



**Development Permit Panel
Electronic Meeting**

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

**Wednesday, February 15, 2023
3:30 p.m.**

MINUTES

Motion to adopt the minutes of the Development Permit Panel meeting held on December 14, 2022.



1. DEVELOPMENT PERMIT 21-933765
(REDMS No. 6862789)

APPLICANT: Interface Architecture Inc.

PROPERTY LOCATION: 9300 and 9320 Cambie Road

Director's Recommendations

That a Development Permit be issued which would:

- 1. permit the construction of 126 residential units in a five-storey multi-family apartment building over a common parkade at 9300 and 9320 Cambie Road on a site zoned "Low Rise Apartment (ZLR43) – Alexandra Neighbourhood (West Cambie)".*
- 2. vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) increase the maximum lot coverage of buildings from 40 to 43 per cent; and*
 - (b) reduce the minimum width of one manoeuvring aisle in the parkade from 6.7 m to 6.4 m.*



Development Permit Panel – Wednesday, February 15, 2023

ITEM

2. New Business

3. Date of Next Meeting: March 1, 2023

ADJOURNMENT



**Development Permit Panel
Wednesday, December 14, 2022**

Time: 3:30 p.m.

Place: Remote (Zoom) Meeting

Present: Cecilia Achiam, General Manager, Community Safety, Acting Chair
Peter Russell, Director, Sustainability and District Energy
James Cooper, Director, Building Approvals

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on November 16, 2022 be adopted.

CARRIED

- 1. GENERAL COMPLIANCE – REQUEST BY SYSTEMOS DEVELOPMENT LTD. (PARAMJIT KAHLON) FOR A GENERAL COMPLIANCE RULING AT 5500, 5502, 5506 and 5508 WILLIAMS ROAD (FORMERLY 5500 WILLIAMS ROAD)**
(File Ref. No.: DP 20-890821) (REDMS No. 7035867)

APPLICANT: Systemos Development Ltd. (Paramjit Kahlon)

PROPERTY LOCATION: 5500, 5502, 5506 and 5508 Williams Road
(formerly 5500 Williams Road)

INTENT OF PERMIT:

To consider the attached plans involving changes to the proposed Tree Management Plan and Landscape Plan to be in General Compliance with the approved Development Permit (DP 20-890821).

Development Permit Panel

Wednesday, December 14, 2022

Applicant's Comments

Rosa Salcido, Architect, Vivid Green 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 subject request for a General Compliance Ruling for plans involving changes to the proposed Tree Management Plan and Landscape Plan associated with DP 20-890821, highlighting the following:

- the original Tree Management Plan associated with the previously approved DP 20-890821 indicated that three trees located at the southwest corner and along the south side of Lot A were to be removed;
- during demolition of the detached garage, a plum tree (tag #593) located in the west side yard of Lot A and identified for retention in the original Tree Management Plan was accidentally damaged and subsequently removed;
- the applicant is proposing that the removed plum tree be replaced with a Quercus Robur Crimson Spire tree and planted slightly farther away from the building; and
- the applicant is proposing that the replacement tree be slightly moved in order to provide more space for the growth of the replacement tree at maturity.

In addition, Denitsa Dimitrova, PMG Landscape Architects, noted that (i) a 10 cm caliper Quercos Robur Crimson Spire tree is proposed to be planted in lieu of the removed plum tree, (ii) the size of the other replacement trees for the entire site as provided in the original landscape plan will be increased from 6 cm to 8 cm caliper, and (iii) the replacement trees will be planted two to three meters from the property line.

Staff Comments

Wayne Craig, Director, Development, noted that (i) the upsizing of replacement trees that were part of the original Development Permit would provide further compensation for the removal of the plum tree and provide immediate impact at the time of development, and (ii) the Tree Survival Security provided at the time of the original Development Permit will be retained by the City and as a result of the removal of the tree, \$10,000 will be forfeited and turned into a cash in lieu contribution to the City's Tree Compensation Fund.

Panel Discussion

In reply to queries from the Panel, Mr. Craig confirmed that (i) an arborist was required for the project and was to be on-site during any construction activities within the tree protection zones, (ii) for the damage and removal of the plum tree, the applicant would be forfeiting \$10,000 out of the \$45,000 security for all of the trees to be retained, (iii) to ensure long-term survivability of trees to be planted on-site, the Tree Survival Security will not be released until such time that the trees have been installed and inspected, (iv) there is a 10 percent holdback to ensure that trees survive for a minimum of one year, and (v) the maintenance period could be extended from one year to two years or more should there be concerns relating to the survivability of the trees.

Development Permit Panel

Wednesday, December 14, 2022

In reply to a query from the Panel, Terry Thrale, Woodridge Tree Consulting Arborists Ltd., acknowledged that they were not informed about the demolition on the day that the plum tree identified for retention was accidentally damaged and were therefore not present on-site on that day to oversee construction activities within the tree protection zones.

In reply to further queries from the Panel, Ms. Dimitrova and Mr. Thrale noted that (i) available space for planting of additional trees on-site is insufficient, (ii) the type and size of replacement trees were suggested in consultation with the City, (iii) a replacement tree with a bigger caliper would generally have a lesser chance of success in terms of survivability, (iv) there are proposed measures to ensure the survivability of the replacement trees, including but not limited to appropriate timing for planting of trees, installation of tree barriers and provision for irrigation, (v) when mature, the replacement tree (i.e., Quercus Robur Crimson Spire) which is an oak tree, would be taller than the replaced tree (i.e., plum tree), and (vi) generally, replacement trees are installed after the buildings have been constructed.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

In order to ensure the long-term survivability of trees to be planted on-site, staff were directed to (i) require the project arborist to be present on-site during planting of trees, (ii) require the project arborist to conduct regular site inspections to monitor the condition of the trees and provide progress reports for a period of two years or more, and (iii) include a condition that the maintenance security will not be released until the end of monitoring period following planting.

In reply to the Panel's direction, Mr. Craig noted that the arborist contract would be revised to reflect the Panel's direction.

Panel Decision

It was moved and seconded

That the attached plans involving changes to the proposed Tree Management Plan and Landscape Plan be considered to be in General Compliance with the approved Development Permit (DP 20-890821).

CARRIED

Development Permit Panel
Wednesday, December 14, 2022

2. New Business

It was moved and seconded

That the Development Permit Panel meeting tentatively scheduled on Wednesday, January 18, 2023 be cancelled.

CARRIED

3. Date of Next Meeting: February 1, 2023

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:00 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, December 14, 2022.

Cecilia Achiam
Acting Chair

Rustico Agawin
Committee Clerk

DUPLEX RESIDENTIAL 5500-5502 Williams Rd.

DUPLEX RESIDENTIAL 5506-5508 Williams Rd.

December 14, 2022



Schedule 1 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
December 14, 2022



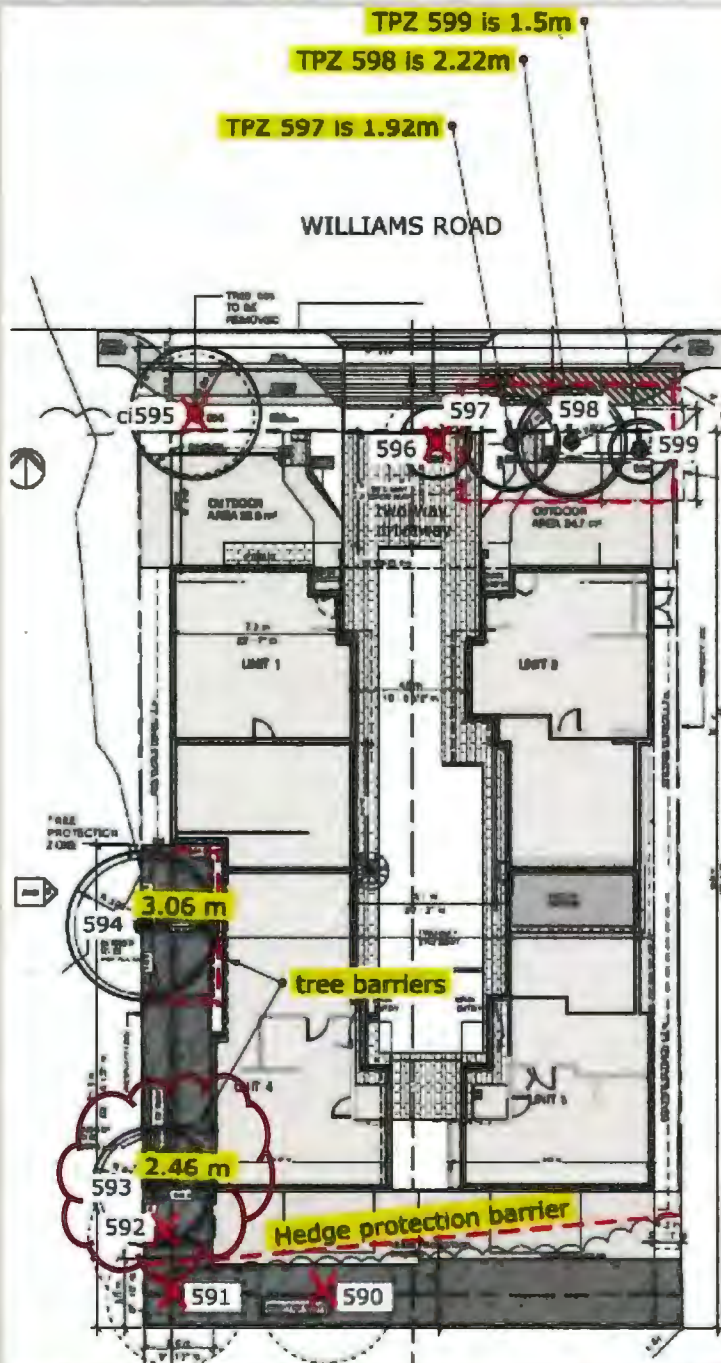
VividGreen
architecture inc.

**DEVELOPMENT
PERMIT 20-890821**

pmg
LANDSCAPE
ARCHITECTS

WOODRIDGE TREE
CONSULTING ARCHITECTS LTD.





Tree Retention Plan for Construction at 5500 Williams Road Richmond, BC

Date: August 27, 2019

Summary

Tag	Species	DBH (cm)	TPZ (m)
590	<i>Prunus domestica</i>	16	n/a
ci591	<i>Prunus domestica</i>	16	n/a
592	<i>Prunus domestica</i>	21	n/a
593	<i>Prunus domestica</i>	41	2.46
594	<i>Pseudotsuga menziesii</i>	51	3.06
ci595	<i>Thuja plicata 'Excelsa'</i>	44	2.64
596	<i>Prunus serrulata</i>	24	1.44
597	<i>Prunus serrulata</i>	32	1.92
598	<i>Prunus serrulata</i>	37	2.22
599	<i>Prunus serrulata</i>	21	1.5

Note

Trees #590-592 are dead.

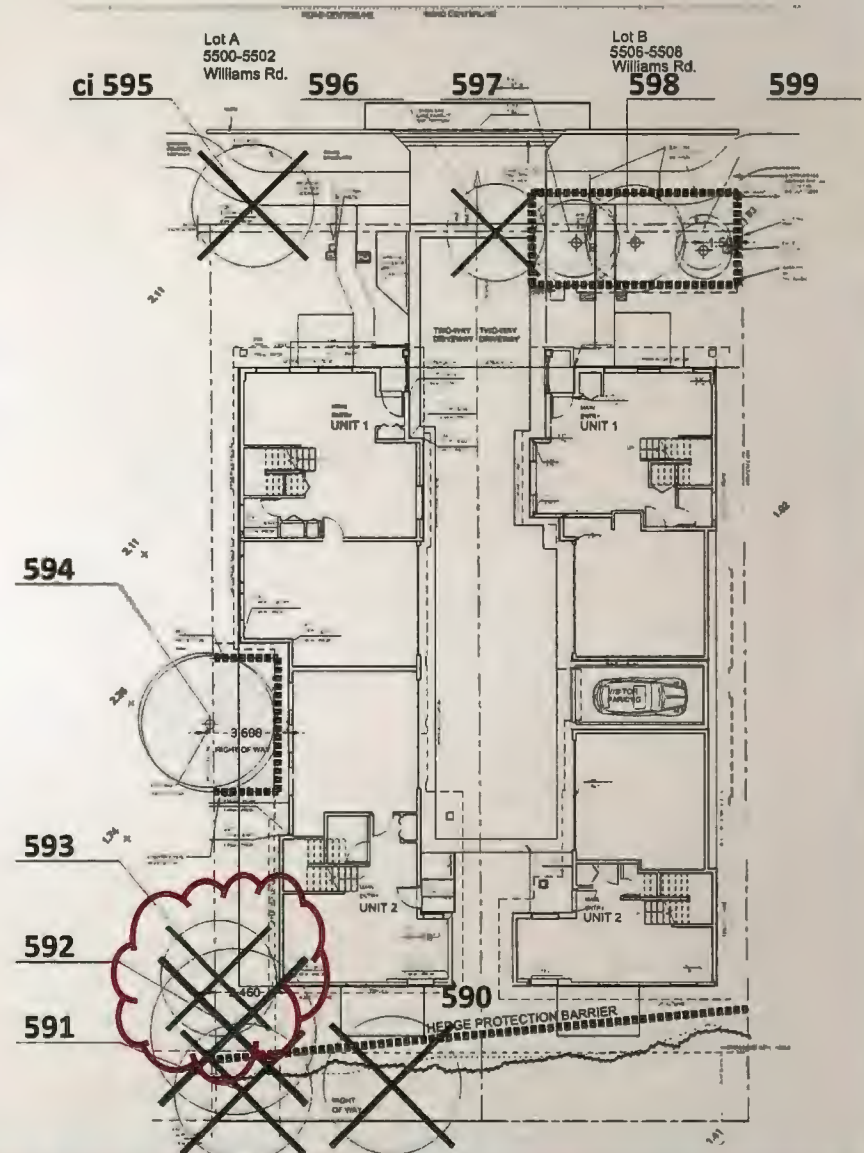
Legend

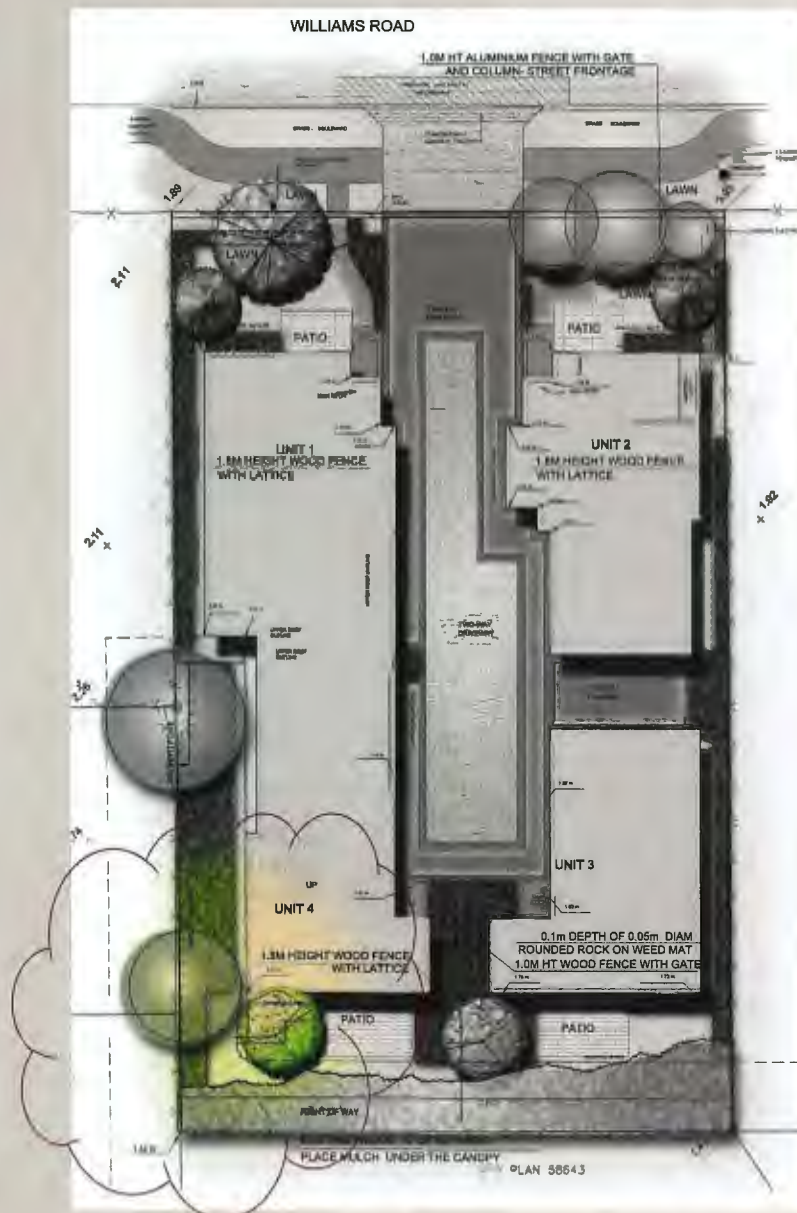


x = remove tree
(tree barrier)

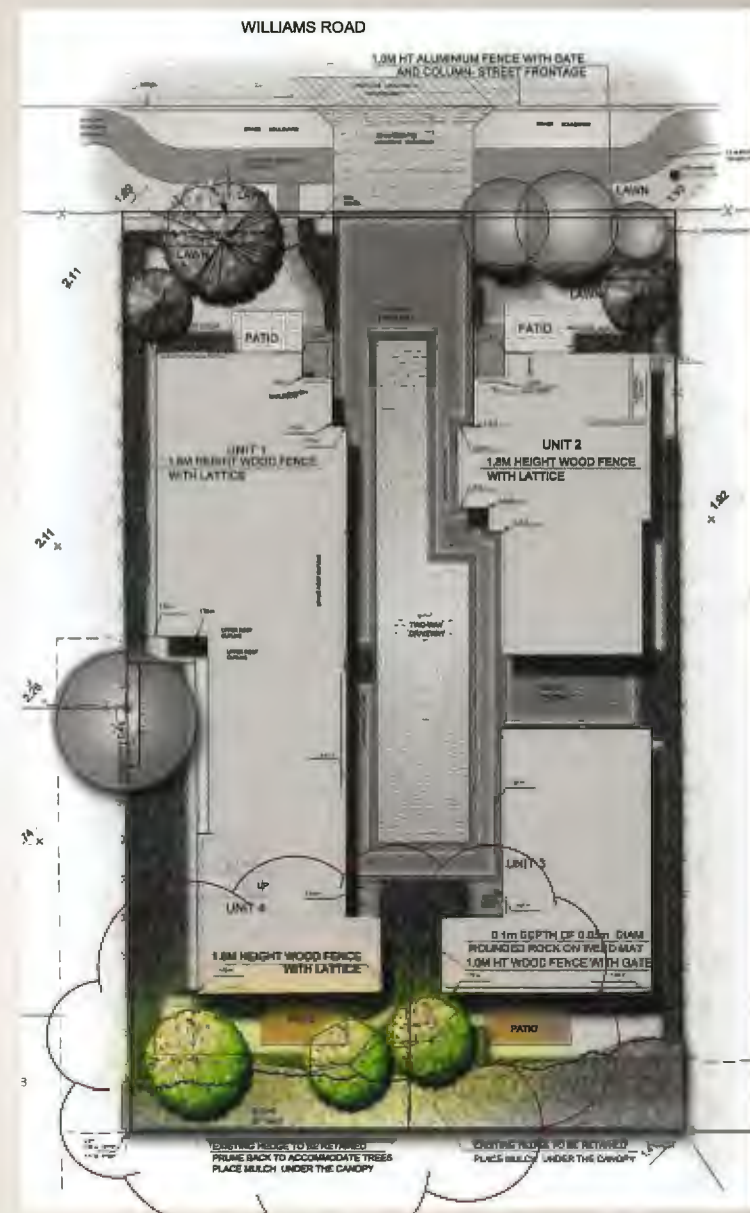
Summary

Tag	Species	DBH (cm)	TPZ (m)
590	<i>Prunus domestica</i>	16	n/a
591	<i>Prunus domestica</i>	16	n/a
592	<i>Prunus domestica</i>	21	n/a
593	<i>Prunus domestica</i>	41	2.46
594	<i>Pseudotsuga menziesii</i>	51	3.06
ci595	<i>Thuja plicata 'Excelsa'</i>	44	2.64
596	<i>Prunus serrulata</i>	24	1.44
597	<i>Prunus serrulata</i>	32	1.92
598	<i>Prunus serrulata</i>	37	2.22
599	<i>Prunus serrulata</i>	21	1.5





Initially approved plan



Proposed plan



VividGreen
architecture inc.



VividGreen
architecture inc.





Vivid Green
architecture inc.





VividGreen
architecture inc.





IMAGE 6 - Tree #593 and dead trees #592, 591 and 590





City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: January 23, 2023

From: Wayne Craig
Director, Development

File: DP 21-933765

Re: Application by Interface Architecture Inc. for a Development Permit at
9300 and 9320 Cambie Road

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 126 residential units in a five-storey multi-family apartment building over a common parkade at 9300 and 9320 Cambie Road on a site zoned "Low Rise Apartment (ZLR43) – Alexandra Neighbourhood (West Cambie)".
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Increase the maximum lot coverage of buildings from 40 to 43 per cent; and
 - b) Reduce the minimum width of one manoeuvring aisle in the parkade from 6.7 m to 6.4 m.

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

WC:el
Att. 3

Staff Report

Origin

Interface Architecture Inc. has applied to the City of Richmond on the behalf of Westmark Developments (Camosun) Ltd. (Directors: Harmel Singh Bains and Ravjot Singh Bains) for permission to develop 126 residential units in a five-storey multi-family apartment building over a common parkade at 9300 and 9320 Cambie Road on a site zoned “Low Rise Apartment (ZLR43) – Alexandra Neighbourhood (West Cambie)”. The development proposal provides five affordable housing units distributed throughout the building, consistent with the West Cambie Area Plan. The site is currently vacant.

The site is being rezoned from “Single Detached (RS1/F)” to “Low Rise Apartment (ZLR43) – Alexandra Neighbourhood (West Cambie)” for this project under Bylaw 10219 (RZ 18-835042) which received third reading on January 18, 2021.

Highlights of the proposed development include:

- The development site is split into two parts due to the required dedication of McKim Way east-west through the lots.
 - The northern portion of the site will have a residential building containing 126 apartment units.
 - The southern portion of the site will have an outdoor amenity space with garden plots for the exclusive use of the residents in the apartment block.
- The development provides a range of unit types from one bedroom to three-bedroom plus den; thereby providing homes for a broad range of family sizes.
 - Unit areas are proposed to range from 58.9 m² to 152.3 m² (634 ft² to 1,639 ft²).
 - All the units will be connected to the Alexandra District Energy Utility.
- The indoor amenity space encompass approximately 548.5 m² (5,904 ft²) and will include a fitness centre and a multipurpose room on the first floor, as well as a common amenity room (for study, music, dance, play, movies, etc.) on each resident floor.
- The outdoor amenity space will be approximately 1,147 m² (12,347 ft²) in area, including a community garden on the south side of McKim Way and three programmed areas on top of the parking podium.

A Servicing Agreement will be required for this development, and includes the following:

- New fire hydrants, watermain and storm sewer upgrades.
- Frontage improvements along Cambie Road.
- Full road construction of McKim Way.
- Greenway extension south side of McKim Way.

Development Information

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

Background

The subject site is located on the south side of Cambie Road approximately centred between Dubbert Street to the west and Stolberg Street to the east. The site is in the Alexandra Neighbourhood of the West Cambie Planning Area. After road dedications of approximately 1,281.9 m² (13,798 ft²), the net site will be approximately 6,735.6 m² (72,501 ft²) in area.

Development surrounding the subject site is as follows:

- To the North: Across Cambie Road, lots zoned “Single Detached (RS1/B)” that back onto Cambie Road.
- To the East: A six-storey residential apartment block with a day care centre on a site specific zone. This development at 4033, 4099, 4133 Stolberg Street and 9388 Cambie Road is referred to as REMY.
- To the South: Across McKim Way, two low-rise residential apartment complexes (four to six storeys) on site specific zones.
- To the West: A three-storey townhouse development on a site specific zone.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on January 18, 2021. At the Public Hearing, the following concerns were expressed; the responses to the concerns are provided in *italics*.

1. Impact of the massing and orientation of the proposed building on the adjacent apartment building to the east (REMY).

The applicant worked with staff to review the massing (i.e. height, width, and footprint of the building). The proposal is designed to respond to the site context in the following ways:

- *Set the building height at a maximum 5-storeys, an intermediate height between the 6-storey REMY building to the east and 3-storey townhouses to the west.*
- *Position the central mass away from both the east side (REMY) and west (townhouses) to best balance considerations of shadowing, overlook, privacy and screening.*
- *Pull back the north and south ‘ends’ at the top Level 5 to create 4-storey north & south ‘ends’.*
- *Taper the building’s south-east corner to permit more direct sunlight to REMY’s west building face.*

2. The proposed courtyard on top of the parking podium should be relocated from the west side to the east side of the site in order to provide more building separation between the proposed apartment building and the REMY building to the east.

The applicant has reviewed the design and propose to keep the primary outdoor amenity areas at the west side. Shifting the main outdoor amenity areas to the east side would:

- *Increase the potential for sound reverberation between the two taller buildings.*
- *Potentially create more shadow impact on the townhouses.*

3. Loss of Privacy for residents in the REMY building.

The project complies with the Official Community Plan (OCP) and setback requirements. The main central massing is 10.34 m (34 ft.) from the common property line, whereas the REMY Building is 6.3 m (20.6 ft.) from the common property line. That is, other than at the wider sections at the north and south ends, the main building is set much farther away from the common property line than the existing REMY Building.

4. Sunlight blockage.

Shadow analyses illustrate that the proposed building will not block sunlight all day. The shadow simulations at both the south and north ends show plenty of sunshine on the REMY building during June (summer) from 1 p.m. to 6 p.m. In March (spring), the REMY building is in direct sunlight from 2 p.m. to 3 p.m.

The south end of the project has been refined to improve the impact on the REMY project. The balconies have been pushed with no projection into minimum side yard setback.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the “Low Rise Apartment (ZLR43) – Alexandra Neighbourhood (West Cambie)” zone except for the zoning variances noted below.

Zoning Compliance/Variations (staff comments in bold)

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

- 1) Increase maximum lot coverage of buildings from 40 to 43 per cent.

This variance is to accommodate the proposed balcony alcoves (i.e., floor plan indentations that support balconies) and balcony projections (i.e., areas extend from the building face to the supporting columns). While this variance was not noted at time of rezoning, staff consider this to be a minor variance and support it based on the following:

- ***The balconies are located within the permitted building envelope and do not decrease the setback between the proposed building and the REMY building to the east.***

- *The projections help providing appropriate building articulation and establishing the architectural character of the development proposal.*
- *These balconies will enhance passive surveillance opportunity along the public roads as well as the outdoor amenity areas on site.*
- *The proposed balconies will provide residents with access to weather protected private outdoor spaces.*
- *Balcony design with columns supporting the structure facilitate inclusion of thermal break between balconies and interior building spaces to help enhancing energy efficiency.*

2) Reduce minimum width of one manoeuvring aisle in the parkade from 6.7 m to 6.4 m.

This variance is to accommodate the storm and sanitary drainage pipes within the parkade, which were identified during the detailed design/servicing for the project. While this variance was not noted at time of rezoning, staff consider this to be a minor variance and support it based on the following:

- *The civil and mechanical consultants confirmed that the storm and sanitary drainage pipes could not be installed within the 1.2 m wide strip between the parkade and the east property line.*
- *The best option is to install the storm and sanitary drainage pipes inside the parkade along east parkade wall.*
- *To accommodate the storm and sanitary drainage pipes, the parking spaces along the eastern parkade wall would need to be shifted 0.3 m westwards, which resulted in a reduction of the drive aisle width to be 0.3 m less than the minimum drive aisle width required as per the City's Zoning Bylaw.*
- *A memorandum prepared by the project traffic consultant has been submitted to confirm that two-way vehicle movements can be maintained with the narrowed drive aisle, and that the 90-degree parking spaces (all sized for small cars) fronting the drive aisle can be accessed without any issues, has been submitted.*
- *Transportation staff have reviewed the proposal and support the proposed reduced drive aisle width.*

Advisory Design Panel Comments

The Advisory Design Panel was supportive of the application subject to consideration of the Panel's comments. A copy of the relevant excerpt from the Advisory Design Panel Minutes from March 23, 2022 is attached for reference (Attachment 2). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '*bold italics*'.

Analysis

Conditions of Adjacency

- The proposal provides a transition between the six-storey apartment block to the east (REMY) and the three-storey townhouse complex to the west. The proposed design (including height and building massing) is consistent with West Cambie Area Plan's Medium Density Housing (Character Area 4), with increased open space, and no additional overshadowing of neighbouring properties. The main (central) mass of the building is shifted away from the west property line to provide outdoor amenity space adjacent to the townhouse development to the west.
- The central mass is also shifted away from the east property line to provide more physical and visual separation with the apartment building to the east. The proposed building setback to the common property line (i.e., approximately 10.4 m) is larger than the building setback provided on the REMY site (i.e., approximately 6.3 m).
- The southeast part of the building is also tapered to create more space for direct sunlight penetration between buildings.
- The location and orientation of windows and balconies have been carefully considered to minimize overlook issues.
 - At the north and south ends of the proposed building, while the proposed building setback is 4.0 m (13.1 ft.) from the east property line, the minimum distance between facing windows of the proposed building and the existing building to the east, above the first level, is approximately 9 m (30 ft.), across the common property line.
 - At the central mass of the building, the proposed building setback is 10.4 m (34.0 ft.) from the east property line, and the minimum distance between facing windows of the proposed building and the existing building to the east, above the first level, is approximately 16.7 m (54.8 ft.), across the common property line.
- The landscaped parkade podium surface elevation is set to match the townhouse rear yards and the top of the *REMY* parkade podium to create an appropriate transition to the neighbouring properties.

Urban Design and Site Planning

- The required McKim Way road dedication divides the development into two parts.
- The northern portion of the site, located between Cambie Road and McKim Way, will be developed into a residential building.
- The southern portion of the site will be developed into a community garden for the exclusive use of the residents in the apartment block. A crosswalk is proposed at the entrances to the building and the community garden to provide a safer connection between the two portions of the site.
- A single vehicle access to the parkade will be provided from McKim Way at the southwest corner of the apartment block. Vehicle access is not provided to/from Cambie Road.

- Loading spaces and the garbage/recycling area are located adjacent to the vehicle access, and this area is screened from street view by terraced planting wall and live planting.
- The main entry lobby is located at McKim Way; a secondary entry lobby is also provided at Cambie Road. Both are designed to be accessible and clearly visible from the sidewalk.
- Landscaped terraces are proposed to screen the parking structure from street view and soften the grade transitions between the street level and the podium level.
- The interior courtyards on top of the parking podium may be accessed from the building as well as the stairways connecting to both McKim Way and Cambie Road.

Architectural Form and Character

- The project proposes a contemporary architectural style featuring strong horizontal floor and roof lines with stacked balconies creating a vertical visual rhythm. Some portion of the roof are raised to add ceiling height to the top floor living areas, while creating visually interesting roof lines. The architectural vocabulary serves to transition from the simple rectilinear lines of the six-storey *REMY* project (to the east) to the finer-scaled elements at the townhouses (to the west).
- Facades are planned with a distinct, ‘heavier’ first floor, a main building superstructure that is visually tied together with balcony ‘frames’, and a stepped back top floor with vertically articulated roof line. North and south penthouse roofs are curved to recall the curved McKim Way frontage.
- The exterior cladding is a combination of smooth and textured fibre-cement board with metal reveals. Other exterior cladding materials such as brick, cedar soffits, and metal cladding are used to provide accent and visual interest. Further accents and articulation are provided by high contrasting metal guardrails at the balconies, as well as taller glazed walls at the entry lobbies and interior amenity areas.
- The choice of materials and colours reflect the residential nature of the project and provide good contrast in colour (white Hardie vs. charcoal gray brick) and texture (masonry vs. cement board panels).

Tree Management

- At Rezoning stage, it had been determined that no on-site trees were in suitable condition or location to facilitate retention in context to the proposed development. Subsequent to third reading on the associated zoning bylaw amendment, all trees have been removed via approved Tree Permits to accommodate site preparation and pre-loading.
- The Official Community Plan 2:1 replacement ratio requires that a minimum of 44 replacement trees be provided for the removal of 22 bylaw sized trees on-site. The applicant has agreed to plant approximately 79 trees on the lot.
- Four City trees located along the Cambie Road frontage are identified for removal as the result of the required frontage improvement works; a cash compensation in the amount of \$4,550.00 to Parks Division’s Tree Compensation Fund has been secured at Rezoning stage.

Landscape Design and Open Space Design

- Along McKim Way, pedestrian entrances will be marked by decorative pavers, step lights and furniture. An architectural trellis at the parkade entry is proposed, and loading area will be screened by raised planters from McKim Way.
- Along Cambie Road, terraced planters are proposed to transition the elevation difference between Cambie road and the first floor of the building. The two pedestrian entrances will be marked by decorative pavers and step lights. The pedestrian entrance next to the building lobby will also be enhanced by a landscape boulder feature, seating and bike rack in front.
- Along the west property line, the proposed site grade will match with the existing site grade of the neighbouring townhouse development. Tall shrubs with trees plus neighbour's existing 1.8 m high fence ensure the privacy of both properties.
- Along the east property line, the outdoor spaces are designed as a quiet and resting zone with lounge seats. To respect neighbouring property, planters on the podium level will be terraced down to the property line, which mirrors neighbour's spatial character. One row of trees will be provided to create the sense of privacy for the residents.
- Outdoor amenity spaces proposed in this development exceeds the minimum OCP requirements. Outdoor amenity spaces proposed on the podium include a 384 m² (4,137 ft²) children's play area, an outdoor dining area adjacent to the children's play area, a covered patio space outside of the multipurpose room, and a lounge area at the northeast portion of the podium. The children's play area includes a large open lawn area as well as four play structures catered to children from age 0.5 - 12 and one outdoor table tennis table.
- In addition, a community garden for the exclusive use of the residents in the apartment building is proposed on the south side of McKim Way. The garden plots in the community garden will be organized in a radial configuration pointing towards the lobby entry to tie in with the overall landscape design. The entry of the community garden will be marked by an open seating space and trellis. Fruit trees will be planted on the north edge of the community garden to enhance pedestrian experience along the sidewalk. This community garden will be managed by the future strata corporation.
- A lighting plan is included in the DP plans, which indicates lighting provided throughout the site that is directed downwards and into the site.
 - Bollard lights proposed are approximately 1.1 m high, and are to light some of the outdoor amenity areas and seating areas.
 - Step lights proposed are approximate 0.3 m above ground, and are proposed along pathways, unit entries, and stairs, to ensure safe pedestrian traffic.
 - Unit entry downward lights are proposed to light the unit numbers on the entry column. On site irrigation for all soft landscape will be installed.
- In order to ensure that the proposed landscaping works are completed, the applicant is required to provide a landscape security of \$483,881.36 in association with the Development Permit.

Crime Prevention Through Environmental Design

- Crime Prevention Through Environmental Design (CPTED) principles have been considered throughout the proposed development.
- Public areas, pedestrian pathways and resident private/semi-private areas are designed to be well-defined by soft landscaping and hard fencing/gates to clearly delineate boundaries of uses.
- Entry lobbies are designed to be visually open from the sidewalk.
- The parkade entry (overhead gate and fob console) is designed with clear sight lines, weather protection, adequate car queuing, clear signage and good lighting for both entry and exiting.
- View from interior spaces to provide passive surveillance were carefully considered to all key areas such as outdoor activity areas, grade level patios, building and pathway corners and lower visibility side yards.
- Garden plots in the residents' community garden are angled for better visibility from the entry point.

Sustainability and Renewable Energy

- The subject site is within the Alexandra District Energy Utility catchment area and connection to the utility will be required for this development. The Rezoning Considerations include requirements for the registration of legal agreements ensuring that the building will be capable of accommodating the ADEU connection and ensuring that the service connection will be made prior to occupancy.
- The developer has committed to design the subject development to meet the City's Step Code requirements (i.e., Step 3). Details on how all units are to be built and maintained to this commitment will be reviewed at Building Permit stage.
- The architect advised that low-flow toilets, showers and lavatories as well as Energy Star appliances will be specified in all units.

Transportation

- There is a total of 193 parking spaces including 164 stalls for market residential units, five stalls for affordable residential units, 22 visitor parking spaces and two car share spaces. A total of four accessible parking stalls (three residential and one visitor parking) will be provided.
- The proposed number of parking spaces is consistent with the parking requirements under the ZLR43 zone subject to the provision of Transportation Demand Measures (TDM) to the satisfaction of the City. The TDM includes:
 - Provision of a bicycling maintenance and repair room in the development.
 - Provision of 120V electric plug-ins for electric bikes; one for every 40 bicycle storage racks (if there are fewer than 40 bicycle racks in a storage compound, one 120V electric plug-in will be provided for each compound).

- Allocate a minimum of two parking spaces within the residential visitor pool of parking for car-share vehicles, with SROW registered in perpetuity to ensure such a space is publicly accessible. The car-share space is to be equipped with an electric vehicle (EV) quick-charge (240 V) charging station for the exclusive use of car-share vehicles parked in the required car-share space.
 - Provision of monthly transit passes (2-zone for one year) to 25 per cent of the market units and 100 per cent of affordable units.
 - Provision of a bench along each of the two street frontages of the development (or equivalent cash contribution of \$4,000.00 in total).
 - Voluntary cash contribution of \$15,000.00 toward the construction of multi-modal wayfinding signs in the West Cambie area.
 - Voluntary cash contribution of \$2,500.00 towards cycling-related infrastructures in the West Cambie area.
- The proposal will feature 24 parking spaces in a tandem arrangement. Registration of a restrictive covenant to prohibit the conversion of the tandem garage area into habitable space, and to ensure that both parking spaces be assigned to the same dwelling unit where two parking spaces are provided in a tandem arrangement, has been secured at Rezoning stage.
- The applicant has agreed not to assign/sell the three residential accessible parking spaces to any particular unit and the future strata will ensure these spaces will be available to all residents on an on-demand basis. A legal document to secure this arrangement will be registered on Title prior to Development Permit issuance.
- There is a total of 214 bicycle parking spaces provided throughout the site (188 Class 1 and 26 Class 2 spaces).
 - All the Class 1 spaces are contained in rooms with a maximum of 40 bicycle spaces in compliance with provisions of Zoning Bylaw 8500.
 - 18 Class 2 spaces are proposed along the McKim Way frontage, and eight Class 2 spaces are proposed along the Cambie Road frontage.

Affordable Housing

- In accordance with the “Character Area 4 – Medium Density Housing” designation under the West Cambie Plan, the permitted base density at the subject site is 1.50 floor area ratio (FAR), and the density may be increased to a maximum of 1.70 FAR provided that built affordable housing units with a total floor area equals to 1/3 of the density bonus are included in the development. This development must provide a minimum of 449 m² (4,833.4 ft²) of affordable housing.

