 sm)
CHILDREN'S PLAY AREA	3,552 sf (330 sm)	3,746 sf (348 sm)
PRIVATE OUTDOOR SPACE	323 sf (30 sm) per unit	323 sf (30 sm) per unit (Minimum)
SETBACK		
MINIMUM FRONT YARD (Moresby Drive)	6.00 m	6.12 m
MINIMUM FRONT YARD (No. Road)	6.00 m	6.01 m
MINIMUM REAR YARD (West)	3.00 m	3.09 m
MINIMUM REAR YARD (South)	3.00 m	4.62 m
CAR COUNT		
RESIDENT CAR STALLS	220 car stalls	220 car stalls
VISITOR CAR STALLS	22 car stalls	28 car stalls
ACCESSIBLE CAR STALLS	5 car stalls	7 car stalls
BIKE COUNT		
RESIDENT BIKE STALLS (CLASS 1)	138 bike stalls	220 bike stalls
VISITOR BIKE STALLS (CLASS 2)	22 bike stalls	35 bike stalls
PROPOSED ENERGY TARGET	BC Step Code Step 3 + EL - 4	

LEGEND

- TREES RETAINED
- TREES TRANSPLANTED
- PROPOSED RIGHT OF WAY (PUBLIC UTILITIES)
- EXISTING ROW AND EASEMENT (TO BE DISCHARGED)
- PROPOSED RIGHT OF WAY (PUBLIC RIGHTS OF PASSAGE)
- TREE PROTECTION FENCE
- SIGNAGE LOCATIONS
Signage reads "This is a shared driveway and is planned to be used to provide vehicle access to future developments."

NOTE: BUILDING AND UNIT NUMBERS ARE TENTATIVE AND SUBJECT TO CHANGE DURING ADDRESSING PROCESS.

SITE PLAN

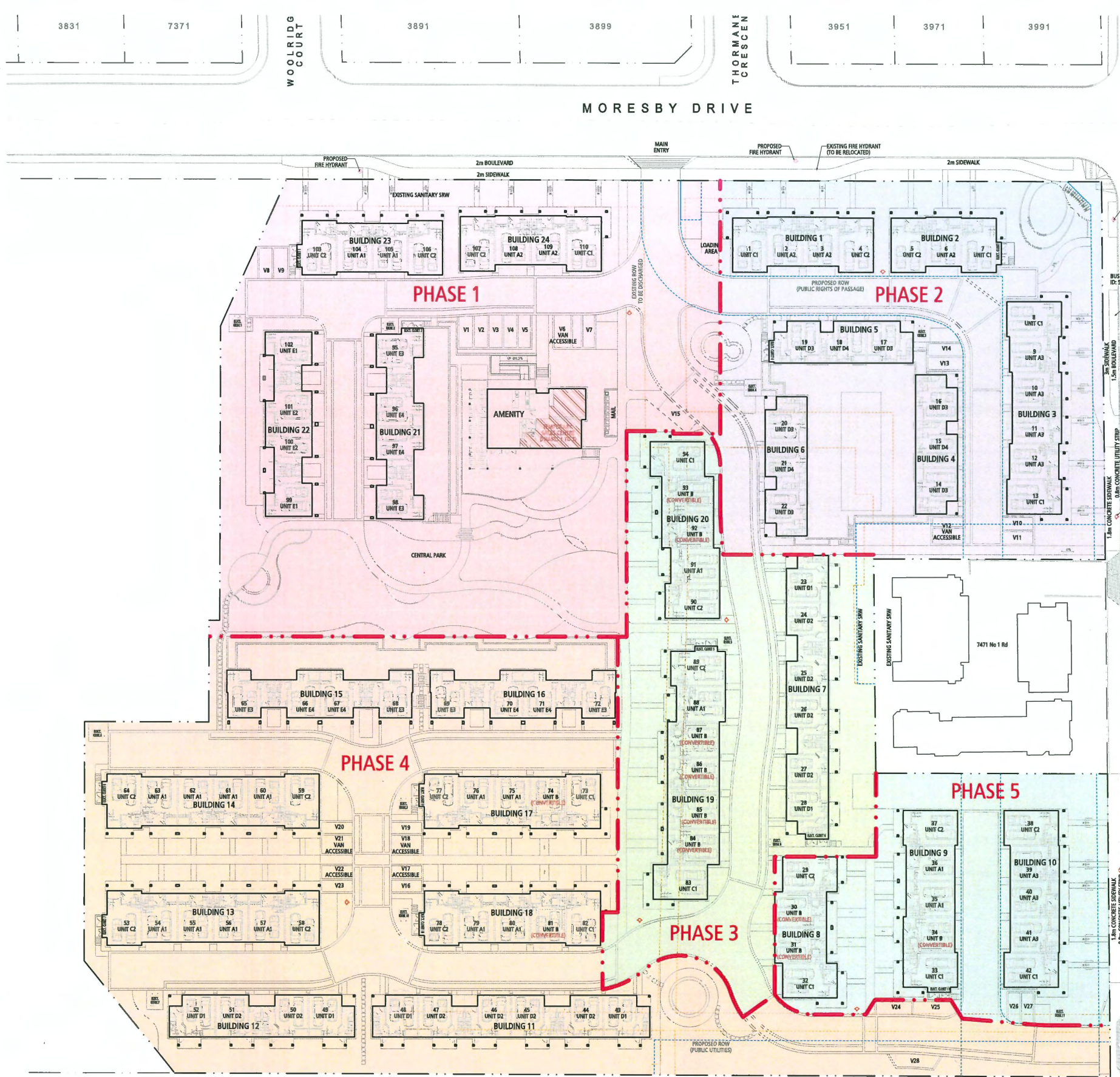
SCALE 1" = 30'-0"

THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE ABC AND APEBC. THE AUTHENTIC ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.

DP 23-018521
January 22, 2025
Plan #4



Quilchena Park Estates
 for
 Western and Citimark



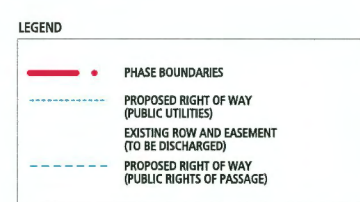
PHASING - Concept - Zoning bylaw statistics - Summary

PHASE	PHASE 1	PHASE 1,2	PHASE 1,2,3	PHASE 1,2,3,4	PHASE 1,2,3,4,5
SITE AREA	5,977 sm	10,192 sm	13,362 sm	20,744 sm	22,845 sm
UNIT COUNT	16 Homes	38 Homes	56 Homes	96 Homes	110 Homes
ZONE	RTL1	RTL1	RTL1	RTL1	RTL1
NET FLOOR AREA	1,861 sm	4,355 sm	6,435 sm	11,024 sm	12,564 sm
FAR	0.311	0.427	0.482	0.531	0.550
BUILDING COVERAGE AREA	1,257 sm	2,547 sm	3,650 sm	6,129 sm	6,968 sm
LOT COVERAGE (40% Max.)	21%	25%	27%	30%	31%
NON POROUS SURFACES (65% Max.)	50%	55%	60%	63%	63%
LIVE LANDSCAPING (25% Min.)	26%	28%	27%	25%	26%
MAXIMUM BUILDING HEIGHT	9.25 m	9.25 m	9.25 m	9.25 m	9.25 m
MINIMUM LOT WIDTH	74.11 m	139.36 m	139.36 m	139.36 m	139.36 m
MINIMUM LOT DEPTH	78.09 m	78.09 m	142.99 m	152.65 m	152.65 m
SETBACK					
MINIMUM FRONT YARD	6.11 m	6.11 m	6.11 m	6.11 m	6.11 m
MINIMUM SIDE YARD (East)	7.68 m	6.01 m	6.01 m	6.01 m	6.01 m
MINIMUM SIDE YARD (West)	4.72 m	4.72 m	4.50 m	3.09 m	3.09 m
MINIMUM REAR YARD	19.97 m	3.02 m	3.00 m	3.00 m	3.00 m
PARKING SUMMARY					
RESIDENT CAR STALLS (@2.0 per unit)	32 cars	76 cars	112 cars	192 cars	220 cars
VISITOR CAR STALLS (@0.2 per unit)	10 cars	15 cars	15 cars	26 cars	28 cars
HC CAR STALLS (@2% of total required)	2 cars	3 car	3 cars	7 cars	7 cars
SMALL CARS PROVIDED (50% Max.)	17 cars	39 cars	57 cars	97 cars	112 cars
RESIDENT BIKE STALLS (CLASS 1 @ 1.25 per unit)	32 bikes	76 bikes	112 bikes	192 bikes	220 bikes
VISITOR BIKE STALLS (CLASS 2 @ 0.2 per unit)	10 bikes	10 bikes	15 bikes	30 bikes	35 bikes
LOADING AREA	1 space	1 space	1 space	1 space	1 space
INDOOR AMENITY	89 sm	89 sm	166 sm	166 sm	166 sm
AMENITY SPACE FAR (0.1 FAR Max.)	0.015	0.009	0.012	0.008	0.007
COMMON OUTDOOR AMENITY	1,010 sm	1,010 sm	1,010 sm	1,010 sm	1,010 sm

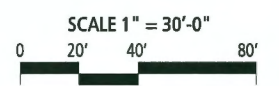
UNIT MIX

#	UNIT TYPE	NET AREA	HABITABLE AREA
18	A1 (3BR+Den)	1,125 sf	1,303 sf
5	A2 (3BR+Den)	1,122 sf	1,302 sf
7	A3 (3BR+Den)	1,122 sf	1,302 sf
11	B (4BR)	1,252 sf	1,426 sf
12	C1 (3BR+Den)	1,201 sf	1,364 sf
16	C2 (3BR+Den)	1,200 sf	1,363 sf
6	D1 (4BR)	1,311 sf	1,490 sf
10	D2 (4BR)	1,300 sf	1,479 sf
6	D3 (4BR)	1,313 sf	1,489 sf
3	D4 (4BR)	1,302 sf	1,478 sf
2	E1 (4BR)	1,340 sf	1,520 sf
2	E2 (4BR)	1,340 sf	1,520 sf
6	E3 (4BR)	1,350 sf	1,529 sf
6	E4 (4BR)	1,340 sf	1,519 sf

110 HOMES



PHASING CONCEPT

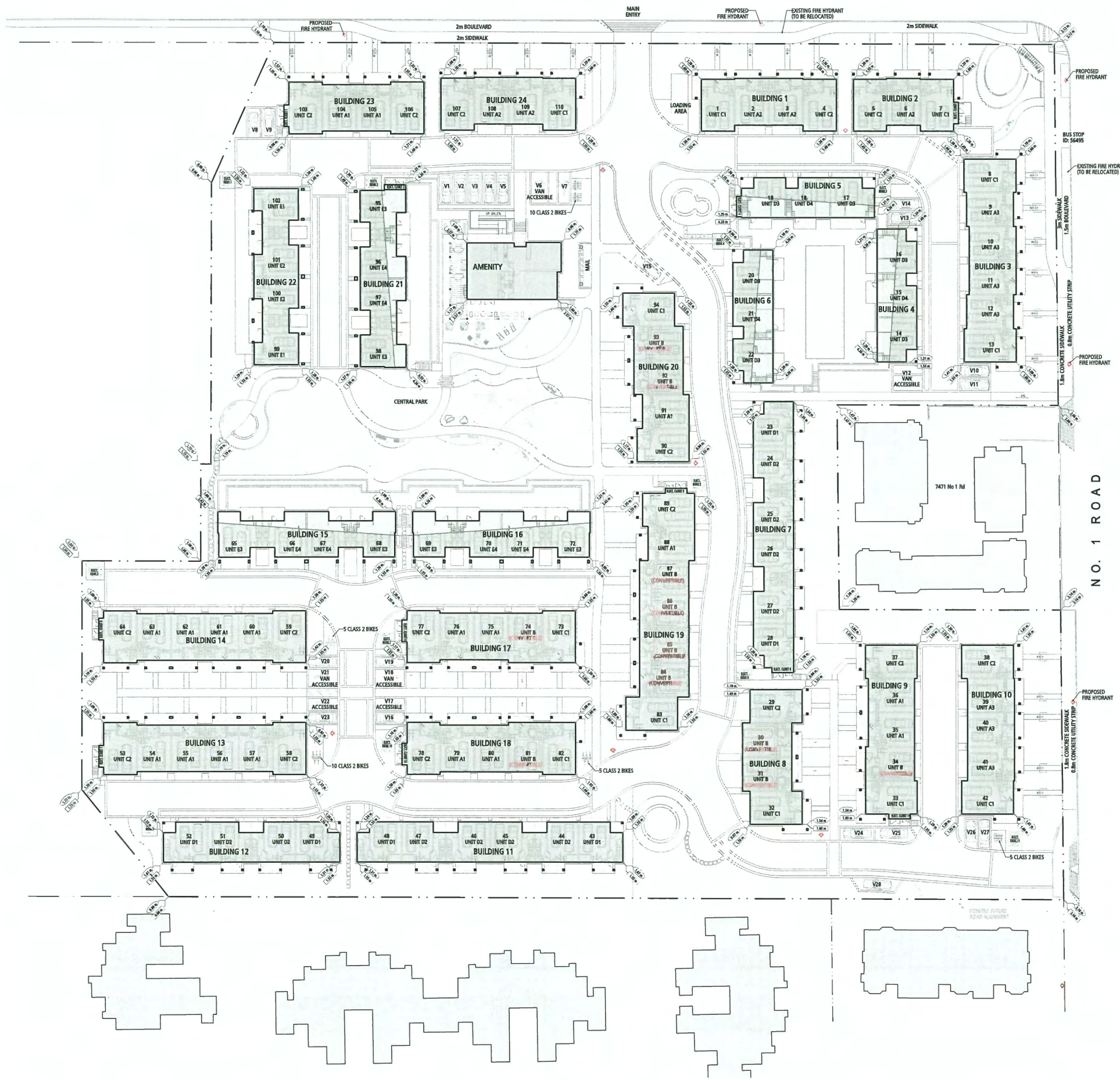


THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC AND APEGC. THE AUTHENTIC ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR. BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.



DP 23-018521
January 22, 2025
Plan #5

Quilchena Park Estates
 for
 Western and Citimark



AVERAGE FINISHED SITE GRADE CALCULATION

Site Grades	Grade
Site Grades	2.12
	2.06
	1.47
	1.28
	2.14
	2.16
	0.80
	1.73
	1.04
	1.06
	1.19
	1.19
	0.96
	1.10
Building 1	1.55
	1.49
	1.55
	1.60
Building 2	1.60
	1.49
	1.43
	1.55
Building 3	1.60
	1.60
	1.55
	1.44
Building 4	1.49
	1.55
	4.26
	4.26
Building 5	1.55
	4.26
	4.26
	1.55
Building 6	4.26
	4.26
	1.55
	1.55
Building 7	1.55
	1.55
	1.55
	1.55
Building 8	1.55
	1.60
	1.55
	1.49
Building 9	1.55
	1.55
	1.60
	1.55
Building 10	1.55
	1.60
	1.55
	1.55
Building 11	1.55
	1.55
	1.55
	1.55
Building 12	1.55
	1.55
	1.55
	1.55
Building 13	1.55
	1.55
	1.55
	1.55
Building 14	1.55
	1.55
	1.55
	1.55
Building 15	1.55
	1.55
	1.55
	1.55
Building 16	4.26
	1.55
	2.42
Building 17	2.42
	1.55
	4.26
Building 18	1.55
	1.60
	1.55
	1.55
Building 19	1.55
	1.55
	1.60
	1.55
Building 20	1.55
	1.55
	1.55
	1.60
Building 21	4.26
	4.26
	1.55
	1.49
Building 22	1.49
	1.55
	1.55
	1.55
Building 23	1.55
	1.49
	1.55
	1.55
Building 24	1.60
	1.55
	1.49
	1.55
Amenity	1.77
	2.57
	2.57
	2.57
Average Finished Site Grade	1.85

LEGEND

0.00 m EXISTING GRADE

0.00 m PROPOSED GRADE

DP 23-018521
January 22, 2025
Plan #6

FINISHED SITE GRADE CALCULATION



THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC AND APEBC. THE AUTHORITY ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.



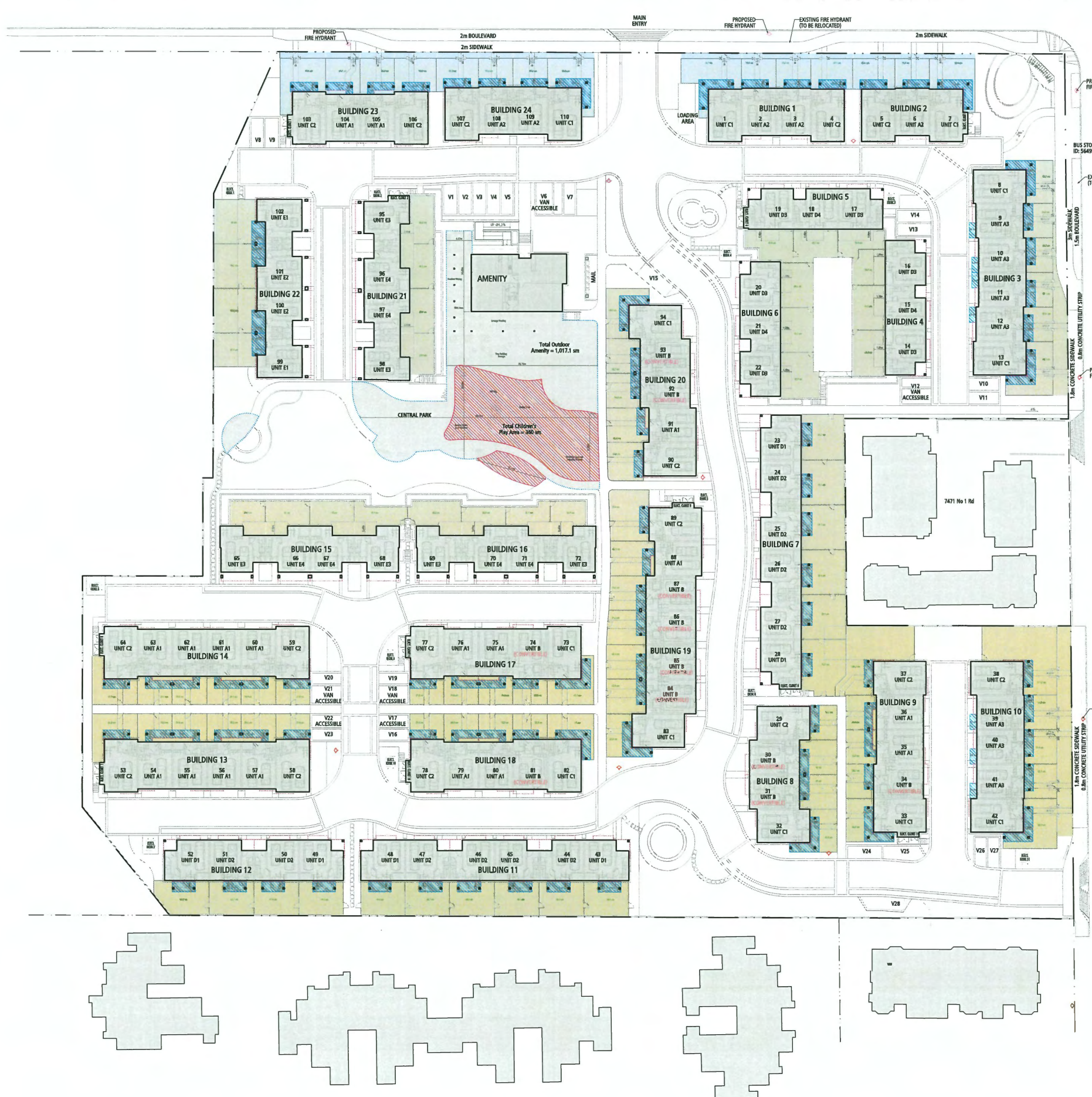
Quilchena Park Estates
for
Western and Citimark

DP 23-018521
JANUARY 14, 2025

FOUGERE
architecture inc.

BRITISH COLUMBIA • ALBERTA • WASHINGTON

102 - 2425 Quebec Street 604.873.2907
Vancouver, BC V5T 4L6 fougerearchitecture.ca



OPENSOURCE CALCULATION

BUILDING NO.	UNIT NO.	YARD AREA AT GROUND LEVEL (s.m.)	BALCONY AREA (MAIN FLOOR) (s.m.)	BALCONY DEPTH (m)	TOTAL PRIVATE OPEN SPACE (s.m.)
Building 1	Unit 1	74.7	15.3	1.68	90.0
	Unit 2	37.7	7.2	1.52	44.9
	Unit 3	37.6	7.2	1.52	44.8
	Unit 4	47.1	7.5	1.68	54.6
Building 2	Unit 5	47.0	7.5	1.68	54.5
	Unit 6	37.5	7.2	1.52	44.7
	Unit 7	59.6	15.3	1.68	74.9
Building 3	Unit 8	46.1	15.3	1.68	61.4
	Unit 9	34.9	11.2	1.68, 1.22	46.1
	Unit 10	32.7	11.2	1.68, 1.22	43.9
	Unit 11	39.6	11.2	1.68, 1.22	50.8
	Unit 12	47.6	11.2	1.68, 1.22	58.8
Building 4	Unit 13	84.3	15.3	1.68	99.6
	Unit 14	48.3	46.5		48.3
	Unit 15	35.5			35.5
Building 5	Unit 16	42.6			42.6
	Unit 17	34.9			34.9
	Unit 18	43.8			43.8
Building 6	Unit 19	46.5			46.5
	Unit 20	46.5			46.5
	Unit 21	52.9			52.9
Building 7	Unit 22	61.7	7.4	1.98	69.1
	Unit 23	61.1	7.5	1.98	68.6
	Unit 24	61.7	7.5	1.98	69.2
	Unit 25	62.3	7.5	1.98	69.8
	Unit 26	62.9	7.5	1.98	70.4
Building 8	Unit 27	72.7	7.4	1.98	80.1
	Unit 28	30.3	7.3	1.68	37.6
	Unit 29	41.0	7.4	1.68	48.4
Building 9	Unit 30	41.0	7.4	1.68	48.4
	Unit 31	43.8	15.3	1.68	59.1
	Unit 32	43.6	15.3	1.68	58.9
Building 10	Unit 33	29.7	7.4	1.68	37.1
	Unit 34	32.8	7.4	1.42	40.2
	Unit 35	32.8	7.4	1.42	40.2
	Unit 36	109.5	7.3	1.68	116.8
Building 11	Unit 37	147.3	7.3	1.68	154.6
	Unit 38	51.5	11.2	1.68, 1.22	62.5
	Unit 39	51.6	11.2	1.68, 1.22	62.6
	Unit 40	52.0	11.2	1.68, 1.22	63.2
	Unit 41	82.0	15.3	1.68	97.3
Building 12	Unit 42	48.5	7.4	1.98	56.9
	Unit 43	48.3	7.4	1.98	56.7
	Unit 44	49.1	7.4	1.98	56.5
	Unit 45	48.9	7.4	1.98	56.3
	Unit 46	48.7	7.4	1.98	56.1
Building 13	Unit 47	48.4	7.4	1.98	55.8
	Unit 48	48.2	7.4	1.98	55.6
	Unit 49	47.9	7.4	1.98	55.3
	Unit 50	47.7	7.4	1.98	55.1
Building 14	Unit 51	53.9	7.4	1.98	61.3
	Unit 52	45.9	7.3	1.68	53.2
	Unit 53	30.6	7.6	1.42	38.2
	Unit 54	30.6	7.6	1.42	38.2
	Unit 55	30.6	7.6	1.42	38.2
Building 15	Unit 56	30.6	7.6	1.42	38.2
	Unit 57	30.6	7.6	1.42	38.2
	Unit 58	27.8	7.3	1.68	35.1
	Unit 59	27.8	7.3	1.68	35.1
	Unit 60	30.6	7.6	1.42	38.2
Building 16	Unit 61	30.6	7.6	1.42	38.2
	Unit 62	30.6	7.6	1.42	38.2
	Unit 63	30.6	7.6	1.42	38.2
	Unit 64	45.9	7.3	1.68	53.2
Building 17	Unit 65	34.9	42.0		34.9
	Unit 66	42.0			42.0
	Unit 67	42.0			42.0
	Unit 68	40.8			40.8
Building 18	Unit 69	48.0			48.0
	Unit 70	33.8			33.8
	Unit 71	36.1			36.1
	Unit 72	34.9			34.9
Building 19	Unit 73	47.3	15.3	1.68	62.6
	Unit 74	27.8	7.4	1.68	35.2
	Unit 75	30.9	7.6	1.42	38.5
	Unit 76	30.9	7.6	1.42	38.5
	Unit 77	27.8	7.3	1.68	35.1
	Unit 78	27.8	7.3	1.68	35.1
	Unit 79	30.9	7.6	1.42	38.5
Building 20	Unit 80	30.9	7.6	1.42	38.5
	Unit 81	27.8	7.4	1.68	35.2
	Unit 82	46.0	15.3	1.68	61.3
	Unit 83	40.6	15.3	1.68	55.9
Building 21	Unit 84	42.9	7.4	1.68	50.3
	Unit 85	42.4	7.4	1.68	49.8
	Unit 86	41.3	7.4	1.68	48.7
	Unit 87	39.0	7.4	1.68	46.4
	Unit 88	47.3	7.6	1.42	54.9
Building 22	Unit 89	63.6	7.3	1.68	70.9
	Unit 90	43.3	7.3	1.68	50.6
	Unit 91	45.4	7.6	1.42	53.0
	Unit 92	36.5	7.4	1.68	44.0
	Unit 93	36.7	7.4	1.68	44.1
Building 23	Unit 94	46.9	15.3	1.68	62.2
	Unit 95	43.6			43.6
	Unit 96	41.5			41.5
	Unit 97	40.3			40.3
Building 24	Unit 98	39.3			39.3
	Unit 99	51.4	9.6	2.43	61.0
	Unit 100	65.4	9.6	2.43	75.0
	Unit 101	65.2	9.6	2.43	74.8
Building 25	Unit 102	65.0	9.6	2.43	74.6
	Unit 103	66.1	7.5	1.68	73.6
	Unit 104	45.7	7.6	1.42	53.3
	Unit 105	45.6	7.6	1.42	53.2
Building 26	Unit 106	52.4	7.5	1.68	59.9
	Unit 107	48.2	7.5	1.68	55.7
	Unit 108	37.4	7.2	1.52	44.6
	Unit 109	37.3	7.2	1.52	44.5
Outdoor Amenity	Children's Play	63.5	15.3	1.68	78.8
					1017.1
					360

LEGEND

- PRIVATE YARD AND PORCH
- BALCONY
- BUILDING OUTLINE ABOVE
- OUTDOOR AMENITY
- CHILDREN'S PLAY AREA

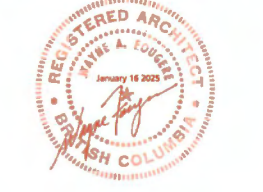
DP 23-018521
January 22, 2025
Plan #7

OPEN SPACE CALCULATION

SCALE 1" = 30'-0"

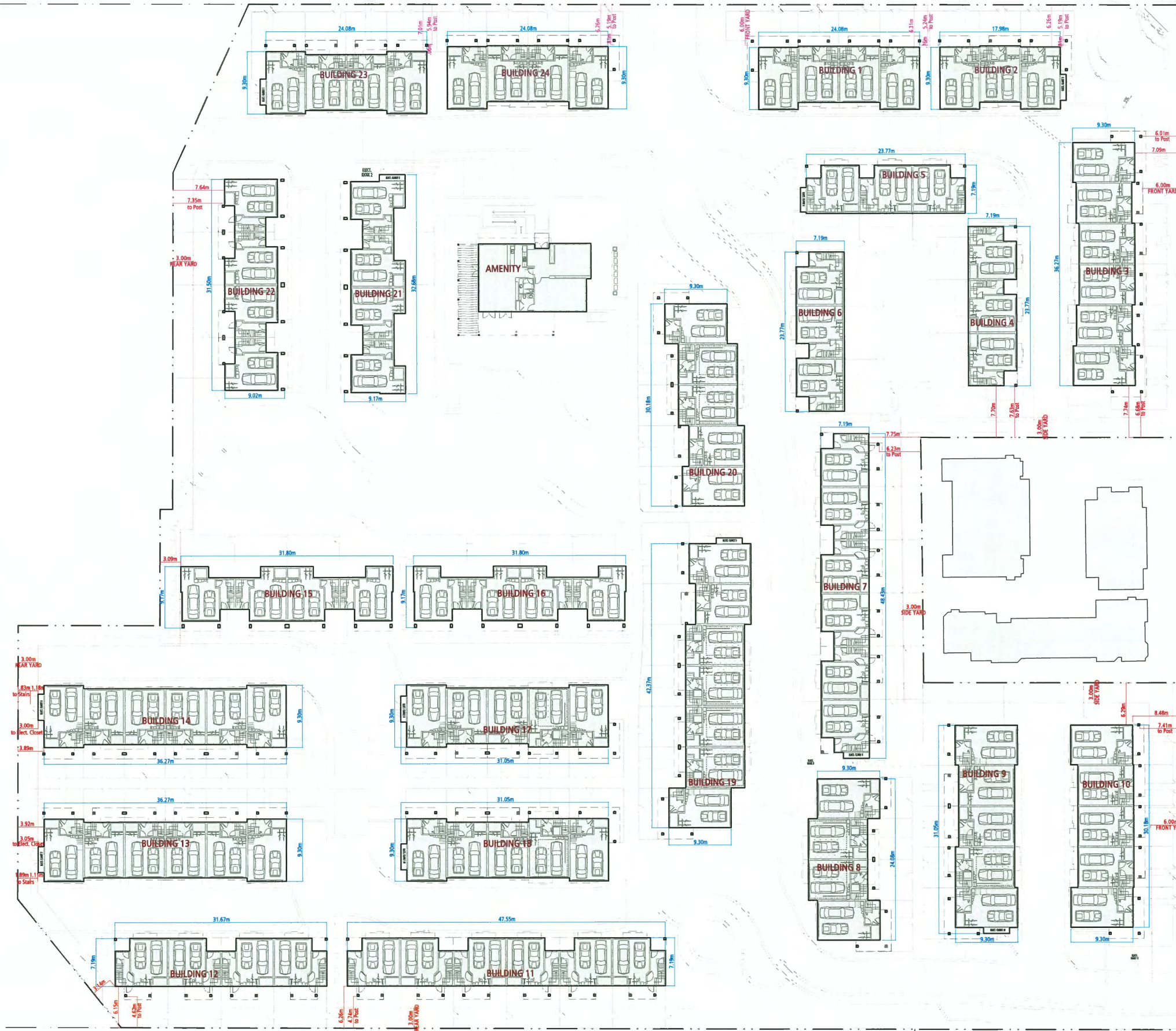
0 20' 40' 80'

THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC AND APEGC. THE AUTHENTICATIVE ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR. BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.



Quilchena Park Estates
for
Western and Citimark

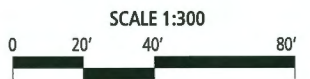
NOTE:
BUILDING AND UNIT NUMBERS ARE TENTATIVE
AND SUBJECT TO CHANGE DURING ADDRESSING
PROCESS.



DP 23-018521
January 22, 2025
Plan #8



SETBACK PLAN
LEVEL 1



THIS DOCUMENT HAS BEEN ELECTRONICALLY
CERTIFIED WITH DIGITAL CERTIFICATE AND
ENCRYPTION TECHNOLOGY AUTHORIZED BY
THE ABC AND APEBC. THE AUTHORITATIVE
ORIGINAL IS IN ELECTRONIC FORM
TRANSMITTED TO YOU. ANY PRINTED VERSION
CAN BE RELIED UPON AS A TRUE COPY OF THE
ORIGINAL WHEN SUPPLIED BY THE ORIGINAL
AUTHOR, BEARING IMAGES OF THE
PROFESSIONAL SEAL AND DIGITAL CERTIFICATE
OR WHEN PRINTED FROM THE DIGITALLY
CERTIFIED ELECTRONIC FILE SENT TO YOU.



Quilchena
Park Estates
for
Western and Citimark

DP 23-018521
JANUARY 20, 2025



NO. 1 ROAD

NOTE:
BUILDING AND UNIT NUMBERS ARE TENTATIVE
AND SUBJECT TO CHANGE DURING ADDRESSING
PROCESS.



NO. 1 ROAD

DP 23-018521
January 22, 2025
Plan #9



SETBACK PLAN
LEVEL 2



THIS DOCUMENT HAS BEEN ELECTRONICALLY
CERTIFIED WITH DIGITAL CERTIFICATE AND
ENCRYPTION TECHNOLOGY AUTHORIZED BY
THE ABC AND APEGC. THE AUTHORITY
ORIGINAL IS IN ELECTRONIC FORM
TRANSMITTED TO YOU. ANY PRINTED VERSION
CAN BE RELIED UPON AS A TRUE COPY OF THE
ORIGINAL WHEN SUPPLIED BY THE ORIGINAL
AUTHOR, BEARING IMAGES OF THE
PROFESSIONAL SEAL AND DIGITAL CERTIFICATE
OR WHEN PRINTED FROM THE DIGITALLY
CERTIFIED ELECTRONIC FILE SENT TO YOU.



Quilchena
Park Estates
for
Western and Citimark

DP 23-018521
JANUARY 20, 2025



NOTE:
BUILDING AND UNIT NUMBERS ARE TENTATIVE
AND SUBJECT TO CHANGE DURING ADDRESSING
PROCESS.

DP 23-018521
January 22, 2025
Plan #10



SETBACK PLAN
LEVEL 3

SCALE 1:300



THIS DOCUMENT HAS BEEN ELECTRONICALLY
CERTIFIED WITH DIGITAL CERTIFICATE AND
ENCRYPTION TECHNOLOGY AUTHORIZED BY
THE AIBC AND APEIBC. THE AUTHORITATIVE
ORIGINAL IS IN ELECTRONIC FORM
TRANSMITTED TO YOU. ANY PRINTED VERSION
CAN BE RELIED UPON AS A TRUE COPY OF THE
ORIGINAL WHEN SUPPLIED BY THE ORIGINAL
AUTHOR, BEARING IMAGES OF THE
PROFESSIONAL SEAL AND DIGITAL CERTIFICATE
OR WHEN PRINTED FROM THE DIGITALLY
CERTIFIED ELECTRONIC FILE SENT TO YOU.



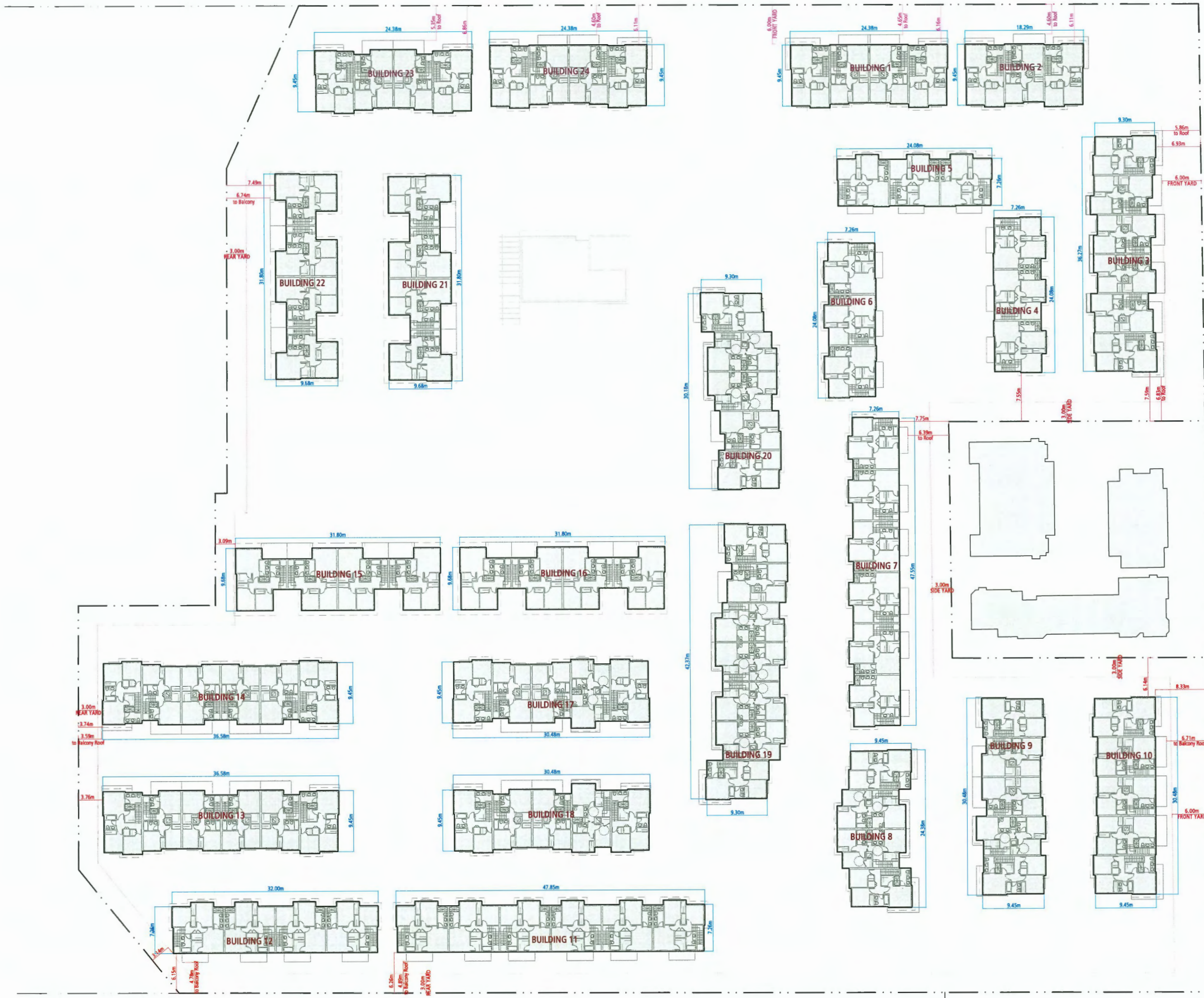
Quilchena
Park Estates
for
Western and Citimark

DP 23-018521
JANUARY 20, 2025



FOUGERE
architecture inc.

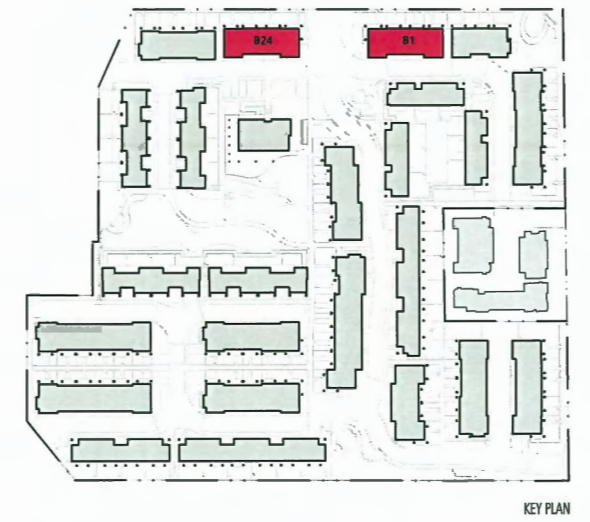
BRITISH COLUMBIA - ALBERTA - WASHINGTON
202 - 2425 Quebec Street 604. 873. 2907
Vancouver, BC V5T 4L6 fougerearchitecture.ca



NO. 1 ROAD



BUILDING 1 SOUTH ELEVATION
BUILDING 24 SOUTH ELEVATION



KEY PLAN



BUILDING 1 NORTH ELEVATION
BUILDING 24 NORTH ELEVATION



BUILDING 1 WEST ELEVATION
BUILDING 24 EAST ELEVATION



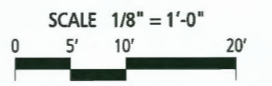
BUILDING 1 EAST ELEVATION
BUILDING 24 WEST ELEVATION

EXTERIOR FINISHES SCHEME

- 1a IXL HEBRON BRICK SILVERADO
- 1b IXL INTERSTATE BRICK PLATINUM
- 2a HARDIE BOARD AND BATTEN BENJAMIN MOORE AF685 THUNDER
- 2b HARDIE BOARD AND BATTEN BENJAMIN MOORE CC542 WILLOW
- 3a ASPYRE HORIZONTAL SIDING BENJAMIN MOORE AF685 THUNDER
- 3b ASPYRE HORIZONTAL SIDING BENJAMIN MOORE CC542 WILLOW
- 4a HARDIE PANEL WITH REVEAL BENJAMIN MOORE AF685 THUNDER
- 4b HARDIE PANEL WITH REVEAL BENJAMIN MOORE CC542 WILLOW
- 5a HARDIE PANEL WITH HARDIE TRIMS BENJAMIN MOORE AF685 THUNDER
- 5b HARDIE PANEL WITH HARDIE TRIMS BENJAMIN MOORE CC542 WILLOW
- 6 ENTRY DOOR BENJAMIN MOORE 2131-20 MIDNIGHT
- 7a FASCIA/TRIM AND COLUMNS BENJAMIN MOORE AF685 THUNDER
- 7b FASCIA/TRIM AND COLUMNS BENJAMIN MOORE CC542 WILLOW
- 8 BALCONY DIVIDER SAGIREV 4" V GROOVE PANEL #79 KNOTTY MAPLE
- 9 VENTED SOFFIT SAGIREV 4" V GROOVE PANEL #79 KNOTTY MAPLE VENT STRIP
- 10a DOWNSPOUT GENTEK 514 CASHMERE
- 10b DOWNSPOUT GENTEK 562 COMMERCIAL BROWN
- 11 WINDOWS & SECONDARY DOORS BLACK
- 12 CLOPAY GARAGE DOOR BRONZE
- 13 GLASS & ALUM. RAILING BLACK
- 14 STONE CULTURED STONE WHEATON COUNTRY LEDGESTONE

DP 23-018521
January 22, 2025
Plan #11

BUILDING 1,24
ELEVATIONS



THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE ABC AND APEGBC. THE AUTHORITY ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.



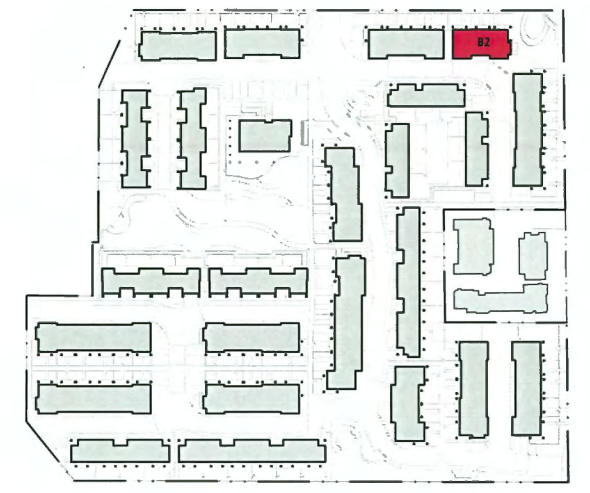
Quilchena
Park Estates
for
Western and Citimark

DP 23-018521
JANUARY 16, 2025





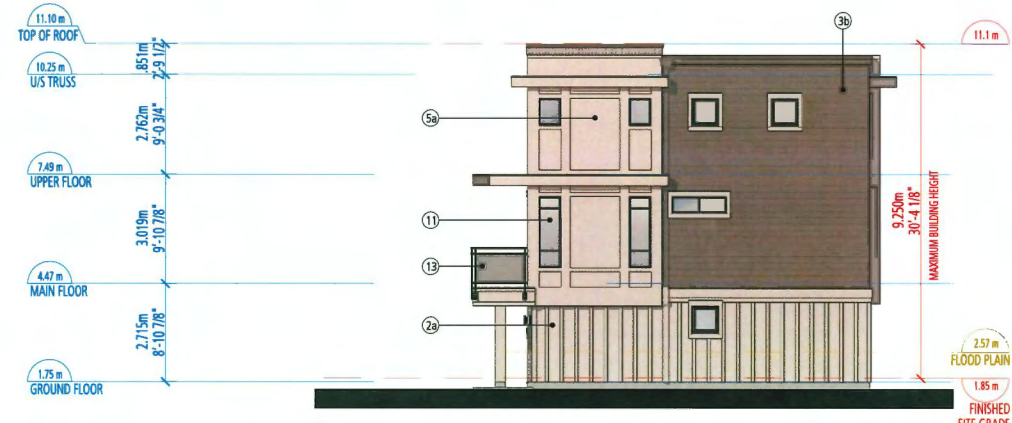
BUILDING 2 NORTH ELEVATION



KEY PLAN



BUILDING 2 SOUTH ELEVATION



BUILDING 2 WEST ELEVATION



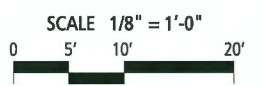
BUILDING 2 EAST ELEVATION

EXTERIOR FINISHES SCHEME

- 1a IXL HEBRON BRICK SILVERADO
- 1b IXL INTERSTATE BRICK PLATINUM
- 2a HARDIE BOARD AND BATTEN BENJAMIN MOORE AF685 THUNDER
- 2b HARDIE BOARD AND BATTEN BENJAMIN MOORE CC542 WILLOW
- 3a ASPYRE HORIZONTAL SIDING BENJAMIN MOORE AF685 THUNDER
- 3b ASPYRE HORIZONTAL SIDING BENJAMIN MOORE CC542 WILLOW
- 4a HARDIE PANEL WITH REVEAL BENJAMIN MOORE AF685 THUNDER
- 4b HARDIE PANEL WITH REVEAL BENJAMIN MOORE CC542 WILLOW
- 5a HARDIE PANEL WITH HARDIE TRIMS BENJAMIN MOORE AF685 THUNDER
- 5b HARDIE PANEL WITH HARDIE TRIMS BENJAMIN MOORE CC542 WILLOW
- 6 ENTRY DOOR BENJAMIN MOORE 2131-20 MIDNIGHT
- 7a FASCIA/TRIM AND COLUMNS BENJAMIN MOORE AF685 THUNDER
- 7b FASCIA/TRIM AND COLUMNS BENJAMIN MOORE CC542 WILLOW
- 8 BALCONY DIVIDER SAGIREV 4" V GROOVE PANEL #79 KNOTTY MAPLE
- 9 VENTED SOFFIT SAGIREV 4" V GROOVE PANEL #79 KNOTTY MAPLE VENT STRIP
- 10a DOWNSPOUT GENTEK 514 CASHMERE
- 10b DOWNSPOUT GENTEK 562 COMMERCIAL BROWN
- 11 WINDOWS & SECONDARY DOORS BLACK
- 12 CLOPAY GARAGE DOOR BRONZE
- 13 GLASS & ALUM. RAILING BLACK
- 14 STONE CULTURED STONE WHEATON COUNTRY LEDGESTONE

DP 23-018521
January 22, 2025
Plan #12

BUILDING 2 ELEVATIONS



THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC AND APEGBC. THE AUTHORITY ORIGINAL IS IN ELECTRONIC FORM. TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR. BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.



