



## Development Permit Panel Electronic Meeting

Council Chambers, City Hall  
6911 No. 3 Road

Wednesday, March 13, 2024  
3:30 p.m.

### MINUTES

*Motion to adopt the **minutes** of the Development Permit Panel meeting held on January 17, 2024.*



1. **DEVELOPMENT PERMIT 21-941827**  
(REDMS No. 7582619)

APPLICANT: Vivid Green Architecture Inc.

PROPERTY LOCATION: 6740 and 6780 Francis Road

#### Director's Recommendations

*That a Development Permit be issued which would permit the construction of a total of four front-to-back duplexes at 6740 and 6780 Francis Road (one duplex on each new lot created after subdivision), on lots zoned "Two-Unit Dwellings (ZD7) – Francis Road (Blundell)"*



2. **DEVELOPMENT VARIANCE PERMIT 22-011004**  
(REDMS No. 7536504)

APPLICANT: Danny Wong

PROPERTY LOCATION: 8451 No. 5 Road



ITEM

**Director's Recommendations**

*That a Development Variance Permit be issued that would vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum size of a farm operation associated with a roadside stand in the "Roadside Stand (CR)" zone from 8.0 ha to 1.77 ha, to permit the construction of a roadside stand at 8451 No. 5 Road.*



**3. DEVELOPMENT PERMIT 23-014121**

(REDMS No. 7521612)

APPLICANT: 1166225 BC Ltd.

PROPERTY LOCATION: 8880 Cook Road and 8751 Citation Drive

**Director's Recommendations**

*That a Development Permit be issued which would:*

- 1. permit the construction of two six-storey buildings containing 339 rental units at 8880 Cook Road and 8751 Citation Drive on a site zoned "Low Rise Rental Apartment (ZLR44) – Brighthouse Village (City Centre)"; and*
- 2. vary the provisions of Richmond Zoning Bylaw 8500 to reduce the road setback to projecting balconies above the second floor from 3.0 m to 1.2 m.*



**4. New Business**

**5. Date of Next Meeting: March 27, 2024**

**ADJOURNMENT**





**Development Permit Panel  
Wednesday, January 17, 2024**

Time: 3:30 p.m.

Place: Remote (Zoom) Meeting

Present: Cecilia Achiam, General Manager, Community Safety, Chair  
John Irving, General Manager, Engineering and Public Works  
Peter Russell, Director, Sustainability and District Energy

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

**MINUTES**

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on December 13, 2023 be adopted.*

**CARRIED**

**1. DEVELOPMENT PERMIT 20-919145**  
(REDMS No. 7317348)

APPLICANT: Jonathan King

PROPERTY LOCATION: 4571, 4591 and 4611/4631 Steveston Highway

INTENT OF PERMIT:

1. Permit the construction of 16 townhouse units at 4571, 4591 and 4611/4631 Steveston Highway on a site zoned "Low Density Townhouses (RTL4)".
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the front yard setback along Steveston Highway from 6.0 m to 4.50 m.



## Development Permit Panel

### Wednesday, January 17, 2024

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#### Applicant's Comments

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

- the proposed form, massing, and architectural design of the townhouse buildings are compatible with adjacent residential developments;
- a north-south entry driveway off Steveston Highway is proposed along the west property line and the proposed east-west internal drive aisle will provide shared access to future developments to the east and west;
- the development's proposed common outdoor amenity space will be available for shared use with the future development to the west;
- two electric vehicle (EV) charging will be provided for each garage;
- the unit entries and the proposed common outdoor amenity area are fully accessible; and
- the development includes two convertible units.

Zhipin Li, Homing Landscape Architecture, Corp., with the aid of the same visual presentation, briefed the Panel on the main landscape features of the project, noting that (i) existing landscape conditions such as existing trees and hedges will be retained as much as possible and additional trees are proposed to be planted to provide privacy, (ii) changes to existing site grade will be minimized for landscaping, (iii) a significant amount of native plant species is proposed for landscaping, (iv) the proposed common outdoor amenity space exceeds the required size and provides for a variety of uses, and (v) the proposed on-site turnaround area will be landscaped and used as an additional outdoor amenity space when the adjacent property to the west will redevelop in the future.

#### Staff Comments

Wayne Craig, Director, Development, noted that (i) the shared use of the proposed common outdoor amenity between the proposed development and the future development to the west is just a design intent and there is no formal sharing arrangement between the two developments, (ii) the project has been designed to achieve Level 3 of the BC Energy Step Code with on-site Low-Carbon Energy Systems, (iii) there is a Servicing Agreement associated with the project for frontage works and site services, (iv) the Servicing Agreement includes a provision for turning restriction within the driveway to ensure right-in/right-out turning movements, (v) the proposed front yard setback was identified at the time of rezoning, (vi) an acoustical report was provided by the applicant confirming that the units will meet Canada Mortgage and Home Corporation (CMHC) internal noise standards, and (vii) there will be future cross access over the east-west internal drive aisle with adjacent properties to the west and east of the subject site secured by a Statutory Right-of-Way.



## Development Permit Panel

### Wednesday, January 17, 2024

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#### Panel Discussion

In reply to a query from the Panel regarding the design of the two buildings fronting Steveston Highway, the applicant noted that (i) the two buildings are not identical as they have different roof forms to provide some variation in building design, and (ii) permeable pavers will be installed on the entry driveway, visitor parking stalls, internal pedestrian walkways and entries to common areas.

In reply to queries from the Panel, Mr. Craig noted that (i) there are other developments along Steveston Highway that have right-in/right-out turning restrictions for vehicle access, and (ii) all required replacement trees will be accommodated on the subject site.

#### Correspondence

None.

#### Gallery Comments

None.

#### Panel Discussion

The Panel expressed support for the project, noting that (i) the design of the proposed development has taken into consideration the existing adjacent developments as well as the future redevelopment of neighbouring properties, and (ii) the provision of low-carbon energy systems for the project is appreciated.

#### Panel Decision

It was moved and seconded

*That a Development Permit be issued which would:*

1. *permit the construction of 16 townhouse units at 4571, 4591 and 4611/4631 Steveston Highway on a site zoned "Low Density Townhouses (RTL4)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to reduce the front yard setback along Steveston Highway from 6.0 m to 4.50 m.*

**CARRIED**

## 2. DEVELOPMENT PERMIT 21-943418

(REDMS No. 7451673)

APPLICANT: Karla Castellanos Architect

PROPERTY LOCATION: 13888 Wireless Way

3.



## Development Permit Panel

### Wednesday, January 17, 2024

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#### INTENT OF PERMIT:

1. Permit the construction of a three-storey light industrial and ancillary office building on a new lot created through subdivision of the west portion (proposed Lot 1) of the subject site at 13888 Wireless Way, on a site zoned “Industrial Business Park (ZI3) – Crestwood Area (East Cambie)”.
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - (a) reduce the required number of parking spaces from 2.8 spaces to 0.75 spaces for each 100 m<sup>2</sup> of gross leasable floor area of building on Lot 1;
  - (b) reduce the minimum required number of large-sized on-site designated loading spaces on Lot 1 from 1 space to 0 spaces; and
  - (c) reduce the minimum percentage of standard parking spaces on Lot 2 from 50 per cent to 30 per cent.

#### **Applicant's Comments**

Karla Castellanos, KCC Architecture, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 2), provided background information on the proposed development, highlighting the following:

- the proposal is a redevelopment of an existing site through subdivision of the lot to create a new lot;
- pedestrian access to the two buildings will be from the existing sidewalk along Wireless Way;
- a three-storey building for light industrial and ancillary office use is proposed on the new Lot 1 which has been designed to allow flexibility of use by future tenants;
- the proposed building mimics the form and character of the existing building;
- each unit will have a separate entry and a common lobby and corridor will also be provided for access to the individual units;
- high performance building materials are proposed to provide more efficient energy performance for the building;
- the Riparian Management Area (RMA) along the south edge of the site will be fully restored on new Lot 1 and partially restored on Lot 2;
- parking for Lot 1 is provided in front of the units;
- screening will be provided for the proposed rooftop mechanical equipment;
- architectural treatment, i.e. different wall textures with interesting patterns and colours, is proposed for the flat west façade of the new building to provide visual interest; and
- there are three proposed variances related to parking and loading.



## **Development Permit Panel**

### **Wednesday, January 17, 2024**

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Clark Kavolinas, C. Kavolinas and Associates Inc., with the aid of the same visual presentation, briefed the Panel on the main landscape features of the project, noting that (i) landscaped and treed islands are proposed to break up the surface parking area in front of the proposed building on Lot 1, (ii) native plant species are proposed to be installed within the RMA setback along the south property line, (iii) a row of trees will be planted along the east side of Lot 2 and three additional trees will be incorporated into the existing surface parking area on Lot 2, and (iv) bicycle racks will be installed near the pedestrian access to the new building off Wireless Way.

#### **Staff Comments**

Mr. Craig noted that (i) there is a Servicing Agreement associated with the project for frontage works, (ii) there will be invasive plant removal within the RMA along the southern edge of the site and a three-year monitoring period over the planting within the RMA, (iii) an Agricultural Land Reserve (ALR) buffer covenant will be registered as a condition of the subject application, and (iv) the provision of rooftop solar panels is included in the project for on-site electricity generation approximately 40% of the roof area.

In reply to a query from the Panel, Mr. Craig noted that (i) the three proposed parking variances associated with the project were reviewed and accepted by the City's Transportation Department, (ii) the project's proposed Transportation Demand Management (TDM) package includes the provision of a three-year transit pass program for tenants or owners of the new building and a shuttle service to bring employees between the site and the Bridgeport Canada Line station, and (iii) the proposed TDM measures are secured by a legal agreement and will run for a minimum of three years.

In reply to a further query from the Panel, Mr. Craig noted that there will be improvements on the RMA along the southern edge of Lot 2 which include the removal of invasive species and additional planting within the planting area which require the removal of some parking stalls in Lot 2.

#### **Panel Discussion**

In reply to queries from the Panel, the applicant noted that (i) there will be 11 stratified units, (ii) each unit consists of three-storeys and have its own rooftop solar panels, and (iii) one roughed-in electric vehicle (EV) charging infrastructure will be allocated for each unit to accommodate future installation of an EV charging station.

The Panel then advised that the applicant clarify during the Building Permit stage the location and percentage of parking stalls that will be provided with roughed-in EV charging infrastructure.

#### **Correspondence**

None.



## Development Permit Panel

### Wednesday, January 17, 2024

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#### Gallery Comments

None.

#### Panel Discussion

The Panel expressed support for the project, noting that the applicant has put a lot of thought into the design of the project.

#### Panel Decision

It was moved and seconded

*That a Development Permit be issued which would:*

1. *permit the construction of a three-storey light industrial and ancillary office building on a new lot created through subdivision of the west portion (proposed Lot 1) of the subject site at 13888 Wireless Way, on a site zoned "Industrial Business Park (ZI3) – Crestwood Area (East Cambie)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
  - (a) *reduce the required number of parking spaces from 2.8 spaces to 0.75 spaces for each 100 m<sup>2</sup> of gross leasable floor area of building on Lot 1;*
  - (b) *reduce the minimum required number of large-sized on-site designated loading spaces on Lot 1 from 1 space to 0 spaces; and*
  - (c) *reduce the minimum percentage of standard parking spaces on Lot 2 from 50 per cent to 30 per cent.*

**CARRIED**

### 3. DEVELOPMENT PERMIT 22-021165

(REDMS No. 7501936)

APPLICANT: 0853803 BC Ltd. and 1121648 BC Ltd.

PROPERTY LOCATION: 6571 and 6591 No. 1 Road

INTENT OF PERMIT:

1. Permit the construction of eight townhouse units at 6571 and 6591 No. 1 Road on a site zoned "Low Density Townhouses (RTL4)".
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum required lot width on major arterial roads from 50.0 m to 40.2 m.



## **Development Permit Panel**

### **Wednesday, January 17, 2024**

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#### **Applicant's Comments**

Eric Law, Eric Law Architect, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 3), provided background information on the proposed development, highlighting the following:

- the project has been designed in consideration of its site context;
- a new driveway is proposed along the north side adjacent to the existing single-family home to the north (6551 No. 1 Road) and secured by a Statutory-Right-of-Way (SRW) to provide more separation and shared access to the neighbouring property when it redevelops in the future;
- the site grade along the west property line will be raised to provide an appropriate interface with the adjacent townhouse development to the west and enhance the usability of the backyards of the rear units of the proposed development;
- the proposal includes one convertible unit;
- the project has been designed to achieve Level 3 of the BC Energy Step Code with Low Carbon Emission Systems; and
- the proposed landscaping for the three-storey front units along No. 1 Road includes installation of berms to reduce their apparent height to read like two-storey units.

Yiwen Ruan, PMG Landscape Architects, with the aid of the same visual presentation, briefed the Panel on the main landscape features of the project, noting that (i) permeable pavers are proposed to identify key points on the driveway and internal drive aisle, (ii) the common outdoor amenity area includes a children's play equipment and bench seating, (iii) nine trees are proposed to be planted on-site, and (iv) on-site irrigation will be provided for soft landscaping.

In addition, Mr. Law noted that one on-site and one off-site tree will be removed and four replacement trees will be installed.

#### **Panel Discussion**

In reply to a query from the Panel, Mr. Law noted that mechanical equipment for the townhouse units will be installed on the second floor of the units.

#### **Staff Comments**

Mr. Craig noted that (i) there is a Servicing Agreement associated with the project for frontage works and site services, and (ii) the proposed lot width variance is a technical variance and was identified at rezoning.

#### **Correspondence**

Shiraz and Almas Mohamed, 6551 No. 1 Road (Schedule 4)



## Development Permit Panel

### Wednesday, January 17, 2024

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Mr. Craig noted that the letter of Mr. Shiraz Mohamed and his wife, owners of the adjacent single-family home to the north (6551 No. 1 Road), pertains to land use which is outside of the purview of the Panel.

#### Gallery Comments

None.

#### Panel Discussion

The Panel expressed concern regarding the site grade, in particular the elevations of the driveway, internal drive aisle and ground floor/garage of the townhouse units which meet the bylaw requirements but are below the street level and potentially at risk of flooding.

Mr. Craig noted one option would be to refer the application back to staff to increase the site grade and provide time for the applicant to consider how that would be accomplished and address any architectural changes before returning. The other option for the Panel would be to endorse the Permit with direction that site grading be amended prior to the application being presented to City Council for consideration; however, the application would not then return to the Panel and would limit any changes the applicant could make to the application.

In reply to a query from the Panel, Mr. Law noted that the heating system includes an electrical hot water tank, located on second level. It was noted the equipment could be potentially located at grade once overall site grade is raised.

Discussion ensued regarding the need for the applicant to address this concern, and as a result of the discussion, the following **referral motion** was introduced:

It was moved and seconded

*That DP 22-021165 be referred back to staff in order for the applicant to work with staff to increase the site grade and introduce necessary changes to the project design in order to mitigate the risk of flooding in the proposed development.*

**CARRIED**

#### 4. New Business

It was moved and seconded

*That the Development Permit Panel meeting tentatively scheduled on Wednesday, January 31, 2024 be cancelled.*

**CARRIED**

#### 5. Date of Next Meeting: February 14, 2024



**Development Permit Panel**  
**Wednesday, January 17, 2024**

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**ADJOURNMENT**

It was moved and seconded  
*That the meeting adjourn (4:59 p.m.).*

**CARRIED**

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, January 17, 2024.

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Cecilia Achiam  
Chair

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Rustico Agawin  
Committee Clerk





16 UNIT TOWNHOUSE DEVELOPMENT (DP 20-919145)  
AT 4571, 4591, 4611 STEVESTON HIGHWAY, RICHMOND, BC  
ISSUED DDP REVIEW 2024-01-17







**IMPERIAL  
ARCHITECTURE**

ARCHITECTS  
1000 401  
Vancouver, BC

**BONAVISTA GATE**

**STEVESTON HWY**

**TRIMARAN GATE**

**PROJECT SITE**

**STEVESTON HWY TOWNHOUSE DEVELOPMENT**

4571, 4591 & 4611 STEVESTON HWY,  
RICHMOND, BC (P 20-019145)

**SITE AERIAL PHOTO**

Project: 45717 Date: N.T.S.

Scale: A 0.4

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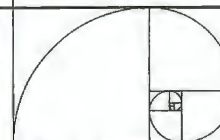
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1. General Notes	2. Site Plan	3. Foundation Plan	4. Floor Plan	5. Section	6. Detail	7. Elevation	8. Landscape Plan	9. Utility Plan	10. Other
1. General Notes	2. Site Plan	3. Foundation Plan	4. Floor Plan	5. Section	6. Detail	7. Elevation	8. Landscape Plan	9. Utility Plan	10. Other





IMPERIAL  
ARCHITECTURE

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Dimension

**Dimensions**  
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17

Classified

STEVESTON HWY TOWNHOUSE  
DEVELOPMENT

4571, 4591 & 4611 STEVESTON HWY,  
RICHMOND, BC (DP 20-019145)

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SITE CONTEXT  
IMAGES

Printed No.

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Drawing No.

Steel	Reinforcement
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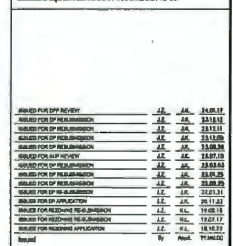


Outdoor Amenity Area Calculation			
Area Amount of Trunk	194'x14'		
Required Outdoor Amenity Area Ratio	6.000 M2/m2		44.343 sq ft/m2
Outdoor Amenity Area Required	86 sq ft	+	103.133 sq ft
Outdoor Amenity Area Provided	110.213 M2		1183.813 sq ft
Outdoor Amenity Area is Compliant	YES		
Outdoor Amenity Entry Width Required	9.00 Meters		
Outdoor Amenity Entry Width Provided	8.84 Meters		
Outdoor Amenity Entry Width Compliant	YES		

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GENERAL NOTES:

1. GLAZING IN PLACE FEATURES SUCH AS "THERMALLY-BREAKABLE, BOLD-BLOCKING" IN-THE-ROOM WALLS TO FACILITATE FUTURE OWN-OWN INSTALLATION BENTH TOILET, BATHYUB AND BOWCHER AND "LEVER-TYPE" HANDLES FOR FLUSHING POTURINER AND DOOR HANDLES WILL BE PROVIDED IN ALL UNITS.
2. UNIT 12 & 14 ARE CONVERTIBLE UNITS.
3. UNIT 14 CONTAINS A LOCK-OFF UNIT.
4. THE PROJECT WILL PROVIDE AIR SOURCE HEAT PUMP AIR UNIT WITH VERY MECHANICAL VENTILATION SYSTEM TO ACHIEVE STEP CODE REQUIREMENTS. FOLLOWING SUSTAINABLE FEATURES WILL ALSO BE PROVIDED IN THE PROJECT:
  - (A) SOLAR HOT WATER REHEAT REQUISITE
  - (B) ENERGY STAR APPLIANCES AND LIGHT BULBS
  - (C) LOW E DOUBLE GLAZING WINDOWS
  - (D) POWER OUTLET IN PRIVATE GARAGE FOR CHARGING ELECTRIC CARS
5. THE MECHANICAL HEATING AND COOLING SYSTEM (AIR SOURCE HEAT PUMP SYSTEM) TO COMPLY WITH SUSTAINABLE REQUIREMENTS BY BODC-2018 AND ACHIEVE RE-REGARDING THE STANDARDS OF THERMAL COMFORT, BATH AUTOMATED IRRIGATION SYSTEM FOR FUTURE ON-GOING MAINTENANCE WILL BE INSTALLED. SEE LANDSCAPE.



10

This image shows a blank page from a document. There are dark vertical bars along the left and right edges, likely representing the binding or scanning artifacts. The central area is white and contains no text or figures.

**STEVESTON HWY TOWNHOUSE  
DEVELOPMENT**  
4571, 4591 & 4611 STEVESTON HWY,  
RICHMOND, BC (DP 20-819145)

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## PROJECT DATA & STATISTICS

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Project No.	Costs
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#8217	N.T.S.
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Drawing No.	Size	Revision
1	1/2	1

A03

71616

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## LANDSCAPE LEGENDS

SYMBOL	MATERIALS	DETAILS
	PEDESTRIAN CONCRETE UNIT PAVERS	2/L3.0
	CONCRETE SLAB PAVING	6/L3.0
	CIP CONCRETE PAVING	1/L3.0
	80MM AQUA PAVES STANDARD PERMEABLE PAVERS FOR DRIVEWAY & PARKING	3/L3.0
	80MM AQUA PAVES STANDARD PERMEABLE PAVERS FOR PEDESTRIAN PATH	3/L3.0
	RUBBER PLAYGROUND SURFACE	
	LAWN	4/L3.4
	PLANTING BED	3/L3.4
	GRAVEL	4/L3.0
	BIKE RACKS	2/L3.1
	SANDBOX WITH COVER	3/L3.1
	2'x8' MUD KITCHEN	1/L3.1
	BENCH	6/L3.1
	6'-0" HIGH WOOD FENCE	4/L3.2
	4' HIGH METAL FENCE	3/L3.2
	WOOD SCREEN AROUND A/C UNIT	2/L3.2
	STEPPING STONE PATH	

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- LAYOUT DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS.
- ALL EXISTING INFORMATION APPROXIMATE ONLY. VERIFY ALL EXISTING GRADES AND DIMENSIONS WITH SITE CONDITIONS. REPORT DISCREPANCIES TO CONSULTANT TEAM PRIOR TO PROCEEDING.
- THE CONTRACTOR IS TO PROTECT ALL EXISTING UTILITIES, HARD SURFACES, STRUCTURES, WALLS, AND TREES FOR DURATION OF CONSTRUCTION.
- THE LOCATION OF ALL PROPOSED HARDSCAPE AND SITE FURNISHINGS ARE TO BE FLAGGED OUT ON-SITE BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL OFF-SITE WORKS TO CONFORM TO CITY OF RICHMOND STANDARDS.
- LAYOUT OF ALL OFF-SITE WORKS, INCLUDING FURNISHINGS, PATHWAYS, WALLS, PLANTING, ETC., TO BE CONFIRMED WITH CITY OF RICHMOND PRIOR TO INSTALLATION.



## HOMING LANDSCAPE ARCHITECTURE

ADDRESS: 1023 WILLOW AVENUE  
VANCOUVER, BC, CANADA V6H 1K8  
CELL: 778-222-3535  
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

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### Revisions

NO.	Date	Note
1	2022-01-21	ISSUED FOR DP
2	2022-08-19	ISSUED FOR DP
3	2023-01-24	ISSUED FOR DP
4	2023-02-25	ISSUED FOR DP
5	2023-08-23	ISSUED FOR ADP COMMENTS
6	2023-12-03	ISSUED FOR DP

## STEVESTON HWY TOWNHOUSE DEVELOPMENT

PROJECT ADDRESS:  
4571/4591/4611 STEVESTON HIGHWAY  
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-14

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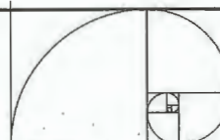
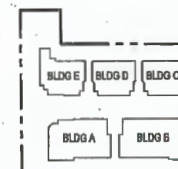
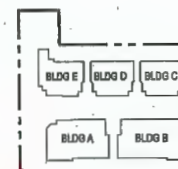
DRAWN BY: EL

REVIEWED BY: EL

## Landscape Layout and Materials Plan

L1.0





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[illegible]

NUMBER FOR RECEIVING APPLICATION	J.1.	J.2.	18.10.
Amount	84	4998	77,000

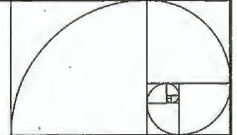
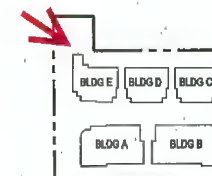
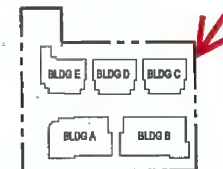
**STEVESTON HWY TOWNHOUSE  
DEVELOPMENT**  
4571, 4601 & 4611 STEVESTON HWY,  
RICHMOND, BC (DP 20-816148)

**COLOR RENDERING  
(BIRD EYE VIEWS)**

Project No.	Scale	
#8217	N.T.S.	
Drawing No.	Sheet	Revision

A 0.11





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BLDG E FLOOR AREA	12'	12'	24.00
BLDG D FLOOR AREA	12'	12'	24.00
BLDG C FLOOR AREA	12'	12'	24.00
BLDG B FLOOR AREA	12'	12'	24.00
BLDG A FLOOR AREA	12'	12'	24.00
BLDG E PERIMETER	12'	12'	24.00
BLDG D PERIMETER	12'	12'	24.00
BLDG C PERIMETER	12'	12'	24.00
BLDG B PERIMETER	12'	12'	24.00
BLDG A PERIMETER	12'	12'	24.00
BLDG E VOLUME	12'	12'	24.00
BLDG D VOLUME	12'	12'	24.00
BLDG C VOLUME	12'	12'	24.00
BLDG B VOLUME	12'	12'	24.00
BLDG A VOLUME	12'	12'	24.00
BLDG E TOTAL AREA	12'	12'	24.00
BLDG D TOTAL AREA	12'	12'	24.00
BLDG C TOTAL AREA	12'	12'	24.00
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Client/Project

STEVESTON HWY TOWNHOUSE  
DEVELOPMENT  
4571, 4581 & 4591 STEVESTON HWY,  
RICHMOND, BC (DP 20-010146)

Title

COLOR RENDERING  
(BIRD EYE VIEWS)

Project No.

#8217

Scale

N.T.S.

Drawing No.

A.012

Sheet

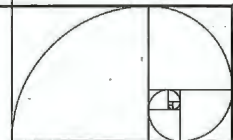
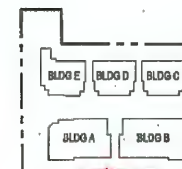
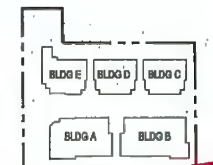
1 of 1

Revision









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By	Appl.	19 JUNE 200
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Client Project	
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DEVELOPMENT**  
4571, 4591 & 4611 STEVESTON HWY,  
RICHMOND, BC (DP 20-819145)

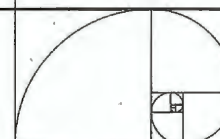
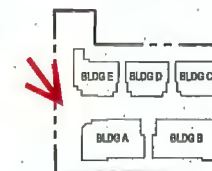
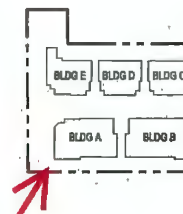
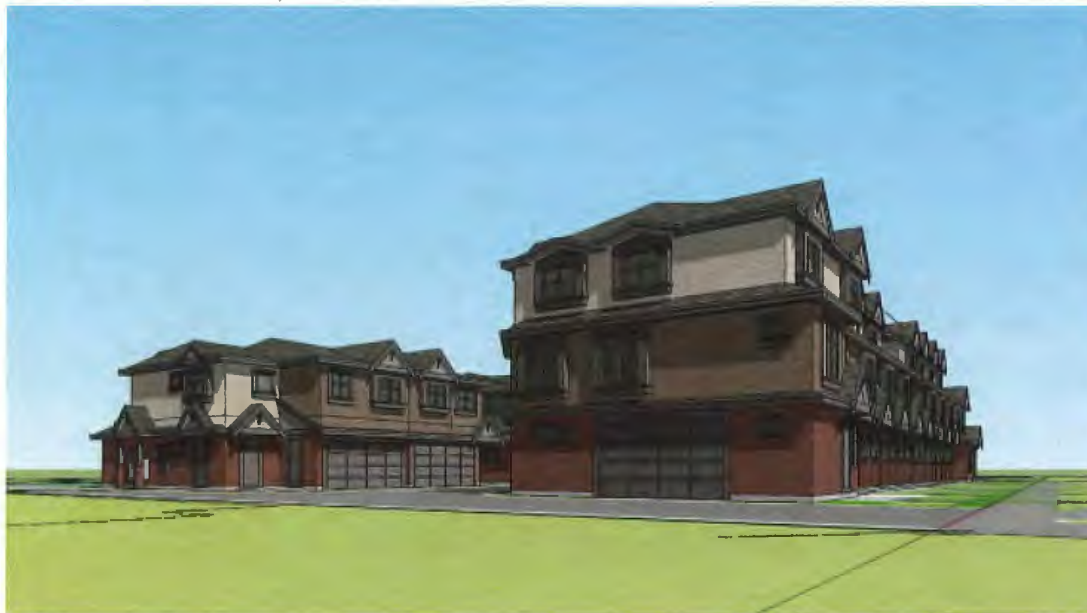
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COLOR RENDERING  
(EYE LEVEL VIEWS)

Project No.	Scale
#8217	N.T.S.

Drawing No.	Sheet	Revision
A 0.21	of	





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Classified

**STEVESTON HWY TOWNHOUSE  
DEVELOPMENT**  
4571, 4591 & 4611 STEVESTON HWY,  
RICHMOND, BC (DP 20-019145)

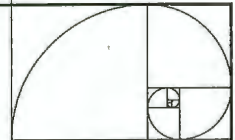
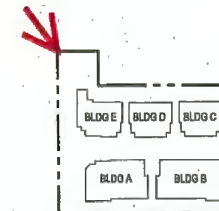
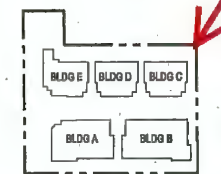
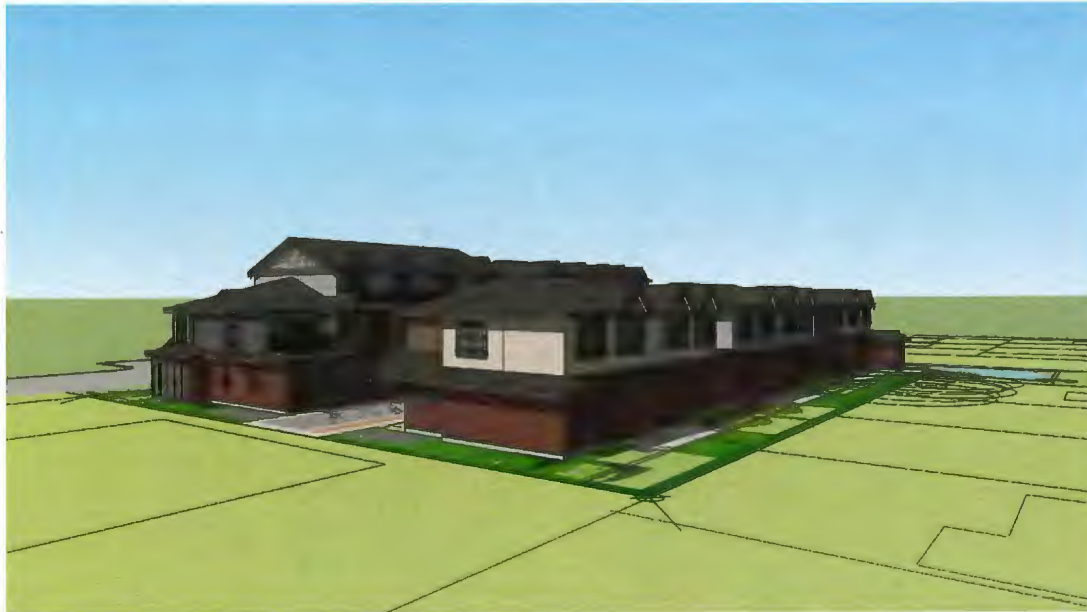
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COLOR RENDERING  
(EYE LEVEL VIEWS)

Project No.	Book
#8217	N.T.S.

Drawing No. **A 0.22**





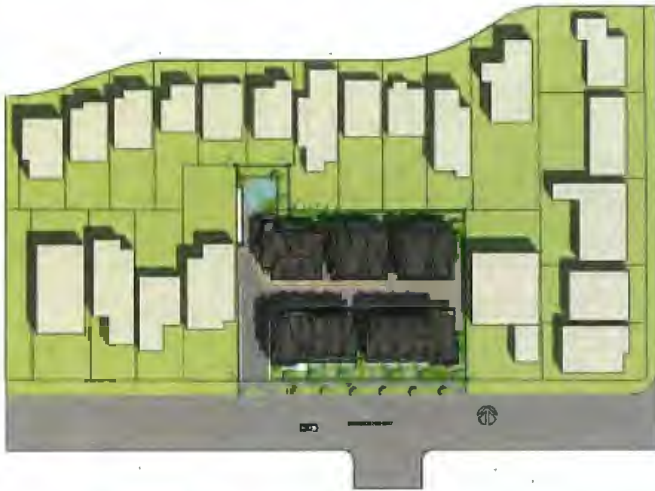
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ARCHITECTS THE FRENCH STREET, YANCOUVER, BC V6P 6Y1  
 EMAIL: IMPERIAL.Architecture@IMPERIAL.CO  
 TEL: 604.681.1000 FAX: 604.681.1002





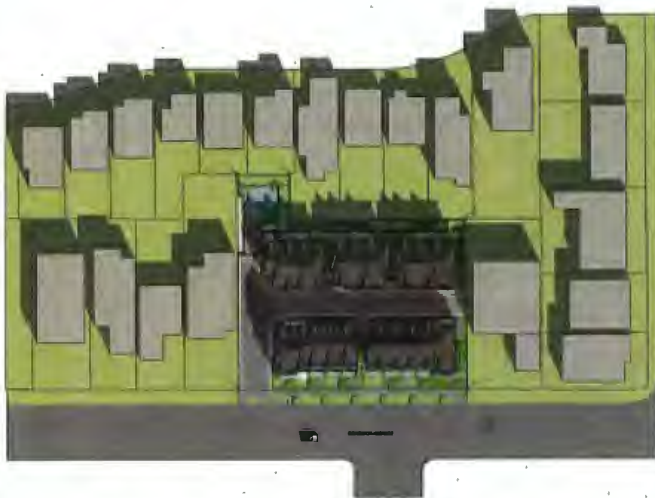




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SEPT 23RD - 10:00AM



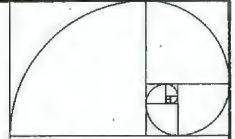
SHADOW ANALYSIS  
SEPT 23RD - 2:00PM



SHADOW ANALYSIS  
DEC 23RD - 10:00AM



SHADOW ANALYSIS  
DEC 23RD - 2:00PM



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Client/Project  
**STEVESTON HWY TOWNHOUSE  
DEVELOPMENT**  
4571, 4591 & 4611 STEVESTON HWY,  
RICHMOND, BC (DP 20-019145)

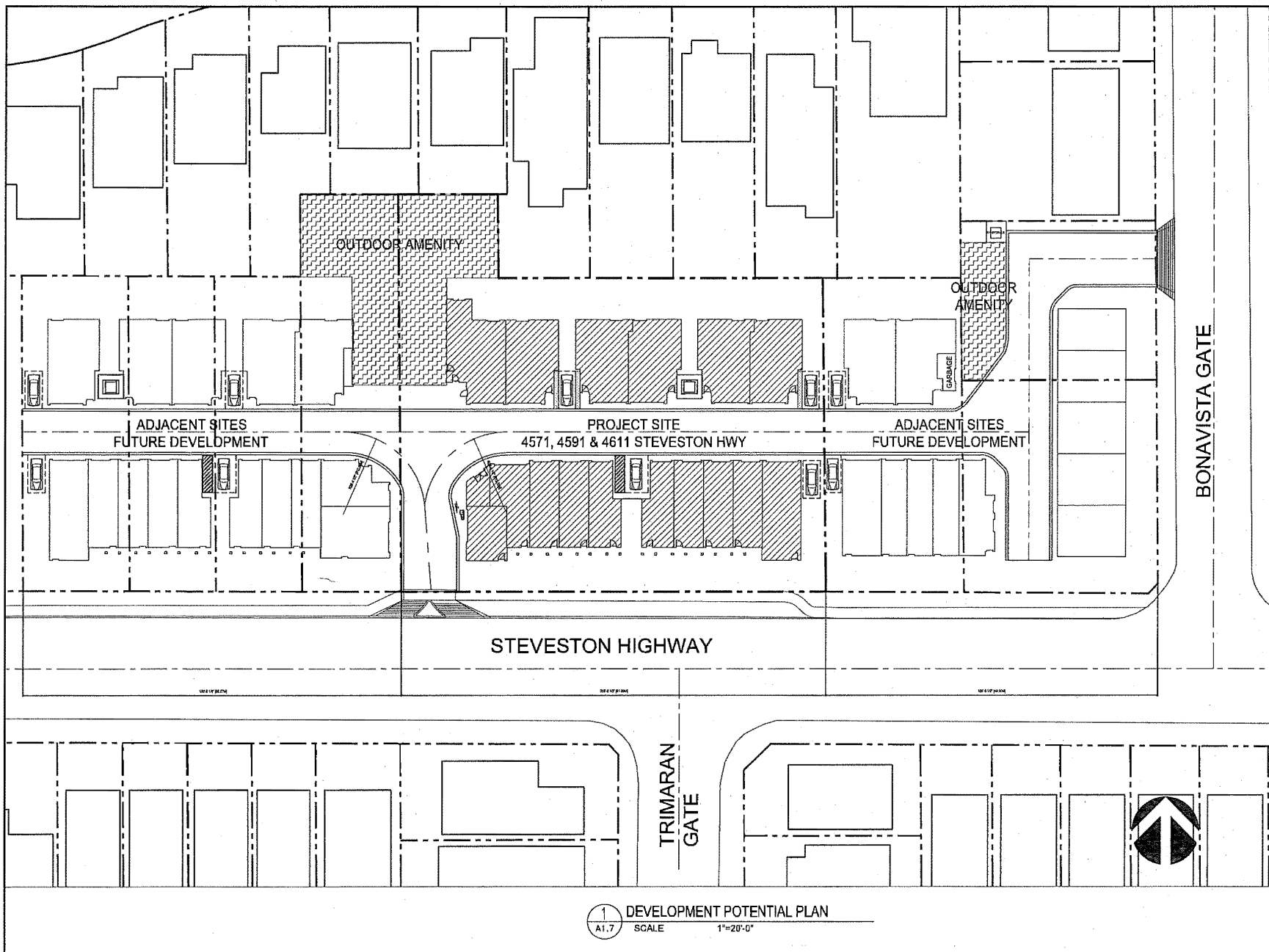
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Project No. **#8217** Scale **N.T.S.**  
Drawing No. **A.0.8** Sheet **1** of **1**











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VANCOUVER STREET, VANCOUVER, BC V6E 1A1  
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REVISION	DATE	BY	CHKD
1.00	24.09.17	JL	JL
2.00	24.10.17	JL	JL
3.00	23.11.17	JL	JL
4.00	23.12.17	JL	JL
5.00	23.12.17	JL	JL
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18.00	23.12.17	JL	JL
19.00	23.12.17	JL	JL
20.00	23.12.17	JL	JL

Classified  
**STEVESTON HWY TOWNHOUSE  
DEVELOPMENT**  
4571, 4591 & 4611 STEVESTON HWY,  
RICHMOND, BC (DP 20-910145)

Title  
**DEVELOPMENT POTENTIAL PLAN**

Project No.  
**#8217**

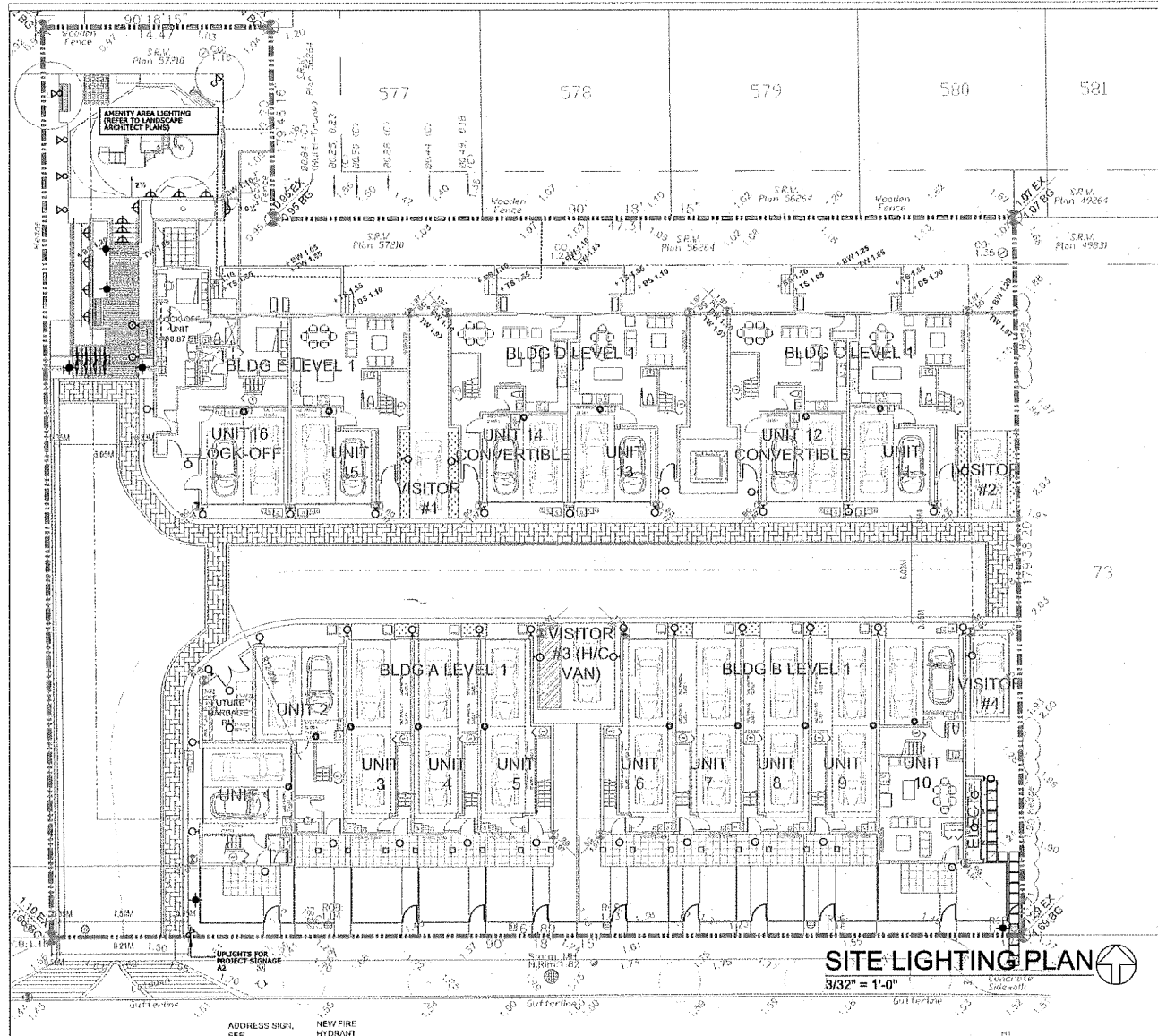
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**1"=20'-0"**

Drawing No.  
**A1.7**

Sheet  
**1**

Revision  
**1**





SITE LIGHTING LEGEND	
	WALL MOUNTED COMPACT LED LIGHT, OPAL LENS, SUITABLE FOR EXTERIOR USE.
	47\"/>
	STEP LIGHTS: OUTDOOR, LED 120V, APPROVED FOR WET LOCATIONS, SIMILAR TO WAC 390-LED100, BLACK FINISH.
	CEILING LIGHTS: SURFACE MOUNTED CEILING LIGHTS, LED 120V, 15W, 11\"/>
	UP-LIGHT, LED 120V, APPROVED FOR WET LOCATIONS, SIMILAR TO WAC #5012-3088, BLACK FINISH.
	EV OUTLET: ONE ENERGIZED OUTLET SUPPLYING LEVEL 2, 32A CHARGING FOR ELECTRIC VEHICLE CHARGING. ADDITIONAL OUTLET MUST BE ELECTRIC VEHICLE ENERGY MANAGEMENT SYSTEM (EVEMS)

NO. DATE ISSUED FOR		NO. DATE REVISIONS		ARCHITECTS:		ELECT. CONSULTANT:		PROJECT NAME & ADDRESS:		DRAWING TITLE:	
1	280621	HYDRO	1	04/02/2023	SITE PLAN UPDATED, LIGHTING LAYOUT ADJUSTED, E/C NOTE REV.	 <b>IMPERIAL ARCHITECTURE</b> DIVISION OF AN ARCHITECTURE FIRM INCORPORATED 108-11121 Horseshoe Way Richmond, BC, V7A 5G7 Tel/Fax: 604-277-3157 Email: rliewengtd@telus.net		<b>LIU ENGINEERING LTD.</b> Electrical Consulting Engineers 108-11121 Horseshoe Way Richmond, BC, V7A 5G7 Tel/Fax: 604-277-3157 Email: rliewengtd@telus.net		<b>TOWNHOUSE DEVELOPMENT</b> 4611 STEVESTON HWY RICHMOND, BC	
2			2	06/01/2023	AMENITY AREA UPDATED						
3			3	22/08/2023	SITE PLAN & LTO UPDATED						
				 <b>IMPERIAL ARCHITECTURE</b> DIVISION OF AN ARCHITECTURE FIRM INCORPORATED 108-11121 Horseshoe Way Richmond, BC, V7A 5G7 Tel/Fax: 604-277-3157 Email: rliewengtd@telus.net		<b>LIU ENGINEERING LTD.</b> Electrical Consulting Engineers 108-11121 Horseshoe Way Richmond, BC, V7A 5G7 Tel/Fax: 604-277-3157 Email: rliewengtd@telus.net		<b>TOWNHOUSE DEVELOPMENT</b> 4611 STEVESTON HWY RICHMOND, BC		DATE: OCT 2021 SCALE: AS SHOWN CHECKED: RVL DRAWN:	
				 <b>IMPERIAL ARCHITECTURE</b> DIVISION OF AN ARCHITECTURE FIRM INCORPORATED 108-11121 Horseshoe Way Richmond, BC, V7A 5G7 Tel/Fax: 604-277-3157 Email: rliewengtd@telus.net		<b>LIU ENGINEERING LTD.</b> Electrical Consulting Engineers 108-11121 Horseshoe Way Richmond, BC, V7A 5G7 Tel/Fax: 604-277-3157 Email: rliewengtd@telus.net		<b>TOWNHOUSE DEVELOPMENT</b> 4611 STEVESTON HWY RICHMOND, BC		PROJECT NO. 2118 PPG. NO. E3	





- 



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[illegible]

ClientProject

**STEVESTON HWY TOWNHOUSE  
DEVELOPMENT**  
4571, 4591 & 4611 STEVESTON HWY,  
RICHMOND, BC (DP 20-019145)

Table 1  
COLOR SAMPLE  
MATERIAL BOARD

Project No.	Grade	
#8217	N.T.S.	
Drawing No.	Sheet	Revision

A 0.9. of







Drawing No.  
**A 4.1**





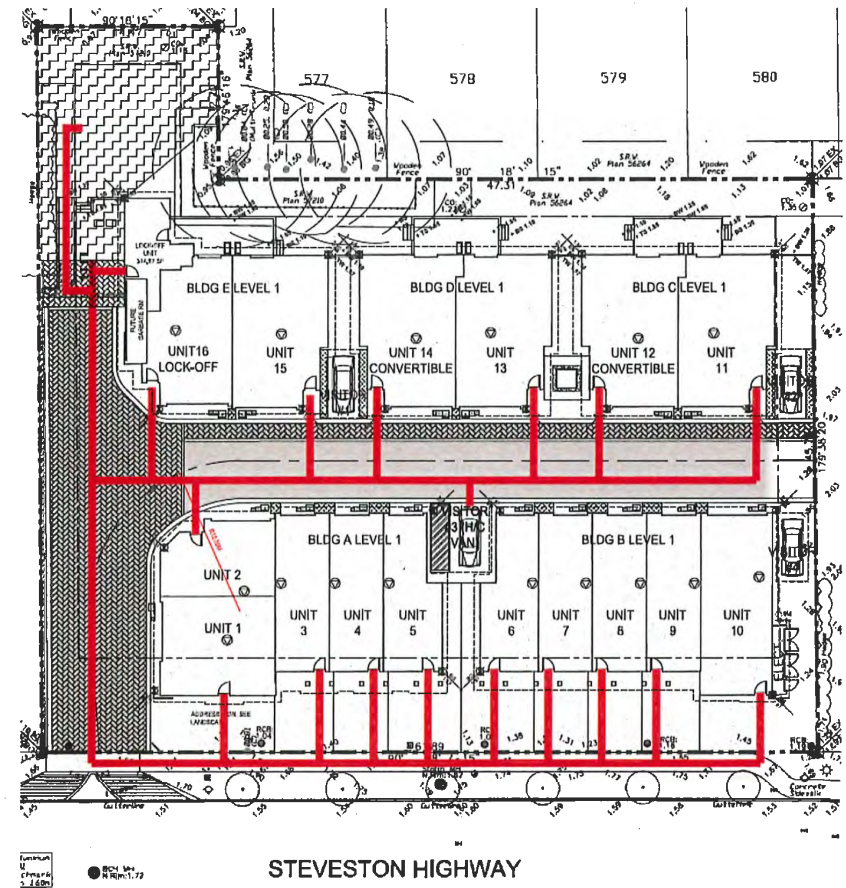
July 20, 2023

## Accessibility Strategy

### 16 Unit Townhouse Development at 4571, 4591, 4611 Steveston Highway, Richmond, BC

The design of project is in compliance with relevant Aging-In-Place and accessibility requirements in various city documents such as OCP, Townhouse Design Guidelines etc.

1. Wheelchair access and circulation
  - 1.1 All units in front buildings (Buildings A, & B) expect unit 2 have their main unit entries facing Steveston Highway. Direct paved pathway between unit entry and public sidewalk for each front unit was proposed. The width and slope of each pathway were designed in consideration of the wheelchair usage and access.
  - 1.2 All units in back buildings (Building C, D & E) and Unit 2 in Building A have their main unit entries from internal driveway. The width and slope of the pathway were designed in consideration of the wheelchair usage and access.
2. Coverable Unit design and Aging-In-Place features for all units
  - 2.1 Unit 12 and 14 in Buildings C and D were designed to meet requirements in City of Richmond's Coverable Unit design guideline. Detailed Convertible Unit plans demonstrated compliance with each requirement in the guideline. Refer to the attached convertible unit floor plans, manufacturer's specifications on future elevator for more information.
  - 2.2 Aging-In-Place features as listed in the OCP will be Incorporated into design of all units.
3. Accessibility to outdoor amenity area and H/C visitor parking stall
  - 3.1 Main access to outdoor amenity area is at the end of the internal driveway at northwest corner of the site which is connected to all unit entries. Residents from all units can get access to the outdoor amenity area through share pedestrian walkway on internal driveway as demonstrated on the attached wheelchair circulation route diagram.
  - 3.2 The Van access H/C visitor stall is located centrally between building A and B in the development beside the internal driveway. H/C visitor stall users can get access to all unit entries through the internal driveway as demonstrated on the attached wheelchair circulation route diagram.
4. Accessibility to private yards for convertible units
  - 4.1 Grading design for both convertible units' private yards complied with accessibility design standards. Maximum slope proposed is no greater than 5%.







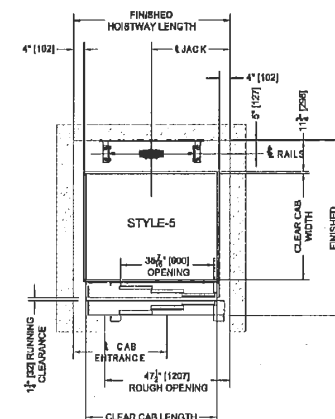


<b>CONVERTIBLE UNIT GUIDELINES</b> (NOTE: SAFERHOME CRITERIA PROPOSED FOR INCLUSION ARE SHOWN IN BOLD ITALICS)			
A	DOORS & DOORWAYS	A1	ENTRY DOORS ARE A MINIMUM 863 MM BUT IDEALLY 914 MM AND HAVE CLEAR ACCESS.
		A2	ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE MIN. 1220 MM DEPTH BY DOOR WIDTH PLUS 600 MM ON LATCH SIDE (NOT NEEDED IF ROUGH IN WIRING PROVIDED FOR FUTURE AUTOMATIC DOOR OPENER).
		A3	INTERIOR DOORS TO MAIN LIVING AREAS, 1 BATHROOM AND 1 BEDROOM, MIN. 800 MM CLEAR OPENING WITH FLUSH THRESHOLDS MAX. 13 MM HEIGHT. DEMONSTRATE WHEELCHAIR ACCESS BETWEEN THE HALLWAY AND ROOMS AND WIDEN HALLWAY AND / OR DOORWAY(S) IF NECESSARY TO SECURE ACCESS.
		A4	PATIO / BALCONY MIN. 880 MM CLEAR OPENING. SMALL REMOVABLE WOOD RAMP WILL BE USED TO ADAPT 2" HEIGHT DIFFERENCE BETWEEN FINISHED SURFACES WHEN THE UNIT IS CONVERTED TO ACCESSIBLE UNIT (I.E. WHEN THE ELEVATOR IS INSTALLED)
		A5	ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH BC BUILDING CODE.
		A6	LEVER-TYPE HANDLES FOR ALL DOORS
B	VERTICAL CIRCULATION	B2	VERTICAL LIFT, DEPRESSED SLAB AREA, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECS. FRAMING TO ACCOMMODATE SHAFT CONSTRUCTION WITHOUT IMPACT TO SURROUNDING STRUCTURE.
		B3	AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2" X 12" SOLID LUMBER AT 914 MM TO CENTRE.
C	HALLWAYS	C1	MIN. 900 MM WIDTH.
D	GARAGE	D1	MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4 M GARAGE WIDTH.
		D2	ACCESS FROM GARAGE TO LIVING AREA MIN. 600 MM CLEAR OPENING.
E	BATHROOM (MIN. 1)	E1	TOILET CLEAR FLOOR SPACE MIN. 1020 MM AT SIDE AND IN FRONT.
		E2	WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION AT TOILET, TUB AND SHOWER. REINFORCED WITH 2" X 12" SOLID LUMBER IN ALL BATHTUB, SHOWER, AND TOILET LOCATIONS.
		E3	LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.
		E4	PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FAUCETS.
		E5	CABINETS UNDERNEATH SINK(S) ARE EASILY REMOVED.
		E6	DEMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESSIBLE (LAYOUT OR FIXTURE PLACEMENT)
F	KITCHEN	F1	CLEAR AREA NEEDED UNDER FUTURE WORK SPACE. PLUMBING AND GAS PIPES (IN-WALL AND IN-FLOOR) LOCATED CLEAR OF UNDER COUNTER AREA OF FUTURE WORK SPACE (STOVE, SINK & MIN. 810 MM WIDE COUNTER). ALL PIPES ARE BROUGHT IN NO HIGHER THAN 304 MM TO 355 MM TO THE CENTRE OF THE PIPE FROM FLOOR LEVEL.
		F2	CABINETS UNDERNEATH SINK ARE EASILY REMOVED.
		F3	1500 MM TURNING DIAMETER OR TURNING PATH DIAGRAM.
		F4	LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.
G	WINDOWS	G1	MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN & LIVING ROOM)
H	OUTLETS & SWITCHES	H1	PLACEMENT LOCATIONS OF ELECTRICAL OUTLETS: BESIDE WINDOW, BOTTOM OF STAIRWAYS, BESIDE SWITCHES TOILET, ABOVE EXTERNAL DOORS (OUTSIDE AND INSIDE) ON FRONT FACE OF KITCHEN COUNTER, WITHIN PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIONS.
		H2	UPGRADE TO FOUR-PLEX OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE AND RECREATION ROOM.

Style 5				
clear cab size	hoistway width	hoistway length	jack centerline	entrance centerline
40" x 50"	60-1/2"	59-1/2"	29-3/4"	35-3/4"
40" x 54"	60-1/2"	63-1/2"	31-3/4"	39-3/4"
42" x 60"	62-1/2"	69-1/2"	34-3/4"	45-3/4"
48" x 60"	68-1/2"	69-1/2"	34-3/4"	45-3/4"
minimum*	54-1/2"	59-1/2"		



Garaventa Lift  
T 800 663 5556 (toll free North America)  
E info@garaventalift.com | www.garaventalift.com

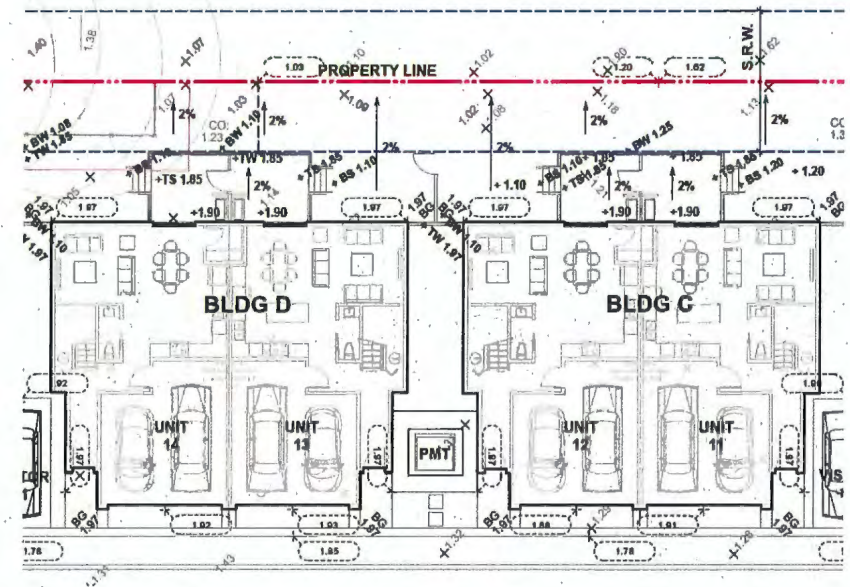




## Specifications

Overhead Clearances Required:	Hydraulic Drive	In-Line Drive	In-Line Drive w/Controller at top of hoistway
84" Cab height - standard door pkg.	96" (2438 mm)	96" (2438 mm)	108" (2743 mm)
84" Cab height - upgrade / premium door pkg.	96" (2438 mm)	96" (2438 mm)	114" (2896 mm)
96" Cab height - standard door pkg.	108" (2743 mm)	108" (2743 mm)	120" (3048 mm)
96" Cab height - upgrade / premium door pkg.	N/A	N/A	N/A
Rated Load: Standard 750 lbs (340 kg) or 1,000 lbs (455 kg)			
Speed: 40 ft/min (12.2 meters/min) nominal speed			
Travel Range: Up to 50 feet (15.2 m)			
Stops: Up to 6 stops			
Standard Controls: Fully automatic push button operation   Digital floor indicator in car   Automatic car lighting upon entry   Illuminated push buttons			
Standard Safety Features: Battery-powered emergency lowering   Safety brake system   Car door and hall door safety monitoring system   Emergency stop and alarm			
Hydraulic Drive System: 1:2 cable hydraulic drive   Quiet submersed pump and motor   Two-speed valve for smooth start and stop			
In-Line Drive System: Geared direct drive motor   Variable frequency drive for smooth start and stop   Speed monitor			
Power Requirements: 230 VAC single phase   Optional 208 VAC 3 phase (Hydraulic Drive only)			
Popular Options: Premium fixtures   Integral emergency telephone   3-speed sliding doors			
Flooring: By others to match the home decor   Minimum 1/8" thick   Maximum 3/4" thick			
Warranty: 2 year standard warranty   Optional additional 5 year extended warranty to 7 years (North America Only)			

## PRIVATE YARD GRADING DESIGN FOR CONVERTIBLE UNITS ON SHOWN ON LANDSCAPE DRAWINGS







**Imperial Architecture Ltd.** ARCHITECTURE, INTERIOR DESIGN & PLANNING  
7705 FRENCH STREET, VANCOUVER, BC, V6P 4V5, 778-938-8552, IMPERIAL.ARCHITECTURE@GMAIL.COM

July 20, 2023

Building Approval Department  
City of Richmond  
6911 No. 3 Road, Richmond,  
British Columbia

To whom it may concern,

**Re: DP 20-919145 - 4571, 4591, 4611 Steveston Hwy, Richmond**

I, Jiang Zhu Architect AIBC, am the architect for the Development Permit Application for DP 20-919145 – the 16-unit townhouse development at 4571, 4591, 4611 Steveston Hwy, Richmond.

On behalf the design consultant team, we hereby confirm that:

The applicable Energy Step Code performance targets have been considered in design, and that a Qualified Energy Modeler has been engaged to ensure that the proposed design can achieve the applicable performance targets.

For reference and record, below is the contact information of the Qualified Energy Modeler for this project:

Jack Cui, M.Sc., P.Eng., LEED AP  
Senior Energy Modelling Specialist | Division Manager  
JRS ENGINEERING  
300 – 4595 Canada Way, Burnaby BC V5G 1J9  
jcui@jrseengineering.com

Please refer to the attached letter from JRS dated July 7<sup>th</sup>, 2023 outlining details and pathways chosen by the consultant team for achieving the city's step code requirements.

Regards,



Jiang Zhu, Architect AIBC, CP, MRAIC, LEED AP BD+C  
Principal  
Imperial Architecture Ltd.  
Tel: 778-938-8552  
[Imperial.architecture@gmail.com](mailto:Imperial.architecture@gmail.com)



**JRS ENGINEERING**  
BUILDING ENVELOPE CONSULTANTS

**SUSTAINABILITY STRATEGY**

4611 STEVESTON

July 7, 2023

Development Permit Document  
Drawing Requirements  
Development Applications Department  
City of Richmond  
6911 No. 3 Road, Richmond, BC V6Y 2C1

Re: 4611 Steveston – Development Permit Application  
DP 20-919145 - 4571, 4591, 4611 Steveston Hwy  
Sustainability Strategy

As a part of the Development Permit Application for 4611 Steveston JRS Engineering (JRS) hereby commits to assisting the project team in implementing sustainability strategies. The proposed project is located at 4611 Steveston Highway, Richmond, BC, and the project will be developed as a 16-unit townhouse complex with a total of five buildings.

The following sustainability strategies have been analysed and included in the building designs in order to reduce energy consumption and reduce greenhouse gas emissions, and thus achieve the BC Energy Step Code compliance:

- Step 3 with Low Carbon Energy System. Effective July 1, 2022, Energy Step Code requirements for Part 9 Residential Buildings in Richmond include Step 5<sup>(a)</sup>, Step 4<sup>(b)</sup>, or Step 3<sup>(b)</sup> + Low Carbon Energy System\*\*. The project will target a low carbon energy system and thus Step 3 applies.
  - (a) Building envelope performance requirements can be achieved using all compliance pathways defined in BCBC.
  - (b) Building performance requirements must be achieved using adjusted TEDI and MEUI compliance pathways.
- \*\* Annual limit of  $\leq 500$  kg CO<sub>2</sub>e per housing unit, or  $\leq 2.5$  kg CO<sub>2</sub>e/ m<sup>2</sup> of conditioned floor area and  $\leq 1000$  kg CO<sub>2</sub>e per housing unit.
- The proposed building skin is listed in the Appendix A
- Air source heat pump to reduce heating and cooling energy
- HRV/ERV to reduce heating/cooling energy for conditioning ventilation air
- Energy Star appliances to reduce energy consumption
- Electric hot water tank to further reduce the greenhouse gas emissions

The project team will coordinate to incorporate the measures required to meet all requirements of the Richmond's BC Energy Step Code for Part 9 Townhomes.

Please contact the undersigned if you should require any additional information.

JRS ENGINEERING  
EGBC Permit to Practice #1002484

Per:

Jack Cui, MSc, PEng, LEED AP  
Sr Energy Modelling Specialist | Division Manager

[www.JRSEENGINEERING.COM](http://www.JRSEENGINEERING.COM)

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Calgary, Alberta T2E 7T8  
TEL: (403) 452 3377





**JRS ENGINEERING**  
BUILDING ENVELOPE CONSULTANTS



JRS ENGINEERING LTD.

APPENDIX A – PROPOSED BUILDING SKIN

PAGE 1 OF 1

## PROPOSED BUILDING SKIN

The following building skin performance has been proposed to achieve Step 3 + Low Carbon Energy System:

- R17.8 Wall
- R31.3 Roof
- Window Performance:  $U=0.25$ ,  $SHGC=0.35$
- Window to wall ratios:
  - Building A: 14.2%
  - Building B: 13.4%
  - Building C: 13.5%
  - Building D: 13.5%
  - Building E: 12.4%
- Airtight air barrier system

## Appendix A

### Proposed Building Skin



# STEVESTON HWY TOWNHOUSE DEVELOPMENT

## LANDSCAPE SET: ISSUED FOR ADP COMMENTS

### DECEMBER 3, 2023

#### LANDSCAPE DRAWING INDEX

DRAWING INDEX	
SHEET No.	SHEET NAME
L 0.0	LANDSCAPE COVER SHEET AND DESIGN RATIONALE
L 0.1	LANDSCAPE TREE MANAGEMENT PLAN
L 0.2	LANDSCAPE REPLACEMENT TREE PLAN
L 1.0	LANDSCAPE LAYOUT AND MATERIALS PLAN
L 1.1	LANDSCAPE GRADING PLAN
L 1.2	POROUS SURFACE DIAGRAM
L 1.3	OUTDOOR AMENITY AREA ENLARGEMENT PLAN
L 1.4	LANDSCAPE SECTIONS
L 1.5	FUTURE OUTDOOR AMENITY & TURNAROUND AREA PLAN
L 2.0	LANDSCAPE PLANTING PLAN - NORTH AREA
L 2.1	LANDSCAPE PLANTING PLAN - SOUTH AREA
L 2.2	LANDSCAPE PLANT LIST
L 2.3	DESIGN-BUILD IRRIGATION PLAN
L 3.0	HARDSCAPE DETAILS
L 3.1	FURNISHING DETAILS
L 3.2	FURNISHING DETAILS
L 3.3	FURNISHING DETAILS
L 3.4	SOFTSCAPE DETAILS

#### GENERAL NOTES

ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER LANDSCAPE ARCHITECTURAL DRAWINGS, DETAILS, SPECIFICATIONS, AND OTHER CORRESPONDANCE THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.

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

THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS ANY UNCLEAR ISSUES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT. NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLECT OF THIS ADVICE.

ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUED TO BE COMPLETE OR ACCURATE.

LAYOUT OF HARDSCAPE, SITE FURNITURE, SOIL, PLANTING, AND ALL OTHER MATERIALS IS TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

ALL PLANTING SHALL BE IN ACCORDANCE WITH CSLA LANDSCAPE STANDARD, LATEST EDITION.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

HOMING LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES OR CONCEALED STRUCTURES AT THE PROJECT SITE.

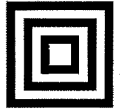
FINAL SELECTION AND APPROVAL OF ALL STREET TREES TO BE DONE BY THE CITY OF RICHMOND.

#### LANDSCAPE DESIGN RATIONALE

The site is surrounded by single family houses on the north, west and east sides, and the landscape design intends to ensure the privacy of the adjacent neighbors. Existing hedges along the east property line will be retained and evergreen trees are proposed there to create a dense landscape buffer which addresses any potential privacy and overlook concerns. Evergreen hedges are proposed along the north property line, and a solid 6' high privacy fence with vines is proposed along the west property line. All the landscape elements and design strategies mentioned above will help to protect the privacy of adjacent neighbors.

The landscape design intends to bring nature close to the local residents. Lawn, flower beds, native shrubs, and a mixed of deciduous and evergreen trees are proposed in the front yards along the Steveston Highway, which creates a green buffer between the private houses and the public sidewalk. The raised planters with wood trellis and vines are provided to maximize the planting opportunities in the limited spaces along the internal drive aisle. The raised planters also work as green dividers between the adjacent garages. There are large patios, lawn, planting beds and trees in the backyards of the Units 11 to 16, and the existing trees behind the Units 14 to 16 are also to be retained as the important landscape features and the green background of the houses.

A large outdoor amenity space is located at the northwestern corner of the site which is highly visible from the driveway entry. Three removable bollards are designed at the entry of the outdoor amenity area to stop vehicles and ensure pedestrian's safety. Bike racks and mailbox are also located there for easy access for everyone including the disable. The key program of the outdoor amenity space is a playground with various play elements for children at various ages. A large play structure is proposed in the center of playground to provide active play opportunities such as climbing, jumping, running and sliding for older kids. Stepping stones in planting bed creates a nature play zone where children at various ages can access nature to improve their creativity. Sandbox and mud kitchen are provided to help the children to develop their social and communication skills while they are playing. An existing evergreen hedge is retained on the west and a couple of large trees will be planted on the west and south sides of the playground to provide enough shade for the children and their parents. Two benches are provided for parents to sit and observe their children play. A 6' high privacy fence will be installed around the playground to ensure the children's safety. A multi-functional lawn is provided at the north end of the outdoor amenity space for flexible programs. The playground is designed at the existing grades, and a maximum 10% slope ramp and stair are used to connect the playground with the amenity space entrance. A pedestrian path in different color of pavers is proposed along the north side of internal drive aisle to provide a safe pedestrian access to the outdoor amenity entrance.



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#### Revisions

NO.	Date	Note
1	2022-01-21	ISSUED FOR DP
2	2022-09-19	ISSUED FOR DP
3	2023-01-24	ISSUED FOR DP
4	2023-02-25	ISSUED FOR DP
5	2023-08-23	ISSUED FOR ADP COMMENTS
6	2023-12-03	ISSUED FOR DP

#### STEVESTON HWY TOWNHOUSE DEVELOPMENT

PROJECT ADDRESS:  
4571/4591/4611 STEVESTON HIGHWAY  
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-14

SCALE: 3/32"=1'0" (1:120)

DRAWN BY: EL

REVIEWED BY: EL

#### Landscape Cover Sheet & Design Rationale

L0.0



## TREE MANAGEMENT LEGEND



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



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



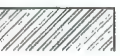
EXISTING HEDGE TO BE REMOVED, REFER TO ARBORIST REPORT AND TREE MANAGEMENT PLAN PREPARED BY ARBORIST, TO BE CONFIRMED PER ARBORIST ON-SITE WITH CITY OF RICHMOND ARBORIST PRIOR TO REMOVAL



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



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



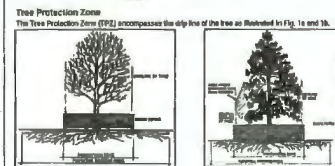
ROOT PROTECTION ZONE, PER CITY OF RICHMOND STANDARDS AND TREE MANAGEMENT PLAN PREPARED BY ARBORIST



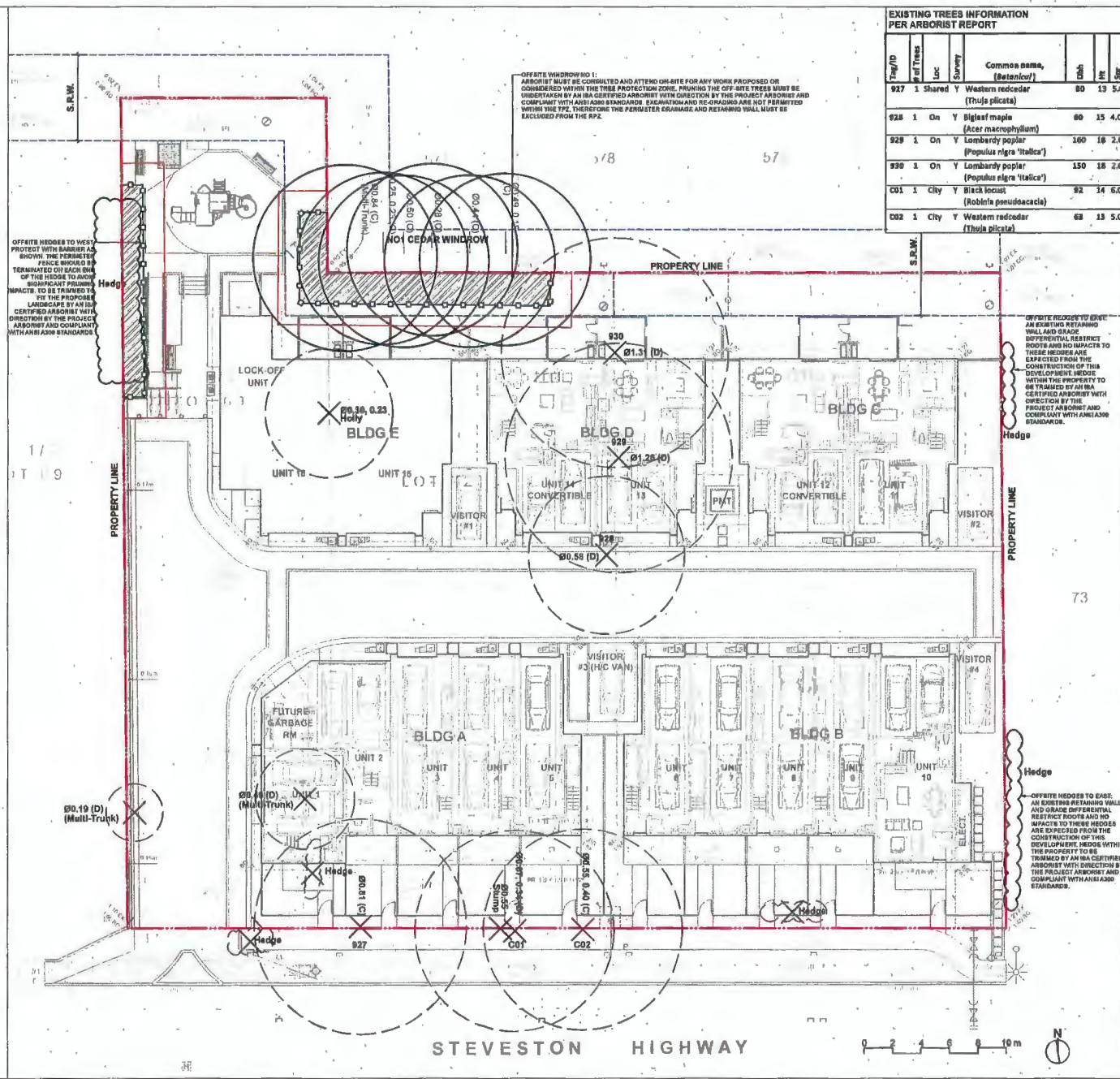
WORKING SPACE SETBACK - VSB, PER ARBORIST REPORT AND TREE MANAGEMENT PLAN PREPARED BY ARBORIST

## TREE MANAGEMENT NOTES

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



Notes: If the tree is on an adjacent property, the drip line must still be protected on your side of the property line. If the tree is on a lot line or street, the TPZ must protect the original drip line of the tree (Fig. 1b).



EXISTING TREES INFORMATION PER ARBORIST REPORT									
Tag ID	W. Tree	Loc	Survey	Common name, (Scientific)	Chh	He	Sp		
927	1	Shared	Y	Western redcedar (Thuja plicata)	80	13	5.0		
928	1	On	Y	Bigleaf maple (Acer macrophyllum)	60	15	4.0		
929	1	On	Y	Lombardy poplar (Populus nigra 'Italica')	160	18	2.0		
930	1	On	Y	Lombardy poplar (Populus nigra 'Italica')	150	18	2.0		
C01	1	City	Y	Black locust (Robinia pseudacacia)	92	14	6.0		
C02	1	City	Y	Western redcedar (Thuja plicata)	68	13	5.0		



## HOMING LANDSCAPE ARCHITECTURE

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## Revisions

NO.	Date	Note
1	2022-01-21	ISSUED FOR DP
2	2022-06-18	ISSUED FOR DP
3	2023-01-24	ISSUED FOR DP
4	2023-02-25	ISSUED FOR DP
5	2023-06-23	ISSUED FOR ADP COMMENTS
6	2023-12-03	ISSUED FOR DP

## STEVESTON HWY TOWNHOUSE DEVELOPMENT

PROJECT ADDRESS:  
457145814811 STEVESTON HIGHWAY  
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-14

SCALE: 3/32"=1' (1:128)

DRAWN BY: EL

REVIEWED BY: EL

## Landscape Tree Management Plan

L0.1



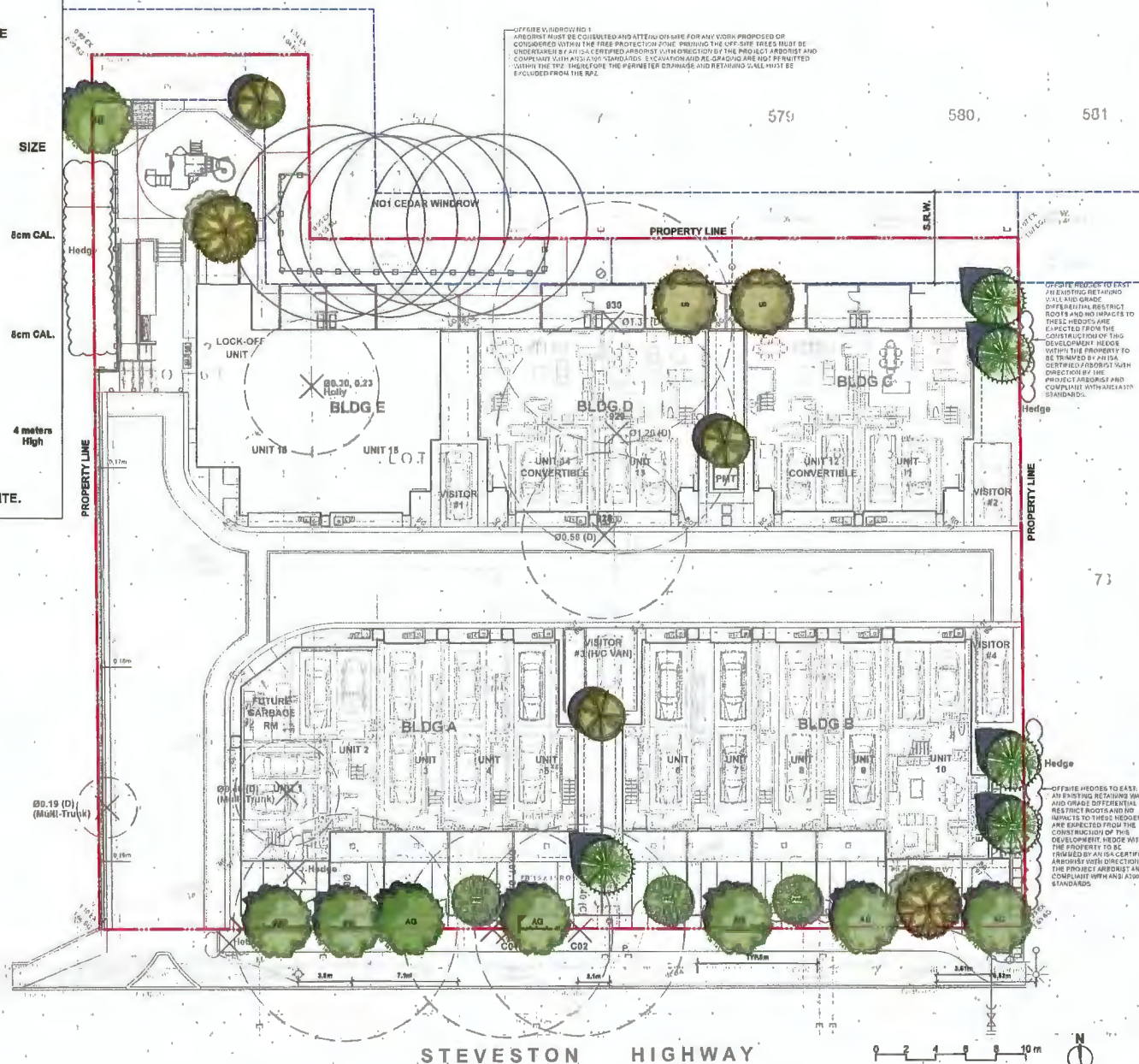
## REPLACEMENT TREES SUMMARY

TOTAL 6 TREES MEASURING 20 CENTIMETERS DBH TO BE REMOVED, WHICH REQUIRES 12 REPLACEMENT TREES.

## REPLACEMENT TREES LEGEND

	LATIN NAME	COMMON NAME	QUALITY	SIZE
	Acer glabrum	Paperbark Maple	7	8cm CAL.
	Liquidambar styraciflua	American Sweetgum	2	8cm CAL.
	Pinus contorta var. contorta	Shore pine	6	4 meters High

TOTAL 14 REPLACEMENT TREES TO BE INSTALLED ON SITE.



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SHALL BE REPORTED IN WRITING TO THE  
LANDSCAPE ARCHITECT TO OBTAIN  
CLARIFICATION AND APPROVAL BEFORE  
PROCEEDING WITH WORK.

### Revisions

NO.	Date	Note
1	2022-01-21	ISSUED FOR DP
2	2022-06-19	ISSUED FOR DP
3	2023-01-24	ISSUED FOR DP
4	2023-02-25	ISSUED FOR DP
5	2023-08-23	ISSUED FOR ADP COMMENTS
6	2023-12-03	ISSUED FOR DP

## STEEVESTON HWY TOWNHOUSE DEVELOPMENT

PROJECT ADDRESS:  
4571/4591/4611 STEEVESTON HIGHWAY  
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-14

SCALE: 3/32"=1' (1:128)

DRAWN BY: EL

REVIEWED BY: EL

## Landscape Replacement Tree Plan

L0.2



# LANDSCAPE LEGENDS

SYMBOL	MATERIALS	DETAILS
	PEDESTRIAN CONCRETE UNIT PAVERS	3L3.0
	CONCRETE SLAB PAVING	8L3.0
	CIP CONCRETE PAVING	1L3.0
	80MM AQUA PAVES STANDARD PERMEABLE PAVERS FOR DRIVEWAY & PARKING	3L3.0
	80MM AQUA PAVES STANDARD PERMEABLE PAVERS FOR PEDESTRIAN PATH	3L3.0
	RUBBER PLAYGROUND SURFACE	
	LAWN	4L3.4
	PLANTING BED	3L3.4
	GRAVEL	4L3.0
	BIKE RACKS	2L3.1
	SANDBOX WITH COVER	3L3.1
	2x8" MUD KITCHEN	1L3.1
	BENCH	8L3.1
	6'-0" HIGH WOOD FENCE	4L3.2
	4' HIGH METAL FENCE	3L3.2
	WOOD SCREEN AROUND A/C UNIT	2L3.3
	STEPPING STONE PATH	

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- ALL EXISTING INFORMATION APPROXIMATE ONLY. VERIFY ALL EXISTING GRADES AND DIMENSIONS WITH SITE CONDITIONS. REPORT DISCREPANCIES TO CONSULTANT TEAM PRIOR TO PROCEEDING.
- THE CONTRACTOR IS TO PROTECT ALL EXISTING UTILITIES, HARD SURFACES, STRUCTURES, WALLS, AND TREES FOR DURATION OF CONSTRUCTION.
- THE LOCATION OF ALL PROPOSED HARDSCAPE AND SITE FURNISHINGS ARE TO BE FLAGGED OUT ON-SITE BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL OFF-SITE WORKS TO CONFORM TO CITY OF RICHMOND STANDARDS.
- LAYOUT OF ALL OFF-SITE WORKS, INCLUDING FURNISHINGS, PATHWAYS, WALLS, PLANTING, ETC., TO BE CONFIRMED WITH CITY OF RICHMOND PRIOR TO INSTALLATION.



**HOMING  
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CLARIFICATION AND APPROVAL BEFORE  
PROCEEDING WITH WORKS.

Revisions		
NO.	Date	Note
1	2022-01-21	ISSUED FOR DP
2	2022-08-19	ISSUED FOR DP
3	2023-01-24	ISSUED FOR DP
4	2023-02-25	ISSUED FOR DP
5	2023-06-23	ISSUED FOR ADP COMMENTS
6	2023-12-03	ISSUED FOR DP

## STEVESTON HWY TOWNHOUSE DEVELOPMENT

PROJECT ADDRESS:  
4571/4581/4611 STEVESTON HIGHWAY  
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-14  
SCALE: 3/32"=1'-0" (1:128)  
DRAWN BY: EL  
REVIEWED BY: EL

## Landscape Layout and Materials Plan

L1.0

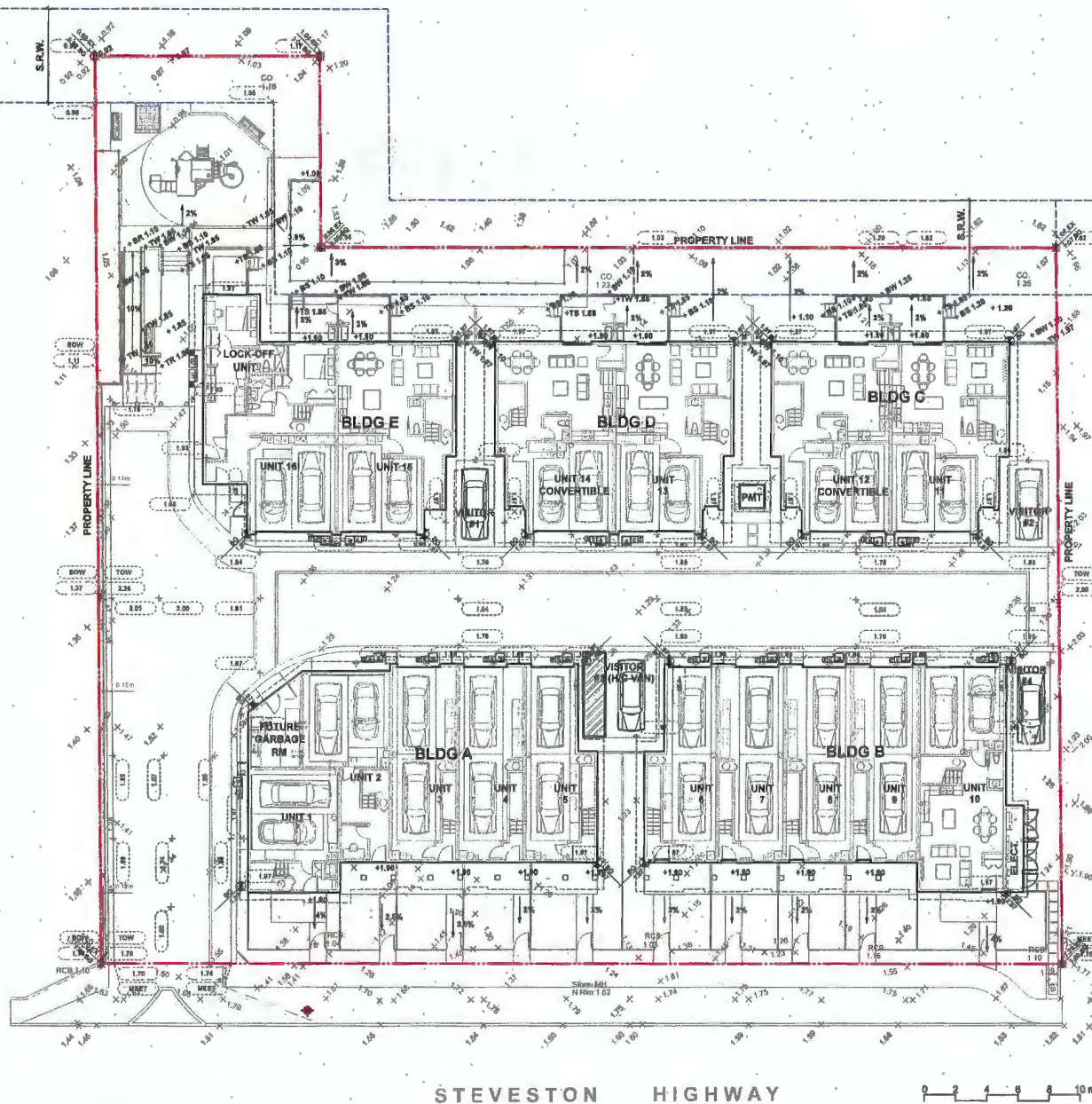


## GRADING LEGEND

KEY	DESCRIPTION
+1.00	PROPOSED SPOT ELEVATIONS
+TW 1.00	PROPOSED TOP OF WALL ELEVATION
+BW 1.00	PROPOSED BOTTOM OF WALL ELEVATION
+TS 1.00	PROPOSED TOP OF STAIR ELEVATION
+BS 1.10	PROPOSED BOTTOM OF STAIR ELEVATION
1.01	PROPOSED ELEVATIONS PER CIVIL
2%	SLOPE PERCENTAGE
+1.00	EXISTING ELEVATIONS, PER SURVEY

## GRADING NOTES

1. ALL DIMENSIONS/ELEVATIONS ARE METRIC (METER, UNLESS OTHERWISE NOTED). DO NOT SCALE DRAWINGS.
2. ALL GRADING INFORMATION IS PRELIMINARY ONLY.
3. REFER TO CIVIL DRAWINGS OFF-SITE ROAD GRADING INFORMATION.
4. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING ELEVATIONS.
5. ALL EXISTING SURVEY INFORMATION APPROXIMATE. VERIFY ALL EXISTING GRADES WITH SITE CONDITIONS. REPORT DISCREPANCIES TO CONSULTANT TEAM PRIOR TO PROCEEDING.
6. THE CONTRACTOR SHALL IDENTIFY AND PROTECT ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ANY CONFLICTS FOUND WITH UTILITIES SHALL BE CLARIFIED WITH THE CONSULTANT TEAM PRIOR TO PROCEEDING.
7. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND TO DRAINAGE STRUCTURES. SOFT LANDSCAPE AREAS TO BE A MAXIMUM 3:1 SLOPE.



**HOMING LANDSCAPE ARCHITECTURE**  
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 CELL: 778-323-3338  
 EMAIL: HOMINGLANDSCAPE@GMAIL.COM

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Revisions		
NO.	Date	Note
1	2022-01-21	ISSUED FOR DP
2	2022-05-10	ISSUED FOR DP
3	2023-01-24	ISSUED FOR DP
4	2023-02-25	ISSUED FOR DP
5	2023-06-23	ISSUED FOR ADP COMMENTS
6	2023-12-03	ISSUED FOR DP

## STEVESTON HWY TOWNHOUSE DEVELOPMENT

PROJECT ADDRESS:  
 4571/4551/4511 STEVESTON HIGHWAY  
 RICHMOND, BC, CANADA

PROJECT NUMBER: 21-14  
 SCALE: 3/32"=1' (1:128)  
 DRAWN BY: EL  
 REVIEWED BY: EL

## Landscape Grading Plan

L1.1



# POROUS SURFACE LEGENDS

SYMBOL MATERIALS AREA

 POROUS LANDSCAPING WITH LIVE PLANT MATERIAL: LAWN, GROUND COVER & SHRUB 7998 R2

 POROUS HARDSCAPE MATERIAL: PERMEABLE PAVEMENT & GRAVEL 4879 R2

TOTAL POROUS SURFACE AREA: 12877 R2

TOTAL LOT AREA: 32315 R2

TOTAL POROUS SURFACE AREA COVERAGE PERCENTAGE: 39%

TOTAL NON-POROUS SURFACE AREA COVERAGE PERCENTAGE: 61%

TOTAL POROUS LANDSCAPING AREA COVERAGE PERCENTAGE: 26%



**HOMING LANDSCAPE ARCHITECTURE**

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## Revisions

NO.	Date	Note
1	2022-01-21	ISSUED FOR DP
2	2022-06-19	ISSUED FOR DP
3	2023-01-24	ISSUED FOR DP
4	2023-02-25	ISSUED FOR DP
5	2023-08-23	ISSUED FOR ADP COMMENTS
6	2023-12-03	ISSUED FOR DP

## STEVESTON HWY TOWNHOUSE DEVELOPMENT

PROJECT ADDRESS:  
4571/4591/4611 STEVESTON HIGHWAY  
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-14

SCALE: 3/32"=1'0" (1:128)

DRAWN BY: EL

REVIEWED BY: EL

## Porous Surface Diagram

L1.2



## LANDSCAPE LEGENDS

SYMBOL	MATERIALS	DETAILS
	PEDESTRIAN CONCRETE UNIT PAVERS	2/L.3.0
	CONCRETE SLAB PAWING	5/L.3.0
	CIP CONCRETE PAWING	1/L.3.0
	80MM AQUA PAVER STANDARD PERMEABLE PAVERS FOR DRIVEWAY & PARKING	3/L.3.0
	80MM AQUA PAVER STANDARD PERMEABLE PAVERS FOR PEDESTRIAN PATH	3/L.3.0
	RUBBER PLAYGROUND SURFACE	
	LAWN	4/L.3.4
	PLANTING BED	3/L.3.4
	GRAVEL	4/L.3.0
	BIKE RACKS	2/L.3.1
	SANDBOX WITH COVER	3/L.3.1
	2'x6' MUD KITCHEN	1/L.3.1
	BENCH	6/L.3.1
	6'-0" HIGH WOOD FENCE	4/L.3.2
	4' HIGH METAL FENCE	3/L.3.2
	WOOD SCREEN AROUND A/C UNIT	2/L.3.2
	STEPPING STONE PATH	

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Stepping stone and nature play



Sand play



Play structure



Mud Kitchen



**HOMING LANDSCAPE ARCHITECTURE**  
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### Revisions

NO.	Date	Note
1	2022-01-21	ISSUED FOR DP
2	2022-06-19	ISSUED FOR DP
3	2023-01-34	ISSUED FOR DP
4	2023-02-25	ISSUED FOR DP
5	2023-08-23	ISSUED FOR ADP COMMENTS
6	2023-12-05	ISSUED FOR DP

## STEVESTON HWY TOWNHOUSE DEVELOPMENT

PROJECT ADDRESS:  
 4571459/14611 STEVESTON HIGHWAY  
 RICHMOND, BC, CANADA

PROJECT NUMBER: 21-14

SCALE: 1:50

DRAWN BY: EL

REVIEWED BY: EL

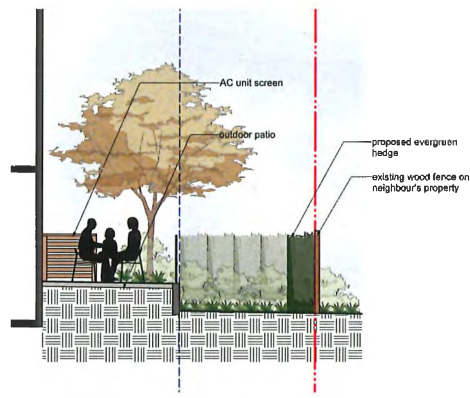
## Outdoor Amenity Area Enlargement Plan

L1.3

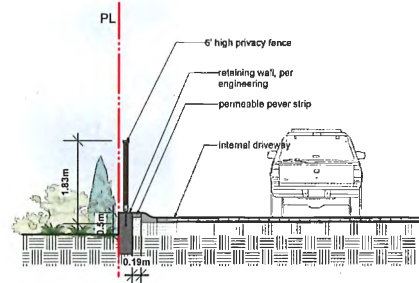




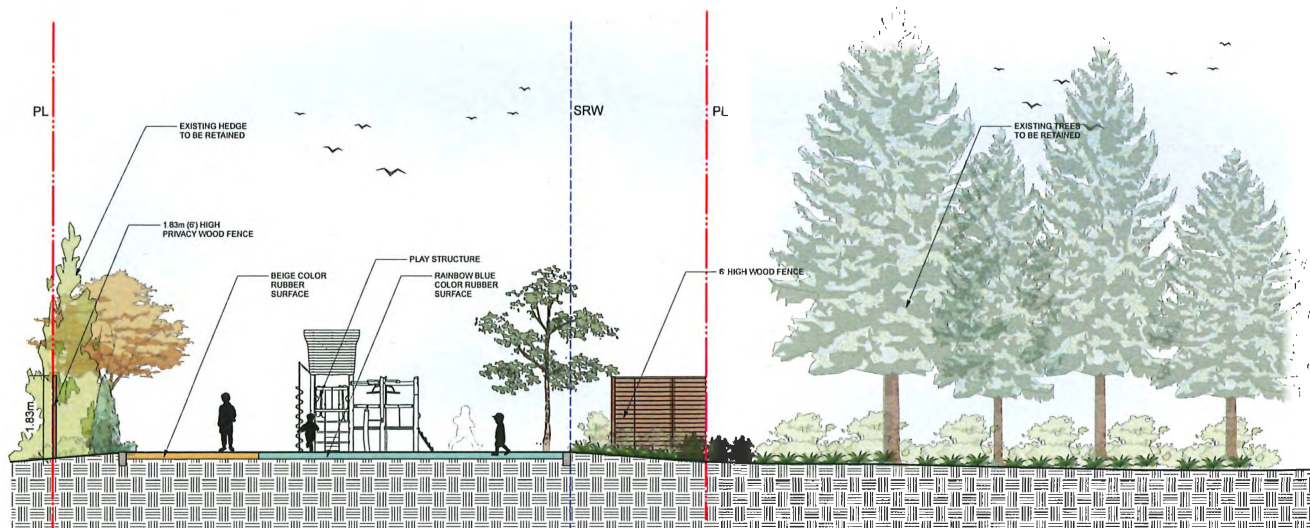
SECTIONS KEY PLAN



SECTION A



SECTION B



SECTION C

Revisions		
NO.	Date	Note
1	2022-01-21	ISSUED FOR DP
2	2022-06-19	ISSUED FOR DP
3	2023-01-24	ISSUED FOR DP
4	2023-02-25	ISSUED FOR DP
5	2023-08-23	ISSUED FOR ADP COMMENTS
6	2023-12-03	ISSUED FOR DP

## STEVESTON HWY TOWNHOUSE DEVELOPMENT

PROJECT ADDRESS:  
 4571/4591/4611 STEVESTON HIGHWAY  
 RICHMOND, BC, CANADA

PROJECT NUMBER: 21-14

SCALE: AS SHOWN

DRAWN BY: EL

REVIEWED BY: EL

## Landscape Sections



## LANDSCAPE LEGENDS

SYMBOL	MATERIALS	DETAILS
	PEDESTRIAN CONCRETE UNIT PAVERS	21.3.0
	CONCRETE SLAB PAVING	51.3.0
	CIP CONCRETE PAVING	11.3.0
	80MM AQUA PAVES STANDARD PERMEABLE PAVERS FOR DRIVEWAY & PARKING	31.3.0
	80MM AQUA PAVES STANDARD PERMEABLE PAVERS FOR PEDESTRIAN PATH	31.3.0
	RUBBER PLAYGROUND SURFACE	
	LAWN	41.3.4
	PLANTING BED	31.3.4
	GRAVEL	41.3.0
	BIKE RACKS	21.3.1
	SANDBOX WITH COVER	31.3.1
	2'x8' MUD KITCHEN	11.3.1
	BENCH	51.3.1
	6'-0" HIGH WOOD FENCE	41.3.2
	4' HIGH METAL FENCE	31.3.2
	WOOD SCREEN AROUND A/C UNIT	21.3.2
	STEPPING STONE PATH	

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7. LAYOUT OF ALL OFF-SITE WORKS, INCLUDING FURNISHINGS, PATHWAYS, WALLS, PLANTING, ETC., TO BE CONFIRMED WITH CITY OF RICHMOND PRIOR TO INSTALLATION.



A CONCEPT PLAN FOR THE FUTURE USE OF THE TURN AROUND AREA WHEN IT IS NO LONGER WARRANTED.

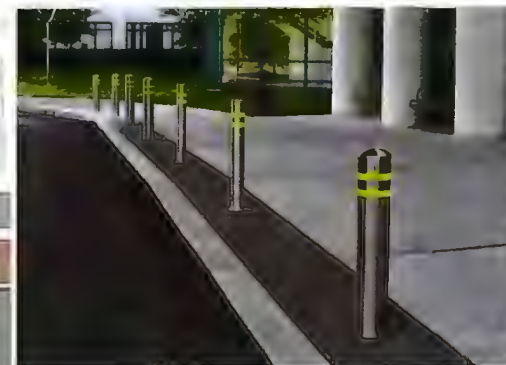
WOOD PLANTER WITH TREE



COMPOSITE WOOD PICNIC TABLE AND BENCHES



SECURITY BOLLARD



## HOMING LANDSCAPE ARCHITECTURE

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### Revisions

NO.	Date	Note
1	2022-01-15	ISSUED FOR DP
2	2022-06-18	ISSUED FOR DP
3	2022-11-24	ISSUED FOR DP
4	2022-04-25	ISSUED FOR DP
5	2022-05-23	ISSUED FOR DP
6	2022-05-23	ISSUED FOR DP

## STEVESTON HWY TOWNHOUSE DEVELOPMENT

PROJECT ADDRESS:  
4571/4551/4611 STEVESTON HIGHWAY  
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-18

SCALE: 1/8"

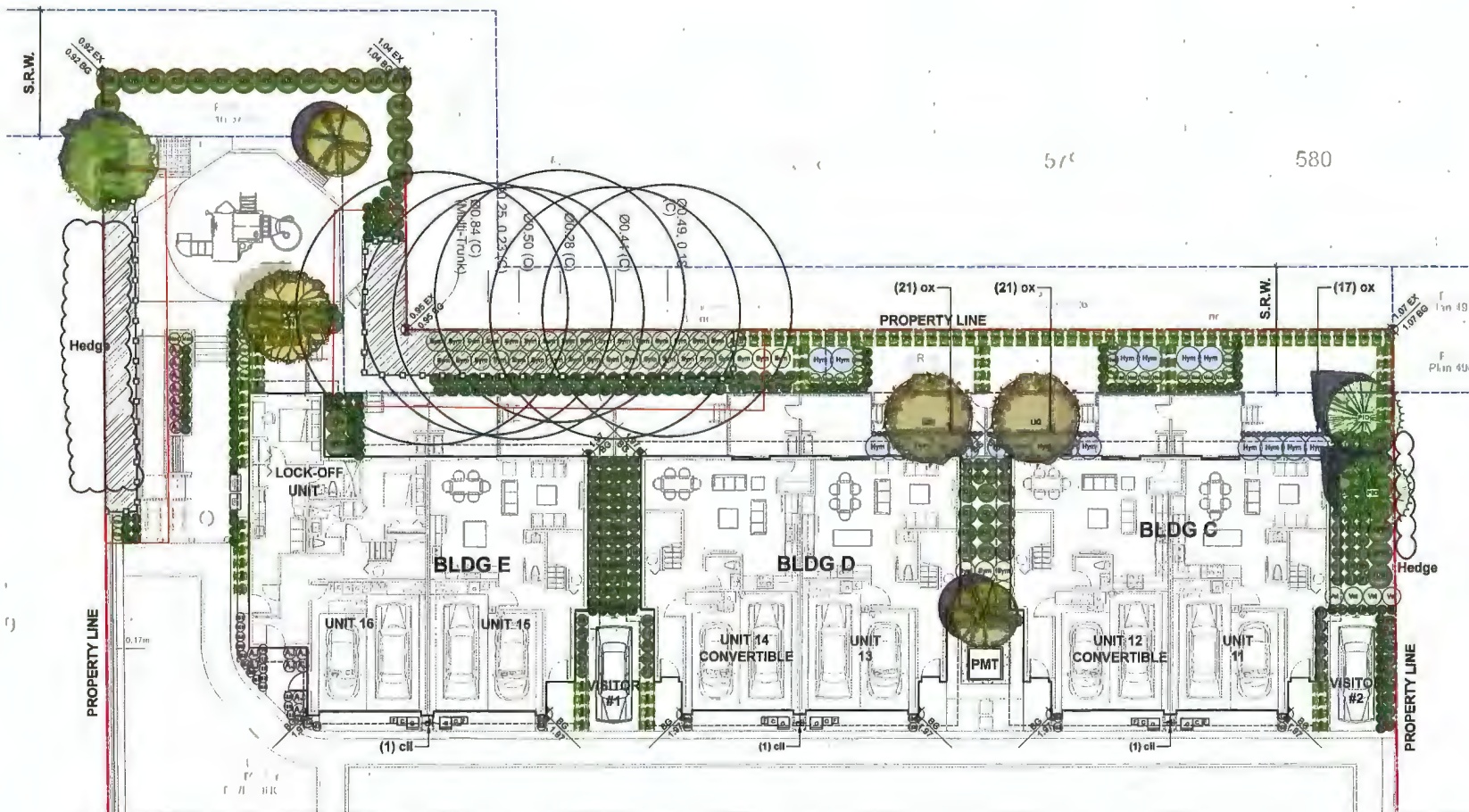
DRAWN BY: EL

REVIEWED BY: EL

## Future Outdoor Amenity & Turnaround Area Plan

L1.5





# **HOMING LANDSCAPE ARCHITECTURE**

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LANDSCAPE ARCHITECT TO OBTAIN  
CLARIFICATION AND APPROVAL BEFORE  
PROCEEDING WITH WORK.