- The development proposal provides approximately 452 m² (4,873.1 ft²) of floor space in a total of five affordable housing units. The proposed unit types are shown in the table below:

Unit Type	Number of Units	Minimum Unit Area	Proposed Unit Area	Maximum Monthly Unit Rent**	Total Maximum Household Income**
Two Bedroom	2	69 m ² (795 ft ²)	74.88 m ² (806 ft ²)	\$1,218	\$46,800 or less
Three Bedroom	3	91 m ² (938 ft ²)	100.99 m ² (1,087 ft ²)	\$1,480	\$58,050 or less

**May be adjusted periodically as provided for under adopted City policy.

- Rent and income controls will be applied to these units via an agreement on Title as outlined under the rezoning application (RZ 18-835042).
- All five units are designed as universal housing units. The affordable housing unit locations are indicated on the development plans. The unit sizes and locations have been reviewed and accepted by the City's Affordable Housing staff.

Accessible Housing

- The proposed development includes 36 basic universal housing units that are designed to be easily renovated to accommodate a future resident in a wheelchair. These single-storey units are required to incorporate all of the accessibility provisions listed in the Basic Universal Housing Features section of the City's Zoning Bylaw, and are permitted a density exclusion of 1.86 m² (20 ft²) per unit.
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
 - Stairwell hand rails.
 - Lever-type handles for plumbing fixtures and door handles.
 - Solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.
- Two building entries are provided for this double-fronting development site. The primary entry (at McKim Way) is served by a 3-segment ramp, with integrated bench rest areas at the intermediate landings, between the sidewalk and the lobby.
- At the secondary Cambie Road entry lobby, a wheelchair platform lift is provided for access from the lobby at grade up to the main (podium) level.
- A pedestrian walkway/ramp (at approximately 4.6 per cent gradient) is provided adjacent and separate from the vehicle ramp for direct access from street level to the parkade level.
- A wheel platform lift in the garbage room will provide functionality for both resident wheelchairs and the transport of refuse.

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.



Edwin Lee
Planner 2
(604-276-4121)

EL:js

- Att. 1: Development Application Data Sheet
 2: Excerpt from the Minutes of Advisory Design Panel Meeting (February 7, 2018)
 3: Development Permit Considerations



DP 21-933765

Attachment 1

Address: 9300 and 9320 Cambie Road

Applicant: Interface Architecture Owner: Westmark Developments
(Camosun) Ltd.

Planning Area(s): West Cambie (2.11A)

Floor Area Gross: 12,326.7 m² Floor Area Net: 11,422.2 m²

	Existing	Proposed
Site Area:	8,019 m ²	6,736 m ²
Land Uses:	Single Detached	Multi-Family Residential
OCP Designation:	Apartment Residential	No Change
Area Plan Designation:	Residential Area 1: 1.50 base FAR (Max. 1.7 FAR with density bonusing for affordable housing). Townhouse, low-rise Apartments (4-storey typical).	No Change
Zoning:	Single Detached (RS1/F)	"Low Rise Apartment (ZLR43) – Alexandra Neighbourhood (West Cambie)"
Number of Units:	0 (demolished)	126

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max 1.7 FAR with affordable housing plus up to 0.1 FAR for amenity.	1.7 FAR with five affordable housing units plus 0.08 FAR for amenity	None permitted
Lot Coverage (% of lot area):	Max. 40%	42.2%	Variance required
Setback – Cambie Road: (Building/Parking structure)	Min. 4.0 m / 2.0 m	4.0 m / 2.0 m	None
Setback – McKim Way: (Building/Parking structure)	Min. 7.5 m / 7.5 m	7.5 m / 7.5 m	None
Setback – Side Yard (east): (Building/Parking structure)	Min. 4.0 m / 1.2 m	4.0 m / 1.2 m	None
Setback – Side Yard (west): (Building/Parking structure)	Min. 4.0m / 0.9 m	4.0m / 0.9 m	None
Height (m):	Max. 19.5 m (5 storeys)	19.5 m (5 storeys)	None
Lot Size:	Min. 6,700 m ²	6,736 m ²	None
Off-street Parking Spaces – Residential:	1.5 (Apartment Housing) + 1.0 (Affordable Housing) = 169 with TDM	169 with TDM	None

Off-street Parking Spaces – Visitor:	0.2 (V) per unit = 23 with TDM	24	None
Off-street Parking Spaces – Total:	192	193	None
Tandem Parking Spaces:	Permitted	24	None
Small Car Parking Spaces:	Max. 50% when 31 or more spaces are provided on-site (192 x Max. 50% = 96)	93	None
Accessible Parking Spaces:	Min. 2% when 11 or more spaces are required (192 x 2% = 4 spaces)	4	None
Manoeuvring Aisle Width (90° Parking Angle)	Min. 6.7 m	6.7 m min. except for the easternmost drive aisle in the parkade at 6.4 m	Variance required
Bicycle Parking Spaces – Class 1:	1.25/unit = 158	188	None
Bicycle Parking Spaces – Class 2:	0.2/unit = 26	26	None
Bicycle Spaces (totals)	184	214	None
Amenity Space – Indoor:	Min. 100 m ²	548.5 m ²	None
Amenity Space – Outdoor:	Min. 6 m ² x 126 units = 756 m ² (8,137 ft ²)	1,147 m ² (12,347 ft ²)	None

**Excerpt from the Minutes from
The Design Panel Meeting**

**Wednesday, March 23, 2022 – 4:00 p.m.
Remote (Webex) Meeting**

Panel Discussion

Comments from Panel members were as follows:

- a shadow study of the four-storey versus five-storey building would have been useful to confirm that no additional overshadowing of adjacent developments would occur as a result of the increased height in accordance with the Area Plan; *A 4-storey building would obviously cast lower shadows, but the current 5-storey building complies with the OCP (West Cambie, Alexandra Neighbourhood) and was carefully designed to minimize shadowing impacts. In addition, the massing & density was achieved on a footprint that was reduced by the new McKim Way street ROW and the orphaned remnant site area.*

- understand the rationale for the proposed massing of the subject building to achieve the desired density; however, investigate opportunities for adjustment to the east-west length of the building to provide greater separation from adjacent developments to the east and west and allow more solar exposure and privacy for the subject development and adjacent buildings;

The final E-W positioning of the main body of the building was deemed the best balance of the anticipated impacts on the E & W neighbours. The analyses considered: (i) types of neighbouring interior and exterior spaces, (ii) overlook potential in both directions across the PL's, (iii) the daily solar path, and (iv) location and uses of the proposed outdoor amenity areas.

- residential units at the southeast corner of the building (i.e., Units 227, 228, 327, 328, 427 and 428) are in close proximity to the adjacent 6-storey building to the east; investigate opportunities for turning the windows of these units away from the windows of residential units in the adjacent building to provide privacy and avoid overlook concerns;

There is no overlook issue from Level 1 looking east (L1 is indoor amenity area). At Level 2, the distance between windows is approx. 34 ft. At levels 3-6, the REMY project has 1 window facing west (ranging 41-50 ft. apart). We have other residential projects that typically have a minimum of about 26 ft. apart (i.e. townhouses at both sides of a common drive aisle), the proximity of the windows do not present significant privacy/overlook concerns.

- consider bringing down the grade of the main lobby on the south side of the building to improve its relationship with the sidewalk; reducing the amount of ramps would improve the accessibility of the entrance lobby;

The main south entry lobby FFE - lowered to 3.90m from the main floor 4.20 FFE – allows the outdoor accessible ramp to be efficiently laid out in only three 6m ramp segments.

- consider improving the grade relationship of residential units facing Cambie Road to the public sidewalk to activate the sidewalk;

Due to the similar design parameters with the 6-storey REMY project (i.e. stacked condos over u/g sunken concrete parkade close to the Cambie PL), the grade relationship of the L1 residential units to the Cambie sidewalk is handled the same way. The landscape screening has been given a more dynamic layered treatment than at the adjacent REMY project. This project features a prominent entry lobby at Cambie Road.

- support the proposed location and landscape screening of the two pad-mounted transformers (PMTs) along the site's Cambie Road frontage;

Noted. This solution was arrived at after an intensive review of optional locations.

- proposed landscaping treatment for the space between the subject building and the adjacent six-storey building to the east gives rise to CPTED concerns; consider enhancing the visual openness of the space through appropriate choice of planting materials and other landscaping strategies; also consider investigating opportunities for stormwater detention;

The gap between the parkade podiums is to be landscaped with a continuous strip of shrub planting ('CC' Mexican mock orange, 'OD' false holly, see L4) on 2 tiers. There is a high degree of passive surveillance along the entire length of this gap that should alleviate CPTED concerns. Additional fencing/gating do not seem like appropriate measures but could easily be implemented by the incoming strata council. The gap between podiums does allow extensive rainwater percolation.

- consider replacing the proposed play equipment in the children's play area to also provide play opportunities for children of other age groups, especially for younger children; also consider a more durable surface and not just bare lawn for areas where the table tennis tables are located in the common outdoor amenity space;

The children's play area has been enlarged while decreasing the lawn area. Larger play equipment is now proposed (i.e. added a 2-swing structure and a balance ring) while creating 3 distinct play zones. The 4 table tennis tables have been reduced to just 1, and now installed permanently on a resilient surface.

- consider improving the sightlines from the residential units into the indoor amenity room on each floor, e.g. through maximizing the use of glazing on the indoor amenity room;

The small indoor amenity rooms on each floor are planned to be enclosed opaquely, except for a vision panel in the each room door. Extensive glazing was considered but opaque framed walls (STC 50 minimum) will be provided for noise control& privacy.

- appreciate the well-designed building considering the challenges and constraints of a long and narrow infill site;

Noted.

- appreciate the provision of extra indoor amenity spaces which are above the minimum requirement;

It was a good way to handle the awkward interior spaces at the elbows.

- support the five-storey building height to compensate for road dedication and in order to achieve the desired density for the project;

Noted.

- consider enhancing the screening for the garbage loading area to avoid being used for other purposes;

The current layout and screening has been thoroughly vetted by many consultants and planners. Most importantly, the layout meets the requirements for truck movement and sightlines.

- the project is well-thought out; appreciate the use of renderings and pictures of the model in the presentation to better understand the project;

Noted, and thanks.

- appreciate the extensive green space being proposed; however, the applicant should ensure (i) the effectiveness of the irrigation system and the choice of planting materials, (ii) the provision of water access to the community garden for residents, and (iii) successful programming of the space for community garden;

The podium is designed with appropriate drought-resistant and varied planting materials, and an irrigation system will be provided. The common garden at the south remnant site area (complete with water access and tool storage) will eventually be programmed by the strata council.

- consider including a wheelchair-accessible planting box in the community garden for residents;

Accessibility has been incorporated (i.e. level access from the sidewalk, planter boxes with various heights, navigable surface treatment).

- the design and materials for the trellis on top of the parkade entrance/outdoor amenity area appear heavy; consider a scaled down and lighter design for the trellis considering its adjacency to the existing townhouse development to the west;

The butterfly trellis structure has been reduced in size and made less 'monumental'. The wingspan has been reduced from 40'-8" to 29'-4" which lowers the canopy by about 16". Its function as a cover for the bbq area and weather protection for the parkade keypad entry is maintained.

- consider installing a formalized cross walk to connect the main development to the community garden for residents across McKim Way;

We are proposing a road narrowing to facilitate a shorter crosswalk, but this will need to be vetted by Fire and Engineering.

- overall, support the choice of planting, play equipment and programming of the outdoor amenity space;

Noted.

- appreciate the applicant's presentation of the project, especially the use of the 3D model which was useful in understanding some areas in the building;

Noted.

- support the five storeys instead of the four storeys building height as the building has been moved as far as possible to the east to provide adequate separation from the townhouse development to west (26 meters separation) and the adjacent six-storey building to the east (10.4 meters separation);

Noted.

- not concerned with potential overlook to adjacent developments due to matching of grade levels across property lines of adjacent developments;

Noted.

- proposed landscaping for the project is well-considered, particularly along the east side;

Noted.

- appreciate the chamfer at the southeast corner of the building;

Noted.

- support the proposed location of the two PMTs along the site's Cambie Road frontage;

Noted.

- appreciate the butterfly-shaped roof of the trellis on top of the parkade entrance; however, it appears heavy; the trellis in the residents' community garden also appears bulky; consider echoing the expression of the building, e.g. its colours and materials, to the expressions of the trellises on the site and the parkade entry fence to create a lighter feel;

The main butterfly trellis canopy has been scaled down & now less monumental.

- support the proposed grade changes from the public sidewalk to the entrance lobby on McKim Way;

Noted.

- appreciate the provision of an indoor amenity space on every floor of the building;

Noted.

- support the distribution of the affordable housing and Basic Universal Housing (BUH) units throughout the building;

Noted.

- consider enhancing the accessibility of balconies in BUH units;

The 3'0 balcony doors in all units will easily meet the required 800mm horizontal clearance. The door sill & threshold must sit on a two 2x6 sill plates, creating a drop of about 3" on one or both sides of the door to maintain a positive lip for envelope reasons. However, for the BUH units (and indeed all units with balconies) there are many lightweight temporary door curb ramps available on the market that will allow wheelchairs to navigate over the curbs over various heights (from 1.5" to 4").

- ensure that all BUH standards are achieved in all BUH units including those relating to the toilet area;

BUH requirements are currently met, and they will be reviewed on an ongoing basis throughout the BP process.

- ensure that the doorways to the library and fitness amenity rooms have double doorways or have a clear opening that meets the City's BUH standards;

Complies. Will continue to review throughout the BP process.

- the proposed three resident accessible parking stalls may not be adequate considering the number of BUH units being provided in the project; consider providing additional accessible resident parking stalls near the elevator;

The BUH units do not require accessible stalls, so the current complement complies with the bylaw. The owner will consider assigning standard sized stalls to all BUH units.

- appreciate the applicant's commitment to meet the City's Step Code requirements (i.e., BC Energy Step Code 3) and connect to the City district energy utility; consider installing CO₂ heat pumps for domestic hot water heating in lieu of gas; also consider using electric fire pits in lieu of gas fire pits in the common outdoor amenity area to reduce fossil fuel use on the site;

Per the mechanical consultant, this project uses a water-source heat pump to preheat the DHW and gas-fired boilers to supplement and backup the heat pump. He added that "I have not seen CO₂ heat pumps being used on any project as the cost is so much higher that it is not being considered." Regarding the gas fire pit on the east side of the podium, it has been deleted.

- appreciate the applicant for showing the fire hydrant and Fire Department connections on the site; however, the applicant should ensure that the fire hydrant is in the right location and distance from the building;

The FH location will be reviewed again and finalized via the Servicing Agreement process.

- appreciate the low percentage of the building's window-to-wall ratio, however, consider installing solar shading on the building's south and west sides to further mitigate energy loss and minimize energy cost;

Solar shading devices are effective at those locations but their potential architectural expression will not suit the current design vocabulary. The curtain wall glazing at the lobby sections of the elevations will be substantially 'non-vision': large portions will be opaque or translucent, with high low-e (thermal resistance) ratings. Interior blinds will be installed at all windows.

- appreciate the building's height and massing and their relationship with respect to adjacent developments;

Noted.

- consider providing a direct connection from the main development to the residents' community garden across McKim Way to address CPTED concerns;

We are proposing to narrow the curbs at the crossing to improve traffic safety. Will be finalized via the SA.

- consider introducing additional pedestrian scale lighting appropriate to the size and space of the residents' community garden including cut-offs and glare screens to avoid light pollution to adjacent developments;

Street lighting in the area is sufficient, (ii) height of hedges at garden perimeter is low enough to see into and through the garden areas.

- support the Panel comment that some or all of those planting boxes should be completely accessible to people in wheelchairs;

Planting boxes are at 2 heights (12" & 24", see sheet L8).

- support the proposed grade transition from the public sidewalk to the lobby entrance facing McKim Way; however, concerned about the “canyon” effect of the space between the garbage loading area and the street which creates a blind corner; consider looking at ways to make the space more open and accessible;

The layout and screening of the loading has been painstakingly designed to: (i) satisfy truck movements and sightlines, (ii) visually screen the hard surfaces, (iii) clearly delineate pedestrian and vehicle areas, and (iv) provide a dynamic urban edge along the sidewalk. Bollard lighting is proposed at the edges of the loading bay surface; also, narrow cone floodlighting is to be installed at the top of the decorative trellis columns for general illumination of the loading area.

- review the size of the planting strip for the trellis treatment to ensure appropriate maintenance and survivability of planting; consider widening and deepening the strip and include provision for irrigation;

The landscape architect confirmed that the planting strips have adequate width and depth for planting and irrigation.

- appreciate the form of the trellis structure on top of the parkade entrance/outdoor amenity area; however, it appears heavy; review the programming of the trellis area, e.g. whether it should include a barbeque and/or outdoor kitchen;

As mentioned, the butterfly trellis over the parkade entrance has the wingspan substantially reduced. For CPTED reasons, the gas BBQ connection has been removed.

- the programming of the trellis area in the common outdoor amenity area on the west side should also be reflected on the outdoor amenity area at the northeast corner of the podium; consider incorporating a wood deck seating area that integrates screening or shade structure; also review whether the fire pit is necessary and consider the option of installing an electric barbeque to reduce fossil fuel usage;

The general concept for the outdoor amenity areas was to accommodate more active & diverse programming at the larger brighter west side podium. The east side would be for passive seating for mature residents (esp. nearer to REMY 's property line). For safety reasons, the fire pit has been deleted.

- overall, support the potential uses for the common outdoor amenity space; however, consider installing a play equipment that provides play opportunities for younger children; note that the lawn area provides a much better play amenity than a single stand alone play equipment;

New play equipment has been specified (previous model now not available). The play area is part of the range of potential activities on the podium.

- support the Panel comment to install hard surface for the table tennis areas to reduce maintenance requirements for the lawn and allow the use of the space for other outdoor activities, e.g. a picnic spot;

Noted. A durable resilient surface is specified for this area.

- overall, appreciate the grade transition from the public sidewalk to the first habitable level through the use of retaining walls; however, the applicant needs to clarify how the fence and exhaust louvers above the PMTs located along the site's Cambie Way frontage will work within the landscape and impact the planting; planting materials should be carefully selected to avoid a dead patch of planting behind the PMTs;

The louvres behind the twin PMT's at the Cambie frontage have now been carefully designed and coordinated with the mechanical & landscape consultants.

- consider enhancing the exterior cladding treatment of retaining walls closest to the street using materials that reflect the architecture of the building, e.g. brick, to make the transition more pleasant;

The retaining wall planters at the sidewalk are intended to have an architectural finished concrete (i.e. grind smooth & sealed) rather than be clad with masonry or tiled veneer. We prefer the cleaner, more contemporary, bare concrete look, softened by an abundance of soft landscaping.

- appreciate the well-designed project;

Noted.

- the proposed five-storey building works well with the adjacent six-storey building to the east and the townhouse development to the west;

Appreciate the comment.

- appreciate the proposed landscaping, e.g. the use of stepped planters, to create a pedestrian-friendly transition from the sidewalk to the entrance lobby along McKim Way;

Appreciate the comment.

- concerned about the livability of residential units that are located far from the elevators; and

Always a concern, but these distances are not extreme; having lobbies at both the McKim and Cambie frontages help (but elevators are only at the McKim end).

- consider installing an additional elevator on the north side of the parkade or relocating one of the elevators from the south side to the north side considering the distance of the north residential parking stalls from the south elevators.

The current floor plan layout best optimizes resident security, accessibility, wayfinding, and construction efficiency.

Panel Decision

It was moved and seconded

That DP 21-933765 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.

CARRIED



City of
Richmond

ATTACHMENT 3

Development Permit Considerations

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

Address: 9300 and 9320 Cambie Road

File No.: DP 21-933765

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

1. Final adoption of the Zoning Amendment Bylaw 10219.
2. Registration of a legal agreement on title ensuring that:
 - the number of accessible parking stalls per the Development Permit will be maintained in perpetuity;
 - the owners (including the future strata corporation) may not lease, assign, sell, or otherwise designate the accessible visitor parking spaces to the owners/tenants/occupants of any unit in the development nor to any other persons, other than to a parking tenant where all of the visitor parking stalls are subject to the parking lease and may not be assigned;
 - the bylaws of the future strata corporation, the parking lease which applies to the residential parking, and/or any other such legal documents which apply to the administration and management of the parking stalls in the development must require that if any of the three accessible residential parking stalls is leased to, assigned to, sold to, or designated for the use of the owners/tenants/occupants of a particular unit who does not require the use of such a stall, if another owner/tenant/occupant of the development requires such a stall but has been leased/assigned/sold/designated a regular residential stall the owners/tenants/occupants must execute the required documents to exchange such stalls. The requirement for the use of an accessible stall will be evidenced by the possession of a accessible parking permit issues pursuant to the Motor Vehicle Act (BC);
 - all of the four accessible parking stalls must be designated as common property or common residential property, as applicable, on the strata plan which contains those parking stalls; and
 - prior to occupancy of the development, the owner must execute and deliver to the City a statutory declaration confirming that the legal documents which apply to the administration of the parking stalls in the development and the strata plan for the development comply with this covenant.
3. Receipt of a Letter-of-Credit for landscaping in the amount of \$483,881.36. No Landscape Letter of Credit will be returned until the Letter of Assurance, confirming the landscaping are installed as per the Development Permit, prepared by the Landscape Architect, is reviewed by staff.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Payment of the Supplementary Local Area DCC for the Alexandra Neighbourhood based on \$7.56 per ft².
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.

Initial: _____

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.
- 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 21-933765

To the Holder: Interface Architecture Inc.
Property Address: 9300 and 9320 Cambie Road
Address: 11590 Cambie Road Unit 230,
Richmond, British Columbia V6X 3Z5

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 maximum lot coverage of buildings from 40% to 43%; and
 - b) Reduce minimum width of one manoeuvring aisle in the parkade from 6.7 m to 6.4 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 #50 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 \$483,881.36 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 21-933765

To the Holder: Interface Architecture Inc.

Property Address: 9300 and 9320 Cambie Road

Address: 11590 Cambie Road Unit 230,
Richmond, British Columbia, V6X 3Z5

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 _____, _____.

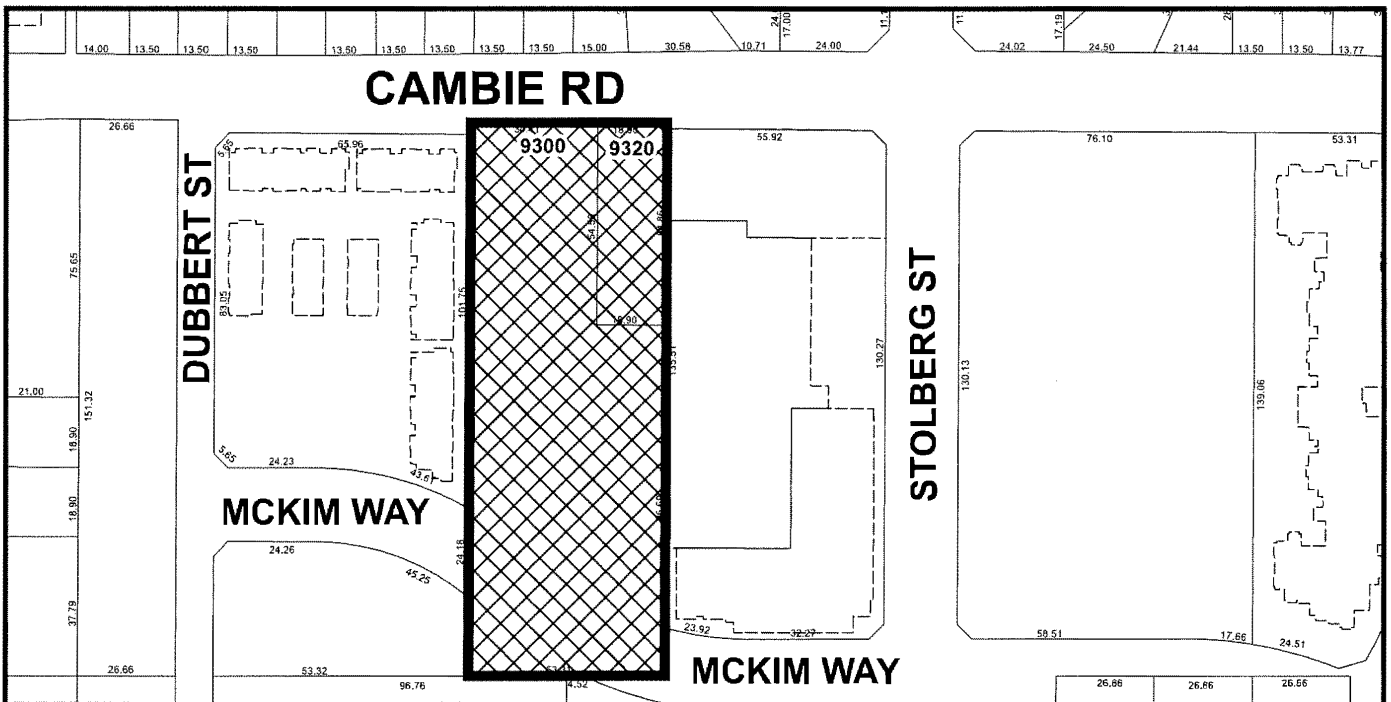
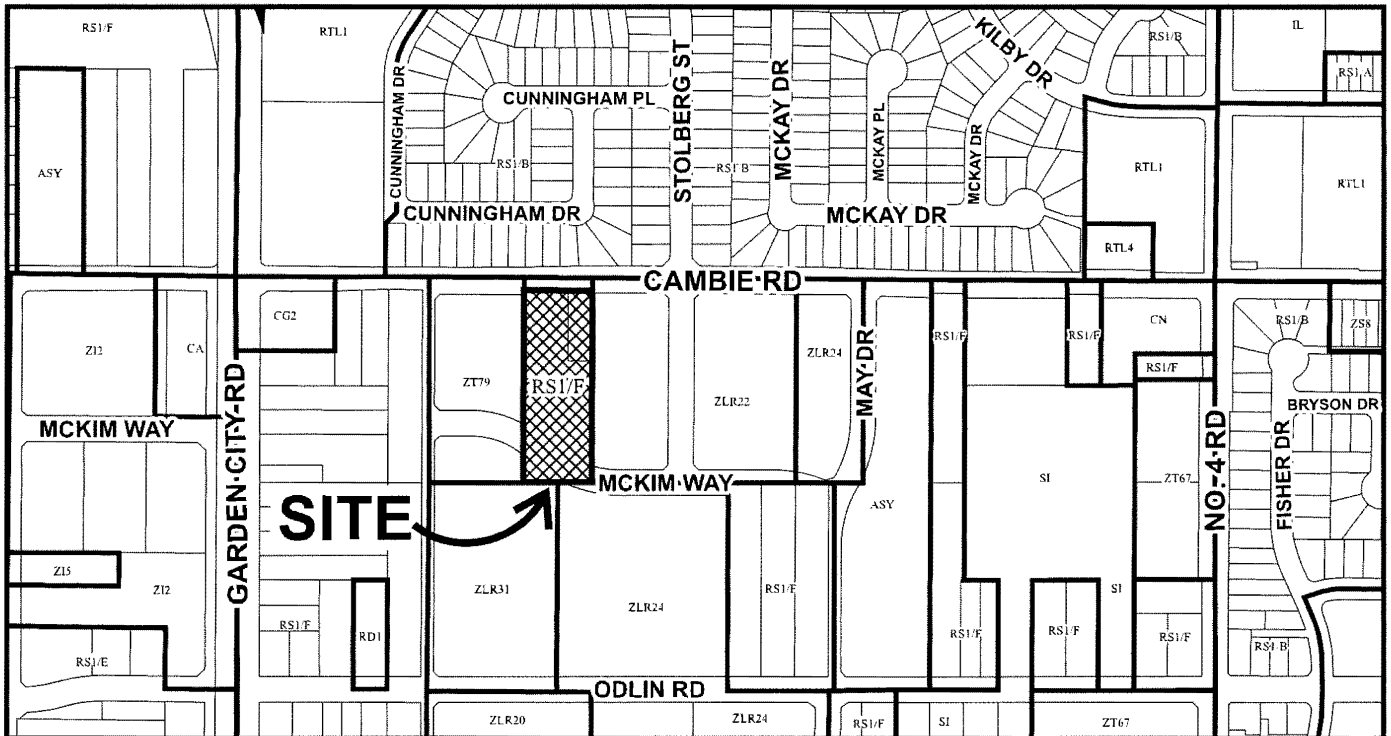
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF ,

MAYOR



City of Richmond



DP 21-933765

Original Date: 06/02/21

Revision Date:

Note: Dimensions are in METRES

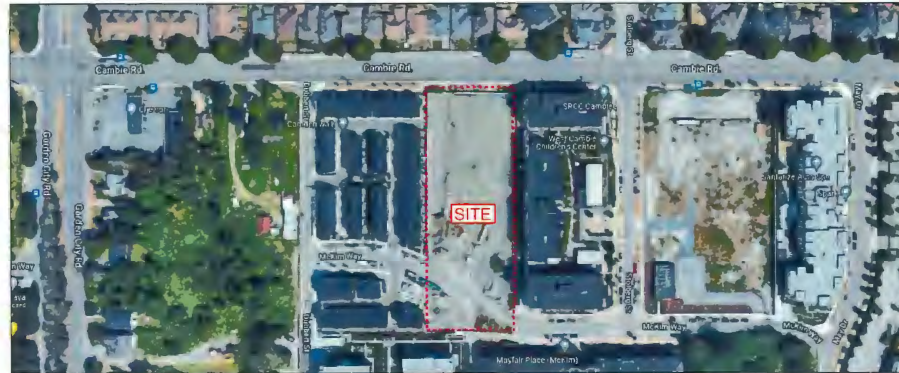
DEVELOPMENT PERMIT [DP-21-933765]

JANUARY 3, 2023

126-UNIT MULTI-FAMILY DEVELOPMENT

9300 & 9320 CAMBIE ROAD, RICHMOND BC

LOCATION PLAN



DRAWING LIST

ARCHITECTURAL

- A1.00 COVER SHEET
- A1.01 PROJECT INFORMATION
- A1.02 SITE SURVEY
- A1.03 CONTEXT PLAN
- A1.04 EXISTING SITE CONTEXT
- A1.05 LOT GRADING PLAN & OFFSITE SERVICES
- A1.06 SITE PLAN
- A1.07 FIRE FIGHTING
- A1.08 ACCESSIBILITY DIAGRAMS

- A2.01 FLOOR PLAN - PARKADE
- A2.02 FLOOR PLAN - L1
- A2.03 FLOOR PLAN - L2
- A2.04 FLOOR PLAN - L3
- A2.05 FLOOR PLAN - L4
- A2.06 FLOOR PLAN - L5
- A2.07 ROOF PLAN

- A2.08 OVERLAY - L1 FLOOR AREA RATIO
- A2.09 OVERLAY - L2 FLOOR AREA RATIO
- A2.10 OVERLAY - L3 FLOOR AREA RATIO
- A2.11 OVERLAY - L4 FLOOR AREA RATIO
- A2.12 OVERLAY - L5 FLOOR AREA RATIO
- A2.13 OVERLAY - L1 LOT COVERAGE
- A2.14 OVERLAY - L1 AMENITY AREA
- A2.15 OVERLAY - L2 TO L4 AMENITY AREA
- A2.16 OVERLAY - L5 AMENITY AREA

- A3.01 BLDG ELEVATIONS
- A3.02 BLDG ELEVATIONS
- A3.03 BLDG PERSPECTIVE W/ MATERIAL
- A3.04 BLDG ELEVATION NORTH
- A3.05 BLDG ELEVATION SOUTH
- A3.06 BLDG ELEVATION EAST
- A3.07 BLDG ELEVATION WEST

- A4.01 SECTION A
- A4.02 SECTION B
- A4.03 SECTION C
- A4.04 SECTIONS F, G, H & I
- A4.05 SECTION J
- A4.06 SECTION K, L, M, N & O
- A4.07 SECTION P & Q

- A4.08 TRELLIS DETAILS
- A4.09 TRELLIS POST LIGHTING

- A5.01 UNIT PLANS TYPE A1 & A2-U
- A5.02 UNIT PLANS TYPE B1 & B2
- A5.03 UNIT PLANS TYPE B3 & B4
- A5.04 UNIT PLANS TYPE B5 & B6
- A5.05 UNIT PLANS TYPE C1-U
- A5.06 UNIT PLANS TYPE C2, L1 & C2,2
- A5.07 UNIT PLANS TYPE C3, L1 & C3,2
- A5.08 UNIT PLANS TYPE C4
- A5.09 UNIT PLANS TYPE C5
- A5.10 UNIT PLANS TYPE D1-U & D2-U
- A5.11 UNIT PLANS TYPE D3
- A5.12 UNIT PLANS TYPE E1-U & E2
- A5.13 UNIT PLANS TYPE E3-U & E4
- A5.14 UNIT PLANS TYPE E5
- A5.15 UNIT PLANS TYPE F1

- A5.21 BUH UNITS A2-U & C1-U
- A5.22 BUH UNITS D1-U & D2-U
- A5.23 BUH UNITS E1-U & E3-U

- A6.01 3D AERIAL VIEWS
- A6.02 3D STREET VIEWS
- A6.03 PRIVATE COMMUNITY GARDEN 3D VIEWS
- A6.04 3D RENDERING AERIAL VIEW - CAMBIE ROAD
- A6.05 3D RENDERING AERIAL VIEW - MAYFAIR PLACE
- A6.06 3D RENDERING AERIAL VIEW - CAMBIE ROAD
- A6.07 3D RENDERING AERIAL VIEW - MAYFAIR PLACE
- A6.08 3D ENTRY CHANGES DETAILS

- A8.01 SHADOW STUDY MARCH & JUNE
- A8.02 SHADOW STUDY SEPT
- A8.03 SHADOWING ON REMY WEST FACE (SOUTH END)
- A8.04 SHADOWING ON REMY WEST FACE (NORTH END)

LANDSCAPE

- L1 LANDSCAPE PLAN (COLOURED)
- L2 LANDSCAPE PLAN
- L3 GRADING PLAN
- L4 SHRUB PLAN
- L5 SHRUB PLAN
- L6 FENCING & MATERIAL PLAN
- L7 LIGHTING PLAN
- L8 SECTIONS
- L9 DETAILS
- L10 AFPA CALCULATION
- L11 AREA CALCULATION
- L12 COST ESTIMATE

JUNE 15, 2022

CIVIL

ARBORIST

- 1 TREE MANAGEMENT REPORT REV #4 NOVEMBER 22, 2022

ACOUSTIC

MECHANICAL

TRANSPORTATION

SURVEY



PROJECT CONTACTS

Architect

INTERFACE ARCHITECTURE INC.
#230 - 11590 CAMBIE ROAD
RICHMOND, BC V6X 3Z5
Tel: 604-821-1152 Attn: KEN CHOW
Fax: 604-821-1148 Email: ken@interfacearchitecture.com

Civil (Onsite, Offsite)

CORE GROUP CONSULTANTS
#320 - 8988 FRASERTON COURT
BURNABY, BC V5J 5H8
Tel: 604-299-0605 Attn: CORMAC NOLAN
Fax: 604-299-0629 Email: nolan@coregroupconsultants.com

Structural Engineer

TISE ENGINEERING INC.
#121 WEST 8TH AVENUE
VANCOUVER, BC V6Y 1K3
Tel: 604-821-1162 Attn: SEAN CHEW
Fax: - Email: sean.chew@tise.ca

Interior Designer

AREA3 DESIGN
#2170-7080 RIVER ROAD
RICHMOND, BC V6X 1X5
Tel: 778-297-2732 Attn: KIMBERLY WARRANT
Fax: 778-297-2733 Email: kimberly.warrant@area3design.com

Mechanical

WILLIAMS ENGINEERING
200, 1520 McALLUM ROAD
ABBOTSFORD, BC V2S 8A3
Tel: 604-851-7561 Attn: DAVID IZBICKI
Fax: 604-855-7891 Email: dzbicki@williamsengineering.com

Electrical Engineer

LIEW ENGINEERING
#108 - 11121 HORSESHOE WAY
RICHMOND, BC V7A 5G7
Tel: 604-277-3157 Attn: RICHARD LIEW
Fax: 604-277-3157 Email: rlieweng@telus.net

Landscape Architect

PMG LANDSCAPE ARCHITECTS
SUITE C100 - 4185 STILL CREEK DRIVE
BURNABY, BC V5G 6G9
Tel: 604-294-0022 Attn: MARY CHAN YIP
Fax: 604-294-0011 Email: mary@pmglandscape.com

Geotechnical Engineer

GEOPACIFIC CONSULTANTS
1778 W. 75TH AVENUE
VANCOUVER, BC V6P 6P2
Tel: 604-439-0922 Attn: MATT KOKAN
Fax: 604-439-8189 Email: kokan@geopacific.ca

Surveyor

J. C. TAM AND ASSOCIATES
#115 - 8833 ODLIN CRESCENT
RICHMOND, BC V6X 3Z7
Tel: 604-214-8928 Attn: JOHNSON TAM
Fax: 604-214-8929 Email: office@jctam.com

Envelope

AQUA-COAST
201 - 5155 LADNER TRUNK ROAD
DELTA, BC V4K 1W4
Tel: 604-946-9910 Attn: PAT CUTHBERT
Fax: 604-946-9914 Email: pcuthbert@aquacoast.com

Energy

RED PELICAN BUILDING SCIENCE
200 - 8661 201 STREET
LANGLEY, BC V2Y 0G9
Tel: 778-873-3177 Attn: NICK SCHOCK
Fax: - Email: nick@redpelican.com

Acoustics

BAP ACOUSTICS
122-227 ST. JOHN STREET
PORT MOODY, BC V3H2A6
Tel: 604-492-2922 Attn: ERIC DE SANTIS
Fax: - Email: eric@bapacoustics.com

Arboretist

ARBORTECH CONSULTING LTD.
#200 - 3740 CHATHAM STREET
RICHMOND, BC V7E 2Z3
Tel: 604-275-3484 Attn: NORM HOL
Fax: 604-275-9554 Email: norm@arbortech.ca

REVISIONS
JAN 3, 2023 Issue for DP 7
NOV 11, 2022 ADP response (DP6)
JUL 8, 2022 ADP response (DP 5)
MAR 11, 2022 Issue for ADP
MAR 4, 2022 Issue for ADP
FEB 18, 2022 Issue for DP 4
FEB 16, 2022 Issue for DP 4
OCT 21, 2021 Issue for DP 3 (REV1)
CONSULTANTS
All designs and other information shown herein are for use on the specified project only and shall not be used otherwise without written permission of this office.
This drawing must not be reproduced without written permission from the office and unless the reproduction clearly carries the office name.
Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall not be informed of any variations from the dimensions and conditions shown on the drawing.
SEAL

INTERFACE:

Suite 230
11590 Cambie Road
Richmond BC
Canada V6X 3Z5

T 604 821 1162
F 604 821 1146
www.interfacearchitecture.com

PROJECT

126 - UNIT MID-RISE
MULTI-FAMILY
DEVELOPMENT

9300 & 9320 CAMBIE ROAD
RICHMOND, B.C.

PROJECT NO.