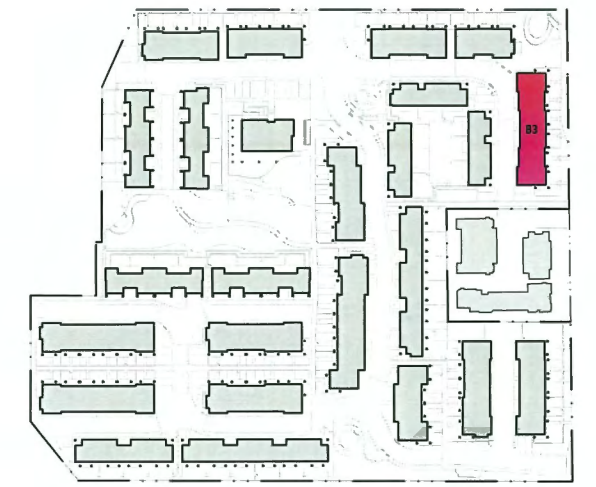
Quilchena Park Estates
for
Western and Citimark

DP 23-018521
JANUARY 16, 2025





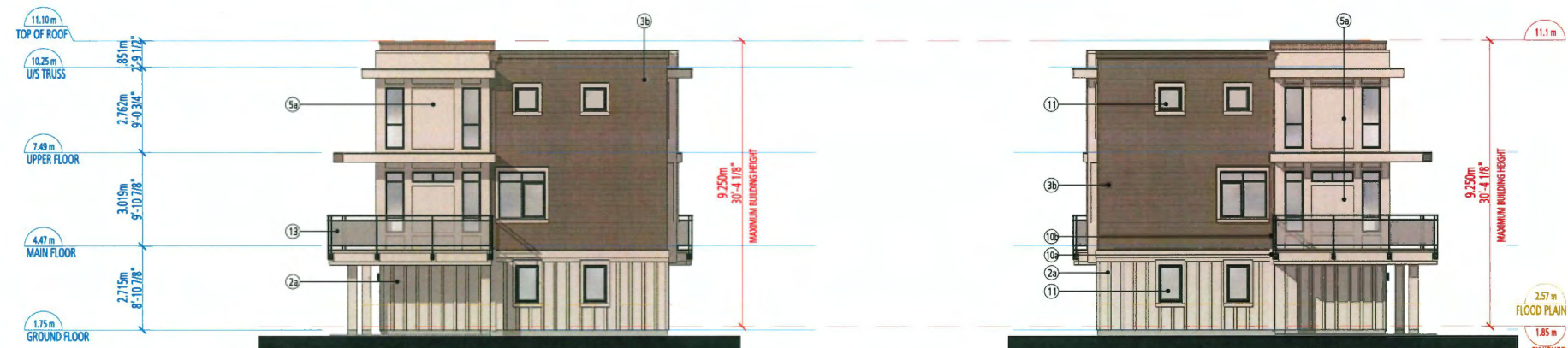
BUILDING 3 EAST ELEVATION



KEY PLAN



BUILDING 3 WEST ELEVATION



BUILDING 3 NORTH ELEVATION

BUILDING 3 SOUTH ELEVATION

EXTERIOR FINISHES SCHEME

- 1a IXL HEBRON BRICK SILVERADO
- 1b IXL INTERSTATE BRICK PLATINUM
- 2a HARDIE BOARD AND BATTEN BENJAMIN MOORE AF685 THUNDER
- 2b HARDIE BOARD AND BATTEN BENJAMIN MOORE CC542 WILLOW
- 3a ASPYRE HORIZONTAL SIDING BENJAMIN MOORE AF685 THUNDER
- 3b ASPYRE HORIZONTAL SIDING BENJAMIN MOORE CC542 WILLOW
- 4a HARDIE PANEL WITH REVEAL BENJAMIN MOORE AF685 THUNDER
- 4b HARDIE PANEL WITH REVEAL BENJAMIN MOORE CC542 WILLOW
- 5a HARDIE PANEL WITH HARDIE TRIMS BENJAMIN MOORE AF685 THUNDER
- 5b HARDIE PANEL WITH HARDIE TRIMS BENJAMIN MOORE CC542 WILLOW
- 6 ENTRY DOOR BENJAMIN MOORE 2131-20 MIDNIGHT
- 7a FASCIA/TRIM AND COLUMNS BENJAMIN MOORE AF685 THUNDER
- 7b FASCIA/TRIM AND COLUMNS BENJAMIN MOORE CC542 WILLOW
- 8 BALCONY DIVIDER SAGIREV 4" V GROOVE PANEL #79 KNOTTY MAPLE
- 9 VENTED SOFFIT SAGIREV 4" V GROOVE PANEL #79 KNOTTY MAPLE VENT STRIP
- 10a DOWNSPOUT GENTEK 514 CASHMERE
- 10b DOWNSPOUT GENTEK 562 COMMERCIAL BROWN
- 11 WINDOWS & SECONDARY DOORS BLACK
- 12 CLOPAY GARAGE DOOR BRONZE
- 13 GLASS & ALUM. RAILING BLACK
- 14 STONE CULTURED STONE WHEATON COUNTRY LEDGESTONE

DP 23-018521
January 22, 2025
Plan #13

BUILDING 3 ELEVATIONS

SCALE 1/8" = 1'-0"
0 5' 10' 20'

THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC AND APEGBC. THE AUTHORITY ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR. BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.



Quilchena Park Estates
for
Western and Citimark

DP 23-018521
JANUARY 16, 2025





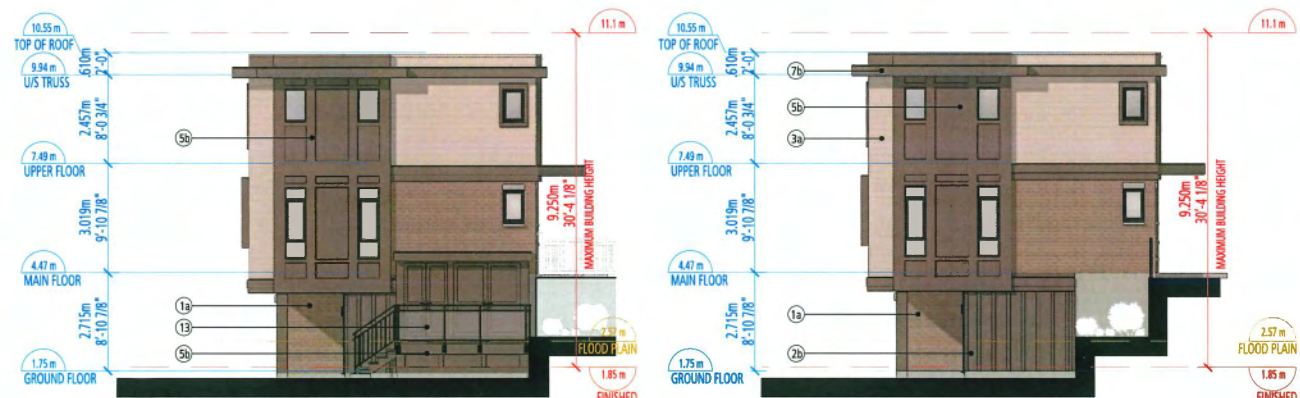
BUILDING 5 NORTH ELEVATION
electrical closet

BUILDING 4 EAST ELEVATION
BUILDING 5 NORTH ELEVATION
BUILDING 6 WEST ELEVATION



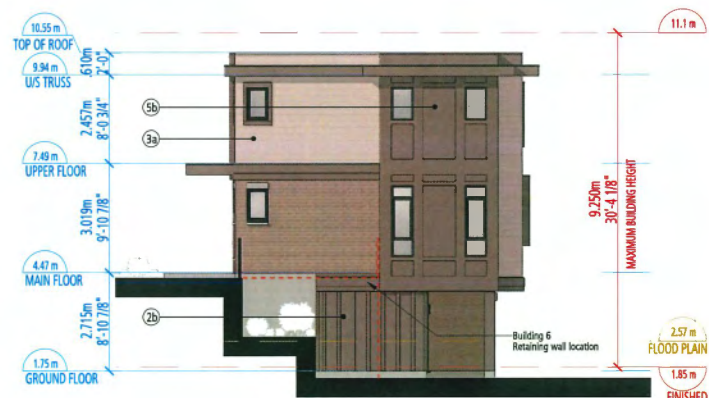
BUILDING 5 SOUTH ELEVATION
electrical closet

BUILDING 4 WEST ELEVATION
BUILDING 5 SOUTH ELEVATION
BUILDING 6 EAST ELEVATION



BUILDING 5 WEST ELEVATION
electrical closet

BUILDING 4 NORTH ELEVATION
BUILDING 6 SOUTH ELEVATION



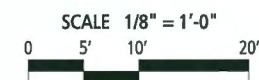
BUILDING 4 SOUTH ELEVATION
BUILDING 5 EAST ELEVATION
BUILDING 6 NORTH ELEVATION

EXTERIOR FINISHES SCHEME

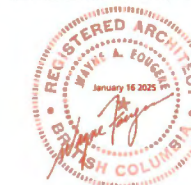
- 1a IXL HEBRON BRICK SILVERADO
- 1b IXL INTERSTATE BRICK PLATINUM
- 2a HARDIE BOARD AND BATTEN BENJAMIN MOORE AF685 THUNDER
- 2b HARDIE BOARD AND BATTEN BENJAMIN MOORE CC542 WILLOW
- 3a ASPYRE HORIZONTAL SIDING BENJAMIN MOORE AF685 THUNDER
- 3b ASPYRE HORIZONTAL SIDING BENJAMIN MOORE CC542 WILLOW
- 4a HARDIE PANEL WITH REVEAL BENJAMIN MOORE AF685 THUNDER
- 4b HARDIE PANEL WITH REVEAL BENJAMIN MOORE CC542 WILLOW
- 5a HARDIE PANEL WITH HARDIE TRIMS BENJAMIN MOORE AF685 THUNDER
- 5b HARDIE PANEL WITH HARDIE TRIMS BENJAMIN MOORE CC542 WILLOW
- 6 ENTRY DOOR BENJAMIN MOORE 2131-20 MIDNIGHT
- 7a FASCIA/TRIM AND COLUMNS BENJAMIN MOORE AF685 THUNDER
- 7b FASCIA/TRIM AND COLUMNS BENJAMIN MOORE CC542 WILLOW
- 8 BALCONY DIVIDER SAGIREV 4" V GROOVE PANEL #79 KNOTTY MAPLE
- 9 VENTED SOFFIT SAGIREV 4" V GROOVE PANEL #79 KNOTTY MAPLE VENT STRIP
- 10a DOWNSPOUT GENTEK 514 CASHMERE
- 10b DOWNSPOUT GENTEK 562 COMMERCIAL BROWN
- 11 WINDOWS & SECONDARY DOORS BLACK
- 12 CLOPAY GARAGE DOOR BRONZE
- 13 GLASS & ALUM. RAILING BLACK
- 14 STONE CULTURED STONE WHEATON COUNTRY LEDGESTONE

DP 23-018521
January 22, 2025
Plan #14

BUILDING 4,5,6 ELEVATIONS



THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC AND APEGBC. THE AUTHORITATIVE ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR. BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.



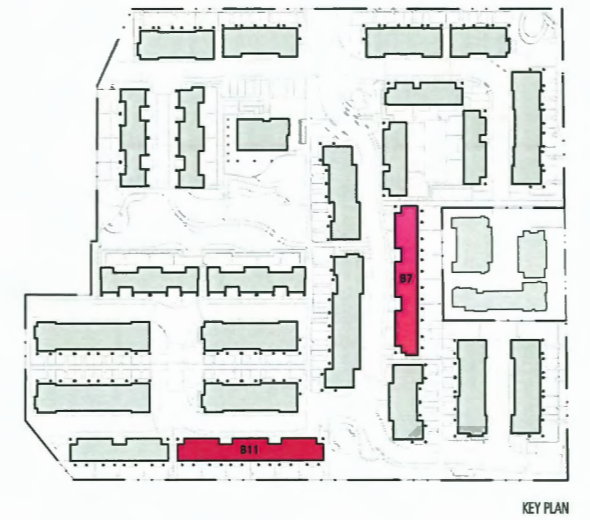
Quilchena Park Estates
for
Western and Citimark

DP 23-018521
JANUARY 14, 2025

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



BUILDING 7 WEST ELEVATION
BUILDING 11 NORTH ELEVATION



KEY PLAN



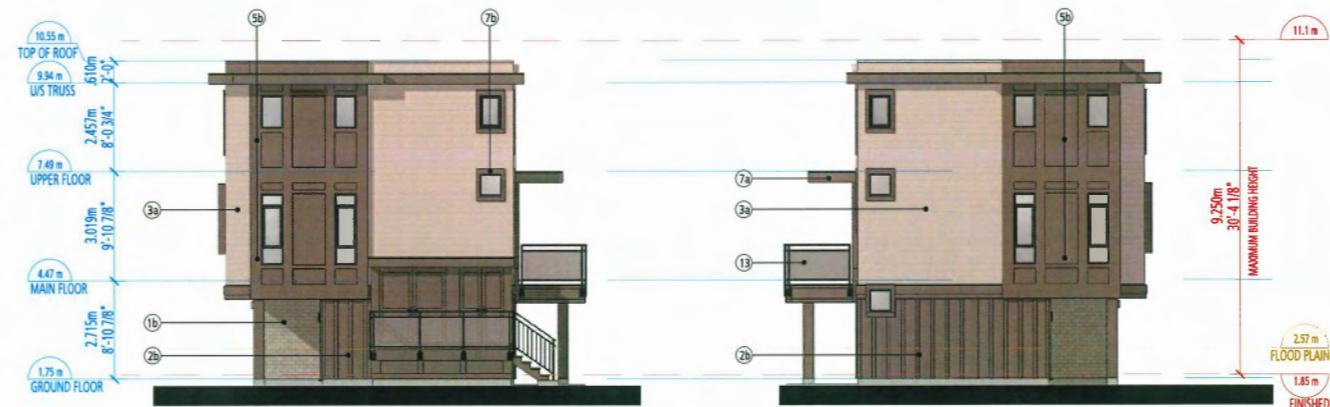
BUILDING 7 EAST ELEVATION
BUILDING 11 SOUTH ELEVATION



BUILDING 7 WEST ELEVATION
electrical closet



BUILDING 7 EAST ELEVATION
electrical closet



BUILDING 7 SOUTH ELEVATION
electrical closet

BUILDING 7 NORTH ELEVATION
BUILDING 11 WEST ELEVATION (mirrored)
BUILDING 11 EAST ELEVATION

EXTERIOR FINISHES SCHEME

- 1a IXL HEBRON BRICK SILVERADO
- 1b IXL INTERSTATE BRICK PLATINUM
- 2a HARDIE BOARD AND BATTEN BENJAMIN MOORE AF685 THUNDER
- 2b HARDIE BOARD AND BATTEN BENJAMIN MOORE CC542 WILLOW
- 3a ASPYRE HORIZONTAL SIDING BENJAMIN MOORE AF685 THUNDER
- 3b ASPYRE HORIZONTAL SIDING BENJAMIN MOORE CC542 WILLOW
- 4a HARDIE PANEL WITH REVEAL BENJAMIN MOORE AF685 THUNDER
- 4b HARDIE PANEL WITH REVEAL BENJAMIN MOORE CC542 WILLOW
- 5a HARDIE PANEL WITH HARDIE TRIMS BENJAMIN MOORE AF685 THUNDER
- 5b HARDIE PANEL WITH HARDIE TRIMS BENJAMIN MOORE CC542 WILLOW
- 6 ENTRY DOOR BENJAMIN MOORE 2131-20 MIDNIGHT
- 7a FASCIA/TRIM AND COLUMNS BENJAMIN MOORE AF685 THUNDER
- 7b FASCIA/TRIM AND COLUMNS BENJAMIN MOORE CC542 WILLOW
- 8 BALCONY DIVIDER SAGIREV 4" V GROOVE PANEL #79 KNOTTY MAPLE
- 9 VENTED SOFFIT SAGIREV 4" V GROOVE PANEL #79 KNOTTY MAPLE VENT STRIP
- 10a DOWNSPOUT GENTEK 514 CASHMERE
- 10b DOWNSPOUT GENTEK 562 COMMERCIAL BROWN
- 11 WINDOWS & SECONDARY DOORS BLACK
- 12 CLOPAY GARAGE DOOR BRONZE
- 13 GLASS & ALUM. RAILING BLACK
- 14 STONE CULTURED STONE WHEATON COUNTRY LEDGESTONE

DP 23-018521
January 22, 2025
Plan #15

BUILDING 7, 11
ELEVATIONS

SCALE 1/8" = 1'-0"
0 5' 10' 20'

THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC AND APEGBC. THE AUTHENTIC ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.



Quilchena
Park Estates
for
Western and Citimark

DP 23-018521
JANUARY 14, 2025





BUILDING 8 EAST ELEVATION



BUILDING 8 WEST ELEVATION



BUILDING 8 NORTH ELEVATION



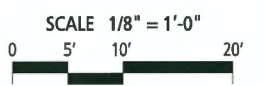
BUILDING 8 SOUTH ELEVATION

EXTERIOR FINISHES SCHEME

- 1a IXL HEBRON BRICK SILVERADO
- 1b IXL INTERSTATE BRICK PLATINUM
- 2a HARDIE BOARD AND BATTEN BENJAMIN MOORE AF685 THUNDER
- 2b HARDIE BOARD AND BATTEN BENJAMIN MOORE CC542 WILLOW
- 3a ASPYRE HORIZONTAL SIDING BENJAMIN MOORE AF685 THUNDER
- 3b ASPYRE HORIZONTAL SIDING BENJAMIN MOORE CC542 WILLOW
- 4a HARDIE PANEL WITH REVEAL BENJAMIN MOORE AF685 THUNDER
- 4b HARDIE PANEL WITH REVEAL BENJAMIN MOORE CC542 WILLOW
- 5a HARDIE PANEL WITH HARDIE TRIMS BENJAMIN MOORE AF685 THUNDER
- 5b HARDIE PANEL WITH HARDIE TRIMS BENJAMIN MOORE CC542 WILLOW
- 6 ENTRY DOOR BENJAMIN MOORE 2131-20 MIDNIGHT
- 7a FASCIA/TRIM AND COLUMNS BENJAMIN MOORE AF685 THUNDER
- 7b FASCIA/TRIM AND COLUMNS BENJAMIN MOORE CC542 WILLOW
- 8 BALCONY DIVIDER SAGIREV 4" V GROOVE PANEL #79 KNOTTY MAPLE
- 9 VENTED SOFFIT SAGIREV 4" V GROOVE PANEL #79 KNOTTY MAPLE VENT STRIP
- 10a DOWNSPOUT GENTEK 514 CASHMERE
- 10b DOWNSPOUT GENTEK 582 COMMERCIAL BROWN
- 11 WINDOWS & SECONDARY DOORS BLACK
- 12 CLOPAY GARAGE DOOR BRONZE
- 13 GLASS & ALUM. RAILING BLACK
- 14 STONE CULTURED STONE WHEATON COUNTRY LEDGESTONE

DP 23-018521
January 22, 2025
Plan #16

BUILDING 8 ELEVATIONS



THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC AND APEGC. THE AUTHORITATIVE ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.



Quilchena Park Estates
for
Western and Citimark



BUILDING 9 WEST ELEVATION

BUILDING 9 WEST ELEVATION
BUILDING 17 SOUTH ELEVATION
BUILDING 18 NORTH ELEVATION (mirrored)

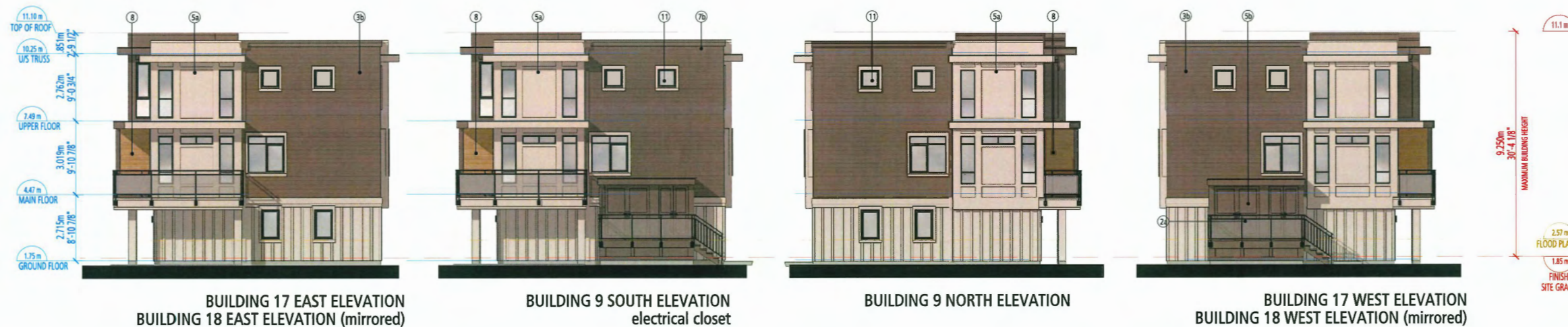
BUILDING 9 WEST ELEVATION
electrical closet



BUILDING 9 EAST ELEVATION
electrical closet

BUILDING 9 EAST ELEVATION
BUILDING 17 NORTH ELEVATION
BUILDING 18 SOUTH ELEVATION (mirrored)

BUILDING 9 EAST ELEVATION



BUILDING 17 EAST ELEVATION
BUILDING 18 EAST ELEVATION (mirrored)

BUILDING 9 SOUTH ELEVATION
electrical closet

BUILDING 9 NORTH ELEVATION

BUILDING 17 WEST ELEVATION
BUILDING 18 WEST ELEVATION (mirrored)

EXTERIOR FINISHES SCHEME

- 1a IXL HEBRON BRICK SILVERADO
- 1b IXL INTERSTATE BRICK PLATINUM
- 2a HARDIE BOARD AND BATTEN BENJAMIN MOORE AF685 THUNDER
- 2b HARDIE BOARD AND BATTEN BENJAMIN MOORE CC542 WILLOW
- 3a ASPYRE HORIZONTAL SIDING BENJAMIN MOORE AF685 THUNDER
- 3b ASPYRE HORIZONTAL SIDING BENJAMIN MOORE CC542 WILLOW
- 4a HARDIE PANEL WITH REVEAL BENJAMIN MOORE AF685 THUNDER
- 4b HARDIE PANEL WITH REVEAL BENJAMIN MOORE CC542 WILLOW
- 5a HARDIE PANEL WITH HARDIE TRIMS BENJAMIN MOORE AF685 THUNDER
- 5b HARDIE PANEL WITH HARDIE TRIMS BENJAMIN MOORE CC542 WILLOW
- 6 ENTRY DOOR BENJAMIN MOORE 2131-20 MIDNIGHT
- 7a FASCIA/TRIM AND COLUMNS BENJAMIN MOORE AF685 THUNDER
- 7b FASCIA/TRIM AND COLUMNS BENJAMIN MOORE CC542 WILLOW
- 8 BALCONY DIVIDER SAGIREV 4" V GROOVE PANEL #79 KNOTTY MAPLE
- 9 VENTED SOFFIT SAGIREV 4" V GROOVE PANEL #79 KNOTTY MAPLE VENT STRIP
- 10a DOWNSPOUT GENTEK 514 CASHMERE
- 10b DOWNSPOUT GENTEK 562 COMMERCIAL BROWN
- 11 WINDOWS & SECONDARY DOORS BLACK
- 12 CLOPAY GARAGE DOOR BRONZE
- 13 GLASS & ALUM. RAILING BLACK
- 14 STONE CULTURED STONE WHEATON COUNTRY LEDGESTONE

DP 23-018521
January 22, 2025
Plan #17

BUILDING 9, 17,
18 (Mirrored)
ELEVATIONS

SCALE 1/8" = 1'-0"
0 5' 10' 20'

THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE ABC AND APEGBC. THE AUTHENTIC ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.



Quilchena
Park Estates
for
Western and Citimark

DP 23-018521
JANUARY 16, 2025



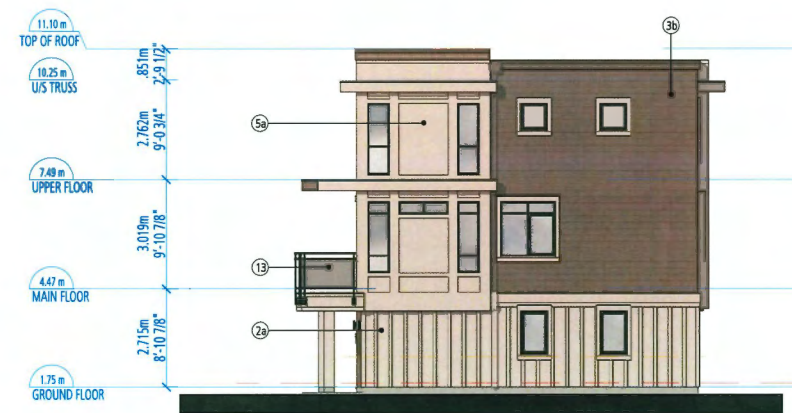
BRITISH COLUMBIA • ALBERTA • WASHINGTON
202 - 2425 Quebec Street 604.873.2907
Vancouver, BC V5T 4L6 fougerearchitecture.ca



BUILDING 10 WEST ELEVATION



BUILDING 10 EAST ELEVATION



BUILDING 10 SOUTH ELEVATION



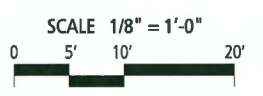
BUILDING 10 NORTH ELEVATION

EXTERIOR FINISHES SCHEME

- 1a IXL HEBRON BRICK SILVERADO
- 1b IXL INTERSTATE BRICK PLATINUM
- 2a HARDIE BOARD AND BATTEN BENJAMIN MOORE AF685 THUNDER
- 2b HARDIE BOARD AND BATTEN BENJAMIN MOORE CC542 WILLOW
- 3a ASPYRE HORIZONTAL SIDING BENJAMIN MOORE AF685 THUNDER
- 3b ASPYRE HORIZONTAL SIDING BENJAMIN MOORE CC542 WILLOW
- 4a HARDIE PANEL WITH REVEAL BENJAMIN MOORE AF685 THUNDER
- 4b HARDIE PANEL WITH REVEAL BENJAMIN MOORE CC542 WILLOW
- 5a HARDIE PANEL WITH HARDIE TRIMS BENJAMIN MOORE AF685 THUNDER
- 5b HARDIE PANEL WITH HARDIE TRIMS BENJAMIN MOORE CC542 WILLOW
- 6 ENTRY DOOR BENJAMIN MOORE 2131-20 MIDNIGHT
- 7a FASCIA/TRIM AND COLUMNS BENJAMIN MOORE AF685 THUNDER
- 7b FASCIA/TRIM AND COLUMNS BENJAMIN MOORE CC542 WILLOW
- 8 BALCONY DIVIDER SAGIREV 4" V GROOVE PANEL #79 KNOTTY MAPLE
- 9 VENTED SOFFIT SAGIREV 4" V GROOVE PANEL #79 KNOTTY MAPLE VENT STRIP
- 10a DOWNSPOUT GENTEK 514 CASHMERE
- 10b DOWNSPOUT GENTEK 562 COMMERCIAL BROWN
- 11 WINDOWS & SECONDARY DOORS BLACK
- 12 CLOPAY GARAGE DOOR BRONZE
- 13 GLASS & ALUM. RAILING BLACK
- 14 STONE CULTURED STONE WHEATON COUNTRY LEDGESTONE

DP 23-018521
January 22, 2025
Plan #18

BUILDING 10 ELEVATIONS



THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC AND APEGBC. THE AUTHORITATIVE ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR. BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.



Quilchena Park Estates
 for
 Western and Citimark

DP 23-018521
 JANUARY 16, 2025

FOUGERE
 architecture inc.

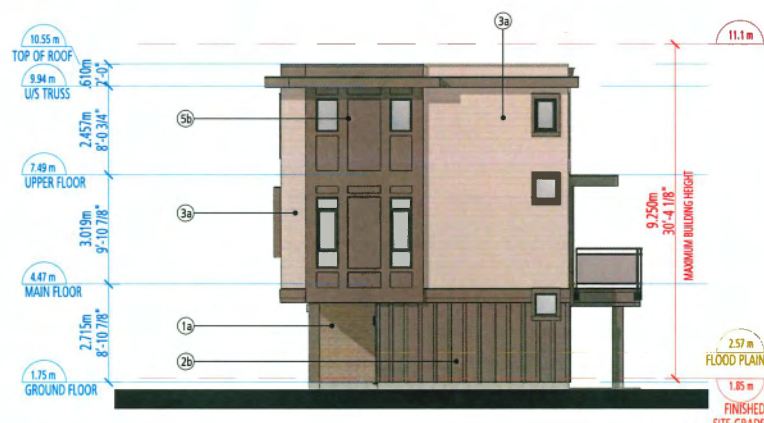
BRITISH COLUMBIA - ALBERTA - WASHINGTON
 202 - 2425 Quebec Street Vancouver, BC V5T 4L6 604.873.2907
 fougerearchitecture.ca



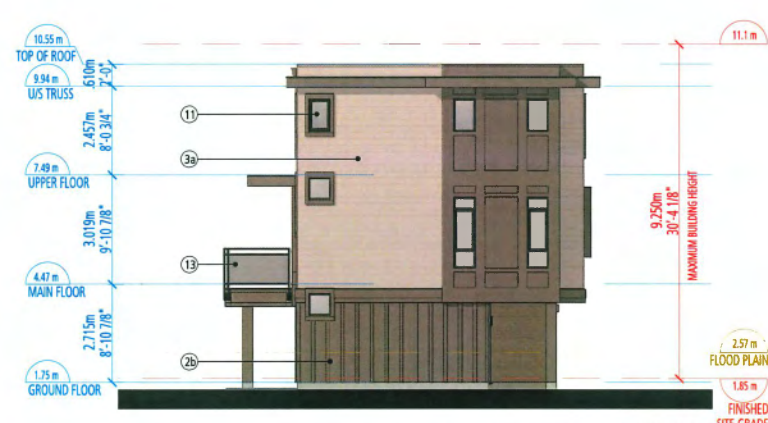
BUILDING 12 NORTH ELEVATION



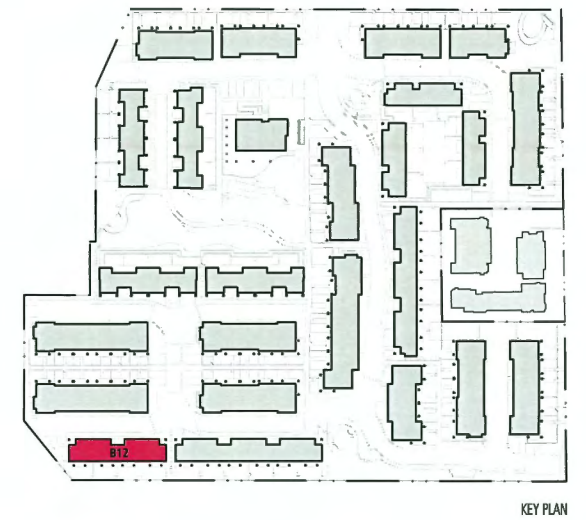
BUILDING 12 SOUTH ELEVATION



BUILDING 12 WEST ELEVATION



BUILDING 12 EAST ELEVATION



KEY PLAN

EXTERIOR FINISHES SCHEME

- 1a IXL HEBRON BRICK SILVERADO
- 1b IXL INTERSTATE BRICK PLATINUM
- 2a HARDIE BOARD AND BATTEN BENJAMIN MOORE AF685 THUNDER
- 2b HARDIE BOARD AND BATTEN BENJAMIN MOORE CC542 WILLOW
- 3a ASPYRE HORIZONTAL SIDING BENJAMIN MOORE AF685 THUNDER
- 3b ASPYRE HORIZONTAL SIDING BENJAMIN MOORE CC542 WILLOW
- 4a HARDIE PANEL WITH REVEAL BENJAMIN MOORE AF685 THUNDER
- 4b HARDIE PANEL WITH REVEAL BENJAMIN MOORE CC542 WILLOW
- 5a HARDIE PANEL WITH HARDIE TRIMS BENJAMIN MOORE AF685 THUNDER
- 5b HARDIE PANEL WITH HARDIE TRIMS BENJAMIN MOORE CC542 WILLOW
- 6 ENTRY DOOR BENJAMIN MOORE 2131-20 MIDNIGHT
- 7a FASCIA/TRIM AND COLUMNS BENJAMIN MOORE AF685 THUNDER
- 7b FASCIA/TRIM AND COLUMNS BENJAMIN MOORE CC542 WILLOW
- 8 BALCONY DIVIDER SAGIREV 4" V GROOVE PANEL #79 KNOTTY MAPLE
- 9 VENTED SOFFIT SAGIREV 4" V GROOVE PANEL #79 KNOTTY MAPLE VENT STRIP
- 10a DOWNSPOUT GENTEK 514 CASHMERE
- 10b DOWNSPOUT GENTEK 562 COMMERCIAL BROWN
- 11 WINDOWS & SECONDARY DOORS BLACK
- 12 CLOPAY GARAGE DOOR BRONZE
- 13 GLASS & ALUM. RAILING BLACK
- 14 STONE CULTURED STONE WHEATON COUNTRY LEDGESTONE

DP 23-018521
January 22, 2025
Plan #19

BUILDING 12 ELEVATIONS

SCALE 1/8" = 1'-0"



THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC AND APEIBC. THE AUTHORITATIVE ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.



Quilchena Park Estates
for Western and Citimark

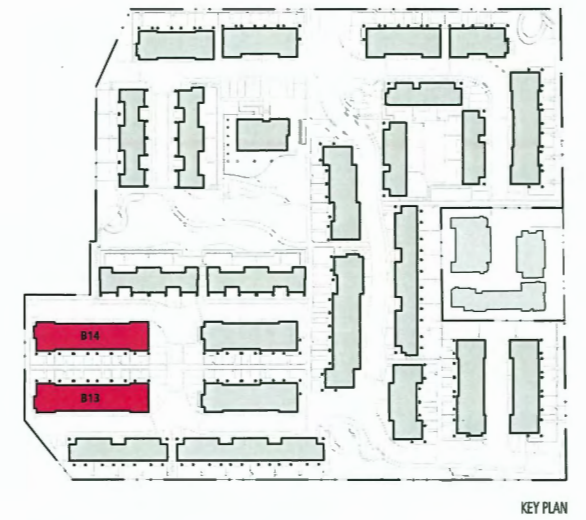
DP 23-018521
JANUARY 14, 2025



BRITISH COLUMBIA • ALBERTA • WASHINGTON
202 - 2425 Quebec Street 604.873.2907
31 Vancouver BC V5T 4L6 fougerearchitecture.ca



BUILDING 13 NORTH ELEVATION
BUILDING 14 SOUTH ELEVATION (mirrored)



KEY PLAN



BUILDING 13 SOUTH ELEVATION
BUILDING 14 NORTH ELEVATION (mirrored)



BUILDING 13 WEST ELEVATION
BUILDING 14 WEST ELEVATION (mirrored)

BUILDING 13 EAST ELEVATION
BUILDING 14 EAST ELEVATION (mirrored)

EXTERIOR FINISHES SCHEME

- 1a IXL HEBRON BRICK SILVERADO
- 1b IXL INTERSTATE BRICK PLATINUM
- 2a HARDIE BOARD AND BATTEN BENJAMIN MOORE AF685 THUNDER
- 2b HARDIE BOARD AND BATTEN BENJAMIN MOORE CC542 WILLOW
- 3a ASPYRE HORIZONTAL SIDING BENJAMIN MOORE AF685 THUNDER
- 3b ASPYRE HORIZONTAL SIDING BENJAMIN MOORE CC542 WILLOW
- 4a HARDIE PANEL WITH REVEAL BENJAMIN MOORE AF685 THUNDER
- 4b HARDIE PANEL WITH REVEAL BENJAMIN MOORE CC542 WILLOW
- 5a HARDIE PANEL WITH HARDIE TRIMS BENJAMIN MOORE AF685 THUNDER
- 5b HARDIE PANEL WITH HARDIE TRIMS BENJAMIN MOORE CC542 WILLOW
- 6 ENTRY DOOR BENJAMIN MOORE 2131-20 MIDNIGHT
- 7a FASCIA/TRIM AND COLUMNS BENJAMIN MOORE AF685 THUNDER
- 7b FASCIA/TRIM AND COLUMNS BENJAMIN MOORE CC542 WILLOW
- 8 BALCONY DIVIDER SAGIREV 4" V GROOVE PANEL #79 KNOTTY MAPLE
- 9 VENTED SOFFIT SAGIREV 4" V GROOVE PANEL #79 KNOTTY MAPLE VENT STRIP
- 10a DOWNSPOUT GENTEK 514 CASHMERE
- 10b DOWNSPOUT GENTEK 562 COMMERCIAL BROWN
- 11 WINDOWS & SECONDARY DOORS BLACK
- 12 CLOPAY GARAGE DOOR BRONZE
- 13 GLASS & ALUM. RAILING BLACK
- 14 STONE CULTURED STONE WHEATON COUNTRY LEDGESTONE

DP 23-018521
January 22, 2025
Plan #20

BUILDING 13,14
ELEVATIONS

SCALE 1/8" = 1'-0"



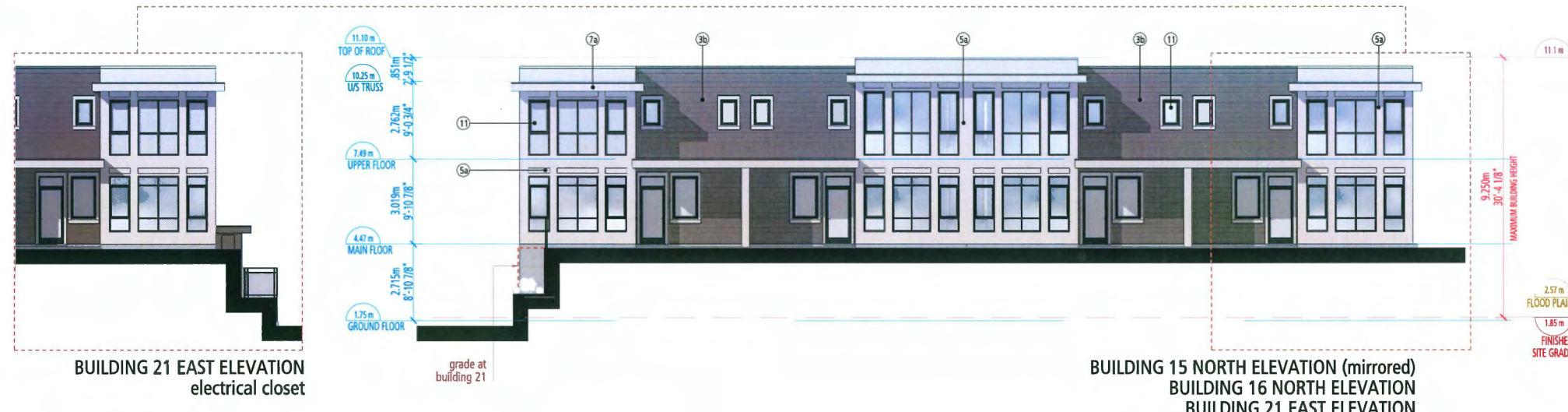
THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC AND APEGBC. THE AUTHORITY ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.



Quilchena
Park Estates
for
Western and Citimark

DP 23-018521
JANUARY 16, 2025





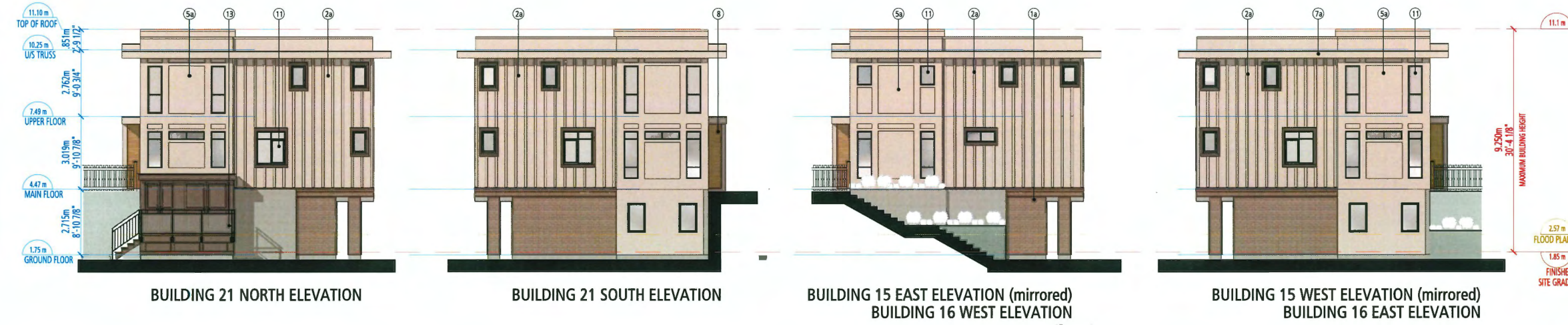
BUILDING 21 EAST ELEVATION
electrical closet

BUILDING 15 NORTH ELEVATION (mirrored)
BUILDING 16 NORTH ELEVATION
BUILDING 21 EAST ELEVATION



BUILDING 21 WEST ELEVATION
electrical closet

BUILDING 15 SOUTH ELEVATION
BUILDING 16 SOUTH ELEVATION
BUILDING 21 WEST ELEVATION



BUILDING 21 NORTH ELEVATION

BUILDING 21 SOUTH ELEVATION

BUILDING 15 EAST ELEVATION (mirrored)
BUILDING 16 WEST ELEVATION

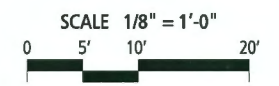
BUILDING 15 WEST ELEVATION (mirrored)
BUILDING 16 EAST ELEVATION

EXTERIOR FINISHES SCHEME

- 1a IXL HEBRON BRICK SILVERADO
- 1b IXL INTERSTATE BRICK PLATINUM
- 2a HARDIE BOARD AND BATTEN BENJAMIN MOORE AF685 THUNDER
- 2b HARDIE BOARD AND BATTEN BENJAMIN MOORE CC542 WILLOW
- 3a ASPYRE HORIZONTAL SIDING BENJAMIN MOORE AF685 THUNDER
- 3b ASPYRE HORIZONTAL SIDING BENJAMIN MOORE CC542 WILLOW
- 4a HARDIE PANEL WITH REVEAL BENJAMIN MOORE AF685 THUNDER
- 4b HARDIE PANEL WITH REVEAL BENJAMIN MOORE CC542 WILLOW
- 5a HARDIE PANEL WITH HARDIE TRIMS BENJAMIN MOORE AF685 THUNDER
- 5b HARDIE PANEL WITH HARDIE TRIMS BENJAMIN MOORE CC542 WILLOW
- 6 ENTRY DOOR BENJAMIN MOORE 2131-20 MIDNIGHT
- 7a FASCIA/TRIM AND COLUMNS BENJAMIN MOORE AF685 THUNDER
- 7b FASCIA/TRIM AND COLUMNS BENJAMIN MOORE CC542 WILLOW
- 8 BALCONY DIVIDER SAGIREV 4" V GROOVE PANEL #79 KNOTTY MAPLE
- 9 VENTED SOFFIT SAGIREV 4" V GROOVE PANEL #79 KNOTTY MAPLE VENT STRIP
- 10a DOWNSPOUT GENTEK 514 CASHMERE
- 10b DOWNSPOUT GENTEK 562 COMMERCIAL BROWN
- 11 WINDOWS & SECONDARY DOORS BLACK
- 12 CLOPAY GARAGE DOOR BRONZE
- 13 GLASS & ALUM. RAILING BLACK
- 14 STONE CULTURED STONE WHEATON COUNTRY LEDGESTONE

DP 23-018521
January 22, 2025
Plan #21

BUILDING 15,16,21
ELEVATIONS



THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC AND APEGBC. THE AUTHORITY ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.



Quilchena
Park Estates
for
Western and Citimark

DP 23-018521
JANUARY 16, 2025



BUILDING 19 WEST ELEVATION



BUILDING 19 EAST ELEVATION



BUILDING 19 SOUTH ELEVATION



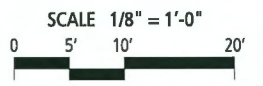
BUILDING 19 NORTH ELEVATION

EXTERIOR FINISHES SCHEME

- 1a IXL HEBRON BRICK SILVERADO
- 1b IXL INTERSTATE BRICK PLATINUM
- 2a HARDIE BOARD AND BATTEN BENJAMIN MOORE AF685 THUNDER
- 2b HARDIE BOARD AND BATTEN BENJAMIN MOORE CC542 WILLOW
- 3a ASPYRE HORIZONTAL SIDING BENJAMIN MOORE AF685 THUNDER
- 3b ASPYRE HORIZONTAL SIDING BENJAMIN MOORE CC542 WILLOW
- 4a HARDIE PANEL WITH REVEAL BENJAMIN MOORE AF685 THUNDER
- 4b HARDIE PANEL WITH REVEAL BENJAMIN MOORE CC542 WILLOW
- 5a HARDIE PANEL WITH HARDIE TRIMS BENJAMIN MOORE AF685 THUNDER
- 5b HARDIE PANEL WITH HARDIE TRIMS BENJAMIN MOORE CC542 WILLOW
- 6 ENTRY DOOR BENJAMIN MOORE 2131-20 MIDNIGHT
- 7a FASCIA/TRIM AND COLUMNS BENJAMIN MOORE AF685 THUNDER
- 7b FASCIA/TRIM AND COLUMNS BENJAMIN MOORE CC542 WILLOW
- 8 BALCONY DIVIDER SAGIREV 4" V GROOVE PANEL #79 KNOTTY MAPLE
- 9 VENTED SOFFIT SAGIREV 4" V GROOVE PANEL #79 KNOTTY MAPLE VENT STRIP
- 10a DOWNSPOUT GENTEK 514 CASHMERE
- 10b DOWNSPOUT GENTEK 582 COMMERCIAL BROWN
- 11 WINDOWS & SECONDARY DOORS BLACK
- 12 CLOPAY GARAGE DOOR BRONZE
- 13 GLASS & ALUM. RAILING BLACK
- 14 STONE CULTURED STONE WHEATON COUNTRY LEDGESTONE

DP 23-018521
January 22, 2025
Plan #22

BUILDING 19 ELEVATIONS



THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE ABC AND APEGC. THE AUTHORITY ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.