## Revisions

NO.	Date	Note
1	2022-01-21	ISSUED FOR DP
2	2022-08-19	ISSUED FOR DP
3	2023-01-24	ISSUED FOR DP
4	2023-02-25	ISSUED FOR DP
5	2023-08-23	ISSUED FOR ADP COMMENTS
6	2023-12-03	ISSUED FOR DP

## **STEVESTON HWY TOWNHOUSE DEVELOPMENT**

PROJECT ADDRESS:  
4571/4591/4611 STEVESTON HIGHWAY  
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-14

SCALE: 1/8"=1'-0" (1:240)

DRAWN BY: EL

REVIEWED BY: EL

## **Landscape Planting Plan - North Area**

**L2.0**





**HOMING  
LANDSCAPE  
ARCHITECTURE**

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CLARIFICATION AND APPROVAL BEFORE  
PROCEEDING WITH WORKS.

**Revisions**

NO.	Date	Note
1	2022-01-21	ISSUED FOR DP
2	2022-08-16	ISSUED FOR DP
3	2023-01-24	ISSUED FOR DP
4	2023-02-25	ISSUED FOR DP
5	2023-08-23	ISSUED FOR ADP COMMENTS
6	2023-12-03	ISSUED FOR DP

**STEVESTON HWY  
TOWNHOUSE  
DEVELOPMENT**

PROJECT ADDRESS:  
4571/4591/4611 STEVESTON HIGHWAY  
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-14

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

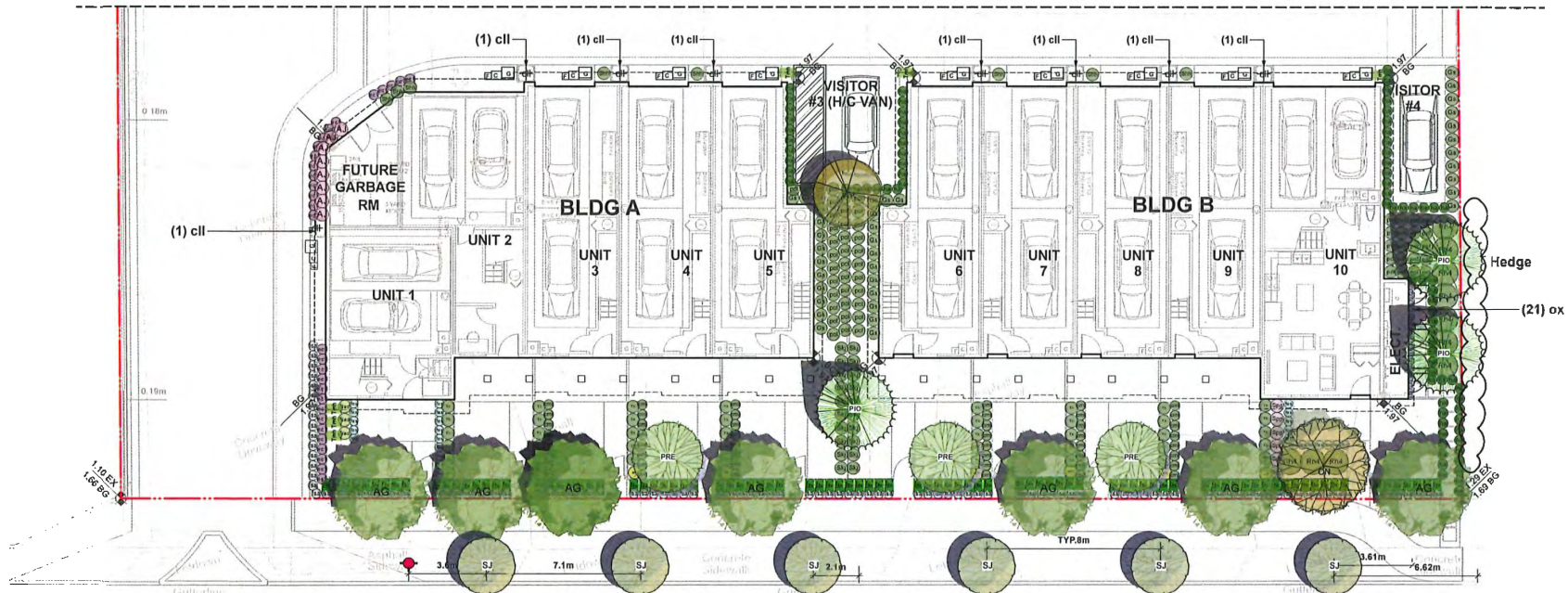
DRAWN BY: EL

REVIEWED BY: EL

**Landscape  
Planting Plan -  
South Area**

**L2.1**

SEE PLAN L2.0







# HOMING LANDSCAPE ARCHITECTURE

ADDRESS: 1473 WINTH AVENUE,  
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PROCEEDING WITH WORK.

## Revisions

NO.	Date	Note
1	2022-01-21	ISSUED FOR DP
2	2022-08-16	ISSUED FOR DP
3	2023-01-24	ISSUED FOR DP
4	2023-02-25	ISSUED FOR DP
5	2023-08-23	ISSUED FOR ADP COMMENTS
6	2023-12-03	ISSUED FOR DP

## STEVESON HWY TOWNHOUSE DEVELOPMENT

PROJECT ADDRESS:  
45714551/4611 STEVESTON HIGHWAY  
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-14

SCALE: 3/32"=1'0" (1:128)

DRAWN BY: EL

REVIEWED BY: EL

## Landscape Plant List

L2.2

ONSITE PLANT LIST					
ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
TREES (DECIDUOUS & CONIFEROUS)					
AG	Acer griseum	Paperbark Maple	9	8cm cal.	
BEP	Betula papyrifera	Paper Birch	3	6cm cal.	
CN	Cornus nuttallii 'Eddie's White Wonder'	'Eddie's White Wonder' Dogwood	2	6cm cal.	
LIQ	Liquidambar styraciflua	American Sweetgum	2	8cm cal.	
PIO	Pinus contorta var. contorta	Shore Pine	5	4m high.	
PRE	Prunus emarginata	Bitter Cherry	3	6cm cal.	
SHRUBS					
Arb	Arbutus unedo 'Compacta'	Compact Strawberry Bush	14	#3 pot	
AJ	Azalea japonica 'Kent's Pride'	Kent's Pride Azalea	23	#2 pot	
Bx	Buxus microphylla	Littleleaf Boxwood	91	#2 pot	
ec1	Erica carnea	Spring Heath	30	#1 pot	
Gs	Gaultheria shallon	Salal	109	#2 pot	
Hym	Hydrangea macrophylla	Bigleaf Hydrangea	20	#3 pot	
Ma	Mahonia aquifolium	Oregon Grape Holly	12	#2 pot	
Nad	Nandina domestica	Heavenly Bamboo	32	#2 pot	
Rh4	Rhododendron 'PJM'	PJM Rhododendron	32	#3 pot	
Shh	Sarcococca hookeriana var. humilis	Sweet Box	8	#2 pot	
Skj	Skimmia japonica	Japanese Skimmia	25	#3 pot	
Spq	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	6	#2 pot	
Sym	Symphoricarpos alba	Snowberry	42	#2 pot	
Tmh	Taxus x media 'Hicksii'	Hick's Yew	110	4' High	
Th	Thuja occidentalis 'Smaragd'	Emerald Cedar	40	#2 pot	
Vot	Vaccinium ovatum 'Thunderbird'	Thunderbird Evergreen Huckleberry	4	#3 pot	
PERENNIALS & GROUNDCOVERS					
em	Euphorbia x martinii	Martin's Spurge	8	#1 pot	
Isa	Lavandula angustifolia	English Spike Lavender	136	#2 pot	
ox	Oxalis oregana	Oregon Oxalis	80	#1 pot	
pol	Polystichum munitum	Western sword fern	190	#1 pot	
cml	Carex morrowii 'Ice Dance'	Ice Dance Japanese Sedge	48	#1 pot	
fes	Festuca glauca	Boulder Blue Fescue	26	#1 pot	
ha	Hakonechloa macra 'Aureola'	Golden Japanese Forest Grass	206	#1 pot	
VINES					
cil	Clematis ligusticifolia	Western White Clematis	11	#1 pot	

OFFSITE PLANT LIST					
ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
TREES (DECIDUOUS & CONIFEROUS)					
SJ	Styrax japonicus	Japanese Snowbell Tree	6	6cm cal.	

## PLANTING NOTES:

1) In case of discrepancy between plant numbers on this list and on the plan, the latter shall prevail.

2) All planting shall be in accordance with CSLA Landscape Standard, latest edition.

3) The Landscape Contractor shall ensure that the on-site planting medium/soil meets the specification & recommendations of the soil analysis taken at the time of Substantial Completion. All recommendations of the soil analysis shall be executed prior to Final Acceptance of the landscape works by the Consultant and the municipal authorities.

4) Minimum planting medium depths:  
lawn - 6"/150mm  
groundcover - 12"/300 mm  
shrubs - 18"/450 mm  
trees - 24"/600 mm (around & beneath rootball)

5) All plant material to be supplied on the job site must be obtained from a nursery participating in the BCLNA Phytophthora ramorum Certification Program.

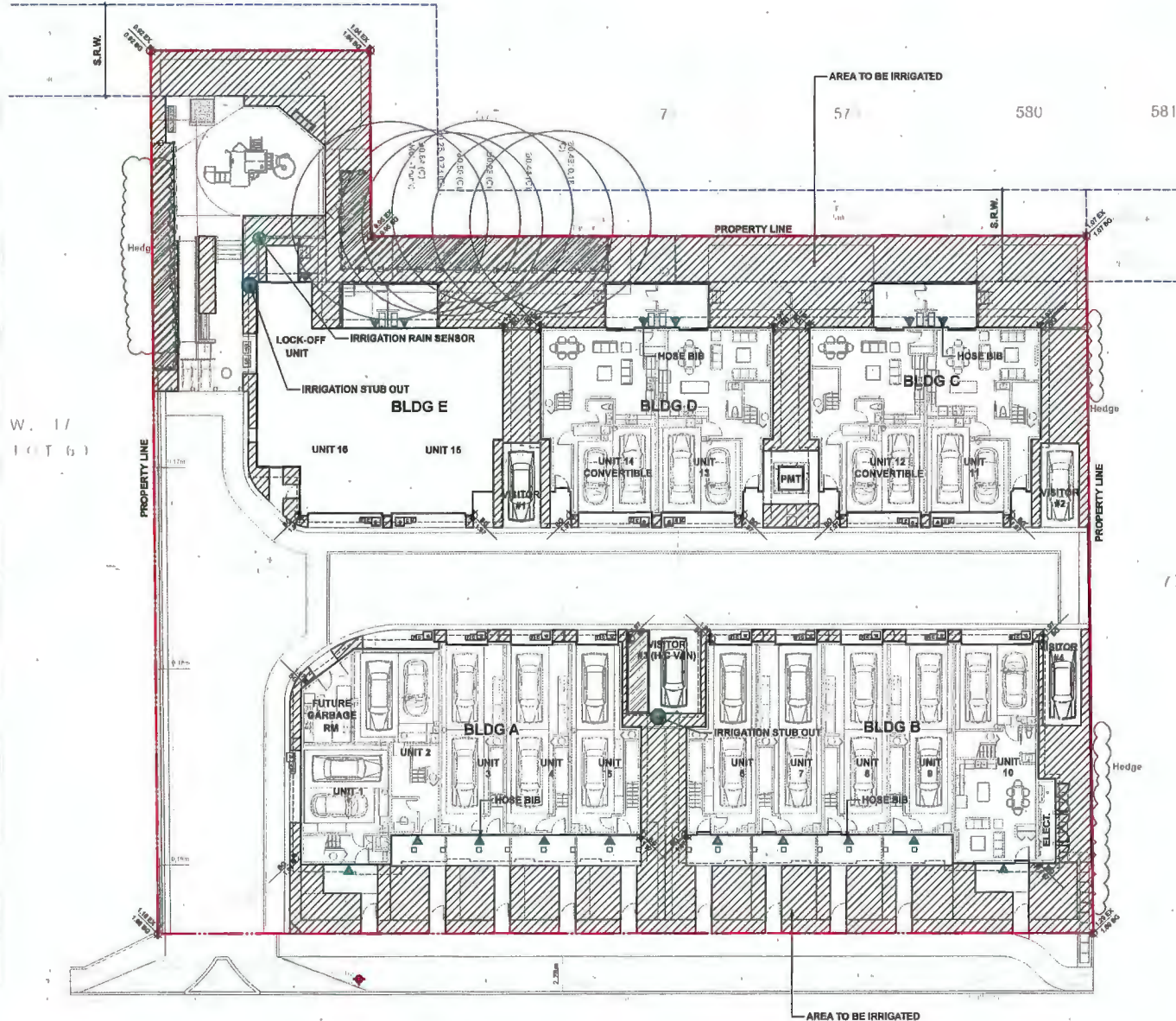


## IRRIGATION DIAGRAM LEGEND

KEY	DESCRIPTION
	AREA TO BE IRRIGATED
	IRRIGATION STUB OUT
	RAIN SENSOR
	HOSE BIB

### DESIGN-BUILD IRRIGATION NOTES:

1. LANDSCAPE CONTRACTOR TO PROVIDE COMPLETE DESIGN-BUILD SERVICES FOR ALL AUTOMATIC SITE IRRIGATION WORKS.
2. IRRIGATION CONTRACTOR PERFORMING THE WORK MUST HAVE MINIMUM (5) FIVE YEARS DOCUMENTED EXPERIENCE, AND A MEMBER IN GOOD STANDING OF THE IABC (IRRIGATION INDUSTRY ASSOCIATION OF BC).
3. IRRIGATION TO CONFORM TO ALL LOCAL PLUMBING AND ELECTRICAL CODE REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH MECHANICAL AND ELECTRICAL CONSULTANTS AND TRADES.
4. IRRIGATION TO CONFORM TO ALL IABC STANDARDS WITH THE FOLLOWING EXCEPTIONS:  
A. MATERIALS SECTION 8: ALL PIPE TO BE MINIMUM CLASS 200  
B. MATERIALS SECTION 8: NO WIRE SMALLER THAN 14 GAUGE DIRECT BURIAL
5. COORDINATE WITH CIVIL CONTRACTOR TO PROVIDE PVC SLEEVING WHERE REQUIRED.
6. IRRIGATION STUB-OUTS AND HOSE BIBS PER MECHANICAL PLANS.
7. PROVIDE SHOP DRAWINGS FOR IRRIGATION LAYOUT TO CONSULTANT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND INSTALLATION. INCLUDE SLEEVING, DRIP LINE, PIPE SIZE, VALVE BOXES, ETC., AND ALL IRRIGATION COMPONENT SPECIFICATIONS. VALVE BOXES TO BE LOCATED IN LOW-VISIBLE, PLANTED AREAS ONLY AND LOCATIONS TO BE APPROVED.
8. HIGH EFFICIENCY IRRIGATION TECHNOLOGY TO BE EMPLOYED INCLUDE, BUT ARE NOT LIMITED TO: CENTRAL SHUT-OFF VALVE, HIGH EFFICIENCY DRIP IRRIGATION LINES AND MOTION SENSOR/RAIN DELAY CONTROLLER
9. TEST SYSTEM PRIOR TO COMPLETION OF LANDSCAPE WORKS TO ENSURE NO LEAKAGE AND SPECIFIED PSI IS MET. PROVIDE WRITTEN NOTICE THAT PRESSURE TESTING HAS MET STANDARDS (LEAKS SHALL NOT BE REPAIRED BY PATCHING).
10. PROVIDE COVERAGE AND CONTROLLER TEST WHEN SYSTEM IS COMPLETE AND MAKE ADJUSTMENTS AS REQUIRED.
11. PROVIDE AS-BUILT RECORD DRAWINGS TO SCALE SHOWING LOCATIONS OF ALL CONCEALED COMPONENTS, PIPING SYSTEM AND CONDUIT.
12. MAINTAIN AND OPERATE IRRIGATION PER MANUFACTURER'S RECOMMENDATIONS THROUGHOUT WARRANTY PERIOD - WINTERIZE AS REQUIRED.
13. PROVIDE (3) COPIES OF INSTRUCTIONS MANUALS FOR OPERATION AND MAINTENANCE OF SYSTEM AND CONTROLS, SEASONAL ACTIVITY AND SHUTDOWN AND MANUFACTURER'S PARTS CATALOGUE.
14. INSTRUCT OWNER'S PERSONNEL IN THE OPERATION AND MAINTENANCE OF SYSTEM, INCLUDING ADJUSTING OF SPRINKLER HEADS. USE OPERATION AND MAINTENANCE MATERIAL AS BASIS FOR DEMONSTRATION.



## HOMING LANDSCAPE ARCHITECTURE

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PROCEEDING WITH WORK.

### Revisions

NO.	Date	Note
1	2022-01-21	ISSUED FOR DP
2	2022-05-19	ISSUED FOR DP
3	2023-01-24	ISSUED FOR DP
4	2023-02-25	ISSUED FOR DP
5	2023-08-23	ISSUED FOR ADP COMMENTS
6	2023-12-03	ISSUED FOR DP

## STEVESTON HWY TOWNHOUSE DEVELOPMENT

PROJECT ADDRESS:  
4571/4591/4611 STEVESTON HIGHWAY  
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-14

SCALE: 3/32"=1'-0" (1:384)

DRAWN BY: EL

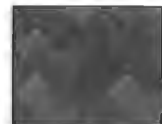
REVIEWED BY: EL

## Design-Build Irrigation Plan

L2.3



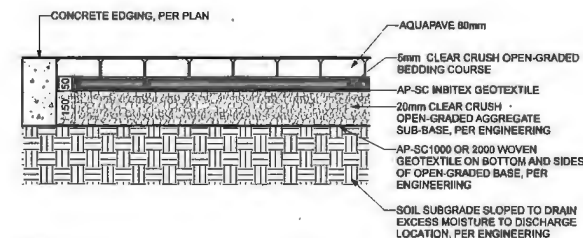
AQUAPAVE STANDARD PAVER  
BY ABBOTSFORD CONCRETE PRODUCTS  
PATTERN: RUNNING BOND  
LENGTH: 6-3/8" (221MM)  
WIDTH: 4-5/16" (110MM)  
THICKNESS: 3-1/8" (80MM)



COLOR: CHARCOAL  
DRIVEWAY & VISITOR PARKING

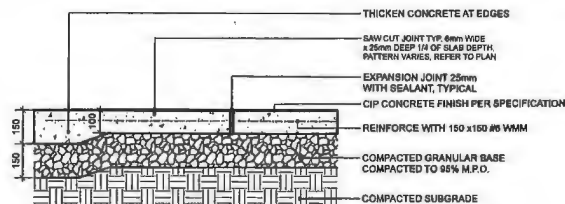


COLOR: DESERT SAND  
PEDESTRIAN PATH



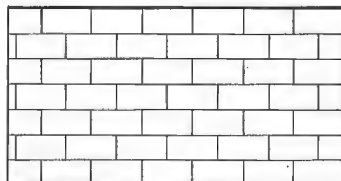
NOTE:  
1. REFER TO ENGINEERING DRAWINGS FOR THE BASE MATERIALS INSTALLED UNDERNEATH THE PAVERS.  
2. THE CONDITIONS UNDER THE PAVERS SHALL BE APPROVED BY ENGINEERS BEFORE PAVERS INSTALLATION.

3 AQUAPAVE PERMEABLE PAVER  
Scale: 1:10

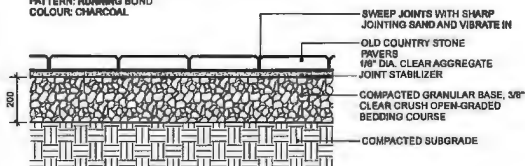


NOTES:  
1. EXPANSION JOINTS 6m O.C. MAX. CONTROL JOINTS @ 1.5m O.C. ADJUST TO SUIT SITE LAYOUT PLAN.  
2. ALL SCHEDULES TO BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION.

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

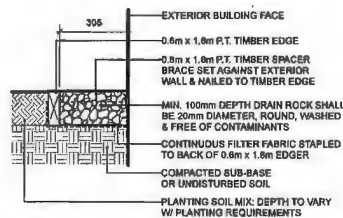


PLAN  
CLASSIC STANDARD PAVERS - STANDARD SIZE BY  
ABBOTSFORD CONCRETE (1-800-683-4891)  
DIMENSIONS: STANDARD 228(L) x 112.5(W) x 60(T) mm (9-7/8" x  
4-7/16" x 2-3/8")  
PATTERN: RUNNING BOND  
COLOUR: CHARCOAL



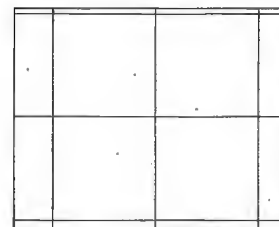
NOTE:  
USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION.

2 CONCRETE UNIT PAVING ON GRADE  
Scale: 1:10

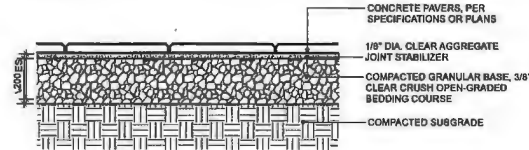


NOTE: ALL LUMBER SIZES ARE SHOWN AS NOMINAL

4 GRAVEL DRAIN STRIP - ON GRADE  
Scale: 1:10



PLAN  
TEZADA HYDRAPRESSED SLABS BY ABBOTSFORD CONCRETE PRODUCTS (1-800-683-4891)  
DIMENSIONS: 457 mm x 457 mm x 40 mm  
COLOUR: NATURAL  
PATTERN: GRID



NOTE:  
1. USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION.  
2. BLACKJACK PEDESTAL SYSTEM AVAILABLE FROM ABBOTSFORD CONCRETE PRODUCTS, INSTALLATION PER MANUFACTURER'S INSTRUCTIONS.

5 CONCRETE SLAB PAVING  
Scale: 1:10



HOMING  
LANDSCAPE  
ARCHITECTURE

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5	2023-08-23	ISSUED FOR ADP COMMENT
6	2023-12-03	ISSUED FOR DP

## STEVESTON HWY TOWNHOUSE DEVELOPMENT

PROJECT ADDRESS:  
45714051/4511 STEVESTON HIGHWAY  
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-14

SCALE: AS SHOWN

DRAWN BY: EL

REVIEWED BY: EL

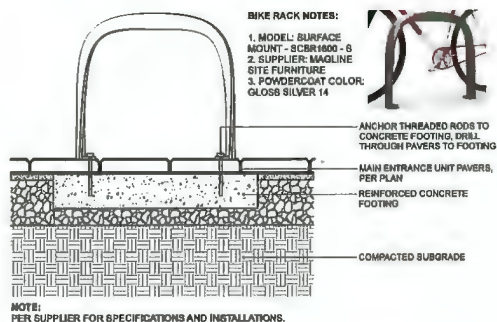
## Hardscape Details

L3.0





1 MUD KITCHEN BY HABITAT SYSTEMS



2 BIKE RACK  
Scale: 1:10

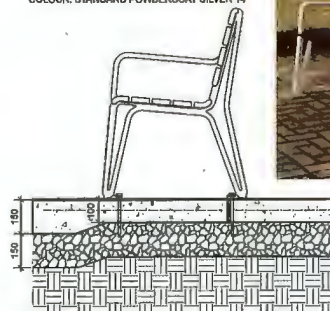


3 SANDBOX



4 PLAY STRUCTURE BY LANDSCAPE STRUCTURES

2300 ICONIC BACKED BENCH BY MAGLINE SITE FURNITURE (1-800-716-5508)  
MODEL: MBE-2300-00017  
LENGTH: 70" (177.8cm)  
HEIGHT: 38.5" (97.8cm)  
DEPTH: 26.5" (66.8cm)  
SEAT HEIGHT: 18" (45.7cm)  
WEIGHT: 122.5lbs (55.6kg)  
COLOUR: STANDARD POWDERCOAT SILVER 14



5 BENCH  
1:10



**HOMING  
LANDSCAPE  
ARCHITECTURE**  
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## STEVESTON HWY TOWNHOUSE DEVELOPMENT

PROJECT ADDRESS:  
4571/4591/4611 STEVESTON HIGHWAY  
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-14

SCALE: AS SHOWN

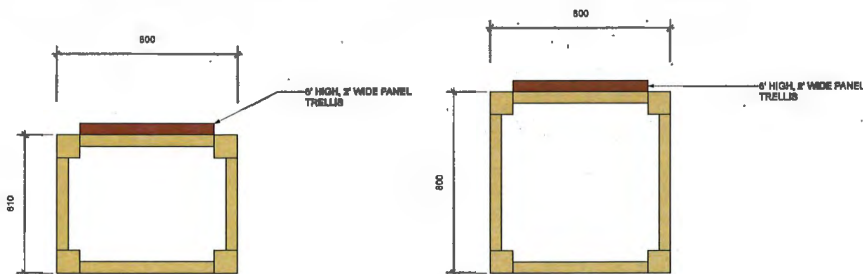
DRAWN BY: EL

REVIEWED BY: EL

Furnituring  
Details

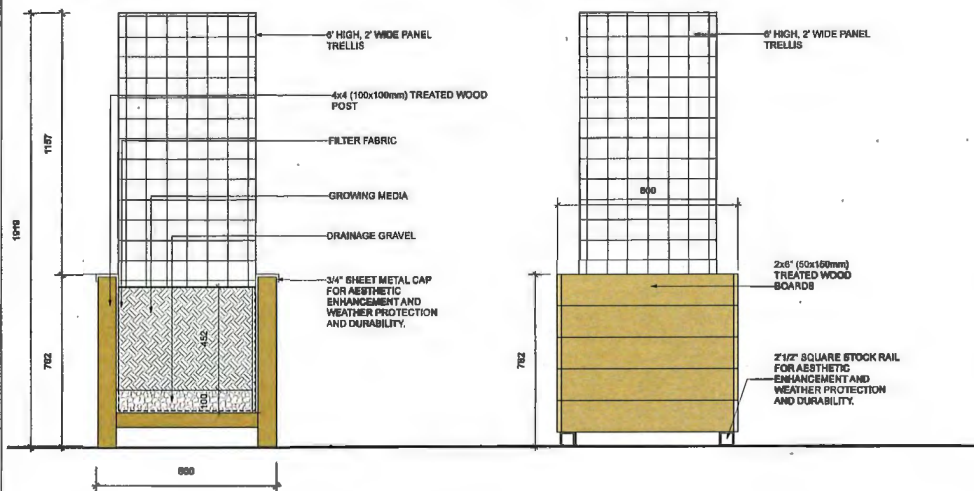
L3.1





PLAN

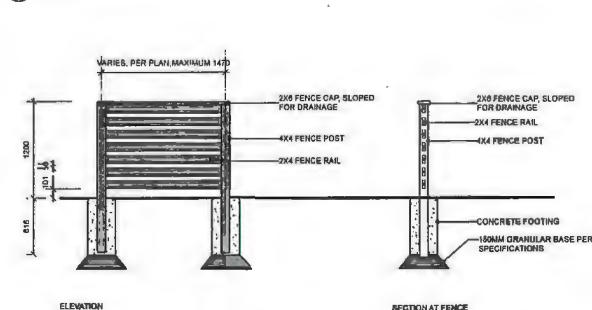
PLAN



SECTION

ELEVATION

### 1 RAISED WOOD PLANTER WITH TRELLIS

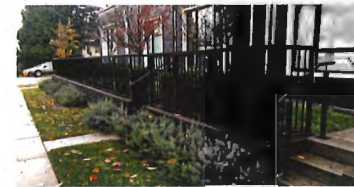


ELEVATION

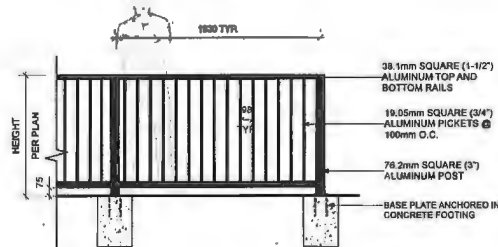
SECTION AT FENCE

### 2 4' HIGH WOOD SCREEN FOR A/C UNITS

Scale: 1/2"=1'



PRECEDENT



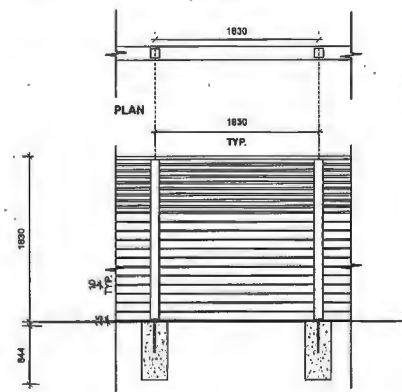
NOTES:  
1. ALL METAL ALUMINUM WITH BLACK POWDERCOAT FINISH (TO BE FACTORY APPLIED)  
2. ALL WELDED CONSTRUCTION  
3. PROVIDE SHOP DRAWINGS FOR APPROVAL  
4. CONCRETE FOOTING TO BE CONFIRMED BY STRUCTURAL ENGINEER

### 3 METAL FENCE

Scale: 1/2"=1'

NOTE:

5' HIGH FENCE IS MEASURED FROM THE AVERAGE FINISHED SITE GRADE (MEASURED AT A POINT 1.0m FROM BOTH SIDES OF THE PROPERTY LINE) TO THE TOP OF THE FENCE.



TYPICAL FENCE ELEVATION ON GRADE

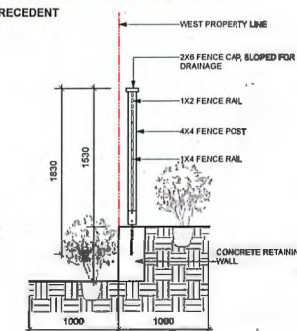
NOTES:  
1. ALL WOOD EXPOSED TO VIEW SHALL BE C AND BETTER CLEAR CEDAR.  
2. ALL WOOD SHALL BE STRAIGHT, SOUND, AND FREE OF SPLITS, WOUNDS, CRACKS, LARGE KNOTS, AND OTHER DEFECTS.  
3. WOOD PRESERVATIVE TO BE USED SHALL BE OLYMPIC MAXIMUM WATER/PROOFING RESISTANT, "CEDAR TINT".  
4. ALL CUTS TO BE SQUARE AND CLEAN.  
5. ALL METAL FIXTURES TO BE GALVANIZED (FOR WHERE NOTED - STAINLESS STEEL).  
6. ALL STRUCTURAL PARTS/TIMBERS TO BE GALVANIZED CARBON STEEL BOLTS (RE: TRELLIS AND GATE)

### 4 6' HIGH WOOD PRIVACY SCREEN

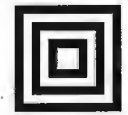
Scale: 1/2"=1'



PRECEDENT



FENCE SECTION ON THE TOP OF RETAINING WALL



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ARCHITECTURE**

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### Revisions

NO.	Date	Note
1	2022-01-21	ISSUED FOR DP
2	2022-08-19	ISSUED FOR DP
3	2023-01-24	ISSUED FOR DP
4	2023-02-28	ISSUED FOR DP
5	2023-08-23	ISSUED FOR ADP COMMENTS
6	2023-12-03	ISSUED FOR DP

## STEVESTON HWY TOWNHOUSE DEVELOPMENT

PROJECT ADDRESS:  
4571A/4591A/511 STEVESTON HIGHWAY  
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-14

SCALE: AS SHOWN

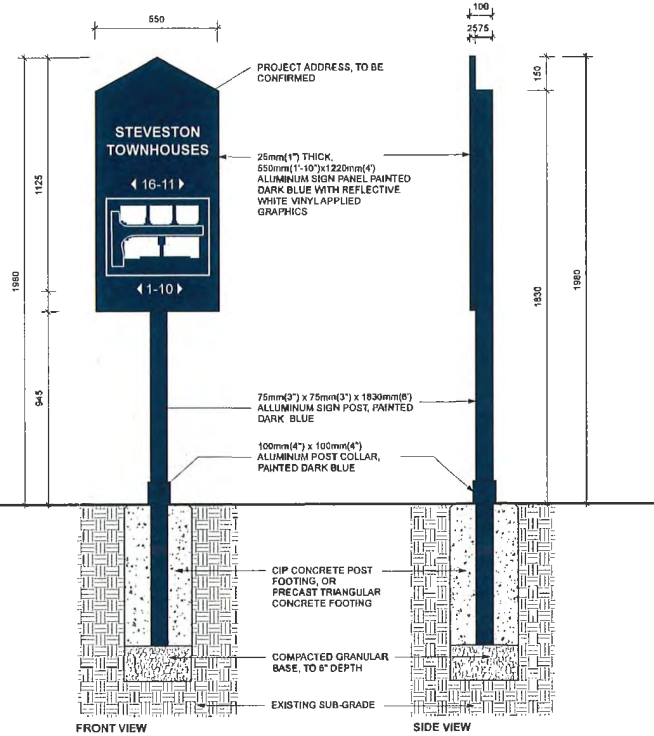
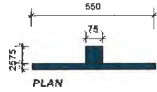
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REVIEWED BY: EL

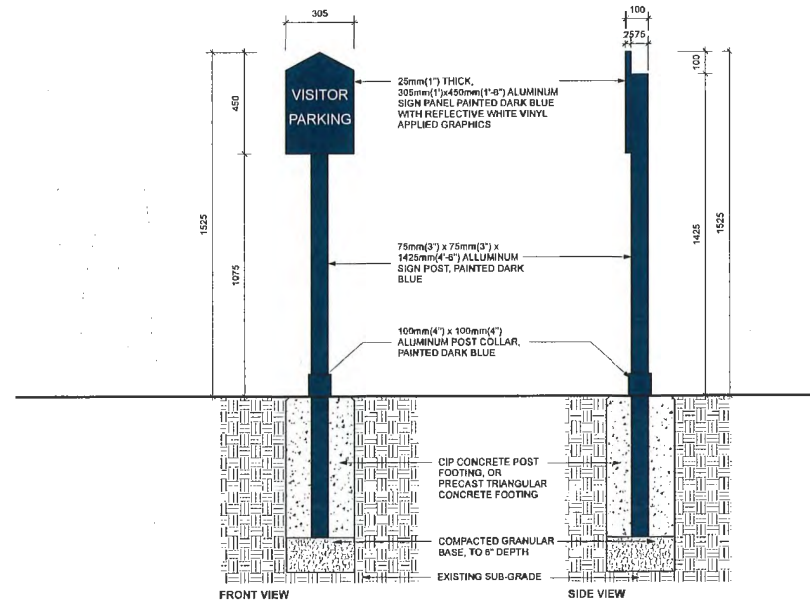
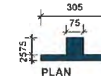
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L3.2

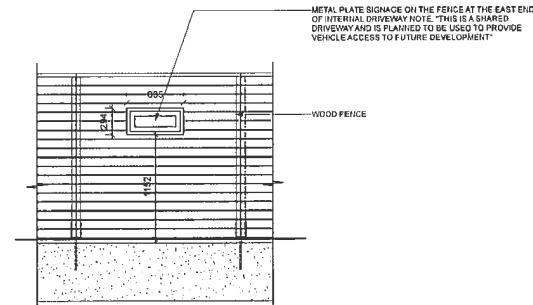




1 ADDRESS SIGN AND FIRE PROTECTION ORIENTATION SIGN  
Scale: 1:10



2 VISITOR PARKING SIGN  
Scale: 1:10



3 METAL PLATE NOTIFICATION SIGN  
Scale: 1:25



**HOMING  
LANDSCAPE  
ARCHITECTURE**

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## STEVESTON HWY TOWNHOUSE DEVELOPMENT

PROJECT ADDRESS:  
4571/4559/14611 STEVESTON HIGHWAY  
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-14

SCALE: AS SHOWN

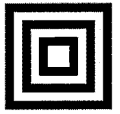
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REVIEWED BY: EL

**Furnituring  
Details**

**L3.3**





**HOMING  
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ARCHITECTURE**

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PROJECT NUMBER: 21-14

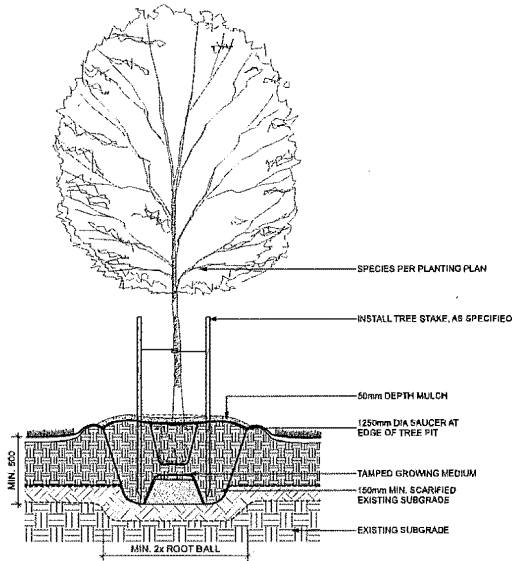
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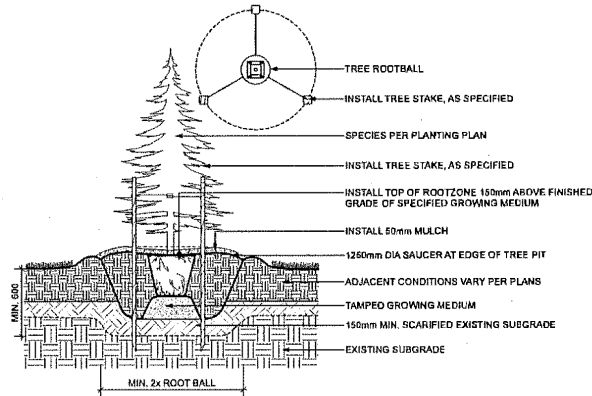
REVIEWED BY: EL

**Softscape  
Details**

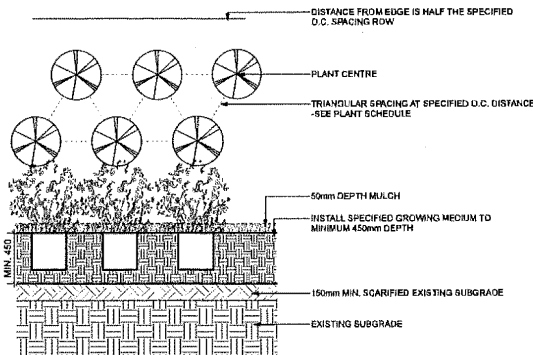
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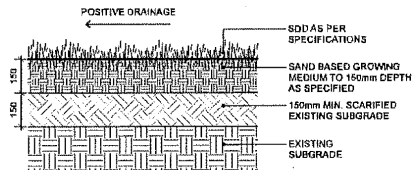
**1 DECIDUOUS TREE PLANTING ON GRADE (TYPICAL)**  
Scale: 1:20



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



**2 PLANTING ON GRADE (TYPICAL)**  
Scale: 1:20



**4 SOD LAWN (TYPICAL)**  
Scale: 1:10



# SYMPHONY HILL TECH CENTRE 2

13888 WIRELESS WAY RICHMOND BC

DEVELOPMENT PERMIT PANEL PRESENTATION





## TABLE OF CONTENTS

1.0 INTRODUCTION

2.0 PROJECT CONTEXT

3.0 DESIGN PROPOSAL

4.0 LANDSCAPE

5.0 RENDERINGS



2020.07.01 10:00

## 1.0 INTRODUCTION

1.1 PROJECT OBJECTIVE

1.2 PROJECT SCOPE

1.3 PROJECT TEAM

1.4 PROJECT RISK



## 1.1 PROJECT INTRODUCTION

**The property is situated between Wireless Way and Westminster Highway, west of Sparwood Place, encompassing a total area of 20,088.73 square meters. Currently zoned as I3 Industrial Business Park in the Crestwood Area, the site hosts a three-story building at its centre. The proposed development aims to subdivide the western portion of the property, **aligning with the city's initiative to enhance industrial land density.****

Benefiting from its strategic location, the site boasts convenient access to major transportation routes such as Westminster Highway, Knight Street, and No. 6 Road, connecting to key highways in the lower mainland.

Surrounded by operational industrial developments to the north, east, and west, the property faces Westminster Highway to the south, featuring a statutory right of way along its southern boundary. Notably, this right of way is intended to extend Sparwood Place, providing secondary access to the adjacent western property.

In response to preliminary comments received on August 12, 2021, the City initially requested a separate site access for the new parcel. However, following a thorough review with the client, it was determined that sharing site access with the existing building would be preferred. This arrangement allows for the creation of a welcoming pedestrian plaza in front of the new building, enhancing the overall design and functionality of the development.





1.0 INTRODUCTION

1.01 INTRODUCTION

## 2.0 PROJECT CONTEXT

2.01 PROJECT LOCATION

2.02 PROJECT SCOPE

2.03 PROJECT HISTORY



## 2.1 SITE CONTEXT



AG | Agriculture & Golf   CV | Vehicle Sales   IB | Industrial Business Park   IL | Light Industrial   SI | School & Institutional   ZI | Industrial Business Park - Crestwood Area (East Cambie)



## 2.2 APPLICABLE POLICIES & GUIDELINES



Climate Action  
Programs



Community Energy  
and Emissions Plan  
2050



Development Permit  
Guidelines



Flood Protection  
Management  
Strategy 2019



Official Community  
Plan (OCP)



Waste Management  
Design Guidelines



• CONCLUSION

• BACKGROUND

• PROJECT OBJECTIVE

## 3.0 DESIGN PROPOSAL

• LAYOUT

• MATERIALS



## 3.1 DESIGN RATIONALE

### 3.1.1 Building Layout

The proposed new development comprises a **three-story building, with the first two levels designated for multi-tenant industrial units. The third level is allocated for additional office space**, either for the units below or for new tenants. All units will be offered as strata properties.

Assuming that the primary service connections are available along Wireless Way, service rooms have been strategically positioned to face North, specifically towards Wireless Way. To ensure a visually unobtrusive appearance, the illumination of the building will be confined within the property boundaries. Rooftop units will be carefully situated to remain out of sight from the street; where visibility is unavoidable, aesthetic screening will be implemented.

In response to the City's preliminary comments, parking has been meticulously provided. The parking spaces for the existing building adhere to the zoning requirements outlined in the original submission, ensuring compliance with city regulations.

### 3.1.2 Building Form and Character

The architectural design incorporates **prominent featured walls to seamlessly mirror and integrate with the existing building, maintaining a cohesive aesthetic**. The proposed building height is meticulously set at 14.3 meters.

The strategically positioned canopies introduce strong lines, highlighting and defining the entrances to each unit. Varied parapet heights, reveals, and painted stripes contribute to the nuanced articulation evident throughout the building elevations.

**A judicious combination of materials and colours has been selected to accentuate both individuality and a harmonious overall design.** In addition, the maximization of windows serves the dual purpose of allowing ample natural light to permeate interior spaces, enhancing the overall functionality and aesthetic appeal of the structure.



## 3.1 DESIGN RATIONALE

### 3.1.3 Accessibility Strategy

The accessible path leading to each building aligns with public accessibility standards, ensuring uniformity. Positioned in front of each building, the path runs parallel to the entire length of the structure. This layout **allows individuals using wheelchairs to easily navigate, providing sufficient space to turn around and maneuver at the entrance door of each unit.**

Internally, the design and finishing of the proposed building are intentionally structured for future stratification upon completion. As a result, we are currently adhering to the minimum code requirements per unit. This approach affords flexibility to prospective tenants, enabling them to tailor their spaces according to specific needs and preferences once they assume occupancy.

### 3.1.4 Sustainability Statement

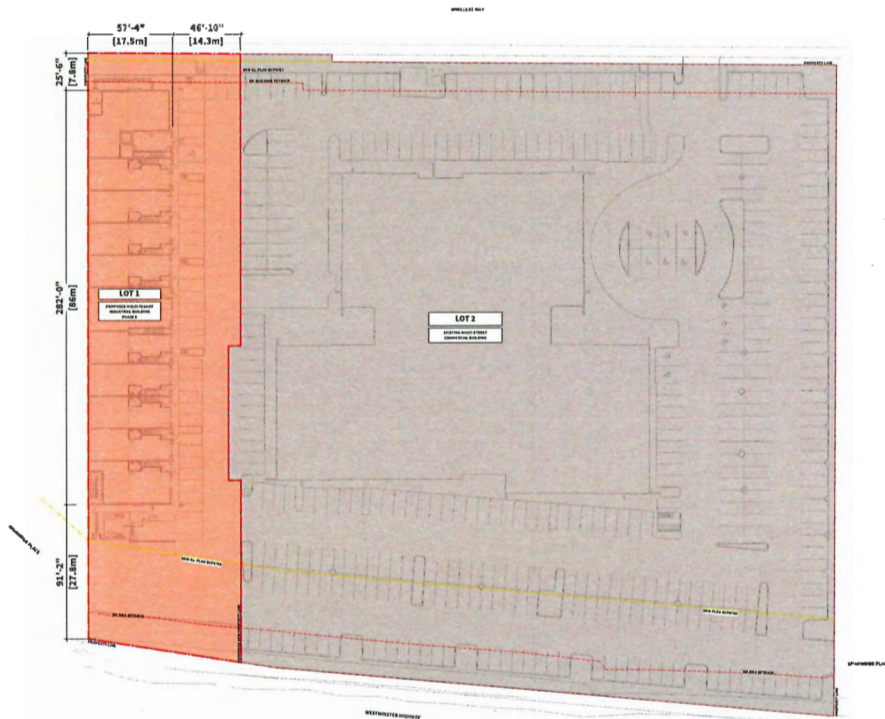
The buildings incorporate **high-performance building materials**, including insulated tilt-up panels, double glass units with e-coating, and insulated overhead doors, reflecting a commitment to energy efficiency and sustainability. Specifically, windows in office/mezzanine areas feature canopies to mitigate direct sunlight, while strategically positioned **skylights enhance natural light within the warehouse, contributing to reduced energy consumption.**

To promote the use of electric vehicles, the new industrial facility will be equipped with one charging station for each unit. Thoughtful landscape design, encompassing both soft and hard elements, has been implemented to elevate common areas, minimize water consumption, and utilize native plants to reduce irrigation requirements.

In alignment with water conservation practices, all toilets within the facility will adhere to water-efficient standards. Complying with the latest British Columbia Building Code (BCBC) requirements during the Building Permit coordination process, we will develop a comprehensive building energy model. This model will ensure the **optimization of the building's energy performance, achieving a harmonious balance among mechanical, electrical, and building envelope components to enhance overall efficiency and effectiveness.**



### 3.3 LEGAL & SETBACKS



#### SITE DATA LOT 1

##### CIVIC ADDRESS

13888 WIRELESS WAY RICHMOND BC

##### LEGAL DESCRIPTION

LOT B SECTION 5 BLOCK 4 NORTH RANGE 5 WEST  
NEW WESTMINSTER DISTRICT PLAN BCP24407  
PID 026-714-604

##### ZONING

INDUSTRIAL BUSINESS PARK (Z13) - CRESTWOOD AREA (EAST CAMBIE)

##### SITE AREA

SYMPHONY HILL CORPORATE LOT 1  
(PROPOSED BUILDING)

**TOTAL SITE AREA** 41,568.45 SF (3,861.83 SM)

##### BUILDING FOOTPRINT

PROPOSED BUILDING 15,891.49 SF (1,476.37 SM)

##### SETBACKS

FRONT YARD (WIRELESS WAY) 6.0 M PERMITTED  
7.3 M PROVIDED

REAR & INTERIOR SIDES YARDS NO MINIMUM REQUIRED

#### SITE DATA LOT 2

##### CIVIC ADDRESS

13888 WIRELESS WAY RICHMOND BC

##### LEGAL DESCRIPTION

LOT B SECTION 5 BLOCK 4 NORTH RANGE 5 WEST  
NEW WESTMINSTER DISTRICT PLAN BCP24407  
PID 026-714-604

##### ZONING

INDUSTRIAL BUSINESS PARK (Z13) - CRESTWOOD AREA (EAST CAMBIE)

##### SITE AREA

SYMPHONY HILL CORPORATE LOT 2  
(EXISTING BUILDING)

**TOTAL SITE AREA** 174,671.86 SF (16,227.54 SM)

##### BUILDING FOOTPRINT

EXISTING BUILDING FOOTPRINT 42,231.13 SF (3,923.40 SM)

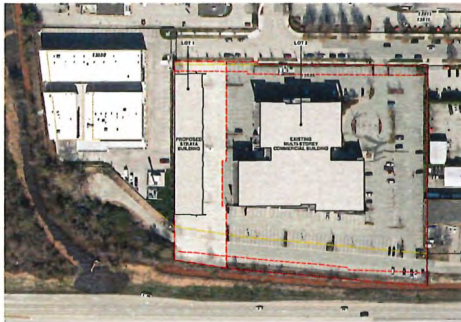
##### SETBACKS

FRONT YARD (WIRELESS WAY) 6.0 M PERMITTED  
22.94 M PROVIDED

REAR & INTERIOR SIDES YARDS NO MINIMUM REQUIRED



## 3.4 PROJECT STATISTICS



### SITE DATA LOT 1

#### BUILDING FOOTPRINT

PROPOSED BUILDING 15,891.49 SF (1,476.37 SM)

#### GROSS FLOOR AREA

LEVEL 1 15,891.49 SF (1,476.37 SM)  
LEVEL 2 9,166.10 SF (851.56 SM)  
LEVEL 3 15,295.71 SF (1,421.01 SM)

**TOTAL GFA 40,353.30 SF (3,748.94 SM)**

#### DENSITY (FAR)

PERMITTED 1.00  
PROPOSED **0.97**

#### LOT COVERAGE

PERMITTED 60%  
PROPOSED **38%**

#### BUILDING HEIGHT

ALLOWED 13.00 M (42.65') TO THE ROOF DECK  
15.00 M (49.21') FOR MECHANICAL EQUIPMENT & ARCHITECTURAL FEATURES ONLY  
PROPOSED **12.83 M (42.09')**  
**13.90 M (45.60')** ARCHITECTURAL FEATURES WALLS

#### AVERAGE FINISHED GRADE

PROPOSED **2.40 M**

#### PARKING REQUIREMENT

INDUSTRIAL, WAREHOUSE 2.80 spaces per 100.0 m<sup>2</sup> of gross leasable floor area

REQUIRED The gross leasable floor area for the warehouse, including the ancillary office space: 3,436.87 SM  
3,436.87 / 100 x 2.80 = 96.23 (96)

PROPOSED Variance requested to use the Industrial General parking rate of 0.75 spaces per 100.0 m<sup>2</sup> of gross leasable floor area:  
3,436.87 / 100 x 0.75 = 25.77 (26)

STANDARD PROVIDED 16  
SMALL PROVIDED 16  
TOTAL PROVIDED 32

#### ACCESSIBLE PARKING

REQUIRED If required more than 11 spaces 2% are required accessible  
2 x 26 / 100 = 0.52  
PROVIDED **1 (Van Accessible)**

#### LOADING SPACE

REQUIRED 1 every 1,861 SM GFA, + 1 every 5,000 SM above 1,861 SM  
2  
PROVIDED **2 (One medium loading space shared with the garbage truck space)**

#### BIKE STORAGE

CLASS 1 REQUIRED 3,436.87 / 100 x 0.27 = 9.27 (9)  
PROVIDED **10**

CLASS 2 REQUIRED 3,436.87 / 100 x 0.40 = 13.74 (14)  
PROVIDED **16**

### SITE DATA LOT 2

#### BUILDING FOOTPRINT

EXISTING BUILDING FOOTPRINT 42,231.13 SF (3,923.40 SM)

#### GROSS FLOOR AREA

**EXISTING TOTAL BUILDING AREA 126,693.39 SF (11,770.20 SM)**

#### DENSITY (FAR)

PERMITTED 1.00  
PROPOSED 0.72

#### LOT COVERAGE

PERMITTED 60%  
PROPOSED 24%

#### BUILDING HEIGHT

ALLOWED 13.00 M (42.65') TO THE ROOF DECK  
5.00 M (49.21') FOR MECHANICAL EQUIPMENT & ARCHITECTURAL FEATURES ONLY  
EXISTING BUILDING HEIGHT REMAINS AS ORIGINALLY APPROVED BY THE CITY

#### AVERAGE FINISHED GRADE

EXISTING 3.00 M

#### PARKING REQUIREMENT

REQUIRED 2.80 spaces per 100.0 m<sup>2</sup> of gross leasable floor area  
10,826.09 / 100 x 2.80 = 303.13 (304)

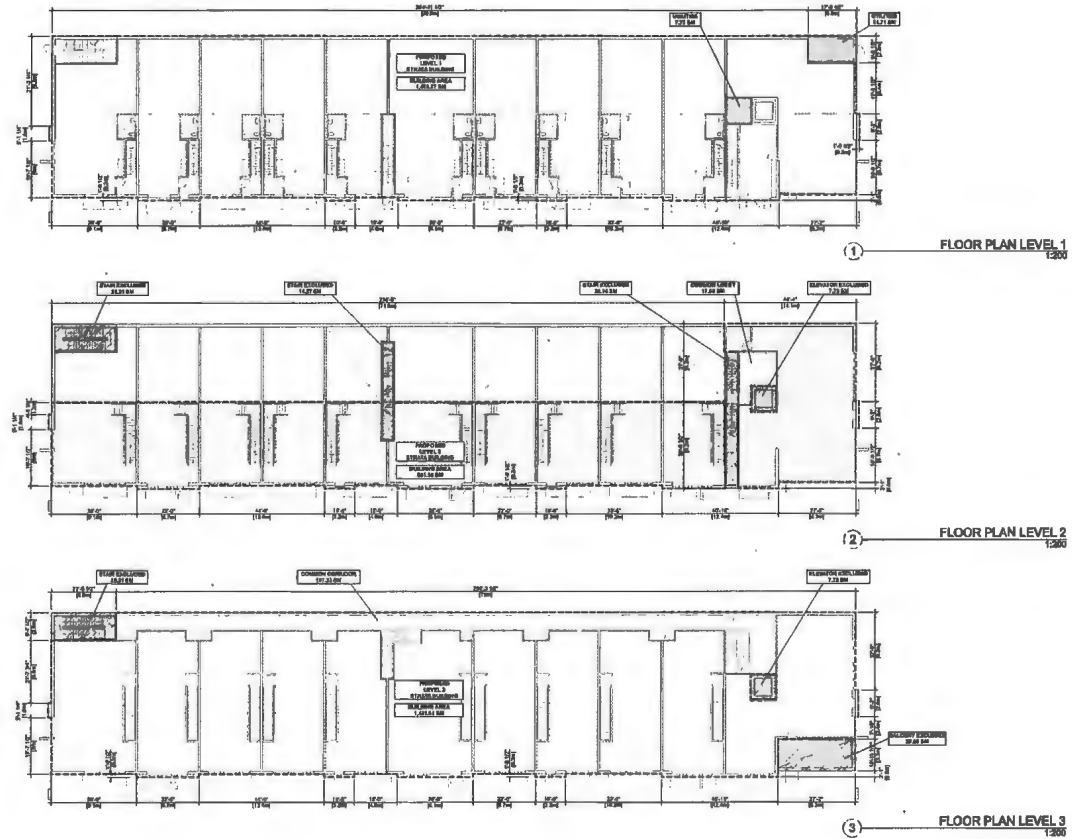
STANDARD PROVIDED 111  
SMALL PROVIDED 256  
TOTAL PROVIDED 367

#### ACCESSIBLE PARKING

REQUIRED If required more than 11 spaces 2% are required accessible  
2 x 303 / 100 = 6.06 (6)  
PROVIDED **11**



## 3.4 PROJECT STATISTICS









1

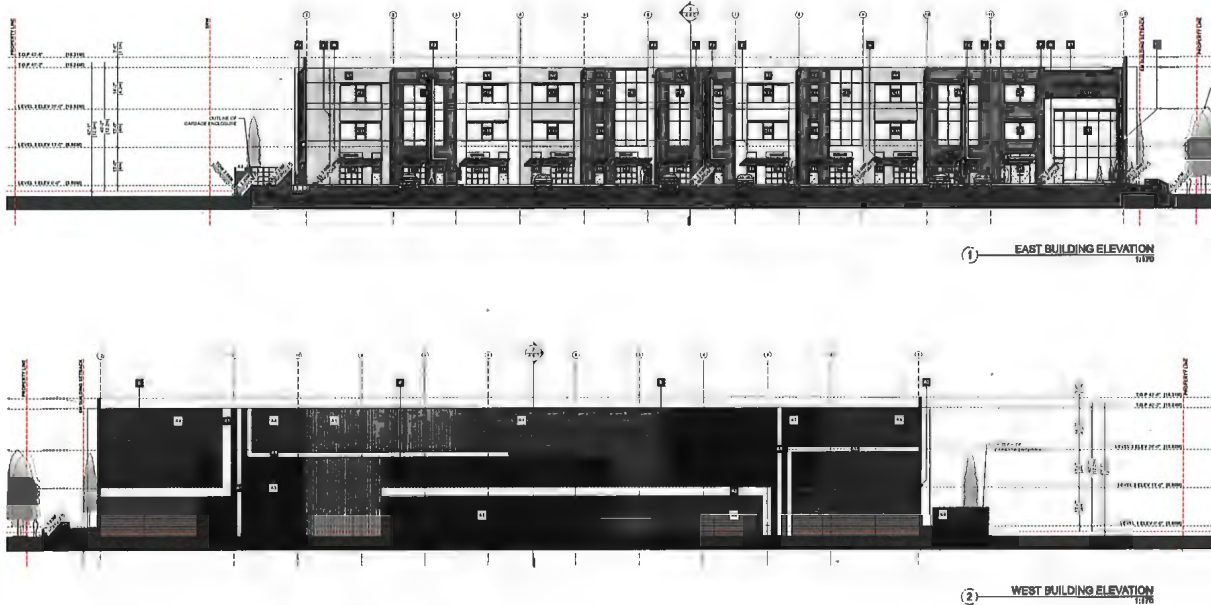






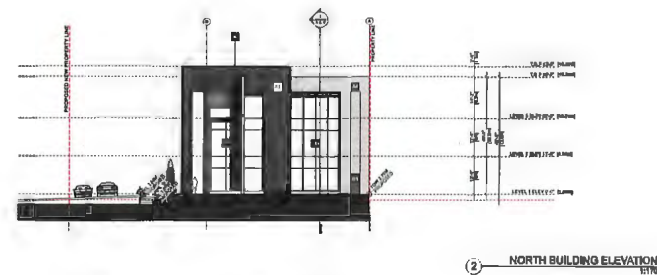
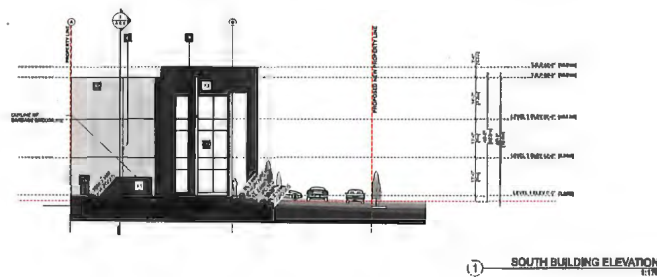


### 3.7 ELEVATIONS

[illegible]



## 3.7 ELEVATIONS



**NOTES**  
ALL DIMENSIONS (UNLESS OTHERWISE NOTED) ARE IN METERS  
FOR CLARITY'S SAKE, DIMENSIONS ARE GIVEN TO FLOOR PLANE

### EXTERIOR FINISHES

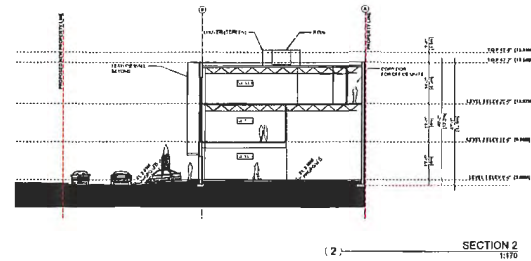
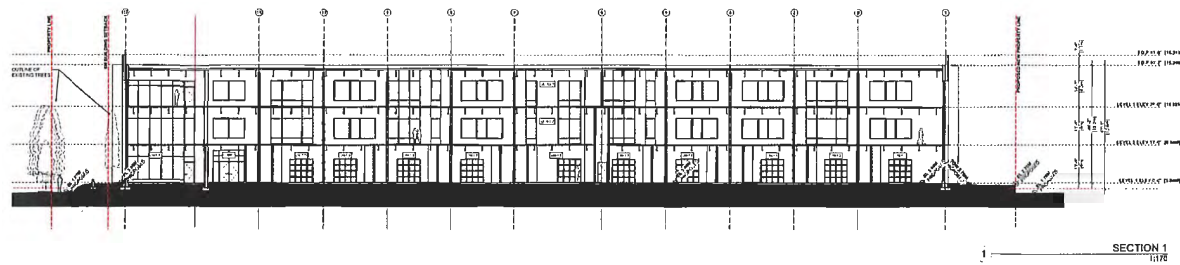
- 1 POLISHED TO TOP EDWARDS PRISM GLASS
- 2 CHARTERED WALL
- 3 GLASS PANEL 1
- 4 STONE PANEL INCLUDING DETAIL DOOR
- 5 FRAMED GLASS
- 6 FRAMED GLASS
- 7 LAMINATED TEMPERED GLASS GLASS
- 8 POLISHED TO TOP EDWARDS PRISM GLASS

### EXTERIOR MATERIALS

- 1 POLISHED TO TOP EDWARDS PRISM GLASS
- 2 CHARTERED WALL
- 3 GLASS PANEL 1
- 4 STONE PANEL INCLUDING DETAIL DOOR
- 5 FRAMED GLASS
- 6 FRAMED GLASS
- 7 LAMINATED TEMPERED GLASS GLASS
- 8 POLISHED TO TOP EDWARDS PRISM GLASS



## 3.8 SECTIONS





## 3.9 VARIANCES

### 3.9.1 Variance Rationale

We seek the City's consideration of the following variances, along with accompanying rationale for each:

**(A)** reduce the required number of parking spaces from 2.8 spaces to 0.75 spaces for each 100 square meter of gross leasable floor area of building on Lot 1

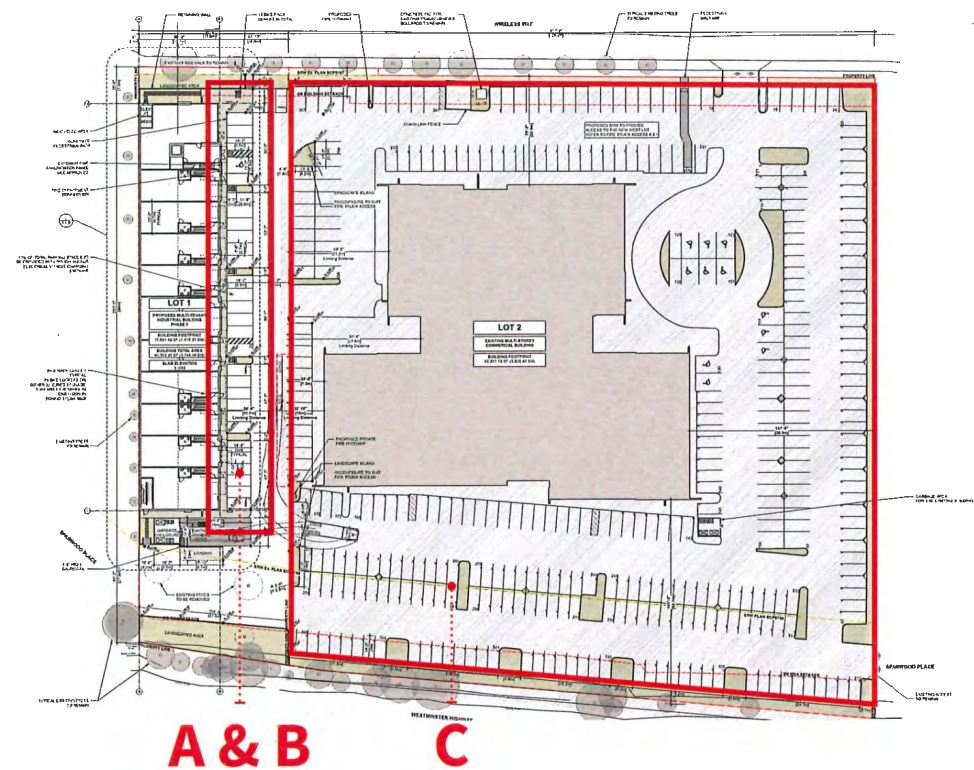
1. The primary purpose of the proposal is for warehouse and storage, requiring minimal utilization of parking spaces.

**(B)** reduce the minimum required number of large-sized on-site designated loading spaces on Lot 1 from 1 space to 0 spaces

1. The industrial units are intentionally designed to accommodate smaller operations, unsuitable for large-scale production, manufacturing, or extensive storage activities. The envisioned use primarily involves vans and pick-up trucks.
2. Each unit features an overhead door that opens directly to an adjacent parking space. This layout is purposefully designed to facilitate the loading and unloading of small to medium-sized packages, with the expectation that vans or pick-up trucks can park in close proximity to the overhead door.
3. Moreover, the proximity of the site to the existing office building on Lot 2 necessitates careful consideration in the size of trucks accommodated. The cohesive design of the new building is intended to seamlessly integrate with the existing structure, making larger trucks incongruent with the overall aesthetic. Therefore, accommodating larger trucks on this site would not be harmonious with the design intent and visual cohesion of the surrounding area.

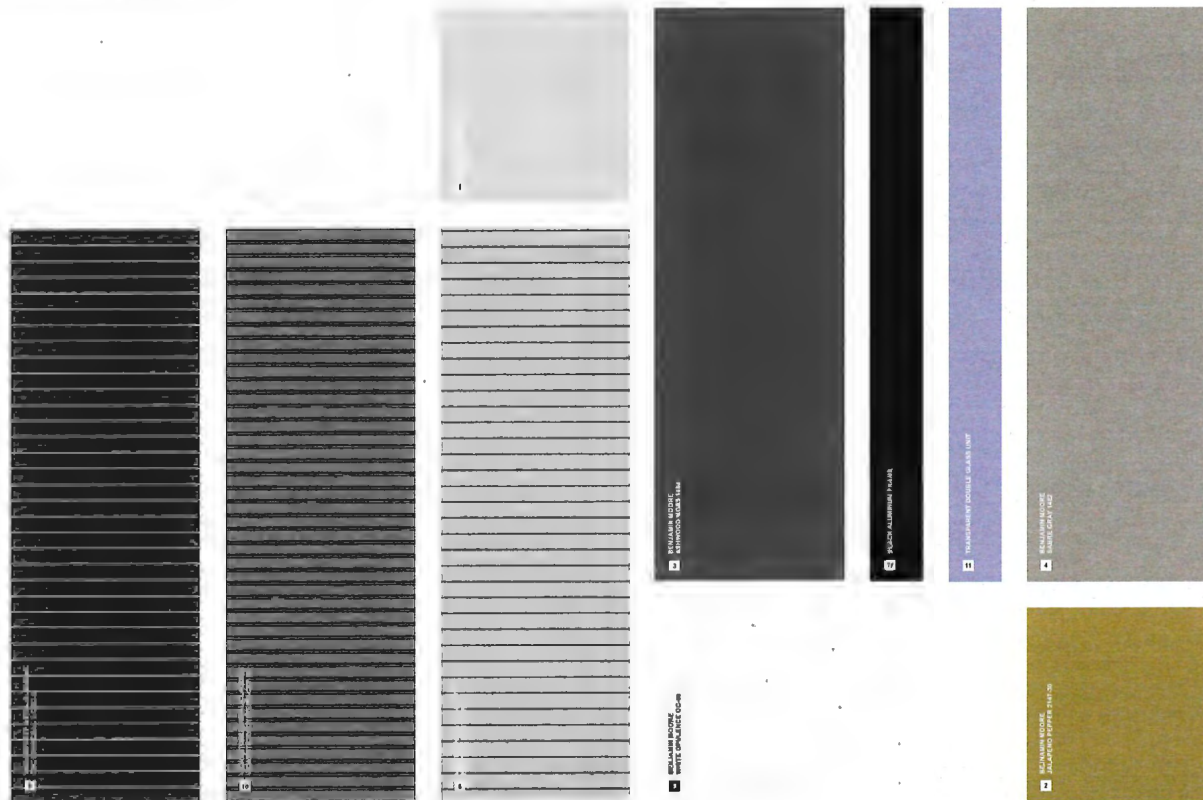
**(C)** reduce the minimum percentage of standard parking spaces on Lot 2 from 50 percent to 30 percent

1. The existing building on Lot 2 included more parking spaces than required. Despite the reduction in standard parking spaces, the project still complies with Zoning requirements.





## 3.10 MATERIAL STRATEGIES





## 3.11 SHADOW ANALYSIS



SHADOW ANALYSIS: JUNE 21 10:00 AM



SHADOW ANALYSIS: JUNE 21 11:00 AM



SHADOW ANALYSIS: JUNE 21 12:00 PM



SHADOW ANALYSIS: JUNE 21 1:00 PM



SHADOW ANALYSIS: JUNE 21 2:00 PM



SHADOW ANALYSIS: JUNE 21 3:00 PM



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INTRODUCTION

1.0 PROJECT CONTEXT

2.0 SITE ANALYSIS

**4.0 LANDSCAPE**

5.0 CONCLUSION







5.0 RENDERINGS

INTERIOR FLOORS

PROPOSED GROUND FLOOR

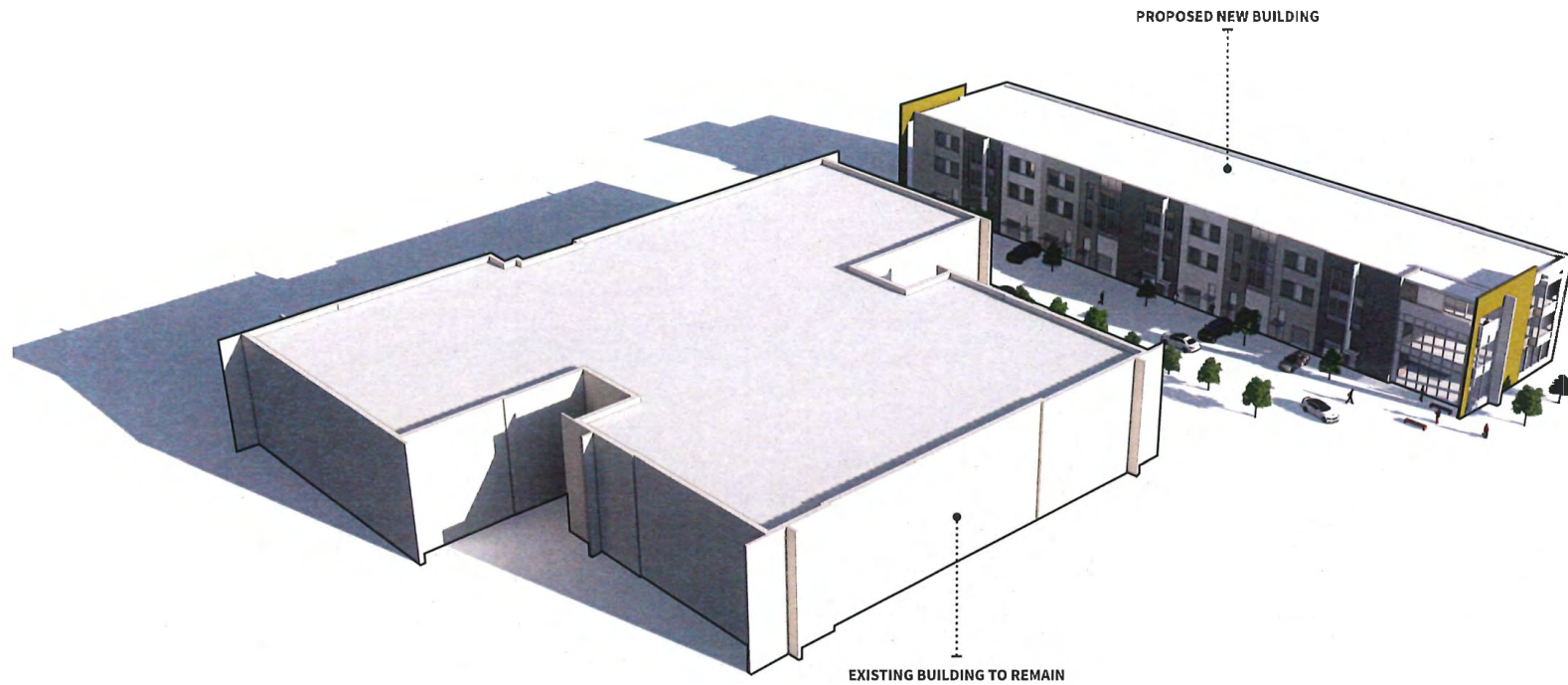
PROPOSED FIRST FLOOR

EXTERIOR VIEWS

## 5.0 RENDERINGS



## 5.1 RENDERINGS





## 5.1 RENDERINGS





## 5.1 RENDERINGS







SITE VIEW FROM NO. 1 ROAD



SITE VIEW TOWARD NEIGHBOUR TOWNHOUSE AT THE REAR



AERIAL CONTEXT VIEW



SITE VIEW ACROSS NO 1 ROAD



NEIGHBOUR SINGLE FAMILY HOUSE



NEIGHBOUR SINGLE FAMILY HOUSE  
OPPOSE NO. 1 ROAD

## ERIC LAW ARCHITECT

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CONSENT REQUIRED: THIS PLAN AND  
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4. 2022.10.23 FOR CITY OF REVIEW
5. 2022.11.13 FOR CITY OF REVIEW
6. 2022.12.14 FOR CITY OF REVIEW
7. 2023.01.17 FOR CITY OF PRESENTATION

5. 2022.12.14 REVISED FOR CITY OF REVIEW
4. 2022.11.23 REVISED FOR CITY OF REVIEW
3. 2022.10.23 REVISED FOR CITY OF REVIEW
2. 2022.10.08 REVISED FOR CITY OF REVIEW
1. 2022.09.28 REVISED FOR CITY OF REVIEW

**PROPOSED TOWNHOUSE**  
**6571-6591 NO. 1 ROAD**  
**RICHMOND BC**

## CONTEXT

PROJECT NUMBER:16-03  
ISSUED: 1/5/2024  
DRAWN BY: EL  
CHECKED BY: EL  
FILENAME: 16-04\_SNC\_240105-DPP-PRESENTATION

## CONTEXT

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DP 22-021165

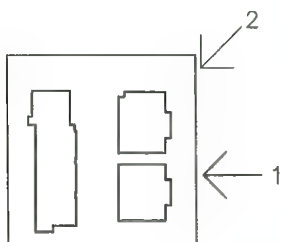








1. VIEW ALONG NO 1 ROAD



2. VIEW ALONG NO 1 ROAD SIDEWALK

## ERIC LAW ARCHITECT

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2730 WEST AVENUE VANCOUVER BC  
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4. 2023.06.03 FOR CITY OF REVIEW
5. 2023.12.13 FOR CITY OF REVIEW
6. 2023.12.14 FOR CITY OF REVIEW
7. 2023.06.17 FOR CITY DMP PRESENTATION

8. 2023.12.14 REVISED FOR CITY EMAIL COMMENTS
9. 2023.11.23 REVISED FOR CITY EMAIL COMMENTS
10. 2023.10.23 REVISED FOR CITY EMAIL COMMENTS
11. 2023.06.06 REVISED FOR CITY EMAIL COMMENTS
12. 2023.06.17 REVISED FOR CITY EMAIL COMMENTS

REVISION

**PROPOSED TOWNHOUSE**  
**6571-6581 NO. 1 ROAD**  
**RICHMOND BC**

### ILLUSTRATIVE IMAGES

PROJECT NUMBER: 16-03  
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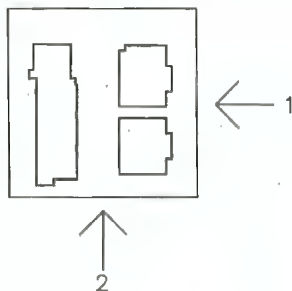
DP 22-021165

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1. AERIAL VIEW ALONG NO 1 ROAD



2. AERIAL SOUTH VIEW

## ERIC LAW ARCHITECT

604-271-1111  
2115 348 W 4TH AVE. VANCOUVER BC  
V6C 5K6

TEL: (604) 608-2095  
FAX: (604) 608-2097  
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ZONING BY-LAW OF THE CITY OF VANCOUVER  
AND THAT THE INFORMATION CONTAINED  
HEREIN IS TRUE AND CORRECT TO THE BEST  
OF MY KNOWLEDGE AND BELIEF. I AM NOT  
A PROFESSIONAL ENGINEER OR ARCHITECT  
AND MY SIGNATURE DOES NOT CONSTITUTE  
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2	2023.07.19	FOR CITY OF REVIEW
3	2023.08.08	FOR CITY OF REVIEW
4	2023.10.02	FOR CITY OF REVIEW
5	2023.11.03	FOR CITY OF REVIEW
6	2023.12.14	FOR CITY OF REVIEW
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1	2023.12.14	REVISED FOR CITY OF REVIEW COMMENTS
2	2023.11.03	REVISED FOR CITY OF REVIEW COMMENTS
3	2023.10.02	REVISED FOR CITY OF REVIEW COMMENTS
4	2023.08.08	REVISED FOR CITY OF REVIEW COMMENTS
5	2023.07.19	REVISED FOR CITY OF REVIEW COMMENTS
6	2023.06.30	REVISED FOR CITY OF REVIEW COMMENTS

**PROPOSED TOWNHOUSE**  
**6571-6581 NO. 1 ROAD**  
**RICHMOND BC**

## ILLUSTRATIVE IMAGES

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FILE NAME: 16-03\_SHP\_PHOTOGRAPHY-PRESENTATION

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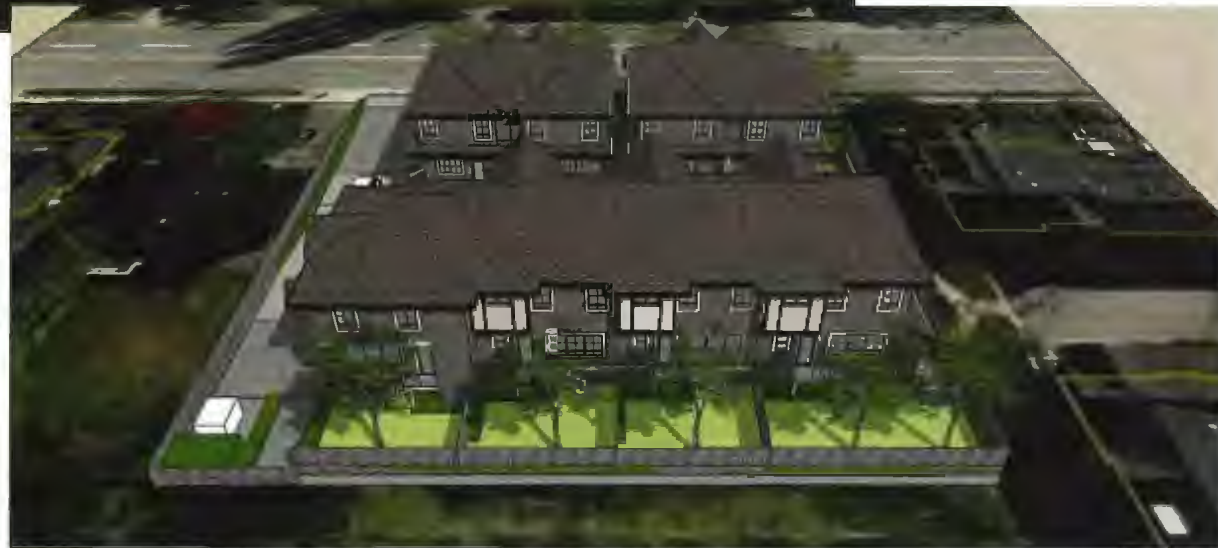
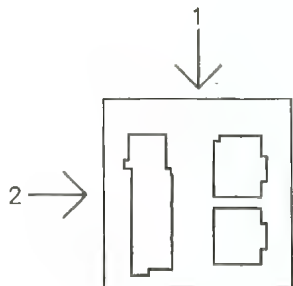
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1. AERIAL NORTH VIEW



2. AERIAL WEST VIEW

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PROPOSED TOWNHOUSE  
6571-6581 NO. 1 ROAD  
RICHMOND BC

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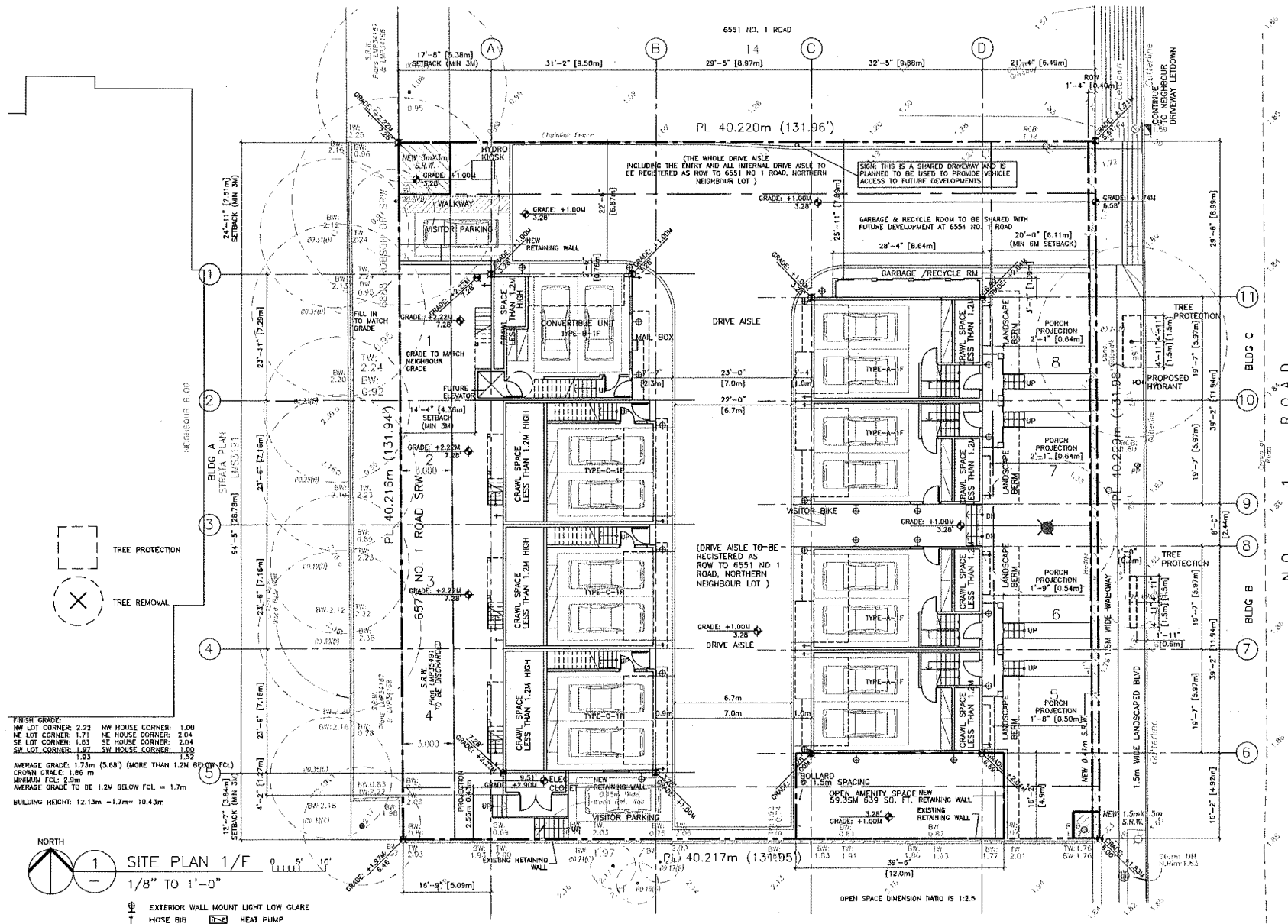
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IMAGE (3)

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4810 16th Avenue Richmond BC  
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- 7. 2022.11.23 FOR CITY OF REVIEW

**PROPOSED TOWNHOUSE**  
**6571-6591 NO. 1 ROAD**  
**RICHMOND BC**

**SITE PLAN (1F)**

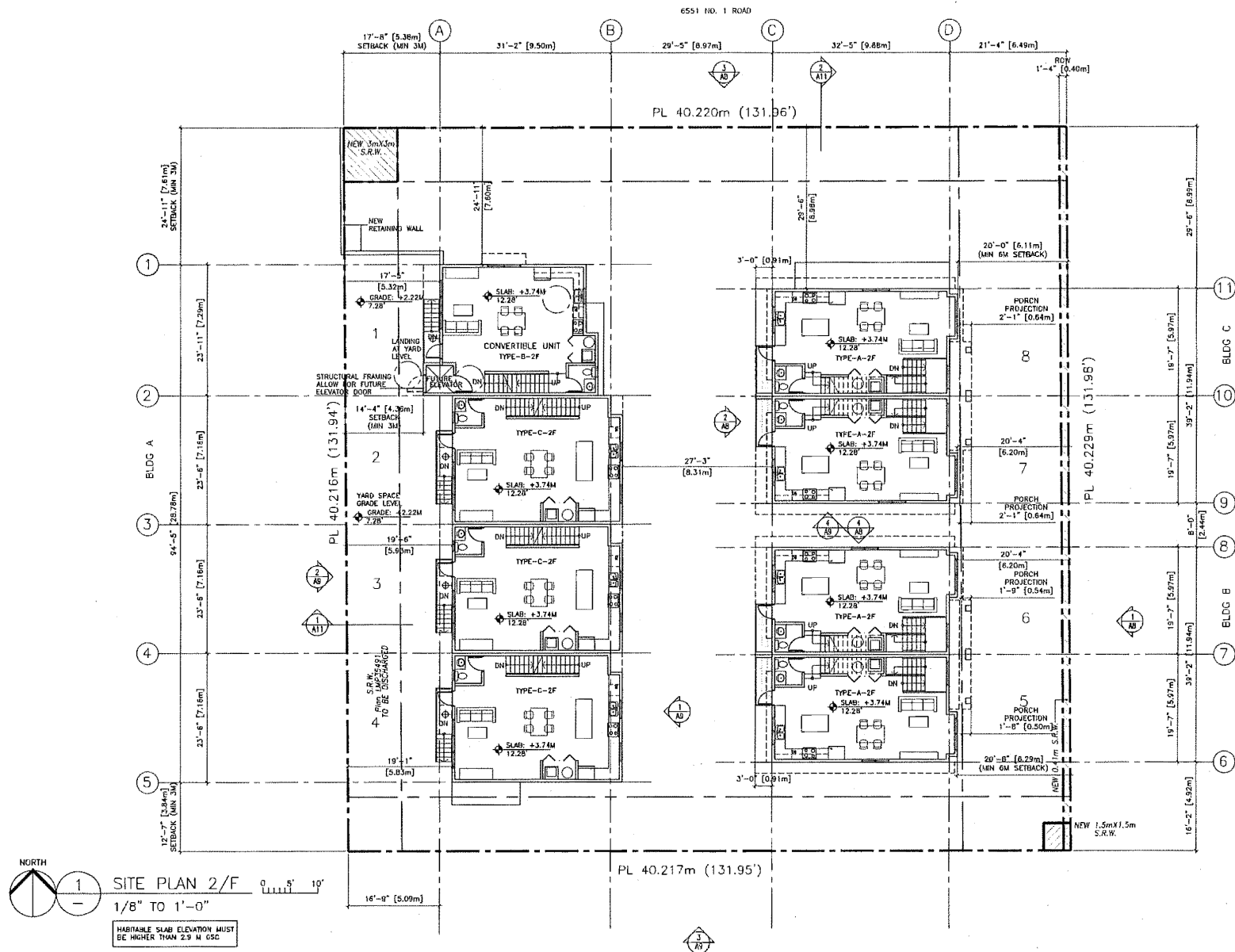
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 FILENAME: 16-04\_SHO\_240105-DPP-PRESENT

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6	2023.12.14	FOR CITY OF REVIEW
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7	2023.12.14	REVISED FOR CITY OF REVIEW

**PROPOSED TOWNHOUSE**  
8571-8591 NO. 1 ROAD  
RICHMOND BC

**SITE PLAN (2F)**

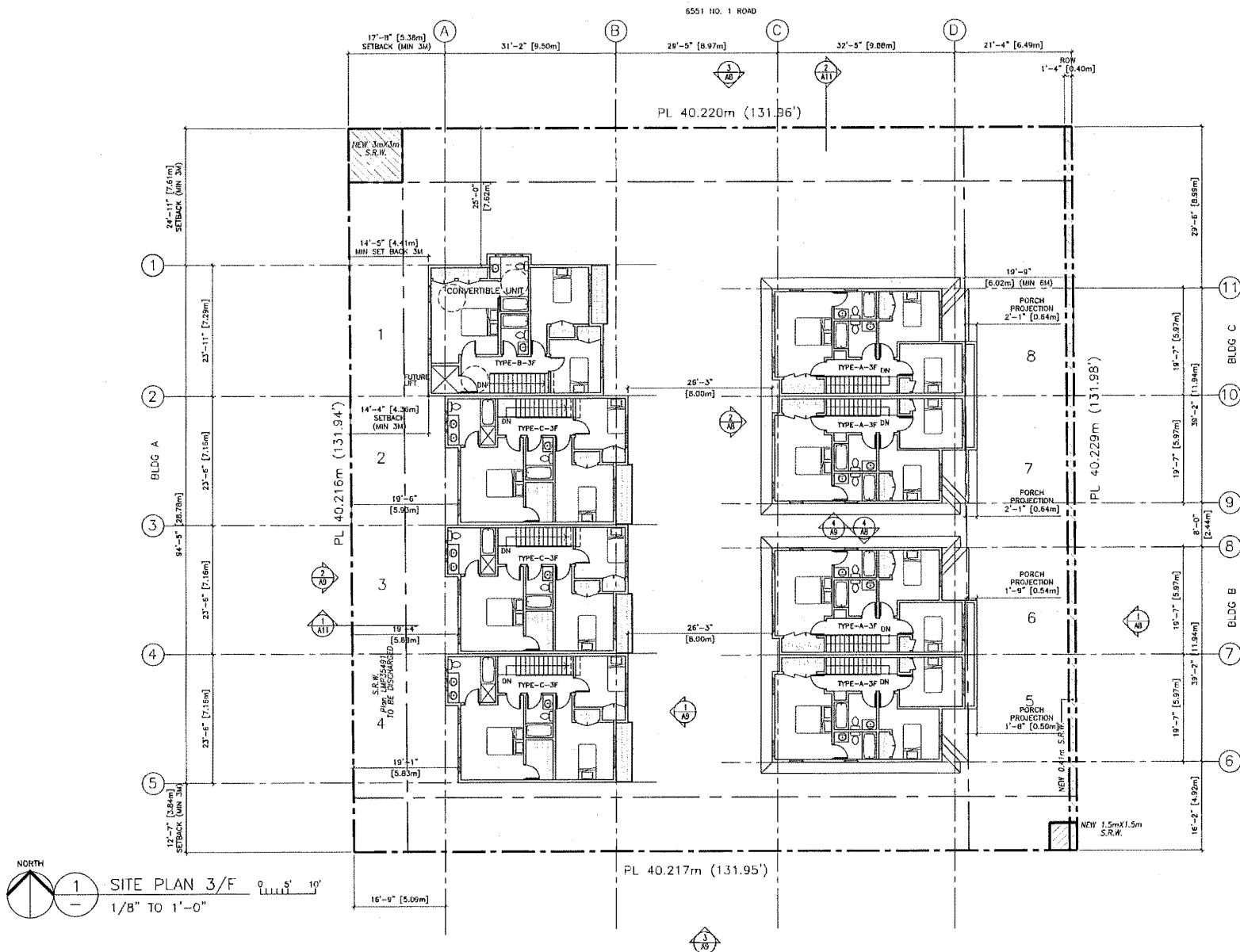
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ISSUED: 1/5/2024  
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CHECKED BY: EL  
FILENAME: 16-04\_SHO\_240105-DPP-PRESENT

**A3**

DP 22-021165

DEVELOPMENT PERMIT





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  2. 2023.04.18 FOR CITY OF REVIEW
  3. 2023.08.08 FOR CITY OF REVIEW
  4. 2023.08.03 FOR CITY OF REVIEW
  5. 2023.11.23 FOR CITY OF REVIEW
  6. 2023.12.14 FOR CITY OF REVIEW
  7. 2024.01.17 FOR CITY OF REVIEW

**PROPOSED TOWNHOUSE**  
**6571-6591 NO. 1 ROAD**  
**RICHMOND BC**

**SITE PLAN (3F)**

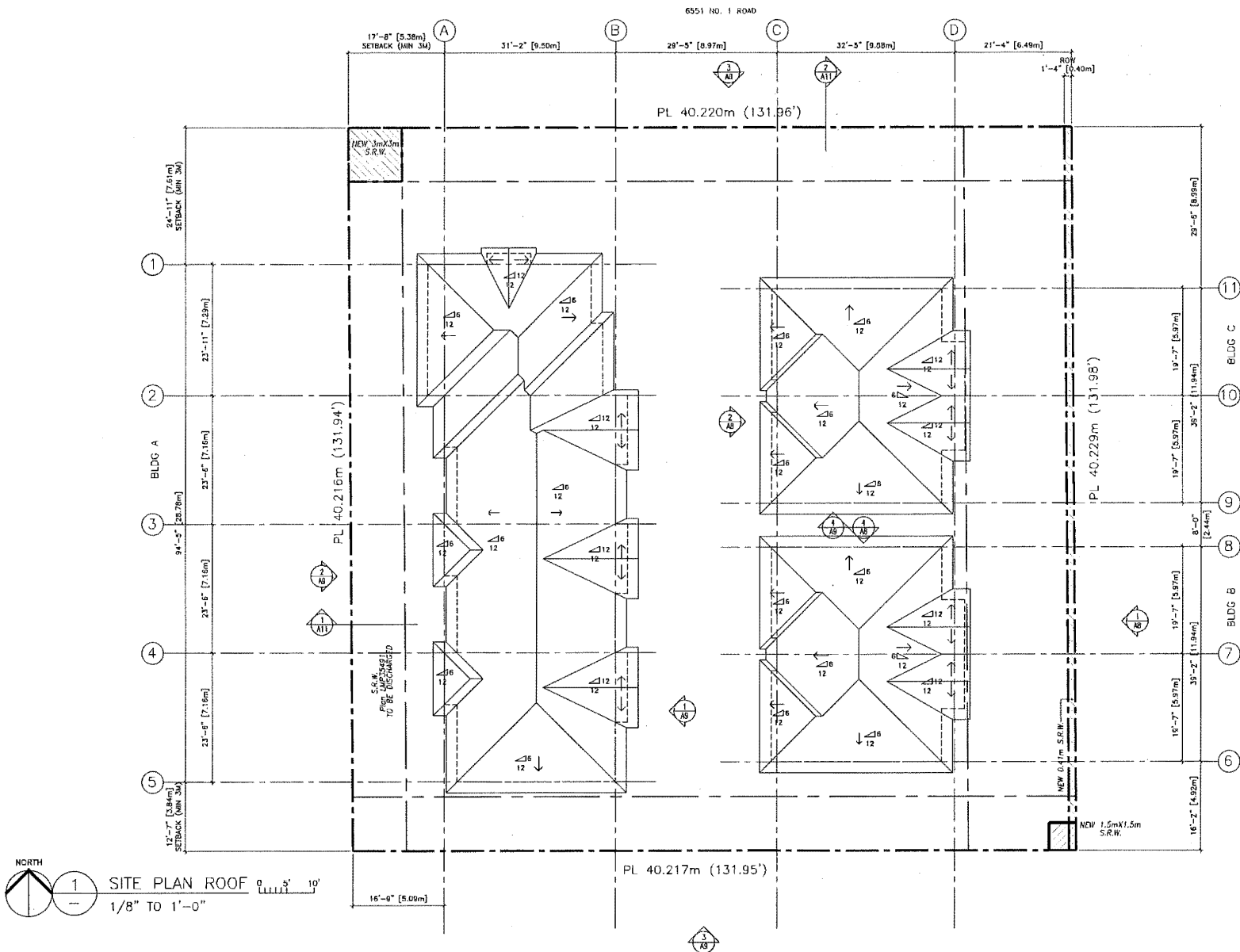
PROJECT NUMBER: 16-03  
 ISSUED: 1/5/2024  
 DRAWN BY: EL  
 CHECKED BY: EL  
 FILENAME: 16-04\_SNO\_240105-DPP-PHASE1/

**A4**

DP 22-021165

DEVELOPMENT PERMIT





**ERIC LAW ARCHITECT**

eric.law@ericlaw.ca  
218 BIRCH WITH JAZZ VACUUMER BLVD  
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TEL (604) 605-2555  
FAX (604) 605-2557

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REVISION

1	2023.08.30 FOR DEVELOPMENT PERM APPLICATION
2	2023.04.28 FOR CITY OF REVIEW
3	2023.08.08 FOR CITY OF REVIEW
4	2023.10.23 FOR CITY OF REVIEW
5	2023.11.23 FOR CITY OF REVIEW
6	2023.12.14 FOR CITY OF REVIEW
7	2024.01.17 FOR CITY OF PRESENTATION

REVISION

8	2023.12.14 REVISED FOR CITY ENR COMMENTS
9	2023.11.23 REVISED FOR CITY ENR COMMENTS
10	2023.10.23 REVISED FOR CITY ENR COMMENTS
11	2023.08.08 REVISED FOR CITY ENR COMMENTS
12	2023.04.28 REVISED FOR CITY ENR COMMENTS
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99	2023.08.30 REVISED FOR CITY ENR COMMENTS
100	2023.04.28 REVISED FOR CITY ENR COMMENTS

**PROPOSED TOWNHOUSE**  
**6571-6591 NO. 1 ROAD**  
**RICHMOND BC**

**SITE PLAN (ROOF)**

PROJECT NUMBER: 16-03  
 ISSUED: 1/5/2024  
 DRAWN BY: EL  
 CHECKED BY: EL  
 FILENAME: 16-04\_SNO\_240105-DPP-PRESENT

**A5**

DP 22-021165

DEVELOPMENT PERMIT



# ERIC LAW ARCHITECT

215 3RD WEST AVE. VANCOUVER BC  
V6P 1Y6  
TEL: (604) 908-8095  
FAX: (604) 908-8957

REVISION	DATE	DESCRIPTION
1	2023.08.30	FOR DEVELOPMENT PERMIT APPLICATION
2	2023.09.14	FOR CITY OF REVIEW
3	2023.09.26	FOR CITY OF REVIEW
4	2023.10.03	FOR CITY OF REVIEW
5	2023.10.25	FOR CITY OF REVIEW
6	2023.12.14	FOR CITY OF REVIEW
7	2023.12.14	FOR CITY OF REVIEW
8	2024.01.17	FOR CITY OF REVIEW

1	2023.08.30	FOR DEVELOPMENT PERMIT APPLICATION
2	2023.09.14	FOR CITY OF REVIEW
3	2023.09.26	FOR CITY OF REVIEW
4	2023.10.03	FOR CITY OF REVIEW
5	2023.10.25	FOR CITY OF REVIEW
6	2023.12.14	FOR CITY OF REVIEW
7	2023.12.14	FOR CITY OF REVIEW
8	2024.01.17	FOR CITY OF REVIEW

PROPOSED TOWNHOUSE  
6571-8891 NO. 1 ROAD  
RICHMOND BC

## COLOURS

PROJECT NUMBER:	16-03
ISSUED:	1/5/2024
DRAWN BY:	EL
CHECKED BY:	EL

A16

DP 22-021165

DEVELOPMENT PERMIT



REFER TO 1 EAST ELEVATION (NO. 1 ROAD)  
A8 1/8" TO 1'-0"

- A → FASCIA & TRIM BENJAMIN MOORE 2126-20
- B → HARDI PANEL - BENJAMIN MOORE CC546
- C → HARDI BOARD - BENJAMIN MOORE AF20
- D → BRICK - HIGH DESERT
- E → WINDOW TRIM - BENJAMIN MOORE AF20
- F → GARAGE DOOR - BENJAMIN MOORE AF20
- G → DOOR BENJAMIN MOORE 2062-20
- H → DOOR BENJAMIN MOORE HC185

COLOUR LEGEND  
ALL WINDOW FRAME BLACK  
ALL ALUMINUM RAILING FRAME BLACK  
ALL SOFFIT AND GUTTER BLACK



REFER TO 2 BLDG- B C WEST ELEVATION (INTERNAL)  
A8 1/8" TO 1'-0"



REFER TO 4 NORTH ELEV. BLDG B  
A8 1/8" TO 1'-0"

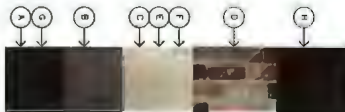
REFER TO 3 SITE NORTH ELEVATION  
A8 1/8" TO 1'-0"





- (A) → FASCIA & TRIM BENJAMIN MOORE 2126-20
- (B) → HARDI PANEL - BENJAMIN MOORE CC546
- (C) → HARDI BOARD - BENJAMIN MOORE AF20
- (D) → BRICK - HIGH DESERT
- (E) → WINDOW TRIM - BENJAMIN MOORE AF20
- (F) → GARAGE DOOR - BENJAMIN MOORE AF20
- (G) → DOOR BENJAMIN MOORE 2062-20
- (H) → DOOR BENJAMIN MOORE HC185

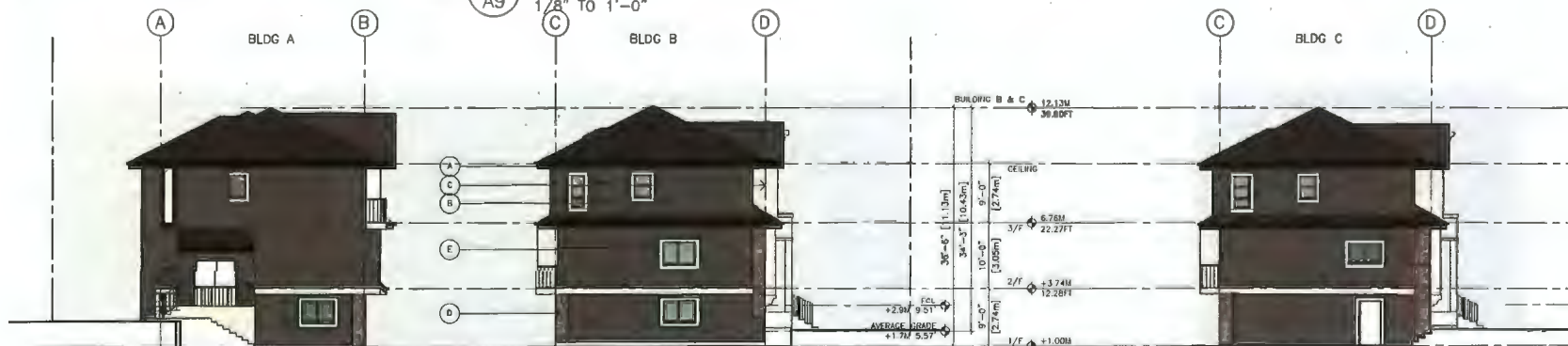
COLOUR LEGEND  
ALL WINDOW FRAME BLACK  
ALL ALUMINUM RAILING FRAME BLACK  
ALL SOFFIT AND GUTTER BLACK



REFER TO **1** BLDG A EAST ELEVATION (INTERNAL)  
A9 1/8" TO 1'-0"



REFER TO **2** BLDG A WEST ELEVATION  
A9 1/8" TO 1'-0"



REFER TO **3** SITE SOUTH ELEVATION  
A9 1/8" TO 1'-0"

REFER TO **4** SOUTH ELEVATION BLDG C DP 22-021165  
A9 1/8" TO 1'-0"

**ERIC LAW  
ARCHITECT**

eric.law@erichlaw.com  
111 3RD FLOOR, VANCOUVER BC  
V6C 1B8  
TEL: (604) 208-2085  
FAX: (604) 208-2087

- REVISIONS
1. 2023.08.30 FOR DEVELOPMENT PERMIT APPLICATION
  2. 2023.08.30 FOR CITY OF REVIEW
  3. 2023.08.08 FOR CITY OF REVIEW
  4. 2023.10.03 FOR CITY OF REVIEW
  5. 2023.11.23 FOR CITY OF REVIEW
  6. 2023.12.14 FOR CITY OF REVIEW
  7. 2024.01.17 FOR CITY OF REVIEW

**PROPOSED TOWNHOUSE  
6571-6581 NO. 1 ROAD  
RICHMOND BC**

**COLOURS**

PROJECT NUMBER: 16-03  
ISSUED: 1/5/2024  
DRAWN BY: EL  
CHECKED BY: EL  
FILENAME: 16-04\_SNA\_1-0103-DPP-PRESENT

**A17**

DEVELOPMENT PERMIT





BRICK FINISH



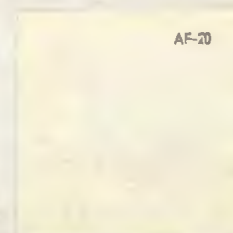
BLACK ASPHALT ROOFING



HARDI SIDING SAMPLE



FASCIA & TRIM COLOUR :  
BENJAMIN MOORE 2126-20



HARD BOARD PAINT COLOUR:  
BENJAMIN MOORE AF20



DOOR COLOUR:  
BENJAMIN MOORE HC185



DOOR COLOUR:  
BENJAMIN MOORE 2062-20



HARD PANEL PAINT COLOUR:  
BENJAMIN MOORE CC546

ERIC LAW  
ARCHITECT

eric.law@shaw.ca  
TEL: (604) 206-1000

6571-6591 NO.1 ROAD  
RICHMOND BC

SAMPLE

**SAMPLE**

PROJECT NUMBER: 16-04  
ISSUED: 12/28/2013  
FILENAME: SAMPLE-SOHD-LABEL.DWG





OTHER WALL MOUNT LIGHT LOW GLARE  
SEE 300

PLANT SCHEDULE			PMO PROJECT NUMBER: 21-014	
ITEM	SYMBOL	COMMON NAME	PLANTED BEST FEATURES	
1		GERANIUM	GERANIUM	
2		GERANIUM	GERANIUM	
3		GERANIUM	GERANIUM	
4		GERANIUM	GERANIUM	
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PLANT SCHEDULE-STREET TREE			PMO PROJECT NUMBER: 21-014	
ITEM	SYMBOL	COMMON NAME	PLANTED BEST FEATURES	
1		STREET TREE	STREET TREE	
2		STREET TREE	STREET TREE	
3		STREET TREE	STREET TREE	
4		STREET TREE	STREET TREE	
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HARDSCAPE LEGEND	
ECO-PROVIDER PERMEABLE PAVERS BY MUTUAL MATERIALS HERRINGBONE PATTERN: HARVEST BLEND INSTALLED PER MANUFACTURER SPECIFICATIONS	
2x12/2x1 Vancouver Bay Architectural Slabs COLOR: GREY; BY MUTUAL MATERIALS	
FIBER SAFETY SURFACE ON PLAYGROUND	

FENCE LEGEND	
42" HT. ALUMINUM PICKET FENCE AND GATES	
42" HT. WOOD PICKET FENCE AND GATES	
6" HT. WOOD FENCE	
RETAINING WALL	

FURNITURE LEGEND	
JAMETTE 3' LUX FREE STANDING SLIDE L-22042, BY Parkworks	
Victor Stanley bench Slat	
Victor Stanley bike rack BRWA-101_black	

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LANDSCAPE  
ARCHITECTS  
Suite C100 - 4188 888 Street Drive  
Surrey, British Columbia, V3Z 8Z9  
Tel: 604-284-0011 | Fax: 604-284-0022

SCALE

NO.	DATE	REVISION DESCRIPTION	DR.
1	21-014	ISSUED FOR PERMIT	PM
2	21-014	ISSUED FOR PERMIT	PM
3	21-014	ISSUED FOR PERMIT	PM
4	21-014	ISSUED FOR PERMIT	PM
5	21-014	ISSUED FOR PERMIT	PM
6	21-014	ISSUED FOR PERMIT	PM
7	21-014	ISSUED FOR PERMIT	PM
8	21-014	ISSUED FOR PERMIT	PM
9	21-014	ISSUED FOR PERMIT	PM
10	21-014	ISSUED FOR PERMIT	PM

CLIENT: BAYVIEW GROUP - BEAUFORT REALTY  
WITN: ERIC LAM ARCHITECT

PROJECT:  
**8 UNIT TOWNHOUSE  
DEVELOPMENT**  
6571 - 6591 NO. 1 ROAD  
RICHMOND

DRAWING TITLE  
**LANDSCAPE  
PLAN**

DATE: February 01, 2021  
SCALE: 1/8"=1'-0"  
DRAWN BY: L1  
CHECKED BY: QF4  
PMO PROJECT NUMBER: 21-014



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**pmg**  
LANDSCAPE  
ARCHITECTS  
Suite C102 • 4186 98th Street Drive  
Burnaby, British Columbia, V5C 6C9  
p: 604-294-0111 • f: 604-294-0322

SCALE:

**HARDSCAPE LEGEND**

ECO-PRIOR PERMEABLE  
PAVERS BY MUTUAL MATERIALS  
HERRINGBONE PATTERN  
HARVEST BLEND  
INSTALLED PER MANUFACTURER  
SPECIFICATIONS

2'x2' / 2'x1'  
Vancouver Bay Architectural Slabs  
COLOR: GREY  
BY MUTUAL MATERIALS

FIBER SAFETY SURFACE  
ON PLAYGROUND

**FENCE LEGEND**

42" HT. ALUMINUM PICKET FENCE  
AND GATES

48" HT. WOOD PICKET FENCE  
AND GATES

6" HT. WOOD FENCE  
RETAINING WALL

**FURNITURE LEGEND**

JAMETTE 3" LUX FREE STANDING SLIDE L-22042,  
BY Parkworks

Victor Stanley bench Stel

Victor Stanley bike rack BRWA-101\_black

NO.	DATE	REVISION DESCRIPTION	DPL
1	2018.02.01	REVISED LAYOUT	DL
2	2018.02.01	REVISED LAYOUT	DL
3	2018.02.01	REVISED LAYOUT	DL
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98	2018.02.01	REVISED LAYOUT	DL
99	2018.02.01	REVISED LAYOUT	DL
100	2018.02.01	REVISED LAYOUT	DL

CLIENT: BUTTON GROUP - 8544 REALTY,  
WITH: ERIC LAW ARCHITECT

PROJECT:  
8 UNIT TOWNHOUSE  
DEVELOPMENT

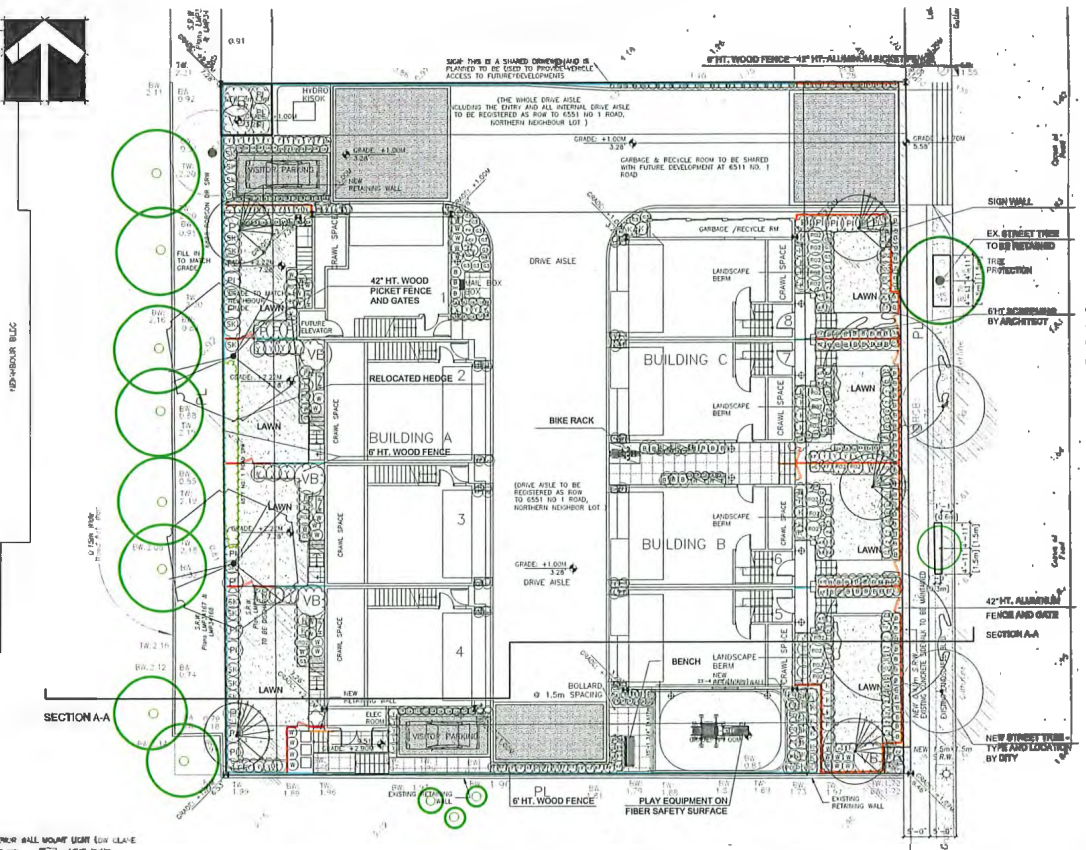
6571 - 6591 NO. 1 ROAD  
RICHMOND

DRAWING TITLE:  
LANDSCAPE  
PLAN

DATE: February 01, 2018 DRAWING NUMBER:  
SCALE: 1/32" = 1'-0"  
DRAWN BY: DL  
DESIGNED BY: DL  
CHECKED BY: PCM  
DATE: February 01, 2018

PMG PROJECT NUMBER: 21-014

21044-01



**PLANT SCHEDULE**

PLANT	QTY	SYMBOL	COMMON NAME	PLANTED DATE/STAGE
1	1		CELESTIAL CAMOEOBIS FOREST PINE	100% POT, 100% ST, 100% DBH
2	1		PRINCE OF WALES YEW	100% POT, 100% ST, 100% DBH
3	1		STYRAC JAPONICA YEW	100% POT, 100% ST, 100% DBH
4	1		CORNUCULUS	100% POT, 100% ST, 100% DBH
5	1		SALEMA MICROPHYLLA	100% POT, 100% ST, 100% DBH
6	1		SALEMA MICROPHYLLA	100% POT, 100% ST, 100% DBH
7	1		SALEMA MICROPHYLLA	100% POT, 100% ST, 100% DBH
8	1		SALEMA MICROPHYLLA	100% POT, 100% ST, 100% DBH
9	1		SALEMA MICROPHYLLA	100% POT, 100% ST, 100% DBH
10	1		SALEMA MICROPHYLLA	100% POT, 100% ST, 100% DBH
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Schedule 4 to the Minutes of the  
Development Permit Panel  
meeting held on Wednesday,  
January 17, 2024

<b>To Development Permit Panel</b>	
Date:	JANUARY 17, 2024
Item #:	3
Re:	DP 22-021165

**From:** Shiraz Mohamed <shirazmohamed@hotmail.com>  
**Sent:** January 17, 2024 10:24 AM  
**To:** CityClerk  
**Subject:** Development Permit Panel Meeting for File 22-021165 Applicant 0853803 BC Ltd

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Hi Ashley Kwan,

My name is Shiraz Mohamed & my wife & I own the adjoining property # 6551 on No 1 Road.