1804MCK2

SCALE

NA

DATE

JAN 3, 2023

DRAWN BY

XY

CHECKED BY

KYC

SHEET TITLE

COVER SHEET

DRAWING

A1.00

DP-21-933765

PLAN #1

January 23, 2023

SITE AREA SUMMARY

ORIGINAL SITE:	8,019 m ² [86,315.8 ft ²]
CAMBIE DEDICATION:	131 m ² [1410.07 ft ²]
MAIN SITE (A):	6,442 m ² [69341.1 ft ²]
MCKIM DEDICATION:	1,151 m ² [12389.2 ft ²]
REMNANT PARCEL (B):	294 m ² [3164.6 ft ²]
FAR-ELIGIBLE SITE (A+B):	6,736 m ² [72505.7 ft ²]

ENGINEERING ISSUES

Acoustic

RECOMMENDATIONS TO ADDRESS AIRCRAFT AND ROAD TRAFFIC NOISE:

- * WINDOWS / DOORS
 - > AT BEDROOMS, MEETS OR EXCEEDS STC 37 AND OITC 31
 - > RECOMMEND GLAZED AREA AT EACH BEDROOM TO NOT EXCEED 2.8 M2 (APPROX 5' X 3')
- * EXTERIOR WALLS (REFER TO REPORT):
 - > FOR BEDROOM WALLS HIGHLIGHTED IN GREEN, INSTALL ADDITIONAL LAYER OF GWB
 - > FOR BEDROOM WALLS HIGHLIGHTED IN RED, INSTALL ADDITIONAL LAYER OF GWB & RESILIENT CHANNELS
- * ROOF / CEILINGS
 - > AT LIVING ROOMS HIGHLIGHTED IN YELLOW, INSTALL BATT INSULATION & RESILIENT METAL CHANNELS
 - > AT BEDROOMS HIGHLIGHTED IN RED, INSTALL BATT INSULATION & RESILIENT METAL CHANNELS, AND AN ADDITIONAL LAYER OF GWB (TOTAL 2 LAYERS)

REVIEW OF OUTDOOR TRANSFORMERS FOR COMPATANCE WITH NOISE BYLAW NO. 8855

- * TWO PROPOSED DISTRIBUTION LPTS ON THE PADIUM EAST SIDE
 - > MAXIMUM PREDICTED NOISE LEVEL IS WELL BELOW THE NOISE LEVEL LIMITS STIPULATED IN NOISE BYLAW

Energy

TO MEET RICHMOND'S ENERGY POLICY, THE PROJECT WILL:

- * BE DESIGNED TO MEET BCBC ENERGY STEP CODE LEVEL 3
- * BE PART OF THE ALEXANDRIA DISTRICT UTILITY NETWORK FOR HEATING, COOLING, AND COMPOSTIC HOT WATER

TO MEET THE CITY'S ELECTRIC VEHICLE CHARGING BYLAW:

- * ALL RESIDENTIAL PARKING SPACES EXCLUDING VISITOR PARKING SPACES, SHALL FEATURE EV CHARGING
- * OUTLETS CAPABLE OF PROVIDING LEVEL 2 EV CHARGING

IN ADDITION, THE CAR-SHARE AND CAR-POOLING VEHICLES WILL BE CHARGING

LEVEL 2 (VOLTAGE 208V-240V, 15A TO 60A)

P 21-933765 PL

SITE INFORMATION / PROJECT DESCRIPTION

Civic ADDRESS	9300, 9320 CAMBIE ROAD RICHMOND BC
LEGAL DESCRIPTION	(1) LOT 5 EXCEPT PL 45079 B/K 'A' SEC '3' PL 34 B/K 5/RNG 6W NWD PLAN 1224 (2) LOT 55 SECT 34 B/LK 5/N RNG 6W NW/PL PLAN 45079
LOT SIZE	ORIGINAL SITE: 9019 m ² [86,321.6 ft ²] = 1.982 AC CAMBIE DEDICATION: 131 m ² [1,410.07 ft ²] MAIN SITE 'A': 6.442 m ² [69,341.1 ft ²] MCKIM DEDICATION: 1.151 m ² [12,389.2 ft ²] REMANANT SITE 'B': 294 m ² [3,164.6 ft ²] FAR-ELIGIBLE 'A' + 'B': 6.736 m ² [72,505.7 ft ²] = 1.665 AC
HERITAGE/RES/ANF	NO / NO / NO / YES AREA 2 (AND POLICY)
AREA PLAN / OCP	WEST CAMBIE 11 / APARTMENT RESIDENTIAL (ALEXANDRA)

SITE CONTEXT

A 125-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT IS PROPOSED FOR THIS 0.155 M2 AGGREGATE SITE IN THE ALEXANDRA NEIGHBOURHOOD OF THE WEST CAMBIE AREA (2.11A). IT IS ESSENTIALLY AN INFILL SITE, ALTHOUGH EXISTING OR NEARBY COMPATIBLE MULTI-FAMILY DEVELOPMENTS, SUCH AS TOWNHOUSE PROJECT IS CURRENTLY UNDER CONSTRUCTION IMMEDIATELY TO THE WEST, THE 8-STORY MULTI-FAMILY BERRY PROJECT IS ADJACENT TO THE EAST SIDE, TO THE SOUTHWEST IS POLYCONS 255-UNIT, 8-STORY BERKELEY HOUSE DEVELOPMENT, NOW UNDER CONSTRUCTION AND NEARLY COMPLETED, TO THE SOUTHEAST IS POLYCONS EXISTING 358-UNIT, 4-STORY MAYFAIR PLACE APARTMENTS. NORTH OF CAMBIE IS THE DAKES SINGLE-FAMILY NEIGHBOURHOOD, THE NORTH CAMBIE FRONTRAGE WILL REQUIRE A 1:1 M2 ROAD DEDICATION, THE NEW CURVED MCKIM ROAD ROW, TRAVERSING THE SOUTH-EAST OF THE SITE, WILL REQUIRE A 1:151 M2 ROAD DEDICATION, ISOLATING A TRIANGULAR REMNANT PARCEL OF 294 M2. TOGETHER WITH THIS SMALL PLOT, THE OVERALL FAR-ELIGIBLE SITE AREA IS 6736 M2. THE SITE IS IN CHARACTER AREA 4 - MEDIUM DENSITY HOUSING.

FORM AND MASSING

THE BUILDING MASSING IS LARGE,LY INFLUENCED BY THE ADJACENT MULTI-FAMILY PROJECTS AND THE TWO ROAD FRONTAGES. THE PROPOSED 5 STOREYS, OVER A SINGLE-LEVEL, HALF-STORY SUNKEN CONCRETE PARKADE, EASES THE TRANSITION FROM THE 6-STORY APARTMENT BLOCK DOWN TO THE 3-STORY TOWNHOUSE. ALSO, THE TOP 5TH FLOOR IS STEPPED BACK AT BOTH THE NORTH AND SOUTH ENDS TO LOWER AND ARTICULATE THE BUILDING FRONTAGE STREET WALLS. THE MAIN (CENTRAL) MASS IS SHIFTED AWAY FROM WEST PL TO CREATE AN INTERESTING, USEFUL, OUTDOOR AMENITY AREA ON THE WEST SIDE OF THE PARKADE PODIUM. THE CENTRAL MASS IS ALSO SHIFTED AWAY FROM THE EAST PL, SUCH THAT THE REMY UNITS FACING WEST AVE GIVEN MORE PHYSICAL AND VISUAL SEPARATION.

THE SE PART OF THE BUILDING IS TAPERED TO CREATE MORE SPACE FOR DIRECT SUNLIGHT PENETRATION BEHIND BUILDINGS. MOST OF THE MASS IS POSITIONED TO THE NORTH AND SOUTH ENDS TO GET BETTER DIRECT SUNLIGHT EXPOSURE. AT THE SOUTH END, THE MASSING IS FUSED BACK TO ACCOMMODATE A WIDER FRIENDLIER MAIN ENTRY PLAZA TERRACED PLANTERS WITH INTEGRATED RAMPS AND A GRAND OUTDOOR STAIR.

DENSITY AND HOUSING MIX

THE OCP IDENTIFIES THE SUBJECT SITE AS RESIDENTIAL AREA 1 PERMITTING A MINIMUM 1:36 FOR A MAX 1:70 FAN (TOWNHOUSE, LOW-RISE APARTMENTS, WITH DENSITY BONUSING FOR AFFORDABLE HOUSING. THE PERMITTED 0.2 FAR BONUS DENSITY WILL BE APPLIED TO 25% OF MARKET UNITS & 1:3 FOR AMT UNITS (I.E. 0.5857 FAR - 443.1 M2 MINIMUM FOR 5 UNITS IN THIS PROJECT). THE 5 AMT UNITS COMPRISE 452.1 M2. THE 125 UNITS ARE COMPRISED OF THE FOLLOWING UNIT MIX:

1 BEDROOM (5%) 1-BR + DEN (13%) 1-2 BR (51%) 2-BR + DEN (20%) 3-BR (10%) 3-BR + DEN (14%)
FIVE UNITS ARE SET TO BE AFFORDABLE HOUSING RENTAL UNITS (AHU) TO BE MANAGED BY A CITY-APPROVED THIRD PARTY CONTRACT. THE TWO 2-BR UNITS ARE ON LEVEL 1. THE THREE 3-BR UNITS ARE DISTRIBUTED ON FIVE, 5, 7, 3, 4, THIRTY-SEVEN BASIC UNIVERSAL, HOLDING UNITS (BUH) ARE DISTRIBUTED OVER ALL FIVE FLOORS. THEY INCLUDE 25% BLANDED RENTAL MIX OF ONE, TWO, AND THREE-BEDROOM UNIT TYPES, AND TOTAL ABOUT 20% OF THE PROPOSED 26-UNIT COUNT. THE OCP RECOMMENDS A MINIMUM OF 10%.

ARCHITECTURAL CHARACTER

THE PROJECT WILL HAVE A CONTEMPORARY ARCHITECTURAL STYLE FEATURING STACCOERED GROUPS OF STACKED BALCONIES CREATING A PLAYFUL VISUAL RHYTHM ACROSS THE LOW-SLING MID-RISE BUILDING. A STRONG TRIPARTITE DESIGN OF THE ELEVATIONS ARE EMPHASIZED BY THE GRAY BRICK (BASE), GROUPED BALCONIES (BODY), AND STEPPED BACK TOP FLOOR WITH ARTICULATED ROOF LINE (TOP). THE ARCHITECTURAL VOCABULARY SERVES TO TRANSITION FROM THE SIMPLE RECTILINEAR LINES OF THE FLOORS, THEY INCLUDE 25% BLANDED RENTAL MIX OF ONE, TWO, AND THREE-BEDROOM UNIT TYPES, AND TOTAL ABOUT 20% OF THE PROPOSED 26-UNIT COUNT. THE OCP RECOMMENDS A MINIMUM OF 10%.

SITE PLANNING

THE PROJECT'S SITE PLANNING STRIVES TO MEET THE WEST CAMBIE AREA PLAN'S ALEXANDRA LIVABILITY GUIDELINES (8.3). THE PROJECT'S LOCATION AND OVERALL DESIGN ADDRESSES THE VARIOUS ASPECTS OF SOCIAL INFRASTRUCTURE IN THE FOLLOWING WAYS:

- INFILL LOCATION:** THE DEVELOPMENT WILL COMPLETE THE LOCAL FRONTAGE AND REAFFIRMATION PUBLIC WAYS (I.E. SIDEWALKS, BOULEVARDS, LANDSCAPING, LIGHTING, ETC.).
- PROXIMITY TO AMENITIES:** THE PROJECT HAS CONVENIENT ACCESS TO ARTERIAL ROADS, HWYS 91 & 99, AS WELL AS TO A PUBLIC TRANSIT STOP-COLS, PARKS, AND SHOPPING AMENITIES.
- CITY DIRECTED PRIORITIES:** AFFORDABLE/UNIVERSAL HOUSING, DENSITY.

FLOOR AREA BREAKDOWN SUMMARY			
LEVELS	GROSS (m ² & ft ²)	EXEMPTIONS	NET (FAR)
L1	2,570.0 m ² (27,766 ft ²)	422.6 m ² (4,550 ft ²)	2,147.4 m ² (23,114 ft ²)
L2	2,515.0 m ² (27,114 ft ²)	128.1 m ² (1,379 ft ²)	2,486.9 m ² (26,738 ft ²)
L3	2,575.0 m ² (27,717 ft ²)	128.1 m ² (1,379 ft ²)	2,446.9 m ² (26,338 ft ²)
L4	2,575.0 m ² (27,717 ft ²)	128.1 m ² (1,379 ft ²)	2,446.9 m ² (26,338 ft ²)
L5	2,031.7 m ² (21,869 SF)	97.6 m ² (1,050 ft ²)	1,934.1 m ² (20,819 ft ²)
TOTALS	12,226.7 m ² (132,684 ft ²)	804.5 m ² (9,737 ft ²)	11,422.2 m ² (122,947 ft ²)

AHU & BUH SUMMARY						
AFFORDABLE LEMR HOUSING UNITS (AHU) / BASIC UNIVERSAL HOUSING UNITS (BUH) *ALL AHU ARE BUH						
UNIT NUMBER	NO OF UNITS	UNIT TYPE	BUH	AHU	MIN. AHU SIZE REQ.	UNIT SIZE PROPOSED
225, 325, 425,	3	A2 U	●			61.67 m ²
103, 120,	2	C1 U	●	●	69 m ²	74.88 m ²
101, 107, 116, 120,	20	D1 U				87.14 m ²
202, 208, 217, 223,			●			
402, 308, 317, 323,						
402, 408, 417, 423						
502, 608, 612, 618,						
115, 218, 318, 416,	4	D2 U	●		--	87.51 m ²
214, 314, 414,	3	E1 U	●			94.30 m ²
224, 324, 424,	3	E3 U	●	●	51 m ²	130.59 m ²
519,	1	E3 U	●		--	130.59 m ²
TOTAL	36					

WASTE MANAGEMENT SUMMARY			
	NO. OF BINS	AREA REQ PER BIN (m ²)	TOTAL AREA REQ (m ²)
MIXED CONTAINERS	8	1.26	7.56
REFUNDABLES	3	0.97	2.91
MIXED PAPER	4	1.26	5.04
GLASS	1	0.97	0.97
FOOD SCRAPS	5	0.97	4.85
CARDBOARD	1	4.88	4.88
GARAGE	3	7.67	23.04

UNIT MIX SUMMARY										
ROOM TYPE	UNIT TYPE	R ²	L1	L2	L3	L4	L5	TOTAL UNITS (R ²)	TOTAL (R ¹)	UNIT MIX
1B	A1 A2-U	834 867		1	1	1	1	3	1,902	3,201
SUBTOTAL								6	3,903	5%
1B + D	B1 B2 B3 B4 B5 B6	851 852 860 687 707 738	1 1 1 1 1 1	1 1 1 1 1 1	1 1 1 1 1 1	1 1 1 1 1 1	1 1 1 1 1 1	4 4 3 3 3 3	2,804 2,836 1,660 2,081 2,121 1,738	
SUBTOTAL								18	10,820	13%
2B	C1 C2 C3 C3.1 C4 C5	808 806 801 858 851 875 986	2 2 2 6 2 1 1	2 2 2 6 2 1 1	2 2 2 6 2 1 1	2 2 2 6 2 1 1	2 2 2 6 2 1 1	2 8 10 26 10 4 3	1,512 6,445 8,910 24,024 8,510 3,300 2,958	
SUBTOTAL								85	55,082	51%
2B + D	D1-U D2-J D3-J	938 942 1,082	4 4 1	4 4 1	4 4 1	4 4 1	4 4 1	20 18 1	18,760 4,768 1,082	
SUBTOTAL								25	24,610	26%
3B	E1-J E2 E3-J E4 E5	1,015 1,049 1,087 1,163 1,344	1 1 1 1 1	1 1 1 1 1	1 1 1 1 1	1 1 1 1 1	1 1 1 1 1	3,045 4,198 4,198 1,163 1,344		
SUBTOTAL								13	1,344	16%
3B + D	F1	1,939					1	1,939		
SUBTOTAL								1	1,939	1%
TOTAL			22	28	28	28	20	126	96,378	100%

AVERAGE SITE GRADE CALCULATION					
	NE	NW	SE	SW	AVERAGE
SITE A (MAIN)	1.93	1.56	2.13	2.08	2.025 m
SITE B (MINANT)	2.35	2.15	-	2.47	2.323 m
AVERAGE FINISHED GRADE					2.17 m

ZONING SUMMARY		Zoning Bylaw No. 8500	
	PERMITTED / REQUIRED	PROJECT SPECIFICS (PROPOSED)	
LOT ZONING	R51 / F (EXISTING)	2L/R43 (LOW-RISE APARTMENT)	
USES	MEDIUM DENSITY HOUSING (OCP)	APARTMENT HOUSING	
DENSITY (MAX)	150 FAR (BASE MKT HSG) ≥ 10 104 m ² $+ 0.2$ (12 ALH - 0.067 - 449.06 m ² MIN) & (2/3 MKT ≥ 0.133 - 898 13 m ² MAX)	150 FAR (BASE MKT HSG) ≥ 10 104 m ² $+ 0.067$ ALH (452.7 m ²) $+ 0.131$ MKT (890.25 m ²)	
	<u>TOTAL ALLOWABLE MAX FAR</u>	<u>TOTAL PROPOSED FAR</u>	
	≥ 1.7 FAR - 11,451.2 m ² (123,259 ft ²)	≥ 1.635 FAR - 11,422.2 m ² (122,947 ft ²)	
	≥ 0.1 INTERIOR AMENITY = 673.6 m ² MAX	≥ 0.0814 INTERIOR AMENITY = 548.5 m ²	
LOT COVERAGE	40% MAX/UM	42.2% (2,842 m ² / 6,736 m ²)	
MIN BUILDING SETBACKS	7.5 m (MCK/M WAY), 4.0 m (CAMBIE ROAD) 4.0 m MIN AT INTER OR LOT LINES	7.5 m (MCK/M WAY), 4.0 m (CAMBIE ROAD) 4.0 m MIN AT INTERIOR LOT LINES	
MIN PARKADE SETBACKS	7.5 m (MCK/M WAY), 2.0 m (CAMBIE ROAD) 0.9 m (WEST), 0.9 m (EAST)	7.5 m (MCK/M WAY), 2.0 m (CAMBIE ROAD) 0.9 m (WEST), 1.2 m (EAST)	
STAIR SETBACKS	1.5 m (MINIMUM AT PUBLIC ROAD)	1.5 m AT PUBLIC ROAD	
BUILDING HEIGHT MAX.	5 STOREYS, 19.5 m	19.5 m, 5 STOREYS OVER BSMT PARKADE	
FCL	2.6 m GSC (PER OCP WEST CAMBIE)	2.6 m GSC	
PARKING	192 SPACES (AFTER 10% TDM REDUX) * R 184 SP - 1.5 PER 121 MKT UNITS * R 5 SP = 1.0 PER 5 AHU UNITS * V 23 SP - 1.0 PER 126 RESID UNITS	193 SPACES = 1,523 SP/UNIT * 164 RESID MARKET UNITS * 15 RESID AFFORDABLE UNITS * 24 VISITOR (INCL. 2 CAR SHARE)	
MIN AMENITY SPACE (14.4.5.D)	MIN. 100 m ² (INDOOR) 6 m ² /UNIT (756 m ²); COMMON OUTDOOR 3 m ² /UNIT (378 m ²); CHILDREN'S PLAY 6 m ² PRIVATE OUTDOOR SPACE	548.5 m ² = 0.0814 FAR (INDOOR) 853.1 m ² COMMON OUTDOOR (USABLE) 384.3 m ² CHILDREN'S PLAY MIN. 6.3 m ² PER UNIT	
MECHANICAL SPACE (4.5.1)	100 m ² MAX	96 m ²	
AFFORDABLE LEMR HOUSING (AHU) UNITS	449.06 m ² MIN/UM* - ONE THIRD OF 0.2 BONUS FAR = 0.066667 FAR * TO BE BUILT # UNITS EXCEED 60	452.7 m ² (5 UNITS, 2 x 2BR, 3 x 3BR)* * SEE SUMMARY TABLE * ALL AHU UNITS ARE ALSO BUH UNITS	
BASIC UNIVERSAL HOUSING (BUH) UNITS	10% (PER OCP GUIDELINES) TARGET 85% OF ALL LEMR UNITS	25% = 36 UNITS OUT OF 126 UNITS TOTAL	

ZONING SUMMARY Zoning Bylaw No. 8500

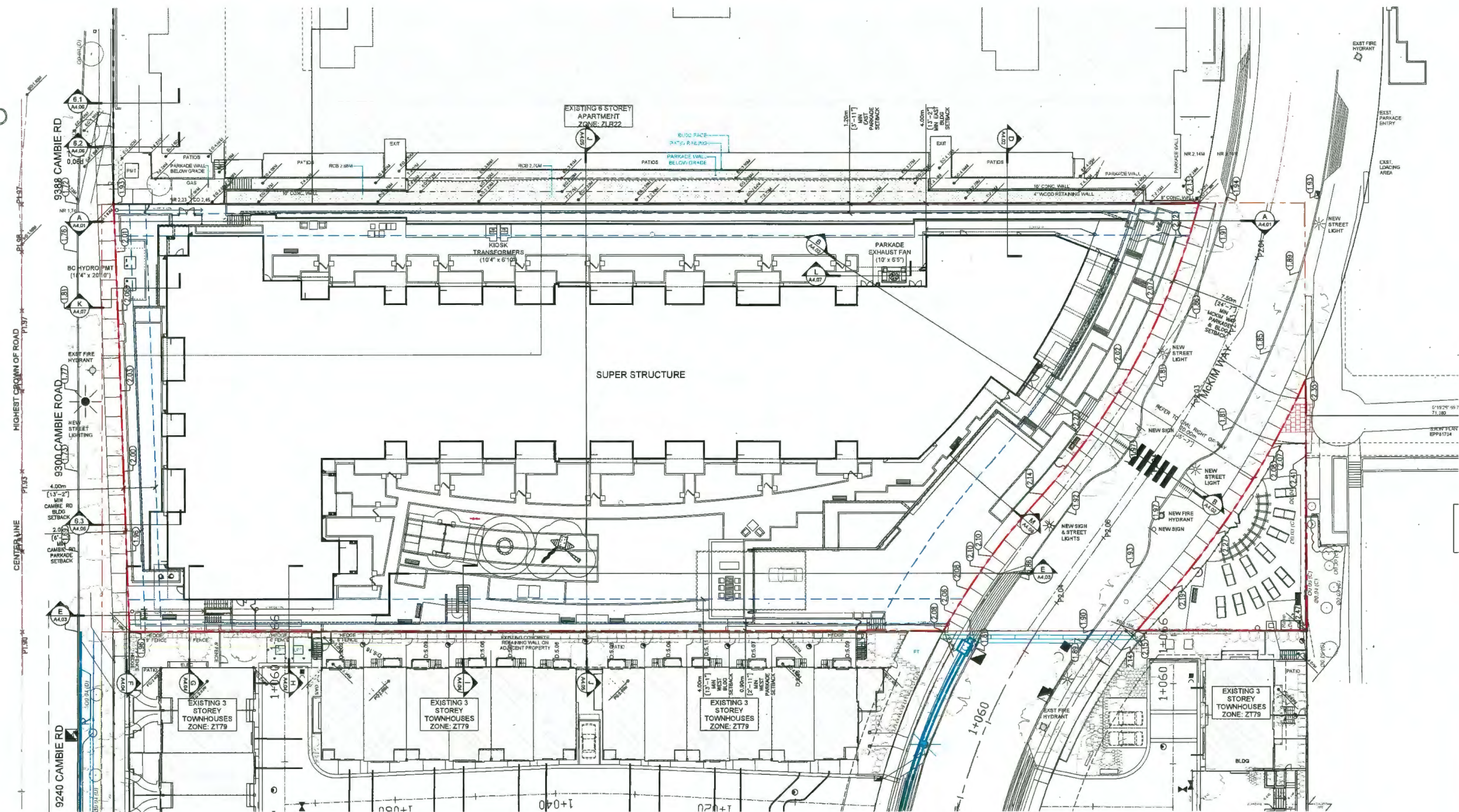
LOT ZONING USES DENSITY (MAX)	R51 1/F (EXISTING) MEDIUM DENSITY HOUSING (OCP) 150 FAR (BASE MKT HSG) = 10 104 m ² + 0.2 (1/3 ALH = 0.067 = 445.06 m ² MIN) & (2/3 MKT = 0.133 = 898 13 m ² MAX)	2LR43 (LOW-RISE APARTMENT) APARTMENT HOUSING 150 FAR (BASE MKT HSG) = 10 104 m ² + 0.057 ALH (452.7 m ²) + 0.131 MKT (880.25 m ²)
	TOTAL AVAILABLE MAX FAR >=>1.7 FAR = 11,451.2 m ² [123,259 ft ²] + 0.01 INTERIOR AMENITY = 073.6 m ² MAX 40% MAXIMUM	TOTAL PROPOSED FAR >=>1.835 FAR = 11,422.2 m ² [122,047 ft ²] + 0.0814 INTERIOR AMENITY = 548.5 m ² 42.2% (2,842 m ² / 6,735 m ²)
LOT COVERAGE		
MIN BUILDING SETBACKS	7.5 m (MCKIM WAY), 4.0 m (CAMBIE ROAD) 4.0 m MIN AT INTER OR LOT LINES	7.5 m (MCKIM WAY), 4.0 m (CAMBIE ROAD) 4.0 m MIN AT INTERIOR LOT LINES
MIN PARKADE SETBACKS	7.5 m (MCKIM WAY), 2.0 m (CAMBIE ROAD) 0.8 m (WEST), 0.9 m (EAST)	7.5 m (MCKIM WAY), 2.0 m (CAMBIE ROAD) 0.9 m (WEST), 1.2 m (EAST)
STAIR SETBACKS	1.5 m MINIMUM AT PUBLIC ROAD	1.5 m AT PUBLIC ROAD
BUILDING HEIGHT MAX.	5 STOREYS, 19.5 m	19.5 m, 5 STOREYS OVER BSMT PARKADE
FCL	2.6 m GSC (PER OCP WEST CAMBIE) 192 SPACES (AFTER 10% TDW REDUX) * R 184 SP = 1.5 PER 121 MKT UNITS * R 5 SP = 1.0 PER 5 AHU UNITS * V 23 SP = 0.2 PER 128 RESID UNITS	2.6 m GSC 193 SPACES = 1,523 SP/UNIT * 164 RES/D MARKET UNITS * 5 RES/D AFFORDABLE UNITS * 24 VISITOR (INCLUDE 2 CAR SHARE)
MIN AREA FOOTPRINT (14.4.5.D)	MIN. 150 m (INDOOR) 8 m ² /UNIT (738 m ²) COMMON OUTDOOR 3 m ² /UNIT (378 m ²) CHILDREN'S PLAY 6 m ² PRIVATE OUTDOOR SPACE 100 m ² MAX	548.5 m ² = 0.8814 FAR (INDOOR) 853.1 m ² COMMON OUTDOOR (USABLE) 384.3 m ² CHILDREN'S PLAY MIN. 6.3 m ² PER UNIT 96 m ²
MECHANICAL SPACE (4.5.1)		
AFFORDABLE LEMR HOUSING (AHU) UNITS	449.06 m ² MINIMUM* - ONE THIRD OF 0.2 BONUS FAR = 0.066667 FAR - TO BE BUILT # UNITS EXCEED 60 10% (PER OCP GUIDELINES) TARGET 85% OF ALL LEMR UNITS	452.7 m ² (5 UNITS, 2 x 2BR, 3 x 3BR)* * SEE SUMMARY TABLE * ALL AHU UNITS ARE ALSO BHM UNITS
BASIC HOUSING - HOUSING (BHM) UNITS		25% = 36 UNITS OUT OF 126 UNITS TOTAL

JAN 8, 2023	Issue for DP 7
NOV 11, 2022	ADP response (DP6)
JUL 8, 2022	ADP response (DP 5)
MAR 11, 2022	Issue for ADP
MAR 4, 2022	Issue for ADP
FEB 18, 2022	Issue for DP 4
FEB 16, 2022	Issue for DP 4
OCT 21, 2021	Issue for DP 3 (REV1)
CONSULTANTS	
<p>all design and other information shown herein shall be for the client's use only, and shall not be used without the permission of this office.</p> <p>This drawing shall not be reproduced or its contents transmitted from this office and where the material is already contained in the same.</p> <p>Contractors shall verify and be responsible for all dimensions and conditions in the field and this office shall not be deemed to be responsible when the dimensions and conditions shown on this drawing.</p> <p>SEAL</p>	

Suite 230
11590 Cambie Road
Richmond BC
Canada V6X 3Z5

126 - UNIT MID-RISE MULTI-FAMILY DEVELOPMENT
9300 & 9320 CAMBIE ROAD RICHMOND, B.C.
PROJECT NO. 1804VCK2
SCALE As Noted
DATE JAN 3, 2023
DRAWN BY XY
CHECKED BY KYC
SHEET TITLE PROJECT INFORMATION
DRAWING

A1.01



REVISIONS
JAN 3, 2023 Issue for DP 7
NOV 11, 2022 ADP response (DP6)
JUL 6, 2022 ADP response (DP 5)
MAR 11, 2022 Issue for ADP
MAR 4, 2022 Issue for ADP
FEB 16, 2022 Issue for DP 4
FEB 16, 2022 Issue for DP 4
OCT 21, 2021 Issue for DP 3 (REV1)
CONSULTANTS
All designs and other information shown herein are for use on the specified project only and shall not be used otherwise without written permission of this office.
This drawing must not be reproduced without written permission from this office and unless the reproduction clearly credits the office name.
Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall not be held responsible for any variations from the dimensions and conditions shown on the drawing.
SEAL

INTERFACE:

Suite 230
11590 Cambie Road
Richmond BC
Canada V6X 3Z5

T 604 821 1162
F 604 821 1146
www.interfacearchitecture.com

PROJECT
126 - UNIT MID-RISE MULTI-FAMILY DEVELOPMENT
9300 & 9320 CAMBIE ROAD RICHMOND, B.C.
PROJECT NO.
1804MCK2
SCALE
1"=20'-0"
DATE
JAN 3, 2023
DRAWN BY
XY
CHECKED BY
KYC
SHEET TITLE
LOT GRADING PLAN & SITE SERVICES
DRAWING

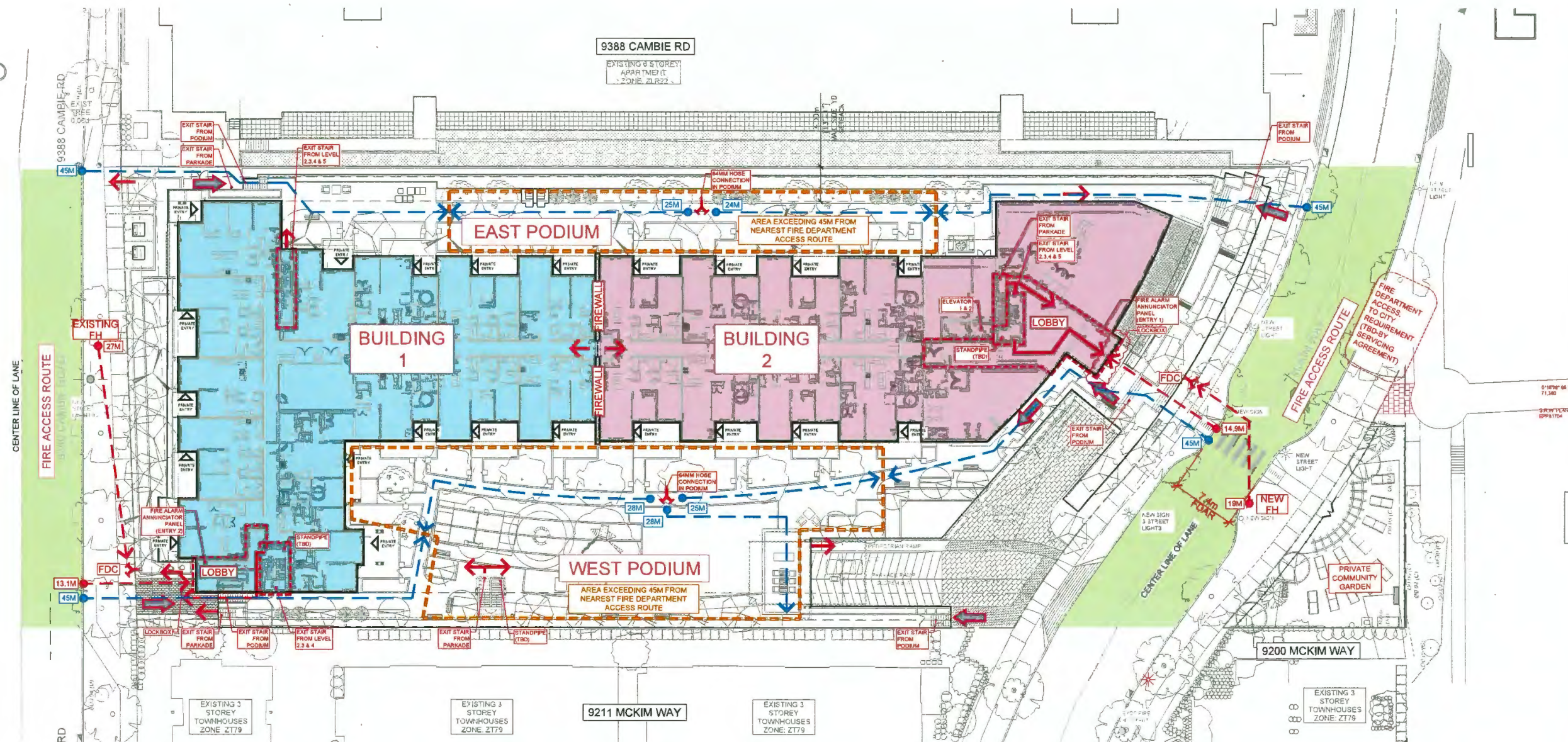
DP 21-933765

PLAN #4

January 23, 2023

DP PLAN # 1a

A1.05



DP 21-933765

PLAN #5

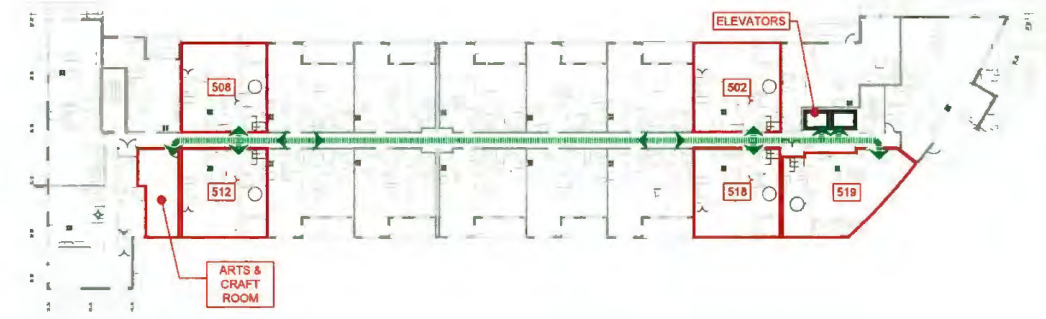
January 23, 2023

REVISIONS
JAN 3 2023 Issue for DP
MAR 11 2022 ADP response (DP 5)
MAR 9 2022 ADP response (DP 5)
MAR 14 2022 Issue for ADP
MAR 14 2022 Issue for ADP
FEB 13 2022 Issue for DP 4
FEB 16 2022 Issue for DP 4
T 21 2021 Issue for DP 3 RE 1
CONSULTANTS
All design and other information shown hereon are for use on the project only and shall not be used otherwise without the permission of the office.
This drawing must not be reproduced without written permission from the office and unless the reproduction clearly states the office name.
Consultants shall verify and be responsible for all dimensions and conditions on the job and its office shall be informed of any variations from the drawings and our drawings upon the drawing.
SEAL

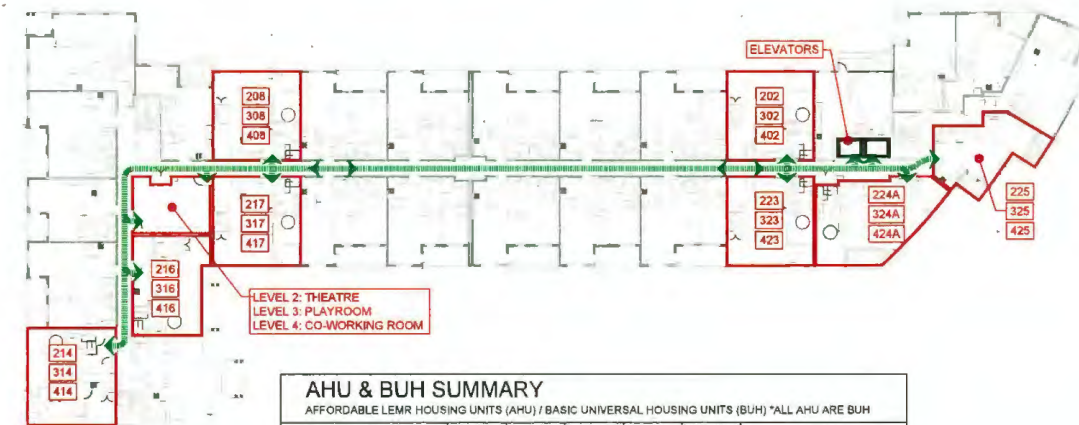
INTERFACE:

Suite 230
11590 Cambie Road
Richmond BC
Canada V6X 3Z5
T 604 821 1182
F 604 821 1146
www.interfacearchitecture.com




PROJECT
126 - UNIT MID-RISE MULTI-FAMILY DEVELOPMENT
9200 & 9220 CAMBIE ROAD RICHMOND, B.C.
PROJECT NO.
304MCK2
SCALE
1"=20'
DATE
JAN 3 2023
DRAWN BY
XI
CHECKED BY
KIC
SHEET TITLE
FIREFIGHTING PLAN
DRAWING
A1.07



LEVEL 5



LEVEL 2,3 & 4

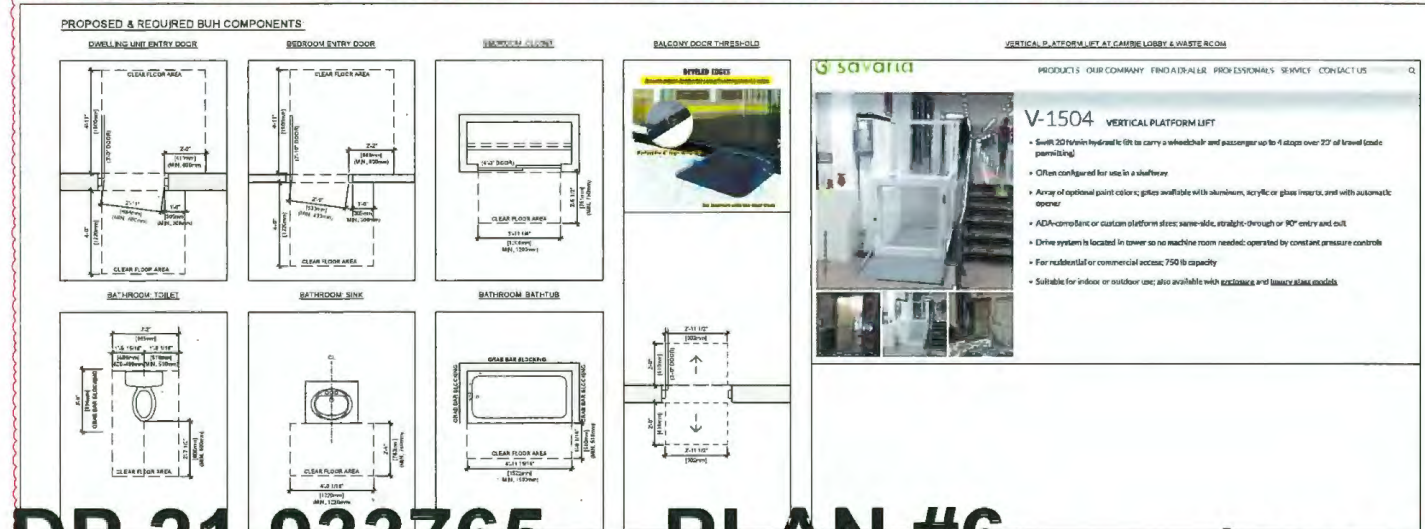
	ACCESSIBILITY PATH	NOTE - REFER TO ACCESSIBILITY STRATEGY ON SHEET A1.01 INFORMATION SHEET
	ACCESSIBLE TRAVEL PATH	
	2-WAY TRAFFIC ACCESS ARROWS	
	ACCESSIBLE SPACES & AREAS	

[illegible]

Suite 230
11590 Cambie Road
Richmond BC
Canada V6X 3Z5

T 604 821 1162
F 604 821 1146
www.interfacearchitecture.com

PROJECT	
PROJECT NO.	
SCALE	1"=30'-0"
DATE	
DRAWN BY	
CHECKED BY	
SHEET TITLE	
ACCESSIBILITY DIAGRAM	
DRAWING	
A1.08	



ENTRY ACCESS: ACCESS DWELLING UNIT AND ENTRY FROM ROAD AND ON-SITE PARKING; ELEVATOR ACCESS FROM ROAD AND ENTRY TO ON-SITE PARKING; AUTOMATIC DOOR OPERATOR TO MAIN ENTRY.