Quilchena Park Estates
for Western and Citimark

DP 23-018521
JANUARY 16, 2025

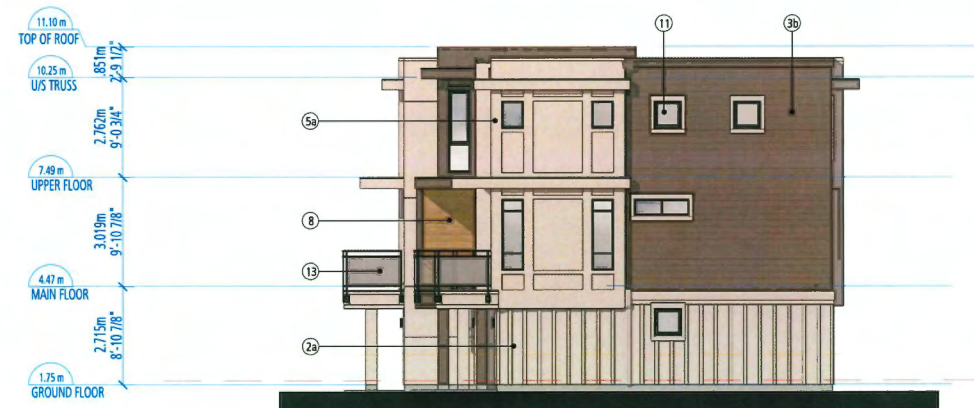




BUILDING 20 WEST ELEVATION



BUILDING 20 EAST ELEVATION



BUILDING 20 SOUTH ELEVATION



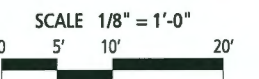
BUILDING 20 NORTH ELEVATION

EXTERIOR FINISHES SCHEME

- 1a IXL HEBRON BRICK SILVERADO
- 1b IXL INTERSTATE BRICK PLATINUM
- 2a HARDIE BOARD AND BATTEN BENJAMIN MOORE AF685 THUNDER
- 2b HARDIE BOARD AND BATTEN BENJAMIN MOORE CC542 WILLOW
- 3a ASPYRE HORIZONTAL SIDING BENJAMIN MOORE AF685 THUNDER
- 3b ASPYRE HORIZONTAL SIDING BENJAMIN MOORE CC542 WILLOW
- 4a HARDIE PANEL WITH REVEAL BENJAMIN MOORE AF685 THUNDER
- 4b HARDIE PANEL WITH REVEAL BENJAMIN MOORE CC542 WILLOW
- 5a HARDIE PANEL WITH HARDIE TRIMS BENJAMIN MOORE AF685 THUNDER
- 5b HARDIE PANEL WITH HARDIE TRIMS BENJAMIN MOORE CC542 WILLOW
- 6 ENTRY DOOR BENJAMIN MOORE 2131-20 MIDNIGHT
- 7a FASCIA/TRIM AND COLUMNS BENJAMIN MOORE AF685 THUNDER
- 7b FASCIA/TRIM AND COLUMNS BENJAMIN MOORE CC542 WILLOW
- 8 BALCONY DIVIDER SAGIREV 4" V GROOVE PANEL #79 KNOTTY MAPLE
- 9 VENTED SOFFIT SAGIREV 4" V GROOVE PANEL #79 KNOTTY MAPLE VENT STRIP
- 10a DOWNSPOUT GENTEK 514 CASHMERE
- 10b DOWNSPOUT GENTEK 562 COMMERCIAL BROWN
- 11 WINDOWS & SECONDARY DOORS BLACK
- 12 CLOPAY GARAGE DOOR BRONZE
- 13 GLASS & ALUM. RAILING BLACK
- 14 STONE CULTURED STONE WHEATON COUNTRY LEDGESTONE

DP 23-018521
January 22, 2025
Plan #23

BUILDING 20 ELEVATIONS



THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC AND APEGBC. THE AUTHENTIC ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.



Quilchena Park Estates
for Western and Citimark

DP 23-018521
JANUARY 16, 2025



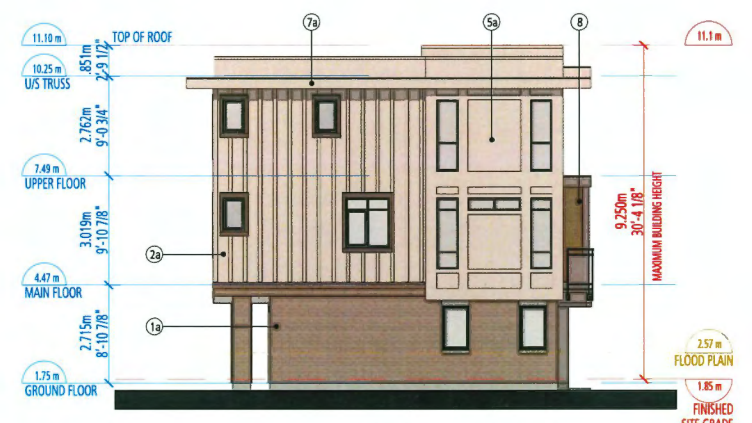
BRITISH COLUMBIA • ALBERTA • WASHINGTON
202 - 2425 Quebec Street 604.873.2907
Vancouver, BC V5T 4L6 fougerearchitecture.ca



BUILDING 22 EAST ELEVATION



BUILDING 22 WEST ELEVATION



BUILDING 22 NORTH ELEVATION



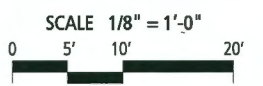
BUILDING 22 SOUTH ELEVATION

EXTERIOR FINISHES SCHEME

- 1a IXL HEBRON BRICK SILVERADO
- 1b IXL INTERSTATE BRICK PLATINUM
- 2a HARDIE BOARD AND BATTEN BENJAMIN MOORE AF685 THUNDER
- 2b HARDIE BOARD AND BATTEN BENJAMIN MOORE CC542 WILLOW
- 3a ASPYRE HORIZONTAL SIDING BENJAMIN MOORE AF685 THUNDER
- 3b ASPYRE HORIZONTAL SIDING BENJAMIN MOORE CC542 WILLOW
- 4a HARDIE PANEL WITH REVEAL BENJAMIN MOORE AF685 THUNDER
- 4b HARDIE PANEL WITH REVEAL BENJAMIN MOORE CC542 WILLOW
- 5a HARDIE PANEL WITH HARDIE TRIMS BENJAMIN MOORE AF685 THUNDER
- 5b HARDIE PANEL WITH HARDIE TRIMS BENJAMIN MOORE CC542 WILLOW
- 6 ENTRY DOOR BENJAMIN MOORE 2131-20 MIDNIGHT
- 7a FASCIA/TRIM AND COLUMNS BENJAMIN MOORE AF685 THUNDER
- 7b FASCIA/TRIM AND COLUMNS BENJAMIN MOORE CC542 WILLOW
- 8 BALCONY DIVIDER SAGIREV 4" V GROOVE PANEL #79 KNOTTY MAPLE
- 9 VENTED SOFFIT SAGIREV 4" V GROOVE PANEL #79 KNOTTY MAPLE VENT STRIP
- 10a DOWNSPOUT GENTEK 514 CASHMERE
- 10b DOWNSPOUT GENTEK 562 COMMERCIAL BROWN
- 11 WINDOWS & SECONDARY DOORS BLACK
- 12 CLOPAY GARAGE DOOR BRONZE
- 13 GLASS & ALUM. RAILING BLACK
- 14 STONE CULTURED STONE WHEATON COUNTRY LEDGESTONE

DP 23-018521
January 22, 2025
Plan #24

BUILDING 22 ELEVATIONS



THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC AND APEGBC. THE AUTHORITY ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.



Quilchena Park Estates
for
Western and Citimark

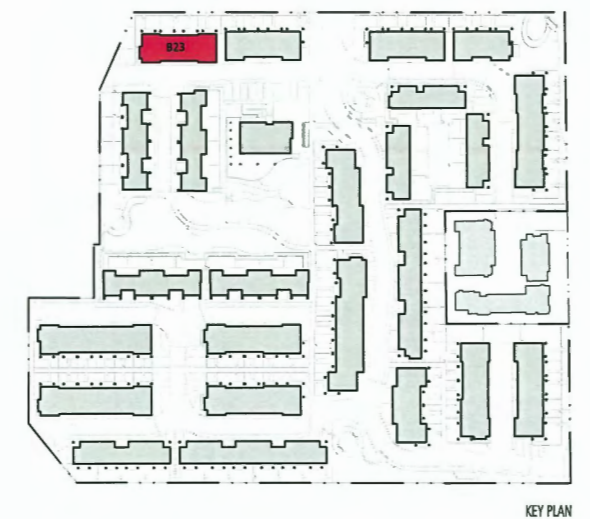
DP 23-018521
JANUARY 16, 2025



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



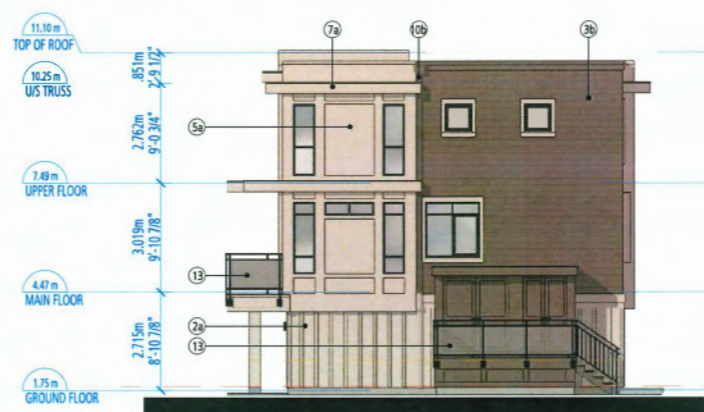
BUILDING 23 NORTH ELEVATION



KEY PLAN



BUILDING 23 SOUTH ELEVATION



BUILDING 23 WEST ELEVATION



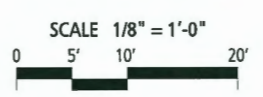
BUILDING 23 EAST ELEVATION

EXTERIOR FINISHES SCHEME

- 1a IXL HEBRON BRICK SILVERADO
- 1b IXL INTERSTATE BRICK PLATINUM
- 2a HARDIE BOARD AND BATTEN BENJAMIN MOORE AF685 THUNDER
- 2b HARDIE BOARD AND BATTEN BENJAMIN MOORE CC542 WILLOW
- 3a ASPYRE HORIZONTAL SIDING BENJAMIN MOORE AF685 THUNDER
- 3b ASPYRE HORIZONTAL SIDING BENJAMIN MOORE CC542 WILLOW
- 4a HARDIE PANEL WITH REVEAL BENJAMIN MOORE AF685 THUNDER
- 4b HARDIE PANEL WITH REVEAL BENJAMIN MOORE CC542 WILLOW
- 5a HARDIE PANEL WITH HARDIE TRIMS BENJAMIN MOORE AF685 THUNDER
- 5b HARDIE PANEL WITH HARDIE TRIMS BENJAMIN MOORE CC542 WILLOW
- 6 ENTRY DOOR BENJAMIN MOORE 2131-20 MIDNIGHT
- 7a FASCIA/TRIM AND COLUMNS BENJAMIN MOORE AF685 THUNDER
- 7b FASCIA/TRIM AND COLUMNS BENJAMIN MOORE CC542 WILLOW
- 8 BALCONY DIVIDER SAGIREV 4\"/>

DP 23-018521
 January 22, 2025
 Plan #25

BUILDING 23 ELEVATIONS



THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE ABC AND APEGC. THE AUTHORITY ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.



Quilchena Park Estates
 for Western and Citimark

DP 23-018521
 JANUARY 16, 2025

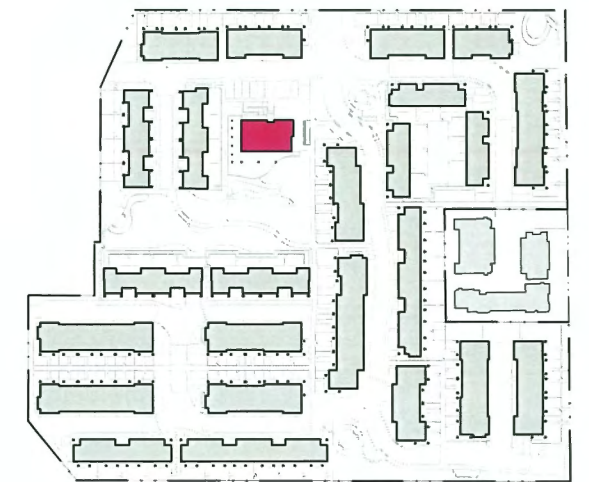




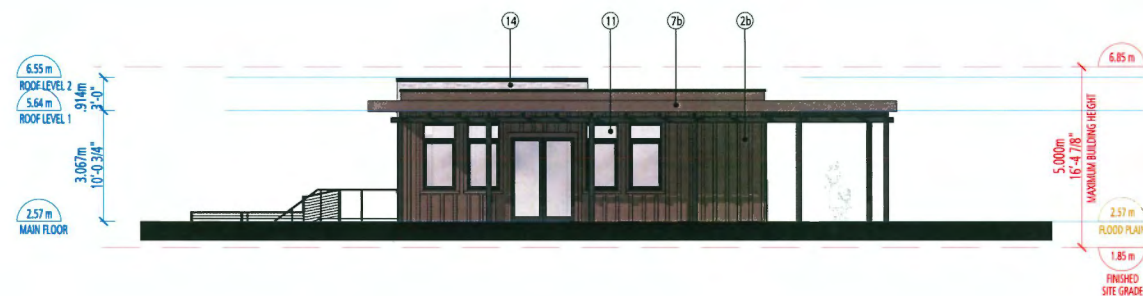
EAST ELEVATION



SOUTH ELEVATION



KEY PLAN



WEST ELEVATION



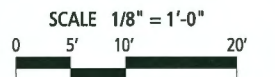
NORTH ELEVATION

EXTERIOR FINISHES SCHEME

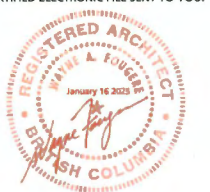
- 1a IXL HEBRON BRICK SILVERADO
- 1b IXL INTERSTATE BRICK PLATINUM
- 2a HARDIE BOARD AND BATTEN BENJAMIN MOORE AF685 THUNDER
- 2b HARDIE BOARD AND BATTEN BENJAMIN MOORE CC542 WILLOW
- 3a ASPYRE HORIZONTAL SIDING BENJAMIN MOORE AF685 THUNDER
- 3b ASPYRE HORIZONTAL SIDING BENJAMIN MOORE CC542 WILLOW
- 4a HARDIE PANEL WITH REVEAL BENJAMIN MOORE AF685 THUNDER
- 4b HARDIE PANEL WITH REVEAL BENJAMIN MOORE CC542 WILLOW
- 5a HARDIE PANEL WITH HARDIE TRIMS BENJAMIN MOORE AF685 THUNDER
- 5b HARDIE PANEL WITH HARDIE TRIMS BENJAMIN MOORE CC542 WILLOW
- 6 ENTRY DOOR BENJAMIN MOORE 2131-20 MIDNIGHT
- 7a FASCIA/TRIM AND COLUMNS BENJAMIN MOORE AF685 THUNDER
- 7b FASCIA/TRIM AND COLUMNS BENJAMIN MOORE CC542 WILLOW
- 8 BALCONY DIVIDER SAGIREV 4" V GROOVE PANEL #79 KNOTTY MAPLE
- 9 VENTED SOFFIT SAGIREV 4" V GROOVE PANEL #79 KNOTTY MAPLE VENT STRIP
- 10a DOWNSPOUT GENTEK 514 CASHMERE
- 10b DOWNSPOUT GENTEK 562 COMMERCIAL BROWN
- 11 WINDOWS & SECONDARY DOORS BLACK
- 12 CLOPAY GARAGE DOOR BRONZE
- 13 GLASS & ALUM. RAILING BLACK
- 14 STONE CULTURED STONE WHEATON COUNTRY LEDGESTONE

DP 23-018521
January 22, 2025
Plan #26

AMENITY BUILDING



THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC AND APEIBC. THE AUTHENTIC ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.

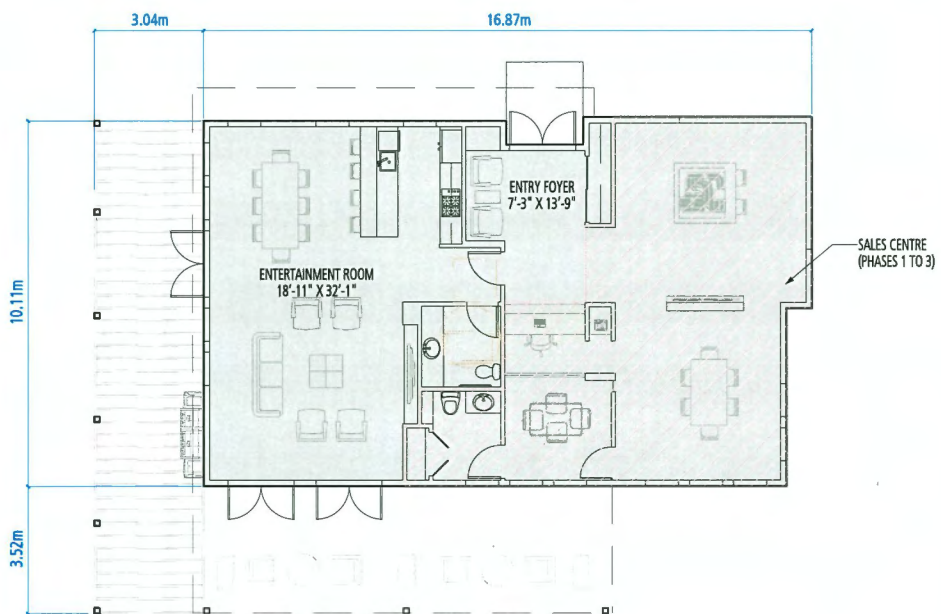


Quilchena Park Estates
 for
 Western and Citimark

DP 23-018521
 JANUARY 14, 2025

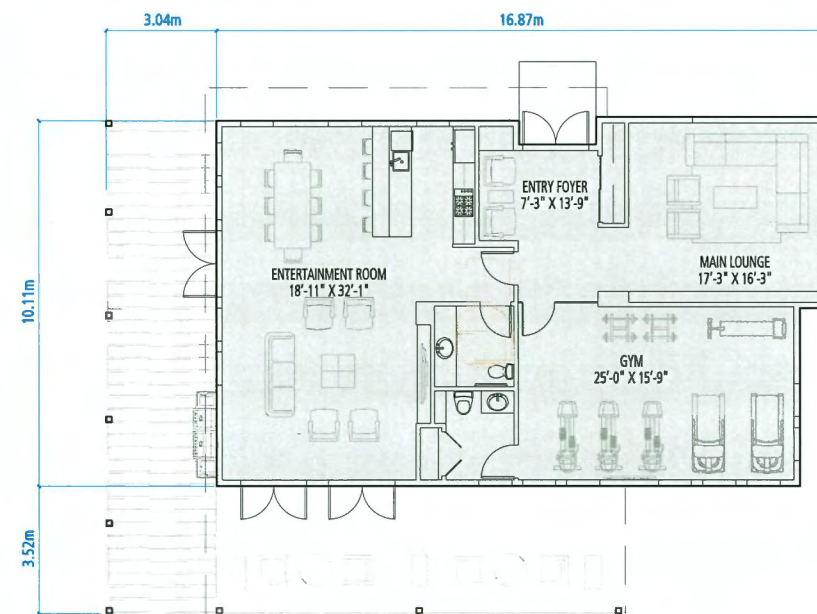


BRITISH COLUMBIA • ALBERTA • WASHINGTON
 202 - 2425 Quebec Street 604.873.2907
 Vancouver, BC V5T 4L6 fougerearchitecture.ca



INTERIM FLOOR PLAN (PHASES 1 TO 3)

TOTAL HOMES UNTIL PHASE 2	38
INDOOR AMENITY AREA REQUIRED	70 sm (min.)
INDOOR AMENITY AREA PROVIDED	89 sm



FLOOR PLAN (AFTER PHASE 3)

TOTAL HOMES	110
INDOOR AMENITY AREA REQUIRED	100 sm (min.)
INDOOR AMENITY AREA PROVIDED	166 sm

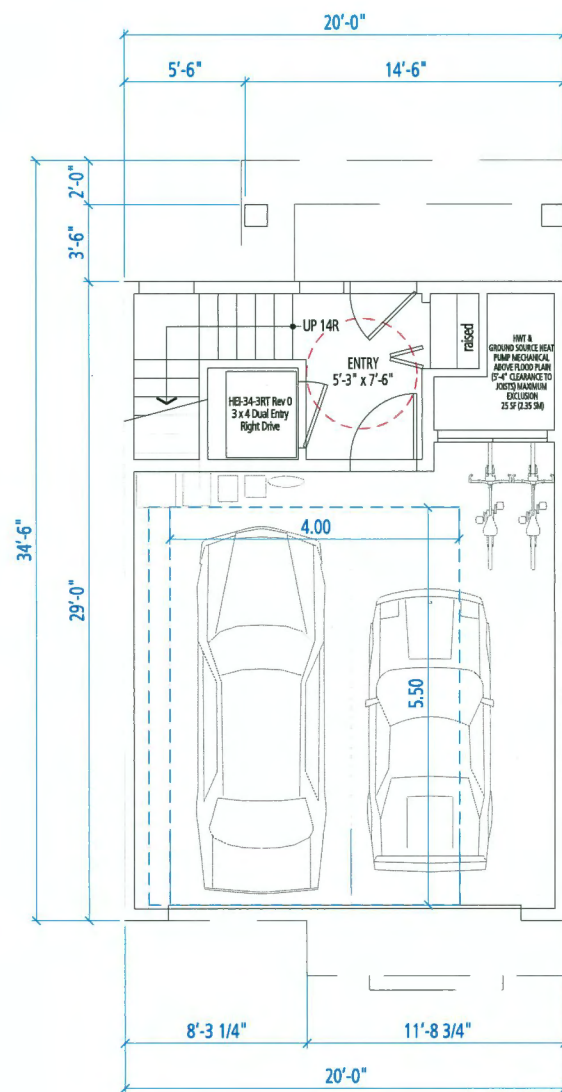
"CONVERTIBLE UNIT" FEATURES:

- Entry doors minimum 863 mm clear access.
- Patio/balcony doors minimum 860 mm clear opening.
- Framing to accommodate future elevator shaft construction without impact to surrounding structure.
- Min. 900 mm wide hallway.
- Minimum 1 accessible parking space with min. 4m garage width.
- Access from garage to living area min. 800 mm clear opening.
- Toilet clear floor space min. 1020 mm at side and front.
- Wall blocking for future grab bar installation at toilet, tub and shower.
- 1500 mm turning diameter in the kitchen.
- Electrical outlets and switches will be mounted at a wheelchair accessible height.

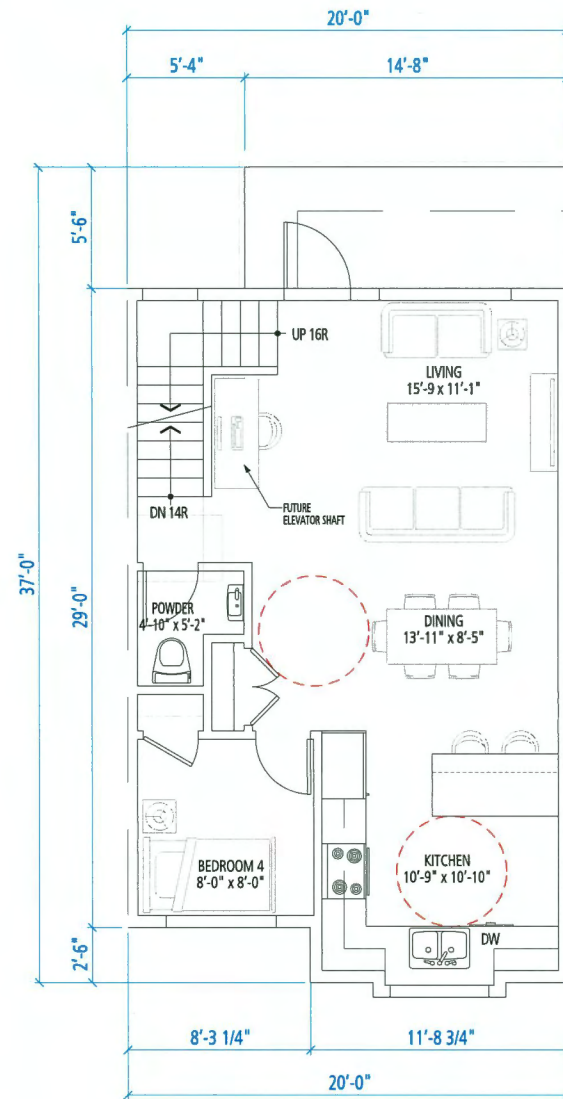
PROVISION OF ACCESSIBILITY FEATURES

"AGING-IN-PLACE" REQUIREMENTS ON ALL UNITS:

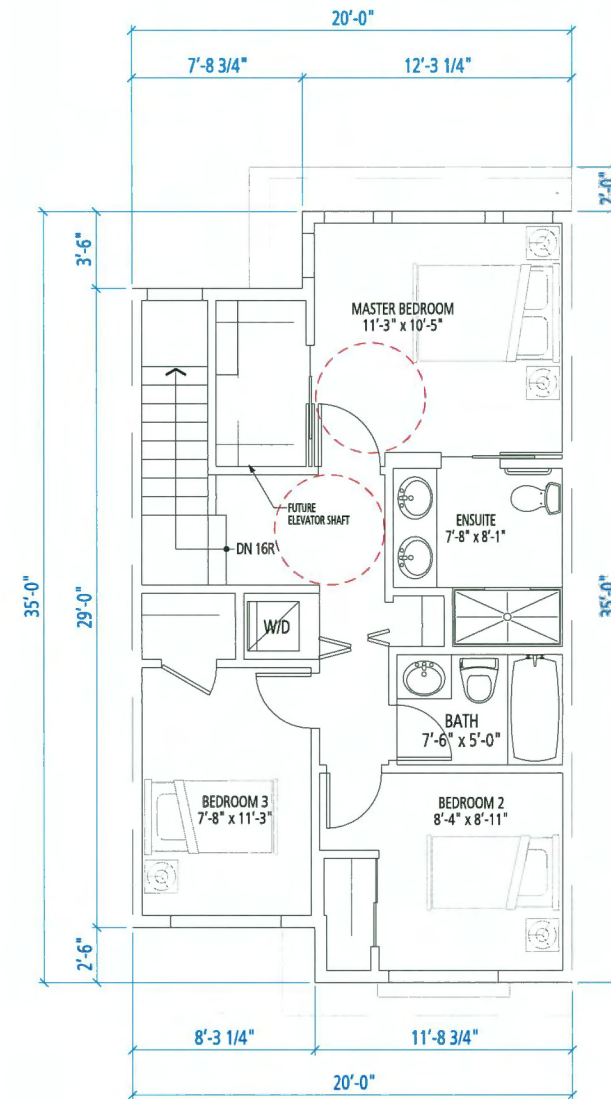
- All homes will have aging in features.
- Blocking in bathroom walls for installation of grab-bars (beside toilet, tub and shower)
- Provision of lever handles for plumbing fixtures and door handles
- Stairwell Handrails
- Entry doors minimum 855 mm clear opening (3'-0" swinging door spec.)
- Door from garage to living area minimum 2'-10" (swinging door spec.)



GROUND FLOOR



MAIN FLOOR



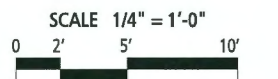
UPPER FLOOR

DP 23-018521
January 22, 2025
Plan #27

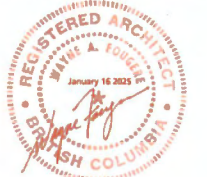
UNIT B

GROSS FLOOR AREA	1,892 sf 176 sm
HABITABLE FLOOR AREA	1,426 sf 132 sm
NET FLOOR AREA	1,252 sf 116 sm

UNIT B
CONVERTIBLE UNIT



THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC AND APEGBC. THE AUTHORITY ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.

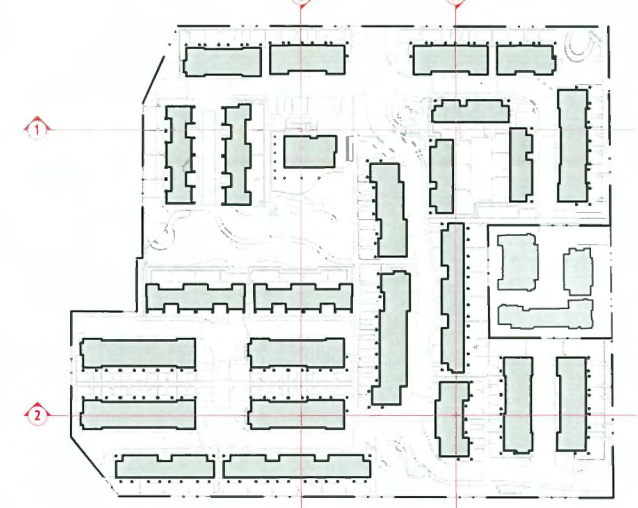


Quilchena
Park Estates
 for
 Western and Citimark

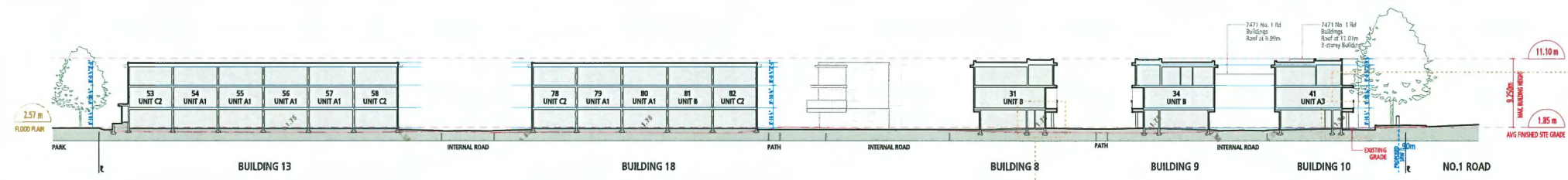
DP 23-018521
 JANUARY 16, 2025



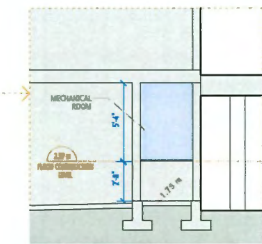
Site Section 1



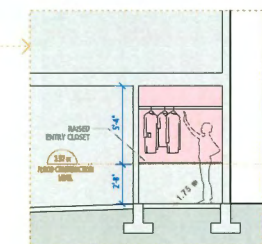
KEY PLAN



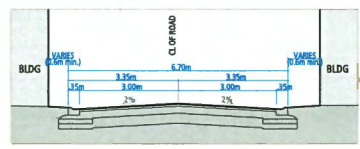
Site Section 2



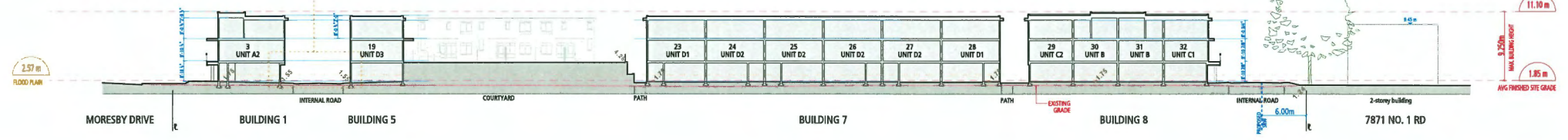
TYPICAL SECTION THROUGH MECHANICAL ROOM (N.T.S.)



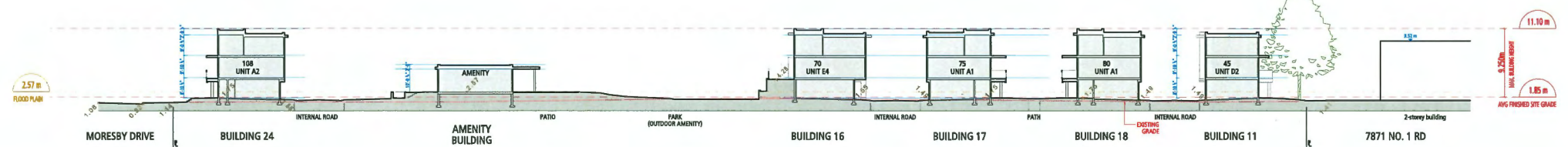
TYPICAL SECTION THROUGH ENTRY CLOSET (N.T.S.)



TYPICAL INTERNAL DRIVE AISLE SECTION (N.T.S.)



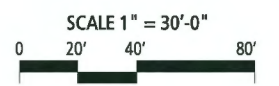
Site Section A



Site Section B

DP 23-018521
January 22, 2025
Plan #28

SITE SECTIONS



THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC AND APEGBC. THE AUTHORITY ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.



Quilchena
Park Estates
for
Western and Citimark

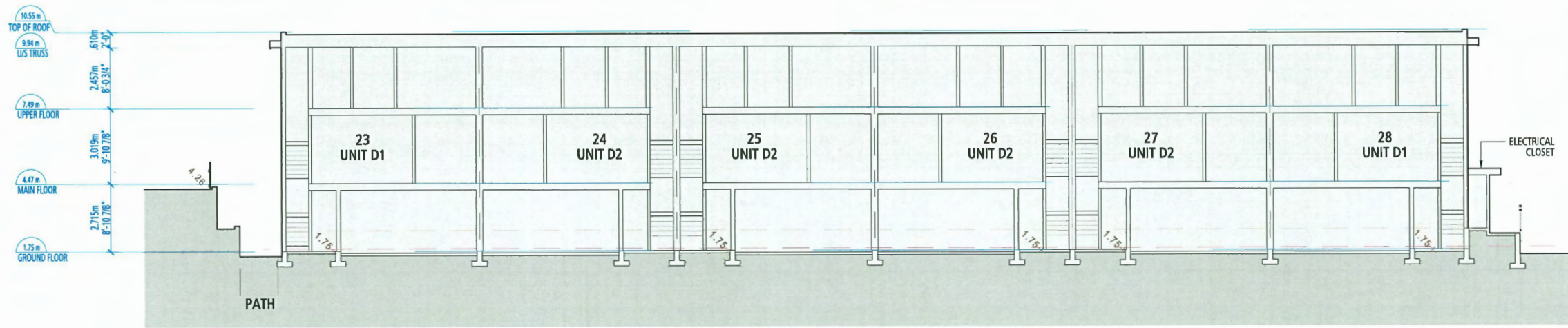
DP 23-018521
JANUARY 20, 2025



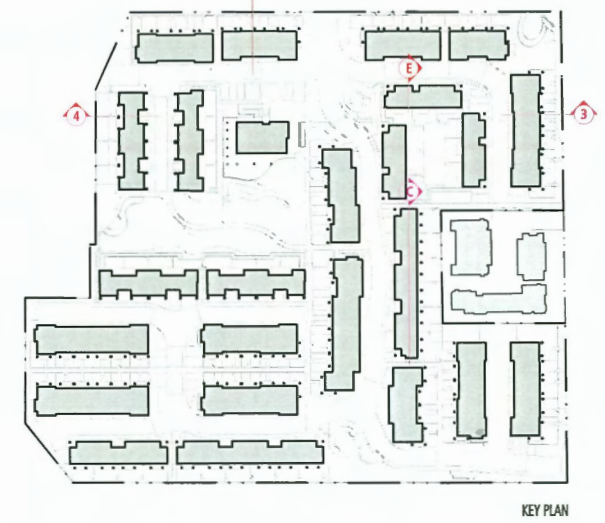
Grade, finished site means in Area A, the average ground elevation identified on a lot grading plan approved by the City, not exceeding 0.3 m above the highest elevation of the crown of any public road abutting the lot,

Grade, natural means the elevation of the ground surface in its state before man made alteration and on sloping or irregular sites the angled plane, before man-made alteration.

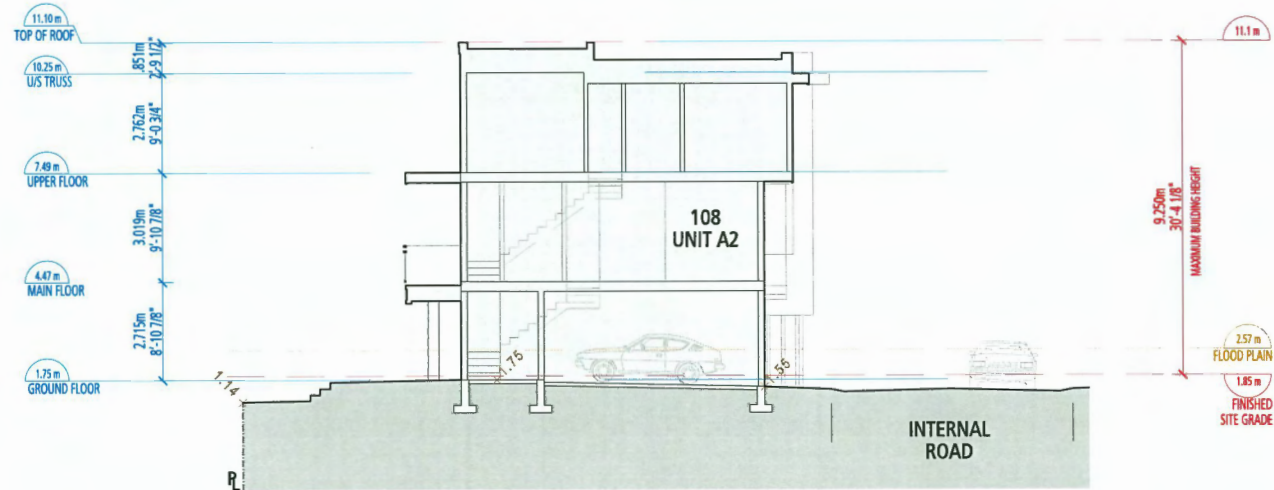
Height, building means the vertical distance between finished site grade and the highest point of the building, whether such building has a flat roof, pitched roof or more than one type of roof.



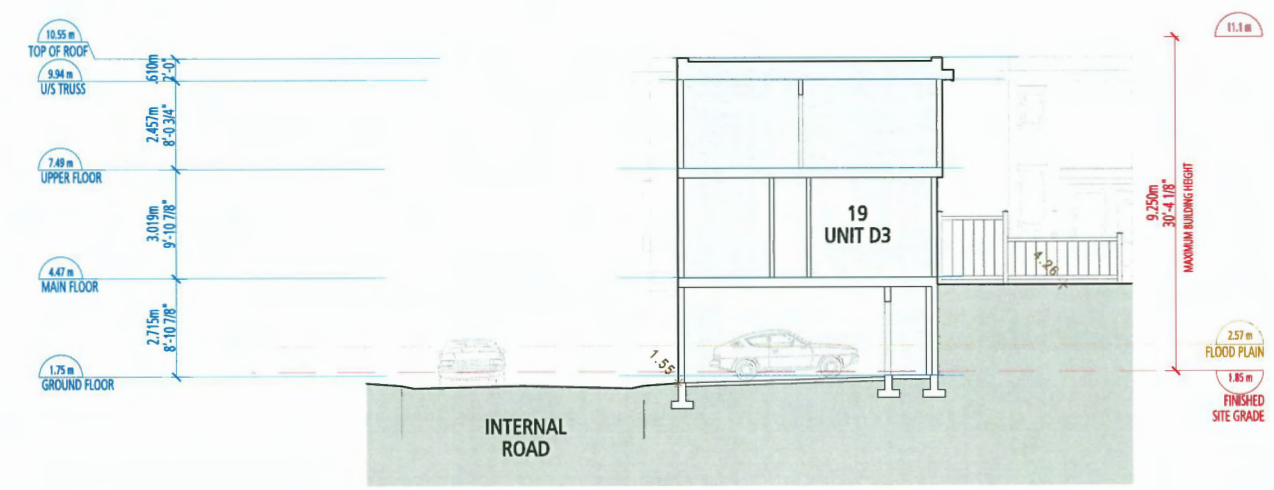
SECTION C
BUILDING 7



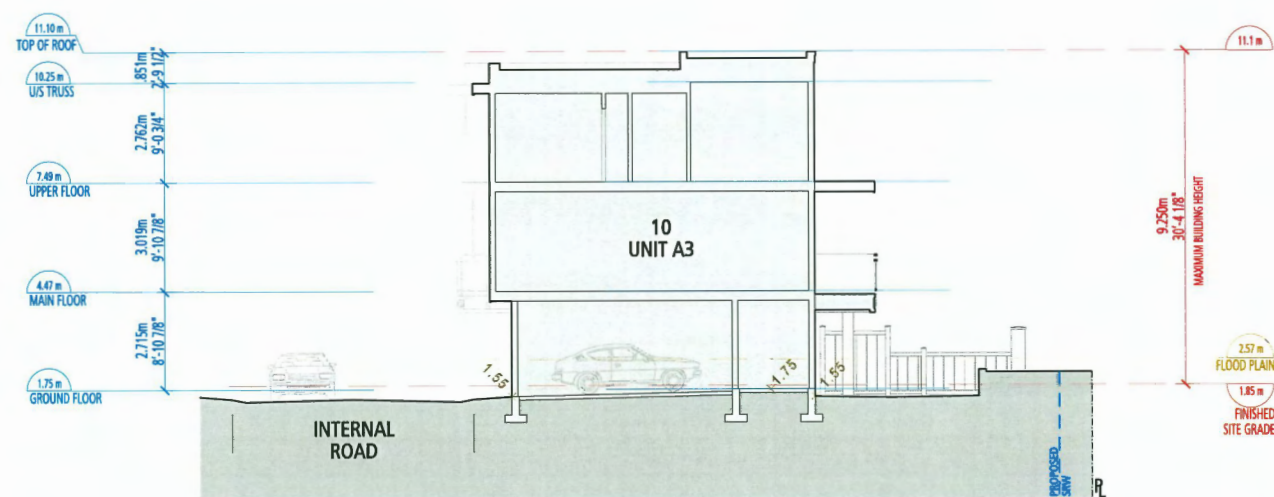
KEY PLAN



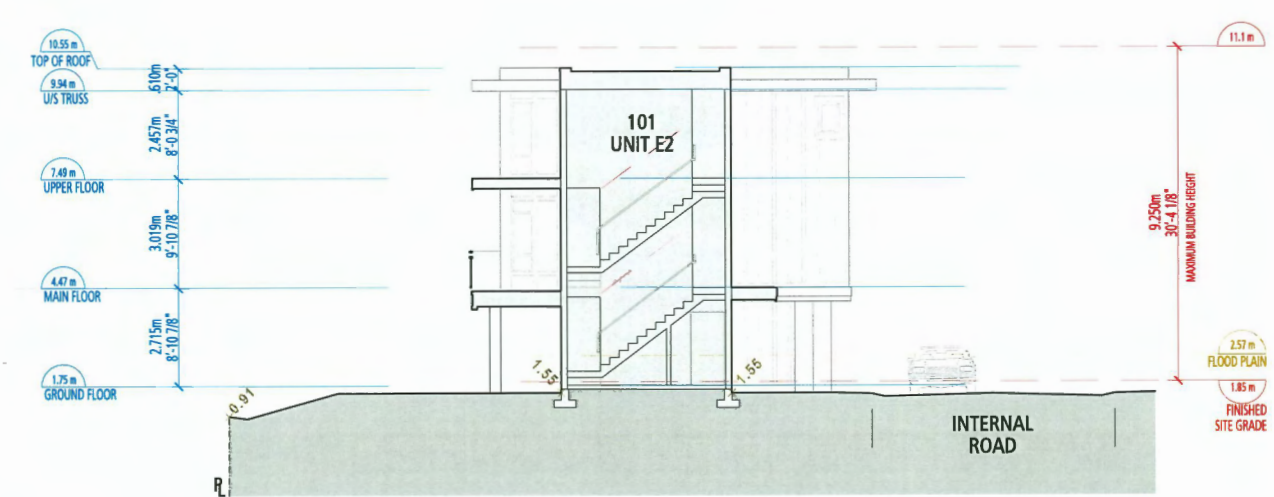
SECTION D
BUILDING 24



SECTION E
BUILDING 5



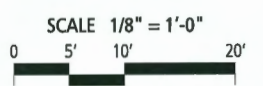
SECTION 3
BUILDING 3



SECTION 4
BUILDING 22

DP 23-018521
January 22, 2025
Plan #29

**BUILDING
SECTIONS**



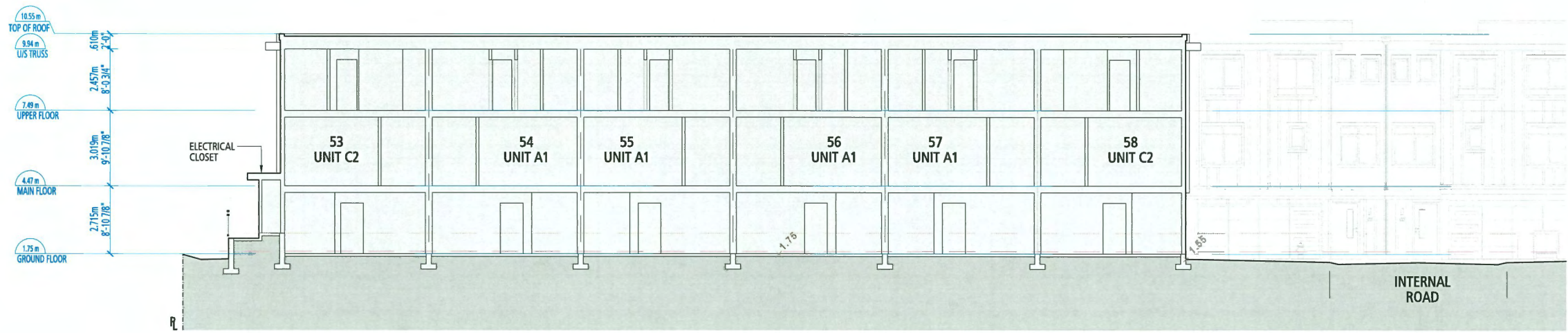
THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC AND APEIBC. THE AUTHORITATIVE ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.



