City of Richmond

Agenda

Development Permit Panel

Council Chambers, City Hall
6911 No. 3 Road

Wednesday, March 24, 2021
3:30 p.m.

MINUTES

Motion to adopt the minutes of the Development Permit Panel meeting held on March 10, 2021.

1. DEVELOPMENT PERMIT 20-896600
(REDMS No. 6619645)

APPLICANT: Headwater Living Inc.

PROPERTY LOCATION: 5500 No. 3 Road

Director's Recommendations

That a Development Permit be issued which would:

1. ***permit the construction of a high-rise mixed-use development containing approximately 637 m^2 (6,855 ft^2) of commercial space and 149 market rental housing units at 5500 No. 3 Road on a site zoned "High Density Market Rental Residential/Limited Commercial (ZMU45) – Lansdowne Village (City Centre)"; and***
2. ***vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum balcony projection into the Lansdowne Road setback from 1.66 m to 2 m.***

2. DEVELOPMENT PERMIT 20-916262
(REDMS No. 6624994)

APPLICANT: EverNu Developments Inc.

ITEM

PROPERTY LOCATION: 11540 Railway Avenue

Director's Recommendations

That a Development Permit be issued which would permit the construction of a duplex at 11540 Railway Avenue on a site zoned "Arterial Road Two-Unit Dwellings (RDA)".

3. New Business

4. Date of Next Meeting: April 14, 2021

ADJOURNMENT

City of Richmond

Minutes

Development Permit Panel
Wednesday, March 10, 2021

Time: 3:30 p.m.

Place: Remote (Zoom) Meeting

Present: Joe Erceg, Chair
Cecilia Achiam, General Manager, Community Safety
John Irving, General Manager, Engineering and Public Works

The meeting was called to order at 3:32 p.m.

Minutes

It was moved and seconded
That the minutes of the meeting of the Development Permit Panel held on January 27, 2021 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 17-768763
(REDMS No. 6614322 v. 4)

APPLICANT: Landcraft Homes Ltd.

PROPERTY LOCATION: 5751 Francis Road

INTENT OF PERMIT:

Permit the construction of a triplex at 5751 Francis Road on a site zoned "Arterial Road Three-Unit Dwellings (RTA)".

Applicant's Comments

Gordon Yiu, DF Architecture Inc., with the aid of a visual presentation (copy on file, City Clerk's office), provided background information on the proposed development, highlighting the following:

- one of the units in the triplex (Unit C) is a convertible unit;
- each unit is provided with a garage with two side-by-side parking spaces that could accommodate waste carts; a staging area for waste carts for garbage collection is proposed along the drive aisle;
- one visitor parking space is proposed for the triplex;
- the façades of the triplex units are distinct but related;
- the proposed materials are consistent with neighbouring single-family homes;
- wall-mounted sconces with downward focused lights and bollard lighting are proposed to enhance security and mitigate light pollution;
- windows will be installed along the internal driveway to provide more surveillance opportunities;
- proposed sustainability measures include, among others, high performance windows and enhanced air tightness; and
- there is a Statutory Right-of-Way over the driveway to provide vehicle access to the neighbouring property to the east should it redevelop into a triplex in the future.

Denitsa Dimitrova, PMG Landscape Architects, provided an overview of the landscaping for the project, noting that (i) all yards for the triplex unis are accessible, (ii) low transparent fencing and soft landscaping are proposed along the streetscape, (iii) a six-foot high wood perimeter fence and landscaping provide privacy to neighbouring properties, and (iv) different patterns and colours are proposed for the permeable pavers on the internal driveway and the pedestrian sidewalk.

Staff Comments

Wayne Craig, Director, Development, noted that (i) there is a Servicing Agreement associated with the proposed development for frontage works along Francis Road, (ii) the project will achieve Step Code 3 of the BC Energy Step Code, (iii) there will signage installed on the fence to indicate that the internal drive aisle would connect to the adjacent property to the east in the future, and (iv) the signage will be inspected as part of the landscape inspection process.

Panel Discussion

In reply to queries from the Panel, the project`s design team including Mr. Yui, Ms. Dimitrova, and Zubin Billimoria, DF Architecture, acknowledged that (i) the waste carts will only be moved from the garages and temporarily stationed at the garbage staging area on garbage collection days, (ii) a Right-of-Way (ROW) for water meter is located in front of Unit C facing Francis Road, (iii) there is adequate maneuvering space for vehicles entering and leaving the garages of Unit A and Unit B in forward gear, (iv) the applicant will consider redesigning the paving treatment for the pedestrian pathway to emphasize that there is a shared drive aisle access between the subject site and the adjacent property to the east should it redevelop in the future, (v) the number of wall-mounted sconce lights in the proposed development has been reduced as recommended by the Advisory Design Panel and the downward focused lights will avoid light pollution, and (iv) the garages with two vehicles parked could still accommodate the waste carts.

Gallery Comments

None.

Correspondence

None.

Panel Discussion

Discussion ensued with regard to the adequacy of space in the garages to accommodate the waste bins and staff was directed to confirm if each garage could accommodate the waste bins when the garage is occupied by two vehicles.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of a triplex at 5751 Francis Road on a site zoned "Arterial Road Three-Unit Dwellings (RTA)".

CARRIED

2. Date of Next Meeting: March 24, 2021

3. Adjournment

It was moved and seconded
That the meeting be adjourned at 3:54 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, March 10, 2021.

Joe Erceg
Chair

Rustico Agawin
Committee Clerk

City of Richmond

Report to Development Permit Panel

To:	Development Permit Panel	**Date:**	March 1, 2021
From:	Wayne Craig Director, Development	**File:**	DP 20-896600
Re:	**Application by Headwater Living Inc. for a Development Permit at 5500 No. 3 Road**		

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of a high-rise mixed-use development containing approximately 637 m^2 (6,855 ft^2) of commercial space and 149 market rental housing units at 5500 No. 3 Road on a site zoned "High Density Market Rental Residential/Limited Commercial (ZMU45) – Lansdowne Village (City Centre)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum balcony projection into the Lansdowne Road setback from 1.66 m to 2 m.

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

WC:sb
Att. 3

Staff Report

Origin

Headwater Living Inc. has applied to the City of Richmond for permission to develop a mixed-use high-rise residential and commercial development at 5500 No. 3 Road on a site zoned "High Density Market Rental Residential/Limited Commercial (ZMU45) – Lansdowne Village (City Centre)".

The applicant is a company incorporated in BC under the number BC1097036. The directors of the company are Erin Gibualt and John Thiessen. The owners of the property are Richard and Leslie Ames as executors of the wills of Clifford and Surella Ames. The beneficial owner is HPL3 Limited Partnership and Richard and Leslie Ames are the company directors. The application was submitted by McGregor Wark, authorized agent for the applicant and owners.

The site is being rezoned from "Downtown Commercial (CDT1)" to "High Density Market Rental Residential/Limited Commercial (ZMU45) – Lansdowne Village (City Centre)" for this project under Bylaw 10130 (RZ 19-858804).

Key components of the proposal include:

- A single 15-storey tower with 11 floors of residential apartments and resident indoor amenity spaces over a four-storey podium containing ground level commercial retail units, four levels of parking, resident indoor amenity and service spaces.
- A maximum floor area ratio (FAR) of 3.77, additional floor area ratio (FAR) of 0.06 for resident indoor amenity space, and a maximum height of 47m geodetic.
- A total floor area of approximately 10,065 m^2 (108,334 ft^2) comprised of approximately:
  - 637 m^2 (6,855 ft^2) of commercial space.
  - 9,428 m^2 (101,479 ft^2) of residential space.
- Additional 170 m^2 (1,829 ft^2) of indoor amenity space for residents.
- Approximately 149 market rental housing units.
- Road dedication and statutory right-of-way (SRW) and construction of road widening across the north (exterior side) frontage of the site.
- Lane statutory right-of-way (SRW) and construction of lane widening across the east (rear) frontage of the site.

The site is comprised of one lot which is currently vacant and previously contained a single storey commercial building.

A Servicing Agreement is required as a condition of rezoning adoption and includes, but is not limited to, lane and road works, frontage improvements 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 Lansdowne Road is Lansdowne Mall. The site is the subject of a separate application (CP 15-717017) and separate staff report to amend the Official Community Plan (OCP) to adjust land use designation boundaries to facilitate future development of the site as a mixed-use neighbourhood.

To the south: A recently constructed development (DP 14-660885) featuring a 15-storey building with 139 residential units and commercial space at grade.

To the east: Across the lane is an existing 16-storey residential building with 262 residential units.

To the west: Across No. 3 Road are a number of low rise commercial developments in single storey form on properties zoned "CA (Auto-Oriented Commercial)".

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on April 20, 2020. Discussion and public correspondence considered at the Public Hearing meeting included the following concerns regarding the development:

- Amount of Accessible Housing:

  Staff can confirm that 100% of the market rental housing units incorporate basic universal housing features in compliance with the Zoning Bylaw and Market Rental Housing Policy, which allow for future conversion into accessible units.

- Traffic and Parking:

  The proposal will improve the existing rear lane through lane widening from the existing interim 6 m width to the standard City Centre 9 m width. Frontage improvements are also proposed to be provided along No. 3 Road and Lansdowne Road. The proposed parking is consistent with the Zoning Bylaw 8500 requirements, including the owner's submission of a traffic study prepared by a professional traffic consultant and the provision of transportation demand management measures. Transportation staff have reviewed and accept the report findings. The applicant is required to submit a construction parking and management plan as part of the Building Permit application process.

- Consultation with Neighbours:

  The applicant has reached out to both neighbouring high-rise development's stratas, providing them with copies of the revised design proposal and will remain in ongoing discussion during the construction process.

- Impact to Neighbour Views:

  The proposed development complies with OCP and CCAP Policies regarding building size and location. The podium roof design has carefully considered the existing neighbouring building to the south. Podium parapets have been aligned so that no exposed walls are visible to residents in either building. Terraced landscaping and fences/guardrails allow for visually appropriate privacy and security between the two buildings. While the proposed podium roof deck is slightly higher than the existing adjacent building, terraced planters step down to meet the same parapet elevation.

- Overlook Impact to Neighbour Privacy:

  Tower separation is maximized and impacts minimized by anchoring the tower massing on the lane and offsetting from the existing neighbouring tower, and locating the lower proposed eight-storey streetwall along the Lansdowne Road north edge of the site. The Development Application for the recent neighbouring development to the south of the subject site provided for the existing tower massing.

- Neighbour Shadowing Impacts:

  Prepared shadow studies were analyzed and provided in the drawing package for reference. The proposed tower will not shade the neighbouring tower located south of the subject site and the proposed tower shape and setbacks from the south and east property lines reduce the afternoon shading of the neighbouring tower located across the lane to the east of the subject site.

- Trespass potential at the podium roof level between the development and existing neighbouring development to the south:

  The potential for trespassing between the sites is mitigated through access and design. Typical of residential developments, only residents of the subject development will have access to the proposal's outdoor amenity space. Along the south edge of the proposal, a stepped planter with landscaping and 1.8 m fencing provide physical barriers between the proposed podium roof and the neighbouring development to the south.

- Impacts to neighbouring emergency exiting from neighbouring development to the south:

  As required by the BC Building Code, the proposal provides emergency exit routes throughout building and parking areas, exiting out to public streets/lanes. The proposed development is proposed on the subject site only and will not impact the neighbouring site's emergency exiting.

- Construction subsidence and disturbance impacts on neighbours:

  Through the future Building Permit application process, Geotechnical report, Engineering and Architectural designs will be submitted confirming compliance with the requirement that the design not adversely impact the adjacent neighbouring structures.

  Construction activities will comply with the City's Good Neighbour Program, the City's Noise Regulation Bylaw and the Unsightly Premises Regulation Bylaw.

- Construction Safety:

  The applicant is required to comply with all safety measures in accordance with requirements of all governing bodies.

Staff Comments

The proposed scheme attached to this Staff 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 in compliance with the "High Density Market Rental Residential/Limited Commercial (ZMU45) – Lansdowne Village (City Centre)" zone except for the zoning variance noted below.

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

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

1) Increase the maximum balcony projection into the Lansdowne Road setback from 1.66 m to 2 m.

   (Staff supports the proposed variance as it accommodates the provision of visual interest through building articulation and the colour treatment to the underside of the balconies, accommodates the provision of private outdoor space, does not impact pedestrian circulation at the grade level as the balconies are located on the fifth to fifteenth floor levels, and does not adversely impact any neighbouring developments resulting from the proposed development on the subject site with development constraints of being a small orphan lot, having frontage setbacks on three sides and providing road dedication and additional statutory rights-of-way on two sides.)

Advisory Design Panel Comments

On September 23, 2020, the Advisory Design Panel (ADP) supported the subject Development Permit application moving forward to the Development Permit Panel, subject to the applicant giving consideration to the ADP's comments. A copy of the relevant excerpt from the Advisory Design Panel Minutes is attached for reference (Attachment 2), together with the applicant's design response in '***bold italics***'.

Analysis

Conditions of Adjacency

- The proposed development includes enhancement of the Lansdowne Road streetscape with active commercial uses, residential indoor amenity space and residential entry lobby. The limited solid façade screening interior service uses at the lane is treated with blue colour and granite and standing seam texture for visual interest and screened with on-site tree planting. A tiered 15-storey building massing is provided along the Lansdowne Road streetscape.
- The proposed development includes enhancement of the No. 3 Road streetscape with active commercial uses. A tiered eight-storey building massing is provided along the No. 3 Road streetscape, setback from the Canada Line guideway.

- The interface with the rear (east) lane is enhanced with lane widening. This interface includes the main access to the parking structure and loading space. A tiered 15-storey building massing is provided along the lane frontage.
- A three-storey podium party wall is proposed along the south property line, adjacent to the existing three-storey podium party wall of the neighbouring development to the south with parapet heights aligned so that no exposed walls are visible to residents in either building. The fourth level of the four-storey podium has been set back from the south property line to accommodate terraced planters that step down to the parapet, providing a landscape buffer along the south edge of the podium roof. A tiered 15-storey building massing is provided along the south side of the site.
- The interface with the neighbouring high-rise tower to the south of the subject site reflects the unique site context. The tower shape and placement on the subject site is designed to maximize tower and mid-rise building separation from the existing high-rise tower to the south. The proposed tower has been designed to mitigate privacy impacts through providing solid wall and orienting windows away from the neighbouring development.
- The subject site is impacted by Canada Line, traffic, mixed use and aircraft noise and the proposed development is acoustically designed to ensure the dwelling units comply with CMHC interior noise standards in accordance with legal agreements secured through the rezoning.

Urban Design and Site Planning

- The proposed tiered massing includes a single 15-storey tower consisting of a four-storey podium containing commercial, office, resident indoor amenity, service and parking uses, four-storey mid-level podium and adjacent 11-storey tower portion both containing market rental residential and resident amenity uses.
- The proposed building heights comply with NAV Canada building height restrictions.
- Registration of a legal agreement is required, ensuring the provision of energized electric vehicle (EV) charging outlets for 100% of residential unit parking, 10% of the shared visitor/commercial parking spaces (208V - 240V), and 10% of Class 1 secure bicycle storage spaces in all bicycle storage rooms (120V).
- Parking, loading bay, garbage and recycling facilities are located inside the parking structure with vehicle access from the rear lane.

Architectural Form and Character

- The proposed development contributes towards contemporary architectural expression including a high level of architectural design and material quality. The design includes articulation along the building facades, terraced building massing, a substantial podium with commercial base to anchor the building along No. 3 Road and a high-rise tower to anchor the building along Lansdowne Road. Framed louvres provide roofline interest as well as screening for rooftop mechanical equipment.
- The proposed cladding materials (metal panels, standing seam metal panelling, window wall, glass panels, granite metal louvre screens, and glass guard rails) are consistent with the Official Community Plan (OCP) guidelines and contribute towards a distinct identity and urban environment.

- The palette of colours includes white, grey and black tones with blue accents. When used in combination with variations in massing and materials, helps break up the massing, reinforce the identity of the project and project a crisp, contemporary image.

Landscape Design and Open Space Design

- The CCAP encourages the provision of additional open space to enhance the urban environment. The subject development's public open space contributions are provided along No. 3 Road and Lansdowne Road. The proposed frontage improvements will help frame the future linear park designated to be provided through future development across the road on the north side of Lansdowne Road.
- 1,078 m^2 (11,607 ft^2) of residential outdoor amenity space with landscape buffer is provided, which exceeds the 894 m^2 (9,623 ft^2) requirement based on the OCP standard of 6 m^2 (65 ft^2) per dwelling unit, comprising two roof top, irrigated, landscaped multi-use outdoor spaces with landscape buffers and accessed from the interior corridor and the fifth floor indoor amenity room.
- Private outdoor patios or balconies are provided for most dwelling units, and six one-bedroom units are provided with Juliette balconies. The outdoor amenity area is oversized to accommodate an additional 36 m^2 (388 m^2) to offset the units with Juliette balconies.
- As noted in the rezoning Staff Report, 12 replacement trees are required in compensation for the removal of six trees from the site based on the 2:1 tree removal compensation ratio. There are a total of 19 new trees included in the Development Permit plans and the trees being removed are indicated on the tree management plan included in the Development Permit plans.
- At grade, the overall landscape design approach is to provide an urban streetscape interface softened with planting to Lansdowne Road. The plant palette at grade is colourful with Japanese Snowbell trees, ornamental grasses and perennials.
- At the fifth floor level, the outdoor amenity design approach is to facilitate a variety of social interactive and exercise spaces with a mini golf area for older children, climbing stumps for younger children, seating and picnic table areas, and BBQ patio area adjacent to indoor amenity space. Planting at the fifth level provides semi-private patios with screening, edge planters facing east, west and south and a plant palette of Paperbark Maple and Serbian Spruce trees, shrubs, and perennials.
- At the ninth floor level, the outdoor amenity design approach is to provide a variety of social and active areas. Active children's play opportunities with activity areas for hopscotch, twister, and bean bag toss, turf area, storage box with loose play equipment, sand box with play table, climber/slide play equipment, climbing boulders, balance logs, stepping stones, and a ping pong table. Also provided are seating areas, fire pit, harvest table, picnic tables, BBQ, dog relief station and walking paths. Planting at the ninth level surrounds, complements and softens the outdoor amenity areas with a plant palette of Japanese Stewartia and Japanese Snowbell trees, shrubs, ornamental grasses, and perennials.
- All landscaped areas will be serviced by an irrigation system.
- Prior to forwarding the subject application to Council, the applicant is required to provide to the City, a Letter of Credit for landscaping in the amount of $300,034.35, as estimated by the project Landscape Architect, to ensure that on-site landscape features are provided in accordance with the Development Permit.

Shared Indoor Amenity Space

- The OCP requires that multi-family development comprising 40 units or more provide at least 100 m^2 (1,076 ft^2) of indoor amenity space. The subject development exceeds the OCP minimum, providing 165 m^2 (1,776 ft^2) of indoor amenity space.
- An open multi-purpose meeting room is located on the ground floor level.
- An area providing communal access to the parking podium roof top outdoor amenity area and to facilitate social activities, including lounge seating area, kitchenette area, and washroom facility is located on the fifth-floor level.
- An area to facilitate social activities, including lounge seating area, kitchenette area, washroom facility, and connection to the larger mid-rise roof top outdoor amenity area is located on the ninth-floor.

Crime Prevention Through Environmental Design

- CPTED measures enhance safety and personal security in and around the proposed building.
- Casual surveillance is provided through minimizing blind corners, prominent residential lobby and commercial entrances, locating car-share and shared visitor/commercial parking close to the entries in the parkade, clear sightlines to exits within the parkade (mirrors where needed), glazed vestibules, and lighting in all pedestrian areas.
- The streetscape and common area design is defined and visually permeable to establish a sense of territoriality that contributes toward overall safety.
- Target hardening security features are provided at all pedestrian and parking entrances.

Accessible Housing

- The development includes 100% 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^2 (20 ft^2) per unit.

Sustainability Measures

- District Energy Utility (DEU) legal agreement registration was secured through the rezoning. The development will provide an on-site low carbon energy plant and the development will be designed to facilitate a future connection to a future off-site City Centre district energy utility (DEU) system.
- The development is being designed to meet the sustainability requirements set out in the applicable sections of Richmond's BC Energy Step Code, which is step 2 with a low carbon building energy system.

Dwelling Unit Mix

- The OCP Market Rental Housing policy requires multiple family market rental residential developments to provide at least 40% of units with two or more bedrooms that are suitable for families with children. The proposed development complies, with 42% of units overall having two bedrooms.

- Staff support the applicant's proposal, which includes the following mix of market rental housing unit sizes:

Unit Type	Average Unit Area	# of Units	% of Units	BUH
Studio	40 m^2 (431 ft^2)	7	4.7%	100%
1-Bedroom	47.1 m^2 (507 ft^2)	79	53%	100%
2-Bedroom	74.6 m^2 (803 ft^2)	63	42.3%	100%
3-Bedroom	N/A	0	0%	0%
Total	**Varies**	**134**	**100%**	**100%**

Conclusions

The proposed development is consistent with Richmond's objectives for the subject site and Lansdowne Village as set out in the Official Community Plan (OCP), City Centre Area Plan (CCAP), and Zoning Bylaw. The project will enhance the Lansdowne Village urban community through its on-site pedestrian circulation works, street-fronting commercial space, articulated form, pedestrian-oriented streetscape, and market rental housing incorporating basic universal housing features. The proposed development will also enhance the community through the developer's concurrent construction of off-site pedestrian and road network improvements. The applicant has agreed to complete Development Permit considerations (Attachment 3). On this basis, staff recommend that the Development Permit be endorsed, and issuance by Council be recommended.

Sara Badyal

Sara Badyal
Planner 2
(604-276-4282)

SB:blg

Attachments:
Attachment 1: Development Application Data Sheet
Attachment 2: Advisory Design Panel Meeting Minutes Annotated Excerpt (Sept 23, 2020)
Attachment 3: Development Permit Considerations

Attachment 1

City of Richmond

Development Application Data Sheet

Development Applications Department

DP 20-896600

Address: 5500 No. 3 Road

Applicant: Headwater Living Inc.

Owner: Richard and Leslie Ames, Executors of the Wills of Clifford and Surella Ames (Beneficial Owner: HPL3 Limited Partnership)

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

	Existing	Proposed
Site Area	2,917.5 m² (31,403.7 ft²)	2,671.6 m² (28,756.9 ft²)
Land Uses	Vacant	Apartment Residential and Commercial
OCP Designation	Mixed Use	Complies
CCAP Designation	Urban Core T6 (45m)	Complies
Zoning:	High Density Market Rental Residential/Limited Commercial (ZMU45) – Lansdowne Village (City Centre)	Variance noted below
Number of Units:	Vacant	5 retail units, 1 office and 149 Market Rental Units

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 3.77 FAR including Min. 0.2 VCB (non-residential) & 149 market rental units	3.77 FAR including 0.24 non-residential (637 m²) & 149 market rental units (9,428 m²)	None permitted
Lot Coverage	Max. 80%	77%	None
Setback – No. 3 Road	Min. 3.0 m	4 m	None
Setback – Lansdowne Road	Min. 5.0 m, and **Max. 1.66 m balcony projections**	5 m, and **2 m balcony projections**	**0.34 m**
Setback – South Side Yard	Min. 0.0 m	0 m	None
Setback – East Rear Yard	Min. 1.5 m	3 m	None
Height	Max. 47 m geodetic	47 m geodetic	None
Lot Size	Min. 2,400 m²	2,671.6 m²	None
Lot Dimensions	Width: Min. 30 m Depth: Min. 75 m	Width: 33.3 m Depth: 80.3 m	None
Parking Spaces	City Centre Zone 1 with TDMs: Market Rental (4% TDM): 115 Visitor/commercial (6.7% TDM, including 1 car-share): 28 Total: 143	With TDMs: Market Rental: 116 Visitor/commercial (including 1 car-share): 28 Total: 144	None
Parking – Accessible Spaces	Min. 2%	2.8 %	None
Parking – Small Car Spaces	Max. 50%	50 %	None
Parking – Tandem Spaces	Permitted (residents only)	None	None
Off-Street Loading	1 medium space (shared)	1 medium space (shared)	None
Bicycle Storage	187 class 1 secure bike spaces 30 class 2 bike rack spaces	With TDMs: 265 class 1 secure bike spaces 33 class 2 bike rack spaces	None
EV (Energized) Charging for Cars	Market Rental: 100% energized Commercial: 10% energized Car-share: 240V charging station	Market Rental: 100% energized Commercial: 10% energized Car-share: 240V charging station	None
Amenity Space – Indoor	Min. 100 m²	170 m²	None
Amenity Space – Outdoor	Min. 894 m²	1,078 m²	None

Annotated Excerpt from the Minutes from

Advisory Design Panel Meeting

September 23, 2020

DP 20-896600 - High-rise market rental tower with ground floor retail

ARCHITECT:	Musson Cattell Mackay Partnership
LANDSCAPE ARCHITECT:	Prospect & Refuge Landscape Architects
PROPERTY LOCATION:	5500 No. 3 Road

Applicant's Presentation

Peter Odegaard, Musson Cattell Mackay Partnership, and Alyssa Semczyszyn, Prospect & Refuge Landscape Architects, presented the project and answered queries from the Panel.

Panel Discussion

Comments from Panel members were as follows:

- Appreciate the high quality of the submission package and the applicant's presentation which are easy to follow and understand; (this was a common comment from Panel members regarding the subject proposal) – ***Noted.***
- Appreciate the design of the project for its accessibility and inclusiveness for people of all ages, including those with disabilities – ***Noted.***
- Appreciate the Basic Universal Housing (BUH) unit design for all rental units; consider installing pocket doors for all washrooms, closets and powder rooms, if any – ***Pocket doors incorporated where feasible.***
- Consider installing outward-opening doors for all accessible public/common washrooms in the project; e.g. in the indoor amenity washroom on Level 5 – ***Incorporated.***
- Consider providing additional accessible parking stalls for the residents, visitors, and customers – ***2% of parking spaces are accessible spaces in compliance with zoning bylaw.***
- Review the location and design of the garbage and recycling room and loading area at the prominent northeast corner of the site – ***Reviewed and design improved by extending façade articulation down from residential levels.***
- The building's west façade needs more articulation to better address No. 3 Road, which is a major road in Richmond – ***Design improved with additional elements to create a more granular streetscape; separated entry door portals and sign locations for CRU units add articulation and pedestrian-orientation to this façade.***
- The diagram on page 43 of the proposal package indicates that the separation between the subject tower and existing neighbouring towers does not meet the minimum tower separation guideline; encourage review of the design of the subject building to achieve the minimum tower separation and in order to provide privacy between towers – ***The tower floor plan layout is designed to maximize tower separation. A limited façade portion is located within 24 meters of the adjacent tower and has been designed to mitigate privacy impacts through use of solid walls and orienting windows away from neighbouring building.***

- Consider providing more articulation to the tower roof to celebrate the tower rooftop – ***The building façade expression has been carried up above the parapet to provide a varied roofline expression, with articulated screening for roof top equipment.***
- The south façade of the tower and west facade of the midrise building need more articulation as they read like a plain surface and to prevent overheating – ***The building envelope design has employed passive design principals such as 40% window to wall ratio, superior detailing, U-values, and glazing with lower solar heat gain coefficient.***
- Review the location of accessible parking stalls along the ramp – ***Accessible parking spaces provided in flat area.***
- Appreciate the usability of public spaces in the project – ***Noted.***
- At grade landscaping is successful in providing a mix of flexible and programmed outdoor spaces – ***Noted.***
- The question of activation of the outdoor space under the Canada Line guideway along No. 3 Road is intriguing as weather protection would be provided throughout the year – ***This will be reviewed by the applicant separate from the Development Permit application process.***
- Look at the balance between private and common amenity outdoor spaces and the accessibility of both private and common amenity outdoor spaces – ***Accessible paths are provided via corridors and indoor amenity spaces to common outdoor amenity spaces.***
- Appreciate the separation of private patios from the common outdoor amenity spaces by locating them on different levels; review the usability of the play equipment and natural play elements in the children's play area; consider installing a shaded seating area close to the children's play area for parents and caregivers – ***Reviewed. Incorporated shaded seating area by relocating trellis to play area and redesigning to incorporate benches underneath. Natural play area on south side of the path is in a raised planter, and grading of wall was revised to provide low points to allow children to climb into it more easily. The stepping stones encourage informal access, and the planter is planted with plant material that provide sensory play and play materials (loose parts) for children.***
- Appreciate the use of colour and texture throughout the project – ***Noted.***
- Appreciate that the soffits of tower balconies are not painted, as one would expect, in dark tones at the base graduating to lighter tones at the top rather than the proposed opposite approach – ***Noted.***
- The project is well done and a good addition to the City Centre Area – ***Noted.***
- Appreciate the simple concrete paving treatment for the northwest corner of the site which is an appropriate surface paving treatment under the Canada Line guideway and on the upgraded Lansdowne Road streetscape; further resolution would be needed for this corner to activate it if the ultimate programming is for a restaurant – ***Noted. Commercial tenants in building are unknown at this time.***
- The streetscape along Lansdowne Road is successful in bridging the transition from commercial to residential through breaks in massing through differentiation in the façade; the northeast façade on the ground level presents an interesting frame for the owner to incorporate an art piece to provide visual reference – ***Noted.***

- Appreciate the flexibility of use of common outdoor amenity spaces, particularly on Level 5 podium roof; consider a wilder border as opposed to a formal landscaping in the transition area between the two projects to differentiate it from the formal landscaping on the podium of the adjacent building to the south – ***Incorporated. Formal landscaping in the transition area to the neighbouring project revised to a mixed planting of bird friendly plant material that does not need pruning to maintain its ultimate shape.***
- Appreciate the programming of the common outdoor amenity space on Level 9 which provide for a diversity and flexibility of uses for residents, including children; consider providing additional shading through either enhancing the proposed trellis to provide more shade or installing outdoor umbrellas and canopies – ***Trellis design improved as noted above.***
- In general, the project is successful; appreciate the building massing being broken down into three boxes; understand the challenges of treating a parkade wall facing a main frontage road; the exterior cladding treatment for the parkade wall above the restaurant volume is successful; however, it is least successful above the retail and amenity spaces and at base of tower; consider replacing the coloured metal screen with either the black panels from the midrise volume above in terms of cladding and detailing, down to grade to frame the retail and amenity spaces, or simply extend the raised glazed wall treatment right to the tower – ***The design team have revised the façade articulation, the treatment of the residential tower was brought down to the parkade levels, and the glazed treatment was raised up from the retail spaces to the parkade levels, replacing the previous metal screens. The revisions have simplified the expression and reinforced the relationship between the various building volumes.***
- Also consider bringing down the materials and cladding treatment for the tower down to grade for the parkade wall treatment above the garbage and recycling and site services rooms along the Lansdowne Road elevation, or choosing a different colour or material approach to the blank punch openings on tower façade at parking levels; currently the stark blue cuts the vertical expression off at parking and works against the desire to bring the tower façade down to grade – ***Design improved as noted above.***
- Review the proposed landscaping at the main residential entry along Lansdowne Road to create more visual and physical openness at grade as the planters impede pedestrian access to the building and work against the idea of bringing down the tower to grade – ***Design improved, ground level planting revised to under 300 mm tall groundcover to open up the site lines and tree to have a 6' clear trunk.***
- Consider introducing vertical landscaping, e.g. installing trees, to provide additional screening for the garbage and recycling overhead doors at the corner of Lansdowne Road and the lane – ***There are trees proposed against the building along Lansdowne that will act as screening for this corner.***
- The tower element is one of the three boxes; however, the south and west facades of the tower could be considered almost a fourth element due to their faceted geometry; consider introducing a change to colour, changing the materials and treatment for these facades – ***Considered. The south and west tower façades include discrete detailing and articulated white, grey and black façades.***
- Consider introducing a slight setback at the midrise building along the Lansdowne Road elevation to create more opportunities to play with the materials and elements at the fourth level – ***Addressed above. The north façade composition has been revised as noted above.***

- Some residents may not feel comfortable with the proposed vision glass material enclosing three sides of the tower balconies due to height exposure – ***Balconies as designed are consistent with standards in the region.***
- The balcony placement "stagger" makes sense, though they result in a lack of rain protection as compared to "stacked" balcony placement – ***Noted.***
- The proposed colour palette is interesting; the black and white contrast for the midrise building is a popular colour treatment and could become a classic; however, consider introducing an additional colour on the building façades outside of the midrise building – ***Considered. Blue colour treatment is provided underneath the balconies and at the base of the tower and the tower incorporates white and grey volumes.***
- The proposal package is very informative and pleasant to read; the design rationale is very well presented – ***Noted.***
- Overall massing to break down the mass is successful and the building itself fits well into the context to the south – ***Noted.***
- Large CRU along No. 3 Road seems out of scale for pedestrians; it fits within the context, but the long façade at grade along No. 3 Road could use some articulation to bring it back to a more pedestrian-friendly scale – ***Design improved as noted above. Also, this façade is less than 100' wide and will likely be occupied by multiple commercial tenants.***
- Above grade parking is well hidden from the exterior; one barely notices there is a parkade – ***Noted.***
- Downside of the above grade parking are the four levels; the base of the building looks very high in relation to the overall massing; consider visually reducing the height of the base by playing with cladding materials from above – ***Design improved as noted above.***
- The transition between the last parkade floor and the upper residential floors is too horizontal and abrupt; consider extending the tall massing down or the connection element between both residential blocks, to break that horizontality – ***Design improved as noted above.***
- Connection element appears to be transparent on the renderings, but is in fact aluminum panels; this is somewhat misleading – ***Drawing clarified, grey colour connection is spandrel glass.***
- Solar shading is minimal on the west and south elevations; consider providing additional solar shading – ***Addressed above.***
- Support the project – ***Noted.***

Panel Decision

It was moved and seconded

That DP 20-896600 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.

CARRIED

Attachment 3

City of Richmond

Development Permit Considerations

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

Address: 5500 No. 3 Road **File No.:** DP 20-896600

Prior to forwarding this Development Permit to Council for approval, the owner must complete the following:

1. **Landscape Security**: Receipt of a Letter-of-Credit for landscaping in the amount of $300,034.35
2. **Charging Infrastructure for Electric Vehicles (EV) & "Class 1" Bicycle Storage**: Registration of a legal agreement on title, securing the owner's commitment to voluntarily provide, install, and maintain EV charging infrastructure within the building on the subject site. More specifically, the minimum required rates for EV charging infrastructure shall the greater of the following table or as per the Official Community Plan or Zoning Bylaw rates in effect at the time of Development Permit approval.