DOORS AND DOORWAYS: MINIMUM CLEAR OPENING TO DWELLING ENTRY DOORS AND COMMON AREAS TO BE 850mm, (SWING DOORS); MINIMUM CLEAR OPENING TO AT LEAST ONE BEDROOM, ONE BATH AND LIVING AREAS TO BE 800mm, (SWING DOORS); MAXIMUM 13mm THRESHOLD HEIGHT THROUGHOUT BUILDING; DOOR CLEARANCES ARE ILLUSTRATED IN DIAGRAM 1 BELOW.

MANOEUVER SPACE AT DOORWAYS: ENTRY DOORS AND COMMON AREAS TO HAVE 800mm CLEAR SPACE ON PULL SIDE AND 300mm ON PUSH SIDE OF DOOR LATCH (SEE DIAGRAM 1 BELOW); 1200mm SEPARATION PLUS WIDTH OF DOOR AT DOORS IN SERIES, EXEMPT FROM ABOVE IF ROUGH IN WIRING PROVIDED FOR FUTURE AUTOMATIC DOOR OPERATOR.

CORRIDOR WIDTHS: MINIMUM 1200mm WIDTH AND 1500mm BY 1500mm CLEAR SPACE ADJACENT TO ELEVATOR.

FLOOR SURFACES: NO ABRUPT CHANGES IN LEVEL (13mm MAXIMUM FLUSH THRESHOLD EXCEPT AT BALCONIES, PATIO AND DECK DOOR SILLS.

WINDOWS: MAXIMUM 750mm SILL HEIGHT TO ONE IN BEDROOM AND ONE IN LIVING ROOM FOR SEATED VIEWING. OPENING MECHANISM WITH ONE HAND NOT REQUIRING TIGHT GRASPING, PINCHING OR TWISTING.

OUTLETS AND SWITCHES: SWITCHES AND PANELS TO BE 900 TO 1200mm FROM FLOOR, INTERCOM BUTTONS TO MAXIMUM OF 1375mm FROM FLOOR, OUTLETS AND JACKS TO BE 450 TO 1200mm FROM FLOOR; THERMOSTAT TO BE 900 TO 1200mm FROM FLOOR; THE OPERABLE PART OF CONTROLS SHALL BE LOCATED WITHIN REACH OF A CLEAR FLOOR AREA THAT HAS A WIDTH OF NOT LESS THAN 750 MM. SWITCHES TO BE ROCKER OR PADDE TYPE.

BATHROOMS: AT LEAST ONE BATHROOM TO HAVE CENTRE LINE OF TOILET POSITION 420 TO 480mm TO SIDE WALL, 510mm FROM ANY OBSTRUCTION ON NON-GRAB BAR SIDE AND 800mm ON FRONT; 760mm BY 1200mm CLEAR FLOOR AREA (PARALLEL TO SINK) AT FRONT OF SINK CENTRE; CLEAR AREA OF 510mm DEPTH ALONG FULL LENGTH OF BATHTUB; SOLID BLOCKING IN WALLS (AND FLOOR WHERE APPLICABLE) BEHIND AND BESIDE TOILET FOR FUTURE GRAB BAR INSTALLATION; AT LEAST ONE TOILET TO HAVE TOP OF TOILET RIM AT 480mm ABOVE FLOOR. (SEE DIAGRAM 2 BELOW)

KITCHENS: EASY ACCESS TO COUNTERS AND CUPBOARDS; EG. CONTINUOUS COUNTER BETWEEN STOVE AND SINK ADJUSTABLE SHELVING, PULL-OUT WORK BOARDS AT 810mm HEIGHT; PULL-OUT SHELVES, LEVER-TYPE FAUCETS HANDLES, EASY REACH AND GRASP HANDLES ON CUPBOARDS, TASK LIGHT AT SINK, STOVE AND KEY WORK AREAS; LOCATE PLUMBING PIPES UNDER COUNTER SPACE FOR POTENTIAL 810mm wide WORKSPACE (KNEE SPACE) FOR EASY FUTURE CONVERSION OF COUNTERS AT SINK AND BUILT-IN STOVE TOP.

BEDROOM & CLOSET: AT LEAST ONE BEDROOM IN DWELLING UNIT TO HAVE TURNING DIAMETER OF 1500mm ON ONE SIDE OF DOUBLE BED; AT LEAST ONE BEDROOM CLOSET IN DWELLING UNIT TO HAVE CLEAR DOOR OPENING OF 900mm AND FLOOR SPACE OF 750mm BY 1200mm WHERE CLOTHES HANGER ROD CAN BE LOWERED TO 1200mm. (SEE DIAGRAM 3 BELOW)

PATIOS AND BALCONIES: MINIMUM 800mm ACCESS DOORS, MINIMUM 1500mm BY 1500mm BALCONY OR PATIO DIMENSIONS (DOES NOT APPLY TO "JULIET" OR "TRENCH" STYLE)

PARKING SUMMARY

1. PARKING COMPONENTS

PARKING ZONE	PARKING COMPONENTS	SPACE/UNIT REQUIRED	RESIDENTIAL UNITS	STALLS REQUIRED	TDM (-10%)	PROPOSED
RESIDENTIAL ZONE	MARKET	1.5	121	181.5	164	164*
	AFFORDABLE (aff)	1.0	5	5	5	5*
TOTAL RESIDENTIAL REQUIRED: 169						169*
VISITOR ZONE	RESIDENTIAL	0.2	126	25.4	21	22
	CAR SHARE	2			2	2 (1 LEVEL 2 EV)
TOTAL VISITOR REQUIRED: 23						24
TOTAL PARKING REQUIRED: 192						193

NOTES:
* INDICATES LEVEL 2 EV CHARGING

2. STALL TYPES

ACCESSIBLE STALLS (STANDARD & VAN)	STANDARD	SMALL	HORIZONTAL BIKE	VERTICAL BIKE

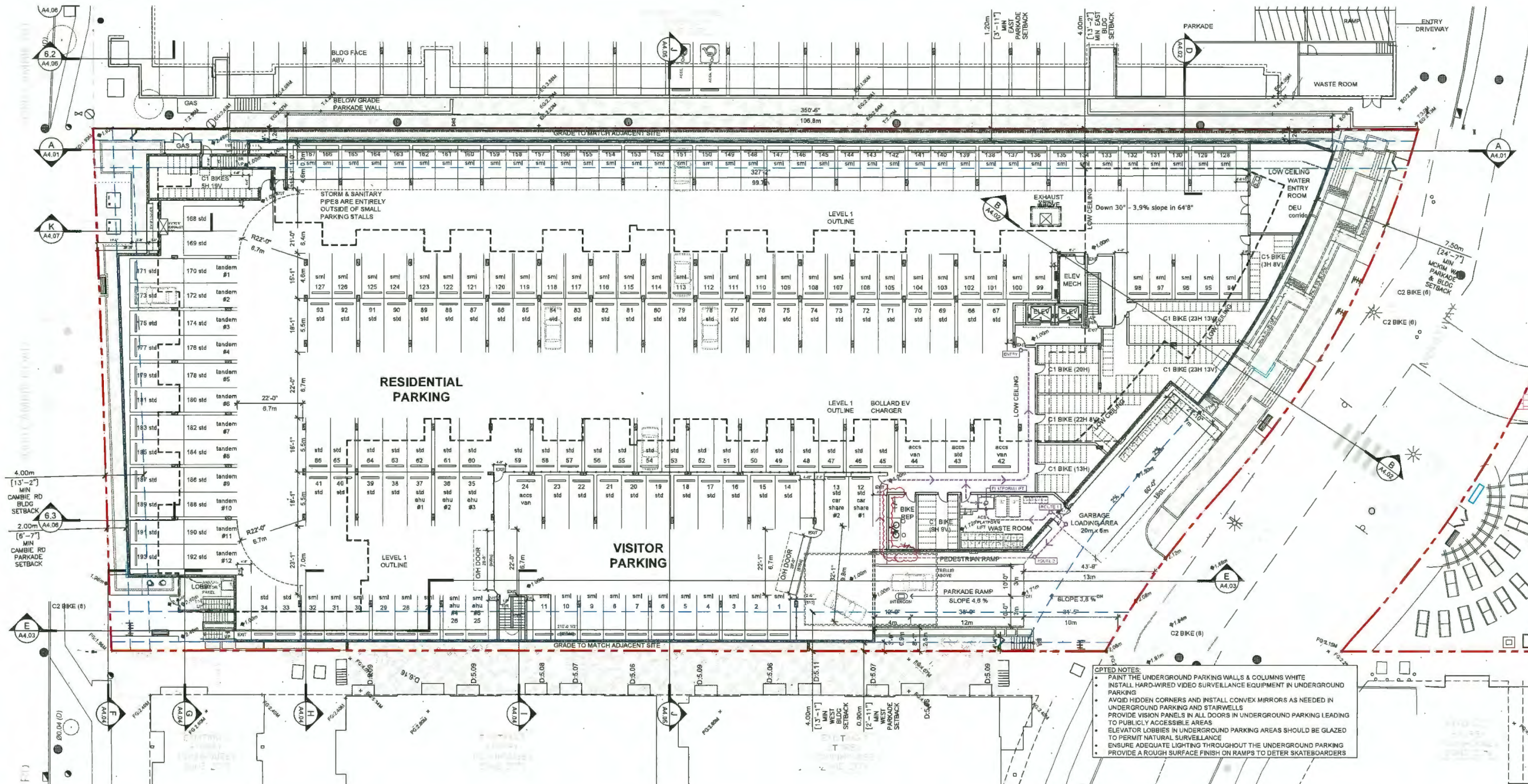
3. STALL TYPE MIX

STALL TYPE	REQUIRED	PROPOSED
TOTAL - ACCESSIBLE STALLS	2%	2%
TOTAL - STANDARD STALLS	48%	50%
STANDARD TANDEM STALLS		12
TOTAL - SMALL STALLS	50%	48%
TOTAL - STALLS	100%	100%

4. BIKE STALLS

BIKE STALLS / CLASS	REQUIRED	PROPOSED
TOTAL - CLASS 1 (C1)	1.25	158
CLASS 1 HORIZONTAL (H)	87%	106 MIN
CLASS 1 VERTICAL (V)	33%	52 MAX
TOTAL - CLASS 2 (C2)	0.2	26
TOTAL - BIKE STALLS	100	184

NOTES:
1. ONE 120V ELECTRIC PLUG-INS FOR EVERY BIKE ROOM/STORAGE COMPOUNDS.



- NOTES:
- PAINT THE UNDERGROUND PARKING WALLS & COLUMNS WHITE
 - INSTALL HARD-WIRED VIDEO SURVEILLANCE EQUIPMENT IN UNDERGROUND PARKING
 - AVOID HIDDEN CORNERS AND INSTALL CONVEX MIRRORS AS NEEDED IN UNDERGROUND PARKING AND STAIRWELLS
 - PROVIDE VISION PANELS IN ALL DOORS IN UNDERGROUND PARKING LEADING TO PUBLICLY ACCESSIBLE AREAS
 - ELEVATOR LOBBIES IN UNDERGROUND PARKING AREAS SHOULD BE GLAZED TO PERMIT NATURAL SURVEILLANCE
 - ENSURE ADEQUATE LIGHTING THROUGHOUT THE UNDERGROUND PARKING
 - PROVIDE A ROUGH SURFACE FINISH ON RAMPS TO DETER SKATEBOARDERS

REVISIONS

JAN 3, 2023

Issue for DP 7

NOV 11, 2022

ADP response (DP6)

JUL 8, 2022

ADP response (DP 5)

MAR 11, 2022

Issue for ADP

MAR 4, 2022

Issue for ADP

FEB 18, 2022

Issue for DP 4

FEB 16, 2022

Issue for DP 4

OCT 21, 2021

Issue for DP 3 (REV1)

CONSULTANTS

INTERFACE:

Suite 230

11590 Cambie Road

Richmond BC

Canada V6X 3Z5

T 604 821 1162

F 604 821 1146

www.interfacearchitecture.com

PROJECT

126 - UNIT MID-RISE

MULTI-FAMILY

DEVELOPMENT

9300 & 9320 CAMBIE ROAD

RICHMOND, B.C.

PROJECT NO.

1604MK2

SCALE

1/8" = 1'-0"

DATE

JAN 3, 2023

DRAWN BY

XY

CHECKED BY

KYC

SHEET TITLE

FLOOR PLAN

PARKADE

DRAWING

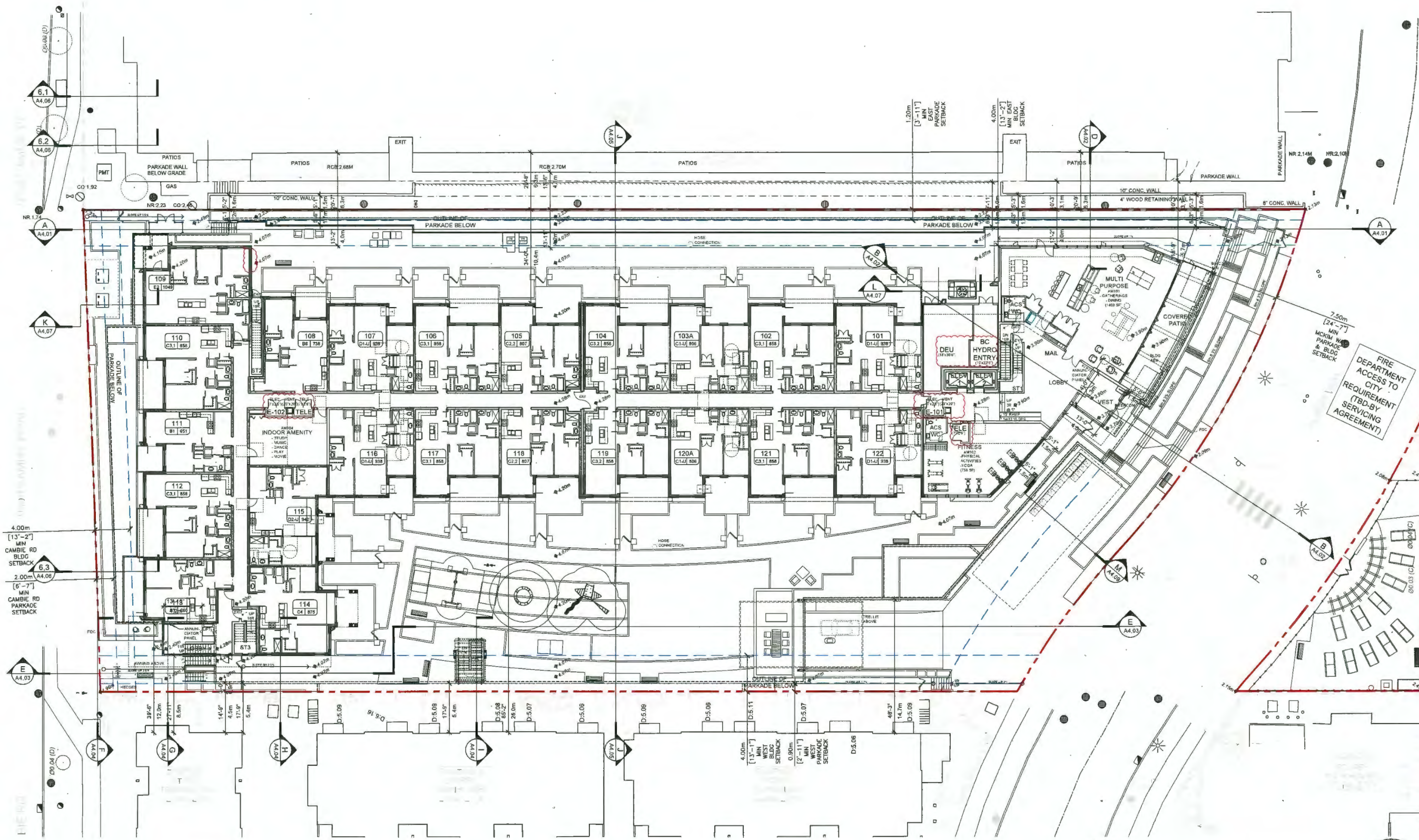
DP 21-933765

PLAN #7

January 23, 2023

DP PLAN # 2a

A2.01



REVISIONS	
JAN 3, 2023	Issue for DP 7
NOV 11, 2022	ADP response (DP6)
JUL 8, 2022	ADP response (DP 5)
MAR 11, 2022	Issue for ADP
MAR 4, 2022	Issue for ADP
FEB 16, 2022	Issue for DP 4
FEB 16, 2022	Issue for DP 4
OCT 21, 2021	Issue for DP 3 (REV1)
CONSULTANTS	
SEAL	

INTERFACE:
 Suite 230
 11590 Cambie Road
 Richmond BC
 Canada V6X 3Z5
 T 604 821 1152
 F 604 821 1146
 www.interfacearchitecture.com

PROJECT	
126 - UNIT MID-RISE MULTI-FAMILY DEVELOPMENT	
9300 & 9320 CAMBIE ROAD RICHMOND, B.C.	
PROJECT NO.	
1804MCK2	
SCALE	
1/16"=1'-0"	
DATE	
JAN 3, 2023	
DRAWN BY	
XY	
CHECKED BY	
KYC	
SHEET TITLE	
FLOOR PLAN L1 (22 UNITS)	
DRAWING	

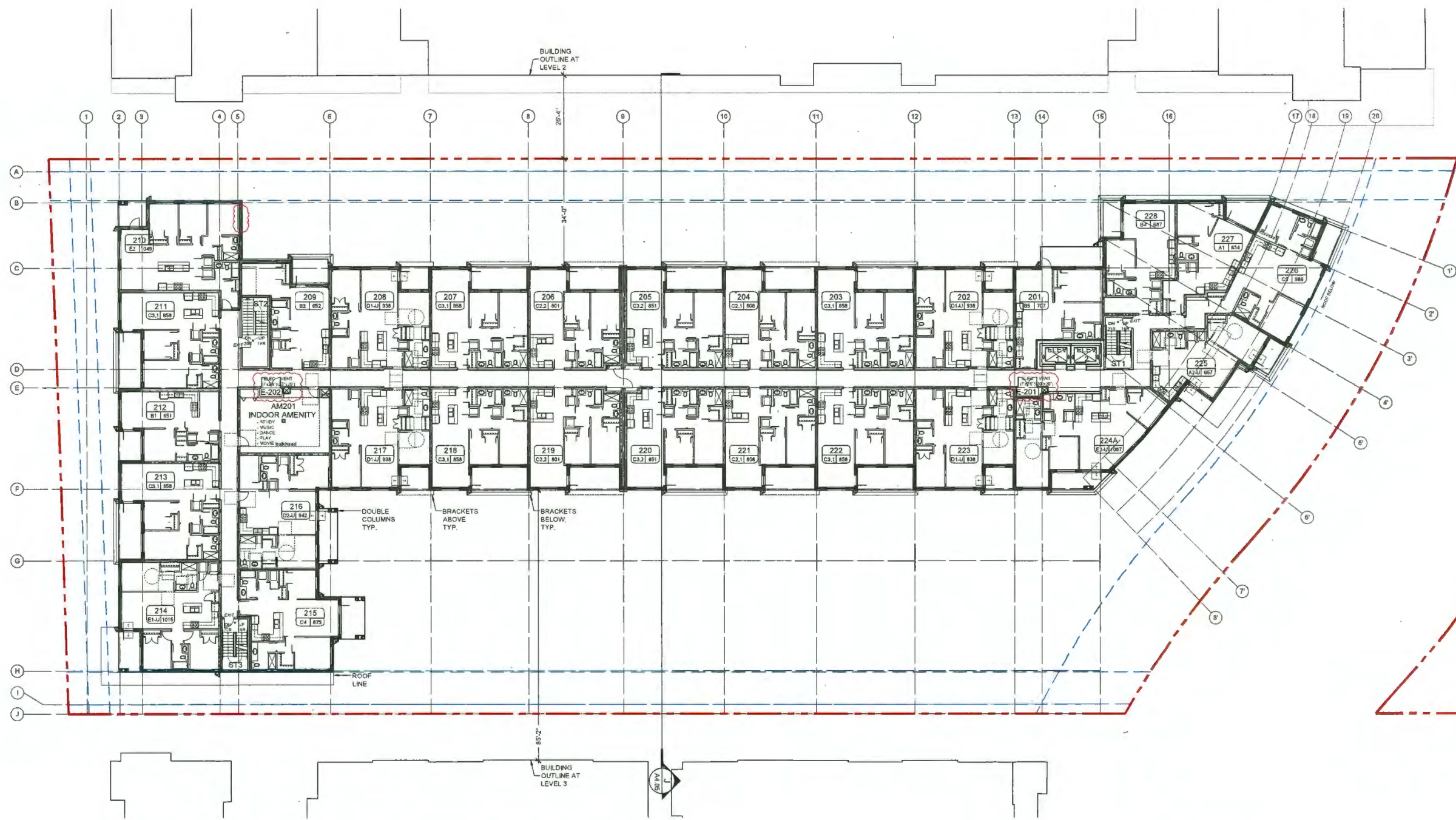
DP 21-933765

PLAN #8

January 23, 2023

DP PLAN # 2b

A2.02



REVISIONS	
JAN 3, 2023	Issue for DP 7
NOV 11, 2022	ADP response (DP6)
JUL 8, 2022	ADP response (DP 5)
MAR 11, 2022	Issue for ADP
MAR 4, 2022	Issue for ADP
FEB 18, 2022	Issue for DP 4
FEB 18, 2022	Issue for DP 4
OCT 21, 2021	Issue for DP 3 (REV1)
CONSULTANTS	
All designs and other information shown herein are for use on the specified project only and shall not be used otherwise without written permission of this office. This drawing must not be reproduced without written permission from this office and unless the reproduction clearly states the office name. Contractors shall verify and be responsible for all dimensions and conditions on the job and it is the office's responsibility to be informed of any variations from the dimensions and conditions shown on the drawing.	
SEAL	

INTERFACE:
Suite 230
11590 Cambie Road
Richmond BC
Canada V6X 3Z6
T 604 821 1162
F 604 821 1146
www.interfacearchitecture.com

PROJECT
126 - UNIT MID-RISE
MULTI-FAMILY
DEVELOPMENT
9300 & 9320 CAMBIE ROAD
RICHMOND, B.C.

PROJECT NO.
1804MCK2
SCALE
1/16"=1'-0"
DATE
JAN 3, 2023
DRAWN BY
XY
CHECKED BY
KYC

SHEET TITLE
FLOOR PLAN
L2 (28 UNITS)

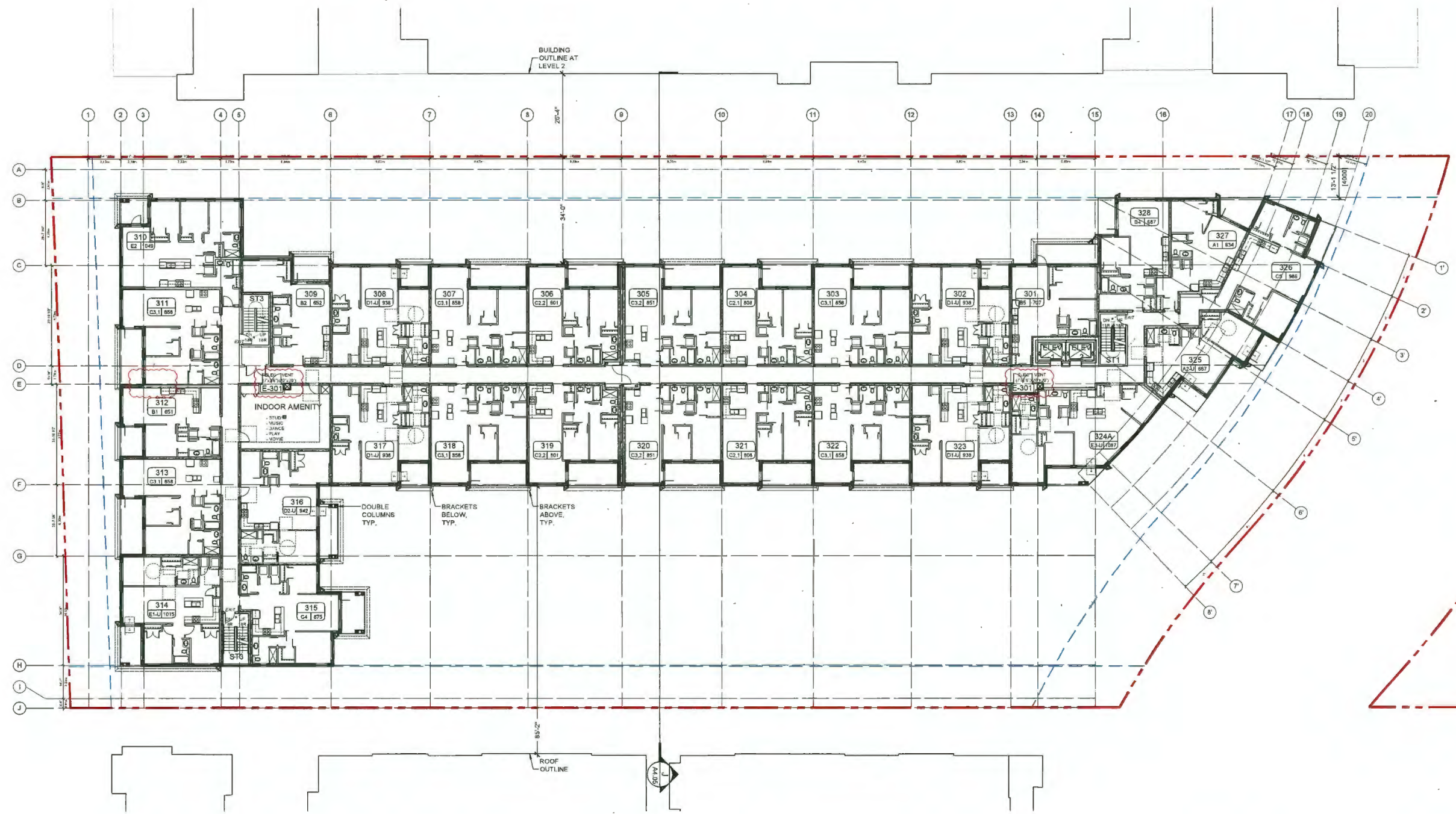
DRAWING
A2.03

DP 21-933765

PLAN #9

January 23, 2023

DP PLAN # 2c



REVISIONS
JAN 3, 2023 Issue for DP 7
NOV 11, 2022 ADP response (DP6)
JUL 8, 2022 ADP response (DP 5)
MAR 11, 2022 Issue for ADP
MAR 4, 2022 Issue for ADP
FEB 16, 2022 Issue for DP 4
FEB 16, 2022 Issue for DP 4
OCT 21, 2021 Issue for DP 3 (REV1)
CONSULTANTS
All designs and other information shown hereon are for use on the specified project only and shall not be used otherwise without the written permission of this office.
This drawing must not be reproduced without written permission from the office and unless the reproduction clearly carries the office name.
Contractor shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.
SEAL

INTERFACE:
Suite 230
11590 Cambie Road
Richmond BC
Canada V6X 3Z5
T 604 821 1162
F 604 821 1146
www.interfacearchitecture.com

PROJECT
126 - UNIT MID-RISE MULTI-FAMILY DEVELOPMENT 9300 & 9320 CAMBIE ROAD RICHMOND, B.C.
PROJECT NO.
1804MCK2
SCALE
1/16"=1'-0"
DATE
JAN 3, 2023
DRAWN BY
XY
CHECKED BY
KYC
SHEET TITLE
FLOOR PLAN L3 (28 UNITS)
DRAWING
A2.04

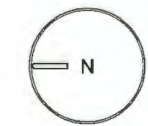
DP 21-933765

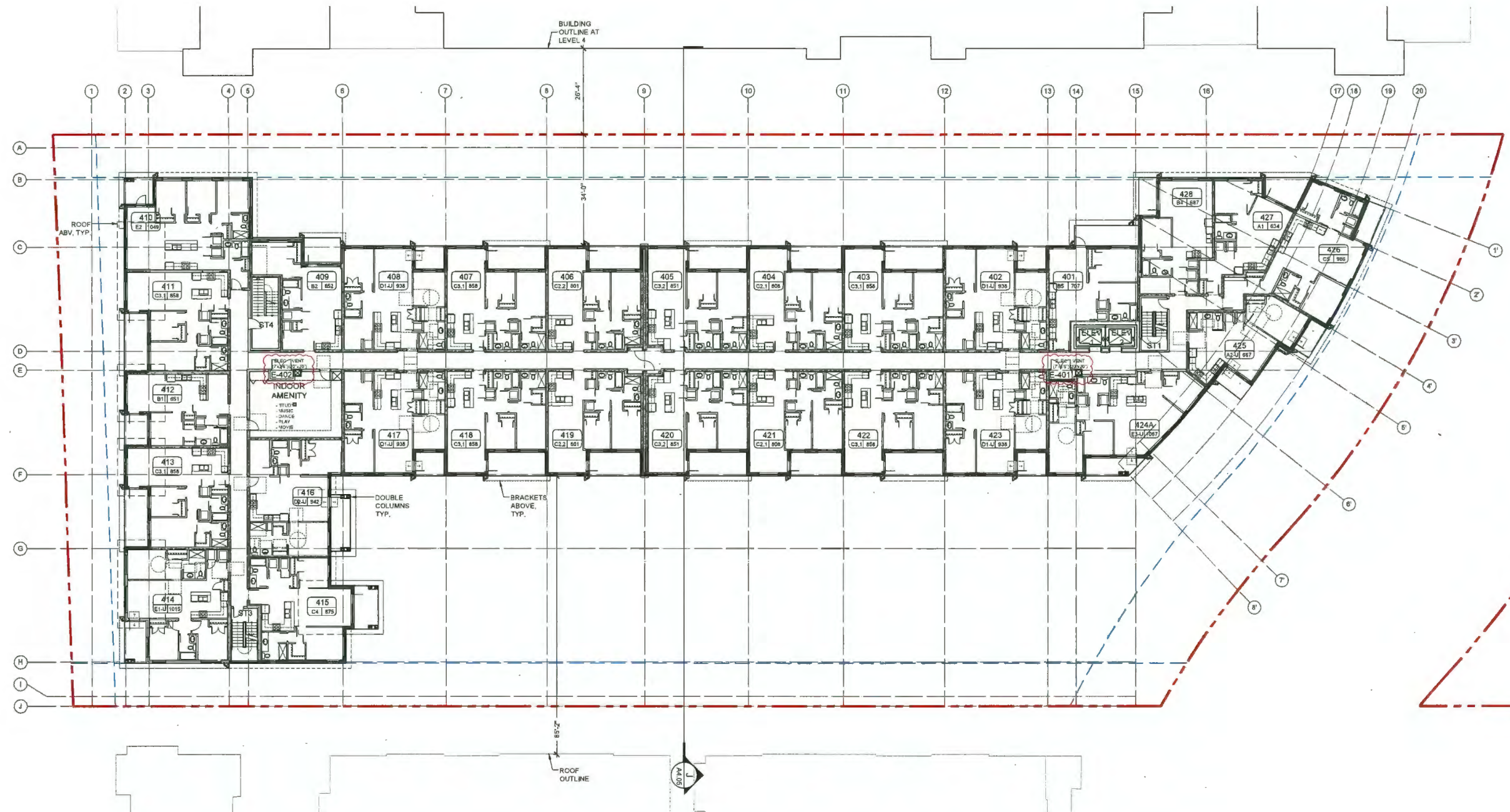
PLAN #10

January 23, 2023

DP PLAN # 2d

UNIT TAG
UNIT NUMBER UNIT TYPE U=BUH
A=AHU #A #A AREA ft ²



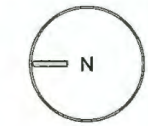


REVISIONS
JAN 3, 2023 Issue for DP 7
NOV 11, 2022 ADP response (DP6)
JUL 8, 2022 ADP response (DP 5)
MAR 11, 2022 Issue for ADP
MAR 4, 2022 Issue for ADP
FEB 18, 2022 Issue for DP 4
FEB 16, 2022 Issue for DP 4
OCT 21, 2021 Issue for DP 3 (REV1)
CONSULTANTS
All designs and other information shown herein are for use on the specified project only and shall not be used otherwise without written permission of this office. The drawing must not be reproduced without written permission from this office and shall not be used for any other project without written permission of this office. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be relieved of any liabilities from the dimensions and conditions shown on the drawing.