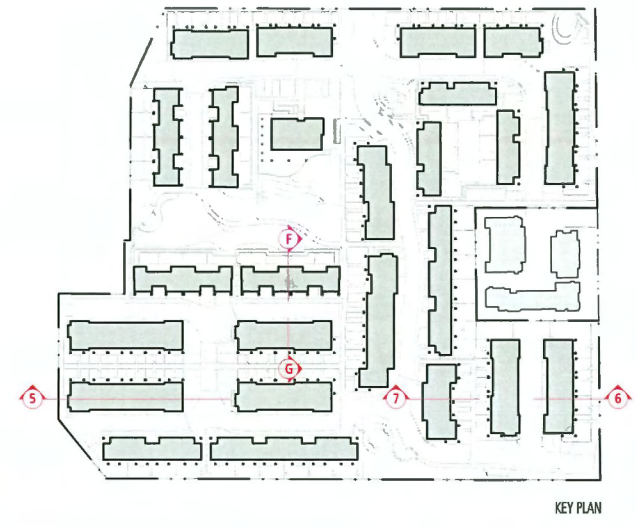
**Quilchena
Park Estates**
for
Western and Citimark

DP 23-018521
JANUARY 20, 2025

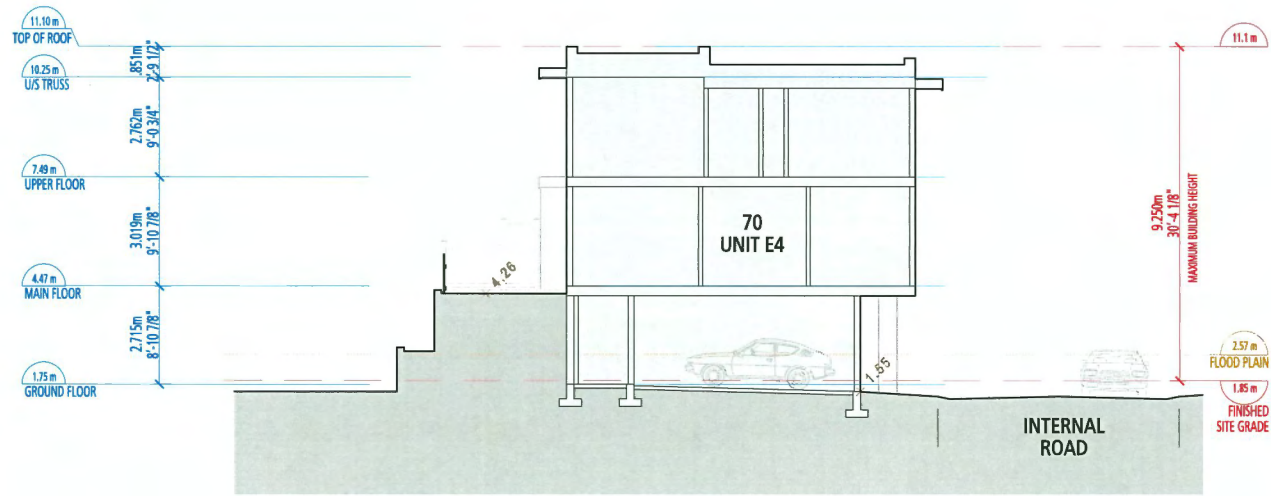
FOUGERE
architecture inc.
BRITISH COLUMBIA - ALBERTA - WASHINGTON
202-2425 Quebec Street 604.873.2907
Vancouver, BC V5T 4L6 fougerearchitecture.ca



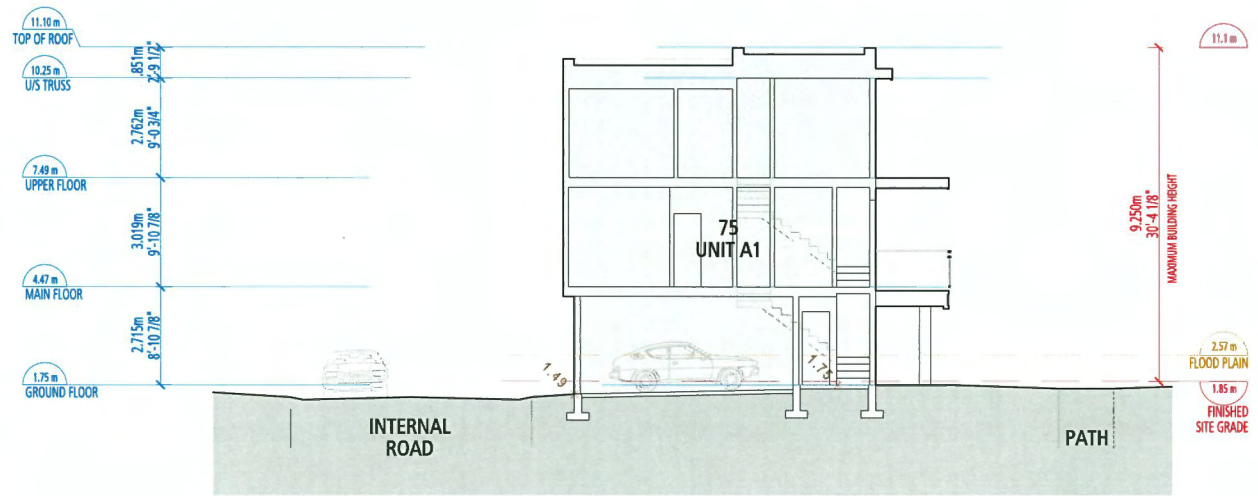
SECTION 5
BUILDING 13



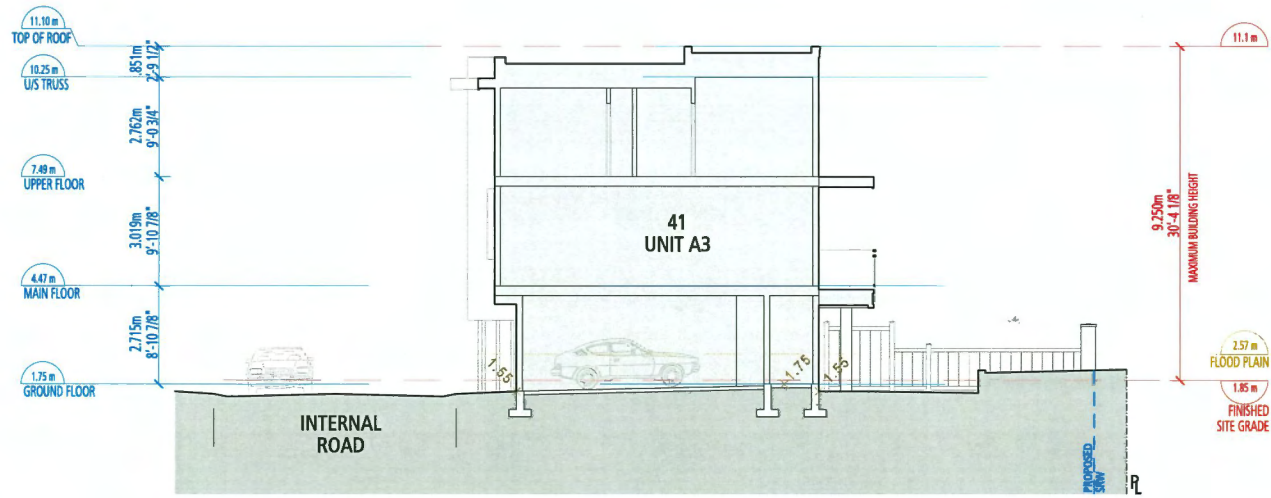
KEY PLAN



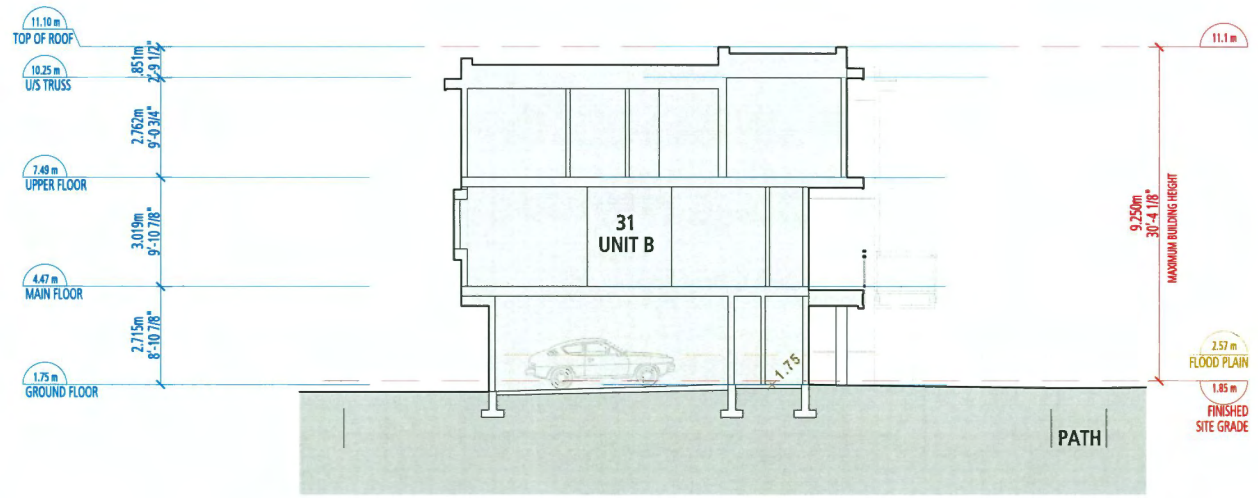
SECTION F
BUILDING 16



SECTION G
BUILDING 17



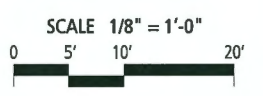
SECTION 6
BUILDING 10



SECTION 7
BUILDING 8

DP 23-018521
January 22, 2025
Plan #30

**BUILDING
SECTIONS**

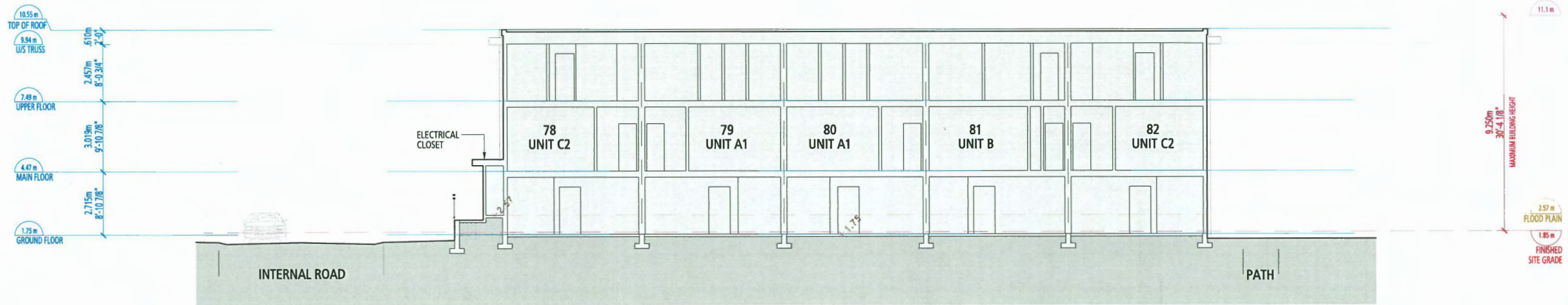


THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC AND APEGBC. THE AUTHORITATIVE ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.

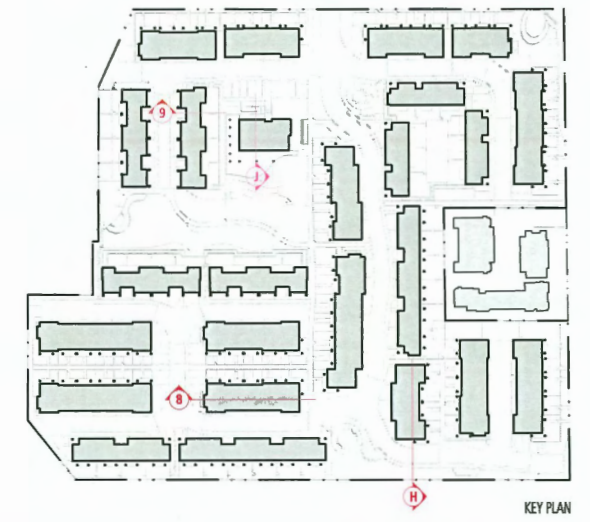


**Quilchena
Park Estates**
for
Western and Citimark

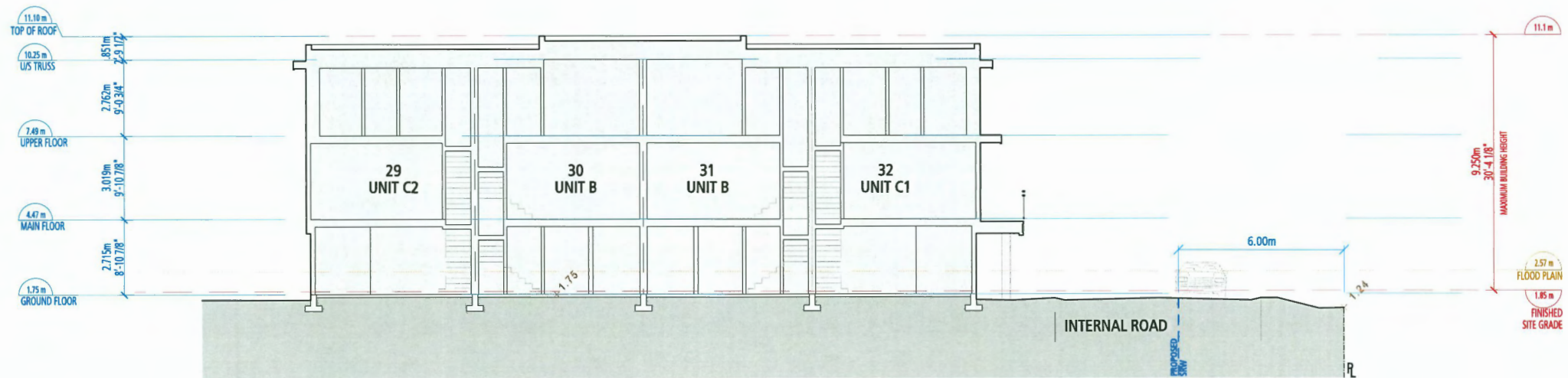
DP 23-018521
JANUARY 20, 2025



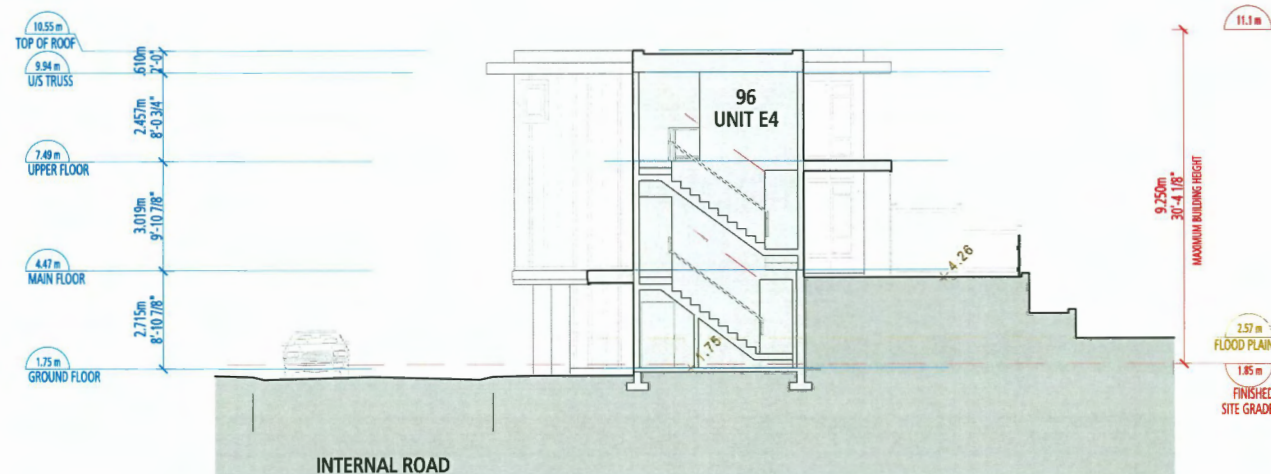
SECTION 8
BUILDING 18



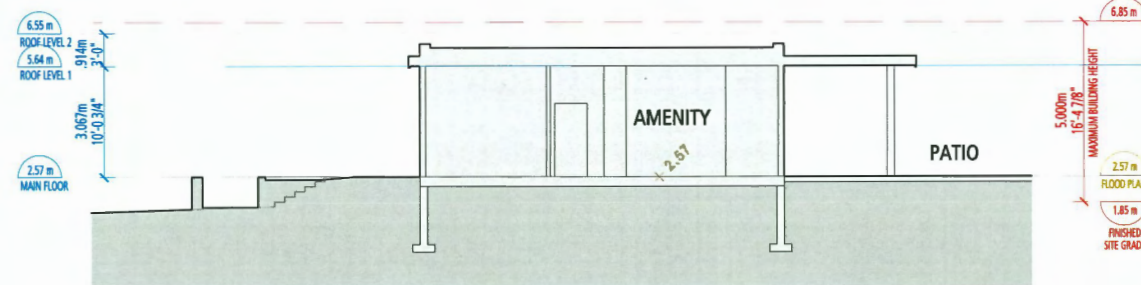
KEY PLAN



SECTION H
BUILDING 8



SECTION 9
BUILDING 21



SECTION J
AMENITY BUILDING

DP 23-018521
January 22, 2025
Plan #31

**BUILDING
SECTIONS**

SCALE 1/8" = 1'-0"



THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE ABC AND APEGBC. THE AUTHENTIC ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.

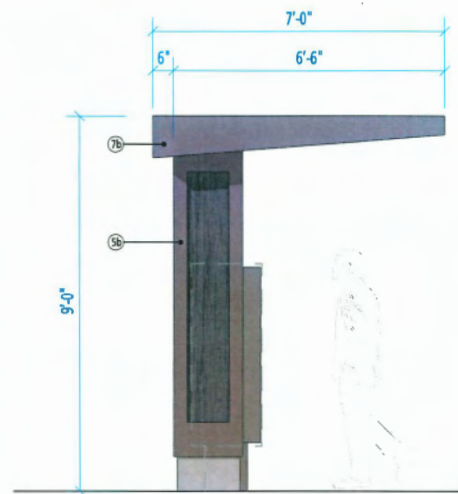


**Quilchena
Park Estates**
for
Western and Citimark

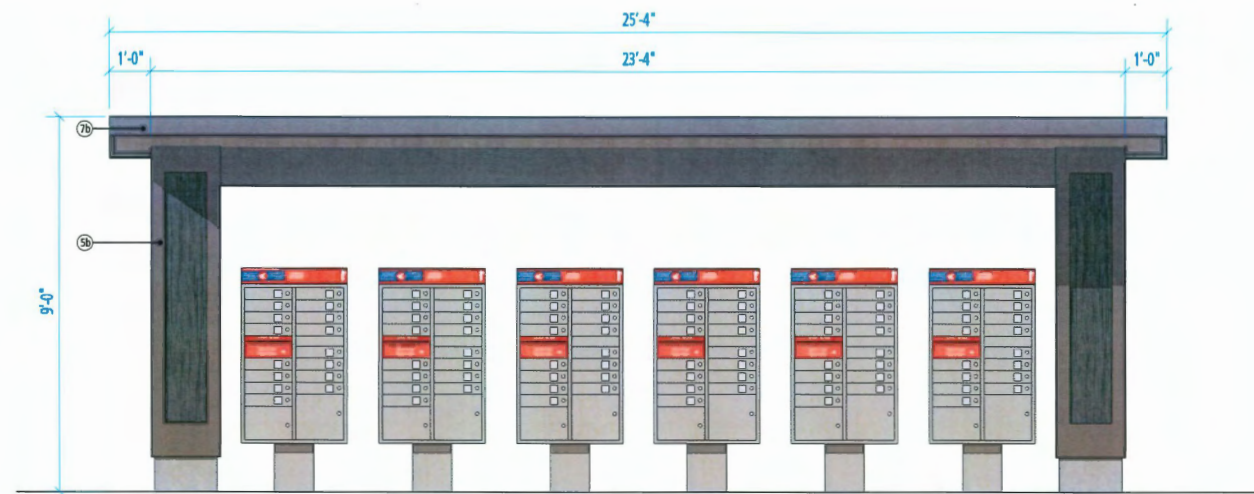
DP 23-018521
JANUARY 20, 2025



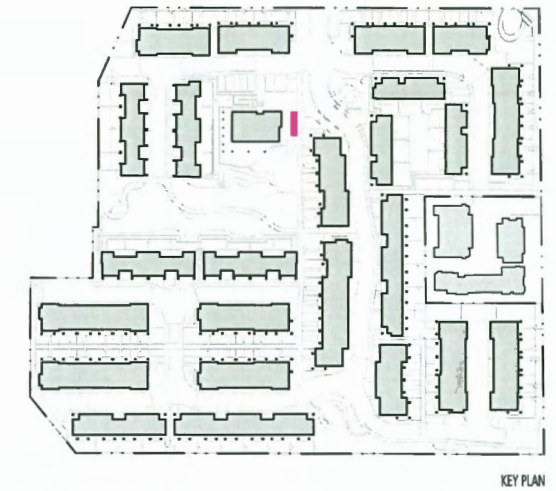
FOUGERE
architecture inc.
BRITISH COLUMBIA - ALBERTA - WASHINGTON
202-2425 Quebec Street 604.873.2907
Vancouver, BC V5T 4L6 fougerearchitecture.ca



SOUTH ELEVATION
NORTH ELEVATION (MIRRORED)



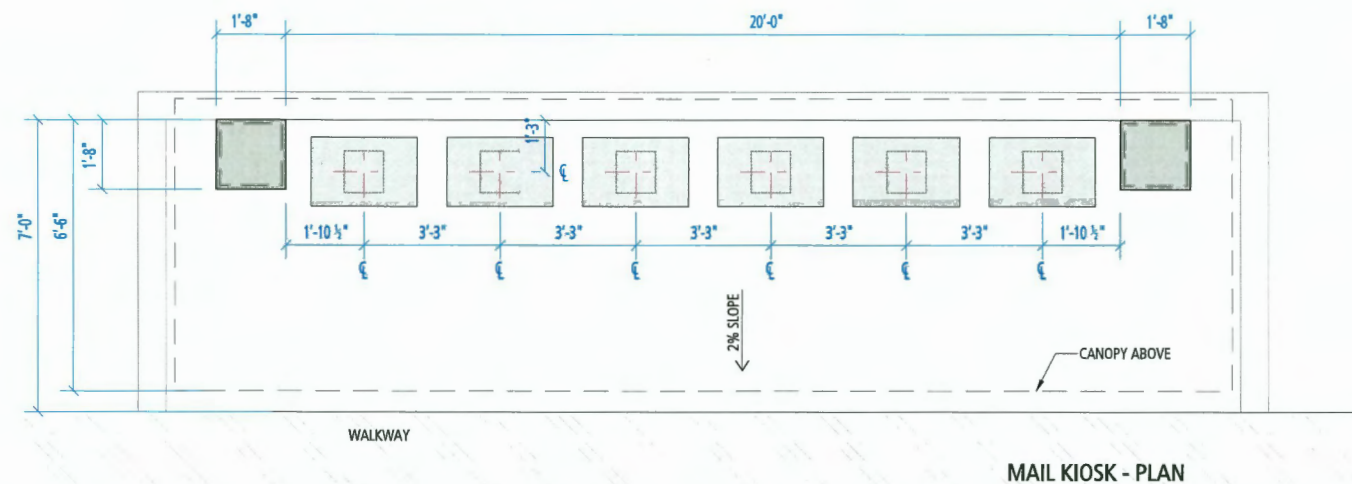
EAST ELEVATION



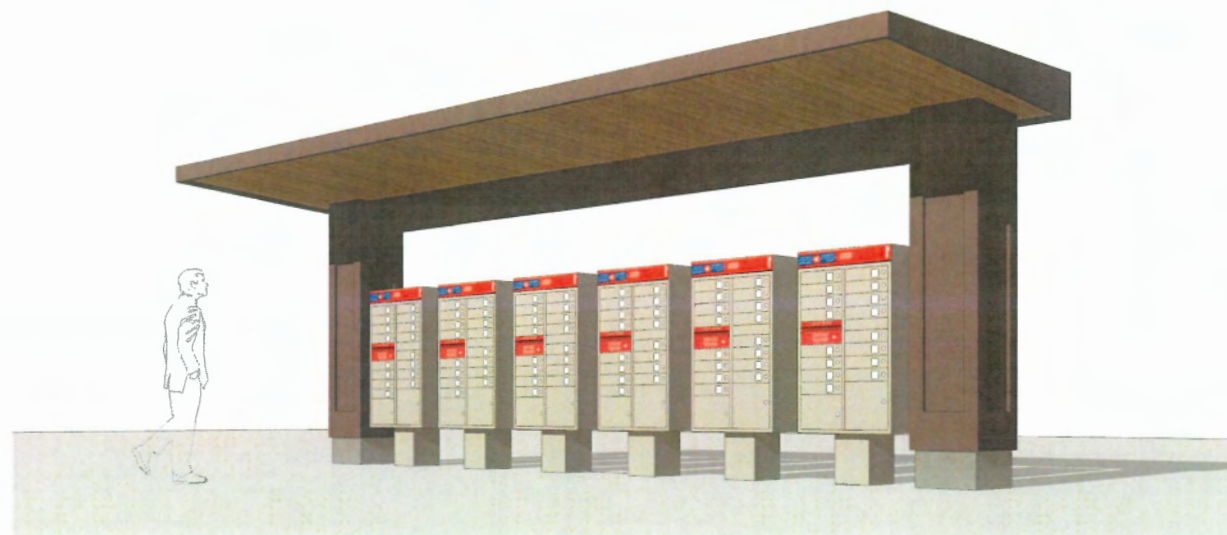
KEY PLAN

EXTERIOR FINISHES SCHEME

- 1a 1X1 HEBRON BRICK
SILVERADO
- 1b 1X1 INTERSTATE BRICK
PLATINUM
- 2a HARDIE BOARD AND BATTEN
BENJAMIN MOORE AF685 THUNDER
- 2b HARDIE BOARD AND BATTEN
BENJAMIN MOORE CC542 WILLOW
- 3a ASPYRE HORIZONTAL SIDING
BENJAMIN MOORE AF685 THUNDER
- 3b ASPYRE HORIZONTAL SIDING
BENJAMIN MOORE CC542 WILLOW
- 4a HARDIE PANEL WITH REVEAL
BENJAMIN MOORE AF685 THUNDER
- 4b HARDIE PANEL WITH REVEAL
BENJAMIN MOORE CC542 WILLOW
- 5a HARDIE PANEL WITH HARDIE TRIMS
BENJAMIN MOORE AF685 THUNDER
- 5b HARDIE PANEL WITH HARDIE TRIMS
BENJAMIN MOORE CC542 WILLOW
- 6 ENTRY DOOR
BENJAMIN MOORE 2131-20 MIDNIGHT
- 7a FASCIA/TRIM AND COLUMNS
BENJAMIN MOORE AF685 THUNDER
- 7b FASCIA/TRIM AND COLUMNS
BENJAMIN MOORE CC542 WILLOW
- 8 BALCONY DIVIDER
SAGIREV 4" V GROOVE PANEL
#79 KNOTTY MAPLE
- 9 VENTED SOFFIT
SAGIREV 4" V GROOVE PANEL
#79 KNOTTY MAPLE VENT STRIP
- 10a DOWNSPOUT
GENTEK 514 CASHMERE
- 10b DOWNSPOUT
GENTEK 562 COMMERCIAL BROWN
- 11 WINDOWS & SECONDARY DOORS
BLACK
- 12 CLOPAY GARAGE DOOR
BRONZE
- 13 GLASS & ALUM. RAILING
BLACK
- 14 STONE
CULTURED STONE
WHEATON COUNTRY LEDGESTONE



MAIL KIOSK - PLAN



MAIL KIOSK - VIEW
N.T.S.

DP 23-018521
January 22, 2025
Plan #32



MAIL KIOSK
DETAILS

SCALE 1/2" = 1'-0"
0 2' 4'

THIS DOCUMENT HAS BEEN ELECTRONICALLY
CERTIFIED WITH DIGITAL CERTIFICATE AND
ENCRYPTION TECHNOLOGY AUTHORIZED BY
THE AIBC AND APQBC. THE AUTHENTICATIVE
ORIGINAL IS IN ELECTRONIC FORM
TRANSMITTED TO YOU. ANY PRINTED VERSION
CAN BE RELIED UPON AS A TRUE COPY OF THE
ORIGINAL WHEN SUPPLIED BY THE ORIGINAL
AUTHOR, BEARING IMAGES OF THE
PROFESSIONAL SEAL AND DIGITAL CERTIFICATE
OR WHEN PRINTED FROM THE DIGITALLY
CERTIFIED ELECTRONIC FILE SENT TO YOU.



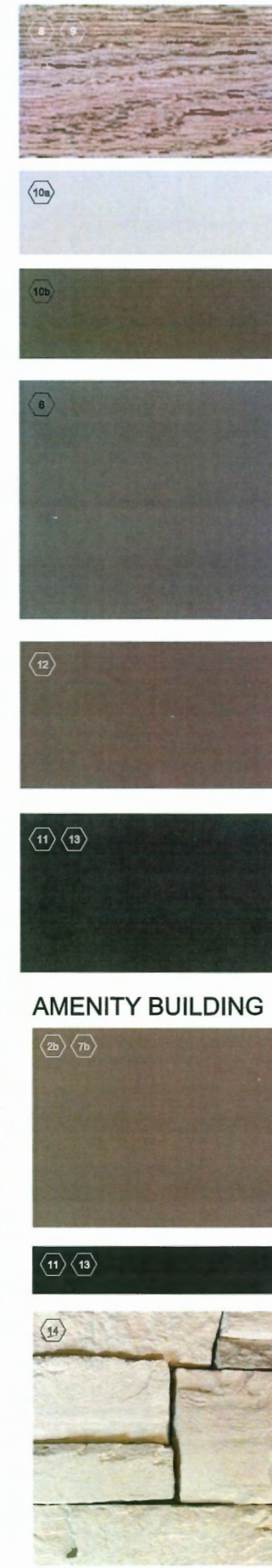
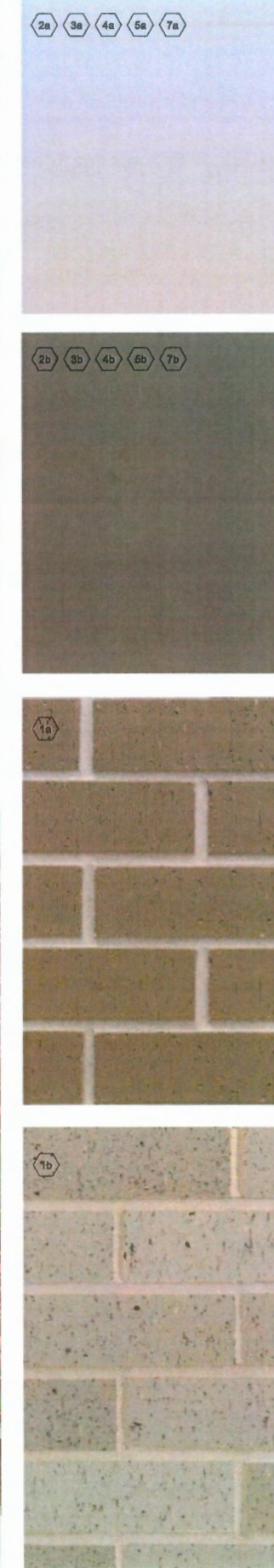
Quilchena
Park Estates
for
Western and Citimark

DP 23-018521
JANUARY 14, 2025

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



TOWNHOMES



EXTERIOR FINISHES SCHEME

- 1a IXL HEBRON BRICK SILVERADO
- 1b IXL INTERSTATE BRICK PLATINUM
- 2a HARDIE BOARD AND BATTEN BENJAMIN MOORE AF685 THUNDER
- 2b HARDIE BOARD AND BATTEN BENJAMIN MOORE CC542 WILLOW
- 3a ASPYRE HORIZONTAL SIDING BENJAMIN MOORE AF685 THUNDER
- 3b ASPYRE HORIZONTAL SIDING BENJAMIN MOORE CC542 WILLOW
- 4a HARDIE PANEL WITH REVEAL BENJAMIN MOORE AF685 THUNDER
- 4b HARDIE PANEL WITH REVEAL BENJAMIN MOORE CC542 WILLOW
- 5a HARDIE PANEL WITH HARDIE TRIMS BENJAMIN MOORE AF685 THUNDER
- 5b HARDIE PANEL WITH HARDIE TRIMS BENJAMIN MOORE CC542 WILLOW

AMENITY BUILDING

- 6 ENTRY DOOR BENJAMIN MOORE 2124-10 WROUGHT IRON
- 7a FASCIA/TRIM AND COLUMNS BENJAMIN MOORE AF685 THUNDER
- 7b FASCIA/TRIM AND COLUMNS BENJAMIN MOORE CC542 WILLOW
- 8 BALCONY DIVIDER SAGIREV 4" V GROOVE PANEL #79 KNOTTY MAPLE
- 9 VENTED SOFFIT SAGIREV 4" V GROOVE PANEL #79 KNOTTY MAPLE VENT STRIP
- 10a DOWNSPOUT GENTEK 514 CASHMERE
- 10b DOWNSPOUT GENTEK 562 COMMERCIAL BROWN
- 11 WINDOWS & SECONDARY DOORS BLACK
- 12 CLOPAY GARAGE DOOR BRONZE
- 13 GLASS & ALUM. RAILING BLACK
- 14 STONE CULTURED STONE WHEATON COUNTRY LEDGESTONE

DP 23-018521
January 22, 2025
Plan #33

MATERIAL BOARD

THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC AND APEGBC. THE AUTHORITY ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.



Quilchena Park Estates
 for
 Western and Citimark

DP 23-018521
 JANUARY 14, 2025



QUILCHENA
PARK ESTATE

DP 23-018521
January 22, 2025
Plan #34



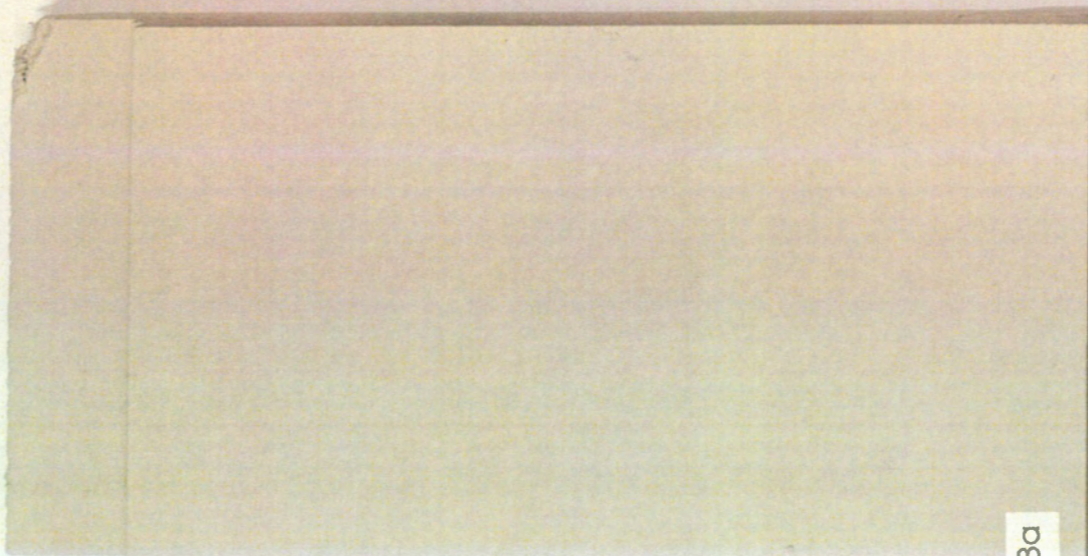
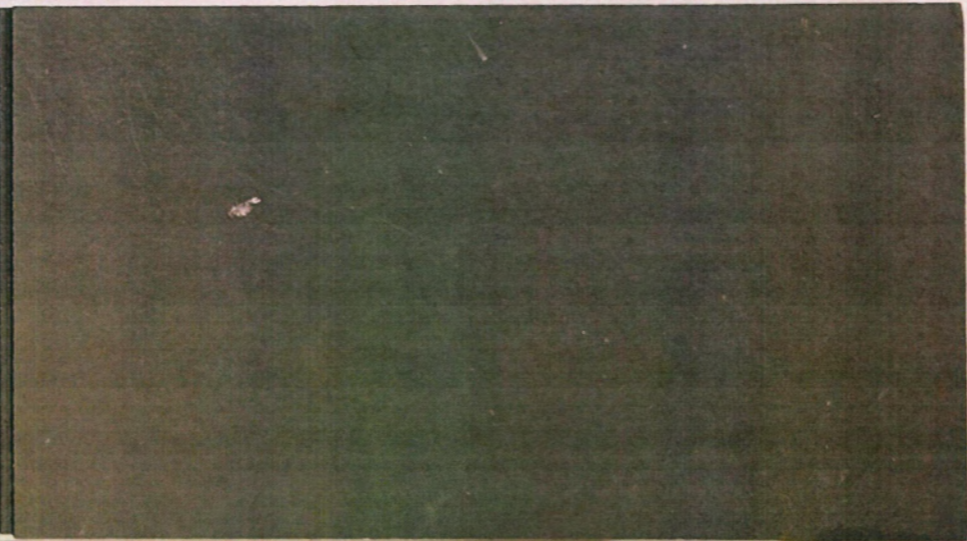
8

9



3a

3b



8

9



10a

CASHMERE
CACHEMIRE

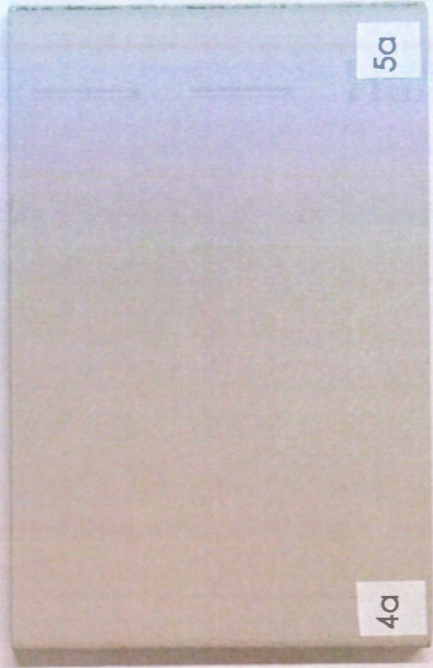


10b

GENTEK
COMMERCIAL
BRUSHED ALUMINUM

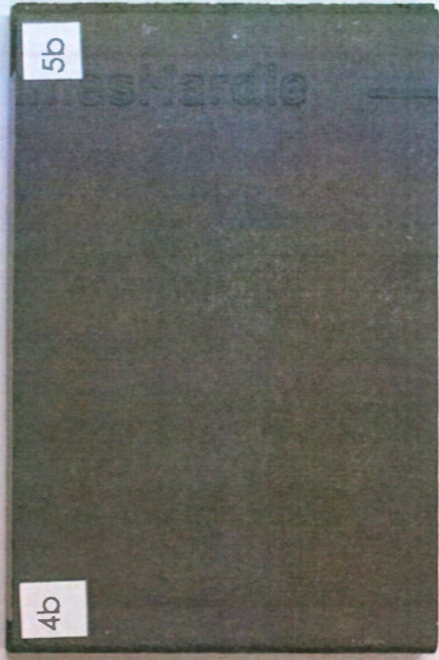


6



5a

7a

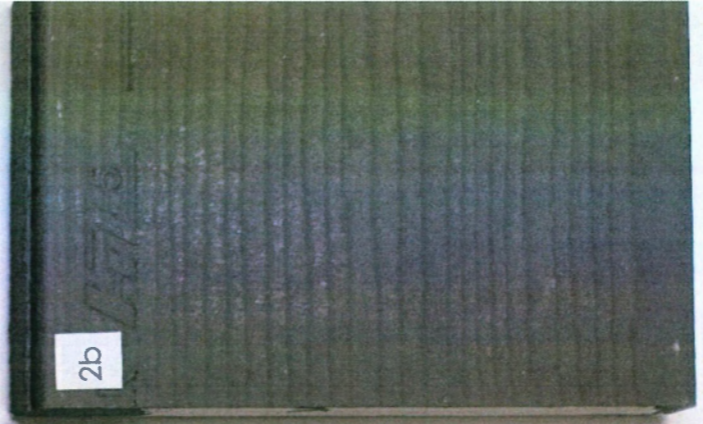


5b

7b



2a



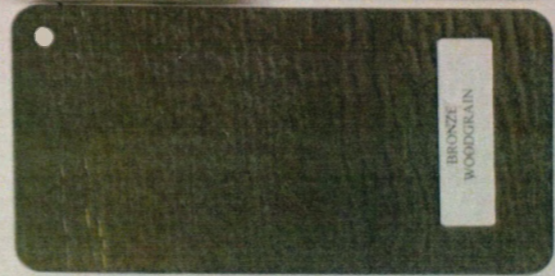
2b



1b



1a



BRONZE
WOODGRAIN

2

Quilchena Park Estates

Re-Issued For DPP

Contact Information

VDZ+A

Project Landscape Architecture

Fort Langley Studio
102 - 9181 Church Street
Fort Langley, British Columbia, V1M 2R8

Mount Pleasant Studio
102-355 Kingsway
Vancouver, British Columbia, V5T 3J7

Primary project contact:
Micole Wu
Landscape Architect
Micole@vdz.ca
o. 604 546 0926

Alternate contacts (incase away):
Bryce Fairburn
Bryce@vdz.ca
o. 604 546 0935

Key Project Contacts

Fougere Architecture inc

Project Building Architecture

202-2425 Quebec Street
Vancouver, BC V5T 4L6

fougerearchitecture.ca
o. 604 873 2907

VDZ+A
LANDSCAPE ARCHITECTURE CIVIL ENGINEERING URBAN FORESTRY
FORT LANGLEY STUDIO MOUNT PLEASANT STUDIO
100-9181 Church St 102-355 Kingsway
Fort Langley, BC Vancouver, BC
V1M 2R8 V5T 3J7
www.vdz.ca 604-882-0024

Sheet List Table

Sheet Number	Sheet Title
3.a	COVER SHEET
3.b	TREE MANAGEMENT PLAN
3.c	OVERALL SITE PLAN
3.ca	SITE PLAN - NORTH WEST
3.cb	SITE PLAN - NORTH EAST
3.cc	SITE PLAN - WEST
3.cd	SITE PLAN - EAST
3.ce	SITE PLAN - SOUTH WEST
3.cf	SITE PLAN - SOUTH EAST
3.d	PLANTING PALETTE
3.ea	GRADING PLAN NORTH
3.eb	GRADING PLAN SOUTH
3.fa	FENCING PLAN NORTH
3.fb	FENCING PLAN SOUTH
3.ga	LIGHTING PLAN NORTH
3.gb	LIGHTING PLAN SOUTH

3.h	SURFACING PLAN
3.i	SIGNAGE PLAN
3.j	SOIL DEPTH PLAN
3.ka	SECTIONS
3.kb	SECTIONS
3.la	DETAILS - SOFTSCAPE AND HARDSCAPE
3.lb	DETAILS - FENCING
3.lc	DETAILS - HARDSCAPE AND FURNISHINGS
3.ld	DETAILS - SITE FURNITURE
3.le	DETAILS - WALLS AND STAIRS
3.lf	DETAILS - PLAY SURFACING
3.lg	DETAILS - PLAY EQUIPMENT
3.lh	DETAILS - PLAY EQUIPMENT

DP 23-018521
January 22, 2025
Plan #35

No.	By:	Description	Date
11	MW	Re-Issued For DPP	2025-01-16
10	MW	Re-Issued For Post ADP	2025-01-13
9	MW	Issued For BP	2024-12-20
8	MW	Issued For DPP	2024-12-12
7	MW	Issued For Post ADP	2024-10-04
6	MW	Issued For ADP Review	2024-08-15
5	MW	Issued For ADP	2024-07-25
4	MW	Issued For ADP Comments	2024-06-28
3	MW	Re-Issued For DP	2024-04-11
2	MW	Re-Issued For DP	2023-12-20
1	MW	Issued For DP	2023-04-28

REVISIONS TABLE FOR DRAWINGS
© Copyright reserved. This drawing and design is the property of VDZ+A and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
QUILCHENA PARK ESTATES

Location:
7491 No. 1 Road
Richmond, B.C.