Due to critical weather condition I am unable to attend the above meeting and am resorting to email to put forward my concerns that this permit should not be issued as I have addressed previously to the City the reasons for my concerns. We have lodged our objection to have the two lots developed since the start of this application and the City Planning and Development Division must have all my prior emails and communications.

If the Rezoning Application were to be approved, this would have very negative on both my wife and I:

- The Rezoning would immediately devalue our property causing unnecessary financial duress and hardship
- The Rezoning would make it very difficult to sell our property, once approved
- The Rezoning would greatly limit the redevelopment opportunities of our property and go against the City's development plan
- The Rezoning would interrupt the enjoyment of our property as we would now be sandwiched between two different townhouse developments.

Based on the points above, I strongly urge the City to reconsider and deny this application for Rezoning.

Thank you for your time.

Shiraz & Almas

With regards

Sent from my iPad





# City of Richmond

## Report to Development Permit Panel

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**To:** Development Permit Panel

**Date:** February 23, 2024

**From:** Wayne Craig  
Director, Development

**File:** DP 21-941827

**Re:** Application by Vivid Green Architecture Inc. for a Development Permit at 6740,  
6780 Francis Road

---

### Staff Recommendation

That a Development Permit be issued which would permit the construction of a total of four front-to-back duplexes at 6740 and 6780 Francis Road (one duplex on each new lot created after subdivision), on lots zoned "Two-Unit Dwellings (ZD7) – Francis Road (Blundell)".

A handwritten signature in black ink, appearing to read 'Wayne Craig'.

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

WC:cl

Att. 2



## Staff Report

### Origin

Vivid Green Architecture Inc. has applied to the City of Richmond [on behalf of the owner Ding City Development Inc. (Directors: Guo Qing Yao, Guo Hui Yao, Ji Ting Yang, Heng Henry Li)] for permission to develop a total of four front-to-back duplexes at 6740 and 6780 Francis Road (Attachment 1) on a site zoned “Two Unit Dwellings (ZD7) – Francis Road (Blundell)”. The site currently contains two vacant lots. Subdivision of the site to create four lots is required prior to the construction of each duplex.

The site is being rezoned from the “Single Detached (RS1/E)” zone to the “Two-Unit Dwellings (ZD7) – Francis Road (Blundell)” zone for this project under Richmond Zoning Bylaw 8500, Amendment Bylaw 10277 (RZ 17-775025). The Bylaw was given third reading at the Public Hearing held July 19, 2021 and the applicant is working to complete all of the rezoning requirements.

A Servicing Agreement is required to be entered into prior to subdivision approval and includes, but is not limited to, the following improvements:

- Design and construction of a new 1.5 m wide concrete sidewalk and wide treed/grass boulevard after land dedication to accommodate the works and future road widening along Francis Road.
- Provision of water, storm sewer and sanitary sewer service connections, water meters and inspection chambers as required for each lot. A new 1.5 m wide Statutory Right-of-Way (SRW) is required to be registered on Title to accommodate the servicing infrastructure located along the north property lines of the lots.

Additional road improvements associated with rezoning include the submission of a \$45,600.00 contribution towards the construction of a special crosswalk at the Francis Road/Minler Road intersection.

### Development Information

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

### Existing Site Description and Surrounding Context

The subject site is located on the south side of Francis Road, just west of Gilbert Road. The site is currently vacant, with two driveway crossings to Francis Road.

Existing development immediately surrounding the subject site is as follows:

To the north: Directly across Francis Road are two-storey townhouses on a lot governed by Land Use Contract 047 (with underlying zoning “Town Housing (ZT101) – Francis Road & Lucas Road (Blundell)”).



- To the east: Are three lots at 6800 Francis Road, 9071 and 9091 Gilbert Road, that are the subject of an active application to develop 14 townhouses (RZ 22-011696/ DP 23-028754). The application is in circulation and will be subject to a separate staff report to be presented to Council for consideration upon completion of the staff review.
- To the south: Are single-family dwellings on lots zoned “Single Detached (RS1/B)” fronting Maple Place.
- To the west: Is a vacant lot at 6700 Francis Road that was recently rezoned to “Two Unit Dwellings (ZD7) – Francis Road (Blundell)” and a Development Permit issued to facilitate the construction of two duplexes (RZ 19-867880/ DP 21-934726). The site is currently the subject of an active subdivision application to create two lots, each to contain a front-to-back duplex (SD 19-867901).

### **Rezoning and Public Hearing Results**

During the rezoning application review process, staff identified the following design issues to be further examined at the Development Permit (DP) stage:

- Compliance with the DP Guidelines for Arterial Road Duplex projects in the Official Community Plan (OCP).
- Review of the proposed architectural character, scale and massing to ensure that the duplexes are well designed, fit well into the neighbourhood and are sensitive to the existing surrounding single-family housing.
- Confirming that aging-in-place features are provided in all units, as well as the provision of a Convertible Unit.
- Refinement of lot grading to ensure tree protection and an appropriate transition to existing neighbouring development.
- Refinement of the landscape design to finalize the provision of a staging area for waste bin collection, and ensuring a mix of conifer and deciduous replacement trees of the required size.

Through the review of this DP application, staff worked with the applicant to address the design issues to staff's satisfaction. The applicant has made the following revisions to their proposal to address the design issues previously identified:

- Refinements to the design of the duplexes to ensure they are consistent with the DP guidelines for Arterial Road Duplexes and fit well into the neighbourhood, and that adjacency impacts are minimized. Revisions made to the design include:
  - Further differentiating the appearance of each duplex to avoid substantially similar designs side-by-side.
  - Widening the front portion of the shared drive-aisles slightly and emphasizing the rear unit entry design so that they are more visible from the street.
  - Improving the appearance of side elevations through varied cladding and reducing the size of window openings on side elevations along existing adjacent housing.



- Breaking up the roofline and building mass on the upper level to clearly define the front from the back unit in each duplex.
- Accessibility features have been finalized and verified, with aging-in-place features provided in all units and the provision of a Convertible Unit in “Duplex C” on “Lot 3”.
- Lot grading has been refined to maintain the existing elevation in the tree protection areas in the rear yards and to maintain an appropriate transition to the existing neighbouring development to the south. Proposed lot grading along the far west property line of the subject site is to match that of the duplex that is to be constructed at 6700 Francis Road as part of a separate development application, while proposed lot grading along the far east property line of the subject site is to be addressed through a small retaining wall (ranging from 13 cm to 23 cm high).
- The Landscape Plan has been revised to increase the amount of soft landscaping and improve visual interest in the front yards, and the plant list has been updated to provide a mix of conifer and deciduous replacement trees of the required sizes.
- The short-term staging area for waste bin collection has been finalized and is easily accessible to service providers.

The Public Hearing for the rezoning of this site was held on July 19, 2021. At the Public Hearing, no concerns about the proposal were expressed by members of the public. Bylaw 10277 for the rezoning of the subject site was given third reading following the Public Hearing.

### **Public Input During the DP Application Review Process**

Staff has not received any comments from the public in response to the placement of the DP Application Notification Sign on the subject site.

### **Staff Comments**

The proposed scheme attached to this report (Plans # 1.a to 3.g, and Reference Plans) has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject DP application. In addition, it is consistent with the intent of the applicable sections of the OCP and complies with all aspects of the “ZD7” zone.

### **Analysis**

#### ***Conditions of Adjacency***

- The proposed two-storey duplexes at the subject site have been designed with consideration of the existing surrounding context of low-density two-storey single-family housing, as well as with the future context of Arterial Road Duplexes proposed immediately to the west and Arterial Road Townhouses to the east.
- The apparent building mass of each duplex has been minimized through the use of building recesses and physical breaks in the rooflines that assist with clearly defining each unit in the cluster.



- The architectural expression of the buildings along the streetscape is visually interesting, well articulated, sufficiently distinct from one another to provide variety and follows that of the residential character in the neighbourhood.
- Upper-level private outdoor spaces are oriented towards either the arterial road and or the central shared drive-aisles (with the side open to existing neighbouring lots recessed and screened with planters containing trees).
- The number and size of window openings are minimized along side yard elevations to avoid overlook into adjacent dwellings.

### ***Site Planning, Access, and Parking***

- The proposed site layout on each new lot after subdivision consists of a duplex containing one unit at the front and one unit at the back. The front and back units are separated by paired carports that each accommodate two side-by-side resident parking spaces (i.e., a total of four resident parking spaces per lot). Each duplex is located on either side of a shared drive-aisle that runs through the center of each pair of lots. A visitor parking space is proposed at the south end of each of the drive-aisles, which is to be shared between each pair of duplexes (i.e., a total of two visitor parking spaces for the proposed development).
- Vehicle access to the site was examined as part of the rezoning application review process and supported by the City's Transportation Department. A single shared driveway crossing to each pair of lots is proposed from Francis Road and the drive-aisles on each pair of lots are to be shared. A legal agreement is required to be registered on Title prior to rezoning bylaw adoption to ensure that upon subdivision of the property, a reciprocal cross-access easement is registered on Title for the area of the shared drive-aisles and the shared visitor parking spaces.
- Pedestrian access from the public sidewalk to each of the front units is provided by a pathway treated with permeable pavers. Pedestrian access to each of the back units is provided via the shared drive-aisles. The use of the drive-aisles by both vehicles and pedestrians is highlighted by the proposed decorative surface treatment with permeable pavers. The entries to each of the eight units are visible from Francis Road.

### ***Open Space and Landscape Design***

- Private outdoor space is provided on-site for each of the units as follows, consistent with the guidelines in the OCP:
  - The front units have access to the front yards as well as to upper-level decks that are oriented towards Francis Road and the central shared drive-aisles (with landscape screening provided on sides open to existing adjacent lots).
  - The back units have access to rear yards at grade with patios.



- Tree retention and removal was assessed as part of the Rezoning Application review process, at which time it was determined that:
  - A hedgerow consisting of 10 cedar trees along the south property line of 6740 Francis Road, a small hedgerow on neighbouring property near the northeast corner of 6780 Francis Road, four trees on neighbouring properties (Tag # 901-904), and one street tree in the boulevard on City-owned property (Tag # 905) are to be retained and protected;
  - Two trees and two shrubs in tree form are to be removed due to poor condition and conflict with the proposed development (Tag # 885-888).

The Landscape Plan includes the proposed Tree Management Plan (Plan #2.b) showing the trees to be retained and removed.

- The Landscape Plan illustrates that a total of 11 trees are proposed to be planted and maintained on-site in the front and rear yards, which exceeds the 2:1 tree replacement ratio requirement in the OCP. This includes a mix of deciduous and coniferous trees of various sizes and species (i.e., Black Hills spruce, Vine maple, Maidenhair tree, Columnar English oak, and Black Hawthorne).
- A variety of shrubs, perennials and grasses are proposed in the Landscape Plan, including (but not limited to): Azalea, Oregon Grape, Mock Orange, Skimmia, Spiraea, David's Viburnum, Bergenia, Blue Lily Turf, Salal, Wester Sword Fern.
- The Landscape Plan requires that all soft landscaped areas be maintained with the installation of an automatic irrigation system.
- A variety of decorative paving treatments is proposed on-site to differentiate between hard-surface area uses, to provide visual interest and to assist with site permeability. Specifically, two colours and patterns of permeable pavers are proposed for the entrance pathways, shared drive-aisles and visitor parking spaces (i.e., natural and charcoal colours, and running bond and herringbone patterns), standard large square pavers are proposed for patios and broom-finished concrete paving is proposed within the carports and for maintenance pathways.
- To define the street edge and clearly distinguish between public and private open space along Francis Road, low aluminum picket fencing, with staggered pilasters and gates, is to be slightly set back from the front property line and to surround the front yards.
- Horizontal cedar privacy fencing is proposed along the side yards not abutting the shared drive-aisles and around the rear yards (not to exceed 1.8 m high).
- A preliminary exterior lighting concept is proposed, which does not cause spill over onto adjacent properties. The lighting concept includes downward-facing building-mounted lighting along building facades and at unit entries. Proposed light fixture locations are illustrated on Plan # 1.c. The Landscape Plan also shows the location of pilaster-mounted and bollard lighting (Plan # 2.d).
- To ensure that the Landscape Plan is adhered to, the applicant is required to submit a Landscaping Security in the amount of \$219,247.50 (100 per cent of a cost estimate prepared by the Registered Landscape Architect, including all materials, installation, and a 10 per cent contingency), prior to DP issuance. A legal agreement is also required to set the terms for use and release of the Landscaping Security.



### ***Architectural Form and Character***

- The design is modern with low sloping roofs and massing articulation. Small-scale elements such as covered front porches and rear unit entry canopies help to highlight main entrances and reinforce the residential character of development.
- A combination of contemporary composite lap siding and panels in a variety of muted tones with vertical wood-grained accent siding is used to provide subtle differentiation between units and duplex clusters. Specifically, the proposed colour palette consists of taupe, white, gray, burnt red, creamy yellow, black and two tones of grey.

### ***Accessible Housing***

- Each of the units in the duplexes incorporates aging-in-place features to accommodate mobility constraints associated with aging. These features include:
  - stairwell hand rails;
  - lever-type handles for plumbing fixtures and door handles; and
  - solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.
- One Convertible Unit is proposed in the front unit of “Duplex C” on “Lot 3”, which is designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of these units will require installation of a stair lift, as proposed on the drawings. The list of Convertible Unit features and floor plans are included in the Reference Plans to the DP.

### ***Sustainability***

- The applicant has submitted written confirmation from their Certified Energy Advisor that the proposed design will meet the required Energy Step Code 3 with a Low Carbon Energy System. The key technical elements that enable this performance target to be achieved include:
  - Primary air source heat pump for heating and cooling, and secondary natural gas condensing boiler for radiant heating.
  - Additional insulation in building assemblies (ceiling, exterior walls, floor, slab).
  - Triple glazed windows and doors.
  - Electric domestic hot water heating.
  - Heat recovery ventilation system.

The heat pumps for each of the front units are proposed to be located on the second-floor deck above carports near the common drive-aisles, and the heat pumps for the rear units are proposed to be tucked into a notch in the rear walls of the buildings. The project architect has submitted written confirmation that the proposed heat pumps will comply with the City’s Noise Regulation Bylaw 8856. Prior to Building Permit issuance, the applicant is required to submit written confirmation of the same from a registered acoustic consultant.

- Consistent with Zoning Bylaw requirements, an energized outlet capable of providing Level 2 Electric Vehicle charging is proposed for each of the resident vehicle parking spaces.



***Crime Prevention Through Environmental Design (CPTED)***

- The applicant has identified that the following principles of CPTED are incorporated into the proposed design:
  - The street edge is defined with low aluminum picket fencing and low planting in the front yards to provide an appropriate separation and transition from the public to private realm while maintaining visual porosity into the site
  - Extensive windows and private outdoor spaces at ground levels and upper levels along Francis Road act as “eyes on the street”, providing a sense of natural surveillance.
  - The shared drive-aisles, visitor parking areas, and unit entrances contain pedestrian-level lighting for visibility. Lighting in rear yards also provides a sense of safety and security for residents using their private outdoor spaces at night
  - Surveillance equipment will be located in the front and rear yards, providing an added layer of security.

***Site Servicing & Off-Site Improvements***

- Servicing requirements and off-site improvements to support the proposed development were identified during the Rezoning Application review process and include (but are not limited to):
  - Land dedication as well as design and construction of a new 1.5 m wide concrete sidewalk and wide treed/grass boulevard to accommodate future road widening along Francis Road.
  - Provision of water, storm sewer and sanitary sewer service connections, water meters and inspection chambers as required for each lot. A new 1.5 m wide SRW is required to be registered on Title prior to rezoning, to accommodate the servicing infrastructure located along the north property lines of the lots.
  - Additional road improvements associated with rezoning include the submission of a \$45,600.00 contribution towards the construction of a special crosswalk at the Francis Road/Minler Road intersection.
- A Servicing Agreement is required to be entered into prior to subdivision approval for the design and construction of the servicing requirements and frontage improvements.

**Conclusion**

This proposal is to develop four front-to-back duplexes on the subject site after subdivision, with vehicle access from Francis Road via shared driveway crossings.

The applicant has addressed the design issues identified through the Rezoning Application review process, as well as additional staff comments regarding site planning, urban design, architectural form and character, and landscape design identified as part of the DP application review process. The proposal as designed meets the applicable policies and design guidelines contained within the OCP, and complies with the requirements of the “ZD7” zone.

On this basis, staff recommend that the DP be endorsed, and issuance by Council be recommended.





Cynthia Lussier  
Planner 2  
(604-276-4108)

CL: js

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

The following requirements are to be completed prior to forwarding this DP application to Council for approval:

1. Receipt of a cash security or Letter-of-Credit for landscaping in the amount of \$219,247.50 (100% of a cost estimate prepared by the Registered Landscape Architect, including all materials, installation, and a 10% contingency). The applicant must enter into a legal agreement with the City that sets the terms for use and release of the landscaping security.

Prior to Subdivision\*, the applicant is required to complete the following:

- Register on title of the proposed new lots a cross-access easement for the shared driveway crossing, shared drive-aisles, and shared visitor parking spaces.
- Pay Development Cost Charges (DCCs)(City & GVS&DD), Translink DCCs, School Site Acquisition Charge, and Address Assignment Fees. The design and construction of service connections are to be dealt with through the Servicing Agreement (SA) process.
- Enter into a SA\* for the design and construction of servicing and off-site improvements, to include (but not limited to):

*Water Works*

- Using the OCP Model, there is 541 L/s of water available at 20 psi residual at the hydrant located at the north east corner of 6780 Francis Road. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- At the applicant's cost, the applicant is required to submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit designs at Building Permit stage.
- At the applicant's cost, the City will install eight (8) new water service connections (two for each duplex) off of the 300 mm AC watermain on Francis Road, complete with water meters.
- Through rezoning, the applicant must provide a 1.5 m wide SRW along the north property line of the subject properties to accommodate the new water meters.

*Storm Sewer Works*

- At the applicant's cost, the applicant is required to:
  - Inspect and confirm the condition of the storm connection lead and inspection chamber (STIC61047) located at the adjoining property line of 6740 and 6780 Francis Road using video inspection. Use the existing service connection if video inspection shows that the existing leads are in good condition.
  - Inspect and confirm the condition of the storm connection lead and inspection chamber (STIC50515) located at the north east corner of 6780 Francis Road using video inspection. Use the existing service connection if video inspection shows that the existing leads are in good condition.
  - Inspect and confirm the condition of the storm connection lead and inspection chamber (STIC61048) located at the north west corner of 6740 Francis Road using video inspection. Use the existing service connection if video inspection shows that the existing leads are in good condition.



- At the applicant's cost, the City will:
  - Cut and cap the existing south west storm service connection located at the adjoining property line of 6740 and 6780 Francis Road (STIC61047).
  - Cut and cap the south east storm service connection located at the north east corner of 6780 Francis Road (STIC50515).
  - If the existing storm service leads (STIC61047, STIC61048 & STIC50515) are found to be inadequate, install new service connections. Details shall be finalized via the SA process.
  - Through rezoning, the applicant must provide a 1.5 m wide SRW along the north property line of the subject properties to accommodate the existing storm inspection chambers.

#### *Sanitary Sewer Works*

- At the applicant's cost, the applicant is required to:
  - Not start onsite excavation or foundation construction prior to completion of rear yard sanitary works by City crews.
  - Confirm the condition of the existing sanitary service, sanitary connection lead and inspection chamber at the south east corner of 6780 Francis Road (SIC17008) using video inspection. Use the existing service connections if video inspection shows that the existing leads are in good condition.
  - Confirm the condition of the existing sanitary service, sanitary connection lead and inspection chamber at the south west corner of 6740 Francis Road (SIC3966) using video inspection. Use the existing service connections if video inspection shows that the existing leads are in good condition.
  - Additional sanitary service connection may be required at the common property line of 6740 and 6780 Francis Rd.
  - The details of the sanitary servicing shall be finalized via the SA process.
- At the applicant's cost, the City will:
  - Install new service connections as per the approved SA design.

#### *Frontage Improvements*

- The applicant is required to coordinate with BC Hydro, Telus, and other private communication service and utility providers:
  - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
  - To determine if above-ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These should be located on-site.
  - To underground overhead service lines
- The applicant is required to review street lighting levels along all frontages, and upgrade as required.
- The applicant is required to complete other frontage improvements as per the following City Transportation Department requirements:
  - Remove the existing sidewalk and construct a new 1.5 m wide concrete sidewalk next to the new property line.
  - Construct a new grass/tree boulevard over the remaining width between the new sidewalk and the existing south curb of Francis Road. The cross-section of the frontage improvements, measuring from north to south, are to include:
    - Existing south curb of Francis road.
    - 2.0 m wide grass boulevard with no tree planting (this area is slated for future road widening).
    - 1.5 m wide landscaped boulevard with street trees.
    - 1.5 m wide concrete sidewalk.
    - New north property line of the subject site.
    - 1.5 m wide utility SRW.

Note that, through rezoning, a 2.0 m wide road dedication is required for future road widening and an additional 0.1 m wide dedication is required to meet the required frontage improvements.



- Account for the following other frontage improvements:
  - Tree planting is to be restricted to the 1.5 m wide strip of the boulevard immediately next to the new sidewalk. The 2.0 m wide boulevard behind the fronting Francis Road south curb is to be kept free of any tree planting.
  - The new sidewalk and boulevard are to transition to meet the existing frontage treatments to the east and west of the subject site. The transition sections are to be placed beyond the subject site's east and west frontages and are not to be constructed with angular turns.
  - All existing driveway crossings along Francis Road are to be closed permanently. The applicant is responsible for the removal of the existing driveway letdowns and the replacement with barrier curb/gutter, boulevard and concrete sidewalk per standards described under in this *Frontage Improvements* section.
  - New driveway crossings to the site must be constructed to City design standards.
  - Consult City Parks Department on the requirements for tree protection/placement including tree species and spacing as part of the frontage works.
  - All above-ground hydro/telephone kiosks and other third party equipment must not be placed within any frontage works area including sidewalk and boulevard.

#### *General Items*

- The applicant is required to:
  - Provide, prior to start of site preparation works, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
  - Provide a video inspection report of the existing storm sewers along the Francis Road frontage and the existing sanitary lines along the south property line prior to start of site preparation works. A follow-up video inspection, complete with a civil engineer's signed and sealed recommendation letter, is required after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities and provide recommendations to retain, replace, or repair. Any utilities damaged by the pre-load, de-watering, or other ground preparation shall be replaced or repaired at the applicant's cost.
  - Conduct pre/post-preload elevation surveys of all surrounding roads, utilities, and structures. Any damage, nuisance, or other impact to be repaired at the applicant's cost. The post-preload elevation survey shall be incorporated within the SA design.
  - Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
  - Not encroach into City SRWs with any proposed trees, retaining walls, or other non-removable structures.
  - Enter into, if required, additional legal agreements, as determined via the subject development's SAs and/or DPs and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

Prior to Building Permit\* issuance, the applicant is required to complete the following:

- Submission of written confirmation (signed and sealed) from a registered acoustic consultant that noise associated with heat pump operation will comply with the City's Noise Regulation Bylaw.
- Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or DP Application processes.
- Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site. Tree protection fencing must be



installed to City standard as per the City's Tree Protection Information Bulletin Tree-03, and must remain in place until construction and landscaping on-site is completed.

- 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.
- If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
- 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.

\* This requires a separate application.

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

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

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

- 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 contain 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.









**Development Application Data Sheet**  
Development Applications Department

**DP 21-941827**

Address: 6740, 6780 Francis Road

Applicant: Vivid Green Architecture Inc.

Owner: Ding City Development Inc.

Planning Area(s): Blundell

	<b>Existing</b>	<b>Proposed</b>
<b>Site Area:</b>	Approximately 2,080 m <sup>2</sup>	Lot 1: Approximately 499 m <sup>2</sup> Lot 2: Approximately 499 m <sup>2</sup> Lot 3: Approximately 499 m <sup>2</sup> Lot 4: Approximately 499 m <sup>2</sup> after road dedication
<b>Land Uses:</b>	Vacant Lots	Four Duplexes (one per lot)
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Zoning:</b>	Single Detached (RS1/E)	Two-Unit Dwellings (ZD7) – Francis Road (Blundell)
<b>Number of Units:</b>	Vacant Lots	Eight

	<b>Bylaw Requirement</b>	<b>Proposed Lot 1</b>	<b>Variance</b>
Floor Area Ratio:	The lesser of 0.60 or 334.5 m <sup>2</sup> per lot	0.60	None Permitted
Buildable Floor Area (Net):	299 m <sup>2</sup>	299 m <sup>2</sup>	
Lot Coverage – Buildings:	Max. 45%	41%	None
Lot Coverage – Buildings, structures, and non-porous surfaces:	Max. 70%	55%	None
Lot Coverage – Live Landscaping:	Min. 20%	22%	None
Setback – Front Yard:	Min. 6.0 m	6.0 m	None
Setback – Side Yard (west):	Min. 1.2 m	1.2 m	None
Setback – Side Yard (east):	Min. 1.2 m	1.55 m	None
Setback – Rear Yard:	The greater of: • 6.0 m; or • 20% of total lot depth (9.9134 m) for max 60% of first storey rear wall and 25% of total lot depth for min 40% of first storey rear wall and all of the upper storey; to a max of 10.70 m.	• 9.92 m for 60% of first storey wall; and • 10.70 m for 40% of first storey wall and all of the upper storey	None



Building Height (m):	9.0 m (pitched roof) 7.5 m (flat roof)	6.9 m	None
Minimum Lot Size:	464.5 m <sup>2</sup>	Approximately 499 m <sup>2</sup>	None
Vehicle Parking Spaces – Resident:	2 spaces/unit (4 per lot; 16 total for the development)	2 spaces/unit	None
Vehicle Parking Spaces – Visitor:	0.2 spaces/unit (1 per lot; which can be shared between more than two dwelling units on an arterial road)	1 space (shared with Lot 2)	None
Vehicle Parking Space Size:	Min. 50% Standard Spaces as per dimensions in ZC7 zone (2 per lot; 8 Standard Spaces total for the development)	50% Standard Spaces (2 per lot)	None

	Bylaw Requirement	Proposed Lot 2	Variance
Floor Area Ratio:	The lesser of 0.60 or 334.5 m <sup>2</sup> per lot	0.60	None Permitted
Buildable Floor Area (Net):	299 m <sup>2</sup>	299 m <sup>2</sup>	
Lot Coverage – Buildings:	Max. 45%	42%	None
Lot Coverage – Buildings, structures, and non-porous surfaces:	Max. 70%	54%	None
Lot Coverage – Live Landscaping:	Min. 20%	23%	None
Setback – Front Yard:	Min. 6.0 m	6.0 m	None
Setback – Side Yard (west):	Min. 1.2 m	1.55 m	None
Setback – Side Yard (east):	Min. 1.2 m	1.2 m	None
Setback – Rear Yard:	The greater of: <ul style="list-style-type: none"> <li>• 6.0 m; or</li> <li>• 20% of total lot depth (9.9134 m) for max 60% of first storey rear wall and 25% of total lot depth for min 40% of first storey rear wall and all of the upper storey; to a max of 10.70 m.</li> </ul>	<ul style="list-style-type: none"> <li>• 9.92 m for 60% of first storey wall; and</li> <li>• 10.70 m for 40% of first storey wall and all of the upper storey</li> </ul>	None
Building Height (m):	9.0 m (pitched roof) 7.5 m (flat roof)	7.0 m	None
Minimum Lot Size:	464.5 m <sup>2</sup>	Approximately 499 m <sup>2</sup>	None
Vehicle Parking Spaces – Resident:	2 spaces/unit (4 per lot; 16 total for the development)	2 spaces/unit	None



Vehicle Parking Spaces – Visitor:	0.2 spaces/unit (1 per lot; which can be shared between more than two dwelling units on an arterial road)	1 space (shared with Lot 1)	None
Vehicle Parking Space Size:	Min. 50% Standard Spaces as per dimensions in ZC7 zone (2 per lot; 8 Standard Spaces total for the development)	50% Standard Spaces (2 per lot)	None

	Bylaw Requirement	Proposed Lot 3	Variance
Floor Area Ratio:	The lesser of 0.60 or 334.5 m <sup>2</sup> per lot	0.60	None Permitted
Buildable Floor Area (Net):	299 m <sup>2</sup>	299 m <sup>2</sup>	
Lot Coverage – Buildings:	Max. 45%	42%	None
Lot Coverage – Buildings, structures, and non-porous surfaces:	Max. 70%	54%	None
Lot Coverage – Live Landscaping:	Min. 20%	23%	None
Setback – Front Yard:	Min. 6.0 m	6.0 m	None
Setback – Side Yard (west):	Min. 1.2 m	1.2 m	None
Setback – Side Yard (east):	Min. 1.2 m	1.55 m	None
Setback – Rear Yard:	The greater of: <ul style="list-style-type: none"> <li>• 6.0 m; or</li> <li>• 20% of total lot depth (9.9134 m) for max 60% of first storey rear wall and 25% of total lot depth for min 40% of first storey rear wall and all of the upper storey; to a max of 10.70 m.</li> </ul>	<ul style="list-style-type: none"> <li>• 9.92 m for 60% of first storey wall; and</li> <li>• 10.70 m for 40% of first storey wall and all of the upper storey</li> </ul>	None
Building Height (m):	9.0 m (pitched roof) 7.5 m (flat roof)	6.9 m	None
Minimum Lot Size:	464.5 m <sup>2</sup>	Approximately 499 m <sup>2</sup>	None
Vehicle Parking Spaces – Resident:	2 spaces/unit (4 per lot; 16 total for the development)	2 spaces/unit	None
Vehicle Parking Spaces – Visitor:	0.2 spaces/unit (1 per lot; which can be shared between more than two dwelling units on an arterial road)	1 space (shared with Lot 4)	None



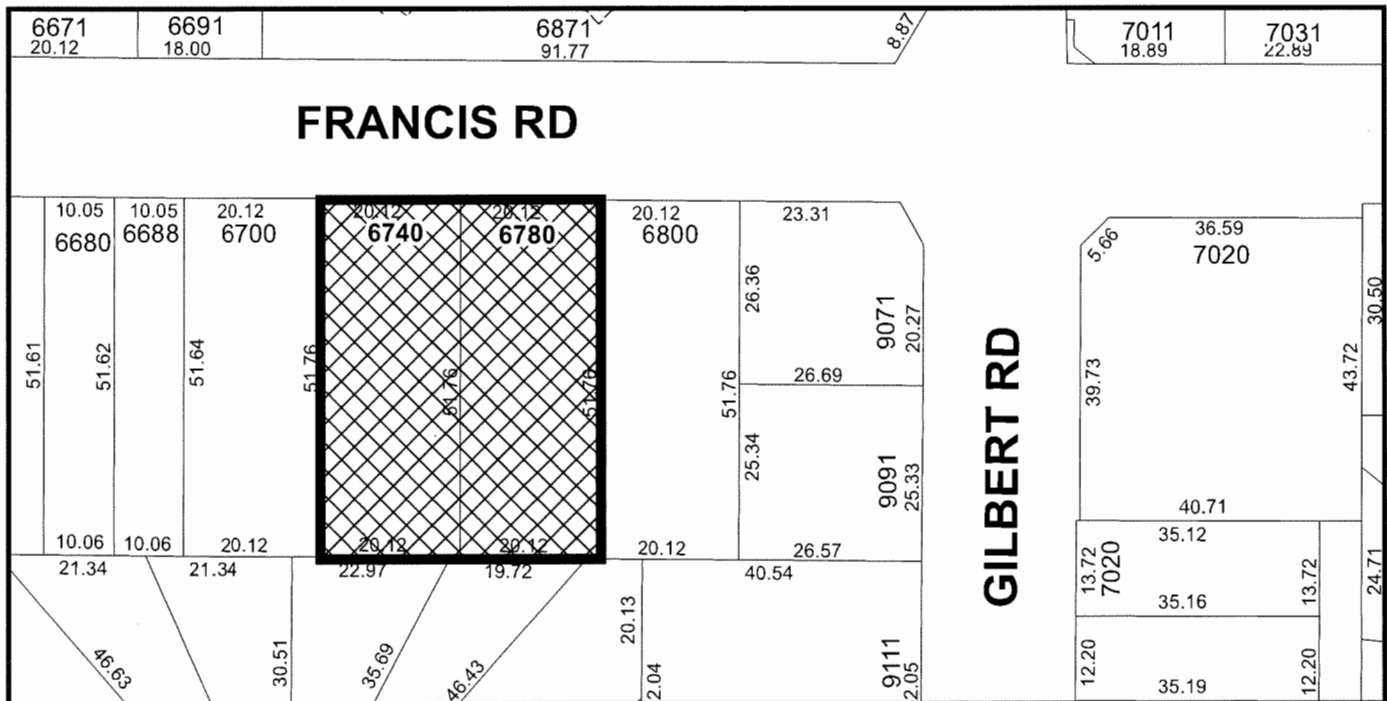
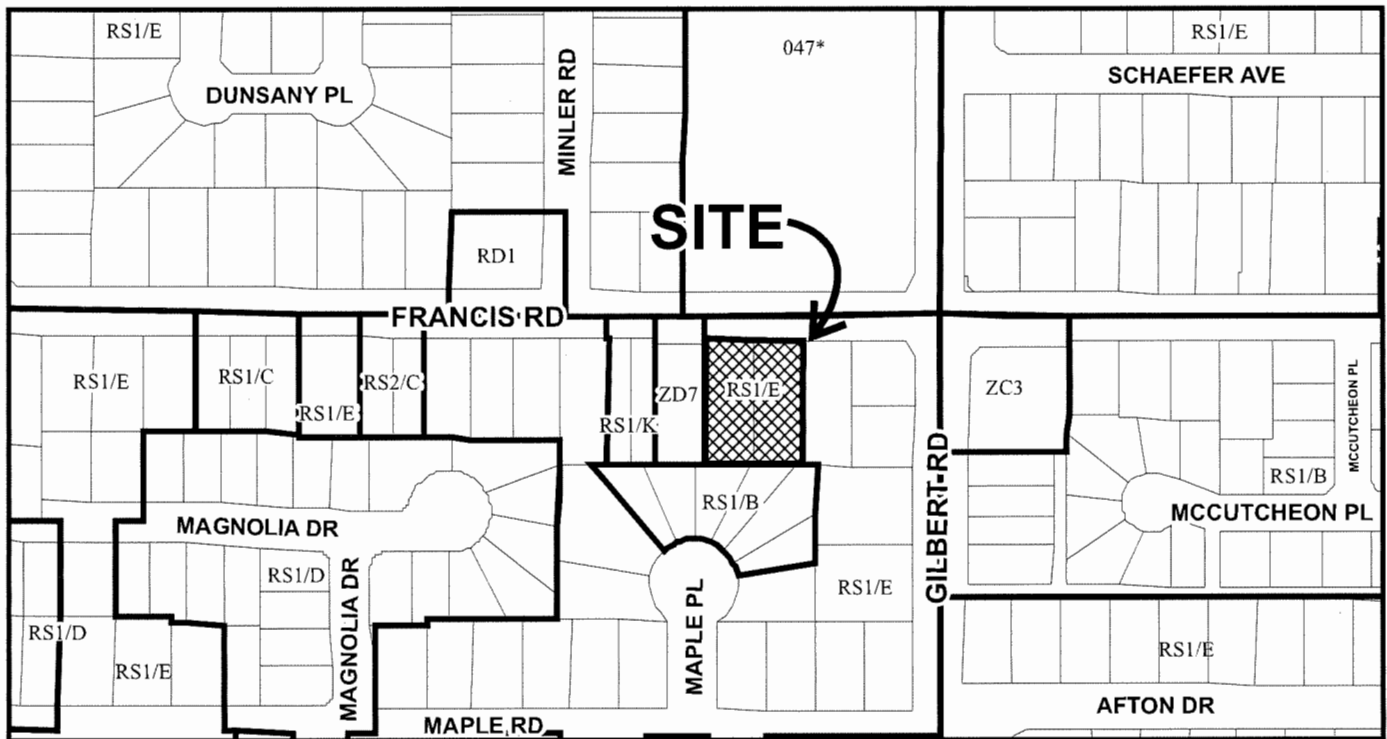
Vehicle Parking Space Size:	Min. 50% Standard Spaces as per dimensions in ZC7 zone (2 per lot; 8 Standard Spaces total for the development)	50% Standard Spaces (2 per lot)	None
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	Bylaw Requirement	Proposed Lot 4	Variance
Floor Area Ratio:	The lesser of 0.60 or 334.5 m <sup>2</sup> per lot	0.60	None Permitted
Buildable Floor Area (Net):	299 m <sup>2</sup>	299 m <sup>2</sup>	
Lot Coverage – Buildings:	Max. 45%	42%	None
Lot Coverage – Buildings, structures, and non-porous surfaces:	Max. 70%	55%	None
Lot Coverage – Live Landscaping:	Min. 20%	22%	None
Setback – Front Yard:	Min. 6.0 m	6.0 m	None
Setback – Side Yard (west):	Min. 1.2 m	1.55 m	None
Setback – Side Yard (east):	Min. 1.2 m	1.2 m	None
Setback – Rear Yard:	The greater of: <ul style="list-style-type: none"> <li>• 6.0 m; or</li> <li>• 20% of total lot depth (9.9134 m) for max 60% of first storey rear wall and 25% of total lot depth for min 40% of first storey rear wall and all of the upper storey; to a max of 10.70 m.</li> </ul>	<ul style="list-style-type: none"> <li>• 9.92 m for 60% of first storey wall; and</li> <li>• 10.70 m for 40% of first storey wall and all of the upper storey</li> </ul>	None
Building Height (m):	9.0 m (pitched roof) 7.5 m (flat roof)	6.9 m	None
Minimum Lot Size:	464.5 m <sup>2</sup>	Approximately 499 m <sup>2</sup>	None
Vehicle Parking Spaces – Resident:	2 spaces/unit (4 per lot; 16 total for the development)	2 spaces/unit	None
Vehicle Parking Spaces – Visitor:	0.2 spaces/unit (1 per lot; which can be shared between more than two dwelling units on an arterial road)	1 space (shared with Lot 3)	None
Vehicle Parking Space Size:	Min. 50% Standard Spaces as per dimensions in ZC7 zone (2 per lot; 8 Standard Spaces total for the development)	50% Standard Spaces (2 per lot)	None





# City of Richmond



**DP 21-941827**  
**SCHEDULE "A"**

Original Date: 10/21/21

Revision Date: 02/20/24

Note: Dimensions are in METRES





# City of Richmond

## Development Permit

**No. DP 21-941827**

To the Holder: Vivid Green Architecture Inc.  
(on behalf of Ding City Development Inc.)

Property Address: 6740, 6780 Francis Road

Address: # 1141-11871 Horseshoe Way  
Richmond BC V7A 5H5

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1.a to #3.g attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$219,247.50 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.



## Development Permit

No. DP 21-941827

To the Holder: Vivid Green Architecture Inc.  
(on behalf of Ding City Development Inc.)

Property Address: 6740, 6780 Francis Road

Address: # 1141-11871 Horseshoe Way  
Richmond BC V7A 5H5

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

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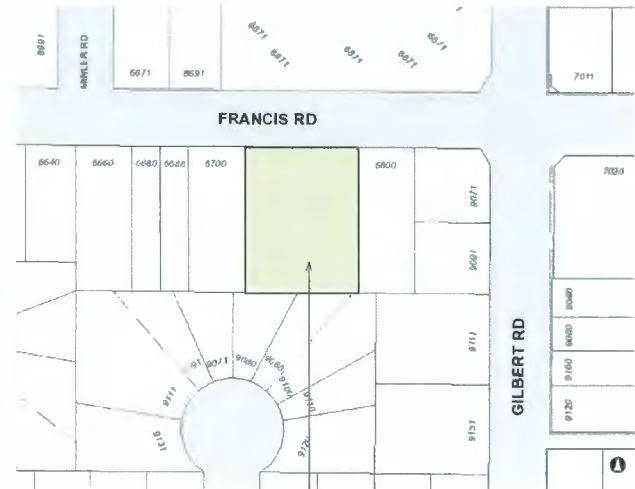
MAYOR



# Two-Unit Dwellings - Dev. Permit

6740-6780 FRANCIS ROAD, RICHMOND, BC.

FRANCIS ROAD, RICHMOND, BC.	
KEY NAME	DESCRIPTION
1. Civic Address	6740(Lot3)-6780(Lot2) FRANCIS ROAD, RICHMOND, BC.
2. Legal Description - Lot 2	Lot 2, Block 4N, Plan NWP14934, Section 30, Range 6 W, New Westminster Land District
3. Legal Description - Lot 3	Lot 3, Block 4N, Plan NWP14934, Section 30, Range 6 W, New Westminster Land District
4. PID - Lot 2	004-910-796
5. PID - Lot 3	010-027-998
6. Application Description	Development of 8 Duplex Units
7. Existing Zoning	RS1/E (SINGLE DETACHED)
8. Proposed Zoning	TWO-UNIT DWELLINGS (ZD7) - FRANCIS ROAD (BLUNDELL)
9. OCP Land Use	Neighborhood Residential
10. Area Plan	New Westminster Land District
12. Pre-dedication Lot Area	2078.34 m <sup>2</sup> (22371.06 ft <sup>2</sup> )
13. Post-dedication Lot Area	1995.50 m <sup>2</sup> (21479.35 ft <sup>2</sup> )



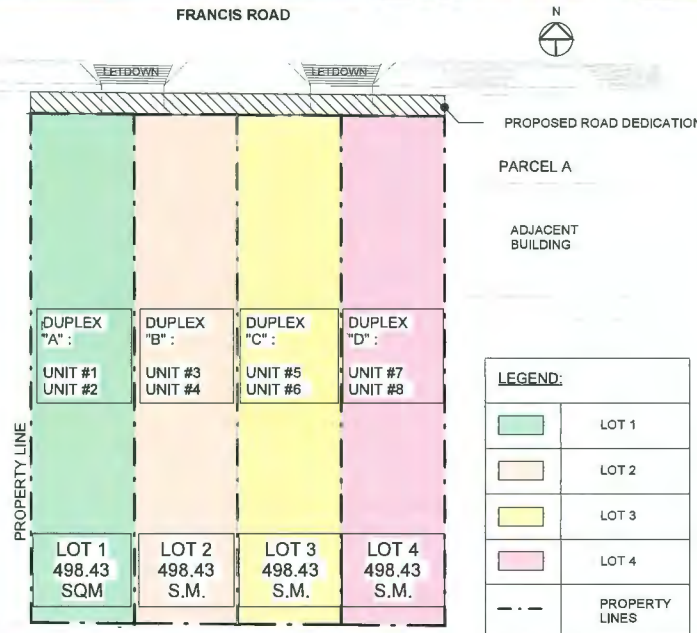
LOCATION MAP

6740-6780 FRANCIS ROAD,  
RICHMOND

PROJECT DATA:		
CIVIC ADDRESS: 6740 & 6780 FRANCIS ROAD, RICHMOND, BC.		LEGAL DESCRIPTION
APPLICATION DESCRIPTION: 8 DUPLEX (2 STOREY)		
LOT AREA: 6740 FRANCIS RD: 1,039 S.M. 6780 FRANCIS RD: 1,039 S.M.	NET LOT AREA PROPOSED: LOT1: 498.43 S.M. LOT2: 498.43 S.M. LOT3: 498.43 S.M. LOT4: 498.43 S.M.	LOT 3 SEC 30 BLK4N RG6W PL NWP 14934
		LOT 2 SEC 30 BLK4N RG6W PL NWP 14934
ROAD DEDICATION AREA: 6740 FRANCIS RD: 42.14 S.M. 6780 FRANCIS RD: 42.14 S.M.		
ZONING:	EXISTING	PROPOSED
	SINGLE DETACHED (RS1/E)	TWO-UNIT DWELLINGS (ZD7) - FRANCIS RD (BLUNDELL)
FLOOR AREA:	ALLOWED	PROPOSED
	THE LESSER OF 0.60 FAR OR 334.5 S.M.	LOT1: 0.60 298.37 S.M. 3212 SQ.F LOT2: 0.60 297.98 S.M. 3207 SQ.F LOT3: 0.60 299.01 S.M. 3218 SQ.F LOT4: 0.60 299.03 S.M. 3219 SQ.F
EXEMPTION	UP TO 10 SQM OF FLOOR AREA WITH A CEILING HEIGHT EXCEEDS 5.0 M.FOR INTERIOR OR STAIRCASE PURPOSES	UP TO 10 SQM OF FLOOR AREA WITH A CEILING HEIGHT EXCEEDS 5.0 M.FOR INTERIOR OR STAIRCASE PURPOSES
LOT COVERAGE	45%	LOT1: 41% 201.83 S.M. 2011.45 SQ.F LOT2: 42% 207.43 S.M. 2008.21 SQ.F LOT3: 42% 205.98 S.M. 2014.44 SQ.F LOT4: 42% 207.53 S.M. 2024.03 SQ.F
HEIGHT	BUILDING HEIGHT SHOULD NOT EXCEED 9.0 M (OR 7.5 M FOR FLAT ROOF)	PROPOSED: 7.0 M
SETBACKS FROM	SIDE LOT LINE	REQUIRED: 1.2 M
	FRONT LOT LINE	REQUIRED: 6.0 M
	REAR LOT LINE	20% OF LOT DEPTH AFTER ROAD DEDICATION (49.567 m) = 9.9134 m FOR MAX 60% OF FIRST STORY REAR WALL; AND 25% OF LOT DEPTH AFTER ROAD DEDICATION = 10.70 m FOR MIN 40% OF FIRST STORY REAR WALL AND ALL OF THE 2ND STORY
VEHICLE PARKING Zoning Bylaw 8500 : 7, Parking and Loading	2.0 PARKING SPACES REQUIRED PER DWELLING UNIT (1 SMALL + 1 STANDARD)	Lot 1: 4 parking spaces total (2small+2standard) 0.4 (rounds up to 1 space, shared with Lot 2)
*Table 7.7.2.1 Residential Use Parking Requirements	0.2 VISITOR PARKING SPACES PER DWELLING UNIT WHICH ARE PERMITTED TO BE SHARED BETWEEN TWO ADJACENT LOTS HAVING SHARED ACCESS.	Lot 2: 4 parking spaces total (2small+2standard) 0.4 (rounds up to 1 space, shared with Lot 1)
	EACH RESIDENT PARKING SPACE TO BE SUPPLIED WITH AN ENERGIZED OUTLET CAPABLE OF PROVIDING LEVEL 2 CHARGING OR HIGHER TO EACH PARKING SPACE AT A PERFORMANCE LEVEL OF AT LEAST 12 KWH WITHIN A MAX 8-HOUR PERIOD	Lot 3: 4 parking spaces total (2small+2standard) 0.4 (rounds up to 1 space, shared with Lot 4)
		Lot 4: 4 parking spaces total (2small+2standard) 0.4 (rounds up to 1 space, shared with Lot 3)
		ELECTRIC VEHICLE CHARGING SERVICE TO BE PROVIDED

ENERGY SUMMARY	
Envelope Components	
Floor Ceiling	11 7/8" TJI @ 16" O.C. with 2 lb spray foam full cavity
Deck	2 x 10 @ 16" O.C. with 2 lb spray foam full cavity
Exterior Walls	2 x 6 @ 16" O.C. with R 24 batt + 1" continuous exterior Roxul insulation
Floors over Unheated	11 7/8" TJI @ 16" O.C. with R 40 batt
Slab	3" XPS under slab full area and slab edge thermal break
Windows and Glazed Doors	Triple Glazed, Vinyl Framed, U-1.05 SHGC 0.36
Solid Core Doors	Fiberglass polystyrene core
Airtightness	2.5 ACH @ 50 Pa
Mechanical Components	
Primary Heating System	Air source heat pump; min 2.5 COP for heating and 14 SEER for cooling
Secondary Heating System	Natural gas condensing boiler for radiant heat; min 95% AFUE
Domestic Hot Water	Electric domestic hot water tank; min 0.85 EF
Ventilation System	HRV flow rate 60 CFM per unit; min 70% SRE @ 0°C

LOT 4  
ADJACENT  
BUILDING



	BEFORE DEDICATION	AFTER DEDICATION
LOT1	519.5 SM (5,591.85 SF)	498.43 SM (5,365.05 SF)
LOT2	519.5 SM (5,591.85 SF)	498.43 SM (5,365.05 SF)
LOT3	519.5 SM (5,591.85 SF)	498.43 SM (5,365.05 SF)
LOT4	519.5 SM (5,591.85 SF)	498.43 SM (5,365.05 SF)

REQUIRED	PROPOSED
Minimum Floor Area Of Each Unit: 125.4 m2	Unit #1 146.22 m2
Maximum Floor Area Of Each Unit: 183.9 m2	Unit #2 152.15 m2
	Unit #3 144.73 m2
	Unit #4 153.25 m2
	Unit #5 145.66 m2
	Unit #6 153.35 m2
	Unit #7 143.71 m2
	Unit #8 155.31 m2
Total Floor Area Of All Units:	1194.39 m2

AGING IN PLACE MEASURES (ALL UNITS)
- Stairwell handrails
- Lever-type handles for plumbing fixtures and door handles; and
- Solid blocking in washroom walls for future grab bar installation beside toilet, bathtub, and shower.

## PROJECT DIRECTORY

**CLIENT:**  
DING CITY DEVELOPMENT INC.  
Contact: GUI HUI YAO (and HARRY LI)  
email: dingcity@outlook.com  
and/or  
HIGH INTEGRITY CONSTRUCTION LTD.  
Contact: SIMON CHENG ZHU  
Tel: (778)- 877-2046  
email: simon19840219@gmail.com

**ARCHITECT:**  
VIVID GREEN ARCHITECTURE INC.  
1141-11871 HORSESHOE WAY  
RICHMOND, BC  
Contact: ROSA SALCIDO, Architect AIBC  
Tel: (778)- 389-4904  
email: rsalcido@vividgreenarchitecture.com

**CIVIL:**  
EFINITY ENGINEERING CONSULTING LTD.  
Contact: JOSEPH YANG, P.Eng.  
Tel: (604)- 729-0585  
email: efinityconsulting@gmail.com

**LANDSCAPE:**  
PD GROUP LANDSCAPE ARCHITECT LTD.  
209-980 West 1st., North Vancouver  
Contact: DAVID ROSE, Principal  
Tel: (604)- 904-9303  
email: david@pdgla.ca

**ARBORIST:**  
FROGGERS CREEK TREE CONSULTANTS  
7763 MCGREGOR AVENUE, BURNABY  
Contact: GLEN MURRAY  
Tel: (604)- 721-6002  
email: glenn@froggerscreek.ca

**ENERGY:**  
VANTAGE ENERGY SOLUTIONS INC.  
Contact: Todd Xue  
Tel: 7788983296  
email: txue999@gmail.com

DRAWING LIST	
Sheet Number	Sheet Name
A100	COVER PAGE
A101	SITE PLAN, SETBACKS
A103	CAR TURNING PATH
A104	LEVEL 1 DUPLEX A&B
A105	LEVEL 1 DUPLEX C&D
A106	LEVEL 2 DUPLEX A&B
A107	LEVEL 2 DUPLEX C&D
A108	ROOF PLAN DUPLEX A&B
A109	ROOF PLAN DUPLEX C&D
A110	AREA PLANS
A111	LOT COVERAGE PLAN
A112	PRIVATE OUTDOOR SPACE PLAN
A113	CONVERTIBLE UNIT
A114	INITIAL LIGHTING CONCEPT
A201	ELEVATIONS
A202	ELEVATIONS
A203	ELEVATIONS
A204	ELEVATIONS
A205	ELEVATIONS
A301	SECTIONS
A302	SECTIONS
A403	SHADOW STUDY
A501	STREETSCAPE
A502	3D VIEW
A503	3D VIEW
A504	3D VIEW
A505	DESIGN PROGRESS DIAGRAM
A701	TRAVEL DISTANCES

DP 21-941827  
PLAN # 1.a  
FEB 23 2024

Francis Road Two-Unit  
Dwellings

6740&6780 Francis Road, Richmond, BC

ARCHITECTURAL

COVER PAGE

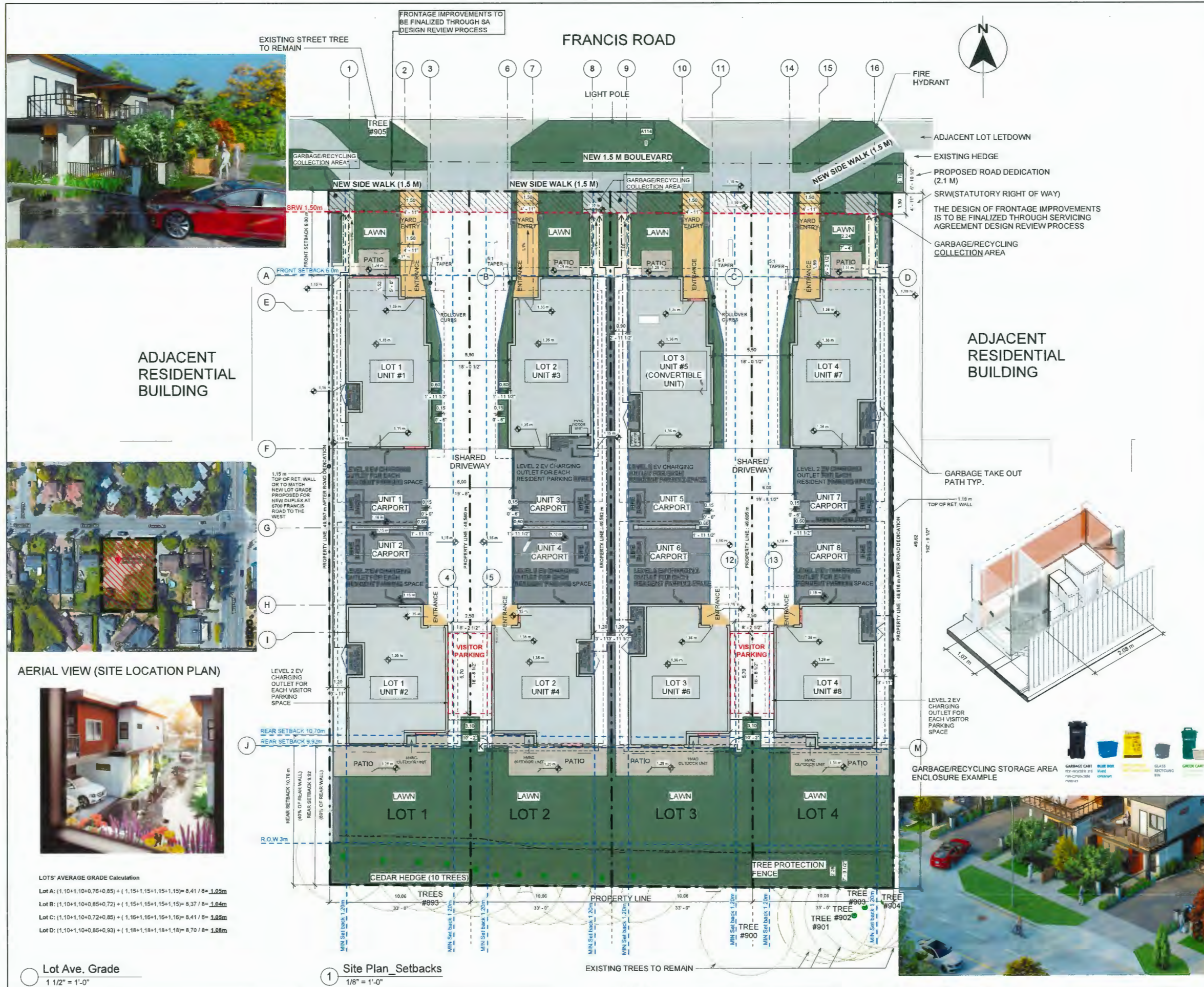
DESIGNED: RS  
DRAWN: SD  
SCALE: AS INDICATED  
DATE: 04.15.2019

FEB 23 2024

1817FRA A100

1817FRA A100





### LOTS' AVERAGE GRADE Calculation

Lot A:  $(1.10+1.10+0.76+0.85) + (1.15+1.15+1.15+1.15) = 8.41 / 8 = \underline{1.05m}$

Lot B:  $(1.10+1.10+0.85+0.72) + (1.15+1.15+1.15+1.15) = 8.37 / 8 = \underline{1.04m}$

**Lot C:**  $(1.10+1.10+0.72+0.85) + (1.16+1.16+1.16+1.16) = 8.41 / 8 = \underline{1.05m}$

Lot D:  $(1.10+1.10+0.85+0.93) + (1.18+1.18+1.18+1.18) = 8.70 / 8 = \underline{1.09m}$

Lot Ave. Grade  
1 1/2" = 1'-0"

1 Site Plan\_Setbacks  
1/8" = 1'-0"

EXISTING TREES TO REMAIN

GARBAGE/RECYCLING STORAGE AREA  
ENCLOSURE EXAMPLE



FRANCIS ROAD

LIGHT POLE

— FIRE  
HYDRANT

← ADJACENT LOT LETDOWN

← EXISTING HEDGE

1/2" ← PROPOSED ROAD DEDICATION

(2.1 M)

SRM (STATUTORY RIGHT OF WAY)

THE DESIGN OF FRONTAGE IMPROVEMENTS  
IS TO BE FINALIZED THROUGH SERVICING  
AGREEMENT DESIGN REVIEW PROCESS

**GARBAGE/RECYCLING  
COLLECTION AREA**

ADJACENT  
RESIDENTIAL  
BUILDING

ADJACENT  
RESIDENTIAL  
BUILDING

— GARBAGE TAKE OUT  
PATH TYP.

**DP 21-941827**  
**PLAN # 1.b**  
**FEB 23 2024**

1	$z_1 = 1 - i$	Residue at $z_1 = 1 - i$	3i	0
2	$z_2 = 1 + i$	Residue at $z_2 = 1 + i$	2i	0
3	$z_3 = 0 = 0 + 0i$	Residue at $z_3 = 0$	0	PS
4	$z_4 = 0 = 0 + 0i$	Residue at $z_4 = 0$	0	PS
5	$z_5 = 0 = 0 + 0i$	Residue at $z_5 = 0$	0	PS

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Francis Road Two-Unit  
Dwellings

6740&amp;6780 Francis Road, Richmond, BC

ARCHITECTURAL

SITE PLAN SETBACKS

DESIGNED:	RS
DRAWN:	RA
SCALE:	As indicated
DATE:	04.15.2019

FEB 73 2023

18 SEP

A101

24-06-08 7:57:14 PM	1030 H	Users\vc\Documents\151795A_0740-1780_Fig.4s_Road_Elightend_Ceinted.tif	151795A_VGA.UserData
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**DP 21-941827**  
**PLAN # 1.c**  
**FEB 23 2024**

1	21-11871-1	Division 21	21-11871-1	21-11871-1
2	21-11871-2	Division 21	21-11871-2	21-11871-2
3	21-11871-3	Division 21	21-11871-3	21-11871-3
4	21-11871-4	Division 21	21-11871-4	21-11871-4
5	21-11871-5	Division 21	21-11871-5	21-11871-5
6	21-11871-6	Division 21	21-11871-6	21-11871-6
7	21-11871-7	Division 21	21-11871-7	21-11871-7
8	21-11871-8	Division 21	21-11871-8	21-11871-8
9	21-11871-9	Division 21	21-11871-9	21-11871-9
10	21-11871-10	Division 21	21-11871-10	21-11871-10

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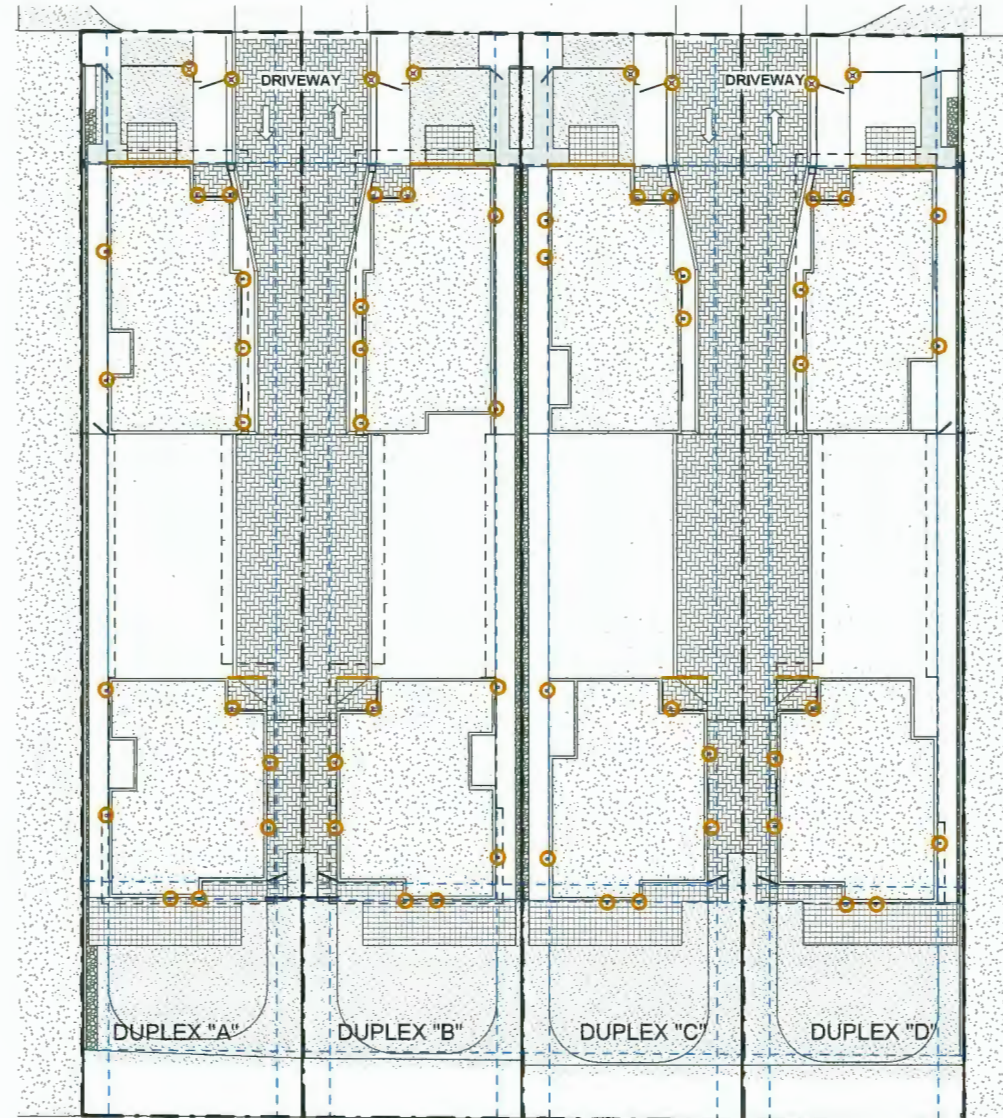
Francis Road Two-Unit Dwellings

6740&6780 Francis Road, Richmond, BC

ARCHITECTURAL

INITIAL LIGHTING CONCEPT

DESIGNED	BY	SEAL
DRAWN	BY	
SCALE	As Indicated	
DATE	24-JUN-2019	
REV	29-2023	
PROJECT NO.	1817FRA	PROJECT NO.
	A114	

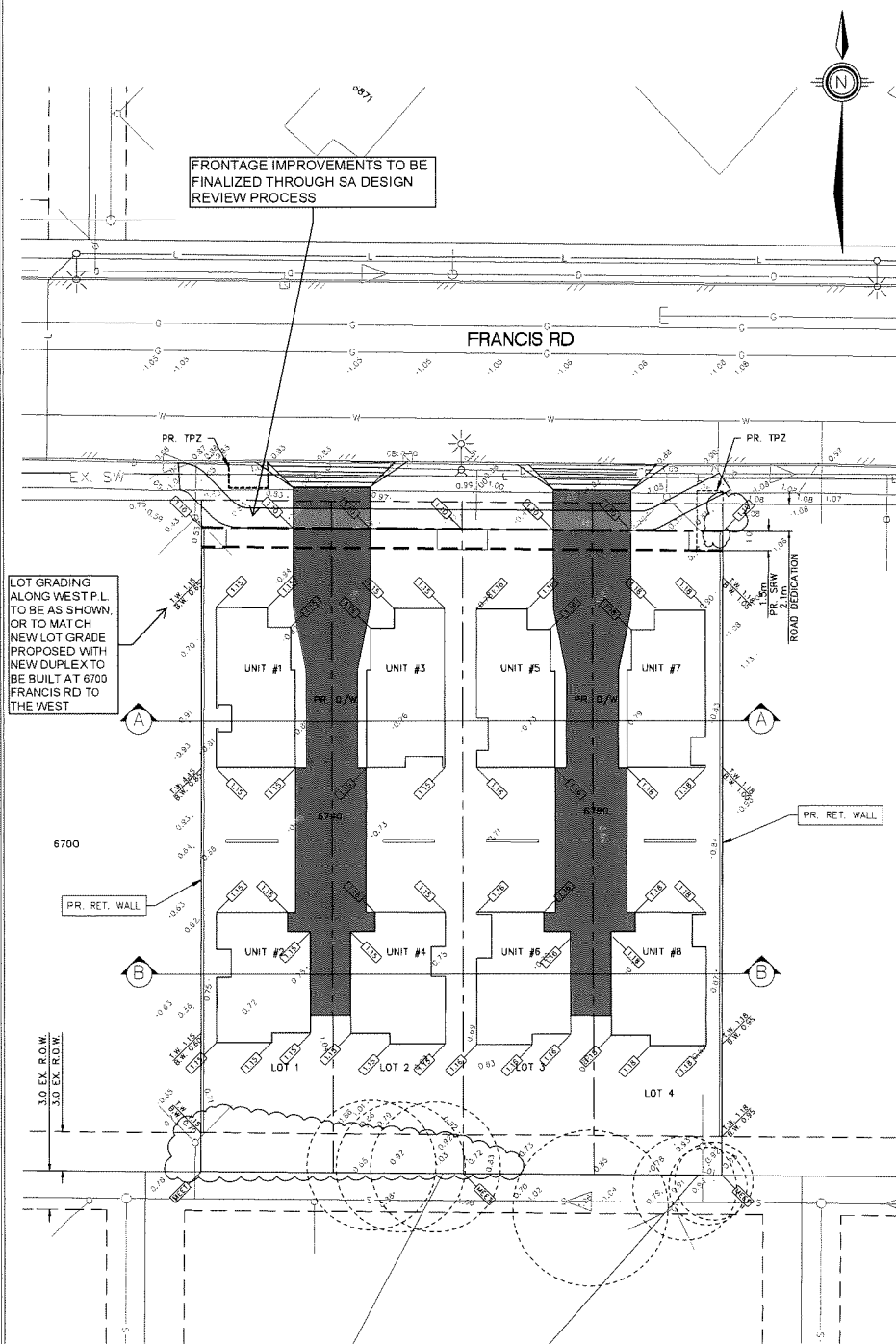


2 LIGHTING IN SITEPLAN  
1" = 10'-0"

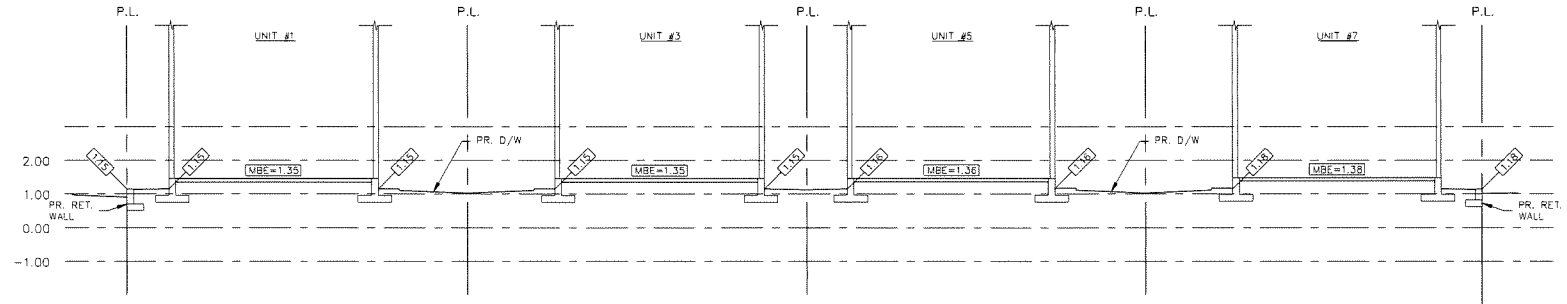


1 INITIAL LIGHTING CONCEPT  
1/4" = 1'-0"

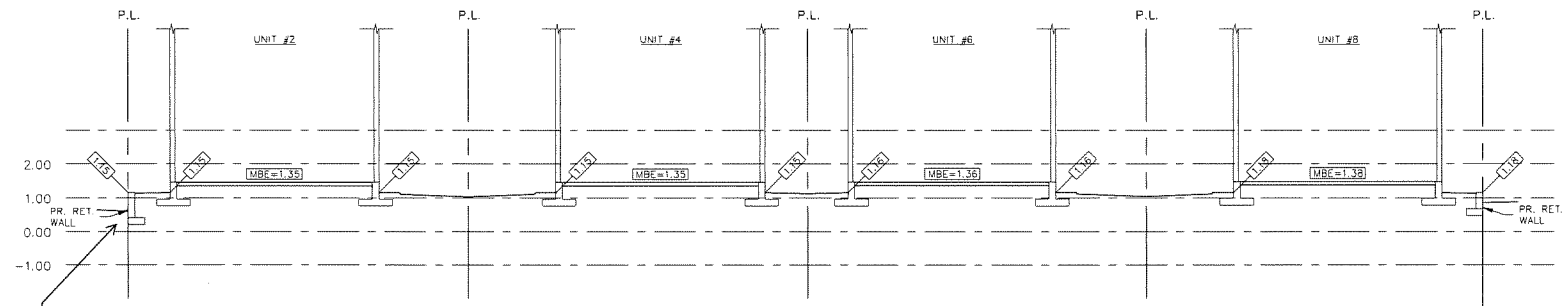




PLAN  
SCALE 1:250



SECTION 'A-A'  
SCALE 1:100

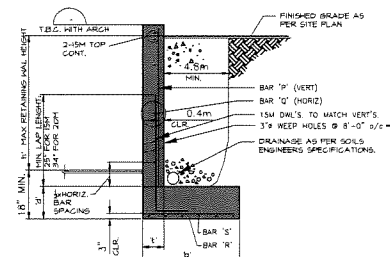


SECTION 'B-B'  
SCALE 1:100

LOT GRADING ALONG WEST P.L. TO BE AS SHOWN, OR TO MATCH NEW LOT GRADE PROPOSED WITH NEW DUPLEX TO BE BUILT AT 6700 FRANCIS RD TO THE WEST

PR. ELEVATION  
PR. RET. WALL

PR. BACKFILL  
AVG. EX. GRADE: 0.88m  
PR. FINAL GRADE: 1.15m  
PR. BACKFILL VOLUME: 506m<sup>3</sup>



RETAINING WALL SCHEDULE									
DIMENSIONS					REINFORCEMENT				
N	1	3	1	1	BAR 10	BAR 12	BAR 10	BAR 12	BAR 10
1	0	3	0	1	2	2	2	2	2
2	0	3	0	1	2	2	2	2	2
3	0	3	0	1	2	2	2	2	2
4	0	3	0	1	2	2	2	2	2
5	0	3	0	1	2	2	2	2	2
6	0	3	0	1	2	2	2	2	2
7	0	3	0	1	2	2	2	2	2
8	0	3	0	1	2	2	2	2	2
9	0	3	0	1	2	2	2	2	2

TYPICAL RETAINING WALL DETAIL

DP 21-941827  
PLAN # 1.d  
FEB 23 2024

City of Richmond  
6911 NO. 3 ROAD RICHMOND B.C. V6V 2C1

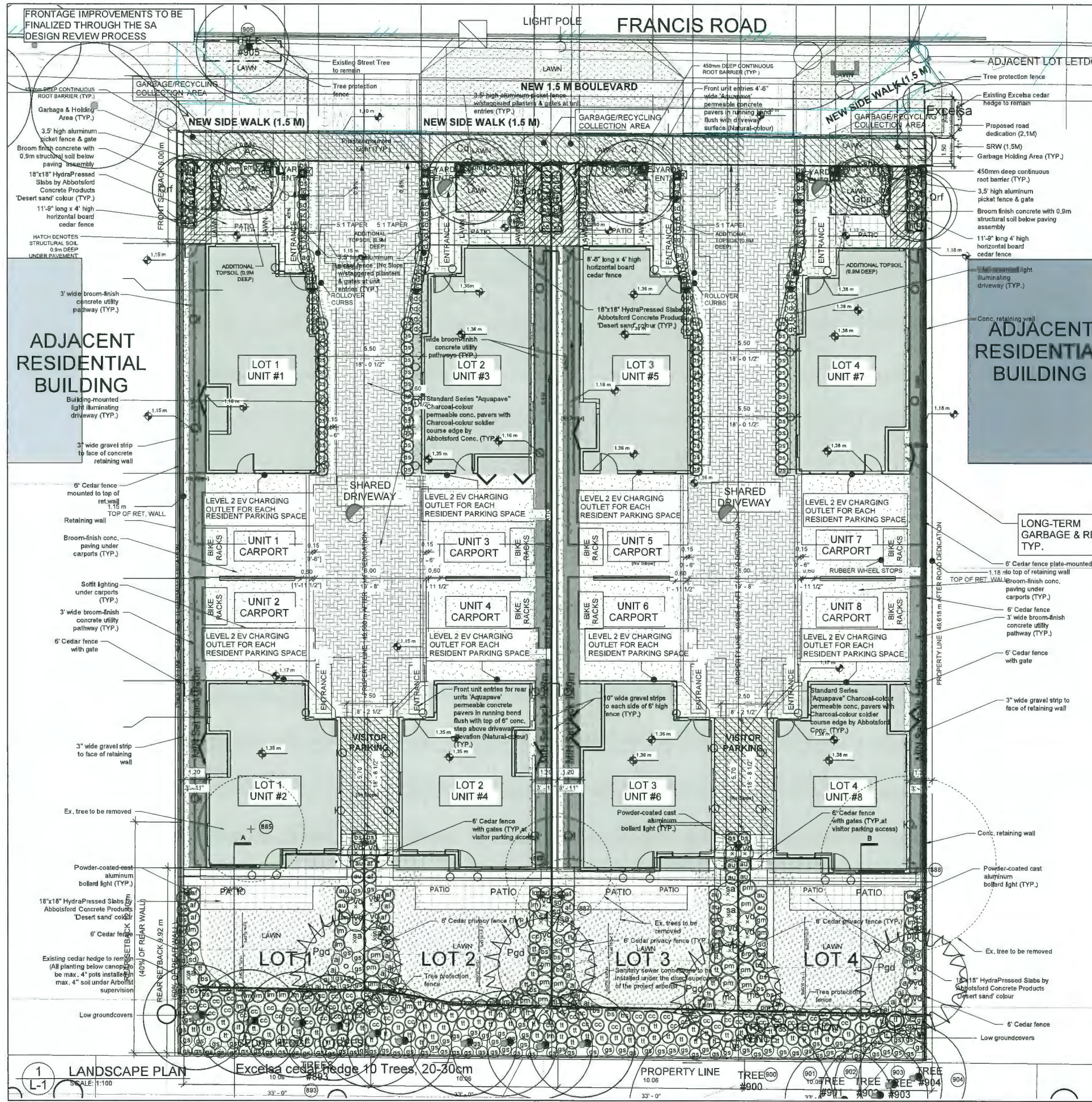
TITLE: LOT GRADING  
6740-6780 FRANCIS RD  
CITY FILE: -  
DESIGN: JTY  
DRAWN: JTY  
CHECKED: JTY  
ENGINEER: JTY  
DWD. N°: XXXXXX-19-09  
SCALE: 1 : 250  
SEC. N°: 25-4-6  
DATE: 2020/02/13  
SHT. N°: 1 of 1

BENCHMARK  
ALL ELEVATIONS ARE TO GEODETIC DATUM AND REFER TO RICHMOND BENCHMARK NUMBER  
HBM #204, CONTROL MONUMENT 02102452  
GRASSY AREA AT S.W. CORNER OF NO. 3 RD & STEVESTON HWY.  
ELEVATION: 1.559m  
FIELD BOOK N°:  
CITY WORK ORDER N°:  
CONTRACTOR WORK ORDER N°:  
TENDER / PROJECT N°:  
ACCOUNT N°:

PREPARED BY:  
EFINITY  
Engineering Consulting  
PREPARED FOR:  
DING CITY  
DEVELOPMENT

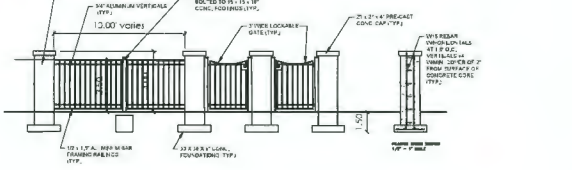
REVISIONS					DESCRIPTION	
N°	DATE	BY	CHK			
H						
G						
F						
E						
D						
C						
B	2023/10/03	JTY	JTY		REVISED PER ARCH SITE PLAN	
A	2020/02/13	JTY	JTY		FIRST SUBMISSION	



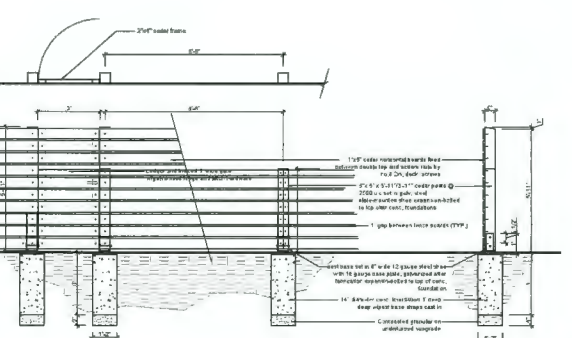


- LEGEND**
- Existing trees to be removed / retained
  - Proposed Tree Planting
  - Mixed Plantings of Shrubs, Perennials and Groundcovers
  - Evergreen Hedge
  - "Aquapave" Standard permeable pavers for pedestrian use with 3/8" gap edge restraint by Abbotsford Concrete Products ("Natural" Colour)
  - "Aquapave" Standard permeable conc. pavers for vehicular use with soldier course edge by Abbotsford Conc. ("Charcoal" colour)
  - 18"x18" HydraPressed Slabs by Abbotsford Concrete Products (Natural colour)
  - Broom finish concrete paving
  - Offsite lawn area
  - 7"x18" "Broadway" concrete unit pavers by Balmora
  - Structural soil to 0.9m deep under pavement
  - Additional topsoil (0.9m deep)
  - DeepPost Tree Root Barrier to 450mm depth
  - Tree Protection Fence
  - Powder coated cast aluminium bollard light
  - Plaster-mounted light
  - Building-mounted light

- NOTES**
- All landscape work shall be carried out in accordance with the current edition of the Canadian Landscape Standard published by CMAA/CITA and the current specification.
  - Growing medium in accordance with the current edition of the Canadian Landscape Standard shall be provided to the following minimum depths/amounts:  
Grass Areas - 300 mm (11")  
Shrubs, Groundcovers, Vines & Perennials - 450 mm (18")  
Trees - Minimum 300 mm (11") of topsoil around the installed container to 40% fill. Prior to planting trees shall be set in place.
  - Shrub excavation or fill adjacent to existing trees does not exceed 6" (150mm) deep.
  - Tree protection fence shall be installed prior to construction and maintained until project completion.
  - The project shall be regulated by a fully automatic low-flow high efficiency irrigation system.



3.5' HIGH PICKET FENCE W/ GATE & PILASTERS



6' AND 4' HIGH CEDAR FENCE W/ GATE  
TOTAL FENCE HEIGHT INCL. RETAINING WALL  
NOT TO EXCEED 1.8 M AS PER ZONING BYLAW

6740-6780 Francis Road Plant List									
CODE	QTY	BOTANICAL	COMMON	SPACING	TYPE	NATIVE	SIZE		
Pgd 4		Picea glauca densata	Black Hills Spruce	as shown	tree	nonnative	Ht. 5m		
Ac 1		Acer circinnatum	Vine maple	as shown	tree	native	Ht. 4m		
Apd 8		Acer palmatum 'Dissectum atropurpureum'	Purple Japanese maple	as shown	tree	nonnative	6' #25 pot		
Ar 4		Acer palmatum 'Sibirica Stejs'	Siberia Stejs	as shown	tree	nonnative	6' #25 pot		
Cd 2		Crataegus douglasii	Black Hawthorn	as shown	tree	native	10' #25 pot		
Gbp 2		Ginkgo biloba 'Princeton'	Princeton Senary Maidenhair Tree	as shown	tree	nonnative	6m Cal		
Gri 2		Quercus robur 'Fauvelata'	Columar English Oak	as shown	tree	nonnative	6m Cal		
ai 23		Azalea japonica 'Blue Danube'	Japanese azalea	as shown	shrub	nonnative	#2 pot		
ag 4		Azalea japonica 'Glasier'	Japanese azalea	as shown	shrub	nonnative	#2 pot		
bs 18		Buxus sempervirens	Buxus	as shown	shrub	nonnative	#2 pot		
lc 8		Lonicera ciliosa	Wild honeysuckle	as shown	shrub	nonnative	#3 pot		
mo 2		Mahonia media 'Charity'	Charity Oregon grape	as shown	shrub	nonnative	#5 pot		
ndd 24		Nandina domestica 'Harbour dwarf'	Heavenly bamboo	as shown	shrub	nonnative	#2 pot		
pb 1		Philadelphus lewisii 'Bézar'	Mock orange	as shown	shrub	native	#3 pot		
sh 12		Sarcococca hookeriana humilis	Sarcococca	as shown	shrub	nonnative	#2 pot		
sj 8		Skimmia japonica 'revestana'	Japanese skimmia	as shown	shrub	nonnative	#3 pot		
sbl 7		Spiraea betulifolia 'Thor'	Tor Birchleaf spirea	as shown	shrub	nonnative	#2 pot		
sba 4		Spiraea bumalda 'Anthony Waterer'	Japanese spirea	as shown	shrub	nonnative	#2 pot		
sd 43		Spiraea dentata	Mountain spirea	as shown	shrub	native	#2 pot		
sb 7		Symphoricarpos albus	Common Snowberry	as shown	shrub	native	#2 pot		
vd 23		Viburnum davidii	David's viburnum	as shown	shrub	nonnative	#3 pot		
af 13		Aquilegia formosa	Western Columbine	as shown	perennial	native	#1 pot		
bcs 4		Bergenia cordifolia 'Silver Light'	Bergenia	as shown	perennial	nonnative	#1 pot		
gm 5		Geranium macrorrhizum	Hardy geranium	as shown	perennial	nonnative	#1 pot		
lm 31		Liriodendron muscari	Blue lily turf	as shown	perennial	nonnative	#1 pot		
tl 108		Tiarella trifoliata	Foamflower	as shown	perennial	native	#1 pot		
au 12		Arctostaphylos uva-ursi 'Massachusetts'	Kinnikinnick	as shown	ground cover	nonnative	#2 pot		
cc 69		Cornus canadensis	Bunchberry	as shown	ground cover	native	#2 pot		
gs 109		Gaultheria shallon	Saol	as shown	ground cover	native	#1 pot		
bs 98		Stachys recta	Deer fern	as shown	fern	native	#2 pot		
pm 26		Polystichum munium	Western sword fern	as shown	fern	native	#1 pot		

**REVISIONS**

No	DATE	DESCRIPTION
1	17/03/20	COORDINATION REVS.
2	20/04/21	REVS. PER LAYOUT CHANGES
3	05/05/21	REVS. PER LAYOUT CHANGES
4	18/11/22	REVS. PER CITY COMMENT
5	25/11/22	REVS. PER CITY COMMENT
6	25/11/22	REVS. PER CITY COMMENT
7	25/11/22	REVS. PER CITY COMMENT
8	03/03/23	REVS. PER OCP REQUIREMENTS
9	06/03/23	REVS. PER CITY REQUIREMENTS
10	06/03/24	REVS. PER CITY REQUIREMENTS
11	08/03/24	REVS. PER CITY REQUIREMENTS
12	15/03/24	REVS. PER CITY REQUIREMENTS

**ISSUE**

No	DATE	DESCRIPTION
1	10/03/20	ISSUED FOR RZ/DP
2	17/03/20	RE-ISSUED FOR RZ/DP
3	20/04/21	RE-ISSUED FOR RZ/DP
4	05/05/21	RE-ISSUED FOR RZ/DP
5	18/11/22	RE-ISSUED FOR RZ/DP COORD.
6	25/11/22	RE-ISSUED FOR DP
7	25/11/22	RE-ISSUED FOR DP
8	03/03/23	RE-ISSUED FOR DP
9	06/03/23	RE-ISSUED FOR DP
10	06/03/24	RE-ISSUED FOR DP
11	08/03/24	RE-ISSUED FOR DP
12	15/03/24	RE-ISSUED FOR DP

**PD Group**  
Landscape Architecture Ltd.

313 - 515 Houghton Road  
Kelowna BC, Canada V1Y 8B9  
p: 250.864.7803

**ARCHITECT:**  
Vivid Green Architecture Inc.  
1141-11871 Horseshoe Way  
SCHEMATIC BC

**CLIENT:**  
High Integrity Construction Ltd.  
7180 Lindsay Road  
REDAWOOD BC

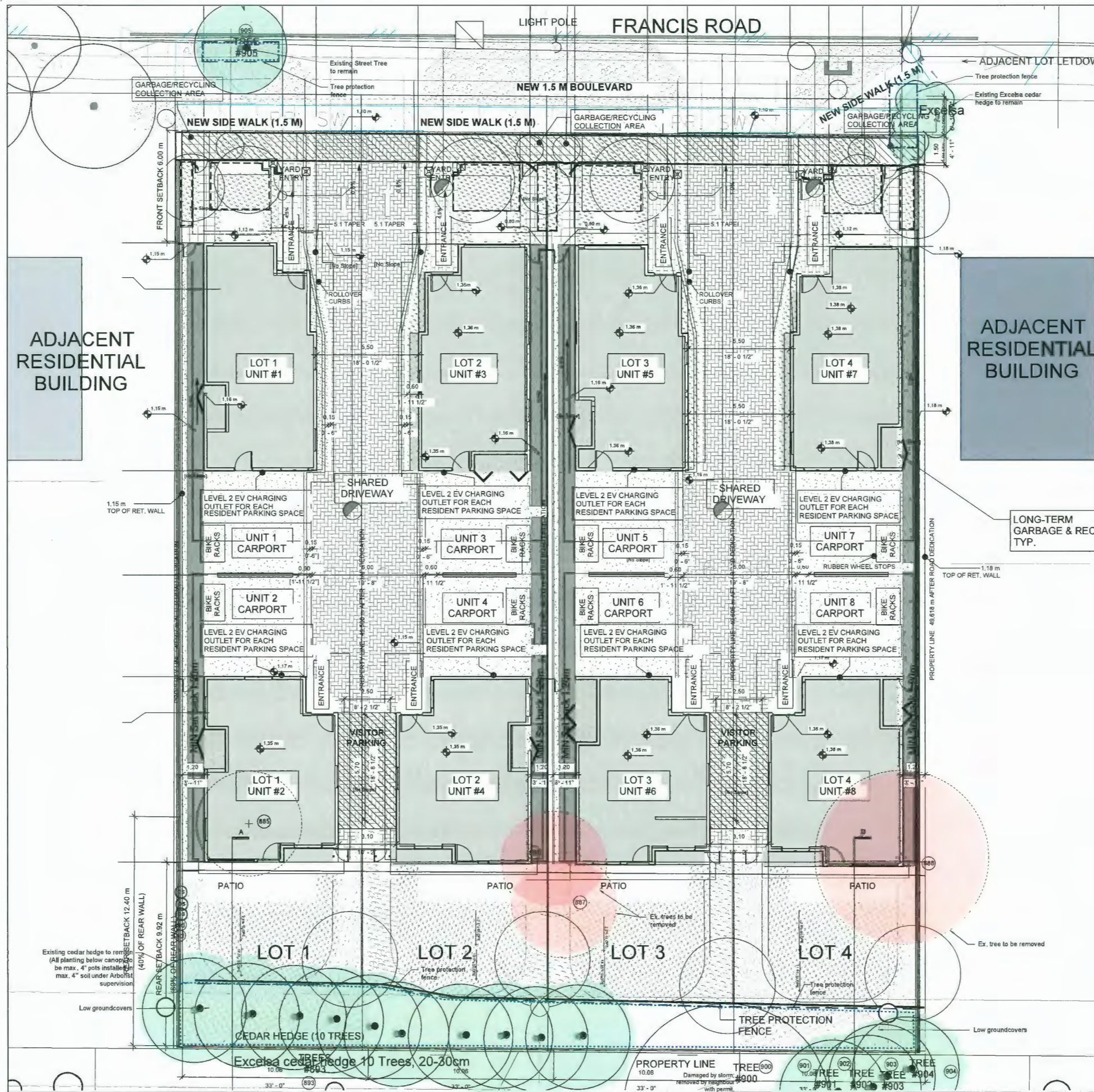
**PROJECT:**  
8-Unit Development  
6740-6780 Francis Road  
REDAWOOD BC

**OWG TITLE:**  
Landscape Plan

DESIGNED	DR
DRAWN	SK
CHECKED	DR

SCALE: 1/100  
DATE: 29 Jan 2020  
PROJECT No: 1816  
OWG No: L-1 of 4  
REV: 12





LEGEND

- Existing trees to be removed
- Existing trees to be retained

REVISIONS		
NO	DATE	DESCRIPTION
1	06/10/23	REVS. PER CITY REQUIREMENTS
2	06/02/24	REVS. PER CITY REQUIREMENTS

ISSUE	
NO	DESCRIPTION
1	ISSUED FOR DP
2	RE-ISSUED FOR DP
3	RE-ISSUED FOR DP
4	RE-ISSUED FOR DP
5	RE-ISSUED FOR DP
6	RE-ISSUED FOR DP



DP 21-941827  
PLAN # 2.b  
FEB 23 2024

SEAL



PD Group  
Landscape Architecture Ltd.