User/Use	Energized Outlet – Minimum Permitted Rates	
	Vehicle Parking (1)	"Class 1" (Secured) Bike Storage (2)
Residential (i.e. resident parking & bike storage)	(1 per parking space as per Zoning Bylaw)	1 per each 10 bikes or portion thereof in a bike storage room or locker (which Energized Outlet shall be located to facilitate shared use with bikes in the room/locker)
Non-Residential (i.e. commercial)	1 in 10 parking spaces (as per OCP)	
Car-Share	1 per parking space (as per TDMs)	N/A

(1) "Vehicle Parking" "Energized Outlet" shall mean all the wiring, electrical equipment, and related infrastructure necessary to provide Level 2 charging (as per SAE International's J1772 standard) or higher to an electric vehicle.
NOTE: Richmond's Electric Vehicle Charging Infrastructure Bylaw provides that, where an electric vehicle energy management system is implemented, the Director of Engineering may specify a minimum performance standard to ensure a sufficient rate of electric vehicle charging. For the purposes of the Bylaw, electric vehicle energy management system means a system to control electric vehicle supply equipment electrical loads comprised of monitor(s), communications equipment, controller(s), timer(s), and other applicable devices.

(2) "Class 1 (Secured) Bike Storage" "Energized Outlet" shall mean an operational 120V duplex outlet for the charging of an electric bicycle and all the wiring, electrical equipment, and related infrastructure necessary to provide the required electricity for the operation of such an outlet

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

1. **Legal Agreements**: Confirmation of compliance with existing, Rezoning and Development Permit legal agreements.
2. **Rezoning/Development Permit**: Incorporation of features in Building Permit plans as determined via the Rezoning and/or Development Permit processes, including accessibility, sustainability, amenity and landscape design measures. All landscaped areas are to be provided with an irrigation system.
3. **Electric Vehicles (EV):** Incorporation of EV features in Building Permit plans as determined via the Rezoning and/or Development Permit processes, including providing a minimum of 10% of the commercial parking spaces (four spaces) with 240 V electrical charging outlets, and providing the one car-share parking space with an electric vehicle (EV) quick-charge (240 V) charging station.
4. **Accessible Housing Measures**: Include notations on the Building Permit Plans demonstrating that all Market Rental units will meet the Basic Universal Housing provisions and as requested for calculation of density within Zoning Bylaw 8500.

5. **Aircraft Noise Sensitive Development**: Confirmation that the proposed development is designed in a manner that mitigates potential aircraft noise to the proposed dwelling units, including submission of:
   a. Acoustic report prepared by a registered professional confirming design achieves the following CMHC interior noise level guidelines:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

   b. Mechanical report prepared by a registered professional confirming design achieves the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard for interior living spaces.
6. **Construction Parking and Traffic Management Plan***: 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.
7. **Latecomer Works**: If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
8. **Construction Hoarding***: Obtain a Building Permit* for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.
9. **TransLink**: Prior to Building Permit issuance, the owner must obtain and provide to the City TransLink concurrence, in writing, regarding adequate completion or otherwise successful resolution of TransLink's adjacent and integrated development (AID) project consent process.

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 copy on file]

Signed

Date

City of Richmond

Development Permit

No. DP 20-896600

To the Holder:	HEADWATER LIVING INC.
Property Address:	5500 NO. 3 ROAD
Address:	C/O MCGREGOR WARK 1021 WEST HASTINGS STREET, UNIT 3350 VANCOUVER, BC V6E 0C3

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
   a) Increase the maximum balcony projection into the Lansdowne Road setback from 1.66 m to 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 #41 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 $300,034.35 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 20-896600

To the Holder:	HEADWATER LIVING INC.
Property Address:	5500 NO. 3 ROAD
Address:	C/O MCGREGOR WARK 1021 WEST HASTINGS STREET, UNIT 3350 VANCOUVER, BC V6E 0C3

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.

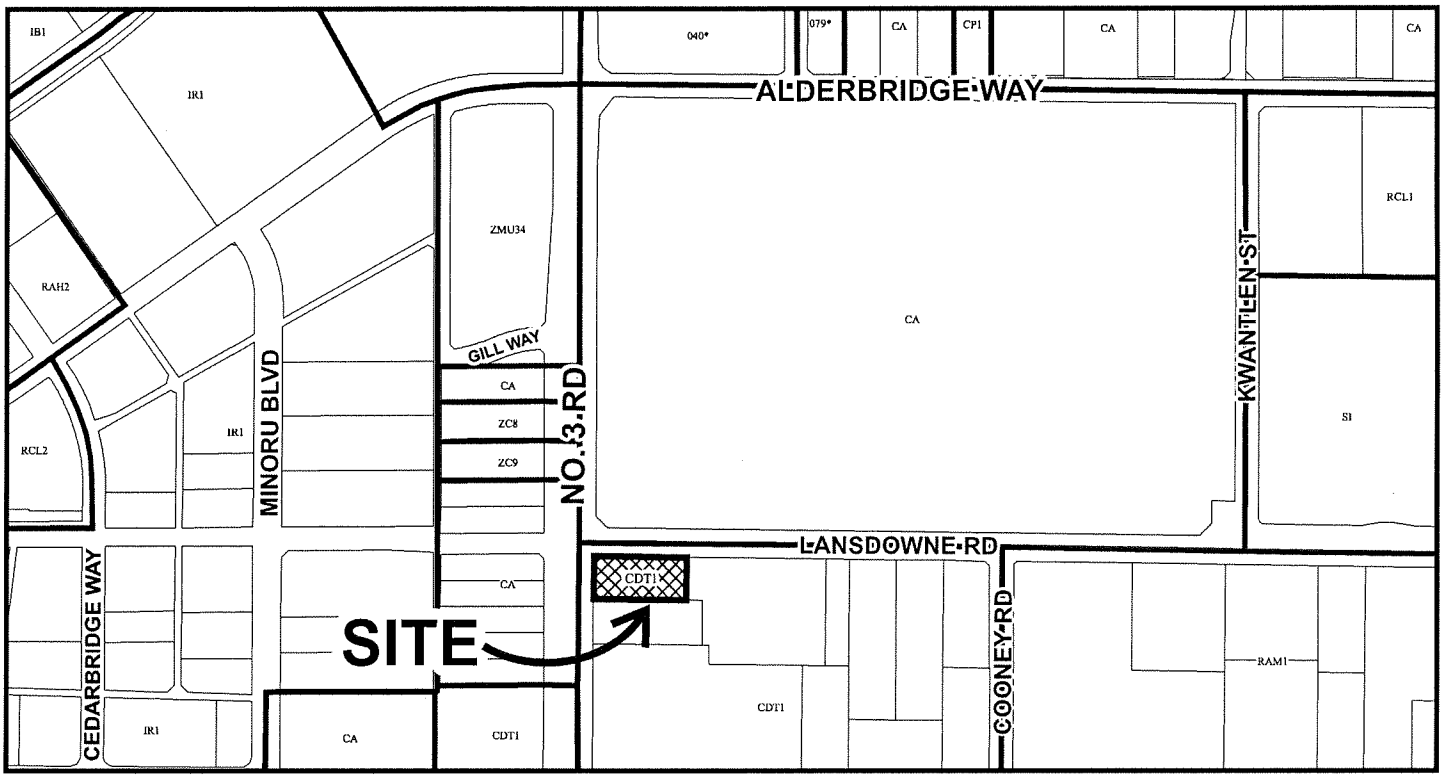
   This Permit is not a Building Permit.

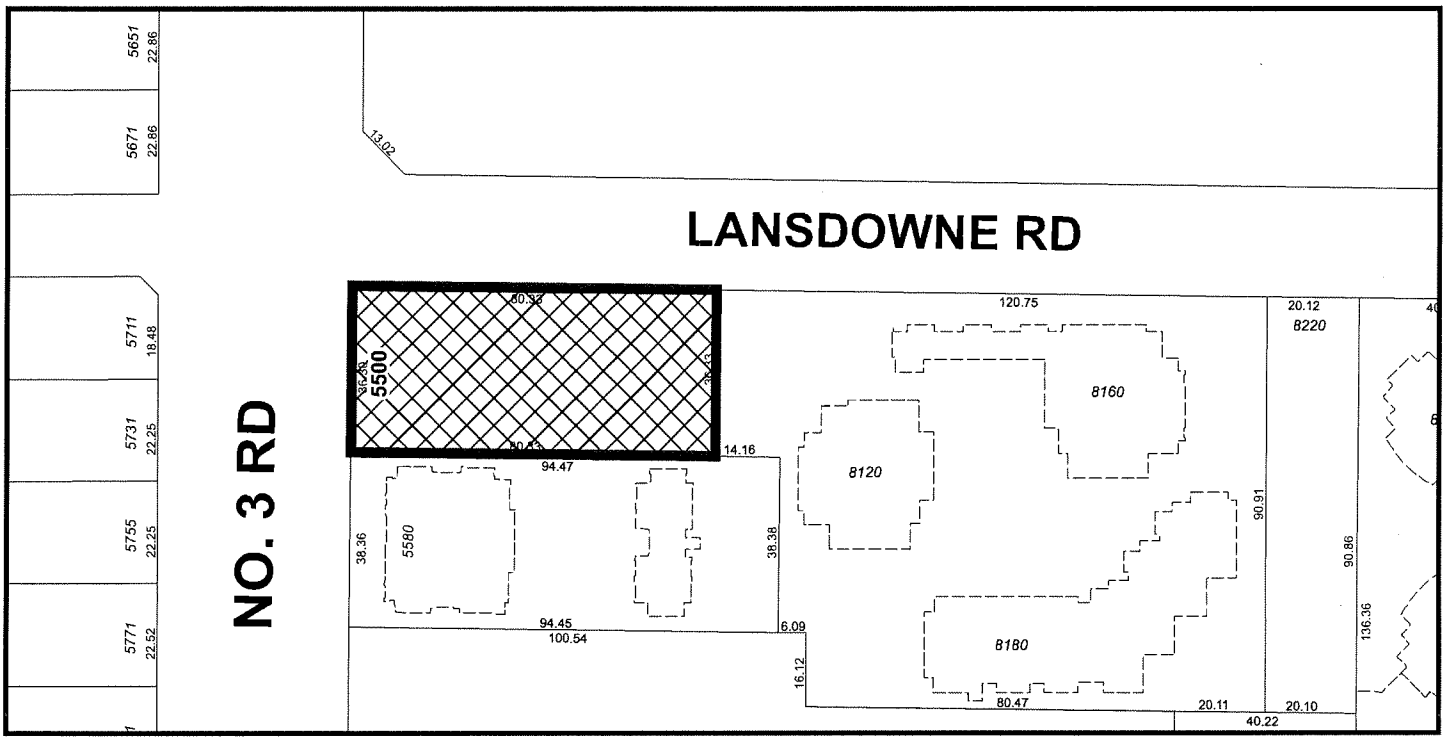
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF , .

DELIVERED THIS DAY OF , .

MAYOR

City of Richmond





DP 20-896600

Original Date: 03/19/20

Revision Date:

Note: Dimensions are in METRES

5500 NO. 3 ROAD RENTAL RESIDENTIAL

PROJECT INFORMATION AND ADDRESS

CIVIC ADDRESS: 5500 NO.3 ROAD
RICHMOND, B.C.
PID:003-550-699

LEGAL ADDRESS: LOT 21 SEC 4 BLK 4N RG 6W PL
NWP1601 Suburban Block 3. Except Plan REF22118.

ZONING ANALYSIS

ZONING: High Density Market Rental Residential / Limited Commercial (ZMU45)

SITE AREA: 2917.5 sm (31403.7 sf)
NET DEVELOPMENT SITE AREA: 2671.6 sm (28756.9 sf)
BUILDING COVERAGE AREA: 2045.9 sm (22022 sf)
SITE COVERAGE (2045.9/2671.6): 76.58%

MAXIMUM HEIGHT: 47.0m (154'-2")
PROPOSED HEIGHT: 47.0m (154'-2")

PROPOSED STOREYS
- RESIDENTIAL: 11 STOREYS [ABOVE 4 STOREYS PARKING]
- COMMERCIAL 1 STOREY

MAX DENSITY:
Max. 3.77 FAR including Min. 0.2 FAR non-residential uses;

DENSITY SUMMARY

LEVEL	RETAIL(FAR)		RES. AMENITY		NET PARKING		SERV.		ELEVATOR/STAIR		RENTAL RES.(FAR)		BUH FAR EXEMPTION*			TOTAL FAR	
	AREA[SF]	AREA[SM]	AREA[SF]	AREA[SM]	AREA[SF]	AREA[SM]	AREA[SF]	AREA[SM]	AREA[SF]	AREA[SM]	AREA[SF]	AREA[SM]	UNIT	EXEMP.(SF)	(SM)	FLOOR AR	AREA[SM]
1	6855	636.85	1014	94.20	2432.5	225.99	9465	879.33	1163	108.05	1065.5	98.99				9083.5	843.88
2					9747	905.53	927	86.12	877	81.48						0	0.00
3					20083	1865.77	473	43.94	749	69.58						0	0.00
4					19022	1767.20	662	61.50	755	70.14						0	0.00
5			425	39.48			106	9.85	708	65.78	13788	1280.95	21	-420	-39.02	13368	1241.93
6							106	9.85	708	65.78	14213	1320.43	22	-440	-40.88	13773	1279.55
7							106	9.85	708	65.78	14213	1320.43	22	-440	-40.88	13773	1279.55
8							106	9.85	708	65.78	14213	1320.43	22	-440	-40.88	13773	1279.55
9			390	36.23			72	6.69	533	49.52	6209.5	576.88	8	-160	-14.86	6049.5	562.02
10							72	6.69	533	49.52	6599.5	613.11	9	-180	-16.72	6419.5	596.39
11							72	6.69	533	49.52	6599.5	613.11	9	-180	-16.72	6419.5	596.39
12							72	6.69	533	49.52	6599.5	613.11	9	-180	-16.72	6419.5	596.39
13							72	6.69	533	49.52	6599.5	613.11	9	-180	-16.72	6419.5	596.39
14							72	6.69	533	49.52	6599.5	613.11	9	-180	-16.72	6419.5	596.39
15							72	6.69	533	49.52	6599.5	613.11	9	-180	-16.72	6419.5	596.39
TOTAL SF	**6855**		1829		51284.5		12455		10107		**103299**		149	-2980		**108337**	
TOTAL SM		637		170		4764		1157		939		9597			-277		10065
FAR	**0.24**		**N/A**		**N/A**		**N/A**		**0.04**		**3.49**					**3.77**	

UNIT MIX SUMMARY

UNIT TYPE	AVE. UNIT SIZE[SF]	% OF TOTAL	UNIT COUNT
BACHELOR	431sf	5%	7
1 BED/STUDIO	507sf	53%	79
2 BEDROOM	803sf	42%	63
TOTAL		100%	149

BUH UNITS		100%	149

Notes:
- Variance included to allow 2.0 m balcony projections into the Lansdowne Road setback
- 149 purpose-built market rental housing units required to comply with Market Rental Housing Agreement legal agreements
- 149 Basic Universal Housing Features units required to comply with Zoning Bylaw standards.
- Indoor Amenity space provided on the ground floor level, fifth floor level and ninth floor level for the shared use of all residents.
- 1 car share space provided as per legal agreement.
- Development required to provide DEU on-site. District Energy Utility requirements as per legal agreement.
- Development required to comply with step 2 of BC Energy Step Code.
- Development required to meet indoor acoustic and thermal criteria as per legal agreement.
- Hose bibs to be provided for landscaping along Lansdowne and both outdoor amenity areas.
- Irrigation system to be provided in all landscaped areas.
- Servicing Agreement required. Off-site and SRW works to be provided via separate Servicing Agreement for City road and lane works, frontage improvement works, infrastructure works.
- This Development Permit does not include signage. All signage required to comply with Sign Regulation bylaw 9700, including submitting separate sign permit applications as needed.

PARKING REQUIREMENTS

REQUIRED PARKING					
ZB requirement:		RENTAL RES.		COMM. [FIRST 2 FLR]	TOTAL REQUIRED (REQ. PARKING w/ SHARED RES. VISTOR and	TOTAL REQUIRED (per BUNT TIS.)
		RES.	VISTOR			
0.8/UNIT RENTAL		120				
0.2/UNIT			30			
3.75/100sm				20		
TOTAL REQ. PARKING w/ TDM REDUCTION		115(4% REDUCTION)	28(6.7% REDUCTION)		**143**	**143**
[MIN. H/C REQUIRED.]	2% OF PARKING				**4**	
[MAX. SC PERMITTED.]	50% OF PARKING				**71.5**	

PROPOSED PARKING						
	TOTAL	RES.	COMM./VISTOR	[INC. SC CAR]	[INC. ACCESSIBL	[INC. CAR SHARING]
LEVEL 1	6	0	5	2	0	1
LEVEL 2	23	1	22	9	2	0
LEVEL 3	56	56	0	28	2	0
LEVEL 4	59	59	0	33	0	0
TOTAL PROVIDED	**144**	**116**	**27**			
						1
					4	
				72		

LOADING REQUIREMENTS

REQUIRED LOADING				
		REQ. LOADING[CITY CENTER]		PROVIDED LOADING
USE	BYLAW	MEDIUM SIZE	LARGE SIZE	MEDIUM SIZE
RESIDENTIAL	81-240 UNITS	1	0	1
COMM. [NON-RES.]	501-1860 sm	1	0	Shared loading[RES./COMM.]

BIKE REQUIREMENTS

BIKE REQUIREMENTS			
BUILDING USE	BYLAW	REQUIRED	PROPOSED
RESIDENTIAL	1.25 per unit	187	
RETAIL	0.27 per 100 sm	2	
TOTAL CLASS 1		**189**	**265**
BUILDING USE			
RESIDENTIAL	0.2 per unit	30	
RETAIL	0.4 per 100 sm	3	
TOTAL CLASS 2		**33**	**33**
TOTAL		222	298

Class 1 Bike Stalls:	**#1**	**#2**	**#3**	**#4**	**#5**	**#6**	**#7**	**COMM.**	**Total**	
SUB TOTAL	40	28	40	40	40	40	34	3	**265**	
Stacked (included)	*15*	*14*	*4*	*6*	*8*	*4*	*16*	*0*	*67*	25%

AMENITY REQUIREMENTS

AMENITY REQUIREMENTS					
TYPE OF AMENITY	DEVELOPMENT GUIDELINE	REQUIRED		PROPOSED	
OUTDOOR	40 units or more: 6 sm per unit. + 6sm extra for Non balcony units. (149 total unit X 6 sm)+(6 Non balcony unit X 6 sm) = 930 sm	930 sm	10010 sf	931 sm	10017 sf
INDOOR	40 units or more: min. 100 sm.	100 sm	1076 sf	170 sm	1829 sf

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Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMParchitects.com

Headwater
HEADWATER PROJECTS

Plan #1
DP 20-896600
March 1, 2021

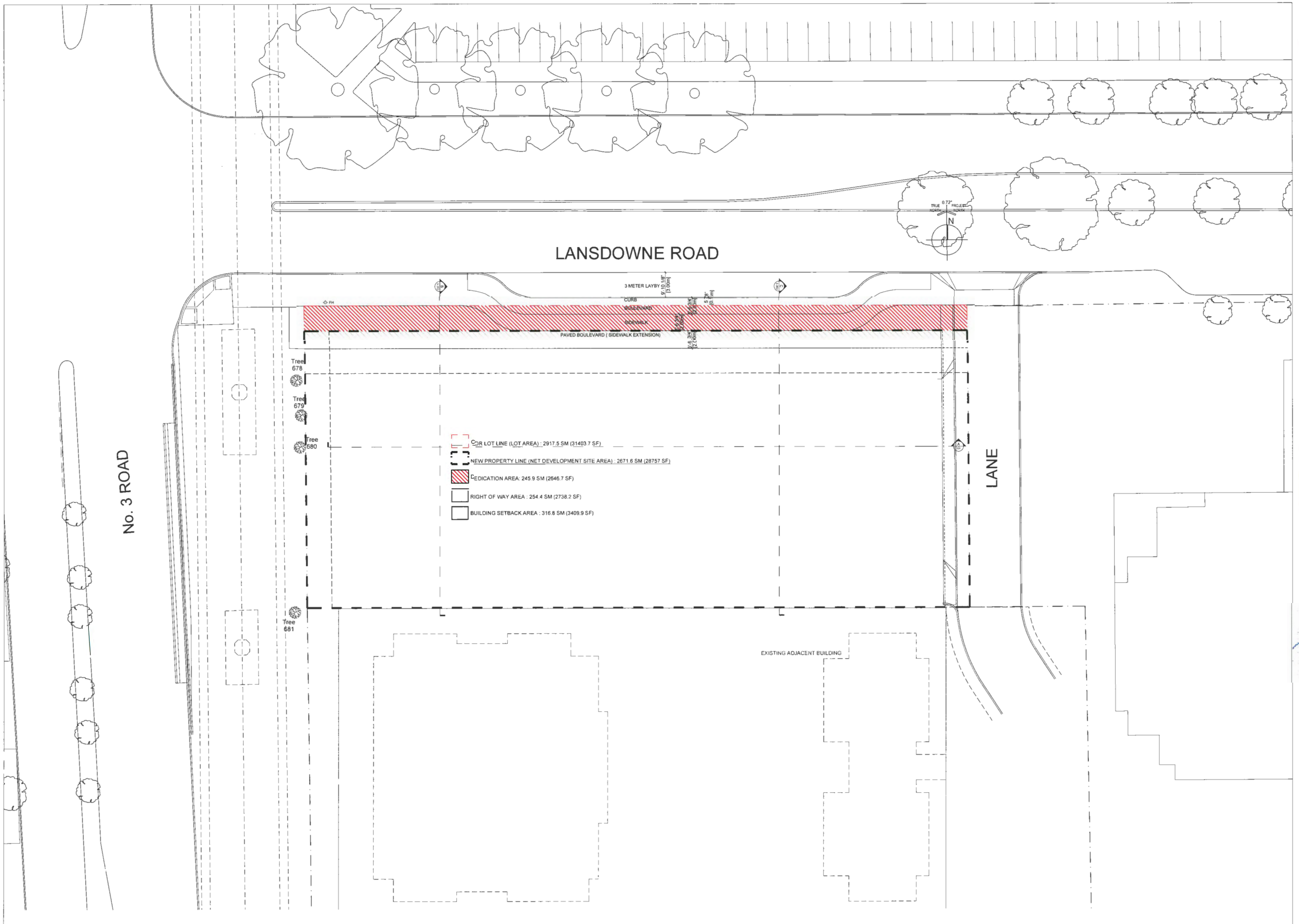
04 | 2021.02.22 ISSUE FOR DP RE-SUB
03 | 2021.01.18 ISSUE FOR DP RE-SUB
02 | 2020.03.13 ISSUE FOR DP
01 | 2019.04.18 ISSUE FOR REZONING
Revisions YYYY-MM-DD

Seal

MIXED USE RENTAL RESIDENTIAL BUILDING
5500 No. 3 Rd.
RICHMOND, BC
Project

DEVELOPMENT DATA

Drawing
Scale
Project 218029
Sheet A050



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Headwater
HEADWATER PROJECTS

Plan #2
DP 20-896600
March 1, 2021

08 | 2021.01.18 ISSUE FOR DP RE-SUB
02 | 2020.03.13 ISSUE FOR DP
01 | 2019.04.18 ISSUE FOR REZONING

Revisions YYYY-MM-DD

Seal

MIXED USE RENTAL RESIDENTIAL BUILDING

5500 No. 3 Rd.
RICHMOND, BC

Project

SITE DEDICATION PLAN

Drawing

Scale	1/32" = 1'-0"
Project	218029
Sheet	A105.

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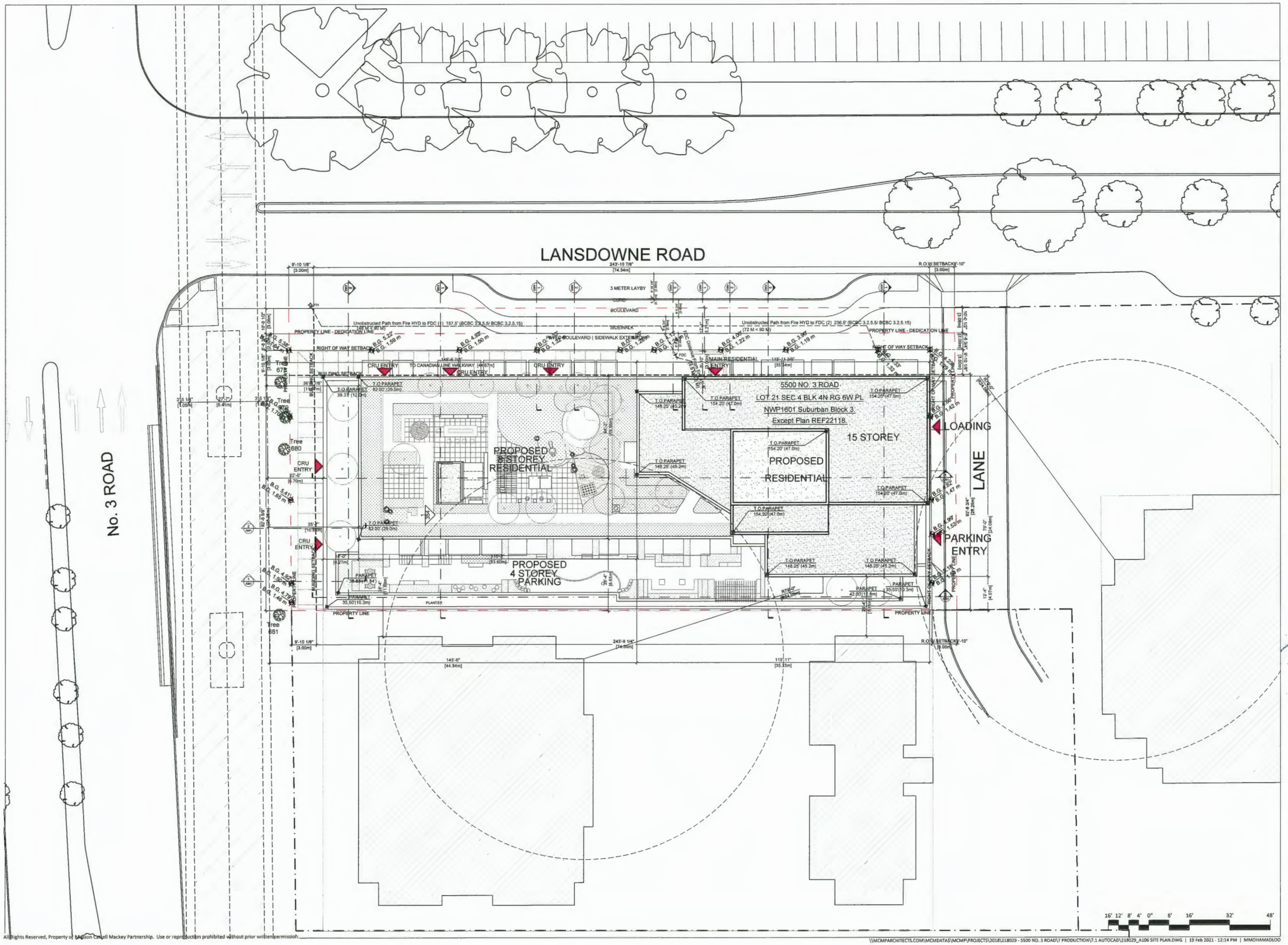

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\\MCMPARCHITECTS.COM\MCMDATA5\MCMP\PROJECTS\2018\218029 - 5500 NO. 3 ROAD\7 PRODUCTION\7.1 AUTOCAD\218029_A106 SITE PLAN.DWG | 19 Feb 2021 - 12:14 PM | MMOHAMADLOO

MCM

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Headwater
HEADWATER PROJECTS

Plan #3
DP 20-896600
March 1, 2021

Revisions	YYYY-MM-DD
06 | 2021.02.11 ISSUED FOR 50% WD	
05 | 2021.01.27 ISSUED FOR 50% BG	
04 | 2020.12.24 ISSUED FOR 25% WD	
03 | 2020.12.03 ISSUE FOR DP RE-SUB	
02 | 2020.03.13 ISSUE FOR DP	
01 | 2019.04.18 ISSUE FOR REZONING	

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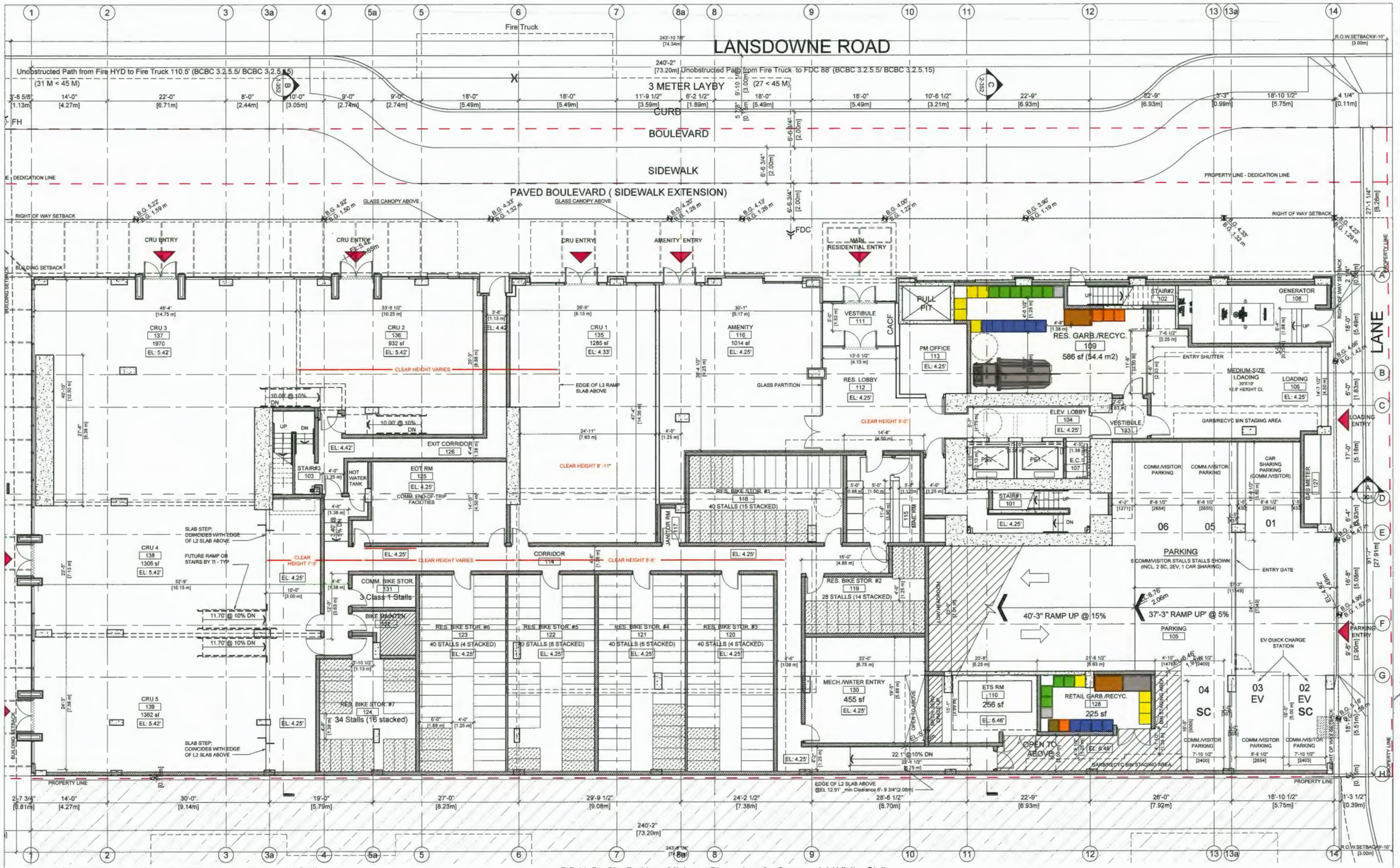
5500 No. 3 Rd.
RICHMOND, BC

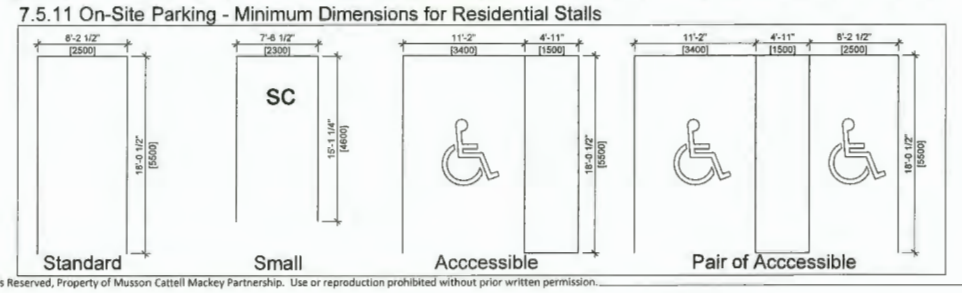
Project

SITE PLAN

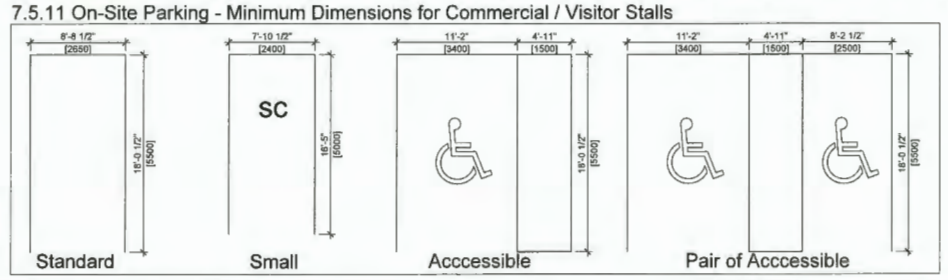
Drawing	
Scale	1/16" = 1'-0"
Project	218029
Sheet	A106



7.5.11 On-Site Parking - Minimum Dimensions for Residential Stalls



7.5.11 On-Site Parking - Minimum Dimensions for Commercial / Visitor Stalls



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Plan #4
DP 20-896600
March 1, 2021

Revisions	YYYY-MM-DD
04	2021.02.22 ISSUE FOR DP RE-SUB
03	2021.01.18 ISSUE FOR DP RE-SUB
02	2020.09.13 ISSUE FOR DP
01	2019.04.18 ISSUE FOR REZONING

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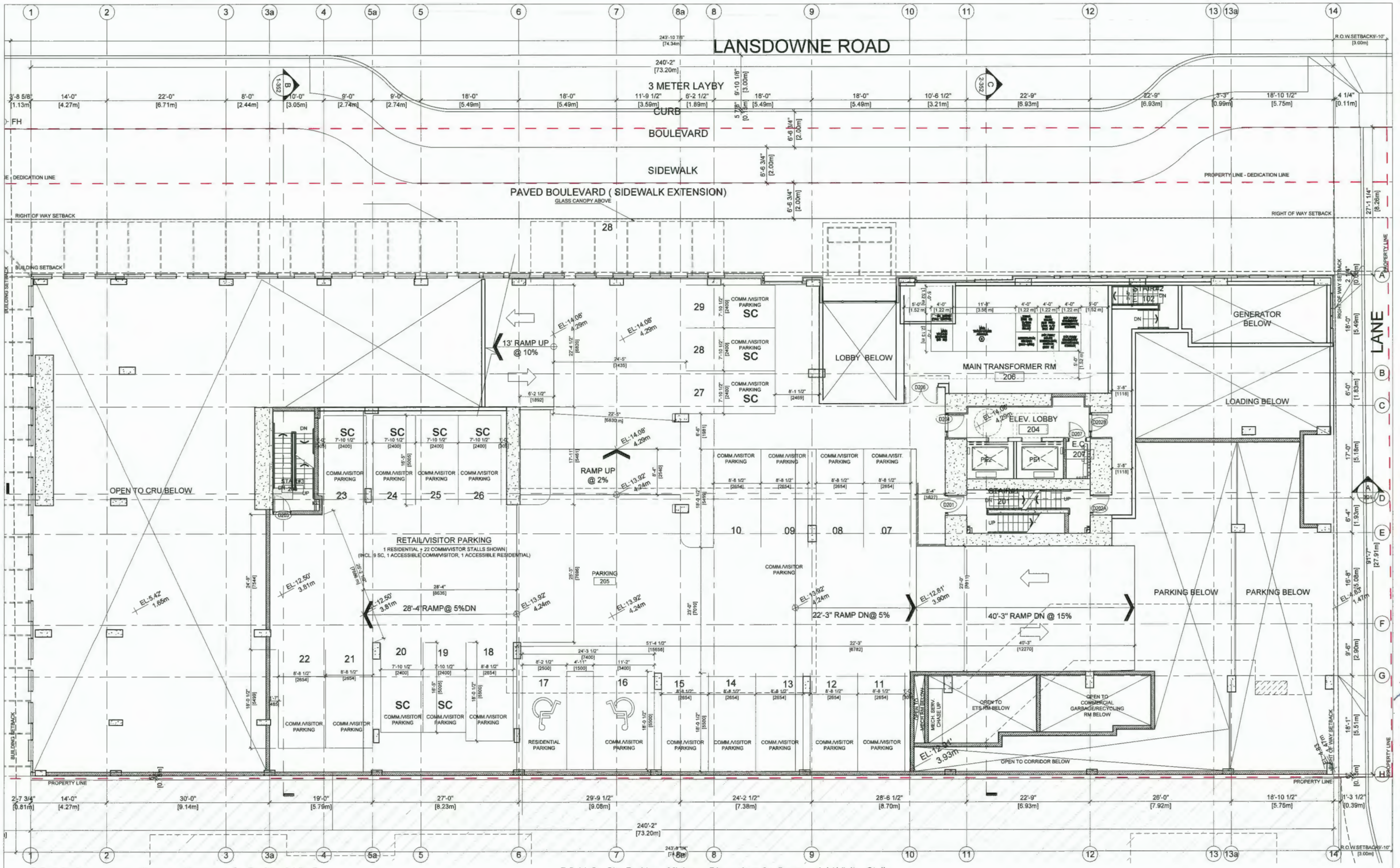
RICHMOND, BC

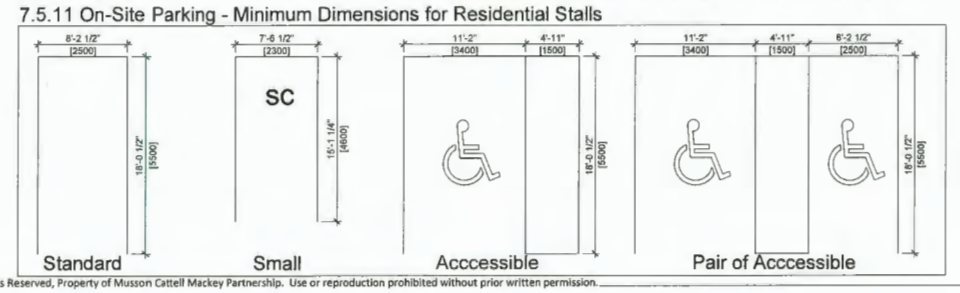
Project

L1 FLOOR PLAN

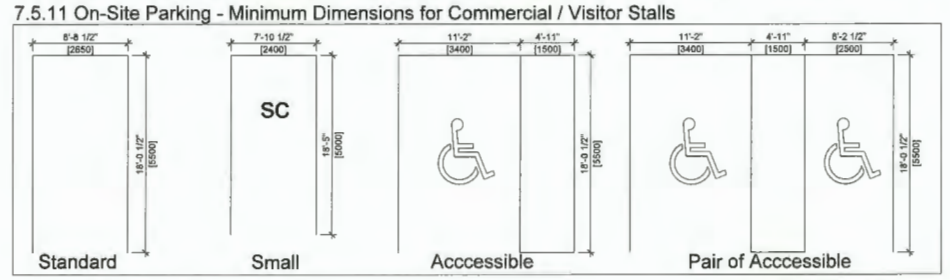
Drawing	
Scale	1/16" = 1'-0"
Project	218029
Sheet	A201.