Drawn:
AF
BF

Checked:
MW

Approved:
MW

Original Sheet Size:
24"x36"

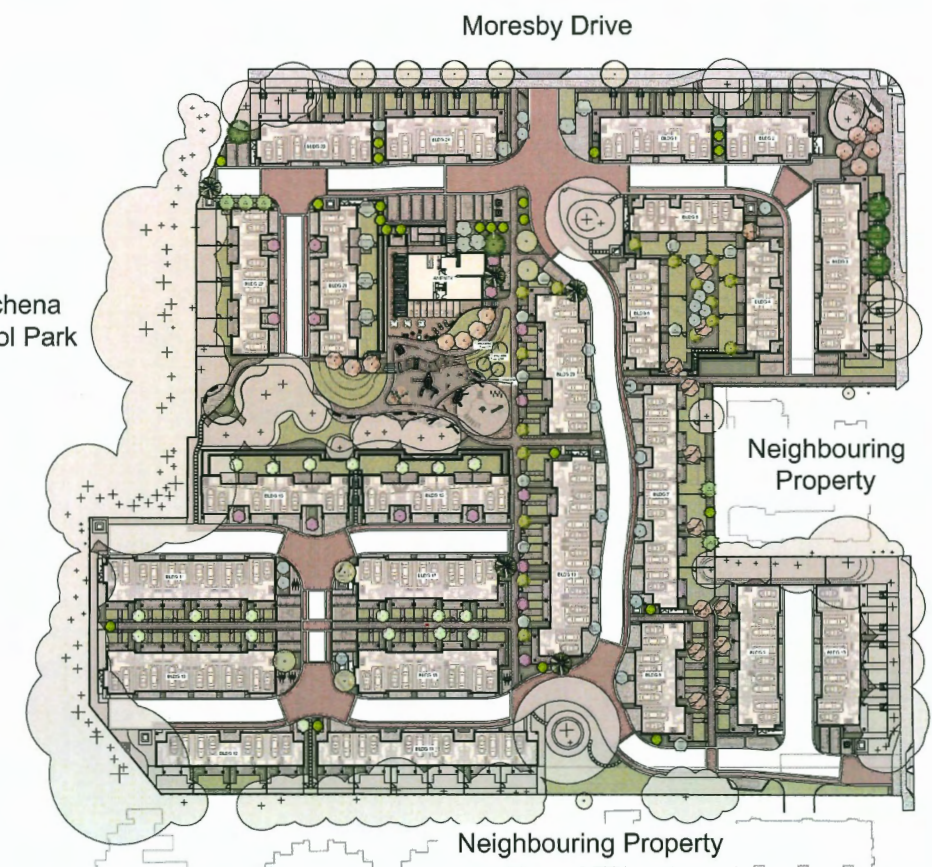
Scale:
AS SHOWN

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS TO DRAWINGS MUST NOT BE MADE FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

Drawing Title:
COVER SHEET

VDZ Project #:
DP2022-63

Drawing #:
3.A



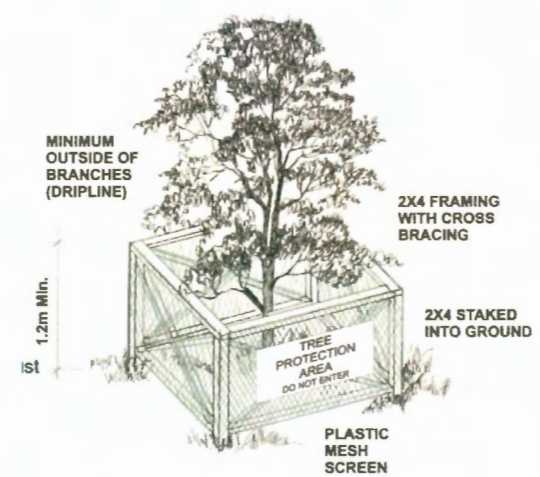
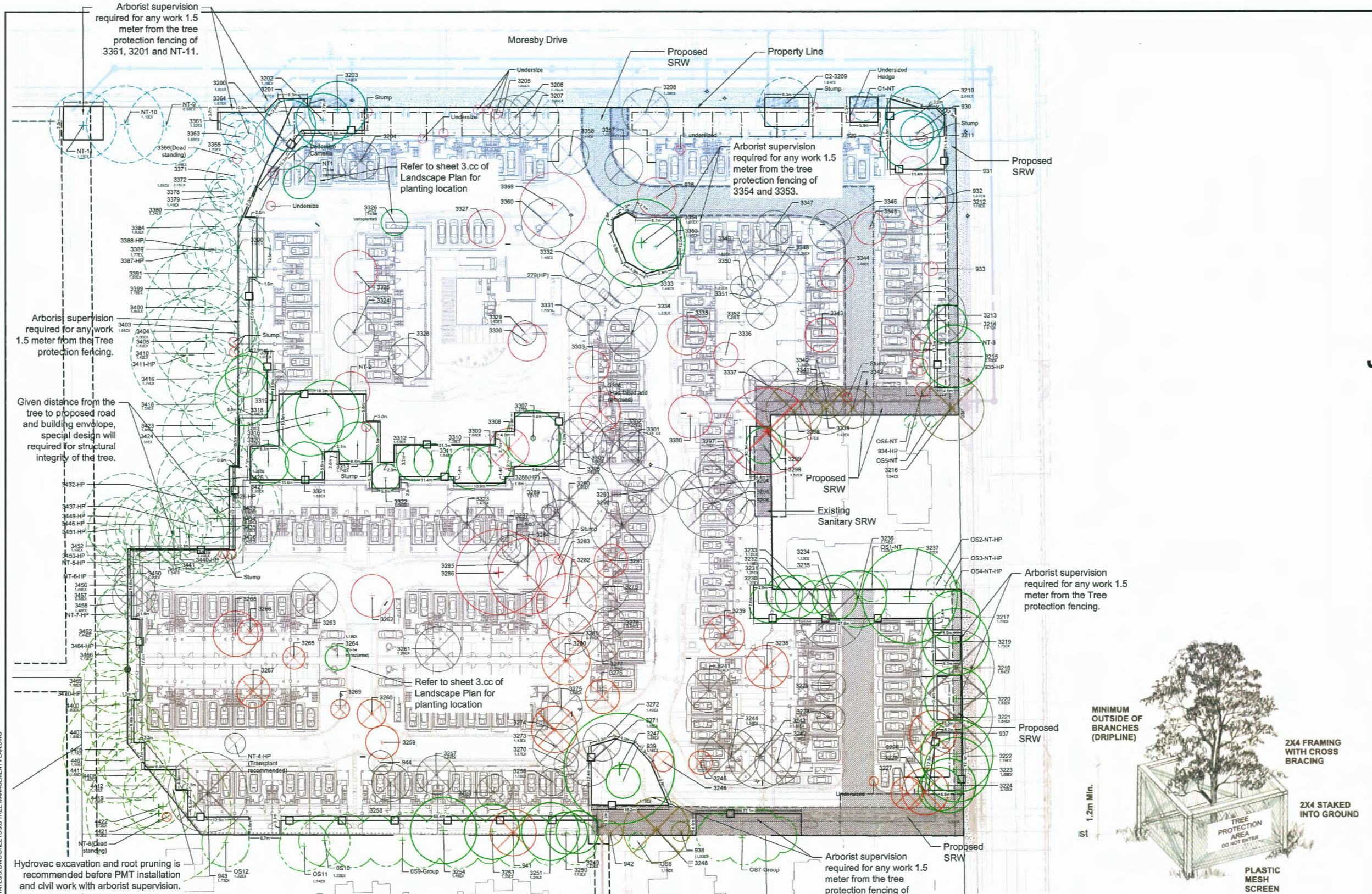
1 SITE PLAN OVERVIEW
Scale 1:750



2 LOCATION MAP
Scale NTS

Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVEDP\2022-63\QUILCHENA PARK ESTATES\DWG\SHEETS\3.A COVER SHEET.DWG

DP 23-018521
January 22, 2025
Plan #36



No.	By:	Description	Date
11	MW	Re-Issued For DPP	2025-01-15
10	MW	Re-Issued For Post ADP	2025-01-13
9	MW	Issued For BP	2024-12-20
8	MW	Issued For DPP	2024-12-12
7	MW	Issued For Post ADP	2024-10-04
6	MW	Issued For ADP Review	2024-08-15
5	MW	Issued For ADP	2024-07-25
4	MW	Issued For ADP Comments	2024-06-28
3	MW	Re-Issued For DP	2024-04-11
2	MW	Re-Issued For DP	2023-12-20
1	MW	Issued For DP	2023-04-28

REVISIONS TABLE FOR DRAWINGS
 © Copyright reserved. This drawing and design is the property of VDZ+A and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date
5	GYL	Issued for Update	Nov 15, 2024
4	GYL	Issued for Update	Apr 04, 2024
3	GYL	Issued for Review	Feb 01, 2024
2	YY	Issued for Review	Oct 26, 2023
1	YY	Issued for Arborist report	April 26, 2023

REVISIONS TABLE FOR SHEET

Project: QUILCHENA PARK ESTATES	
Location: 7491 No. 1 Road Richmond, B.C.	

Drawn: NDV AL	Stamp:
Checked: GR	Original Sheet Size: 24"x36"
Approved: MVDZ	
Scale: 1:400	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS TO DRAWINGS MUST BE PRIOR TO CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

LEGEND

Tag #	Existing onsite Tree to be Retained	Existing City Tree to be Retained	Existing Offsite Tree to be Retained	Existing Tree in Conflict with Demolition and Machinery Access to be removed (Unlikely to survive after the demolition)	Existing Tree in Conflict with SRW	Existing Tree in Conflict with Construction to be removed	Existing Tree in Poor Condition to be removed	Existing Dead Tree or Stump	Tree Protection Fencing
Existing grade									

Tree Tag Legend
 XX - Tag number
 C-XX - Munciple tree
 OS-XX - Off-site tree
 S-XX - Straddling tree. Written permission required from owner to remove trees.
 XX-NT - No Tag #
 WRC= Western Red Cedar
 BLM= Big Leaf Maple
 RA= Red Alder



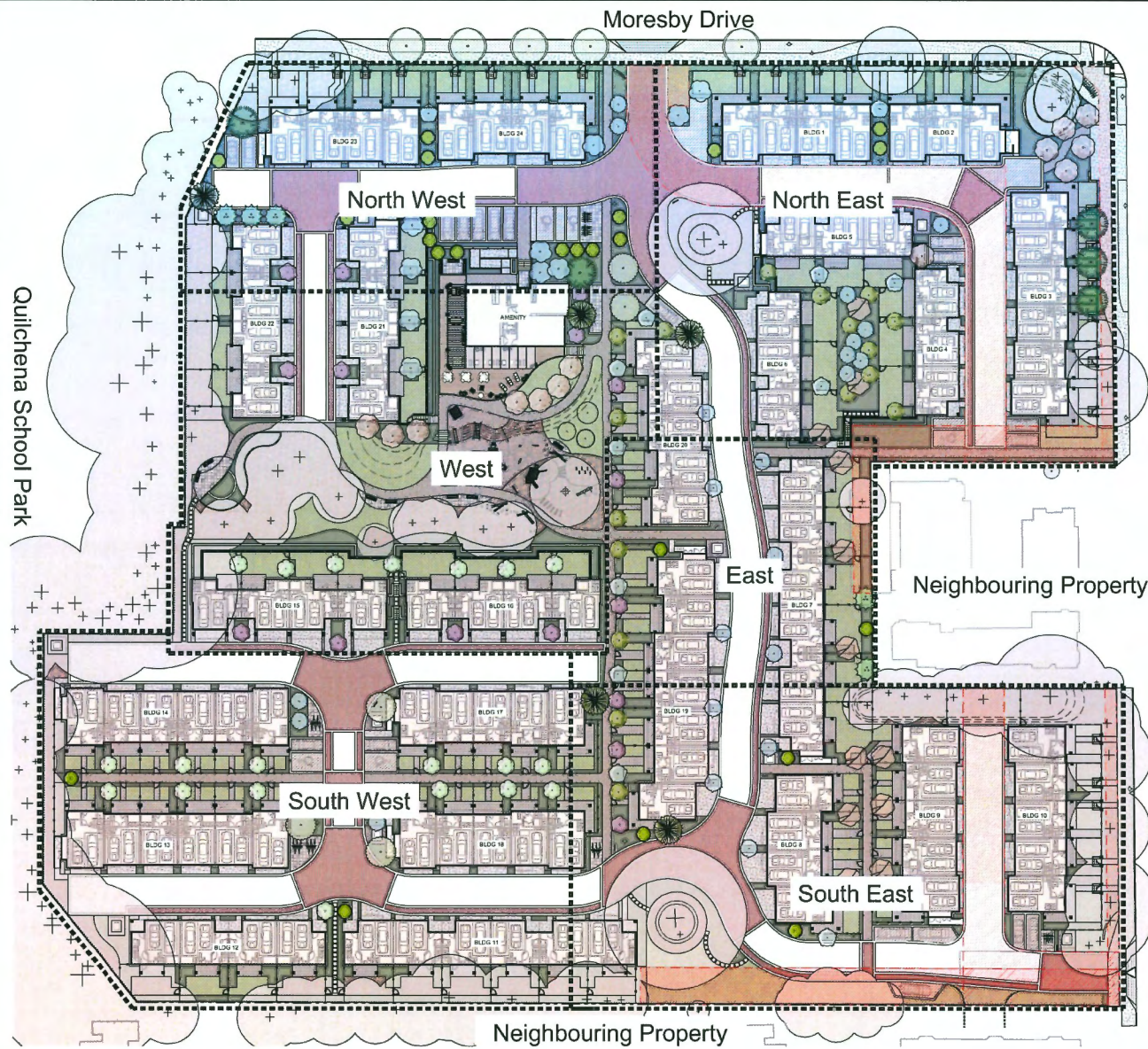
Drawing Title: **TREE MANAGEMENT PLAN**



VDZ Project #: **DP2022-63**

Drawing #: **3.B**

Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVEDP2022-63 QUILCHENA PARK ESTATES.DWG\SHEETS\3.B TREE MANAGEMENT PLAN.DWG



TREE SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	Acer japonicum / Fullmoon Maple	B&B	8cm cal.	12
	Cedrus deodara / Deodar Cedar	B&B	4.0m ht	5
	Cercis canadensis 'RNI-RCC3' / Midnight Express™ Eastern Redbud	B&B	8cm cal.	16
	Chamaecyparis nootkatensis / Nootka Cypress	B&B	4.0m ht	5
	Chamaecyparis obtusa 'Gracilis' / Slender Hinoki False Cypress	B&B	4.0m ht	23
	Cornus nuttallii / Pacific Dogwood	B&B	8cm cal.	17
	Davidia involucrata / Handkerchief Tree	B&B	8cm cal.	10
	Fraxinus americana 'Junginger' / Autumn Purple® White Ash	B&B	8cm cal.	5
	Magnolia kobus stellata 'Royal Star' / Royal Star Magnolia	B&B	8cm cal.	13
	Picea pungens 'Hoopsii' / Hoopsii Colorado Spruce	B&B	4.0m ht	22
	Pinus contorta / Shore Pine	B&B	4.0m ht	5
	Prunus serrulata 'Kwanzan' / Flowering Cherry	B&B	8cm cal.	13
	Styrax japonicus 'JFS-D' / Snowcone® Japanese Snowbell	B&B	8cm cal.	20

Total Number of Proposed Replacement Trees: 165
Total Replacement Trees Required: 248

ON SITE
Total Number of Protected Onsite Trees: 172
Protected Onsite Trees to be Removed: 124
Protected Onsite Trees to be Retained: 48

OFF SITE
Total Number of Protected City Trees: 68
Protected City Trees to be Retained: 66
Protected City Trees to be Removed: 2

HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	7 #3.la	CONCRETE SLAB Broom Finish
	5 #3.la	CLASSIC STANDARD PAVER Pattern: Running Bond Size: 112.5 x 225 x 60 mm Colour: Natural Mfr: Belgard or approved equal
	5 #3.la	EMPIRE PAVER Pattern: Herringbone Size: 76 x 305 x 60 mm Colour: Scandina Grey Mfr: Belgard or approved equal
	4 #3.la	DRIP STRIP / GRAVEL
	3 #3.lc	WOOD DECKING
	5 #3.lf	FIBAR
	5 #3.la	SATURNA SLAB PAVER Size: 610 x 610 x 50 mm Colour: Charcoal, Natural, Desert Sand Mfr: Belgard or approved equal

FURNISHINGS

KEY	REF.	DESCRIPTION
	6 #3.la	AQUAPAVE Pattern: Running Bond Size: 110 x 221.5 x 80 mm Colour: Natural Mfr: Belgard or approved equal
	4 #3.lc	STAMPED ASPHALT Pattern: Running Bond Colour: NY Red Supplier: StreetBond 150 Refer to Civil for buildup
	5 #3.lb	ENTRY PILLARS WITH GATE
	5,6 #3.ld	BATTERY COLLECTION Model: MTB-1800-0001 Mfr: Maglin or approved equal
	3 #3.ld	ICONIC BENCH Model: MBE-2300-00053 Mfr: Maglin or approved equal
	4 #3.ld	BIKE RACK Model: R-8240-FL Mfr: Reliance Foundry or approved equal
	7 #3.ld	TRASH RECEPTACLE Model: MTR-0600-00005 Mfr: Maglin or approved equal

FENCING

KEY	REF.	DESCRIPTION
	1 #3.lb	42" WOOD UNIT PICKET FENCE To have Guardrail Height as per BC Building Code
	2 #3.lb	42" ALUMINUM UNIT PICKET FENCE To have Guardrail Height as per BC Building Code
	3 #3.lb	1.8M CEDAR PRIVACY FENCE
	4 #3.lb	STEP DOWN SIDE YARD FENCE
	4-5 #3.lb	GATE

SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
		TURF See Critical Landscape Notes for Specifications
	3 #3.la	SHRUB PLANTING



DP 23-018521
January 22, 2025
Plan #37

No.	By:	Description	Date
11	MW	Re-issued For DPP	2025-01-15
10	MW	Re-issued For Post ADP	2025-01-13
9	MW	Issued For BP	2024-12-20
8	MW	Issued For DPP	2024-12-12
7	MW	Issued For Post ADP	2024-10-04
6	MW	Issued For ADP Review	2024-08-15
5	MW	Issued For ADP	2024-07-25
4	MW	Issued For ADP Comments	2024-06-28
3	MW	Re-issued For DP	2024-04-11
2	MW	Re-issued For DP	2023-12-20
1	MW	Issued For DP	2023-04-28

REVISIONS TABLE FOR DRAWINGS

No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project: QUILCHENA PARK ESTATES	
Location: 7491 No. 1 Road Richmond, B.C.	

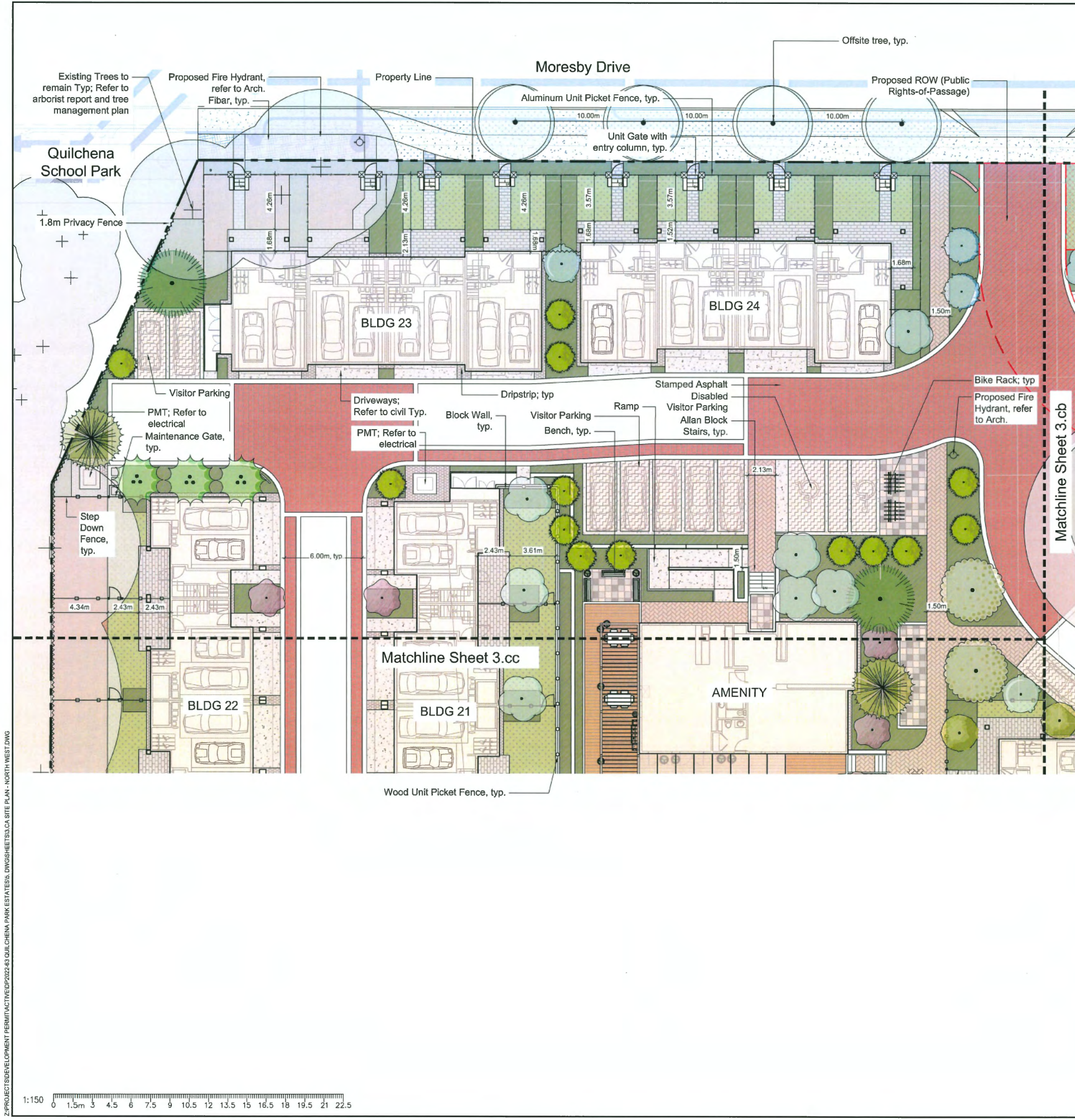
Drawn: BF NR	Stamp:
Checked: MW	
Approved: MW	Original Sheet Size: 24"x36"
Scale: 1:500	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REDLINES/REVISED DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

Drawing Title: OVERALL SITE PLAN



Drawing #: DP2022-63

Drawing #: 3.C



HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	7 #3.la	CONCRETE SLAB Broom Finish
	5 #3.la	CLASSIC STANDARD PAVER Pattern: Running Bond Size: 112.5 x 225 x 60 mm Colour: Natural Mfr: Belgard or approved equal
	5 #3.la	EMPIRE PAVER Pattern: Herringbone Size: 78 x 305 x 60 mm Colour: Scandina Grey Mfr: Belgard or approved equal
	4 #3.la	DRIP STRIP / GRAVEL
	3 #3.lc	WOOD DECKING
	5 #3.lf	FIBARR
	5 #3.la	SATURNA SLAB PAVER Size: 610 x 610 x 50 mm Colour: Charcoal, Natural, Desert Sand Mfr: Belgard or approved equal
	6 #3.la	AQUAPAVE Pattern: Running Bond Size: 110 x 221.5 x 80 mm Colour: Natural Mfr: Belgard or approved equal
	4 #3.lc	STAMPED ASPHALT Pattern: Running Bond Colour: NY Red Supplier: StreetBond 150 Refer to Civil for buildup

FENCING

KEY	REF.	DESCRIPTION
	1 #3.lb	42" WOOD UNIT PICKET FENCE To have Guardrail Height as per BC Building Code
	2 #3.lb	42" ALUMINUM UNIT PICKET FENCE To have Guardrail Height as per BC Building Code
	3 #3.lb	1.8M CEDAR PRIVACY FENCE
	4 #3.lb	STEP DOWN SIDE YARD FENCE
	4-5 #3.lb	GATE

SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
		TURF See Critical Landscape Notes for Specifications
	3 #3.la	SHRUB PLANTING

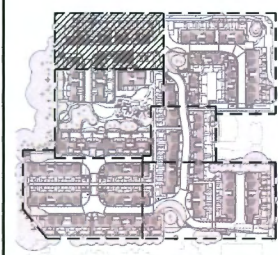
FURNISHINGS

KEY	REF.	DESCRIPTION
	5 #3.lb	ENTRY PILLARS WITH GATE
	5,6 #3.ld	BATTERY COLLECTION Model: MTB-1800-00001 Mfr: Maglin or approved equal
	3 #3.ld	ICONIC BENCH Model: MBE-2300-00053 Mfr: Maglin or approved equal
	4 #3.ld	BIKE RACK Model: R-B240-FL Mfr: Reliance Foundry or approved equal
	7 #3.ld	TRASH RECEPTACLE Model: MTR-0600-00005 Mfr: Maglin or approved equal



DP 23-018521
January 22, 2025
Plan #38

Key Map (NTS)



No.	By:	Description	Date
11	MW	Re-Issued For DPP	2025-01-15
10	MW	Re-Issued For Post ADP	2025-01-13
9	MW	Issued For BP	2024-12-20
8	MW	Issued For DPP	2024-12-12
7	MW	Issued For Post ADP	2024-10-04
6	MW	Issued For ADP Review	2024-08-15
5	MW	Issued For ADP	2024-07-25
4	MW	Issued For ADP Comments	2024-06-28
3	MW	Re-Issued For DP	2024-04-11
2	MW	Re-Issued For DP	2023-12-20
1	MW	Issued For DP	2023-04-28

REVISIONS TABLE FOR DRAWINGS
© Copyright reserved. This drawing and design is the property of VDZ+A and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
QUILCHENA PARK ESTATES

Location:
7491 No. 1 Road
Richmond, B.C.

Drawn: AF, BF
Checked: MW
Approved: MW

Stamp:

Original Sheet Size:
24"x36"

Scale:
1:150

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS/ERRATA/DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

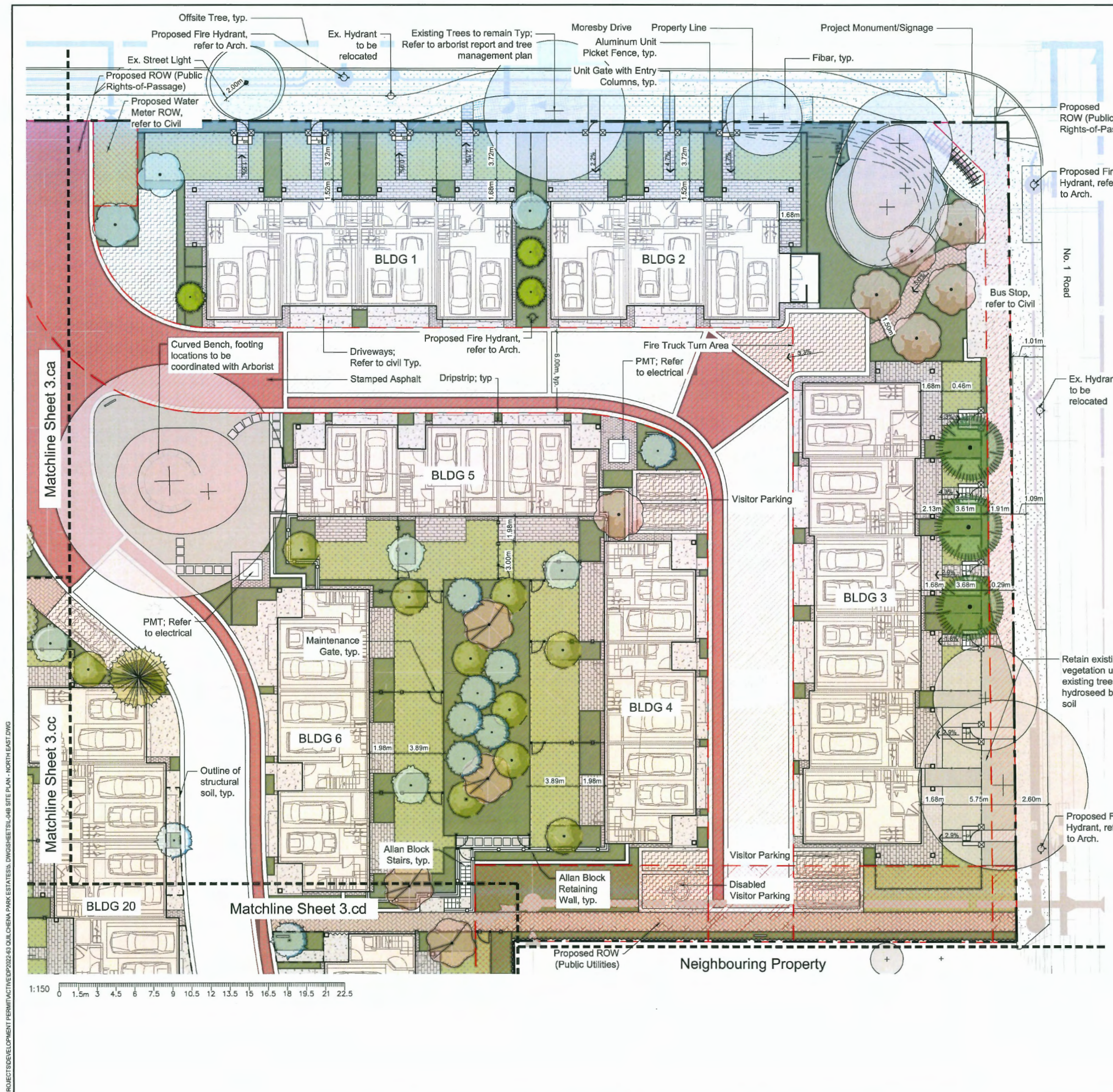
Drawing Title: **SITE PLAN - NORTH WEST**



VDZ Project #: **DP2022-63**

Drawing #: **3.CA**

Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIV\DP2022-63\QUILCHENA PARK ESTATES\DWGS\3.CA SITE PLAN - NORTH WEST.DWG



HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	7 #3.la	CONCRETE SLAB Broom Finish
	5 #3.la	CLASSIC STANDARD PAVER Pattern: Running Bond Size: 112.5 x 225 x 60 mm Colour: Natural Mfr: Belgard or approved equal
	5 #3.la	EMPIRE PAVER Pattern: Herringbone Size: 76 x 305 x 60 mm Colour: Scandina Grey Mfr: Belgard or approved equal
	4 #3.la	DRIP STRIP / GRAVEL
	3 #3.lc	WOOD DECKING
	5 #3.lf	FIBAR
	5 #3.la	SATURNA SLAB PAVER Size: 610 x 610 x 50 mm Colour: Charcoal, Natural, Desert Sand Mfr: Belgard or approved equal
	6 #3.la	AQUAFAVE Pattern: Running Bond Size: 110 x 221.5 x 80 mm Colour: Natural Mfr: Belgard or approved equal
	4 #3.lc	STAMPED ASPHALT Pattern: Running Bond Colour: NY Red Supplier: StreetBond 150 Refer to Civil for buildup

FENCING

KEY	REF.	DESCRIPTION
	1 #3.lb	42" WOOD UNIT PICKET FENCE To have Guardrail Height as per BC Building Code
	2 #3.lb	42" ALUMINUM UNIT PICKET FENCE To have Guardrail Height as per BC Building Code
	3 #3.lb	1.8M CEDAR PRIVACY FENCE
	4 #3.lb	STEP DOWN SIDE YARD FENCE
	4-5 #3.lb	GATE

SOFTSCAPE MATERIALS

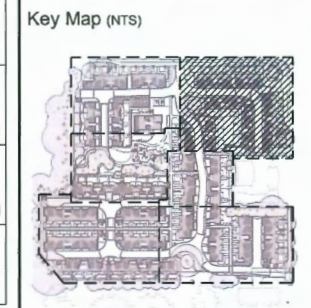
KEY	REF.	DESCRIPTION
		TURF See Critical Landscape Notes for Specifications
	3 #3.la	SHRUB PLANTING

FURNISHINGS

KEY	REF.	DESCRIPTION
	5 #3.lb	ENTRY PILLARS WITH GATE
	5,6 #3.ld	BATTERY COLLECTION Model: MTB-1800-0001 Mfr: Maglin or approved equal
	3 #3.ld	ICONIC BENCH Model: R-B240-00053 Mfr: Maglin or approved equal
	4 #3.ld	BIKE RACK Model: R-B240-FL Mfr: Reliance Foundry or approved equal
	7 #3.ld	TRASH RECEPTACLE Model: MTR-0500-00005 Mfr: Maglin or approved equal

VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY
FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
100-9181 Church St | 102-355 Kingsway
Fort Langley, BC | Vancouver, BC
V1M 2R8 | V5T 3J7
www.vdz.ca | 604-882-0024

DP 23-018521
January 22, 2025
Plan #39



No.	By:	Description	Date
11	MW	Re-issued For DPP	2025-01-15
10	MW	Re-issued For Post ADP	2025-01-13
9	MW	Issued For BP	2024-12-20
8	MW	Issued For DPP	2024-12-12
7	MW	Issued For Post ADP	2024-10-04
6	MW	Issued For ADP Review	2024-08-15
5	MW	Issued For ADP	2024-07-25
4	MW	Issued For ADP Comments	2024-06-28
3	MW	Re-issued For DP	2024-04-11
2	MW	Re-issued For DP	2023-12-20
1	MW	Issued For DP	2023-04-28

REVISIONS TABLE FOR SHEET

No.	By:	Description	Date

Project:
QUILCHENA PARK ESTATES

Location:
7491 No. 1 Road
Richmond, B.C.

Drawn: BF
NR

Checked: MW

Approved: MW

Scale: 1:150

Stamp:

Original Sheet Size: 24"x36"

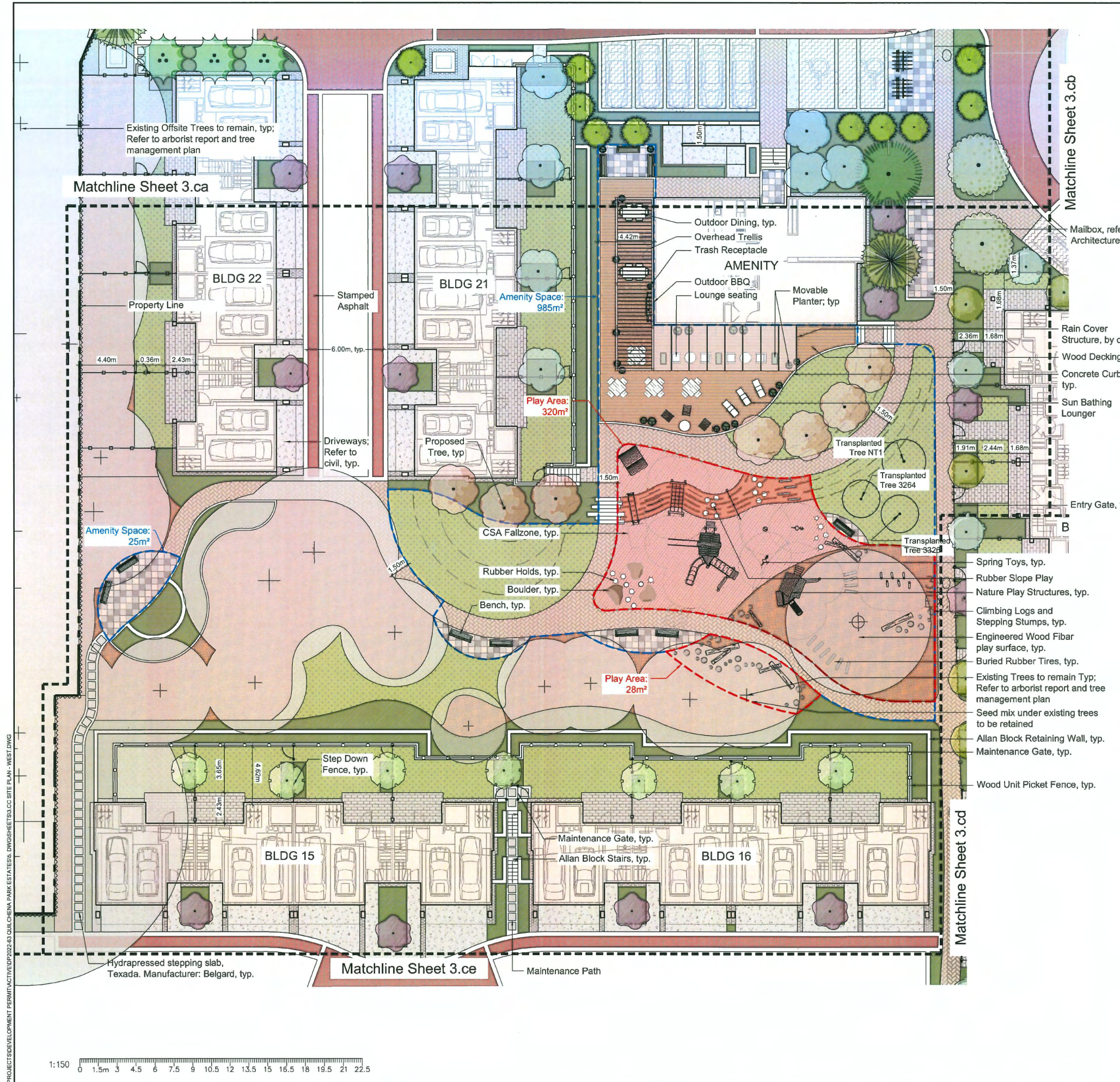
CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS MUST BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

Z:\PROJECTS\DEVELOPMENT PERMITS\DP2022-63 QUILCHENA PARK ESTATES - DWG\SHEETS\SL48 SITE PLAN - NORTH EAST.DWG

Drawing Title: **SITE PLAN - NORTH EAST**

VDZ Project #: **DP2022-63**

Drawing #: **3.CB**



HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	7 #3.la	CONCRETE SLAB Broom Finish
	5 #3.la	CLASSIC STANDARD PAVER Pattern: Running Bond Size: 112.5 x 225 x 60 mm Colour: Natural Mfr: Belgard or approved equal
	5 #3.la	EMPIRE PAVER Pattern: Herringbone Size: 76 x 305 x 60 mm Colour: Scandina Grey Mfr: Belgard or approved equal
	4 #3.la	DRIP STRIP / GRAVEL
	3 #3.lc	WOOD DECKING
	5 #3.lf	FIBARR
	5 #3.la	SATURNA SLAB PAVER Size: 610 x 610 x 50 mm Colour: Charcoal, Natural, Desert Sand Mfr: Belgard or approved equal
	6 #3.la	AQUAPAVE Pattern: Running Bond Size: 110 x 221.5 x 80 mm Colour: Natural Mfr: Belgard or approved equal
	4 #3.lc	STAMPED ASPHALT Pattern: Running Bond Colour: NY Red Supplier: StreetBond 150 Refer to Civil for buildup

FENCING

KEY	REF.	DESCRIPTION
	1 #3.lb	42" WOOD UNIT PICKET FENCE To have Guardrail Height as per BC Building Code
	2 #3.lb	42" ALUMINUM UNIT PICKET FENCE To have Guardrail Height as per BC Building Code
	3 #3.lb	1.8M CEDAR PRIVACY FENCE
	4 #3.lb	STEP DOWN SIDE YARD FENCE
	4-5 #3.lb	GATE

SOFTSCAPE MATERIALS

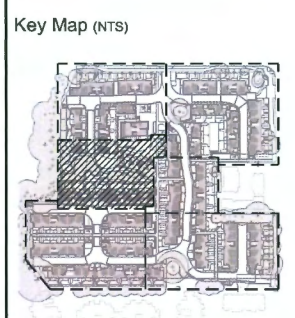
KEY	REF.	DESCRIPTION
		TURF See Critical Landscape Notes for Specifications
	3 #3.la	SHRUB PLANTING

FURNISHINGS

KEY	REF.	DESCRIPTION
	5 #3.lb	ENTRY PILLARS WITH GATE
	5,6 #3.la	BATTERY COLLECTION Model: MTB-1800-0001 Mfr: Maglin or approved equal
	3 #3.la	ICONIC BENCH Model: MBE-2300-00053 Mfr: Maglin or approved equal
	4 #3.la	BIKE RACK Model: R-8240-FL Mfr: Reliance Foundry or approved equal
	7 #3.la	TRASH RECEPTACLE Model: MTR-0500-00005 Mfr: Maglin or approved equal



DP 23-018521
January 22, 2025
Plan #40



No.	By:	Description	Date
11	MW	Re-issued For DPP	2025-01-16
10	MW	Re-issued For Post ADP	2025-01-13
9	MW	Issued For BP	2024-12-20
8	MW	Issued For DPP	2024-12-12
7	MW	Issued For Post ADP	2024-10-04
6	MW	Issued For ADP Review	2024-08-15
5	MW	Issued For ADP	2024-07-25
4	MW	Issued For ADP Comments	2024-06-28
3	MW	Re-issued For DP	2024-04-11
2	MW	Re-issued For DP	2023-12-20
1	MW	Issued For DP	2023-04-28

REVISIONS TABLE FOR DRAWINGS

© Copyright reserved. This drawing and design is the property of VDZ+A and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date

Project:
QUILCHENA PARK ESTATES

Location:
 7491 No. 1 Road
 Richmond, B.C.

Drawn: BF
 Checked: MW
 Approved: MW
 Scale: 1:150

Stamp: [Signature]

Original Sheet Size: 24"x36"

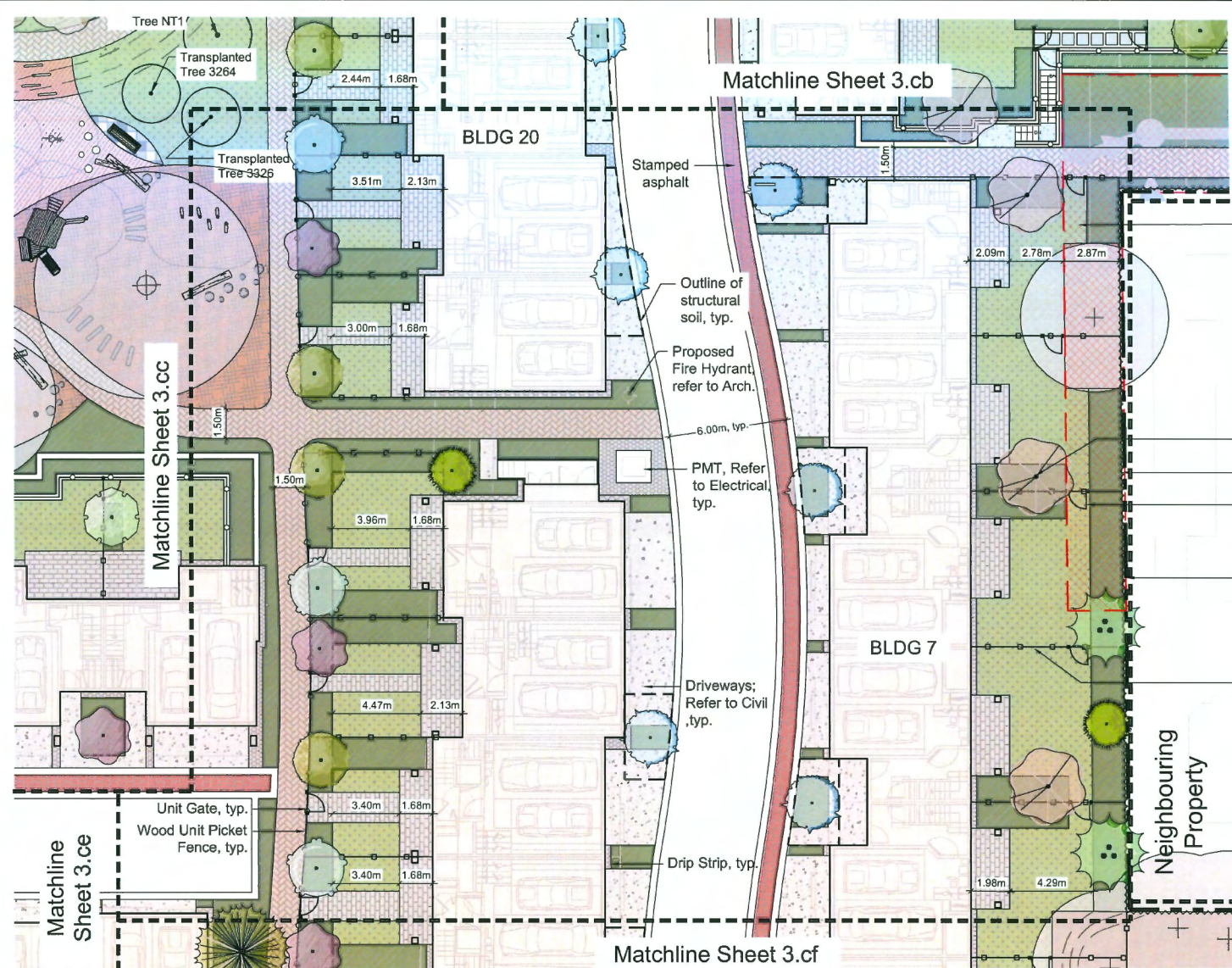
CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS TO DRAWINGS MUST NOT BE PERFORMED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

Z:\PROJECTS\DEVELOPMENT PERMITS\ACTIVE\DP\2022-43\QUILCHENA PARK ESTATES\DWG\3\HEET303.CC SITE PLAN - WEST.DWG



Drawing Title: **SITE PLAN - WEST**
 Drawing #: **DP2022-63**
 Drawing #: **3.CC**

Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2022-63 QUILCHENA PARK ESTATES\DWGS\SHEET\3.CD SITE PLAN - EAST.DWG



- Proposed ROW (Public Utilities)
- Proposed Tree, Typ.
- 1.8m Privacy Fence
- Maintenance Gate, typ.
- Property line
- Stepdown Fence, typ.

HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	7 #3.la	CONCRETE SLAB Broom Finish
	5 #3.la	CLASSIC STANDARD PAVER Pattern: Running Bond Size: 112.5 x 225 x 60 mm Colour: Natural Mfr: Belgard or approved equal
	5 #3.la	EMPIRE PAVER Pattern: Herringbone Size: 76 x 305 x 60 mm Colour: Scandina Grey Mfr: Belgard or approved equal
	4 #3.la	DRIP STRIP / GRAVEL
	3 #3.lc	WOOD DECKING
	5 #3.lf	FIBARR
	5 #3.la	SATURNA SLAB PAVER Size: 610 x 610 x 50 mm Colour: Charcoal, Natural, Desert Sand Mfr: Belgard or approved equal
	6 #3.la	AQUALAVE Pattern: Running Bond Size: 110 x 221.5 x 80 mm Colour: Natural Mfr: Belgard or approved equal
	4 #3.lc	STAMPED ASPHALT Pattern: Running Bond Colour: NY Red Supplier: StreetBond 150 Refer to Civil for buildup

FENCING

KEY	REF.	DESCRIPTION
	1 #3.lb	42" WOOD UNIT PICKET FENCE To have Guardrail Height as per BC Building Code
	2 #3.lb	42" ALUMINUM UNIT PICKET FENCE To have Guardrail Height as per BC Building Code
	3 #3.lb	1.8M CEDAR PRIVACY FENCE
	4 #3.lb	STEP DOWN SIDE YARD FENCE
	4-5 #3.lb	GATE

SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
		TURF See Critical Landscape Notes for Specifications
	3 #3.la	SHRUB PLANTING

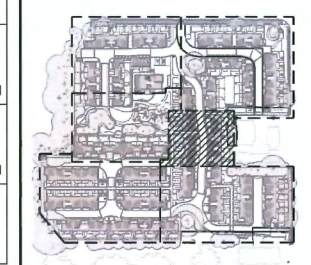
FURNISHINGS

KEY	REF.	DESCRIPTION
	5 #3.lb	ENTRY PILLARS WITH GATE
	5,6 #3.ld	BATTERY COLLECTION Model: MTB-1800-00001 Mfr: Maglin or approved equal
	3 #3.ld	ICONIC BENCH Model: MBE-2300-00053 Mfr: Maglin or approved equal
	4 #3.ld	BIKE RACK Model: R-8240-FL Mfr: Reliance Foundry or approved equal
	7 #3.ld	TRASH RECEPTACLE Model: MTR-0600-00005 Mfr: Maglin or approved equal

VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY
FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
100-9181 Church St | 102-355 Kingsway
Fort Langley, BC | Vancouver, BC
V1M 2R8 | V5T 3J7
www.vdz.ca | 604-882-0024

DP 23-018521
January 22, 2025
Plan #41

Key Map (NTS)



No.	By:	Description	Date
11	MW	Re-issued For DPP	2025-01-15
10	MW	Re-issued For Post ADP	2025-01-13
9	MW	Issued For BP	2024-12-20
8	MW	Issued For DPP	2024-12-12
7	MW	Issued For Post ADP	2024-10-04
6	MW	Issued For ADP Review	2024-08-15
5	MW	Issued For ADP	2024-07-25
4	MW	Issued For ADP Comments	2024-06-28
3	MW	Re-issued For DP	2024-04-11
2	MW	Re-issued For DP	2023-12-20
1	MW	Issued For DP	2023-04-28

REVISIONS TABLE FOR DRAWINGS
© Copyright reserved. This drawing and design is the property of Vdz+A and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project: QUILCHENA PARK ESTATES

Location: 7491 No. 1 Road
Richmond, B.C.