315 - 515 Houghton Road  
Kelowna BC, Canada V1Y 5B7  
p: 250.864.9803

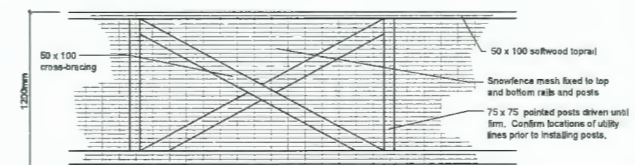
ARCHITECT:  
Vivid Green Architecture Inc.  
1141-11871 Horseshoe Way  
RICHMOND BC

CLIENT:  
High Integrity Construction Ltd.  
7180 Lindsay Road  
RICHMOND BC

PROJECT:  
8-Unit Development  
6740-6780 Francis Road  
RICHMOND BC

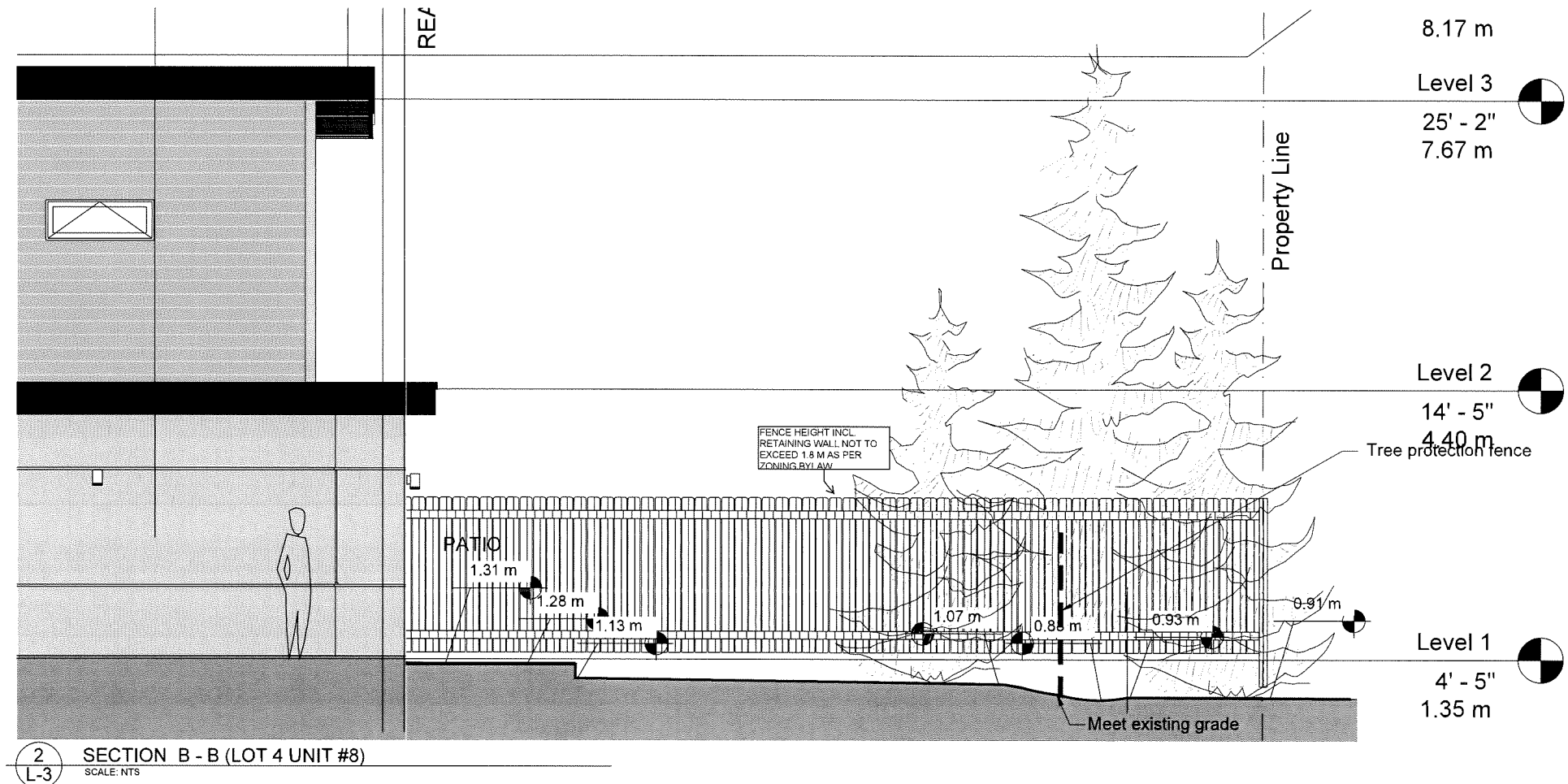
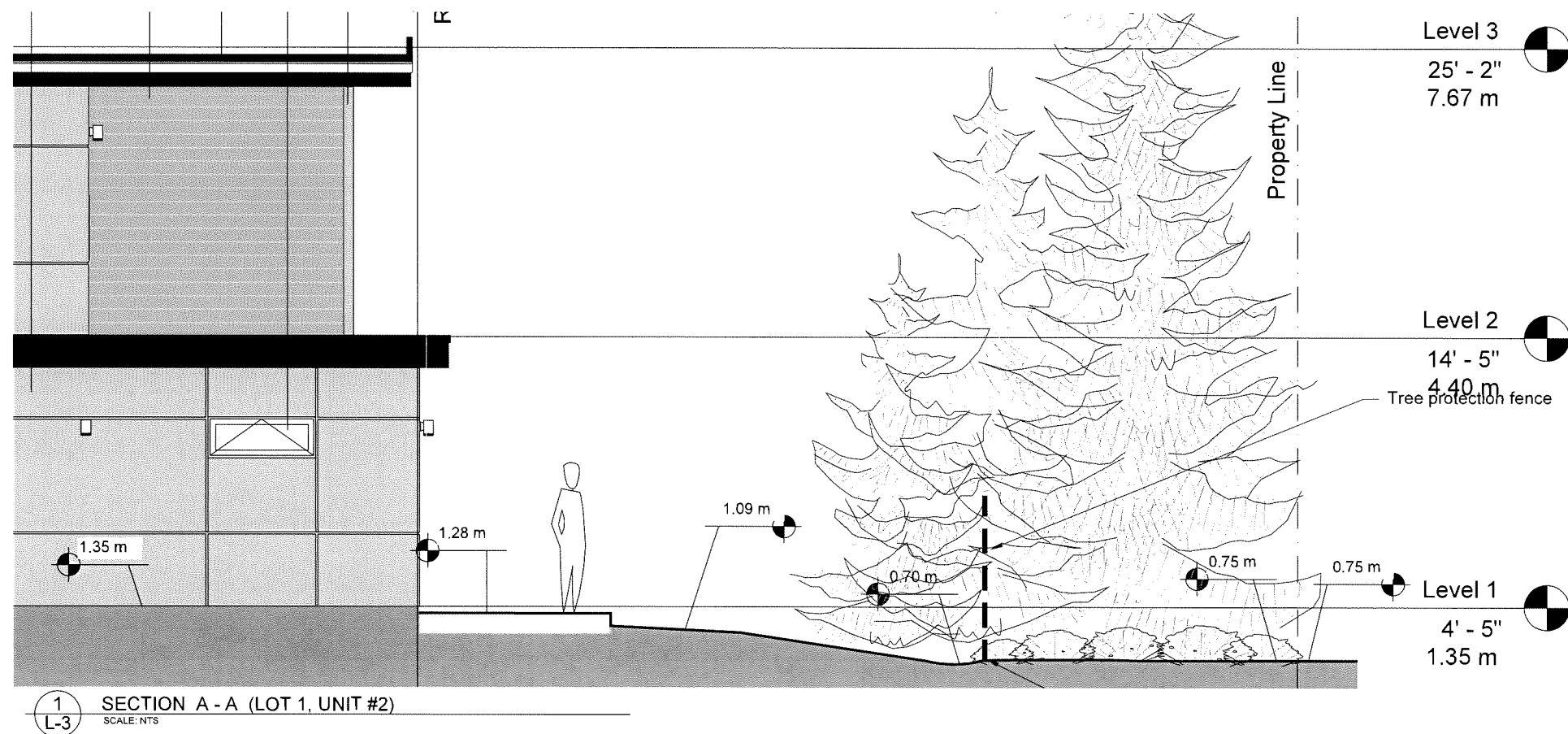
DWG. TITLE:  
Tree Retention Plan

DESIGNED	DR	
DRAWN	SK	
CHECKED	DR	
SCALE	1:100	
DATE	29 Jan 2020	
PROJECT No.	DWG No.	REV
1816	L - 2 of 4	2



1  
L-2  
TREE PROTECTION FENCE  
SCALE: NTS





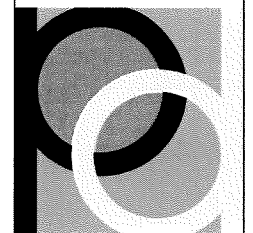
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REVISIONS		
No.	DATE	DESCRIPTION
1	08/10/23	REVS. PER CITY REQUIREMENTS
2	15/02/24	REVS. PER CITY REQUIREMENTS

ISSUE		
No.	DATE	DESCRIPTION
1	25/11/22	ISSUED FOR DP
2	25/01/23	RE-ISSUED FOR DP
3	03/02/23	RE-ISSUED FOR DP
4	06/10/23	RE-ISSUED FOR DP
5	15/02/24	RE-ISSUED FOR DP

**DP 21-941827**  
**PLAN # 2.c**  
**FEB 23 2024**

SEAL



**PD Group**  
Landscape Architecture Ltd.  
375 - 515 Houghton Road  
Kelowna BC, Canada V1Y 8S9  
p. 254 704 7803

ARCHITECT:  
**Vivid Green Architecture Inc.**  
1141-11871 Horseshoe Way  
Richmond BC

CLIENT:  
**High Integrity Construction Ltd.**  
7180 Lindsay Road  
Richmond BC

PROJECT:  
**8-Unit Development**  
6740-6780 Francis Road  
Richmond BC

DWG. TITLE:  
**Landscape Sections**

DESIGNED	DR	
DRAWN	SK	
CHECKED	DR	
SCALE		
DATE		
PROJECT No.	DWG No.	REV
1816	L -3 of 4	2









1 North (Front) Elevation  
1/4" = 1'-0"

Material Legend	
Key Value	Keynote Text
01	FIBRECEMENT HORIZONTAL LAP SIDINGS (MONTEREY TAUPE)
02	FIBRECEMENT HORIZONTAL LAP SIDINGS (ARCTIC WHITE)
03	FIBRECEMENT TRIM (MONTEREY TAUPE)
04	FIBRECEMENT TRIM (ARCTIC WHITE)
05	FIBRECEMENT HARDIE ARCHITECTURAL PANELS - MOUNDED SAND (IRON GRAY)
06	FIBRECEMENT HARDIE ARCHITECTURAL PANELS - MOUNDED SAND (COUNTRYLANE RED)
07	FIBRECEMENT HARDIE ARCHITECTURAL PANELS - MOUNDED SAND (ARCTIC WHITE)
08	PVC VERTICAL SIDINGS - WOOD GRAIN (CARAMEL ZEBRAWOOD)
09	CLEAR GLASS
10	WOOD FENCES (CARAMEL ZEBRAWOOD)
11	WELDED METAL (BLACK)
12	GALVANIZED FASCIA (BLACK)
13	EPDM ROOFING (DARK GRAY)
14	METAL GUTTER (DARK GRAY)
15	PVC FRAME (BLACK)
16	FIBRECEMENT HORIZONTAL LAP SIDINGS (IRON GRAY)
17	FIBRECEMENT HARDIE ARCHITECTURAL PANELS - MOUNDED SAND (CREAMY YELLOW)

DP 21-941827  
PLAN # 3.a  
FEB 23 2024



2 South (Back) Elevation  
1/4" = 1'-0"

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Francis Road Two-Unit  
Dwellings

6740&6780 Francis Road, Richmond, BC

ARCHITECTURAL

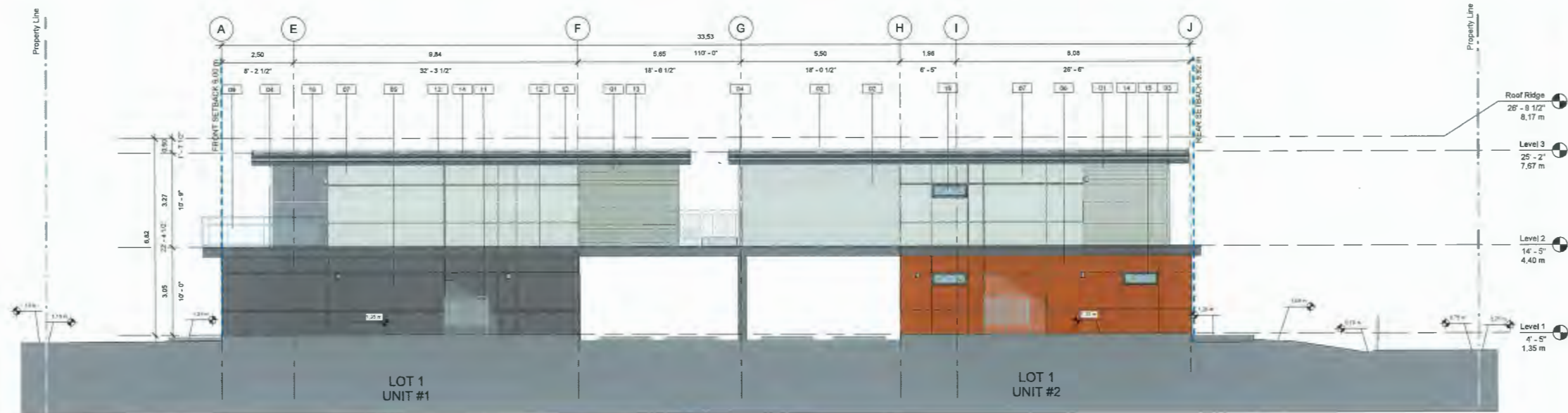
ELEVATIONS

DESIGNED BY  
DRAWN BY  
SCALE 1/4" = 1'-0"  
DATE 05.05.2018

FEB 23 2023

18 / FRA A201





1 West Elevation\_Lot1  
3/16" = 1'-0"

Material Legend	
Key Value	Keynote Text
01	FIBRECEMENT HORIZONTAL LAP SIDINGS (MONTEREY TAUPE)
02	FIBRECEMENT HORIZONTAL LAP SIDINGS (ARCTIC WHITE)
03	FIBRECEMENT TRIM (MONTEREY TAUPE)
04	FIBRECEMENT TRIM (ARCTIC WHITE)
05	FIBRECEMENT HARDIE ARCHITECTURAL PANELS - MOUNDED SAND (IRON GRAY)
06	FIBRECEMENT HARDIE ARCHITECTURAL PANELS - MOUNDED SAND (COUNTRYLANE RED)
07	FIBRECEMENT HARDIE ARCHITECTURAL PANELS - MOUNDED SAND (ARCTIC WHITE)
08	PVC VERTICAL SIDINGS - WOOD GRAIN (CAMEL ZEBRAWOOD)
09	CLEAR GLASS
10	WOOD FENCES (CAMEL ZEBRAWOOD)
11	WELDED METAL (BLACK)
12	GALVANIZED FASCIA (BLACK)
13	EPDM ROOFING (DARK GRAY)
14	METAL GUTTER (DARK GRAY)
15	PVC FRAME (BLACK)
16	FIBRECEMENT HORIZONTAL LAP SIDINGS (IRON GRAY)
17	FIBRECEMENT HARDIE ARCHITECTURAL PANELS - MOUNDED SAND (CREAMY YELLOW)

DP 21-941827  
PLAN # 3.b  
FEB 23 2024

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Francis Road Two-Unit  
Dwellings

6740&6780 Francis Road, Richmond, BC

ARCHITECTURAL  
ELEVATIONS

DESIGNED: KS  
DRAWN: SD  
SCALE: 3/16" = 1'-0"  
DATE: 24.15.2019

FEB 23 2023

1817FRA



A202



2 East Elevation\_Lot1  
3/16" = 1'-0"





2 West Elevation\_Lot2  
3/16" = 1'-0"

Material Legend	
Key Value	Keynote Text
01	FIBRECEMENT HORIZONTAL LAP SIDINGS (MONTEREY TAUPE)
02	FIBRECEMENT HORIZONTAL LAP SIDINGS (ARCTIC WHITE)
03	FIBRECEMENT TRIM (MONTEREY TAUPE)
04	FIBRECEMENT TRIM (ARCTIC WHITE)
05	FIBRECEMENT HARDIE ARCHITECTURAL PANELS - MOUNDED SAND (IRON GRAY)
06	FIBRECEMENT HARDIE ARCHITECTURAL PANELS - MOUNDED SAND (COUNTRYLANE RED)
07	FIBRECEMENT HARDIE ARCHITECTURAL PANELS - MOUNDED SAND (ARCTIC WHITE)
08	PVC VERTICAL SIDINGS - WOOD GRAIN (CARAMEL ZEBRAWOOD)
09	CLEAR GLASS
10	WOOD FENCES (CARAMEL ZEBRAWOOD)
11	WELDED METAL (BLACK)
12	GALVANIZED FASCIA (BLACK)
13	EPDM ROOFING (DARK GRAY)
14	METAL GUTTER (DARK GRAY)
15	PVC FRAME (BLACK)
16	FIBRECEMENT HORIZONTAL LAP SIDINGS (IRON GRAY)
17	FIBRECEMENT HARDIE ARCHITECTURAL PANELS - MOUNDED SAND (CREAMY YELLOW)

DP 21-941827  
PLAN # 3.c  
FEB 23 2024



1 East Elevation\_Lot2  
3/16" = 1'-0"

Francis Road Two-Unit  
Dwellings

6740&6780 Francis Road, Richmond, BC

ARCHITECTURAL  
ELEVATIONS

DESIGNED BY	RS	SEAL
DRAWN BY	RA	
SCALE	3/16" = 1'-0"	
DATE	04-15-2019	
FEB 09 2023		
PROJECT NO.	1817FRA	PRINT NO. A203

1817FRA





2 West Elevation\_Lot3  
3/16" = 1'-0"

Material Legend	
Key Value	Keynote Text
01	FIBRECEMENT HORIZONTAL LAP SIDINGS (MONTEREY TAUPE)
02	FIBRECEMENT HORIZONTAL LAP SIDINGS (ARCTIC WHITE)
03	FIBRECEMENT TRIM (MONTEREY TAUPE)
04	FIBRECEMENT TRIM (ARCTIC WHITE)
05	FIBRECEMENT HARDIE ARCHITECTURAL PANELS - MOUNDED SAND (IRON GRAY)
06	FIBRECEMENT HARDIE ARCHITECTURAL PANELS - MOUNDED SAND (COUNTRYLANE RED)
07	FIBRECEMENT HARDIE ARCHITECTURAL PANELS - MOUNDED SAND (ARCTIC WHITE)
08	PVC VERTICAL SIDINGS - WOOD GRAIN (CAMEL ZEBRAWOOD)
09	CLEAR GLASS
10	WOOD FENCES (CAMEL ZEBRAWOOD)
11	WELDED METAL (BLACK)
12	GALVANIZED FASCIA (BLACK)
13	EPDM ROOFING (DARK GRAY)
14	METAL GUTTER (DARK GRAY)
15	PVC FRAME (BLACK)
16	FIBRECEMENT HORIZONTAL LAP SIDINGS (IRON GRAY)
17	FIBRECEMENT HARDIE ARCHITECTURAL PANELS - MOUNDED SAND (CREAMY YELLOW)

DP 21-941827  
PLAN # 3.d  
FEB 23 2024

1	2-1-1-1	Revision to DP	1	1
2	2-2-1-1	Revision to DP	1	1
3	2-1-2-1	Revision to DP	1	1
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99	2-1-2-97	Revision to DP	1	1
100	2-1-2-98	Revision to DP	1	1
101	2-1-2-99	Revision to DP	1	1
102	2-1-2-100	Revision to DP	1	1

Francis Road Two-Unit  
Dwellings

6740&6780 Francis Road, Richmond, BC

ARCHITECTURAL  
ELEVATIONS

DESIGNED: RS  
DRAWN: BA  
SCALE: 3/16" = 1'-0"  
DATE: 04 15 2019

FEB 09 2023

1817FRA  
A204

1817FRA  
A204

1817FRA  
A204

1817FRA  
A204





2 West Elevation Lot 4  
3/16" = 1'-0"

Material Legend	
Key Value	Keynote Text
01	FIBRECEMENT HORIZONTAL LAP SIDINGS (MONTEREY TAUPE)
02	FIBRECEMENT HORIZONTAL LAP SIDINGS (ARCTIC WHITE)
03	FIBRECEMENT TRIM (MONTEREY TAUPE)
04	FIBRECEMENT TRIM (ARCTIC WHITE)
05	FIBRECEMENT HARDIE ARCHITECTURAL PANELS - MOUNDED SAND (IRON GRAY)
06	FIBRECEMENT HARDIE ARCHITECTURAL PANELS - MOUNDED SAND (COUNTRYLANE RED)
07	FIBRECEMENT HARDIE ARCHITECTURAL PANELS - MOUNDED SAND (ARCTIC WHITE)
08	PVC VERTICAL SIDINGS - WOOD GRAIN (CARAMEL ZEBRAWOOD)
09	CLEAR GLASS
10	WOOD FENCES (CARAMEL ZEBRAWOOD)
11	WELDED METAL (BLACK)
12	GALVANIZED FASCIA (BLACK)
13	EPDM ROOFING (DARK GRAY)
14	METAL GUTTER (DARK GRAY)
15	PVC FRAME (BLACK)
16	FIBRECEMENT HORIZONTAL LAP SIDINGS (IRON GRAY)
17	FIBRECEMENT HARDIE ARCHITECTURAL PANELS - MOUNDED SAND (CREAMY YELLOW)



1 East Elevation Lot 4  
3/16" = 1'-0"

DP 21-941827  
PLAN # 3.e  
FEB 23 2024

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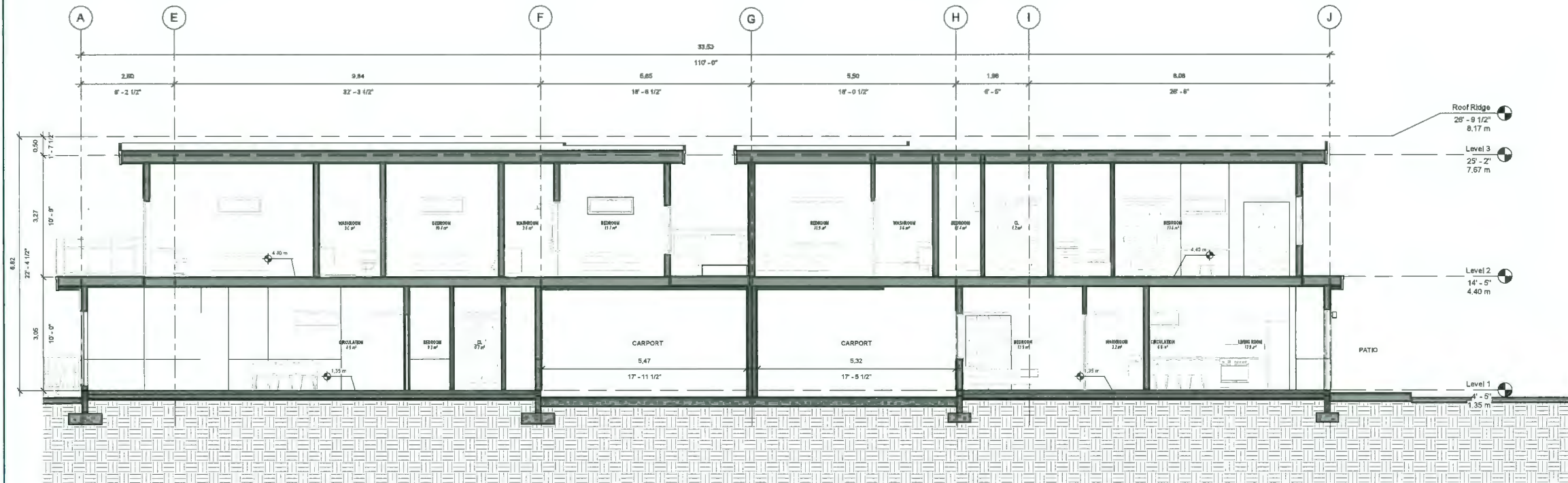
Francis Road Two-Unit Dwellings

6740&6780 Francis Road, Richmond, BC

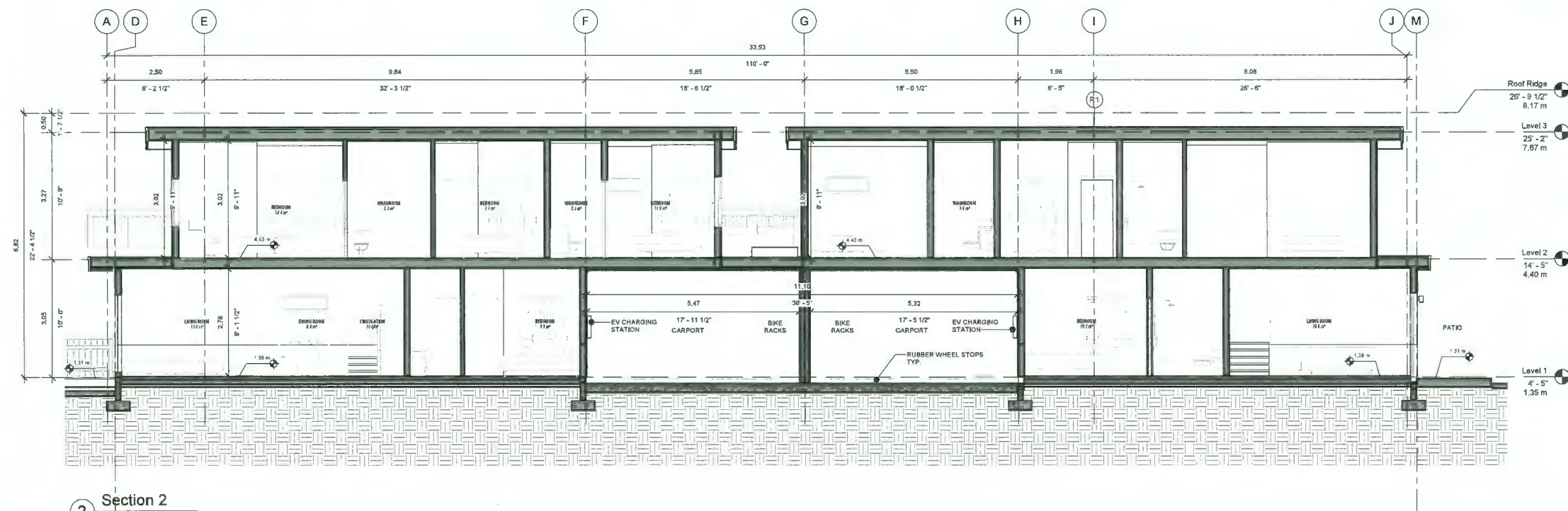
ARCHITECTURAL  
ELEVATIONS

DESIGNED BY	KS	SEAL	
DRAWN BY	KA		
SCALE	3/16" = 1'-0"		
DATE	04.15.2025		
	FEB 23 2024		
PROJECT NO.	1817FRA	FIGURE NO.	A205





1 Section 1  
1/4" = 1'-0"



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

**DP 21-941827**  
**PLAN # 3.f**  
**FEB 23 2024**

3	23=0=1	Revision 10 OF 2	Pa	RS
4	23=2=39	Revision 10 OF 1	Pa	RS
5	21=2=33	Revision 10 OF 1	Pa	RS
6	21=2=33	Revision 10 OF 1	Pa	RS
7	21=2=33	Revision 10 OF 1	Pa	RS
8	21=2=33	Revision 10 OF 1	Pa	RS
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99	21=2=33	Revision 10 OF 1	Pa	RS
100	21=2=33	Revision 10 OF 1	Pa	RS

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**Francis Road Two-Unit Dwellings**

6740&6780 Francis Road, Richmond, BC

ARCHITECTURAL

SECTIONS

DESIGNED: ES  
DRAWN: SA  
SCALE: 1/4" = 1'-0"  
DATE: 04.15.2019

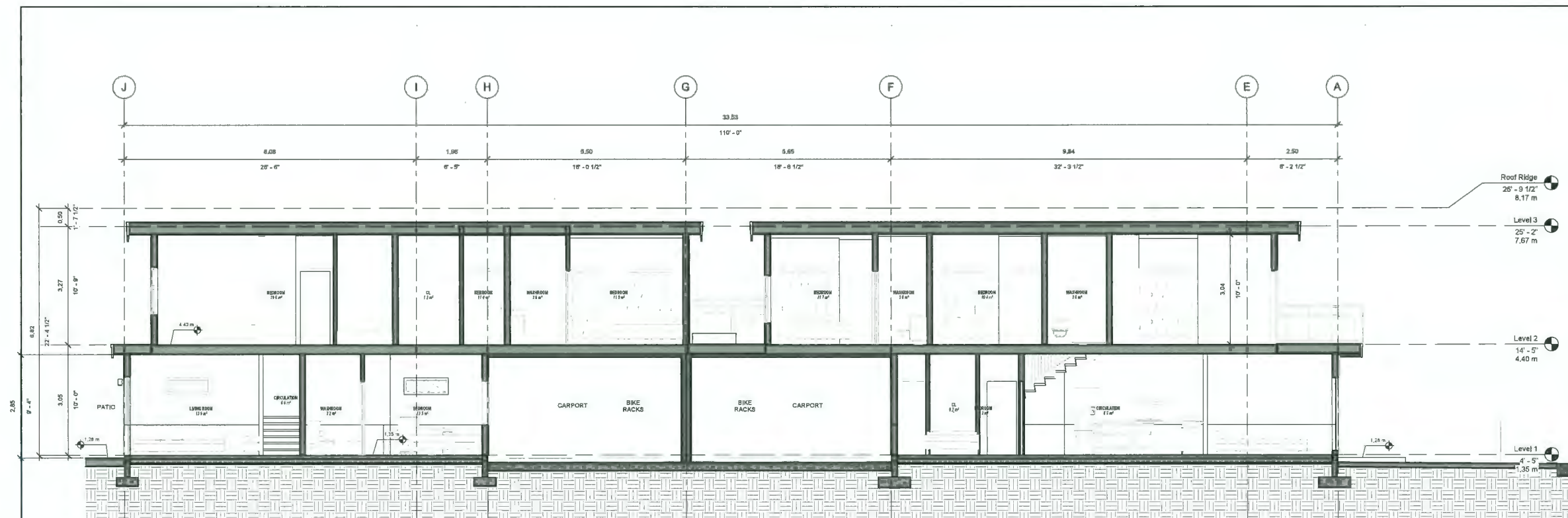
FEB 23 2024

PROJECT NO: 18-7FRA

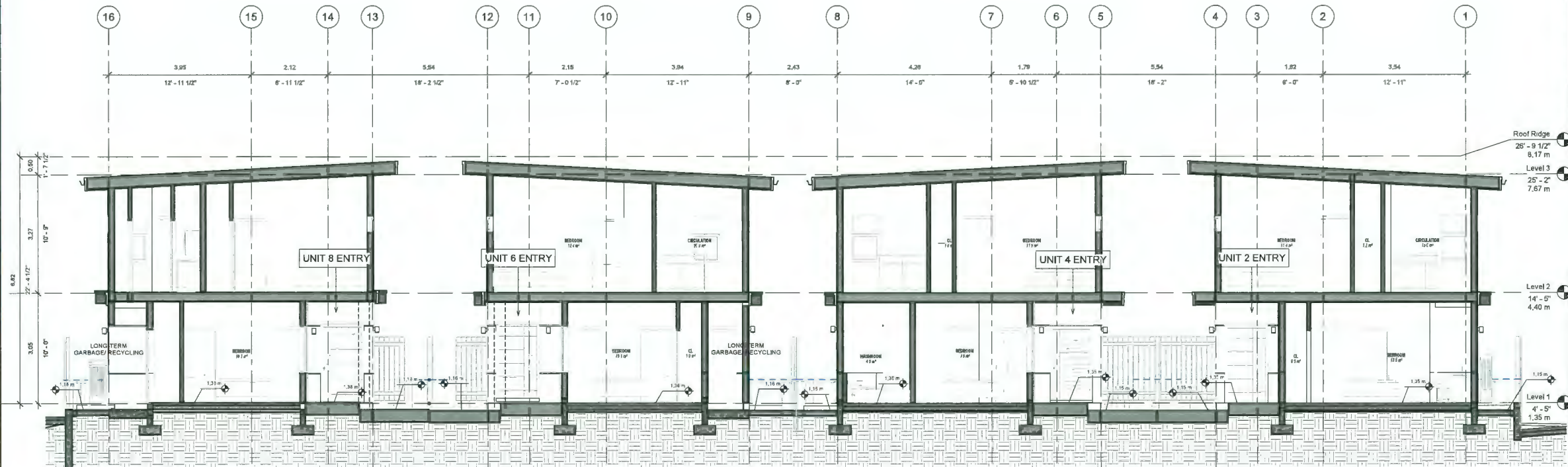


18-7FRA A301





1 Section 3  
1/4" = 1'-0"



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

DP 21-941827  
PLAN # 3.g  
FEB 23 2024

1	23-10-21	Revision No. 02	Pa	RS
4	23-02-20	Revision No. 01	Ra	RS
3	21-02-25	Revision No. 01	RS	RS
2	20-02-20	Revision No. 01	RS	RS

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Francis Road Two-Unit  
Dwellings

6740&6780 Francis Road, Richmond, BC

ARCHITECTURAL

SECTIONS

DESIGNED	RS
DRAWN	Ra
SCALE	1/4" = 1'-0"
DATE	03/13/20

FEB 23 2024  
1817FRA



1817FRA A302









**DP 21-941827  
REFERENCE  
PLANS  
FEB 23 2024**

1	2.5-1.1-1	CONCRETE	10	20	10
2	2.5-1.1-2	CONCRETE	10	20	10
3	2.5-1.1-3	CONCRETE	10	20	10
4	2.5-1.1-4	CONCRETE	10	20	10
5	2.5-1.1-5	CONCRETE	10	20	10
6	2.5-1.1-6	CONCRETE	10	20	10
7	2.5-1.1-7	CONCRETE	10	20	10
8	2.5-1.1-8	CONCRETE	10	20	10
9	2.5-1.1-9	CONCRETE	10	20	10
10	2.5-1.1-10	CONCRETE	10	20	10

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**Francis Road Two-Unit  
Dwellings**

6740&6780 Francis Road, Richmond, BC


ARCHITECTURAL

3D VIEW

DESIGNED	RS	SEAL
DRAWN	SA	
SCALE		
DATE	03-12-21	
	FEB 09 2023	
PROJECT NO.	1817FRA	FEEDBACK NO. A502







1-416-1871-1871  
Richmond, BC V7A 1G5  
www.vividgreenarchitect.com

DP 21-941827  
REFERENCE  
PLANS  
FEB 23 2024

1	21-941827-01	REVISION TO DP 1	RS	21
2	21-941827-02	REVISION TO DP 1	RS	22
3	21-941827-03	REVISION TO DP 1	RS	23
4	21-941827-04	REVISION TO DP 1	RS	24
5	21-941827-05	REVISION TO DP 1	RS	25
6	21-941827-06	REVISION TO DP 1	RS	26
7	21-941827-07	REVISION TO DP 1	RS	27
8	21-941827-08	REVISION TO DP 1	RS	28
9	21-941827-09	REVISION TO DP 1	RS	29
10	21-941827-10	REVISION TO DP 1	RS	30

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Francis Road Two-Unit  
Dwellings

6740&6780 Francis Road, Richmond, BC

ARCHITECTURAL

3D VIEW

DESIGNED	RS	SEAL
DRAWN	RA	
SCALE		
DATE	05/12/21	
FEB 29 2023		
PROJECT NO.	1817FRA	FOURTH FL.
PROJECT NO.	A503	

1817FRA  
A503

1817FRA  
A503





**VividGreen**  
ARCHITECTURE INC.

1-41-11871 Francis Rd.  
Richmond, BC V7A 5A5  
Tel: 778-749-2553  
www.vividgreenarch.com

**DP 21-941827  
REFERENCE  
PLANS  
FEB 23 2024**

1	23-11-11	Revision to DP	RS	RS
2	23-11-12	Revision to DP	RS	RS
3	23-11-13	Revision to DP	RS	RS
4	23-11-14	Revision to DP	RS	RS
5	23-11-15	Revision to DP	RS	RS
6	23-11-16	Revision to DP	RS	RS
7	23-11-17	Revision to DP	RS	RS
8	23-11-18	Revision to DP	RS	RS
9	23-11-19	Revision to DP	RS	RS
10	23-11-20	Revision to DP	RS	RS

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**Francis Road Two-Unit  
Dwellings**

6740&6780 Francis Road, Richmond, BC

ARCHITECTURAL

3D VIEW

DESIGNED: RS  
DRAWN: RA  
SCALE:  
DATE: 03/12/21

FEB 23 2024  
1817FRA

SEAL  
REGISTERED ARCHITECT  
BRITISH COLUMBIA  
1817FRA

FEB 23 2024  
A504

1817FRA A504



**DP 21-941827  
REFERENCE  
PLANS  
FEB 23 2024**

1	2.1-10-1	Revision to DP 1	1/2	1/2
2	2.1-10-2	Revision to DP 1	1/2	1/2
3	2.1-10-3	Revision to DP 1	1/2	1/2
4	2.1-10-4	Revision to DP 1	1/2	1/2
5	2.1-10-5	Revision to DP 1	1/2	1/2
6	2.1-10-6	Revision to DP 1	1/2	1/2
7	2.1-10-7	Revision to DP 1	1/2	1/2
8	2.1-10-8	Revision to DP 1	1/2	1/2

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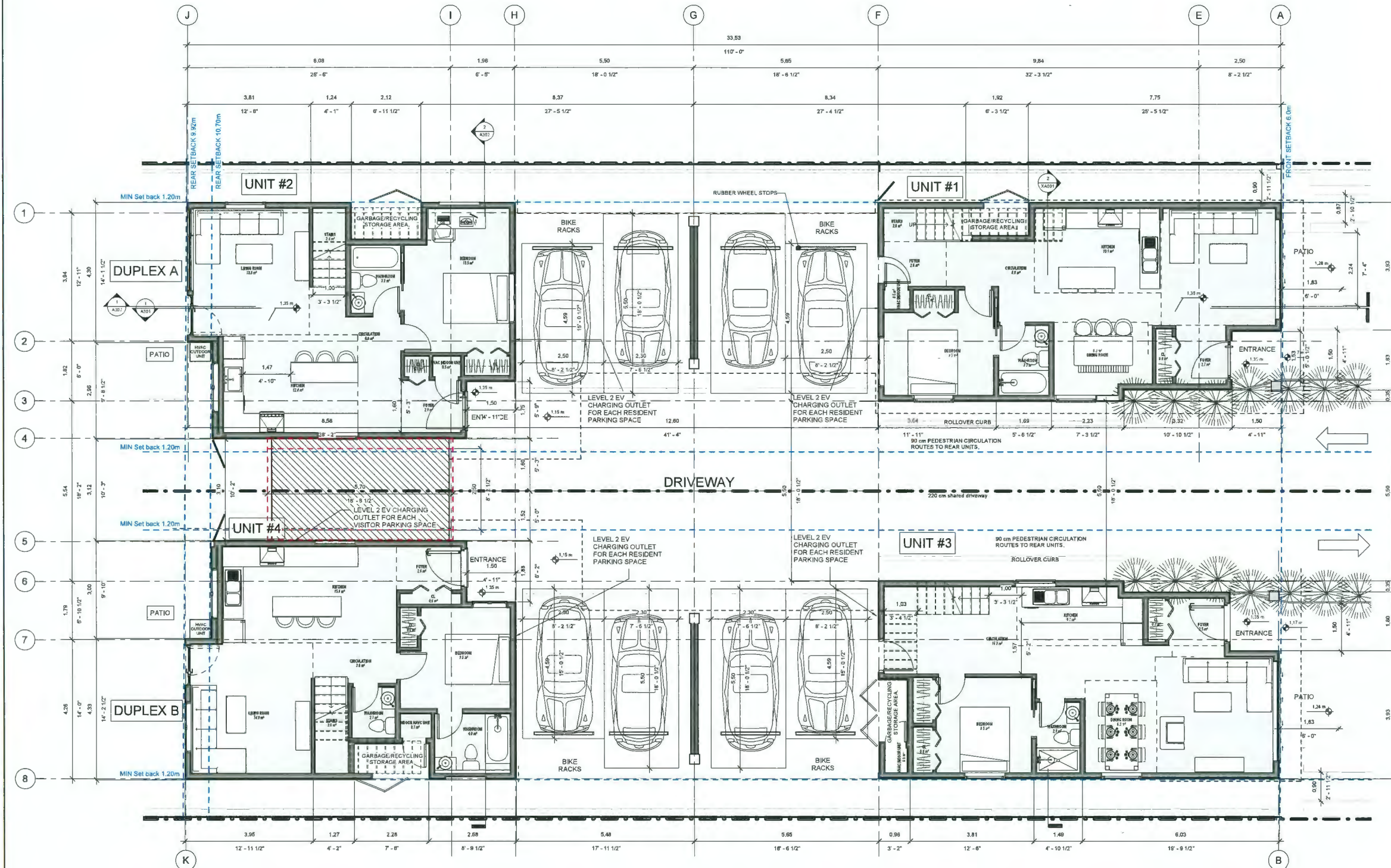
Francis Road Two-Unit Dwellings

6740&6780 Francis Road, Richmond, BC

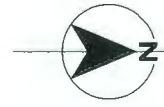
ARCHITECTURAL

LEVEL 1\_DUPLEX A&B

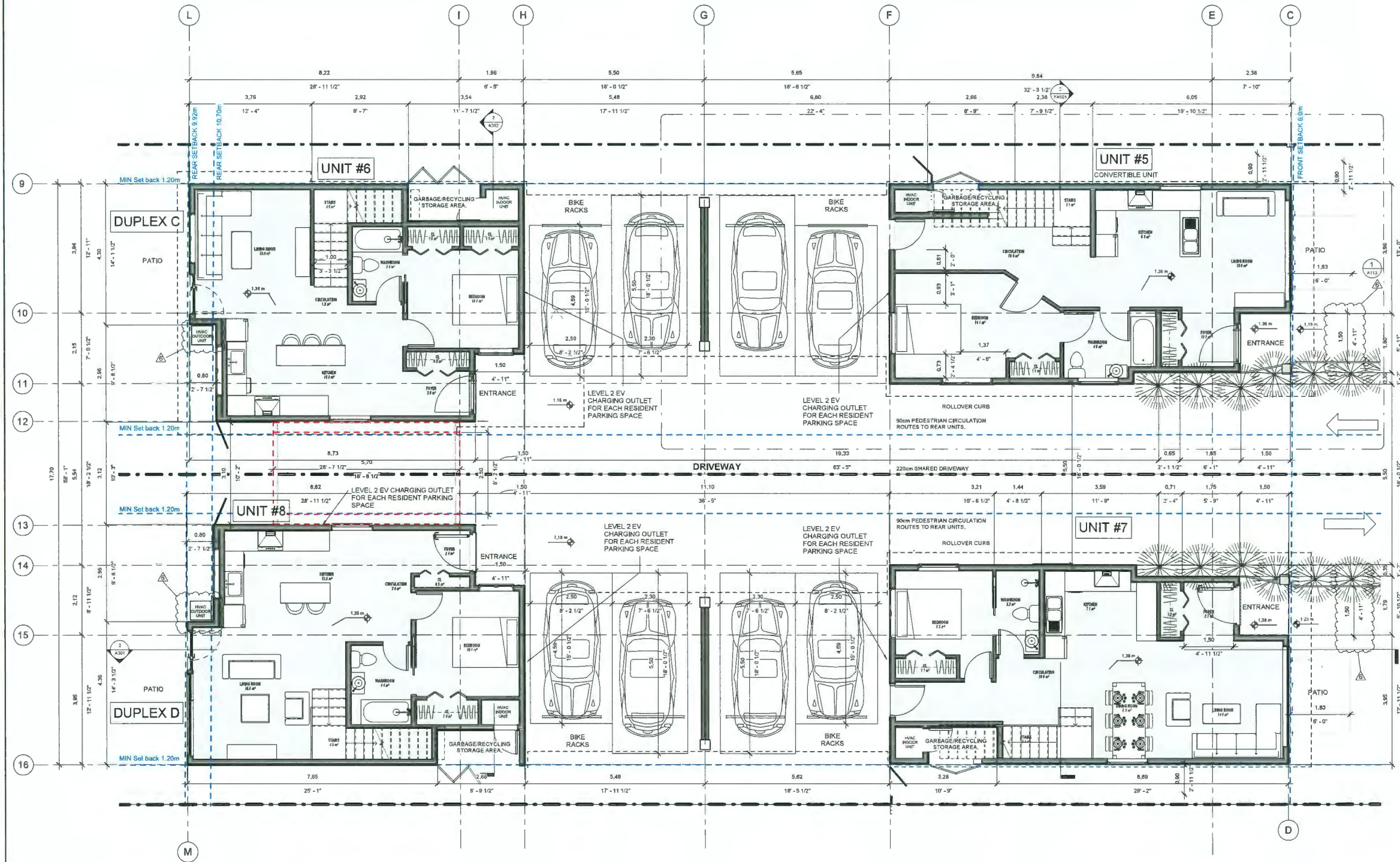
DESIGNED	RS	
DRAWN	SE	
SCALE	1/4" = 1'-0"	
DATE	04.15.2019	
ITS 20.2023		
PROJECT NO.	18-7FRA	PROJECT NO. A104



**1 Level 1\_Duplex A&B**  
1/4" = 1'-0"







1 Level 1\_Duplex C&D  
1/4" = 1'-0"

**DP 21-941827  
REFERENCE  
PLANS  
FEB 23 2024**

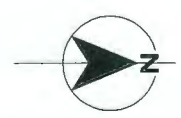
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2	22-11-21	Revisions to DP	U	VS
3	21-01-24	Revisions to DP	U	VS
4	21-01-24	Revisions to DP	U	VS
5	21-01-24	Revisions to DP	U	VS
6	21-01-24	Revisions to DP	U	VS
7	21-01-24	Revisions to DP	U	VS
8	21-01-24	Revisions to DP	U	VS
9	21-01-24	Revisions to DP	U	VS
10	21-01-24	Revisions to DP	U	VS

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INC. HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES AND  
EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, IN  
CONNECTION WITH THIS AGREEMENT.

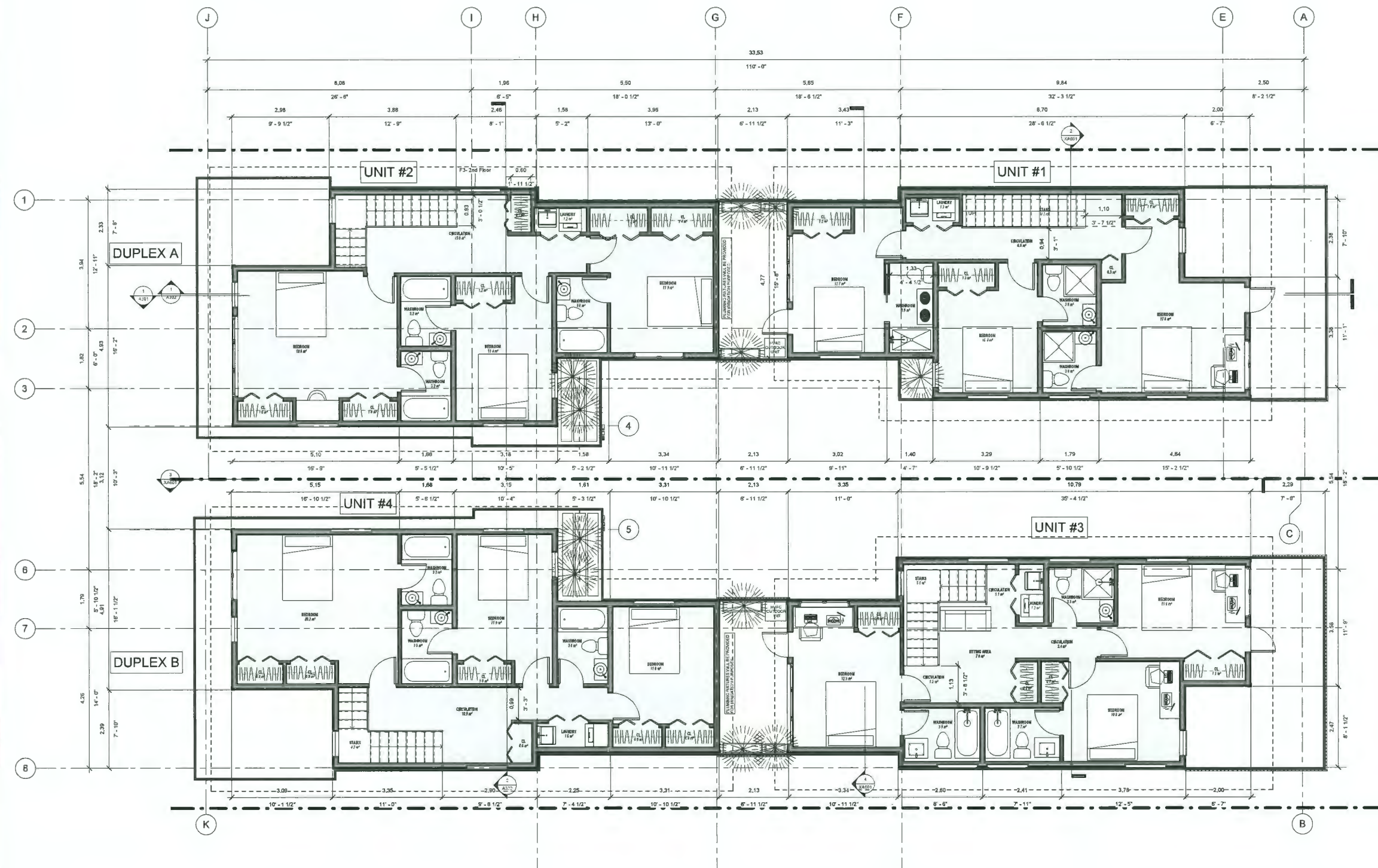
Francis Road Two-Unit  
Dwellings  
6740&6780 Francis Road, Richmond, BC

ARCHITECTURAL  
LEVEL 1\_DUPLEX C&D

DESIGNED	KS	SEAL	
DRAWN	SA		
SCALE	1/4" = 1'-0"		
DATE	04/27/21		
REVISED	02/09/2023		
PROJECT NO.	1817FRA	12/20/21	
1817FRA		A105	







1 Level 2\_Duplex A&B  
1/4" = 1'-0"

**DP 21-941827  
REFERENCE  
PLANS  
FEB 23 2024**

1	24-02-19	Revisions to DP	DP	NO
2	25-10-17	Revisions to DP	DP	NO
3	25-10-17	Revisions to DP	DP	NO
4	25-10-17	Revisions to DP	DP	NO
5	25-10-17	Revisions to DP	DP	NO
6	25-10-17	Revisions to DP	DP	NO
7	25-10-17	Revisions to DP	DP	NO
8	25-10-17	Revisions to DP	DP	NO
9	25-10-17	Revisions to DP	DP	NO
10	25-10-17	Revisions to DP	DP	NO

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Francis Road Two-Unit  
Dwellings

6740&6780 Francis Road, Richmond, BC

ARCHITECTURAL

LEVEL 2\_DUPLEX A&B

DESIGNED BY  
DRAWN BY  
SCALE  
DATE

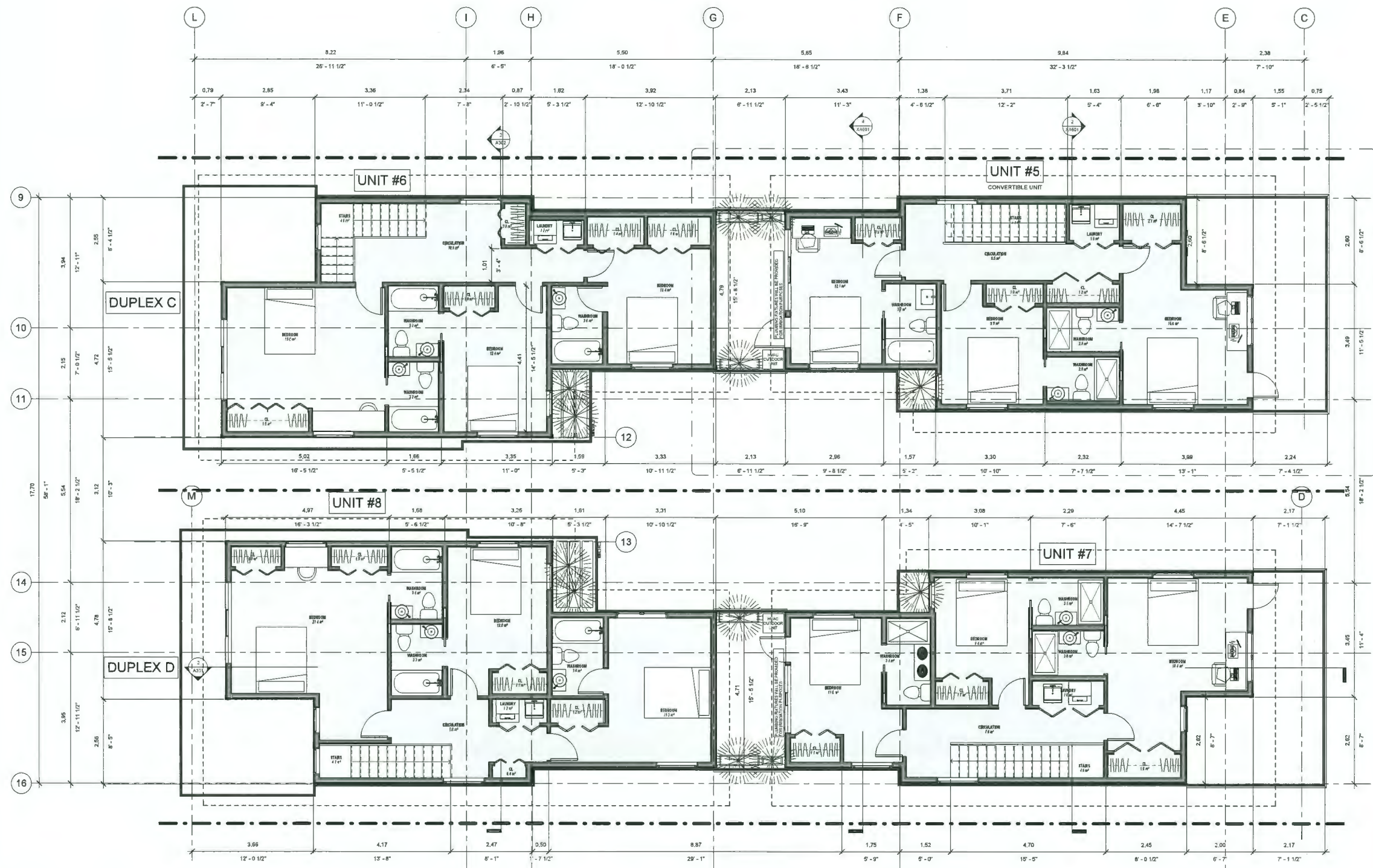
FEB 23 2023

18/7FRA

A105

18/7FRA A105





1 Level 2\_Duplex C&D  
1/4" = 1'-0"

**DP 21-941827  
REFERENCE  
PLANS  
FEB 23 2024**

1	21-02-10	Approved by DP	1	RS
2	21-02-11	Revision to DP	2	RS
3	21-02-12	Revision to DP	3	RS
4	21-02-13	Revision to DP	4	RS
5	21-02-14	Revision to DP	5	RS
6	21-02-15	Revision to DP	6	RS
7	21-02-16	Revision to DP	7	RS
8	21-02-17	Revision to DP	8	RS
9	21-02-18	Revision to DP	9	RS
10	21-02-19	Revision to DP	10	RS
11	21-02-20	Revision to DP	11	RS
12	21-02-21	Revision to DP	12	RS
13	21-02-22	Revision to DP	13	RS
14	21-02-23	Revision to DP	14	RS
15	21-02-24	Revision to DP	15	RS
16	21-02-25	Revision to DP	16	RS
17	21-02-26	Revision to DP	17	RS
18	21-02-27	Revision to DP	18	RS
19	21-02-28	Revision to DP	19	RS
20	21-02-29	Revision to DP	20	RS

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Francis Road Two-Unit  
Dwellings

6740&6780 Francis Road, Richmond, BC

ARCHITECTURAL

LEVEL 2\_DUPLEX C&D

DESIGNED	RS	SEAL
DRAWN	SN	
SCALE	1/4" = 1'-0"	
DATE	04/15/2019	
FEB 23 2023		
18/7FRA	A107	

1/8" = 1'-0" (SEE PLAN SCHEDULES FOR SPIN LETTERS)



**DP 21-941827**  
**REFERENCE**  
**PLANS**  
**FEB 23 2024**

2	23-10-11	Revision to DP 1	RS	RS
4	23-11-19	Revision to DP 1	RS	RS
5	23-12-22	Complete Final Permit	RS	RS
6	23-12-26	Permit to Construct	RS	RS
7	23-12-26	Permit to Construct	RS	RS

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Francis Road Two-Unit  
Dwellings

6740&6780 Francis Road, Richmond, BC

ARCHITECTURAL

ROOF PLAN \_DUPLEX A&B

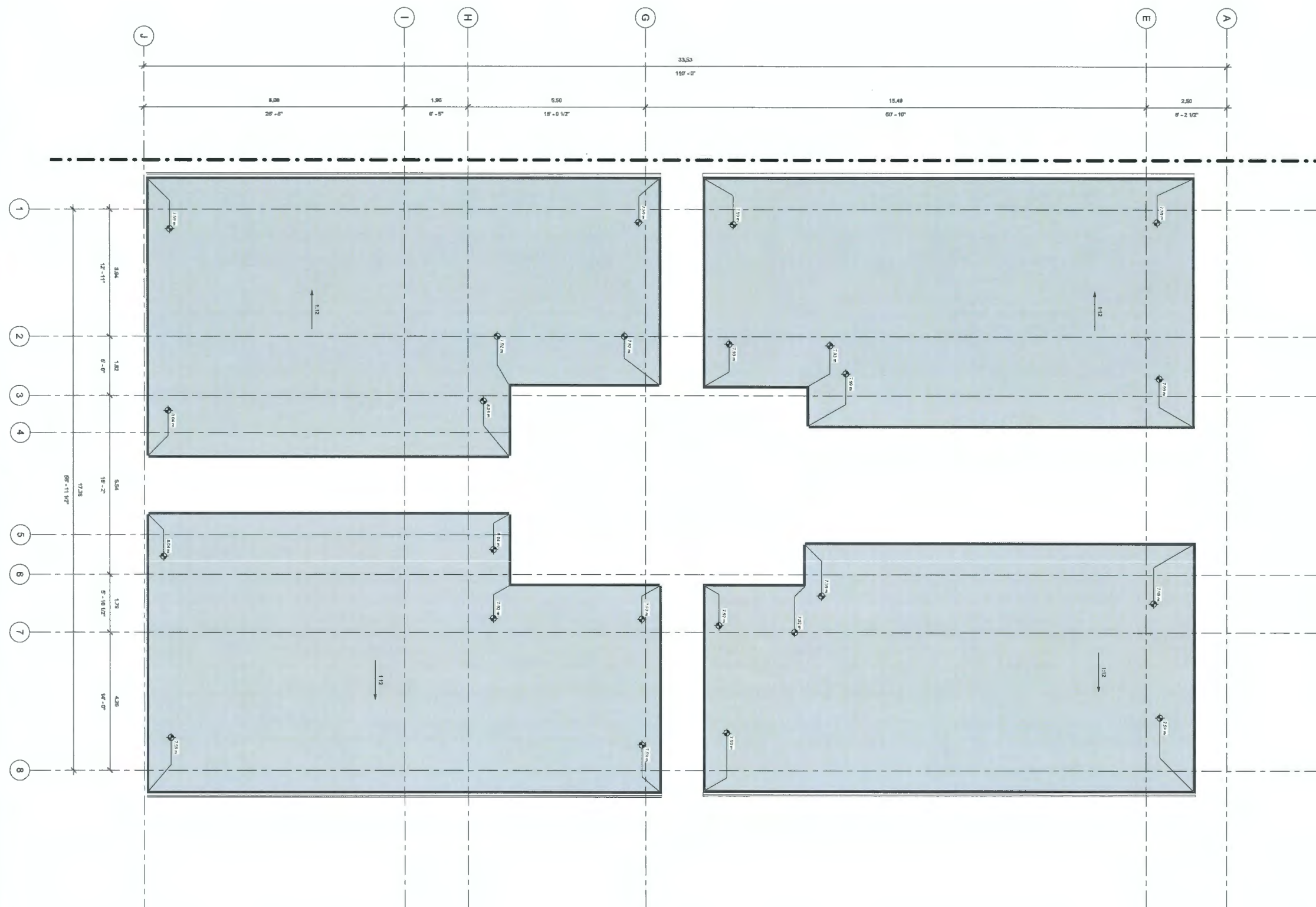
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DATE: 04/15/2019

FEB 23 2024

PROJECT NO:  
1817FRA

ISSUE NO:  
A108

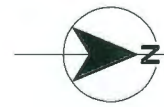
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**1** Roof Plan\_Duplex A&B  
1/4" = 1'-0"







  
**VividGreen**  
architecture inc.

1 416 871 1188 ext. 201  
Richmond, BC V7A 5H5  
tel: 778.469.4904  
[www.VividGreenArchitecture.com](http://www.VividGreenArchitecture.com)

3	$z_3 = 10 = 11$	Revision to DF 2	10	RS
4	$z_4 = 2 = 19$	Revision to DF 1	19	RS
5	$z_5 = 6 = 32$	Derivation: Permit	31	RS
6	$z_6 = 4 = 26$	Revision to Mapping 2	31	RS
7	$z_7 = 4 = 16$	Revision to Mapping 1	31	RS
24	$z_{24} = 10 = 10$	BASE RECEPTION	10	STARTING

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6740&amp;6780 Francis Road, Richmond, BC

ARCHITECTURAL

ROOF PLAN \_DUPLEX C&D

DESIGNED:	RS
DRAWN:	RA
SCALE:	1" = 4'
DATE:	04/27

FEB 03 2023

PROJECT NO.  
1817FRA

BRITISH CO

DRAWING NO.  
A109

THE NEWSPAPER SUPERSEDES  
DRAWINGS BEARING PREVIOUS  
REVISION LETTER









① Shadow Study-21 March-10 AM  
1" = 40'-0"



② Shadow Study-21 March-12 PM  
1" = 40'-0"



③ Shadow Study-21 March-4 PM  
1" = 40'-0"



④ Shadow Study-21 June-10 AM  
1" = 40'-0"



⑤ Shadow Study-21 June-12 PM  
1" = 40'-0"



⑥ Shadow Study-21 June-4 PM  
1" = 40'-0"



⑦ Shadow Study-21 September-10 AM  
1" = 40'-0"



⑧ Shadow Study-21 September-12 PM  
1" = 40'-0"



⑨ Shadow Study-21 September-4 PM  
1" = 40'-0"

**DP 21-941827  
REFERENCE  
PLANS  
FEB 23 2024**

3	$23 - (-1) =$	Division 10 DF	20	RS
4	$23 - 2 = 19$	Division 10 DF	20	RS
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Francis Road Two-Unit  
Dwellings

6740&6780 Francis Road, Richmond, BC

ARCHITECTURAL

SHADOW STUDY

DESIGNED	RS	SEAL	REGISTERED ARCHITECT
DRAWN	SD		
SCALE	1" = 40'-0"		
DATE	04/20/21		
	FEB 29 2023		
DATE	18/7FRA		
	A403		





# City of Richmond

## Report to Development Permit Panel

---

**To:** Development Permit Panel

**Date:** February 22, 2024

**From:** Wayne Craig  
Director of Development

**File:** DV 22-011004

**Re:** **Application by Danny Wong for a Development Variance Permit at  
8451 No. 5 Road**

---

### Staff Recommendation

That a Development Variance Permit be issued that would vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum size of a farm operation associated with a roadside stand in the "Roadside Stand (CR)" zone from 8.0 ha to 1.77 ha, to permit the construction of a roadside stand at 8451 No. 5 Road.

Wayne Craig  
Director of Development

WC:ys  
Att. 4



## Staff Report

### Origin

Danny Wong, on behalf of Da Xing Investment Ltd. (Director: Da Xing), has applied to the City of Richmond for permission to reduce the minimum size of a farm operation associated with a roadside stand in the “Roadside Stand (CR)” zone from 8.0 ha to 1.77 ha, to permit the construction of a roadside stand at 8451 No. 5 Road (also known as the Dajue Art Garden Centre).

The subject property is split-zoned “Roadside Stand (CR)” and “Agriculture (AG1)” (Attachment 1). The roadside stand is proposed to be located within the “Roadside Stand (CR)” zoned portion of the subject property, which requires the requested variance. While “roadside stand” is a permitted use in both the “Roadside Stand (CR)” and “Agriculture (AG1)” zones, the roadside stand must be incidental and supported by a farm operation of at least 8.0 ha in size in the “Roadside Stand (CR)” zone and 0.8 ha in the “Agriculture (AG1)” zone. The existing farm operation is approximately 1.77 ha in size and the applicant has requested a variance to allow a roadside stand to be located within the “Roadside Stand (CR)” portion of the lot, in order to locate the building closer to No. 5 Road.

The purpose of the roadside stand building is to store and showcase plant and nursery products from the existing nursery operation located on the property. The proposed roadside stand building includes 189.80 m<sup>2</sup> (2,043 ft<sup>2</sup>) of indoor floor area and 110.18 m<sup>2</sup> (1,186 ft<sup>2</sup>) of outdoor area – for a total of approximately 300 m<sup>2</sup> (3,229 ft<sup>2</sup>). Other than the requested variance, the proposed use and size of the roadside stand is consistent with Zoning Bylaw 8500 and the Agricultural Land Reserve (ALR) Use Regulation.

### Background

The subject property previously contained a non-conforming roadside stand building in the “Roadside Stand (CR)” zoned portion of the lot, which was demolished in 2021 in order to construct the proposed new roadside stand building. The subject site currently contains a nursery farm operation, an agricultural building (barn) for storage/ processing farm products, and a single-family dwelling.

### Development Information

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

### Surrounding Development

To the North: Single-family dwelling and farm operation on an approximately 4.62 acres (1.87 hectares) lot zoned “Agriculture (AG1)”.

To the South: Single-family dwelling and farm operation on an approximately 2.17 acres (0.88 hectares) lot zoned “Agriculture (AG1)”.



To the East: Across No. 5 Road, Buddhist temple on an approximately 0.84 acres (0.34 hectares) lot zoned "Assembly (ASY)".

To the West: No access property on an approximately 10.18 acres (4.12 hectares) lot zoned "Agriculture (AG1)".

## **Consultation**

### Food Security and Agricultural Advisory Committee (FSAAC)

The Food Security and Agricultural Advisory Committee (FSAAC) reviewed the proposal on September 28, 2023. The Committee unanimously supported the proposal. A copy of the relevant excerpt from the FSAAC meeting minutes is attached for reference (Attachment 3).

Informational signage has been installed on the property and no correspondence has been received regarding the proposal.

## **Staff Comments**

### Roadside Stand (CR) Zone

On February 9<sup>th</sup>, 1987, Council created the Roadside Stand zone as part of a comprehensive rezoning bylaw, which rezoned 21 existing roadside stand businesses to the new Roadside Stand zone, including the subject property. "Roadside stand" was also a permitted use in Agricultural zones, but was limited by the type of roadside stand based on the licensing classes identified in the "Roadside Stand Bylaw" (now located in the Business Regulation Bylaw):

- Class A: be farming a minimum of not less than 0.2 hectares (half-acre) of land and provide a portable building of a maximum 93 m<sup>2</sup> (1,001 ft<sup>2</sup>) in floor area;
- Class B: be farming a minimum of not less than 0.8 hectares (2 acres) of land and provide a permanent building of a maximum 93 m<sup>2</sup> (1,001 ft<sup>2</sup>) in floor area; and
- Class C: be farming a minimum of not less than 8.0 hectares (20 acres) of land and provide a permanent building of a maximum 190 m<sup>2</sup> (2,045 ft<sup>2</sup>) in floor area.

Class A & B were permitted in Agricultural zones and Class C was permitted in the dedicated Roadside Stand zone. The current Zoning Bylaw 8500 allows "roadside stand" in both the "Roadside Stand (CR)" zone and the "Agriculture (AG1)" zone, but contains the following restrictions (based on sizes in the historical "Roadside Stand Bylaw", and now located in the Business License Bylaw):

- Roadside Stand (CR): roadside stand must be incidental to and supported by a farm operation of at least 8.0 ha (20 acres) and a maximum 190 m<sup>2</sup> (2,045 ft<sup>2</sup>) in floor area.
- Agriculture (AG1): roadside stand must be incidental to and supported by a farm operation of at least 0.8 ha (2 acres) and a maximum 93 m<sup>2</sup> (1,001 ft<sup>2</sup>) in floor area.



Although the proposed roadside stand would be Class B, the "Roadside Stand (CR)" zone only allows for a roadside stand if the farm operation is at least 8.0 ha (20 acres). The existing farm operation is approximately 1.77 ha in size. As such, the applicant has requested a variance to allow the roadside stand to be located within the "Roadside Stand (CR)" portion of the lot, in order to locate the building closer to No. 5 Road, utilize previously disturbed area of the property while not encroaching into the Environmentally Sensitive Area (ESA) located on the west side of the property, and allow more area for the farm operation in the "Agriculture (AG1)" portion of the property.

#### Environmentally Sensitive Area (ESA)

- The west side of the property is designated Environmentally Sensitive Area (ESA), which is currently actively farmed.
- In accordance with Provincial Legislation and Regulations, farming activities are not subject to the City's ESA Development Permit process or guidelines.
- According to the applicant's agrologist report, there will be no changes/ impacts to the existing farming operation within the ESA designated area as a result of the proposed variance to permit a roadside stand in the "Roadside Stand (CR)" zoned portion of the property.

#### Previous & Current Farm Business

- The subject property has held a business license for nursery since 1974.
- According to the agrologist report submitted by the applicant, the east side of the property has been used for greenhouse crop for many years and is proposed to continue. There is currently greenhouse crop production on the east side of the property, which facilitates production of potted plants.
- The purpose of the proposed roadside stand building would be to sell the products from the nursery operation.
- Based on the property's farm plan, the Agrologist Report indicates that the applicant is proposing to sell products from the nursery operation in the roadside stand building as per Zoning Bylaw 8500 and the Agricultural Land Reserve (ALR) Use Regulation, which requires at least 50% of the retail sales must be farm products produced on the farm on which the retail sales are taking place.
- The applicant has provided evidence that the land has farm class as per BC Assessment.

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

The applicant requests to vary the provision of Richmond Zoning Bylaw 8500 to reduce the minimum size of a farm operation associated with a roadside stand in the "Roadside Stand (CR)" zone from 8.0 ha to 1.77 ha.

#### ***Staff supports the proposed variance due to the following:***

- ***The proposed variance allows the roadside building to be located in the "Roadside Stand (CR)" zoned portion of the lot along No. 5 Road frontage, reserves more area for***



*the farm in the “Agriculture (AG1)” zoned portion of the lot, and utilizes the existing disturbed area of the previous roadside stand.*

- *The proposal could proceed in the “Agriculture (AG1)” zoned portion of the lot without a variance, but would impact the existing farm operation and Environmentally Sensitive Area and would need to be reduced in size to not more than 93 m<sup>2</sup>.*
- *There is an existing farm with farm status.*
- *The submitted Agrologist Report has confirmed that the land is suitable for the existing farm operation, and the nursery products produced onsite will support the proposed road side stand.*
- *The proposed size and siting of the roadside stand building are consistent with Zoning Bylaw 8500, other than the requested variance.*

## **Analysis**

### ***Conditions of Adjacency***

- The subject site is bordered by agricultural operations to the north and south. The proposed roadside stand would support the existing farm operation on-site and is considered an agricultural use.
- The proposed roadside stand building complies with all setback requirements of the zoning bylaw.

### ***Site Planning***

- The subject property is approximately 5 acres (2.02 hectares) and is split-zoned “Roadside Stand (CR)” (0.62 acres/ 0.25 hectares) and “Agriculture (AG1)” (4.37 acres/ 1.77 hectares).
- The property currently contains an existing plant nursery farm operation, an agricultural building (barn) for storage/ processing farm products, and a single-family dwelling.
- The proposed floor area of the roadside stand building includes 189.80 m<sup>2</sup> (2,043 ft<sup>2</sup>) of indoor floor area and 110.18 m<sup>2</sup> (1,186 ft<sup>2</sup>) of outdoor area.
- The proposed roadside stand will be situated in generally the same location of the previous non-conforming building that was demolished in 2021, utilizing the existing paved area adjacent to the parking lot.
- The size and siting of the building is consistent with Zoning Bylaw 8500, other than the requested variance.
- Proposed parking is consistent with the minimum required number of vehicle parking spaces as per Zoning Bylaw 8500.
- The existing parking area and driveway surface will remain as asphalt.
- Vehicle access to the roadside stand building, as well as farm access to the existing farming operation, will be provided via an existing driveway off of No. 5 Road. Transportation staff have reviewed the proposed access and have no concerns.

### ***Architectural Form and Character***

- The proposed design of the roadside stand building is compatible with the general farm building design, and features low pitched metal roof and siding, stone footing, and glazing on the front façade.



***Landscape Design and Open Space Design***

- The proposed landscape plan includes a 3 m wide planting strip along No. 5 Road frontage. This landscaped planting area includes a variety of shrubs as well as five vine maple trees. At maturity the shrubs and trees in the landscape strip would provide screening of the parking area and blend in with the existing chain link fence, which is to remain in place for security reasons.
- No existing trees are proposed to be removed.
- Pedestrian access is being provided via a 1.5 m asphalt pathway and clearly marked connecting the City sidewalk to the entrance of the roadside stand building.
- In order to ensure the proposed landscaping works will be completed, the applicant is required to provide a landscape security of \$10,389 in association with the Development Variance Permit.

**Conclusion**

The proposed plans attached to this report have satisfactorily addressed staff comments identified as part of the review of the subject Development Variance Permit application. In addition, the development is consistent with the intent of the applicable sections of the Official Community Plan and is in compliance with the "Roadside Stand (CR)" zone except for the variance being sought.

Staff recommend that the Development Variance Permit be endorsed, and issuance by Council be recommended.

The list of Development Permit Considerations is included in Attachment 4, which has been agreed to by the applicant.



Yuli Siao  
Planner 2

YS:cas

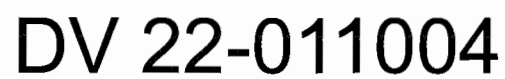
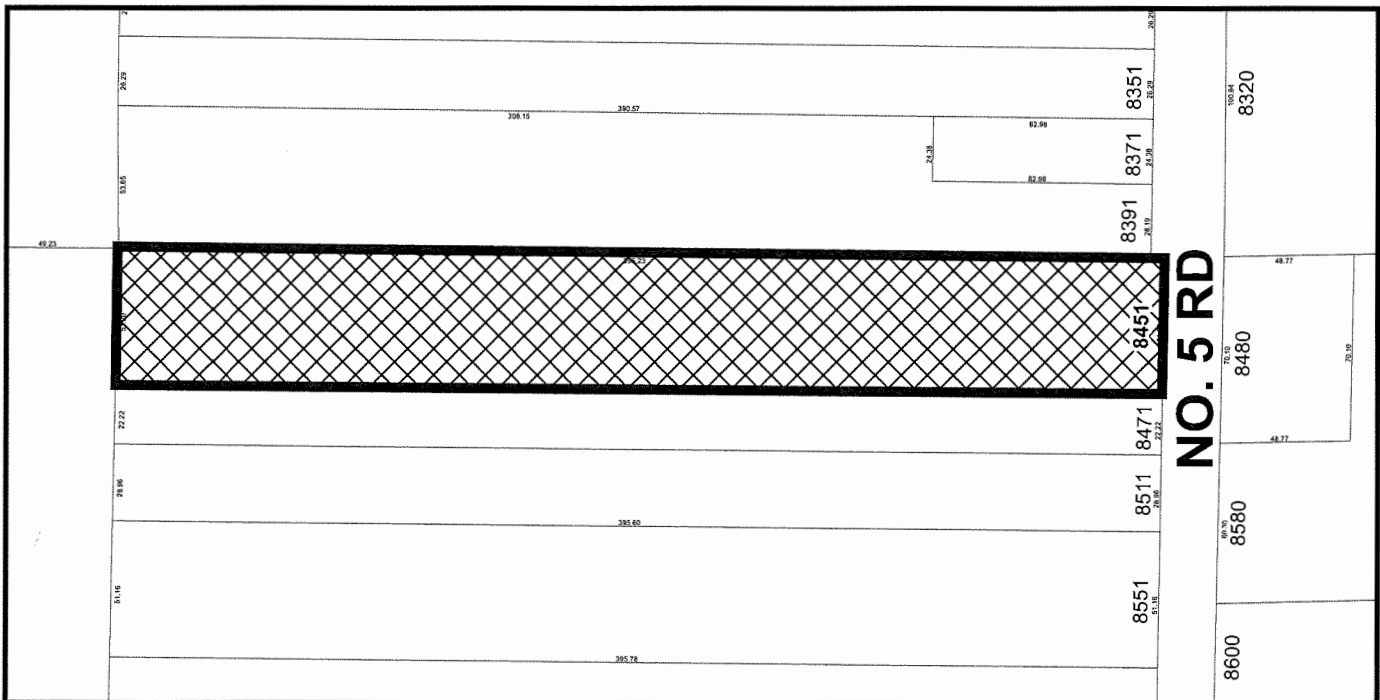
Attachment 1: Location Map

Attachment 2: Development Application Data Sheet

Attachment 3: Excerpt from minutes of FSAAC meeting (September 28, 2023)

Attachment 4: Development Permit Considerations





Note: Dimensions are in METRES





**DV 22-011004**

**Attachment 2**

Address: 8451 No. 5 Road

Applicant: Danny Wong

Owner: Da Xing Investment Ltd.

Planning Area(s): East Richmond

	Existing	Proposed
<b>Site Area:</b>	Total: 20,223 m <sup>2</sup> (5 ac / 2.02 ha)	No change
<b>Land Uses:</b>	Single-family residential, agriculture and roadside stand	No change
<b>OCP Designation:</b>	Agriculture (AGR)	No change
<b>Zoning:</b>	Roadside Stand (CR) and Agriculture (AG1)	No change

	Bylaw Requirement (CR)	Proposed	Variance
Floor Area Ratio:	Max. 0.50	0.075	None
Density:	Max. 1 roadside stand per lot	1 roadside stand	None
Floor Area:	Max. 190.0 m <sup>2</sup> (2,045 ft <sup>2</sup> )	189.80 m <sup>2</sup> (2,043 ft <sup>2</sup> )	None
Retail Sales Area	Max. indoor and outdoor area: 300 m <sup>2</sup> (3,229 ft <sup>2</sup> )	300 m <sup>2</sup> (3,229 ft <sup>2</sup> )	None
Lot Coverage:	Max. 35%	7.41%	None
Setback – Front Yard:	Min. 3.0 m	23.5 m	None
Setback – Side Yard north:	N/A	26 m	None
Setback – Side Yard south:	NA	3.38 m	None
Setback – Rear Yard:	N/A	33.5 m	None
Height (m):	Max. 10.5 m	5.5 m	None
Lot Size:	Roadside stand must be incidental and supported by a farm operation of at least 8.0 ha	1.77 ha	<b>Variance required</b>
Off-street Parking Spaces:	1 space per 20.0 m <sup>2</sup> = 15	15	None
Off-street Parking Spaces – Accessible:	Min. 2% = 1	2	None



**Excerpt from Minutes of  
Food Security and Agricultural Advisory Committee (FSAAC)  
September 28, 2023**

**Development Variance Permit Application at 8451 No. 5 Road**

Liyang Wan, Planner 1, Policy Planning, introduced the Development Variance Permit application at 8451 No. 5 Road and provided the following comments:

- The subject property is split-zoned “Roadside Stand (CR)” and “Agriculture (AG1)”;
- The purpose of the application is to request a variance to the “Roadside Stand (CR)” zone to allow a roadside stand incidental to a farm operation of 1.77 ha in size;
- There was a previous roadside stand building on the property which was demolished in 2021 in order to construct the new proposed roadside stand building;
- The west side of the property is designated Environmentally Sensitive Area (ESA), which is actively farmed and there is no changes to the farm operation within this area as a result of the proposed variance; and
- Other than the requested variance, the proposed use, size and siting of the roadside stand are consistent with the City’s Zoning Bylaw.

The applicant provided the following additional comments:

- In addition to the proposed new roadside stand building, a number of improvements have been made to the farm including a new farm road, drainage system and greenhouses;
- The nursery operation consists primarily of trees and shrubs, roses, annual plants, and hanging baskets;
- Over 50% of the product sold through the nursery operation is grown on the farm, with plans to expand on-site production;
- The proposed new roadside stand building will provide interior space to showcase and sell nursery products; and
- The nursery operation is a family-owned farm business with experience in growing nursery stock.

In response to questions from the Committee, the applicant provided the following additional comments:

- Since the previous roadside stand building was demolished, the nursery operation has been selling products outside, which presents challenges related to storage and showcasing of nursery product;



- The total size of the proposed roadside stand building is approximately 190 m2 of indoor area and 110 m2 of outdoor area, for a total of 300 m2; and
- Improvements to the farm also include a rainwater storage system to utilize rainwater for irrigation purposes.

The Committee passed the following motion:

*That the Food Security and Agricultural Advisory Committee support the Development Variance Permit at 8451 No. 5 Road (DV 22-011004).*

*Carried Unanimously*





City of  
Richmond

ATTACHMENT 4

## Development Variance Permit Considerations

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

**Address:** 8451 No. 5 Road

**File No.:** DV 22-011004

**Prior to forwarding the application to Council for approval, the developer is required to complete the following:**

1. Submission of a landscaping security in the amount of \$10,389. The Applicant must also enter into a legal agreement to accompany the landscaping security, which sets the terms for use and release of the security.
2. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 2.9 m GSC.

**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.

**Note:**

- \* This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.  
All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.  
The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- 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 contain 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





# City of Richmond

## Development Variance Permit

---

**No. DV 22-011004**

To the Holder: Da Xing Investment Ltd.  
Property Address: 8451 No. 5 Road  
Address: 120 – 2899 No. 3 Road  
Richmond, BC V6X 2B2

---

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance 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) Reduce the minimum size of a farm operation associated with a roadside stand in the "Roadside Stand (CR)" zone from 8.0 ha to 1.77 ha.
4. The land described herein, and any buildings, structures, off-street parking facilities, landscaping and screening 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 (Plan #1-4).
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$10,389 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse.

This Permit is not a Building Permit.



To the Holder: Da Xing Investment Ltd.

Property Address: 8451 No. 5 Road

Address: 120 – 2899 No. 3 Road  
Richmond, BC V6X 2B2

---

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

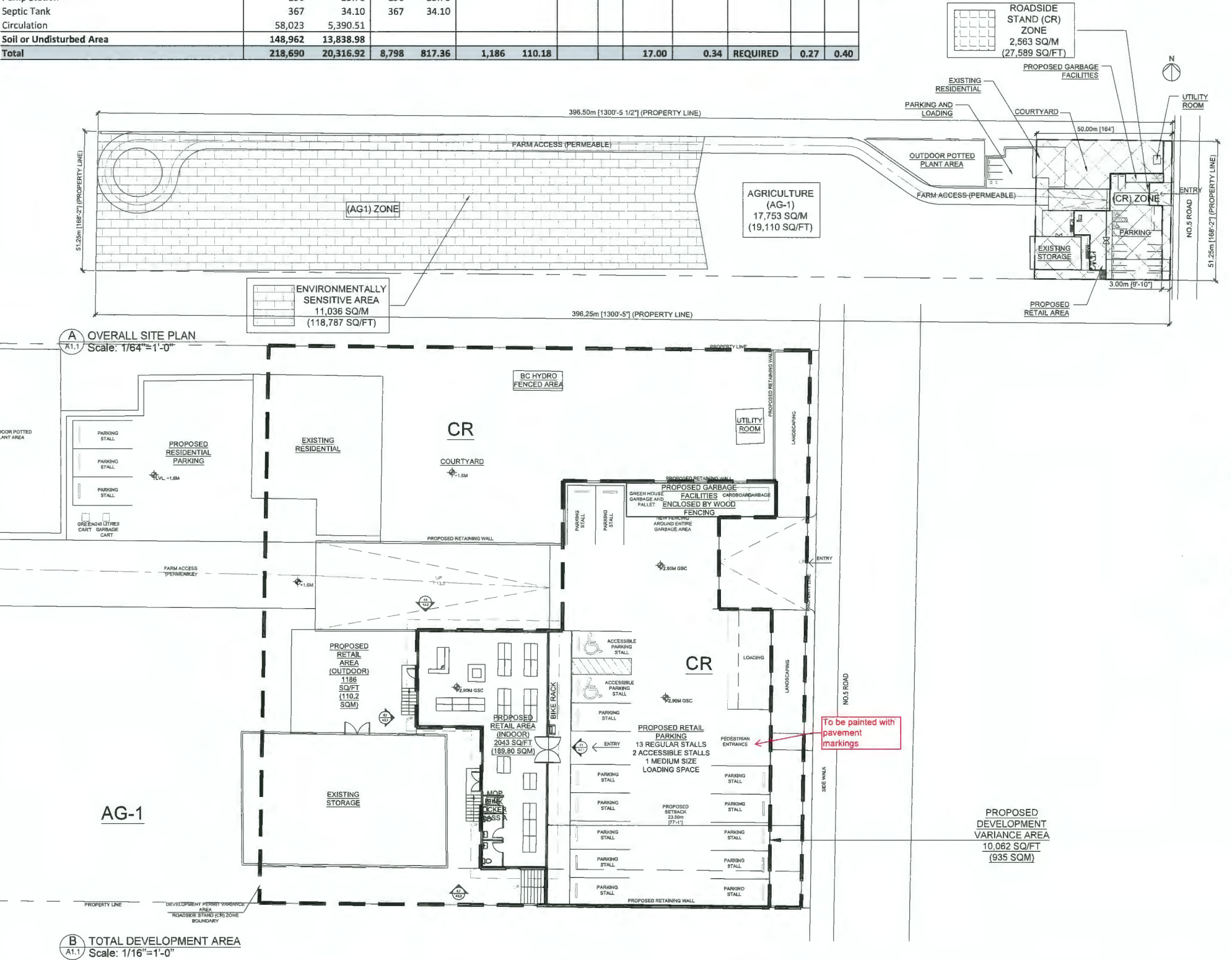
DELIVERED THIS DAY OF , .

---

MAYOR



8451 No 5 Road, Richmond	Area		Concrete		Covered		Parking Requirement					Bicycle		Roadside Stand Zoning Information		sf	m2
Zone: AG1/CR	sf	m2	sf	m2	sf	m2	Parking	/m2	Parking Required	Accessible Stall (2%)	EV (Level 2)	Class 1	Class 2	Building GFA - Roadside Stand (Exclude Outdoor)			
Site Area	218,690	20,316.92												2,043		189.80	
Proposed Retail Area (Indoor)	2,043	189.80	2,043	189.80			1	20	9.49	0.19	REQUIRED	0.24	0.36	Site Area - Roadside Stand CR Zone		27,589	2,563.10
Proposed Retail Area (Outdoor)	1,186	110.18	1,186	110.18	1,186.00	110.18	1	20	5.51	0.11	REQUIRED	0.03	0.04	Site Area - AG1 Zone		191,100.50	17,753.82
Existing Storage	2,514	233.56	2,514	233.56										Floor Area Ratio (FAR) - CR Zone			0.07
Utility Room	96	8.92	96	8.92										Lot Coverage			7.41%
Existing Residential	1,681	156.17	1,681	156.17			2		2.00	0.04				Front Yard (m)			23.50
Septic Field	2,907	270.07												Rear Yard (m)			14.19
Storm Water Storage Tank	655	60.85	655	60.85										Side Yard - North (m)			26.00
Pump Station	256	23.78	256	23.78										Side Yard - South (m)			3.38
Septic Tank	367	34.10	367	34.10										Building Height (m)			5.50
Circulation	58,023	5,390.51															
Soil or Undisturbed Area	148,962	13,838.98															
Total	218,690	20,316.92	8,798	817.36	1,186	110.18			17.00	0.34	REQUIRED	0.27	0.40				



DRAWING LIST	
A1.1	TITLE PAGE / SITE PLAN / AREA AND PARKING CALCULATION
A1.2	SITE PLAN
A1.3	SITE PLAN
A3.1	PROPOSED ELEVATION
A3.2	PROPOSED ELEVATION / SECTION

SCOPE OF WORK	
•	BUILD 1 ROADSIDE COVERED RETAIL STAND
•	BUILD 4 GREENHOUSES
•	BUILD 2 STORAGE BUILDINGS
•	BUILD 1 UTILITY ROOM
•	UPGRADE SEPTIC FIELD, STORMWATER STORAGE TANK, PUMP STATION & SEPTIC TANK
•	MAINTAIN EXISTING RESIDENTIAL

LEGAL DESCRIPTION	
LOT 1 SEC 24 BLK 4N RG 6W PL NWP4105 LOT 1, BLOCK 4N, PLAN NWP4105, SECTION 24, RANGE 6W, NEW WESTMINSTER LAND DISTRICT	

PROJECT DIRECTORY	
DANNY WONG ARCHITECT AIBC, MRAIC, RI, B.Arch., LEED AP ARCHITELIER ARCHITECTURE, INTERIOR DESIGN & REAL ESTATE CONSULTING 680-838 WEST HASTINGS STREET, VANCOUVER, BC V6C 0A6 / #3-11240 BRIDGEPORT ROAD - RICHMOND - BC - CANADA - V6X 1T2 (604) 773-2068 WWW.ARCHITELIER.COM	

GENERAL NOTES	
1.	TOTAL AREA OF FARM RETAIL SHALL NOT EXCEED 300 M2. AT LEAST 50% OF THAT AREA IS LIMITED TO THE SALE OF FARM PRODUCTS PRODUCED EITHER ON THAT AGRICULTURAL AND OR BY AN ASSOCIATION TO WHICH THE OWNER OF THE AGRICULTURAL LAND BELONGS.
2.	FLOOD CONSTRUCTION LEVEL (FCL) FOR ALL NEW CONSTRUCTIONS ON THIS SITE SHALL BE MINIMUM 2.9 M GSC.
3.	CONNECT PROPOSED ALL BUILDINGS TO EXISTING SEPTIC SYSTEM

	Existing	Proposed
Site Area	AG1 - 20,316.92 m <sup>2</sup>	CR - 2,563.10 m <sup>2</sup> AG1 - 17,753.82 m <sup>2</sup>
Land Uses	AGR	AGR & CR
OCP Designation	2.13A - AGR	2.13A - AGR
Zoning:	AG1	AG1 & CR

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	300 m2	0.074	None permitted
Buildable Floor Area	300 m2	189.80 m2	None permitted
Lot Coverage - Buildings:	Max. 50 %	7.41 %	
Setback - Front Yard	Min. 3 m	23.5 m	
Setback - Side Yard	Min. 0 m	26 m	
Setback - Side Yard	Min. 0 m	3.38 m	
Setback - Rear Yard	Min. 0 m	14.19 m	
Height:	Max. 10.5 m	5.50 m	
Off-street Parking Spaces - Total	15	15	

NO VARIANCE IS PROPOSED.