INTERFACE:
Suite 230
11590 Cambie Road
Richmond BC
Canada V6X 3Z5
T 604 821 1162
F 604 821 1146
www.interfacearchitecture.com

PROJECT
126 - UNIT MID-RISE MULTI-FAMILY DEVELOPMENT 9300 & 9320 CAMBIE ROAD RICHMOND, B.C.
PROJECT NO.
1804MCK2
SCALE
1/16"=1'-0"
DATE
JAN 3, 2023
DRAWN BY
XY
CHECKED BY
KYC
SHEET TITLE
FLOOR PLAN L4 (28 UNITS)
DRAWING

UNIT TAG
UNIT NUMBER UNIT TYPE U=BUH
A=AHU ### A ### B
AREA R ²



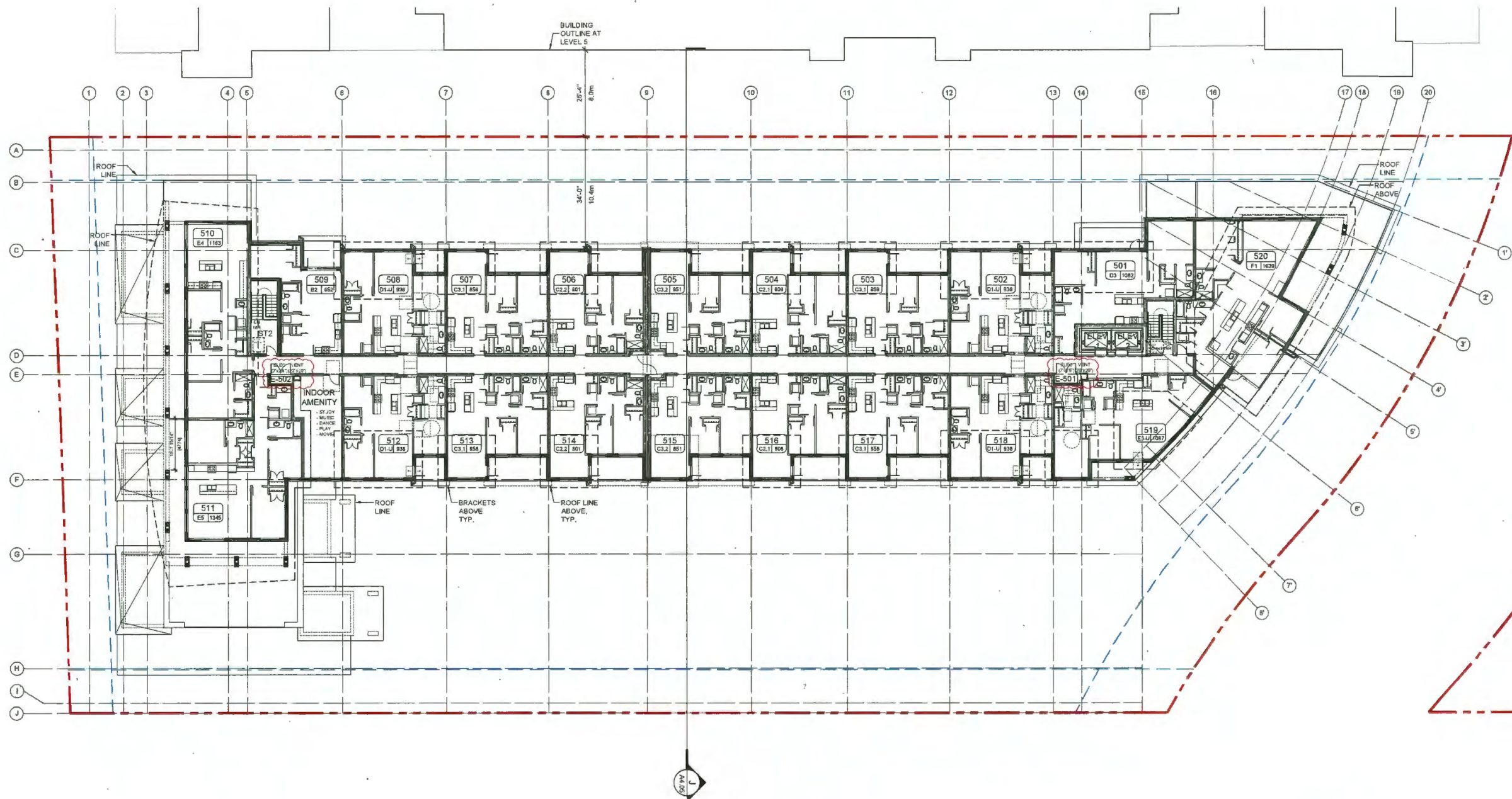
DP 21-933765

PLAN #11

January 23, 2023

DP PLAN # 2e

A2.05



DP 21-933765

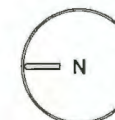
PLAN #12

January 23, 2023

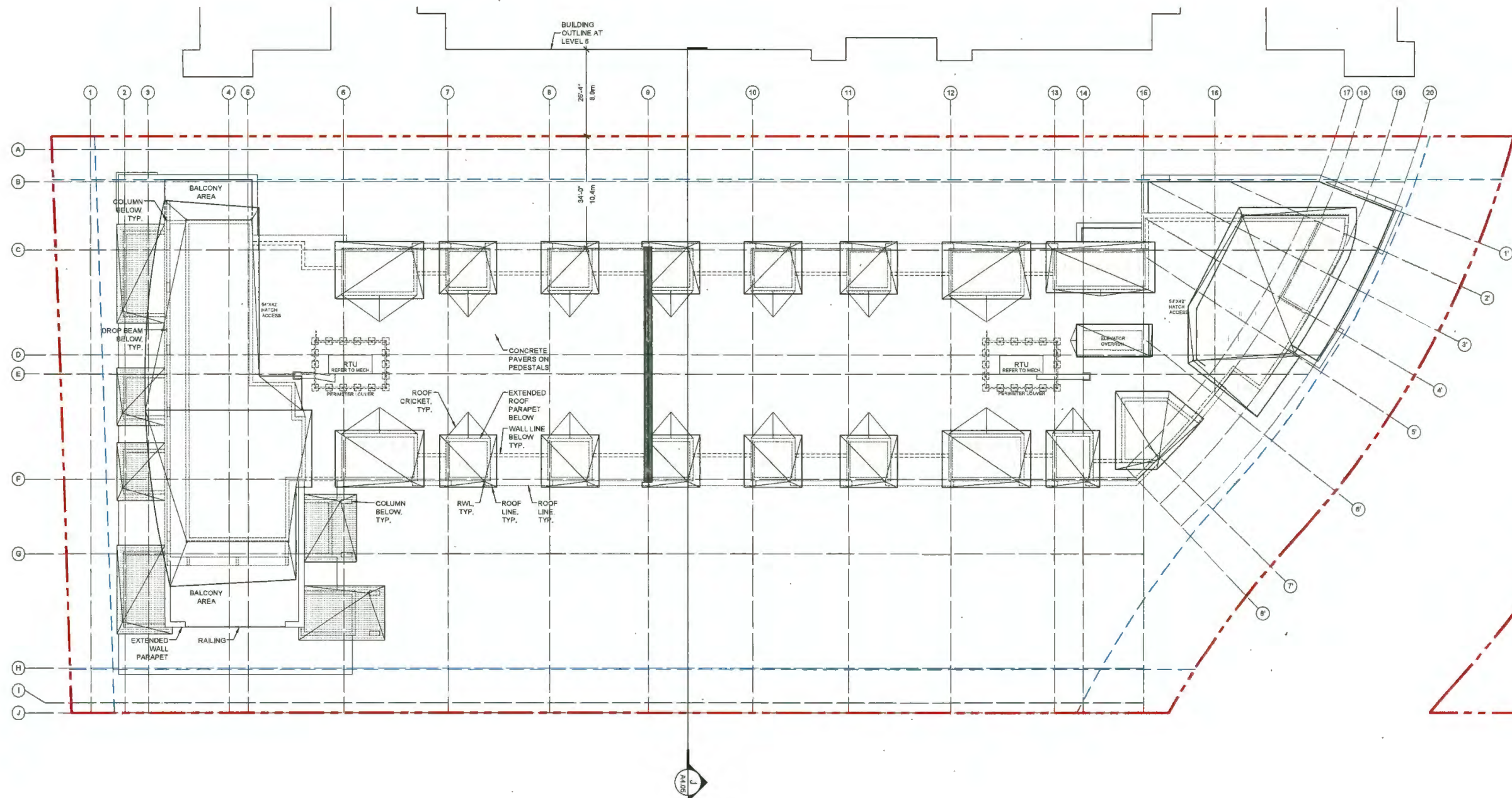
DP PLAN # 2f

REVISIONS
JAN 3, 2023 Issue for DP 7
NOV 11, 2022 ADP response (DP6)
JUL 8, 2022 ADP response (DP 5)
MAR 11, 2022 Issue for ADP
MAR 4, 2022 Issue for ADP
FEB 18, 2022 Issue for DP 4
FEB 16, 2022 Issue for DP 4
OCT 21, 2021 Issue for DP 3 (REV1)
CONSULTANTS
<p>All designs and other information shown herein are for use on the specified project only and shall not be used otherwise without written permission of this office.</p> <p>This drawing must not be reproduced without written permission from this office and is the property of the office. It is to be used only for the project and site shown on the drawing.</p> <p>Contractor's liability and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.</p> <p>SEAL</p>
<p>INTERFACE:</p> <p>Suite 230 11590 Cambie Road Richmond BC Canada V6X 3Z5</p> <p>T 604 821 1162 F 604 821 1146 www.interfacearchitecture.com</p>
<p>PROJECT</p> <p>126 - UNIT MID-RISE MULTI-FAMILY DEVELOPMENT</p> <p>9300 & 9320 CAMBIE ROAD RICHMOND, B.C.</p>
<p>PROJECT NO. 1804MCK2</p>
<p>SCALE 1/16"=1'-0"</p>
<p>DATE JAN 3, 2023</p>
<p>DRAWN BY XY</p>
<p>CHECKED BY KYC</p>
<p>SHEET TITLE FLOOR PLAN L5 (20 UNITS)</p>
<p>DRAWING</p>

UNIT TAG
UNIT NUMBER
UNIT TYPE
AREA m ²



A2.06



REVISIONS
JAN 3, 2023 Issue for DP 7
NOV 11, 2022 ADP response (DP6)
JUL 8, 2022 ADP response (DP 5)
MAR 11, 2022 Issue for ADP
MAR 4, 2022 Issue for ADP
FEB 18, 2022 Issue for DP 4
FEB 15, 2022 Issue for DP 4
OCT 21, 2021 Issue for DP 3 (REV1)
CONSULTANTS
All designs and other information shown herein are for use on the specific project only and shall not be used otherwise without written permission of this office.
This drawing must not be reproduced without written permission from this office and unless the reproduction clearly carries the office name.
Contractors shall verify and be responsible for all dimensions and conditions on the job and in a office shall be informed of any variations from the dimensions and conditions shown on the drawing.
SEAL

INTERFACE:
 Suite 230
 11590 Cambie Road
 Richmond BC
 Canada V6X 3Z5
 T 604 821 1162
 F 604 821 1146
 www.interfacearchitecture.com

PROJECT
126 - UNIT MID-RISE MULTI-FAMILY DEVELOPMENT
9300 & 9320 CAMBIE ROAD RICHMOND, B.C.
PROJECT NO.
1804MCK2
SCALE
1"=16'0"
DATE
JAN 3, 2023
DRAWN BY
XY
CHECKED BY
KYC
SHEET TITLE
ROOF PLAN
DRAWING
A2.07

DP 21-933765

PLAN #13

January 23, 2023

DP PLAN # 2g



REVISIONS
JAN 3, 2023 Issue for DP 7
NOV 11, 2022 ADP response (DP6)
JUL 8, 2022 ADP response (DP 5)
MAR 11, 2022 Issue for ADP
MAR 4, 2022 Issue for ADP
FEB 18, 2022 Issue for DP 4
FEB 16, 2022 Issue for DP 4
OCT 21, 2021 Issue for DP 3 (REV1)
CONSULTANTS
All designs and other information shown herein are for use on the project only and shall not be used otherwise without written permission of this office. This drawing must not be reproduced without written permission from this office and unless the reproduction clearly credits the office name. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.
SEAL

INTERFACE:

Suite 230
11590 Cambie Road
Richmond BC
Canada V6X 3Z5
T 604 821 1162
F 604 821 1146
www.interfacearchitecture.com

PROJECT
126 - UNIT MID-RISE MULTI-FAMILY DEVELOPMENT 9300 & 9320 CAMBIE ROAD RICHMOND, B.C.
PROJECT NO.
1804MCK2
SCALE
NTS
DATE
JAN 3 2023
DRAWN BY
XY
CHECKED BY
KYC
SHEET TITLE
RENDERING AERIAL VIEW ON MCKIM WAY

DRAWING
A6.07



REVISIONS
JAN 3, 2023 Issue for DP 7
NOV 11, 2022 ADP response (DP6)
JUL 8, 2022 ADP response (DP 5)
MAR 11, 2022 Issue for ADP
MAR 4 2022 Issue for ADP
FEB 18, 2022 Issue for DP 4
FEB 16, 2022 Issue for DP 4
OCT 21, 2021 Issue for DP 3 (REV1)
CONSULTANTS
All designs and other information shown herein are for use on the specified project only and shall not be used otherwise without written permission of the office. This drawing must not be reproduced without written permission from this office and unless the reproduction clearly carries the office name. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be relieved of any variations from the dimensions and conditions shown on the drawing.
SEAL

INTERFACE:
Suite 230
11590 Cambie Road
Richmond BC
Canada V6X 3Z5
T 604 821 1162
F 604 821 1146
www.interfacearchitecture.com

PROJECT
126 - UNIT MID-RISE MULTI-FAMILY DEVELOPMENT
9300 & 9320 CAMBIE ROAD RICHMOND, B.C.
PROJECT NO. 1804MCK2
SCALE NTS
DATE JAN 3, 2023
DRAWN BY XY
CHECKED BY KYC
SHEET TITLE RENDERING STREET VIEW ON MCKIM WAY

DRAWING
A6.06



REVISIONS
JAN 3, 2023 Issue for DP 7
NOV 11, 2022 ADP response (DP6)
JUL 8, 2022 ADP response (DP 5)
MAR 11, 2022 Issue for ADP
MAR 4, 2022 Issue for ADP
FEB 18, 2022 Issue for DP 4
FEB 16, 2022 Issue for DP 4
OCT 21, 2021 Issue for DP 3 (REV1)
CONSULTANTS
All design and other information shown hereon are for use on the project only and shall not be used otherwise without written permission of the office.
This drawing must not be reproduced without written permission from this office and unless the reproduction clearly carries the office name.
Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.
SEAL

INTERFACE:
Suite 230
11590 Cambie Road
Richmond BC
Canada V6X 3Z5
T 604 821 1162
F 604 821 1146
www.interfacearchitecture.com

PROJECT
126 - UNIT MID-RISE MULTI-FAMILY DEVELOPMENT 9300 & 9320 CAMBIE ROAD RICHMOND, B.C.
PROJECT NO.
1804MCK2
SCALE
NTS
DATE
JAN 3, 2023
DRAWN BY
XY
CHECKED BY
KYC
SHEET TITLE
RENDERING AERIAL VIEW ON CAMBIE RD

DRAWING
A6.05



REVISIONS
JAN 3, 2023 Issue for DP 7
NOV 11, 2022 ADP response (DP6)
JUL 8, 2022 ADP response (DP 5)
MAR 11, 2022 Issue for ADP
MAR 4, 2022 Issue for ADP
FEB 18, 2022 Issue for DP 4
FEB 16, 2022 Issue for DP 4
OCT 21, 2021 Issue for DP 3 (REV1)
CONSULTANTS
All designs and other information shown herein are for use on the specified project only and shall not be used otherwise without written permission of the office. This drawing must not be reproduced without written permission from this office and unless the reproduction clearly carries the office name. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be relieved of any liability from the dimensions and conditions shown on the drawing.
SEAL
INTERFACE: Suite 230 11590 Cambie Road Richmond BC Canada V6X 3Z5 T 604 821 1162 F 604 821 1146 www.interfacearchitecture.com
PROJECT 126 - UNIT MID-RISE MULTI-FAMILY DEVELOPMENT 9300 & 9320 CAMBIE ROAD RICHMOND, B.C.
PROJECT NO. 1604MCK2
SCALE NTS
DATE JAN 3, 2023
DRAWN BY XY
CHECKED BY KYC
SHEET TITLE RENDERING STREET VIEW ON CAMBIE RD
DRAWING A6.04

2 TYPICAL ROOF FASCIAS
FIBER CEMENT TRIM BOARDS
COLOUR: ARCTIC WHITE

14 LOBBY/AMENITY ROOF CANOPY
FIBER CEMENT TRIM BOARDS
CAPPED W/ PRE-FINISHED ALUMINUM FLASHING
COLOR: TO MATCH IRON GRAY

6 BALCONY RAILINGS & GLAZING
ALUMINUM FRAME
POWDER COATED TO MATCH ADJACENT WALL
SEE NOTE #1
GLAZING: TEMPERED GLASS VITRUM GLASS
PEWTER

3 ROOF/ BALCONY SOFFIT
FIBER CEMENT HORIZONTAL PLANK SIDING,
6" EXPOSURE (NONE-VENTED & VENTED)
SEE NOTE #1

10 EXTERIOR WALL PANEL SYSTEM
SMOOTH FIBER CEMENT REVEAL PANEL SYSTEMS
COLOUR: ARCTIC WHITE

8 EXTERIOR WALL VERTICAL PLANK SIDING
FIBER CEMENT VERTICAL PLANK SIDINGS,
6" EXPOSURE
CEDARTONE TRUGRAIN

9 EXTERIOR WALL PANEL SYSTEM
SMOOTH FIBER CEMENT REVEAL PANELS SYSTEMS
COLOUR: IRON GRAY

13 EXTERIOR BRICK VENEER WALL
ECON BRICK (1 1/2" X 3 1/2" X 3 1/2")
RUNNING BOND
IRON SPOT OR COAL CREEK OR SIMILAR
(DEPENDING ON AVAILABILITY)

20 PLANTERS & CONCRETE COPING
CAST-IN-PLACE CONCRETE
GRIND SMOOTH



SCHEDULE OF FINISHES

- 1 PENTHOUSE ROOF SURFACE
2-PLY SBS MEMBRANE
ARTIC WHITE CAPSHEET
- 2 TYPICAL ROOF FASCIAS
- 3 ROOF SOFFITS
- 4 GUTTER & RVL
PRE-FINISHED ALUMINUM,
COLOUR: SEE NOTE #1
- 5 BALCONY POST & BEAMS
SOLID WOOD OR WOOD CLADDING OR FIBER
CEMENT WRAP
COLOUR: SEE NOTE #1
- 6 BALCONY RAILING & GLAZING
- 7 BALCONY SOFFIT
- 8 EXTERIOR WALL VERTICAL PLANK SIDING
- 9 EXTERIOR WALL PANEL SYSTEM
- 10 EXTERIOR WALL PANEL SYSTEM
- 11 RESIDENTIAL DOORS/ WINDOWS
LOW "E" DOUBLE GLAZED DOORS &
LOW "E" TRIPLE GLAZED WINDOWS
VINYL FRAMES
COLOUR: SEE NOTE #1
ALUMINUM FLASHING
COLOUR: SEE NOTE #1
- 12 CONCRETE COPINGS
- 13 BRICK VENEER WALL
- 14 LOBBY/ AMENITY ROOF CANOPIES
- 3 CANOPY SOFFITS
- 15 TYPICAL EXIT/ SERVICE DOORS
HOLLOW METAL DOOR,
PAINTED GRAY W/ ANTI-GRAFFITI COATING
- 16 LOBBY/ AMENITY GLAZING SYSTEM
GLAZING SYSTEMS: DOUBLE GLAZED ANODIZED
ALUMINUM FRAME DARK GRAY ANODIZED
FINISH.
- 17 LOBBY/ AMENITY DOOR
DOUBLE GLAZED ANODIZED ALUMINUM FRAME
GRAY ANODIZED FINISH
W/ TEMPERED GLASS CLEAR FINISH.
- 18 EXTERIOR HANDRAIL/GUARDRAIL
POWDER COATED: MATCH CEDARTONE TRUGRAIN
- 19 INTERCOM
IN CONCRETE: ARCHITECTURAL FINISHED
- 20 PLANTER WALLS

NOTE:
1. FINISHED SIMILAR TO ARCTIC WHITE IF FINISH
ON ADJACENT WALL IS
CEDARTONE OR ARTIC WHITE.
FINISHED SIMILAR TO IRON GRAY IF FINISH ON
ADJACENT WALL IS
IRON GRAY OR BRICK VENEER.

REVISIONS	
JAN 3, 2023	Issue for DP 7
NOV 11, 2022	ADP response (DP8)
JUL 8, 2022	ADP response (DP 5)
MAR 11, 2022	Issue for ADP
MAR 4, 2022	Issue for ADP
FEB 18, 2022	Issue for DP 4
FEB 16, 2022	Issue for DP 4
OCT 21, 2021	Issue for DP 3 (REV1)
CONSULTANTS	
All designs and other information shown herein are for use on the specified project only and shall not be used otherwise without written permission of this office. This drawing must not be reproduced without written permission from the office and unless the reproduction clearly carries the office name. Consultants shall verify and be responsible for all dimensions and conditions on the job and the office shall be relieved of any liability if these conditions are not followed by the contractor. SEAL	

INTERFACE:

Suite 230
11590 Cambie Road
Richmond BC
Canada V6X 3Z5
T 604 821 1162
F 604 821 1146
www.interfacearchitecture.com

PROJECT	
126 - UNIT MID-RISE MULTI-FAMILY DEVELOPMENT	
9300 & 9320 CAMBIE ROAD RICHMOND, B.C.	
PROJECT NO.	
1804MCK2	
SCALE	
NTS	
DATE	
JAN 3, 2023	
DRAWN BY	
XY	
CHECKED BY	
KYC	
SHEET TITLE	
MATERIAL BOARD	
DRAWING	

DP 21-933765

PLAN #18

January 23, 2023

DP PLAN # 4c

A3.03



EAST ELEVATION



WEST ELEVATION

REVISIONS	
JAN 3, 2023	Issue for DP 7
NOV 11, 2022	ADP response (DP6)
JUL 8, 2022	ADP response (DP 5)
MAR 11, 2022	Issue for ADP
MAR 4, 2022	Issue for ADP
FEB 18, 2022	Issue for DP 4
FEB 16, 2022	Issue for DP 4
OCT 21, 2021	Issue for DP 3 (REV1)
CONSULTANTS	
All drawings and other information shown herein are for use on the specified project only and shall not be used otherwise without written permission of this office.	
This drawing must not be reproduced without written permission from this office and unless the reproduction clearly carries the office name.	
Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall not be held responsible for any variations from the dimensions and conditions shown on the drawing.	
SEAL	

INTERFACE:
 Suite 230
 11590 Cambie Road
 Richmond BC
 Canada V6X 3Z5
 T 604 821 1162
 F 604 821 1146
 www.interfacearchitecture.com

PROJECT	
126 - UNIT MID-RISE MULTI-FAMILY DEVELOPMENT	
9300 & 9320 CAMBIE ROAD RICHMOND, B.C.	
PROJECT NO.	
1804MCK2	
SCALE	
1/16" = 1'-0"	
DATE	
JAN 3, 2023	
DRAWN BY	
XY	
CHECKED BY	
KYC	
SHEET TITLE	
BUILDING ELEVATIONS: EAST & WEST	
DRAWING	



NORTH FRONTAGE - ALONG CAMBIE ROAD



SOUTH FRONTAGE - ALONG MCKIM WAY

REVISIONS
JAN 3, 2023 Issue for DP 7
NOV 11, 2022 ADP response (DP6)
JUL 8, 2022 ADP response (DP 5)
MAR 11, 2022 Issue for ADP
MAR 4, 2022 Issue for ADP
FEB 18, 2022 Issue for DP 4
FEB 16, 2022 Issue for DP 4
OCT 21, 2021 Issue for DP 3 (REV1)
CONSULTANTS
<p>Altogether and other information shown here can also be for on the site, the project will be used without the need for professional review.</p> <p>This drawing must not be reproduced without the written permission from the office and under the reproduction shall constitute a breach of contract.</p> <p>Contractor shall verify and be responsible for all dimensions and conditions on the job and this office shall not be responsible for any variations from the dimensions and conditions shown on the drawings.</p>
SEAL

INTERFACE:
 Suite 230
 11590 Cambie Road
 Richmond BC
 Canada V6X 3Z5
 T 604 821 1152
 F 604 821 1146
 www.interfacearchitecture.com

PROJECT
126 - UNIT MID-RISE MULTI-FAMILY DEVELOPMENT
9300 & 9320 CAMBIE ROAD RICHMOND, B.C.
PROJECT NO.
1804MCK2
SCALE
1/16" = 1'-0"
DATE
JAN 3, 2023
DRAWN BY
XY
CHECKED BY
KYC
SHEET TITLE
BUILDING ELEVATIONS: NORTH & SOUTH

DRAWING
A3.02

REVISIONS
JAN 3, 2023 Issue for DP 7
NOV 11, 2022 ADP response (DP6)
JUL 8, 2022 ADP response (DP 5)
MAR 11, 2022 Issue for ADP
MAR 4, 2022 Issue for ADP
FEB 15, 2022 Issue for DP 4
FEB 16, 2022 Issue for DP 4
OCT 21, 2021 Issue for DP 3 (REV1)
CONSULTANTS
<p>No design and other information shown herein are for use on the specified project only and shall not be used otherwise without written permission of this office.</p> <p>This drawing must not be reproduced without written permission from this office and unless the reproduction clearly carries the office name.</p> <p>Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be relieved of any liability from the dimensions and conditions shown on the drawing.</p>
SEAL

INTERFACE:

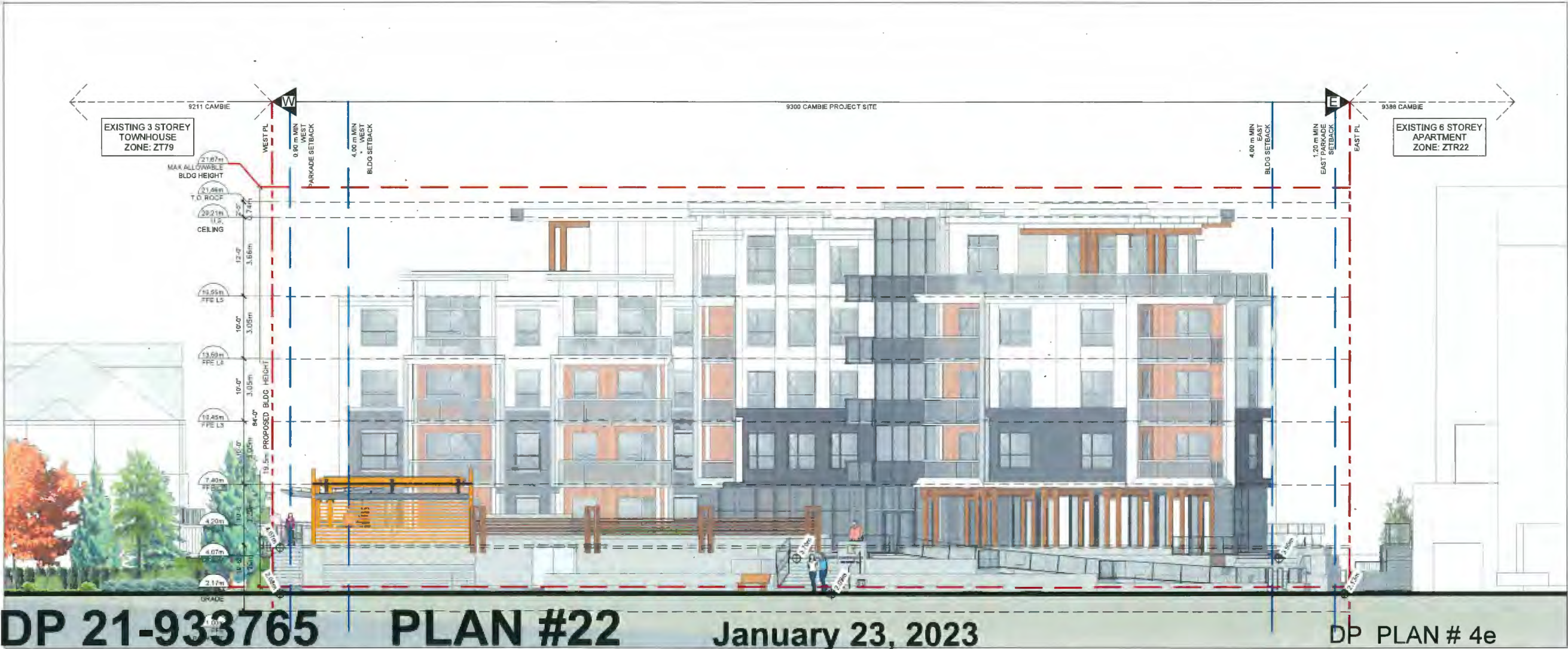
Suite 230
11590 Cambie Road
Richmond BC
Canada V6X 3Z5

T 604 821 1162
F 604 821 1146
www.interfacearchitecture.com

PROJECT
126 - UNIT MID-RISE MULTI-FAMILY DEVELOPMENT
9300 & 9320 CAMBIE ROAD RICHMOND, B.C.
PROJECT NO. 1904MCK2
SCALE 1/8" = 1'-0"
DATE JAN 3, 2023
DRAWN BY XY
CHECKED BY KYC
SHEET TITLE BUILDING ELEVATION: (ENLARGED W/O LANDSCAPING) NORTH
DRAWING

A3.04





REVISIONS
JAN 3, 2023 Issue for DP 7
NOV 11, 2022 ADP response (DP6)
JUL 8, 2022 ADP response (DP 5)
MAR 11, 2022 issue for ADP
MAR 4, 2022 Issue for ADP
FEB 18, 2022 Issue for DP 4
FEB 16, 2022 Issue for DP 4
OCT 21, 2021 Issue for DP 3 (REV1)
CONSULTANTS
All designs and other information shown herein are for use on the specified project only and shall not be used otherwise without written permission of the office.
This drawing must not be reproduced without written permission from this office and unless the reproduction clearly states the office name.
Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.
SEAL

INTERFACE:

Suite 230
11590 Cambie Road
Richmond BC
Canada V6X 3Z5
T 604 821 1162
F 604 821 1146
www.interfacearchitecture.com

PROJECT
126 - UNIT MID-RISE MULTI-FAMILY DEVELOPMENT
9300 & 9320 CAMBIE ROAD RICHMOND, B.C.
PROJECT NO. 1804MCK2
SCALE 1/16" = 1'-0"
DATE JAN 3, 2023
DRAWN BY XY
CHECKED BY KYC
SHEET TITLE BUILDING ELEVATION: (ENLARGED V/O LANDSCAPING) SOUTH

DRAWING

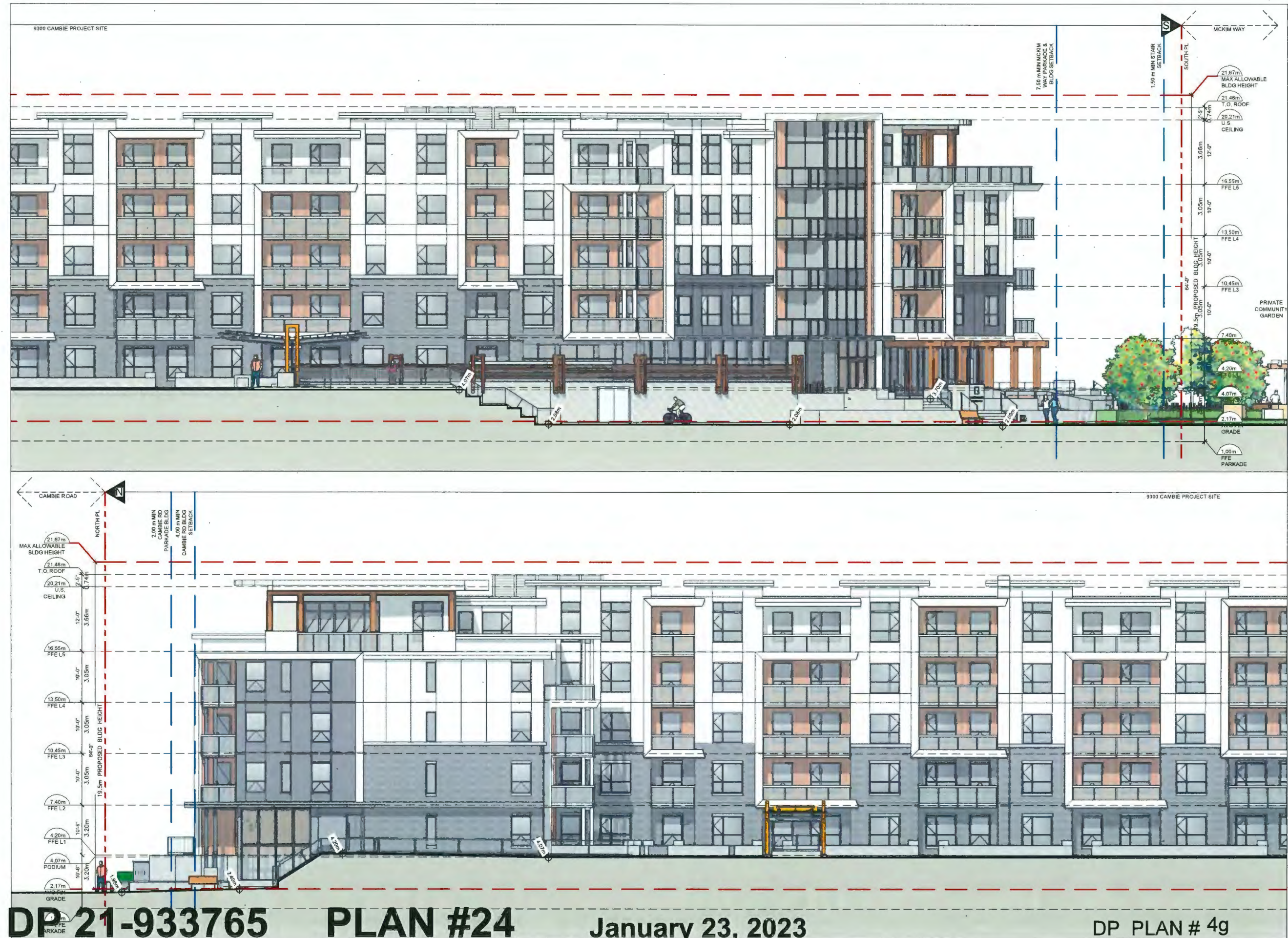
A3.05



REVISIONS	
JAN 3, 2023	Issue for DP 7
NOV 11, 2022	ADP response (DP6)
JUL 8, 2022	ADP response (DP 5)
MAR 11, 2022	Issue for ADP
MAR 4, 2022	Issue for ADP
FEB 18, 2022	Issue for DP 4
FEB 16, 2022	Issue for DP 4
OCT 21, 2021	Issue for DP 3 (REV1)
CONSULTANTS	
All design and other information shown herein are for use on the project only and shall not be used otherwise without the permission of the office.	
This drawing must not be reproduced without written permission from the office and unless the reproduction clearly carries the office name.	
Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.	
SEAL	

INTERFACE:
Suite 230
11590 Cambie Road
Richmond BC
Canada V6X 3Z5
T 604 821 1152
F 604 821 1146
www.interfacearchitecture.com

PROJECT	
126 - UNIT MID-RISE MULTI-FAMILY DEVELOPMENT	
9300 & 9320 CAMBIE ROAD RICHMOND, B.C.	
PROJECT NO.	
1804MCK2	
SCALE	
1/8" = 1'-0"	
DATE	
JAN 3, 2023	
DRAWN BY	
XY	
CHECKED BY	
KYC	
SHEET TITLE	
BUILDING ELEVATION: (ENLARGED W/O LANDSCAPING) EAST	
DRAWING	
A3.06	



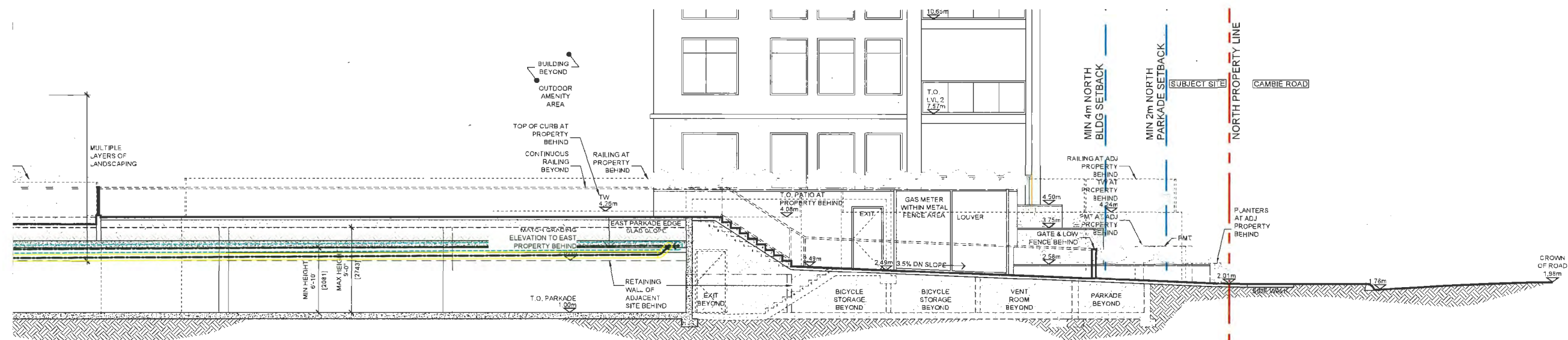
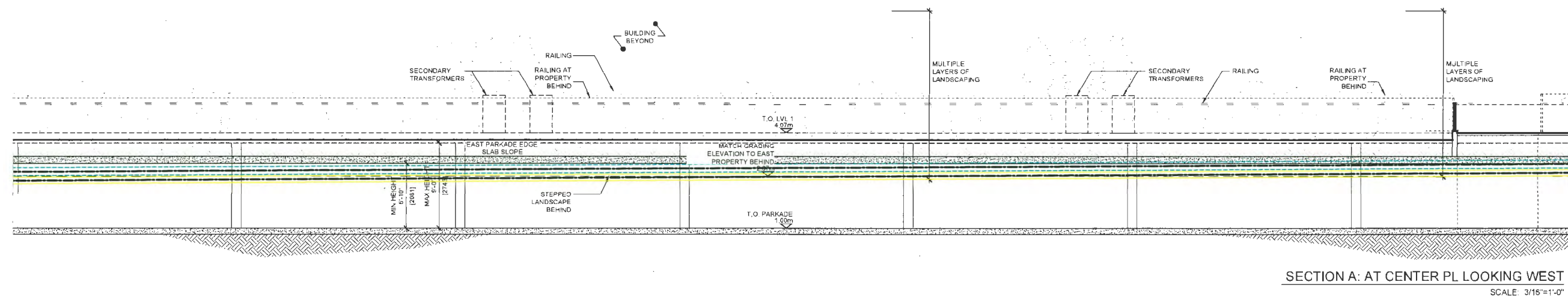
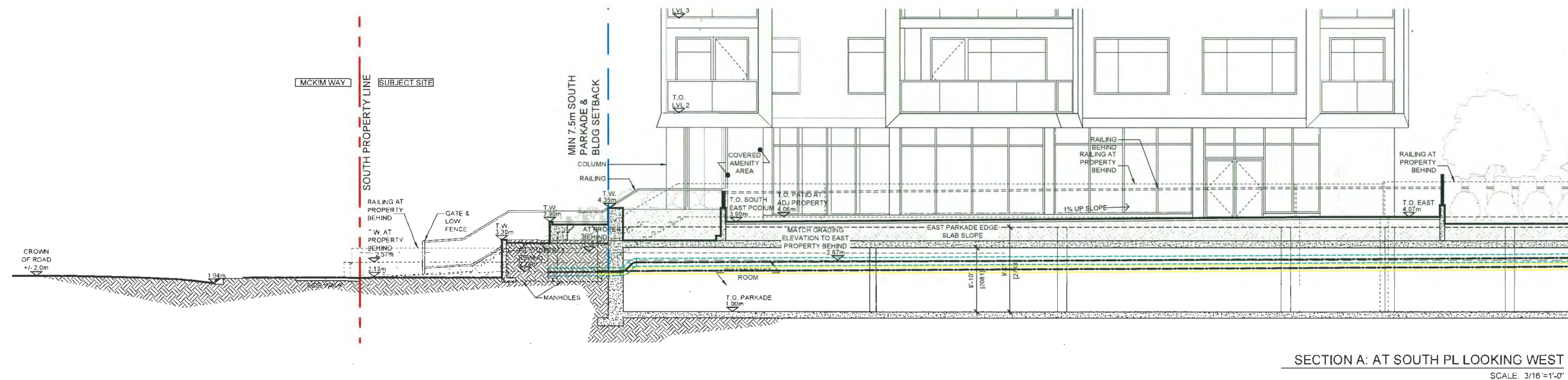
REVISIONS	
JAN 3, 2023	Issue for DP 7
NOV 11, 2022	ADP response (DP6)
JUL 8, 2022	ADP response (DP 5)
MAR 11, 2022	Issue for ADP
MAR 4, 2022	Issue for ADP
FEB 18, 2022	Issue for DP 4
FEB 16, 2022	Issue for DP 4
OCT 21, 2021	Issue for DP 3 (REV1)
CONSULTANTS	
All drawings and other information shown herein are for use on the specific project only and shall not be used otherwise without written permission of the office. This drawing must not be reproduced without written permission from this office and unless the reproduction clearly carries the office name. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.	
SEAL	

INTERFACE:

Suite 230
11550 Cambie Road
Richmond BC
Canada V6X 3Z5
T 604 821 1162
F 604 821 1146
www.interfacearchitecture.com