7.5.11 On-Site Parking - Minimum Dimensions for Residential Stalls



7.5.11 On-Site Parking - Minimum Dimensions for Commercial / Visitor Stalls



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Plan #5
DP 20-896600
March 1, 2021

Revisions	YYYY-MM-DD
04	2021.02.22 ISSUE FOR DP RE-SUB
03	2021.01.18 ISSUE FOR DP RE-SUB
02	2020.03.13 ISSUE FOR DP
01	2019.04.18 ISSUE FOR REZONING

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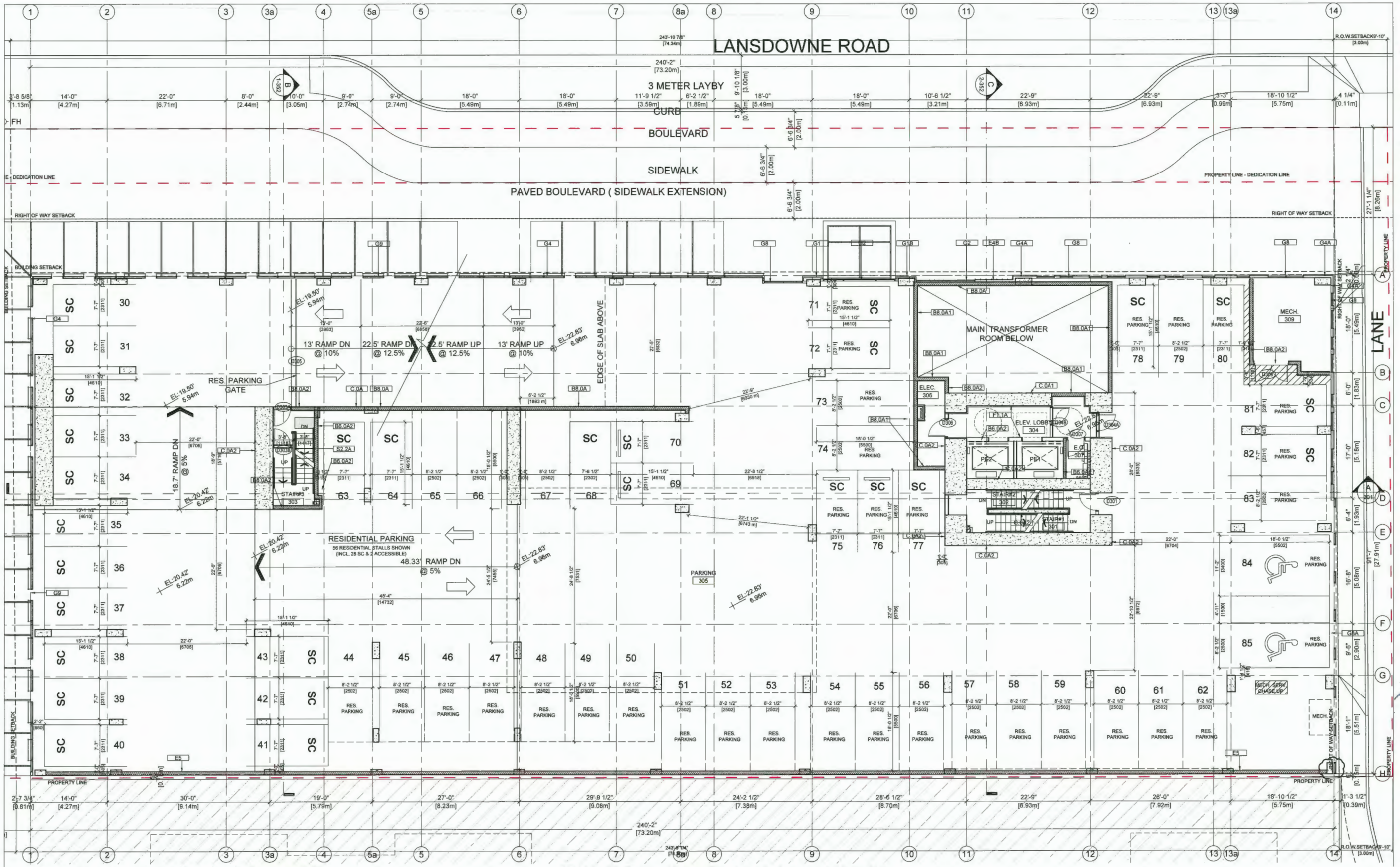
5500 No. 3 Rd.
RICHMOND, BC

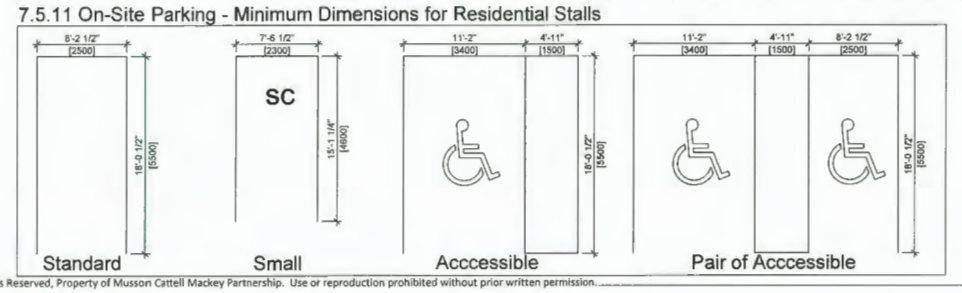
Project

L2 FLOOR PLAN

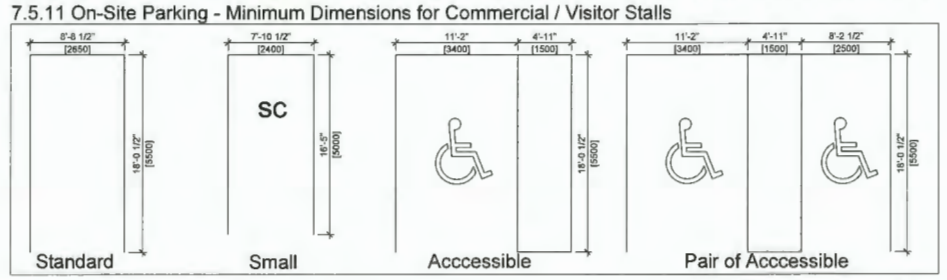
Drawing	
Scale	1/16" = 1'-0"
Project	218029
Sheet	A202.



7.5.11 On-Site Parking - Minimum Dimensions for Residential Stalls



7.5.11 On-Site Parking - Minimum Dimensions for Commercial / Visitor Stalls



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Plan #6
DP 20-896600
March 1, 2021

Revisions	YYYY-MM-DD
04	2021.02.22 ISSUE FOR DP RE-SUB
03	2021.01.18 ISSUE FOR DP RE-SUB
02	2020.03.13 ISSUE FOR DP
01	2019.04.18 ISSUE FOR REZONING

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REGISTERED ARCHITECT DAVID B. COOK BRITISH COLUMBIA

23"1/2"34

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5500 No. 3 Rd.
RICHMOND, BC

Project

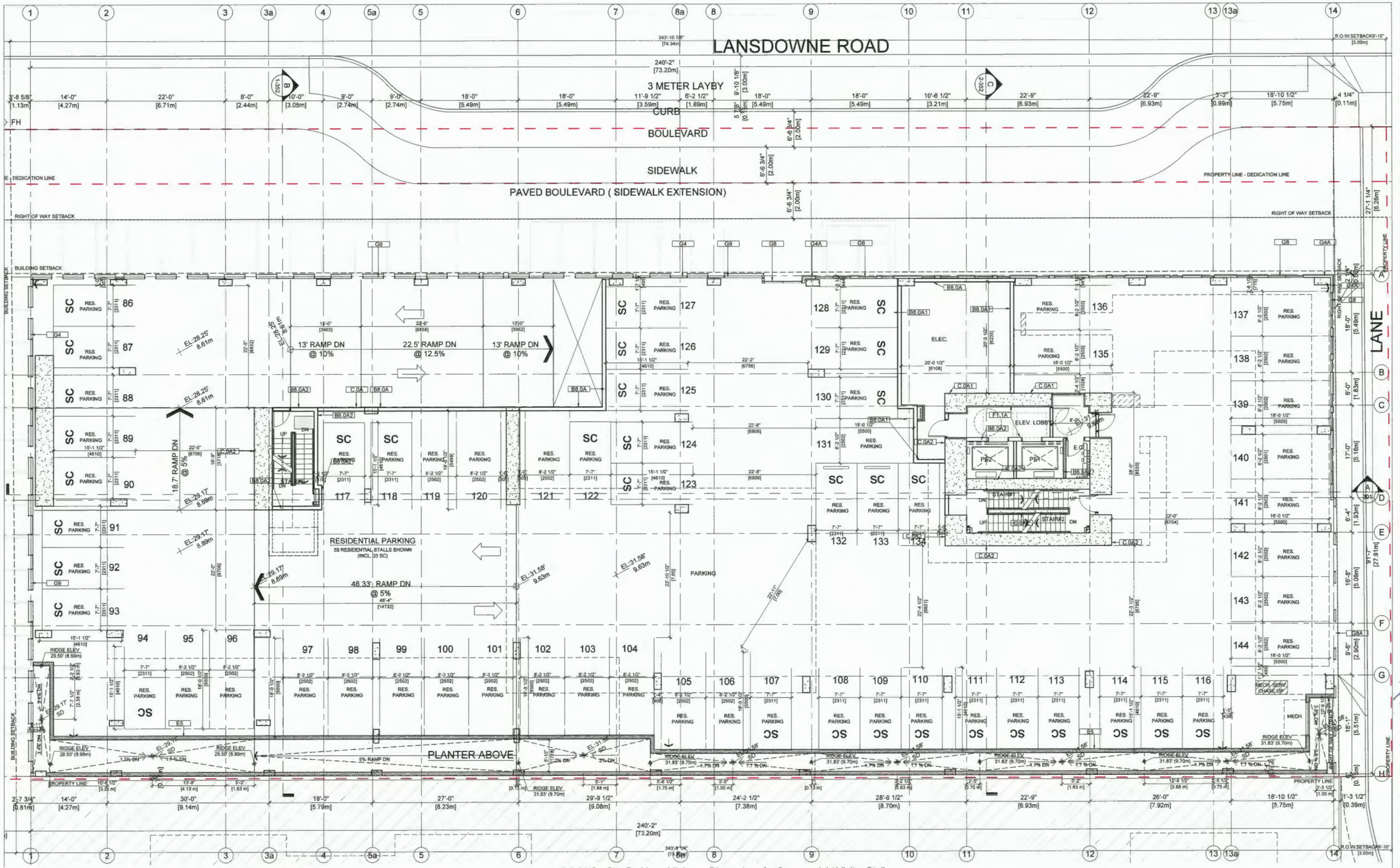
L3 FLOOR PLAN

Drawing

Scale 1/16" = 1'-0"

Project 218029

Sheet **A203.**



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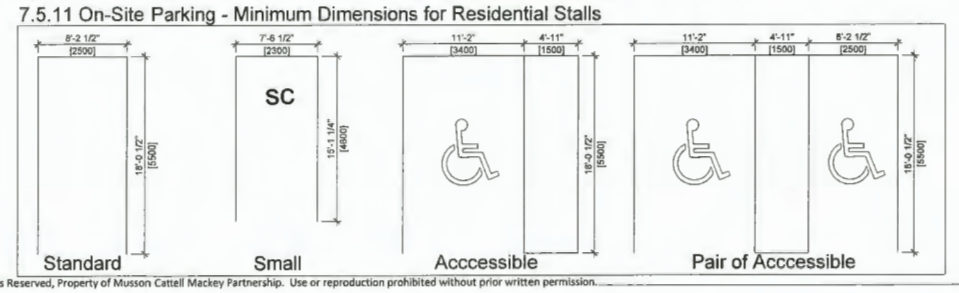
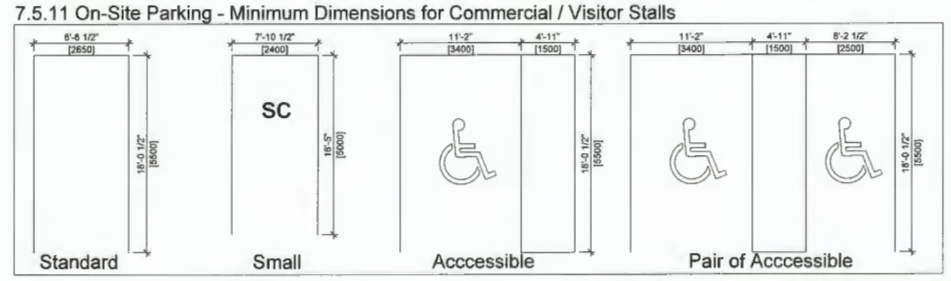


7.5.11 On-Site Parking - Minimum Dimensions for Commercial / Visitor Stalls



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Plan #7
DP 20-896600
March 1, 2021

Revisions	YYYY-MM-DD
04	2021.02.22 ISSUE FOR DP RE-SUB
03	2021.01.18 ISSUE FOR DP RE-SUB
02	2020.03.13 ISSUE FOR DP
01	2019.04.18 ISSUE FOR REZONING

Seal

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5500 No. 3 Rd.
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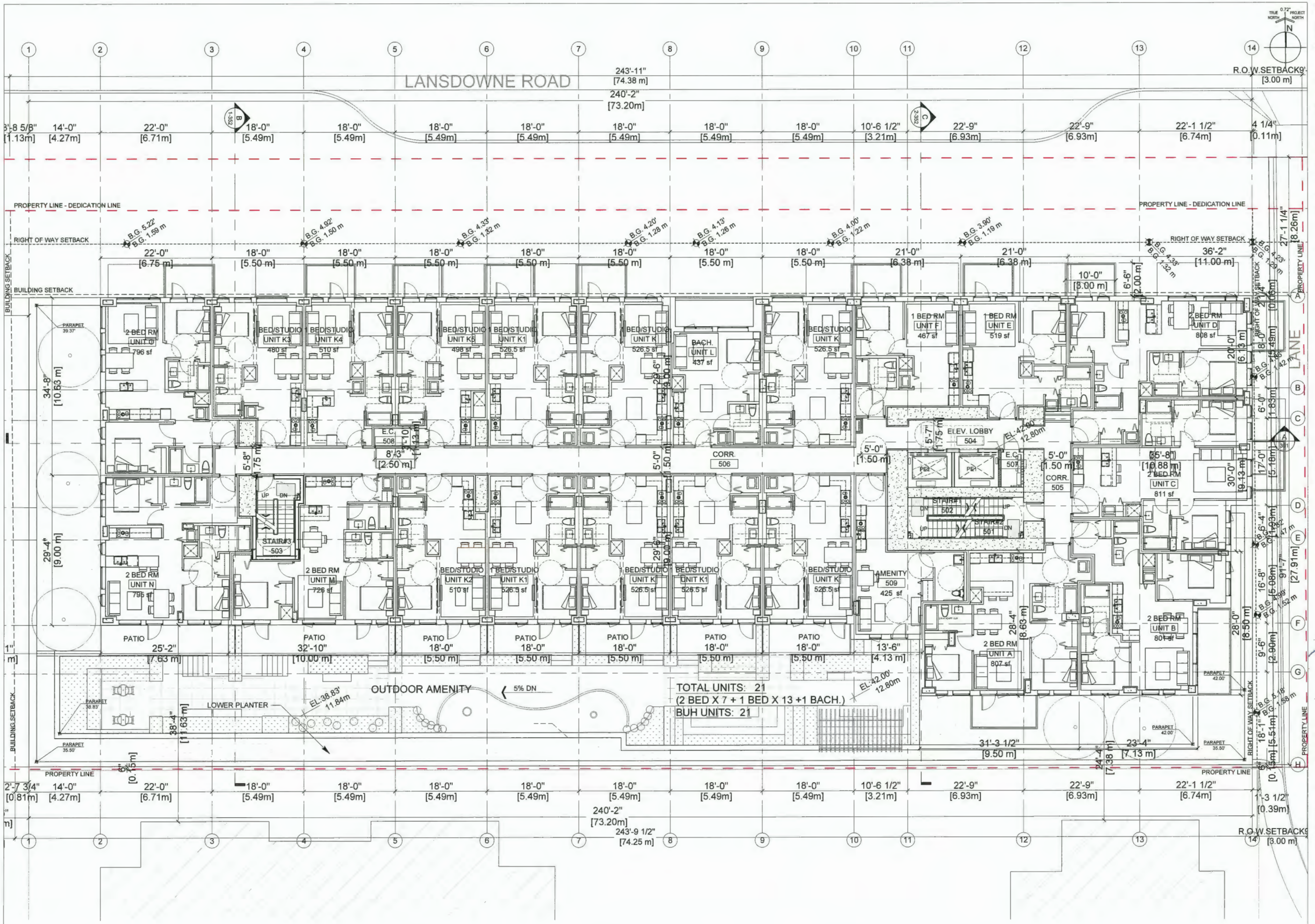
Project

L4 FLOOR PLAN

Drawing	
Scale	1/16" = 1'-0"
Project	218029
Sheet	A204.



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Plan #8
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March 1, 2021

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02 | 2020.03.13 ISSUE FOR DP
01 | 2019.04.18 ISSUE FOR REZONI

Revisions YYYY-MM-D

Seal

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5500 No. 3 Rd.
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Project

L5 FLOOR PLAN

Drawing

Scale 1/16" = 1'-0

Project 21802

Sheet **A205**

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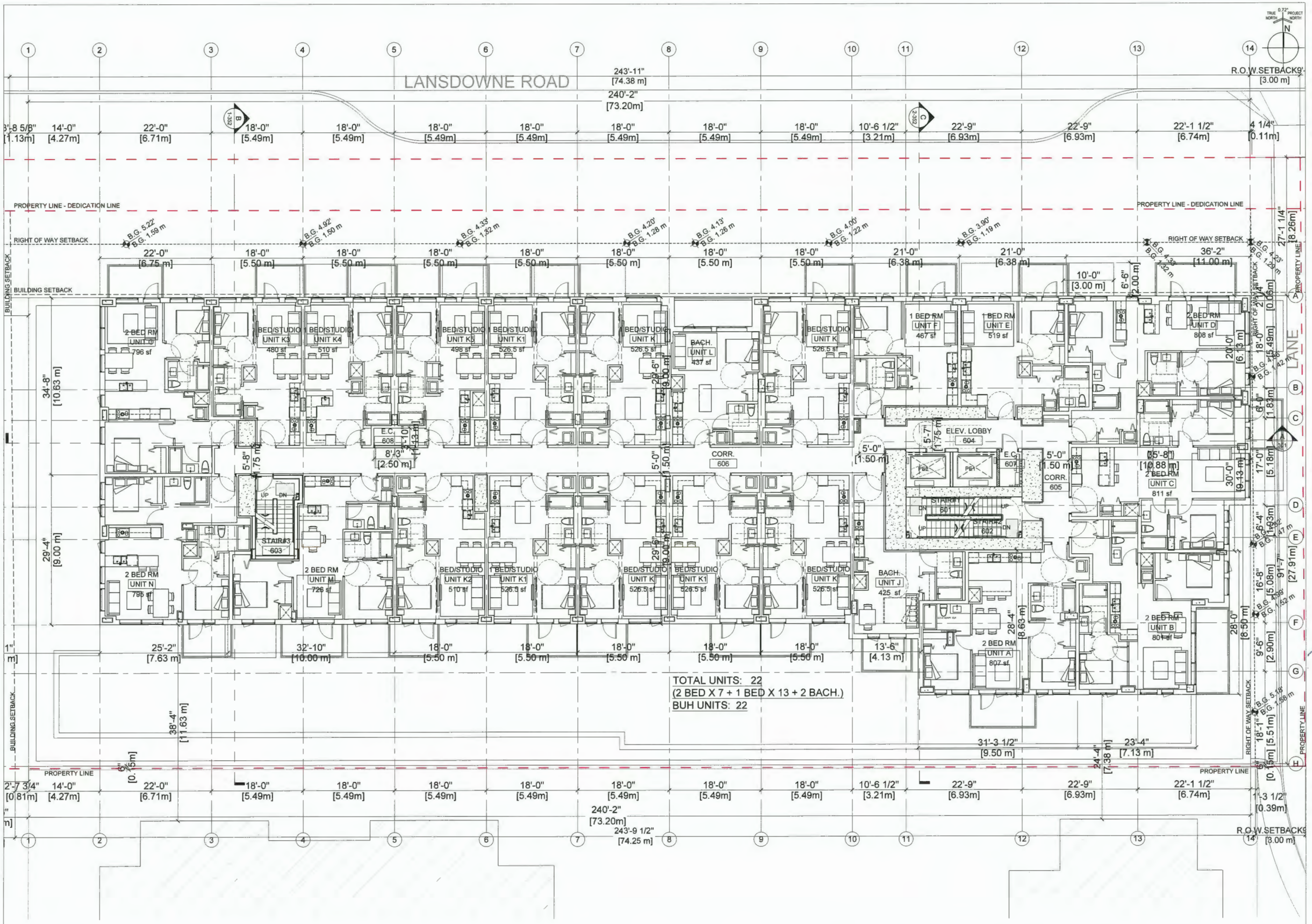

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DP 20-896600
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03 | 2021.01.18 ISSUE FOR DP RE-SUB	
02 | 2020.03.13 ISSUE FOR DP	
01 | 2019.04.18 ISSUE FOR REZONING	

Seal

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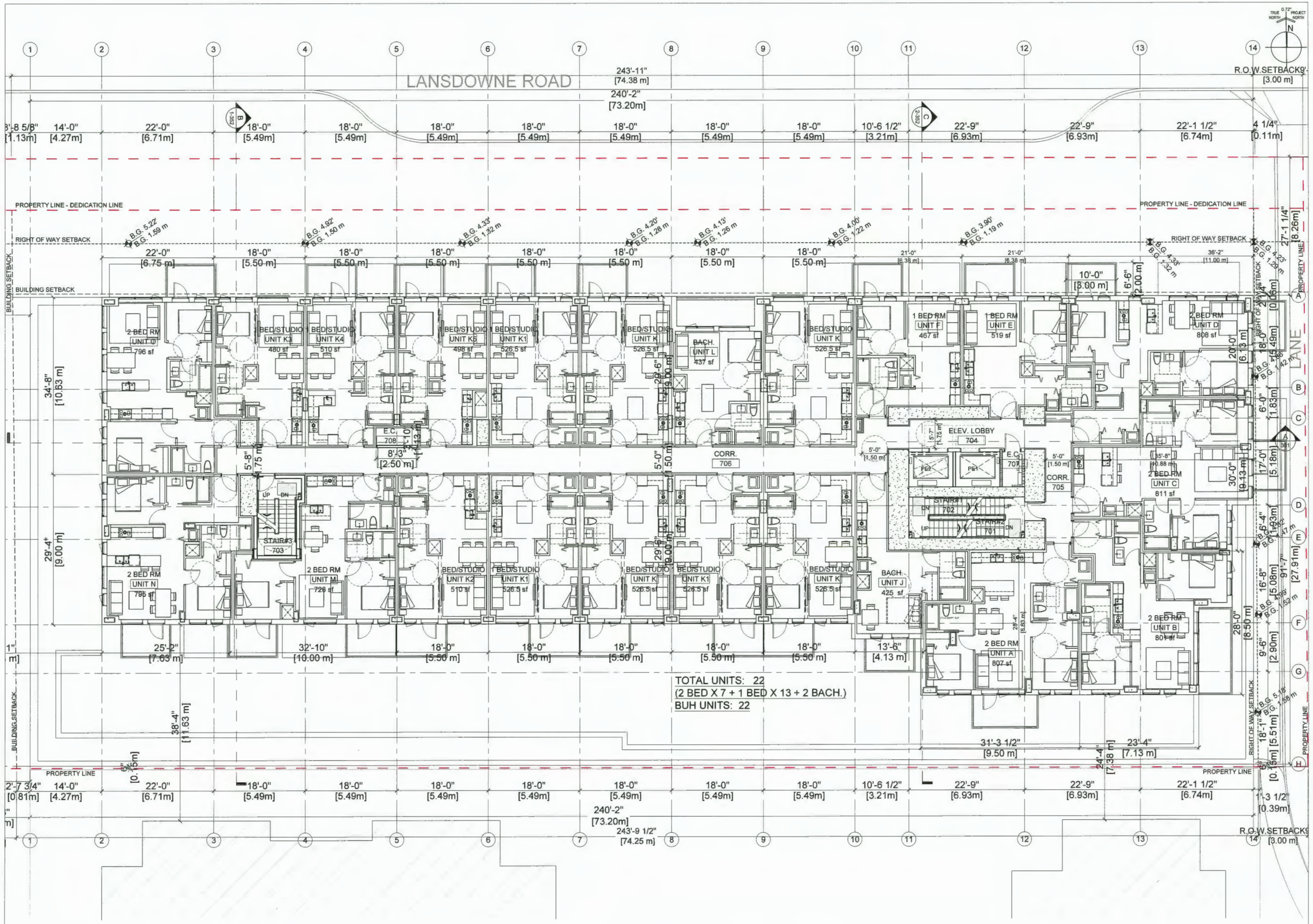
5500 No. 3 Rd.
RICHMOND, BC

Project

L6 FLOOR PLAN

Drawing	
Scale	1/16" = 1'-0"
Project	218029
Sheet	A206.



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02 | 2020.03.13 ISSUE FOR DP	
01 | 2019.04.18 ISSUE FOR REZONING	

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Project

L7 FLOOR PLAN

Drawing	
Scale	1/16" = 1'-0"
Project	218029
Sheet	A207.

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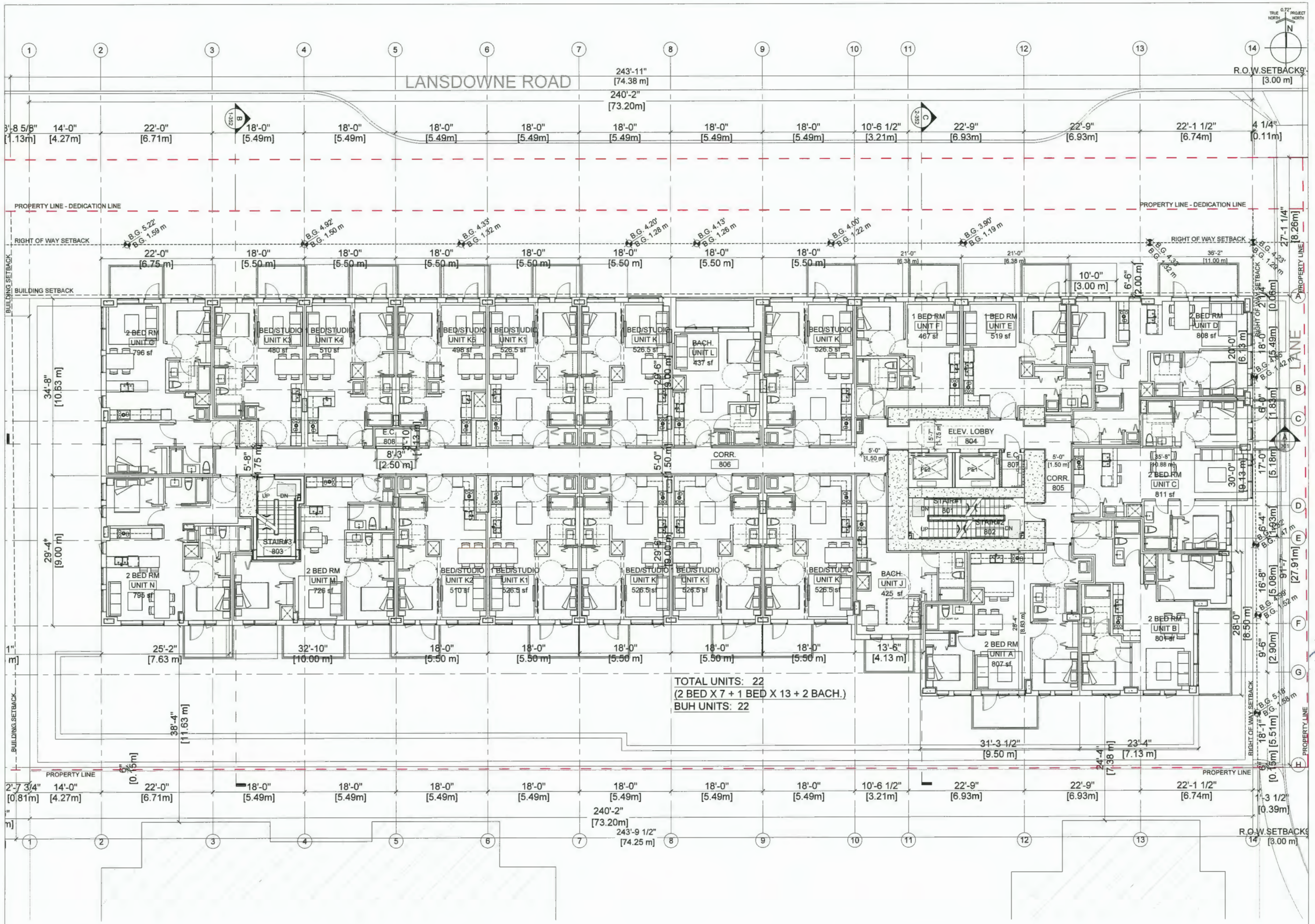

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Revisions YYYY-MM-DD

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5500 No. 3 Rd.
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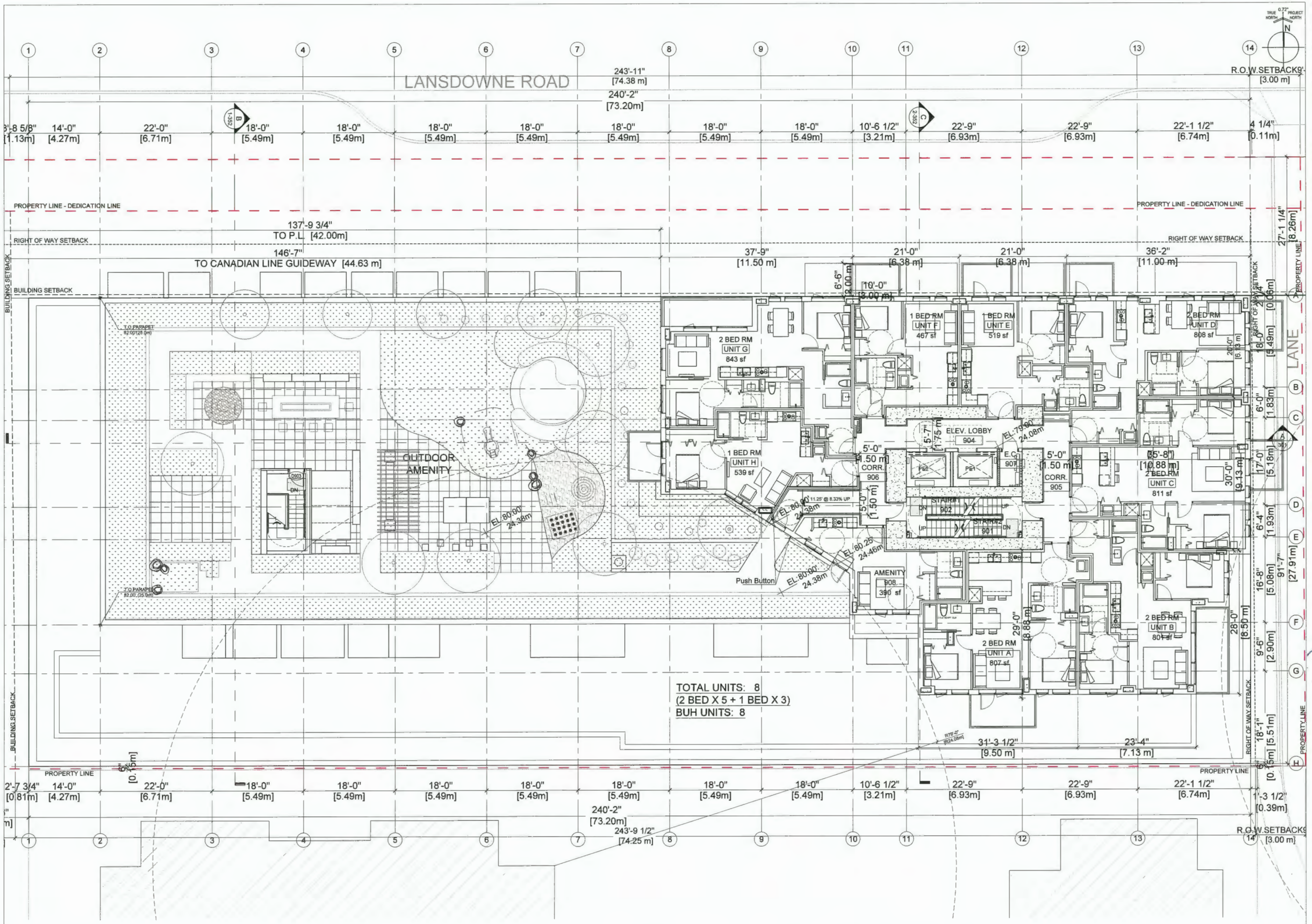
Project

L8 FLOOR PLAN

Drawing

Scale	1/16" = 1'-0"
Project	218029
Sheet	A208.