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**DRAWING ISSUES**  
2022-02-22 ISSUED FOR DVP  
2022-10-02 ISSUED FOR DVP R1

**PROJECT**  
8451 NO. 5 ROAD, RICHMOND  
DV 22-011004

**PROPERTY INFORMATION**

**SHEET TITLE**  
SITE PLAN - PROPOSED

Job No.	A012123
Scale	AS NOTED
Drawn By	SA
Checked By	DKW
Date	December 3, 2023

8451 NO. 5 ROAD, RICHMOND DV 22-011004





680-838 WEST HASTINGS STREET  
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#### DRAWING ISSUES

2022-02-22 ISSUED FOR DVP  
2022-10-02 ISSUED FOR DVP R1

#### PROJECT

#### ADDRESS

8451 NO. 5 ROAD, RICHMOND  
DV 22-011004

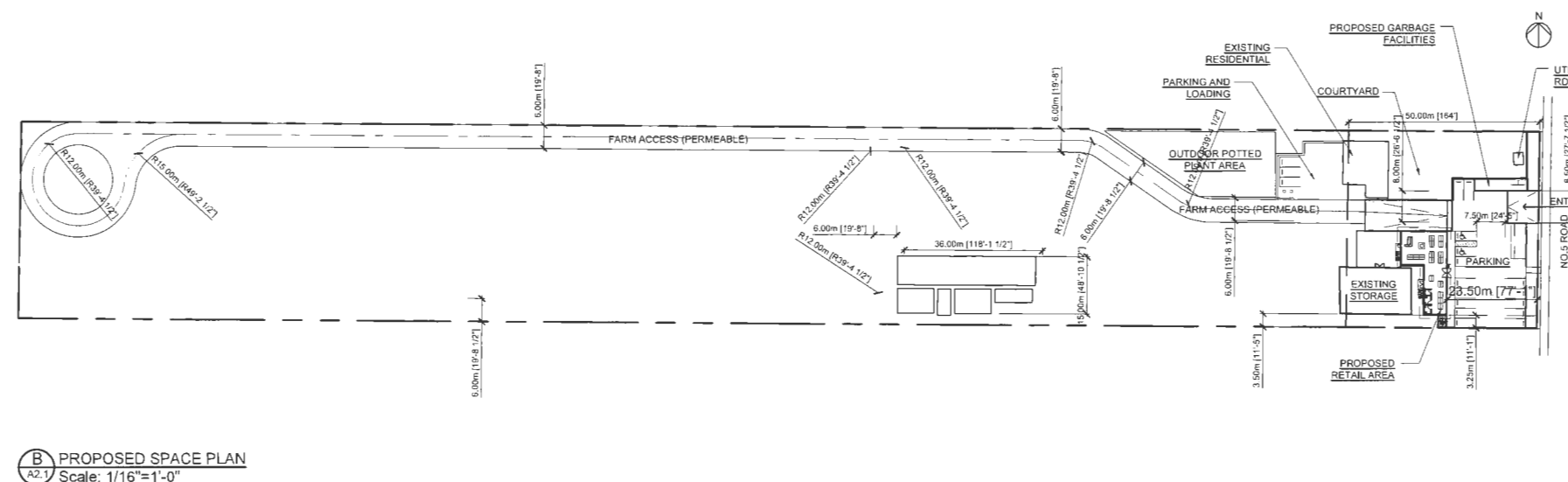
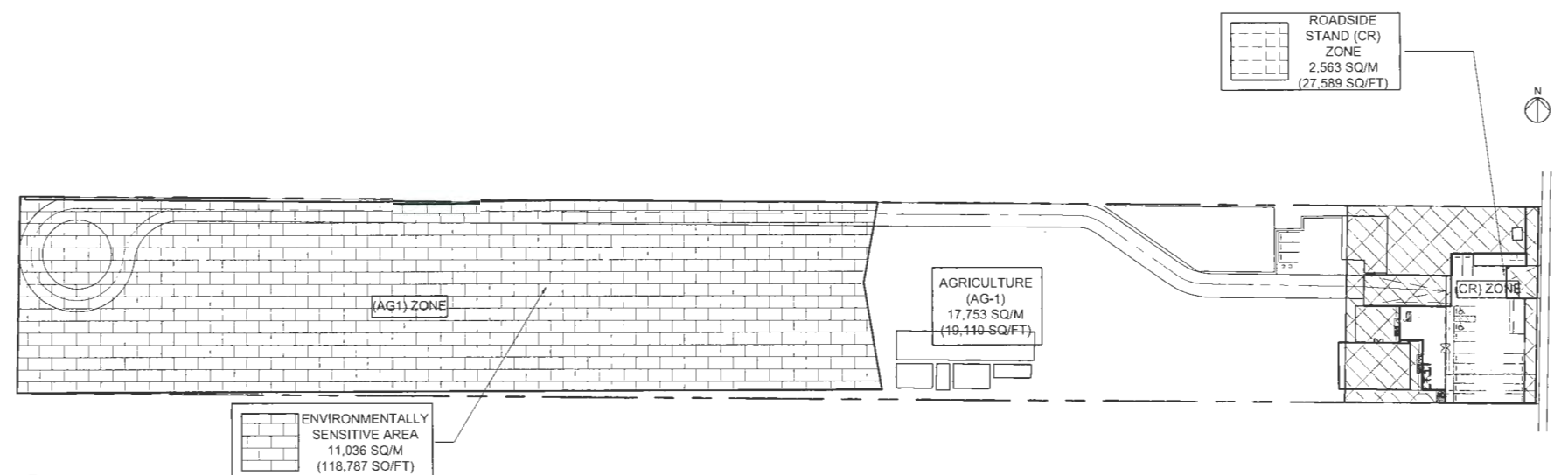
#### PROPERTY INFORMATION

#### SHEET TITLE

PROPOSED SPACE  
PLAN

Job No.	A012123
Scale	AS NOTED
Drawn By	SA
Checked By	CKW
Date	December 3, 2023

A2.1



PLAN #1B

8451 NO. 5 ROAD, RICHMOND DV 22-011004









680-838 WEST HASTINGS STREET  
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2022-10-02 ISSUED FOR DVP R1

#### PROJECT

#### ADDRESS

8451 NO. 5 ROAD, RICHMOND  
DV 22-011004

#### PROPERTY INFORMATION

#### SHEET TITLE

PROPOSED SPACE  
PLAN

Job No. A012123

Scale AS NOTED

Drawn By SA

Checked By DKW

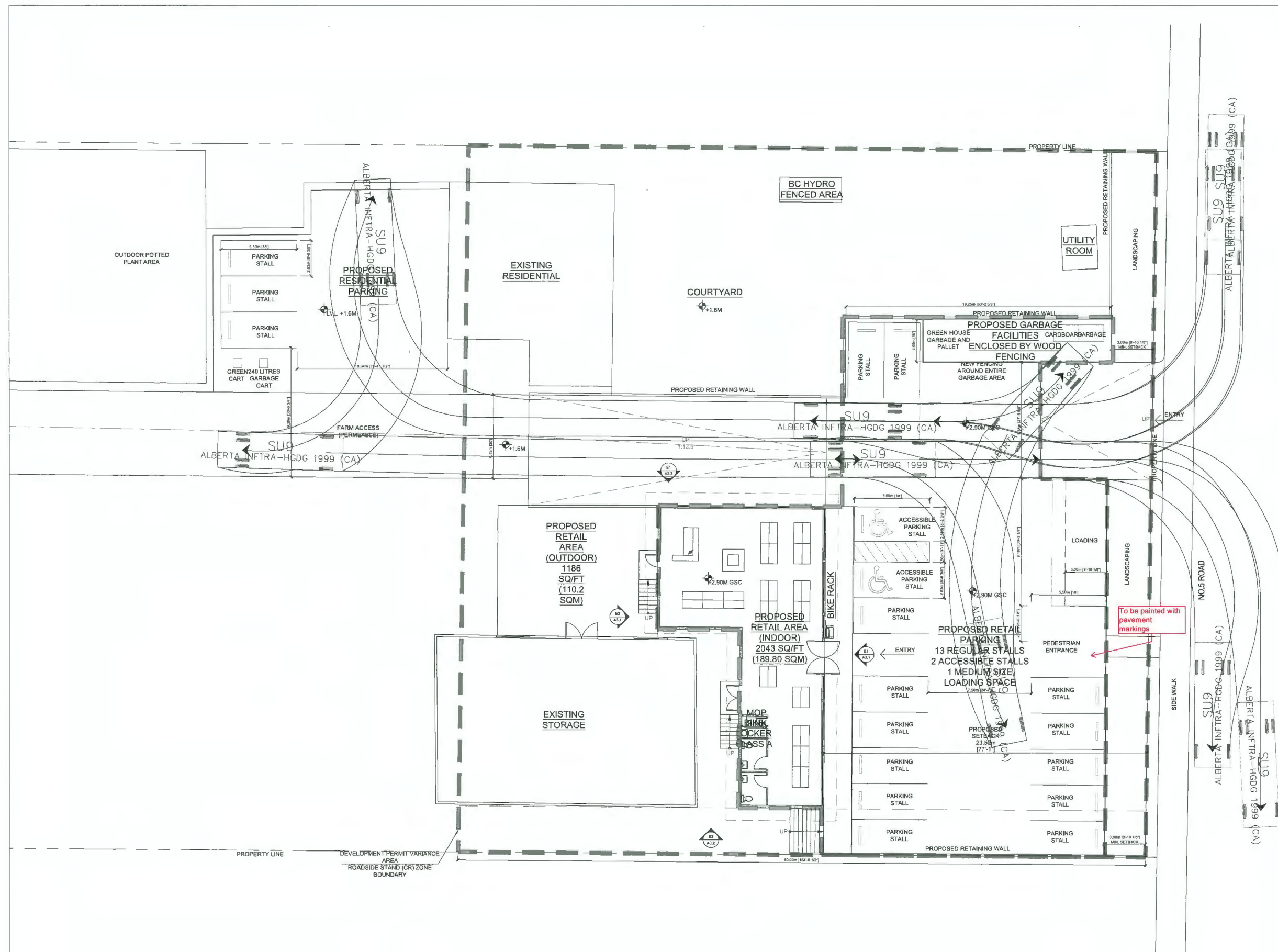
Date December 3, 2023

A2.2A



PLAN #1D

TRAFFIC OVERLAY  
Scale: 3/32"=1'-0"







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DRAWING ISSUES

2022-02-22 ISSUED FOR DVP  
2022-10-02 ISSUED FOR DVP R1

PROJECT

ADDRESS

8451 NO. 5 ROAD, RICHMOND  
DV 22-011004

PROPERTY INFORMATION

SHEET TITLE

PROPOSED SPACE  
PLAN

Job No.	A012123
Scale	AS NOTED
Drawn By	SA
Checked By	DKW
Date	December 3, 2023

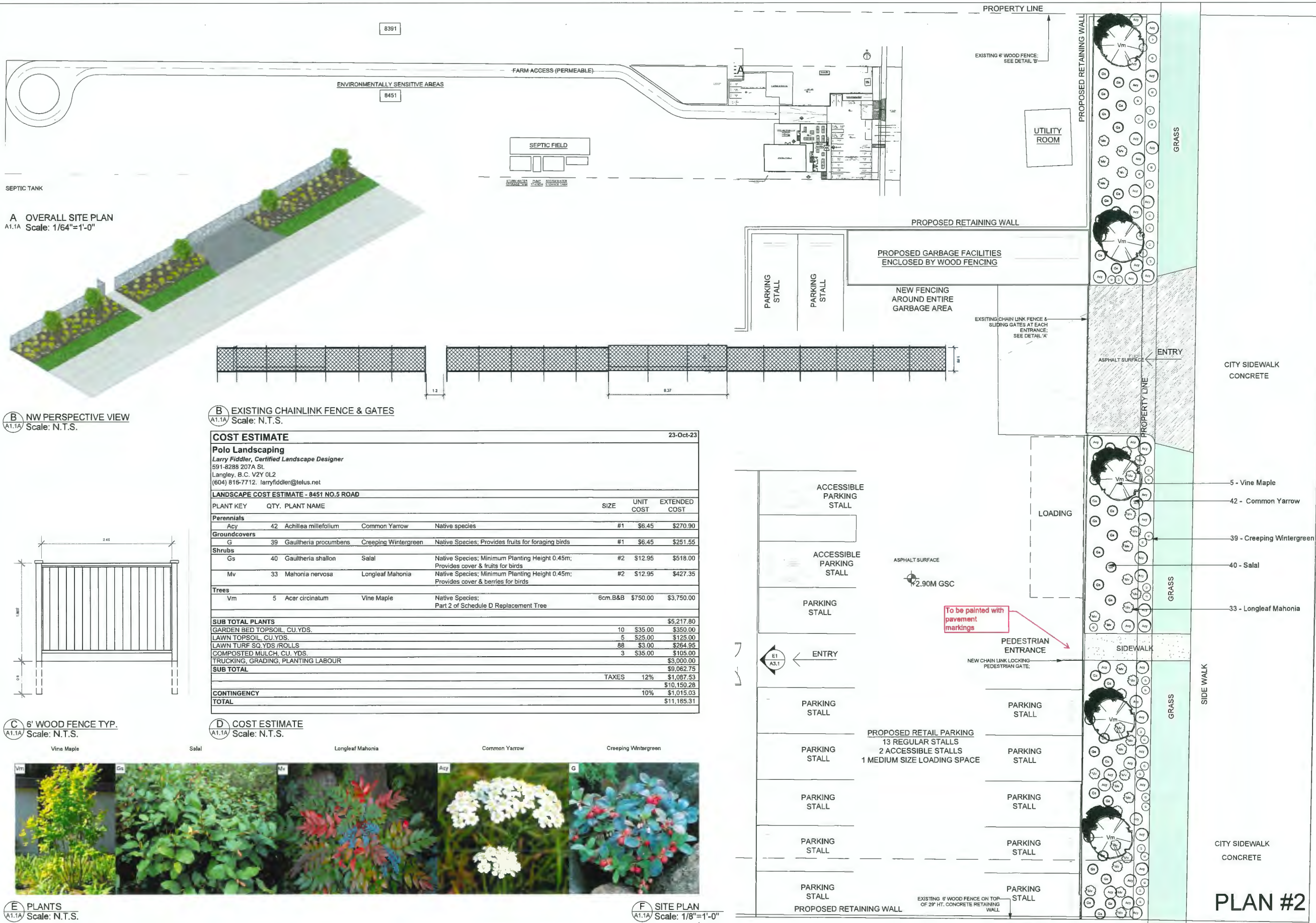
A2.1 ENLARGED SPACE PLAN  
Scale: 1/4" = 1'-0"

PLAN #1E

A2.3







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**DRAWING ISSUES**

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2022-10-02 ISSUED FOR DVP R1

**PROJECT**

**ADDRESS**

8451 NO. 5 ROAD, RICHMOND  
DV 22-011004

**PROPERTY INFORMATION**

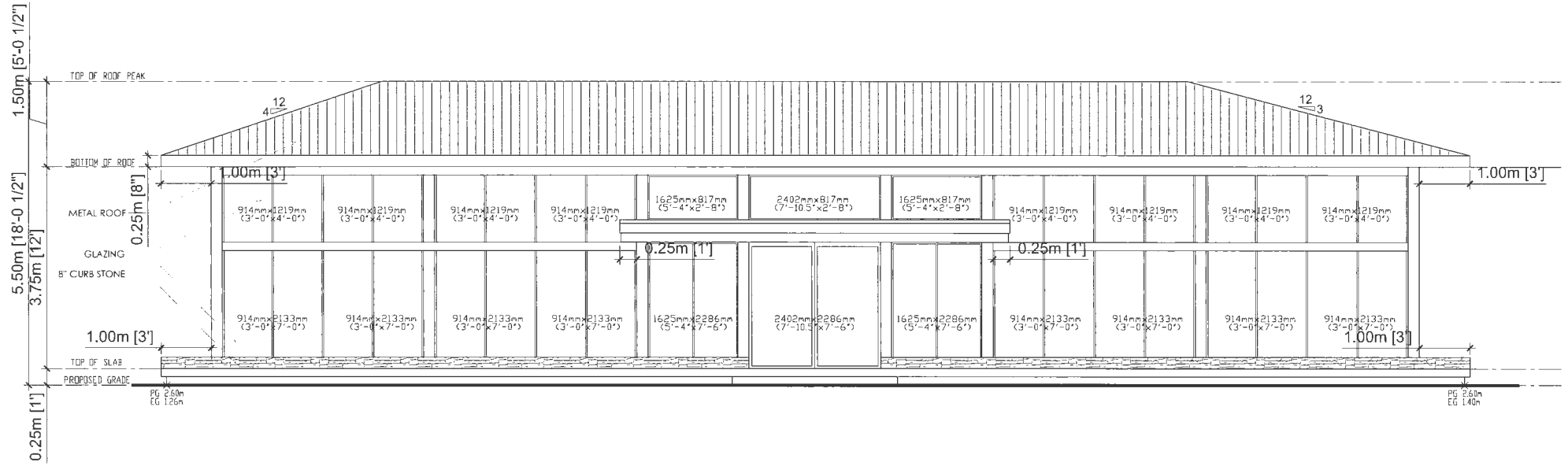
**SHEET TITLE**

LANDSCAPE PLAN

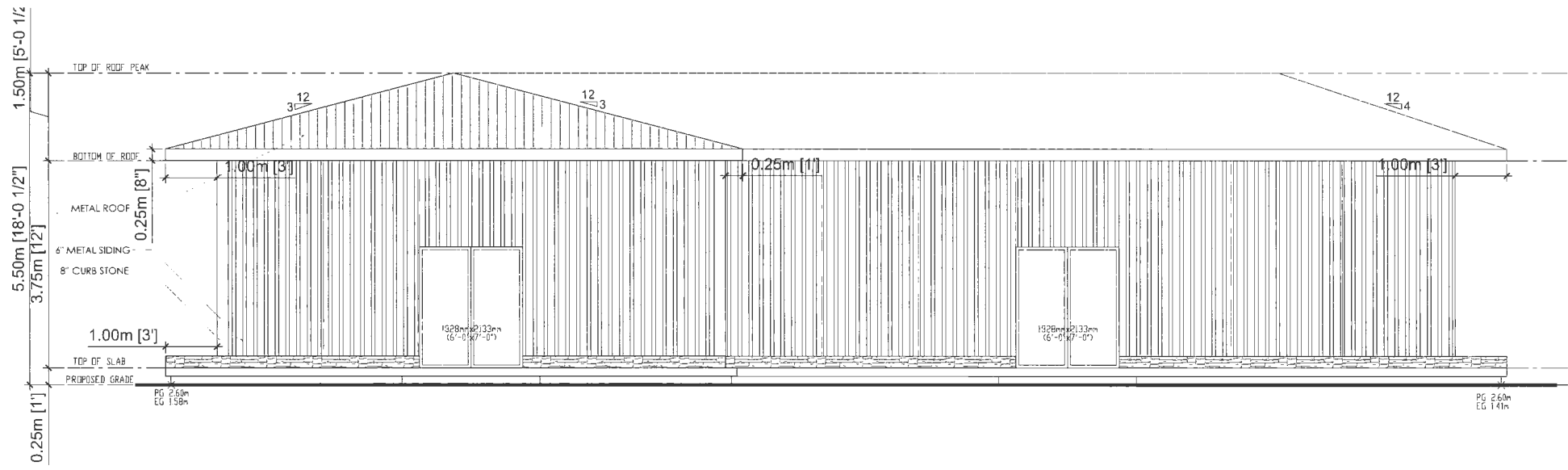
Job No. A012123  
Scale AS NOTED  
Drawn By SA  
Checked By DKW  
Date December 1, 2023

8451 NO. 5 ROAD, RICHMOND DV 22-011004





E1 PROPOSED FRONT ELEVATION - EAST  
Scale: 1/4"=1'-0"



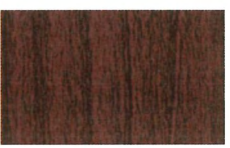
E2 PROPOSED REAR ELEVATION - WEST  
Scale: 1/4"=1'-0"



CASCADIA PREFINISHED METAL ROOFING - DARK BRONZE

MATERIAL SAMPLE: METAL ROOF  
Scale: NTS

E3



CASCADIA PREFINISHED METAL SIDING - POLAR WHITE  
ACCENT COLOUR - ESPRESSO

MATERIAL SAMPLE: METAL CLADDING  
Scale: NTS

E4

PLAN #3

8451 NO. 5 ROAD, RICHMOND DV 22-011004



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DRAWING ISSUES

2022-02-22 ISSUED FOR DVP  
2022-10-02 ISSUED FOR DVP R1

PROJECT

ADDRESS

8451 NO. 5 ROAD, RICHMOND  
DV 22-011004

PROPERTY INFORMATION

SHEET TITLE

ELEVATION

Job No.	A012123
Scale	AS NOTED
Drawn By	SA
Checked By	DKW
Date	December 3, 2023

A3.1







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#### DRAWING ISSUES

2022-02-22 ISSUED FOR DVP  
2022-10-02 ISSUED FOR DVP R1

#### PROJECT

#### ADDRESS

8451 NO. 5 ROAD, RICHMOND  
DV 22-011004

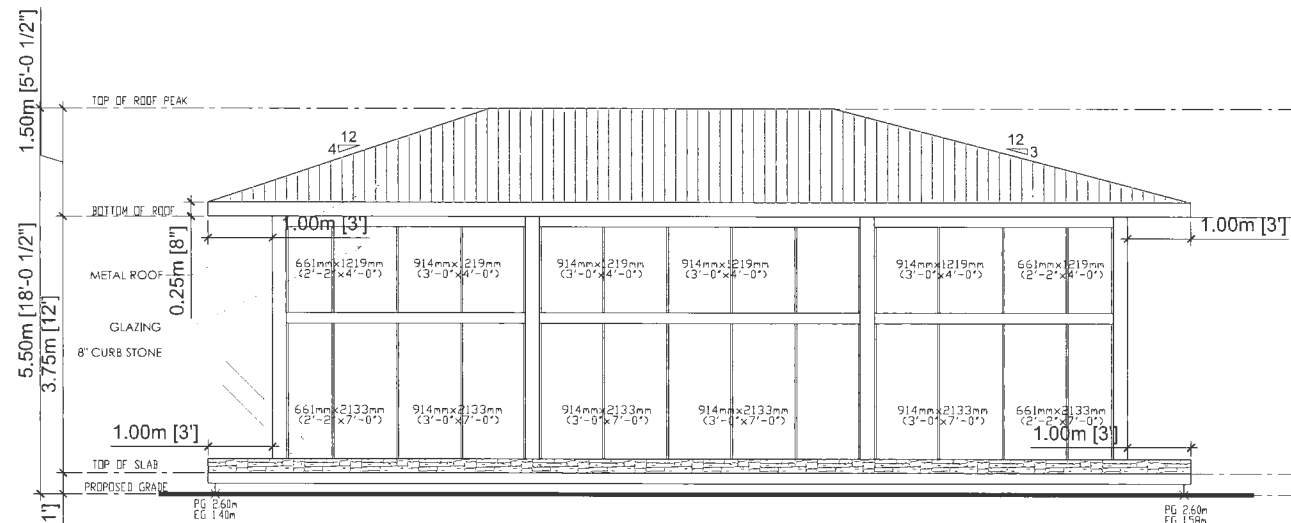
#### PROPERTY INFORMATION

#### SHEET TITLE

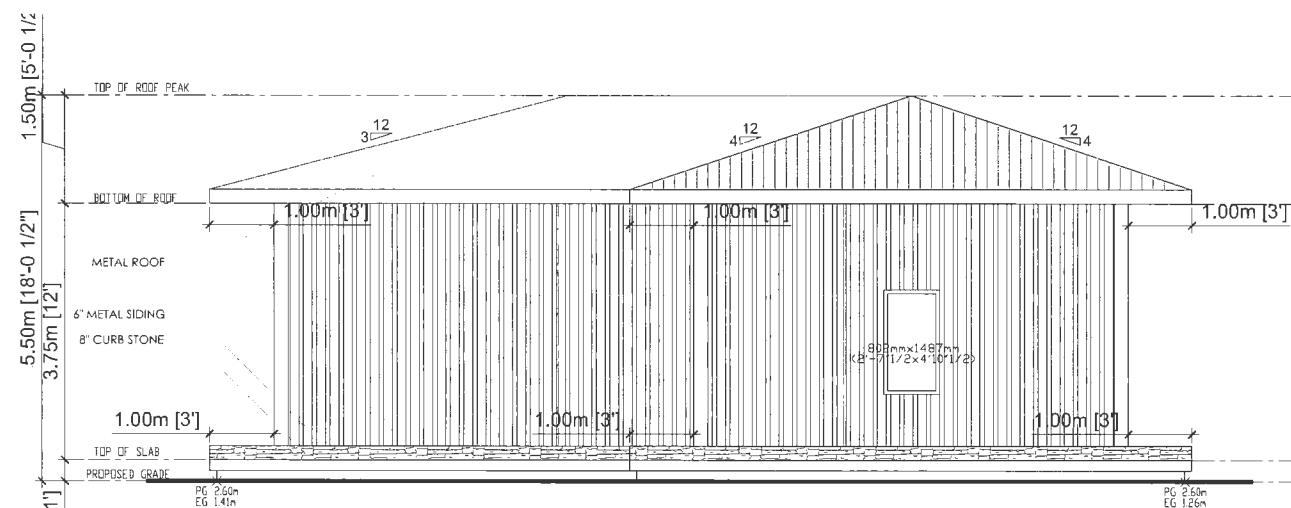
ELEVATION / SECTION

Job No.	A012123
Scale	AS NOTED
Drawn By	SA
Checked By	DKW
Date	December 3, 2023

A3.2



E1  
A3.2 PROPOSED RIGHT ELEVATION - NORTH  
Scale: 1/4"=1'-0"



E2  
A3.2 PROPOSED LEFT ELEVATION - SOUTH  
Scale: 1/4"=1'-0"

PLAN #4

8451 NO. 5 ROAD, RICHMOND DV 22-011004





# City of Richmond

## Report to Development Permit Panel

---

**To:** Development Permit Panel

**Date:** February 20, 2024

**From:** Wayne Craig  
Director, Development

**File:** DP 23-014121

**Re:** Application by 1166225 BC Ltd. for a Development Permit at 8880 Cook Road and 8751 Citation Drive

---

### Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of two six-storey buildings containing 339 rental units at 8880 Cook Road and 8751 Citation Drive on a site zoned "Low Rise Rental Apartment (ZLR44) – Brighthouse Village (City Centre)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the road setback to projecting balconies above the second floor from 3.0 m to 1.2 m.

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

WC:el  
Att. 3



## Staff Report

### Origin

1166225 BC Ltd. (Incorporation number: BC1165225; Directors: Yechuan Wu and Hongda Wu) has applied to the City of Richmond for permission to develop two six-storey buildings containing 339 rental units at 8880 Cook Road and 8751 Citation Drive on a site zoned "Low Rise Rental Apartment (ZLR44) – Brighthouse Village (City Centre)".

The site is being rezoned from "Low Rise Apartment and Town Housing (ZLR32) – Brighthouse Village (City Centre)" to "Low Rise Rental Apartment (ZLR44) – Brighthouse Village (City Centre)" for this project under Bylaw 10396 (RZ 21-932698) which received third reading on October 17, 2022.

The site currently contains two apartment buildings with a total of 102 units, which will be demolished. The subject property was a strata owner-occupied apartment condo development that completed a "strata windup" process in July 2018 and then sold to the developer for redevelopment.

Key components of the proposal include:

- Approximately 20,107 m<sup>2</sup> (216,430 ft<sup>2</sup>) of purpose-built market rental housing consisting of 271 market rental housing units.
- Approximately 3,755 m<sup>2</sup> (40,427 ft<sup>2</sup>) of purpose-built moderate-income rental housing based on BC Housing's Housing Income Limits (HILs) consisting of 68 moderate-income rental units.
- A range of unit types from studio to three-bedroom apartment units, as well as two to three-bedroom townhouse units. All moderate-income rental housing units meet the minimum size requirements under the Low End Market Rental Program.
- Six accessible units (including two studios, two one-bedroom units and two two-bedroom units); all accessible units will be designed to meet the accessibility requirements under the BC Building Code.
- 296 Basic Universal Housing (BUH) units. 100 per cent of the apartment units proposed will be designed to meet BUH provisions or the accessibility requirements.
- Indoor amenity space of approximately 698 m<sup>2</sup> (7,508 ft<sup>2</sup>) in area, including a fitness centre, casual seating lounges, piano rooms, shared and private work spaces, meeting rooms, kitchens, washrooms and guest suites.
- Outdoor amenity space of approximately 3,355 m<sup>2</sup> (36,113 ft<sup>2</sup>) in area, including a central courtyard, a children's play area, outdoor seating areas, open turf area and garden pots throughout the development.
- Retention of a central grove of ten maple trees and oak trees.
- An on-site low carbon energy plant designed to connect to the future off-site City Centre district energy utility (DEU) system. The building design will also meet Energy Step Code - Step 3.



- Five publicly accessible open spaces (mini-pocket parks) at strategic locations along the periphery of the development with a total area of 379.7 m<sup>2</sup> (4,087 ft<sup>2</sup>).

An associated Servicing Agreement (SA 23-021998) was secured through the Rezoning (RZ 21-932698) for the design and construction of the publicly accessible open spaces (mini-pocket parks). An associated Servicing Agreement (SA 22-025603) was also secured at Rezoning for road and engineering improvement works required with respect to the subject development. Works include road widening, traffic signal improvements, frontage improvements along all road frontages and utility upgrades.

### **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**

Development surrounding the subject site is as follows:

To the North: Across Cook Road, a number of two-storey townhouses on properties zoned “Low Density Townhouses (RTL1)”.

To the South: Across Citation Drive, a four-storey apartment condo on a property on “Land Use Contract (LUC 025)”, with the underlying “Low Rise Apartment and Town Housing (ZLR32) – Brighthouse Village (City Centre)” zone.

To the East: Across Garden City Road, a 16-storey apartment condo on Cook Road zoned “Residential/Limited Commercial (ZMU3) – North McLennan (City Centre)” zone, and Garden City Park located to the south of Alberta Road.

To the West: Across Pimlico Way, a number of two-storey townhouses on a property on “Land Use Contract (LUC 025)”, with the underlying “Low Rise Apartment and Town Housing (ZLR32) – Brighthouse Village (City Centre)” zone.

### **Rezoning and Public Hearing Results**

The Public Hearing for the rezoning of this site was held on October 17, 2022. At the Public Hearing, concerns regarding the potential impact to neighbouring developments, traffic, parking and tenant relocation support were expressed. Staff have also received similar inputs to the subject Development Permit application from an area resident. Responses to the concerns raised are provided below in *italics*.

#### **1. Potential impact to the adjacent properties including shadowing**

*The proposed buildings are a maximum of six-storeys. With its ample building setbacks, the project will have minimal overshadowing impacts to adjacent properties, each of which is separated by a road or drive aisle in addition to the setbacks. The retention of trees and planting of new trees plus the provision of numerous pocket parks will create social gathering spaces and variety in the building massing while contributing to the pedestrian realm.*



## 2. Traffic congestion and pedestrian safety

*A Transportation Impact Assessment report prepared by Bunt & Associates was submitted and reviewed by the Transportation Department at the Rezoning stage. All potential future traffic generated from the project has been taken into account. The results of the future traffic operations analysis confirm that key intersections will remain well within capacity to accommodate the forecast increase in future peak period traffic projected to the Year 2036 without any road capacity improvements on either Garden City Road or Cook Road.*

*In addition, the proposed road and intersection design, including internal and external roads, and pedestrian circulation and movements, have all been designed and accommodated in compliance with the City's technical regulations and design criteria.*

*Furthermore, the developers have committed to upgrading the northbound Pimlico Way approach to the Cook Street intersection, incorporating separate left-turn and right-turn lanes.*

## 3. Parking and delivery

*This new proposed project will provide multiple dedicated parking stalls on site for temporary deliveries and drop off and will provide clear wayfinding and signage for deliveries. This way deliveries will avoid parking off-site when making deliveries to the lobby of the proposed building fronting Cook Road and not use the neighbour's parking stalls, thus making it safer for young families in the neighbouring townhouse complex.*

## 4. Tenant relocation

*The developer will comply with the forms of communication, commitment and assistance provided to their tenants in accordance with the City's required Tenant Relocation Plan secured at the Rezoning stage.*

## 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 (OCP) and is generally in compliance with the "Low Rise Rental Apartment (ZLR44) – Brighthouse Village (City Centre)" zone, except for the zoning variances noted below.

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

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to reduce the road setback to projecting balconies above the second floor from 3.0 m to 1.2 m.

***Staff supports the proposed variance as the building envelope is limited by the significant road dedications along all fronting streets and retention of the tree grove in the centre of the site. Along the perimeter of the site, road dedications are required for road widening and frontage improvements, and dedications ranging from 5.07 m to 6.34 m. Surrounding the central courtyard, the building footprint must be located outside of the critical root zones of the protected tree grove and therefore pushed to the minimum setbacks from the new exterior property lines after road dedications.***



*The projecting balconies are proposed to meet the private outdoor space requirements under the Development Permit Guidelines and to provide additional visual interest of the buildings. The projecting balconies are proposed on level 3 or above and will not be encroaching into any SRW or common open spaces.)*

### **Advisory Design Panel Comments**

The Advisory Design Panel (ADP) was supportive of the application subject to consideration of the Panel's comments. A copy of the relevant excerpt from the Advisory Design Panel Minutes from December 6, 2023 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***

- Significant road dedications ranging from 5.07 m to 6.34 m are required for road widening and frontage improvements along all fronting roads of the site. The parking podium and residential buildings are pushed to the minimum road setbacks to allow for a larger central courtyard, to facilitate the preservation of a tree grove of ten trees in the middle of the site.
- Ground-oriented units are proposed along all fronting roads to screen the partially sunken, two-level parkade, and to provide a streetscape and residential character compatible with the adjacent townhouse developments across Cook Road and Pimlico Way.
- The proposed building height is six-storeys. Along the fronting streets, the proposal features four levels of apartment units on top of two levels of ground-oriented townhouse units. The proposal provides a transition between the apartment towers east of Garden City Road and the two-storey townhouse clusters west of Pimlico Way.
- Long frontages are broken into different building forms, and massing is broken into smaller vertical components to reinforce a stronger urban character that is more compatible in scale and form with the adjacent existing low-rise apartments and townhouse developments.
- The massing of the buildings is further broken down along Pimlico Way and Garden City Road to increase neighbourhood porosity through the site.
- The proposed design (including building height, setbacks, frontage treatments and built form, etc.) is consistent with the design guidelines under "Sub-Area B.2 - Mixed Use - Mid-Rise Residential & Limited Commercial" in the City Centre Area Plan, which is intended for medium-density, mid-rise (four-eight storeys) housing.

#### ***Urban Design and Site Planning***

- Designing around the minimum road setbacks and critical root zones of the protected trees on site, a concrete podium containing one level of residential spaces oriented towards the fronting roads and two levels of parking surrounding the central courtyard is proposed.
- Two five-storey residential buildings are proposed on top of the podium. The buildings are placed towards the outermost extremes of the podium to allow for the inner courtyard to be maximized.



- The parkade will have direct openings around the courtyard to provide natural ventilation and natural light into the space.
- The use of a metal screen with planted vines will create a green wall and screen between the parkade and the open courtyard.
- Ground-oriented units along all sides of the site are set further away from the street, as compared to the upper levels, and set above the sidewalk elevation with individual unit access, stepped planters, large open patios spaces and gated entries to create more pedestrian-friendly streetscape.
- Two lobby entries, set at sidewalk elevation for a friendly, accessible approach to the building are provided at the northeast side of the site (Cook Road) and the southwest side of the site (Citation Drive) respectively.
- A vehicle access service area will be provided off Pimlico Way. This area is designed to provide parkade access, as well as a central pickup/drop off, garbage/recycling collection and loading area.
- While the introduction of new Provincial legislation under Bill 47 has come into effect, as this application received first reading prior to January 1, 2024, the City's current parking regulations under Richmond Zoning Bylaw No 8500 are still in effect.
- There is a total of 223 parking spaces provided in the parkade, including:
  - 140 stalls for market rental units, including three accessible spaces.
  - 28 stalls for moderate-income rental units, including one accessible space.
  - 55 visitor parking stalls, including two accessible parking spaces and two car share spaces.
- The proposed number of parking spaces is consistent with the parking requirements under the ZLR44 zone subject to the provision of Transportation Demand Measures (TDM) to the satisfaction of the City. The TDM includes:
  - Car Share Vehicles and Designated Parking Spaces - provision of two car share vehicles and designated car share parking spaces.
  - Car Share Membership - provision of a car share membership for each dwelling unit.
  - Subsidized Transit Passes - provision of a Transit Pass Program offering a monthly two-zone pass for each dwelling unit, for one year.
  - Additional Class 1 Bicycle Parking - Provision of Class 1 bicycle parking at a rate of 1.9 spaces per unit (instead of 1.25 spaces per unit) for units that are one-bedroom or larger. The net increase of secured bike storage spaces for the project is 163 spaces. Bike storage rooms will have outlets for bicycle charging.
  - Bicycle Maintenance Facility - provision of a bicycle maintenance room for resident use to include a bike stand, repair tools, bike washing area and opportunities for charging of e-devices.
  - Shared Bike and Micro Mobility Station - provision of a SRW and access to an area for a future shared e-bike and e-scooter parking corral on the site.
  - Implementation of cycling facilities and enhancements along the site's frontage to be secured through the associated site Servicing Agreement for the application.



- Unassigned Parking - registration of a restrictive covenant on Title to ensure that all residential parking spaces are unassigned and assignment is managed by the property manager.
- Delivery vehicle parking - provision of additional delivery vehicle parking for e-commerce vans (Amazon, etc.), food delivery vehicles and registration of a legal agreement on Title to outline the operation of the parkade gate to provide access to the delivery vehicle parking and to encourage the use of visitor parking on-site during daytime hours (i.e., from 8:00 a.m. to 7:00 p.m.).
- There is a total of 588 Class 1 (residential) bicycle parking spaces provided within bike storage rooms in the parkade. In which, 106 spaces are provided for moderate-income housing units and 482 spaces are provided for market rental housing units. The proposed number of Class 1 bicycle parking spaces is consistent with the requirements under the ZLR44 zone.
- There is a total of 68 Class 2 (visitor) bicycle parking spaces provided on-site. In which, 27 spaces are provided in the open area by each of the two residential lobbies, 25 spaces are provided within the parkade and 16 spaces are provided along the perimeter of the site, within the public pocket park areas. The proposed number of Class 2 bicycle parking spaces is consistent with the requirements under the zoning bylaw.
- The CCAP requires that multi-family developments comprising 200 units or more provide indoor amenity space at a standard of 2 m<sup>2</sup> (21.5 ft<sup>2</sup>) per dwelling unit. The subject development exceeds the CCAP minimum and provides for 698 m<sup>2</sup> (7,508 ft<sup>2</sup>) of indoor amenity spaces. Features include two guest suites on P2, a fitness centre on level two, as well as casual seating lounges, piano rooms, shared and private workspaces, meeting rooms, kitchens and washrooms on levels three and four.
- Outdoor amenity spaces proposed in this development also exceed the minimum OCP requirements. Outdoor amenity spaces proposed on-site include:
  - a 1,888 m<sup>2</sup> (20,325 ft<sup>2</sup>) central courtyard on the ground level, featuring open lawn space beneath mature trees, various outdoor seating areas, planting areas and a children's play area;
  - 1,149 m<sup>2</sup> (12,371 ft<sup>2</sup>) of open space on level two, featuring an open artificial turf, plating pods and outdoor walkways; and
  - 317 m<sup>2</sup> (3,416 ft<sup>2</sup>) of outdoor space on level three, between two indoor amenity rooms, connected through exterior stairs to the second-level amenity deck and fourth-level indoor amenity room, featuring outdoor dining and lounging areas.

### ***Architectural Form and Character***

- The overall design intent is to introduce a low-rise building form in a manner that maintains a pedestrian-oriented building massing that, in turn, respects the scale of the immediate neighborhood to the north, west and south.
- The form and configuration of the building were dictated by the retention of trees in the central courtyard. A variety of building heights with breaks in architectural shapes, along with changes in massing, forms and character across the entire site has been implemented.



A wide range of architectural design elements have been incorporated into the design of the project.

- A combination of suspended balconies and inset balconies have been provided to create rhythm and pattern for each elevation; balcony alignment has also been used to differentiate between fronting facades to create visual interest.
- The exterior cladding is a combination of fibre cement panel and brick with metal slats. The choice of materials and colour palettes reflect the residential nature of the project. A unique blend of materials and colours is selected for each mass and building to break up the long façade, provide individual character and help integrating the project into its surrounding context.

### ***Tree Management***

- Tree preservation was reviewed at the rezoning stage and reconfirmed during the Development Permit review process.
- 15 bylaw-sized trees located on site are to be retained and protected:
  - Ten trees (tag# 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895 and 1896) located in the central courtyard;
  - Four trees (tag# 1956, 1957, 1958 and 1959) located at the southwest corner of the site; and
  - One tree (tag# 1852) located at the northeast corner of the site.
- A Tree Survival Security in the amount of \$150,000.00 for the 15 trees has been secured at Rezoning stage.
- Significant discussion and effort by City staff and the applicant went into consideration of tree removal on site. The approach taken and supported by the City's Tree Preservation group was to retain the stands of trees in the centre and in key locations.
  - In order to support this form of development and to accommodate the number of rental units proposed on the site; 19 trees that are in good to fair conditions but in conflicts with the building envelope, are identified for removal.
  - Another 112 trees that are in poor condition will also be removed.
- 263 replacement trees are required for the removal of 131 trees on site.
- While the proposed development would occupy a significant amount of the site, the applicant is proposing to plant 135 replacement trees on site, including eight conifers and 127 deciduous trees.
- The applicant has agreed to provide a voluntary contribution of \$98,304.00 (\$768.00/tree) to the City's Tree Compensation Fund, in lieu of planting the remaining 128 replacement trees, prior to DP issuance.

### ***Landscape Design and Open Space Design***

- The overall landscape concept satisfactorily enhances the interface between the proposed development and the public realm.



- Building lobbies and private patios are proposed along the road frontages to animate the public realm.
- Private patios for the ground-oriented units along all of the site's four road frontages feature raised planters with layered shrubs, privacy hedging and individual gated accesses to enhance the residential character of the proposal and to provide a pedestrian-oriented streetscape.
- A series of publicly accessible open spaces (mini-pocket parks) are proposed in strategic locations along the periphery of the development:
  - At the northwest corner: A drinking fountain, two feature benches in a striking blue hue and ten designated bike parking spaces are proposed to engage the intersection of Cook and Pimlico; distinctive paving will also be introduced to clearly define the space.
  - At the northeast corner: One mature tree will be preserved, providing shade and natural beauty amidst a spacious open lawn accessible to the public. Additionally, two distinctive benches in a vibrant yellow hue are planned to enhance public enjoyment and relaxation within the area.
  - At the southeast corner: Two feature benches in dark blue color and eight designated bike parking spaces are proposed to encourage individuals to rest in this area; distinctive paving will be implemented to delineate the space, enhancing its visual appeal and functionality.
  - At the southwest corner: Four existing trees will be preserved, offering both shade and a natural view. An open lawn with two distinctively designed benches, adorned in a vibrant red hue, is envisioned to elevate public enjoyment and relaxation within the area.
  - By the vehicle access to the site: A grove of specimen conifers that meet the minimum size of replacement trees as well as drought tolerant ground covers and shrubs are proposed to screen and soften the view of the service area/parkade entrances while enhancing the public realm. Along the sidewalk frontage, 14 visitor bike parking and three bench seating will be provided.
- The developer worked with the project arborist to retain the existing trees in the middle of the site while enhancing the central courtyard with amenity features for future residents. The space includes:
  - Open lawn space beneath mature trees;
  - An adventurous kid's place space for a range of ages with features such as a see-saw, a climbing net, two springers and a play-hut with a slide; and
  - Wood platform seating, deck seating, and amphitheatre seating areas.
- The developers are providing as much children's play area as possible in one place, based on the ADP comments, given tree retention. On the second level, an artificial turf is proposed at the south end of the podium for active play.
- Elevated planters, trellis screening, shrubs and trees are proposed along the perimeter of the courtyard to screen the parkade walls and exposed concrete of the building base.
- A grand staircase with integrated planters and a hanging ramp system are also proposed in the courtyard to connect the outdoor amenity space on the ground-level and the second-level.



- Five garden pots are proposed at the northwest and southwest wings of the podium, on the second level, to provide urban agricultural opportunities on site.
- An amenity deck is proposed on the third floor between the two indoor amenity rooms. It features outdoor dining and lounging areas with fire pit and barbeque, perimeter planting pockets and raised planters with trees.
- A lighting plan is included in the DP plans, which indicates lighting provided throughout the site:
  - Various types of lighting, including low planter wall lights, bollard lights, pedestrian-scaled pole lights and wall sconce lights, have been proposed for different locations. Each light has been thoughtfully chosen to ensure that they are oriented downward, specifically designed to illuminate ground surfaces, building entrances and stairways effectively.
  - Shielded and downward-facing lights were selected.
  - Low planter wall lights and wall sconce lights were proposed at the parking courtyard to provide a safe walking experience, meanwhile, these lights were selected as non-glared.
  - The lighting fixtures have been chosen to guarantee that the illumination level at the property line does not exceed three foot-candles.
- An irrigation system is proposed to ensure continued maintenance of live landscaping on site.
- In order to ensure that the proposed landscaping works are completed, the applicant is required to provide a landscape security of \$ 858,573.29 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 service area and parkade entry is designed with clear sight lines, clear signage and good lighting for both entry and exit.

### ***Sustainability and Renewable Energy***

- The subject site is within the City Centre District Energy Utility catchment area and connection to the utility will be required for this development. The developer is required to design, construct and transfer ownership to the City of a Low Carbon Energy Plant (LCEP) and related infrastructure on-site to facilitate a future connection to a City Centre District Energy Utility (DEU) system.
- 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 the following features will be specified in the development:
  - Air Source Heat Pumps (ASHPs).
  - Heat Recovery Ventilators (HRVs).
  - High efficiency LED.
  - Electrified cooking in suites.

### ***Accessible Housing***

- The proposed development includes 296 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 m<sup>2</sup> (20 ft<sup>2</sup>) per unit. The proposed development includes six accessible units that are designed to be fully accessible at the time of construction for a resident in a wheelchair. These 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 in the BC Building Codes.
  - Four of the accessible units will be designated as moderate-income housing units, and two of the accessible units will be designated as market rental units
  - These accessible units will be secured in perpetuity with the Market Rental Agreement and the Moderate Income Housing Agreement registered on Title.
- All of the proposed units incorporate aging-in-place features to accommodate mobility constraints associated with aging. These features include:
  - stairwell hand rails;
  - lever-type handles for plumbing fixtures and door handles; and
  - solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

### **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 Meeting Notes of Advisory Design Panel Meeting  
(December 6, 2023)  
3: Development Permit Considerations





**DP 23-014121**

**Attachment 1**

Address: 8880 Cook Road and 8751 Citation Drive

Applicant: 1166225 BC Ltd.

Owner: 1166225 BC Ltd.

Planning Area(s): Brighouse Village (City Centre)

Floor Area Gross: 26,351 m<sup>2</sup> (283,640 ft<sup>2</sup>)

Floor Area Net: 23,862 m<sup>2</sup> (256,857 ft<sup>2</sup>)

	Existing	Proposed
<b>Site Area:</b>	13,879 m <sup>2</sup>	11,392 m <sup>2</sup>
<b>Land Uses:</b>	Apartment Residential	No Change
<b>OCP Designation:</b>	Apartment Residential	No Change
<b>Area Plan Designation:</b>	City Centre Area Plan: General Urban T4 – High Density Townhouses	No Change
<b>Zoning:</b>	Low Rise Apartment and Town Housing (ZLR32) – Brighouse Village (City Centre)	Low Rise Rental Apartment (ZLR44) – Brighouse Village (City Centre)
<b>Land Use Contracts:</b>	Land Use Contract (LUC 025)	Discharge
<b>Number of Units:</b>	102	339

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	<ul style="list-style-type: none"> <li>- Max. 1.8 FAR Market Rentals</li> <li>- Min. 0.3 FAR Moderate Income Rentals</li> </ul>	<ul style="list-style-type: none"> <li>- Market Rentals: 1.765 FAR</li> <li>- Moderate Income Rentals: 0.33 FAR</li> </ul>	none permitted
Buildable Floor Area (m <sup>2</sup> ):*	<ul style="list-style-type: none"> <li>- Market Rental: Max. 20,505.6 m<sup>2</sup> (220,720 ft<sup>2</sup>)</li> <li>- Moderate Income Rental: Min. 3,417.6 m<sup>2</sup> (36,786 ft<sup>2</sup>)</li> </ul>	<ul style="list-style-type: none"> <li>- Market Rental: 20,107.0 m<sup>2</sup> (216,430 ft<sup>2</sup>)</li> <li>- Moderate Income Rental: 3,755.8 m<sup>2</sup> (40,427 ft<sup>2</sup>)</li> </ul>	none permitted
Lot Coverage (% of lot area):	<ul style="list-style-type: none"> <li>- Building: Max. 60%</li> <li>- Non-porous Surfaces: Max. 80%</li> <li>- Landscaping with Live Plant Material: Min. 20%</li> </ul>	<ul style="list-style-type: none"> <li>- Building: 45.5%</li> <li>- Non-porous Surfaces: 78.3%</li> <li>- Landscaping with Live Plant Material: 22.7%</li> </ul>	none
Lot Size:	Min. 11,000 m <sup>2</sup>	11,391 m <sup>2</sup>	none
Setbacks (m):	Road: Min. 3.0 m	Cook Road: 3.0 m Garden City Road: 3.0 m Citation Drive: 3.0 m Pimlico Way: 3.0 m	none
Height (m):	Max. 25.0 m	24.04 m	none



Off-street Parking Spaces – Regular (R):	Total: 164 (R), including: - Market Rental Unit: 271 x 0.5 space/unit with TDM Reduction = 136 (R) - Moderate Income Rental: 68 units x 0.4 space/unit with TDM Reduction = 28 (R)	168	none
Off-street Parking Spaces – Visitor (V):	339 units x 0.16 space/unit with TDM Reduction = 55 (V)	55	none
Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on-site (225 x Max. 50% = 112)	96	none
Accessible Parking Spaces (Residential):	Min. 2% when 11 or more spaces are required: - Market Rental Unit: 136 x 2% = 3 - Moderate Income Rental: 28 x 2% = 1	5	none
Accessible Parking Spaces (Visitor):	Min. 2% when 11 or more spaces are required (55 x 2% = 2 spaces)	2	none
Bicycle Parking Spaces – Class 1	Total: 588, including: - Studio: 1.25 spaces per unit x 87 = 109 spaces - All other unit types: 1.9 spaces per unit x 252 = 479 spaces	588	none
Bicycle Parking Spaces – Class 2	339 units x 0.2 = 68 spaces	68	none
Amenity Space – Indoor:	Min. 2 m <sup>2</sup> per unit = 339 x 2 m <sup>2</sup> = 678 m <sup>2</sup>	698 m <sup>2</sup>	none
Amenity Space – Outdoor:	Min. 6 m <sup>2</sup> per unit + 10% of the net development site area = 339 units 6 m <sup>2</sup> + 1,139.2 m <sup>2</sup> = 3,173.2 m <sup>2</sup>	3,355 m <sup>2</sup>	none



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

**Wednesday, Wednesday December 6, 2023 – 4:00 p.m.  
Remote (WebEx) Meeting**

**2. DP 23-014121 – TWO 6-STOREY RESIDENTIAL BUILDINGS CONTAINING  
339 RENTAL UNITS**

ARCHITECT: GBL Architects Inc.

LANDSCAPE ARCHITECT: Durante Kreuk Landscape Architects

PROPERTY LOCATION: 8880 Cook Road and 8751 Citation Drive

**Applicant's Presentation**

Amela Brudar, GBL Architects Inc., introduced the project and Alejandro Martinez, GBL Architects, Inc., and Landscape Architect Alexa Gonzalez, Durante Kreuk Ltd., presented the project and answered queries from the Panel.

**Panel Discussion**

*Comments from Panel members were as follows:*

- appreciate the provision of six fully accessible units among the 296 Basic Universal Housing (BUH) units; also appreciate the variety of sizes of the accessible units which include studio and one-to three-bedroom units;

*Applicant's response: acknowledged.*

- concerned about access to parking for drivers with disabilities as after 10 pm the driver would have to get out of the vehicle to access the parkade and get back to the vehicle prior to proceeding to the parkade; consider other options to access the parkade after 10 pm, especially for drivers with disabilities;

*Applicant's response: No change has been made. After a thorough examination and exhaustive technical analysis in collaboration with our traffic consultant, Bunt & Associates, we have explored various options, incorporating detailed turn radius assessments and Crime Prevention Through Environmental Design (CPTED) considerations. Our comprehensive investigation has led us to the determination that the most viable solution is to position the intercom system outside the entry gate of each building. Upon occupancy, these structures will leverage cutting-edge smart technology to facilitate seamless and secure access to the parkade and building, ensuring the convenience and safety of all residents and visitors, particularly when accessed from within their vehicles. For example, a smart intercom and security system would enable visitors to receive a time-limited barcode on their smartphone, which grants access to specific floors, units, and the parking area of the building.*



- concerned about visitor access after hours; consider moving the parkade gates one car length down into the tunnel and putting the interphone on the left side on the pilaster to better facilitate the visitor parking process after hours;

*Applicant's response: We are complying with CPTED guidelines, creating an alcove in the parkade entryway would regrettably be perceived as a potential area of shelter or refuge for individuals experiencing homelessness.*

- the building design at the Garden City and Cook Road intersection needs more work to provide architectural and visual interest; consider incorporating cedar coloured metal planks at this building corner;

*Applicant's response: Thank you for your insightful comment. We conducted a comprehensive review of the design, placing particular emphasis on the visual hierarchy of the corner. Our primary focus has been on showcasing the prominent tree that has been preserved at the site's corner, adhering to the City's directives for safeguarding its root zone. In our reassessment, we have strategically directed visual interest towards the main gateway entry, specifically the lobby entrance, and highlighted the distinctive suspended balconies featured on only these two building facades. We believe that the existing design effectively emphasizes these key elements, contributing to a compelling street view. Upon careful consideration, we've concluded that introducing additional architectural features may not enhance the overall design. In fact, it could potentially detract from the established visual hierarchy we've worked to achieve. We remain committed to preserving the balance and aesthetic appeal of the project, ensuring that each element contributes harmoniously to the overall composition.*

- appreciate the unique design of the project which has turned its site constraint into the highlight of the project; the building design is straightforward and economical and achieves the intended purpose of the building; also appreciate the design of the central courtyard and the parkade;

*Applicant's response: acknowledged.*



- review the proposed screening of the parkade wall from the central courtyard; in addition to the proposed trellis screen with climbing plants, consider introducing further treatment to the parkade wall, e.g. adding texture and colour to the parkade wall to break up and reduce the apparent height of the parkade wall surrounding the central courtyard;

*Applicant's response: we have extensively investigated and tried to find a proper balance when it comes to the economic feasibility of wall treatments for a rental project. We have introduced additional planters at selected locations, with shrubs and trees to soften the parkade wall.*

- *For the north side of the West Parkade wall, the planter at the northwest corner has been expanded to partially cover the parkade wall. The planter is 3' high and hosts shade-tolerant shrubs and trees, enhancing the aesthetic appeal of the area. Additionally, the incorporation of hanging plants, specifically Cotoneaster, along the edge of the planter, serves to further soften the appearance of the wall.*

*In addition, another planter has been added between the social decking areas, positioned at curb height. This newly added planter also incorporates shrubs and trees, strategically placed to break up the parkade wall.*

- *For the south side of the West Parkade Wall, the planter along the wall has been widened, providing more space for denser planting and tree growth.*
- *For the North and East Parkade walls, we proposed hanging plants such as cotoneaster along the edge of parkade walls to allow green coverage from top to bottom. This complements the green trellises, which feature climbers growing from the bottom up, thereby enhancing the overall greenery and aesthetic appeal of the walls.*

- support the Panel comment regarding further building treatment at the Garden City and Cook Road intersection to make the corner more visually interesting;

*Applicant's response: see response above.*

- consider introducing accent colours to the neutral colours of the buildings, especially around the lower level of the townhouses to make the building features stand out more;

*Applicant's response: we have reviewed the design and have incorporated additional copper spandrel panels.*

- support the concept of pocket parks; however, there are few landscape elements present in the proposed pocket parks in the project; consider adding more landscape elements in the pocket parks to make them more usable and enjoyable to users;

*Applicant's response:*

*Drinking fountains have been added in both northwest and southeast plazas to improve the pedestrian experience by offering a convenient source of refreshment for both people and their companions.*

*The Seating benches have been transformed into distinctive, colorful variations. Each park now has its own unique palette, allowing for easy differentiation and enhancing the overall pedestrian experience.*



- understand the constraints of the site and appreciate the applicant for coming up with an attractive building design;

*Applicant's response: acknowledged.*

- concerned about how the public realm dedications have been allocated in the subject site; the design of the mid-block pocket park along Pimlico Way is problematic as it appears closed off and functions more as a landscaped buffer than a public space; consider reallocating this pocket park to consolidate with smaller pocket parks along the periphery of the site to allow for larger pocket parks that are more publicly accessible with additional public amenities;

*Applicant's response: Pimlico Way pocket park has been revised to have a more welcoming use and improved programming/equipment.*

- not convinced on the proposed variance to the balcony projection setback to fronting roads; investigate opportunities to introduce design changes to the building in order to meet the required balcony projection setback;

*Applicant's response: We are unable to setback the building further due to setback constraints from the central courtyard tree root zone and the reduced site size resulting from road dedications on all four frontages.*

- concerned about the depth of the central courtyard and its relationship with the parkade wall surrounding it; investigate opportunities to better address this concern; as the central courtyard location will be fairly shaded, ensure that the appropriate species of climbing plants on the parkade wall will be selected to ensure their long-term survivability;

*Applicant's response: We have extensively investigated and tried to find a proper balance when it comes to the economic feasibility of wall treatments for a rental project. New Planters and specimens have been added to soften down the wall expression.*

- identified pedestrian routes from the building to the courtyard appear circuitous and challenging to persons with mobility issues and families with children; an accessible path from the elevator lobby at P1 to the courtyard would be a more realistic accessible route; consider making it more attractive and usable, e.g. ensuring it is well lighted and having adequate width to facilitate pedestrian circulation;

*Applicant's response: All design considerations have been implemented and they provide a clear path of travel to anyone with mobility challenges. Path to the courtyard from the elevator lobby has been widened and clearly marked. We have also incorporated weather protection for pedestrians at the door access to the courtyard.*

- consider consolidating the two children's play areas on the ground level and on Level 2 into one larger play area for easier supervision of children;

*Applicant's response: we've successfully merged two play areas into a single space, expanding it slightly while carefully coordinating with existing tree protection measures.*



- investigate opportunities to directly activate the central courtyard and make it more accessible to residents and directly link with the daily life of the residents;

*Applicant's response: We have proposed a variety of programs to enhance daily use, including deck seating, playground, and great open reserved lawn areas covered with large mature trees. There is plenty of space for relaxing, kids playing, gathering, exercising, etc. On Level 2, we proposed urban agriculture to encourage residents to do gardening. As well as a big open artificial turf lawn to provide opportunity for gathering, games, and sports opportunities.*

- proposed form and character of the building is reasonable, attractive, and appropriate for its site context;

*Applicant's response: acknowledged.*

- agree with the Panel comment that the site constraint has been turned into an opportunity to design a building courtyard typology;

*Applicant's response: acknowledged.*

- the building design is modest, well executed, and appropriate for its intended use for affordable and market rental housing;

*Applicant's response: acknowledged.*

- the central courtyard has been successfully designed to create a park-like experience for users;

*Applicant's response: acknowledged.*

- investigate opportunities for incorporating public art at the pocket parks; and

*Applicant's response: The incorporation of public art is not mandated for 100% rental projects within the City, and as such, the proposed project is exempt from the obligation to integrate public art.*

- climbing plants for the proposed trellis on the parkade wall surrounding the central courtyard may take a long time to be established due to the height of the parkade wall; consider alternate treatments to screen the parkade wall; due to its shady location, consider incorporating architectural in lieu of landscape treatment to the parkade wall around the courtyard.

*Applicant's response: we proposed two ways to mitigate the tall trellis. Firstly by raising the planters 3 feet high from the finished grade and adding hanging plants to soften the planter wall. Secondly we added hanging plants from level 2 edge planters.*

*Hanging plants are proposed in locations where planters are located along the parapet edge of level 2 as shown on planting plan sheet L-2.05. The guardrail location has been shifted from the parapet to the pathway side of these planters to allow for these cascading plants to grow uninterrupted. These cascading plants can be expected to cover up to 6' to 8' or more within 3 to 5 growing seasons, typically.*

*The following written comments submitted by Panel member Nicci Theroux were read into the record by the Chair:*



- consider the inclusion of deciduous trees at the central pocket park on Pimlico Way for shade; the large landscape area provides a nice buffer to the road;

*Applicant's response: Thank you for this comment. Trees were changed to 6 deciduous trees and 3 conifer trees instead of all conifer trees.*

- consider including a pattern in the paving where pedestrians may cross the service area to indicate that this is a potentially a shared pathway;

*Applicant's response: Thank you for this comment. A different pattern and color have been applied to the service area.*

- the northern half of the play on Level 2 will be in shade at the solstice; consider what might be more appropriate in a shadier spot or combine the play to the south on Level 1 at the same time keeping some separation for age groups;

*Applicant's response: We have consolidated the level 2 play area to Level 1 to make a larger playground.*

- consider soil cells or structural soil under the sidewalk at Citation Drive as the tree trench does not appear to provide adequate soil volume for street trees; consider the same approach for Garden City Road and Pimlico Way;

*Applicant's response: Structural soil has been proposed under the sidewalk along Citation Drive. For Garden City Road and Pimlico Road, the planted boulevard is 1.5m wide which allows approximately 15m<sup>3</sup> soil volume per tree.*

- soil volume for *acer griseum* in the courtyard appears inadequate; and

*Applicant's response: we limited the acer griseum in the courtyard to where it can provide a minimum of 10m<sup>3</sup> soil volume per tree.*

- remainder of the trees are smaller in the courtyard; consider aiming for a minimum of 6 cubic metres of soil volume even for smaller trees.

*Applicant's response: Thank you for this comment. We have increased soil volume for trees in the courtyard by either increasing the planting area or raising up the planter heights.*

## **Panel Decision**

It was moved and seconded

***That DP 23-014121 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.***

Opposed: Alan Tse

**CARRIED**





## Development Permit Considerations

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

**Address:** 8880 Cook Road and 8751 Citation Drive

**File No.:** DP 23-014121

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

1. **(OCP Amendment)** Final adoption of OCP Amendment Bylaw 10395.
2. **(Zoning Amendment)** Final adoption of the Zoning Amendment Bylaw 10396.
3. **(Tree Compensation)** City acceptance of the developer's offer to voluntarily contribute \$98,304.00 (\$768.00/tree) to the City's Tree Compensation Fund for the planting of replacement trees within the City.
4. **(Landscaping Security)** Receipt of a Letter of Credit for landscaping in the amount of \$858,573.29 (based on the costs estimate provided by a CSLA registered landscape Architect including 10% contingency). A legal agreement is required to accompany the Landscape Security to set the terms for its use and release.
5. **(Accessible Units)** Registration of Market Rental Agreement and Moderate Income Housing Agreement on title securing the developer's offer to voluntarily provide four accessible, moderate income housing units, and two accessible market rental units. Languages should be included in the agreements that these 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 in the BC Building Codes.

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

1. Provide written confirmation and supporting documents to demonstrate that the proposed Tenant Relocation Plan has been implemented.
2. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.

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

1. Confirm that "Land Use Contract (LUC 025)" has been discharged from the subject site.
2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
3. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
5. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

**Note:**

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

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

Initial: \_\_\_\_\_



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





# City of Richmond

## Development Permit

**No. DP DP 23-014121**

To the Holder: 1166225 BC Ltd.

Property Address: 8880 Cook Road and 8751 Citation Drive

Address: c/o GBL Architects  
224 W 8th Avenue Unit 300,  
Vancouver, British Columbia, V5Y 1N5

---

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 reduce the road setback to projecting balconies above the second floor from 3.0 m to 1.2 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 #76 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 \$858,573.29 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 DP 23-014121

To the Holder: 1166225 BC Ltd.  
Property Address: 8880 Cook Road and 8751 Citation Drive  
Address: c/o GBL Architects  
224 W 8th Avenue Unit 300,  
Vancouver, British Columbia, V5Y 1N5

---

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

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

---

MAYOR

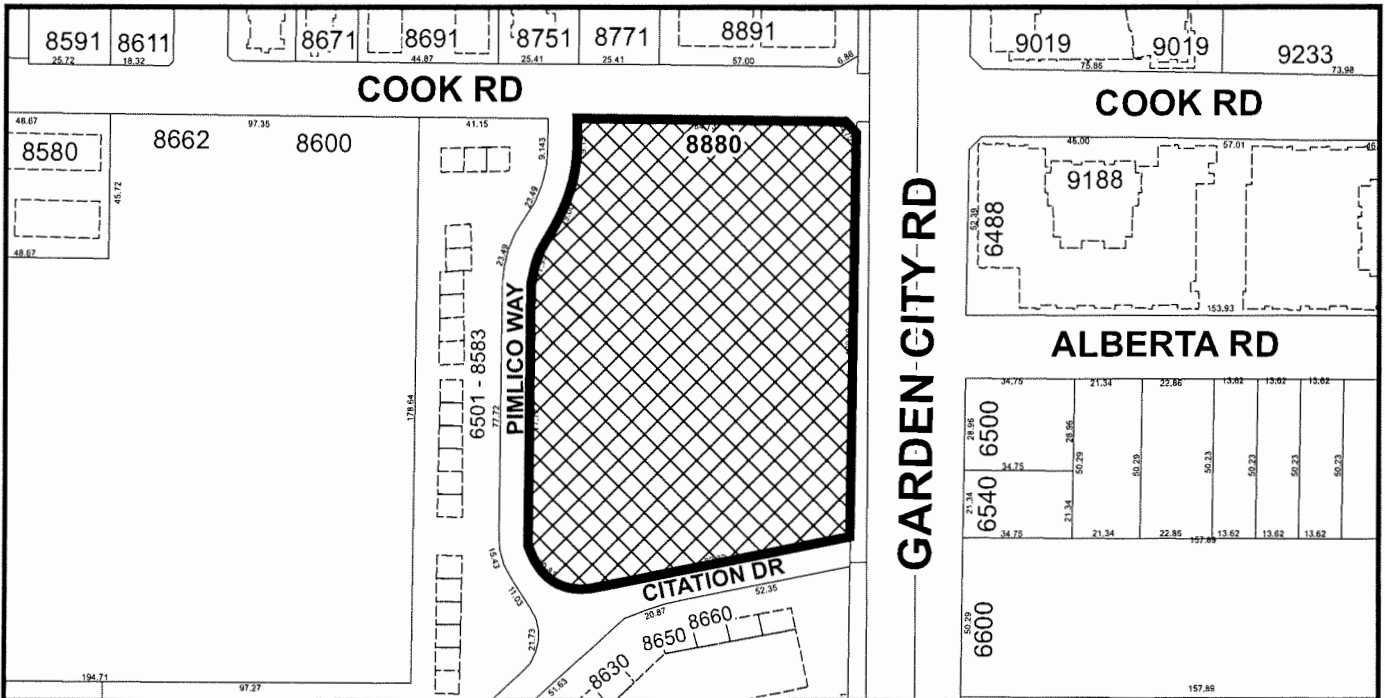
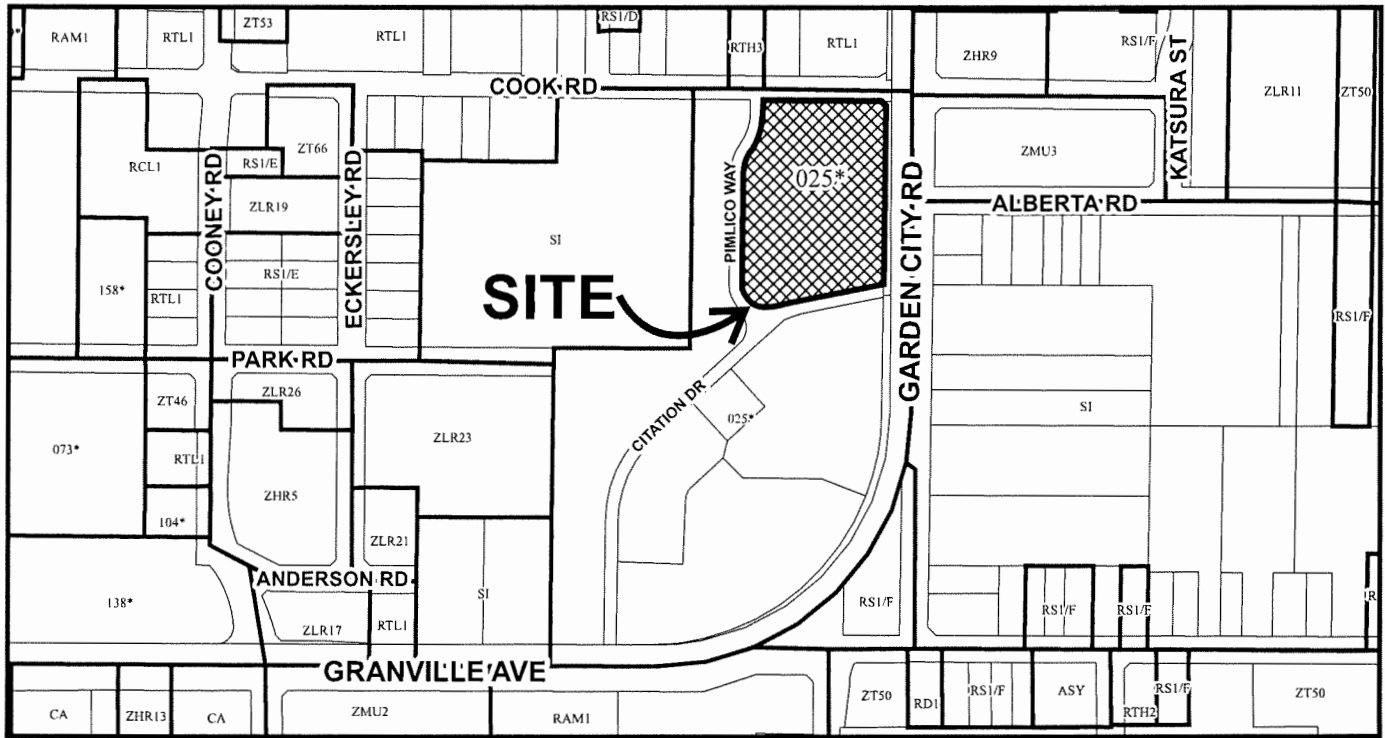








# City of Richmond



DP 23-014121

Original Date: 03/27/23

Revision Date:

Note: Dimensions are in METRES



# 8880 COOK RD. & 8751 CITATION DRIVE

RICHMOND, BC

DEVELOPMENT PERMIT APPLICATION DP 23-014121



PROJECT TEAM:

**OWNER**  
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**CIVIL**  
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DANIEL WONG  
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daniel.wong@mpt.ca

**GEOTECHNICAL**  
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JONAH SCHWAB  
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EMAIL:

**ENVELOPE**  
CONSULTANT COMPANY  
CONTACT NAME  
PHONE:  
EMAIL:

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DANIEL ROBERTS  
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daniel@kane-consulting.ca

**INTERIOR DESIGN**  
CONSULTANT COMPANY  
CONTACT NAME  
PHONE:  
EMAIL:

**DEVELOPMENT STRATEGIST**  
RESTRATEGIST  
PARNAM HANBOUBI  
PHONE:  
parham@restrategist.ca



# 8880 COOK RD. & 8751 CITATION DRIVE

RICHMOND, BC



DRAWING LIST	
Number	Name
A-0.01	STATS
A-0.01a	STATS II
A-0.02	SURVEY
A-0.04	CONTEXT PLAN
A-0.05	STREETSCAPE
A-0.06	STREETSCAPE
A-0.08	SHADOW STUDIES
A-0.09	DESIGN RATIONAL/ MASSING
A-0.10	NOTES & LEGENDS I
A-0.11	GENERAL NOTES, SYMBOLS & LEGENDS
A-0.12	MATERIALS I
A-0.13	MATERIALS II
A-0.14	SUSTAINABILITY RATIONALE
A-0.15	WALL ASSEMBLIES
A-0.16	FLOOR ASSEMBLIES
A-0.21	SITE PLAN
A-0.22	SITE AREA PLAN
A-0.23	LOT COVERAGE
A-0.24	SITE POROSITY
A-0.25	SITE S.R.W.
A-0.26	OUTDOOR AMENITY
A-0.27	LDT GRADING
A-0.28	LOT GRADING I
A-1.01	FLOOR PLANS - KEY LEGEND
A-1.02	FLOOR PLANS - PARKING LEGEND
A-1.03	FLOOR PLAN - P1
A-1.04	FLOOR PLAN - P2
A-1.05	FLOOR PLAN - L1
A-1.06	FLOOR PLAN - L2
A-1.07	FLOOR PLAN - L3
A-1.08	FLOOR PLAN - L4
A-1.09	FLOOR PLAN - L5
A-1.10	FLOOR PLAN - L6
A-1.11	FLOOR PLAN - ROOF
A-1.12	ENLARGED FLOOR PLANS
A-1.13	ENLARGED FLOOR PLANS
A-1.14	ENLARGED FLOOR PLANS
A-1.15	ENLARGED FLOOR PLANS
A-2.01	ELEVATIONS
A-2.02	ELEVATIONS
A-2.03	ELEVATIONS
A-2.04	ELEVATIONS
A-2.05	ELEVATIONS

DRAWING LIST	
Number	Name
A-2.06	ELEVATIONS
A-2.07	ELEVATIONS
A-2.08	ENLARGED ELEVATIONS
A-2.09	ENLARGED ELEVATIONS
A-2.10	ENLARGED ELEVATIONS
A-3.01	BUILDING SECTIONS I
A-3.02	BUILDING SECTIONS II
A-3.03	BUILDING SECTIONS III
A-4.00	UNIT NOTES
A-4.01	TYP. ACCESSIBLE UNITS
A-4.02	UNIT PLANS - STUDIO
A-4.03	UNIT PLANS - STUDIO
A-4.04	UNIT PLANS - 1BD
A-4.05	UNIT PLANS - 1BD
A-4.06	UNIT PLANS - 2BD
A-4.07	UNIT PLANS - 2BD
A-4.08	UNIT PLANS - 2BD
A-4.09	UNIT PLANS - 2BD
A-4.10	UNIT PLANS - 3BD
A-4.11	UNIT PLANS - 3BD
A-4.12	UNIT PLANS - TH - 2BD
A-4.13	UNIT PLANS - TH - 2BD
A-4.14	UNIT PLANS - TH - 2BD
A-4.15	UNIT PLANS - TH - 2BD
A-4.16	UNIT PLANS - TH - 2BD
A-4.17	UNIT PLANS - TH - 2BD
A-4.18	UNIT PLANS - TH - 3BD
A-4.19	UNIT PLANS - TH - 3BD
A-4.20	UNIT PLANS - TH - 3BD
A-5.01	FAR - P1
A-5.02	FAR - P2
A-5.03	FAR - L1
A-5.04	FAR - L2
A-5.05	FAR - L3
A-5.06	FAR - L4
A-5.07	FAR - L5
A-5.08	FAR - L6
A-6.01	3D VIEWS
A-6.02	3D VIEWS
A-6.03	3D VIEWS
A-6.04	3D VIEWS
A-6.05	3D VIEWS
A-6.06	3D VIEWS

DRAWING LIST	
Number	Name
A-6.07	3D VIEWS
A-6.08	3D VIEWS
A-7.01	TRAFFIC & TRANSPORTATION
A-7.02	TRAFFIC & TRANSPORTATION
A-8.00	PRIVACY SCREEN DETAILS
A-8.01	METAL PLANKS DETAILS
A-8.02	ROOF SCREENING DETAILS
A-8.03	BALCONY DETAILS
A-8.04	PARKADE AND STAIR SCREEN
A-8.05	TH PRIVACY SCREEN DETAILS
A-9.01	WASTE MANAGEMENT PLAN
A-9.03	WASTE MANAGEMENT ROOMS
A-9.04	WASTE MANAGEMENT ROOMS CALCULATION
A-10.01	CIRCULATION PLAN - P1
A-10.02	CIRCULATION PLAN - P2
A-10.03	CIRCULATION PLAN - L1
A-10.04	CIRCULATION PLAN - L2
A-10.05	CIRCULATION PLAN - L3
A-10.06	CIRCULATION PLAN - L4
A-10.07	CIRCULATION PLAN - L5
A-10.08	CIRCULATION PLAN - L6
A-11.01	SIGNAGE AND WAYFINDING
A-11.02	SIGNAGE AND WAYFINDING
A-11.03	SIGNAGE AND WAYFINDING
A-11.05	SIGNAGE AND WAYFINDING
A-11.08	SIGNAGE AND WAYFINDING
A-11.09	SIGNAGE AND WAYFINDING
A-11.10	SIGNAGE AND WAYFINDING
A-11.11	SIGNAGE AND WAYFINDING
A-11.12	SIGNAGE AND WAYFINDING



PROJECT STATISTICS  
GENERAL INFORMATION

NET SITE AREA USED FOR FAR CALCULATIONS	SF	m2
	122,620	11392
BLDG. HEIGHT	VARIABLE	10.36
AVERAGE BLDG. HEIGHT (meters)	18	16.43
SETBACKS	3.00m	22.48
PARKING TDM		23.39

FAR ALLOWED

DESCRIPTION	NEW SITE AREA ALLOWED	
	NET FAR	AREA [SF]
MARKET RENTAL	1.79	219,489
NON-MARKET RENTAL	0.31	38,171
TOTAL MAX	2.10	257,660

AREA BREAKDOWN - PROPOSED

DESCRIPTION	GFA (SF)	CIRCULATION (SF)	RENTABLE (SF)	EFFICIENCY	SERVICE	EXCLUSIONS+ BUH	AMENITY	TOTAL EXCLUSIONS	FAR AREA	FAR
TOTAL	283,640	27,890	234,999	82.9%	3,499	15,776	7,508	26,783	256,857	1.09

PARKING REQUIREMENTS

DESCRIPTION	BYLAW	REQUIRED RATIO (PER UNIT)	TOTAL UNITS PROVIDED	VISITORS STALLS REQUIRED (0.16/UNIT)	RES. STALLS REQUIRED	TOTAL REQUIRED
MARKET RENTAL	Bylaw 10393 and Parking By Law 7.9.3 Table 7.9.3.1 Zone 2	0.5	271	44	136	180
MODERATE INCOME RENTAL	Bylaw 10396 and Parking By Law 7.9.3 Table 7.9.3.1 Zone 2	0.4	68	11	28	39
TOTAL REQUIRED			339	55	164	219
TOTAL PROVIDED				55	168	223

ACCESSIBLE PARKING PROVIDED	5
SMALL CARS PROVIDED	96
CLASS A LOADING	2
MEDIUM SIZE LOADING	1

BICYCLE STALL REQUIREMENTS

REQUIREMENTS/UNIT	1.25	1.90	0.2	PROPORTION	BYLAW MAX
	CLASS 1 (STUDIOS)	CLASS 1 (ALL OTHER UNITS)	CLASS 2		
UNIT COUNT	339	87	252		
TOTAL REQUIRED	588	109	479	68	
CLASS-1 HOR (STANDARD, OVERSIZED, LOCKERS)	303		68	51.5%	N/A
CLASS-1 HOR STACKED	194			33.0%	33.0%
CLASS-1 VER	91			15.5%	33.0%
TOTAL PROVIDED	588		68		

AMENITY REQUIREMENTS

INDOOR AMENITY	m2	SF
MINIMUM INDOOR AMENITY REQ'D PER UNIT	2	21.52782
TOTAL UNITS	339	
TOTAL INDOOR AMENITY AREA REQ'D	678	7,298
PROVIDED INDOOR AMENITY AREA	698	7,508
OVER/UNDER AMENITY	20	210

OUTDOOR AMENITY	m2	SF
OUTDOOR SHARED AREA REQ'D PER UNIT	6	64.58346
TOTAL UNITS	339	
MIN. OUTDOOR AREA REQ'D	2034	21,894
10% SITE AREA REQ'D	1139	12262
TOTAL OUTDOOR AREA REQUIRED	3173	34,156
PROVIDED OUTDOOR AMENITY AREA	3355	36,113
OVER/UNDER	182	2,957

UNIT MIX REQUIREMENTS

FAMILY UNIT BREAKDOWN				
RENT TYPE	BY-LAW MIN. FAMILY REQ'D (%)	UNITS PROVIDED	FAMILY UNITS PROVIDED	FAMILY UNITS PROVIDED (%)
MODERATE INCOME RENTAL (MIR)	15%	68	16	24%
MARKET RENTAL (MR)	40%	271	120	44%
TOTAL		339	136	40%

UNIT TYPE COUNTS									
RENT TYPE	STUDIO	1BD	2BD	3BD	TH	TOTAL	BUH BY-LAW (%) REQUIRED	BUH REQUIRED	BUH PROVIDED
MODERATE INCOME RENTAL (MIR)	36	16	7	4	5	68	100%	63	63
MARKET RENTAL (MR)	51	100	75	13	32	271	100%	239	239
TOTAL	87	116	82	17	37	339		302	302
UNIT PERCENTAGE (%)	26%	34%	24%	5%	11%	100%			

MARKET RENTAL (MR)				
UNIT TYPE	NO. OF UNITS	MIN. SIZE (SF)	% FAMILY UNITS	% BUH UNITS
STUDIO	51		N/A	19%
1 BED	100		N/A	37%
2 BED	75		28%	28%
3 BED	13		5%	5%
TOWNHOUSE (2 BED)	26		10%	N/A
TOWNHOUSE (3 BED)	6		2%	N/A
TOTAL	271		44%	88%

Note: Townhouse design will not meet BUH provision. All apartment units will provide BUH requirements.

MODERATE INCOME RENTAL (MIR)				
UNIT TYPE	NO. OF UNITS	MIN. SIZE (SF)	% FAMILY UNITS	% BUH UNITS
STUDIO	36	400	0%	57%
1 BED	16	535	0%	24%
2 BED	7	741	10%	10%
3 BED	4	980	6%	6%
TOWNHOUSE (2 BED)	5	741	7%	0%
TOWNHOUSE (3 BED)	0	980	0%	N/A
TOTAL	68		24%	97%

Note: Townhouse design will not meet BUH provision. All apartment units to meet BUH requirements.



GBL ARCHITECTS INC.  
330-224 WEST 4TH AVENUE  
VANCOUVER, BC CANADA V6Y 1N6  
TEL: 604 734 1154  
FAX: 604 734 5279

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NOTES

ABBREVIATIONS

MR - MARKET RENTAL  
MIR - MODERATE INCOME RENTAL  
FAR - FLOOR AREA RATIO

REVISIONS

NO.	DATE	DESCRIPTION
4	MAR 10 2023	ISSUED FOR DP
5	OCT 06 2023	RE-ISSUED FOR DP
6	JAN 19 2024	RE-ISSUED FOR DP
7	FEB 15 2024	RE- ISSUED FOR DP

8880 COOK RD. &  
8751 CITATION  
DRIVE  
RICHMOND, BC

STATS

DATE	2/14/2024 4:07:30 PM
DRAWN BY	AM
CHECKED BY	GBL
SCALE	1/2" = 1'-0"
JOB NUMBER	20039

A-0.01

DP 23-014121

PLAN #3

February 20, 2024



GROSS AREA

TOTAL - GFA		
USE	AREA	
AMENITY	7508 SF	
BUH EXCLUSION	6032 SF	
CIRCULATION	27890 SF	
EXCLUSIONS	9744 SF	
RESIDENTIAL	228967 SF	
SERVICE	3499 SF	
TOTAL	283640 SF	
TOTAL - RENTABLE		
USE	AREA	
1BD	64907 SF	
2BD	65518 SF	
3BD	18855 SF	
BUH	6032 SF	
STUDIO	38493 SF	
TH	40995 SF	
TOTAL	234999 SF	
TOTAL - EXCLUSIONS		
USE	AREA	
AMENITY	7508 SF	
BUH	6032 SF	
ELECTRICAL ROOM	1759 SF	
EXCLUSION	8576 SF	
MECH. SHAFT	1174 SF	
MECHANICAL	2246 SF	
TOTAL	24783 SF	

OUTDOOR AREA

OUTDOOR AMENITY AREA		
USE	LEVEL	AREA
OUTDOOR AMENITY	L1	28325 SF
OUTDOOR AMENITY	L2	1830 SF
OUTDOOR AREA	L2	19542 SF
OUTDOOR AMENITY	L3	3416 SF
TOTAL: 4		36113 SF

PARKADE

CARS

PARKING - TOTAL CAR		
TYPE	COUNT	
RESIDENTIAL - H/C STALL	3	
RESIDENTIAL - H/C VAN STALL	2	
RESIDENTIAL - REGULAR STALL	91	
RESIDENTIAL - SMALL STALL	72	
VISITOR - REGULAR	30	
VISITOR - SMALL CAR STALL	23	
VISITOR H/C STALL	2	
TOTAL	223	

PARKING - RESIDENTIAL		
TYPE	COUNT	
RESIDENTIAL - H/C STALL	3	
RESIDENTIAL - H/C VAN STALL	2	
RESIDENTIAL - REGULAR STALL	91	
RESIDENTIAL - SMALL STALL	72	
TOTAL	168	

PARKING - VISITORS		
TYPE	COUNT	
VISITOR - REGULAR	30	
VISITOR - SMALL CAR STALL	23	
VISITOR H/C STALL	2	
TOTAL	55	

PARKING - OTHER		
TYPE	COUNT	
CAR SHARE	2	
CLASS A LOADING STALL	2	
GARBAGE TRUCK	1	
MEDIUM SIZE LOADING	1	
TOTAL	6	

MECHANICAL SHAFT AREA

MECHANICAL L2-L6			
LEVEL	TYPE	AREA (SF)	AREA (m2)
L2	MECH. SHAFT	260	24.14
L3	MECH. SHAFT	256	23.76
L4	MECH. SHAFT	252	23.41
L5	MECH. SHAFT	248	23.00
L6	MECH. SHAFT	259	24.09
		1274	118.40

FAR SUMMARY

FAR AREA SUMMARY - BY LEVEL			
LEVEL	AREA	FAR	
P1	295 SF	0.00	
L1	24727 SF	0.20	
P2	281 SF	0.00	
L2	47003 SF	0.38	
L3	44792 SF	0.37	
L4	44539 SF	0.38	
L5	44737 SF	0.38	
L6	44443 SF	0.38	
TOTAL	254897 SF	2.09	

NET FAR - MARKET RENTAL			
LEVEL	AREA	FAR	
L1	18043 SF	0.147	
L2	33172 SF	0.271	
L3	27474 SF	0.185	
L4	31388 SF	0.254	
L5	41274 SF	0.337	
L6	42015 SF	0.343	
TOTAL	188541 SF	1.538	

NET FAR - MODERATE INCOME RENTAL			
LEVEL	AREA	FAR	
L1	2508 SF	0.020	
L2	8383 SF	0.068	
L3	17733 SF	0.145	
L4	10755 SF	0.088	
L5	10448 SF	0.009	
TOTAL	40427 SF	0.330	

NET FAR - CIRCULATION			
LEVEL	AREA	FAR	
P1	295 SF	0.002	
L1	4156 SF	0.034	
P2	281 SF	0.002	
L2	5448 SF	0.044	
L3	4433 SF	0.036	
L4	4416 SF	0.036	
L5	4414 SF	0.036	
L6	4448 SF	0.036	
TOTAL	27890 SF	0.277	

FAR SUMMARY BY LEVEL

FAR BREAK DOWN P1			
TYPE	AREA (SF)	FAR	
BIKE LOCKERS	2924	0.02	
DOG WASH	321	0.00	
EXCLUSION	244	0.00	
GARBAGE	2098	0.02	
MECHANICAL	594	0.00	
PARKADE	41143	0.29	
RESIDENTIAL CIRCULATION	295	0.00	
TOTAL AREA	47421	0.34	

GROSS AREA - EXCLUSION = NET AREA  
47621-(2924-321-244-2098-594-41143) =  
295 SF

FAR BREAK DOWN P2			
TYPE	AREA (SF)	FAR	
AMENITY	1033	0.01	
BIKE LOCKERS	8218	0.06	
ELECTRICAL ROOM	1259	0.01	
EXCLUSION	873	0.01	
MECHANICAL	1644	0.01	
PARKADE	35300	0.25	
RESIDENTIAL CIRCULATION	281	0.00	
TOTAL AREA	48610	0.35	

GROSS AREA - EXCLUSION = NET AREA  
48610-(1033-8218-1259-873-1644-35300)=  
281 SF

FAR BREAK DOWN L1			
TYPE	AREA (SF)	FAR	
MANAGEMENT	387	0.00	
OUTDOOR AMENITY	20325	0.15	
PATIO	15037	0.11	
RESIDENTIAL CIRCULATION	3769	0.03	
TH	20571	0.15	
TOTAL AREA	60090	0.43	

GROSS AREA - EXCLUSION = NET AREA  
60090 -(20325-15037) = 24,728 SF

FAR BREAK DOWN L2			
TYPE	AREA (SF)	FAR	
1BD	4470	0.03	
2BD	5033	0.04	
3BD	2081	0.01	
AMENITY	1994	0.01	
BALCONY	1872	0.01	
BUH	720	0.01	
EXCLUSION	1713	0.01	
MECH. SHAFT	240	0.00	
OUTDOOR AMENITY	1830	0.01	
OUTDOOR AREA	10542	0.08	
PATIO	6433	0.05	
RESIDENTIAL CIRCULATION	5448	0.04	
STUDIO	9347	0.07	
TH	20424	0.15	
TOTAL AREA	71968	0.52	

GROSS AREA - EXCLUSION = NET AREA  
71968 -  
(1594-1872-720-1713-260-1830-10542-6433)  
= 47,002SF

FAR BREAK DOWN L3			
TYPE	AREA (SF)	FAR	
1BD	15643	0.11	
2BD	12911	0.09	
3BD	3414	0.02	
AMENITY	3269	0.02	
BALCONY	5558	0.04	
BUH	1320	0.01	
EXCLUSION	1521	0.01	
MECH. SHAFT	256	0.00	
OUTDOOR AMENITY	3416	0.02	
RESIDENTIAL CIRCULATION	4433	0.03	
STUDIO	8392	0.06	
TOTAL AREA	60133	0.43	

GROSS AREA - EXCLUSION = NET AREA  
60133-(3269- 5558-1320-1521-256-3416) =  
44,793 SF

FAR BREAK DOWN L4			
TYPE	AREA (SF)	FAR	
1BD	1484	0.11	
2BD	15254	0.11	
3BD	4455	0.03	
AMENITY	1429	0.01	
BALCONY	5432	0.04	
BUH	1340	0.01	
EXCLUSION	1526	0.01	
MECH. SHAFT	252	0.00	
RESIDENTIAL CIRCULATION	4416	0.03	
STUDIO	7573	0.05	
TOTAL AREA	56888	0.41	

GROSS AREA - EXCLUSION = NET AREA  
56888 - (1409-5602-1340-1526-252) =  
46,559 SF

FAR BREAK DOWN L5			
TYPE	AREA (SF)	FAR	
1BD	14875	0.11	
2BD	16304	0.12	
3BD	4454	0.03	
BALCONY	5587	0.04	
BUH	1333	0.01	
EXCLUSION	1527	0.01	
MECH. SHAFT	248	0.00	
RESIDENTIAL CIRCULATION	4414	0.03	
STUDIO	6691	0.05	
TOTAL AREA	55432	0.40	

GROSS AREA - EXCLUSION = NET AREA  
55432- (5587-1333- 1527-248) = 46,737 SF

FAR BREAK DOWN L6			
TYPE	AREA (SF)	FAR	
1BD	14859	0.11	
2BD	16017	0.11	
3BD	4450	0.03	
BALCONY	5494	0.04	
BUH	1320	0.01	
EXCLUSION	1528	0.01	
MECH. SHAFT	259	0.00	
RESIDENTIAL CIRCULATION	4448	0.03	
ROOF DECK	255	0.00	
STUDIO	6690	0.05	
TOTAL AREA	55313	0.40	

GROSS AREA - EXCLUSION = NET AREA  
55318 - (5494-1320-1528-259-255) =  
46,462 SF

UNIT SUMMARY

ALL UNITS			
NAME	COUNT	%	
1BD	100	29%	
1BD - MIR	16	5%	
2BD	75	22%	
2BD - MIR	7	2%	
3BD	13	4%	
3BD - MIR	4	1%	
STUDIO	51	15%	
STUDIO - MIR	34	11%	
TH	32	9%	
TH-MIR	5	1%	
TOTAL	339	100%	

UNITS BY LEVEL - MIR			
NAME	COUNT	%	
MIR			
L1			
TH-MIR	5	7%	
	5	7%	
L2			
1BD - MIR	2	3%	
2BD - MIR	1	1%	
3BD - MIR	1	1%	
STUDIO - MIR	6	9%	
	10	15%	
L3			
1BD - MIR	10	15%	
2BD - MIR	4	6%	
3BD - MIR	1	1%	
STUDIO - MIR	17	25%	
	32	47%	
L4			
1BD - MIR	4	6%	
2BD - MIR	2	3%	
3BD - MIR	1	1%	
STUDIO - MIR	13	19%	
	20	29%	
L5			
3BD - MIR	1	1%	
	1	1%	
TOTAL: 68	68	100%	

UNITS BY LEVEL - MR			
NAME	COUNT	%	
MR			
L1			
TH	32	12%	
	32	12%	
L2			
1BD	6	2%	
2BD	5	2%	
3BD	1	0%	
STUDIO	15	6%	
	27	10%	
L3			
1BD	17	6%	
2BD	13	5%	
3BD	2	1%	
STUDIO	2	1%	
	34	13%	
L4			
1BD	23	8%	
2BD	17	6%	
3BD	3	1%	
STUDIO	4	1%	
	47	17%	
L5			
1BD	27	10%	
2BD	20	7%	
3BD	3	1%	
STUDIO	15	6%	
	65	24%	
L6			
1BD	27	10%	
2BD	20	7%	
3BD	4	1%	
STUDIO	15	6%	
	66	24%	
TOTAL: 271	271	100%	

AVERAGE UNIT SIZE			
NAME	AREA	%	AV. UNIT SIZE (SF)
1BD	54726 SF	29%	562.98
1BD - MIR	9457 SF	5%	593.88
2BD	60483 SF	22%	811.42
2BD - MIR	5759 SF	2%	816.84
3BD	14654 SF	4%	1051.82
3BD - MIR	4201 SF	1%	1017.00
STUDIO	22632 SF	15%	437.79
STUDIO - MIR	16061 SF	11%	437.79
TH	36046 SF	9%	1049.83
TH-MIR	4949 SF	1%	925.00
TOTAL	228967 SF	100%	

ALL UNITS BY LEVEL			
LEVEL	NAME	COUNT	%
NORTH	L1 TH	13	4%
	L1 TH-MIR	4	1%
	L1	17	5%
	L2 1BD	5	1%
	L2 1BD - MIR	2	1%
	L2 2BD	3	1%
	L2 2BD - MIR	1	0%
	L2 3BD	1	0%
	L2 3BD - MIR	1	0%
	L2 STUDIO	10	3%
	L2 STUDIO - MIR	3	1%
	L3	26	8%
	L3 1BD	10	3%
	L3 1BD - MIR	8	2%
	L3 2BD	10	3%
	L3 2BD - MIR	3	1%
SOUTH	L3 3BD	1	0%
	L3 3BD - MIR	1	0%
	L3 STUDIO	1	0%
	L3 STUDIO - MIR	5	1%
	L4	39	12%
	L4 1BD	15	4%
	L4 1BD - MIR	3	1%
	L4 2BD	12	4%
	L4 2BD - MIR	1	0%
	L4 3BD	1	0%
	L4 3BD - MIR	1	0%
	L4 STUDIO	1	0%
	L4 STUDIO - MIR	5	1%
	L5	38	11%
	L5 1BD	18	5%
	L5 2BD	14	4%
	L5 3BD	1	





SOUTH WEST VIEW

REVISIONS		
NO.	DATE	DESCRIPTION
4	MAR 10 2023	ISSUED FOR DP
5	OCT 04 2023	RE-ISSUED FOR DP
6	JAN 19 2024	RE-ISSUED FOR DP
7	FEB 15 2024	RE- ISSUED FOR DP

1



WHITE FIBRECEMENT PANEL

2



GREY FIBRECEMENT PANEL

3



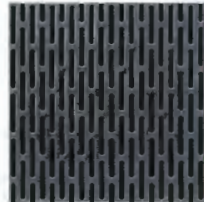
COPPER COLOUR FIBRECEMENT  
PANEL

4



CEDAR COLOUR FIBRECEMENT  
PANEL SOFFIT

10



MICROPERFORATED PANEL,  
PAINTED

5



WHITE BRICK

6



LIGHT GREY BRICK

7



DOUBLE GLAZED PVC - VINYL FRAME  
WINDOWS WITH LO-E COATING

8

ALUMINUM WEATHER  
PROTECTION FOR  
UNPROTECTED DOORS  
TO BALCONIES

9

TEMPERED GLASS GUARD AND  
ALUMINUM TOP AND BOTTOM  
FRAME GUARD RAILS.

8880 COOK RD. &  
8751 CITATION  
DRIVE  
RICHMOND, BC

MATERIALS I

DATE	2/14/2024 4:13:19 PM
DRAWN BY	AM & GT
CHECKED BY	GBL
SCALE	
JOB NUMBER	20039

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NORTH WEST VIEW

REVISIONS		
NO.	DATE	DESCRIPTION
5	OCT 06 2023	RE-ISSUED FOR DP
6	JAN 19 2024	RE-ISSUED FOR DP
7	FEB 15 2024	RE-ISSUED FOR DP

1



WHITE FIBRECEMENT PANEL

2



GREY FIBRECEMENT PANEL

3



COPPER COLOUR FIBRECEMENT PANEL

4



CEDAR COLOUR FIBRECEMENT PANEL SOFFIT

10



MICROPERFORATED PANEL, PAINTED

5



WHITE BRICK

6



LIGHT GREY BRICK

7



DOUBLE GLAZED PVC - VINYL FRAME WINDOWS WITH LO-E COATING

8



ALUMINUM WEATHER PROTECTION FOR UNPROTECTED DOORS TO BALCONIES

9



TEMPERED GLASS GUARD AND ALUMINUM TOP AND BOTTOM FRAME GUARD RAILS.

8880 COOK RD. &  
8751 CITATION  
DRIVE  
RICHMOND, BC

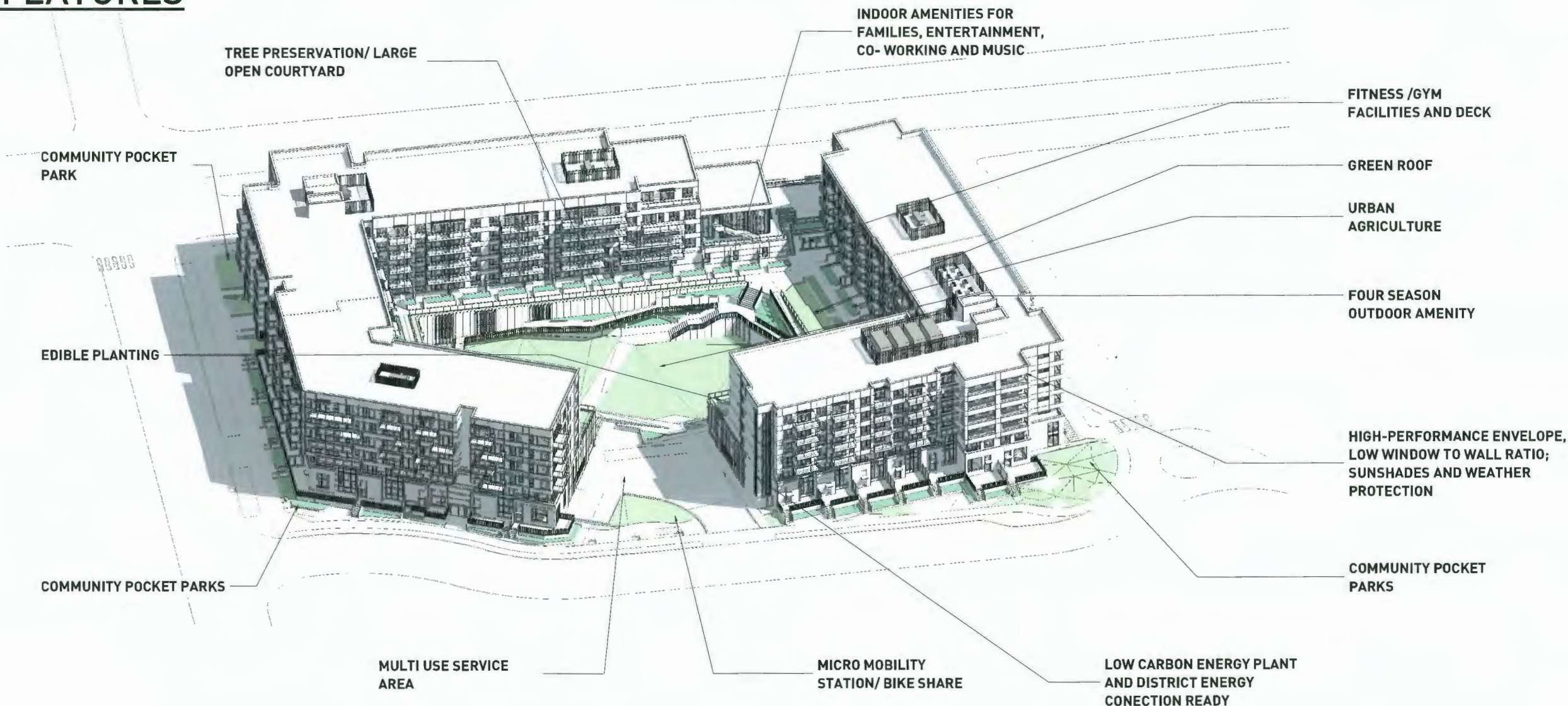
MATERIALS II

DATE	2/14/2024 4:13:22 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	
JOB NUMBER	20039

A-0.13



# KEY FEATURES



## HIGH-PERFORMANCE BUILDING DESIGN

- Using a measured approach of building envelope, mechanical and electrical efficiency to deliver a low energy consuming and GHG emitting building

## EMISSIONS CONSCIOUS DESIGN

- Using modeling to establish the amount of embodied carbon and energy associated with its construction and identifying ways to reduce the building's impact through construction

## RESILIENT CONSTRUCTION

- Considering extreme heat events, power outages, extreme precipitation and resulting local flooding events, poor air quality, as well as earthquakes
- In-suite four-pipe fancoil offering both heating and cooling to maintain comfortable indoor conditions and address the issues of higher future average temperatures, higher extreme temperatures and longer and more frequent heatwaves and droughts
- Description: Building heating and cooling will be provided by hot and chilled water from a central plant utilizing air source heat pumps (ASHPs). Suites, amenities rooms and management office will have four-pipe fan coil units and heat recovery ventilators (HRVs). Domestic hot water will be provided by ASHPs in the central plant.
- High performance envelope design and durable building construction
- Strategic window placement minimizing overheating and heat-loss and enhancing occupant comfort
- Air-source heat pump technology
- Low-carbon system
- Heat recovery technology for suite ventilation
- Dominantly electrified service water heating
- High efficiency LED
- Electrified cooking in suites
- Window to Wall ratio 33%

## RAINWATER MANAGEMENT

- Transforming the site to a more biodiverse green environment and helping to reduce the flow of peak stormwater volumes to sensitive habitats through vegetated roof and planters
- Alignment with the City of Richmond's rainwater management strategy

## GREEN MOBILITY

- Providing residents with the best opportunity to live car-free with convenient location for bicycle parking
- Walking distance to many shops, restaurants, services, office etc.
- Access to frequent transit networks along Cook Rd and Garden City corridor.

## LANDSCAPE

- Preference for native and adaptive plants
- High efficiency irrigation
- Bird-friendly fruit bearing trees
- Edible planting
- Outdoor amenity spaces provide a balance of shaded, covered, and sunlit areas to promote year-round use during various weather conditions
- Providing universal access to diversity of social/gathering spaces for all ages and abilities

## AMENITIES

- Variety of generous indoor and outdoor amenities shared between all residents
- Family-friendly amenities including play gym, yoga, guest suites, music rooms, co working and private working rooms, entertainment and gathering, edible planting and plenty of common outdoor space.
- Pet-friendly amenities including dog-run and dog-wash
- On-site bike repair rooms
- EV charging for all residents.



GBL ARCHITECTS INC.  
305-224 WEST 4TH AVENUE  
VANCOUVER, BC CANADA V6Y 1N5  
TEL: 604.731.1154  
FAX: 604.731.5279  
COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES  
REMAIN THE EXCLUSIVE PROPERTY OF GBL ARCHITECTS INC. AND MAY  
NOT BE USED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT

## NOTES

## REVISIONS

NO.	DATE	DESCRIPTION
5	OCT 06 2023	RE-ISSUED FOR DP
6	JAN 19 2024	RE-ISSUED FOR DP
7	FEB 15 2024	RE- ISSUED FOR DP

8880 COOK RD. &  
8751 CITATION  
DRIVE  
RICHMOND, BC

## SUSTAINABILITY RATIONALE

DATE	2/14/2024 4:13:55 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	
JOB NUMBER	20039

A-0.14



## ROAD DEDICATION

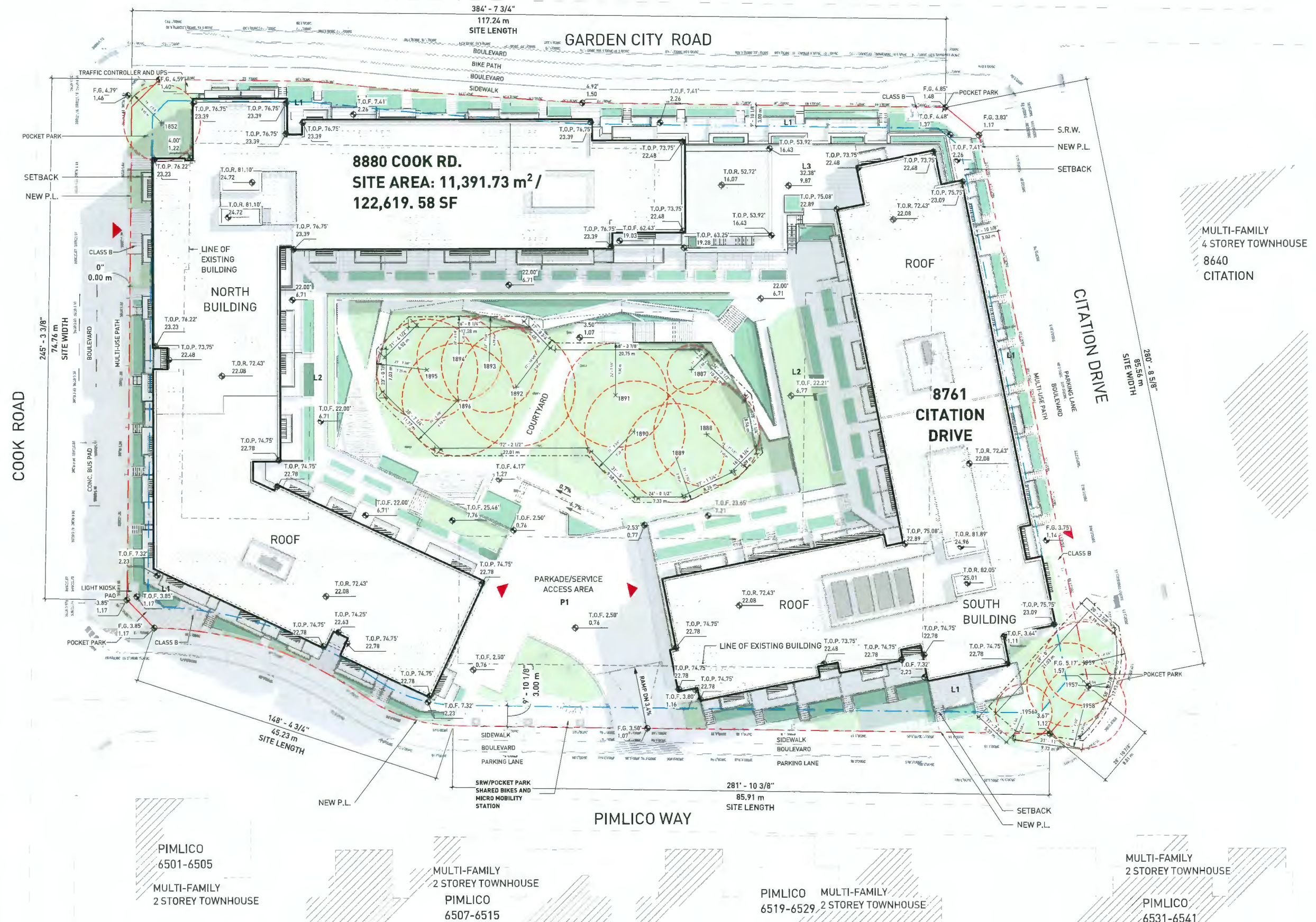
	DATE	DESCRIPTION
9.	MAY 19 2022	RE - ISSUED FOR RZ
2	JULY 4 2022	RE- ISSUED FOR RZ II
	AUG 3 2022	RE- ISSUED FOR RZ III
1.	MAR 10 2023	ISSUED FOR DP
6	OCT 06 2023	RE- ISSUED FOR DP
	JAN 19 2024	RE- ISSUED FOR DP
7	FEB 15 2024	RE- ISSUED FOR DP

880 COOK RD. &  
751 CITATION  
DRIVE  
RICHMOND, BC

DATE	2/14/2024 4:14:57 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	As indicated
OB NUMBER	20039

A-0.21

LEGAL: SEC 9 BLK 4N RG 6W PL EPP83741 PARCEL A, BLOCK  
4N, PLAN EPP83741, SECTION 9, RANGE 6W, NEW  
WESTMINSTER LAND DISTRICT, & SEC 10





REVISIONS

NO.	DATE	DESCRIPTION
6	JAN 19 2024	RE-ISSUED FOR DP
7	FEB 15 2024	RE-ISSUED FOR DP

8880 COOK RD. &  
8751 CITATION  
DRIVE  
RICHMOND, BC

LOT GRADING

DATE  
DRAWN BY  
CHECKED BY  
SCALE  
JOB NUMBER  
2/14/2024 4:16:47 PM  
Author  
Checker  
20039

A-0.27

ROADWORKS NOTES:

1. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY BUILDING DEPARTMENT STANDARDS AND SPECIFICATIONS, THE CURRENT B.C. BUILDING CODE AND THE CURRENT EDITION OF THE MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MCCD).
2. ALL PAVEMENT STRUCTURES(S) AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
3. ALL FLOOR SLAB ELEVATIONS' (F.S.E.) AND FRONT OF GARAGE ELEVATIONS' (F.G.E.) MUST BE CONFIRMED WITH THE BUILDING ARCHITECT AND SITE SUPERINTENDENT, PRIOR TO CONSTRUCTION. ANY DISCREPANCIES FROM THESE DRAWINGS MUST BE REPORTED TO MPT ENGINEERING, PRIOR TO CONSTRUCTION.