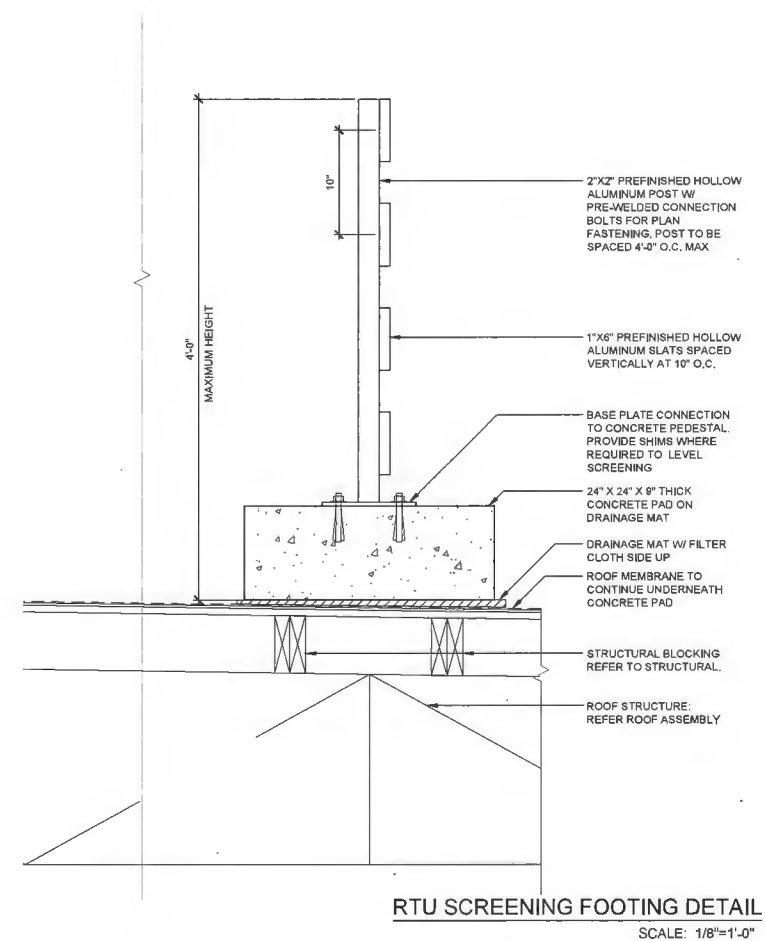
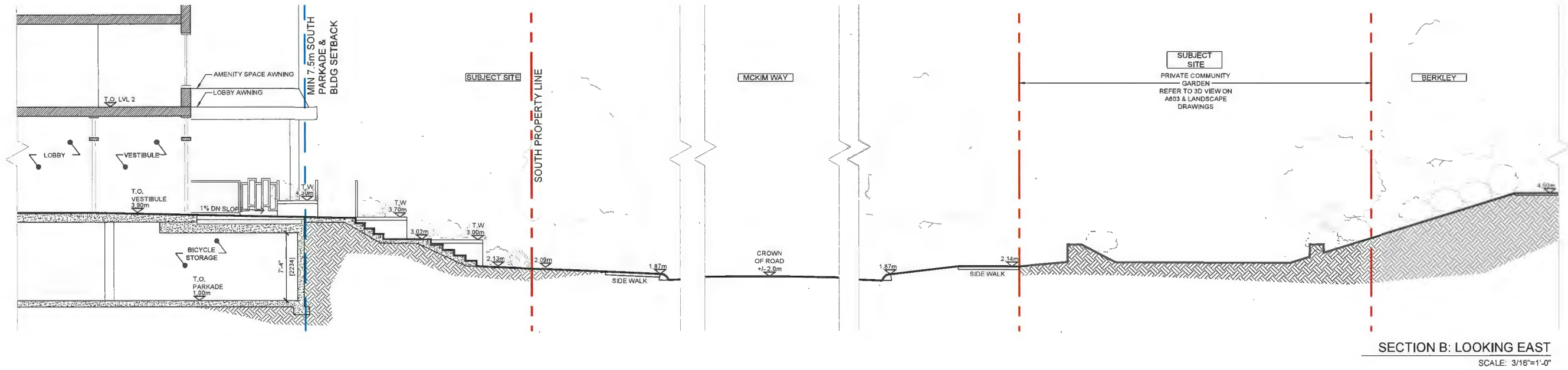
PROJECT	
126 - UNIT MID-RISE MULTI-FAMILY DEVELOPMENT	
9300 & 9320 CAMBIE ROAD RICHMOND, B.C.	
PROJECT NO.	
1804MCK2	
SCALE	
1/16" = 1'-0"	
DATE	
JAN 3, 2023	
DRAWN BY	
XY	
CHECKED BY	
KYC	
SHEET TITLE	
BUILDING ELEVATION: (ENLARGED W/O LANDSCAPING) WEST	
DRAWING	

A3.07

[illegible]

INTERFACE:
Suite 230
11590 Cambie Road
Richmond BC
Canada V6X 3Z5
T 604 821 1162
F 604 821 1146
www.interfacearchitecture.com

PROJECT
125 - UNIT MID-RISE MULTI-FAMILY DEVELOPMENT
9300 & 9320 CAMBIE ROAD RICHMOND, B.C.
PROJECT NO 1804MCK2
SCALE $3/16" = 1'-0"$
DATE JAN 3 2023
DRAWN BY KY
CHECKED BY KYC
SHEET TITLE SECTION A
DRAWING
A4.01



REVISIONS
JAN 3, 2023 Issue for DP 7
NOV 11, 2022 ADP response (DP6)
JUL 8, 2022 ADP response (DP 5)
MAR 11, 2022 Issue for ADP
MAR 4, 2022 Issue for ADP
FEB 18, 2022 Issue for DP 4
FEB 16, 2022 Issue for DP 4
OCT 21, 2021 Issue for DP 3 (REV1)
CONSULTANTS
<p>All designs and other information shown herein are for use on the specific project only and shall not be used otherwise without written permission of the office.</p> <p>This drawing must not be reproduced without written permission from the office and unless the reproduction clearly carries the office name.</p> <p>Contractors shall verify and be responsible for all dimensions and conditions on the job and the office shall be informed of any variations from the dimensions and conditions shown on the drawing.</p>
SEAL

INTERFACE:
Suite 230
11590 Cambie Road
Richmond BC
Canada V6X 3Z5
T 604 821 1162
F 604 821 1146
www.interfacearchitecture.com

PROJECT
126 - UNIT MID-RISE MULTI-FAMILY DEVELOPMENT
9300 & 9320 CAMBIE ROAD RICHMOND, B.C.
PROJECT NO.
1804MCK2
SCALE
SEE DWG
DATE
JAN 3 2023
DRAWN BY
XY
CHECKED BY
KYC
SHEET TITLE
SECTION B
DRAWING

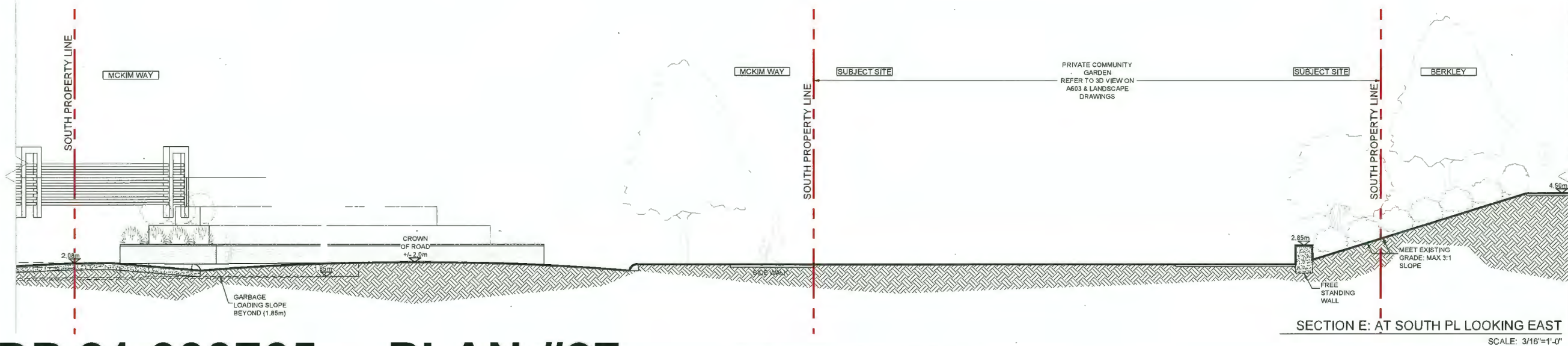
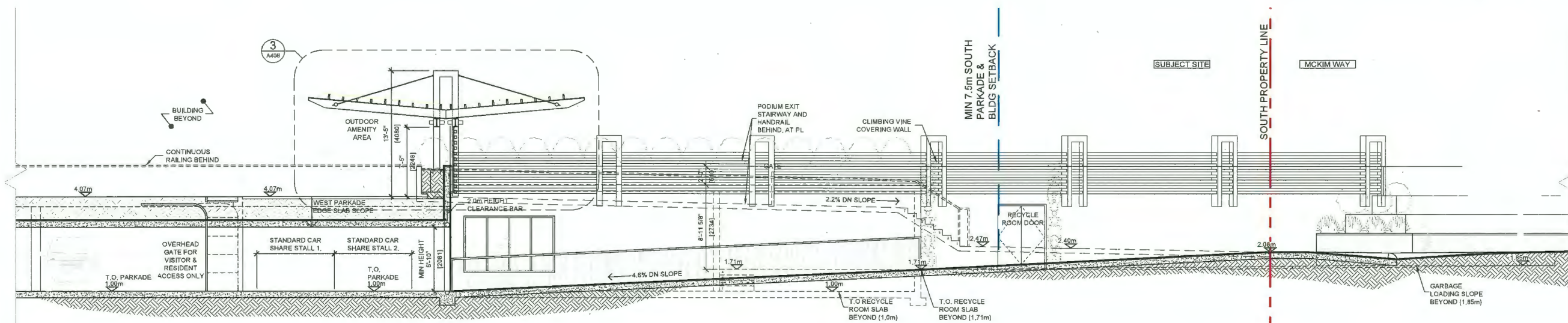
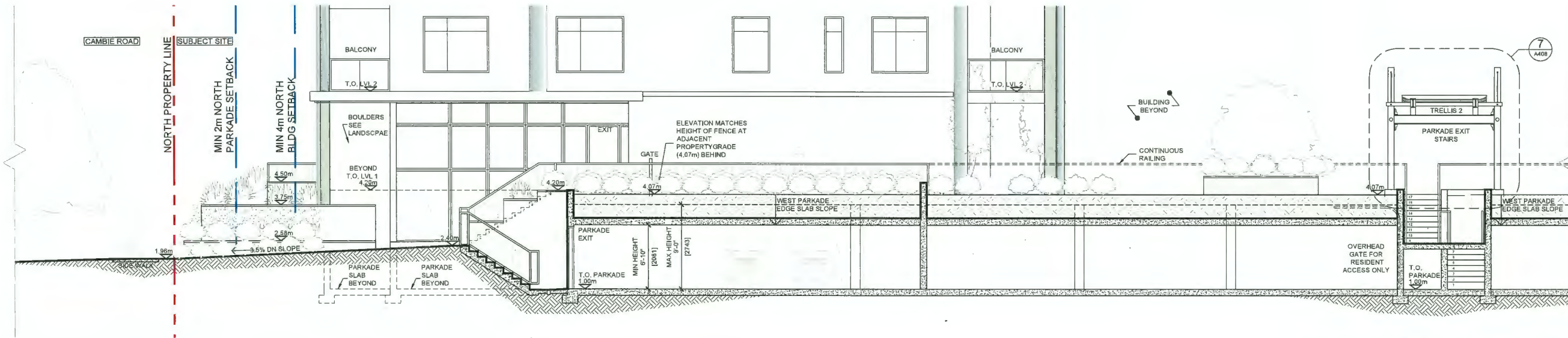
DP 21-933765

PLAN #26

January 23, 2023

DP PLAN # 4i

A4.02



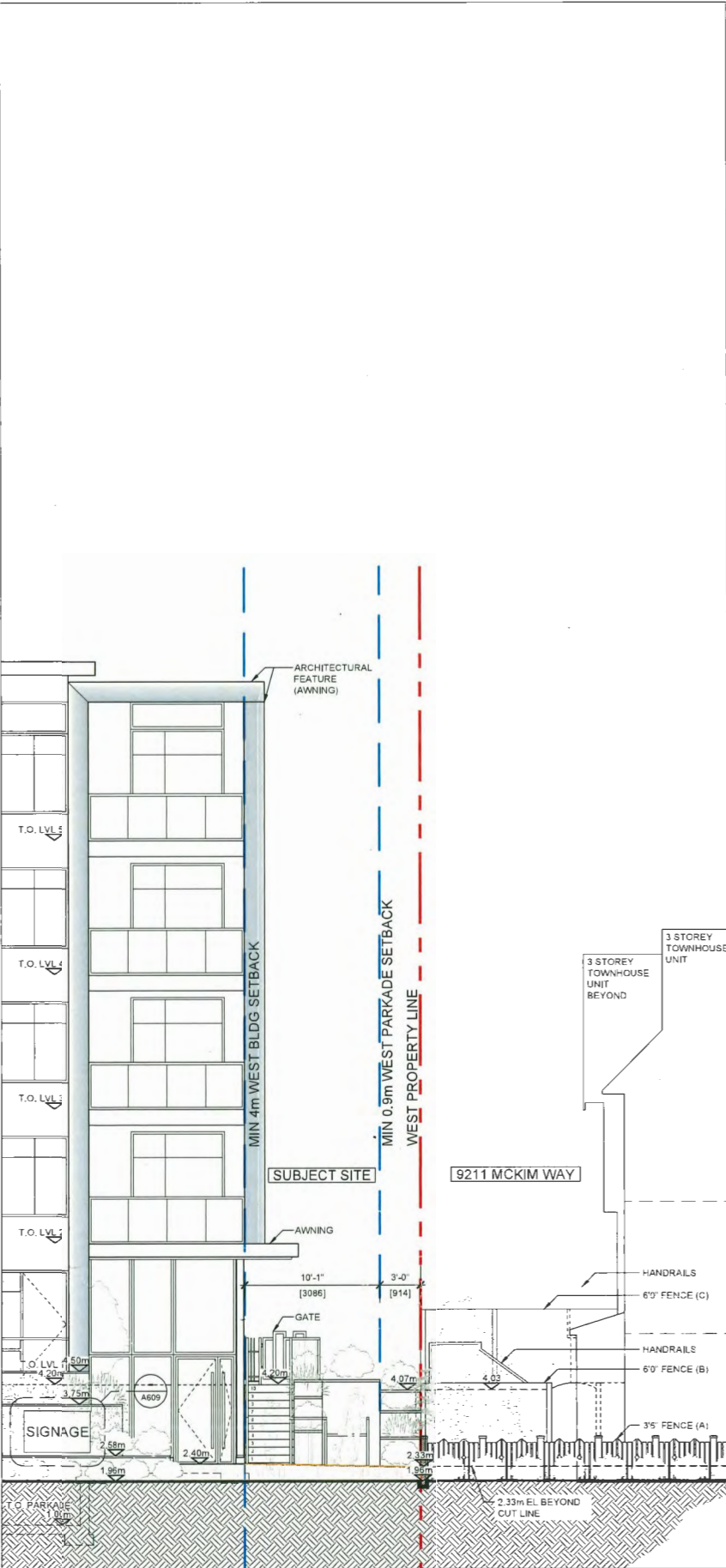
REVISIONS	
JAN 3, 2023	Issue for DP 7
NOV 11, 2022	ADP response (DP6)
JUL 8, 2022	ADP response (DP 5)
MAR 11, 2022	Issue for ADP
MAR 4, 2022	Issue for ADP
FEB 18, 2022	Issue for DP 4
FEB 18, 2022	Issue for DP 4
OCT 21, 2021	Issue for DP 3 (REV1)
CONSULTANTS	
<p>All designs and other information shown hereon are for use on the specified project only and shall not be used otherwise without written permission of this office.</p> <p>This drawing must not be reproduced without written permission from this office and unless the reproduction clearly carries the office name.</p> <p>Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.</p>	
SEAL	

INTERFACE:

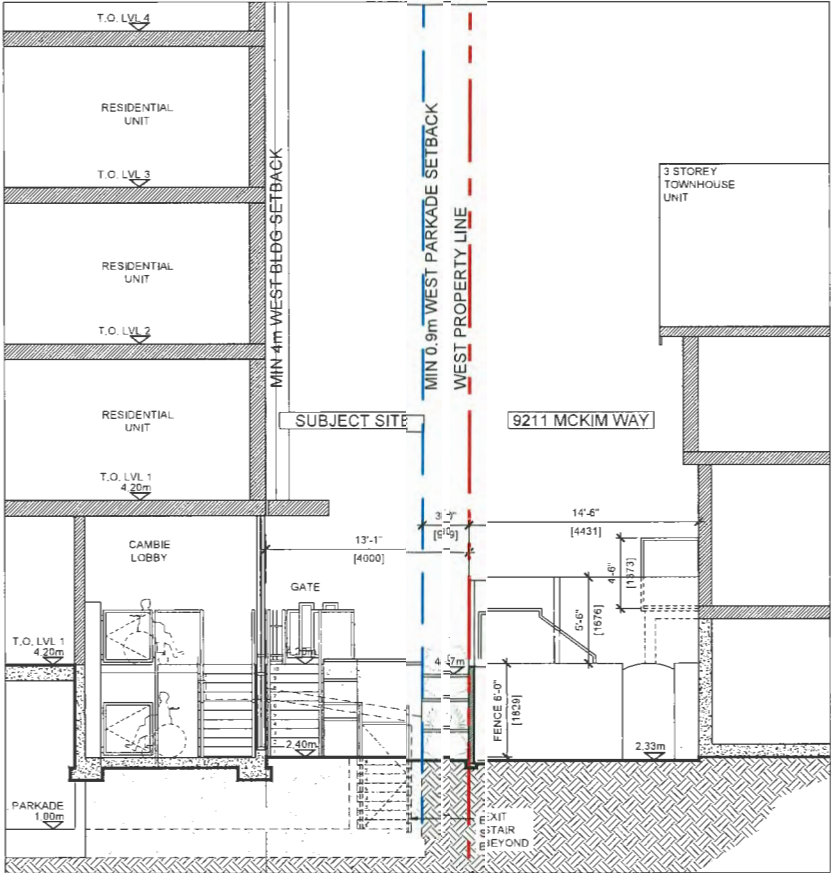
Suite 230
11590 Cambie Road
Richmond BC
Canada V6X 3Z5

T 604 821 1162
F 604 821 1146
www.interfacearchitecture.com

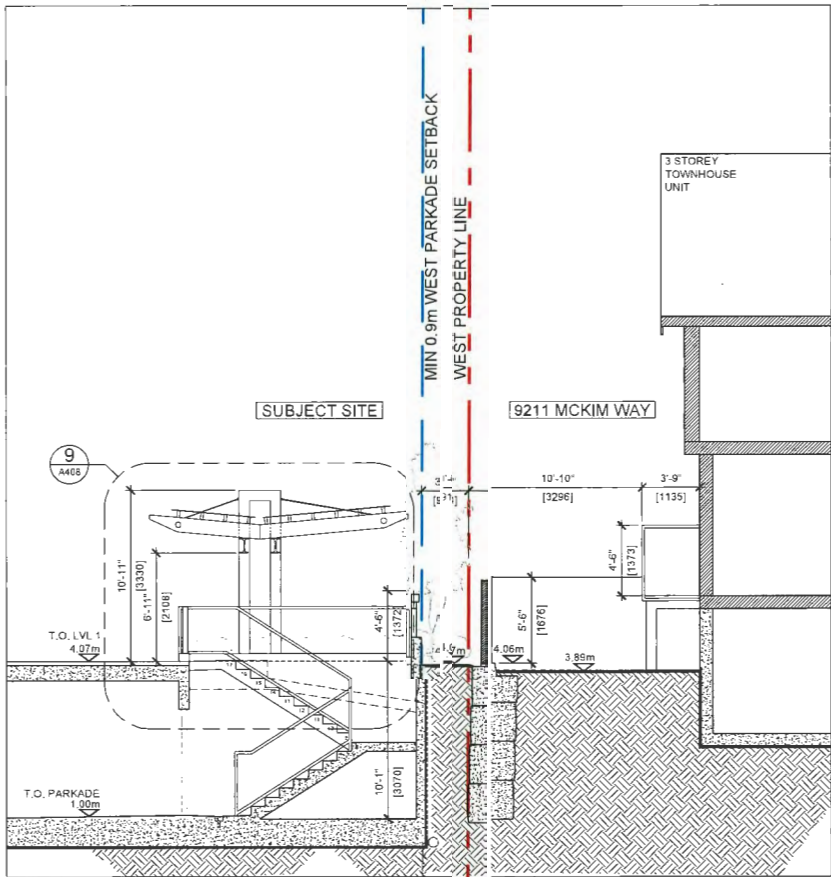
PROJECT
126 - UNIT MID-RISE MULTI-FAMILY DEVELOPMENT
9300 & 9320 CAMBIE ROAD RICHMOND, B.C.
PROJECT NO. 1804MCK2
SCALE 3/16" = 1'-0"
DATE JAN 3, 2023
DRAWN BY XY
CHECKED BY KYC
SHEET TITLE SECTION E
DRAWING
A4.03



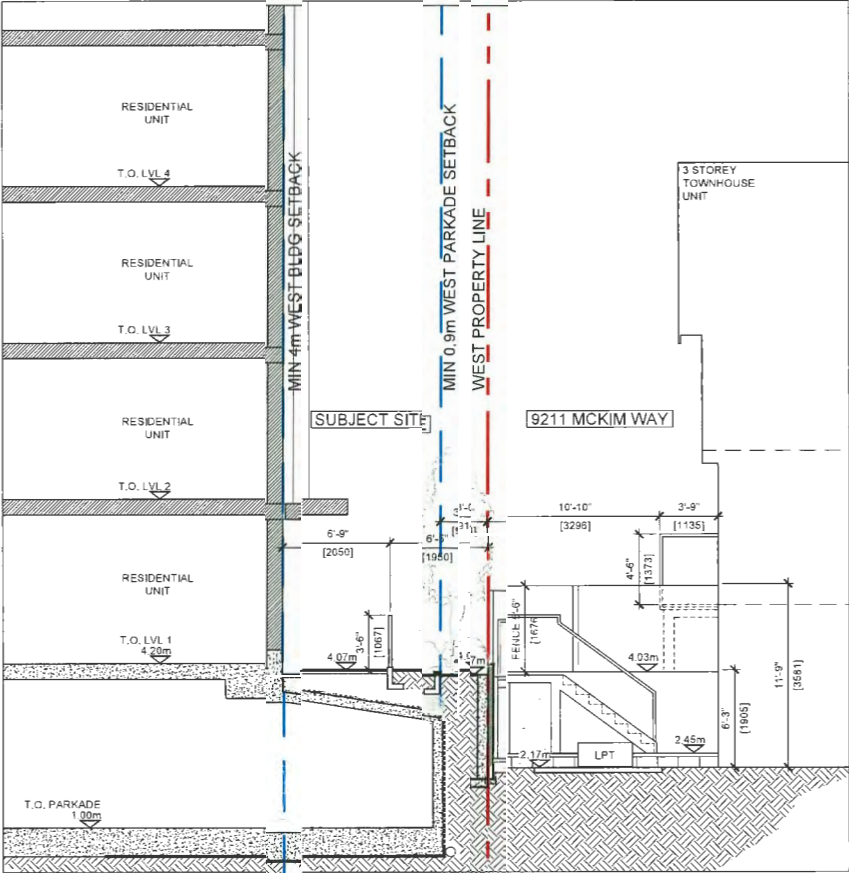
SECTION F: AT NORTH PROPERTY LINE, LOOKING SOUTH
SCALE: 3/16"=1'-0"



SECTION G: LOOKING SOUTH
SCALE: 3/16"=1'-0"



SECTION I: LOOKING SOUTH
SCALE: 3/16"=1'-0"

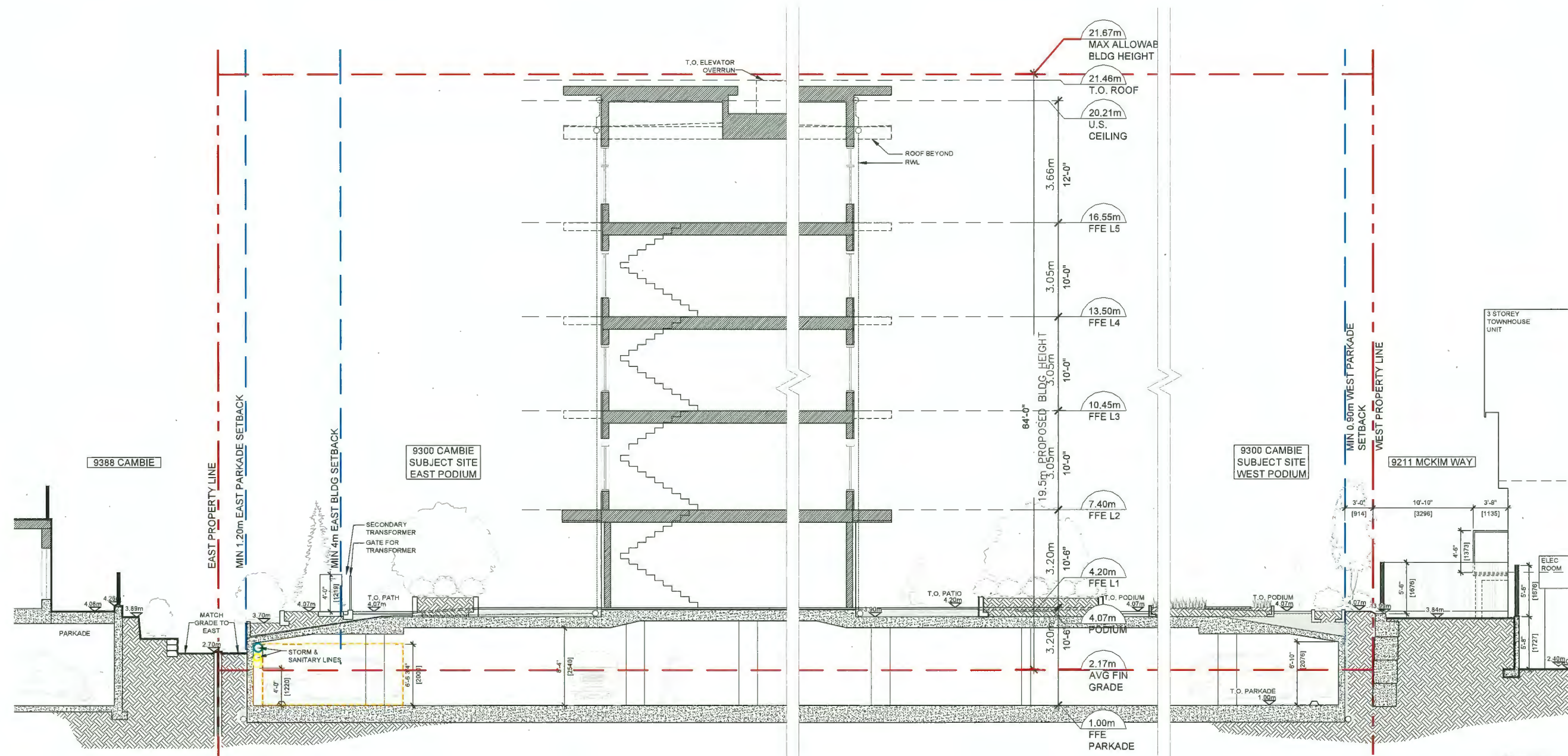


SECTION H: LOOKING SOUTH
SCALE: 3/16"=1'-0"

REVISIONS	
JAN 3, 2023	Issue for DP 7
NOV 11, 2022	ADP response (DP6)
JUL 8, 2022	ADP response (DP 5)
MAR 11, 2022	Issue for ADP
MAR 4, 2022	Issue for ADP
FEB 18, 2022	Issue for DP 4
FEB 18, 2022	Issue for DP 4
OCT 21, 2021	Issue for DP 3 (REV1)
CONSULTANTS	
All drawings and other information shown herein are for use on the project only and shall not be used for any other purpose without the prior written consent of the architect. This drawing must not be reproduced without written permission from the architect and unless the reproduction clearly states the office name.	
Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be relieved of any liability from the dimensions and conditions shown on the drawing.	
SEAL	

INTERFACE:
SUITE 400
11590 Cambie Road
Richmond BC
Canada V6X 3Z5
T 604 821 1162
F 604 821 1146
www.interfacearchitecture.com

PROJECT	
126 - UNIT MID-RISE MULTI-FAMILY DEVELOPMENT	
9300 & 9320 CAMBIE ROAD RICHMOND, B.C.	
PROJECT NO.	1804MCK2
SCALE	3/16" = 1'-0"
DATE	JAN 3, 2023
DRAWN BY	XY
CHECKED BY	KYC
SHEET TITLE	SECTION F, G, H & I
DRAWING	



DP 21-933765

PLAN #29

January 23, 2023

DP PLAN # 41

SECTION J
SCALE: 3/16"=1'-0"

REVISIONS
JAN 3, 2023 Issue for DP 7
NOV 11, 2022 ADP response (DP6)
JUL 6, 2022 ADP response (DP 5)
MAR 11, 2022 Issue for ADP
MAR 4, 2022 Issue for ADP
FEB 18, 2022 Issue for DP 4
FEB 16, 2022 Issue for DP 4
OCT 21, 2021 Issue for DP 3 (REV1)
CONSULTANTS
<p>All design and other information shown hereon are for use on the specified project only and shall not be used otherwise without written permission of this office.</p> <p>This drawing must not be reproduced without written permission from the office and unless the reproduction clearly carries the office name.</p> <p>Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.</p> <p>SEAL</p>

INTERFACE:

Suite 230
11590 Cambie Road
Richmond BC
Canada V6X 3Z5
T 604 821 1162
F 604 821 1146
www.interfacearchitecture.com

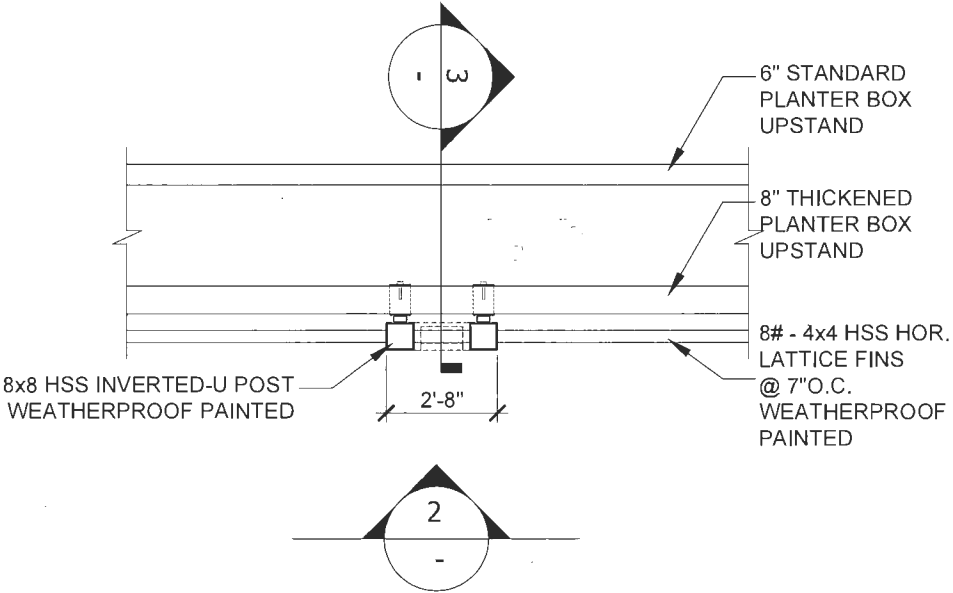
PROJECT
126 - UNIT MID-RISE MULTI-FAMILY DEVELOPMENT
9300 & 9320 CAMBIE ROAD RICHMOND, B.C.
PROJECT NO.
1804MCK2
SCALE
3/16" = 1'-0"
DATE
JAN 3, 2023
DRAWN BY
XY
CHECKED BY
KYC
SHEET TITLE
SECTIONS J
DRAWING

A4.05

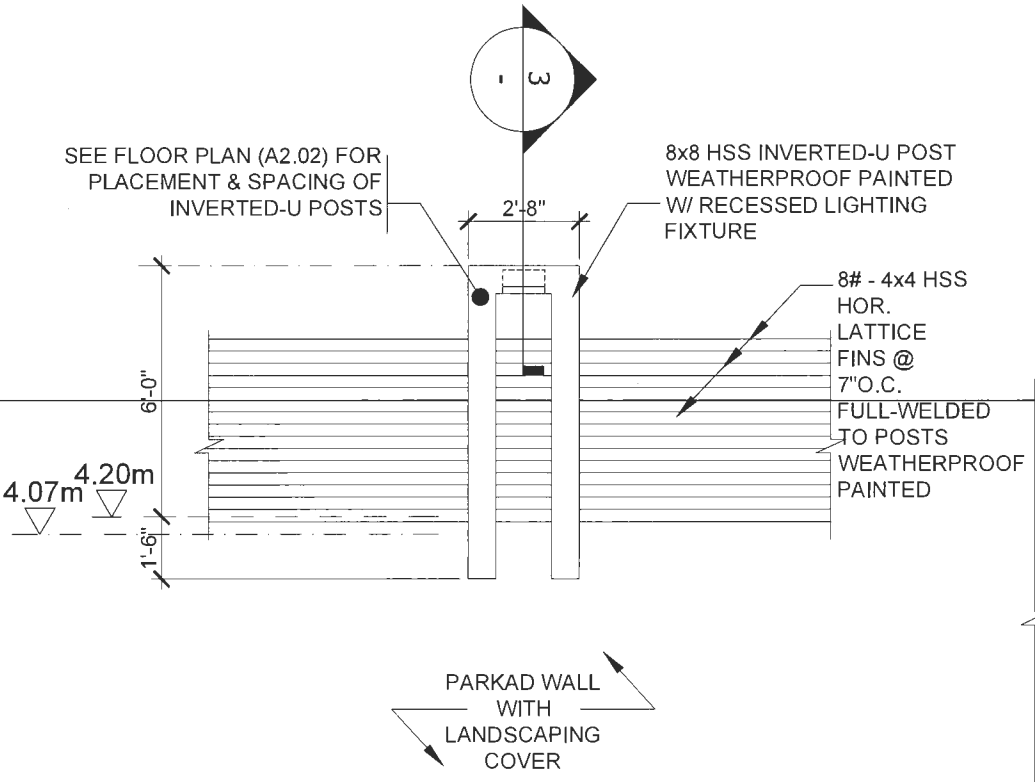
REVISIONS
JAN 3, 2023 Issue for DP 7
NOV 11, 2022 ADP response (DP6)
JUL 8, 2022 ADP response (DP 5)
MAR 11, 2022 Issue for ADP
MAR 4, 2022 Issue for ADP
FEB 18, 2022 Issue for DP 4
FEB 16, 2022 Issue for DP 4
OCT 21, 2021 Issue for DP 3 (REV1)
CONSULTANTS
<p>All designs and specifications shown herein are for use on the specific project only and shall not be used otherwise without the permission of the architect.</p> <p>This drawing must not be reproduced without written permission from the architect and shall be the property of the architect.</p> <p>Contractors shall verify and be responsible for all dimensions and conditions on the job and to a site visit to be cleared of any variations from the dimensions and conditions shown on the drawing.</p>
SEAL

INTERFACE:
 Suite 230
 11590 Cambie Road
 Richmond BC
 Canada V6X 3Z5
 T 604 821 1162
 F 604 821 1146
 www.interfacearchitecture.com

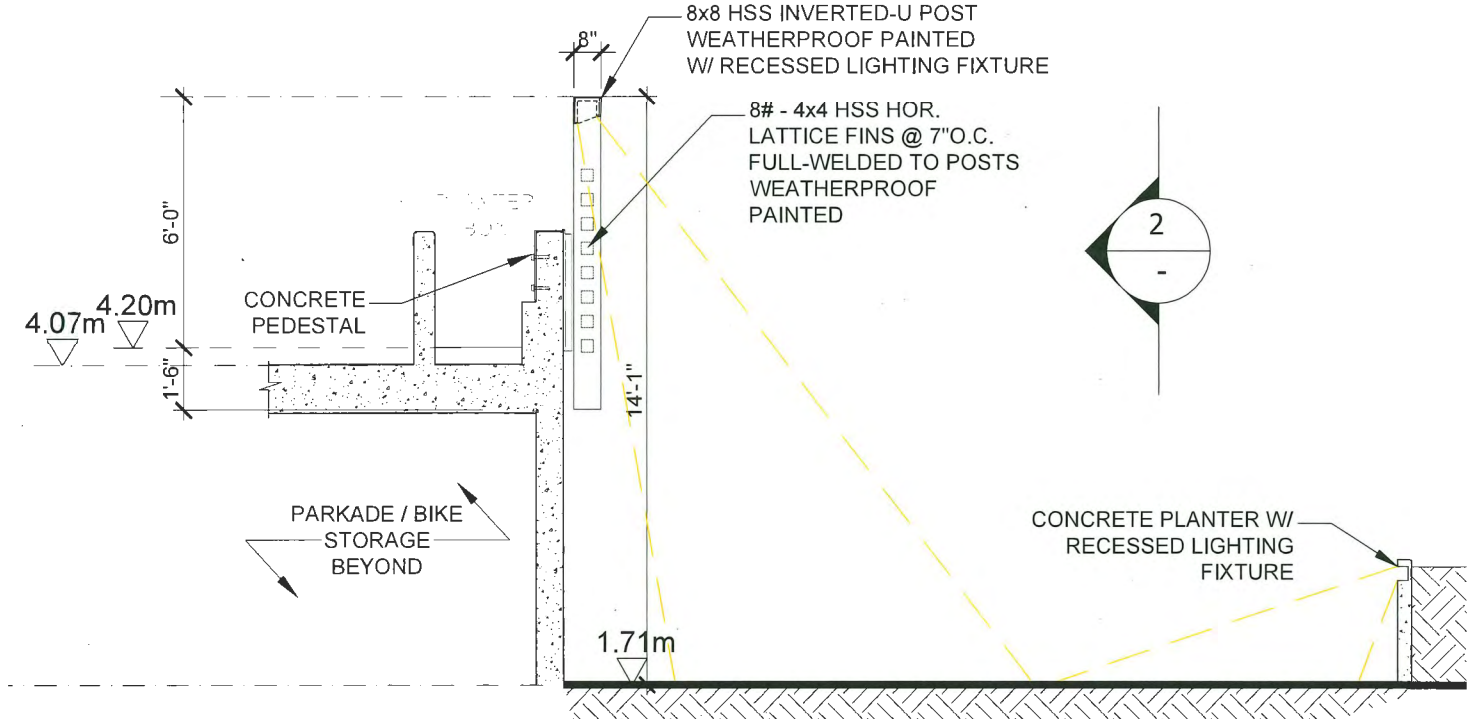
PROJECT
126 - UNIT MID-RISE MULTI-FAMILY DEVELOPMENT
9300 & 9320 CAMBIE ROAD RICHMOND, B.C.
PROJECT NO. 1804MCK2
SCALE 3/16" = 1'-0"
DATE JAN 3, 2023
DRAWN BY XY
CHECKED BY KYC
SHEET TITLE TRELLIS POST LIGHTING
DRAWING