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Plan #12
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02 | 2020.03.13 ISSUE FOR DP	
01 | 2019.04.18 ISSUE FOR REZONING	

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Project

L9 FLOOR PLAN

Drawing	
Scale	1/16" = 1'-0"
Project	218029
Sheet	A209.

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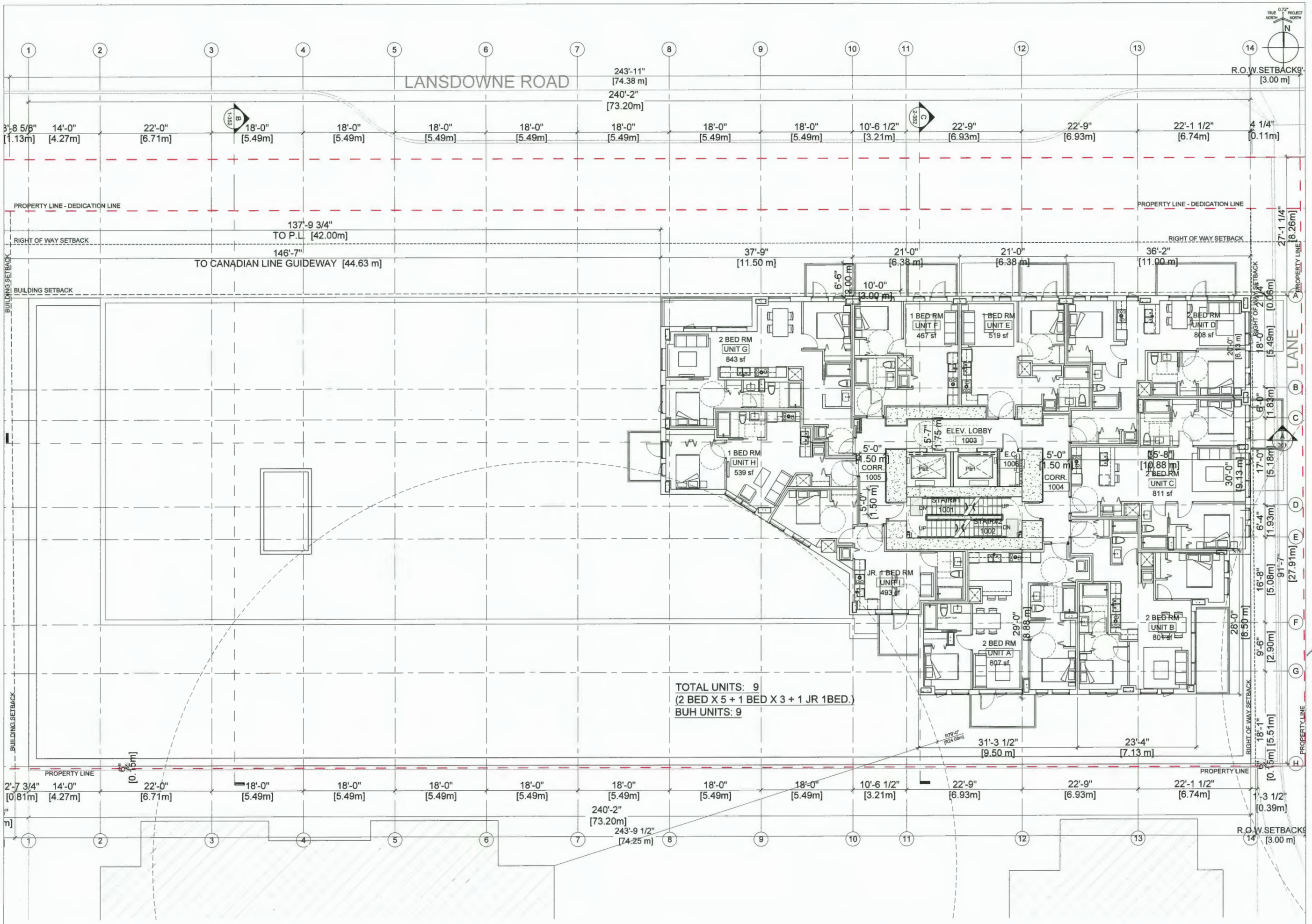

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Plan #13
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March 1, 2021

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02 | 2020.03.13 ISSUE FOR DP
01 | 2019.04.18 ISSUE FOR REZONING

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Project

L10 FLOOR PLAN

Drawing

Scale 1/16" = 1'-0"

Project 218029

Sheet **A210.**

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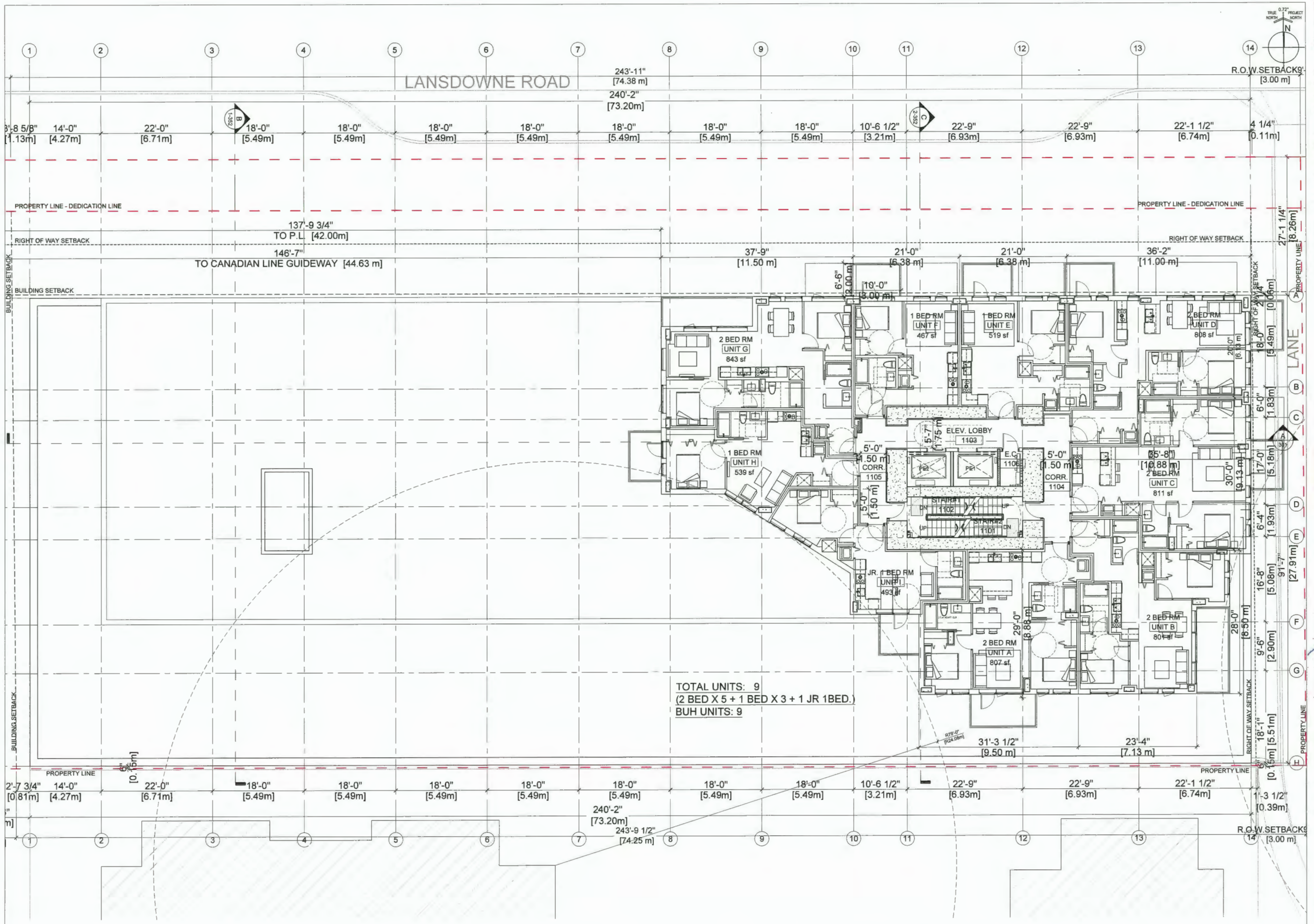

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02 | 2020.03.13 ISSUE FOR DP
01 | 2019.04.18 ISSUE FOR REZONING

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Project

L11 FLOOR PLAN

Drawing

Scale 1/16" = 1'-0"

Project 218029

Sheet **A211.**

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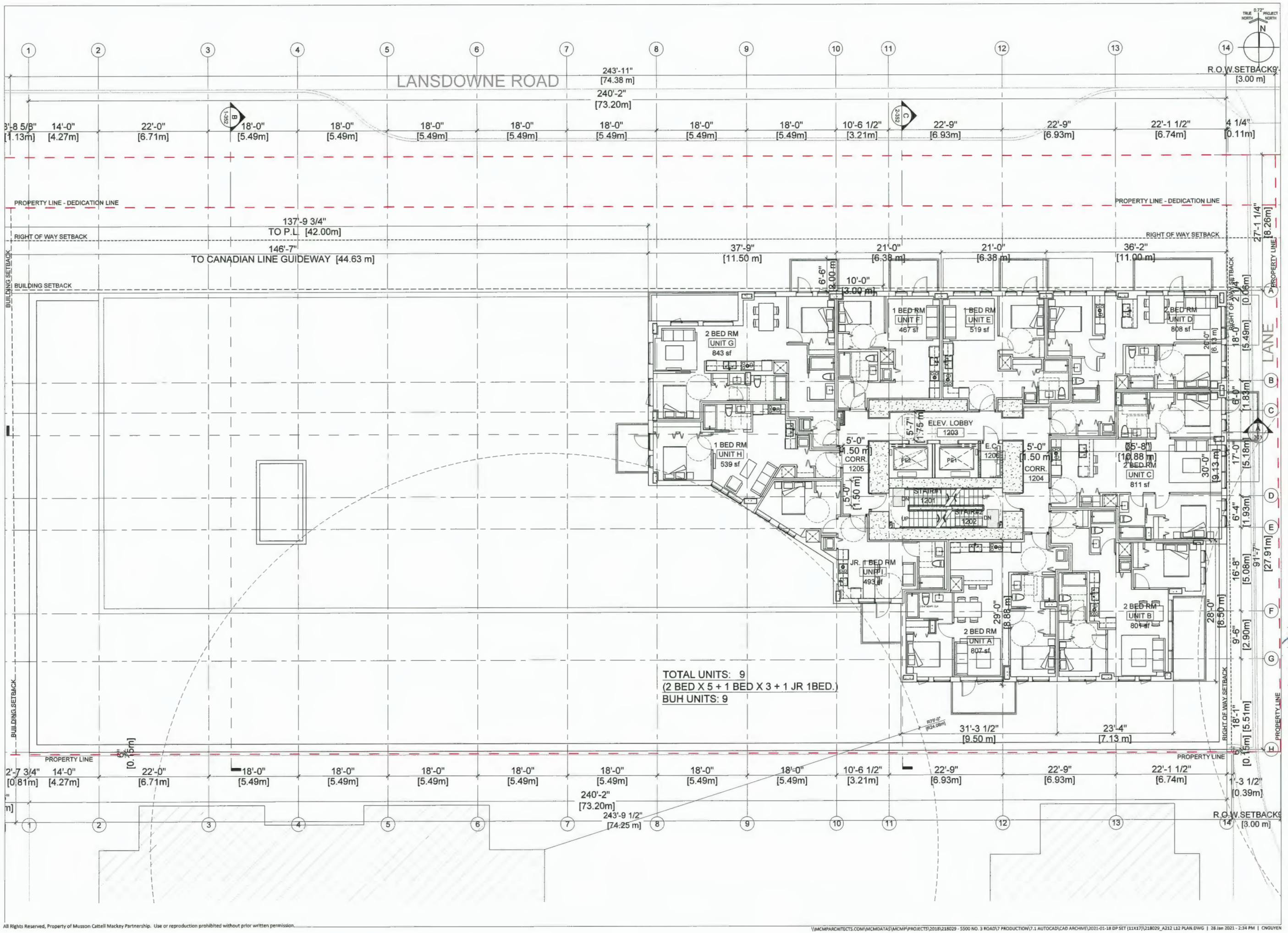

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Plan #15
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March 1, 2021

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02 | 2020.03.13 ISSUE FOR DP
01 | 2019.04.18 ISSUE FOR REZONING

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Project

L12 FLOOR PLAN

Drawing

Scale 1/16" = 1'-0"

Project 218029

Sheet **A212.**

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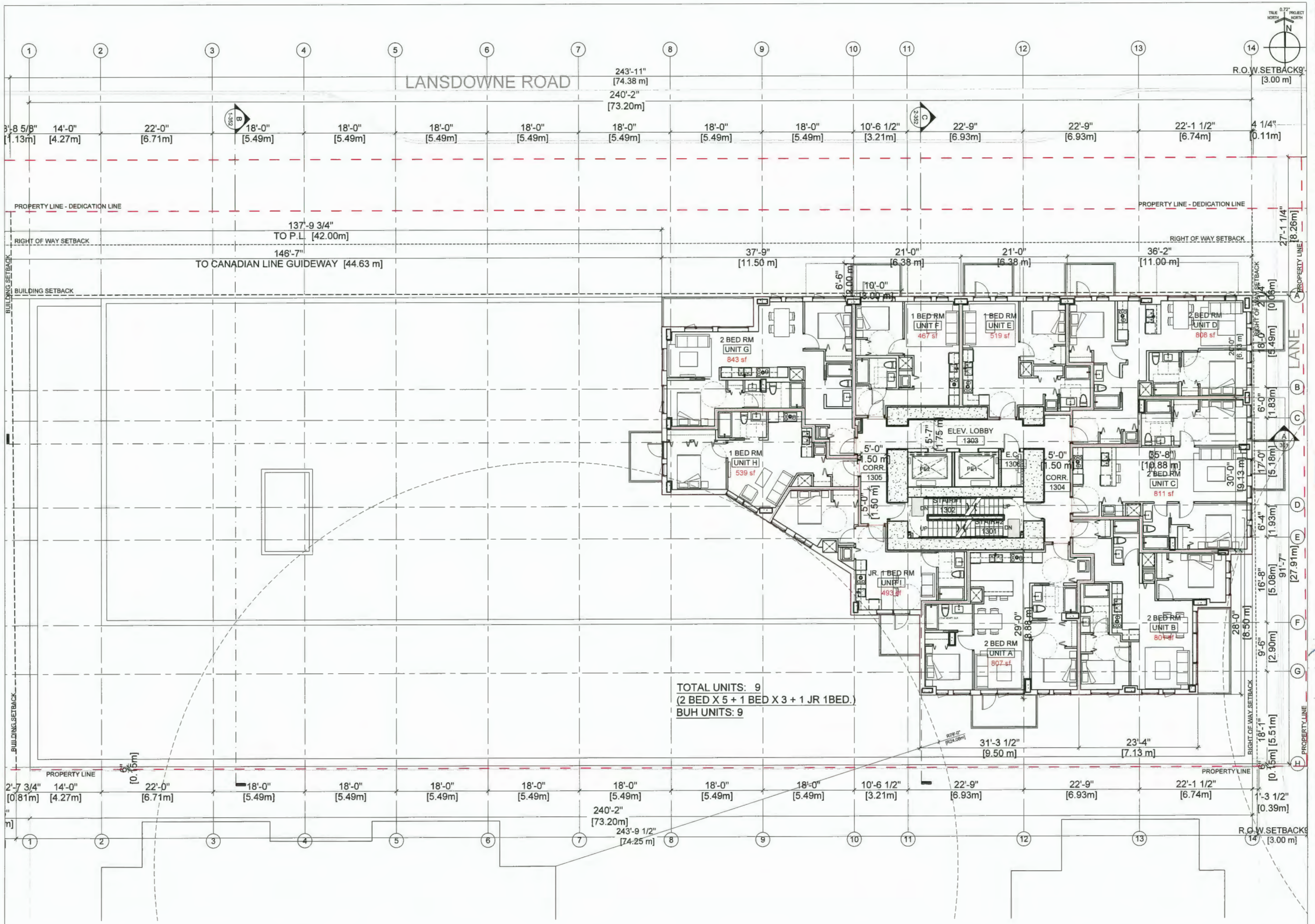

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Plan #16
DP 20-896600
March 1, 2021

Revisions	YYYY-MM-DD
03 | 2021.01.18 ISSUE FOR DP RE-SUB	
02 | 2020.03.13 ISSUE FOR DP	
01 | 2019.04.18 ISSUE FOR REZONING	

Seal

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Project

L13 FLOOR PLAN

Drawing	
Scale	1/16" = 1'-0"
Project	218029
Sheet	A213.

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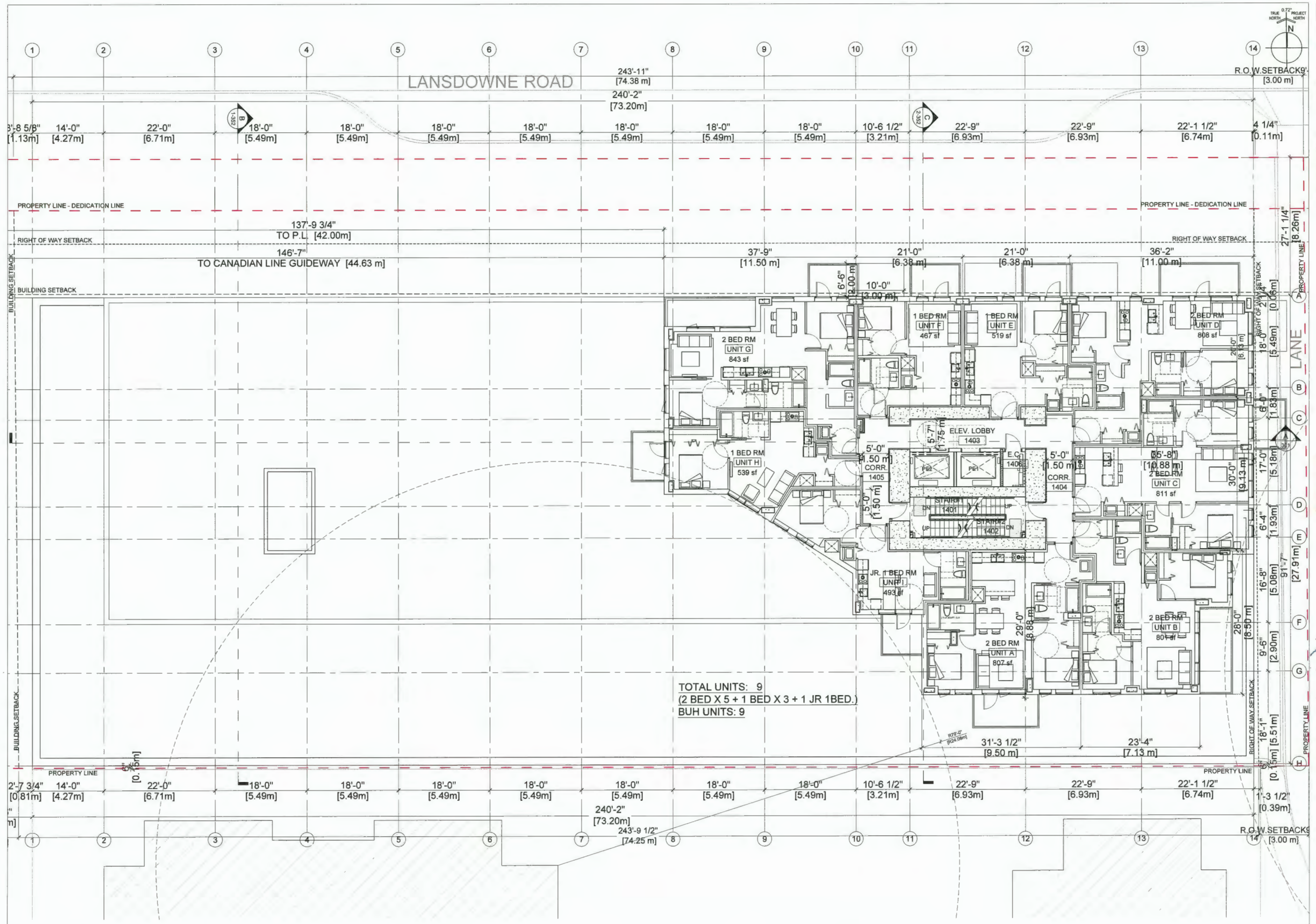

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Plan #17
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02 | 2020.03.13 ISSUE FOR DP
01 | 2019.04.18 ISSUE FOR REZONING

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L14 FLOOR PLAN

Drawing

Scale 1/16" = 1'-0"

Project 218029

Sheet **A214.**

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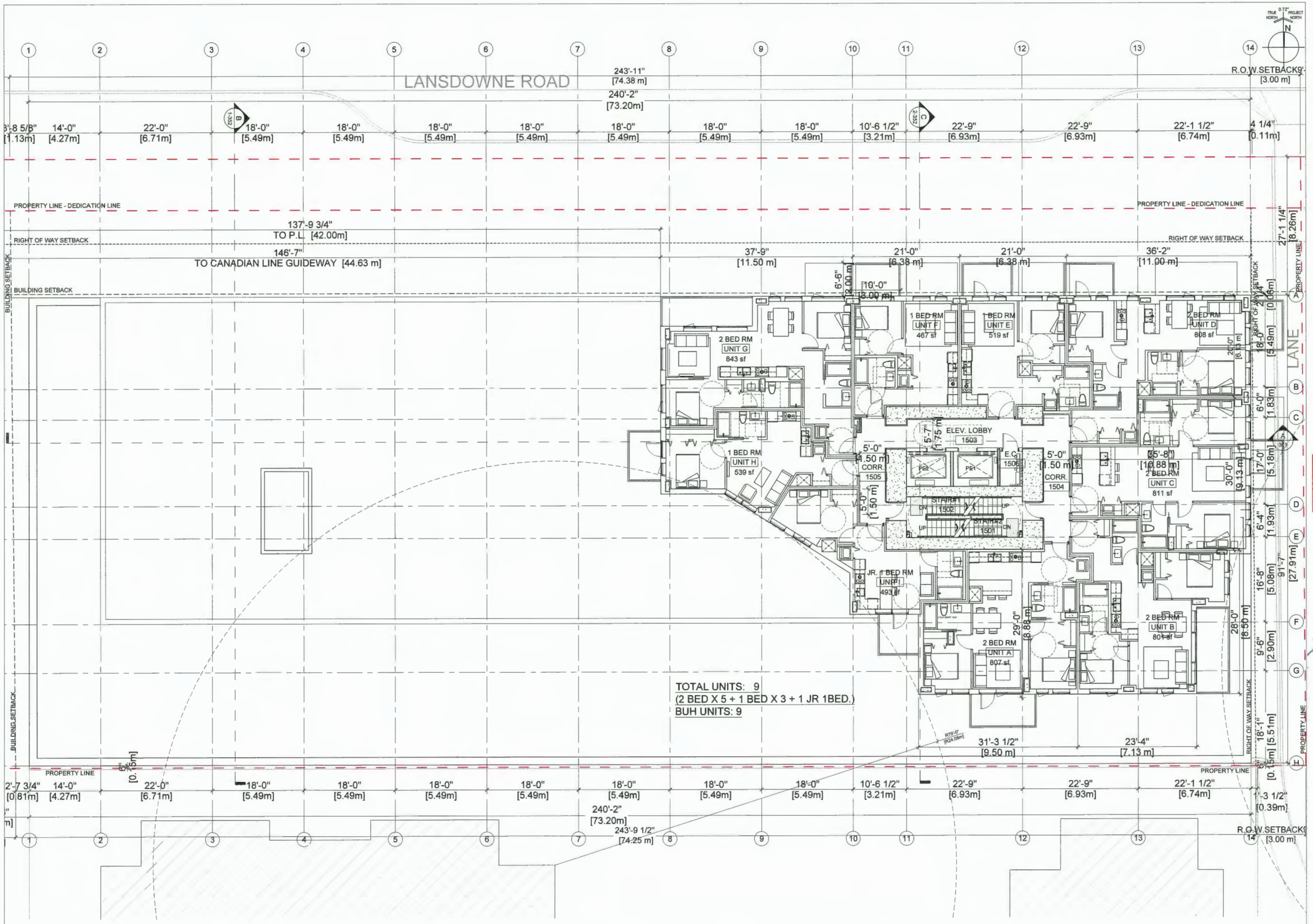

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Headwater
HEADWATER PROJECTS

Plan #18
DP 20-896600
March 1, 2021

03 | 2021.01.18 ISSUE FOR DP RE-SUB
02 | 2020.03.13 ISSUE FOR DP
01 | 2019.04.18 ISSUE FOR REZONING

Revisions YYYY-MM-DD

Seal

MIXED USE RENTAL RESIDENTIAL BUILDING

5500 No. 3 Rd.
RICHMOND, BC

Project

L15 FLOOR PLAN

Drawing

Scale 1/16" = 1'-0"

Project 218029

Sheet **A215.**

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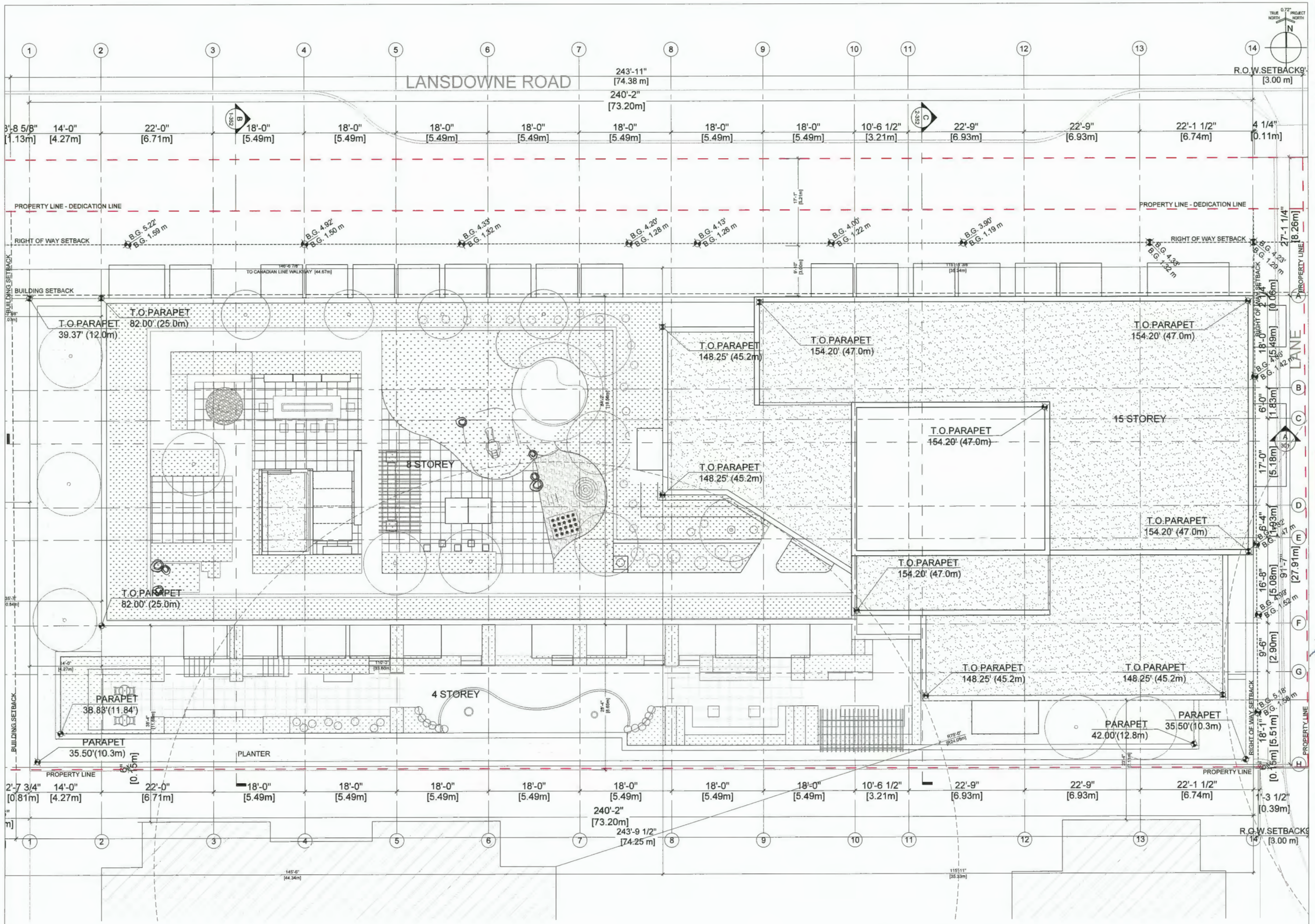

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01 | 2019.04.18 ISSUE FOR REZONING	
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5500 No. 3 Rd.
RICHMOND, BC

Project

ROOF PLAN

Drawing	
Scale	1/16" = 1'-0"
Project	218029
Sheet	A216.

1 A304 BUILDING NORTH ELEVATION
SCALE : 1/16" = 1' - 0"

MATERIAL LEGEND

A1	Window Wall System - Mullion (Bone White)	WW	Window Wall System-Raised Metal Panel - Bone White	B1	Wired Mesh Guardrail with Metal Rails and Posts.
A2	Window Wall System - Mullion (Charcoal Gray)	WW2	Window Wall System-Raised Metal Panel - Charcoal Gray	B2	Glass Guardrail with Metal Rails and Posts.
A3	Window Wall System - Mullion (Light Gray)	WW3	Window Wall System - Glass Spandrel - Light Gray	JB	Steel-Glass Juliette Balcony
VG1	Window Wall Double Glazing Vision Glass	C1	Concrete Wall	CA	Glass Canopy /Metal Frame - Light Gray
L1	Metal Louver Screen -Light Blue-Gray	CZ	Painted Concrete (u/s balcony slab) - Various Blue	EC	Entry Glass Canopy /Metal Frame - Blue
SM	Standing Seam Metal Panel - Various Blue	S1	Light Grey Natural Granite Retail Storefront Columns	GP	Translucent Glass Panel screen in front of Solid Sprandrel Panel - complete assembly to be 100% opaque

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Plan #20
DP 20-896600
March 1, 2021

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02 | 2020.03.13 ISSUE FOR DP	
01 | 2019.04.18 ISSUE FOR REZONING	

Seal

MIXED USE RENTAL RESIDENTIAL BUILDING

5500 No. 3 Rd.
RICHMOND, BC

Project

COLOUR ELEVATION NORTH

Drawing	
Scale	1/32" = 1'-0"
Project	218029
Sheet	A304.