F.S.E. REFERS TO 'FLOOR SLAB ELEV.' AND  
F.G.E. REFERS TO 'FRONT OF GARAGE ELEV.'

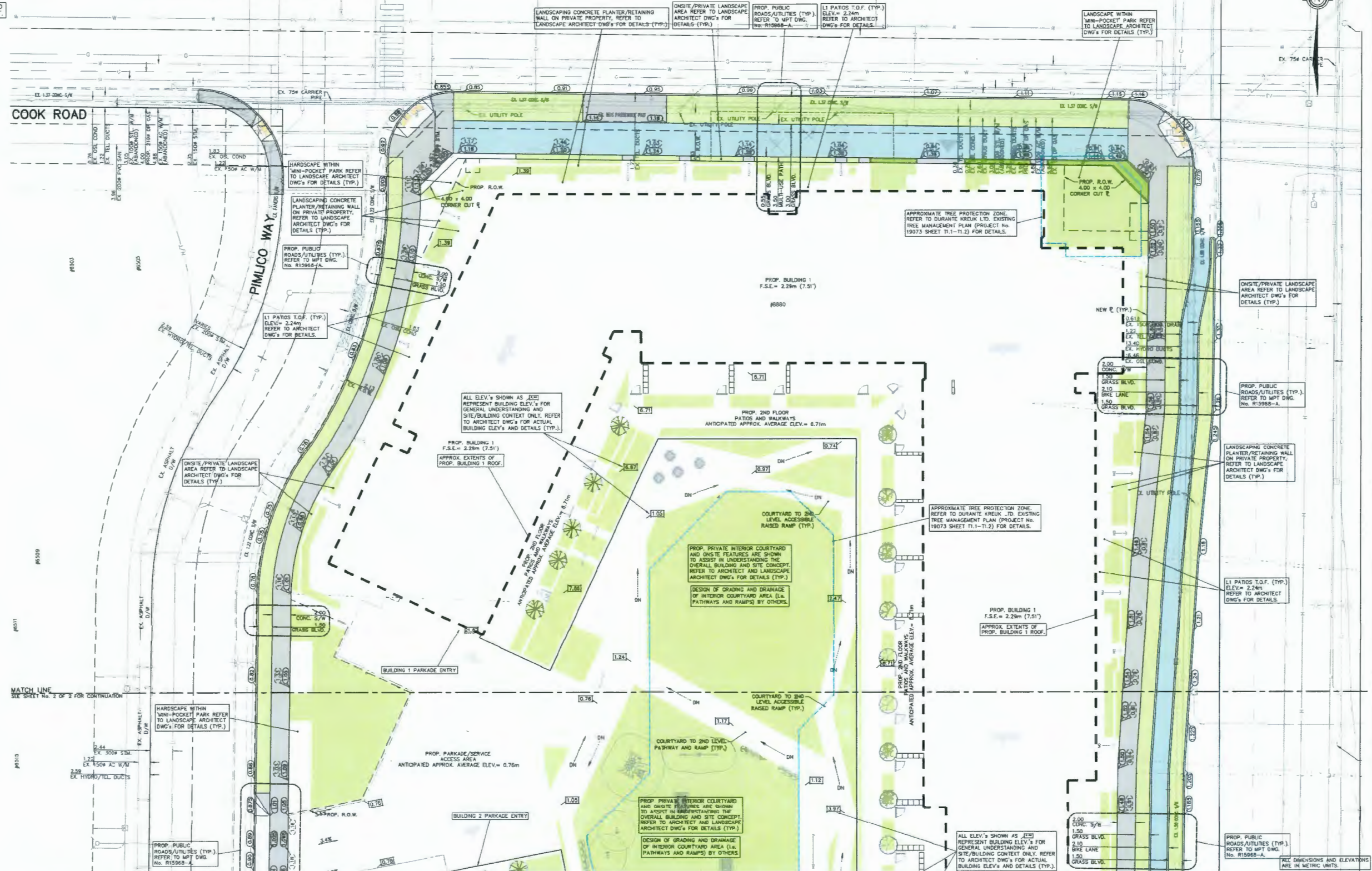
ALL CONSTRUCTION TO BE IN  
ACCORDANCE WITH THE GEOTECHNICAL  
ENGINEER'S RECOMMENDATIONS.

ALL ONSITE GRADING AND ELEV'S  
SHOWN AS [E] ARE DESIGNED BY  
OTHERS AND ARE SHOWN FOR  
GENERAL UNDERSTANDING AND  
SITE/BUILDING CONTEXT ONLY. REFER  
TO ARCHITECT DWG'S FOR ACTUAL  
BUILDING ELEV'S AND DETAILS (TYP.).

APPROX. ONSITE LOT GRADING  
CUT/FILL VOLUMES:  
CUT: 2,240m<sup>3</sup>  
FILL: 4,105m<sup>3</sup>

4. ALL PAVEMENT PATTERNS, LOCATIONS AND DETAILS TO BE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S DRAWINGS.
5. ALL CURBS MUST BE INSTALLED WITHIN A VERTICAL TOLERANCE OF 5mm OR ARE SUBJECT TO REPLACEMENT AT THE CONTRACTOR'S COST.
6. ALL CHANGES RELATE TO CONTINUATION OF ROAD, UNLESS OTHERWISE NOTED. SEE TYP. X-SECTION FOR DETAILS.
7. ALL ASPHALT GRADES TO BE 1.2% MINIMUM TOWARDS CATCH BASINS.
8. ALL CONCRETE CURB GUTTER GRADES TO BE 0.40% MINIMUM TOWARDS CATCH BASINS.
9. ALL SIDEWALK GRADES TO BE 1.50% MINIMUM, AWAY FROM BUILDINGS.
10. ALL SIDEWALK PEDESTRIAN/WHEELCHAIR RAMP SLOPES TO BE 5.00% MAXIMUM.

11. ALL PAVEMENT EDGES, ALONG EXTRUDED CURBING TYPE TO BE CONSTRUCTED OVERTOP OF PAVEMENT, TO EXTEND 150mm BEYOND BACK OF CURB.
12. ALL ROAD ELEVATIONS ARE PAVEMENT AND/OR CURB GUTTER ELEVATIONS.
13. ALL ELEVATIONS SHOWN AS THUS [1.44] ARE EXISTING ELEVATIONS.
14. ALL ELEVATIONS SHOWN AS THUS [1.44] ARE PROPOSED ELEVATIONS.



NOTES:

1. ALL ELEV'S SHOWN ARE DERIVED FROM 1" = 10' RICHMOND HMA MD WEN #131 & #204 (02/24/23 & 03/24/23). FILL = 1.5% & 1.5%.
2. CONTRACTOR TO CONFIRM BENCHMARK WITH MPT ENGINEERING PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO CONFIRM LOCATIONS OF ALL EXISTING UTILITIES AND REPORT AN DISCREPANCIES TO MPT ENGINEERING PRIOR TO CONSTRUCTION.
4. ALL MATERIALS AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE CURRENT MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MCCD) AND THE CURRENT EDITION OF THE B.C. BUILDING CODE.

MPT ENGINEERING CO. LTD.

8320-11120 HORSESHOE WAY, RICHMOND, BC V6V 5H7 TEL: 604-270-8331 FAX: 604-270-4137

EVERBRIGHT PROPERTIES INC.

REV	DATE	BY	CH	DESCRIPTION
2	22 JAN/24	DW	DW	ISSUE 'A' (R1) - ISSUED FOR DEVELOPMENT PERMIT (REVISED CITATION DRIVE ROADWAY WIDTH)
1	12 JAN/24	DW	DW	ISSUE 'A' - ISSUED FOR DEVELOPMENT PERMIT (REVISED SHEET SIZE TO MULTIPLE PAGES)
0	18 AUG/23	DW	DW	ISSUE 'A' - ISSUED FOR DEVELOPMENT PERMIT

LEGEND: PERMIT TO PRACTICE 1201/557

TITLE:

LOT GRADING PLAN

8880 COOK ROAD & 8751 CITATION DRIVE

DESIGN:	MPT	DRAWING No.:	R15968-B
DRAWN:	DW	SHEET No.:	1 OF 2
CHECKED:	DW	SCALE:	1:200

DP 23-014121

PLAN #9

February 20, 2024



NO.	DATE	DESCRIPTION
4	JAN 19 2024	RE-ISSUED FOR DP
7	FEB 15 2024	RE-ISSUED FOR DP

8880 COOK RD. &  
8751 CITATION  
DRIVE  
RICHMOND, BC

LOT GRADING I

DATE 2/16/2024 4:17:05 PM  
DRAWN BY Author  
CHECKED BY Checker  
SCALE  
JOB NUMBER 20039

A-0.28

# ROADWORKS NOTES:

- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY BUILDING DEPARTMENT STANDARDS AND SPECIFICATIONS, THE CURRENT B.C. BUILDING CODE AND THE CURRENT EDITION OF THE MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCD).
- ALL PAVEMENT STRUCTURE(S) AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
- ALL FLOOR SLAB ELEVATIONS (F.S.E.) AND FRONT OF GARAGE ELEVATIONS (G.E.) MUST BE CONFIRMED WITH THE BUILDING ARCHITECT AND SITE SUPERINTENDENT, PRIOR TO CONSTRUCTION. ANY DISCREPANCIES FROM THESE DRAWINGS MUST BE REPORTED TO MPT ENGINEERING, PRIOR TO CONSTRUCTION.
- ALL PAVEMENT PATTERNS, LOCATIONS AND DETAILS TO BE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S DRAWINGS.
- ALL CURBS MUST BE INSTALLED WITHIN A VERTICAL TOLERANCE OF 5mm OR ARE SUBJECT TO REPLACEMENT AT THE CONTRACTOR'S COST.
- ALL CHANGES RELATE TO CONTINUING OF ROAD, UNLESS OTHERWISE NOTED, SEE TYP. X-SECTION FOR DETAILS.
- ALL ASPHALT GRADES TO BE 1.25% MINIMUM, TOWARDS CATCH BASINS.
- ALL CONCRETE CURB GUTTER GRADES TO BE 0.40% MINIMUM, TOWARDS CATCH BASINS.
- ALL SIDEWALK GRADES TO BE 1.50% MINIMUM, AWAY FROM BUILDINGS.
- ALL SIDEWALK PEDESTRIAN/WHEELCHAIR RAMP SLOPES TO BE 5.00% MAXIMUM.
- ALL PAVEMENT EDGES, ALONG EXTRUDED CURBING TYPE TO BE CONSTRUCTED OVER TOP OF PAVEMENT, TO EXTEND 150mm BEYOND BACK OF CURB.
- ALL ROAD ELEVATIONS ARE PAVEMENT AND/OR CURB GUTTER ELEVATIONS.
- ALL ELEVATIONS SHOWN AS THUS (1.14) ARE EXISTING ELEVATIONS.
- ALL ELEVATIONS SHOWN AS THUS (1.44) ARE PROPOSED ELEVATIONS.

F.S.E. REFERS TO 'FLOOR SLAB ELEV.' AND  
G.E. REFERS TO 'FRONT OF GARAGE ELEV.'

ALL CONSTRUCTION TO BE IN  
ACCORDANCE WITH THE GEOTECHNICAL  
ENGINEER'S RECOMMENDATIONS.

ALL ONSITE GRADING AND ELEV.'s  
SHOWN AS (1.00) ARE DESIGNED BY  
OTHERS AND ARE SHOWN FOR  
GENERAL UNDERSTANDING AND  
SITE/BUILDING CONTEXT ONLY. REFER  
TO ARCHITECT DWG'S FOR ACTUAL  
BUILDING ELEV.'s AND DETAILS (TYP.).

APPROX. ONSITE LOT GRADING  
CUT/FILL VOLUMES:  
CUT: 2,240m<sup>3</sup>  
FILL: 4,105m<sup>3</sup>

MATCH LINE  
SEE SHEET No. 1 OF 2 FOR CONTINUATION

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## EXTERIOR RAMP

- EXTERIOR DESIGN
- CONCRETE OR GRATE SURFACE ON RAMP
  - CONTINUOUS GUARDRAIL AND HANDRAIL FOR ACCESSABILITY
  - LANDSCAPE TO GO UNDER WHERE POSSIBLE
  - CREATES NATURAL WALKWAY TO CHANGE LEVELS
  - MIX OF MICROPERFORATED PANELS AND SOLID PANELS TO SCREEN COURTYARD FROM PARKADE

## OPEN GREEN SEATING AREA

- EXTERIOR DESIGN
- CHANGE IN ELEVATION WITH THE USE OF LANDSCAPED STEPS
  - MIX OF STAIRS, RAMPS AND WALK WAYS
  - PROVISION OF PLANTS AND SHRUBS
  - USE OF NATURAL MATERIALS AND TREATED WOOD IN BENCHES
  - BENCH SEATING TO PROVIDE COMMUNITY INTERACTION AT DIFFERENT LEVELS
  - MIX OF MICROPERFORATED PANELS AND SOLID PANELS TO SCREEN COURTYARD FROM PARKADE

## WALL TREATMENT AND LANDSCAPE PLANTERS

- EXTERIOR LANDSCAPE DESIGN
- CONCRETE STEPS WITH INTEGRATED PLANTERS
  - WIDE STEPS SOFTEN CHANGE OF GRADE AND ELEVATION ONTO VERTICAL WALL
  - SHRUBS AND LOW PLANTING CREATE A CONSISTENT CHANGE OF GRADE USING NATURAL ELEMENTS

## DECK SEATING AREA

- EXTERIOR DECK DESIGN
- WOODEN STEPS TO PROVIDE OUTDOOR SEATING AND PASSIVE INTERACTION BETWEEN NEIGHBOURS
  - WOOD DECK LOOK AND FEEL
  - EXTERIOR LIGHTING FOR EVENING AMBIENCE AND USE
  - CONSISTENT WOOD PANEL UP WALL

## MICROPERFORATED PANEL SCREEN

- PANEL ON STEEL FRAME STRUCTURE
- MICROPERFORATED PANEL SYSTEM
- ALLOWS FOR LIGHT AND VENTILATION TO PARKADE
- CREATES PRIVACY BETWEEN AREAS
- NON-COMBUSTIBLE

## REVISIONS

NO.	DATE	DESCRIPTION
4	MAR 10 2023	ISSUED FOR DP
5	OCT 06 2023	RE-ISSUED FOR DP
6	JAN 19 2024	RE-ISSUED FOR DP
7	FEB 15 2024	RE- ISSUED FOR DP

8880 COOK RD. &  
8751 CITATION  
DRIVE  
RICHMOND, BC

ENLARGED  
FLOOR PLANS

DATE	2/14/2024 4:19:45 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	3/32" = 1'-0"
JOB NUMBER	20039

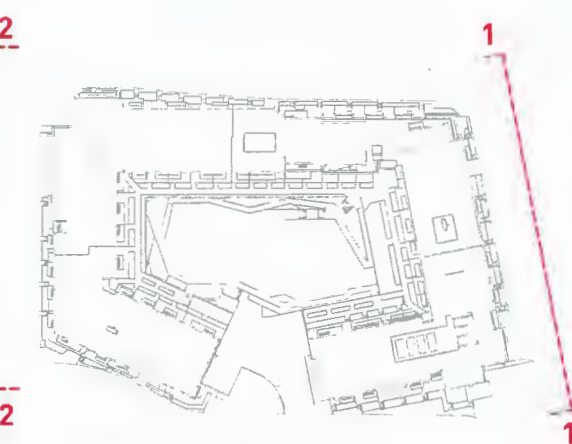
A-1.13



AVERAGE SITE GRADE:  
1.48 + 1.17 + 1.57 + 1.12 + 1.17 +  
1.17 + 1.46 + 1.40 = 10.54  
10.54 / 8 = 1.32m

AVERAGE BUILDING GRADE:  
1.23 + 1.19 + 0.77 + 0.76 + 0.86 +  
1.23 + 1.59 + 1.32 + 1.13 + 0.76 +  
0.74 + 1.07 + 0.76 = 13.41  
13.41 / 13 = 1.03m

AVERAGE BUILDING SITE GRADE:  
1.32 + 1.03 = 2.35  
2.35 m/ 2 = 1.18



GBL ARCHITECTS INC.  
108-224 WEST 8TH AVENUE  
VANCOUVER, BC CANADA V6Y 1N5  
TEL: 604 774 1154  
FAX: 604 731 5277

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NOTES

MATERIAL LEGEND		
#	DESCRIPTION	COLOR
01	FIBRECEMENT PANEL	WHITE
02	FIBRECEMENT PANEL	GREY
03	FIBRECEMENT PANEL	DARK GREY
04	FIBRECEMENT PANEL	COPPER
05	BRICK - Norman - Running Bond	WHITE
05a	BRICK - Norman - Running Bond	GREY
06	GLASS GUARDRAIL	TRANSPARENT
07	<varies>	<varies>
08	ALUMINUM FINS	CEDAR
09	GLASS	TRANSPARENT
10	SPANDREL GLASS	CHARCOAL
11	SPANDREL GLASS	COPPER
12	ALUMINUM SUNSHADE	BLACK
13	VINYL MULLION	BLACK
14	FRITZ GUARDRAIL	WHITE
15	ALUMINUM GUARDRAIL	BLACK
16	ALUMINUM FLASHING	WHITE
17	ALUMINUM FLASHING	CHARCOAL
18	ALUMINUM OVERHEAD DOOR	NATURAL ALUM.
19	ALUMINUM MULLION	BLACK
20	EXTERIOR TREATED WOOD	CEDAR
21	MICROPERFORATED STAINLESS STEEL MESH	WHITE
22	MICROPERFORATED STAINLESS STEEL MESH	BLACK

REVISIONS

NO.	DATE	DESCRIPTION
1	MAY 19 2022	RE - ISSUED FOR RZ
2	JULY 4 2022	RE - ISSUED FOR RZ II
3	AUG 3 2022	RE - ISSUED FOR RZ III
4	MAR 10 2023	ISSUED FOR DP
5	OCT 06 2023	RE-ISSUED FOR DP
6	JAN 19 2024	RE-ISSUED FOR DP
7	FEB 15 2024	RE-ISSUED FOR DP

8880 COOK RD. &  
8751 CITATION  
DRIVE  
RICHMOND, BC

ELEVATIONS

DATE	2/14/2024 4:20:42 PM
DRAWN BY	AM
CHECKED BY	GBL
SCALE	As indicated
JOB NUMBER	20039

A-2.01



1 DP - BUILDING ELEVATION - SOUTH  
3/32" = 1'-0"



2 DP - BUILDING ELEVATION - NORTH  
3/32" = 1'-0"

DP 23-014121

PLAN #13

February 20, 2024



NOTES

MATERIAL LEGEND		
#	DESCRIPTION	COLOR
01	FIBRECEMENT PANEL	WHITE
02	FIBRECEMENT PANEL	GREY
03	FIBRECEMENT PANEL	DARK GREY
04	FIBRECEMENT PANEL	COPPER
05	BRICK - Norman - Running Bond	WHITE
05a	BRICK - Norman - Running Bond	GREY
06	GLASS GUARDRAIL	TRANSPARENT
07	<varies>	<varies>
08	ALUMINUM FINS	CEDAR
09	GLASS	TRANSPARENT
10	SPANDREL GLASS	CHARCOAL
11	SPANDREL GLASS	COPPER
12	ALUMINUM SUNSHADE	BLACK
13	VINYL MULLION	BLACK
14	FRITZ GUARDRAIL	WHITE
15	ALUMINUM GUARDRAIL	BLACK
16	ALUMINUM FLASHING	WHITE
17	ALUMINUM FLASHING	CHARCOAL
18	ALUMINUM OVERHEAD DOOR	NATURAL ALUM.
19	ALUMINUM MULLION	BLACK
20	EXTERIOR TREATED WOOD	CEDAR
21	MICROPERFORATED STAINLESS STEEL MESH	WHITE
22	MICROPERFORATED STAINLESS STEEL MESH	BLACK

REVISIONS

NO.	DATE	DESCRIPTION
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5	OCT 04 2023	RE-ISSUED FOR DP
6	JAN 19 2024	RE-ISSUED FOR DP
7	FEB 15 2024	RE - ISSUED FOR DP

8880 COOK RD. &  
8751 CITATION  
DRIVE  
RICHMOND, BC

ELEVATIONS

DATE	2/14/2024 4:22:02 PM
DRAWN BY	AM
CHECKED BY	GBL
SCALE	As indicated
JOB NUMBER	20039

A-2.02



GARDEN CITY RD.

1 DP - BUILDING ELEVATION - EAST  
1/16" = 1'-0"



PIMLICO WAY

2 DP - BUILDING ELEVATION - WEST.  
1/16" = 1'-0"

AVERAGE SITE GRADE:

$$1.48 + 1.17 + 1.57 + 1.12 + 1.17 + 1.17 + 1.46 + 1.40 = 10.54$$

$$10.54 / 8 = 1.32m$$

AVERAGE BUILDING GRADE:

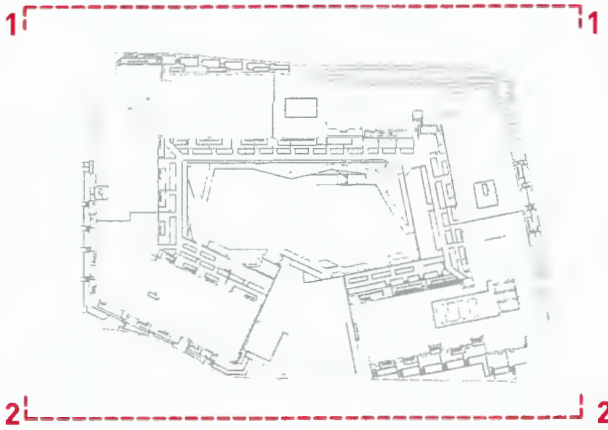
$$1.23 + 1.19 + 0.77 + 0.76 + 0.86 + 1.23 + 1.59 + 1.32 + 1.13 + 0.76 + 0.74 + 1.07 + 0.76 = 13.41$$

$$13.41 / 13 = 1.03m$$

AVERAGE BUILDING SITE GRADE:

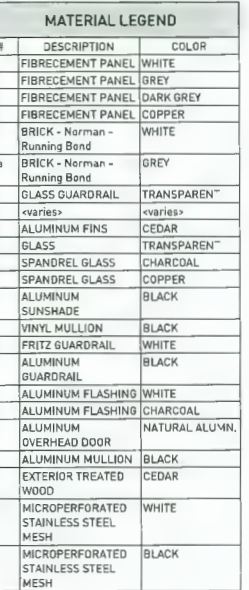
$$1.32 + 1.03 = 2.35$$

$$2.35 m / 2 = 1.18$$



KEY PLAN



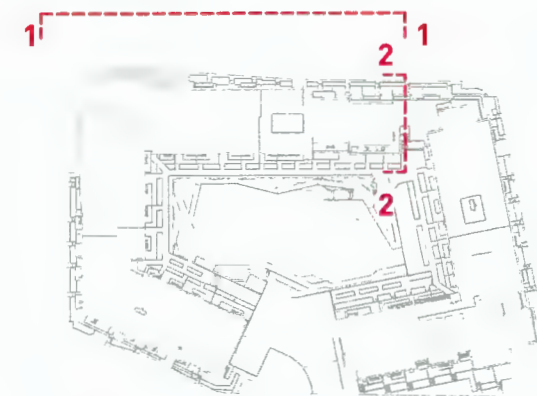
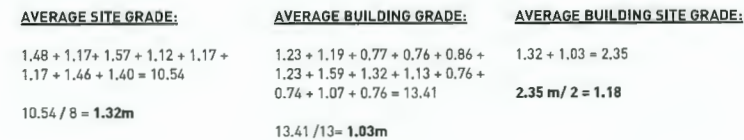


NO.	DATE	DESCRIPTION
1	MAY 19 2022	RE - ISSUED FOR RZ
2	JULY 4 2022	RE- ISSUED FOR RZ II
3	AUG 3 2022	RE- ISSUED FOR RZ III
4	MAR 10 2023	ISSUED FOR DP
5	OCT 04 2023	RE- ISSUED FOR OP
6	JAN 19 2024	RE- ISSUED FOR DP
7	FEB 15 2024	RE- ISSUED FOR DP

8880 COOK RD. &  
3751 CITATION  
DRIVE  
RICHMOND, BC

## ELEVATIONS

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CHECKED BY	AM
SCALE	As indicated
JOB NUMBER	20039



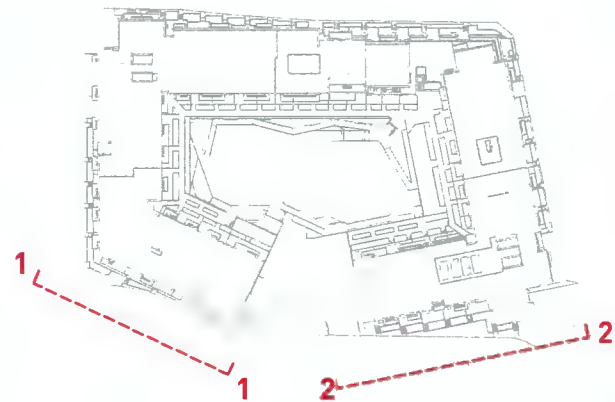
## KEY PLAN

A-2.03



NOTES

MATERIAL LEGEND		
#	DESCRIPTION	COLOR
01	FIBRECEMENT PANEL	WHITE
02	FIBRECEMENT PANEL	GREY
03	FIBRECEMENT PANEL	DARK GREY
04	FIBRECEMENT PANEL	COPPER
05	BRICK - Norman - Running Bond	WHITE
05a	BRICK - Norman - Running Bond	GREY
06	GLASS GUARDRAIL	TRANSPARENT
07	<varies>	<varies>
08	ALUMINUM FINIS	CEDAR
09	GLASS	TRANSPARENT
10	SPANDREL GLASS	CHARCOAL
11	SPANDREL GLASS	COPPER
12	ALUMINUM SUNSHADE	BLACK
13	VINYL MULLION	BLACK
14	FRITZ GUARDRAIL	WHITE
15	ALUMINUM GUARDRAIL	BLACK
16	ALUMINUM FLASHING	WHITE
17	ALUMINUM FLASHING	CHARCOAL
18	ALUMINUM OVERHEAD DOOR	NATURAL ALUMN.
19	ALUMINUM MULLION	BLACK
20	EXTERIOR TREATED WOOD	CEDAR
21	MICROPERFORATED STAINLESS STEEL MESH	WHITE
22	MICROPERFORATED STAINLESS STEEL MESH	BLACK



KEY PLAN



1 DP - BUILDING ELEVATION - NORTHWEST - WEST  
3/32" = 1'-0"

AVERAGE SITE GRADE:

$1.48 + 1.17 + 1.57 + 1.12 + 1.17 + 1.17 + 1.46 + 1.40 = 10.54$   
 $10.54 / 8 = 1.32m$

AVERAGE BUILDING GRADE:

$1.23 + 1.19 + 0.77 + 0.76 + 0.86 + 1.23 + 1.59 + 1.32 + 1.13 + 0.76 + 0.74 + 1.07 + 0.76 = 13.41$   
 $13.41 / 13 = 1.03m$

AVERAGE BUILDING SITE GRADE:

$1.32 + 1.03 = 2.35$   
 $2.35 m / 2 = 1.18$



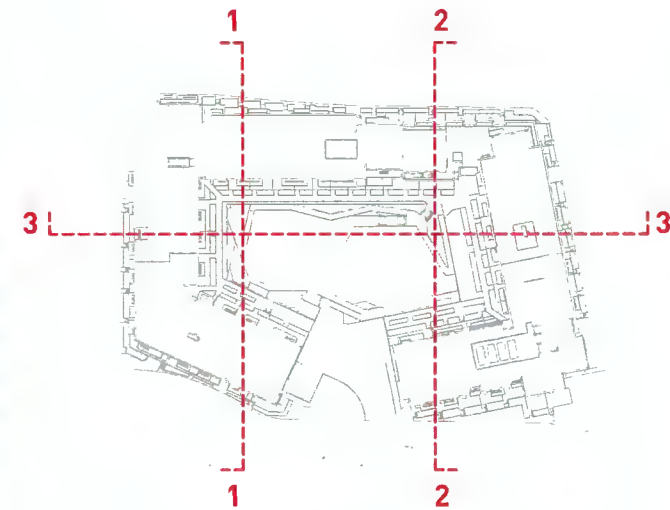
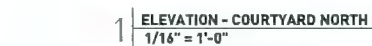
2 DP - BUILDING ELEVATION - SOUTHWEST - WEST  
3/32" = 1'-0"

8880 COOK RD. &  
8751 CITATION  
DRIVE  
RICHMOND, BC

ELEVATIONS

DATE 2/14/2024 4:23:15 PM  
DRAWN BY AM & GT  
CHECKED BY GBL  
SCALE As indicated  
JOB NUMBER 20039





## KEY PLAN



NOTES

MATERIAL LEGEND		
#	DESCRIPTION	COLOR
01	FIBRECEMENT PANEL	WHITE
02	FIBRECEMENT PANEL	GREY
03	FIBRECEMENT PANEL	DARK GREY
04	FIBRECEMENT PANEL	COPPER
05	BRICK - Norman - Running Bond	WHITE
05a	BRICK - Norman - Running Bond	GREY
06	GLASS GUARDRAIL	TRANSPARENT
07	<varies>	<varies>
08	ALUMINUM FINS	CEDAR
09	GLASS	TRANSPARENT
10	SPANDREL GLASS	CHARCOAL
11	SPANDREL GLASS	COPPER
12	ALUMINUM SUNSHADE	BLACK
13	VINYL MULLION	BLACK
14	FRITZ GUARDRAIL	WHITE
15	ALUMINUM GUARDRAIL	BLACK
16	ALUMINUM FLASHING	WHITE
17	ALUMINUM FLASHING	CHARCOAL
18	ALUMINUM OVERHEAD DOOR	NATURAL ALUM.
19	ALUMINUM MULLION	BLACK
20	EXTERIOR TREATED WOOD	CEDAR
21	MICROPERFORATED STAINLESS STEEL MESH	WHITE
22	MICROPERFORATED STAINLESS STEEL MESH	BLACK

REVISIONS

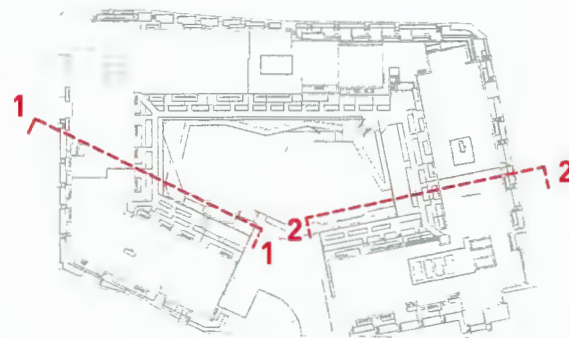
NO.	DATE	DESCRIPTION
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2	JULY 4 2022	RE - ISSUED FOR RZ II
3	AUG 3 2022	RE - ISSUED FOR RZ III
4	MAR 10 2023	ISSUED FOR DP
5	OCT 04 2023	RE-ISSUED FOR DP
6	JAN 19 2024	RE-ISSUED FOR DP
7	FEB 15 2024	RE - ISSUED FOR DP

8880 COOK RD. &  
8751 CITATION  
DRIVE  
RICHMOND, BC

ELEVATIONS

DATE	2/14/2024 4:24:39 PM
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SCALE	As indicated
JOB NUMBER	20039

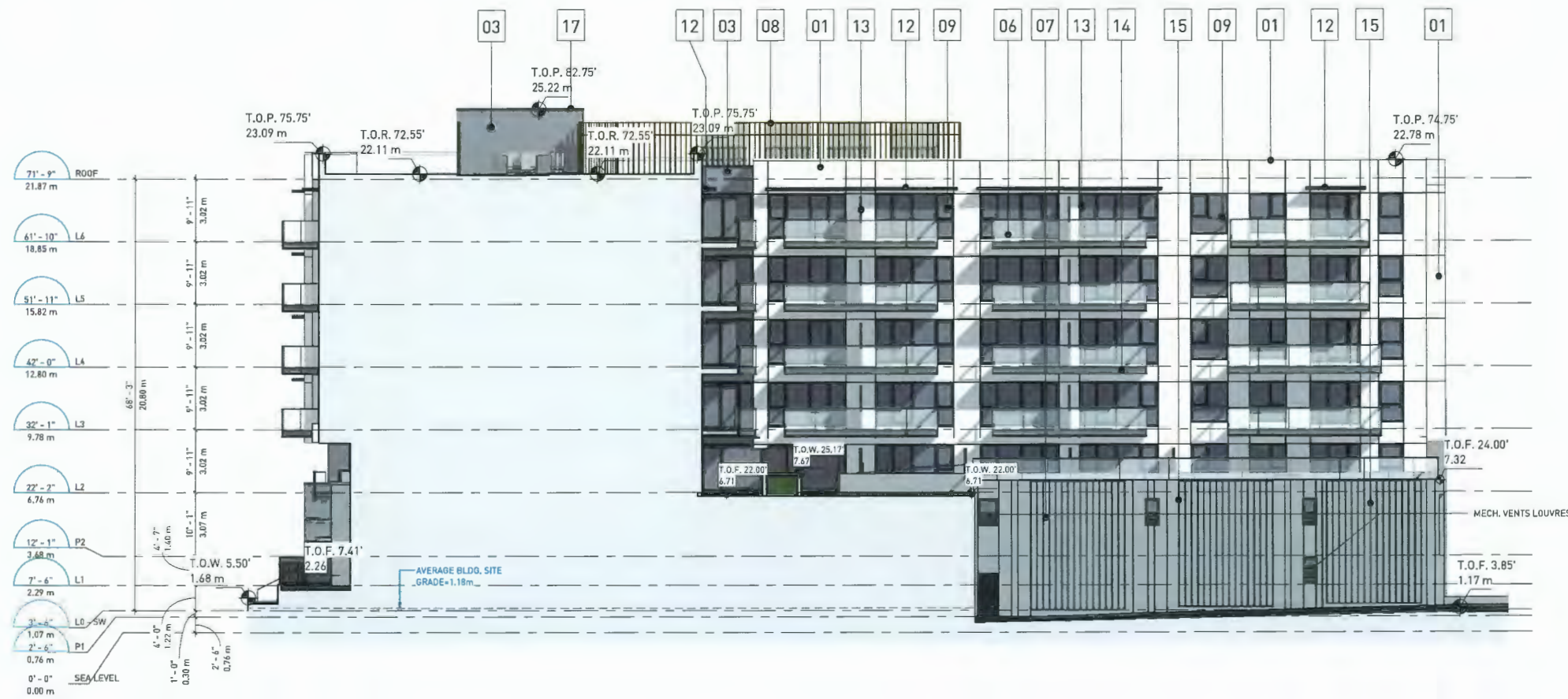
A-2.06



KEY PLAN



ELEVATION - COURTYARD NORTH WEST  
3/32" = 1'-0"



ELEVATION - COURTYARD WEST  
3/32" = 1'-0"



NOTES

MATERIAL LEGEND		
#	DESCRIPTION	COLOR
01	FIBRECEMENT PANEL	WHITE
02	FIBRECEMENT PANEL	GREY
03	FIBRECEMENT PANEL	DARK GREY
04	FIBRECEMENT PANEL	COPPER
05	BRICK - Norman - Running Bond	WHITE
05a	BRICK - Norman - Running Bond	GREY
06	GLASS GUARDRAIL	TRANSPARENT
07	<varies>	<varies>
08	ALUMINUM FINIS	CEDAR
09	GLASS	TRANSPARENT
10	SPANDREL GLASS	CHARCOAL
11	SPANDREL GLASS	COPPER
12	ALUMINUM SUNSHADE	BLACK
13	VINYL MULLION	BLACK
14	FRITZ GUARDRAIL	WHITE
15	ALUMINUM GUARDRAIL	BLACK
16	ALUMINUM FLASHING	WHITE
17	ALUMINUM FLASHING	CHARCOAL
18	ALUMINUM OVERHEAD DOOR	NATURAL ALUMIN.
19	ALUMINUM MULLION	BLACK
20	EXTERIOR TREATED WOOD	CEDAR
21	MICROPERFORATED STAINLESS STEEL MESH	WHITE
22	MICROPERFORATED STAINLESS STEEL MESH	BLACK

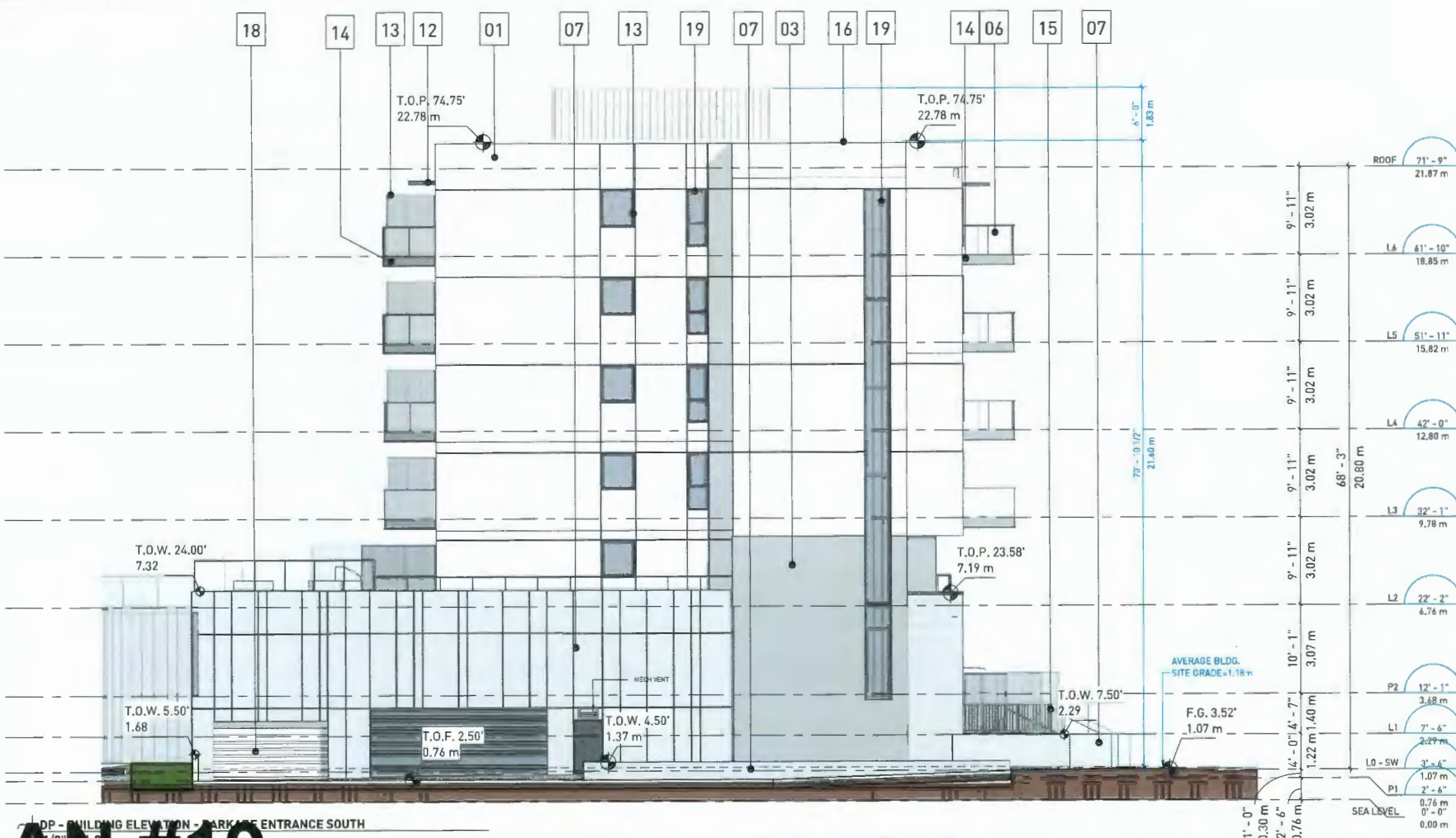
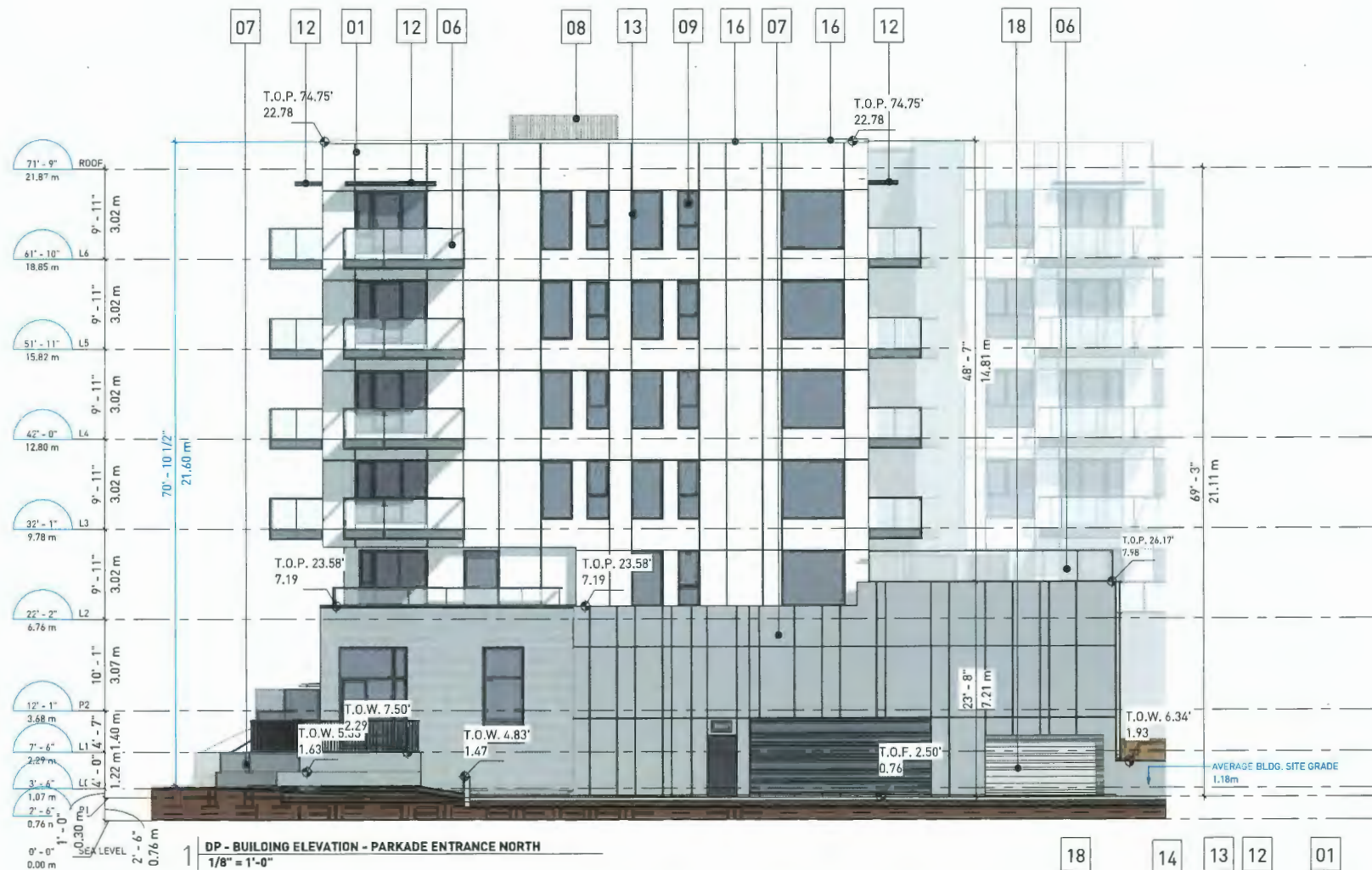
REVISIONS		
NO.	DATE	DESCRIPTION
4	MAR 10 2023	ISSUED FOR DP
5	OCT 04 2023	RE-ISSUED FOR DP
6	JAN 19 2024	RE-ISSUED FOR DP
7	FEB 15 2024	RE-ISSUED FOR DP

8880 COOK RD. &  
8751 CITATION  
DRIVE  
RICHMOND, BC

ELEVATIONS

DATE	2/14/2024 4:25:13 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	As indicated
JOB NUMBER	20039

A-2.07



DP 23-014121

PLAN #19

February 20, 2024



NOTES

MATERIAL LEGEND		
#	DESCRIPTION	COLOR
01	FIBRECEMENT PANEL	WHITE
02	FIBRECEMENT PANEL	GREY
03	FIBRECEMENT PANEL	DARK GREY
04	FIBRECEMENT PANEL	COPPER
05	BRICK - Norman - Running Bond	WHITE
05a	BRICK - Norman - Running Bond	GREY
06	GLASS GUARDRAIL	TRANSPARENT
07	<varies>	<varies>
08	ALUMINUM FINIS	CEDAR
09	GLASS	TRANSPARENT
10	SPANDREL GLASS	CHARCOAL
11	SPANDREL GLASS	COPPER
12	ALUMINUM SUNSHADE	BLACK
13	VINYL MULLION	BLACK
14	FRITZ GUARDRAIL	WHITE
15	ALUMINUM GUARDRAIL	BLACK
16	ALUMINUM FLASHING	WHITE
17	ALUMINUM FLASHING	CHARCOAL
18	ALUMINUM OVERHEAD DOOR	NATURAL ALUMN.
19	ALUMINUM MULLION	BLACK
20	EXTERIOR TREATED WOOD	CEDAR
21	MICROPERFORATED STAINLESS STEEL MESH	WHITE
22	MICROPERFORATED STAINLESS STEEL MESH	BLACK

REVISIONS

NO.	DATE	DESCRIPTION
4	MAR 10 2023	ISSUED FOR DP
5	OCT 06 2023	RE-ISSUED FOR DP
6	JAN 19 2024	RE-ISSUED FOR DP
7	FEB 15 2024	RE- ISSUED FOR DP

8880 COOK RD. &  
8751 CITATION  
DRIVE  
RICHMOND, BC

ENLARGED  
ELEVATIONS

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JOB NUMBER	20039

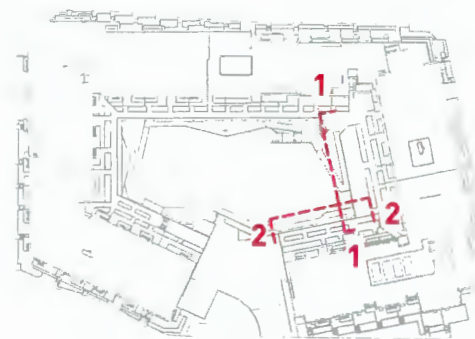
A-2.08



1 ELEVATION - COURTYARD - SOUTH  
1/4" = 1'-0"



2 ELEVATION - COURTYARD - SOUTH WEST  
1/4" = 1'-0"



KEY PLAN



NOTES

MATERIAL LEGEND		
#	DESCRIPTION	COLOR
01	FIBRECEMENT PANEL	WHITE
02	FIBRECEMENT PANEL	GREY
03	FIBRECEMENT PANEL	DARK GREY
04	FIBRECEMENT PANEL	COPPER
05	BRICK - Norman - Running Bond	WHITE
05a	BRICK - Norman - Running Bond	GREY
06	GLASS GUARDRAIL	TRANSPARENT
07	<varies>	<varies>
08	ALUMINUM FINS	CEDAR
09	GLASS	TRANSPARENT
10	SPANDREL GLASS	CHARCOAL
11	SPANDREL GLASS	COPPER
12	ALUMINUM SUNSHADE	BLACK
13	VINYL MULLION	BLACK
14	FRITZ GUARDRAIL	WHITE
15	ALUMINUM GUARDRAIL	BLACK
16	ALUMINUM FLASHING	WHITE
17	ALUMINUM FLASHING	CHARCOAL
18	ALUMINUM OVERHEAD DOOR	NATURAL ALUM.
19	ALUMINUM MULLION	BLACK
20	EXTERIOR TREATED WOOD	CEDAR
21	MICROPERFORATED STAINLESS STEEL MESH	WHITE
22	MICROPERFORATED STAINLESS STEEL MESH	BLACK

REVISIONS

NO.	DATE	DESCRIPTION
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6	JAN 19 2024	RE-ISSUED FOR DP
7	FEB 15 2024	RE-ISSUED FOR DP

8880 COOK RD. &  
8751 CITATION  
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JOB NUMBER 20039

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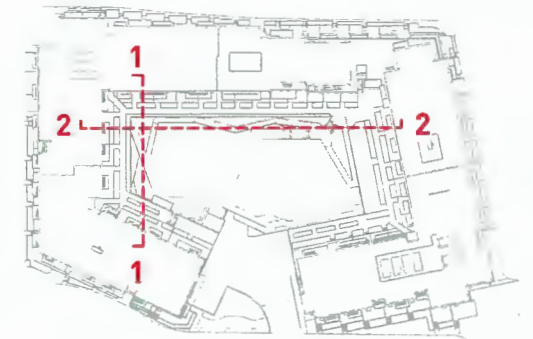
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1/4" = 1'-0"

DP 23-014121

PLAN #21

February 20, 2024





1 ELEVATION - COURTYARD - EAST  
1/4" = 1'-0"



REVISIONS		
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5	OCT 06 2023	RE-ISSUED FOR DP
6	JAN 19 2024	RE-ISSUED FOR DP
7	FEB 15 2024	RE-ISSUED FOR DP

8880 COOK RD. &  
8751 CITATION  
DRIVE  
RICHMOND, BC

ENLARGED  
ELEVATIONS

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JOB NUMBER	20039

A-2.10

2 ELEVATION - COURTYARD - EAST  
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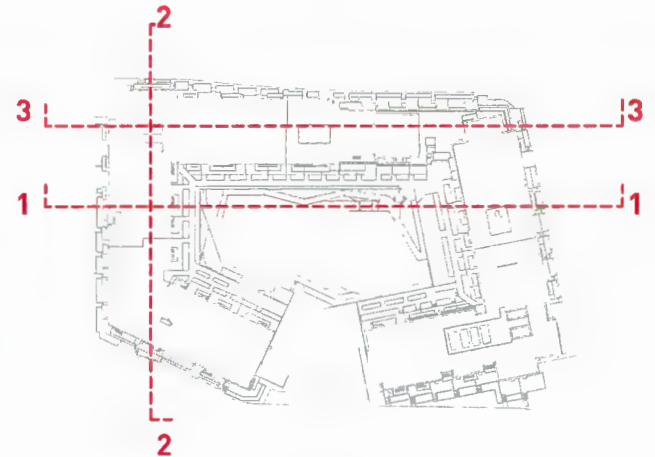
DP 23-014121

PLAN #22

February 20, 2024



NOTES



KEY PLAN

REVISIONS

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6	JAN 19 2024	RE-ISSUED FOR DP
7	FEB 15 2024	RE- ISSUED FOR DP

8880 COOK RD. &  
8751 CITATION  
DRIVE  
RICHMOND, BC

BUILDING  
SECTIONS I

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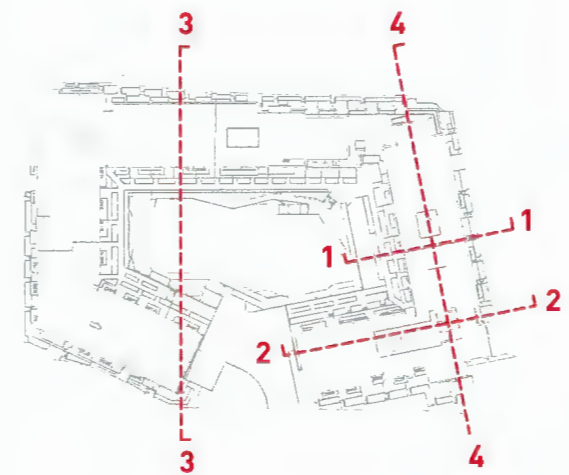
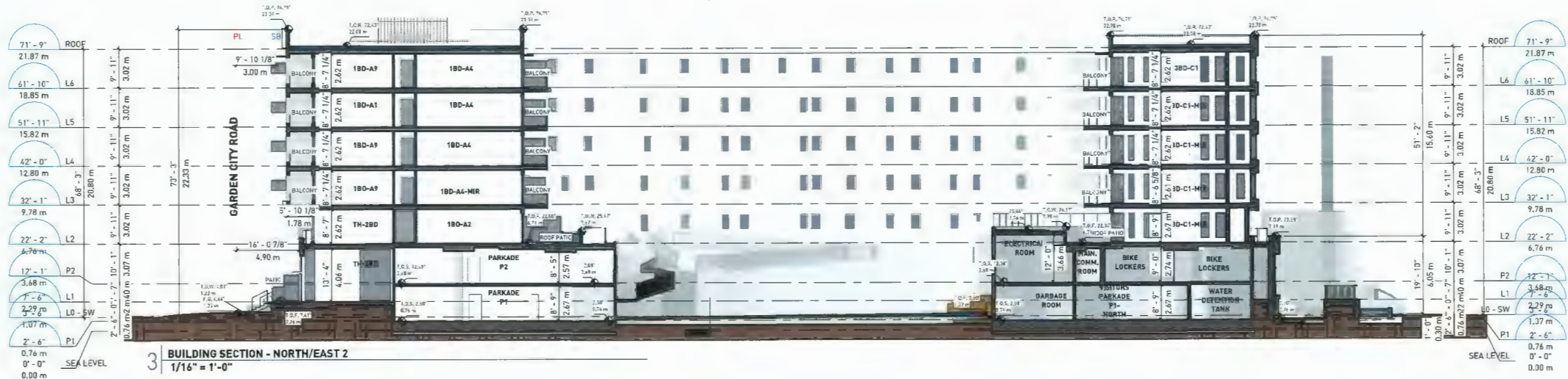
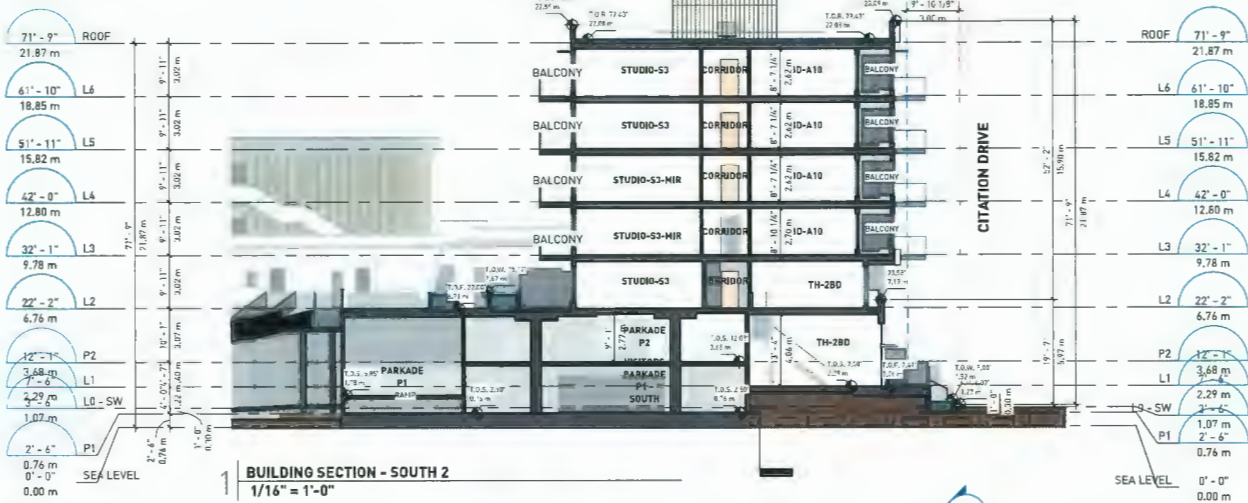
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DP 23-014121

PLAN #23

February 20, 2024





KEY PLAN

8880 COOK RD. &  
8751 CITATION  
DRIVE  
RICHMOND, BC

BUILDING  
SECTIONS II

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A-3.02



NOTES

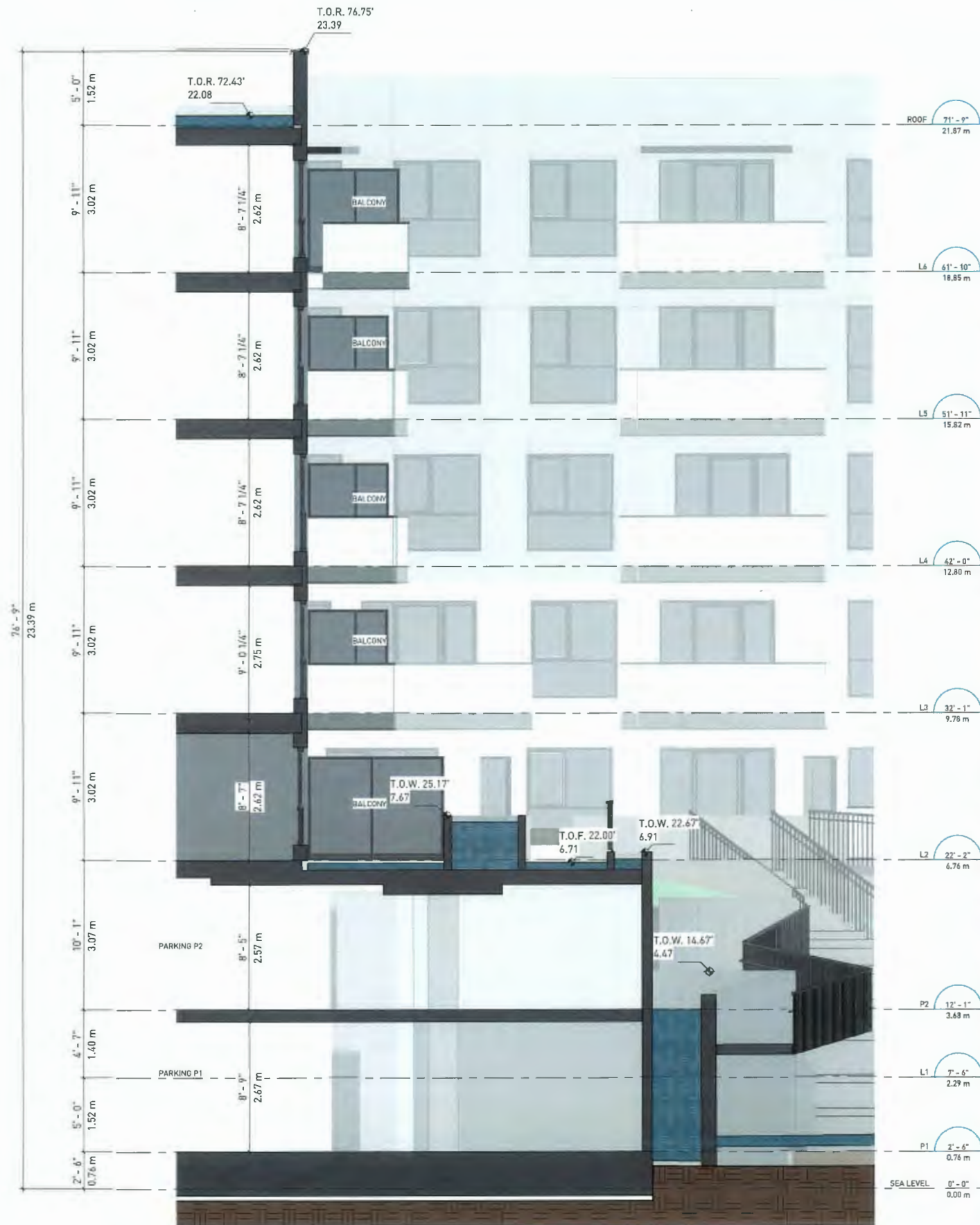
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8880 COOK RD. &  
8751 CITATION  
DRIVE  
RICHMOND, BC

BUILDING  
SECTIONS III

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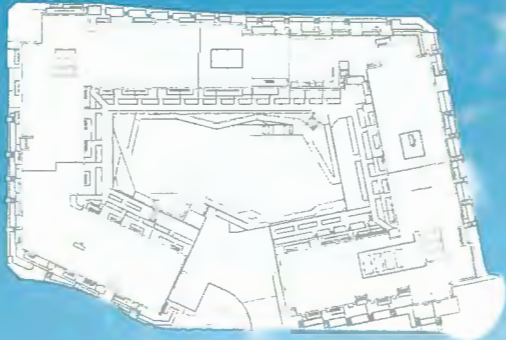
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KEY PLAN



1 - NORTH EAST PERSPECTIVE

REVISIONS

NO.	DATE	DESCRIPTION
4	MAR 10 2023	ISSUED FOR DP
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6	JAN 19 2024	RE-ISSUED FOR DP
7	FEB 15 2024	RE-ISSUED FOR DP

8880 COOK RD. &  
8751 CITATION  
DRIVE  
RICHMOND, BC

3D VIEWS

DATE	2/14/2024 4:49:27 PM
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SCALE	As indicated
JOB NUMBER	20039

A-6.01



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6	JAN 19 2024	RE-ISSUED FOR DP
7	FEB 15 2024	RE-ISSUED FOR DP

8880 COOK RD. &  
8751 CITATION  
DRIVE  
RICHMOND, BC

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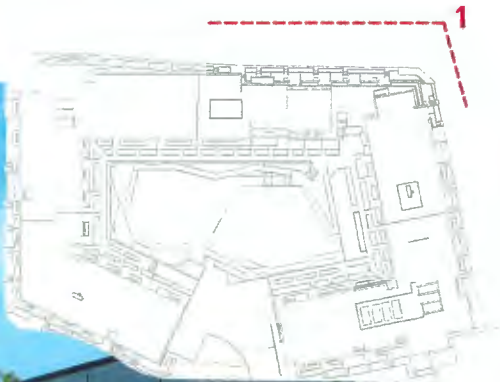
A-6.02



KEY PLAN







gbl

GBL ARCHITECTS INC.  
300-224 WEST 8TH AVENUE  
VANCOUVER, BC CANADA V6Y 1N5  
TEL: 604.724.1156  
FAX: 604.721.5279

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7	FEB 15 2024	RE- ISSUED FOR DP

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8751 CITATION  
DRIVE  
RICHMOND, BC

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A-6.03



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6	JAN 19 2024	RE-ISSUED FOR DP
7	FEB 15 2024	RE- ISSUED FOR DP

8880 COOK RD. &  
8751 CITATION  
DRIVE  
RICHMOND, BC

3D VIEWS

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DRAWN BY	Author
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SCALE	As indicated
JOB NUMBER	20039

A-6.04



1 - AERIAL PARKADE ENTRY

DP 23-014121

PLAN #29

February 20, 2024



NOTES

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7	FEB 15 2024	RE-ISSUED FOR OP

8880 COOK RD. &  
8751 CITATION  
DRIVE  
RICHMOND, BC

3D VIEWS

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SCALE	As Indicated
JOB NUMBER	20039

A-6.05



KEY PLAN



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7	FEB 15 2024	RE- ISSUED FOR DP

8880 COOK RD. &  
8751 CITATION  
DRIVE  
RICHMOND, BC

3D VIEWS

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KEY PLAN



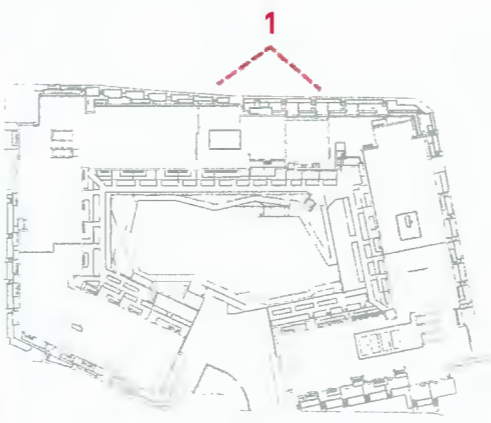
1 - VIEW OF COURTYARD LOOKING SOUTH

DP 23-014121

PLAN #31

February 20, 2024





KEY PLAN



GB1 ARCHITECTS INC.  
205-224 WEST 8TH AVENUE  
VANCOUVER, BC CANADA V6Y 1N5  
TEL: 604.731.1155  
FAX: 604.731.5279

NOTES

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8751 CITATION  
DRIVE  
RICHMOND, BC

3D VIEWS

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JOB NUMBER	20039

1 - AERIAL VIEW  
LOOKING WEST

A-6.07

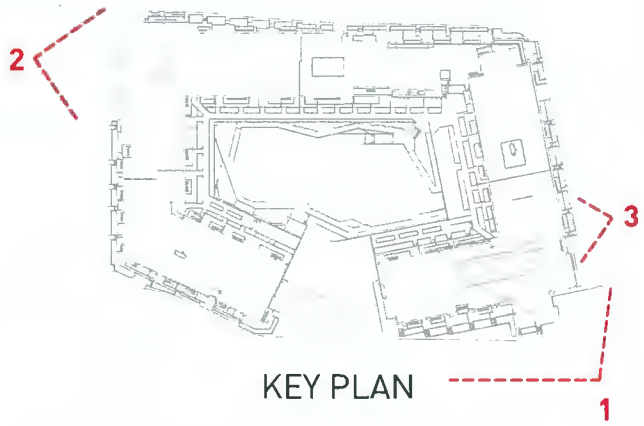




1 - SOUTH EAST



2 - COOK RD. ENTRY



KEY PLAN



3 - CITATION DR. ENTRY

NOTES

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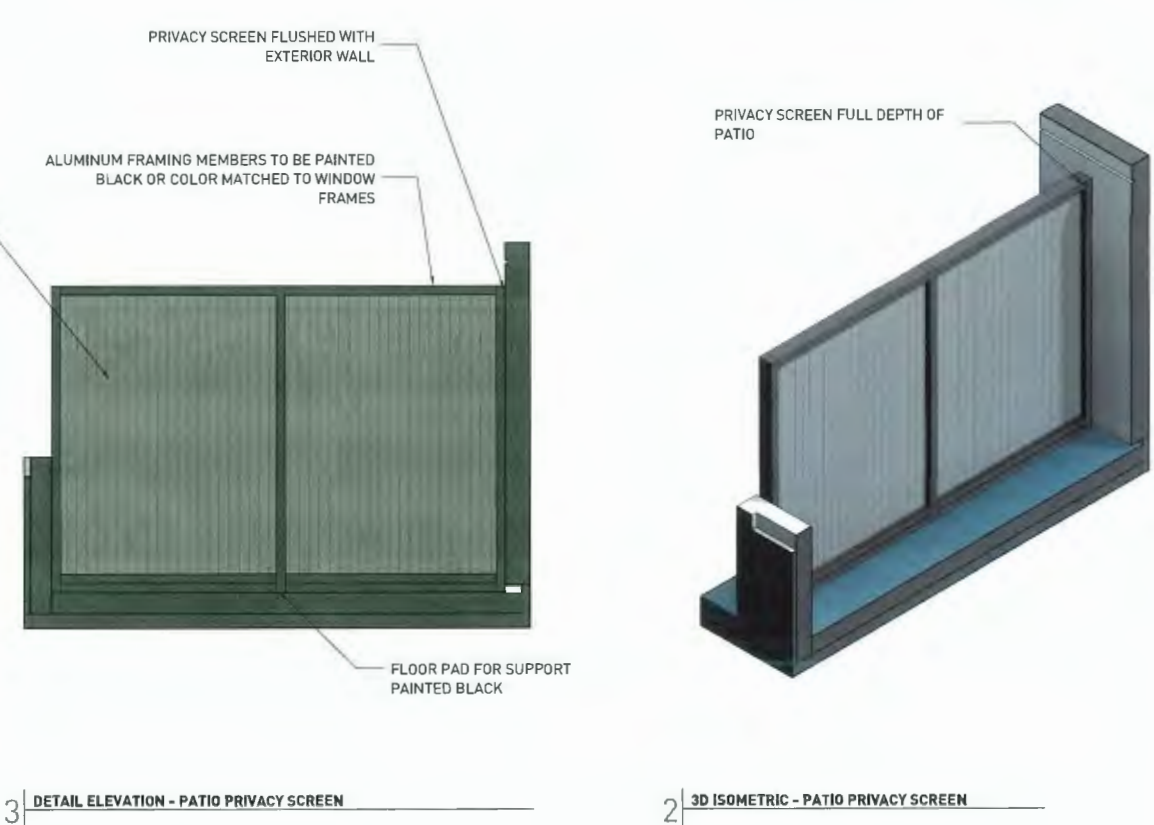
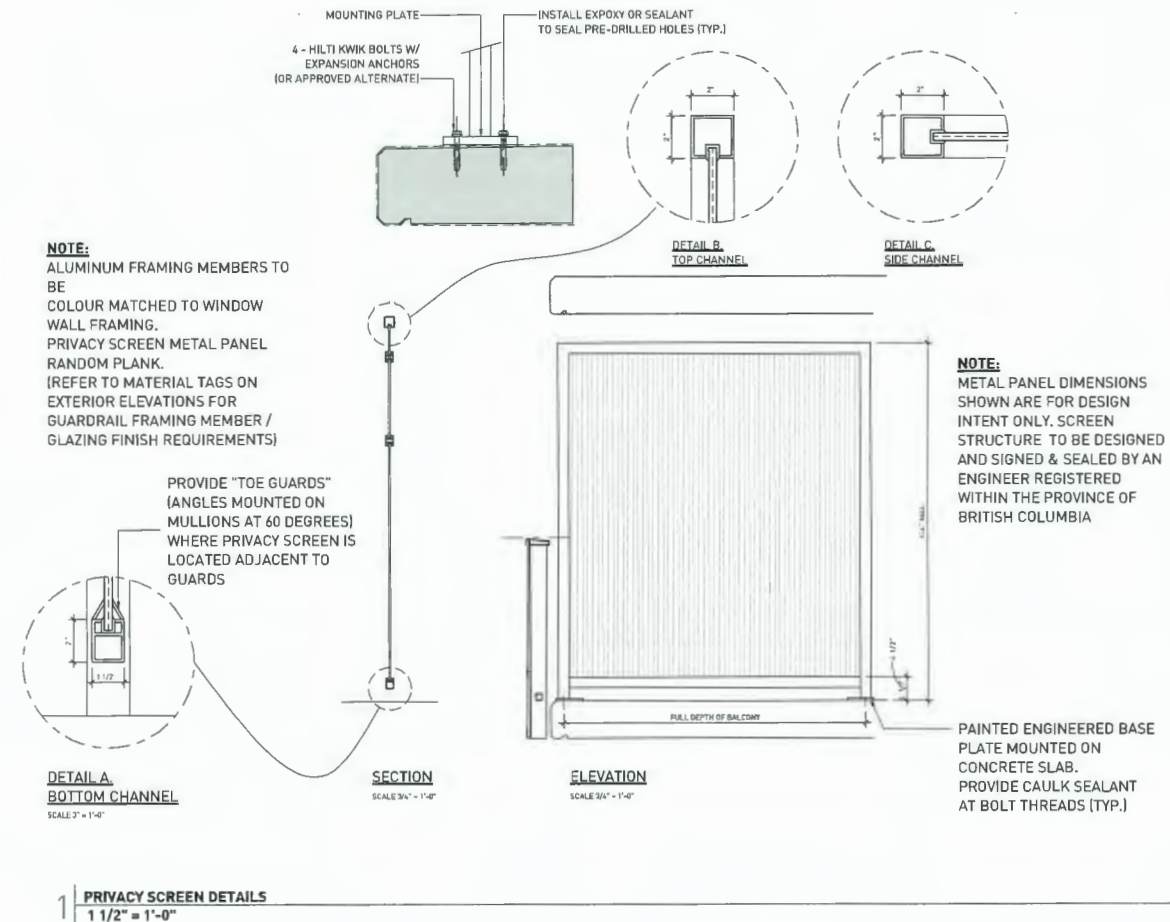
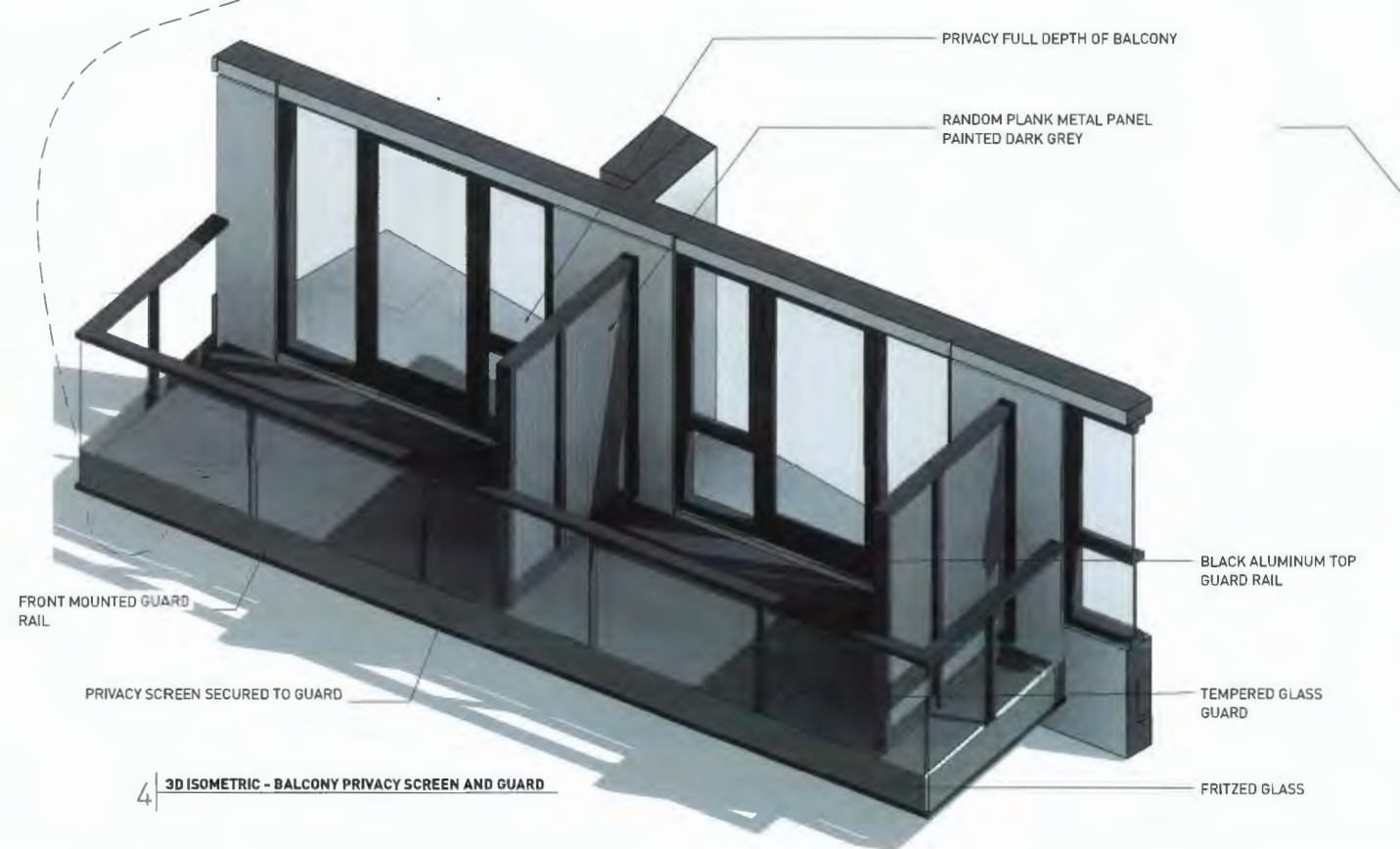
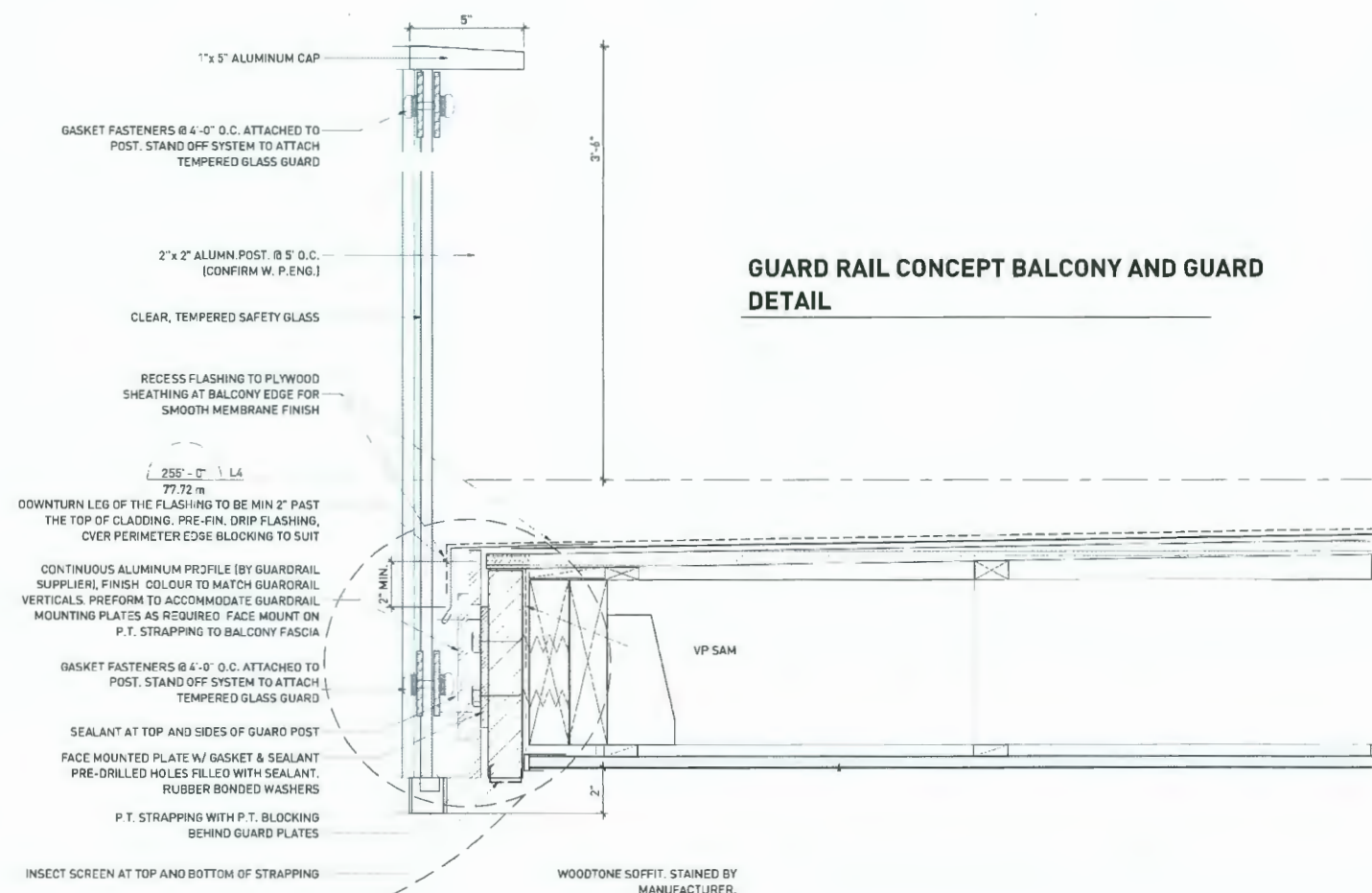
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8880 COOK RD. &  
8751 CITATION  
DRIVE  
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3D VIEWS

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8880 COOK RD. &  
8751 CITATION  
DRIVE  
RICHMOND, BC

## PRIVACY SCREEN DETAILS

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A-8.00



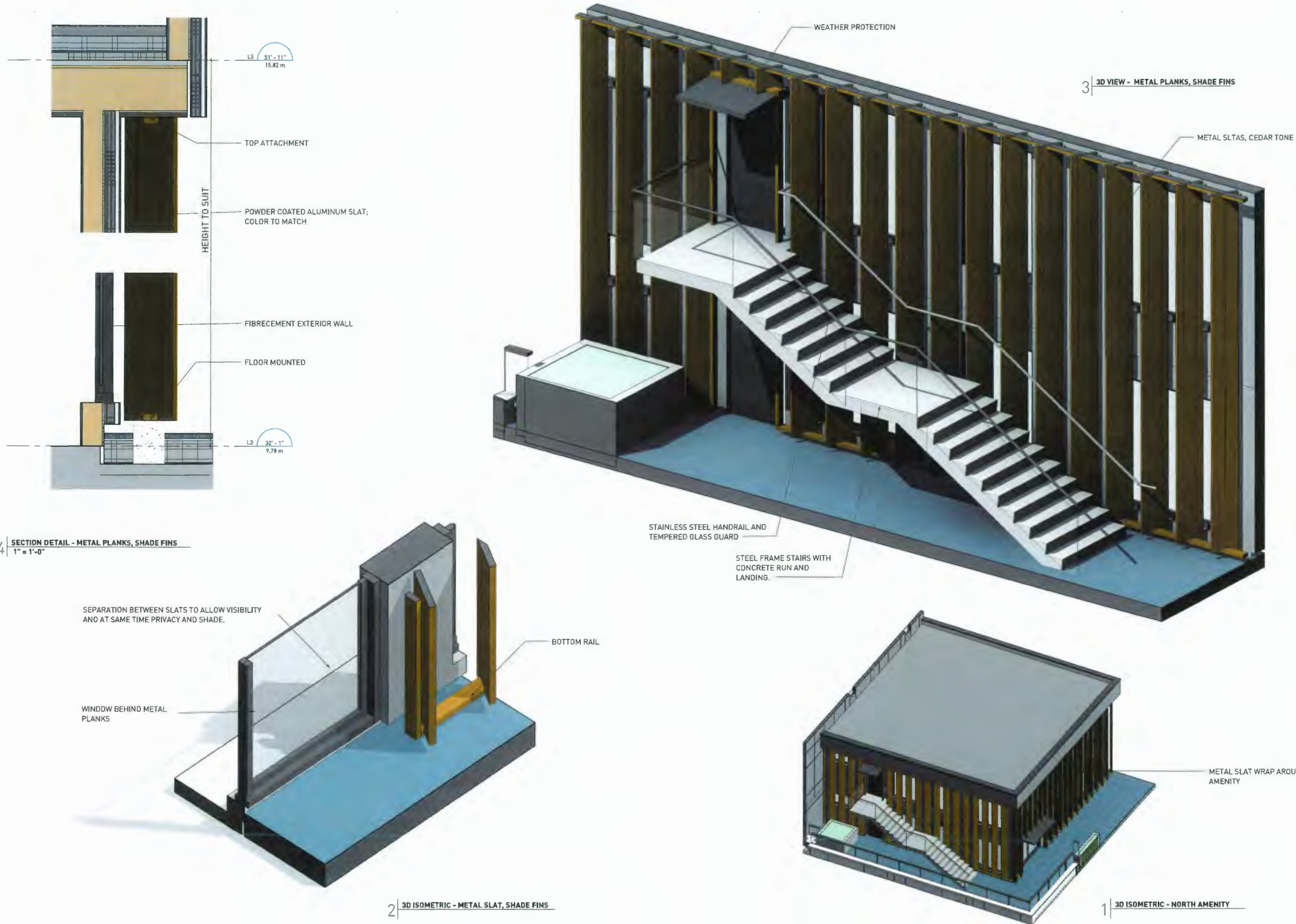
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8751 CITATION  
DRIVE  
RICHMOND, BC

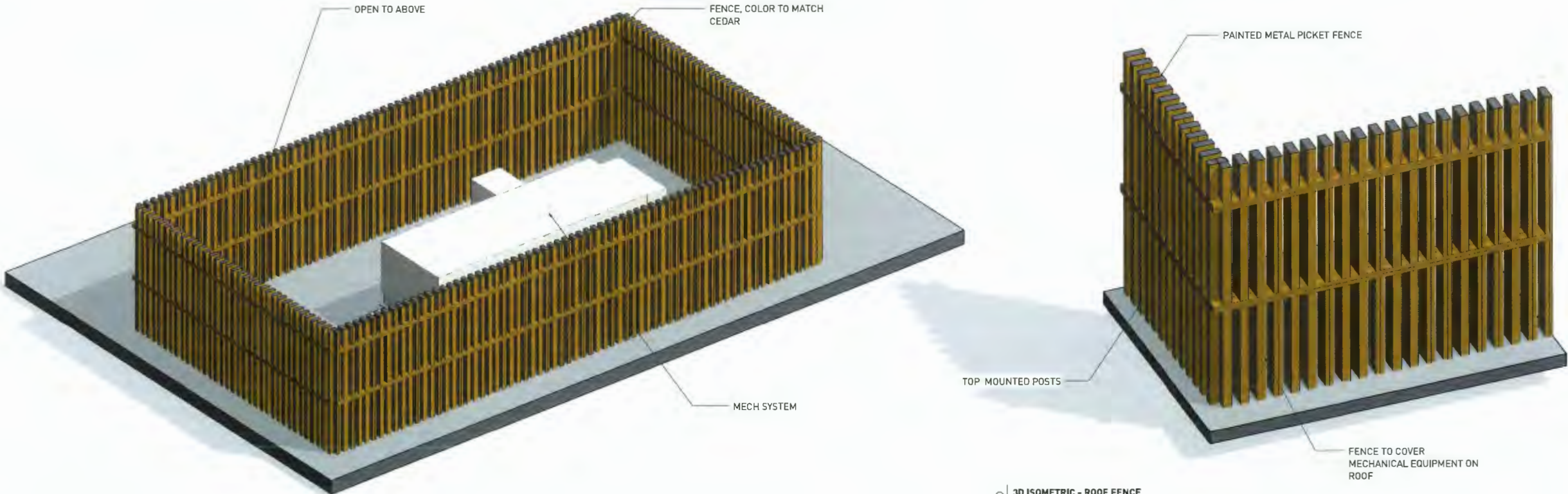
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A-8.01







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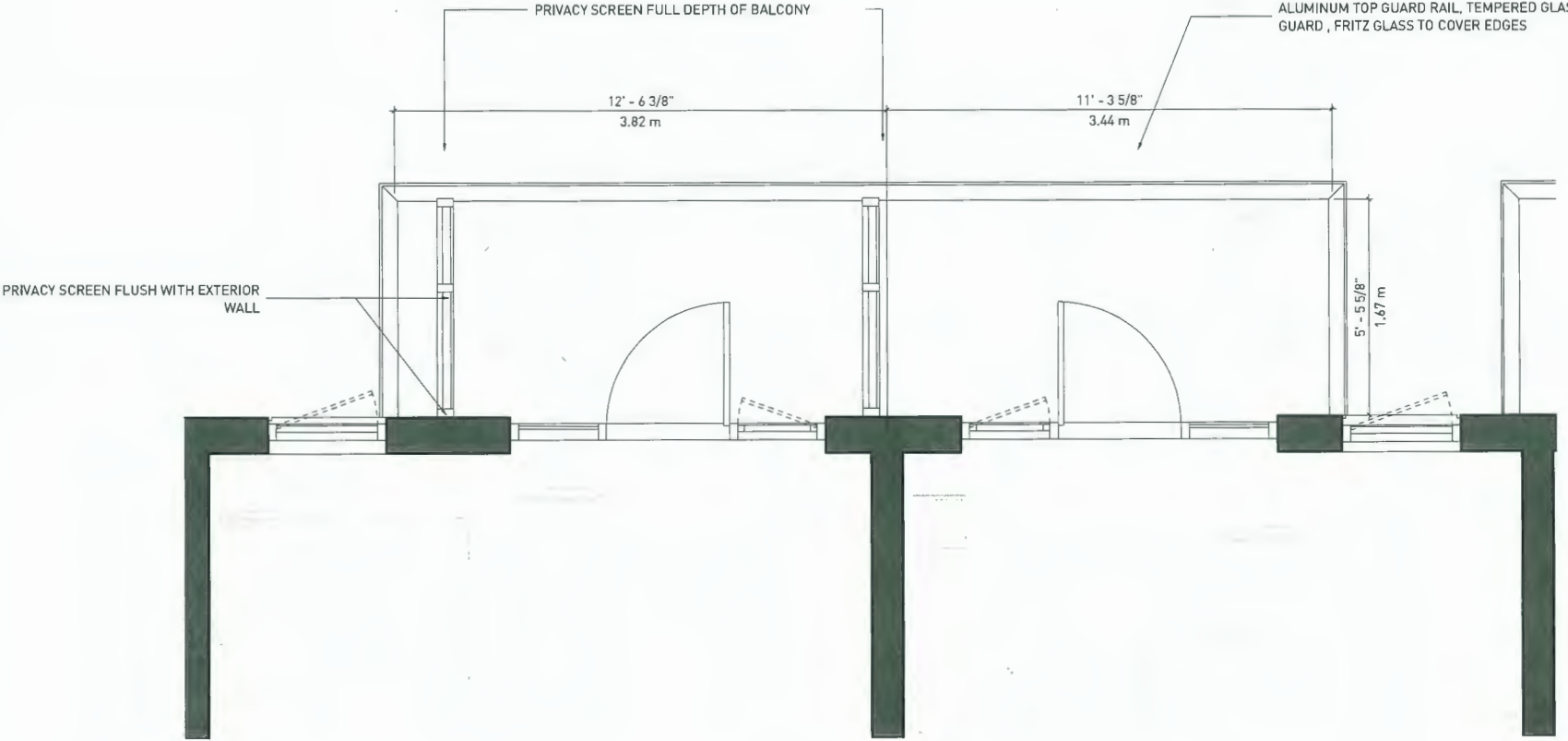
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DRIVE  
RICHMOND, BC

ROOF SCREENING  
DETAILS

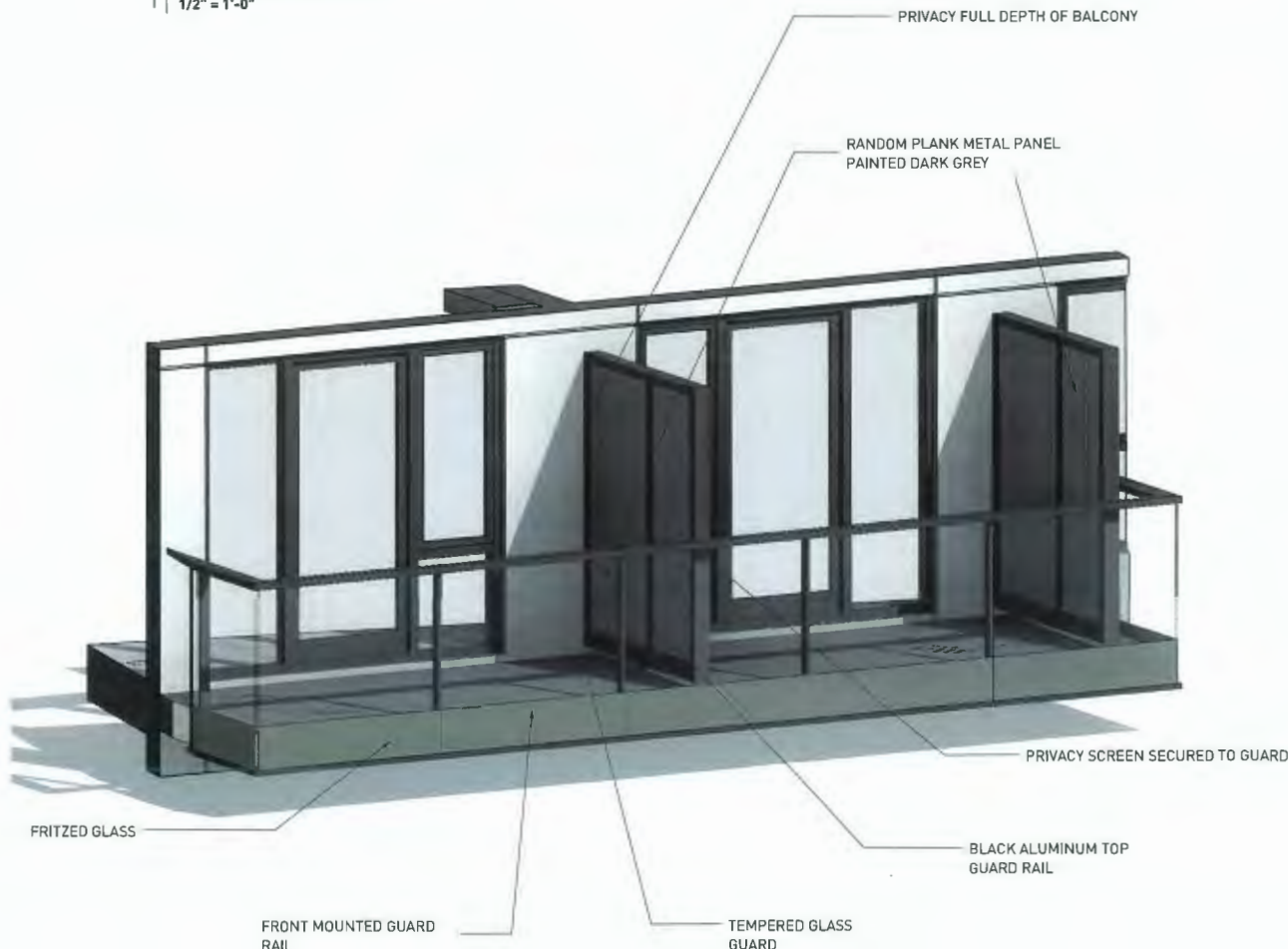
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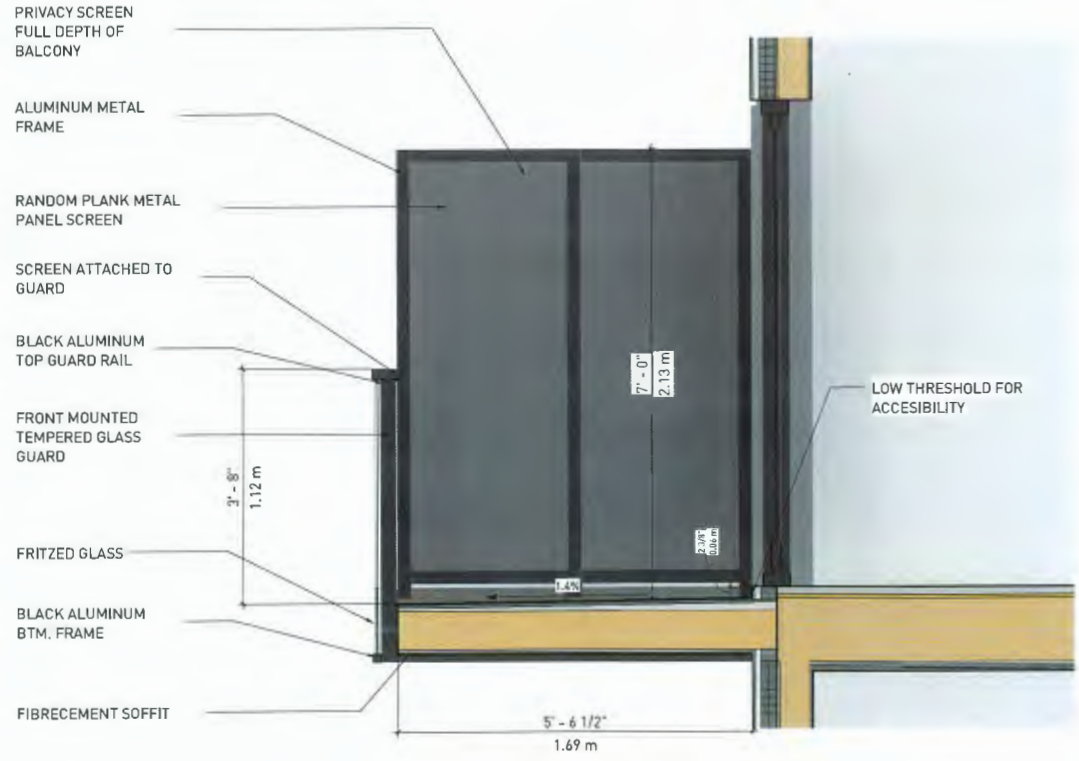




1 FLOOR PLAN - BALCONY DETAIL  
1/2" = 1'-0"



2 3D ISOMETRIC - BALCONY



3 SECTION - BALCONY DETAIL  
3/4" = 1'-0"

REVISIONS		
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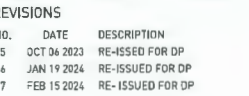
8880 COOK RD. &  
8751 CITATION  
DRIVE  
RICHMOND, BC

BALCONY  
DETAILS

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CHECKED BY	Checker
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JOB NUMBER	20039

A-8.03





8880 COOK RD. &  
3751 CITATION  
DRIVE  
RICHMOND, BC

## PARKADE AND STAIR SCREEN

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A-8.04





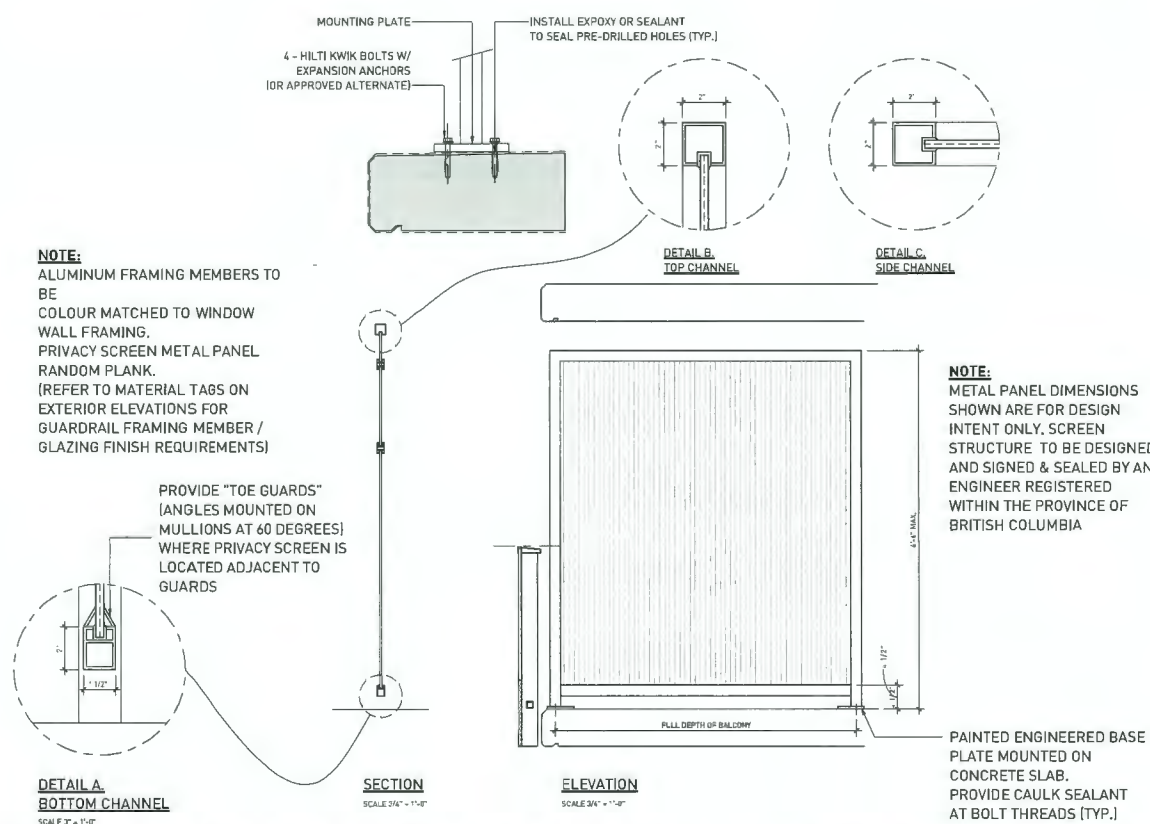
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DRIVE  
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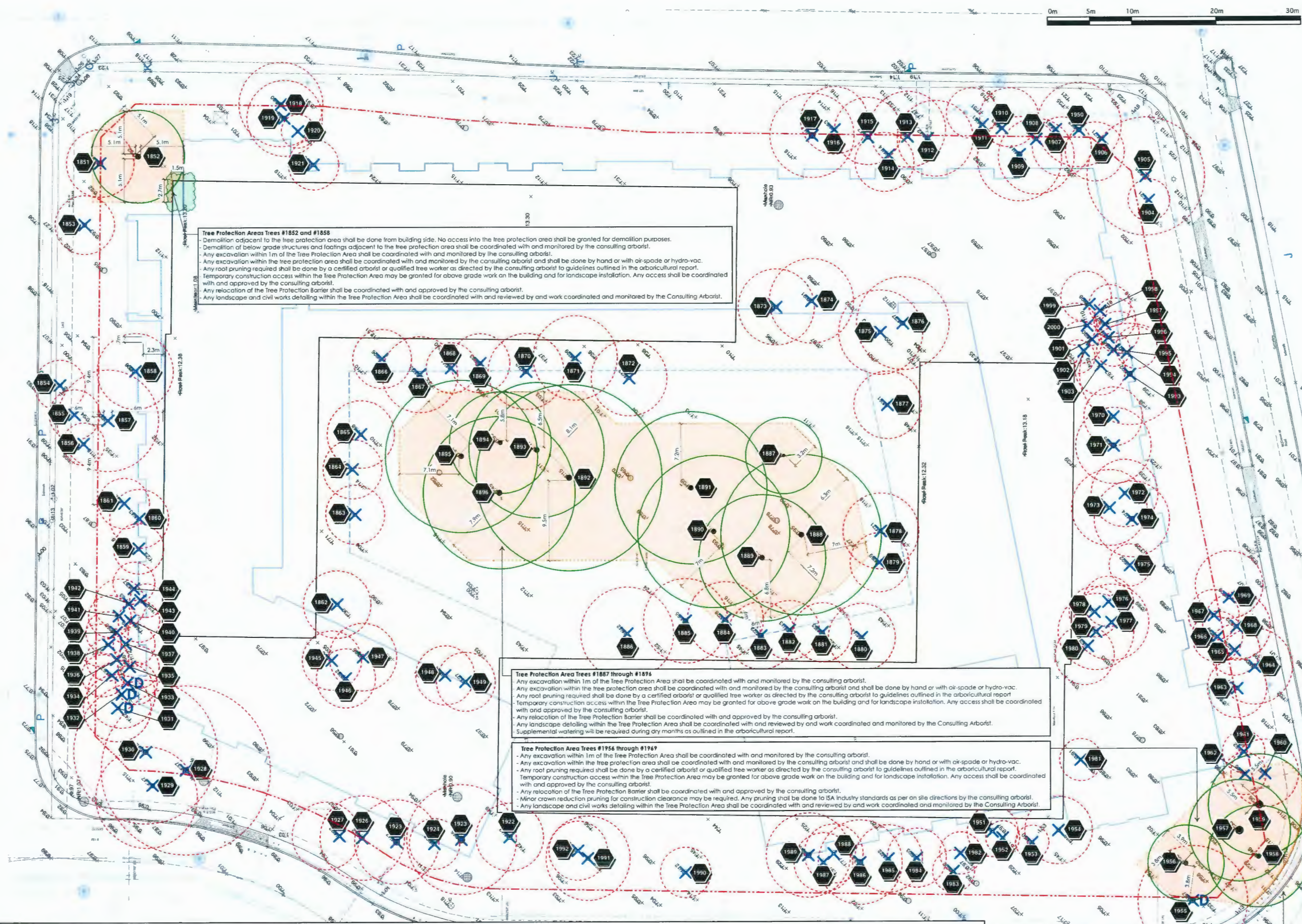
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CHECKED BY	Checker
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JOB NUMBER	20039

A-8.05







Observations and recommendations by  
Florian Fisch, ISA Certified Arborist PN-7921A.