1 PLAN
 Scale: 1/2" = 1'-0"



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



3 SECTION
 Scale: 1/2" = 1'-0"



MCKIM WAY SOUTH WEST FRONTAGE



MCKIM WAY SOUTH EAST FRONTAGE



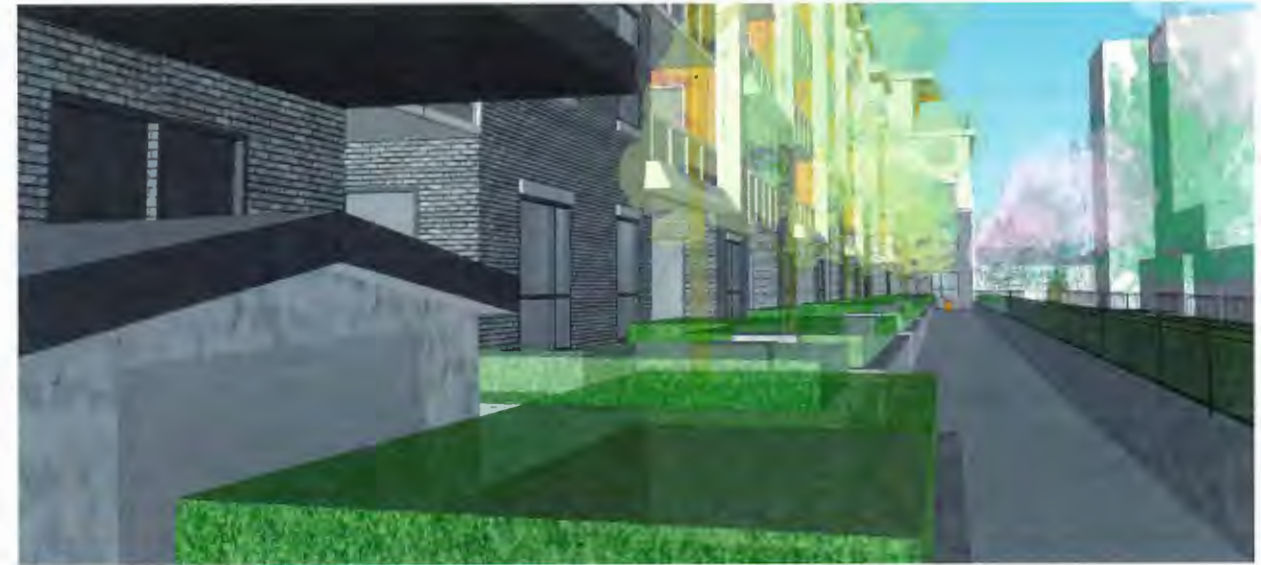
CAMBIE ROAD NORTH EAST FRONTAGE



CAMBIE ROAD NORTH WEST FRONTAGE



WEST AMENITY AREA



EAST PROPERTY LINE INTERFACE

DP 21-933765

PLAN #34

January 23, 2023

DP PLAN # 6b

REVISIONS
JAN 3, 2023 Issue for DP 7
NOV 11, 2022 ADP response (DP6)
JUL 8, 2022 ADP response (DP 5)
MAR 11, 2022 Issue for ADP
MAR 4, 2022 Issue for ADP
FEB 18, 2022 Issue for DP 4
FEB 16, 2022 Issue for DP 4
OCT 21, 2021 Issue for DP 3 (REV1)
CONSULTANTS
<p>All designs and other information shown hereon are for use on the specified project only and shall not be used otherwise without written permission of this office.</p> <p>This drawing must not be reproduced without written permission from this office and unless the reproduction clearly carries the office name.</p> <p>Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be relieved of any variations from the dimensions and conditions shown on the drawing.</p>
SEAL

INTERFACE:
 Suite 230
 11590 Cambie Road
 Richmond BC
 Canada V6X 3Z5
 T 604 821 1162
 F 604 821 1146
 www.interfacearchitecture.com

PROJECT
126 - UNIT MID-RISE MULTI-FAMILY DEVELOPMENT
9300 & 9320 CAMBIE ROAD RICHMOND, B.C.
PROJECT NO.
1804MCK2
SCALE
NTS
DATE
JAN 3, 2023
DRAWN BY
XY
CHECKED BY
KYC
SHEET TITLE
3D STREET VIEWS
DRAWING
A6.02



REVISIONS
JAN 3, 2023 issue for DP 7
NOV 11, 2022 ADP ⁺ response (DP6)
JUL 8, 2022 ADP response (DP 5)
MAR 11, 2022 issue for ADP
MAR 4, 2022 issue for ADP
FEB 18, 2022 issue for DP 4
FEB 16, 2022 issue for DP 4
OCT 21, 2021 issue for DP 3 (REV1)
CONSULTANTS
<p>All design and other information shown herein was used on the specified project only and shall not be shown or used without written permission of this office.</p> <p>This drawing shall not be reproduced without written permission from the office and unless the reproduction clearly credits the office name.</p> <p>Contractors shall verify and be responsible for all dimensions and conditions on the job and it shall be informed of any variations from the same and coordinate them with the drawing.</p>
SEAL

INTERFACE:

Suite 230
11590 Cambie Road
Richmond BC
Canada V6X 3Z5

T 604 821 1162
F 604 821 1146
www.interfacearchitecture.com

PROJECT

**126 - UNIT MID-RISE
MULTI-FAMILY
DEVELOPMENT**

**9300 & 9320 CAMBIE ROAD
RICHMOND, B.C.**

PROJECT NO. 1804MCK2
SCALE NTS
DATE JAN 3, 2023
DRAWN BY XY
CHECKED BY KYC
SHEET TITLE PRIVATE COMMUNITY GARDEN 3D STREET VIEWS & AERIAL VIEWS

DRAWING

A6.03

DP 21-933765

PLAN #35

January 23, 2023

DP PLAN # 6c



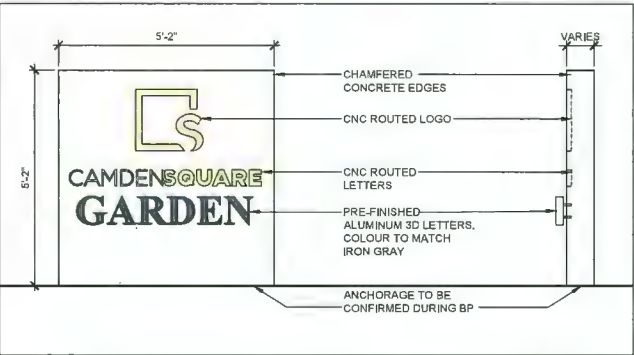
SIGNAGE AT RESIDENT'S GARDEN



SIGNAGE AT CAMBIE ROAD



SIGNAGE AT MCKIM WAY



TYPICAL SIGNAGE DETAIL

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

DP 21-933765

PLAN #36

January 23, 2023

REVISIONS	
JAN 3, 2023	Issue for DP 7
NOV 11, 2022	ADP response (DP6)
JUL 8, 2022	ADP response (DP 5)
MAR 11, 2022	Issue for ADP
MAR 4, 2022	Issue for ADP
FEB 18, 2022	Issue for DP 4
FEB 18, 2022	Issue for DP 4
OCT 21, 2021	Issue for DP 3 (REV1)
CONSULTANTS	
All designs and other information shown herein are for use on the specified project only and shall not be used otherwise without written permission of this office. This drawing must not be reproduced without written permission from this office and unless the reproduction clearly carries the office name. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing. SEAL	

INTERFACE:
Suite 230
11590 Cambie Road
Richmond BC
Canada V6X 3Z5
T 604 821 1162
F 604 821 1146
www.interfacearchitecture.com

PROJECT	
126 - UNIT MID-RISE MULTI-FAMILY DEVELOPMENT 9300 & 9320 CAMBIE ROAD RICHMOND, B.C.	
PROJECT NO.	1804MCK2
SCALE	NTS
DATE	JAN 3, 2023
DRAWN BY	XY
CHECKED BY	KYC
SHEET TITLE	ENTRY SIGNAGES & DETAILS
DRAWING	

A6.08



AERIAL VIEW - LOOKING FROM SOUTH EAST



AERIAL VIEW - LOOKING FROM SOUTH WEST



AERIAL VIEW - LOOKING FROM NORTH EAST



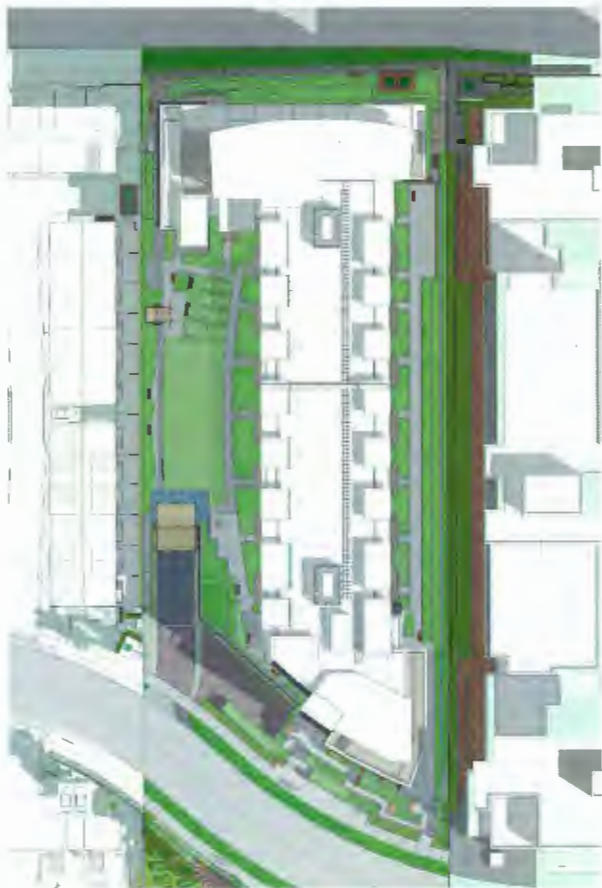
AERIAL VIEW - LOOKING FROM NORTH WEST

REVISIONS
JAN 3, 2023 Issue for DP 7
NOV 11, 2022 ADP response (DP6)
JUL 8, 2022 ADP response (DP 5)
MAR 11, 2022 Issue for ADP
MAR 4, 2022 Issue for ADP
FEB 18, 2022 Issue for DP 4
FEB 18, 2022 Issue for DP 4
OCT 21, 2021 Issue for DP 3 (REV1)
CONSULTANTS
All designs and other information shown herein are for use on the specific project only and shall not be used otherwise without written permission of this office.
This drawing must not be reproduced without written permission from this office and unless the reproduction clearly carries the office name.
Contractors shall verify and be responsible for all dimensions and conditions on the job and the office shall be informed of any variations from the dimensions and conditions shown on the drawing.
SEAL

INTERFACE:
 Suite 230
 11590 Cambie Road
 Richmond BC
 Canada V6X 3Z5
 T 604 821 1162
 F 604 821 1146
 www.interfacearchitecture.com

PROJECT
126 - UNIT MID-RISE MULTI-FAMILY DEVELOPMENT
9300 & 9320 CAMBIE ROAD RICHMOND, B.C.
PROJECT NO.
1804MCK2
SCALE
NTS
DATE
JAN 3 2023
DRAWN BY
KY
CHECKED BY
KYC
SHEET TITLE
3D AERIAL VIEWS

DRAWING



SPRING EQUINOX

MARCH 21, 9 AM



MARCH 21, 12 PM



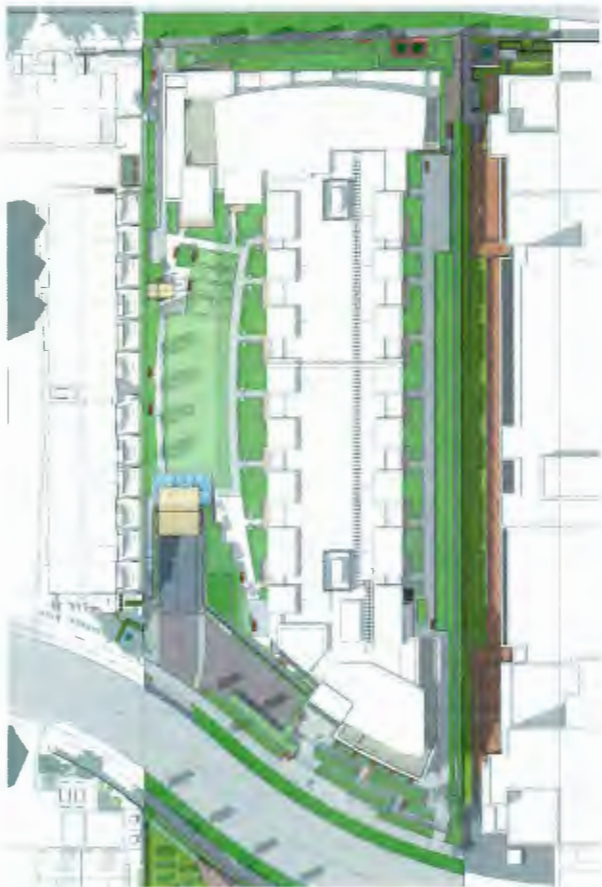
MARCH 21, 3 PM



JUNE 21, 9 AM



JUNE 21, 12 PM



JUNE 21, 3 PM

DP 21-933765

PLAN #38

January 23, 2023

REVISIONS
JAN 3, 2023 Issue for DP 7
NOV 11, 2022 ADP response (DP6)
JUL 8, 2022 ADP response (DP 5)
MAR 11, 2022 Issue for ADP
MAR 4, 2022 Issue for ADP
FEB 18, 2022 Issue for DP 4
FEB 18, 2022 Issue for DP 4
OCT 21, 2021 Issue for DP 3 (REV1)
CONSULTANTS
All designs and other information shown herein are for use on the specified project only and shall not be used elsewhere without written permission of the office.
This drawing must not be reproduced without written permission from the office and shall be the responsibility of the office.
Contractors shall verify and be responsible for all dimensions and conditions on the job and the office shall be informed of any variations from the drawings and conditions shown on the drawing.
SEAL

INTERFACE:

Suite 230
11590 Cambie Road
Richmond BC
Canada V6X 3Z5
T 604 821 1162
F 604 821 1146
www.interfacearchitecture.com

PROJECT
126 - UNIT MID-RISE MULTI-FAMILY DEVELOPMENT
9300 & 9320 CAMBIE ROAD RICHMOND, B.C.
PROJECT NO. 1804MCK2
SCALE NTS
DATE JAN 3, 2023
DRAWN BY XY
CHECKED BY KYC
SHEET TITLE SHADOW STUDY: MARCH & JUNE
DRAWING
A8.01



SEPTEMBER 21, 9 AM



SEPTEMBER 21, 12 PM



SEPTEMBER 21, 3 PM

AUTUMN EQUINOX

REVISIONS
JAN 3, 2023 Issue for DP 7
NOV 11, 2022 ADP response (DP6)
JUL 8, 2022 ADP response (DP 5)
MAR 11, 2022 Issue for ADP
MAR 4, 2022 Issue for ADP
FEB 18, 2022 Issue for DP 4
FEB 16, 2022 Issue for DP 4
OCT 21, 2021 Issue for DP 3 (REV1)
CONSULTANTS
All designs and other information shown hereon are for use on the specified project only and shall not be used otherwise without written permission of this office.
This drawing must not be reproduced without written permission from this office and unless the reproduction clearly carries the office name.
Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be relieved of any liabilities from the dimensions and conditions shown on the drawing.
SEAL

INTERFACE:

Suite 230
11590 Cambie Road
Richmond BC
Canada V6X 3Z5

T 604 821 1162
F 604 821 1146
www.interfacearchitecture.com

PROJECT
126 - UNIT MID-RISE MULTI-FAMILY DEVELOPMENT
9300 & 9320 CAMBIE ROAD RICHMOND, B.C.
PROJECT NO. 1804MCK2
SCALE NTS
DATE JAN 3, 2023
DRAWN BY XY
CHECKED BY KYC
SHEET TITLE SHADOW STUDY: SEPTEMBER
DRAWING
A8.02



SHADOWING ON REMY WEST FACE (SOUTH END, MCKIM WAY) - SPRING EQUINOX (1PM TO 6PM)



SHADOWING ON REMY WEST FACE (SOUTH END, MCKIM WAY) - SUMMER SOLSTICE (1PM TO 6PM)



SHADOWING ON REMY WEST FACE (SOUTH END, MCKIM WAY) - AUTUMN EQUINOX (1PM TO 6PM)

REVISIONS
JAN 3, 2023 Issue for DP 7
NOV 11, 2022 ADP response (DP6)
JUL 8, 2022 ADP response (DP 5)
MAR 11, 2022 Issue for ADP
MAR 4, 2022 Issue for ADP
FEB 18, 2022 Issue for DP 4
FEB 16, 2022 Issue for DP 4
OCT 21, 2021 Issue for DP 3 (REV1)
CONSULTANTS
<p>All designs and other information shown herein are for use on the specified project only and shall not be used otherwise without written permission of this office.</p> <p>The drawing shall not be reproduced without written permission from this office and unless the reproduction clearly carries the office name.</p> <p>Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall not be held responsible for any variations from the dimensions and conditions shown on the drawing.</p>
SEAL

INTERFACE:
 Suite 230
 11590 Cambie Road
 Richmond BC
 Canada V6X 3Z5
 T 604 821 1152
 F 604 821 1146
 www.interfacearchitecture.com

PROJECT
126 - UNIT MID-RISE MULTI-FAMILY DEVELOPMENT
9300 & 9320 CAMBIE ROAD RICHMOND, B.C.
PROJECT NO. 1804MCK2
SCALE NTS
DATE JAN 3, 2023
DRAWN BY XY
CHECKED BY KYC
SHEET TITLE SHADOWING ON REMY WEST FACE (SOUTH END)
DRAWING
A8.03



SHADOWING ON REMY WEST FACE (NORTH END, CAMBIE ROAD) - SPRING EQUINOX (1PM TO 6PM)



SHADOWING ON REMY WEST FACE (NORTH END, CAMBIE ROAD) - SUMMER SOLSTICE (1PM TO 6PM)



SHADOWING ON REMY WEST FACE (NORTH END, CAMBIE ROAD) - AUTUMN EQUINOX (1PM TO 6PM)

REVISIONS
JAN 3, 2023 Issue for DP 7
NOV 11, 2022 ADP response (DP6)
JUL 8, 2022 ADP response (DP 5)
MAR 11, 2022 Issue for ADP
MAR 4, 2022 Issue for ADP
FEB 16, 2022 Issue for DP 4
FEB 16, 2022 Issue for DP 4
OCT 21, 2021 Issue for DP 3 (REV1)
CONSULTANTS
<p>All designs and other information shown herein are for use on the specified project only and shall not be used otherwise without written permission of this office.</p> <p>This drawing must not be reproduced without written permission from this office and unless the reproduction clearly carries the office name.</p> <p>Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.</p>
SEAL

INTERFACE:

Suite 230
11590 Cambie Road
Richmond BC
Canada V6X 3Z5









T 604 821 1162
F 604 821 1146
www.interfacearchitecture.com

PROJECT
126 - UNIT MID-RISE MULTI-FAMILY DEVELOPMENT
9300 & 9320 CAMBIE ROAD RICHMOND, B.C.
PROJECT NO.
1804MCK2
SCALE
NTS
DATE
JAN 3, 2023
DRAWN BY
XY
CHECKED BY
KYC
SHEET TITLE
SHADOWING ON REMY WEST FACE (NORTH END)
DRAWING
A8.04

SEAL:

PLANT SCHEDULE - ONSITE

PMG PROJECT NUMBER: 19-151


KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	6	ACER CIRCINATUM	VINE MAPLE	4M HT; B&B; 3 STEM CLUMP
	15	ACER PALMATUM	JAPANESE MAPLE	4M HT; B&B
	8	ACER RUBRUM 'ARMSTRONG'	COLUMNAR ARMSTRONG MAPLE	8CM CAL; 2M STD; B&B
	6	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	8CM CAL; 1.8M STD; B&B
	10	FAGUS SYLVATICA 'DAWYCK GOLD'	DAWYCK GOLD BEECH	8CM CAL; B&B
	6	GLEDTISIA T. INERMIS 'SKYLINE'	SKYLINE HONEY LOCUST	8CM CAL; 1.8M STD; B&B
	10	AMELANCHIER X GRANDIFLORA	SERVICEBERRY	8CM CAL; 1.5M STD; B&B
	13	PICEA GLAUCA	WHITE SPRUCE	4M HT; B&B

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

NOTE: ONSITE IRRIGATION FOR ALL SOFT LANDSCAPE WILL BE INSTALLED

PLANT SCHEDULE - COMMUNITY GARDEN

PMG PROJECT NUMBER: 19-151

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	3	FICUS CARICA	COMMON FIG	8CM CAL; 1.5M STD; B&B
	2	MALUS DOMESTICA 'FUJI'	FUJI APPLE	8CM CAL; 1.5M STD; B&B

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



NO.	DATE	REVISION DESCRIPTION	DR.
13	2022/NOV/14	CITY COMMENTS/NEW SITE PLAN	WZ
12	2022/JUN/22	NEW SITE PLAN	YR
11	2022/APR/30	ADP COMMENTS	YR
10	2022/APR/20	PARKADE EXHAUST	YR
9	2022/MAR/09	ISSUE FOR ADP	YR
8	2022/FEB/16	NEW SITE PLAN	YR
7	2022/OCT/25	CITY COMMENTS & NEW SITE PLAN	YR & WZ
6	2022/SEP/24	EAST PARKADE LINE	YR
5	2022/JUL/29	NEW SITE PLAN	YR
4	2022/MAY/17	*NEW SITE PLAN	YR
3	2022/OCT/28	NEW SITE PLAN - COMMUNITY GARDEN	JH
2	2022/SEP/25	NEW SITE PLAN AND CITY COMMENTS	YR
1	2022/MAR/06	CLIENT COMMENTS AND NEW SITE PLAN	YR

CLIENT:

PROJECT:

RESIDENTIAL DEV.

9300 & 9320 CAMBIE RD.
RICHMOND, BC

DRAWING TITLE:

LANDSCAPE
PLAN

DATE: 20.FEB.27 DRAWING NUMBER:

SCALE: 1/20"=1'-0"

DRAWN: YR

DESIGN: YR

CHKD: MCY

PMG PROJECT NUMBER:

L1

OF 10

19-151

DP 21-933765

PLAN #42

January 23, 2023

DP PLAN # 3

19151-9.2/P

SEAL:

13	2022/NOV/14	CITY COMMENTS/NEW SITE PLAN	W2
12	2022/JUN/23	NEW SITE PLAN	YR
11	2022/APR/30	ADP COMMENTS	YR
10	2022/APR/20	PARKADE EXHAUST	YR
9	2022/MAR/09	ISSUE FOR ADP	YR
8	2022/FEB/16	NEW SITE PLAN	YR
7	2021/OCT/25	CITY COMMENTS & NEW SITE PLAN	YR & RJ
6	2021/SEP/14	EAST PARKADE LINE	YR
5	2021/JUL/29	NEW SITE PLAN	YR
4	2021/MAY/17	NEW SITE PLAN	YR
3	2020/OCT/25	NEW SITE PLAN: COMMUNITY GARDEN	JH
2	2020/SEP/25	NEW SITE PLAN AND CITY COMMENTS	YR
1	2020/MAR/06	CLIENT COMMENTS AND NEW SITE PLAN	YR
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:

PROJECT:

RESIDENTIAL DEV.

**9300 & 9320 CAMBIE RD.
RICHMOND, BC**

DRAWING TITLE:

**LANDSCAPE
PLAN**

DATE: 20 FEB. 27 DRAWING NUMBER:

SCALE: 1/20"=1'-0"

DRAWN: YR

DESIGN: YR

CHKD: MCY

L1

OF 10

PMG PROJECT NUMBER:

19-151

PLANT SCHEDULE - ONSITE

PMG PROJECT NUMBER: 19-151

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
6	6	ACER CIRCINATUM	VINE MAPLE	4M HT; B&B; 3 STEM CLUMP
15	15	ACER PALMATUM	JAPANESE MAPLE	4M HT; B&B
8	8	ACER RUBRUM 'ARMSTRONG'	COLUMNAR ARMSTRONG MAPLE	8CM CAL; 2M STD; B&B
6	6	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	8CM CAL; 1.8M STD; B&B
10	10	FAGUS SYLVATICA 'DAWYCK GOLD'	DAWYCK GOLD BEECH	8CM CAL; B&B
6	6	GLEDTISIA T. INERMIS 'SKYLINE'	SKYLINE HONEY LOCUST	8CM CAL; 1.8M STD; B&B
10	10	AMELANCHIER X GRANDIFLORA	SERVICEBERRY	8CM CAL; 1.5M STD; B&B
13	13	PICEA GLAUCA	WHITE SPRUCE	4M HT; B&B

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

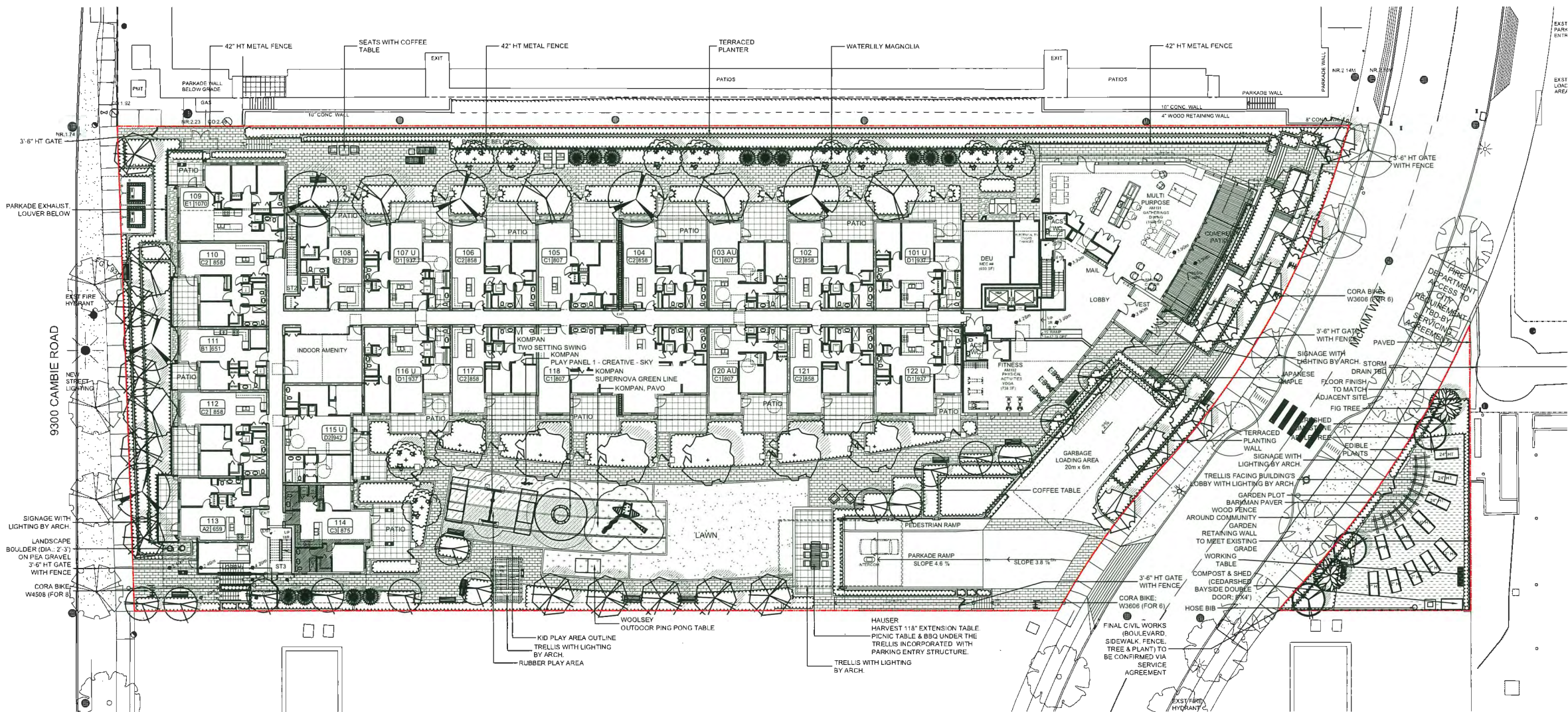
NOTE: ONSITE IRRIGATION FOR ALL SOFT LANDSCAPE WILL BE INSTALLED

PLANT SCHEDULE- COMMUNITY GARDEN

PMG PROJECT NUMBER: 19-151

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	3	FICUS CARICA	COMMON FIG	8CM CAL; 1.5M STD; B&B
	2	MALUS DOMESTICA 'FUJI'	FUJI APPLE	8CM CAL; 1.5M STD; B&B

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



DP 21-933765

PLAN #43

January 23, 2023

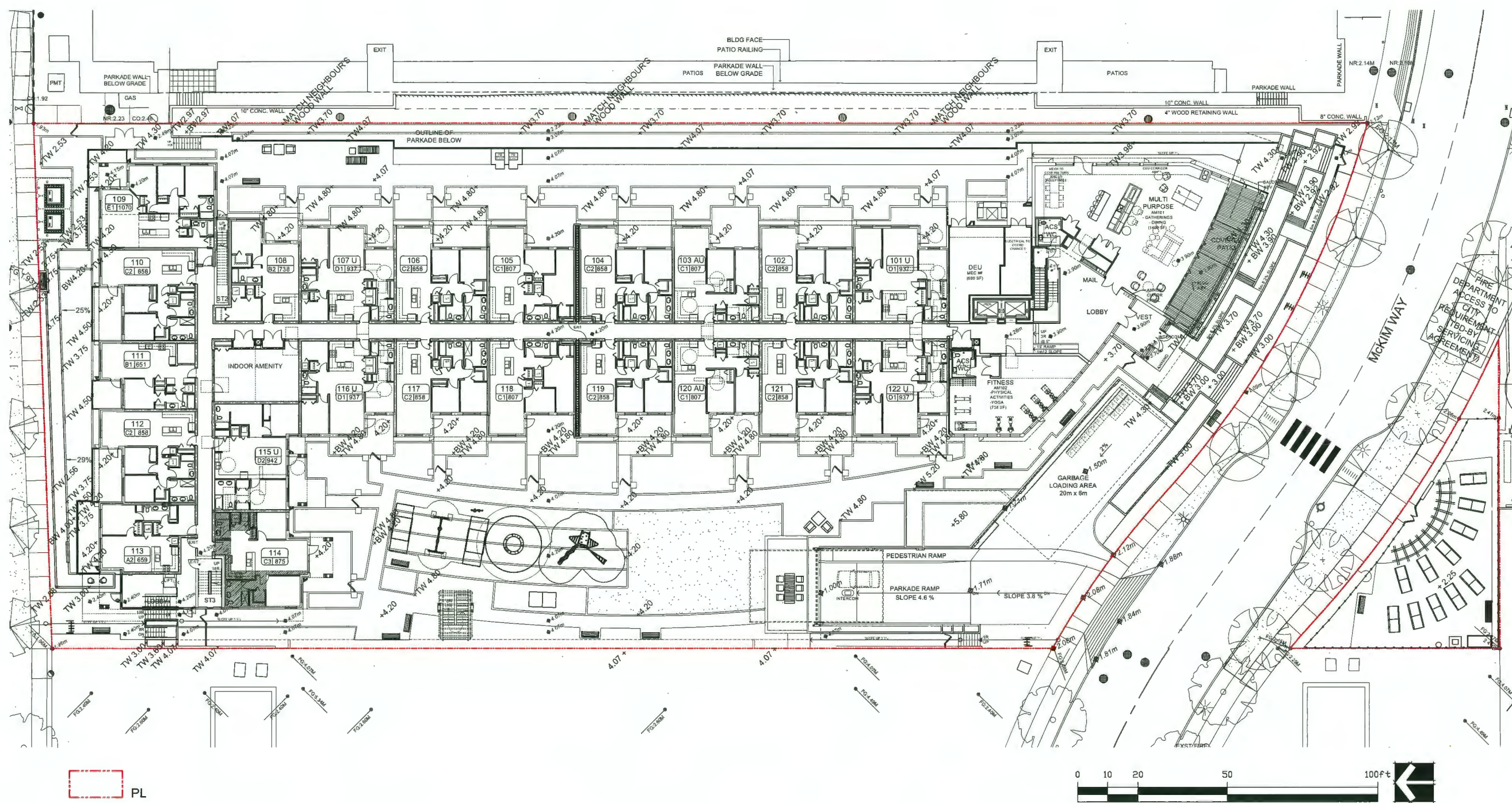
DP PLAN # 3a

19151-9.2/P

© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

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

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
13	2022/NOV/14	CITY COMMENTS/NEW SITE PLAN	WZ
12	2022/JUN/22	NEW SITE PLAN	YR
11	2022/APR/30	ADP COMMENTS	YR
10	2022/APR/30	PARKADE EXHAUST	YR
9	2022/MAR/09	ISSUE FOR ADP	YR
8	2022/FEB/16	NEW SITE PLAN	YR
7	2021/OCT/25	CITY COMMENTS & NEW SITE PLAN	YR & RJ
6	2021/SEP/14	EAST PARKADE LINE	YR
5	2021/JUN/23	NEW SITE PLAN	YR
4	2021/MAY/17	NEW SITE PLAN	YR
3	2020/OCT/29	NEW SITE PLAN: COMMUNITY GARDEN	JH
2	2020/SEP/25	NEW SITE PLAN AND CITY COMMENTS	YR
1	2020/MAR/06	CLIENT COMMENTS AND NEW SITE PLAN	YR

CLIENT:

PROJECT:

RESIDENTIAL DEV.
9300 & 9320 CAMBIE RD.
RICHMOND, BC

DRAWING TITLE:
GRADING PLAN

DATE: 20.FEB.27 DRAWING NUMBER:
SCALE: 1/16"=1'-0"
DRAWN: YR
DESIGN: YR
CHKD: MCY
PMG PROJECT NUMBER: 19151-9.2/P 19-151

DP 21-933765

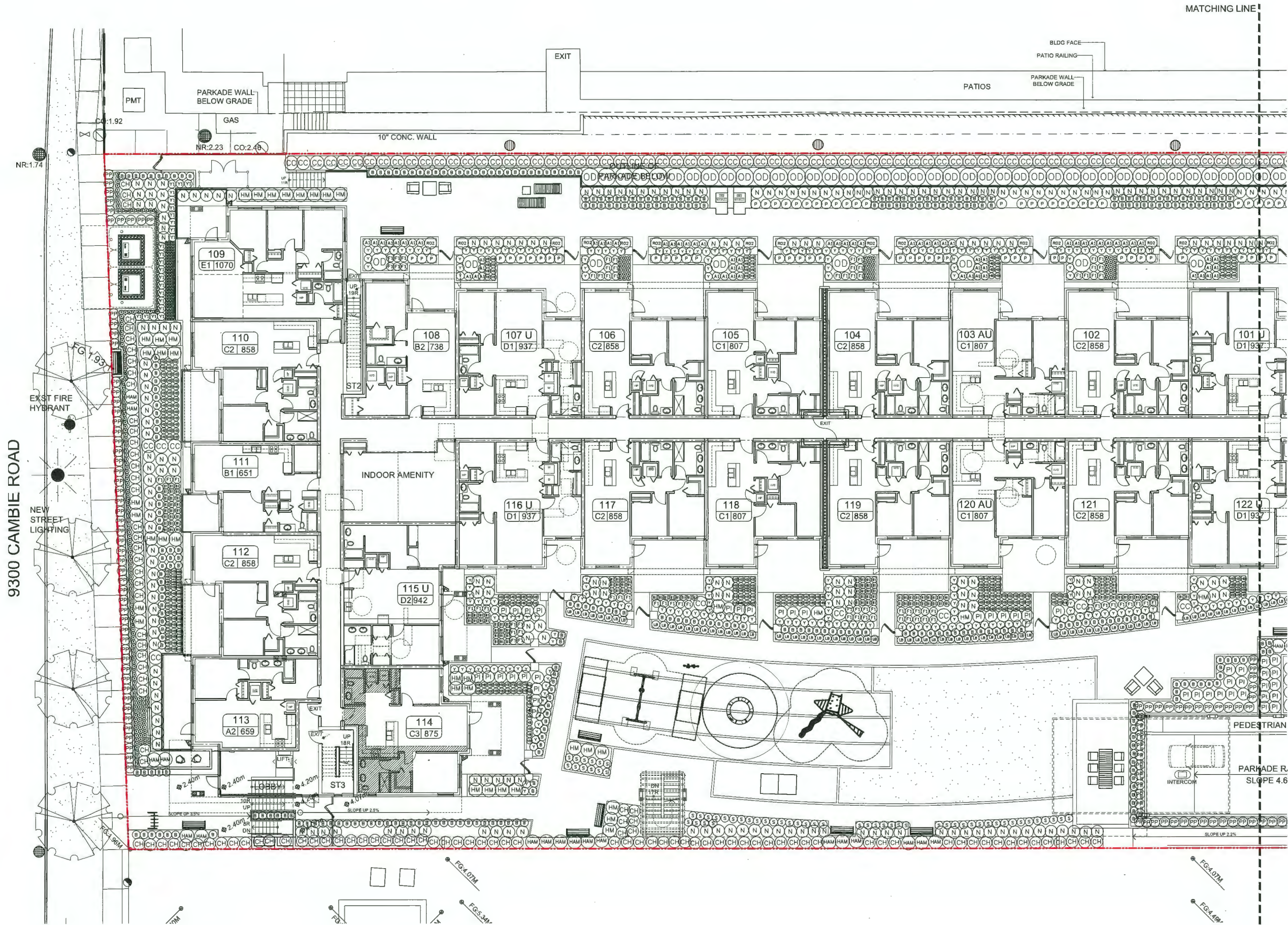
PLAN #44

January 23, 2023

DP PLAN # 3b

L2

OF 10



© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

pmg
LANDSCAPE
ARCHITECTS

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

SEAL:

13	2022/NOV/14	CITY COMMENTS/NEW SITE PLAN	WZ
12	2022/JUN/22	NEW SITE PLAN	YR
11	2022/APR/30	ADP COMMENTS	YR
10	2022/APR/20	PARKADE EXHAUST	YR
9	2022/MAR/09	ISSUE FOR ADP	YR
8	2022/FEB/16	NEW SITE PLAN	YR
7	2021/OCT/25	CITY COMMENTS & NEW SITE PLAN	YR & AU
6	2021/SEP/14	EAST PARKADE LANE	YR
5	2021/JUL/29	NEW SITE PLAN	YR
4	2021/MAY/17	NEW SITE PLAN	YR
3	2020/OCT/29	NEW SITE PLAN: COMMUNITY GARDEN	JH
2	2020/SEP/25	NEW SITE PLAN AND CITY COMMENTS	YR
1	2020/MAR/05	CLIENT COMMENTS AND NEW SITE PLAN	YR
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:

PROJECT:

RESIDENTIAL DEV.