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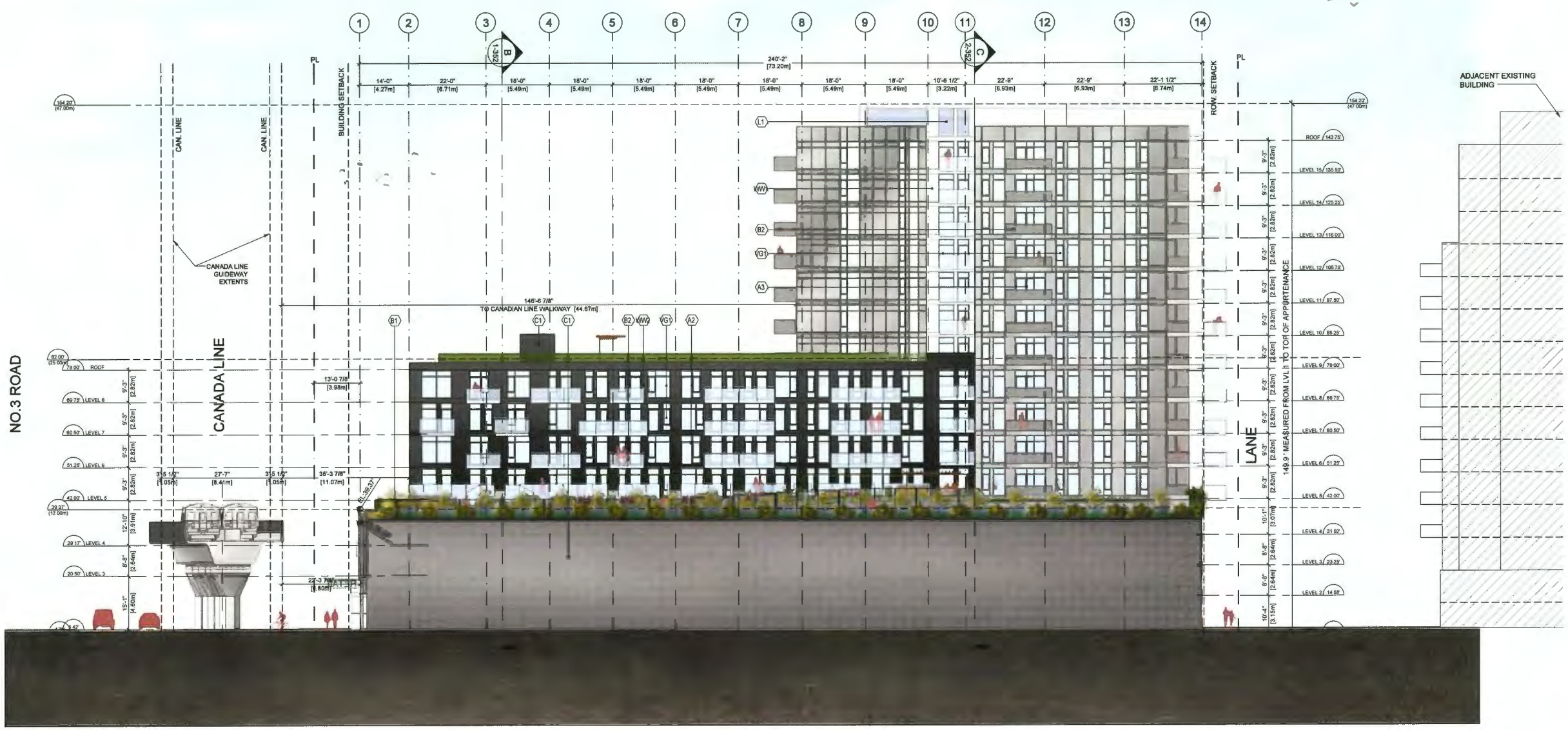

1 A305 BUILDING SOUTH ELEVATION
SCALE : 1/16" = 1' - 0"

MATERIAL LEGEND

A1	Window Wall System - Mullion (Bone White)	WW1	Window Wall System-Raised Metal Panel - Bone White	B1	Wired Mesh Guardrail with Metal Rails and Posts.
A2	Window Wall System - Mullion (Charcoal Gray)	WW2	Window Wall System-Raised Metal Panel - Charcoal Gray	B2	Glass Guardrail with Metal Rails and Posts.
A3	Window Wall System - Mullion (Light Gray)	WW3	Window Wall System - Glass Spandrel - Light Gray	JB	Steel-Glass Juliette Balcony
G1	Window Wall Double Glazing Vision Glass	C1	Concrete Wall	CA	Glass Canopy /Metal Frame - Light Gray
L1	Metal Louver Screen -Light Blue-Gray	C2	Painted Concrete (u/s balcony slab) - Various Blue	EC	Entry Glass Canopy /Metal Frame - Blue
SM	Standing Seam Metal Panel - Various Blue	S1	Light Grey Natural Granite Retail Storefront Columns	GP	Translucent Glass Panel screen in front of Solid Sprandrel Panel - complete assembly to be 100% opaque

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HEADWATER PROJECTS

Plan #21
DP 20-896600
March 1, 2021

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REGISTERED ARCHITECT DAVID R. COOK BRITISH COLUMBIA

2021-02-04

Seal

MIXED USE RENTAL RESIDENTIAL BUILDING

5500 No. 3 Rd.
RICHMOND, BC

Project

COLOUR ELEVATION SOUTH

Drawing

Scale 1/32" = 1'-0"

Project 218029

Sheet **A305.**

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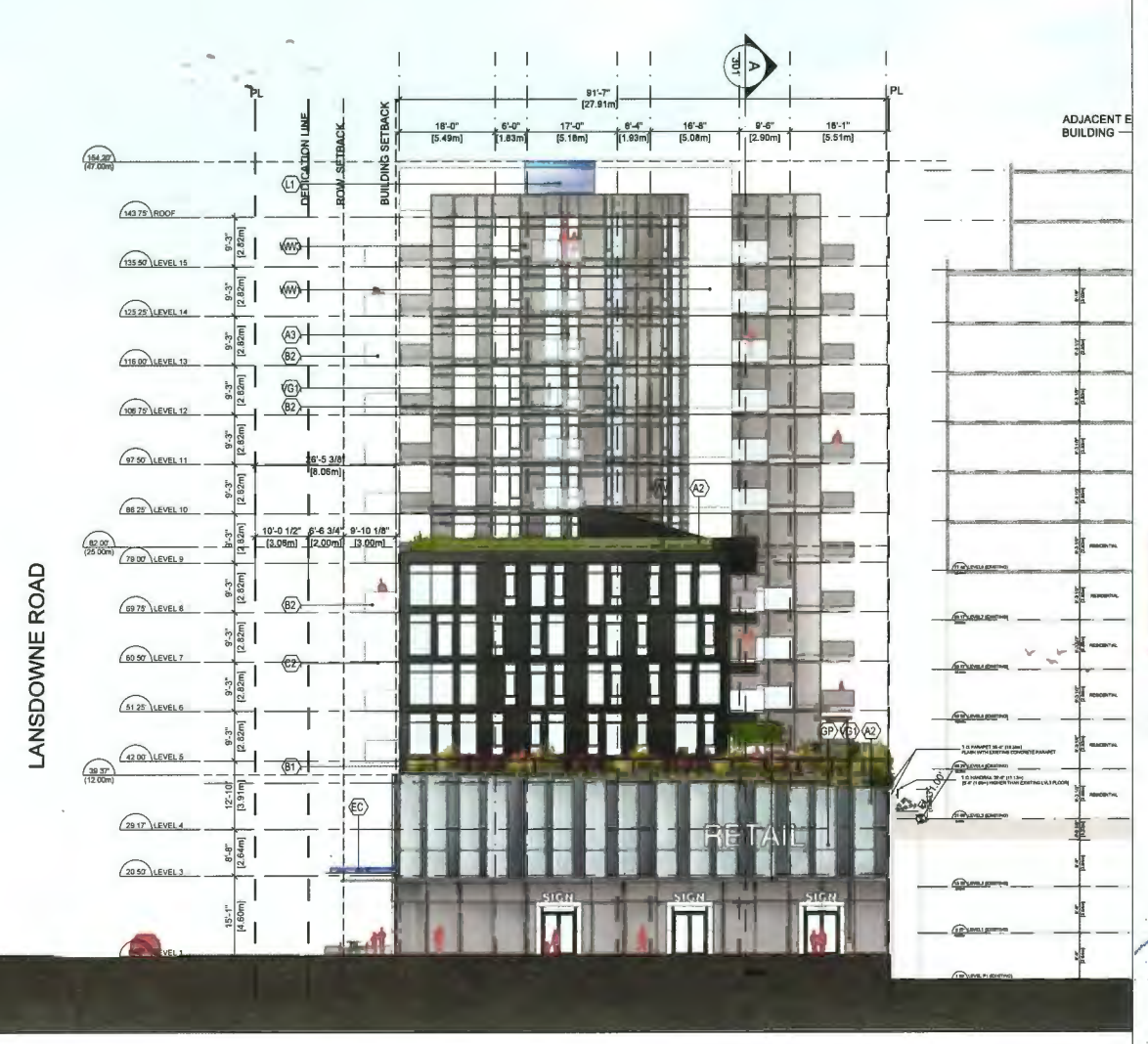
2 A306 BUILDING EAST ELEVATION
SCALE : 1/16" = 1' - 0"



2 A306 BUILDING WEST ELEVATION
SCALE : 1/16" = 1' - 0"

MATERIAL LEGEND

A1	Window Wall System - Mullion (Bone White)	WW1	Window Wall System-Raised Metal Panel - Bone White	B1	Wired Mesh Guardrail with Metal Rails and Posts.
A2	Window Wall System - Mullion (Charcoal Gray)	WW2	Window Wall System-Raised Metal Panel - Charcoal Gray	B2	Glass Guardrail with Metal Rails and Posts.
A3	Window Wall System - Mullion (Light Gray)	WW3	Window Wall System - Glass Spandrel - Light Gray	JB	Steel-Glass Juliette Balcony
VG1	Window Wall Double Glazing Vision Glass	C1	Concrete Wall	CA	Glass Canopy /Metal Frame - Light Gray
L1	Metal Louver Screen -Light Blue-Gray	C2	Painted Concrete (u/s balcony slab) - Various Blue	EC	Entry Glass Canopy /Metal Frame - Blue
SM	Standing Seam Metal Panel - Various Blue	S1	Light Grey Natural Granite Retail Storefront Columns	GP	Translucent Glass Panel screen in front of Solid Sprandrel Panel - complete assembly to be 100% opaque

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Plan #22
DP 20-896600
March 1, 2021

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02 | 2020.03.13 ISSUE FOR DP
01 | 2019.04.18 ISSUE FOR REZONING

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MIXED USE RENTAL RESIDENTIAL BUILDING

5500 No. 3 Rd.
RICHMOND, BC

Project

COLOUR ELEVATION EAST & WEST

Drawing

Scale 1/32" = 1'-0"

Project 218029

Sheet **A306.**

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L1 Metal Louver Screen (Light Blue-Grey)

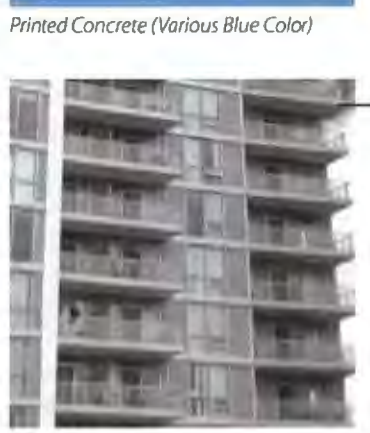
Window Wall System-Raised Metal Panel - Bone White WW1

Window Wall System-Glass Spandrel - Light Grey WW3

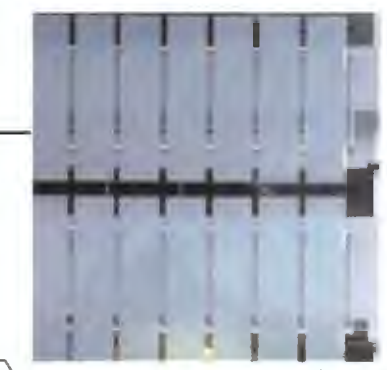
Window Wall System-Raised Metal Panel - Charcoal Grey WW2

Wired Mesh Guardrail with Metal Rails and Posts B1

C2 Printed Concrete (Various Blue Color)



B2 Glass Guardrail with metal rail and posts

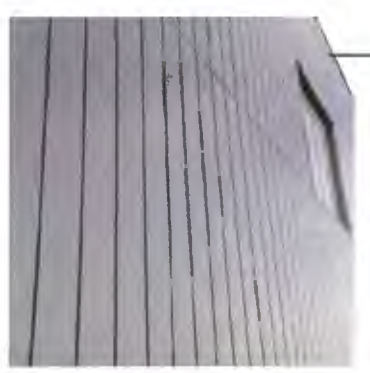


GP Translucent Glass Panels in front of Spandrel

NOTE:

IMAGE FOR TRANSLUCENT GLASS PANEL MATERIAL (REFERENCE ONLY)

PROPOSED BUILDING WILL USE SOLID WINDOW WALL METAL PANELS TO ENCLOSE ENTIRE PARKING LEVELS BEHIND TRANSLUCENT GLASS PANELS



Standing Seam Metal Panel (Various Blue Colors) SM

Light Grey Natural Granite Retail Storefront Columns S1

Glass Canopy/Metal Frame (Blue) EC

CA Glass Canopy/Metal Frame (Light Grey)

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Plan #23
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MIXED USE RENTAL RESIDENTIAL BUILDING

5500 No. 3 Rd.
RICHMOND, BC

Project

EXTERIOR MATERIALS

Drawing

Scale

Project 218029

Sheet A311.

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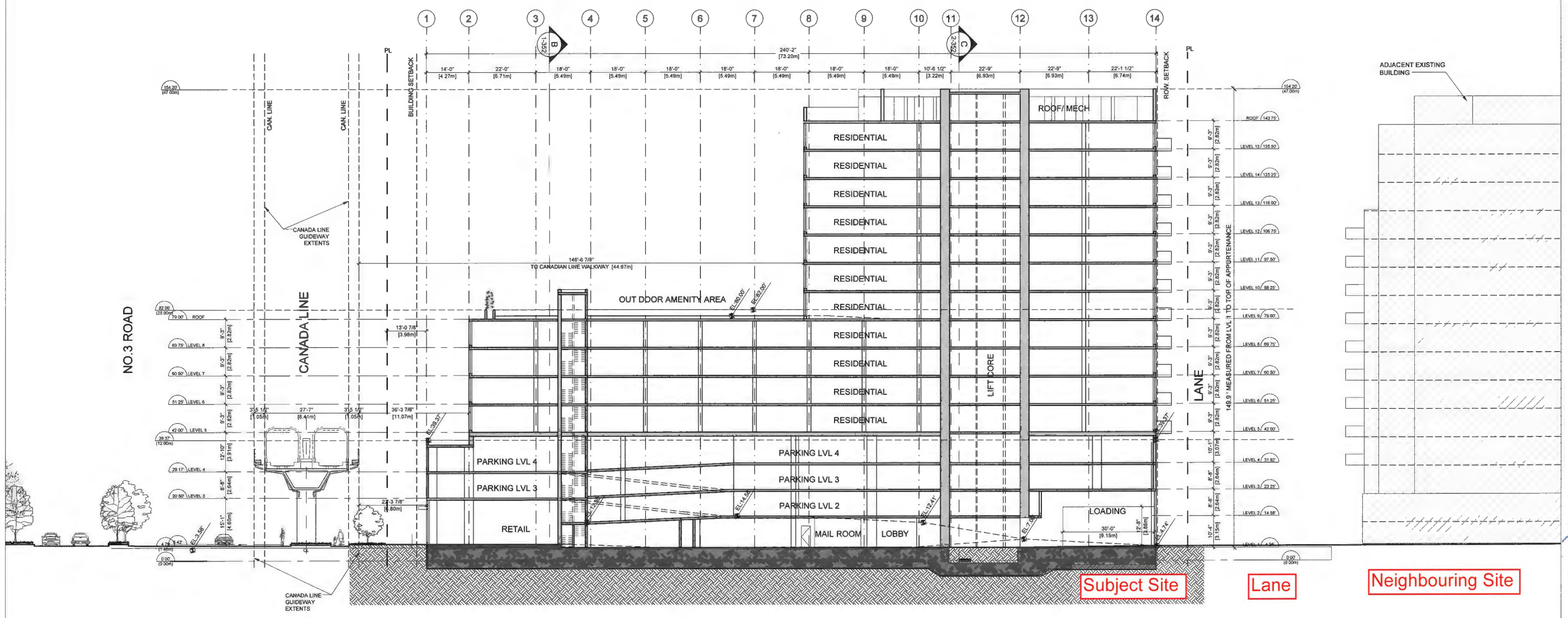

1 A351 BUILDING SECTION A
SCALE : 1/16" = 1' - 0"

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Plan #24
DP 20-896600
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03 | 2021.01.18 ISSUE FOR DP RE-SUB	
02 | 2020.03.13 ISSUE FOR DP	
01 | 2019.04.18 ISSUE FOR REZONING	

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MIXED USE RENTAL RESIDENTIAL BUILDING

5500 No. 3 Rd.
RICHMOND, BC

Project

SECTION A

Drawing	
Scale	1/8" = 1'-0"
Project	218029
Sheet	A351.

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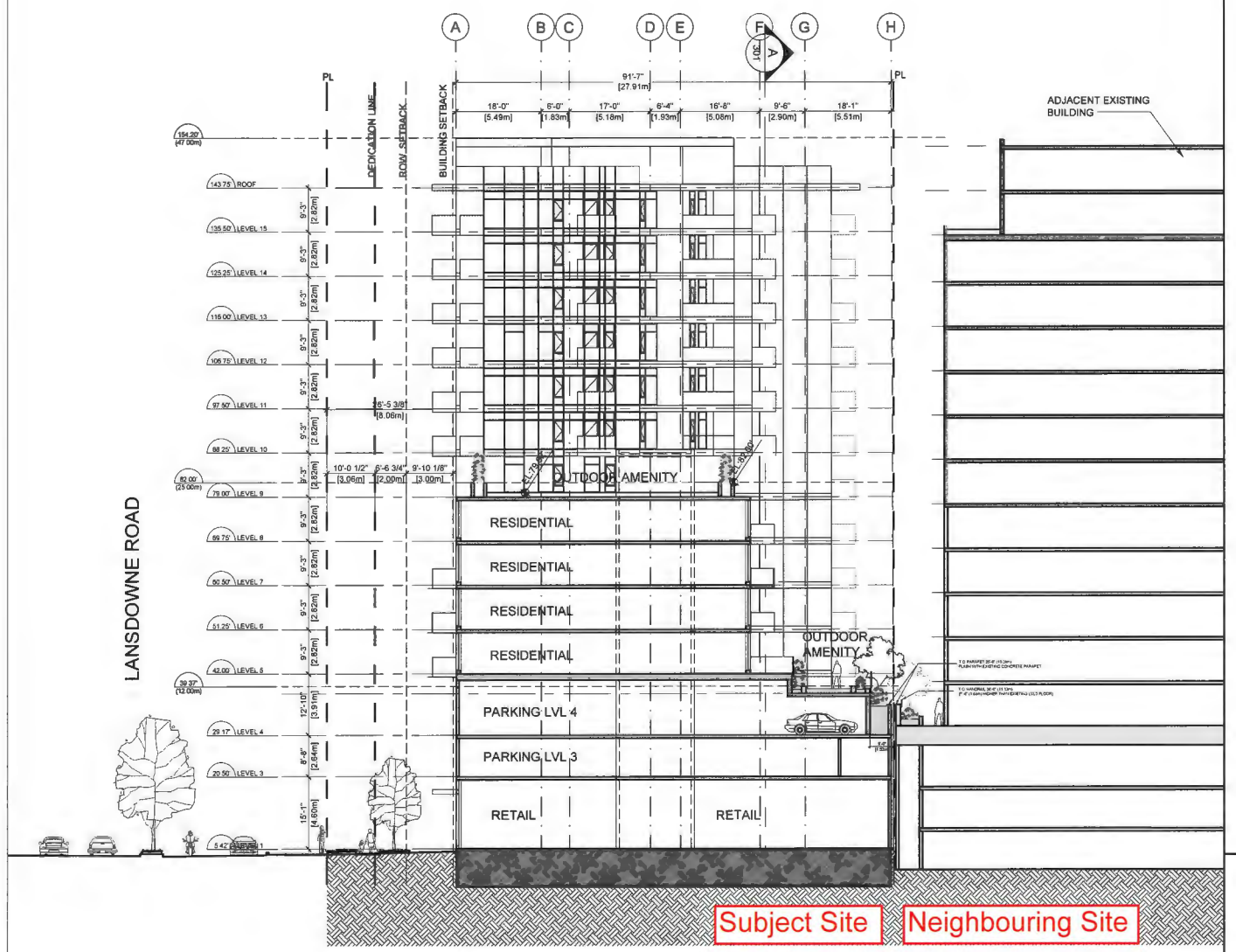
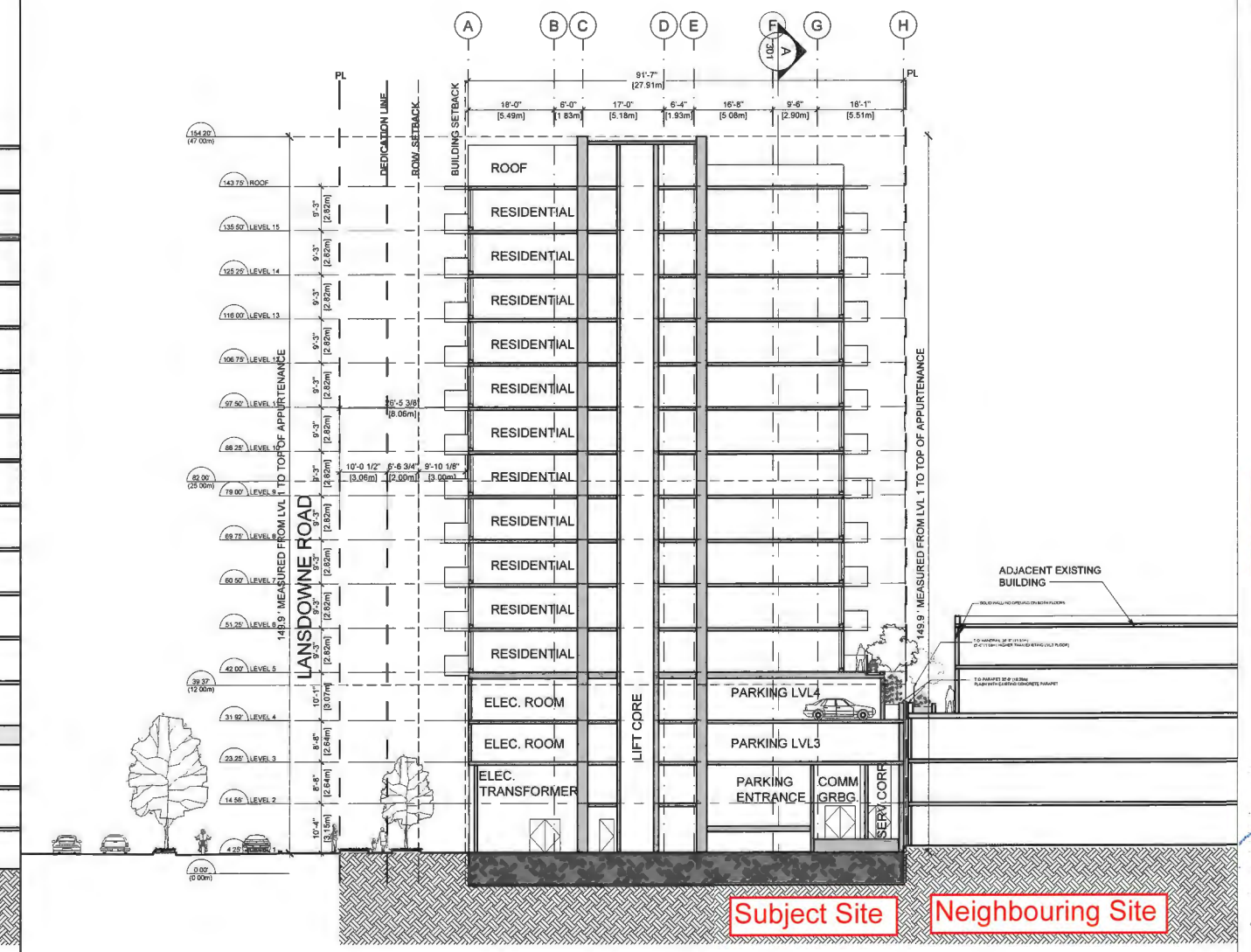


1 A352 BUILDING SECTION B
SCALE : 1/16" = 1' - 0"



2 A352 BUILDING SECTION C
SCALE : 1/16" = 1' - 0"

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Plan #25
DP 20-896600
March 1, 2021

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Seal

MIXED USE RENTAL RESIDENTIAL BUILDING

5500 No. 3 Rd.
RICHMOND, BC

Project

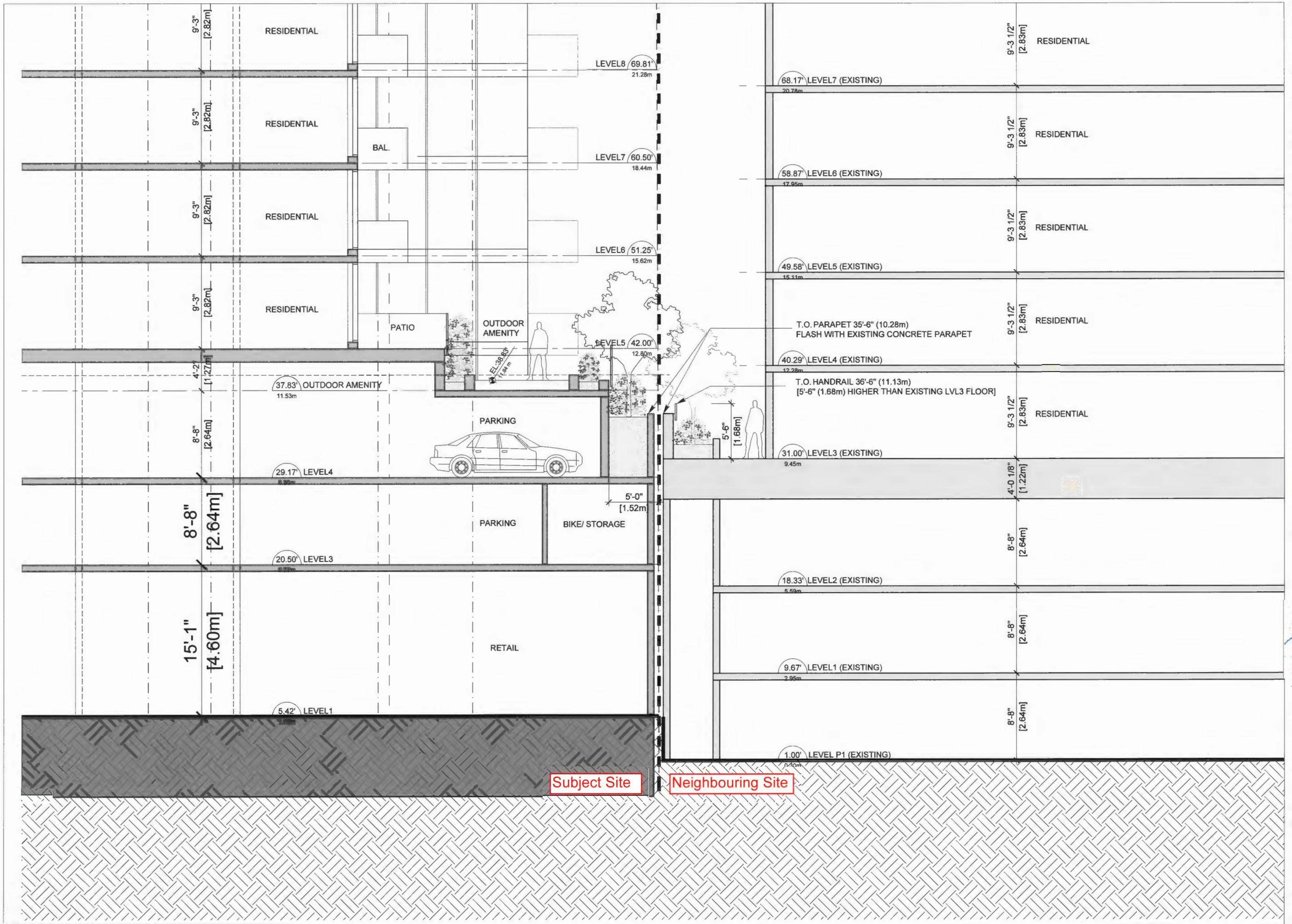
SECTION B & C

Drawing

Scale 1/8" = 1'-0"

Project 218029

Sheet A352.



Plan #26
DP 20-896600
March 1, 2021

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02 | 2020.03.13 ISSUE FOR DP
01 | 2019.04.18 ISSUE FOR REZONING

Revisions YYYY-MM-DD

Seal

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5500 No. 3 Rd.
RICHMOND, BC

Project

STREET ELEVATIONS

Drawing

Scale 1/8" = 1'-0"

Project 218029

Sheet **A354.**

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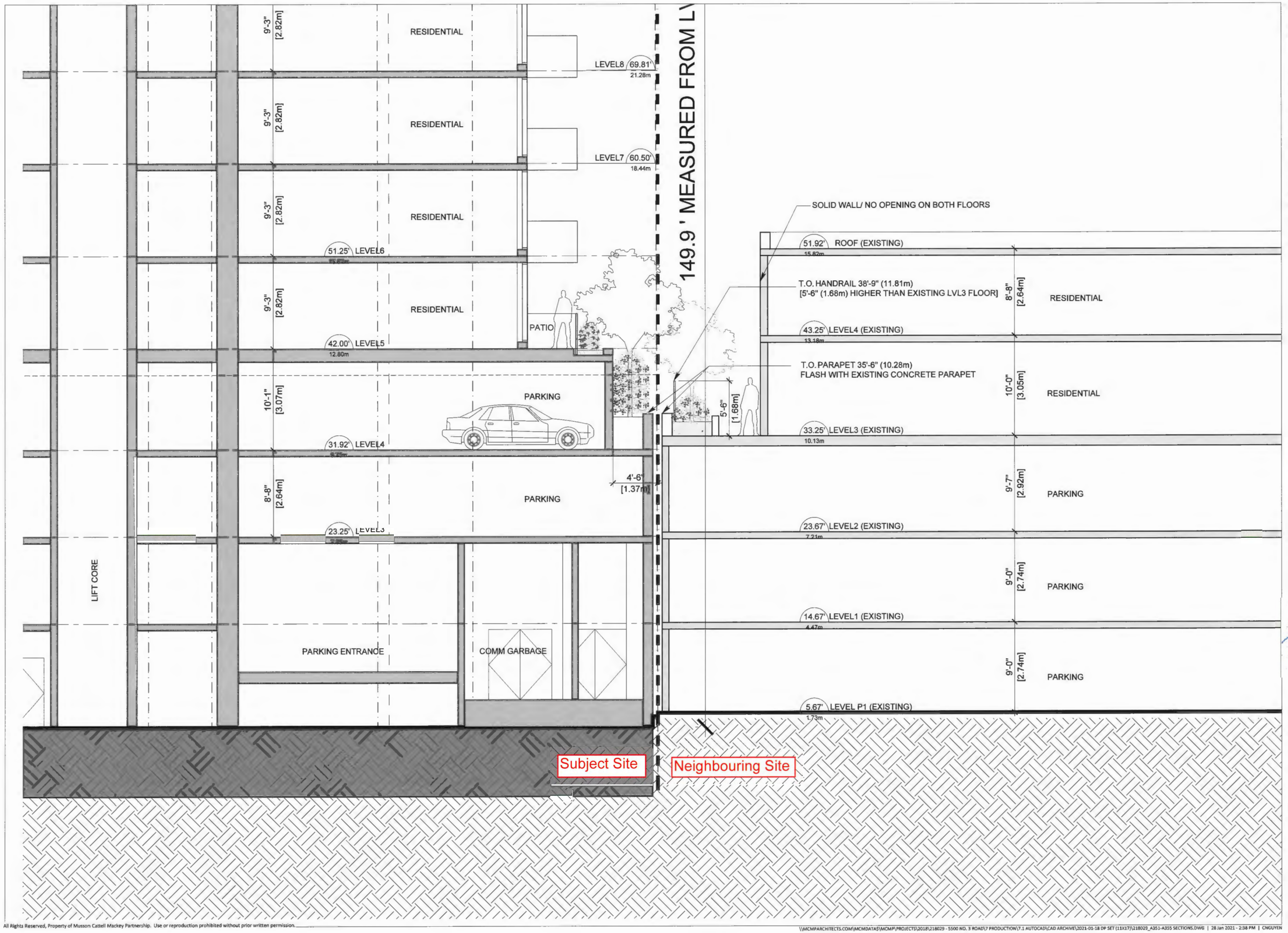

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02 | 2020.03.13 ISSUE FOR DP
01 | 2019.04.18 ISSUE FOR REZONING

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5500 No. 3 Rd.
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Project

PODIUM SECTION 2

Drawing

Scale 1/8" = 1'-0"

Project 218029

Sheet **A355.**

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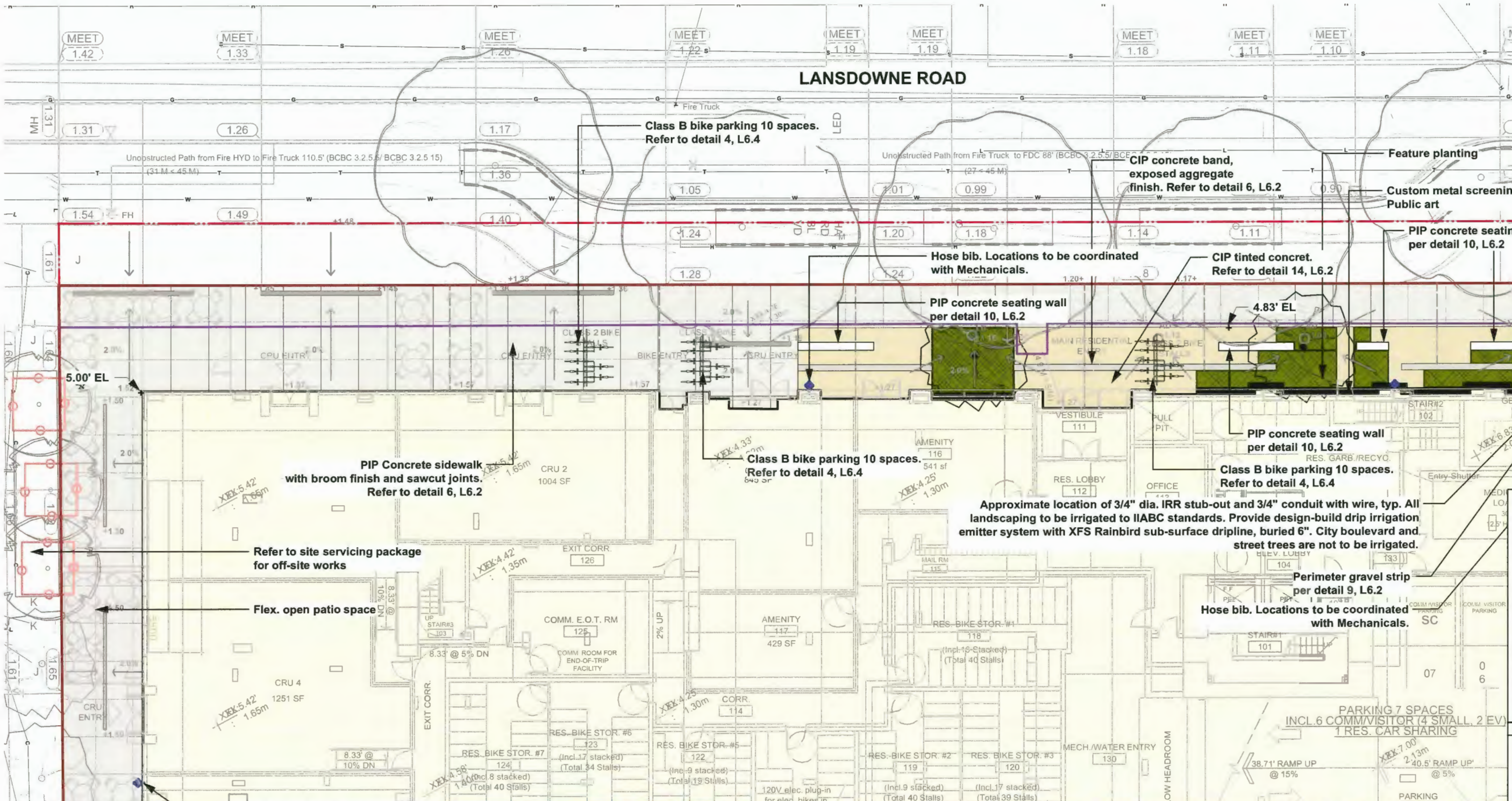