Drawn: BF
NR

Checked: MW

Approved: MW

Original Sheet Size: 24"x36"

Scale: 1:150

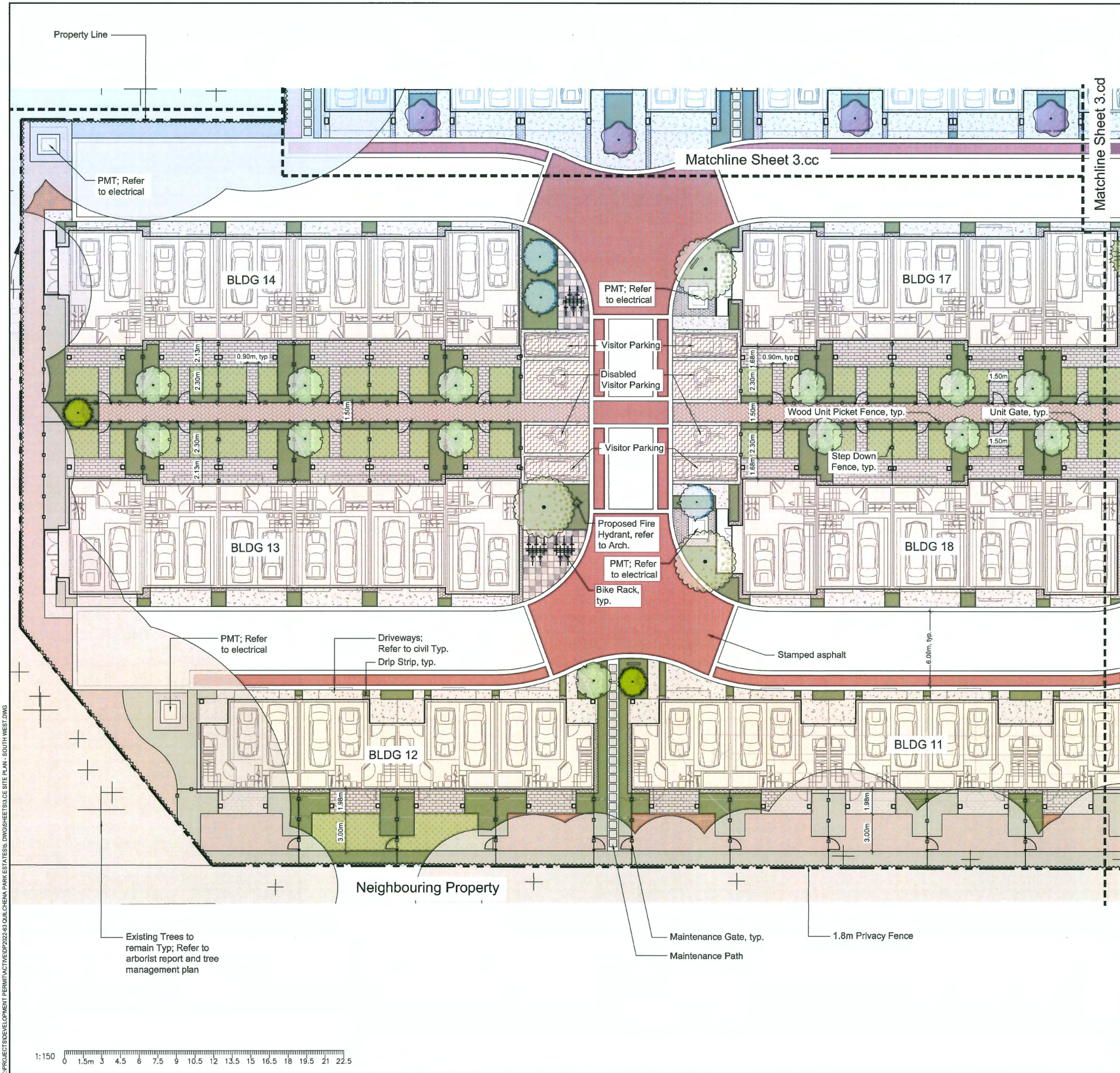
CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS/CHANGES TO DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

Drawing Title: **SITE PLAN - EAST**



Project #: **DP2022-63**

Drawing #: **3.CD**



HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	7 #3.la	CONCRETE SLAB Broom Finish
	5 #3.la	CLASSIC STANDARD PAVER Pattern: Running Bond Size: 112.5 x 225 x 60 mm Colour: Natural Mfr: Belgard or approved equal
	5 #3.la	EMPIRE PAVER Pattern: Herringbone Size: 76 x 305 x 60 mm Colour: Scandina Grey Mfr: Belgard or approved equal
	4 #3.la	DRIP STRIP / GRAVEL
	3 #3.lc	WOOD DECKING
	5 #3.lf	FIBARG
	5 #3.la	SATURNA SLAB PAVER Size: 610 x 610 x 50 mm Colour: Charcoal, Natural, Desert Sand Mfr: Belgard or approved equal
	6 #3.la	AQUAPAVE Pattern: Running Bond Size: 110 x 221.5 x 60 mm Colour: Natural Mfr: Belgard or approved equal
	4 #3.lc	STAMPED ASPHALT Pattern: Running Bond Colour: NY Red Supplier: StreetBond 150 Refer to Civil for buildup

FENCING

KEY	REF.	DESCRIPTION
	1 #3.lb	42" WOOD UNIT PICKET FENCE To have Guardrail Height as per BC Building Code
	2 #3.lb	42" ALUMINUM UNIT PICKET FENCE To have Guardrail Height as per BC Building Code
	3 #3.lb	1.8M CEDAR PRIVACY FENCE
	4 #3.lb	STEP DOWN SIDE YARD FENCE
	4-5 #3.lb	GATE

SOFTSCAPE MATERIALS

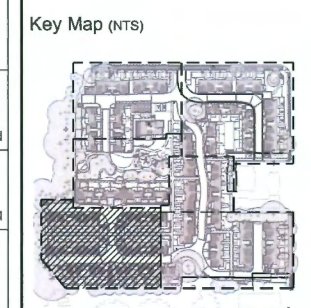
KEY	REF.	DESCRIPTION
		TURF See Critical Landscape Notes for Specifications
	3 #3.la	SHRUB PLANTING

FURNISHINGS

KEY	REF.	DESCRIPTION
	5 #3.lb	ENTRY PILLARS WITH GATE
	5,6 #3.la	BATTERY COLLECTION Model: MTB-1800-00001 Mfr: Maglin or approved equal
	3 #3.la	ICONIC BENCH Model: MBE-2300-00053 Mfr: Maglin or approved equal
	4 #3.la	BIKE RACK Model: R-8240-FL Mfr: Reliance Foundry or approved equal
	7 #3.la	TRASH RECEPTACLE Model: MTR-0500-00005 Mfr: Maglin or approved equal



DP 23-018521
January 22, 2025
Plan #42



No.	By:	Description	Date
11	MW	Re-Issued For DPP	2025-01-15
10	MW	Re-Issued For Post ADP	2025-01-13
9	MW	Issued For BP	2024-12-20
8	MW	Issued For DPP	2024-12-12
7	MW	Issued For Post ADP	2024-10-04
6	MW	Issued For ADP Review	2024-08-15
5	MW	Issued For ADP	2024-07-25
4	MW	Issued For ADP Comments	2024-06-28
3	MW	Re-Issued For DP	2024-04-11
2	MW	Re-Issued For DP	2023-12-20
1	MW	Issued For DP	2023-04-28

REVISIONS TABLE FOR DRAWINGS

© Copyright reserved. This drawing and design is the property of VDZ+A and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date

Project: **QUILCHENA PARK ESTATES**

Location: **7491 No. 1 Road Richmond, B.C.**

Drawn: AF BF	Stamp:
Checked: MW	Original Sheet Size: 24"x36"
Approved: MW	Scale: 1:150

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS/CHANGES/ADDENDUMS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

Z:\PROJECTS\DEVELOPMENT PERMITS\DP2022-63 QUILCHENA PARK ESTATES, DWG\SHEET\3.CE SITE PLAN - SOUTH WEST.DWG

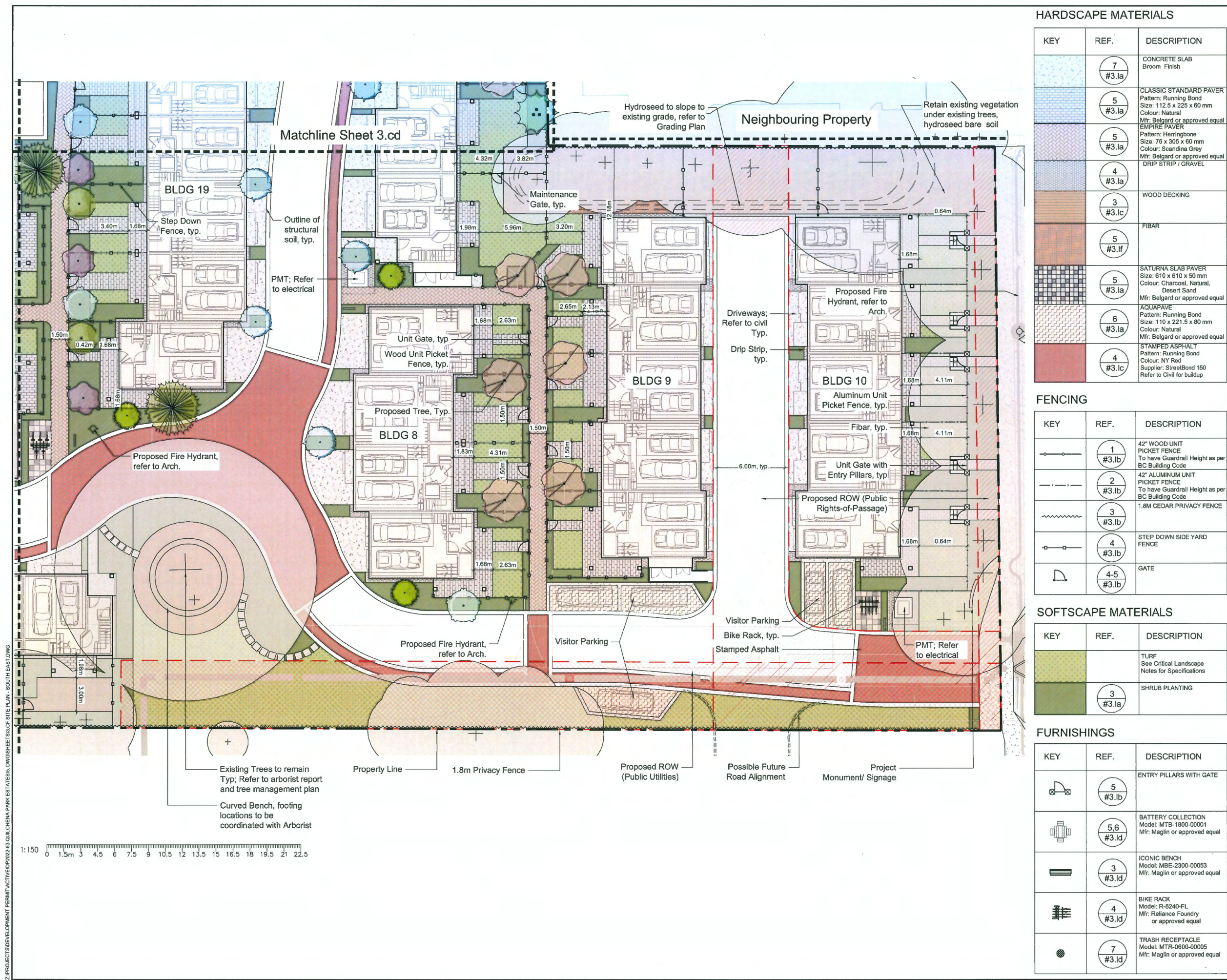


Drawing Title: **SITE PLAN - SOUTH WEST**

Drawing #: **DP2022-63**

Drawing #: **3.CE**

Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVEDP2022-63 QUILCHENA PARK ESTATES.DWG



HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	7 #3.la	CONCRETE SLAB Broom Finish
	5 #3.la	CLASSIC STANDARD PAVER Pattern: Running Bond Size: 112.5 x 225 x 60 mm Colour: Natural Mfr: Belgard or approved equal
	5 #3.la	EMPIRE PAVER Pattern: Herringbone Size: 76 x 305 x 60 mm Colour: Scandinavia Grey Mfr: Belgard or approved equal
	4 #3.la	DRIP STRIP / GRAVEL
	3 #3.lc	WOOD DECKING
	5 #3.lf	FIBAR
	5 #3.la	SATURNA SLAB PAVER Size: 610 x 610 x 50 mm Colour: Charcoal, Natural, Desert Sand Mfr: Belgard or approved equal
	6 #3.la	AQUAPAVE Pattern: Running Bond Size: 110 x 221.5 x 80 mm Colour: Natural Mfr: Belgard or approved equal
	4 #3.lc	STAMPED ASPHALT Pattern: Running Bond Colour: NY Red Supplier: StreetBond 150 Refer to Civil for buildup

FENCING

KEY	REF.	DESCRIPTION
	1 #3.lb	42" WOOD UNIT PICKET FENCE To have Guardrail Height as per BC Building Code
	2 #3.lb	42" ALUMINUM UNIT PICKET FENCE To have Guardrail Height as per BC Building Code
	3 #3.lb	1.8M CEDAR PRIVACY FENCE
	4 #3.lb	STEP DOWN SIDE YARD FENCE
	4-5 #3.lb	GATE

SOFTSCAPE MATERIALS

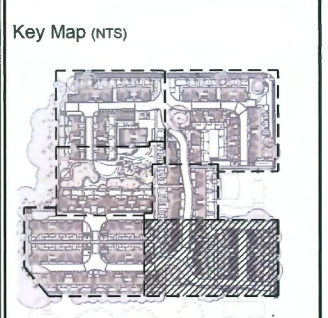
KEY	REF.	DESCRIPTION
		TURF See Critical Landscape Notes for Specifications
	3 #3.la	SHRUB PLANTING

FURNISHINGS

KEY	REF.	DESCRIPTION
	5 #3.lb	ENTRY PILLARS WITH GATE
	5,6 #3.ld	BATTERY COLLECTION Model: MTB-1800-00001 Mfr: Maglin or approved equal
	3 #3.ld	ICONIC BENCH Model: MBE-2300-00053 Mfr: Maglin or approved equal
	4 #3.ld	BIKE RACK Model: R-8240-FL Mfr: Reliance Foundry or approved equal
	7 #3.ld	TRASH RECEPTACLE Model: MTR-0600-00005 Mfr: Maglin or approved equal



DP 23-018521
January 22, 2025
Plan #43



No.	By:	Description	Date
11	MW	Re-issued For DPP	2025-01-15
10	MW	Re-issued For Post ADP	2025-01-13
9	MW	Issued For BP	2024-12-20
8	MW	Issued For DPP	2024-12-12
7	MW	Issued For Post ADP	2024-10-04
6	MW	Issued For ADP Review	2024-08-15
5	MW	Issued For ADP	2024-07-25
4	MW	Issued For ADP Comments	2024-06-28
3	MW	Re-issued For DP	2024-04-11
2	MW	Re-issued For DP	2023-12-20
1	MW	Issued For DP	2023-04-28

No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

Project:
QUILCHENA PARK ESTATES

Location:
7491 No. 1 Road
Richmond, B.C.

Drawn: BF NR
Checked: MW
Approved: MW
Scale: 1:150

Stamp: [Signature]

Original Sheet Size: 24"x36"

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/PPP/PAHP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

Drawing Title: **SITE PLAN - SOUTH EAST**

VDZ Project #: **DP2022-63**

Drawing #: **3.CF**

PLANTING PALETTE

- Bird Habitat Friendly Plant
- Pollinator Friendly Plant



Acer Griseum



● Prunus Serrulata 'Kwanzan'



● ● Cornus kousa 'Satomi'



● Azalea 'Kirin'



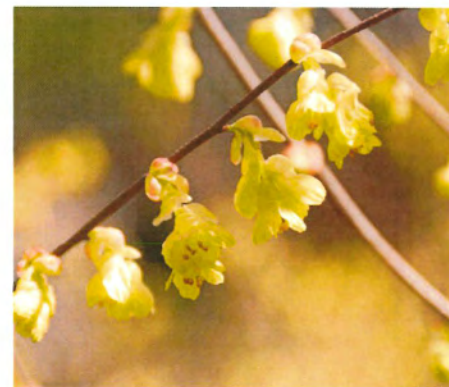
● ● Arbutus Unedo 'Compacta'



● Hebe pinguifolia 'Sutherlandii'



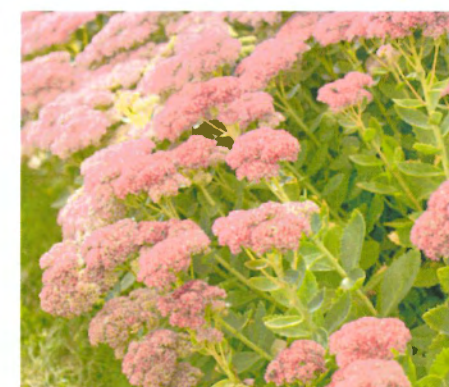
● Lonicera acuminata



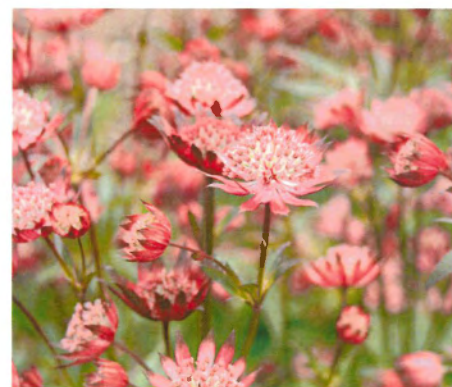
Corylopsis pauciflora



● ● Cornus sericea



● Sedum 'Autumn Joy'



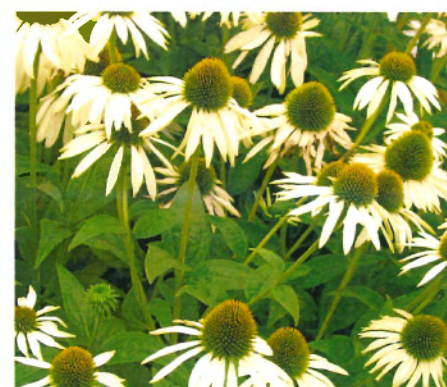
● ● Astrantia Major 'Hadspen Blood'



● ● Escallonia 'Newport Dwarf'



● Stipa Tenuissima



● ● Echinacea purpurea 'White Swan'



● Clematis armandii

DP 23-018521
January 22, 2025
Plan #44

No.	By:	Description	Date
11	MW	Re-issued For DPP	2025-01-15
10	MW	Re-issued For Post ADP	2025-01-13
9	MW	Issued For BP	2024-12-20
8	MW	Issued For DPP	2024-12-12
7	MW	Issued For Post ADP	2024-10-04
6	MW	Issued For ADP Review	2024-08-15
5	MW	Issued For ADP	2024-07-25
4	MW	Issued For ADP Comments	2024-06-28
3	MW	Re-issued For DP	2024-04-11
2	MW	Re-issued For DP	2023-12-20
1	MW	Issued For DP	2023-04-28

REVISIONS TABLE FOR DRAWINGS
 © Copyright reserved. This drawing and design is the property of Vdz+A and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
 QUILCHENA PARK ESTATES

Location:
 7491 No. 1 Road
 Richmond, B.C.

Drawn: BF	Stamp:
Checked: MW	
Approved: MW	Original Sheet Size: 24"x36"

Scale:
 AS SHOWN

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL RECORDING/DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED FOR CONSTRUCTION.

Drawing Title:
PLANTING PALETTE

VDZ Project #:
DP2022-63

Drawing #:
3.D

VDZ+A - 100-9181 Church St - Fort Langley, BC - V1M 2R8 - 604-882-0024

Moresby Drive

VDZ+A

LANDSCAPE ARCHITECTURE CIVIL ENGINEERING URBAN FORESTRY
 FORT LANGLEY STUDIO | MOUNT PLEASANT STUDIO
 100-9181 Church St | 102-355 Kingsway
 Fort Langley, BC Vancouver, BC
 V1M 2R8 | V5T 3J7
 www.vdz.ca 604-882-0024

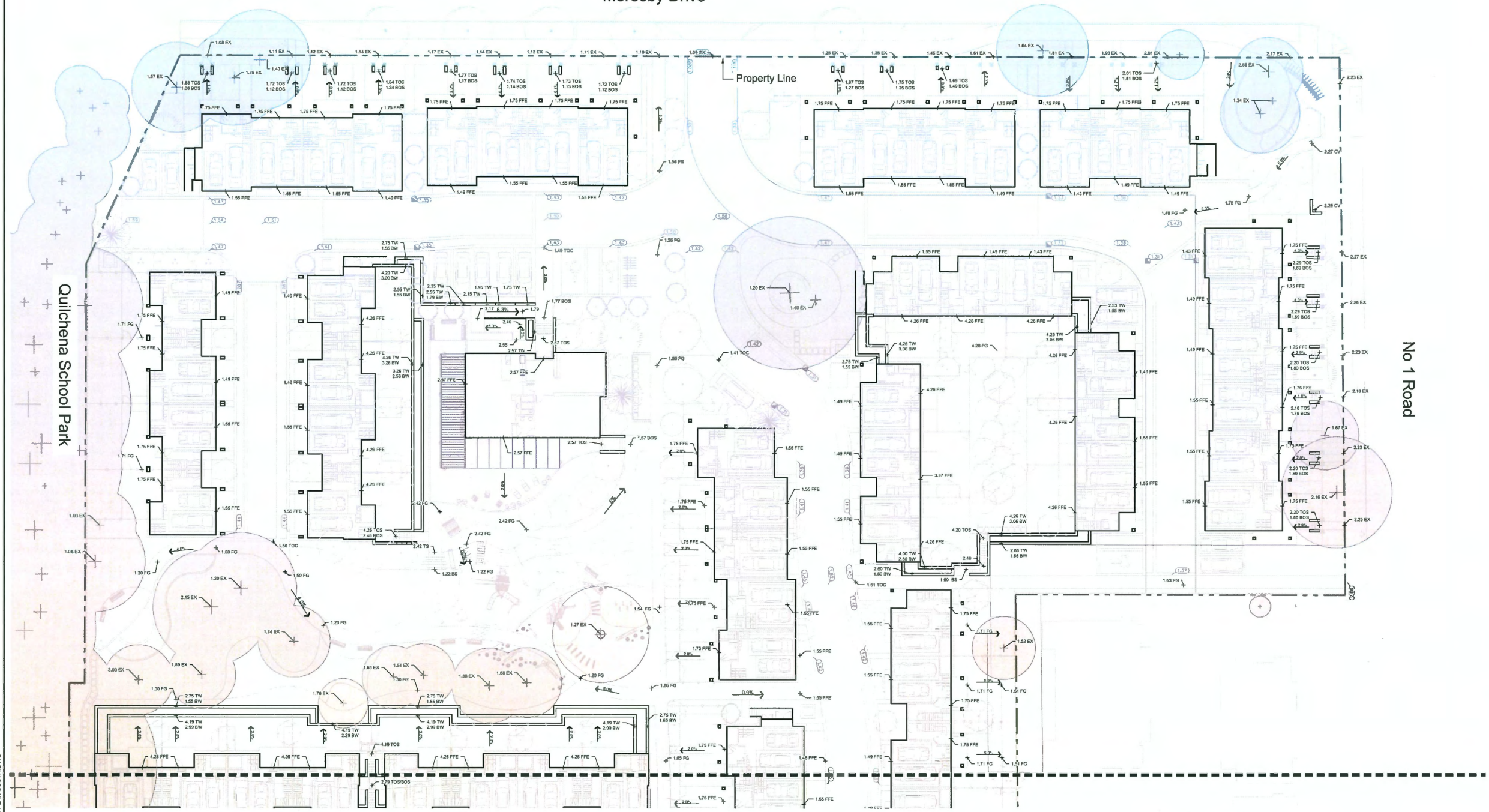
DP 23-018521
January 22, 2025
Plan #45

Drawing Title:
GRADING PLAN NORTH

VDZ Project #:
DP2022-63

Drawing #:
3.EA

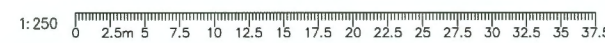
Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2022-63\QUILCHENA PARK ESTATES.DWG



Matchline - Refer to 3.eb

GRADING

KEY	REF.	DESCRIPTION
		FIRST FLOOR ELEVATION
		EXISTING ELEVATION
		PROPOSED ELEVATION
		TOP/BOTTOM OF CURB
		TOP/BOTTOM OF WALL
		TOP/BOTTOM OF STAIR
		CIVIL GRADING
		SLOPE PERCENTAGE
	1 #3.le	ALLAM BLOCK WALL



No.	By:	Description	Date
11	MW	Re-issued For DPP	2025-01-15
10	MW	Re-issued For Post ADP	2025-01-13
9	MW	Issued For BP	2024-12-20
8	MW	Issued For DPP	2024-12-12
7	MW	Issued For Post ADP	2024-10-04
6	MW	Issued For ADP Review	2024-08-15
5	MW	Issued For ADP	2024-07-25
4	MW	Issued For ADP Comments	2024-06-28
3	MW	Re-issued For DP	2024-04-11
2	MW	Re-issued For DP	2023-12-20
1	MW	Issued For DP	2023-04-28

REVISIONS TABLE FOR DRAWINGS
 Copyright reserved. This drawing and design is the property of VDZ+A and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
 QUILCHENA PARK ESTATES

Location:
 7491 No. 1 Road
 Richmond, B.C.

Drawn:
 BF
 NR

Stamp:

Checked:
 MW

Approved:
 MW

Original Sheet Size:
 24"x36"

Scale:
 1:250

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS TO DRAWINGS MUST BE PRICED FOR CONSTRUCTION UNLESS LABELLED ISSUED FOR TENDER/CONSTRUCTION.

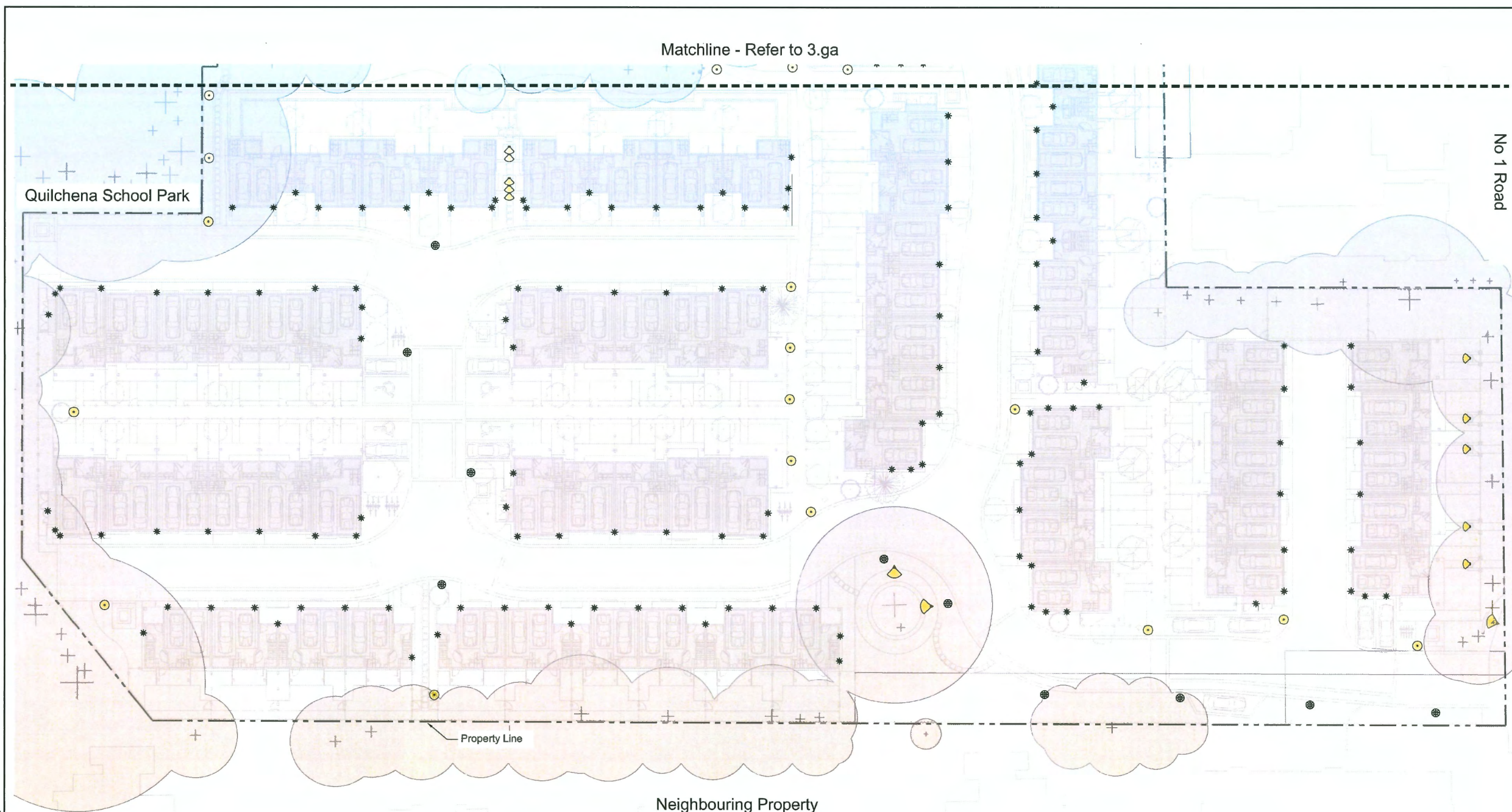
DP 23-018521
January 22, 2025
Plan #48

Drawing Title: **LIGHTING PLAN SOUTH**



VDZ Project #: **DP2022-63**

Drawing #: **3.GB**



No.	By:	Description	Date
11	MW	Re-issued For DPP	2025-01-15
10	MW	Re-issued For Post ADP	2025-01-13
9	MW	Issued For BP	2024-12-20
8	MW	Issued For DPP	2024-12-12
7	MW	Issued For Post ADP	2024-10-04
6	MW	Issued For ADP Review	2024-08-15
5	MW	Issued For ADP	2024-07-25
4	MW	Issued For ADP Comments	2024-06-28
3	MW	Re-issued For DP	2024-04-11
2	MW	Re-issued For DP	2023-12-20
1	MW	Issued For DP	2023-04-28

REVISIONS TABLE FOR DRAWINGS
 © Copyright reserved. This drawing and design is the property of VDZ+A and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
QUILCHENA PARK ESTATES

Location:
 7491 No. 1 Road
 Richmond, B.C.

Drawn:
 AF
 BF

Checked:
 MW

Approved:
 MW

Stamp:

Original Sheet Size:
 24"x36"

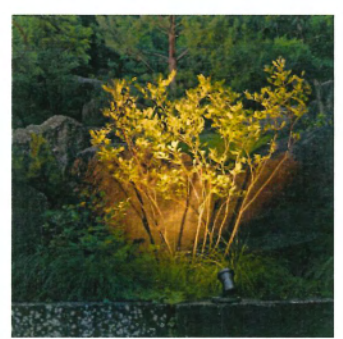
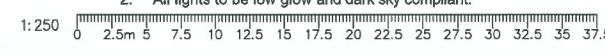
Scale:
 1:250

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/OPPP/PHSP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

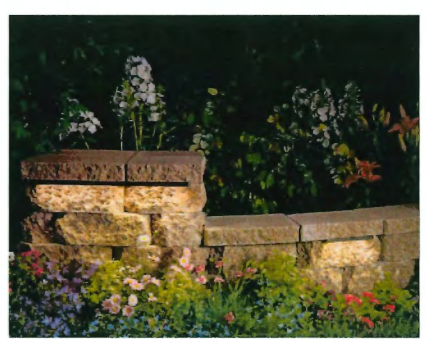
LIGHTING

KEY	REF.	DESCRIPTION
		BOLLARD LIGHT Product No: 84 316 K3 Colour: Graphite Mfr: BEGA
		STEP/WALL LIGHT Product: 12V 3000K LED 12" Hardscape Grey (16102GRY30) Mfr: Kichler
		UP LIGHT/DOWN LIGHT Product No: 85 283 K3 Colour: Graphite Mfr: BEGA
		POLE LIGHT Product No: 77 120 K3 Colour: Graphite Mfr: BEGA
		BUILDING EXTERIOR LIGHT By others

NOTES:
 1. Refer to Electrical for lighting specifications and details.
 2. All lights to be low glow and dark sky compliant.



Up Light/Down Light



Step/Wall Light



Bollard Light



Pole Light

Z:\PROJECTS\DEVELOPMENT\FERMITIVE\DP2022-63\QUILCHENA PARK ESTATES.DWG SHEET 53.GB LIGHTING PLAN SOUTH.DWG

DP 23-018521
January 22, 2025
Plan #49

Drawing Title:
SECTIONS

VDZ Project #:
DP2022-63

Drawing #:
3.KA

No.	By:	Description	Date
11	MW	Re-issued For DPP	2025-01-15
10	MW	Re-issued For Post ADP	2025-01-13
9	MW	Issued For BP	2024-12-20
8	MW	Issued For DPP	2024-12-12
7	MW	Issued For Post ADP	2024-10-04
6	MW	Issued For ADP Review	2024-08-15
5	MW	Issued For ADP	2024-07-25
4	MW	Issued For ADP Comments	2024-06-28
3	MW	Re-issued For DP	2024-04-11
2	MW	Re-issued For DP	2023-12-20
1	MW	Issued For DP	2023-04-28

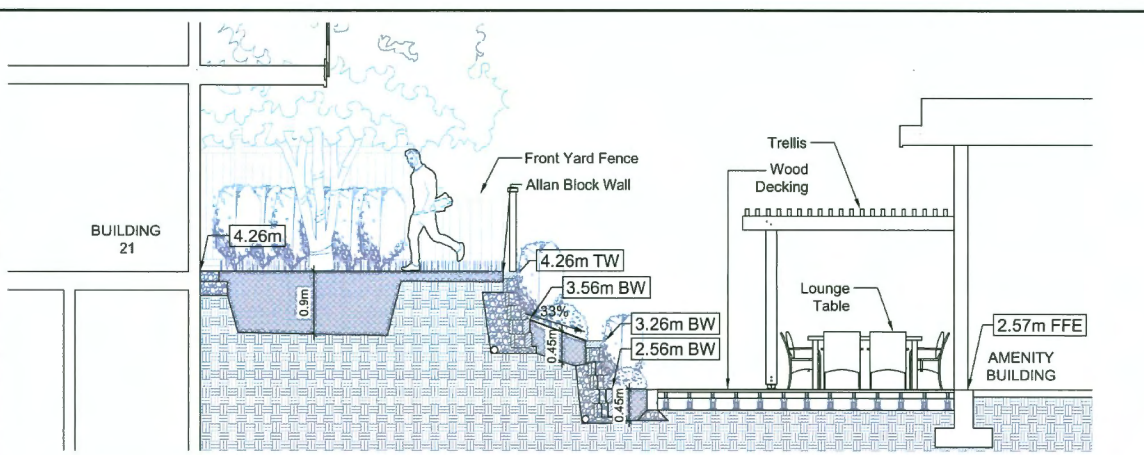
REVISIONS TABLE FOR DRAWINGS
 * Copyright reserved. This drawing and design is the property of VDZ+A and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

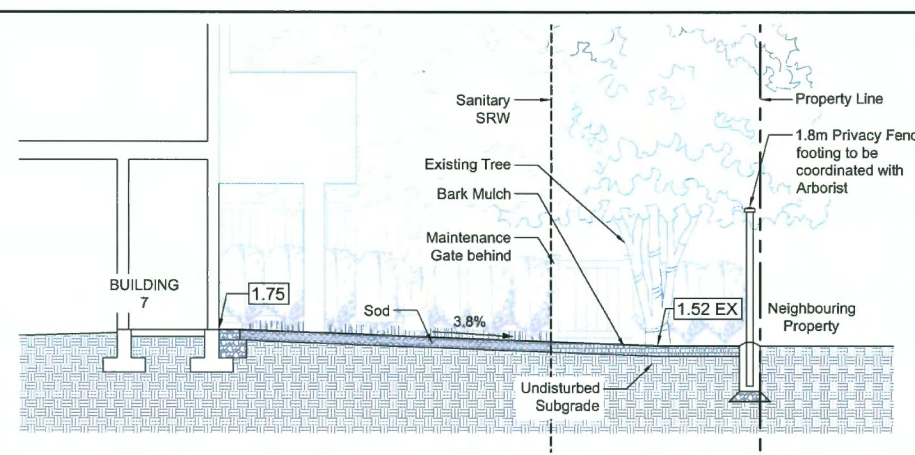
Project:
QUILCHENA PARK ESTATES

Location:
 7491 No. 1 Road
 Richmond, B.C.

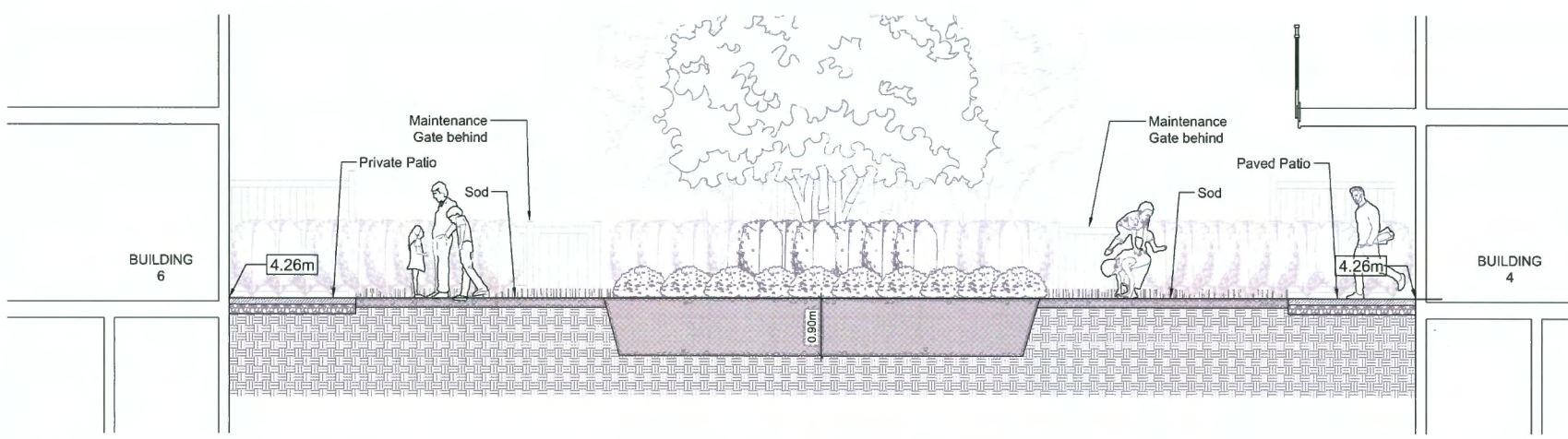
Drawn: AF	Stamp:
Checked: MW	
Approved: MW	Original Sheet Size: 24"x36"
Scale: AS SHOWN	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/DIRPP/PAHP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS A SEAL IS ISSUED FOR TENDER/CONSTRUCTION.



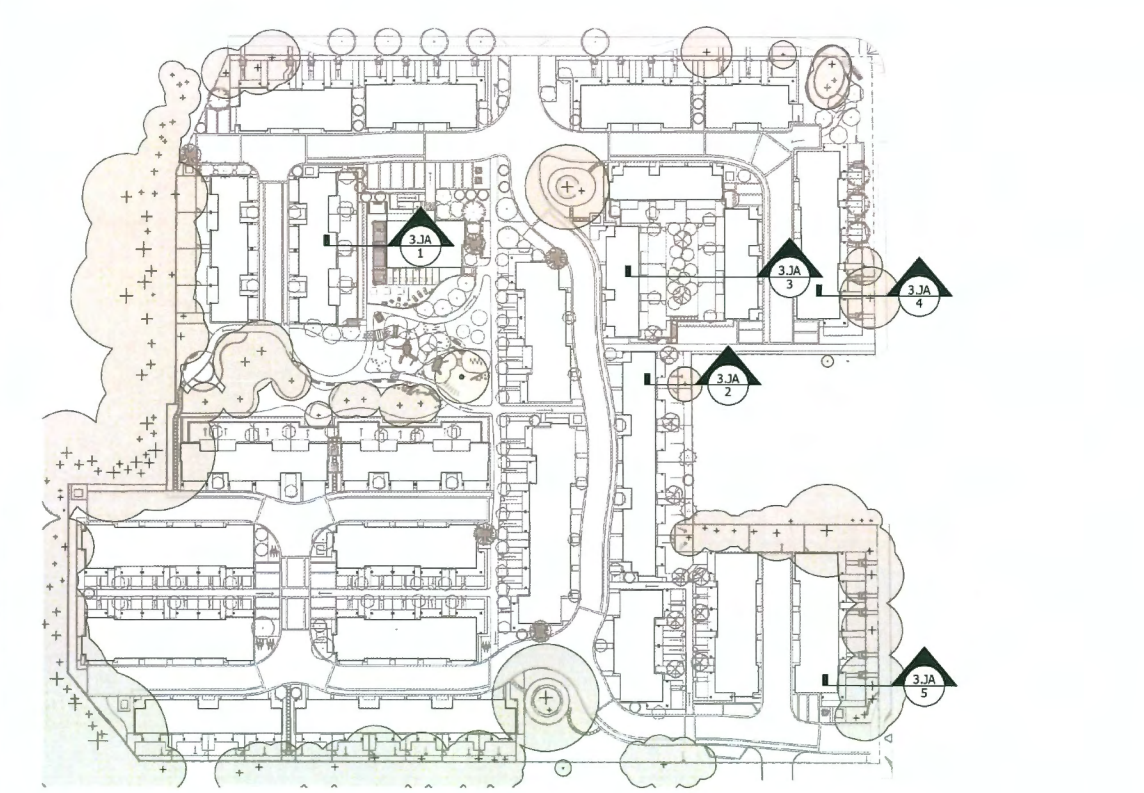
1 NORTH SOUTH SECTION BETWEEN BUILDING 21 AND AMENITY BUILDING
 Scale 1:50



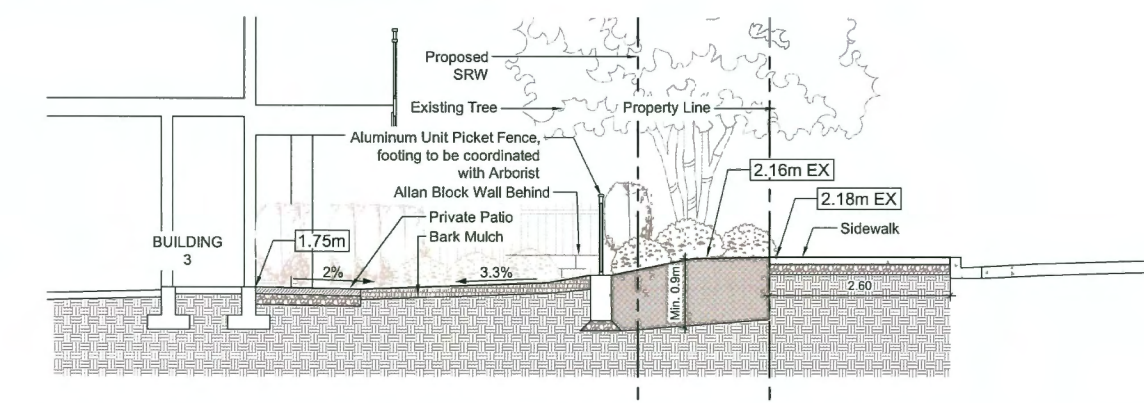
2 EAST WEST SECTION BETWEEN BUILDING 7 AND NEIGHBOURING PROPERTY
 Scale 1:50



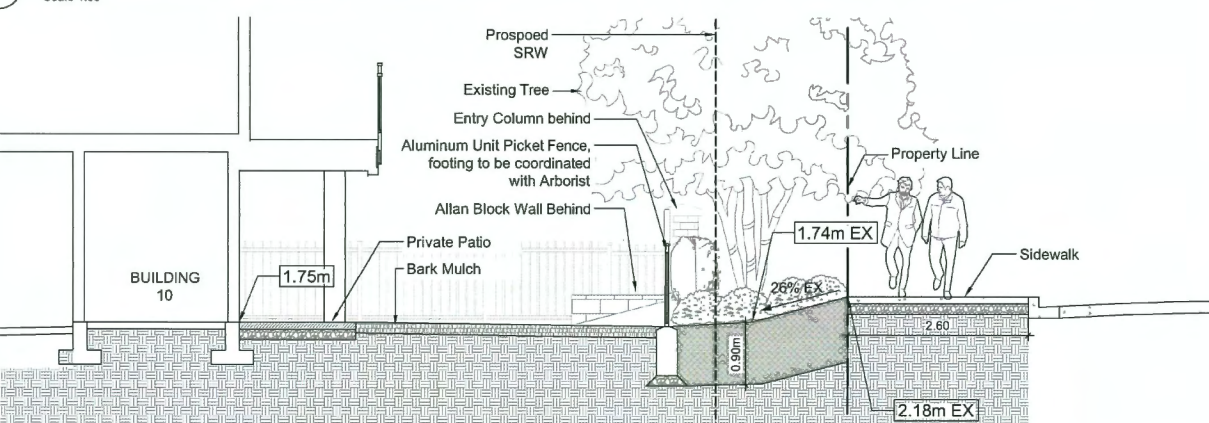
3 EAST WEST SECTION BETWEEN BUILDING 6 AND BUILDING 4
 Scale 1:50



0 KEY PLAN
 Scale 1:750



4 EAST WEST SECTION THROUGH BUILDING 3 FRONT YARD
 Scale 1:50



5 EAST WEST SECTION THROUGH BUILDING 10 FRONT YARD
 Scale 1:50

Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2022-63\QUILCHENA PARK ESTATES\DWGS\SHETS\3.KA SECTIONS.DWG

DP 23-018521
January 22, 2025
Plan #50

No.	By:	Description	Date
11	MW	Re-issued For DPP	2025-01-15
10	MW	Re-issued For Post ADP	2025-01-13
9	MW	Issued For BP	2024-12-20
8	MW	Issued For DPP	2024-12-12
7	MW	Issued For Post ADP	2024-10-04
6	MW	Issued For ADP Review	2024-08-15
5	MW	Issued For ADP	2024-07-25
4	MW	Issued For ADP Comments	2024-06-28
3	MW	Re-issued For DP	2024-04-11
2	MW	Re-issued For DP	2023-12-20
1	MW	Issued For DP	2023-04-28

REVISIONS TABLE FOR DRAWINGS
 Copyright reserved. This drawing and design is the property of VDZ+A and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

Project:
QUILCHENA PARK ESTATES

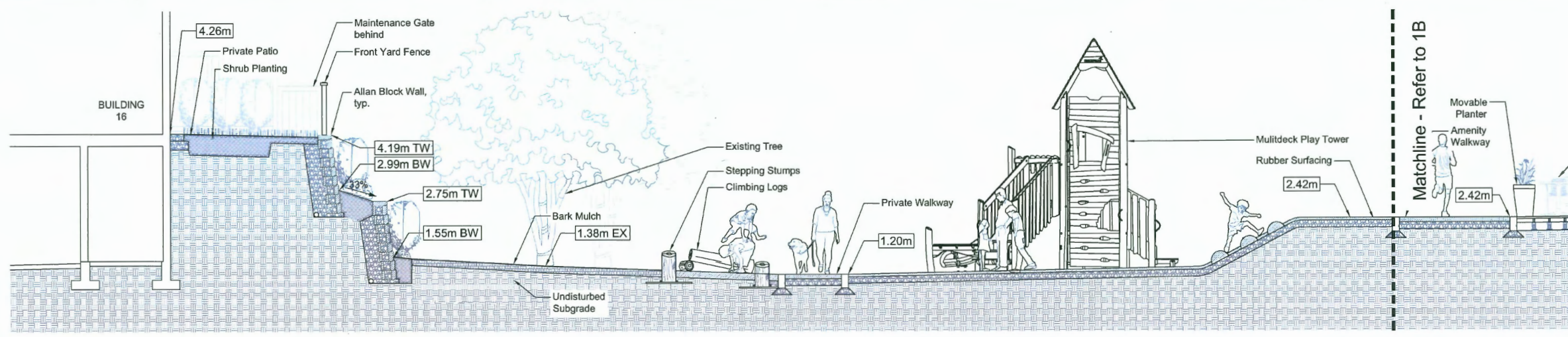
Location:
 7491 No. 1 Road
 Richmond, B.C.