**9300 & 9320 CAMBIE RD.
RICHMOND, BC**

DRAWING TITLE:

SHRUB PLAN

DATE: 20.FEB.27 DRAWING NUMBER:
SCALE: 3/32"=1'-0"
DRAWN: YR
DESIGN: YR
CHKD: MCY

L3

OF 10

DP PLAN # 3c

19151-9.21P

PMG PROJECT NUMBER:

19-151

DP 21-933765 PLAN #45 January 23, 2023

MATCHING LINE

© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

pmg
LANDSCAPE
ARCHITECTS

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

SEAL:

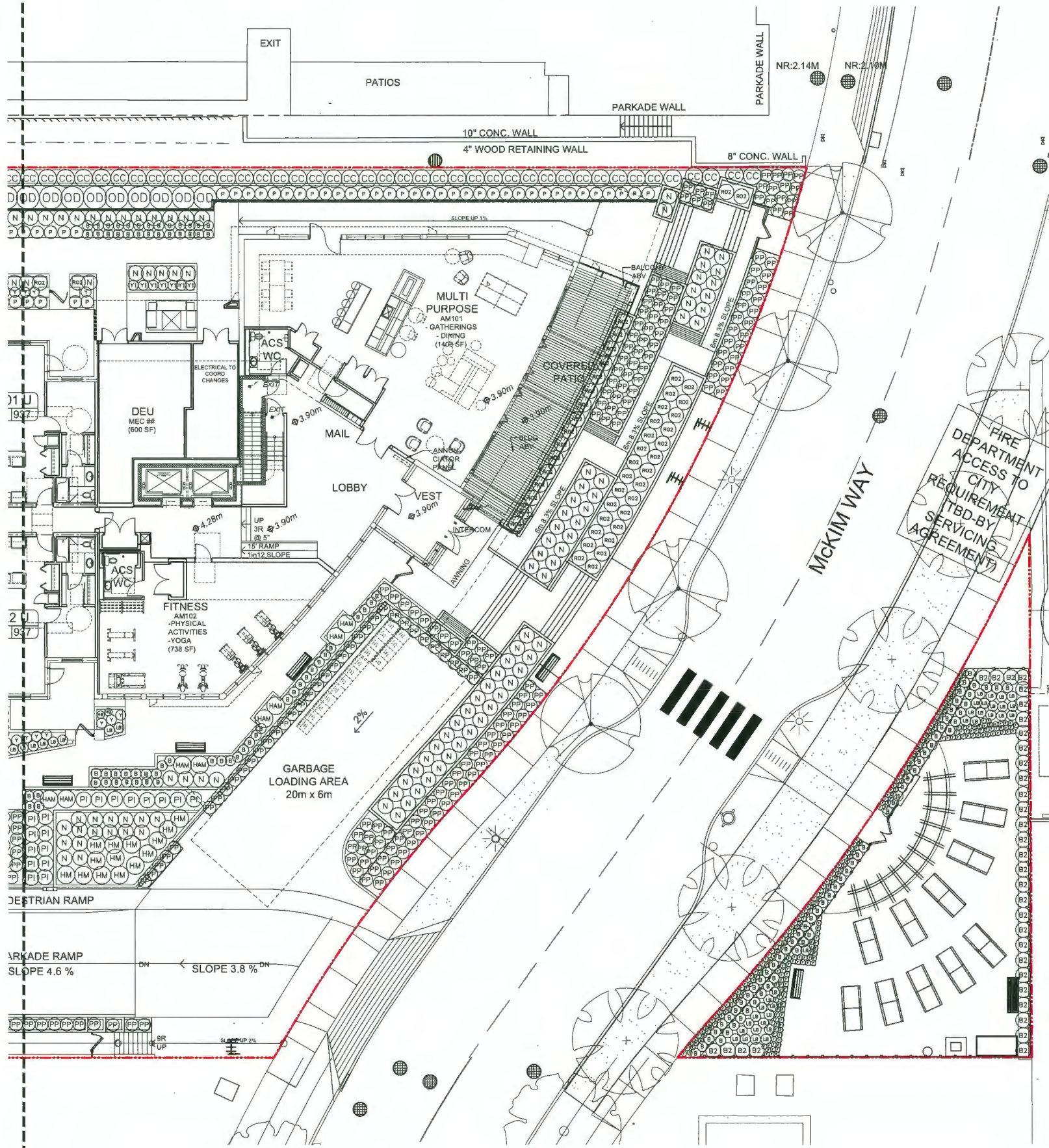
PLANT SCHEDULE

PMG PROJECT NUMBER: 19-151

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
B	450	BUXUS MICROPHYLLA 'WINTER GREEN'	LITTLE-LEAF BOX	#3 POT; 40CM
CC	120	CHOISYA TERNATA SUNDANCE	MEXICAN MOCK ORANGE	#3 POT; 50CM
CC	104	CORNUS SERICEA 'KELSEY'	DWARF KELSEY DOGWOOD	#3 POT; 80CM
CC	256	HEBE PINGUIFOLIA 'SUTHERLANDII'	SUTHERLAND HEBE	#2 POT; 40CM
CC	53	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER'	ENDLESS SUMMER BIGLEAF HYDRANGEA	#3 POT; 80CM
CC	26	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA; LIMEGREEN-PINK	#3 POT; 80CM
CC	318	NANDINA DOMESTICA MOONBAY	DWARF HEAVENLY BAMBOO	#3 POT; 50CM
CC	56	OSMANTHUS DELAVAYI	FALSE HOLLY	#3 POT; 50CM
CC	290	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	#3 POT; 50CM
CC	62	RHODODENDRON 'CAPISTRANO'	HYBRID RHODODENDRON; PALE YELLOW	#3 POT; 50CM
CC	250	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.0M B&B
CC	30	TAXUS X MEDIA 'HICKSII' (1.5M HT)	HICK'S YEW	1.5M B&B
CC	33	VACCINIUM 'POLARIS'	POLARIS BLUEBERRY	#3 POT; 60CM
GRASS	68	CAREX ELATA 'AUREA'	BOWLE'S GOLDEN SEAGE	#1 POT
GRASS	127	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
GRASS	54	OPHIPOGON PLANISCAPUS 'NIGRESCENS'	BLACK MONDO GRASS	#1 POT
PERENNIAL	78	EUPHORBIA CHARACIAS SSP. WULFENII	CHARACIAS SPURGE	15CM POT
PERENNIAL	112	LAVENDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	ENGLISH LAVENDER; COMPACT; DEEP PURPLE	15CM POT
PERENNIAL	53	PEROVSKIA ATRIPICIFOLIA 'BLUE SPIRE'	RUSSIAN SAGE	#2 POT
PERENNIAL	195	RUBUS CALYCINOIDES	CREEPING RASPBERRY	#1 POT
PERENNIAL	57	SEDUM 'AUTUM JOY'	AUTUM JOY STONECROP	9CM POT
GC	276	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	9CM POT
GC	112	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#1 POT; 15CM
GC	105	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#2 POT; 35CM

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

NOTE: ONSITE IRRIGATION FOR ALL SOFT LANDSCAPE WILL BE INSTALLED



NO.	DATE	REVISION DESCRIPTION	DR.
13	2022/NOV/14	CITY COMMENTS/NEW SITE PLAN	WZ
12	2022/JUN/22	NEW SITE PLAN	YR
11	2022/APR/30	ADP COMMENTS	YR
10	2022/APR/30	PARKADE EXHAUST	YR
9	2022/MAR/09	ISSUE FOR ADP	YR
8	2022/FEB/16	NEW SITE PLAN	YR
7	2021/OCT/25	CITY COMMENTS & NEW SITE PLAN	YR & AJ
6	2021/SEP/14	EAST PARKADE LINE	YR
5	2021/JUL/29	NEW SITE PLAN	YR
4	2021/MAY/17	NEW SITE PLAN	YR
3	2020/OCT/29	NEW SITE PLAN: COMMUNITY GARDEN	JH
2	2020/SEP/25	NEW SITE PLAN AND CITY COMMENTS	YR
1	2020/MAR/06	CLIENT COMMENTS AND NEW SITE PLAN	YR

CLIENT:

PROJECT:

RESIDENTIAL DEV.

**9300 & 9320 CAMBIE RD.
RICHMOND, BC**

DRAWING TITLE:

SHRUB PLAN

DATE: 20.FEB.27 DRAWING NUMBER:
SCALE: 3/32"=1'-0"
DRAWN: YR
DESIGN: YR
CHKD: MCY

L4

OF 10

PMG PROJECT NUMBER:

19-151

DP 21-933765

PLAN #46

January 23, 2023



PL

DP PLAN # 3d

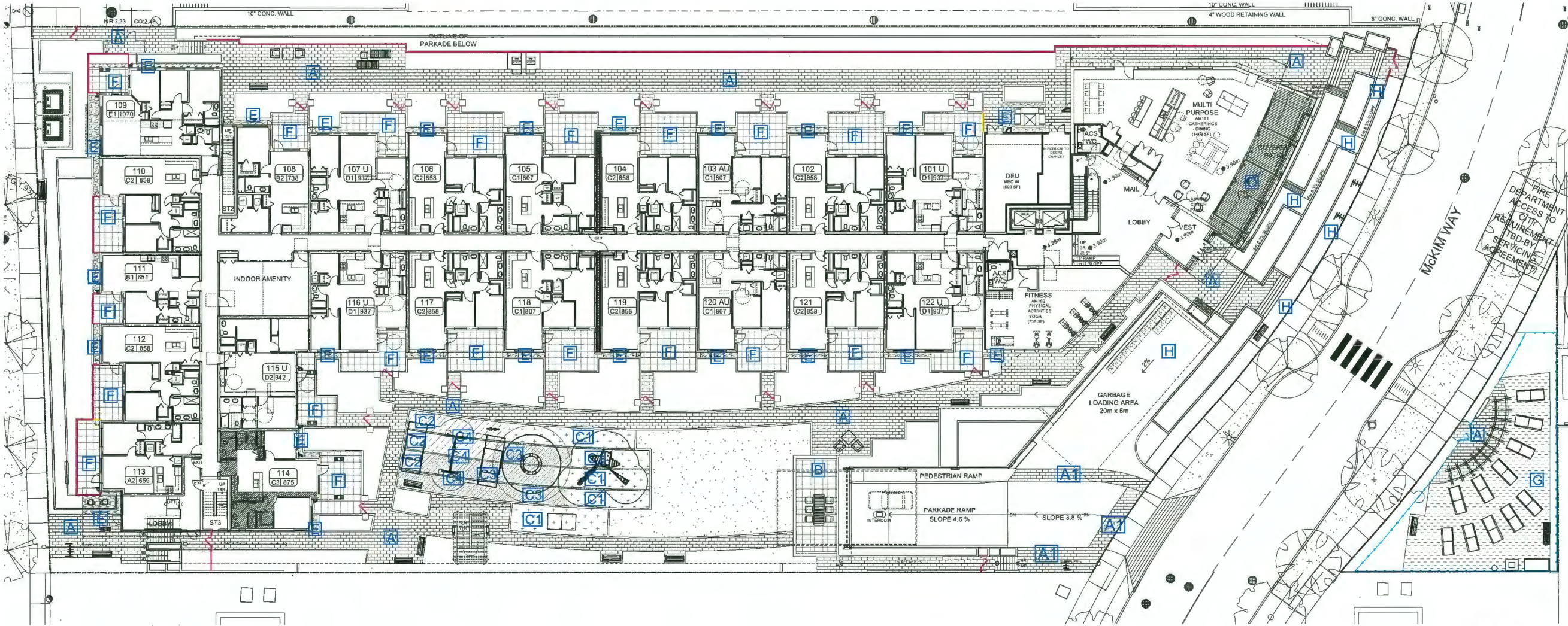
19151-9.21P

MATERIAL LEGEND

A		BARKMAN PAVER - BROADWAY 65MM. COLOR: ASH SIZE: 23.62"x11.81"x2.56"
A1		(NEAR LOADING AREA AND PARKADE ENTRY) BARKMAN PAVER - BROADWAY 100MM. COLOR: ASH SIZE: 23.62"x11.81"x3.94"
B		BARKMAN PAVER - BROADWAY 65MM. COLOR: STERLING
C1		POUR-IN-PLACE RUBBER. BLUE PER ARCHITECTURE'S COLOR; PROVIDE SUBMITTAL FOR PMG TO REVIEW BEFORE CONSTRUCTION
C2		POUR-IN-PLACE RUBBER. ORANGE. PROVIDE SUBMITTAL FOR PMG TO REVIEW BEFORE CONSTRUCTION
C3		POUR-IN-PLACE RUBBER. GREEN. PROVIDE SUBMITTAL FOR PMG TO REVIEW BEFORE CONSTRUCTION
C4		POUR-IN-PLACE RUBBER. GREY. PROVIDE SUBMITTAL FOR PMG TO REVIEW BEFORE CONSTRUCTION
D		WOOD DECK
E		WASHED RIVER ROCK
F		ZX2 PORCELAIN. BELGARD, ARISTOKRAT SERIES, ARCTIC MIST
G		CRUSHED LIMESTONE
H		SAW CUT CONCRETE

FENCE LEGEND

	42" HIGH METAL FENCE
	6" HIGH SOLID WOOD FENCE
	42" WOOD FENCE



©Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
13	2022/NOV/14	CITY COMMENTS/NEW SITE PLAN	WZ
12	2022/JUN/22	NEW SITE PLAN	YR
11	2022/APR/30	ADP COMMENTS	YR
10	2022/APR/20	PARKADE EXHAUST	YR
9	2022/MAR/09	ISSUE FOR ADP	YR
8	2022/FEB/14	NEW SITE PLAN	YR
7	2022/OCT/25	CITY COMMENTS & NEW SITE PLAN	YR & RJ
6	2021/SEP/14	EAST PARKADE LINE	YR
5	2021/JUN/29	NEW SITE PLAN	YR
4	2021/MAY/17	NEW SITE PLAN	YR
3	2020/OCT/29	NEW SITE PLAN: COMMUNITY GARDEN	JH
2	2020/SEP/25	NEW SITE PLAN AND CITY COMMENTS	YR
1	2020/MAR/06	CLIENT COMMENTS AND NEW SITE PLAN	YR

CLIENT:

PROJECT:

RESIDENTIAL DEV.

9300 & 9320 CAMBIE RD.
RICHMOND, BC

DRAWING TITLE:

FENCING & MATERIAL
PLAN

DATE:	20.FEB.27	DRAWING NUMBER:	L5
SCALE:	1/16"=1'-0"		
DRAWN:	YR		
DESIGN:	YR		
CHKD:	MCY		OF 10

PMG PROJECT NUMBER:

19-151

DP 21-933765

PLAN #47

January 23, 2023




DP PLAN # 3e

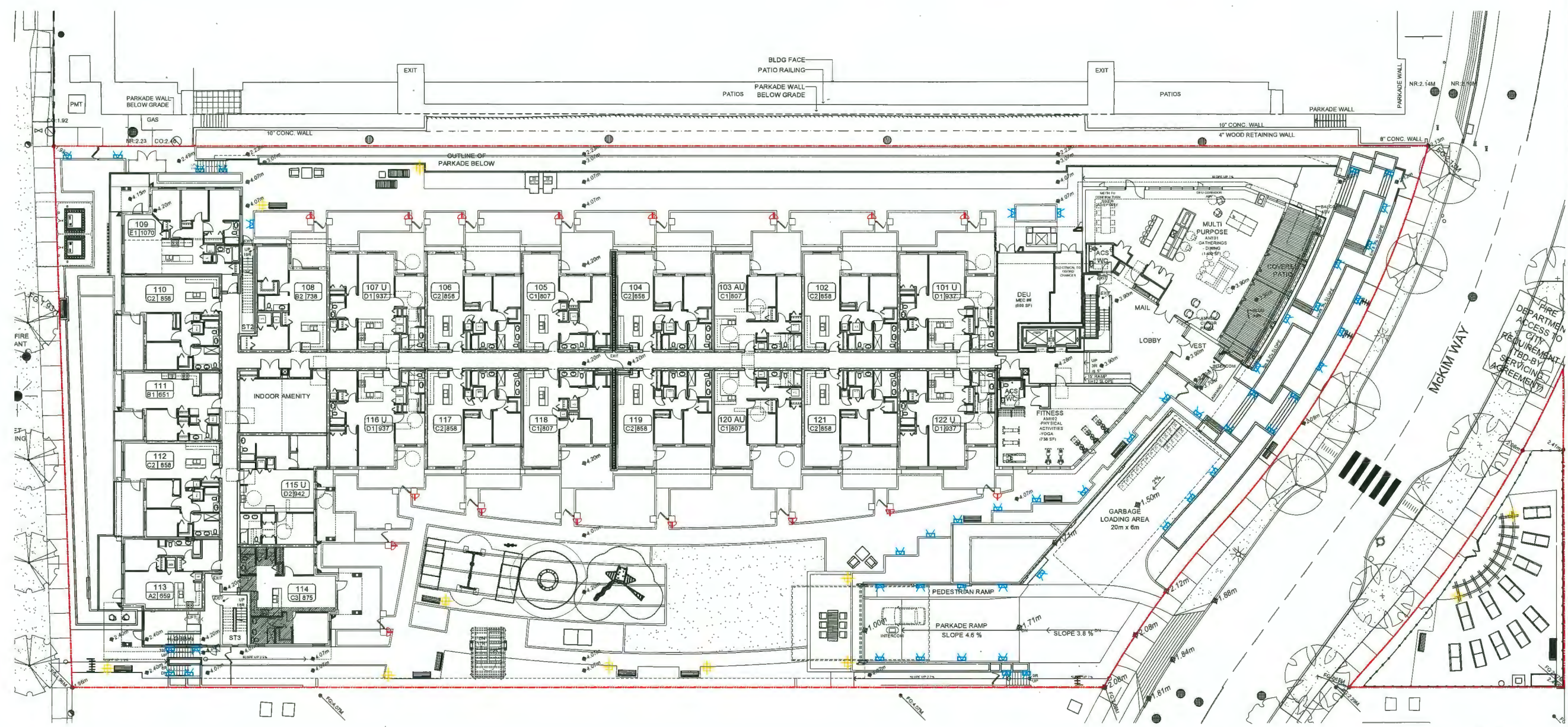
© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

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

SEAL:

LIGHT LEGEND

	STEP LIGHT: BEGA, RECESSED WALL LUMINAIRE; SHIELDED, T ABOVE GROUND
	BOLLARD LIGHT: BEGA, BOLLARD; SHIELDED
	UNIT ENTRY LIGHT



NO.	DATE	REVISION DESCRIPTION	DR.
13	2022/NOV/14	CITY COMMENTS/NEW SITE PLAN	WZ
12	2022/JUN/22	NEW SITE PLAN	YR
11	2022/APR/30	ADP COMMENTS	YR
10	2022/APR/20	PARKADE EXHAUST	YR
9	2022/MAR/09	ISSUE FOR ADP	YR
8	2022/FEB/16	NEW SITE PLAN	YR
7	2022/OCT/25	CITY COMMENTS & NEW SITE PLAN	YR & RJ
6	2022/SEP/14	EAST PARKADE LANE	YR
5	2022/AUG/29	NEW SITE PLAN	YR
4	2022/MAY/17	NEW SITE PLAN	YR
3	2020/OCT/29	NEW SITE PLAN: COMMUNITY GARDEN	JM
2	2020/SEP/25	NEW SITE PLAN AND CITY COMMENTS	YR
1	2020/MAR/06	CLIENT COMMENTS AND NEW SITE PLAN	YR

CLIENT:

PROJECT:

RESIDENTIAL DEV.
9300 & 9320 CAMBIE RD.
RICHMOND, BC

DRAWING TITLE:

**LIGHTING
PLAN**

DATE: 20.FEB.27 DRAWING NUMBER:
SCALE: 1/20"=1'-0"
DRAWN: YR
DESIGN: YR
CHKD: MCY
PMG PROJECT NUMBER: 19151-9.2/P 19-151

DP 21-933765

PLAN #48

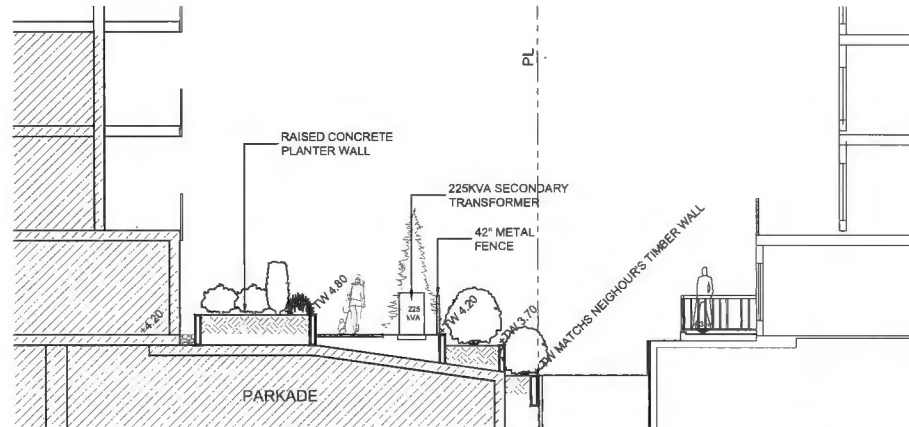
January 23, 2023

DP PLAN # 3f

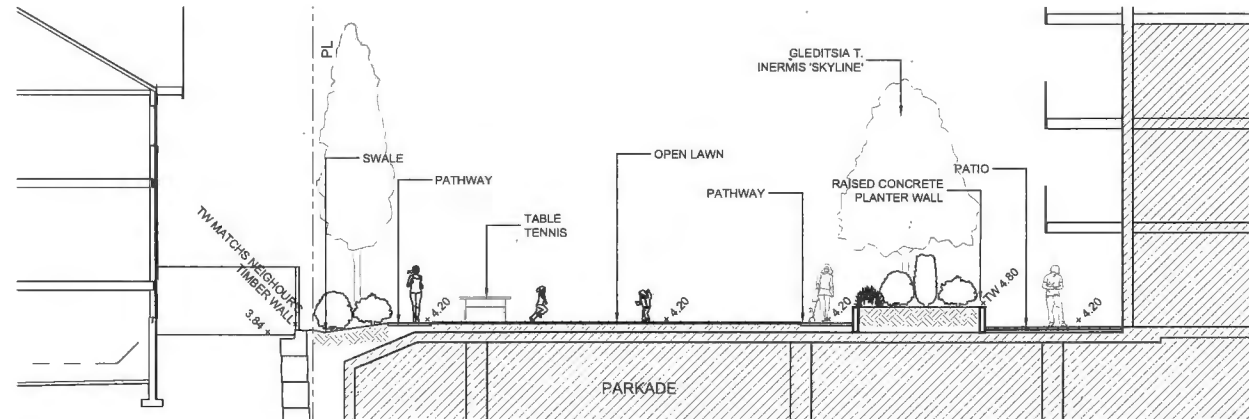
L6

OF 10

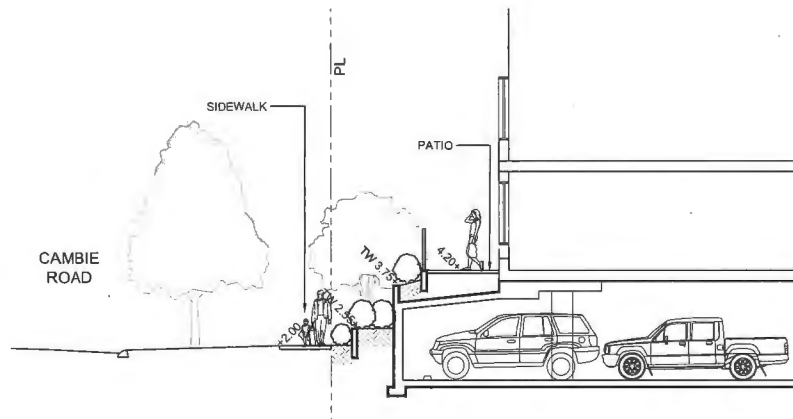
SEAL:



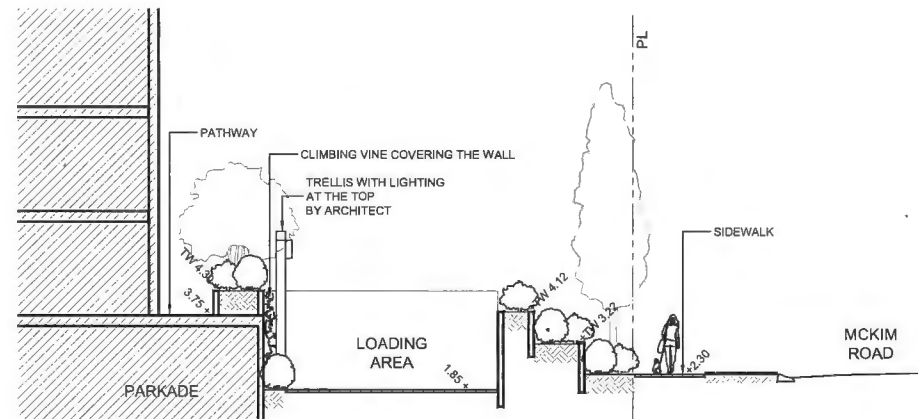
1-1 SECTION 1/8"=1'-0"



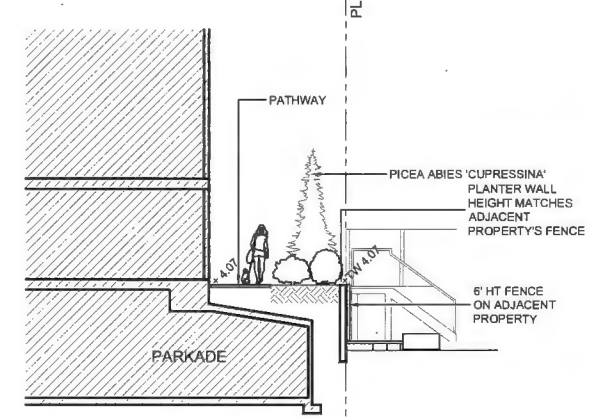
2-2 SECTION 1/8"=1'-0"



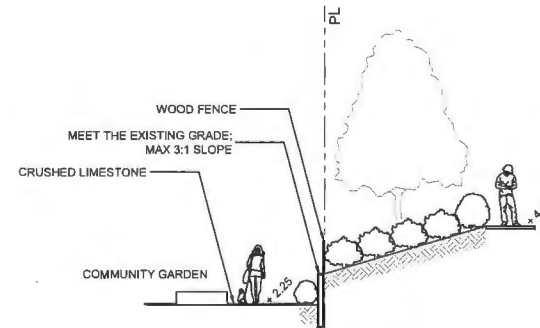
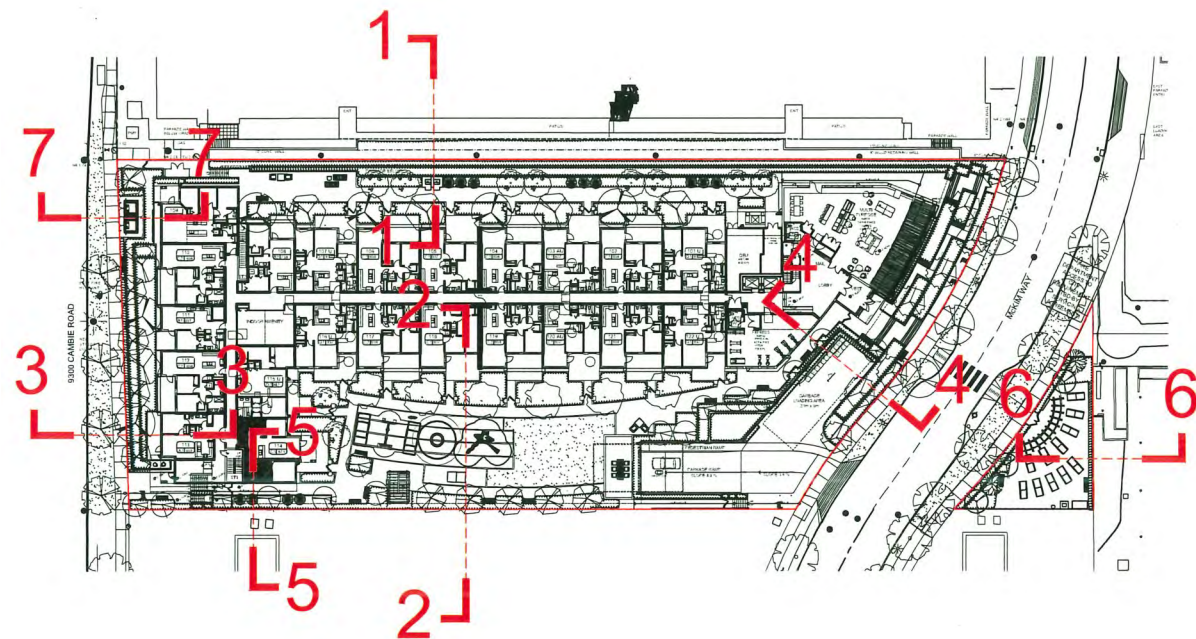
3-3 SECTION 1/8"=1'-0"



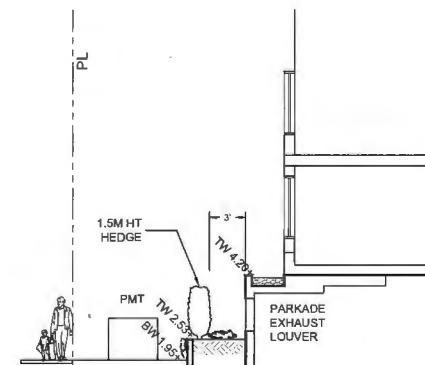
4-4 SECTION 1/8"=1'-0"



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



6-6 SECTION 1/8"=1'-0"



7-7 SECTION 1/8"=1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
13	2022/JUN/14	CITY COMMENTS/NEW SITE PLAN	WZ
12	2022/JUN/22	NEW SITE PLAN	YR
11	2022/APR/30	ADP COMMENTS	YR
10	2022/APR/30	PARKADE EXHAUST	YR
9	2022/MAR/09	ISSUE FOR ADP	YR
8	2022/FEB/16	NEW SITE PLAN	YR
7	2021/OCT/25	CITY COMMENTS & NEW SITE PLAN	YR & RJ
6	2021/SEP/14	EAST PARKADE LINE	YR
5	2021/JUL/29	NEW SITE PLAN	YR
4	2021/MAY/17	NEW SITE PLAN	YR
3	2020/OCT/29	NEW SITE PLAN, COMMUNITY GARDEN	JH
2	2020/SEP/25	NEW SITE PLAN AND CITY COMMENTS	YR
1	2020/MAR/09	CLIENT COMMENTS AND NEW SITE PLAN	YR

CLIENT:

PROJECT:

RESIDENTIAL DEV.

**9300 & 9320 CAMBIE RD.
RICHMOND, BC**

DRAWING TITLE:

SECTIONS

DATE: 20.FEB.27 DRAWING NUMBER:
SCALE: 1/8"=1'-0"
DRAWN: YR
DESIGN: YR
CHKD: MCY

L7

OF 10

PMG PROJECT NUMBER:

19-151

DP 21-933765

PLAN #49

January 23, 2023

DP PLAN # 3g

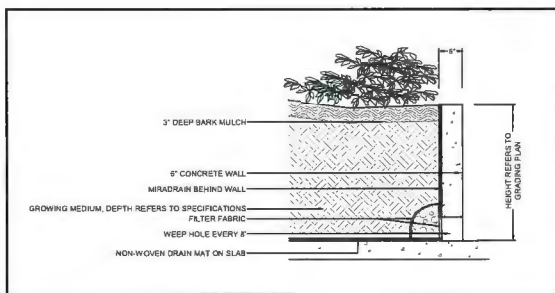
19151-9.ZIP

© Copyright reserved. This drawing and design is the property of PMG Landscape Architects and may not be reproduced or used for other projects without their permission.

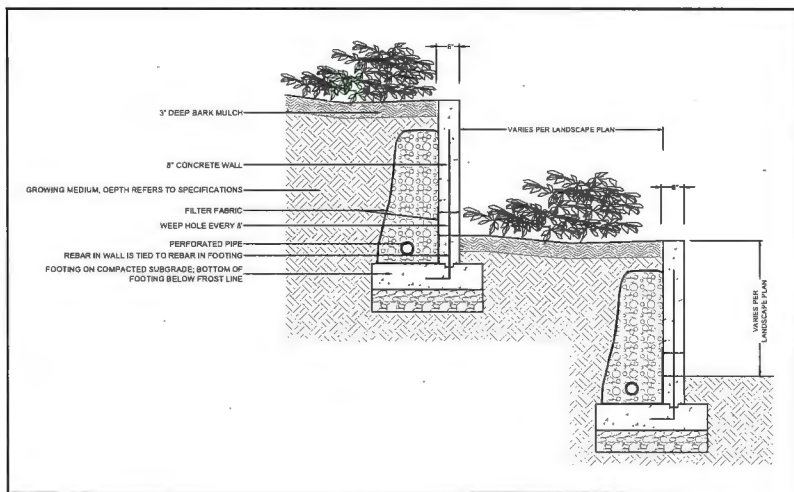
pmg
LANDSCAPE
ARCHITECTS

Suite C100 - 4195 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

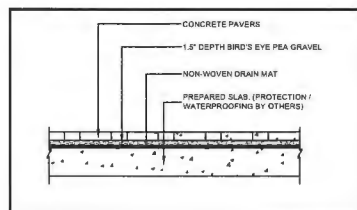
SEAL:



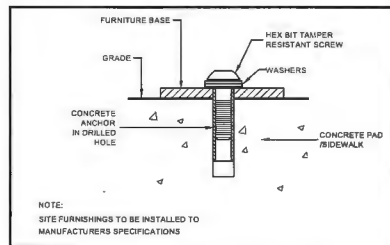
1-1 CONCRETE RETAINING WALL ON SLAB
SCALE: 1/2"=1'-0"



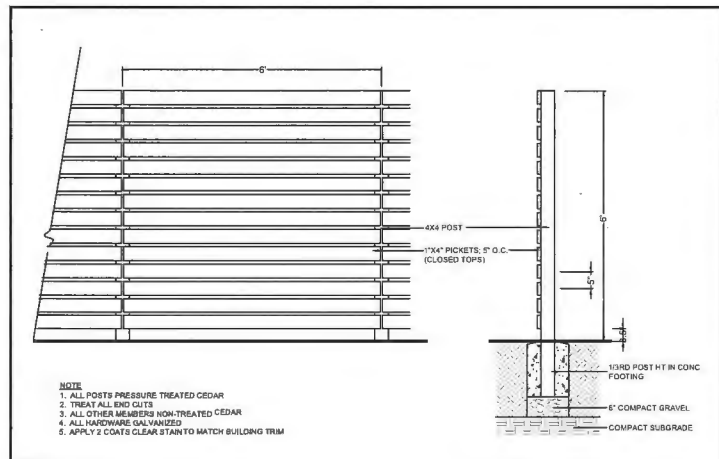
1-2 CONCRETE RETAINING WALL ON GRADE
SCALE: 1/2"=1'-0"



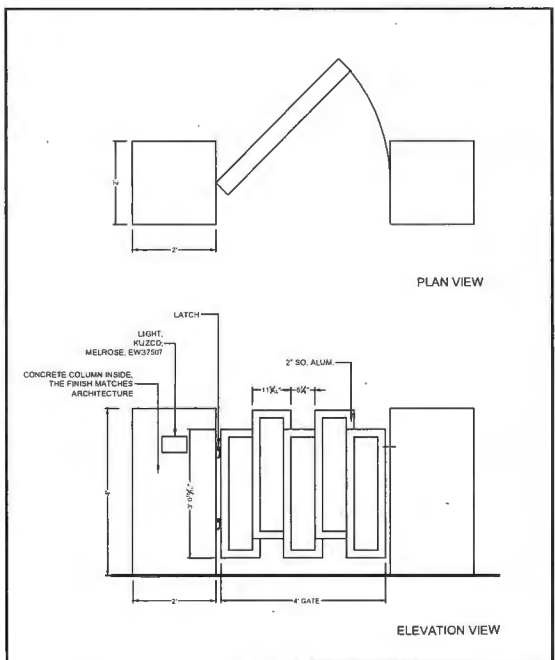
2 PAVING ON SLAB
SCALE: 1/2"=1'-0"



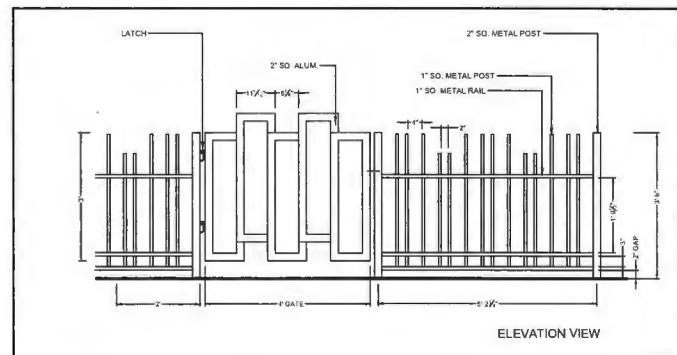
3 SITE FURNITURE MOUNTING
SCALE: 1"=2'



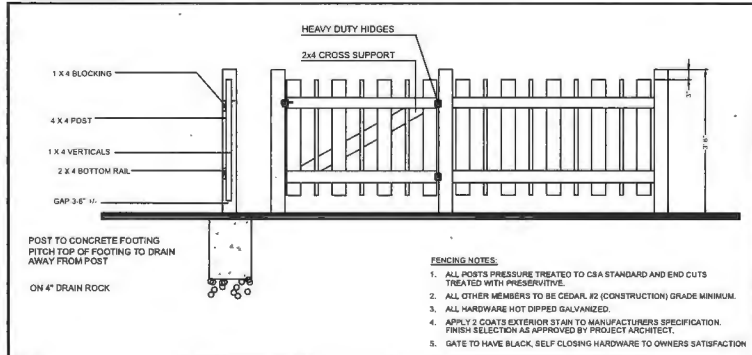
4 6' HIGH SOLID WOOD FENCE
SCALE: 1/2"=1'-0"



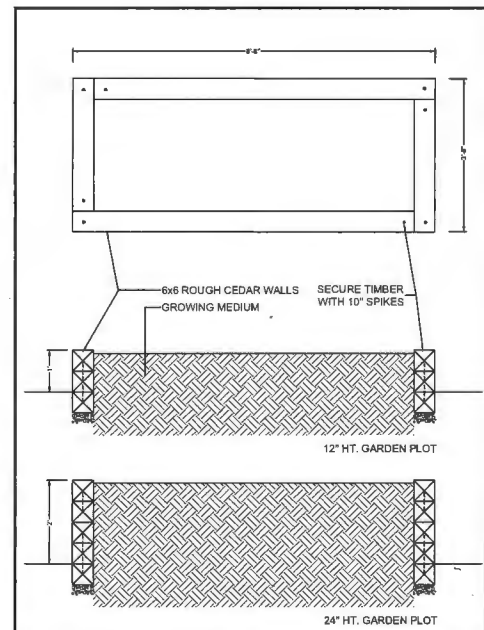
5 42" HIGH METAL GATE WITH COLUMNS
SCALE: 1/2"=1'-0"



6 42" HIGH METAL GATE WITH FENCE
SCALE: 1/2"=1'-0"



7 42" WOOD FENCE
SCALE: 1/2"=1'-0"



8 GARDEN PLOT
SCALE: 1/2"=1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
13	2022/NOV/14	CITY COMMENTS/NEW SITE PLAN	WZ
12	2022/JUN/22	NEW SITE PLAN	YR
11	2022/APR/30	ADP COMMENTS	YR
10	2022/APR/30	PARKADE EXHAUST	YR
9	2022/MAR/09	ISSUE FOR ADP	YR
8	2022/FEB/16	NEW SITE PLAN	YR
7	2021/OCT/25	CITY COMMENTS & NEW SITE PLAN	YR & RJ
6	2021/SEP/14	EAST PARKADE LINE	YR
5	2021/JUL/29	NEW SITE PLAN	YR
4	2021/MAY/17	NEW SITE PLAN	YR
3	2020/OCT/29	NEW SITE PLAN - COMMUNITY GARDEN	JH
2	2020/SEP/25	NEW SITE PLAN AND CITY COMMENTS	YR
1	2020/MAR/06	CLIENT COMMENTS AND NEW SITE PLAN	YR

CLIENT:

PROJECT:

RESIDENTIAL DEV.

**9300 & 9320 CAMBIE RD.
RICHMOND, BC**

DRAWING TITLE:

DETAILS

DATE: 20.FEB.27 DRAWING NUMBER:
SCALE: YR
DRAWN: YR
DESIGN: YR
CHKD: MCY

L8

OF 10

PMG PROJECT NUMBER:

19-151



KOMPAN SUPERNOVA GREEN LINE
(AGE 3-12)



KOMPAN TWO SETTING SWING
(AGE 1-12)



KOMPAN PAVO
(AGE 5-12)



KOMPAN
PLAY PANEL 1 - CREATIVE - SKY



PICNIC TABLE
HAUSER
HARVEST 118" EXTENSION TABLE



WOOLSEY
OUTDOOR PING PONG TABLE

DP 21-933765

PLAN #50

January 23, 2023

DP PLAN # 3h

19151-9.21P