Examples of Front Boulevard Restaurant Patios from Barcelona

Plaza Restaurant Patio in Vancouver

Street Trees in Grates

Plan #28
DP 20-896600
March 1, 2021

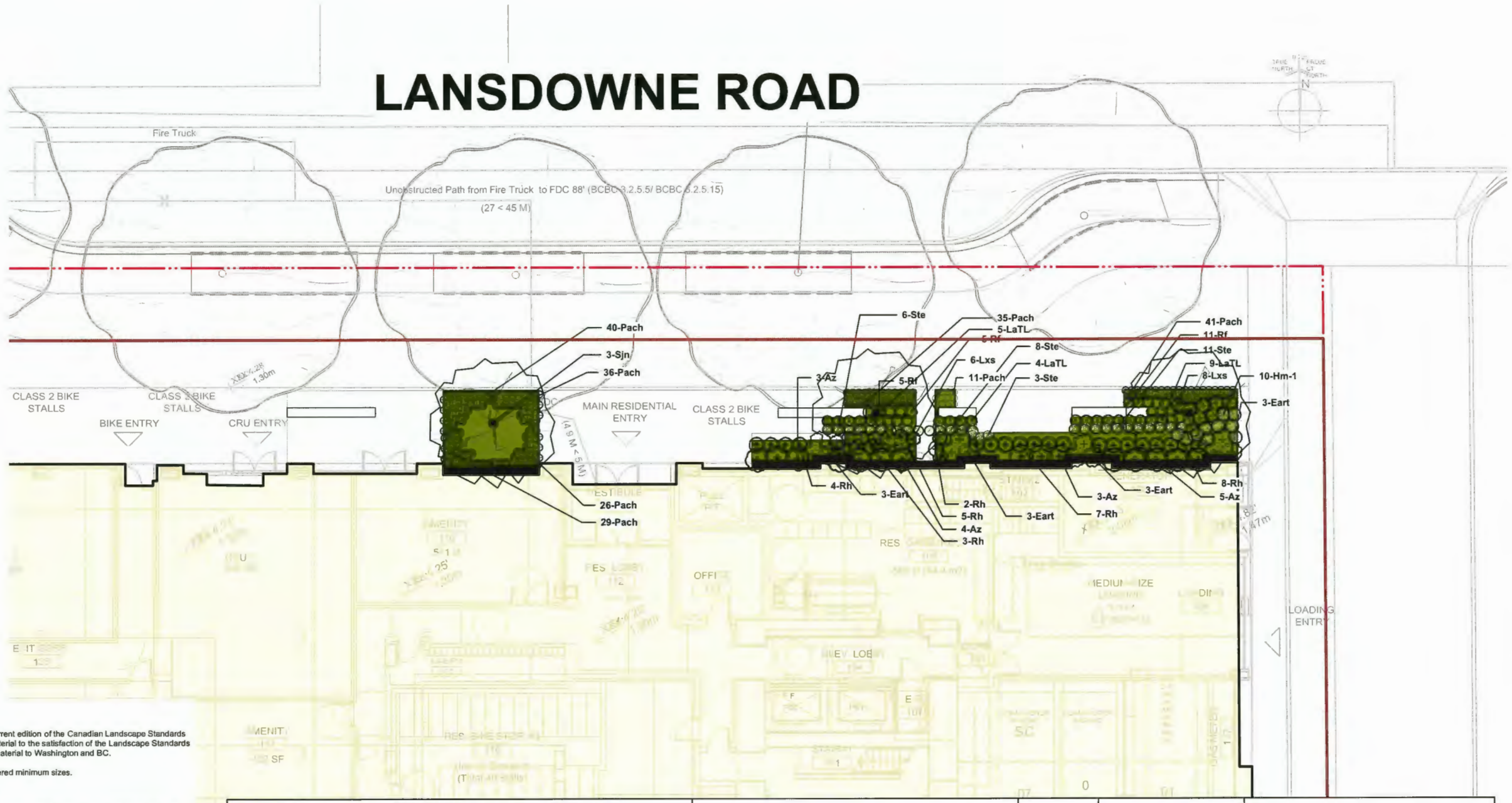
Date	Issue Notes
L 2020-12-02	Re-issued for DP
K 2020-09-03	Issued for DP
J 2020-08-31	Issued for Coordination
I 20-1-24	Issue with Off-site revisions for Parks
H 20-1-21	Issue for 4th Submission
G 19-12-20	Issue with Additional Outdoor Play
F 19-12-3	updated with Municipal comments
E 19-12-2	Client Review
D 19-11-29	Review

Prospect & Refuge
LANDSCAPE ARCHITECTS
#102-1641 W 2nd Ave Vancouver, BC V6J 1H3
604-669-1003 alyssa@prospectrefuge.ca
Building on over 25 years of history as Jonathan Lucas, Ltd.

Project Title and Address
Rental Tower for Headwaters
5500 No. 3 Rd

Sheet Title
Landscape Groundfloor Plan

Project Manager AS	Project No. 2019-08
Drawn By NR	Scale 1/16" = 1'-0"
Reviewed By AS	Sheet No. L1.1
Date 2020-12-14	



LANDSCAPE NOTES

1. All landscape construction to meet the current edition of the Canadian Landscape Standards as a minimal acceptable standard. Plant material to the satisfaction of the Landscape Standards for nursery stock. Extend search for plant material to Washington and BC.

2. Sizes on the planting plan shall be considered minimum sizes.

3. Root balls to be free of pernicious weeds.

4. Top soil mixtures for the project shall be tested for particle size, Ph, and Nutrient levels, and recommendations provided and amendments made to bring the soil up to acceptable horticultural quality for the desired plant material, trees, or turf planting. Provide verification of fertilizer and lime applications and rates during the installation and maintenance periods. Off slab mininum soil depths are 6" (150mm) for lawn areas and 18" (450mm) for shrub beds and ground cover plantings. Install 2" (50mm) of composted organic mulch on all shrub beds after planting and rake smooth.

5. The prepared sub-grade shall be approved by the Consultant prior to application of top soil mixtures and finish grading. Scarify compacted subgrades to a minimum depth of 6" (150mm) immediately before placing growing medium. Provide positive grades away from buildings and toward lawn drains and catch basins. Slope away from building at a minimum of 2%. Slope towards lawn basins at minimum 4%. Slope lawn and grass areas minimum 2% and maximum 3:1 slopes. Slope grass swales (without additional erosion protection) along invert minimum 1% and maximum 10% and along side slopes minimum 6:1 slope and maximum 3:1 slope.

6. Landscape Contractor is to provide 55 days of maintenance after the date of Substantial Completion. Maintain to level 2 'Groomed' as per Canadian Landscape Standards. Contractor to provide a one year guarantee for all plant material. Plants installed prior to June (Between Jan 1 and June 1) shall be under extended warranty until the June 1 of the following year.

7. Protection of existing trees/shrubs to remain: Install temporary tree protection fencing at drip line of existing hedges, trees, and shrub beds which are to remain. Maintain the fencing during construction. No storage of materials or equipment, or any other activities are allowed within the protection zone during construction until final landscape work is being done in the vicinity. Remove protective fencing as directed and landscape as directed.

8. Planting material on City Boulevard to have the approval of the Parks Dept. prior to installation. Size, species and location require approval at the time of installation.

9. All landscaping to have high effeciency irrigation system to IIABC standards.

10. All the proposed on-site trees (18 in total) to be replacement trees per COR's requirement.

PLANT LIST GROUNDFLOOR					
ID	**Latin Name**	**Common Name**	**Quantity**	**Scheduled Size**	**Notes**
TREES					
Sjn	Styrax japonicus	Japanese snowbell	3	6cm cal	B & B - Replacement Tree
SHRUBS					
Az	Azalea japonica	Evergreen Azalea	15	#1 pot	Cont.
Eart	Echinacea 'Art's Pride' P.P.# 15090	Orange Meadowbrite Coneflower	12	#2 pot	C0nt.
Hm-1	Hakonechloa macra 'aurea'	Golden Japanese Forest Grass	10	#1 pot	B & B
LaTL	Lavandula angustifolia 'Thumbelina Leigh'	Thumbelina Leigh English Lavender	18	#1 pot	Cont.
Lxs	Leucanthemum x superbum 'Agalaia'	Agalaia Shasta Daisy	14	#2 pot	Cont.
Ste	Nessella tenuissima	Mexican feather grass	28	#1 pot	Cont.
Pach	Pachysandra terminalis	Japanese spurge	218	---	Cont.
Rh	Rhododendron 'Hino-crimson'	Evergreen Azalea	29	#1 pot	Cont.
Rf	Rudbeckia hirta 'Cappuccino'	Black Eyed Susan Cappuccino	21	#1 pot	B & B
GROUNDCOVER					
Assorted perennials selected by Landscape Architect			100	#1 pot	Cont.

Plan #29
DP 20-896600
March 1, 2021

	Date	Issue Notes
L	2020-12-02	Re-issued for DP
K	2020-09-03	Issued for DP
J	2020-08-31	Issued for Coordination
I	20-1-24	Issue with Off-site revisions for Parks
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F	19-12-3	updated with Municipal comments
E	19-12-2	Client Review
D	19-11-29	Review

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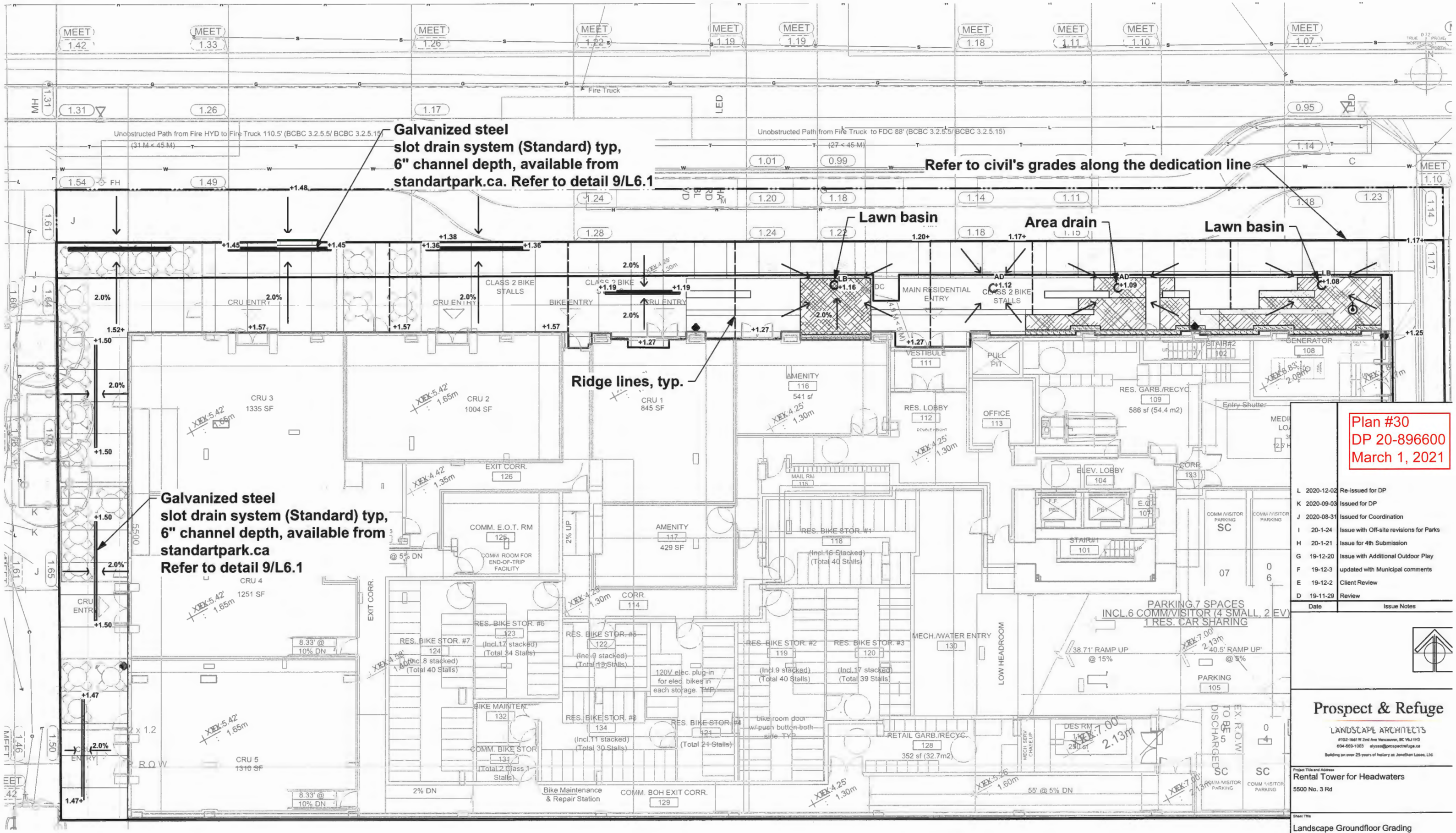
Project Title and Address
Rental Tower for Headwaters
5500 No. 3 Rd

Sheet Title
Landscape Groundfloor - East side planting

Project Manager AS	Project No. 2019-08
Drawn By NR	Scale 1/16" = 1'-0"
Reviewed By AS	Sheet No. L1.2
Date 2020-12-14	



Plan #30
DP 20-896600
March 1, 2021

Date	Issue Notes
L 2020-12-02	Re-issued for DP
K 2020-09-03	Issued for DP
J 2020-08-31	Issued for Coordination
I 20-1-24	Issue with Off-site revisions for Parks
H 20-1-21	Issue for 4th Submission
G 19-12-20	Issue with Additional Outdoor Play
F 19-12-3	updated with Municipal comments
E 19-12-2	Client Review
D 19-11-29	Review

Prospect & Refuge
LANDSCAPE ARCHITECTS
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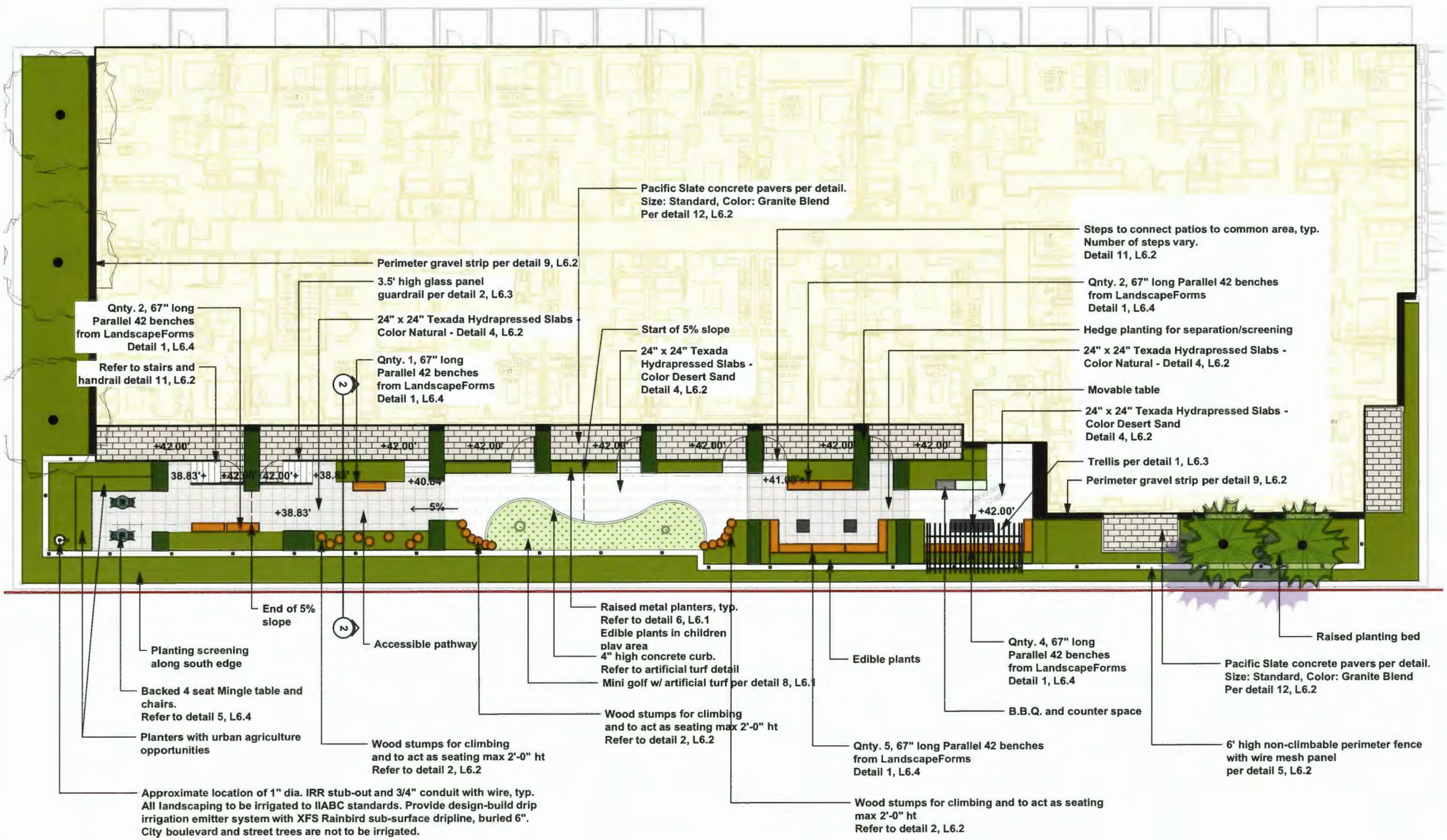
Building on over 25 years of history as Jonathan Lowe, Ltd.

Project Title and Address
Rental Tower for Headwaters
5500 No. 3 Rd

Sheet Title
Landscape Groundfloor Grading

Project Manager AS	Project No. 2019-08
Drawn By NR	Scale 1/16" = 1'-0"
Reviewed By AS	Sheet No. L1.3
Date 2020-12-14	



Plan #31
DP 20-896600
March 1, 2021

Date	Issue Notes
L 2020-12-02	Re-issued for DP
K 2020-09-03	Issued for DP
J 2020-08-31	Issued for Coordination
I 20-1-24	Issue with Off-site revisions for Parks
H 20-1-21	Issue for 4th Submission
G 19-12-20	Issue with Additional Outdoor Play
F 19-12-3	updated with Municipal comments
E 19-12-2	Client Review
D 19-11-29	Review

Prospect & Refuge
LANDSCAPE ARCHITECTS
4102-1661 W 2nd Ave Vancouver, BC V6J 1H3
604-669-1003 alyssa@prospectrefuge.ca
Building on over 25 years of history as Jonathan Lowe, Ltd

Project Title and Address
Rental Tower for Headwaters
5500 No. 3 Rd

Sheet Title
Landscape Level 5-Amenity Area

Project Manager: AS	Project No.: 2019-08
Drawn By: NR	Scale: 1/16" = 1'-0"
Reviewed By: AS	Sheet No.: L2.1
Date: 2020-12-14	

LANDSCAPE NOTES

1. All landscape construction to meet the current edition of the Canadian Landscape Standards as a minimal acceptable standard. Plant material to the satisfaction of the Landscape Standards for nursery stock. Extend search for plant material to Washington and BC.

2. Sizes on the planting plan shall be considered minimum sizes.

3. Root balls to be free of pernicious weeds.

4. Top soil mixtures for the project shall be tested for particle size, Ph, and Nutrient levels, and recommendations provided and amendments made to bring the soil up to acceptable horticultural quality for the desired plant material, trees, or turf planting. Provide verification of fertilizer and lime applications and rates during the installation and maintenance periods. Off slab minimum soil depths are 6" (150mm) for lawn areas and 18" (450mm) for shrub beds and ground cover plantings. Install 2" (50mm) of composted organic mulch on all shrub beds after planting and rake smooth.

5. The prepared sub-grade shall be approved by the Consultant prior to application of top soil mixtures and finish grading. Scarify compacted subgrades to a minimum depth of 6" (150mm) immediately before placing growing medium. Provide positive grades away from buildings and toward lawn drains and catch basins. Slope away from building at a minimum of 2%. Slope towards lawn basins at minimum 4%. Slope lawn and grass areas minimum 2% and maximum 3:1 slopes. Slope grass swales (without additional erosion protection) along invert minimum 1% and maximum 10% and along side slopes minimum 6:1 slope and maximum 3:1 slope.

6. Landscape Contractor is to provide 55 days of maintenance after the date of Substantial Completion. Maintain to level 2 'Groomed' as per Canadian Landscape Standards. Contractor to provide a one year guarantee for all plant material. Plants installed prior to June (Between Jan 1 and June 1) shall be under extended warranty until the June 1 of the following year.

7. Protection of existing trees/shrubs to remain: Install temporary tree protection fencing at drip line of existing hedges, trees, and shrub beds which are to remain. Maintain the fencing during construction. No storage of materials or equipment, or any other activities are allowed within the protection zone during construction until final landscape work is being done in the vicinity. Remove protective fencing as directed and landscape as directed.

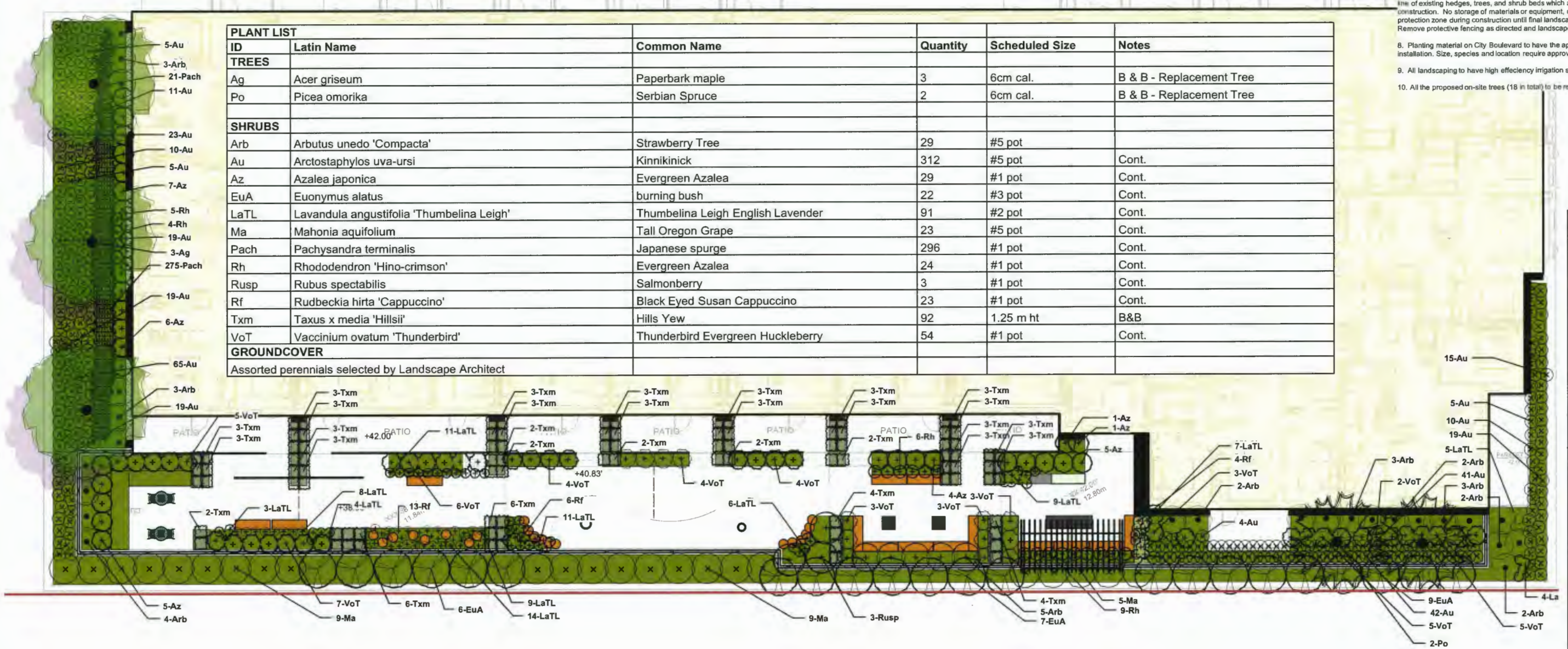
8. Planting material on City Boulevard to have the approval of the Parks Dept. prior to installation. Size, species and location require approval at the time of installation.

9. All landscaping to have high effeciency irrigation system to IIABC standards.

10. All the proposed on-site trees (18 in total) to be replacement trees per COR's requirement.

PLANT LIST

ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
TREES					
Ag	Acer griseum	Paperbark maple	3	6cm cal.	B & B - Replacement Tree
Po	Picea omorika	Serbian Spruce	2	6cm cal.	B & B - Replacement Tree
SHRUBS					
Arb	Arbutus unedo 'Compacta'	Strawberry Tree	29	#5 pot	
Au	Arctostaphylos uva-ursi	Kinnikinick	312	#5 pot	Cont.
Az	Azalea japonica	Evergreen Azalea	29	#1 pot	Cont.
EuA	Euonymus alatus	burning bush	22	#3 pot	Cont.
LaTL	Lavandula angustifolia 'Thumbelina Leigh'	Thumbelina Leigh English Lavender	91	#2 pot	Cont.
Ma	Mahonia aquifolium	Tall Oregon Grape	23	#5 pot	Cont.
Pach	Pachysandra terminalis	Japanese spurge	296	#1 pot	Cont.
Rh	Rhododendron 'Hino-crimson'	Evergreen Azalea	24	#1 pot	Cont.
Rusp	Rubus spectabilis	Salmonberry	3	#1 pot	Cont.
Rf	Rudbeckia hirta 'Cappuccino'	Black Eyed Susan Cappuccino	23	#1 pot	Cont.
Txm	Taxus x media 'Hillsii'	Hills Yew	92	1.25 m ht	B&B
VoT	Vaccinium ovatum 'Thunderbird'	Thunderbird Evergreen Huckleberry	54	#1 pot	Cont.
GROUNDCOVER					
Assorted perennials selected by Landscape Architect					



Plan #32
DP 20-896600
March 1, 2021

Date	Issue Notes
L 2020-12-02	Re-issued for DP
K 2020-09-03	Issued for DP
J 2020-08-31	Issued for Coordination
I 20-1-24	Issue with Off-site revisions for Parks
H 20-1-21	Issue for 4th Submission
G 19-12-20	Issue with Additional Outdoor Play
F 19-12-3	updated with Municipal comments
E 19-12-2	Client Review
D 19-11-29	Review

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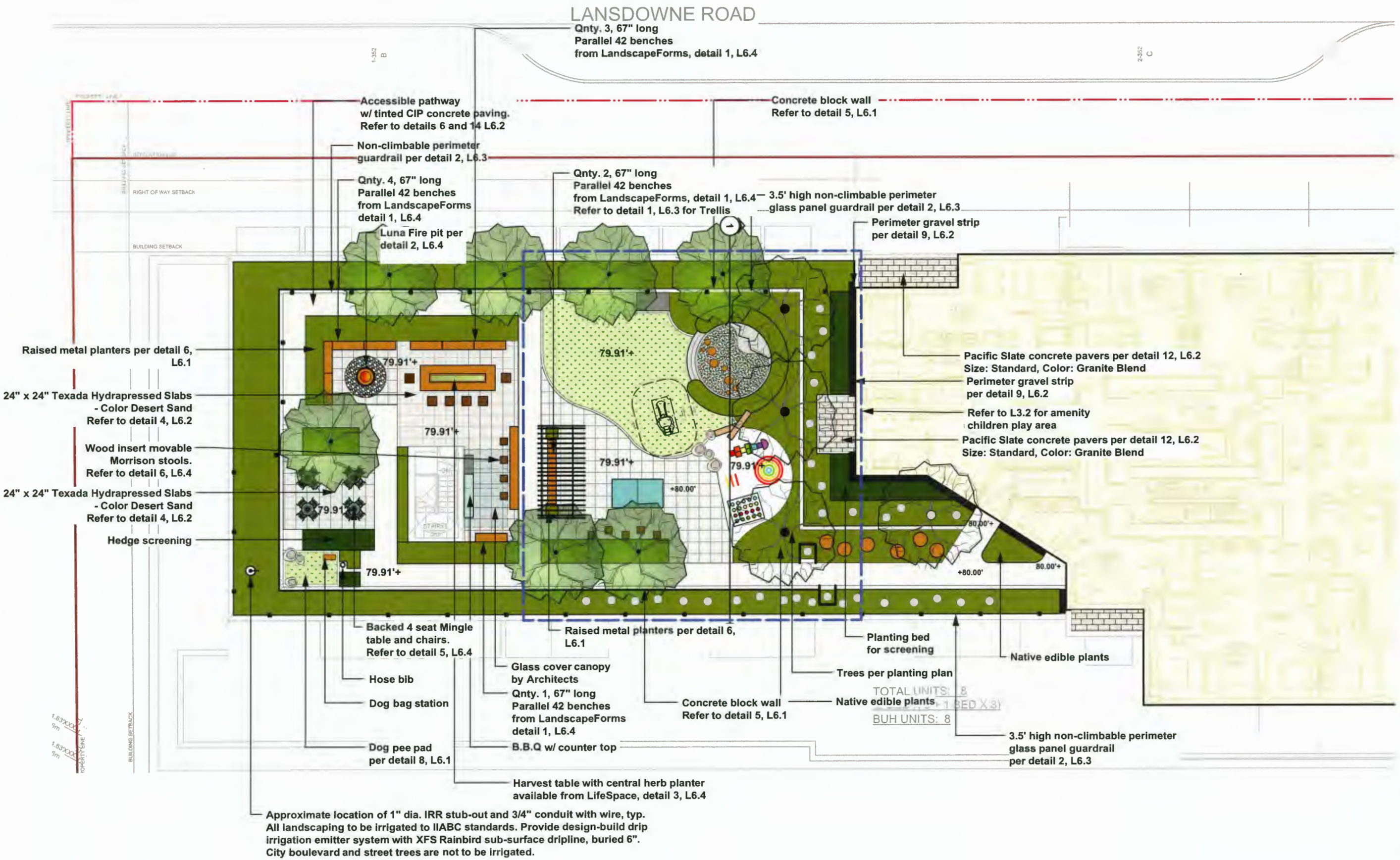
Building on over 25 years of history as Jonathan Lowe, Ltd.

Project Title and Address
Rental Tower for Headwaters
5500 No. 3 Rd

Sheet Title
Landscape Level 5 - Planting

Project Manager: AS	Project No: 2019-08
Drawn By: NR	Scale: 1/16" = 1'-0"
Reviewed By: AS	Sheet No. L2.2
Date: 2020-12-14	



Plan #33
DP 20-896600
March 1, 2021

Date	Issue Notes
L 2020-12-02	Re-issued for DP
K 2020-09-03	Issued for DP
J 2020-08-31	Issued for Coordination
I 20-1-24	Issue with Off-site revisions for Parks
H 20-1-21	Issue for 4th Submission
G 19-12-20	Issue with Additional Outdoor Play
F 19-12-3	updated with Municipal comments
E 19-12-2	Client Review
D 19-11-29	Review

Prospect & Refuge
LANDSCAPE ARCHITECTS
#102-1661 W 2nd Ave Vancouver, BC V6J 1H3
604-669-1003 alyssa@prospectrefuge.ca
Building on over 25 years of history as Jonathan Lokes, Ltd.

Project Title and Address
Rental Tower for Headwaters
5500 No. 3 Rd

Sheet Title
Landscape Level 9 - Amenity Area

Project Manager: AS	Project No.: 2019-08
Drawn By: NR	Scale: 1/16" = 1'-0"
Reviewed By: AS	Sheet No.: L3.1
Date: 2020-12-14	

24" x 24" Texada Hydrapressed Slabs - Color Desert Sand Refer to detail 4, L6.2

Artificial turf per detail 8, L6.1

Active play box with balls, skipping ropes, bean bags, etc. Includes loose parts for lawn and sand play

Precast concrete block wall Refer to detail 5, L6.1

3.5' high non-climbable perimeter glass guardrail per detail 2, L6.3

Short CIP concrete table for sand play

Sand play area w/ wood stumps. Refer to details 2 and 3, L6.2

UNIT G

843 sf

TS 81.08'

TS 80.54'

+81.99'

+80.00'

BS 80.00'

+80.54'

Raised metal planters per detail 6, L6.1

Edible plants around the sand play area. Refer to planting plans

Balance logs for seating/play. Refer to detail 1, L6.2

Landscape boulder per detail 8, L6.2

PIP Concrete paving area with painted features. Refer to detail 9, L6.1, detail 6 and 14 L6.2.

Active play zone with permanent hopscotch, Twister board and beanbag toss game. Refer to detail 7, L6.1

Native edible plants

Edible plants. Refer to planting plans

Raised metal planters per detail 6, L6.1

+80.00'

+80.00'

11.25' @ 8.33% UP

EL 80.00' 24.38m

80.00'+

Push +80.00'

EL 80.00' 24.38m

80.00'+

Qnty. 2, 67" long Parallel 42 benches from LandscapeForms, detail 1, L6.4 Refer to detail 1, L6.3 for Trellis

Tree stump slide per detail 3, L6.3

Wood insert movable Morrison stools. Refer to detail 6, L6.4

Metal ping-pong table per detail 4, L6.3

Edible plants. Refer to planting plan

Planting bed for screening

See Inset Grading Detail

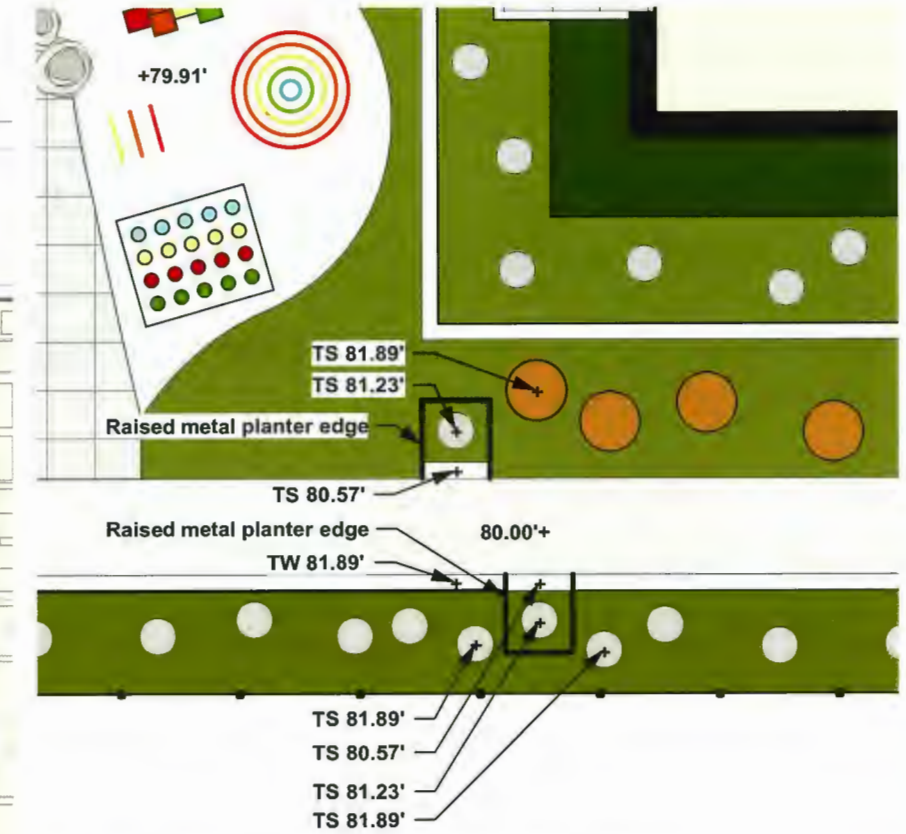
PIP concrete stepping stone Refer to detail 13, L6.2

Tree planting per detail 1, L6.1

Wood stumps per detail 2, L6.2

3.5' high non-climbable perimeter glass panel guardrail per detail 2, L6.3

Child friendly planting with textural/ frangrance/ usable spieces. Stepping stone path invites kids to walk through the garden.