Drawn: AF	Stamp:
Checked: MW	Original Sheet Size: 24"x36"
Approved: MW	
Scale: AS SHOWN	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS MUST BE RETURNED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

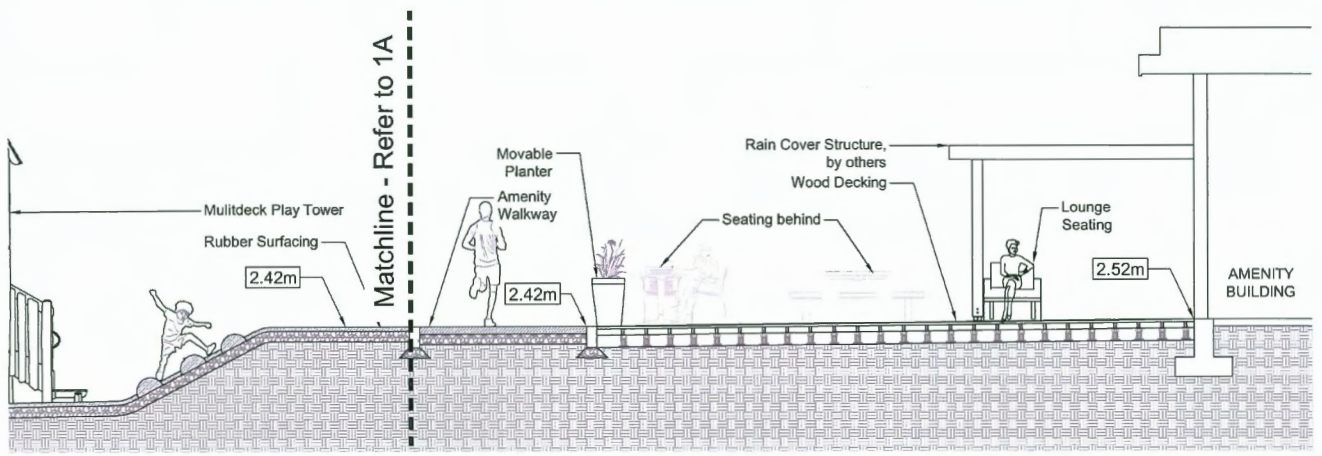
Drawing Title:
SECTIONS

VDZ Project #:
DP2022-63

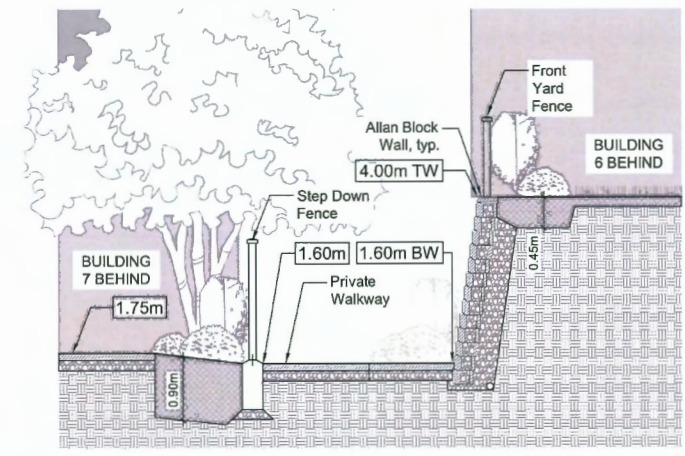
Drawing #:
3.KB



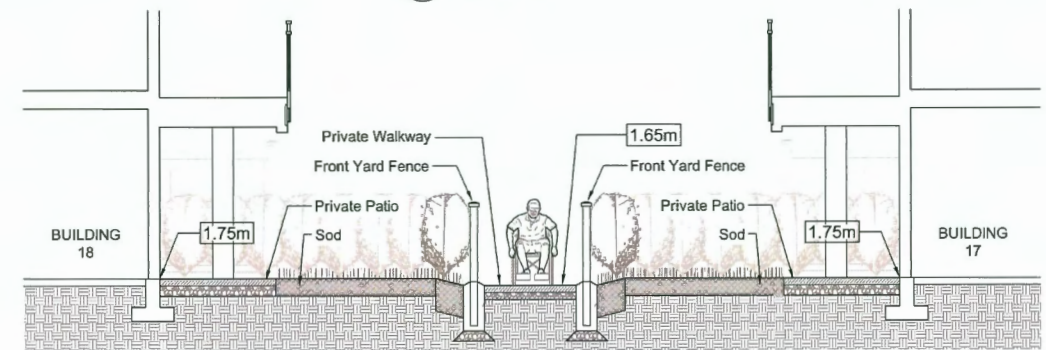
1A NORTH SOUTH SECTION THROUGH OUTDOOR AMENITY SPACE
 Scale 1:50



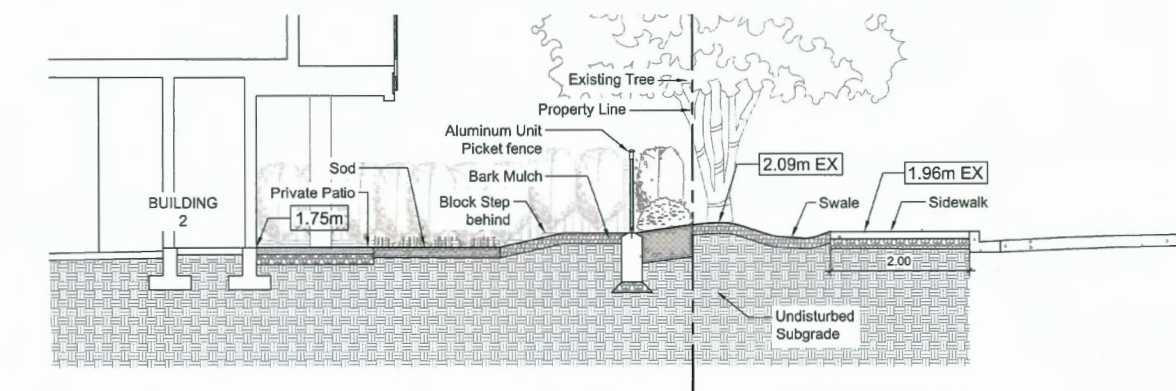
1B NORTH SOUTH SECTION THROUGH OUTDOOR AMENITY SPACE
 Scale 1:50



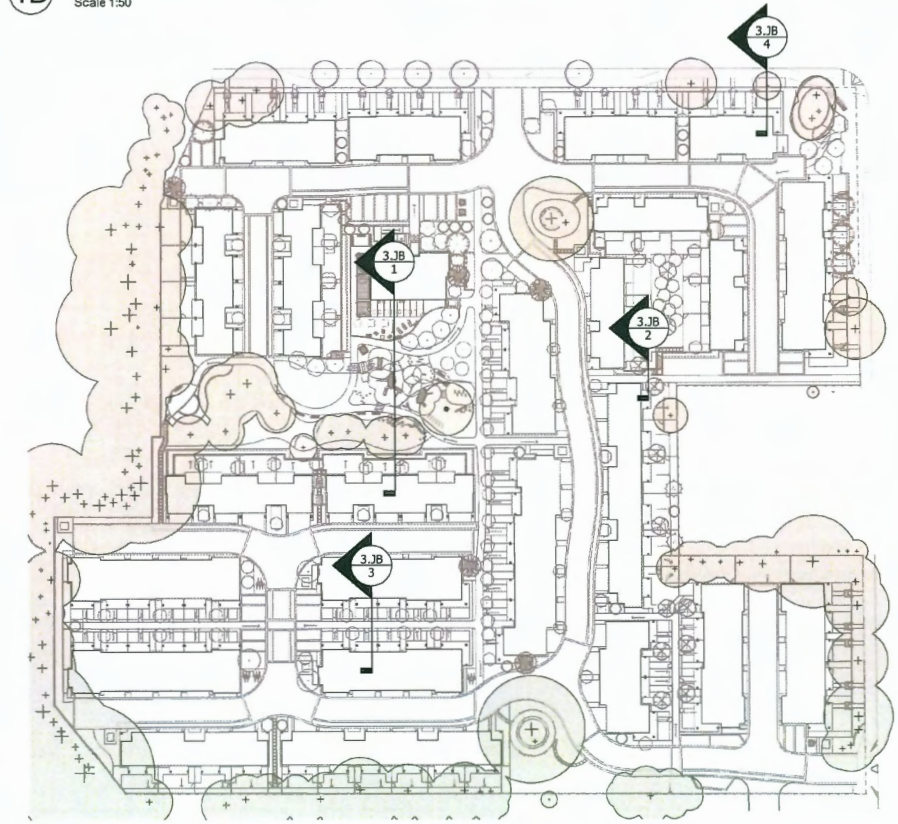
2 NORTH SOUTH SECTION THROUGH WALL TO BUILDINGS 4-6
 Scale 1:50



3 NORTH SOUTH SECTION BETWEEN BUILDING 22 AND BUILDING 21
 Scale 1:50



4 NORTH SOUTH SECTION THROUGH BUILDING 2 FRONT YARD
 Scale 1:50

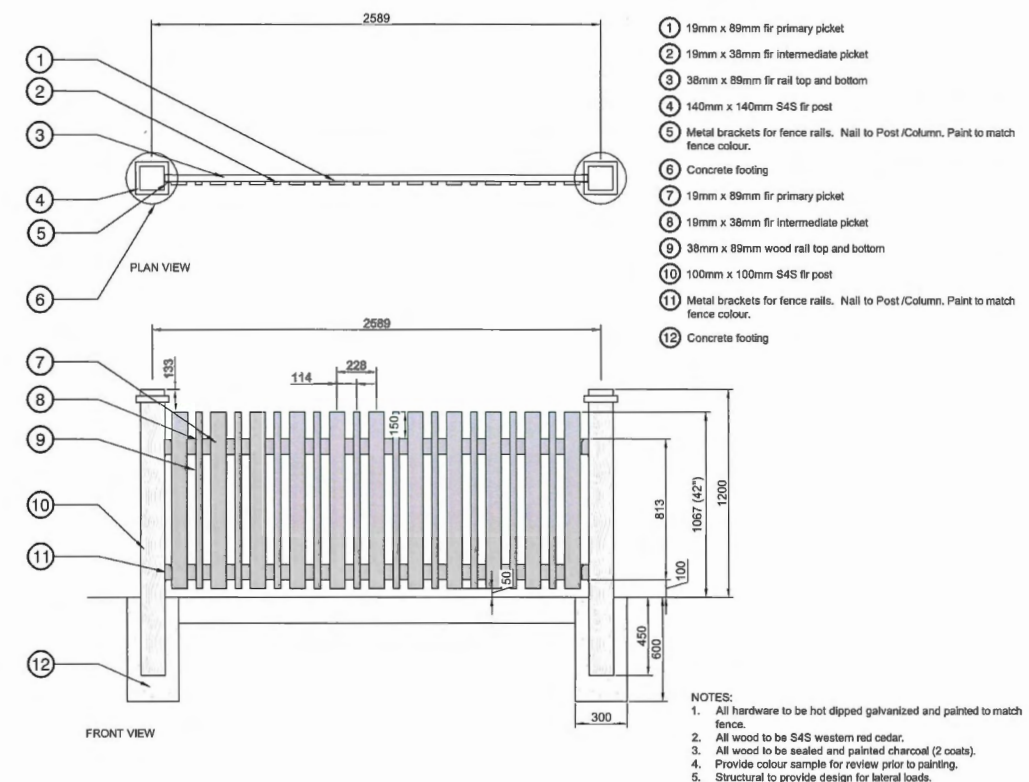


0 KEY PLAN
 Scale 1:750

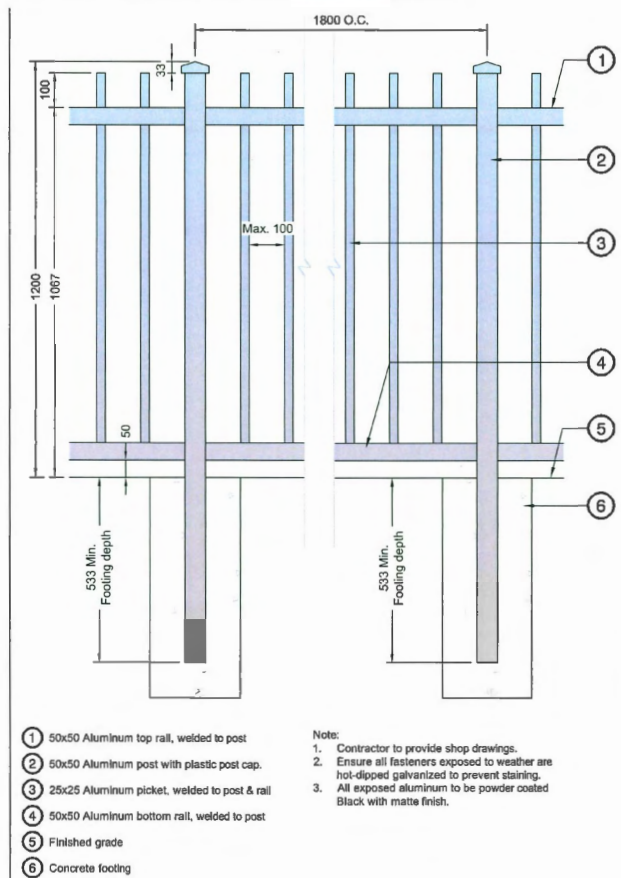
Z:\PROJECTS\DEVELOPMENT PERMIT\ACT\DP2022-63\QUILCHENA PARK ESTATES - DWG\SHEETS\3.KB SECTIONS.DWG

DP 23-018521
January 22, 2025
Plan #51

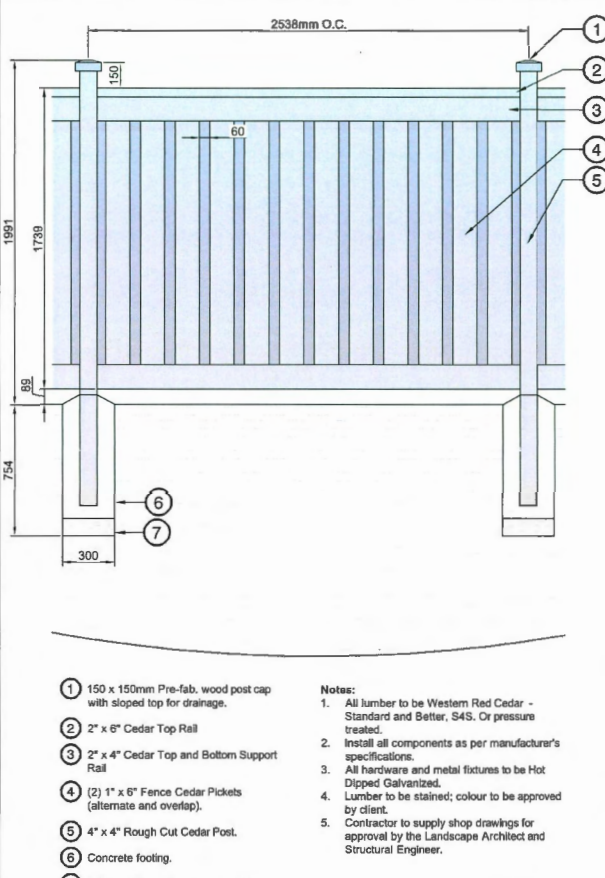
Drawing Title: **DETAILS - FENCING**
 Drawing #: **3.LB**
 Project #: **DP2022-63**



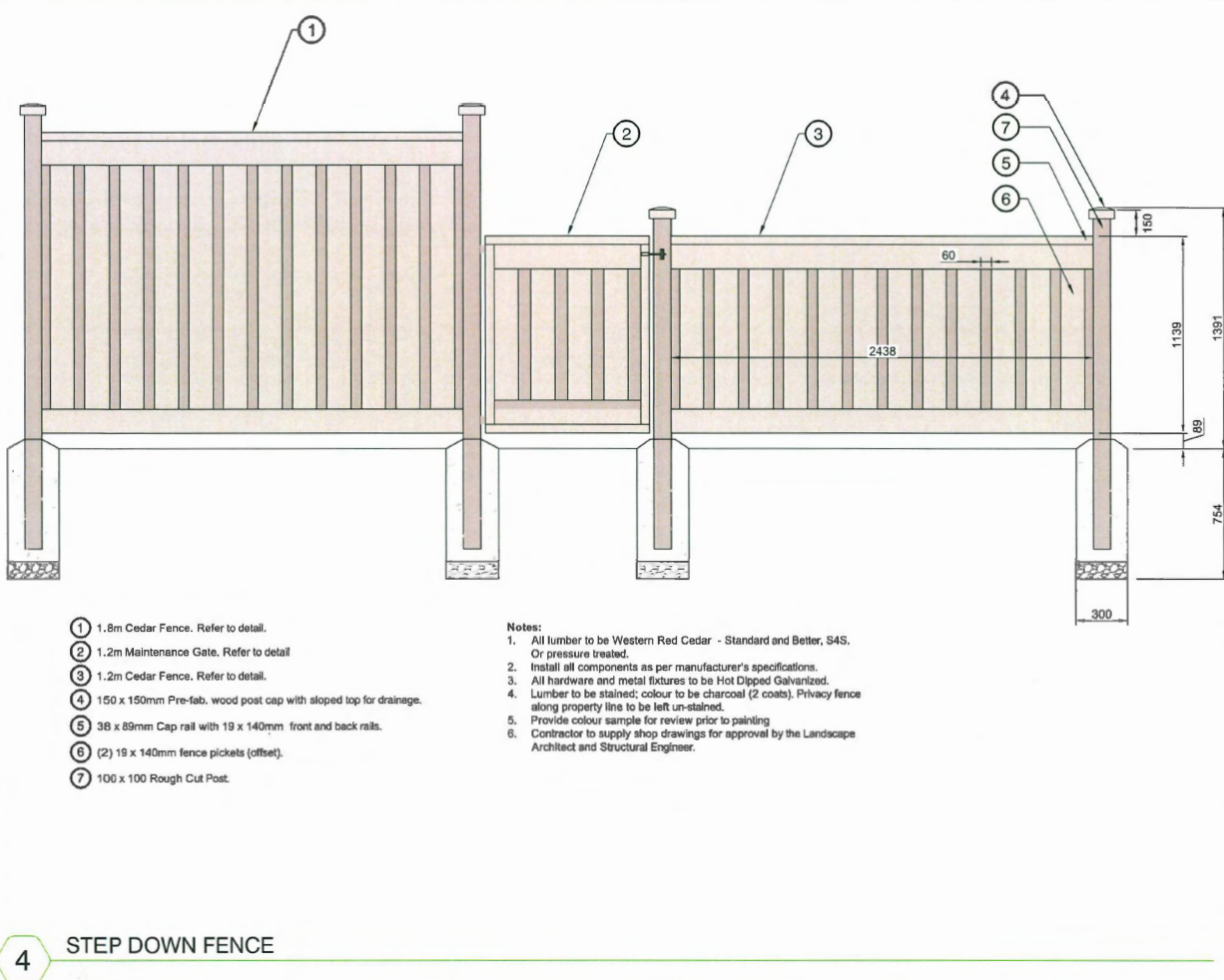
1 42" WOOD PICKET FENCE



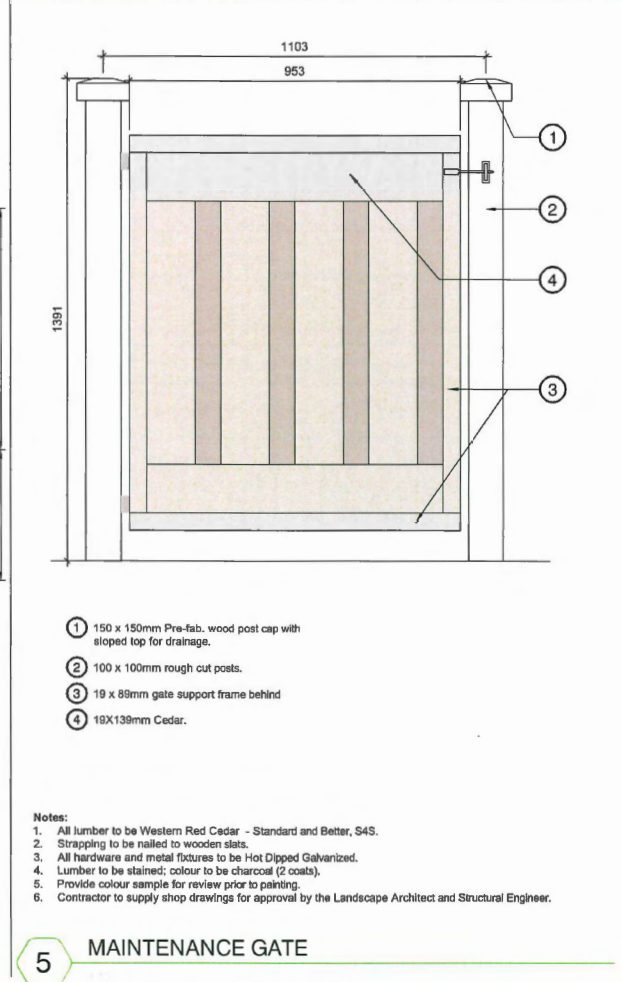
2 42" ALUMINUM PICKET FENCE



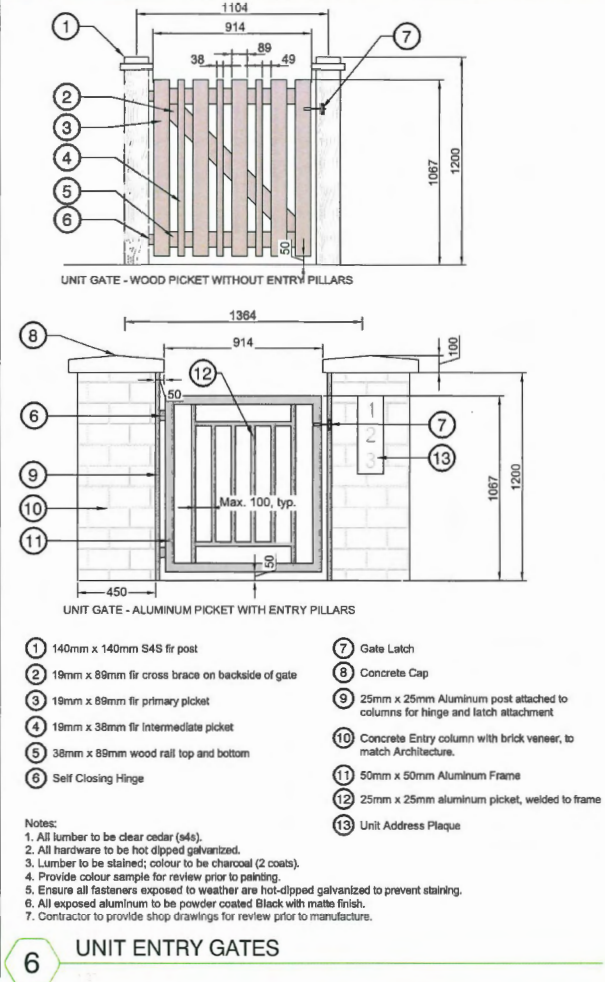
3 1.8M PRIVACY FENCE



4 STEP DOWN FENCE



5 MAINTENANCE GATE

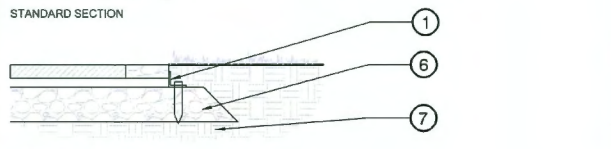
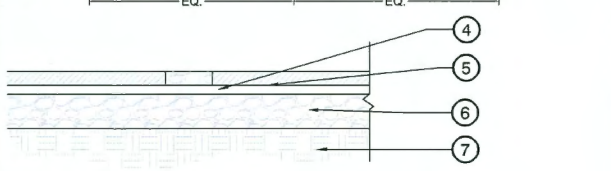
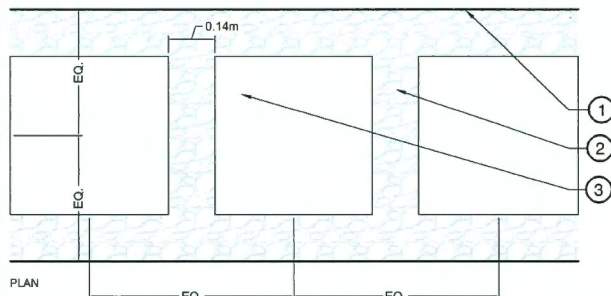


6 UNIT ENTRY GATES

No.	By:	Description	Date
11	MW	Re-issued For DPP	2025-01-15
10	MW	Re-issued For Post ADP	2025-01-13
9	MW	Issued For BP	2024-12-20
8	MW	Issued For DPP	2024-12-12
7	MW	Issued For Post ADP	2024-10-04
6	MW	Issued For ADP Review	2024-08-15
5	MW	Issued For ADP	2024-07-25
4	MW	Issued For ADP Comments	2024-06-28
3	MW	Re-issued For DP	2024-04-11
2	MW	Re-issued For DP	2023-12-20
1	MW	Issued For DP	2023-04-28

REVISIONS TABLE FOR SHEET			
No.	By:	Description	Date
Project: QUILCHENA PARK ESTATES			
Location: 7491 No. 1 Road Richmond, B.C.			
Drawn:	Stamp:		
AF BF			
Checked:			
MW			
Approved:	Original Sheet Size: 24"x36"		
MW			
Scale:	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS/ERRATA/CHANGES MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.		
AS SHOWN			

Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIV\DP2022-63\QUILCHENA PARK ESTATES\DWGSHEETS\3.LB DETAILS - FENCING.DWG



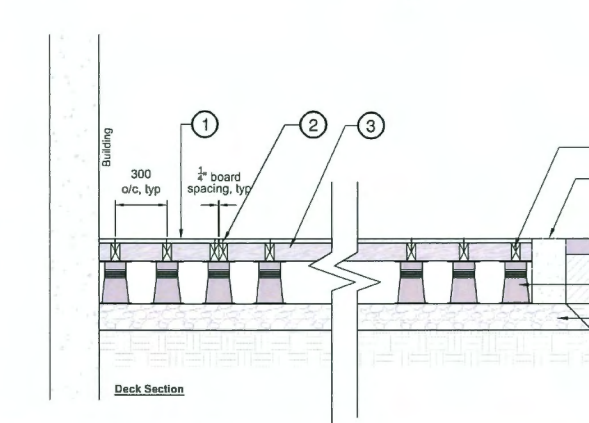
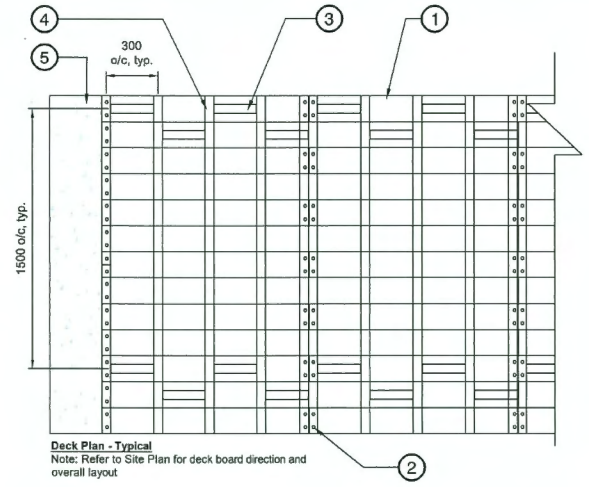
- EDGE SECTION**
- 1 Snap Edge Paver Edging, adjacent to all softscape areas.
 - 2 Clear, Granular, Material Between Slab
 - 3 Hydrapressed Slabs
Type: Texada
Size: 610mm X 610mm X 50mm
Colours: Charcoal
Manufacturer: Belgard
Website: <https://www.belgard.com/>
Contact Phone: 877-235-4273
 - 4 25mm Screed Sand Bedding (leveling course)
 - 5 Nilox Nonwoven #553 Filter Fabric Beneath Pavers and Granular Material
 - 6 Granular Base Material - MMCD
 - 7 Subbase Compacted to 95% MPD
- Notes:**
1. Install all components as per manufacturer's specifications.
 2. Slabs to be spaced equally between adjacent surfaces.
 3. Limit slab cuts to 1/2 slab.

1 MAINTENANCE ACCESS PATH



Product: StreetPrint
Colour: NY Red
Manufacturer: Street Bond
Supplier: HUB Surface Systems
e. cleve.stordy@hubss.com
p. (604) 309-8212

2 STAMPED ASPHALT



3 WOOD DECKING



Product: Timbertech
Type: Legacy Collection
Colour: Pecan
Supplier: www.timbertech.com

- Notes:**
1. Install as per manufacturer's specifications.
 2. Contractor to provide shop drawings for Landscape Architect review and approval.
 3. Refer to Site Plan for deck board direction and overall layout.
 4. All fasteners to be hot dipped galvanized.

- 1 Decking boards, space 1/4" apart. Refer to site plan for deck board direction and overall layout.
- 2 Countersunk wood screw to end of boards, screwed at each end with 2 screws. Pre-drill holes for screw. Refer to Deck Plan
- 3 2x4" pressure treated blocking between joists, every 1.5m o/c (or 2x6" / 2x8" as per joist sizing). Refer to Deck Plan
- 4 2x4" pressure treated joist at 300mm spacing o/c (or 2x6" / 2x8" as depth permits)
- 5 Adjacent concrete curb
- 6 Adjacent surface
- 7 Pedestals. BlackJack ScrewJack with BJ Joist Holder or approved alternate
- 8 150mm aggregate subbase (19mm minus) compacted to 95% MPD
- 9 Compacted Subgrade

DP 23-018521
January 22, 2025
Plan #52

No.	By:	Description	Date
11	MW	Re-Issued For DPP	2025-01-15
10	MW	Re-Issued For Post ADP	2025-01-13
9	MW	Issued For BP	2024-12-20
8	MW	Issued For DPP	2024-12-12
7	MW	Issued For Post ADP	2024-10-04
6	MW	Issued For ADP Review	2024-08-15
5	MW	Issued For ADP	2024-07-25
4	MW	Issued For ADP Comments	2024-06-28
3	MW	Re-Issued For DP	2024-04-11
2	MW	Re-Issued For DP	2023-12-20
1	MW	Issued For DP	2023-04-28

REVISIONS TABLE FOR SHEET

Copyright reserved. This drawing and design is the property of VLDZ+A and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
QUILCHENA PARK ESTATES

Location:
7491 No. 1 Road
Richmond, B.C.

Drawn:
BF

Checked:
MW

Approved:
MW

Scale:
AS SHOWN

Stamp:

Original Sheet Size:
24"x36"

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS/DRAWINGS MUST BE RETURNED AT THE COMPLETION OF CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.



6 LANDSCAPE TRELLIS



8 MOVABLE PLANTER - BOX



10 MOVABLE PLANTER - ROUND



7 LOUNGE SEATING



9 OUTDOOR KITCHEN



11 SUN BATHING LOUNGER

Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2022-03\QUILCHENA PARK ESTATES - DWG\SHEET\3.L.C\DETAILS - HARDSCAPE AND FURNISHINGS.DWG

Drawing Title: **DETAILS - HARDSCAPE AND FURNISHINGS**
Drawing #: **3.L.C**
VDZ Project #: **DP2022-63**

DP 23-018521
January 22, 2025
Plan #53

Drawing Title: **DETAILS - SITE FURNITURE**

VDZ Project #: **DP2022-63**

Drawing #: **3.LD**

No.	By:	Description	Date
11	MW	Re-Issued For DPP	2025-01-15
10	MW	Re-Issued For Post ADP	2025-01-13
9	MW	Issued For BP	2024-12-20
8	MW	Issued For DPP	2024-12-12
7	MW	Issued For Post ADP	2024-10-04
6	MW	Issued For ADP Review	2024-08-15
5	MW	Issued For ADP	2024-07-25
4	MW	Issued For ADP Comments	2024-06-28
3	MW	Re-Issued For DP	2024-04-11
2	MW	Re-Issued For DP	2023-12-20
1	MW	Issued For DP	2023-04-28

REVISIONS TABLE FOR DRAWINGS

© Copyright reserved. This drawing and design is the property of VDZ+A and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

No.	By:	Description	Date

Project:
 QUILCHENA PARK ESTATES

Location:
 7491 No. 1 Road
 Richmond, B.C.

Drawn:
 BF

Stamp:

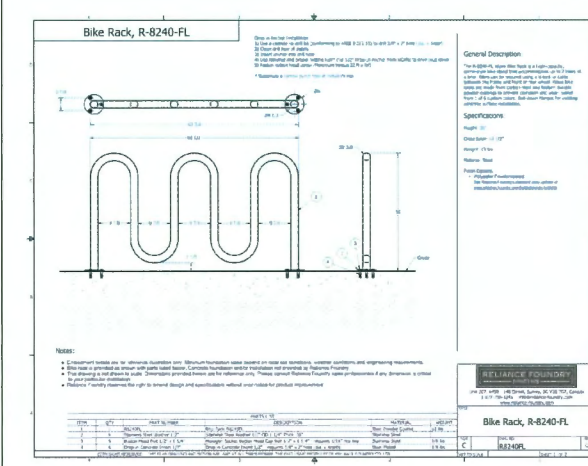
Checked:
 MW

Approved:
 MW

Original Sheet Size:
 24"x36"

Scale:
 AS SHOWN

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REZONING/PPP/PHSP/PPP DRAWINGS MUST NOT BE PRINTED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.



Notes:
 1. Color: Coastal Silver
 2. Mount: Surface

4 BIKE RACK - RELIANCE FOUNDRY



NOTES:
 1. Footing locations to be confirmed with Arborist.
 2. Contractor to provide structurally approved shop drawing to Landscape Architect for review and approval.

8 CURVED BENCH



MBE-2300-00053 **ICONIC**

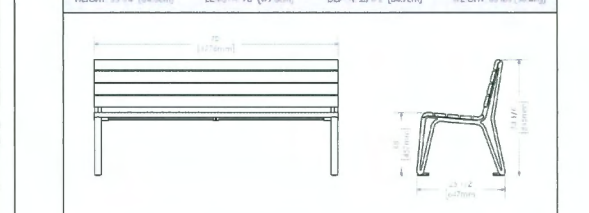
MATERIALS: The legs are all aluminum casting. The benches are made from heavy-duty, powder-coat steel. All brackets are made of steel.

FINISH: The Maglin Powdercoat System provides a durable finish on all aluminum castings. The wood boards are treated with penetrating sealers. The steel brackets are a coated and powder-coated.

INSTALLATION: The benches are delivered pre-assembled. The legs have 7/8" holes for anchoring.

TO SPECIFY: Select MBE-2300-00053
 Choose: Powdercoat Color

HEIGHT: 33 1/4" (84.5cm) LENGTH: 70" (177.8cm) DEPTH: 35 1/2" (84.7cm) WEIGHT: 65 lbs (29.4kg)



MAGLIN

3 STAND-ALONE BENCH



MBE-2300-00058 **ICONIC**

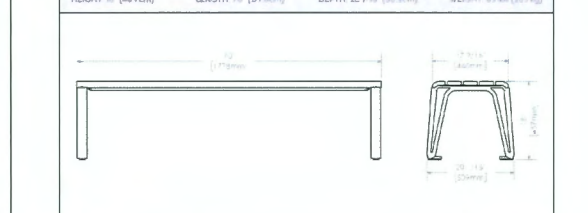
MATERIALS: The legs are all aluminum casting. The benches are made from heavy-duty, powder-coat steel. All brackets are made of steel.

FINISH: The Maglin Powdercoat System provides a durable finish on all aluminum castings. The wood boards are treated with penetrating sealers. The steel brackets are a coated and powder-coated.

INSTALLATION: The benches are delivered pre-assembled. The legs have 7/8" holes for anchoring.

TO SPECIFY: Select MBE-2300-00058
 Choose: Powdercoat Color

HEIGHT: 30" (76.2cm) LENGTH: 70" (177.8cm) DEPTH: 20 1/8" (50.8cm) WEIGHT: 63 lbs (28.7kg)



MAGLIN

2 DINING BENCH



MTB-2300-00004 **ICONIC**

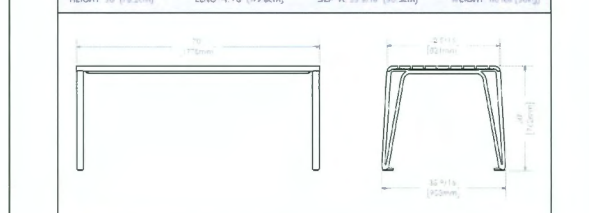
MATERIALS: The legs are all aluminum casting. The benches are made from heavy-duty, powder-coat steel. All brackets are made of steel.

FINISH: The Maglin Powdercoat System provides a durable finish on all aluminum castings. The wood boards are treated with penetrating sealers. The steel brackets are a coated and powder-coated.

INSTALLATION: The table is delivered pre-assembled. The legs have 7/8" holes for anchoring.

TO SPECIFY: Select MTB-2300-00004
 Choose: Powdercoat Color

HEIGHT: 30" (76.2cm) LENGTH: 70" (177.8cm) DEPTH: 25 9/16" (65.3cm) WEIGHT: 110 lbs (50kg)



MAGLIN

1 DINING TABLE



MTR-0600-00005 **600 SERIES**

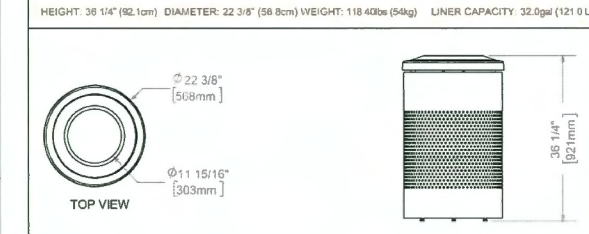
MATERIALS: The trash container is constructed using a steel sheet metal frame. The lid is constructed using the spun metal process and is made from steel. The lid is attached to the frame with a hinge. A 32-imperial gallon commercial grade LLPDE plastic liner is provided.

FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The trash container is delivered pre-assembled. There are 3 leveling feet and one 9/16" hole in the center of the base for anchoring.

TO SPECIFY: Select MTR-0600-00005
 Choose: Powdercoat Color

HEIGHT: 38 1/4" (92.1cm) DIAMETER: 22 3/8" (56.8cm) WEIGHT: 118.40lbs (54kg) LINER CAPACITY: 32.0gal (121.0 L)



MAGLIN

7 TRASH RECEPTACLE



MCH-1800-00001 **BATTERY COLLECTION**
 Legacy #B7C1800

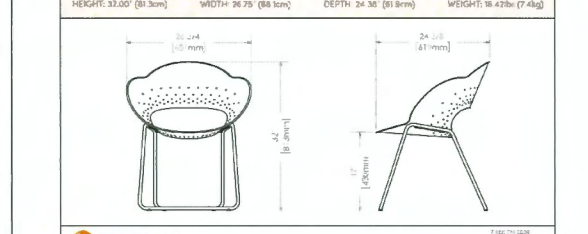
MATERIALS: The chair frame is made of heavy-duty steel. The seat is made from marine-grade vinyl.

FINISH: All carbon steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The chair comes pre-assembled and can be stored and stored 4 chairs high.

TO SPECIFY: Select MCH-1800-00001
 Choose: Powdercoat Color

HEIGHT: 32.00" (81.3cm) WIDTH: 26.25" (66.7cm) DEPTH: 24.38" (61.9cm) WEIGHT: 18.42lbs (7.4kg)



MAGLIN

6 INFORMAL CHAIR



MTB-1800-00001 **BATTERY**

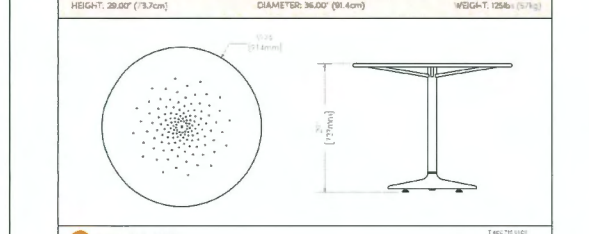
MATERIALS: The table top is made of stainless steel with a pattern of holes. The post and frame are made of stainless steel. The base is covered in a stainless steel cap.

FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The table is delivered pre-assembled. 4 leveling feet are provided.

TO SPECIFY: Select MTB-1800-00001
 Choose: Powdercoat Color

HEIGHT: 28.00" (71.3cm) DIAMETER: 36.00" (91.4cm) WEIGHT: 125lbs (57kg)

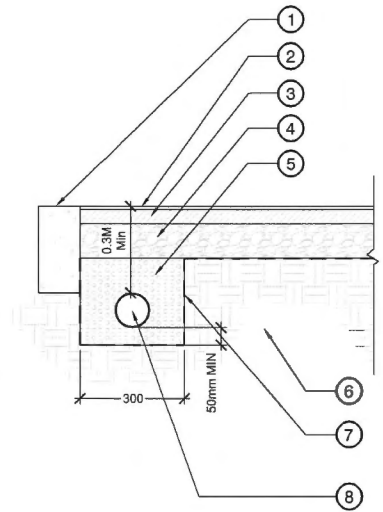


MAGLIN

5 INFORMAL TABLE

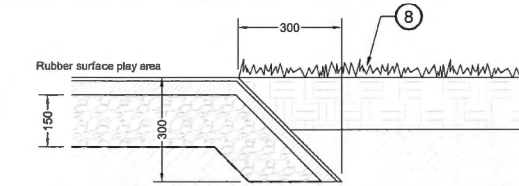
Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVEDP2022-63 QUILCHENA PARK ESTATES.DWG\SHEETS\3.LD\DETAILS - SITE FURNITURE.DWG

- 1 Adjacent surface / all edges to have concrete band 200mm if adjacent to soil
- 2 10-13mm (min) Landsafe wearing course
- 3 90mm Base mat
- 4 100mm base course permeable aggregate compacted to 95% MPD
- 5 Pea gravel to surround perforated pipe. Gravel to extend to underside of base course layer. Refer to CIVIL.
- 6 Existing subgrade compacted to 95%MPD
- 7 Geotextile to be placed around pea gravel and underside of base course aggregates
- 8 Proposed Ø100 HDPE channel-flow single wall pipe with 3-perforated holes, 360°. Product code 04020010IN or approved similar

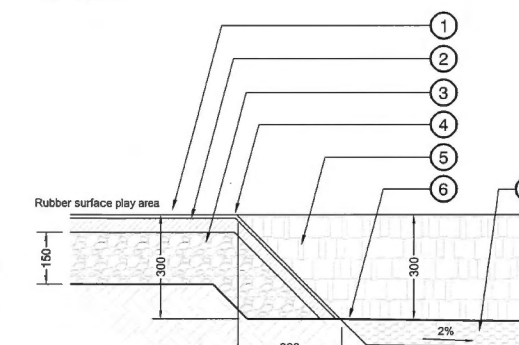


Notes:
Rubber Surfacing Detail
 1. Base mat thickness to be confirmed by rubber contractor.

1 RUBBER SURFACING



RUBBER @ LAWN



RUBBER @ FIBAR

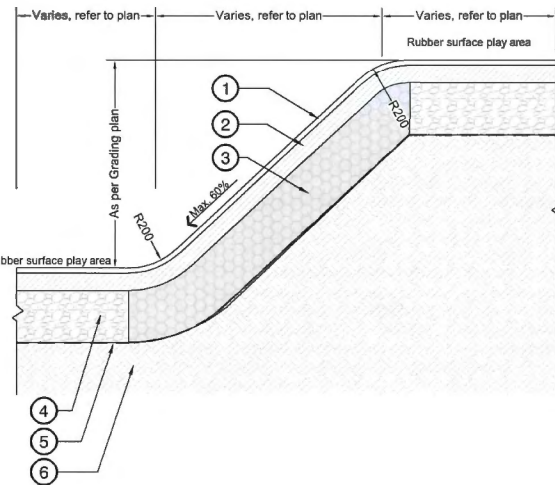
- 1 10-13mm wearing course
- 2 Base mat. Depth Varies (as per CSA fall requirements)
- 3 150mm base course permeable aggregate compacted to 95% MPD. Slope subgrade towards drainage pipe
- 4 Rolled (based on 45 Degree) disappearing Edge
- 5 Engineered Wood Fibre
- 6 Landscape Fabric - Typ.
- 7 75mm depth of 25mm Clear Crush
- 8 Lawn

Notes:
 1. Rubber installer to verify fall heights and associated base mat depth to meet CSA requirements.
 2. Engineered wood fiber to meet CSA fall requirements.
 3. All slopes over 40% and top of any mounds to have a base course mixed with soil cement.
 4. Refer to Civil for subgrade and drainage.
 5. Subgrade to be prepared as per geotechnical requirements.

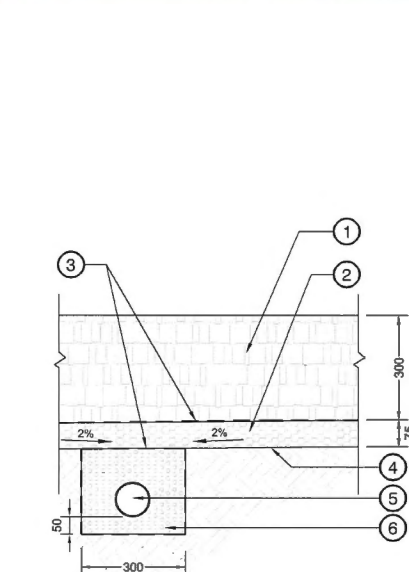
4 RUBBER SURFACING - DISAPPEARING EDGE

- 1 10-13mm Landsafe wearing course
- 2 Min. 40mm Landsafe base mat. Depth Varies as per CSA Requirements
- 3 150mm base course permeable aggregate compacted to 95% MPD mixed with soil cement. Slope towards drainage pipe
- 4 150mm base course permeable aggregate compacted to 95% MPD. Slope towards drainage pipe
- 5 Landscape Filter Fabric
- 6 Approved structural fill to a depth of 1.5-2.0m below existing grade as per geotechnical report. Approved structural fill compacted to 95% MPD

Notes:
 1. All slopes over 40% and top of any mounds to have a base course mixed with soil cement.
 2. All mounds to be laid out and reviewed and approved by landscape architect prior to application of soil cement.