Observations made February 06, 2019.

This drawing shall be read in conjunction with Existing Trees Report for this site by Durante Kreuk, dated January 15, 2024.

For Tree Inventory List and Notes refer  
to sheet T-02

7	JAN 17 - 2024	ISSUED FOR DP RESPONSE
6	NOV 13 - 2023	ISSUED FOR ADP
5	OCT 5 - 2023	ISSUED FOR DP RESPONSE
4	AUG 17 - 2023	ISSUED FOR DP
3	FEB 2 - 2022	RE-ISSUED FOR REZONING
2	MAY 19 - 2022	RE-ISSUED FOR REZONING
1	APR 9-21	ISSUED FOR REZONING
no.:	date:	item:

Revisions:



Project:

**COOK ROAD**  
RICHMOND, BC

Drawn by: FF

Checked by: PK

Date: MAR 2020

Scale: 1:200

Drawing Title:

## EXISTING TREES MANAGEMENT PLAN

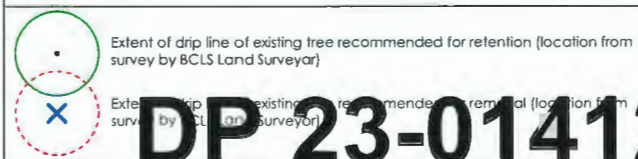
Project No.:

19073

Sheet No.:

### T1.1

### DRAWING KEY



1918

Tree Number corresponds to table on BCLSSurvey and Tree Tags in Field

D

### Dead Tree

# PLAN

Location of Tree Protection Barrier to enclose Tree Protection Area (Refer to Report and Details for additional information).

Location of Tree Protection Barrier to enclose Tree Protection Area (Refer to Report and Details for additional information).

Installation of new curb and sidewalk shall be coordinated with and monitored by the consulting arborist.

DP 23-014121

# PLAN #40

**February 20, 2024**



Tree No.	Species	# of Stems	DBH - cm	Height - m	Field Observations	Rooted	Pruned	Dead	Stem	Branch	Health
ON SITE											
1851	Pinus var (cherry)	45	8	8	Co-dominant leaders.						c)
1852	Chamaecyparis (false cypress)	64	11	18	Reduced vigor. 60% LCR.						
1853	Pinus var (cherry)	47	7	8	Multiple Gonodermis canks of lower trunk. Watersprouts. Dieback from top.						c)
1854	unidentified deciduous (unidentified)	6	34	6	Other stems 10, 10, 9, 1 stem dead. Poor structure. Suppressed by adjacent trees. Nest to power pole.						c)
1855	flex var. (holly)	2	27	6	Suppressed by adjacent trees. Asymmetrical crown. 2 Co-dominant leaders.						c)
1856	Thuja occidentalis (white cedar)	2	37	4	Joint crown Asymmetrical crown. Phototropic lean 100% LCR.						c)
1857	Thuja plicata (western red cedar)	14	13	26	2 Co dominant leaders. Reduced vigor. Joint crown. 85% LCR.						
1858	Pseudotsuga menziesii (Douglas fir)	31	9	26	Joint crown 90% LCR. Dieback (minimal) lower crown. 3m from retaining wall.						
1859	Acer palmatum (Japanese maple)	3	28	6	Suppressed by adjacent trees. Asymmetrical crown. Surface root(s).						
1860	Pinus var (cherry or plum)	28	7	7	Surface root(s). Along retaining wall. Heavily pruned. Poor structure.						
1861	Pinus var (cherry or plum)	22	4	4	Surface root(s). Heavily pruned. Poor structure. Asymmetrical crown.						
1862	Pinus contorta (lodgepole pine)	40	8	3	Corrected lean. 2m from building. Dieback (minimal). Asymmetrical crown. 85% LCR.						
1863	Cedrus atlantica (Atlas cedar)	43	7	3	Asymmetrical crown. Limbed up on building side. Woundwood development is moderate. Poor structure. Reduced vigor. 80% LCR.						
1864	Cedrus atlantica (Atlas cedar)	33	7	3	Asymmetrical crown. Limbed up on building side. Woundwood development is moderate. Poor structure. Reduced vigor. 45% LCR.						
1865	Cedrus atlantica (Atlas cedar)	45	8	3	Asymmetrical crown. Limbed up on building side. Woundwood development is moderate. Poor structure. Reduced vigor. 65% LCR.						
1866	Pinus var (cherry)	21	7	10	Heavily pruned. Poor structure. Close to building. Surface root(s).						
1867	Pinus var (cherry)	30	9	10	Heavily pruned. Poor structure.						
1868	Pinus var (cherry)	21	6	10	Heavily pruned. Poor structure.						
1869	Acer var. (maple)	2	40	7	Rem's from base to 2m above ground. Asymmetrical crown.						
1870	Acer var. (maple)	3	52	9	Asymmetrical crown. 10cm stem dead middle crown.						
1871	Acer var. (maple)	38	10	10	Asymmetrical crown. Historically dropped structural limbs. Polemic decay column mid crown. Close to building.						
1872	Cedrus atlantica (Atlas cedar)	41	9	3	Limbed up to 45% LCR. Dieback lower crown. Pruning wounds(s). Woundwood development is good.						
1873	Pinus contorta (lodgepole pine)	36	9	15	Joint crown. Surface root(s). Healing pavement. 80% LCR. Deadwood in lower crown.						
1874	Pinus contorta (lodgepole pine)	40	10	15	Joint crown. Surface root(s). Healing pavement. 80% LCR. Deadwood in lower crown.						
1875	Pinus contorta (lodgepole pine)	35	10	15	Joint crown. Surface root(s). Healing pavement. 80% LCR. Deadwood in lower crown.						
1876	Pinus contorta (lodgepole pine)	40	11	15	Joint crown. Surface root(s). Healing pavement. 80% LCR. Deadwood in lower crown.						
1877	Pinus contorta (lodgepole pine)	30	8	15	Joint crown. Surface root(s). Healing pavement. 80% LCR. Deadwood in lower crown.						
1878	Pinus var (cherry)	28	9	10	Surface root(s). Poor structure. Watersprouts from roots.						
1879	Pinus var (cherry)	25	7	10	Surface root(s). Poor structure. Watersprouts from roots.						
1880	Pinus var (cherry)	23	8	9	Surface root(s). Poor structure. Watersprouts from roots.						
1881	Acer var. (maple)	2	39	7	Phototropic lean. Asymmetrical crown. Included bark.						
1882	Acer var. (maple)	4	38	7	Included bark. Other stems 10cm s. 12cm s pruning wounds(s) 1m above ground. Woundwood development is poor. Girdling root(s).						
1883	Cedrus deodora (deodar cedar)	51	8	22	Corrected lean. Close to building. Asymmetrical crown. Limbed up on building side. Poor structure. Joint crown. 80% LCR.						
1884	Cedrus deodora (deodar cedar)	47	9	22	Corrected lean. Close to building. Asymmetrical crown. Limbed up on building side. Poor structure. Joint crown. 90% LCR.						
1885	Cedrus deodora (deodar cedar)	52	10	22	Corrected lean. Close to building. Asymmetrical crown. Limbed up on building side. Poor structure. Joint crown. 85% LCR.						
1886	Acer var. (maple)	35	11	9	Girdling root(s). Asymmetrical trunk. Included bark. Asymmetrical crown. Pruning wounds(s). Woundwood development is poor. Surface root(s).						
1887	Acer platanoides (Norway maple)	28	9	12	Corrected lean. Sub-dominant. Deadwood lower crown.						b)
1888	Quercus rubra	41	19	24	Surface root(s). Asymmetrical trunk. Flat on north side. Corrected lean. Joint crown. Asymmetrical crown. Dieback lower crown.						b)
1889	Quercus rubra	57	15	29	Surface root(s). Corrected lean. Joint crown. Asymmetrical crown. Dieback lower crown.						b)
1890	Quercus rubra	58	18	27	Surface root(s). Corrected lean. Joint crown. Asymmetrical crown. Dieback lower crown.						b)
1891	Quercus rubra	40	18	26	Surface root(s). Jag mid trunk. Reaction wood good. Asymmetrical crown. Dieback middle crown. Hanger.						b)

Tree No.	Species	# of Stems	DBH - cm	Height - m	Field Observations	Rooted	Pruned	Dead	Stem	Branch	Health
ON SITE											
1892	Quercus rubra	46	22	37	Joint crown. Dieback lower crown.						b)
1893	Quercus rubra	55	16	41	Joint crown. Asymmetrical crown. Dieback lower crown. Hanger.						b)
1894	Quercus rubra	48	12	43	Joint crown. Asymmetrical crown. Dieback lower crown. Hanger.						b)
1895	Quercus rubra	38	18	42	Joint crown. Asymmetrical crown. Dieback lower crown. Hanger.						b)
1896	Quercus rubra	65	18	44	Joint crown. Asymmetrical crown. Dieback lower crown. Hanger.						b)
1901	Thuja plicata (western red cedar)	21	4	12	Joint crown. Asymmetrical crown. Deadwood inner crown. 100% LCR.						
1902	Thuja plicata (western red cedar)	26	5	12	Joint crown. Asymmetrical crown. Deadwood inner crown. 100% LCR.						
1903	Thuja plicata (western red cedar)	26	4	12	Joint crown. Asymmetrical crown. Deadwood inner crown. 100% LCR.						
1904	Pinus contorta (lodgepole pine)	23	5	4	Main leader previously removed. Woundwood development is poor. Suppressed by adjacent trees. 80% LCR or 1m above ground.						c)
1905	Pinus contorta (lodgepole pine)	72	14	13	Subdominant leader leaning on street light. 70% LCR.						c)
1906	Pinus contorta (lodgepole pine)	29	7	13	Joint crown Asymmetrical crown. Deadwood lower crown. 80% LCR.						c)
1907	Pinus contorta (lodgepole pine)	26	7	13	Deadwood lower crown. 85% LCR. Phototropic lean.						c)
1908	Pinus contorta (lodgepole pine)	34	9	13	Joint crown Asymmetrical crown. Deadwood lower crown. 80% LCR. Phototropic lean.						
1909	Pinus contorta (lodgepole pine)	2	56	10	Joint crown Asymmetrical crown. Deadwood lower crown. 90% LCR. Phototropic lean.						
1910	Pinus contorta (lodgepole pine)	30	7	15	Joint crown Asymmetrical crown. Deadwood lower crown. 85% LCR. Phototropic lean.						c)
1911	Pinus contorta (lodgepole pine)	21	6	13	Phototropic lean. Asymmetrical crown. Deadwood lower crown. Joint crown.						c)
1912	Pinus contorta (lodgepole pine)	40	9	13	Phototropic lean. Asymmetrical crown. Deadwood lower crown. Joint crown.						
1913	Pinus contorta (lodgepole pine)	41	9	13	Phototropic lean. Asymmetrical crown. Deadwood lower crown. Joint crown.						
1914	Pinus contorta (lodgepole pine)	30	7	13	Phototropic lean. Asymmetrical crown. Deadwood lower crown. Joint crown.						
1915	Pinus contorta (lodgepole pine)	50	8	13	Deadwood lower crown. Reduced vigor. Joint crown. Hanger. Heavily pruned.						b)
1916	Pinus contorta (lodgepole pine)	29	8	15	Deadwood lower crown. Reduced vigor. Joint crown. Hanger. Heavily pruned.						b)
1917	Pinus contorta (lodgepole pine)	2	47	10	Deadwood lower crown. Reduced vigor. Joint crown. Hanger. Heavily pruned. Historically large structural limb dropped.						b)
1918	Conifus var. (hazel and filbert)	3	48	7	Deadwood substantial. Dead co-dominant leaders. Decay column. Reduced vigor.						c)
1919	Conifus var. (hazel and filbert)	5	52	9	Other stems 10cm s. One co-dominant leader is dead. Decay column. Reduced vigor.						
1920	Picea japonica (Japanese pine)	2	24	9	Deadwood inner crown. Reduced vigor.						
1921	Acer var. (maple)	3	36	6	Previously heavily pruned. Poor structure.						
1922	Pinus contorta (lodgepole pine)	2	57	8	Joint crown. Deadwood minimal lower crown. Asymmetrical crown.						
1923	Pinus contorta (lodgepole pine)	2	82	13	Included bark. Joint crown. Deadwood inner crown. Ivy on lower trunk.						
1924	Pinus contorta (lodgepole pine)	35	6	14	5-sweep. Asymmetrical crown. Joint crown. Deadwood inner crown.						
1925	Pinus contorta (lodgepole pine)	2	75	10	Included bark. Joint crown. Deadwood in crown.						
1926	Pinus contorta (lodgepole pine)	48	10	13	Phototropic lean. Joint crown.						
1927	Pinus contorta (lodgepole pine)	35	8	9	Heavy phototropic lean. Joint crown.						c)
1928	Cedrus deodora (deodar cedar)	70	20	21	Corrected lean. Asymmetrical crown. Joint crown. 2 subdominant leaders. Surface root(s).						
1929	Cedrus deodora (deodar cedar)	50	12	21	Asymmetrical crown. Joint crown. Deadwood in crown. Surface root(s).						c)
1930	Cedrus deodora (deodar cedar)	60	17	21	Joint crown. Surface root(s). Deadwood in crown.						
1931	Thuja plicata (western red cedar)	34	8	7	Part of hedge.						
1932	Thuja plicata (western red cedar)	37	8	7	Part of hedge.						
1933	Thuja plicata (western red cedar)	21	4	7	Part of hedge. Asymmetrical crown.						
1934	Thuja plicata (western red cedar)	32	5	7	Part of hedge. Asymmetrical crown. 80% dead.						
1935	Thuja plicata (western red cedar)	30	4	8	Part of hedge. Asymmetrical crown. 90% dead.						
1936	Thuja plicata (western red cedar)	2	27	5	Part of hedge. Asymmetrical crown. 60% dead. Reduced vigor.						
1937	Thuja plicata (western red cedar)	25	8		Part of hedge. Asymmetrical crown. Reduced vigor. 100% LCR.						
1938	Thuja plicata (western red cedar)	2	34	8	Part of hedge. Asymmetrical crown. Reduced vigor. 100% LCR.						
1939	Thuja plicata (western red cedar)	14	5	9	Part of hedge. Asymmetrical crown. 100% LCR.						
1940	Thuja plicata (western red cedar)	22	5	9	Part of hedge. Asymmetrical crown. 100% LCR.						
1941	Thuja plicata (western red cedar)	2	36	5	Part of hedge. Asymmetrical crown. 100% LCR.						
1942	Thuja plicata (western red cedar)	35	6	9	Part of hedge. Asymmetrical crown. 100% LCR.						

Tree No.	Species	# of Stems	DBH - cm	Spread - m	Height - m	Field Observations	Rooted	Pruned	Dead	Stem	Branch	Health
ON SITE												
1943	Thuja plicata (western red cedar)	20	4	9		Part of hedge. Asymmetrical crown. 100% LCR.						
1944	Thuja plicata (western red cedar)	36	5	9		Part of hedge. Asymmetrical crown. 100% LCR.						
1945	Pinus contorta (lodgepole pine)	30	7	13		Girdling root(s). Asymmetrical crown. Joint crown. Previously heavily pruned. Deadwood lower crown. Surface root(s). 80% LCR.						
1946	Pinus contorta (lodgepole pine)	29	7	13		Asymmetrical crown. Joint crown. Corrected lean. Deadwood lower crown. Surface root(s). 80% LCR.						
1947	Pinus contorta (lodgepole pine)	30	8	14		Joint crown. Deadwood lower crown. Surface root(s). 80% LCR.						
1948	Pinus contorta (lodgepole pine)	34	7	14		Joint crown. Deadwood. Reduced vigor. Surface root(s). 75% LCR.						
1949	Pinus contorta (lodgepole pine)	31	7	13		Joint crown. Deadwood. Reduced vigor. Surface root(s). 60% LCR.						
1950	Pinus contorta (lodgepole pine)	46	10	13		Included bark. Joint crown.						c)
1951	Thuja plicata (western red cedar)	29	6	12		Reduced vigor. Corrected lean. Base near building.						
1952	Thuja plicata (western red cedar)	2	23	4		Heavily pruned. Decay column. Suppressed by adjacent trees. Poor structure.						
1953	Acer var. (maple)	3	29	4		Heavily pruned. Suppressed by adjacent trees. Poor structure.						
1954	Acer var. (maple)	2	43	8		Reduced vigor. 2 Co-dominant leaders. Base near building. Included bark.						
1955	Pinus contorta (lodgepole pine)	54	13	9		Dieback (minimal). Phototropic lean. Ivy on lower trunk. 70% LCR. Joint crown.						c)
1956	Pinus contorta (lodgepole pine)	45	9	20		Dieback (minimal). Phototropic lean. Ivy on lower trunk. 70% LCR. Joint crown.						
1957	Pinus contorta (lodgepole pine)	84	12	10		2 Co-dominant leaders at 2m above ground. Ivy on lower trunk. 85% LCR. Joint crown.						
1958	Pinus contorta (lodgepole pine)	49	12	23		3 Co-dominant leaders at 2m above ground. Ivy on lower trunk. 85% LCR. Joint crown. Asymmetrical crown.						c)
1959	Pinus contorta (lodgepole pine)	2	82	12		Deadwood minimal. Ivy on lower trunk. 85% LCR. Joint crown.						c)
1960	Betula var. (birch)	21	8	8		Dieback from top.						c)
1961	Cornus var. (dogwood)	3	30	5		Deadwood minimal.						
1962	Pinus contorta (lodgepole pine)	4	27	5		Deadwood minimal. Phototropic lean. Other stems 7cm s.						
1963	Pinus contorta (lodgepole pine)	40	7	14		Joint crown. Deadwood lower crown.						c)
1964	Pinus contorta (lodgepole pine)	37	9	13		Joint crown. Deadwood lower crown.						c)
1965	Pinus contorta (lodgepole pine)	28	6	14		Joint crown. Deadwood lower crown.						c)
1966	Pinus contorta (lodgepole pine)	25	6	14		Joint crown. Deadwood lower crown.						
1967	Pinus contorta (lodgepole pine)	30	6	13		Joint crown. Deadwood lower crown.						
1968	Pinus contorta (lodgepole pine)	37	8	15		Joint crown. Deadwood lower crown.						c)
1969	Pinus contorta (lodgepole pine)	36	8	10		Joint crown. Deadwood lower crown. Heavy phototropic lean east.						c)
1970	Betula var. (birch)	21	7	18		Main leader dropped at 13m above ground.						
1971	Betula var. (birch)	2	57	9								
1972	Pinus contorta (lodgepole pine)	31	8	11		Deadwood minimal.						
1973	Betula var. (birch)	30	9	20								
1974	Betula var. (birch)	2	54	9		Included bark.						
1975	Pinus var. (cherry or plum)	21	4	5		Previously heavily pruned. Poor structure. Spur bark.						
1976	Pinus var. (cherry or plum)	20	6	6		Previously heavily pruned. Poor structure. Woundwood development is poor.						
1977	Chamaecyparis (false cypress)	27	9	18		Joint crown. Reduced vigor.						
1978	Pinus var. (cherry or plum)	20	6	6		Previously heavily pruned. Poor structure. Woundwood development is poor.						
1979	Chamaecyparis (false cypress)	2	37	9		Joint crown. Included bark. 2 Co-dominant leaders. Reduced vigor. Joint crown. Asymmetrical crown. Reduced vigor. Subdominant leader removed near base. Woundwood development is poor.						
1980	Chamaecyparis (false cypress)	20	7	18		Reduced vigor. Subdominant leader removed near base. Woundwood development is poor.						
1981	Pinus var. (cherry or plum)	25	5	6		Previously heavily pruned. Woundwood development is poor. Split bark. Poor structure.						
1982	Thuja plicata (western red cedar)	2	21	5		Shaped. Joint crown.						
1983	Thuja plicata (western red cedar)	2	21	5		Shaped. Joint crown.						
1984	Pinus contorta (lodgepole pine)	27	6	6		Stunted top. Joint crown.						
1985	Pinus contorta (lodgepole pine)	25	7	10		Stunted top. Joint crown. Suppressed by adjacent trees. Phototropic lean.						
1986	Pinus contorta (lodgepole pine)	2	60	10		Joint crown.						
1987	Betula var. (birch)	2	29	7		Joint crown.						
1988	Betula var. (birch)	26	7	18		Joint crown. Suppressed by adjacent trees.						
1989	Betula var. (birch)	2	58	10		Joint crown.						
1990	Cornus var. (dogwood)	2	22	6		Asymmetrical crown. Lean west. Pruning wound(s). Woundwood development is poor.						



DRAWING LIST

L-0.00	LANDSCAPE COVER SHEET
L-1.01	LANDSCAPE OVERALL SITEPLAN
L-1.02	LANDSCAPE PORCKT PARKS PLAN
L-1.03	NON POROUS AND LIVE PLANTING AREAS
L-1.1	MATERIALS & GRADING PLAN
L-1.2	MATERIALS & GRADING PLAN
L-1.3	MATERIALS & GRADING PLAN
L-1.4	MATERIALS & GRADING PLAN
L-1.5	MATERIALS & GRADING PLAN
L-1.6	LEVEL 3 AMENITY DECK
L-2.1	LIGHTING PLAN
L-2.2	LIGHTING PLAN
L-2.3	LIGHTING PLAN
L-2.4	LIGHTING PLAN
L-2.5	LIGHTING PLAN
L-3.1	IRRIGATION COORDINATION PLAN
L-3.2	IRRIGATION COORDINATION PLAN
L-3.3	IRRIGATION COORDINATION PLAN
L-3.4	IRRIGATION COORDINATION PLAN
L-3.5	IRRIGATION COORDINATION PLAN
L-4.1	PLANTING PLAN
L-4.2	PLANTING PLAN
L-4.3	PLANTING PLAN
L-4.4	PLANTING PLAN
L-4.5	PLANTING PLAN
L-4.6	SOIL VOLUME PLAN
L-5.1	LANDSCAPE SECTIONS
L-5.2	LANDSCAPE SECTIONS
L-5.3	LANDSCAPE SECTIONS
L-6.1	LANDSCAPE DETAILS
L-6.2	LANDSCAPE DETAILS
L-6.3	LANDSCAPE DETAILS
L-6.4	LANDSCAPE DETAILS
L-6.5	LANDSCAPE DETAILS
L-6.6	LANDSCAPE DETAILS
L-6.7	LANDSCAPE DETAILS
T1.1	EXISTING TREES MANAGEMENT PLAN
T1.2	EXISTING TREES INVENTORY

MATERIALS KEY

SURFACING		
	CIP CONCRETE PAVING (PEDESTRIAN ONLY) 300MM FINISHED PATHWAYS 100MM THICK, SAWCUT AS PER PLAN	(Ld 01) (Ld 02) (L-6.1) (L-6.1)
	CIP STAMPED CONCRETE PAVING COLOR: CHARCOAL PATTERN: RUNNING BOND	Refer to Arch. Drawing for Detailing
	CIP STAMPED CONCRETE PAVING (POCKET PARKS) THICKNESS: 100MM THICK; COLOR: NATURAL PATTERN: DIAGONAL BASKET WEAVE	(Ld 01) (L-6.1)
	FEATURE CONCRETE PAVING HOLLAND PAVER SIZE: 4' X 8'; COLOUR: CHARCOAL GREY PATTERN: RUNNING BOND Locations: Building Entries and Exits	(Ld 06) (L-6.1)
	HYDRAPRESSED CONCRETE PAVERS SIZE: 24"x24" COLOUR: NATURAL GREY	(Ld 03) (Ld 04) (L-6.1) (L-6.1) (Ld 05) (L-6.1)
	HYDRAPRESSED CONCRETE PAVERS SIZE: 24"x24" COLOUR: CHARCOAL GREY	(Ld 03) (Ld 04) (L-6.1) (L-6.1) (Ld 05) (L-6.1)
	COMPOSITE WOOD DECKING	(Ld 08) (Ld 09) (L-6.1) (L-6.1)
	FIBAR PLAY SURFACING	(Ld 10) (L-6.1)
	ARTIFICIAL TURF	(Ld 07) (L-6.1)
	GRAVEL/RIVER ROCK DRAINAGE STRIP	(Ld 11) (Ld 12) (L-6.1) (L-6.1)
	SAND BASED SODDED LAWN	(Ld 02) (L-6.2)
	URBAN AGRICULTURE	
WALLS & FENCES & HARDSCAPE		
	CIP CONCRETE RETAINING WALL	
	CIP CONCRETE STAIRS	
	METAL GATE	(Ld 01) (L-6.3)
	METAL GUARDRAIL *VARYING HEIGHTS	(Ld 02) (L-6.3)
	PRIVACY FENCING *VARYING HEIGHTS	Refer to Arch. Drawing for Detailing
	METAL EDGER (RETAINING) *SHEET PANELS, 12" HT RETAINING	
	LANDSCAPE BOULDERS *SITE SALVAGED WHERE POSSIBLE	
SITE FURNISHING		
	METAL VISITOR BIKE PARKING Model: Bola Supplier: LandscapeForms Installation: Surface Mount	(Ld 01) (L-6.4)
	PRE-FABRICATED BENCH Model: Neolivane - 118" backed w/ center arms Supplier: LandscapeForms Installation: Surface Mount	(Ld 02) (L-6.4)
	CUSTOMIZED BENCH	(Ld 05) (L-6.4)
	FEATURE BENCH Model: Air Collection Color: Five Different Colors 'or Each Park. Mixed Colors for Central Lawn Area Supplier: LandscapeForms	(Ld 03) (L-6.4)
	CLIMBING NET Model: NRO813 Supplier: Kompan	(Ld 01) (L-6.5)
	SEA-SAW, 2 PEOPLE Model: NRO015 Supplier: Kompan	(Ld 02) (L-6.5)
	SPRINGER - BEE Model: NRO118 Supplier: Kompan	(Ld 03) (L-6.5)
	SPRINGER - SNAIL Model: NRO115 Supplier: Kompan	(Ld 04) (L-6.5)
	PLAY HUT w/ SLIDE *KOMPAN PLAY HUT AND SLIDE	(Ld 05) (L-6.5)
	DECK SEATING	(Ld 04) (L-6.6)
	DRINKING FOUNTAIN - Pocket Park	(Ld 04) (L-6.4)
GRADING		
TW	TOP OF WALL	
BW	BOTTOM OF WALL	
+3.21	SPOT ELEVATION (METERS)	
FFE	FINISHED FLOOR ELEVATION	
	SLOPE DIRECTION	
LIGHTING		
	RECESSED STEP LIGHTING	(Ld 01) (L-6.7)
	LANDSCAPE BOLLARD LIGHTING	(Ld 02) (L-6.7)
	PEDESTRIAN SCALE POLE LIGHT	(Ld 03) (L-6.7)
	WALL SCONCE LIGHT	(Ld 04) (L-6.7)
IRRIGATION & HOSE BIB		
	IRRIGATION STUB-OUT (CONNECTION POINT) REFER TO MECHANICAL AND ELECTRICAL FOR FURTHER DETAIL	
	FROST FREE HOSE BIB REFER TO MECHANICAL AND ELECTRICAL FOR FURTHER DETAIL	

PLANT LIST

TREES				
SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE/COMMENT
	25	Acer palmatum 'Blood Good'	Bloodgood Japanese Maple	6cm cal., B&B
	18	Acer palmatum 'Sangu Kaku'	Coral Bark Japanese Maple	6cm cal., B&B
	28	Acer griseum	Paperbark Maple	6cm cal., B&B
	8	Acer rubrum 'Autumn Spire'	Autumn Spire Maple	8cm cal., B&B
	14	Cornus 'Eddie's White Wonder'	White Wonder Flowering Dogwood	6cm cal., B&B
	3	Fraxinus oxycarpa 'Raywood'	Raywood Ash	8cm cal., B&B
	2	Parrotia persica 'Vanessa'	Persian Ironwood	6cm cal., B&B
	8	Picea omorika	Serbian Spruce	4m Ht., B&B
	9	Populus erecta	Columnar Swedish Aspen	8cm cal., B&B
	17	Prunus semulata 'Kwanzan'	Kwanzan Flowering Cherry	8cm cal., B&B
	3	Quercus robur 'Regal Prince'	Regal Prince English Oak	8cm cal., B&B
	34	Street Tree	Species TBD	7cm cal., Min. 1.8m Std., B&B
SHRUBS/FERNS				
SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE/COMMENT
AZ	110	Azalea 'Hino White'	Hino White Azalea	#2 pot, 18" o.c.
AZ	19	Azalea 'Hino Pink'	Hino Pink Azalea	#2 pot, 18" o.c.
Bx	14	Buxus m. Wintergem	Winter Gem Boxwood	#2 pot, 15" o.c.
C1	187	Choisya ternata	Mexican Mock Orange	#3 pot, 24" o.c.
CS	21	Cornus sericea 'Arctic Fire'	Arctic Fire Red-Osier Dogwood	#2 pot, 30" o.c.
De	69	Dryopteris erythrosora	Autumn Fern	#2 pot, 18" o.c.
G	107	Gaultheria Shallon	Salal	#2 pot, 15" o.c.
HS	12	Hydrangea serrata 'Blue Bird'	Blue Bird Hydrangea	#3 pot, 30" o.c.
LP	225	Lonicera pileata	Privet Honeysuckle	#2 pot, 18" o.c.
MA	12	Mahonia aquifolium	Oregon Grape Holly	#3 pot, 24" o.c.
MR	239	Mahonia repens	Creeping Oregon Grape Holly	#1 pot, 18" o.c.
Pm	214	Polystichum munifolium	Sword Fern	#2 pot, 18" o.c.
R	47	Rhododendron 'Unique'	Unique Rhododendron	#3 pot, 24" o.c.
Rh	108	Rhododendron 'PJM'	PJM Rhododendron	#3 pot, 24" o.c.
R1	84	Rhododendron 'Anna Krushke'	Anna Krushke Rhododendron	#3 pot, 24" o.c.
Sh	81	Sarcococca nockeriana 'Humilis'	Dwarf Sweet Box	#2 pot, 18" o.c.
SR	87	Sarcococca ruscifolia	Sweet Box	#3 pot, 30" o.c.
Vd	175	Viburnum davidii	David's Viburnum	#2 pot, 24" o.c.
PERENNIALS/GRASSES/CLIMBERS				
SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE/COMMENT
co	288	Carex oshimensis 'Evergold'	Evergold Japanese Sedge	#1 pot, 12" o.c.
●	66	Clematis armandii	Evergreen Clematis	#2 pot, 18" o.c., min 3 trailers
c	488	Coloneaster dammeri	Bearberry Coloneaster	#1 pot, 15" o.c.
e	149	Erica carnea 'December Red'	Winter Heath	#1 pot, 12" o.c.
f	60	Festuca glauca 'Elijah Blue'	Blue Fescue	#1 pot, 12" o.c.
H	8	Hemerocallis Stella D'Oro	Stella D'Oro Daylily	#1 pot, 15" o.c.
ha	173	Heuchera 'Amber Waves'	Amber Waves Coral Bells	#1 pot, 12" o.c.
hg	180	Heuchera 'Green Spruce'	Green Spice Coral Bells	#1 pot, 12" o.c.
hl	260	Heuchera 'Lime Richy'	Lime Coral Bells	#1 pot, 12" o.c.
hp	32	Heuchera 'Shanghai Purple'	Purple Coral Bells	#1 pot, 12" o.c.
La	182	Lavandula angustifolia 'Hidcole Blue'	Hidcole Blue Lavender	#1 pot, 14" o.c.
li	609	Liriope muscari 'Big Blue'	Lily Turf	#1 pot, 12" o.c.
L	153	Lithodora diffusa 'Grace Ward'	Grace Ward Lithodora	#1 pot, 14" o.c.
Ms	46	Miscanthus sinensis 'Malepartus'	Maiden Grass	#2 pot, 18" o.c.
o	384	Ophiopogon japonicus 'Nana'	Dwarf Mondo Grass	9cm pot, 12" o.c.
▲	61	Parthenocissus quinquefolia	Virginia Creeper	#2 pot, 18" o.c. min 3 trailers
pt	289	Pachysandra terminalis	Pachysandra	9cm pot, 12" o.c.
P	88	Phlox subulata 'Scarlet Flame'	Scarlet Flame Creeping Phlox	#1 pot, 14" o.c.
r	14	Rudbeckia fulgida 'Goldsturm'	Black-eyed Susan	#2 pot, 15" o.c.
st	50	Stipa tenuissima	Mexican Feather Grass	#1 pot, 12" o.c.

LANDSCAPE NOTES

- All work shall meet or exceed the requirements as outlined in the current Edition of the Canadian Landscape Standard.
- Plant sizes and related container classes are specified according to the Canadian Landscape Standard current Edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #5 class containers, these shall be as defined in the BCNTA (ANSI) Standard.
- All trees to be staked in accordance with BCNTA Standards.
- ALL STREET TREES Install 8' x 24" Deep Root Barrier centred on each tree between tree pit and sidewalk (ON BOTH SIDES: CURB AND SIDEWALK).
- For all existing on site services and survey symbols refer to survey drawings.
- All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings within six (6) months of the date of issuance of any required occupancy permit, or any use or occupancy of the proposed development not requiring an occupancy permit, and thereafter permanently maintained in good conditions.
- All Patios shall be equipped with hose bibs.
- All irrigation valve boxes equipped with quick-couplers.
- Coniferous replacement trees shall be 4m height and deciduous replacement trees shall be 8cm caliper per City of Richmond.

	7	Feb 19 - 2024	ISSUED FOR DP RESPONSE
-	5	Oct 5 - 2023	RE-ISSUED FOR DP
-	4	FEB 17 - 2023	ISSUED FOR DP
-	3	AUG 2 - 2022	RE-ISSUED FOR RETONING
-	2	MAY 19 - 2022	RE-ISSUED FOR RETONING
-	1	APR 9-21	ISSUED FOR RETONING
no.:	date:	item:	



Project:  
**COOK ROAD**  
RICHMOND, BC

Drawn by: AG  
Checked by: PK  
Date: MAR 2020  
Scale: NTS  
Drawing Title:

**LANDSCAPE  
COVER SHEET**

Project No.:  
**19073**  
Sheet No.:

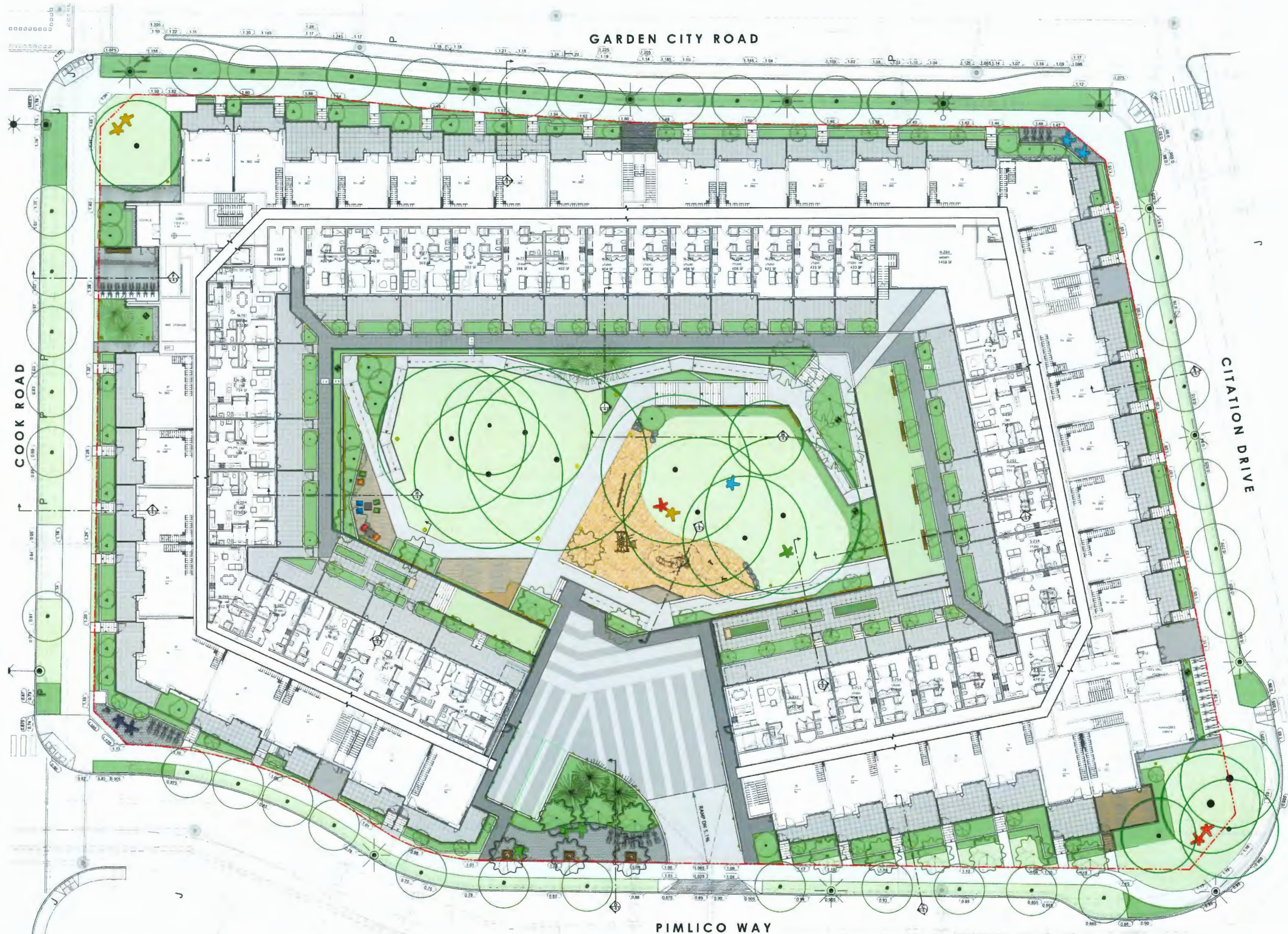
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DP 23-014121

PLAN #42

February 20, 2024





7	FEB 19 - 2024	ISSUED FOR DP RESPONSE
6	NOV 13 - 2023	RE-ISSUED FOR ADP
5	OCT 5 - 2023	RE-ISSUED FOR DP
4	FEB 17 - 2023	ISSUED FOR DP
3	AUG 2 - 2022	RE-ISSUED FOR REZONING
2	MAY 19 - 2022	RE-ISSUED FOR REZONING
1	APR 9-21	ISSUED FOR REZONING
no.:	date:	item:

Revisions:

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Project:

**COOK ROAD**  
RICHMOND, BC

Drawn by: AG

Checked by: PK

Date: MAR 2020

Scale: 1:200

Drawing Title:

**LANDSCAPE**  
**OVERALL SITEPLAN**

Project No.:

**19073**

Sheet No.:

**L-1.01**

**DP 23-014121**

**PLAN #43**

**February 20, 2024**



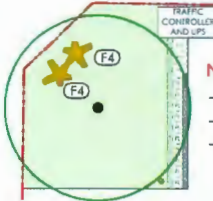
GARDEN CITY ROAD



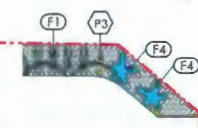
COOK ROAD

CITATION DRIVE

PIMLICO WAY



**NE Pocket Park - 103 Sq m**  
- Existing Trees and Lawn to be Retained  
- 2 Benches (colour: yellow)  
- Irrigation to be provided and connected from the site



**SE Pocket Park - 20 Sq m**  
- 4 Bike racks (8 bike parking)  
- 2 Benches (colour: blue)  
- Feature Paving

MATERIALS KEY		
	<b>CIP STAMPED CONCRETE PAVING</b> Thickness: 100mm Colour: natural Pattern: diagonal basket weave	(Ld 01) L-6.1
	<b>Existing Lawn</b> Details and Specifications Per City of Richmond Supplementary Specifications and Detail Drawings.	(Ld 02) L-6.2

FURNISHING KEY		
	<b>Metal Bike Rack</b> Qty: 16 Bike Racks = 32 Bike Parking Model: Bold Bike Racks Supplier: LandscapeForms Installation:	(Ld 01) L-6.4
	<b>Feature Bench</b> Qty: 11 Model: Air Collection Color: Five Different Colours for each Park Supplier: LandscapeForms	(Ld 03) L-6.4
	<b>Drinking Fountain</b> Qty: 1	(Ld 04) L-6.4

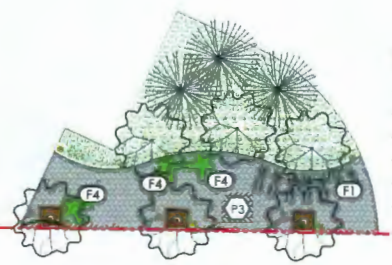
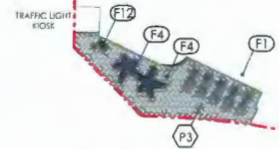
LIGHTING KEY		
	<b>Bollard Light</b> Qty: 7	(Ld 03) L-6.7

**GENERAL NOTES:**

1. Provide 1000mm deep continuous trench of growing medium for boulevards and median trees, where no utility conflicts exist - while:
  - maintaining 300mm separation from back of curbs & front of sidewalks (i.e. curb & sidewalk granular base material extent); and
  - not encroaching into curb & sidewalk granular base suitable subgrade supporting material (i.e. 1:1v slope from toe of granular base material extent).
2. Consultant must field review all construction. Contractor to supply notice of construction to Consultant, a minimum of 72 hours prior to construction.
3. Prior to issuance of the certificate of completion, the owner's engineer shall submit a certificate of inspection for the works in a form and content acceptable to the City and prepared and sealed by the owner's engineer certifying to the City that the works have been constructed and completed in accordance with the approved plans and specifications.
4. Contractor to supply complete as-constructed survey information to Consultant, upon substantial completion of construction.

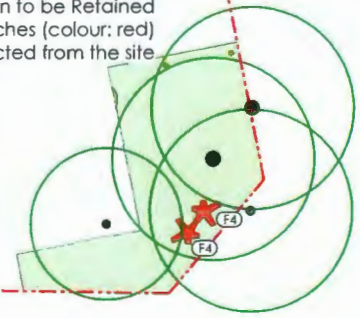
POCKET PARK PLANTING LIST:				
SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE/COMMENT
<b>TREES</b>				
	3	Picea omorika	Serbian Spruce	4m Ht., 8&8
	6	Prunus serotina 'Kwanzan'	Kwanzan Flowering Cherry	8cm cal., 8&8
<b>SHRUBS, PERENNIALS, GRASSES</b>				
ec	31	Erica carnea 'December Red'	December Red Winter Heath	#2 pot, 18" o.c.
G	92	Gaultheria shallon	Salal	#2 pot, 15" o.c.
Hs	3	Hydrangea serrata 'Blue Bird'	Blue Bird Hydrangea	#3 pot, 30" o.c.
ll	84	Liriope muscari 'Big Blue'	Lily Turf	#2 pot, 12" o.c.
Mr	63	Mahonia repens	Creeping Oregon Grape Holly	#2 pot, 18" o.c.
PL	10	Prunus lauroceras 'Otto Lyken'	Laurel Hedge	#3 pot, 30" o.c.
Vd	69	Viburnum davidii	David's Viburnum	#2 pot, #24" o.c.

**NW Pocket Park - 30.5 Sq m**  
- 5 Bike racks (10 bike parking)  
- 2 Benches (colour: blue)  
- 1 Drinking fountain  
- Feature Paving



**Central Pocket Park - 170 Sq m**  
- 7 Bike racks (14 bike parking)  
- 3 Bench (colour: green)  
- Feature Paving  
- Mixed Coniferous Trees and Deciduous Trees  
- Native Plants  
- Irrigation to be provided and connected from the site

**SW Pocket Park - 111.6 Sq m**  
- Existing Trees and Lawn to be Retained  
- 2 Benches (colour: red)  
- Irrigation to be provided and connected from the site



no.	date	item
7	FEB 19 - 2024	ISSUED FOR DP RESPONSE
6	NOV 13 - 2023	RE-ISSUED FOR ADP
5	OCT 5 - 2023	RE-ISSUED FOR DP
4	FEB 17 - 2023	ISSUED FOR DP
3	AUG 2 - 2022	RE-ISSUED FOR REZONING
2	MAY 19 - 2022	RE-ISSUED FOR REZONING
1	APR 9-21	ISSUED FOR REZONING

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Vancouver BC V6J 1N5  
t: 604 684 4611  
f: 604 684 0577  
www.dkl.bc.ca

Project:  
**COOK ROAD**  
RICHMOND, BC

Drawn by: AG  
Checked by: PK  
Date: MAR 2020  
Scale: 1:200  
Drawing Title:

**LANDSCAPE  
POCKET PARKS PLAN**

Project No.:  
**19073**  
Sheet No.:

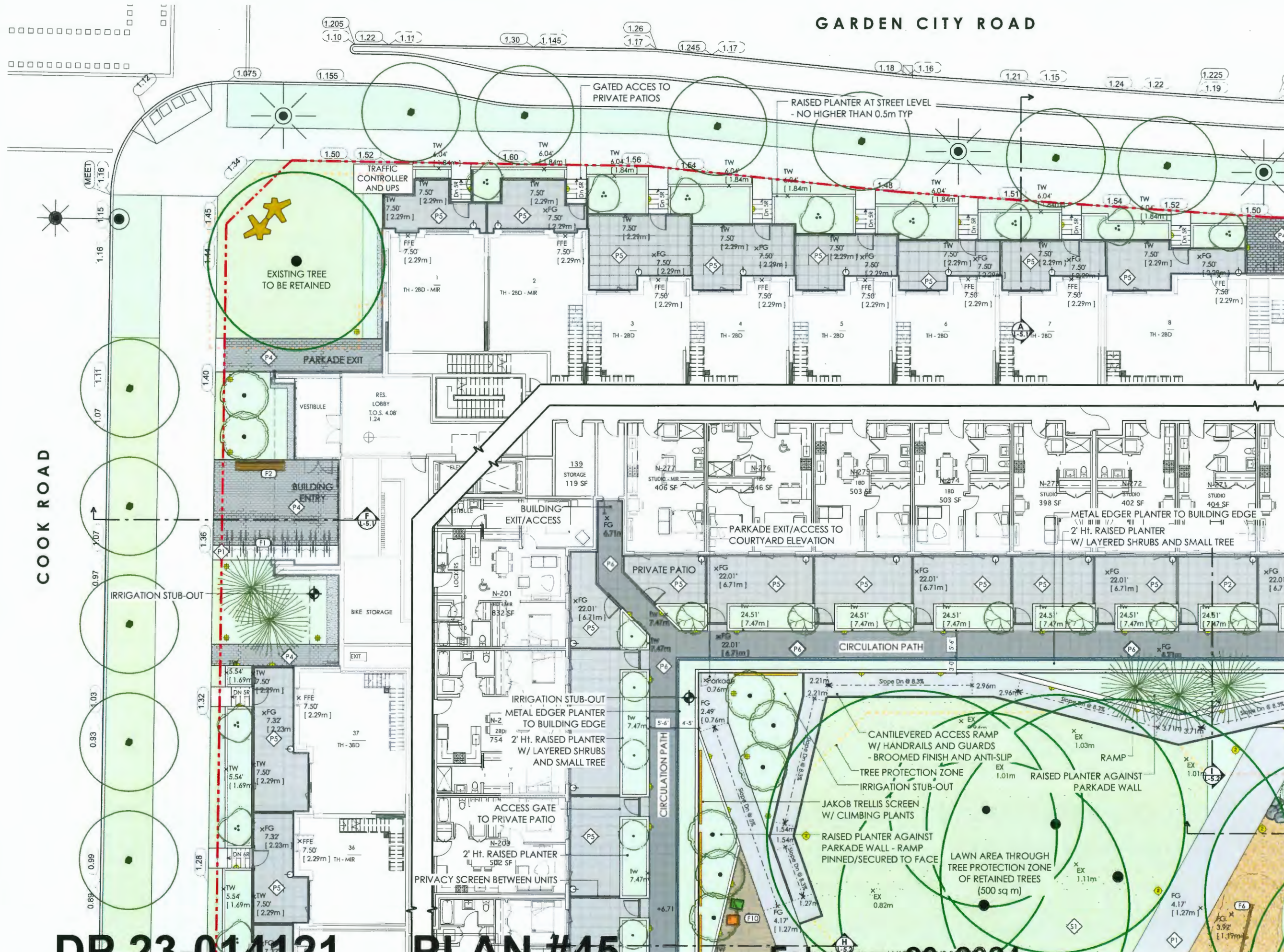
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**DP 23-014121**

**PLAN #44**

**February 20, 2024**





GARDEN CITY ROAD



no.	date	item
7	FEB 19 - 2024	ISSUED FOR DP RESPONSE
5	OCT 5 - 2023	RE-ISSUED FOR DP
4	FEB 17 - 2023	ISSUED FOR DP
3	AUG 2 - 2022	RE-ISSUED FOR REZONING
2	MAY 19 - 2022	RE-ISSUED FOR REZONING
1	APR 9-21	ISSUED FOR REZONING

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Project:  
**COOK ROAD**  
RICHMOND, BC

Drawn by: AG  
Checked by: SV  
Date: MAR 2020  
Scale: 1:100  
Drawing Title:

**MATERIALS & GRADING PLAN**

Project No.:  
**19073**  
Sheet No.:

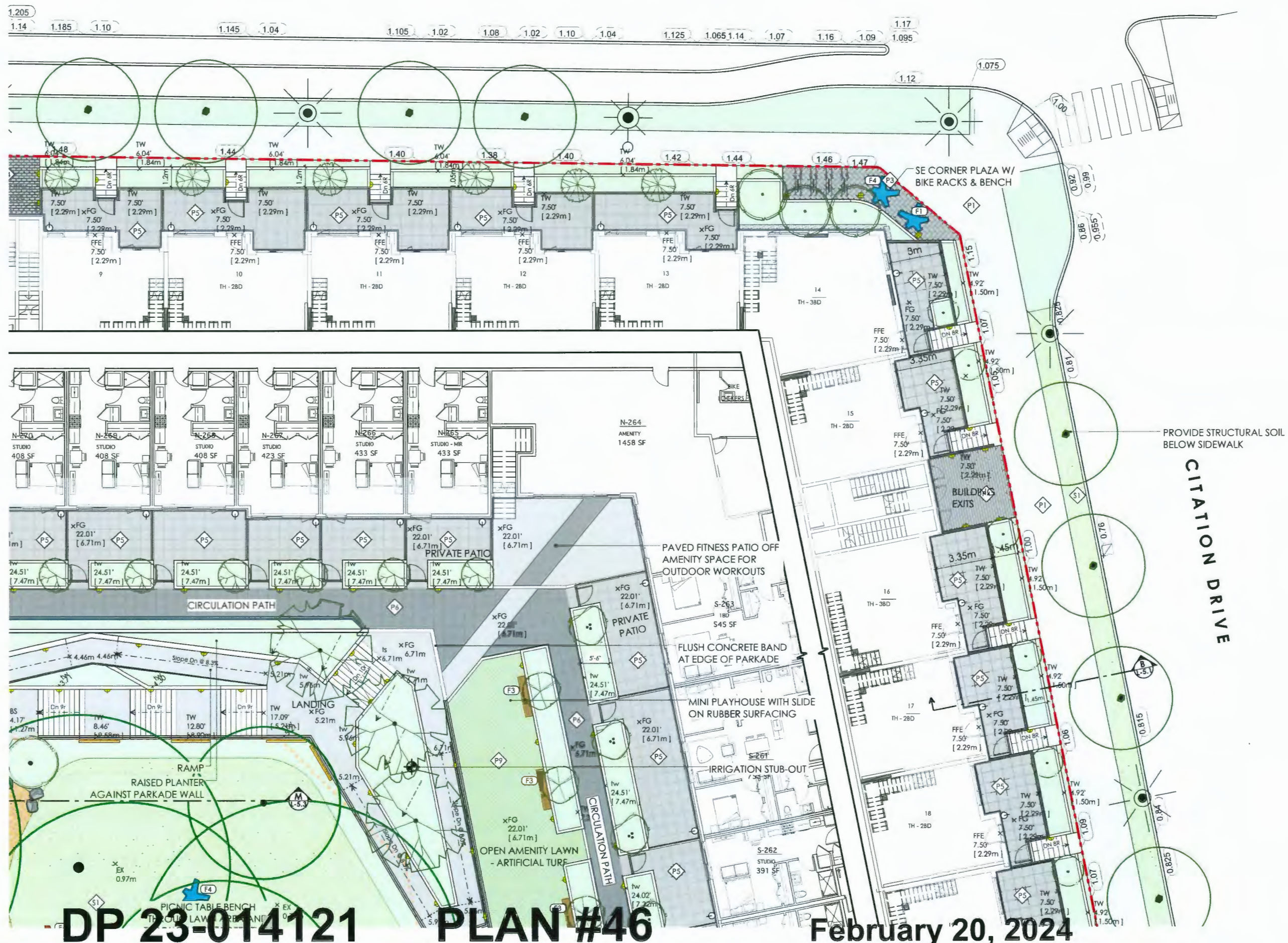
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**DP 23-014121**

**PLAN #45**

**February 20, 2024**





7	Feb 19 - 2024	ISSUED FOR DP RESPONSE
-		
5	OCT 5 - 2023	RE-ISSUED FOR DP
4	FEB 17 - 2023	ISSUED FOR DP
3	AUG 2 - 2022	RE-ISSUED FOR REZONING
2	MAY 19 - 2022	RE-ISSUED FOR REZONING
1	APR 9-21	ISSUED FOR REZONING
no.:	date:	item:

Revisions:



Project:

**COOK ROAD**  
RICHMOND, BC

Drawn by: AG

Checked by: SV

Date: MAR 2020

Scale: 1:100

Drawing Title:

## MATERIALS & GRADING PLAN

Project No.:

19073

Sheet No.:

**L-1.2**





Revisions:		
7	FEB 19 - 2024	ISSUED FOR DP RESPONSE
5	OCT 5 - 2023	RE-ISSUED FOR DP
4	FEB 17 - 2023	ISSUED FOR DP
3	AUG 2 - 2022	RE-ISSUED FOR REZONING
2	MAY 19 - 2022	RE-ISSUED FOR REZONING
1	APR 9-21	ISSUED FOR REZONING
no.	date:	item:



Project:  
**COOK ROAD**  
RICHMOND, BC

Drawn by: AG  
Checked by: SV  
Date: MAR 2020  
Scale: 1:100

Drawing Title:  
**MATERIALS & GRADING PLAN**

Project No.:  
**19073**  
Sheet No.:

L-1.3

DP 23-014121

PLAN #47

February 20, 2024





7	FEB 19 - 2024	ISSUED FOR DP RESPONSE
5	OCT 5 - 2023	RE-ISSUED FOR DP
4	FEB 17 - 2023	ISSUED FOR DP
3	AUG 2 - 2022	RE-ISSUED FOR REZONING
2	MAY 19 - 2022	RE-ISSUED FOR REZONING
1	APR 9-21	ISSUED FOR REZONING
no.:	date:	item:
Revisions:		

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Project:  
**COOK ROAD**  
RICHMOND, BC

Drawn by: AG

Checked by: SV

Date: MAR 2020

Scale: 1:100

Drawing Title:

**MATERIALS & GRADING  
PLAN**

Project No.:

**19073**

Sheet No.:

**L-1.4**

**DP 23-014121**

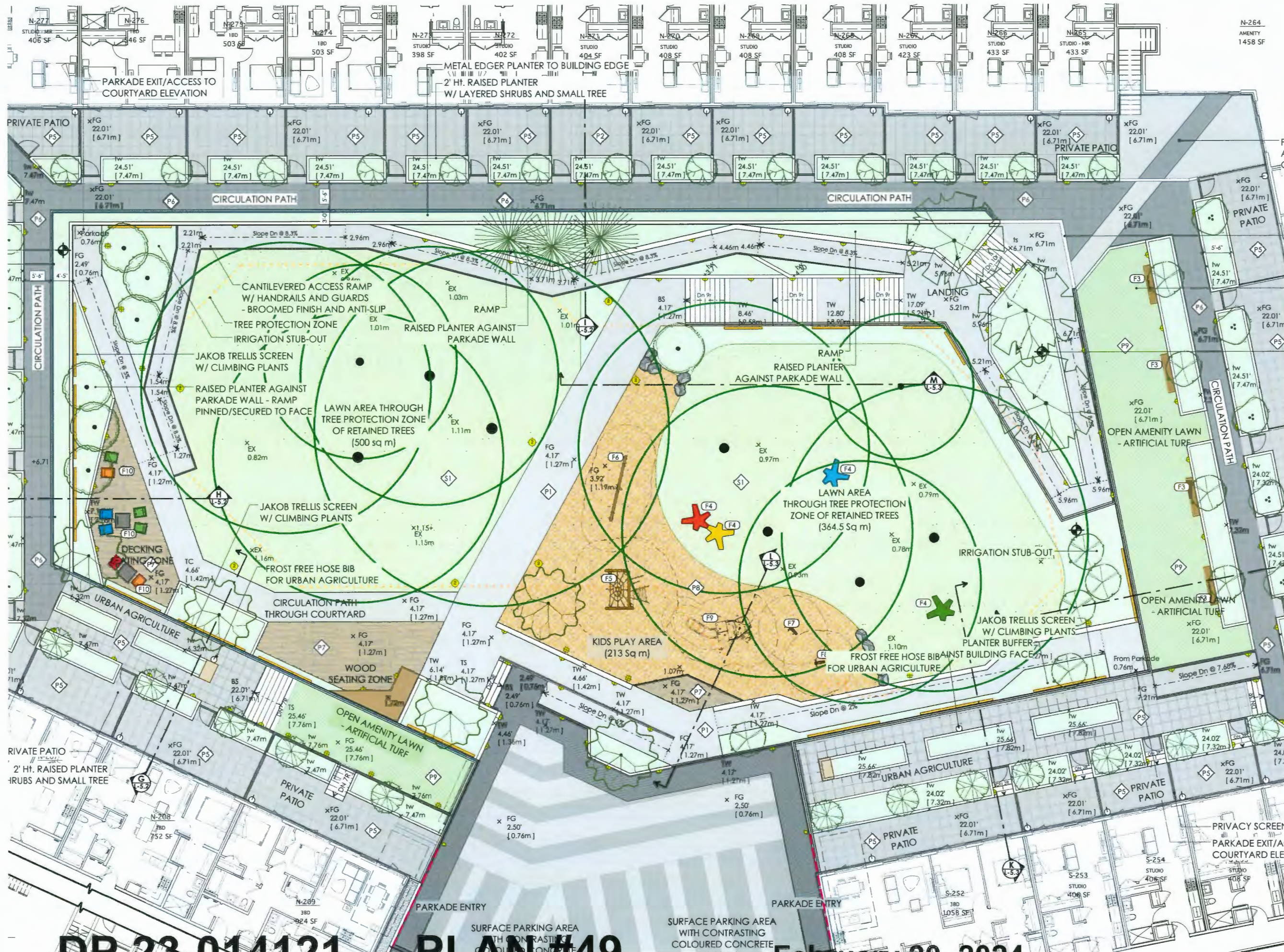
**PLAN #48**

**PIMLICO WAY**

**February 20, 2024**

RAISED WOOD DECKING WITH POINT  
FOOTINGS TO SIT ABOVE AND LIMIT  
IMPACT ON RETAINED TREES





7	FEB 19 - 2024	ISSUED FOR DP RESPONSE
5	OCT 5 - 2023	RE-ISSUED FOR DP
4	FEB 17 - 2023	ISSUED FOR DP
3	AUG 2 - 2022	RE-ISSUED FOR REZONING
2	MAY 19 - 2022	RE-ISSUED FOR REZONING
1	APR 9-21	ISSUED FOR REZONING
no.:	date:	item:

Revisions:

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f: 604 684 0577  
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Project:

**COOK ROAD**  
RICHMOND, BC

Drawn by: AG  
Checked by: SV  
Date: MAR 2020  
Scale: 1:100  
Drawing Title:

**MATERIALS & GRADING & LIGHTING PLAN**

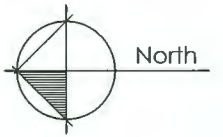
Project No.: **19073**  
Sheet No.:  
**L-1.5**

**DP 23-014121**

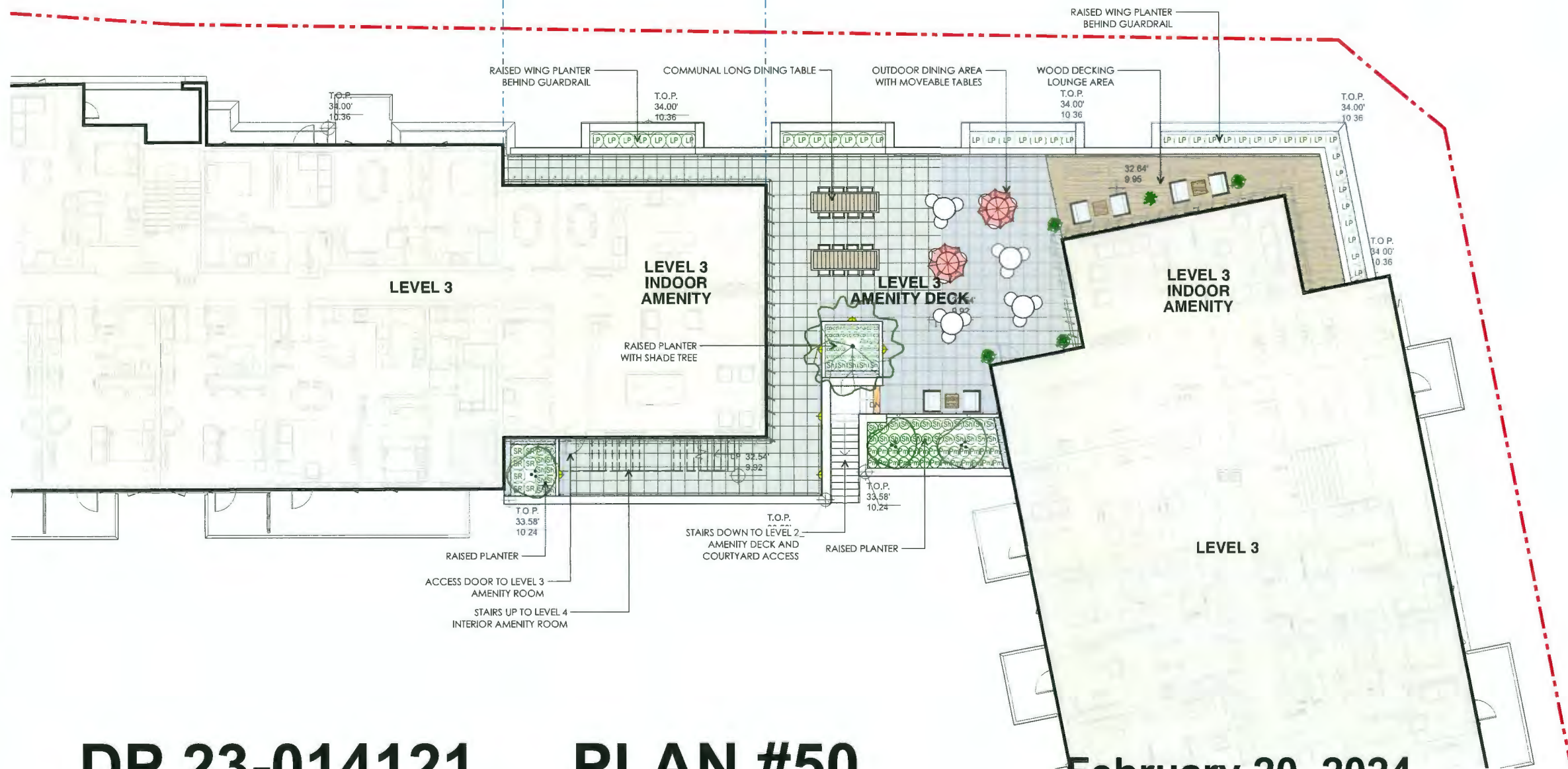
**PLAN #49**

**February 20, 2024**





DECORATIVE ROOF BALLAST  
ON LEVEL 6 ROOF



7	FEB 19 - 2024	ISSUED FOR DP RESPONSE
5	OCT 5 - 2023	RE-ISSUED FOR DP
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3	AUG 2 - 2022	RE-ISSUED FOR REZONING
2	MAY 19 - 2022	RE-ISSUED FOR REZONING
1	APR 9-21	ISSUED FOR REZONING
no.:	date:	Item:

Revisions:

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f: 604 684 0577  
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Project:  
**COOK ROAD**  
RICHMOND, BC

Drawn by: AG  
Checked by: PK  
Date: AUG 2023  
Scale: 1:100

Drawing Title:  
**LANDSCAPE -  
LEVEL 3 AMENITY DECK**

Project No.:  
**19073**  
Sheet No.:

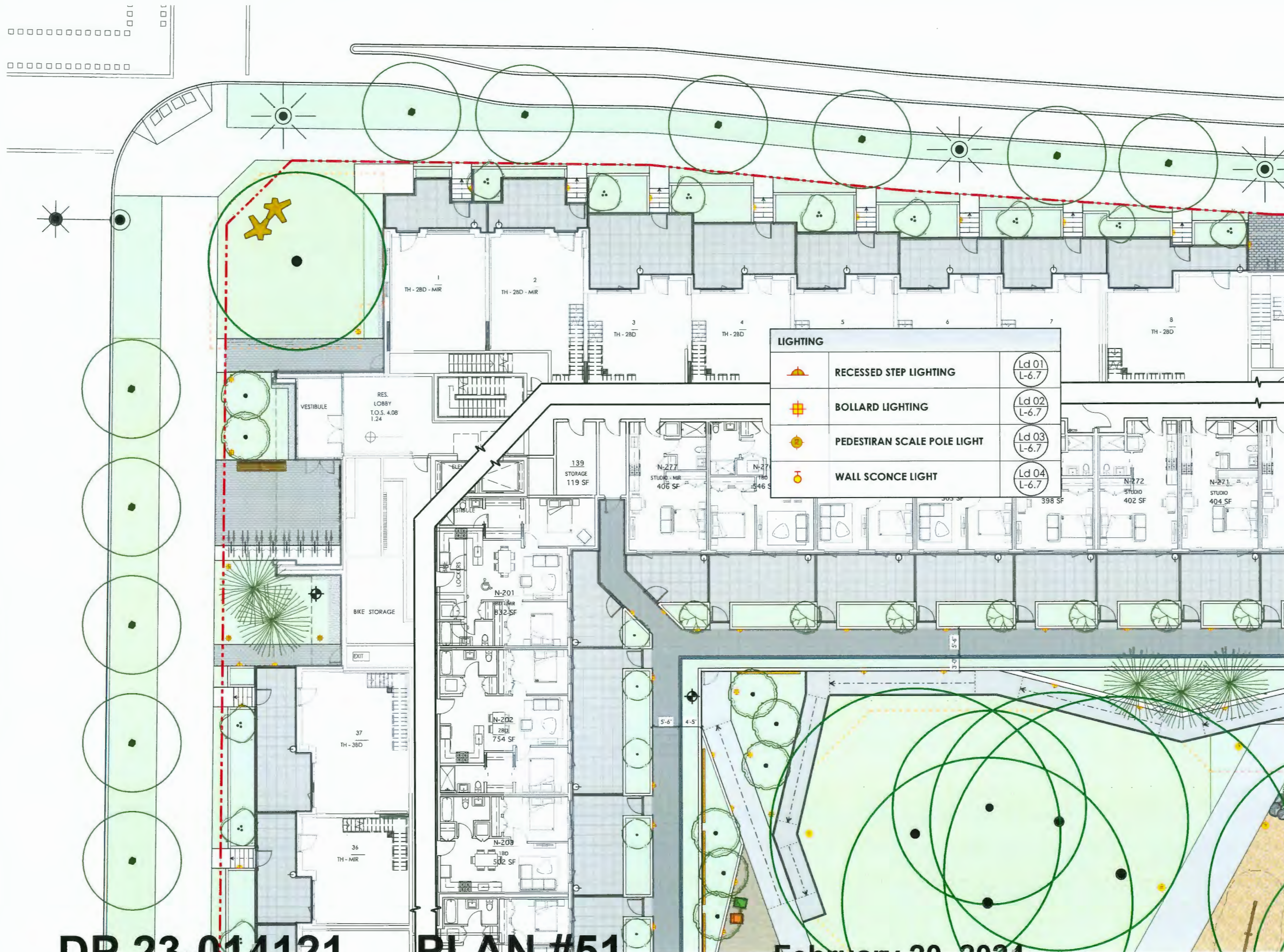
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**DP 23-014121**

**PLAN #50**

**February 20, 2024**





Revisions		
7	FEB 19 - 2024	ISSUED FOR DP RESPONSE
5	OCT 5 - 2023	RE-ISSUED FOR DP
4	FEB 17 - 2023	ISSUED FOR DP
3	AUG 2 - 2022	RE-ISSUED FOR REZONING
2	MAY 19 - 2022	RE-ISSUED FOR REZONING
1	APR 9-21	ISSUED FOR REZONING
no.:	date:	item:

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www.dk.bc.ca

Project:  
**COOK ROAD**  
RICHMOND, BC

Drawn by: AG  
Checked by: SV  
Date: MAR 2020  
Scale: 1:100  
Drawing Title:

**LIGHTING PLAN**

Project No.:  
**19073**  
Sheet No.:

L-2.1

**DP 23-014121**

**PLAN #51**

**February 20, 2024**



Revisions:

Drawn by: AG

Checked by: SV

Date: MAR 2020

Scale: 1:100

Drawing Title: \_\_\_\_\_

Project No.: \_\_\_\_\_

19073

Sheet No.: \_\_\_\_\_

## L-2.2





7	FEB 19 - 2024	ISSUED FOR DP RESPONSE
5	OCT 5 - 2023	RE-ISSUED FOR DP
4	FEB 17 - 2023	ISSUED FOR DP
3	AUG 2 - 2022	RE-ISSUED FOR REZONING
2	MAY 19 - 2022	RE-ISSUED FOR REZONING
1	APR 9-21	ISSUED FOR REZONING
no.:	date:	Item:
Revisions:		

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Project:  
**COOK ROAD**  
RICHMOND, BC

Drawn by: AG  
Checked by: SV  
Date: MAR 2020  
Scale: 1:100  
Drawing Title:  
**LIGHTING PLAN**

Project No.:  
**19073**  
Sheet No.:

L-2.3

**DP 23-014121**

**PLAN #53**

**February 20, 2024**





7	FEB 19 - 2024	ISSUED FOR DP RESPONSE
5	OCT 5 - 2023	RE-ISSUED FOR DP
4	FEB 17 - 2023	ISSUED FOR DP
3	AUG 2 - 2022	RE-ISSUED FOR REZONING
2	MAY 19 - 2022	RE-ISSUED FOR REZONING
1	APR 9-21	ISSUED FOR REZONING
no.:	date:	item:

Revisions:

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f: 604 684 0577  
www.dkl.bc.ca

Project:

**COOK ROAD**  
RICHMOND, BC

Drawn by: AG

Checked by: SV

Date: MAR 2020

Scale: 1:100

Drawing Title:

**LIGHTING PLAN**

Project No.:

**19073**

Sheet No.:

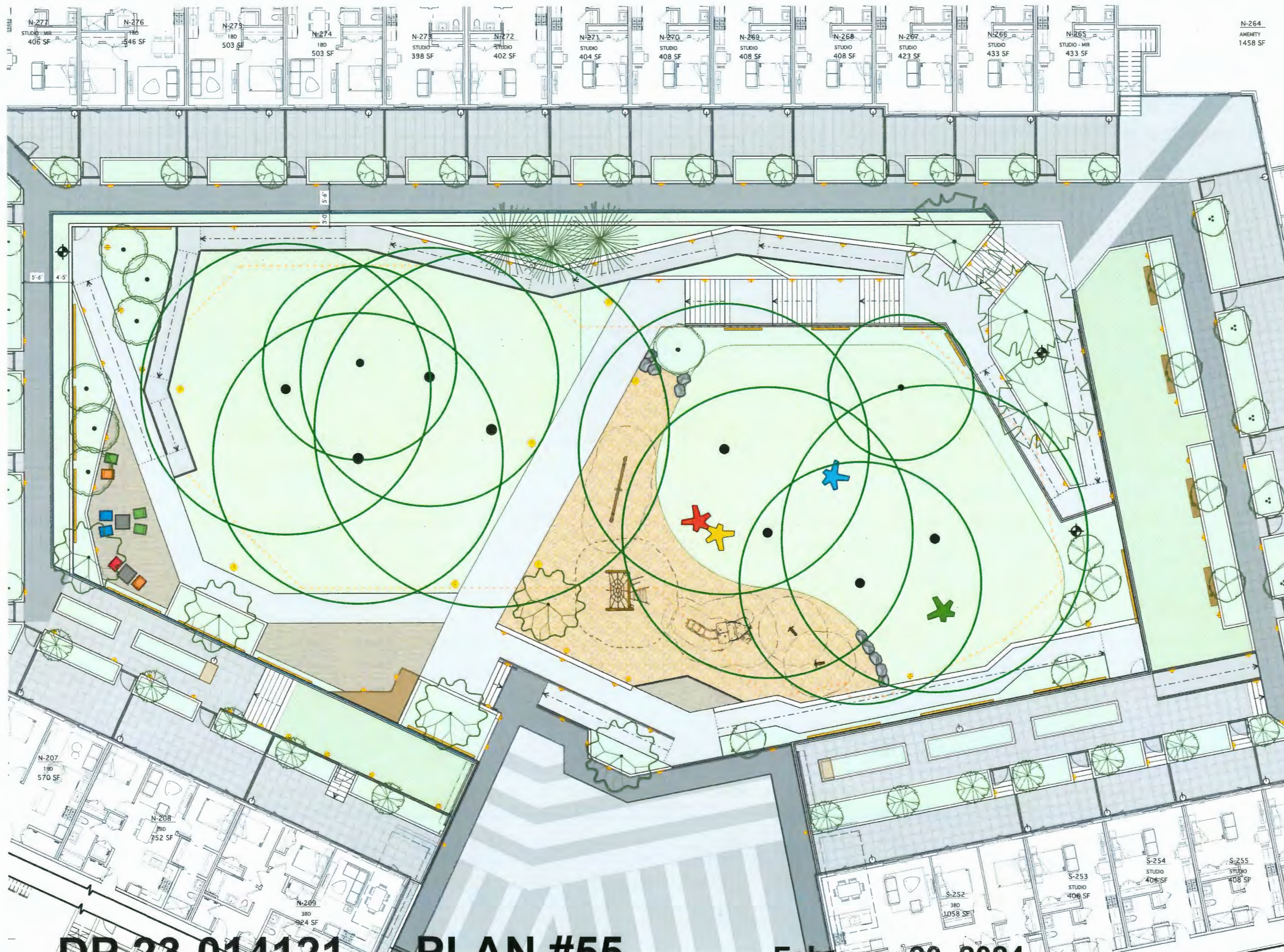
**L-2.4**

**DP 23-014121**

**PLAN #54**

**February 20, 2024**





7	FEB 19 - 2024	ISSUED FOR DP RESPONSE
5	OCT 5 - 2023	RE-ISSUED FOR DP
4	FEB 17 - 2023	ISSUED FOR DP
3	AUG 2 - 2022	RE-ISSUED FOR REZONING
2	MAY 19 - 2022	RE-ISSUED FOR REZONING
1	APR 9-21	ISSUED FOR REZONING
no.:	date:	item:
Revisions:		

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Vancouver BC V6J 1N5  
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Project:  
**COOK ROAD**  
RICHMOND, BC

Drawn by: AG  
Checked by: SV  
Date: MAR 2020  
Scale: 1:100  
Drawing Title:

**LIGHTING PLAN** &

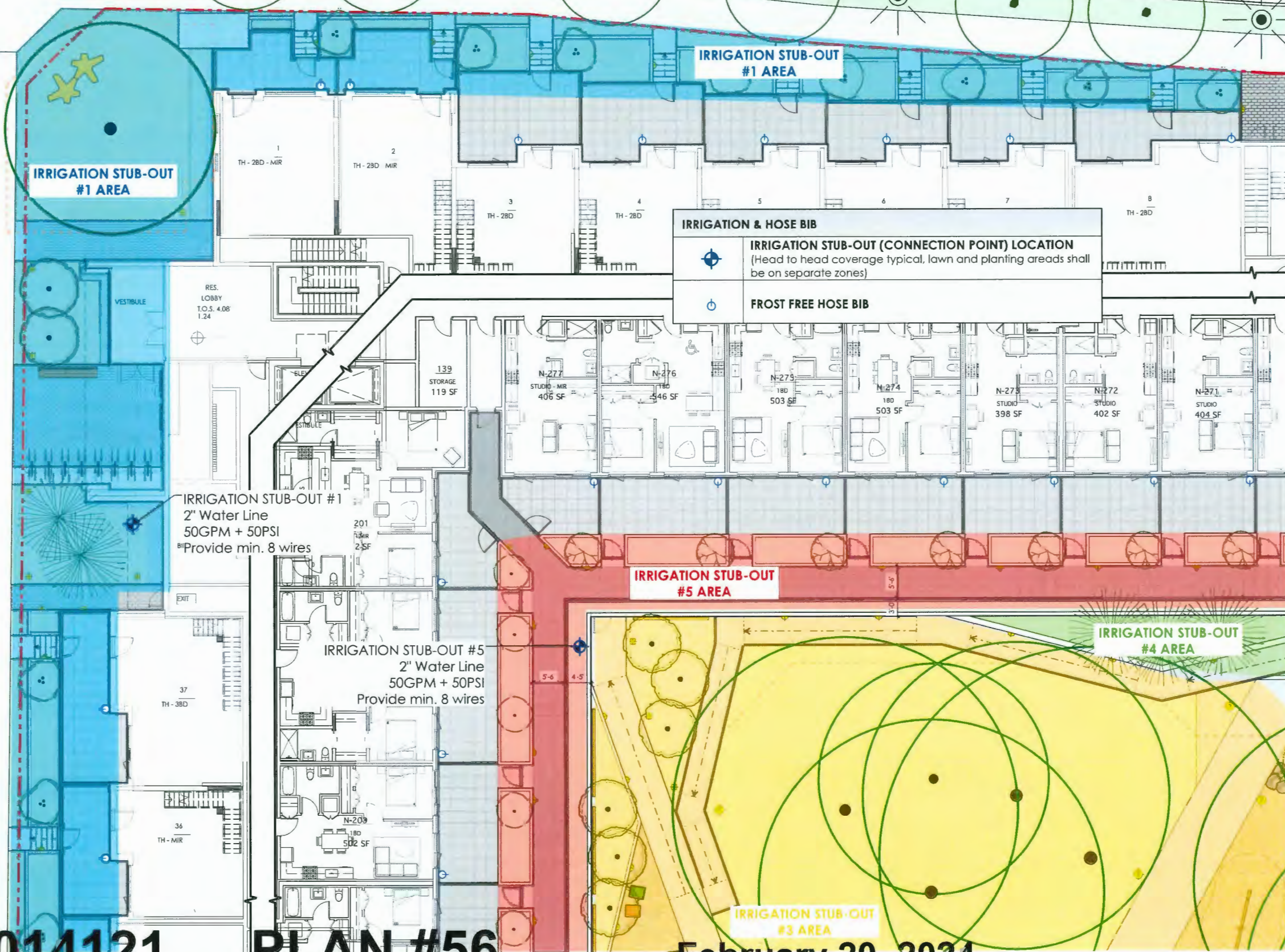
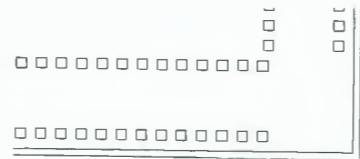
Project No.:  
**19073**  
Sheet No.:  
**L-2.5**

**DP 23-014121**


**PLAN #55**


**February 20, 2024**





**IRRIGATION & HOSE BIB**

 **IRRIGATION STUB-OUT (CONNECTION POINT) LOCATION**  
(Head to head coverage typical, lawn and planting areas shall be on separate zones)

 **FROST FREE HOSE BIB**

	7	FEB 19 - 2024	ISSUED FOR DP RESPONSE
	5	OCT 5 - 2023	RE-ISSUED FOR DP
	4	FEB 17 - 2023	ISSUED FOR DP
	3	AUG 2 - 2022	RE-ISSUED FOR REZONING
	2	MAY 19 - 2022	RE-ISSUED FOR REZONING
	1	APR 9-21	ISSUED FOR REZONING
no.:		date:	item:
Revisions:			

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102 - 1637 West 5th Avenue  
Vancouver BC V6J 1N5  
t: 604 684 4811  
f: 604 684 0577  
www.dk1.bc.ca

Project:  
**COOK ROAD**  
RICHMOND, BC

Drawn by:	AG
Checked by:	SV
Date:	MAR 2020
Scale:	1:100
Drawing Title:	

**IRRIGATION  
COORDINATION  
PLAN**

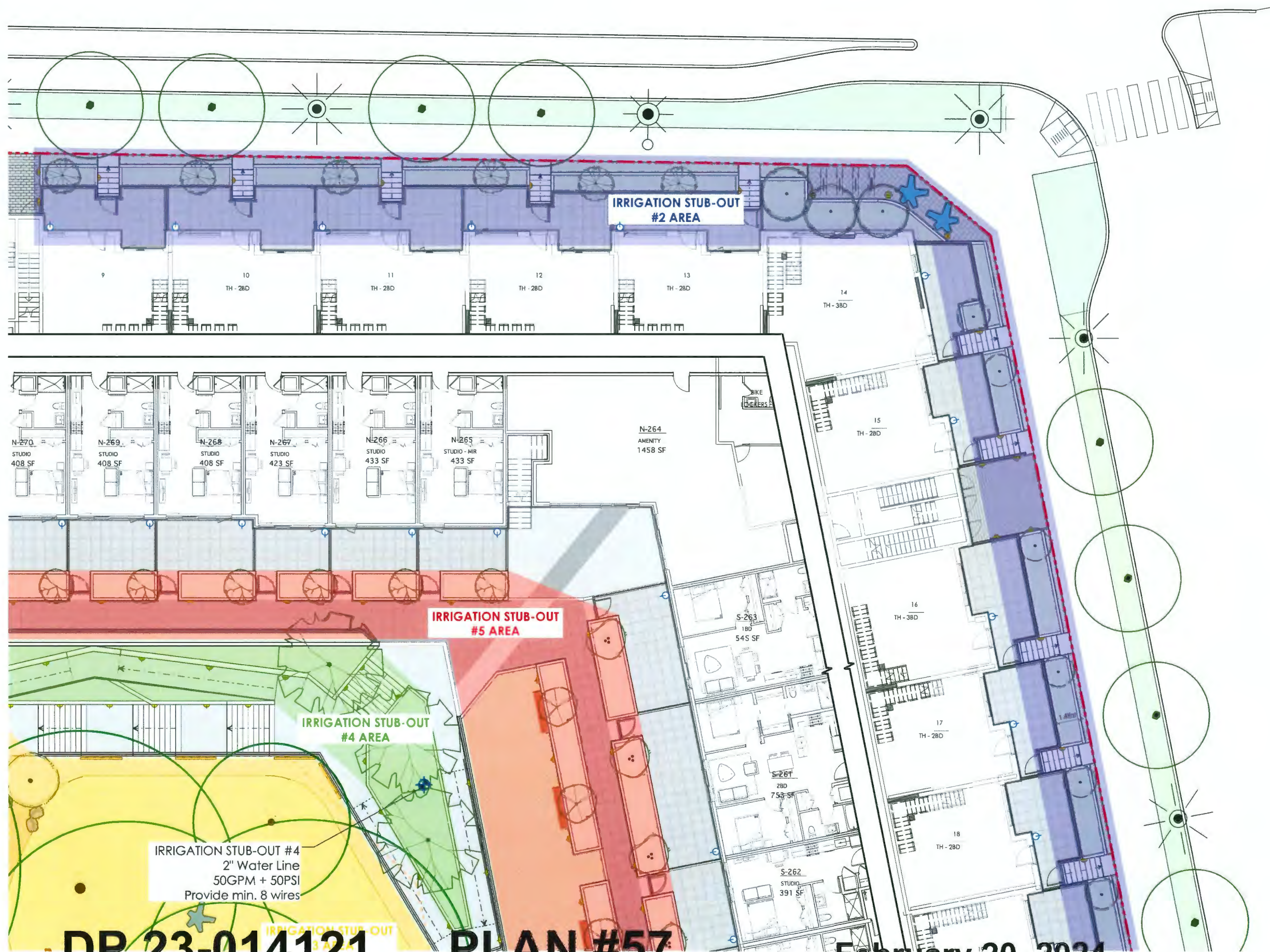
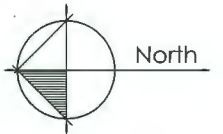
Project No.:	<b>19073</b>
Sheet No.:	<b>L-3.1</b>

**DP 23-014121**

**PLAN #56**

**February 20, 2024**





7	FEB 19 - 2024	ISSUED FOR DP RESPONSE
5	OCT 5 - 2023	RE-ISSUED FOR DP
4	FEB 17 - 2023	ISSUED FOR DP
3	AUG 2 - 2022	RE-ISSUED FOR REZONING
2	MAY 19 - 2022	RE-ISSUED FOR REZONING
1	APR 9-21	ISSUED FOR REZONING
no.:	date:	item:
Revisions:		

**dk** Durante Kreuk Ltd.  
102 - 1637 West 5th Avenue  
Vancouver BC V6J 1N5  
t: 604.684.4811  
f: 604.684.0577  
www.dki.bc.ca

Project:  
**COOK ROAD**  
RICHMOND, BC

Drawn by: AG  
Checked by: SV  
Date: MAR 2020  
Scale: 1:100  
Drawing Title:

**IRRIGATION  
COORDINATION  
PLAN**

Project No.:  
**19073**  
Sheet No.:

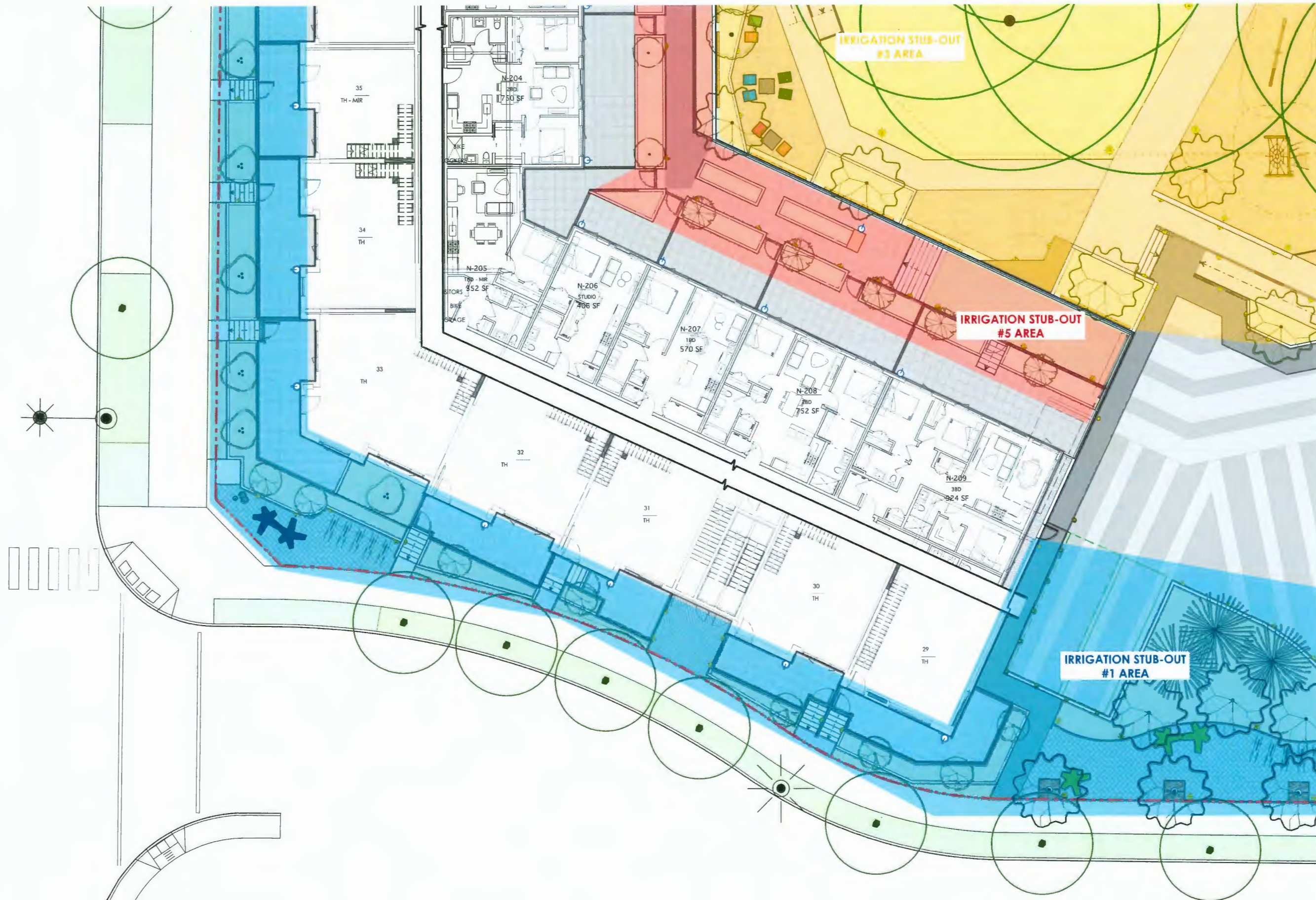
**L-3.2**

**DP 23-014121**

**PLAN #57**

**February 20, 2024**





7	FEB 19 - 2024	ISSUED FOR DP RESPONSE
5	OCT 5 - 2023	RE-ISSUED FOR DP
4	FEB 17 - 2023	ISSUED FOR DP
3	AUG 2 - 2022	RE-ISSUED FOR REZONING
2	MAY 19 - 2022	RE-ISSUED FOR REZONING
1	APR 9-21	ISSUED FOR REZONING
no.:	date:	item:
Revisions:		

**dk** Duranle Kreuk Ltd.  
102 - 1637 West 5th Avenue  
Vancouver BC V6J 1N5  
t: 604 684 4611  
f: 604 684 0577  
www.dk1.bc.ca

Project:  
**COOK ROAD**  
RICHMOND, BC

Drawn by: AG  
Checked by: SV  
Date: MAR 2020  
Scale: 1:100

Drawing Title:  
**IRRIGATION  
COORDINATION  
PLAN**

Project No.:  
**19073**  
Sheet No.:

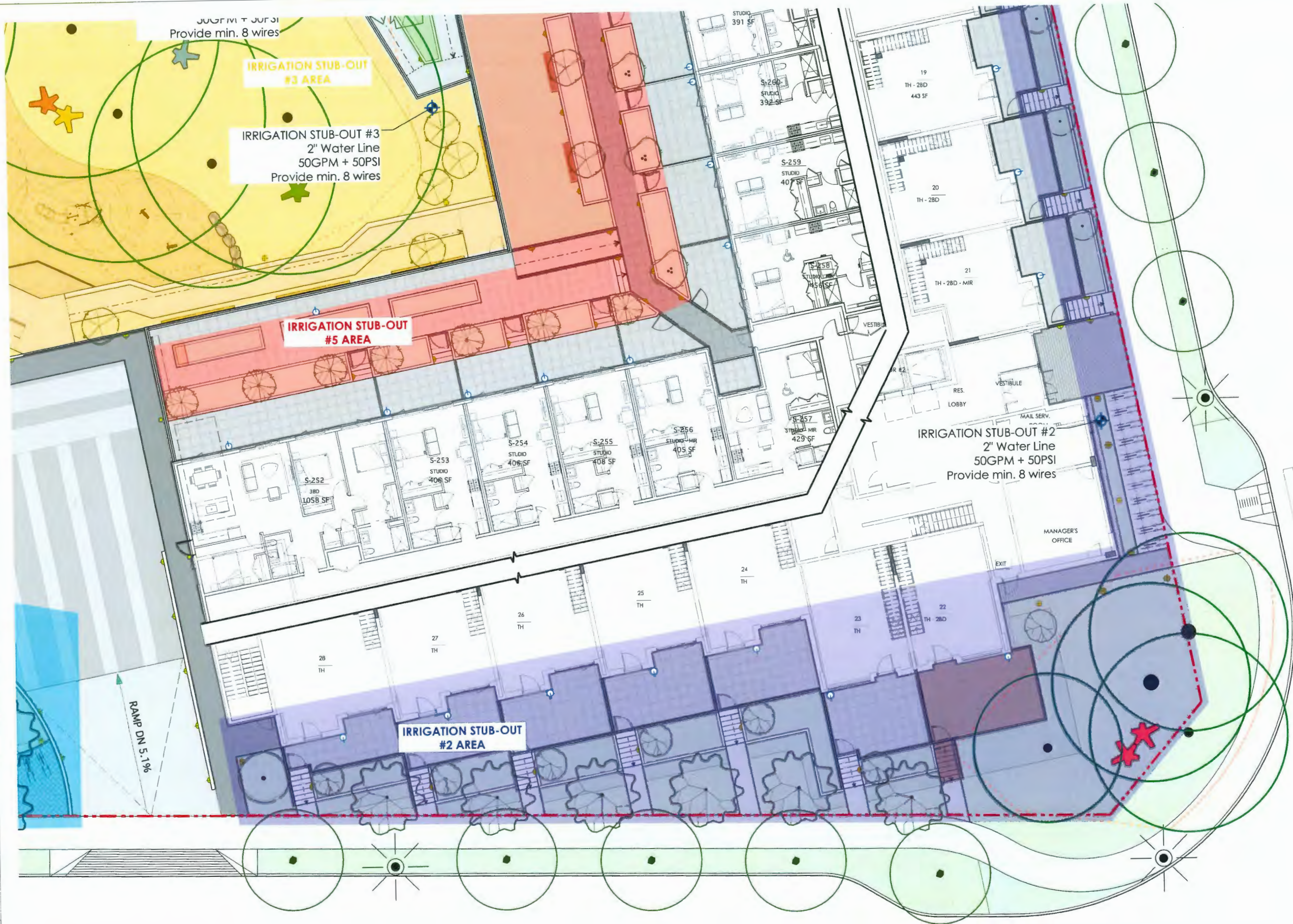
L-3.3

**DP 23-014121**

**PLAN #58**

**February 20, 2024**





7	FEB 19 - 2024	ISSUED FOR DP RESPONSE
5	OCT 5 - 2023	RE-ISSUED FOR DP
4	FEB 17 - 2023	ISSUED FOR DP
3	AUG 2 - 2022	RE-ISSUED FOR REZONING
2	MAY 19 - 2022	RE-ISSUED FOR REZONING
1	APR 9-21	ISSUED FOR REZONING
no.:	date:	item:
Revisions:		

**dk** Durante Kreuk Ltd.  
102 - 1637 West 5th Avenue  
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T: 604-684-4811  
F: 604-684-0577  
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Project:  
**COOK ROAD**  
RICHMOND, BC

Drawn by: AG  
Checked by: SV  
Date: MAR 2020  
Scale: 1:100

Drawing Title:  
**IRRIGATION  
COORDINATION  
PLAN**

Project No.:  
**19073**  
Sheet No.:

L-3.4

**DP 23-014121**

**PLAN #59**

**February 20, 2024**





7	FEB 19 - 2024	ISSUED FOR DP RESPONSE
5	OCT 5 - 2023	RE-ISSUED FOR DP
4	FEB 17 - 2023	ISSUED FOR DP
3	AUG 2 - 2022	RE-ISSUED FOR REZONING
2	MAY 19 - 2022	RE-ISSUED FOR REZONING
1	APR 9-21	ISSUED FOR REZONING
no.:	date:	item:

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102 - 1637 West 5th Avenue  
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Project:  
**COOK ROAD**  
RICHMOND, BC

Drawn by: AG  
Checked by: SV  
Date: MAR 2020  
Scale: 1:100

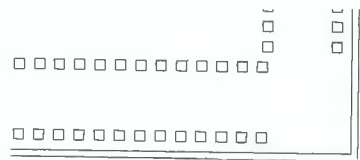
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**IRRIGATION  
COORDINATION  
PLAN**

Project No.:  
**19073**  
Sheet No.:  
**L-3.5**

**DP 23-014121 PLAN #60**

**February 20, 2024**



Revisions:

Drawn by: AG

Checked by: SV

Date: MAR 2020

Scale: 1:100

Drawing Title: \_\_\_\_\_

Project No.:

Sheet No.:

**L-4.1**

**February 20, 2024**





7	FEB 19 - 2024	ISSUED FOR DP RESPONSE
5	OCT 5 - 2023	RE-ISSUED FOR DP
4	FEB 17 - 2023	ISSUED FOR DP
3	AUG 2 - 2022	RE-ISSUED FOR REZONING
2	MAY 19 - 2022	RE-ISSUED FOR REZONING
1	APR 9-21	ISSUED FOR REZONING
no.:	date:	item:

Revisions:

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Project:

**COOK ROAD**  
RICHMOND, BC

Drawn by: AG

Checked by: SV

Date: MAR 2020

Scale: 1:100

Drawing Title:

**PLANTING PLAN**

Project No.:

**19073**

Sheet No.:

**L-4.2**

**DP 23-014121**

**PLAN #62**

**February 20, 2024**





7	FEB 19 - 2024	ISSUED FOR DP RESPONSE
-		
5	OCT 5 - 2023	RE-ISSUED FOR DP
4	FEB 17 - 2023	ISSUED FOR DP
3	AUG 2 - 2022	RE-ISSUED FOR REZONING
2	MAY 19 - 2022	RE-ISSUED FOR REZONING
1	APR 9-21	ISSUED FOR REZONING
no.:	date:	item:

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Project:  
**COOK ROAD**  
RICHMOND, BC

Drawn by: AG  
Checked by: SV  
Date: MAR 2020  
Scale: 1:100

Drawing Title:  
**PLANTING PLAN**

Project No.:  
**19073**  
Sheet No.:

**L-4.3**

**DP 23-014121**

**PLAN #63**

**February 20, 2024**





no.	date	description
7	FEB 19 - 2024	ISSUED FOR DP RESPONSE
5	OCT 5 - 2023	RE-ISSUED FOR DP
4	FEB 17 - 2023	ISSUED FOR DP
3	AUG 2 - 2022	RE-ISSUED FOR REZONING
2	MAY 19 - 2022	RE-ISSUED FOR REZONING
1	APR 9-21	ISSUED FOR REZONING

Revisions:

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Project:  
**COOK ROAD**  
RICHMOND, BC

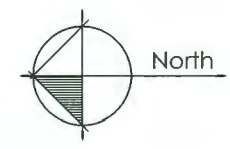
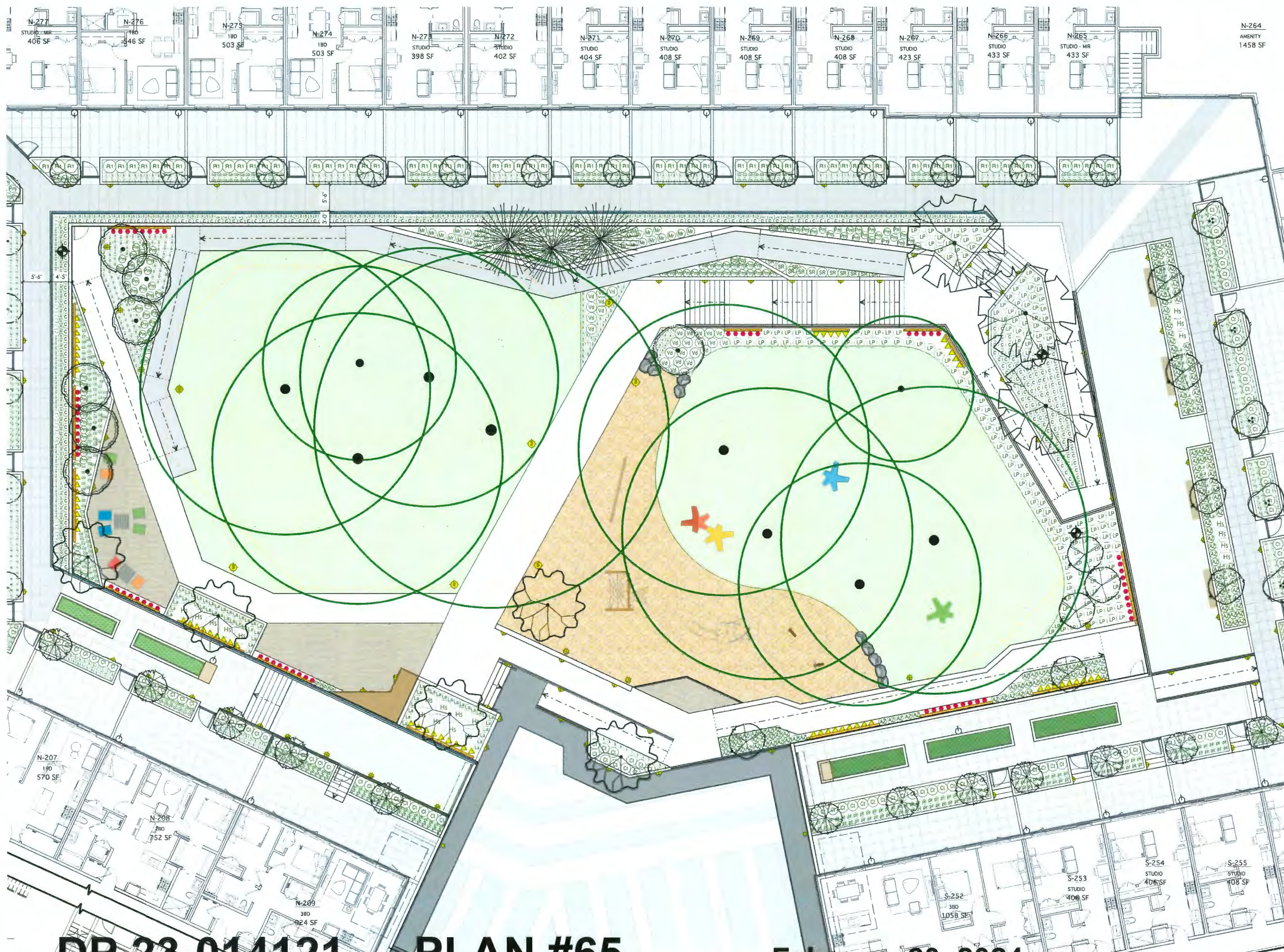
Drawn by: AG  
Checked by: SV  
Date: MAR 2020  
Scale: 1:100