Break in metal planter to accommodate 8" high steps to help children to reach stepping stones.

Plan #34
DP 20-896600
March 1, 2021

L	2020-12-02	Re-issued for DP
K	2020-09-03	Issued for DP
J	2020-08-31	Issued for Coordination
I	20-1-24	Issue with Off-site revisions for Parks
H	20-1-21	Issue for 4th Submission
G	19-12-20	Issue with Additional Outdoor Play
F	19-12-3	updated with Municipal comments
E	19-12-2	Client Review
D	19-11-29	Review
Date		Issue Notes

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Project Title and Address
Rental Tower for Headwaters
5500 No. 3 Rd

Sheet Title
Landscape Level 9 - Children Play Area

Project Manager AS	Project No 2019-08
Drawn By NR	Scale 1/16" = 1'-0"
Reviewed By AS	Sheet No. L3.2
Date 2020-12-14	

PLANT LIST					
ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
TREES					
Sjp	Stewartia japonica	Japanese Stewartia	4	2m ht	B & B - Replacement Tree
Sjn	Styrax japonicus	Japanese snowbell	7	6cm cal.	B & B - Replacement Tree
SHRUBS					
Arb	Arbutus unedo 'Compacta'	Strawberry Tree	26	#5 pot	
Au	Arctostaphylos uva-ursi	Kinnikinick	351	#1 pot	Cont.
Az	Azalea japonica	Evergreen Azalea	12	#1 pot	Cont.
LaTL	Lavandula angustifolia 'Thumbelina Leigh'	Thumbelina Leigh English Lavender	237	#1 pot	Cont.
MsZ	Miscanthus sinensis 'Zebrinus'	Zebra Grass	121	#1 pot	Cont.
Ph	Parthenocissus henryi	Chinese Virginia Creeper	2	#2 pot	
Rh	Rhododendron 'Hino-crimson'	Evergreen Azalea	9	#1 pot	Cont.
Rusp	Rubus spectabilis	Salmonberry	6	#1 pot	Cont.
Rf	Rudbeckia hirta 'Cappuccino'	Black Eyed Susan Cappuccino	79	#1 pot	Cont.
Txm	Taxus x media 'Hillsii'	Hills Yew	66	1.25 m ht	B&B
VoT	Vaccinium ovatum 'Thunderbird'	Thunderbird Evergreen Huckleberry	94	#2 pot	Cont.
GROUNDCOVER					
Assorted perennials selected by Landscape Architect			100	#1 pot	Cont.

LANDSCAPE NOTES

1. All landscape construction to meet the current edition of the Canadian Landscape Standards as a minimal acceptable standard. Plant material to the satisfaction of the Landscape Standards for nursery stock. Extend search for plant material to Washington and BC.

2. Sizes on the planting plan shall be considered minimum sizes.

3. Root balls to be free of pernicious weeds.

4. Top soil mixtures for the project shall be tested for particle size, Ph, and Nutrient levels, and recommendations provided and amendments made to bring the soil up to acceptable horticultural quality for the desired plant material, trees, or turf planting. Provide verification of fertilizer and lime applications and rates during the installation and maintenance periods. Off slab mininum soil depths are 6" (150mm) for lawn areas and 18" (450mm) for shrub beds and ground cover plantings. Install 2" (50mm) of composted organic mulch on all shrub beds after planting and rake smooth.

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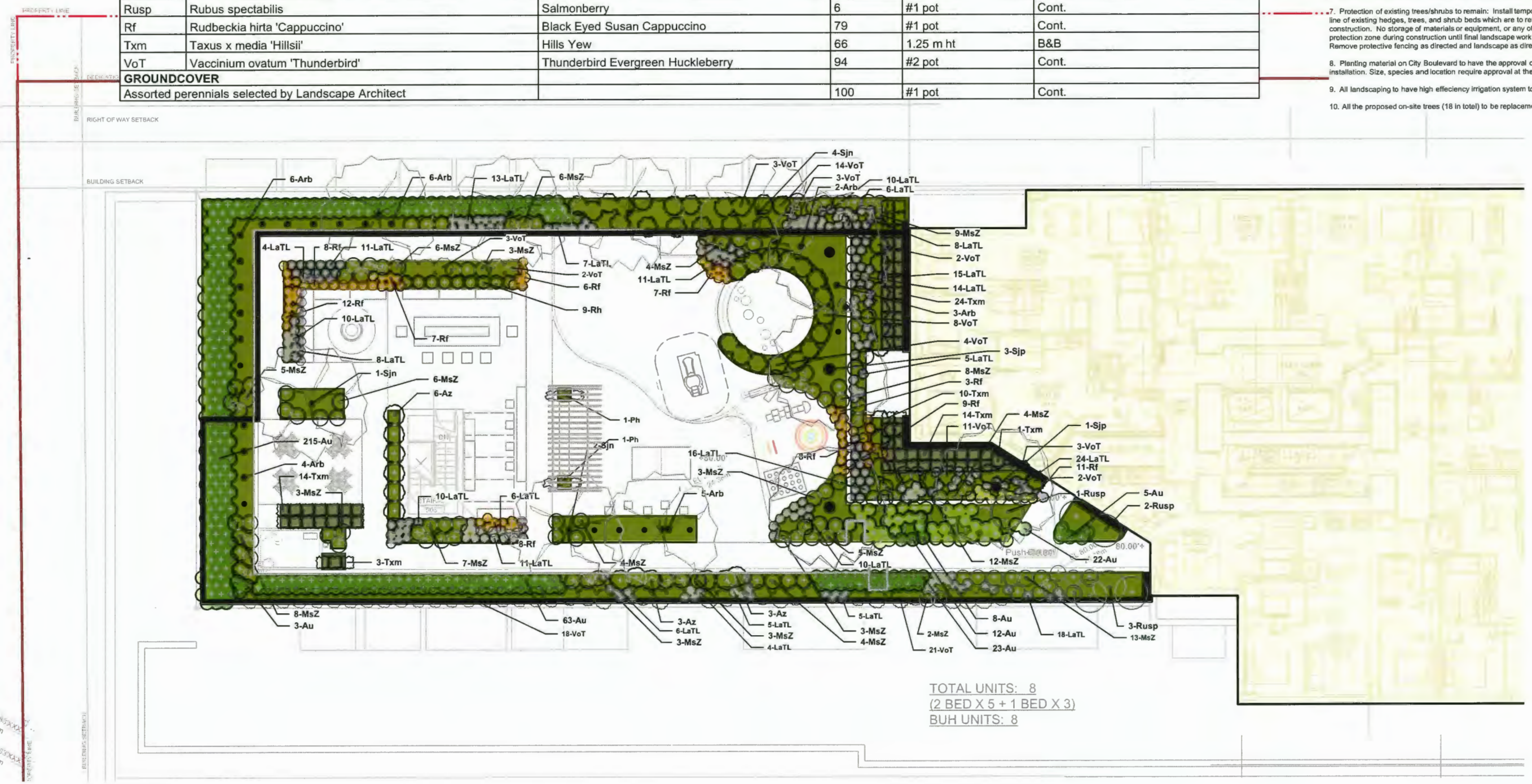
8. Planting material on City Boulevard to have the approval of the Parks Dept. prior to installation. Size, species and location require approval at the time of installation.

9. All landscaping to have high effeciency irrigation system to IIABC standards.

10. All the proposed on-site trees (18 in total) to be replacement trees per COR's requirament.



Plan #35
DP 20-896600
March 1, 2021

L	2020-12-02	Re-issued for DP
K	2020-09-03	Issued for DP
J	2020-08-31	Issued for Coordination
I	20-1-24	Issue with Off-site revisions for Parks
H	20-1-21	Issue for 4th Submission
G	19-12-20	Issue with Additional Outdoor Play
F	19-12-3	updated with Municipal comments
E	19-12-2	Client Review
D	19-11-29	Review
Date		Issue Notes

Prospect & Refuge
LANDSCAPE ARCHITECTS
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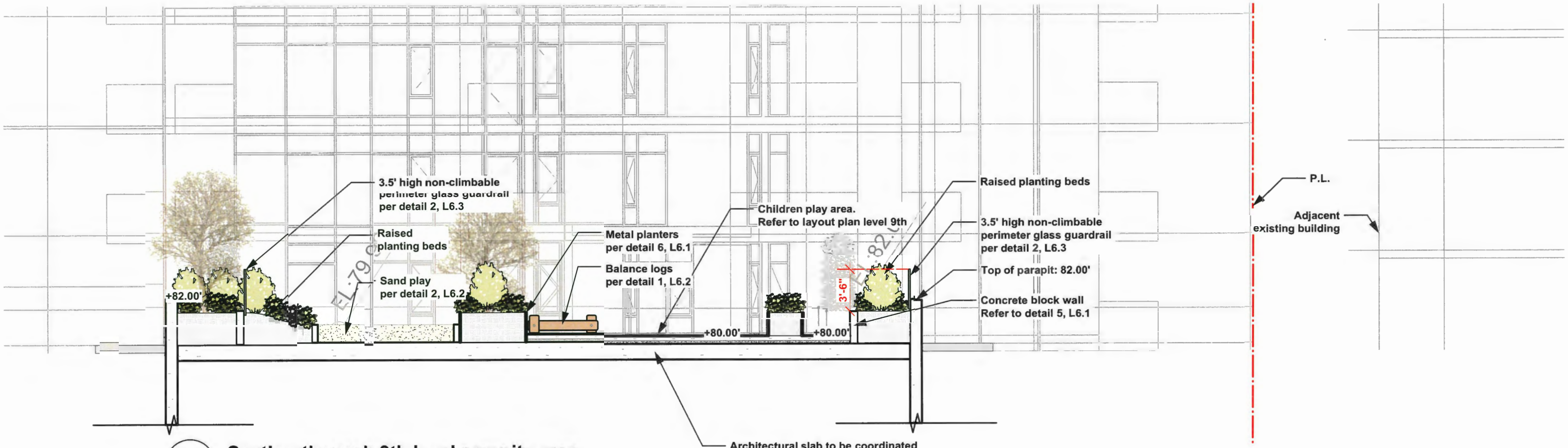
Building on over 25 years of history as Jonathan Lowe, Ltd.

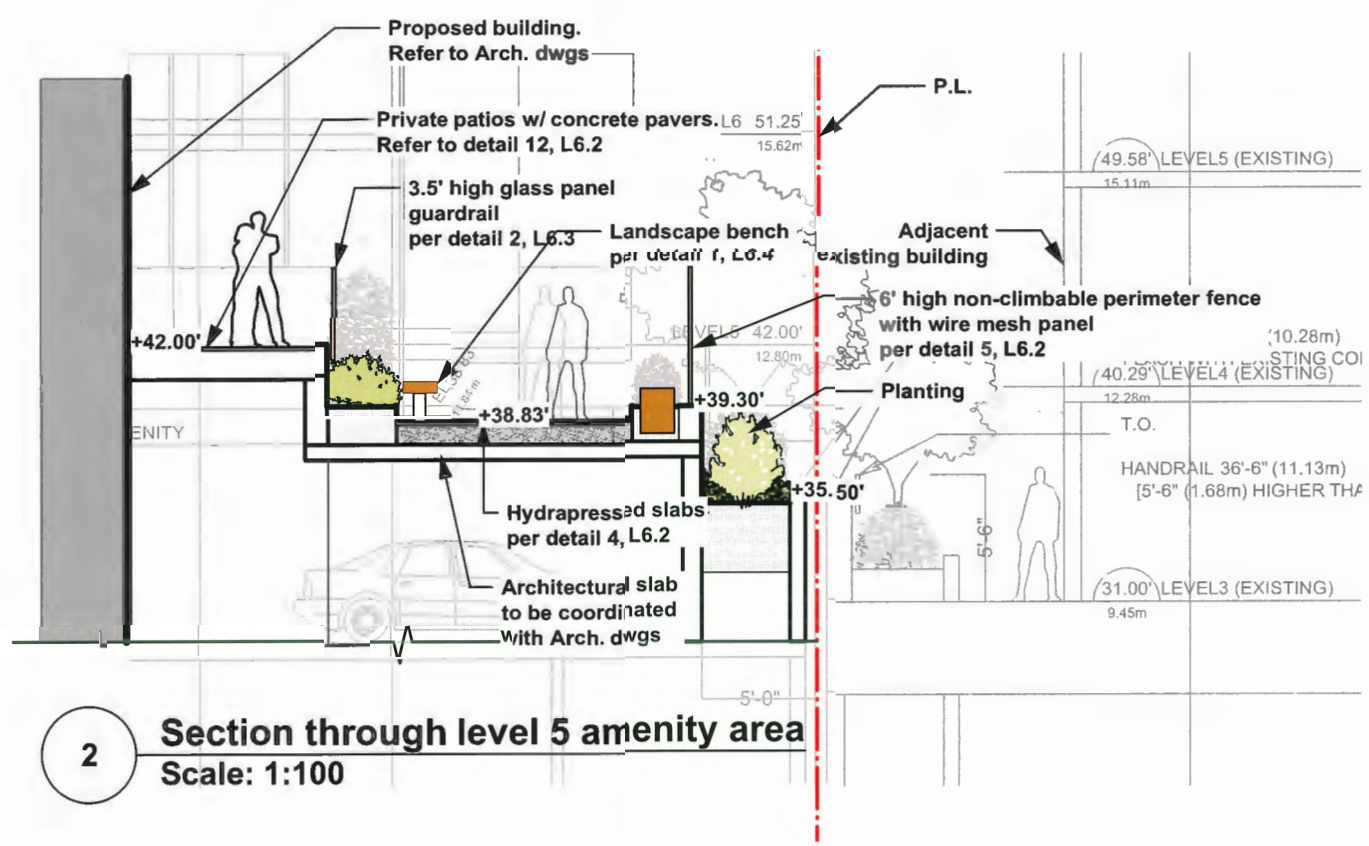
Project Title and Address
Rental Tower for Headwaters
5500 No. 3 Rd

Sheet Title
Landscape Level 9 - Planting Plan

Project Manager: AS	Project No.: 2019-08
Drawn By: NR	Scale: 1/16" = 1'-0"
Reviewed By: AS	Sheet No.: L3.3
Date: 2020-12-14	



1 **Section through 9th level amenity area**
Scale: 1:100



2 **Section through level 5 amenity area**
Scale: 1:100

Plan #36
DP 20-896600
March 1, 2021

Date	Issue Notes
L 2020-12-02	Re-issued for DP
K 2020-09-03	Issued for DP
J 2020-08-31	Issued for Coordination
I 20-1-24	Issue with Off-site revisions for Parks
H 20-1-21	Issue for 4th Submission
G 19-12-20	Issue with Additional Outdoor Play
F 19-12-3	updated with Municipal comments
E 19-12-2	Client Review
D 19-11-29	Review

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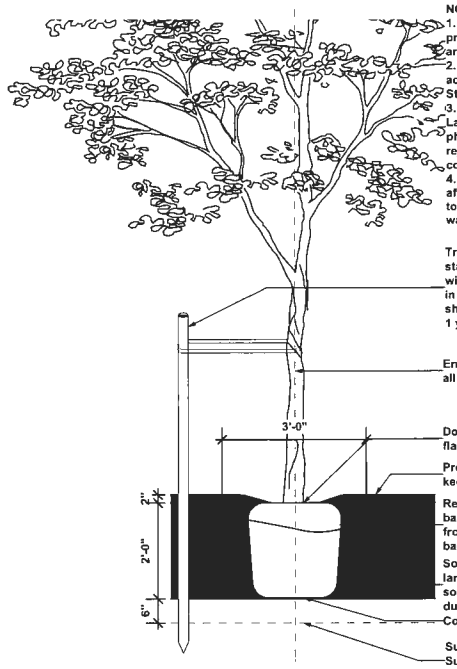
604-669-1003 alyssa@prospectrefuge.ca
Building on over 25 years of history as Jonathan Lowe, Ltd.

Project Title and Address
Rental Tower for Headwaters
5500 No. 3 Rd

Sheet Title
Landscape Groundfloor Plan

Project Manager: AS	Project No: 2019-08
Drawn By: NR	Scale: 1/8" = 1'-0"
Reviewed By: AS	Sheet No. L4.2
Date: 2020-12-14	



NOTES:
1. Do not cut tree leader. Any corrective pruning shall be reviewed with landscape architect.
2. caliper size and root ball size shall be in accordance with Canadian Landscape Standard.
3. Selected trees shall be approved by Landscape Architect at the nursery or via photographs with scale reference. Trees rejected on site will be replaced at the contractor's expense.
4. Keep rootballs well watered on site, before and after planting. Ensure a watering plan is in place to sustain new tree plantings for the duration of warranty period

Trees shall only be staked (both sides) if stability issues are present. Review in field with Lanscape Architect or submit rationale in writing to L.A. for approval. Tree stakes shall be removed at the end of contractor's 1 year warrantee period.

Ensure tree is plumb. Visually inspect from all sides during planting

Do not bury root flare. Ensure top of root flare is flush with surrounding grades.

Provide mulched tree well of min. 3'-0" Ø, keeping min. 8" around trunk clear

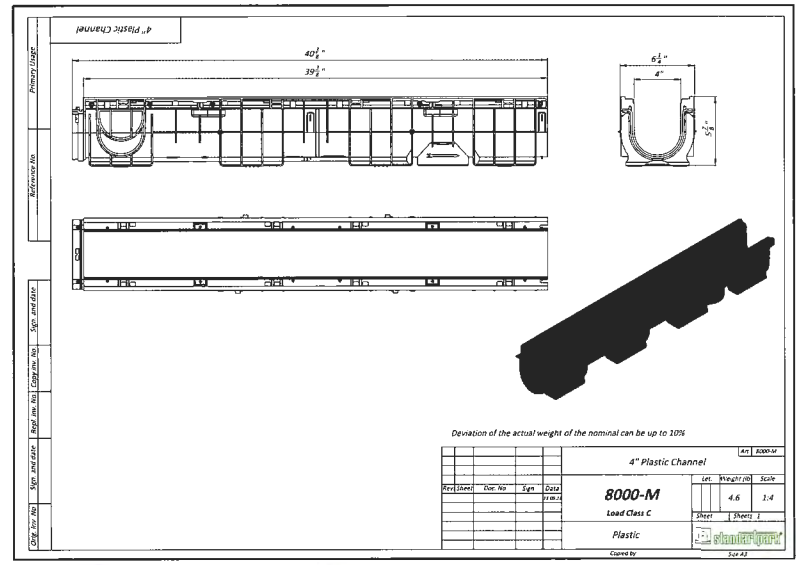
Remove any string or ties from rootball and base of tree. Cut back top 1/3rd of burlap from rootball. If wire basket remains, cut back wire loops.

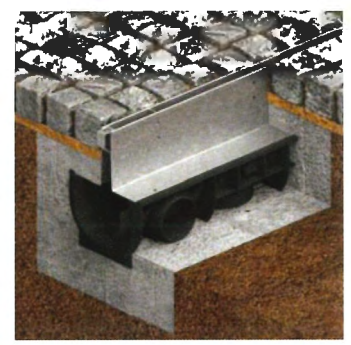
Soil blend as reviewed and approved by landscape architect. Provide 2'-0" depth of soil for an area of 10m2. Compact lightly during backfilling to stabilize rootball

Compact soil beneath rootball

Subgrade scarified to depth of 6". Subgrades to be reviewed with lansdcape architect prior to soil placement

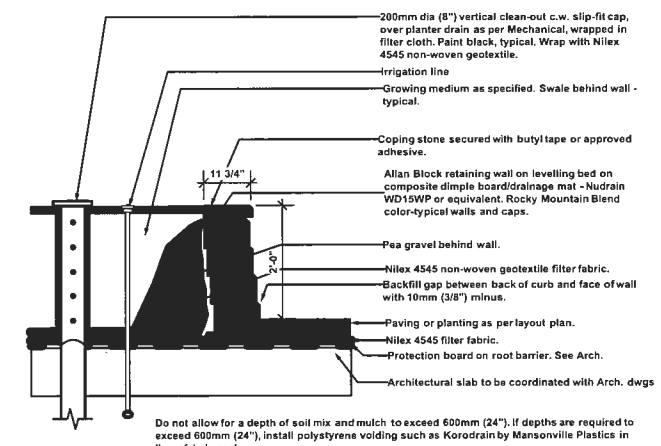
1 / L6.1 Tree planting on Grade
Scale: 1/4" = 1'-0"





W/ 4" Plastic channel and 6" deep

9 / L6.1 GALVANIZED STEEL SLOT DRAIN SYSTEM (STANDARD)
Scale: Actual Size



200mm dia (8") vertical clean-out c.w. slip-fit cap, over planter drain as per Mechanical, wrapped in filter cloth. Paint black, typical. Wrap with Nilex 4545 non-woven geotextile.

Irrigation line

Growing medium as specified. Swale behind wall - typical.

Coping stone secured with butyl tape or approved adhesive.

Allan Block retaining wall on levelling bed on composite dimple board/drainage mat - Nudrain WD15WP or equivalent. Rocky Mountain Blend color-typical walls and caps.

Pea gravel behind wall.

Nilex 4545 non-woven geotextile filter fabric.

Backfill gap between back of curb and face of wall with 10mm (3/8") minus.

Paving or planting as per layout plan.

Nilex 4545 filter fabric.

Protection board on root barrier. See Arch.

Architectural slab to be coordinated with Arch. dwgs

Do not allow for a depth of soil mix and mulch to exceed 600mm (24"). If depths are required to exceed 600mm (24"), install polystyrene voiding such as Korodrain by Mansonville Plastics in lieu of drain rock.

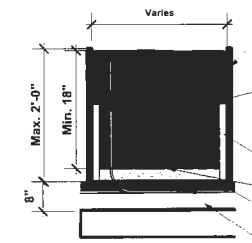
Height of wall not to exceed 2' (600mm). Any wall over 600mm to have 1m high metal guardrail to BCBC standards. Any wall over 4' (1200mm) to be engineered.

5 / L6.1 Concrete block wall
Scale: 1/4" = 1'-0"

NOTES:

1. Growing medium depth to exceed BCSLA/CSLA standards

2. Planter height varies as noted on the plan.



Powder coated aluminum planters, charcoal colour. Shop drawings to be provided for review prior to fabrication. Color to be specified.

Irrigation lines to run below pavers and through holes at corner of each planter. Ensure that each planter has a 8" Ø opening for irrigation line.

2" thickness styrofoam rigid insulation.

Nilex 4545 non-woven geotextile to cover face of insulation.

Top of paver

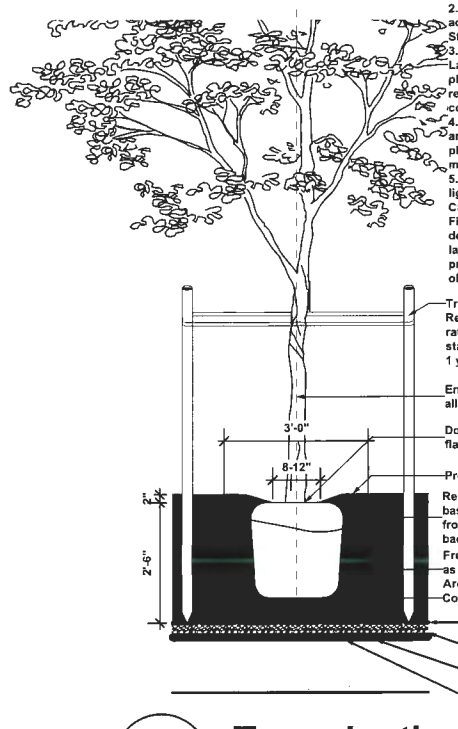
Typical roof assembly per Arch. dwgs

6 / L6.1 Metal planter
Scale: 1/4" = 1'-0"

Permanent hopscotch and Twister board games to be painted on concrete with CONFLEX SHERLASTIC elastomeric coating available from www.sherwin-williams.com, or approved equivalent.

7 / L6.1 Permanent coating on concrete

NOTES:
1. Do not cut tree leader. Any corrective pruning shall be reviewed with landscape architect.
2. caliper size and root ball size shall be in accordance with Canadian Landscape Standard.
3. Selected trees shall be approved by Landscape Architect at the nursery or via photographs with scale reference. Trees rejected on site will be replaced at the contractor's expense.
4. Keep rootballs well watered on site, before and after planting. Ensure a watering plan is in place to sustain new tree plantings for a miniumum of 55 days.
5. Soil for all on slab applications to be a lightweight, free draining planter blend to meet Canadian Landscape Standard soil type 1L. Fines within soil blend to be less than 10%, as defined in a soil analysis provided to the landscape architect for review and comment prior to delivery on site. Soil report shall be no older than one month.



Trees on 9th floor to be staked (both sides). Review in field with Lanscape Architect or submit rationale in writing to L.A. for approval. Tree stakes shall be removed at the end of contractor's 1 year warrantee period.

Ensure tree is plumb. Visually inspect from all sides during planting

Do not bury root flare. Ensure top of root flare is flush with surrounding grades.

Provide mulched tree well of min. 3'-0" Ø

Remove any string or ties from rootball and base of tree. Cut back top 1/3rd of burlap from rootball. If wire basket remains, cut back wire loops.

Free draining, lightweight growing medium as reviewed and approved by Landscape Architect

Compact soil beneath rootball

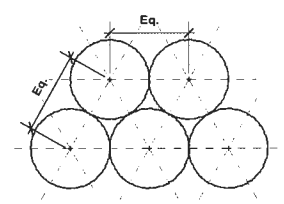
Nilex 4545 filter fabric

Min. 3" deep 3/4" clear round drain rock over drain mat.

Nilex WD15 RB Drain Mat

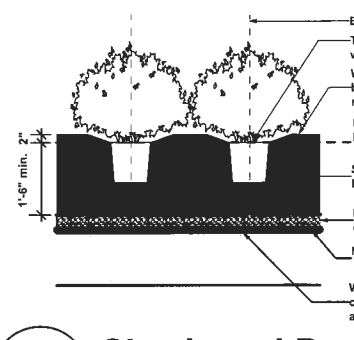
Waterproof membrane and capsheet / root barrier over architectural slab

2 / L6.1 Tree planting on Slab
Scale: 1/4" = 1'-0"



Plan view of typical planting layout: Unless otherwise noted, plants are to be spaced equally, in triangular layout pattern, to specified on-centre distance. Refer to planting plan and schedule.

NOTES:
1. Min. container size and root spread to comply with BC Landscape Standard for Nursery Stock - current edition.
2. Prune all damaged, diseased, and dead limbs.
3. Keep roots moist during installation - water container stock well prior to planting and following planting.
4. Soil for all on slab applications to be a lightweight, free draining planter blend to meet Canadian Landscape Standard soil type 1L. Fines within soil blend to be less than 10%, as defined in a soil analysis provided to the landscape architect for review and comment prior to delivery on site. Soil report shall be no older than one month.



Ensure plants stand plumb

Top of rootballs to be level with top of soil

Well composted bark mulch placed between plants. Do not bury rootballs with mulch.

Ensure tops of rooballs are level with one another

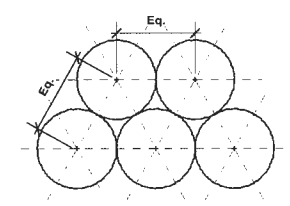
Scarify rootballs gently by hand prior to planting

Min. 3" deep 3/4" clear round drain rock over drain mat.

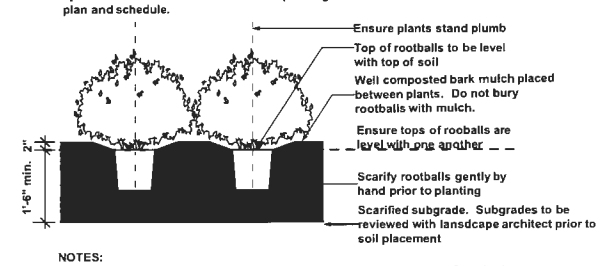
Nilex WD15 RB Drain Mat

Waterproof membrane and capsheet / root barrier over architectural slab

4 / L6.1 Shrub and Perennial planting on Slab
Scale: 1/4" = 1'-0"



Plan view of typical planting layout: Unless otherwise noted, plants are to be spaced equally, in triangular layout pattern, to specified on-centre distance. Refer to planting plan and schedule.



Ensure plants stand plumb

Top of rootballs to be level with top of soil

Well composted bark mulch placed between plants. Do not bury rootballs with mulch.

Ensure tops of rooballs are level with one another

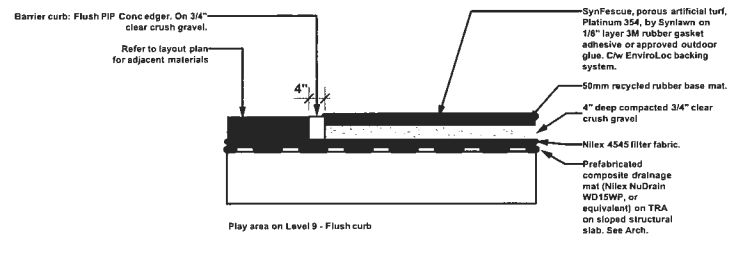
Scarify rootballs gently by hand prior to planting

Scarified subgrade. Subgrades to be reviewed with lansdcape architect prior to soil placement

NOTES:
1. Min. container size and root spread to comply with BC Landscape Standard for Nursery Stock - current edition.
2. Prune all damaged, diseased, and dead limbs.
3. Keep roots moist during installation: water container stock well prior to planting and following planting.

3 / L6.1 Shrub and Perennial planting on Grade
Scale: 1/4" = 1'-0"

NOTE:
Install as per Synlawn specifications:
synlawn.ca
866-758-7888



Barrier curb: Flush PIP Conc edger. On 3/4" clear crush gravel.

Refer to layout plan for adjacent materials

SynFescue, porous artificial turf, Platinum 354, by Synlawn on 1/8" layer 3M rubber gasket adhesive or approved outdoor glue. C/w EnviroLoc backing system.

50mm recycled rubber base mat.

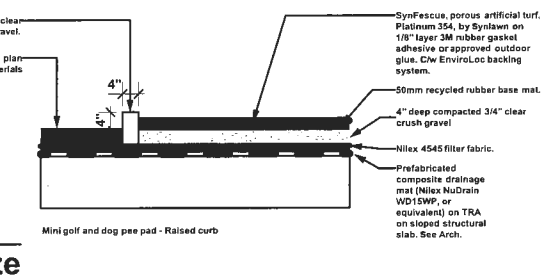
4" deep compacted 3/4" clear crush gravel

Nilex 4545 filter fabric.

Prefabricated composite drainage mat (Nilex NuDrain WD15WP, or equivalent) on TRA on sloped structural slab. See Arch.

Play area on Level 9 - Flush curb

NOTE:
Install as per Synlawn specifications:
synlawn.ca
866-758-7888



Barrier curb: PIP Conc edger. On 3/4" clear crush gravel.

Refer to layout plan for adjacent materials

SynFescue, porous artificial turf, Platinum 354, by Synlawn on 1/8" layer 3M rubber gasket adhesive or approved outdoor glue. C/w EnviroLoc backing system.

50mm recycled rubber base mat.

4" deep compacted 3/4" clear crush gravel

Nilex 4545 filter fabric.

Prefabricated composite drainage mat (Nilex NuDrain WD15WP, or equivalent) on TRA on sloped structural slab. See Arch.

Mini golf and dog pee pad - Raised curb

8 / L6.1 Artificial turf
Scale: Actual Size

Plan #37
DP 20-896600
March 1, 2021

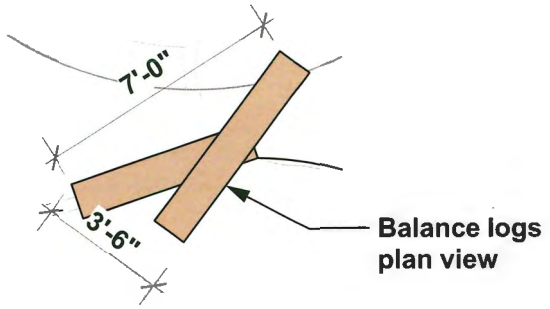
Date	Issue Notes
L 2020-12-02	Re-issued for DP
K 2020-09-03	Issued for DP
J 2020-08-31	Issued for Coordination
I 20-1-24	Issue with Off-site revisions for Parks
H 20-1-21	Issue for 4th Submission
G 19-12-20	Issue with Additional Outdoor Play
F 19-12-3	updated with Municipal comments
E 19-12-2	Client Review
D 19-11-29	Review

Prospect & Refuge
LANDSCAPE ARCHITECTS
#102-1681 W 2nd Ave Vancouver, BC V6J 1H3
604-669-1003 alyssa@prospectrefuge.ca

Project Title and Address
Rental Tower for Headwaters
5500 No. 3 Rd

Sheet Title
Landscape Details

Project Manager: AS	Project No.: 2019-08
Drawn By: NR	Scale: As Noted
Reviewed By: AS	Sheet No.: L6.1
Date: 2020-12-14	



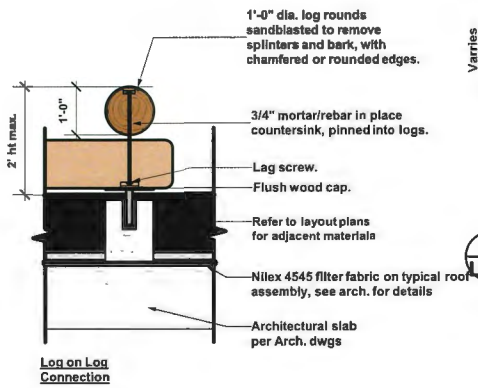
NOTES:
-Adjust layout as needed to maximize whole pavers and minimize cutting.