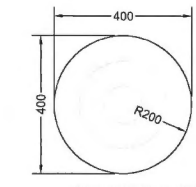
2 RUBBER SLOPE



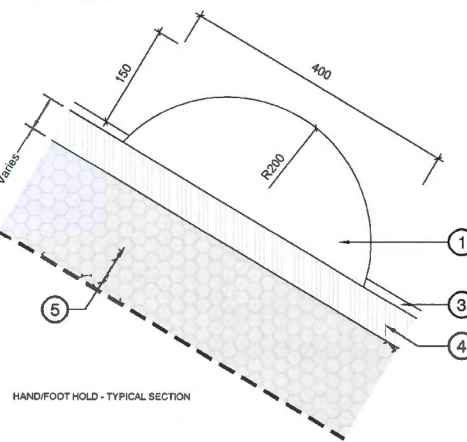
- 1 Engineered Wood fiber or approved equal
- 2 75mm depth of 25mm Clear Crush
- 3 Landscape fabric - Typ.
- 4 Subgrade sloped min 2% to drain tile
- 5 100mm Perforated Pipe. See Civil for Connection
- 6 Pea gravel to surround perforated pipe

Notes:
 1. Engineered wood fiber must meet CSA requirements

5 ENGINEERED WOOD FIBRE



HAND/FOOT HOLD - PLAN VIEW
 Scale 1:10

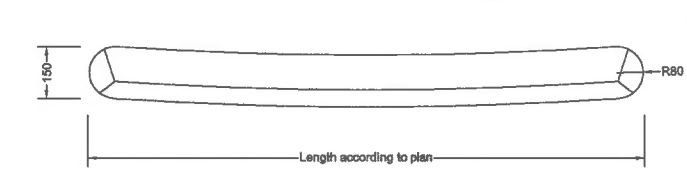


HAND/FOOT HOLD - TYPICAL SECTION

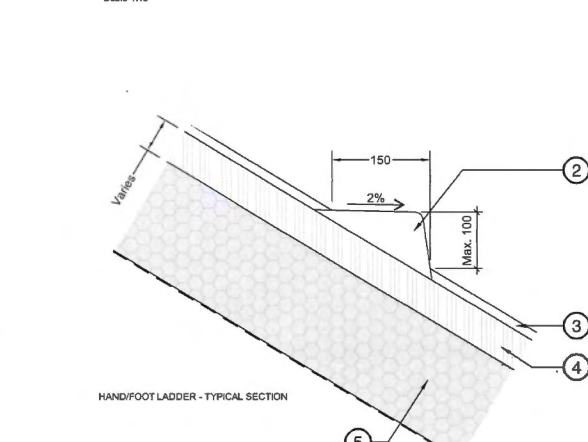
- 1 Solid Rubber Sphere attached to base mat
- 2 Solid Rubber Step attached to base mat
- 3 13mm Landsafe wearing course
- 4 Min. 40mm Landsafe base mat. Depth Varies as per CSA Requirements
- 5 150mm base course permeable aggregate compacted to 95% MPD mixed with soil cement

Notes:
 1. Refer to plan for layout. Contractor to confirm layout with Landscape Architect prior to installation.
 2. Poured-in-place rubber provided by Landsafe supplier Marathon Surfaces, Softline Solutions or approved equal. Refer to supplier specifications and recommendations.
 3. All depths to be as per manufacturer's recommendations to meet CSA fall attenuation requirements.
 4. All slopes over 40% and top of any mounds to have a base course mixed with soil cement.
 5. All mounds to be laid out and reviewed and approved by landscape architect prior to application of soil cement and rubber surfacing.

3 RUBBER HOLDS



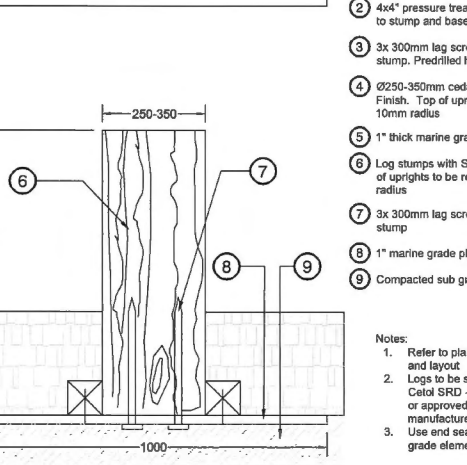
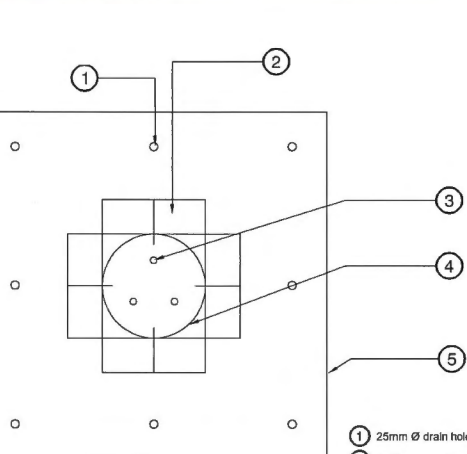
HAND/FOOT LADDER - PLAN VIEW
 Scale 1:10



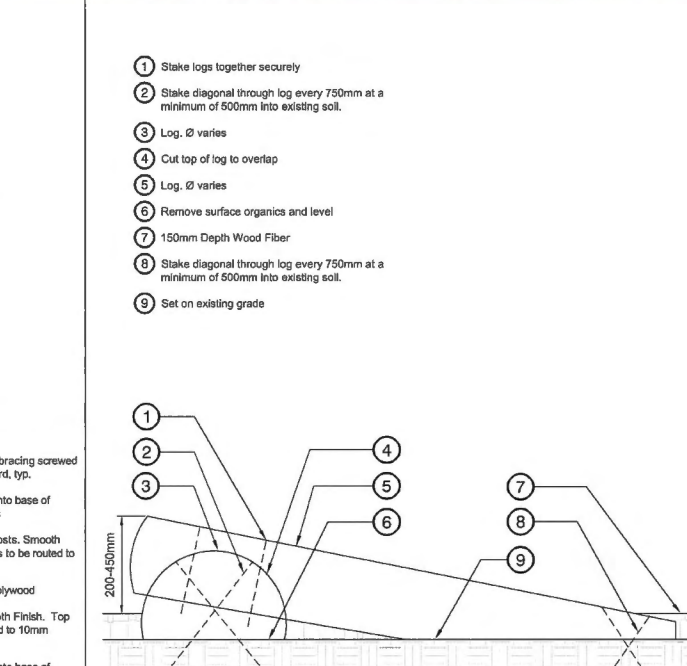
HAND/FOOT LADDER - TYPICAL SECTION

Notes:
 1. Refer to plan for layout. Contractor to confirm layout with Landscape Architect prior to installation.
 2. Poured-in-place rubber provided by Landsafe supplier Marathon Surfaces, Softline Solutions or approved equal. Refer to supplier specifications and recommendations.
 3. All depths to be as per manufacturer's recommendations to meet CSA fall attenuation requirements.
 4. All slopes over 40% and top of any mounds to have a base course mixed with soil cement.
 5. All mounds to be laid out and reviewed and approved by landscape architect prior to application of soil cement and rubber surfacing.

3 RUBBER HOLDS



6 STEPPING STUMPS



- 1 Stake logs together securely
- 2 Stake diagonal through log every 750mm at a minimum of 500mm into existing soil.
- 3 Log. Ø varies
- 4 Cut top of log to overlap
- 5 Log. Ø varies
- 6 Remove surface organics and level
- 7 150mm Depth Wood Fiber
- 8 Stake diagonal through log every 750mm at a minimum of 500mm into existing soil.
- 9 Set on existing grade

Notes:
 1. All hardware to be hot dipped galvanized or fully coated with Galvalco.
 2. Route branch stubs and log ends.
 3. Do not remove bark.
 4. Apply a clear coat and sealer to all cut ends.
 5. Layout and species of logs to be approved by landscape architect prior to staking.

7 BALANCING LOGS

DP 23-018521
January 22, 2025
Plan #54

No.	By:	Description	Date
11	MW	Re-issued For DPP	2025-01-15
10	MW	Re-issued For Post ADP	2025-01-13
9	MW	Issued For BP	2024-12-20
8	MW	Issued For DPP	2024-12-12
7	MW	Issued For Post ADP	2024-10-04
6	MW	Issued For ADP Review	2024-08-15
5	MW	Issued For ADP	2024-07-25
4	MW	Issued For ADP Comments	2024-06-28
3	MW	Re-issued For DP	2024-04-11
2	MW	Re-issued For DP	2023-12-20
1	MW	Issued For DP	2023-04-28

REVISIONS TABLE FOR DRAWINGS
 © Copyright reserved. This drawing and design is the property of VDZ+A and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
QUILCHENA PARK ESTATES

Location:
 7491 No. 1 Road
 Richmond, B.C.

Drawn: BF
 Stamp:

Checked: MW

Approved: MW
 Original Sheet Size: 24"x36"

Scale: AS SHOWN
 CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS MUST BE LABELLED FOR CONSTRUCTION UNLESS LABELLED FOR TENDER/CONSTRUCTION.

Multideck Tower, Banister Bars, ADA

NRO1026



Item no. NRO1026-1021	
General Product Information	
Dimensions LxWxH	549x577x507 cm
Age group	5 - 12
Play capacity (users)	16
Colour options	



The Multideck Play Tower has a fun selection of scaled play challenges and meeting points stimulate children to play for a long time, again and again. The accessible stairway leads to a lower slide, finishing a practical loop for those with assistive devices or assistants. A play desk adds a ground level destination and a place to socialise. The tower can be climbed in

multiple ways: via the stair, via the vertical climbing wall with window openings to decks, or via the net. Climbing trains major muscle groups and cross-coordination. This again stimulates cross-modal perception which is necessary e.g. in reading. For daredevils, the tall banister bars add plenty of thrill and a fast way back to ground level. This hugely trains

spatial awareness, which is good for managing the world securely.

Manufacturer: Kompan
Supplier: Parkworks
e. info@parkworksco.com
p. 604.940.0067

Or approved equal.
Install as per manufacturer's specifications and CSA Safety Standards.

Data is subject to change without prior notice.

1 MULTIDECK TOWER, BANISTER BARS

Little Hen's House

NRO417



Item no. NRO417-1021	
General Product Information	
Dimensions LxWxH	294x413x281 cm
Age group	2 - 5
Play capacity (users)	12
Colour options	



The Little Hen's House is a dense, activity packed ground level accessible play unit that offers a richness of home-themed play that will attract and excite toddlers again and again. Rich tactile features greatly increase play value and support emerging dramatic play in the toddlers. The scale of the Little Hen's House is perfectly shaped for toddlers. The desk adds to the overall playability of the house from the inside as well as the outside. The two-sided

play panel with yellow scoops that run in a groove encourages play that stimulates theory of mind and logical thinking skills. The window with curtain invites social cooperation between inside and outside, supporting turn-taking and cooperation skills and not least inviting peek-a-boo games that support the understanding of object permanence: that things don't cease to exist when they are out of sight. Dramatic play supports language skills, and this unit

welcomes the first try-outs of dramatic play with its many details and fun corners. Thrilling sliding is invited with a friendly loop between access platform and slide mouth. The inclined climbing wall on the other side adds varied access and supports cross-coordination which is key to physical as well as cognitive development at this age.

Manufacturer: Kompan
Supplier: Parkworks
e. info@parkworksco.com
p. 604.940.0067

Or approved equal.
Install as per manufacturer's specifications and CSA Safety Standards.

Data is subject to change without prior notice.

2 LITTLE HEN'S HOUSE

Village Shop

NRO404



Item no. NRO404-0621	
General Product Information	
Dimensions LxWxH	200x182x256 cm
Age group	2 - 5
Play capacity (users)	6
Colour options	



The village house evokes the play urge in all children with its curved roof, open desks and nice bench inside. There are no limits to the dramatic play scenarios of the house with room for many hours of continued role play that children will return to again and again. The counter can function as shop window as well as bench. The bench inside will stimulate

breaks and can function as table. The windows when children do dramatic play they not only use their imagination and empathy, they also play out everyday scenarios that they have a hard time understanding, thus negotiating through their life observations. While doing so, they constantly talk and communicate with their

peers, hugely stimulating language and thinking skills.

Manufacturer: Kompan
Supplier: Parkworks
e. info@parkworksco.com
p. 604.940.0067

Or approved equal.
Install as per manufacturer's specifications and CSA Safety Standards.

Data is subject to change without prior notice.

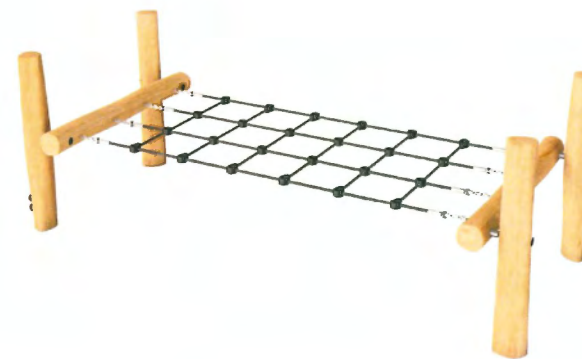
3 VILLAGE SHOP

Balance Net

NRO831



Item no. NRO831-1001	
General Product Information	
Dimensions LxWxH	288x125x100 cm
Age group	5 - 12
Play capacity (users)	3
Colour options	



The Balance Net is a social attraction in the playground. The Balance Net offers a welcome break from all of the energetic play in the playground. It is a popular point to retreat to, for meeting and exchanging. This appeals to older and younger children alike. The Balance Net allows for different body positions: lying, seated, standing, crawling. When crawling

along the net, children train important motor skills such as cross-coordination, which is important to cross-modal perception. This again is necessary to learn to read. Thanks to the slightly moving net, the child will have to adjust body movements constantly. This stimulates the proprioception and sense of balance, fundamental skills in the child's ability

to navigate the world confidently and securely.

Manufacturer: Kompan
Supplier: Parkworks
e. info@parkworksco.com
p. 604.940.0067

Or approved equal.
Install as per manufacturer's specifications and CSA Safety Standards.

Data is subject to change without prior notice.

4 BALANCE NET

DP 23-018521
January 22, 2025
Plan #55

11	MW	Re-issued For DPP	2025-01-15
10	MW	Re-issued For Post ADP	2025-01-13
9	MW	Issued For BP	2024-12-20
8	MW	Issued For DPP	2024-12-12
7	MW	Issued For Post ADP	2024-10-04
6	MW	Issued For ADP Review	2024-08-15
5	MW	Issued For ADP	2024-07-25
4	MW	Issued For ADP Comments	2024-06-28
3	MW	Re-issued For DP	2024-04-11
2	MW	Re-issued For DP	2023-12-20
1	MW	Issued For DP	2023-04-28

REVISIONS TABLE FOR DRAWINGS
© Copyright reserved. This drawing and design is the property of VDZ+A and may not be reproduced or used for other projects without permission.

No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
QUILCHENA PARK ESTATES

Location:
7491 No. 1 Road
Richmond, B.C.

Drawn: BF	Stamp:
Checked: MW	
Approved: MW	Original Sheet Size: 24"x36"

Scale:
AS SHOWN

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REDLINES OFF-DRAWING DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

Drawing Title: DETAILS - PLAY EQUIPMENT

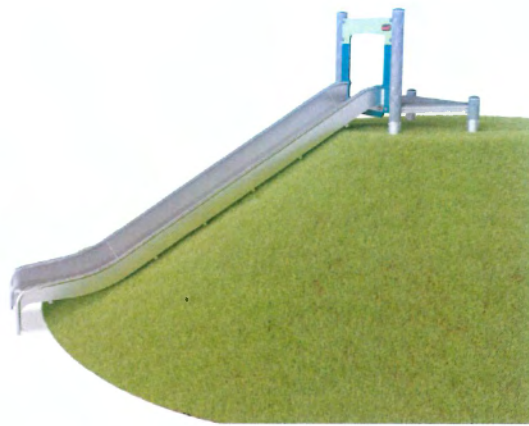
VDZ Project #: DP2022-63

Drawing #: 3.LG

Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVEDP2022-63\QUILCHENA PARK ESTATES\DWGS\SHEETS\DLH\DETAILS - PLAY EQUIPMENT.DWG

Embankment Slide, wide

PCM110221



Item no. PCM110221-0951	
General Product Information	
Dimensions LxWxH	403x121x110 cm
Age group	4 - 12
Play capacity (users)	3
Colour options	



Data is subject to change without prior notice.

Sliding is a favourite playground activity that attracts children to being active and playful in a thrilling way. An embankment slide is especially exciting and accessible with the entry at the ground level, and a fast sliding path that follows the form of the land. The wide slide increases capacity and social play. When children slide they train their core muscles, sitting upright

while sliding down. This stimulates stability, important for avoiding back and neck pains – a growing problem in children due to sedentary lifestyles. Sliding additionally trains the child's sense of balance and space awareness understanding. These skills are important in navigating the world safely and are also the basis of all motor skills. Developing these skills

supports physical confidence in children. Children are especially keen to try the embankment slide over and over again therefore increasing their physical activity.

Manufacturer: Kompan
Supplier: Parkworks
e. info@parkworksco.com
p. 604.940.0067

Or approved equal.
Install as per manufacturer's specifications and CSA Safety Standards.

1 EMBANKMENT SLIDE



Product #: COR10534 Hill climber rope, type 4
Age group: 2 - 12
Dimensions LxWxH: 10' 10" x 0' 9" x 9' 8"
Material: galvanized six-stranded steel wires

Manufacturer: Kompan
Supplier: Parkworks
e. info@parkworksco.com
p. 604.940.0067

Or approved equal.
Install as per manufacturer's specifications and CSA Safety Standards.

2 HILL CLIMBER ROPE



Model: GXY8014 SPICA 1
Age group: 5 - 12
Dimensions LxWxH: 1' 5" x 1' 6" x 5' 7"
Material: galvanized steel and soft PUR rubber

Manufacturer: Kompan
Supplier: Parkworks
e. info@parkworksco.com
p. 604.940.0067

Or approved equal.
Install as per manufacturer's specifications and CSA Safety Standards.

3 SPICA SPINNER

Forest Bug Springer

NR0177



Item no. NR0177-0001	
General Product Information	
Dimensions LxWxH	71x48x69 cm
Age group	2 - 12
Play capacity (users)	1
Colour options	



The Forest Bug Springer has a sturdy rocking body which allows for a smooth and enjoyable ride. The insect-like shape is designed to be fun and engaging for children of all ages. The structure is made of high-quality materials and is designed to be durable and safe.

Characteristics such as smooth, rounded surfaces and a sturdy rocking body make it a safe and enjoyable play structure. The structure is designed to be durable and safe, with a focus on providing a fun and engaging play experience for children of all ages.

Series of stents is suitable for the stability of the structure. The structure is designed to be durable and safe, with a focus on providing a fun and engaging play experience for children of all ages.

Bee Springer

NR0118



Item no. NR0118-0001	
General Product Information	
Dimensions LxWxH	71x48x72 cm
Age group	2 - 12
Play capacity (users)	1
Colour options	



The Bee Springer has a sturdy rocking body which allows for a smooth and enjoyable ride. The insect-like shape is designed to be fun and engaging for children of all ages. The structure is made of high-quality materials and is designed to be durable and safe.

Characteristics such as smooth, rounded surfaces and a sturdy rocking body make it a safe and enjoyable play structure. The structure is designed to be durable and safe, with a focus on providing a fun and engaging play experience for children of all ages.

Series of stents is suitable for the stability of the structure. The structure is designed to be durable and safe, with a focus on providing a fun and engaging play experience for children of all ages.

Manufacturer: Kompan
Supplier: Parkworks
e. info@parkworksco.com
p. 604.940.0067

Or approved equal.
Install as per manufacturer's specifications and CSA Safety Standards.

4 SRPINGER

Stilts

NRO806



Item no. NRO806-0601	
General Product Information	
Dimensions LxWxH	126x247x110 cm
Age group	5 - 12
Play capacity (users)	3
Colour options	



Data is subject to change without prior notice.

The Stilts are a playground classic that appeal to children time and time again. Stilts have a basic play message of, balance without touching the ground. The Stilts invite jumping or balancing from one side to the other. They can also be used as individual seats and cater for meeting and exchanging. The Stilts invite children who are less confident at balancing,

due to the carved in foot-steps and angled posts, children can lean to the side to regain balance. When moving from stilt to stilt, children train their proprioception and sense of balance which are fundamental skills in confidently managing body movements. Crossing the Stilts with friends encourages children to practise taking it in turns and

cooperation, which are important social-emotional skills which help with the ability to form friendship and relate to peers.

Manufacturer: Kompan
Supplier: Parkworks
e. info@parkworksco.com
p. 604.940.0067

Or approved equal.
Install as per manufacturer's specifications and CSA Safety Standards.

5 STILTS PLAY STRUCTURE



6 BURIED RUBBER TIRES

DP 23-018521 January 22, 2025 Plan #56

11	MW	Re-issued For DPP	2025-01-15
10	MW	Re-issued For Post ADP	2025-01-13
9	MW	Issued For BP	2024-12-20
8	MW	Issued For DPP	2024-12-12
7	MW	Issued For Post ADP	2024-10-04
6	MW	Issued For ADP Review	2024-08-15
5	MW	Issued For ADP	2024-07-25
4	MW	Issued For ADP Comments	2024-06-28
3	MW	Re-issued For DP	2024-04-11
2	MW	Re-issued For DP	2023-12-20
1	MW	Issued For DP	2023-04-28
No.	By:	Description	Date

REVISIONS TABLE FOR DRAWINGS

© Copyright reserved. This drawing and design is the property of VDZ+A and may not be reproduced or used for other projects without permission.

REVISIONS TABLE FOR SHEET

Project: QUILCHENA PARK ESTATES

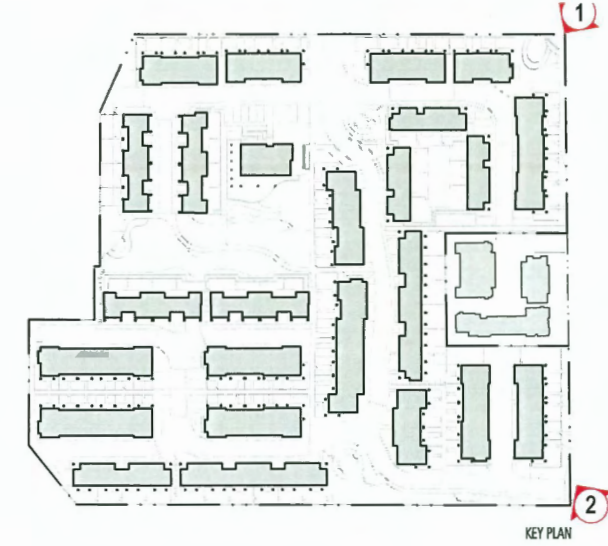
Location: 7491 No. 1 Road
Richmond, B.C.

Drawn:	Stamp:
BF	
Checked:	
MW	
Approved:	Original Sheet Size:
MW	24"x36"
Scale:	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REVISIONS/ERRATA/CHANGES MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.
AS SHOWN	

Drawing Title: DETAILS - PLAY EQUIPMENT

VDZ Project #: DP2022-63

Drawing #: 3.LH



DP 23-018521
January 22, 2025
Reference Plan

VIEW 1
 AERIAL NE

PERSPECTIVES



VIEW 2
 AERIAL SE

THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC AND APEGBC. THE AUTHENTIC ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.



**Quilchena
 Park Estates**
 for
 Western and Citimark

DP 23-018521
 JANUARY 14, 2025

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



VIEW 3



KEY PLAN

DP 23-018521
January 22, 2025
Reference Plan



VIEW 4

PERSPECTIVES

THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC AND APEGBC. THE AUTHORITATIVE ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.

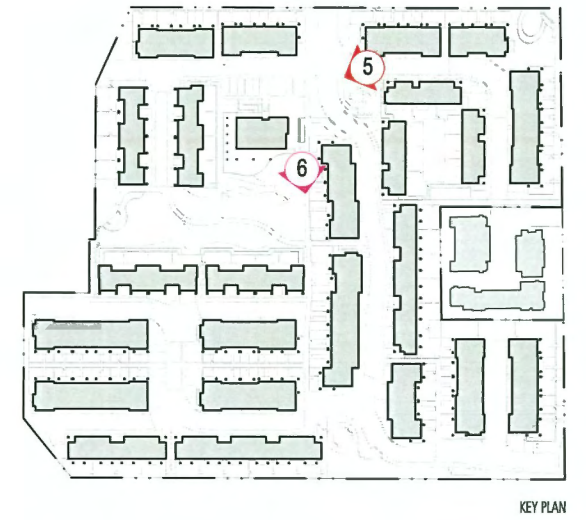


**Quilchena
 Park Estates**
 for
 Western and Citimark

DP 23-018521
 JANUARY 14, 2025



VIEW 5



KEY PLAN

DP 23-018521
January 22, 2025
Reference Plan

PERSPECTIVES



VIEW 6

THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC AND APEGBC. THE AUTHORITY ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR. BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.

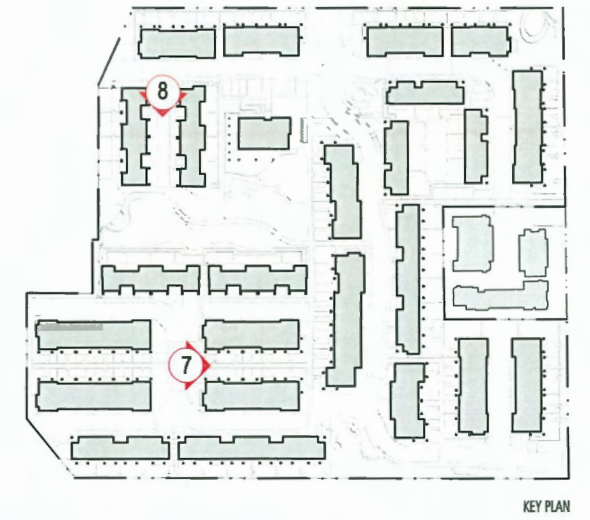


**Quilchena
 Park Estates**
 for
 Western and Citimark

DP 23-018521
 JANUARY 14, 2025



53 BRITISH COLUMBIA - ALBERTA - WASHINGTON
 202 - 2425 Quebec Street Vancouver, BC V5T 4L6 604.873.2907 fougerearchitecture.ca



KEY PLAN

DP 23-018521
 January 22, 2025
 Reference Plan

VIEW 7

PERSPECTIVES



VIEW 8

THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE ABC AND APEGC. THE AUTHORITATIVE ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.



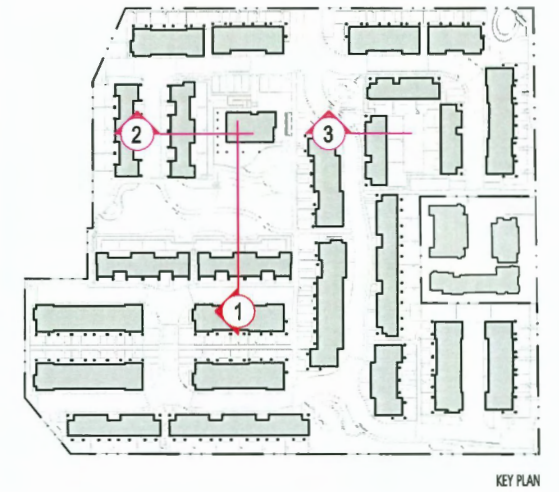
**Quilchena
 Park Estates**
 for
 Western and Citimark

DP 23-018521
 JANUARY 14, 2025





SECTION 1 (OUTDOOR AMENITY AREA)



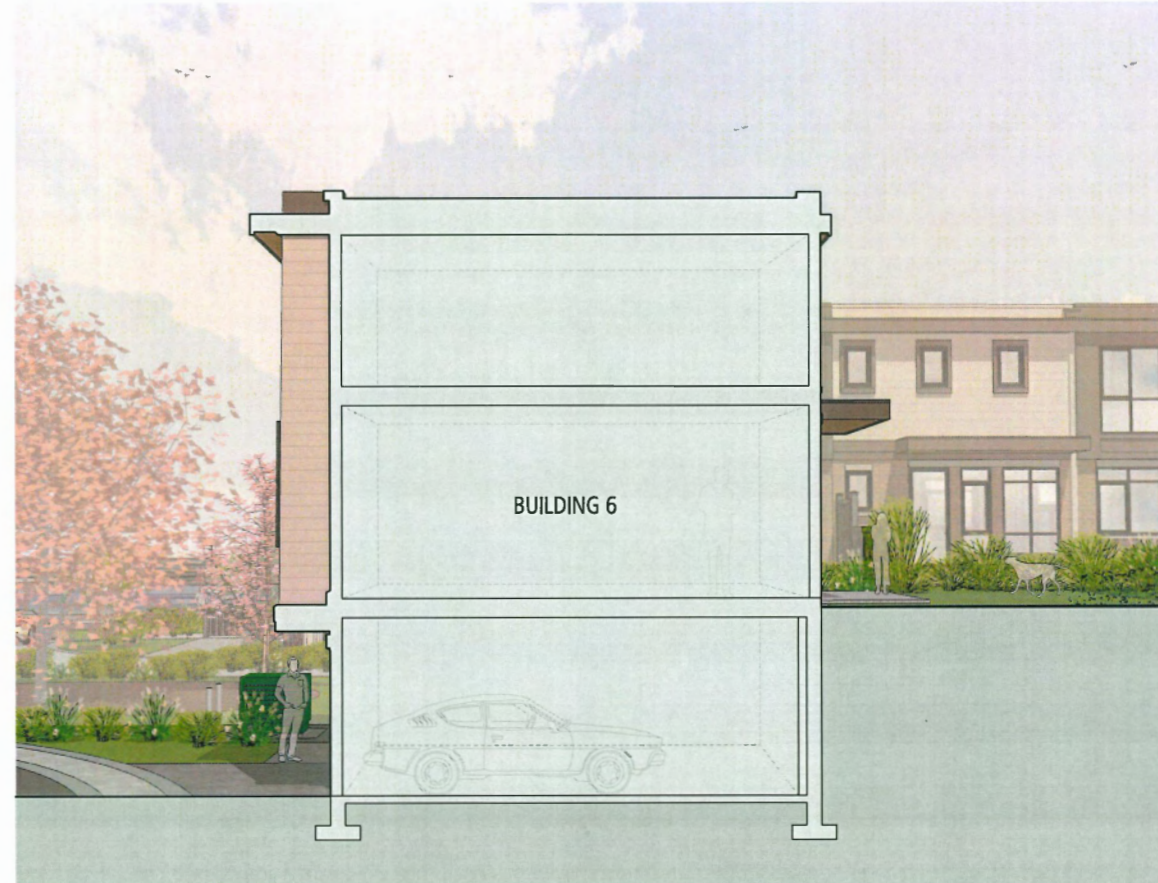
KEY PLAN

DP 23-018521
January 22, 2025
Reference Plan

SECTIONAL
PERSPECTIVES



SECTION 2



SECTION 3

THIS DOCUMENT HAS BEEN ELECTRONICALLY
CERTIFIED WITH DIGITAL CERTIFICATE AND
ENCRYPTION TECHNOLOGY AUTHORIZED BY
THE AIBC AND APEGBC. THE AUTHORITATIVE
ORIGINAL IS IN ELECTRONIC FORM
TRANSMITTED TO YOU. ANY PRINTED VERSION
CAN BE RELIED UPON AS A TRUE COPY OF THE
ORIGINAL WHEN SUPPLIED BY THE ORIGINAL
AUTHOR, BEARING IMAGES OF THE
PROFESSIONAL SEAL AND DIGITAL CERTIFICATE
OR WHEN PRINTED FROM THE DIGITALLY
CERTIFIED ELECTRONIC FILE SENT TO YOU.



Quilchena
Park Estates
for
Western and Citimark

DP 23-018521
JANUARY 14, 2025

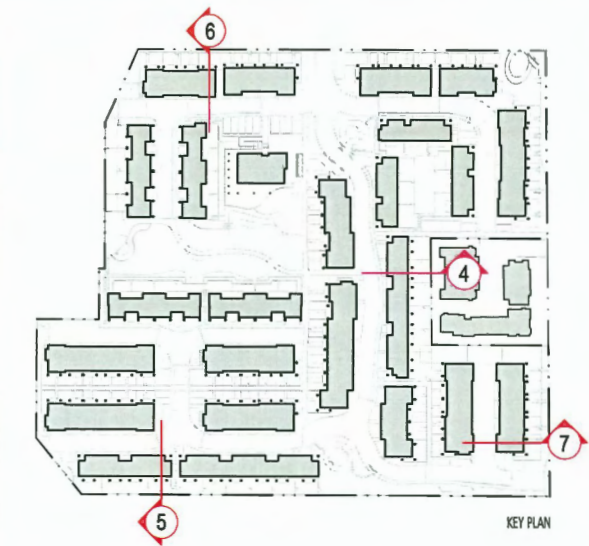
FOUGERE
architecture inc.
BRITISH COLUMBIA • ALBERTA • WASHINGTON
202-2425 Quebec Street 604.873.2907
55 Vancouver, BC V5T 4L6 fougerearchitecture.ca



SECTION 4



SECTION 5



DP 23-018521
January 22, 2025
Reference Plan

SECTIONAL
PERSPECTIVES



SECTION 6 (MORESBY DRIVE INTERFACE)



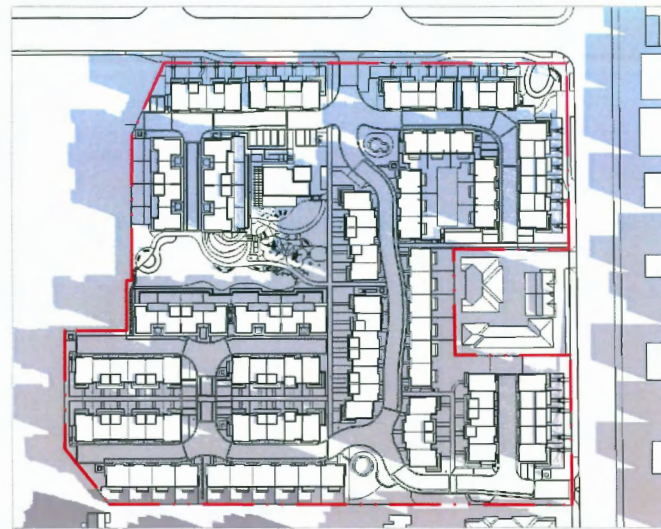
SECTION 7 (NO.1 ROAD INTERFACE)

THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC AND APGBC. THE AUTHORITY ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR, BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.



Quilchena
Park Estates
for
Western and Citimark

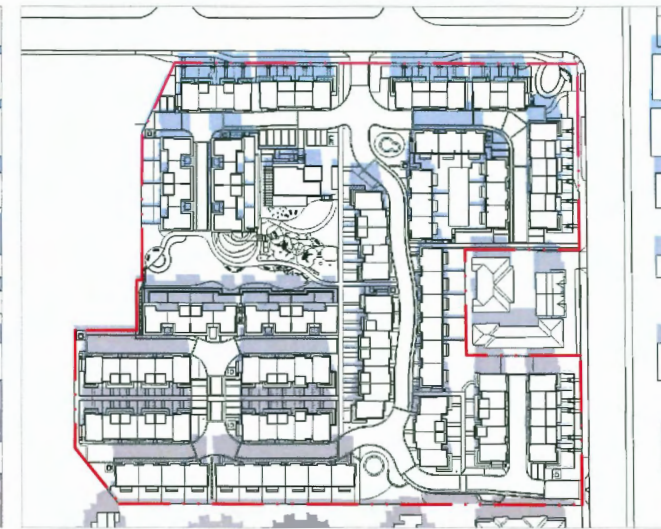
DP 23-018521
JANUARY 14, 2025



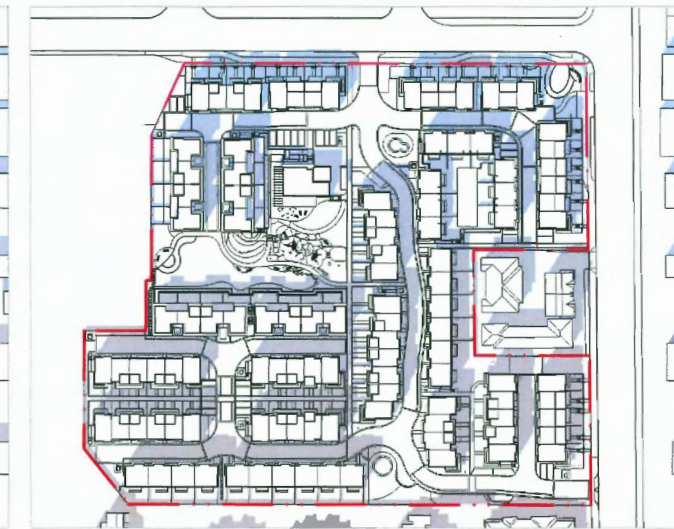
MARCH 21 - 10 A.M.



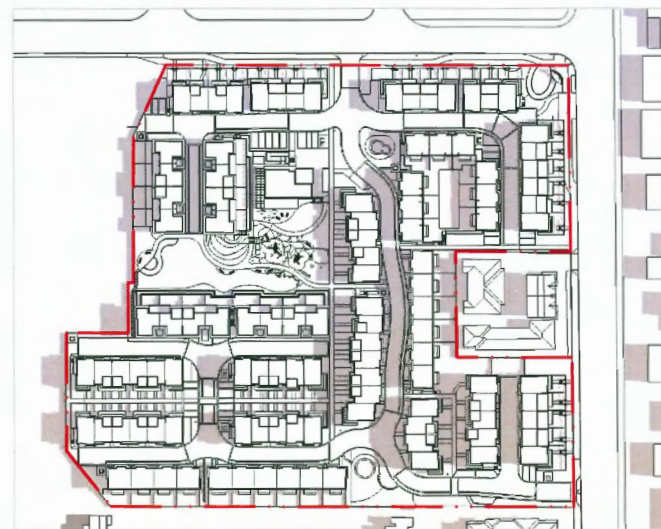
MARCH 21 - 12 P.M.



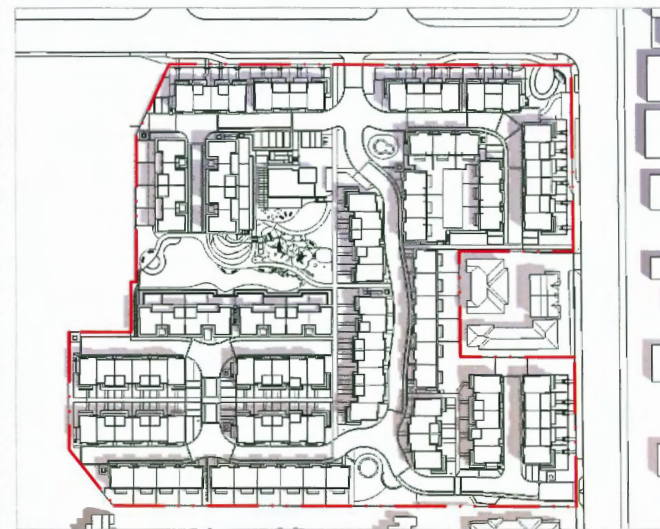
MARCH 21 - 2 P.M.



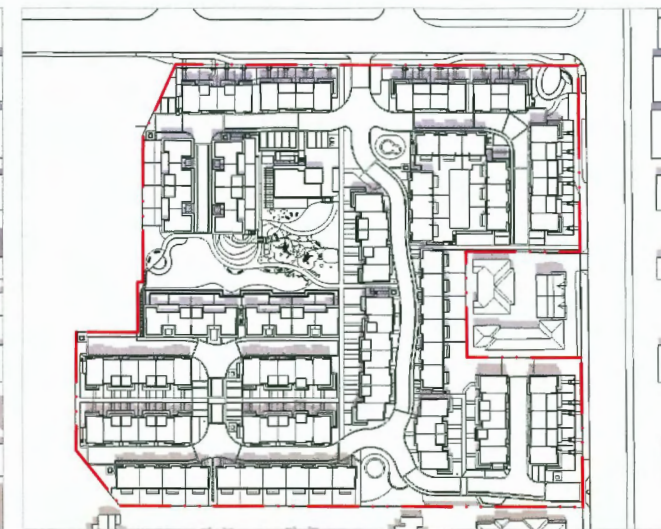
MARCH 21 - 4 P.M.



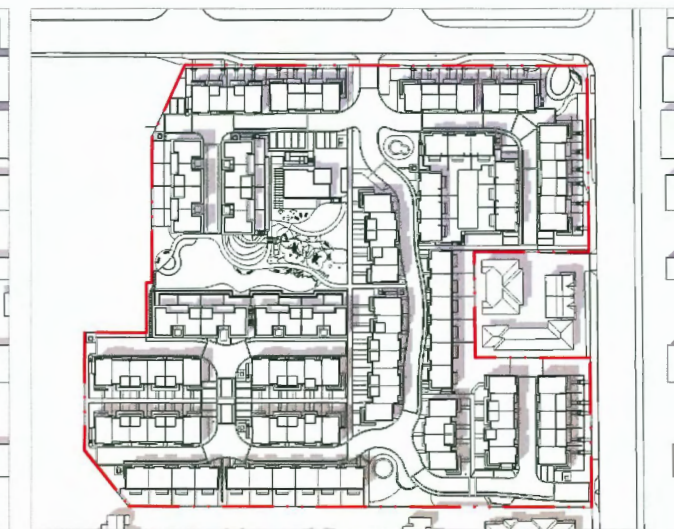
JUNE 21 - 10 A.M.



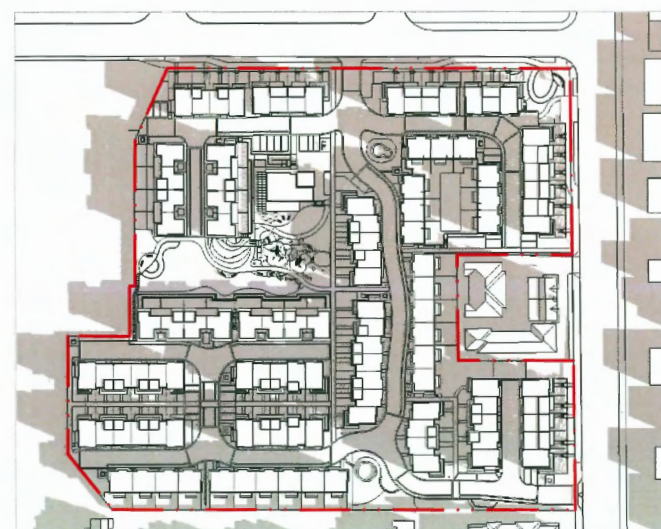
JUNE 21 - 12 P.M.



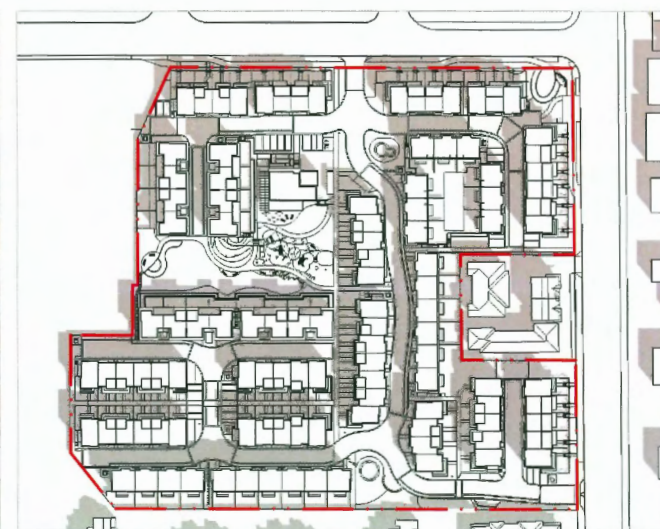
JUNE 21 - 2 P.M.



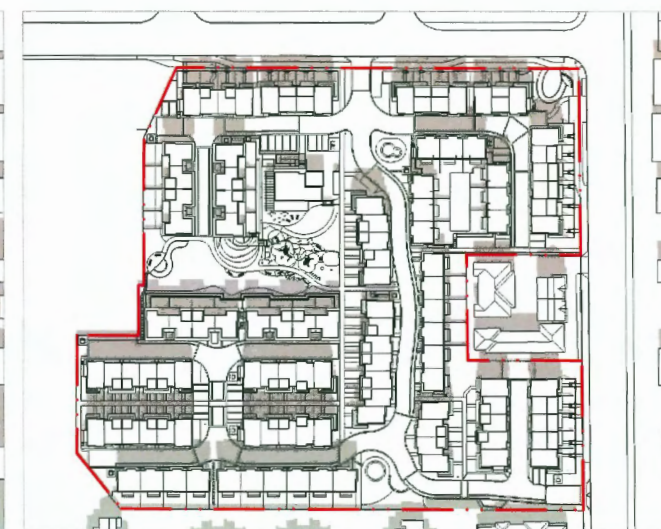
JUNE 21 - 4 P.M.



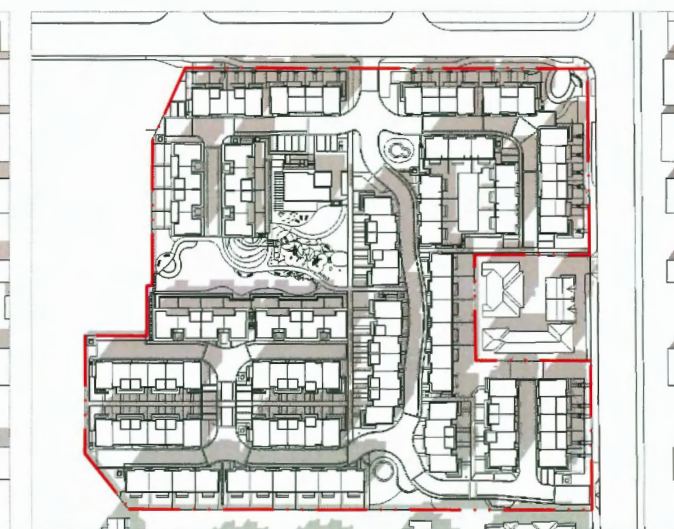
SEPTEMBER 21 - 10 A.M.



SEPTEMBER 21 - 12 P.M.



SEPTEMBER 21 - 2 P.M.



SEPTEMBER 21 - 4 P.M.

DP 23-018521
January 22, 2025
Reference Plan



SHADOW STUDY

NTS

THIS DOCUMENT HAS BEEN ELECTRONICALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY AUTHORIZED BY THE AIBC AND APEGBC. THE AUTHORITY ORIGINAL IS IN ELECTRONIC FORM TRANSMITTED TO YOU. ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ORIGINAL AUTHOR. BEARING IMAGES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATE OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRONIC FILE SENT TO YOU.



**Quilchena
Park Estates**
for
Western and Citimark

DP 23-018521
JANUARY 14, 2025



FOUGERE
architecture inc.

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