Drawing Title:  
**PLANTING PLAN**

Project No.:  
**19073**  
Sheet No.:

L-4.4





7	FEB 19 - 2024	ISSUED FOR DP RESPONSE
5	OCT 5 - 2023	RE-ISSUED FOR DP
4	FEB 17 - 2023	ISSUED FOR DP
3	AUG 2 - 2022	RE-ISSUED FOR REZONING
2	MAY 19 - 2022	RE-ISSUED FOR REZONING
1	APR 9-21	ISSUED FOR REZONING
no.:	date:	item:
Revisions:		

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Project:  
**COOK ROAD**  
RICHMOND, BC

Drawn by: AG  
Checked by: SV  
Date: MAR 2020  
Scale: 1:100

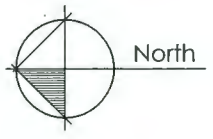
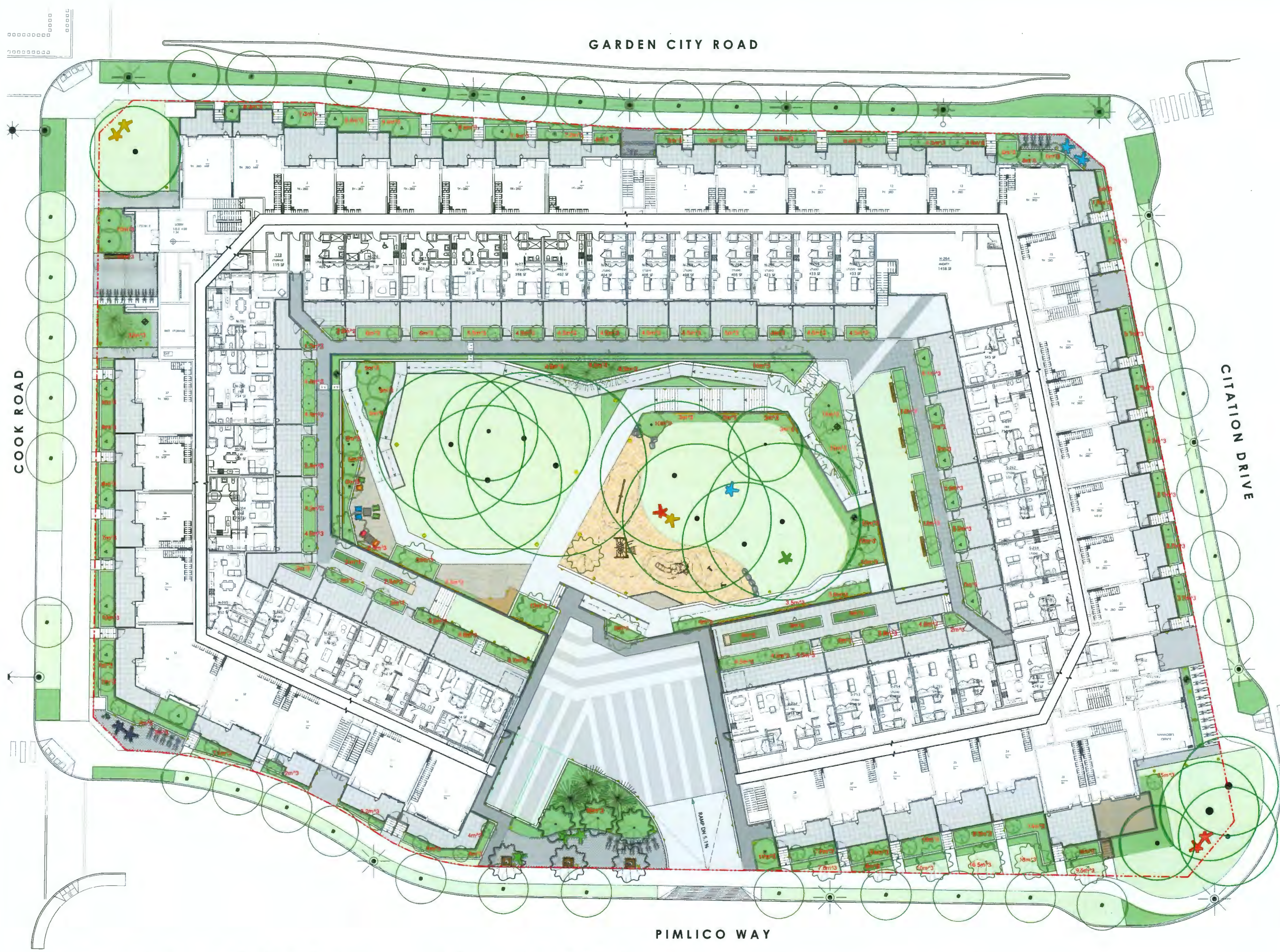
Drawing Title:  
**PLANTING PLAN**

Project No.:  
**19073**  
Sheet No.:  
**L-4.5**

**DP 23-014121 PLAN #65**

**February 20, 2024**





7	FEB 19 - 2024	ISSUED FOR DP RESPONSE
6	NOV 13 - 2023	RE-ISSUED FOR ADP
5	OCT 5 - 2023	RE-ISSUED FOR DP
4	FEB 17 - 2023	ISSUED FOR DP
3	AUG 2 - 2022	RE-ISSUED FOR REZONING
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1	APR 9-21	ISSUED FOR REZONING
no.:	date:	item:
Revisions:		



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Project:  
**COOK ROAD**  
RICHMOND, BC

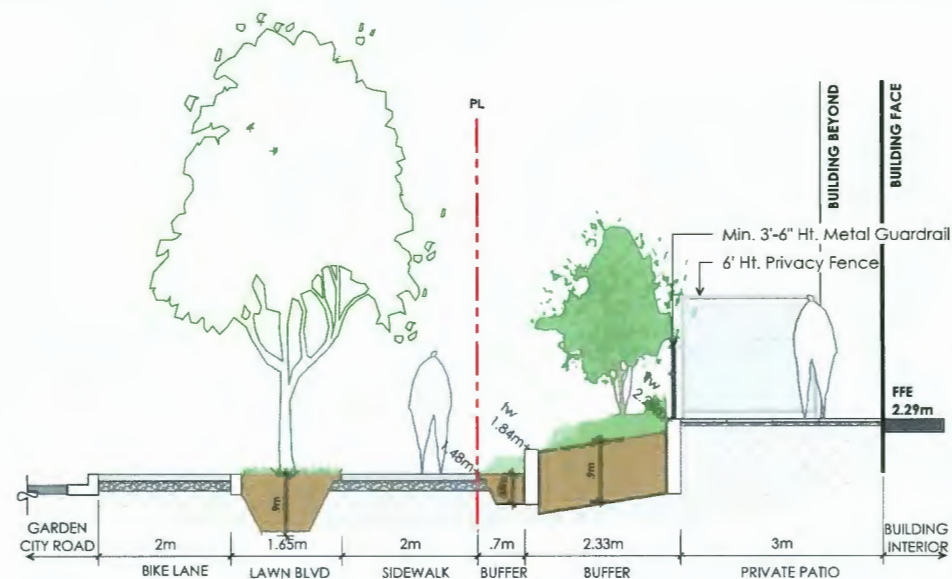
Drawn by: AG  
Checked by: SV  
Date: MAR 2020  
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Drawing Title:

**LANDSCAPE  
SOIL VOLUME PLAN**

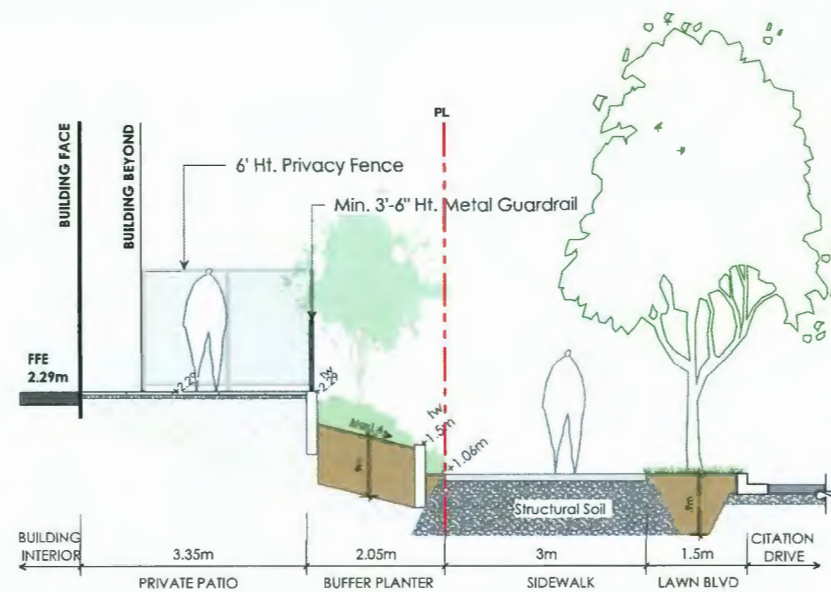
Project No.:  
**19073**  
Sheet No.:

L-4.6

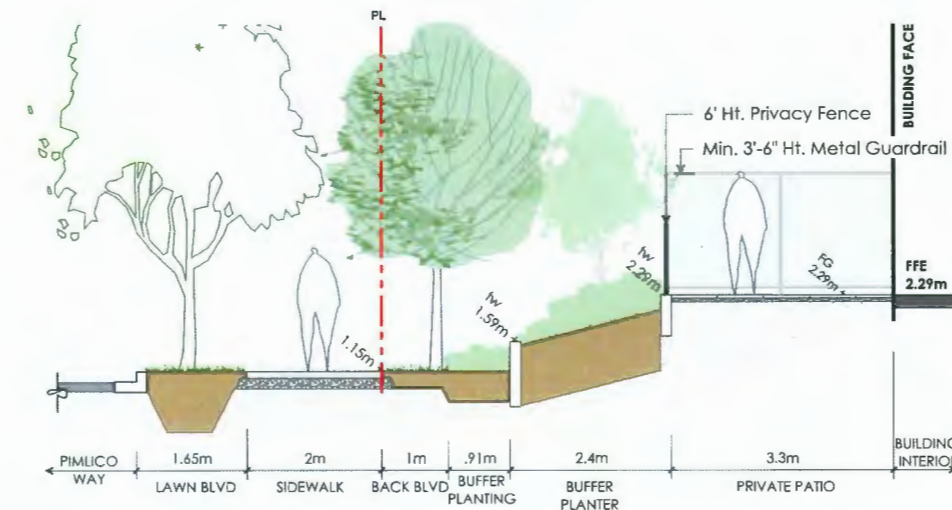




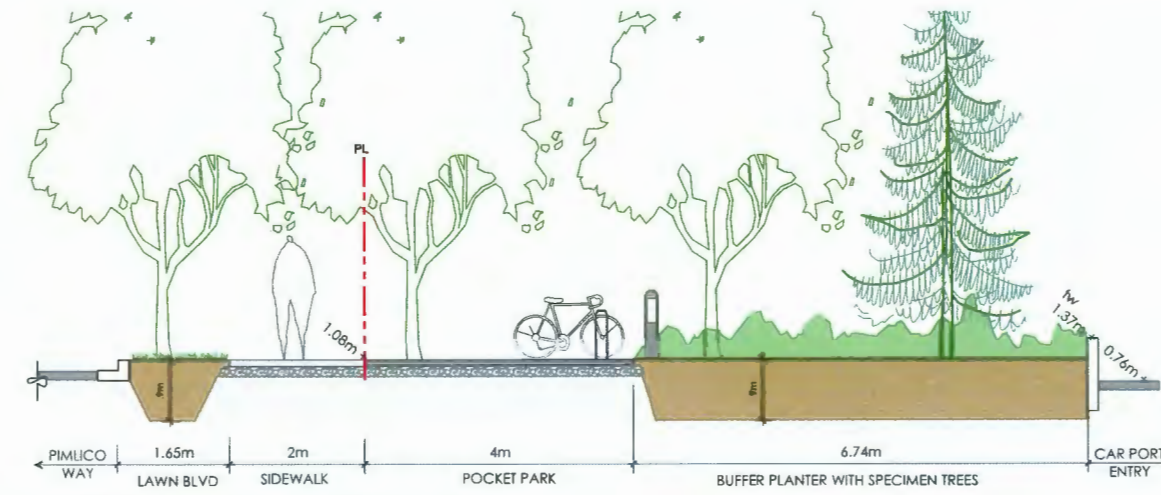
**SECTION A: EAST PATIOS AT GARDEN CITY RD**  
SCALE 1:50



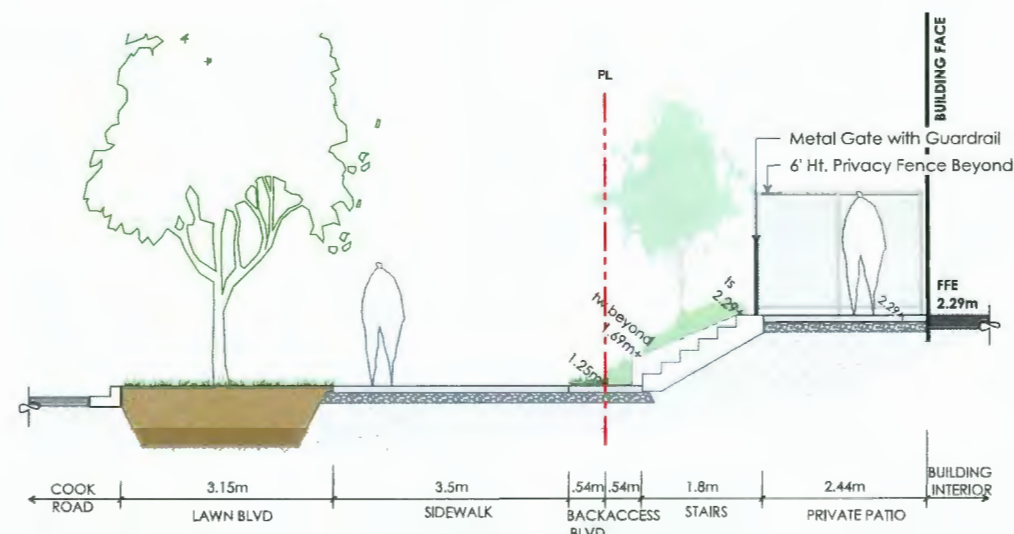
**SECTION B: SOUTH PATIOS AT CITATION DRIVE**  
SCALE 1:50



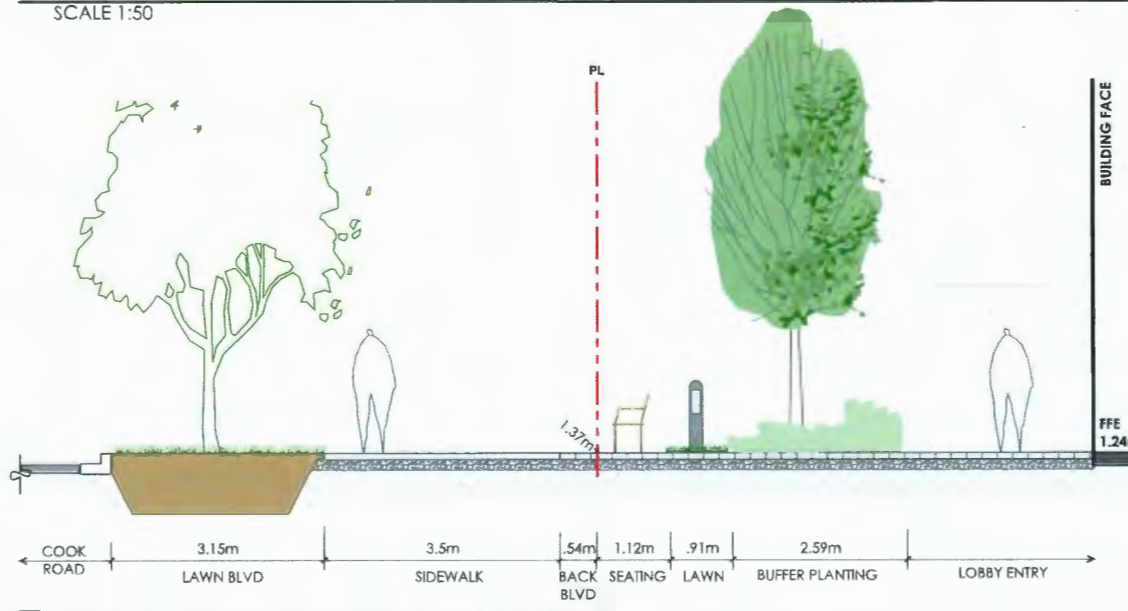
**SECTION C: WEST PATIOS AT PIMLICO WAY**  
SCALE 1:50



**SECTION D: POCKET PARK AT PIMLICO WAY**  
SCALE 1:50



**SECTION E: NORTH PATIOS AT COOK ROAD**  
SCALE 1:50



**SECTION F: NORTH BLDG LOBBY ENTRY @ COOK ROAD**  
SCALE 1:50

6	Feb 5 - 2024	ISSUED FOR DP RESPONSE
5	Oct 5 - 2023	RE-ISSUED FOR DP
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2	MAY 19 - 2022	RE-ISSUED FOR REZONING
1	APR 9-21	ISSUED FOR REZONING
no.:	date:	item:

Revisions:



Project:

**COOK ROAD**  
RICHMOND, BC

Drawn by: AG/LF

Checked by: PK

Date: JAN 2024

Scale: As Shown

Drawing Title:

**LANDSCAPE SECTIONS**

Project No.:

**19073**

Sheet No.:

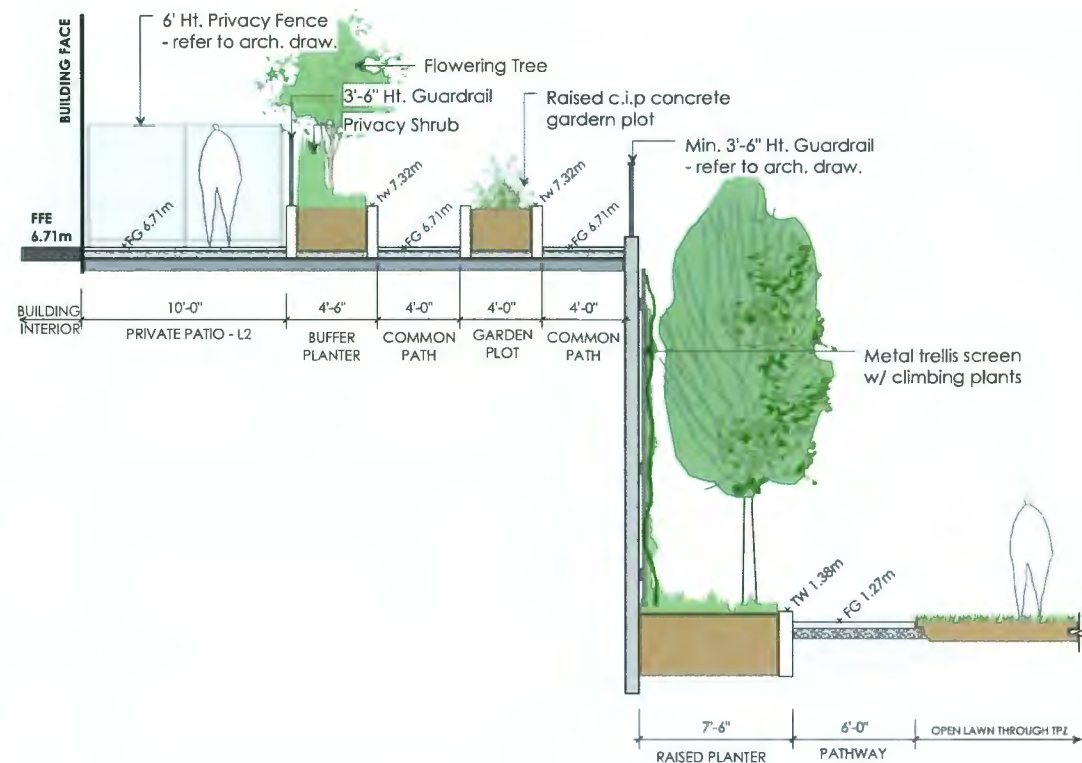
**L-5.1**

**DP 23-014121**

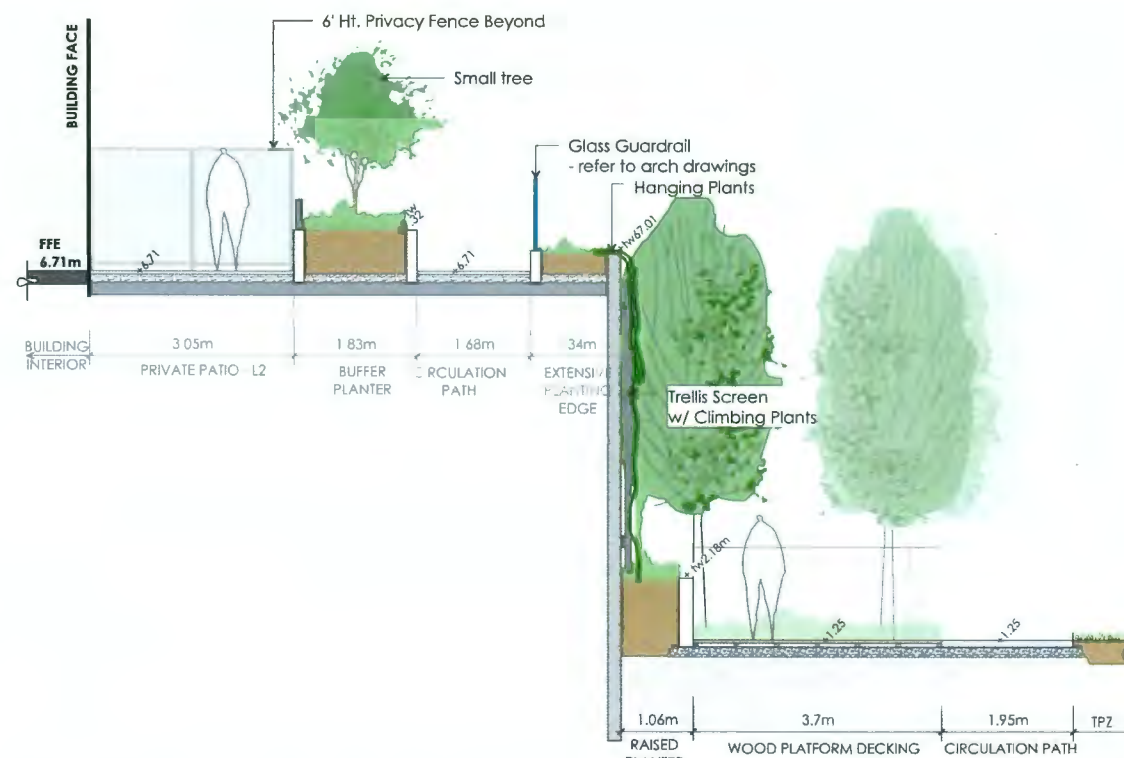
**PLAN #67**

**February 20, 2024**

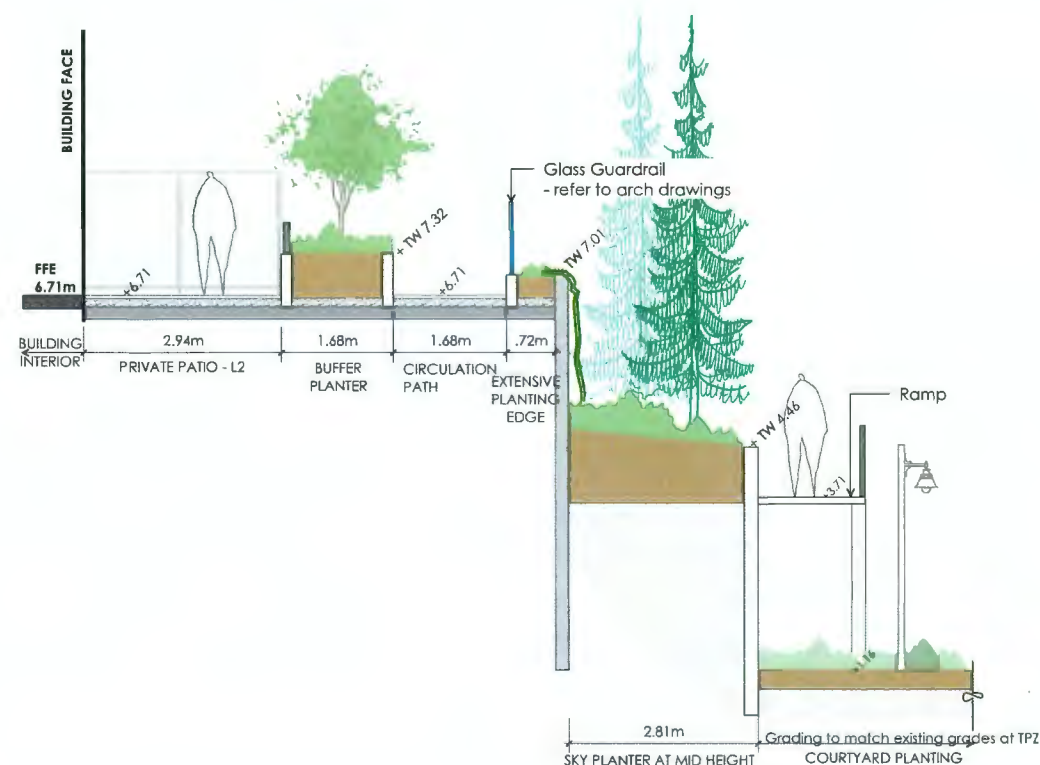




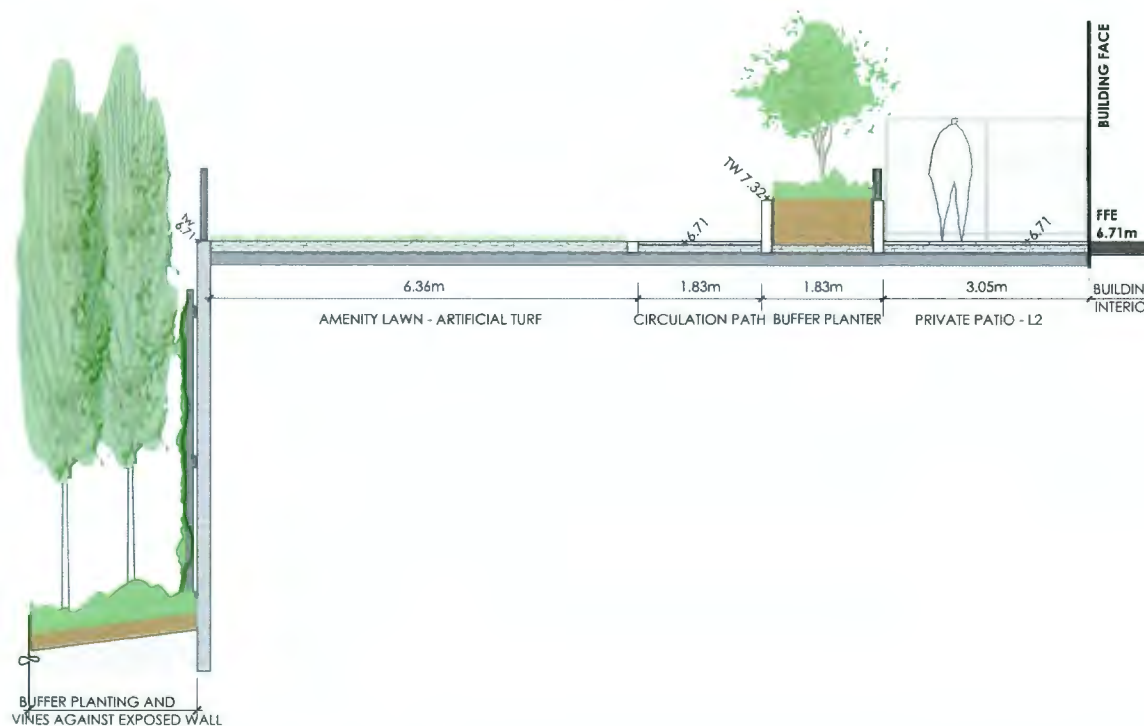
**SECTION G: PATIO-COURTYARD TRANSITION**  
SCALE 1:50



**SECTION H: PATIO-COURTYARD TRANSITION**  
SCALE 1:50



**SECTION I: PATIO-COURTYARD TRANSITION**  
SCALE 1:50



**SECTION J: PATIO-COURTYARD TRANSITION**  
SCALE 1:50

6	Feb 5 - 2024	ISSUED FOR DP RESPONSE
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2	MAY 19 - 2022	RE-ISSUED FOR REZONING
1	APR 9-21	ISSUED FOR REZONING
no.:	date:	item:

Revisions:



Project:

**COOK ROAD**  
RICHMOND, BC

Drawn by: AG/LF

Checked by: PK

Date: JAN 2024

Scale: As Shown

Drawing Title:

**LANDSCAPE SECTIONS**

Project No.:

**19073**

Sheet No.:

**L-5.2**





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**COOK ROAD**  
RICHMOND, BC

Drawing Title:

LANDSCAPE SE

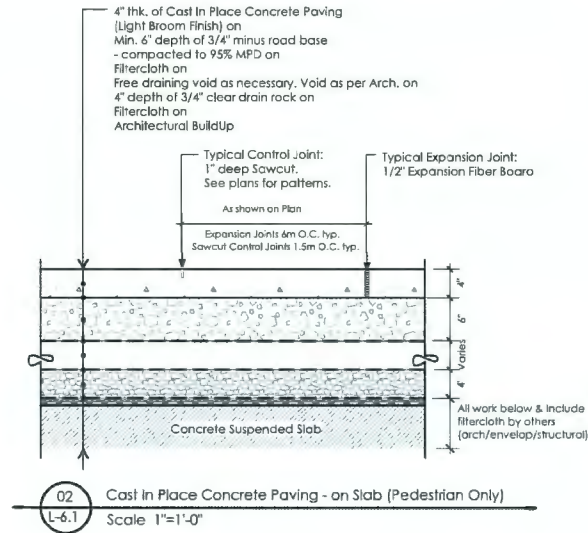
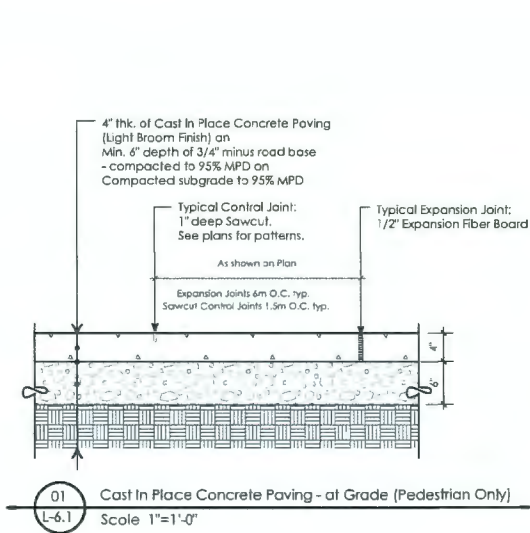
LANDSCAPE SE

19073

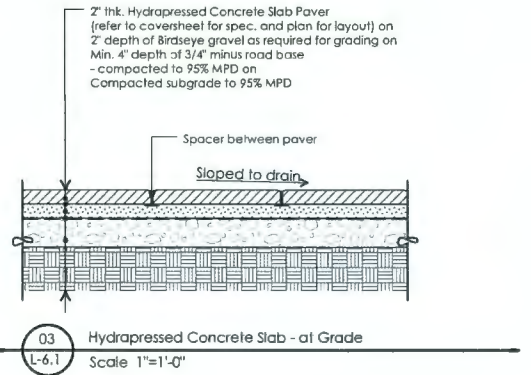
Sheet No.:

### L-5.3

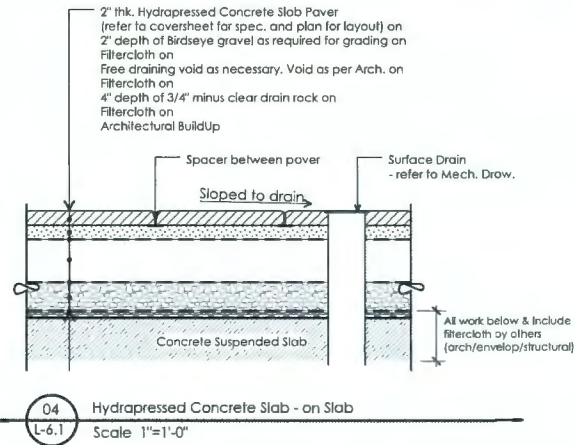




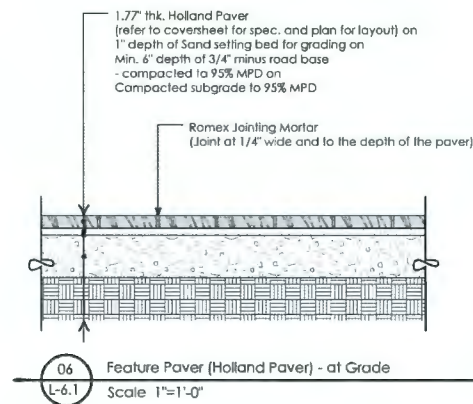
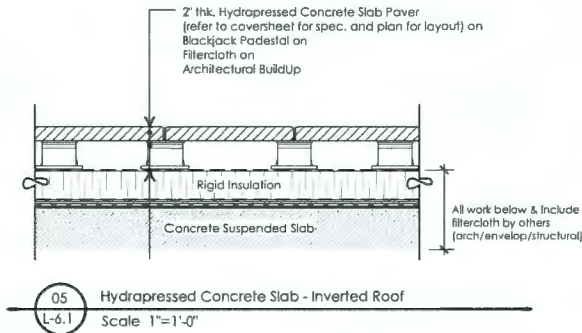
HYDRAPRESSED CONCRETE SLAB PAYER NOTE:  
01. Provide Mock up of paver installation at Lobby Entry, Private patio (select one private patio as representative sample), for review and approval by Landscape Architect.  
02. Cut all Pavers as required to maintain pattern/layout as shown on Layout Plans.  
03. All pavers to be cut with Concrete Stone Saw, no guillotine cuts will be allowed.  
04. Min. paver cut to be no less than 1/3 of original size.  
05. Pavers laid directly on rigid insulation will be rejected.



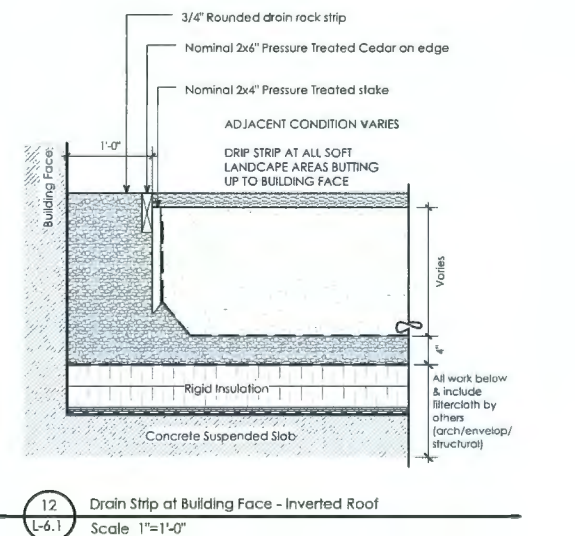
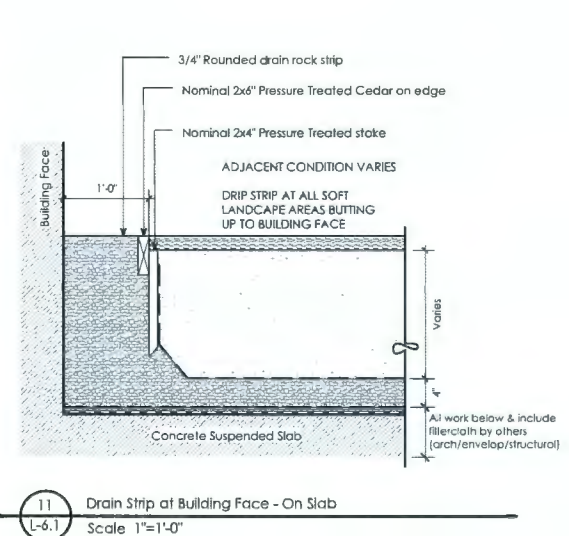
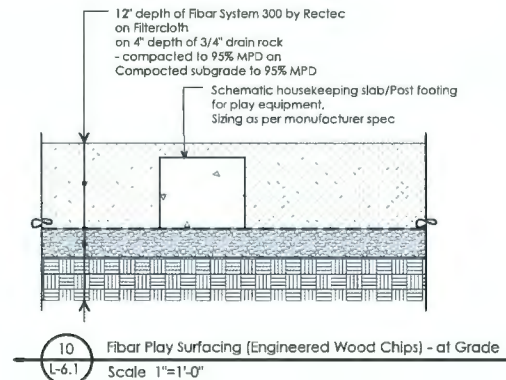
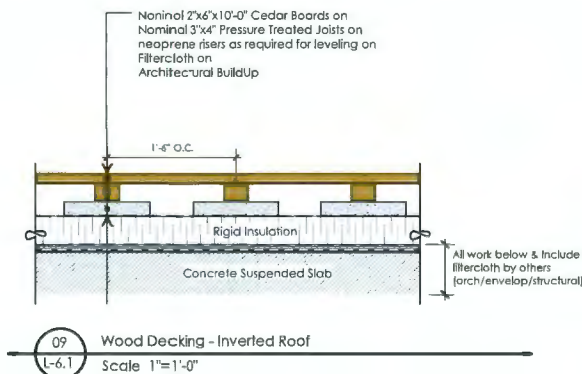
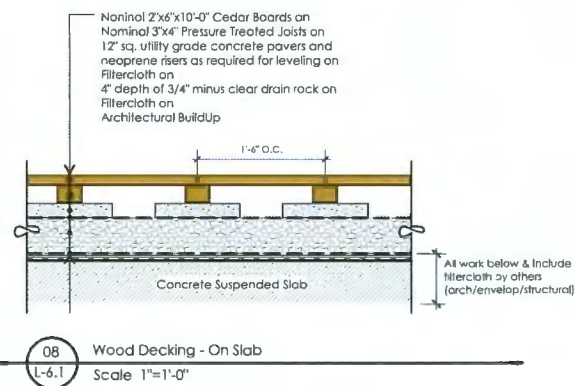
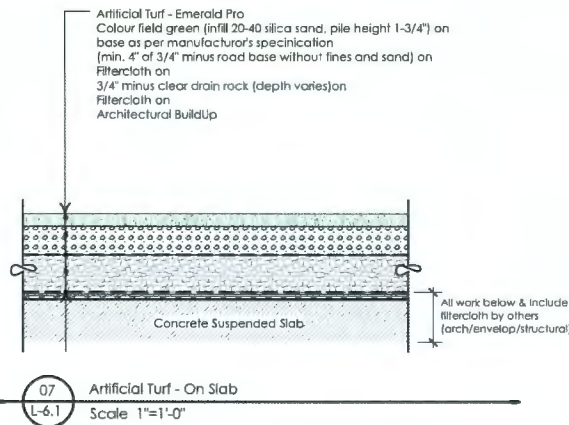
HYDRAPRESSED CONCRETE SLAB PAYER NOTE:  
01. Provide Mock up of paver installation at Lobby Entry, Private patio (select one private patio as representative sample), for review and approval by Landscape Architect.  
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03. All pavers to be cut with Concrete Stone Saw, no guillotine cuts will be allowed.  
04. Min. paver cut to be no less than 1/3 of original size.  
05. Pavers laid directly on rigid insulation will be rejected.



NOTE:  
Emerald Pro by Precision Greens, Lndley, 604-970-3673 or approved equal



6	Jan 17 - 2024	ISSUED FOR DP RESPONSE
5	OCT 5 - 2023	RE-ISSUED FOR DP
4	FEB 17 - 2023	ISSUED FOR DP
-		
-		
no.:	date:	item:

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102 - 1637 West 5th Avenue  
Vancouver BC V6J 1N5  
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Project:  
**COOK ROAD**  
RICHMOND, BC

Drawn by: AG  
Checked by: PK  
Date: MAR 2020  
Scale: As Indicated

Drawing Title:  
**LANDSCAPE DETAILS**

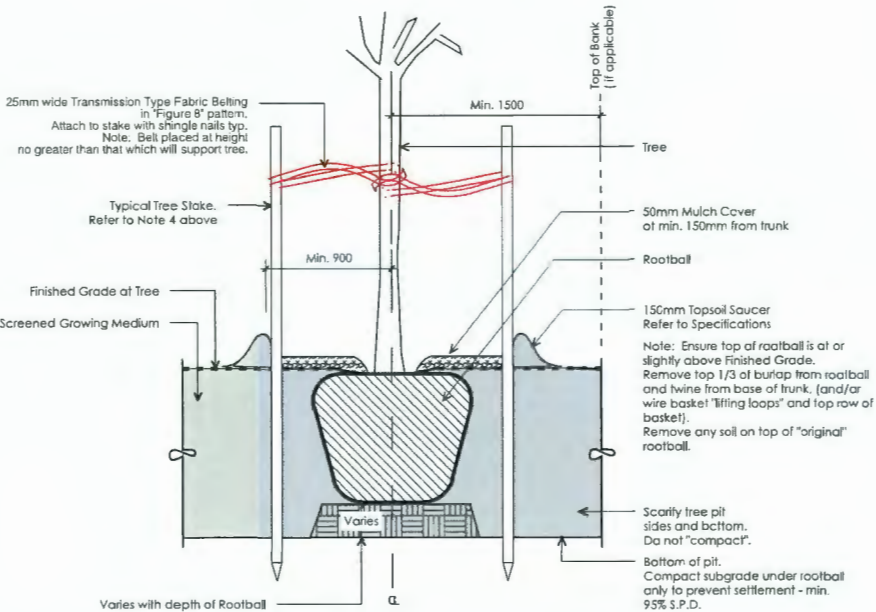
Project No.:  
**19073**

Sheet No.:

L-6.1



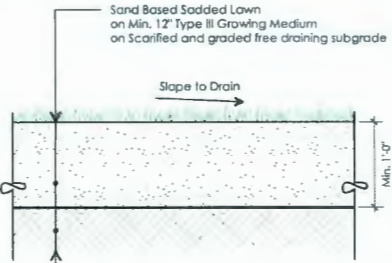
- General Notes:
1. Do not cut Tree Leader.
  2. Protect tree from damage during planting. Ensure rootball protected from Sun, Frost or Desiccation.
  3. Ensure tree location does not conflict with Underground Services. "Call before digging".
  4. All street trees to be staked with 2 - 100mmØ x 2.5m long. Minimum depth of stake embedment is 1m. Ensure stakes do not penetrate or damage rootball. Ensure all stakes are aligned parallel to sidewalk/road on free pit central line.
  5. Provide min. 5 cubic meters of growing medium per tree.
  6. Refer to Growing Medium Chart below for surface area depth of Growing Medium.



Depth of Growing Medium Total (mm)	Area (M2)	Variation 1 Size of Surface Square	Variation 2 Size of Surface Circle
450	11.11	3.3 M x 3.3 M	3.80 M Ø
600	8.33	2.9 M x 2.9 M	3.25 M Ø
750	6.67	2.6 M x 2.6 M	2.90 M Ø

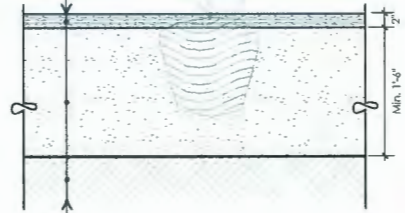
01 Typical Tree Planting - On Grade  
L-6.2 NTS

Note:  
Sod other than that with a sand base and/or with mesh will be rejected, and the specified sod re-installed at contractor's expense.

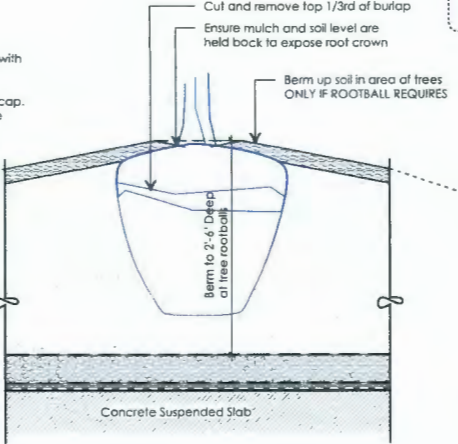
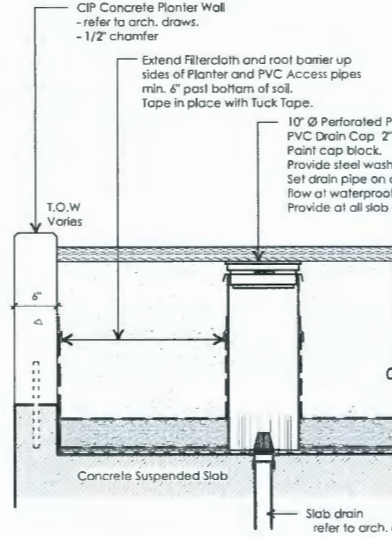


02 Sand Based Sodded Lawn - On Grade  
L-6.2 Scale 1"=1'-0"

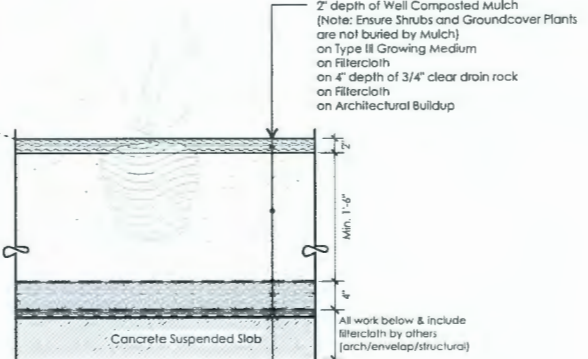
2" depth of well compacted Mulch  
(note: ensure plants are not buried by mulch)  
on Min. 18" Type III Growing Medium  
on Scarified and graded free draining subgrade



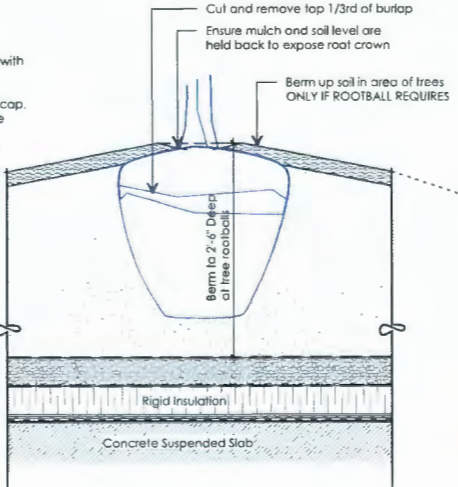
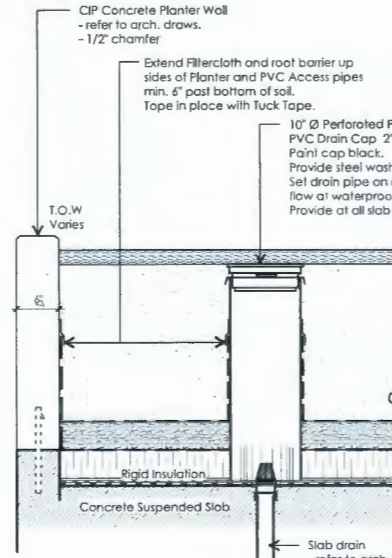
03 Shrub Planting - On Grade  
L-6.2 Scale 1"=1'-0"



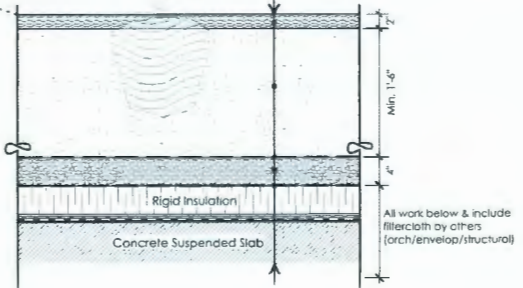
Attach rootball anchoring ties/traps to clips embedded in concrete parapet wall. Alternative system uses soil to loadlock driven anchors (Platipus System)



04 Shrub/Tree Planting - On Slab  
L-6.2 SCALE 1"=1'-0"



2" depth of Well Compacted Mulch  
(Note: Ensure Shrubs and Groundcover Plants are not buried by Mulch)  
on Type III Growing Medium  
on Filtercloth on 4" depth of 3/4" clear drain rock  
on Filtercloth on Architectural Buildup



05 Shrub/Tree Planting - Inverted Roof  
L-6.2 SCALE 1"=1'-0"

6	Jan 17 - 2024	ISSUED FOR DP RESPONSE
5	Oct 5 - 2023	RE-ISSUED FOR DP
4	FEB 17 - 2023	ISSUED FOR DP
-	-	-
-	-	-
no.:	date:	item:

Revisions:

**dk** Durante Krauk Ltd.  
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f: 604 684 0577  
www.dk1.bc.ca

Project:  
**COOK ROAD**  
RICHMOND, BC

Drawn by: AG  
Checked by: PK  
Date: MAR 2020  
Scale: As Indicated  
Drawing Title:

**LANDSCAPE DETAILS**

Project No.:  
**19073**  
Sheet No.:

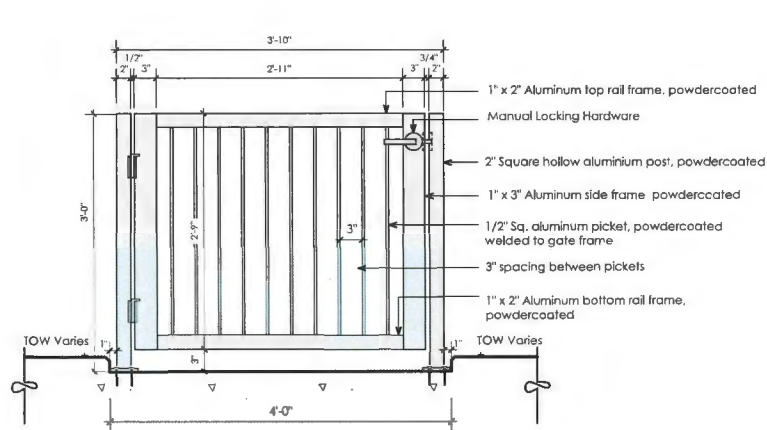
L-6.2

**DP 23-014121**

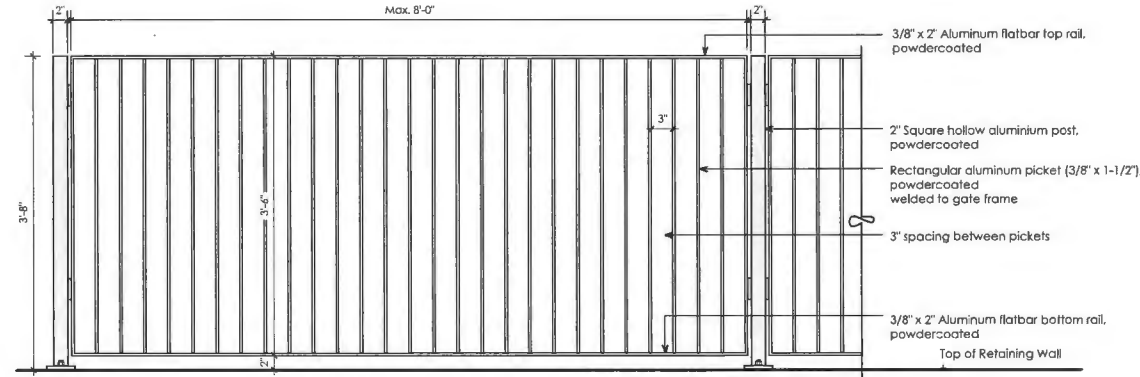
**PLAN #71**

**February 20, 2024**





01 3' Ht. Private Metal Decorative Gate  
L-6.3 SCALE 1"=1'-0"



02 3'-6" Ht. Metal Guardrail  
L-6.3 SCALE 1"=1'-0"

#### General Metal Work Notes:

1. Submit Sealed / Engineered shop drawings for review and approval for all metalwork prior to fabrication and in accordance with specification section 05 50 00.
2. Confirm all dimensions on site. Modify shop drawings as required to maintain design intent.
3. Consultant to approve all metalwork at fabrication prior to hot dip galvanizing or powdercoating.
4. All metal components to be cut or drilled, all weld faces ground smooth prior to powdercoating.
5. Metal work Assemblies to be all-weld construction. All welding to be completed prior to powder coating. Fabrication to allow for mechanical assembly of powder coated components on site.
6. All metal work other than stainless steel to be powder coated unless noted otherwise.
7. All fastening hardware to be stainless steel unless otherwise noted.
8. Consultant to approve all panels at fabrication prior to painted finish being applied.
9. Smooth cut all edges. Any sharp edges will not be accepted.
10. RAL colour to be confirmed. Provide paint colours samples for review and approval prior to application.

#### General Powdercoating Notes:

1. All metal to be RAL powdercoated to match Building Accents
2. RAL powdercoat colour: Iron Mountain. Color picked by LEDINGHAM McALLISTER.

6	Jan 17 - 2024	ISSUED FOR DP RESPONSE
5	Oct 5 - 2023	RE-ISSUED FOR DP
4	FEB 17 - 2023	ISSUED FOR DP
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-		
no.:	date:	item:
Revisions:		



Project:

**COOK ROAD**  
RICHMOND, BC

Drawn by: AG

Checked by: PK

Date: MAR 2020

Scale: As Indicated

Drawing Title:

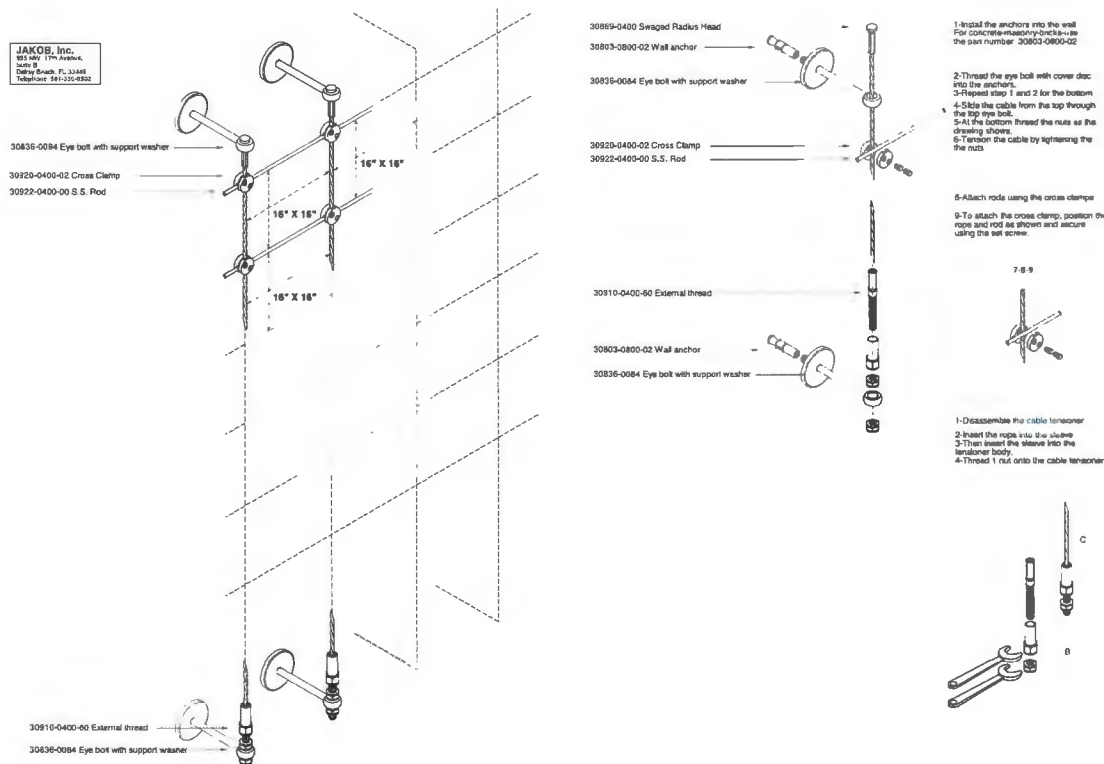
**LANDSCAPE DETAILS**

Project No.:

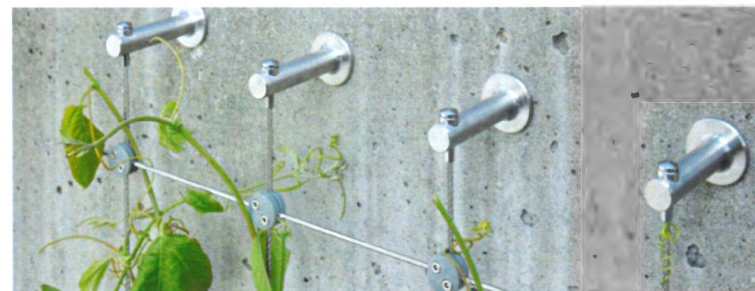
**19073**

Sheet No.:

**L-6.3**



03 Jakob Trellis System  
L-6.3 SCALE 1"=1'-0"









## Climbing net

NRO103



Item no. NRO103-1001	
Dimensions LxWxH	27'x12'x12'x12'
Age group	2 - 12
Play capacity (users)	7
Color options	1



## Climbing net

NRO103



Item no. NRO103-1001	
Dimensions LxWxH	27'x12'x12'x12'
Age group	2 - 12
Play capacity (users)	7
Color options	1

Material	High density polyethylene (HDPE)
Material	High density polyethylene (HDPE)
Material	High density polyethylene (HDPE)
Material	High density polyethylene (HDPE)
Material	High density polyethylene (HDPE)



## Seesaw, 2 people

NRO105



Item no. NRO105-1003	
Dimensions LxWxH	17'x11'x12'x12'
Age group	2 - 12
Play capacity (users)	2
Color options	1



## Seesaw, 2 people

NRO105



Item no. NRO105-1003	
Dimensions LxWxH	17'x11'x12'x12'
Age group	2 - 12
Play capacity (users)	2
Color options	1

Material	High density polyethylene (HDPE)
Material	High density polyethylene (HDPE)
Material	High density polyethylene (HDPE)
Material	High density polyethylene (HDPE)
Material	High density polyethylene (HDPE)



## Bee Springer

NRO116



Item no. NRO116-0421	
Dimensions LxWxH	27'x12'x12'x12'
Age group	2 - 12
Play capacity (users)	1
Color options	1



## Bee Springer

NRO116



Item no. NRO116-0421	
Dimensions LxWxH	27'x12'x12'x12'
Age group	2 - 12
Play capacity (users)	1
Color options	1

Material	High density polyethylene (HDPE)
Material	High density polyethylene (HDPE)
Material	High density polyethylene (HDPE)
Material	High density polyethylene (HDPE)
Material	High density polyethylene (HDPE)



01 Play Equipment - Climbing Net - Courtyard - or Similar Design/Quality  
L-6.5 NTS

## Snail Springer

NRO115



Item no. NRO115-0401	
Dimensions LxWxH	7'x4'x11'x11'
Age group	2 - 12
Play capacity (users)	1
Color options	1



## Snail Springer

NRO115



Item no. NRO115-0401	
Dimensions LxWxH	7'x4'x11'x11'
Age group	2 - 12
Play capacity (users)	1
Color options	1

Material	High density polyethylene (HDPE)
Material	High density polyethylene (HDPE)
Material	High density polyethylene (HDPE)
Material	High density polyethylene (HDPE)
Material	High density polyethylene (HDPE)



## Large Play Tower with curved Slide

PCN10371



Item no. PCN10371-0802	
Dimensions LxWxH	38'x21'x28'x12'
Age group	2+
Play capacity (users)	10
Color options	1



This fun activity platform play unit will appeal to children with its variety of play activities. It will attract children again and again. The climbing wall is a challenging activity that requires several strategies for the best result. The climbing wall is the reward when they complete a successful climb. The climbing wall is a positive effect on a child's motor skills. From the house, the children can slide or go down. Sliding supports balance and posture, both important for negotiating the world securely. The tower's path leads the child's motor skills and their spatial awareness, which is fundamental for understanding mathematics. On ground level, responsive play provides a creative effect to socialize. The clock tower invites dramatic play. The music panel stimulates the child's creativity and encourages him to play while having the child explore sound and melody. All in all, a playful space for making friends.

04 Play Equipment - Snail Springer - Courtyard - or Similar Design/Quality  
L-6.5 NTS

02 Play Equipment - Seesaw - Courtyard - or Similar Design/Quality  
L-6.5 NTS

03 Play Equipment - Bee Springer - Courtyard - or Similar Design/Quality  
L-6.5 NTS

6	Jan 17 - 2024	ISSUED FOR DP RESPONSE
5	Oct 5 - 2023	RE-ISSUED FOR DP
4	FEB 17 - 2023	ISSUED FOR DP
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no.:	date:	item:

Revisions:

durante kreuk Ltd.  
102 - 1637 West 5th Avenue  
Vancouver BC V6J 1N5  
t: 604 684 4611  
f: 604 684 0577  
www.dkl.bc.ca

Project:

**COOK ROAD**  
RICHMOND, BC

Drawn by: AG

Checked by: PK

Date: MAR 2020

Scale: As Indicated

Drawing Title:

**LANDSCAPE DETAILS**

Project No.:

**19073**

Sheet No.:

**L-6.5**



## Marina table

© design by lervica

Table 2 legs  
Tight table 4 legs  
Bistro 4 legs  
Floor seating 5 legs

Colour: Verdigris



## Captain's Chairs

© design by lervica

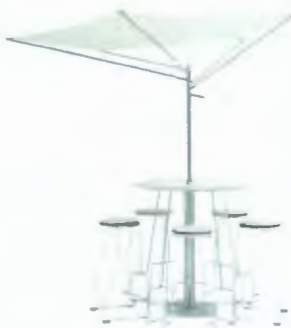
Shilling  
High chair  
Wobly's  
High wobbly  
Kooling

Colour: lead Green



## Tiki table

- Transparent floor, to give bars, restaurants, etc. a tidy, sleek look with a minimal impact.
- Footrest with great freedom of movement.
- Water drainage holes in the standard tabletop.
- Easy to fold and store.
- The perfect combination with T&J bar stools.
- The perfect combination with Acacia shade.



Marina table & high table



Dimensions	W	H	W	H	W	H	W	H
Marina table 100x200	100	200	100	200	100	200	100	200
Marina table 120x200	120	200	120	200	120	200	120	200
Marina table 140x200	140	200	140	200	140	200	140	200
Marina table 160x200	160	200	160	200	160	200	160	200



Dimensions	W	H	W	H	W	H	W	H
Marina table 100x200	100	200	100	200	100	200	100	200
Marina table 120x200	120	200	120	200	120	200	120	200
Marina table 140x200	140	200	140	200	140	200	140	200
Marina table 160x200	160	200	160	200	160	200	160	200



Dimensions	W	H	W	H	W	H	W	H
Marina table 100x200	100	200	100	200	100	200	100	200
Marina table 120x200	120	200	120	200	120	200	120	200
Marina table 140x200	140	200	140	200	140	200	140	200
Marina table 160x200	160	200	160	200	160	200	160	200

extremis

extremis

01 Dining Table and Chair or Similar - Level 3 Amenity Deck - or Similar Design/Quality  
L-6.5 NTS

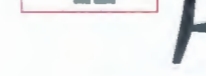
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L-6.6 NTS

loll designs

nisswa lounge chair

loll designs

accent side tables

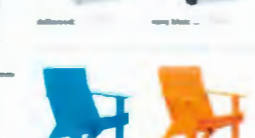


loll designs

tall lollygagger lounge chair

loll designs

alfresco square & round table



03 Outdoor Lounge Furniture or Similar - Level 3 Amenity Deck - or Similar Design/Quality  
L-6.5 NTS

04 Outdoor Lounge Furniture or Similar - Deck Seating at Courtyard - or Similar Design/Quality  
L-6.6 NTS

6	Jan 17 - 2024	ISSUED FOR EP RESPONSE
5	Oct 5 - 2023	RE-ISSUED FOR DP
4	FEB 17 - 2023	ISSUED FOR DP
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no.:	date:	item:

Revisions:

**DK** Duranite Kreuk Ltd  
102 1837 West 5th Avenue  
Vancouver BC V6J 1H5  
1 804 664 461  
1 804 664 057  
www.dk.bc.ca

Project:  
**COOK ROAD**  
RICHMOND, BC

Drawn by: AG  
Checked by: RA  
Date: MAR 2020  
Scale: As Indicated  
Drawing Title:

**LANDSCAPE DETAILS**

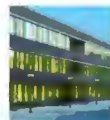
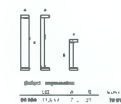
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**19073**  
Sheet No.:

L-6.6

DP 23-014121 PLAN #75

February 20, 2024





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5	Oct 5 - 2023	RE-ISSUED FOR DP
4	FEB 17 - 2023	ISSUED FOR DP
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Revisions:



Project:

**COOK ROAD**  
RICHMOND, BC

Drawn by: AG

Checked by: PK

Date: MAR 2020

Scale: As Indicated

Drawing Title:

## LANDSCAPE DETAILS

Project No.:

19073

Sheet No.:

**L-6.7**

**DP 23-014121**

# PLAN #76

**February 20, 2024**



NOTES  
EV OUTLETS WILL NEED TO BE SUPPLIED WITH  
ENERGIZED OUTLETS IN ORDER TO SUPPORT EV  
CHARGING, WITH EACH PARKING SPACE  
CAPABLE OF RECEIVING "LEVEL 2" CHARGING  
AT A PERFORMANCE LEVEL OF AT LEAST 12  
KWH WITHIN A MAX 8-HOUR PERIOD

PARKING - P1		
TYPE	COUNT	
CAR SHARE	2	
CLASS A LOADING STALL	2	
GARBAGE TRUCK	1	
MEDIUM SIZE LOADING	1	
RESIDENTIAL - H/C STALL	3	
RESIDENTIAL - H/C VAN STALL	2	
RESIDENTIAL - REGULAR STALL	29	
RESIDENTIAL - SMALL STALL	24	
VISITOR - REGULAR	30	
VISITOR - SMALL CAR STALL	23	
VISITOR H/C STALL	2	
TOTAL	119	

PARKING - BIKES P1		
TYPE	COUNT	
BICYCLE - HOR. CLASS 1	57	
BICYCLE - HOR. STACKED CLASS 1	56	
BICYCLE - VERT. CLASS 1	27	
TOTAL	140	

P1 - GROSS AREA SUMMARY		
USE	AREA	
BIKE LOCKERS	2924 SF	
DOG WASH	321 SF	
EXCLUSION	246 SF	
GARBAGE	2099 SF	
MECHANICAL	594 SF	
PARKADE	41143 SF	
RESIDENTIAL CIRCULATION	295 SF	
TOTAL	47621 SF	

REVISIONS		
NO.	DATE	DESCRIPTION
1	MAY 19 2022	RE - ISSUED FOR R2
2	JULY 4 2022	RE - ISSUED FOR R2 II
3	AUG 3 2022	RE - ISSUED FOR R2 III
4	MAR 10 2023	ISSUED FOR DP
5	OCT 06 2023	RE-ISSUED FOR DP
6	JAN 19 2024	RE-ISSUED FOR DP
7	FEB 15 2024	RE - ISSUED FOR DP

8880 COOK RD. &  
8751 CITATION DRIVE  
RICHMOND, BC

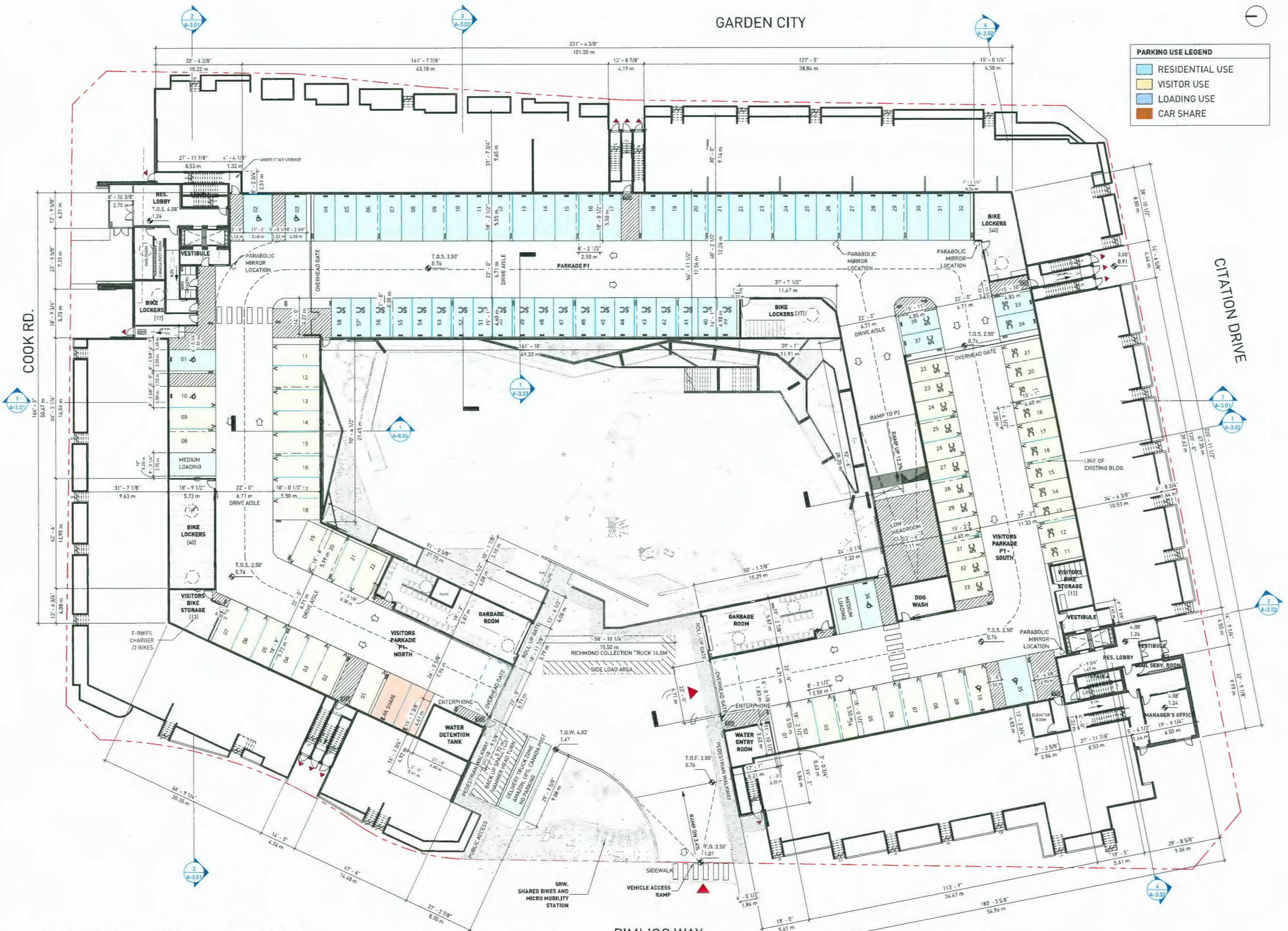
FLOOR PLAN - P1

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SCALE	As indicated
JOB NUMBER	20039

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GARDEN CITY

PARKING USE LEGEND	
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<span style="background-color: #4682B4;"> </span>	LOADING USE
<span style="background-color: #FF8C00;"> </span>	CAR SHARE



DP 23-014121

REFERENCE PLAN

February 20, 2024



#### NOTES

EV OUTLETS WILL NEED TO BE SUPPLIED WITH  
ENERGIZED OUTLETS IN ORDER TO SUPPORT EV  
CHARGING, WITH EACH PARKING SPACE  
CAPABLE OF RECEIVING "LEVEL 2" CHARGING  
AT A PERFORMANCE LEVEL OF AT LEAST 12  
KWH WITHIN A MAX 8-HOUR PERIOD

PARKING - P2	
TYPE	COUNT
RESIDENTIAL - REGULAR	62
RESIDENTIAL - SMALL STALL	48
TOTAL	110

PARKING - BIKES P2	
TYPE	COUNT
BICYCLE - HOR. CLASS 1	228
BICYCLE - HOR. STACKED CLASS 1	138
BICYCLE - LOCKER	11
BICYCLE - OVERSIZE	6
BICYCLE - VERT. CLASS 1	64
TOTAL	447

P2 - GROSS AREA SUMMARY	
USE	AREA
AMENITY	1033 SF
BIKE LOCKERS	8218 SF
ELECTRICAL ROOM	1259 SF
EXCLUSION	873 SF
MECHANICAL	1646 SF
PARKADE	35300 SF
RESIDENTIAL CIRCULATION	281 SF
TOTAL	48610 SF

#### REVISIONS

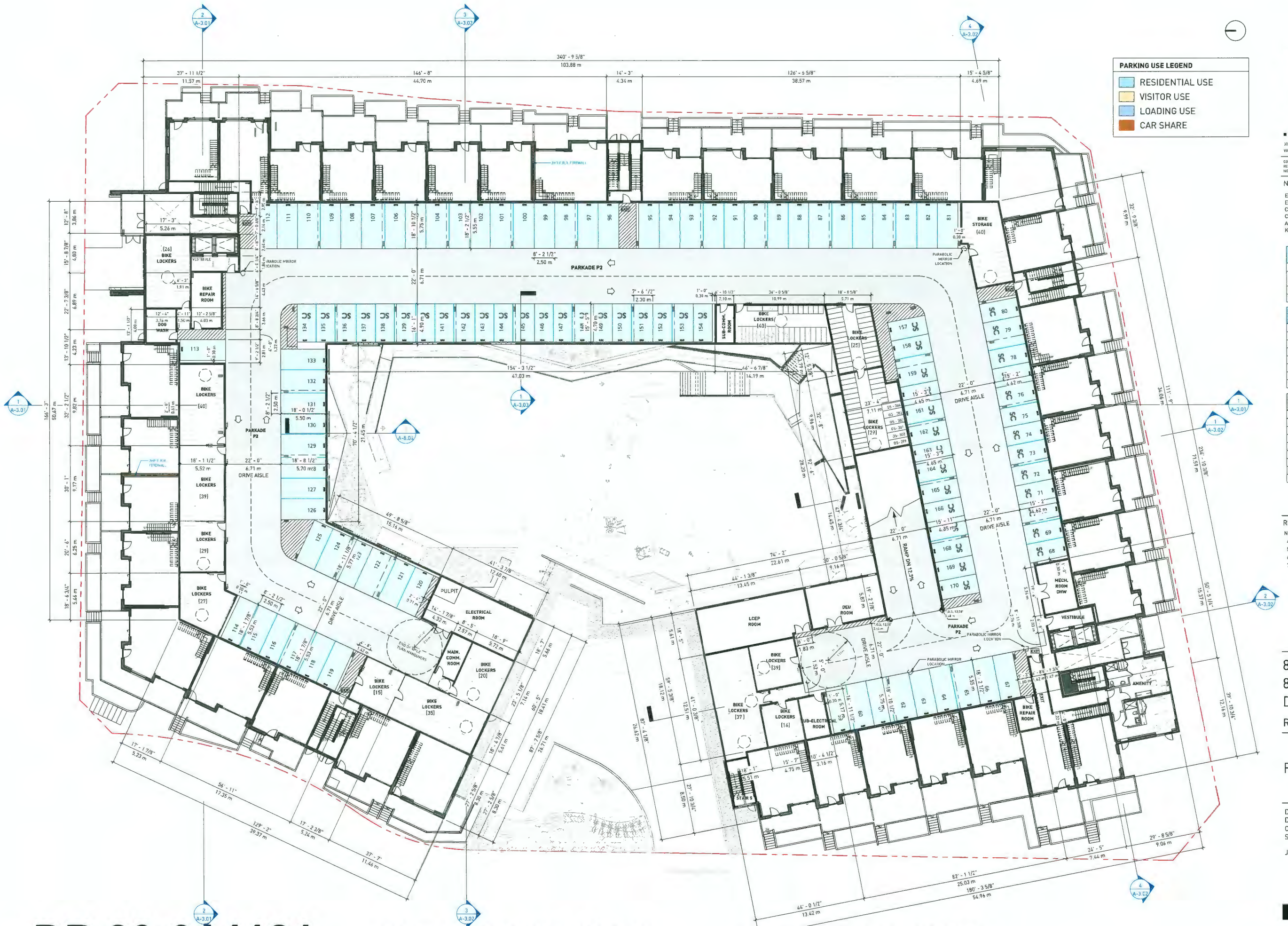
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6	JAN 19 2024	RE-ISSUED FOR DP
7	FEB 15 2024	RE-ISSUED FOR DP

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RICHMOND, BC

#### FLOOR PLAN - P2

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PARKING USE LEGEND	
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<span style="color: yellow;">■</span>	VISITOR USE
<span style="color: blue;">■</span>	LOADING USE
<span style="color: orange;">■</span>	CAR SHARE

DP 23-014121

REFERENCE PLAN

February 20, 2024



NOTES

L1 - GROSS AREA SUMMARY	
USE	AREA
MANAGEMENT	38" SF
OUTDOOR AMENITY	20325 SF
PATIO	15037 SF
RESIDENTIAL CIRCULATION	3769 SF
TH	20571 SF
TOTAL	60990 SF

ALL UNITS BY LEVEL L1		
LEVEL	NAME	COUNT
NORTH	TH	13
	TH-MIR	4
SOUTH		17
L1	TH	19
	TH-MIR	1
TOTAL 37		37

REVISIONS

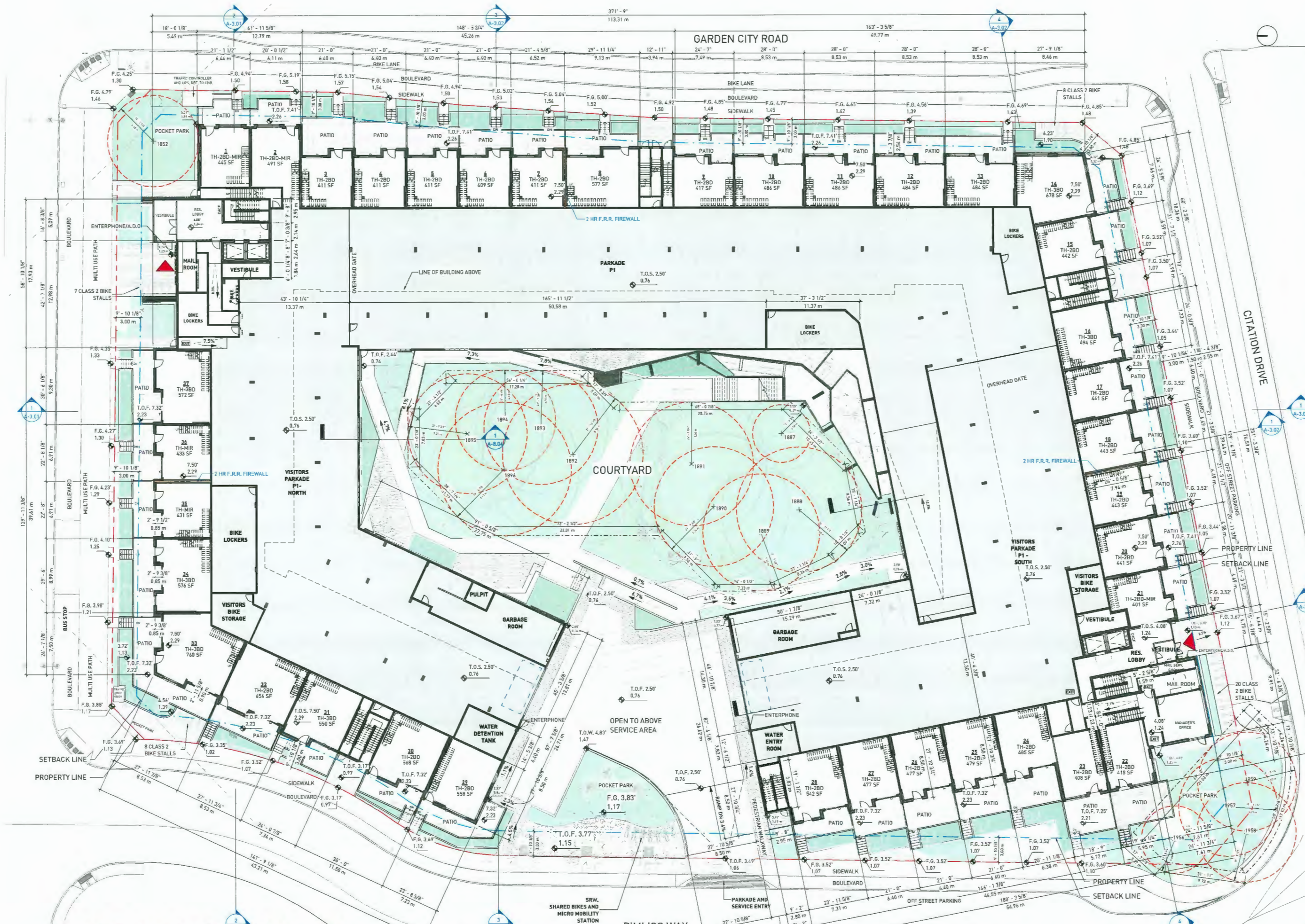
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2	JULY 4 2022	RE - ISSUED FOR RZ II
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FLOOR PLAN - L1

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DP 23-014121

REFERENCE PLAN

February 20, 2024



NOTES

L2 - GROSS AREA SUMMARY		
USE	AREA	
AMENITY	1596 SF	
BUH	720 SF	
RESIDENTIAL CIRCULATION	5449 SF	
EXCLUSION	1713 SF	
MECH. SHAFT	280 SF	
BALCONY	1872 SF	
OUTDOOR AMENITY	1830 SF	
OUTDOOR AREA	10942 SF	
PATIO	6433 SF	
1BD	4670 SF	
2BD	5033 SF	
3BD	2081 SF	
STUDIO	9347 SF	
TH	70474 SF	
TOTAL	71765 SF	

ALL UNITS BY LEVEL L2		
LEVEL	NAME	COUNT
NORTH	1BD	5
	1BD - MIR	2
	2BD	3
	2BD - MIR	1
	3BD	1
	3BD - MIR	1
	STUDIO - MIR	10
SOUTH	1BD	1
	2BD	2
	STUDIO	5
	STUDIO - MIR	3
	TOTAL: 37	37

REVISIONS

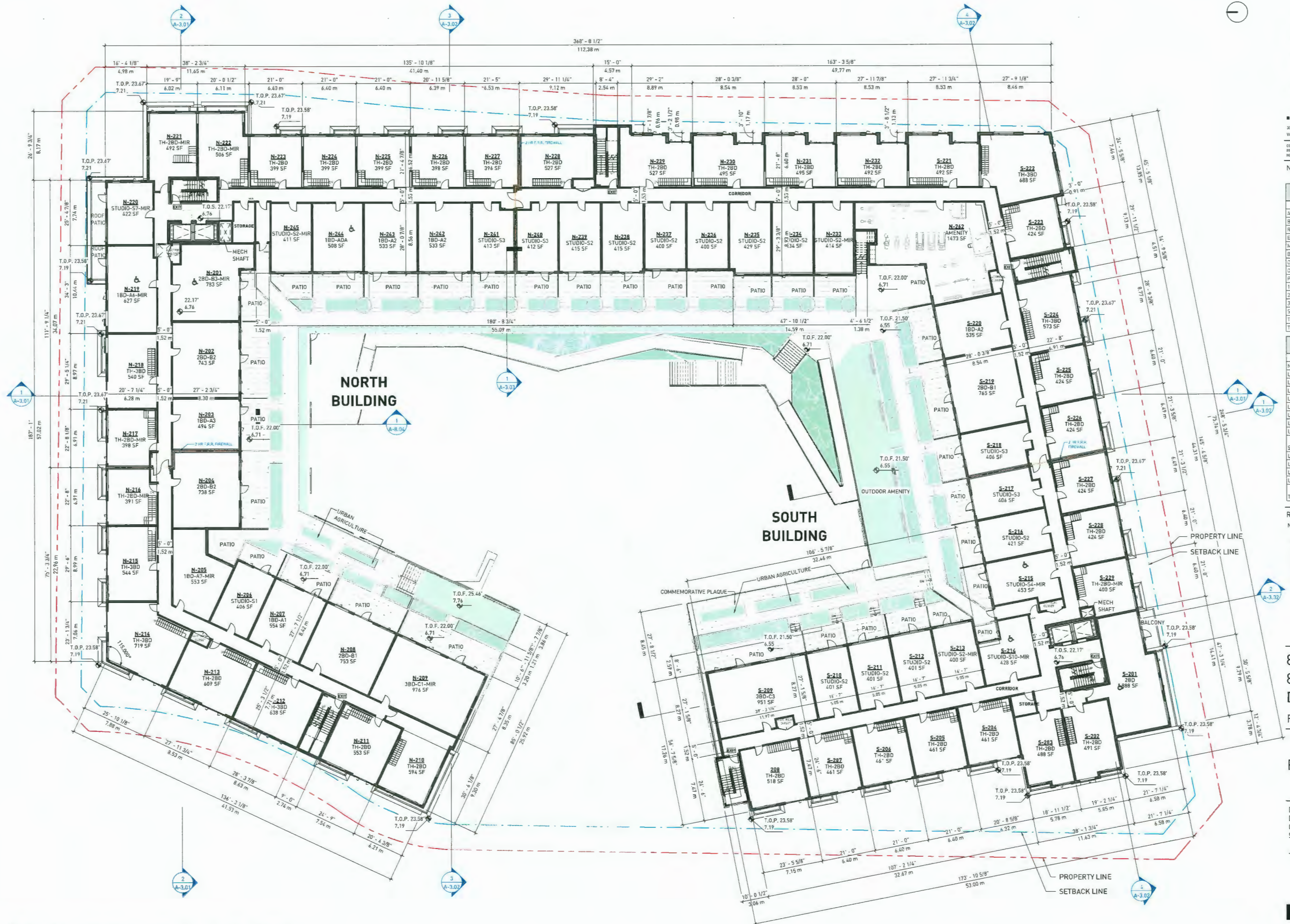
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3	AUG 3 2022	RE - ISSUED FOR RZ III
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6	JAN 19 2024	RE-ISSUED FOR DP
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NOTES

L3 - GROSS AREA SUMMARY

USE	AREA
1BD	15643 SF
2BD	12911 SF
3BD	3414 SF
AMENITY	3289 SF
BALCONY	5558 SF
BUH	320 SF
EXCLUSION	521 SF
MECH. SHAFT	256 SF
OUTDOOR AMENITY	3416 SF
RESIDENTIAL CIRCULATION	4433 SF
STUDIO	8392 SF
TOTAL	60133 SF

ALL UNITS BY LEVEL L3

LEVEL	NAME	COUNT
NORTH		
L3	1BD	10
L3	1BD - MIR	8
L3	2BD	10
L3	2BD - MIR	3
L3	3BD	1
L3	3BD - MIR	1
L3	STUDIO	1
L3	STUDIO - MIR	5
TOTAL: 66		
SOUTH		
L3	1BD	7
L3	1BD - MIR	2
L3	2BD	3
L3	2BD - MIR	1
L3	3BD	1
L3	STUDIO	1
L3	STUDIO - MIR	12
TOTAL: 66		

REVISIONS

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6	JAN 19 2024	RE-ISSUED FOR DP
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FLOOR PLAN - L3

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SCALE

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20039

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NOTES

L4 - GROSS AREA SUMMARY		
USE	AREA	
1BD	14861 SF	
2BD	15254 SF	
3BD	4455 SF	
AMENITY	1609 SF	
BALCONY	5602 SF	
BUH	1360 SF	
EXC. USION	1526 SF	
MECH. SHAFT	252 SF	
RESIDENTIAL - CIRCULATION	4416 SF	
STUDIO	7573 SF	
TOTAL	56888 SF	

ALL UNITS BY LEVEL L4		
LEVEL	NAME	COUNT
NORTH	1BD	15
	1BD - MIR	3
	2BD	12
	2BD - MIR	1
	3BD	1
	3BD - MIR	1
	STUDIO	1
SOUTH	1BD	8
	1BD - MIR	1
	2BD	5
	2BD - MIR	1
	3BD	2
	STUDIO	3
	STUDIO - MIR	8
TOTAL: 67		67

REVISIONS

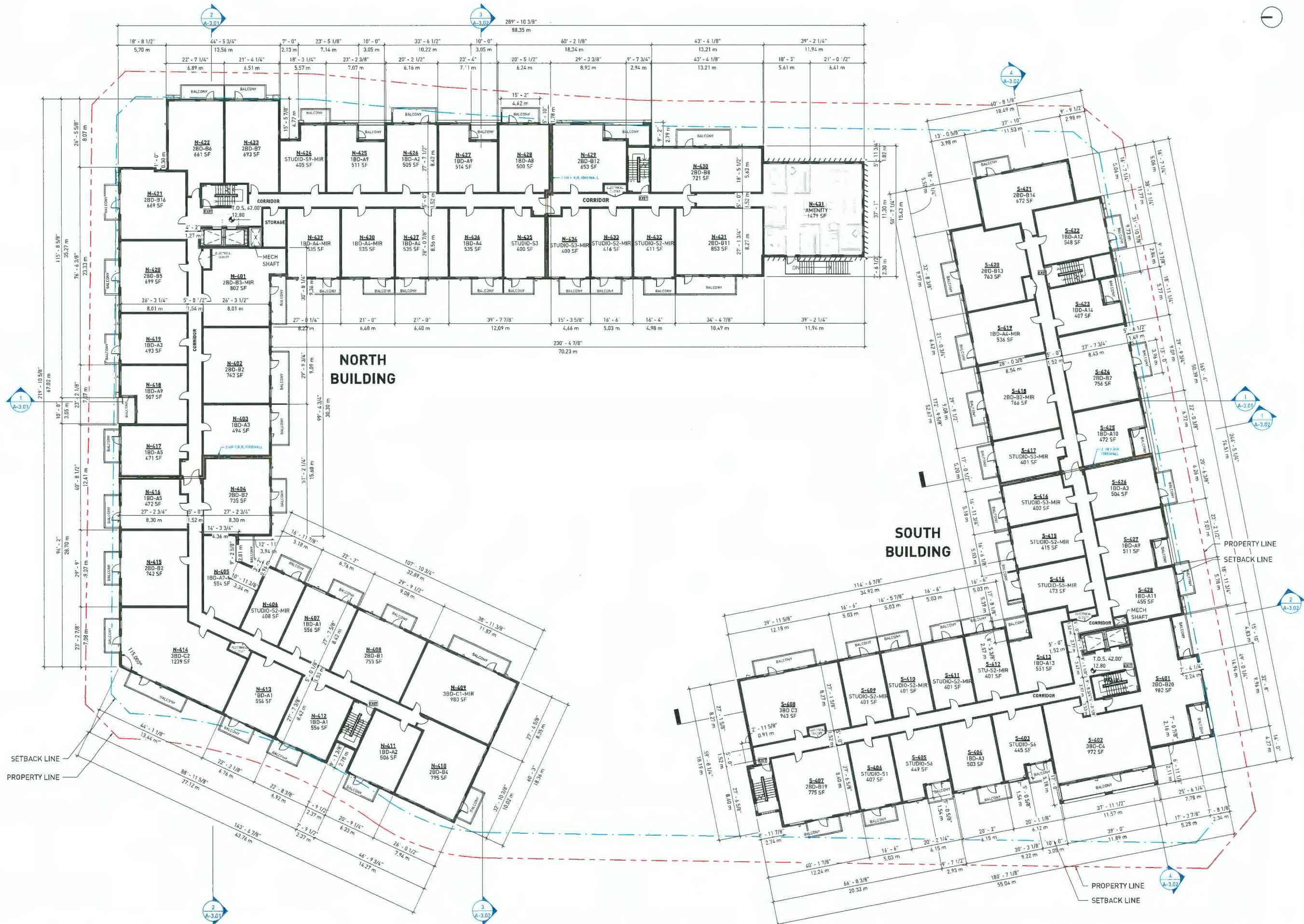
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6	JAN 19 2024	RE-ISSUED FOR DP
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RICHMOND, BC

FLOOR PLAN - L4

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JOB NUMBER 20039

A-1.08



DP 23-014121

REFERENCE PLAN

February 20, 2024



NOTES

L5 - GROSS AREA SUMMARY	
USE	AREA
1BD	1487 SF
2BD	16304 SF
3BD	4454 SF
BALCONY	5587 SF
BUH	1333 SF
EXCLUSION	1527 SF
MECH. SHAFT	248 SF
RESIDENTIAL CIRCULATION	4414 SF
STUDIO	6691 SF
TOTAL	55432 SF

ALL UNITS BY LEVEL L5		
LEVEL	NAME	COUNT
NORTH	1BD	18
	2BD	14
	3BD	1
	3BD - MIR	1
	STUDIO	4
SOUTH	1BD	9
	2BD	6
	3BD	2
	STUDIO	11
	TOTAL	66

REVISIONS

NO.	DATE	DESCRIPTION
1	MAY 19 2022	RE - ISSUED FOR RZ
2	JULY 4 2022	RE - ISSUED FOR RZ II
3	AUG 3 2022	RE - ISSUED FOR RZ III
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FLOOR PLAN - L5

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JOB NUMBER 20039

A-1.09





NOTES

L6 - GROSS AREA SUMMARY		
USE	AREA	
1BD	14859 SF	
2BD	16017 SF	
3BD	4450 SF	
BALCONY	5494 SF	
BUH	1320 SF	
EXCLUSION	1528 SF	
MECH. SHAFT	259 SF	
RESIDENTIAL CIRCULATION	4448 SF	
ROOF DECK	255 SF	
STUDIO	6690 SF	
TOTAL	55318 SF	

ALL UNITS BY LEVEL L6		
LEVEL	NAME	COUNT
NORTH		
L6	1BD	18
L6	2BD	14
L6	3BD	2
L6	STUDIO	4
TOTAL: 38		
SOUTH		
L6	1BD	9
L6	2BD	6
L6	3BD	2
L6	STUDIO	11
TOTAL: 28		
TOTAL: 66		

REVISIONS

NO.	DATE	DESCRIPTION
1	MAY 19 2022	RE - ISSUED FOR RZ
2	JULY 4 2022	RE - ISSUED FOR RZ II
3	AUG 3 2022	RE - ISSUED FOR RZ III
4	MAR 10 2023	ISSUED FOR DP
5	OCT 06 2023	RE-ISSUED FOR DP
6	JAN 19 2024	RE-ISSUED FOR DP
7	FEB 15 2024	RE-ISSUED FOR DP

8880 COOK RD. &  
8751 CITATION  
DRIVE  
RICHMOND, BC

FLOOR PLAN - L6

DATE	2/16/2024 4:19:25 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1/16" = 1'-0"
JOB NUMBER	20039

A-1.10





NOTES

BASIC UNIVERSAL  
HOUSING (BUH) ARE  
DESIGNED IN  
ACCORDANCE WITH  
SECTION 4.16 OF  
RICHMOND ZONING BY  
LAW 8500

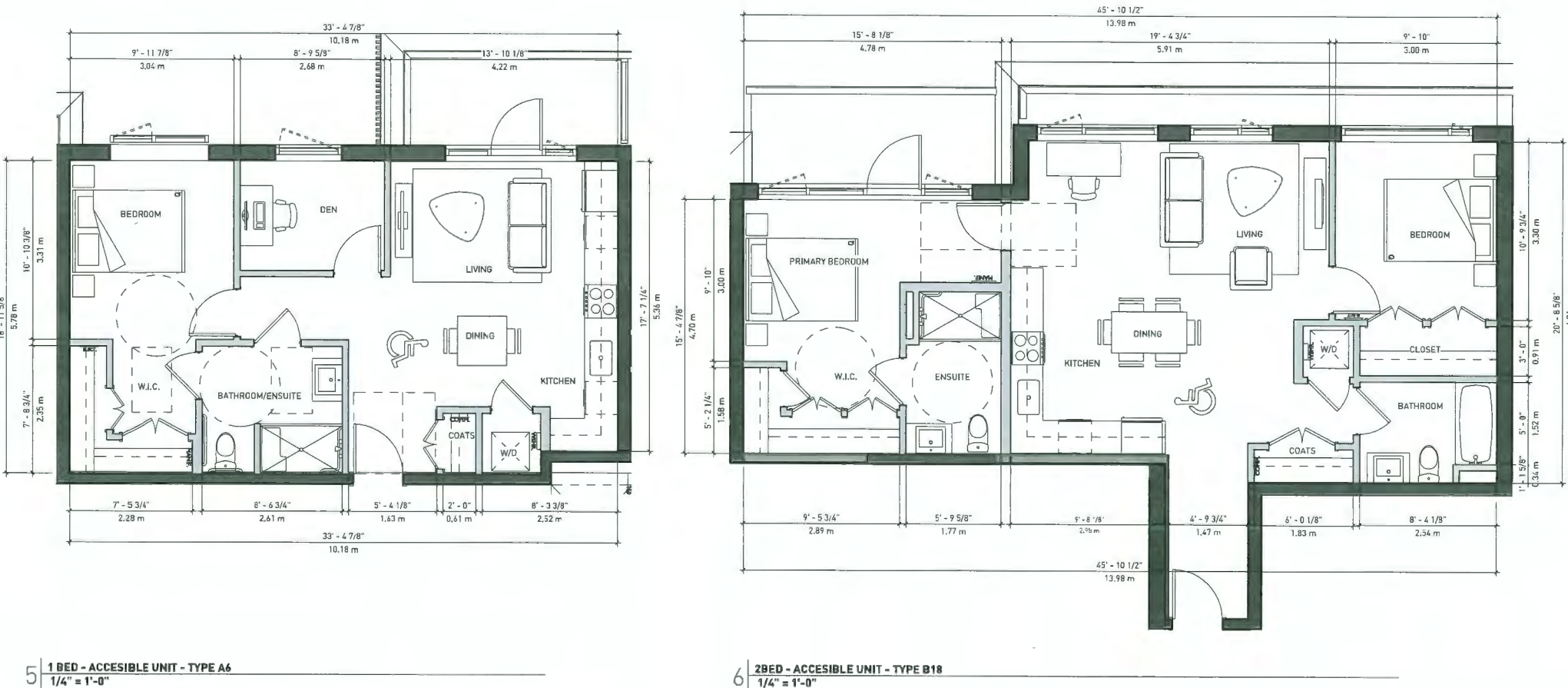
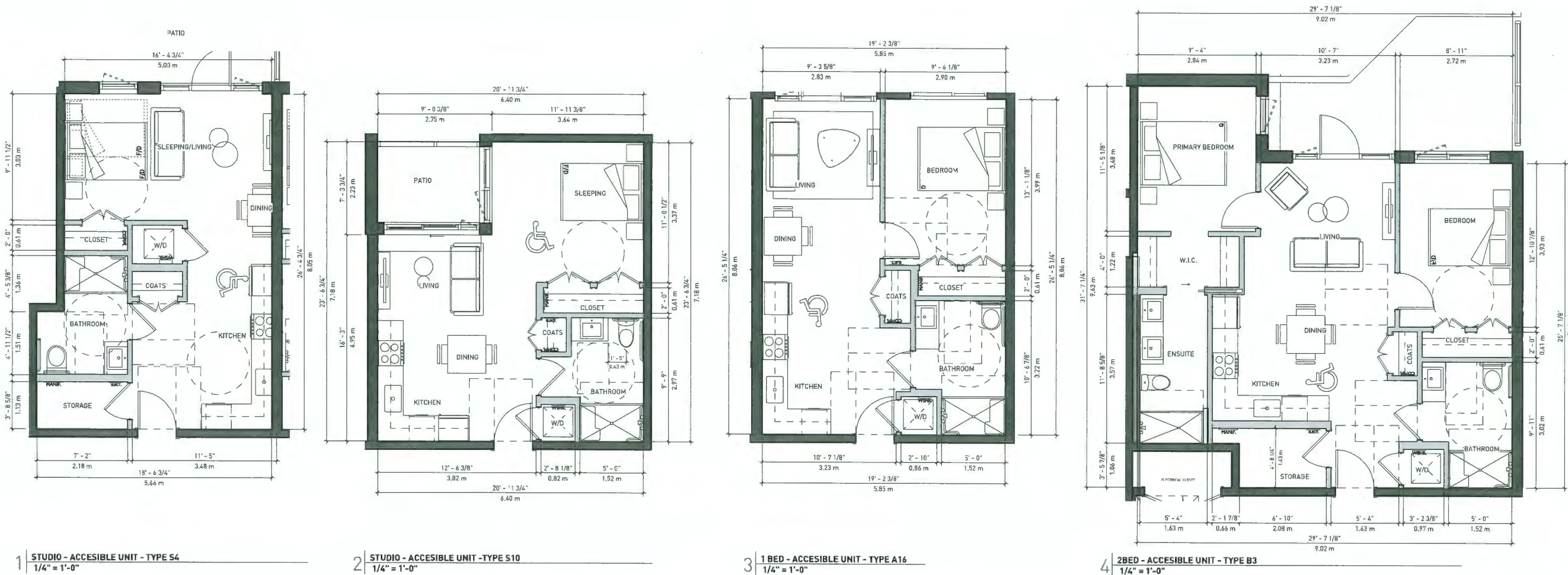
REVISIONS		
NO.	DATE	DESCRIPTION
4	MAR 10 2023	ISSUED FOR OP
5	OCT 06 2023	RE-ISSUED FOR DP
6	JAN 19 2024	RE-ISSUED FOR DP
7	FEB 15 2024	RE- ISSUED FOR DP

8880 COOK RD. &  
8751 CITATION  
DRIVE  
RICHMOND, BC

TYP. ACCESSIBLE  
UNITS

DATE	2/14/2024 4:41:21 PM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	As indicated
JOB NUMBER	20039

A-4.01



KEY PLAN