-Do not exceed a height of 6 inches without the use of additional pedestal support in the centers of the Aristokrat® Series Porcelain Slabs.

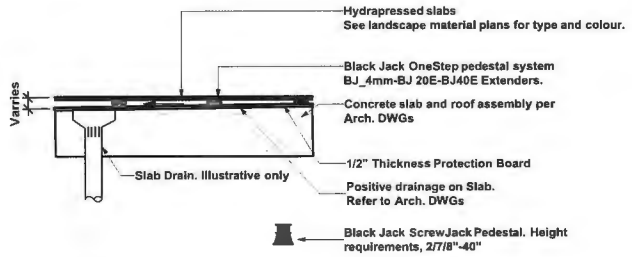
-The use of this method allows for quick and easy removal of Aristokrat® Series Porcelain Slabs in order to access drains, wiring, plumbing or other utilities that are hidden below the Aristokrat® Series Porcelain Slabs.

-The Aristokrat® Series Porcelain Slabs MUST be installed tight to the pedestals and edge restraints, allowing for no movement. The maximum distance between pedestals shall be 24" in any direction. Aristokrat® Series Porcelain Plank Slabs will require more pedestals than square or large rectangles.

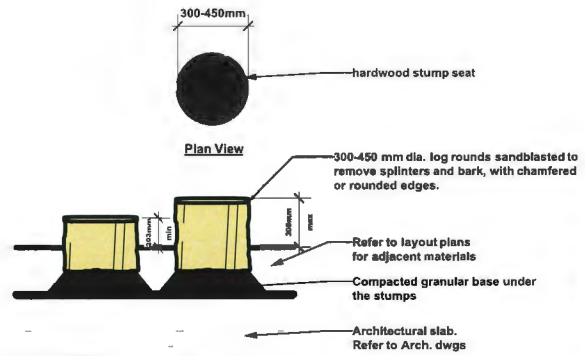
-The BlackJack® Pedestals must be installed over a firm base such as concrete, reinforced wood deck or minimum 60 PSI rigid insulation with protection board to spread the load.



1 L6.2 Balance log details
Scale: 1/2" = 1'-0"

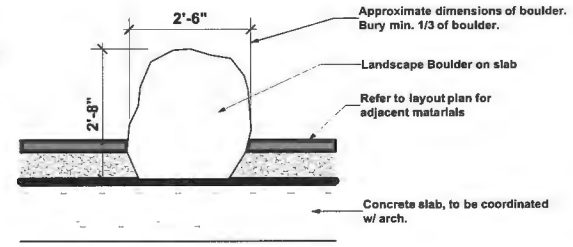


4 L6.2 Hydrapressed Slab paving
Scale: 1/2" = 1'-0"



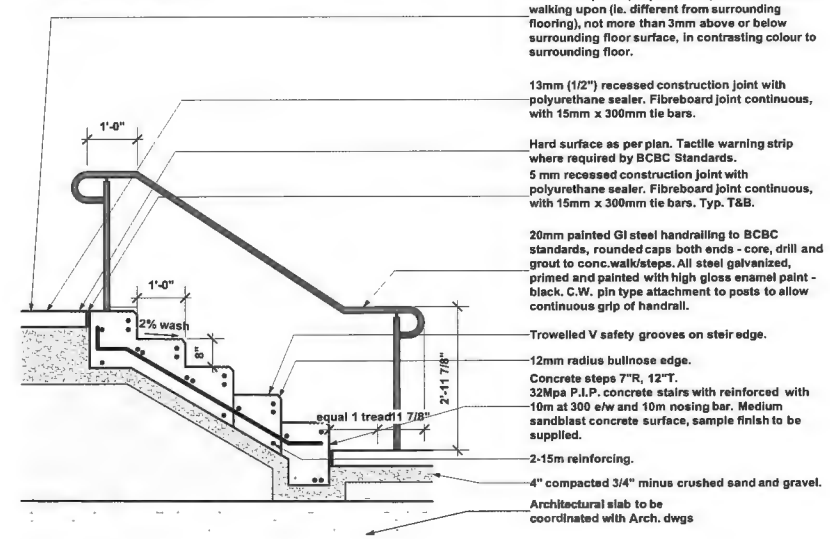
2 L6.2 Wood stumps
Scale: 1/2" = 1'-0"

NOTES:
1. Where feasible, use Basalt columns of minimum dia. 600mm. max dia. 900mm.
2. Smooth all jagged edges to the satisfaction of Landscape Architect.

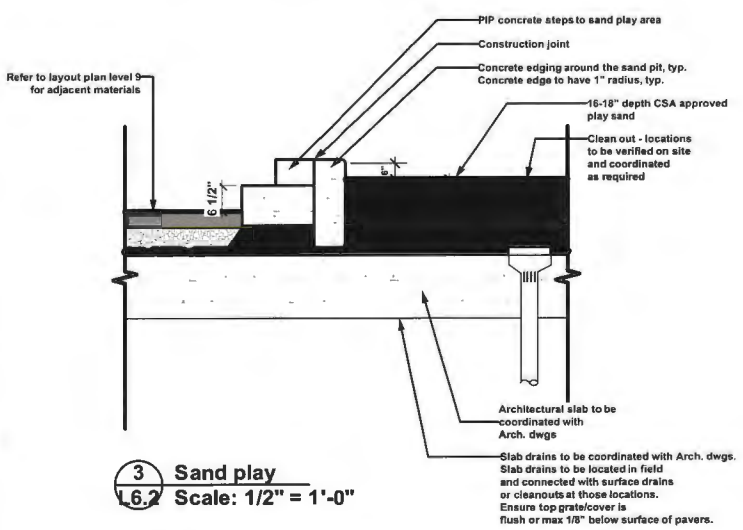


8 L6.2 Boulder on slab detail
Scale: 1/2" = 1'-0"

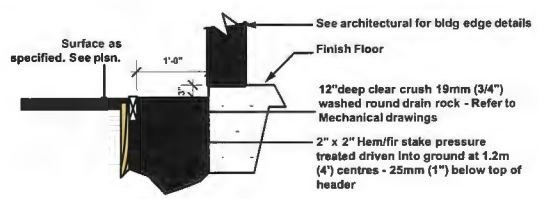
NOTES:
1. Install metal handrails as per BC Building Code Standards.
2. Field verify stair length, number of stairs, and railing length requirement.

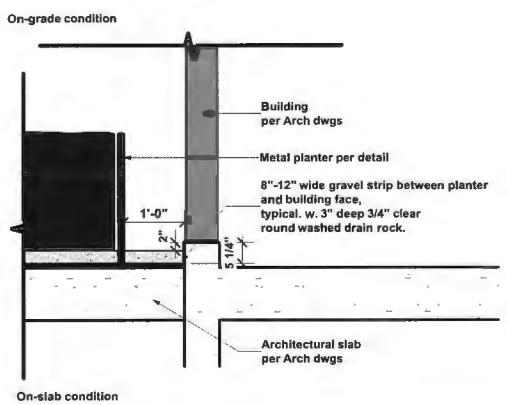


11 L6.2 PIP concrete stairs and handrail
Scale: 1/2" = 1'-0"

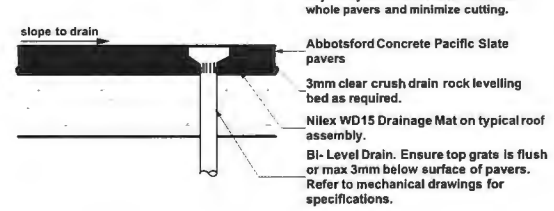


3 L6.2 Sand play
Scale: 1/2" = 1'-0"





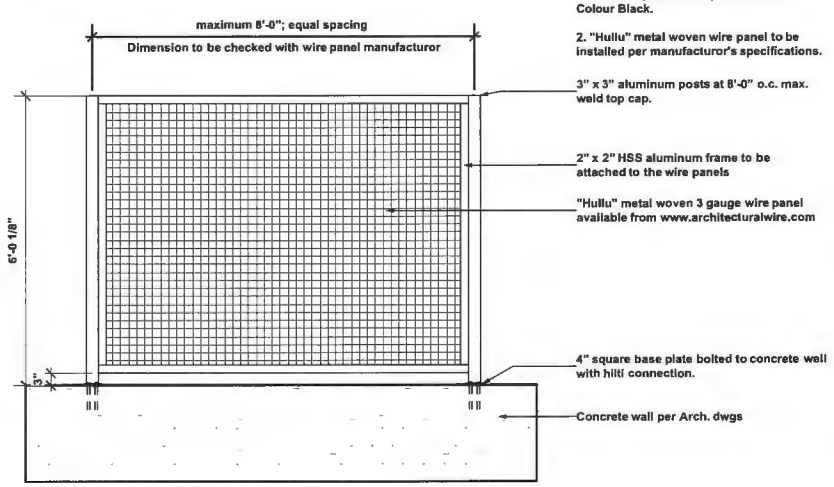
9 L6.2 Perimeter gravel strip
Scale: 1/2" = 1'-0"



NOTES:
Adjust layout as needed to maximize whole pavers and minimize cutting.

12 L6.2 Concrete pavers over slab
Scale: 1/2" = 1'-0"

NOTES:
1. All metal primed and powder coated Colour Black.
2. "Hullu" metal woven wire panel to be installed per manufacturer's specifications.

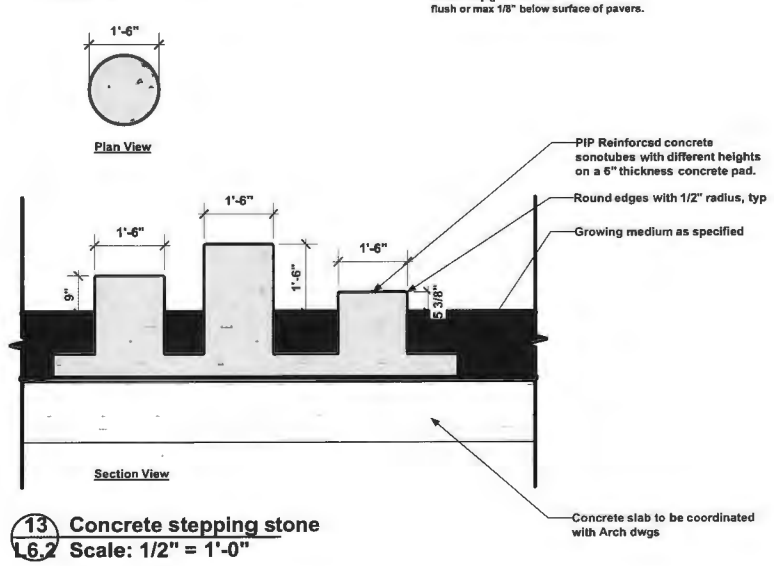


5 L6.2 6' high non-climbable perimeter fence with wire mesh panel
Scale: 1/2" = 1'-0"

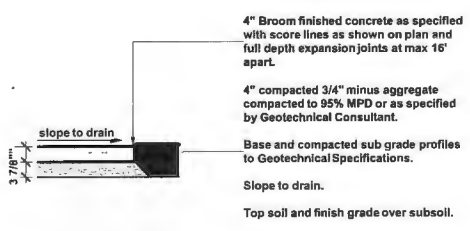
Roadside Brown
6804

Colos "Roadside Brown #6804" available from www.daviscolors.com Refer to Layout plans where tinted concrete is specified.

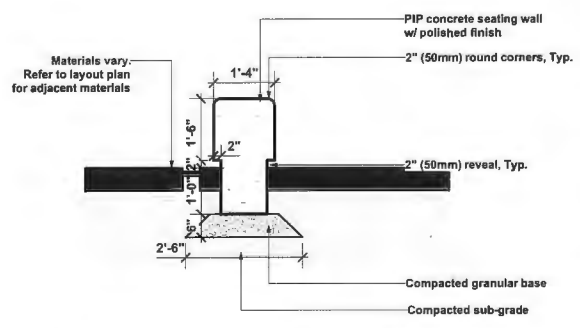
14 L6.2 Tinted concrete spec



13 L6.2 Concrete stepping stone
Scale: 1/2" = 1'-0"



6 L6.2 Concrete walkway on grade
Scale: 1/2" = 1'-0"



10 L6.2 PIP concrete seating wall
Scale: 1/2" = 1'-0"

Plan #38
DP 20-896600
March 1, 2021

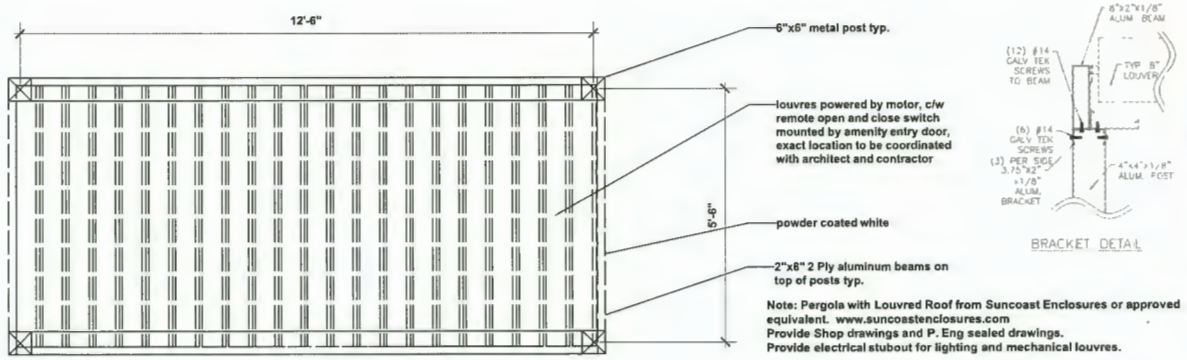
	Date	Issue Notes
L	2020-12-02	Re-issued for DP
K	2020-09-03	Issued for DP
J	2020-08-31	Issued for Coordination
I	20-1-24	Issue with Off-site revisions for Parks
H	20-1-21	Issue for 4th Submission
G	19-12-20	Issue with Additional Outdoor Play
F	19-12-3	updated with Municipal comments
E	19-12-2	Client Review
D	19-11-29	Review

Prospect & Refuge
LANDSCAPE ARCHITECTS
#102-1961 W 2nd Ave Vancouver, BC V6J 1K3
604-669-1003 alyssa@prospectrefuge.ca
Building on over 25 years of history as Jonathan Lowes, Ltd.

Project Title and Address
Rental Tower for Headwaters
5500 No. 3 Rd

Sheet Title
Landscape Details

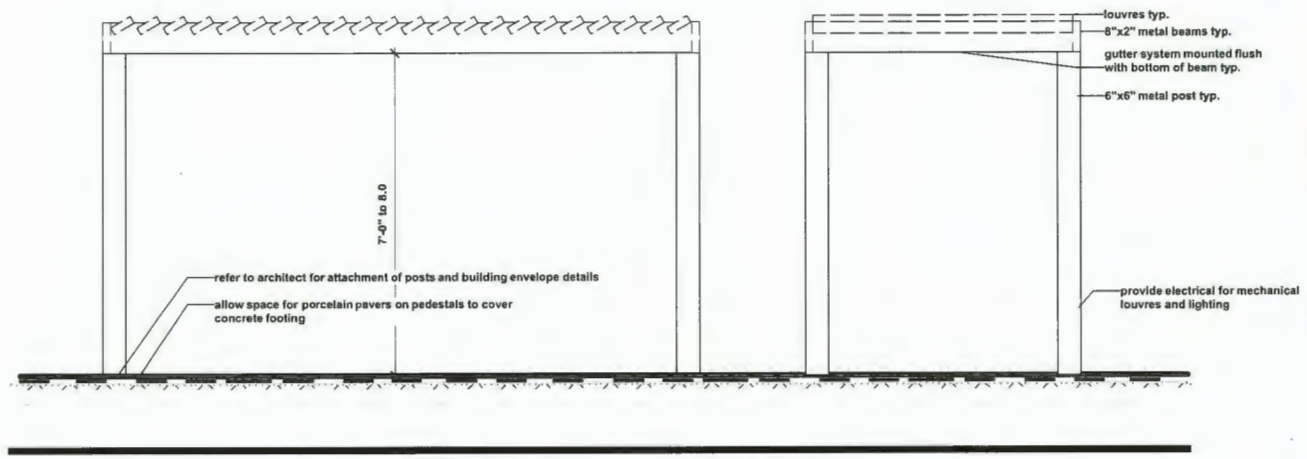
Project Manager: AS	Project No.: 2019-08
Drawn By: NR	Scale: As Noted
Reviewed By: AS	Sheet No.: L6.2
Date: 2020-12-14	



Note: Pergola with Louvred Roof from Suncoast Enclosures or approved equivalent. www.suncoastenclosures.com
Provide Shop drawings and P. Eng sealed drawings.
Provide electrical stubout for lighting and mechanical louvres.

BRACKET DETAIL

Plan View



Elevation View

Section View

1 L6.3 **Trellis**
Scale: 1/2" = 1'-0"

"GAME TIME" Ping pong table available from www
Installation to be done per manifacturor's instructi

4 L6.3 **Metal outdoor ping pong**

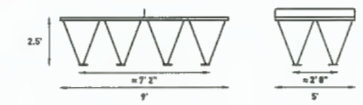
1. SITE PLANNING

Prior to delivery of the ICON outdoor ping pong table (Table), customers should consider the following:

1.1 Table Information: ICON
1.2 Playing Area
1.3 Surfaces
1.4 Table Orientation
1.5 Surroundings
1.6 Site Preparation

1.1 TABLE INFORMATION: ICON

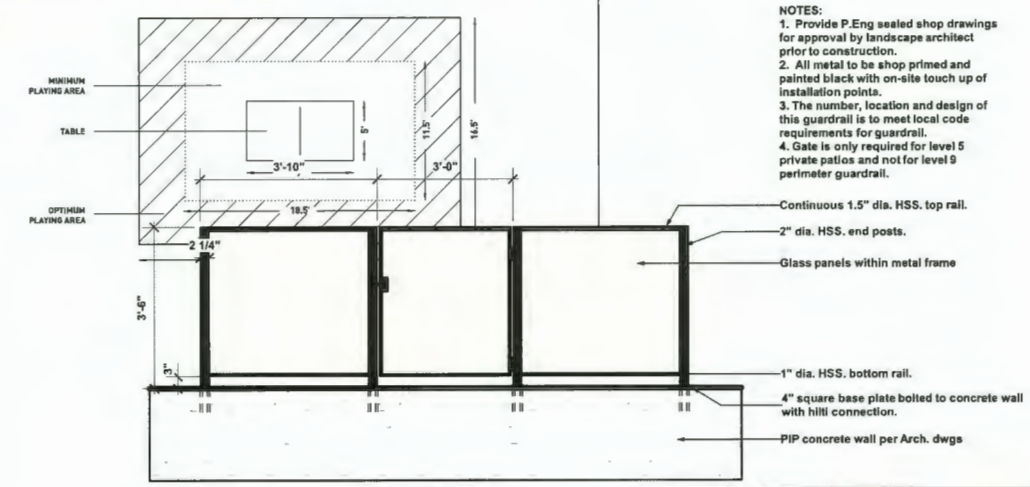
Table Dimensions: 9' x 5' x 2.5' h
Weight: Approximately 690lbs
Anchoring: 8x Secure Anchoring Footings
Materials: Steel rod and plate
Surface Treatment: Abrasive blast and powder coated for exterior application



1.2 PLAYING AREA

POPP recommends a Minimum Playing Area and an Optimum Playing Area. Both areas provide more experienced players adequate space for a fun game of social ping pong. The Optimum Playing Area provides additional space for competitive games and spectators. Customized playing areas (including reduced playing areas) are also possible and common. This need may arise if multiple Tables are required or if existing spaces include pre-defined orientations or structures.

1.2.1 RECOMMENDED MINIMUM + OPTIMUM PLAYING AREAS

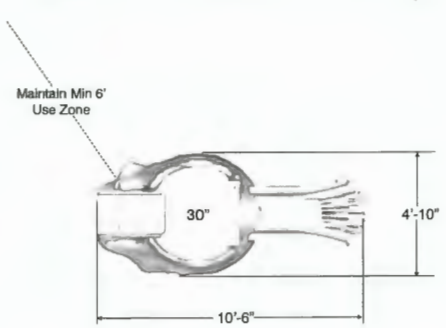


NOTES:
1. Provide P.Eng sealed shop drawings for approval by landscape architect
2. All metal to be shop primed and painted black with on-site touch up of installation points.
3. The number, location and design of this guardrail is to meet local code requirements for guardrail.
4. Gate is only required for level 5 private patios and not for level 9 perimeter guardrail.

2 L6.3 **Glass panel guardrail**
Scale: 1/2" = 1'-0"

Plan #39
DP 20-896600
March 1, 2021

Use Zone



Product: 1000224

Included Items:

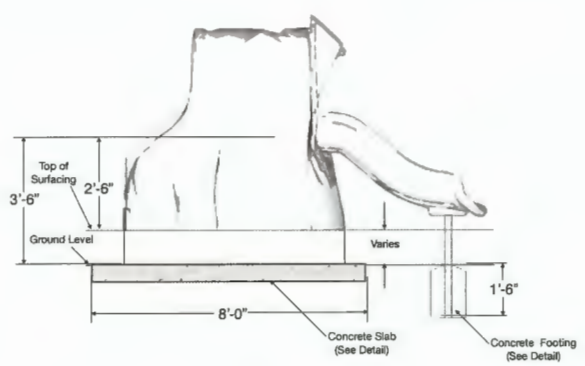
Item	Description	Quantity
Tree Stump Slide	Play Equipment	1
Anchor Bolt 1/2" x 3"	Mounting Hardware	4-In-ground, 6-Surface mount
Hardware Kit	Assembly Hardware	1

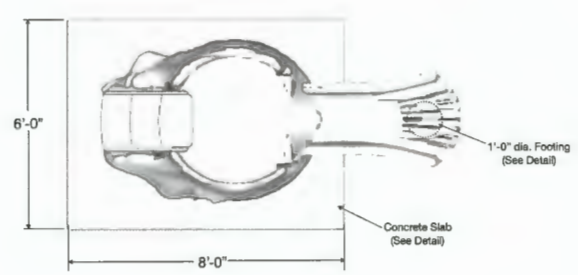
Installation to be done per manifacturor's instruction

3 L6.3 **Tree stump slide**

NOTES:
1. Provide P.Eng sealed shop drawings for approval by landscape architect

In-Ground





Product: 1000224 - In-Ground

Step 7: See the hardware recommendation page and locate your anchor bolts, supplied by Cre8Play. Using t' proper standard drill bit size noted in the installation table, drill the concrete to the appropriate hole depth (C).

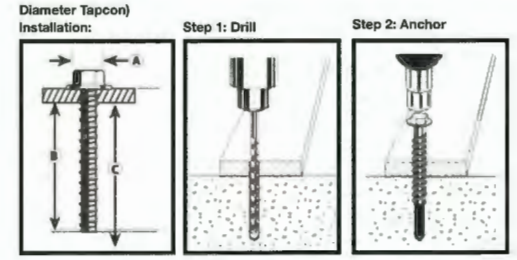
Step 8: Insert the anchor bolt into the hole and tighten until the bolt is fully seated. Do NOT over tighten the anchor bolts.

Step 9: Refer to the surfacing manufacturer for installation of an approved impact attenuating play surface wit minimum of 6 feet in every direction.

Installation Table

Anchor Bolt Size	ANSI Standard Drill Bit Diameter	Anchor Head (Socket Size) Diameter Ⓐ	Minimum Embedment Ⓑ	Hole Depth Ⓒ
1/2" x 3"	7/16"	3/4"	2 1/2"	3 1/2"

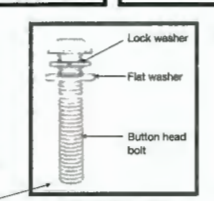
Anchor Bolt (Large Diameter Tapcon) Installation:



HARDWARE KIT 8-01
3/8" X 1 1/4" BUTTON HEAD, PIN-IN, SS BOLT X2
3/8" FLAT WASHER, SS X2
3/8" SPLIT LOCK WASHER, SS X2

HARDWARE KIT 8-02
3/8" X 2 1/2" BUTTON HEAD, PIN-IN, SS BOLT X4
3/8" FLAT WASHER, SS X4
3/8" SPLIT LOCK WASHER, SS X4

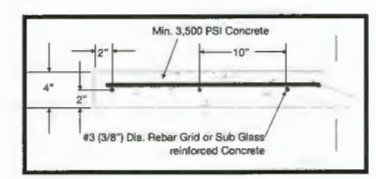
USE THREAD LOCKING COMPOUND ON ALL THREADED FASTENERS



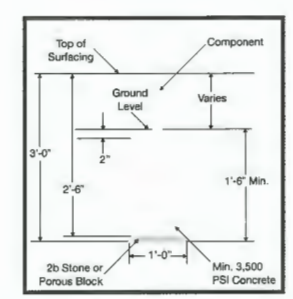
Button head bolt, lock washer and flat washer

Mounting Detail
(Not to Scale)

Concrete Slab & Footing Details



Typical 4" Concrete Slab Section
Check local soil conditions.
(Not to Scale)



Typical Component Footing Detail
Check local soil conditions.
(Not to Scale)

	Date	Issue Notes
L	2020-12-02	Re-issued for DP
K	2020-09-03	Issued for DP
J	2020-08-31	Issued for Coordination
I	20-1-24	Issue with Off-site revisions for Parks
H	20-1-21	Issue for 4th Submission
G	19-12-20	Issue with Additional Outdoor Play
F	19-12-3	updated with Municipal comments
E	19-12-2	Client Review
D	19-11-29	Review

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Building on over 25 years of history as Jonathan Lowe, Ltd.

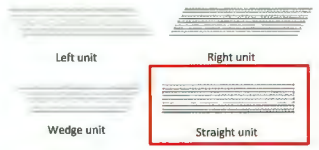
Project Title and Address
Rental Tower for Headwaters
5500 No. 3 Rd

Sheet Title
Landscape Details

Project Manager: AS	Project No.: 2019-08
Drawn By: NR	Scale: As Noted
Reviewed By: AS	Sheet No: L6.3
Date: 2020-12-14	

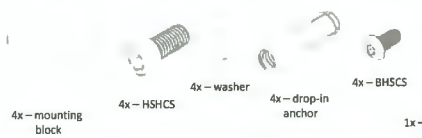
Parallel 42® Bench
Installation Guide

Date: April 9, 2015
www.landscapeforms.com Ph: 800.521.2546



Bench options

Included components:
- Bench ships fully assembled
- For surface mount option: (4) each: stainless steel mounting blocks, drop-in screw anchors for Ø3/8-16 screw, Ø3/8-16 x 3/4" hex socket head cap screws, 3/8" washers, and 1/4-20 x 1/2" button socket head cap screws.



Tools Required for Surface Mount option
- Safety glasses
- Hammer drill with masonry bits
- Hex keys, 5/16" and 5/32"
- Hammer

ASSEMBLE WITH CARE! Pangard III® Polyester Powdercoat is a strong, long-lasting finish. To protect this finish during assembly, place unwrapped powdercoated parts on packaging foam or other non-marring surface. Do not place or slide powdercoated parts on concrete or other hard or textured surface – this will damage the finish causing rust to occur. Use touch-up paint on any gouges in the finish caused by assembly tools.

PROCEDURE FOR INSTALLATION:
1. Prepare proper concrete slab as required.
2. Freestanding bench ships with glides installed. Bench can be set in place.

Note: DO NOT DRAG bench across concrete or other rough surfaces. This could damage the powdercoat finish.

For SURFACE MOUNT bench:
1. Set bench into position and adjust glides as necessary. Trace around glides to mark hole locations.
2. Move bench and drill holes according to Fig 1.2. Clear holes of debris.
3. Install drop-in anchors flush with surface of concrete.
4. Expand anchor with setting tool. Anchor is properly expanded when shoulder of setting tool is flush with top of anchor.
5. Set mounting block over drop-in anchor. Install washer and socket head cap screw as shown in Fig. 1.1. Tighten to 55-60 ft-lbs.
6. Reset unit in position, aligning glides over mounting blocks.
7. Install button head cap screw through the hole in the glide as shown in Fig. 1.2. Repeat for all glide locations.
8. Periodically check fasteners and tighten if required.

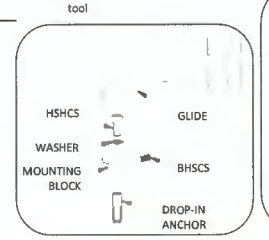


Fig. 1.1

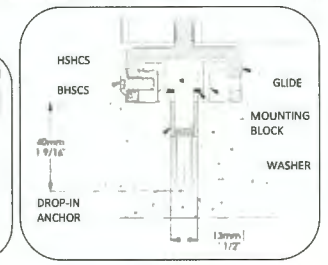
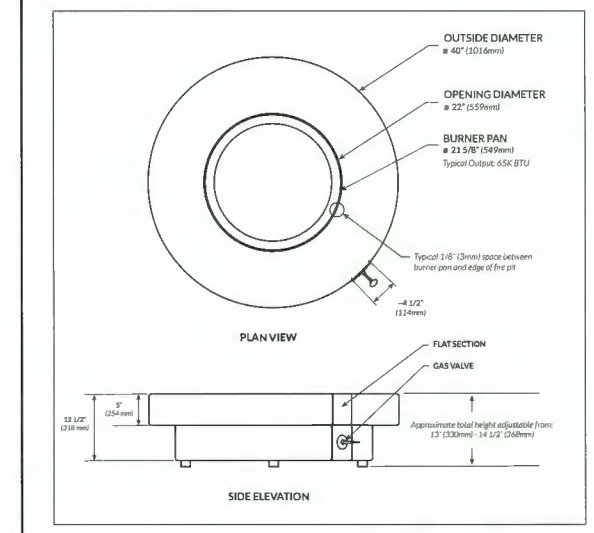


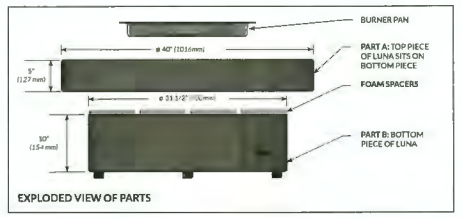
Fig. 1.2

landscapeforms

Page 1 of 1

1 L6.4 **67" long Straight Parallel 42 bench from LandscapeForms**





EXPLODED VIEW OF PARTS

3D RENDER
*Concrete colour will vary

STICKS & STONES ARCHITECTURAL CONCRETE PRODUCTS

MODEL	Luna	WEIGHT: TOP	~ 180 lbs (81.5 kgs)
TYPE	Fire Pit	WEIGHT: BOTTOM	~ 129 lbs (58.5 kgs)
DESCRIPTION	Isometric Drawings With Dimensions	WEIGHT: TOTAL	~ 309 lbs (140 kgs)

PAGE 1	DATE: August 22nd 2018	DWG: FIPIT-V01	REV 2	DRAWN BY Genevieve Poirier	APPROVED Ross Kennedy

Note: Make sure gas supply for firepit is provided on level 9th.

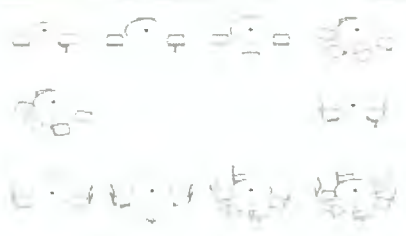
2 L6.4 **Luna Firepit - 3rd Floor Amenity**
NTS

10'-6" long "Harvest Table" available from www.lifespacegardens.com

3 L6.4 **Harvest Table**

Mingle™ Table
Installation Guide

Date: January 31, 2020
www.landscapeforms.com Ph: 800.521.2546



ASSEMBLE WITH CARE! Pangard III® Polyester Powdercoat is a strong, long-lasting finish. To protect this finish during assembly, place unwrapped powdercoated parts on packaging foam or other non-marring surface. Do not place or slide powdercoated parts on concrete or other hard or textured surface – this will damage the finish causing rust to occur. Use touch-up paint on any gouges in the finish caused by assembly tools.

WARNING! TABLES WITH AN UMBRELLA MUST BE FASTENED SECURELY TO HARD SURFACING TO PREVENT TIPPING DUE TO WIND.

Included components:
- Tabletop
- Table support
- Seats
- All 4, 5 and 6 seat surface mount units also have freestanding glides installed.
- Surface mount tabs are welded on all 2 and 3 seat units. These must be anchored.
- (4) 1/4-20 x 3/4" Phillips tapping screws for Catena or Steelhead tabletop
- (4) 1/4-20 x 5/8" Phillips machine screws with washers for Marneaux tabletop
- 3/8-16 x 3/4" set screw per seat (factory installed in seat stem)

Tools required:
- #3 Phillips screwdriver for attaching tabletop to support
- 3/16" hex key for installing seats

For Surface Mount units:
- Anchoring hardware not included for surface mount units. 2, 3 and 4 seat units require 4 anchor bolts. 5 seat unit requires 5 bolts. 6 seat unit requires 6 bolts.
- Hammer drill with 3/8" diameter carbide tipped drill bit
- Hammer
- Wrench

PROCEDURE FOR TABLETOP and SEAT INSTALLATION:
1. Lay tabletop upside down on a non-marring surface.
2. Place table support upside down on tabletop. Center support on top and align holes in support plate to threaded holes in the tabletop.
3. Install hardware. Tighten all table top fasteners until snug, then tighten additional 1/4 turn. **[The use of power drivers is not recommended with Marneaux tabletops. Threaded inserts may be damaged or broken due to over-torquing.]**
4. Turn table unit right side up, using at least 2 people.
5. Place stem on seat bottom into tube on table support. The pin in the stem fits into the groove inside the support tube. For backless seats, install with the head of the set screw closest to the table.
6. Turn set screw in until snug, then tighten an additional 1/4 turn.

Fig. 1 – Install seat

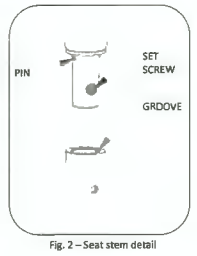


Fig. 2 – Seat stem detail

landscapeforms

Page 1 of 2

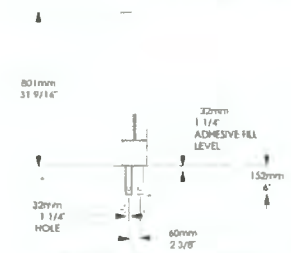
5 L6.4 **Backed 4 seat Mingle table and chairs from LandscapeForms**

Key Bike Rack
SANTA & COLE
Installation Guide

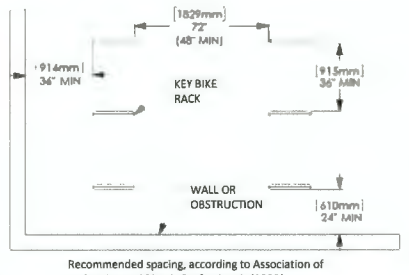
Date: September 9, 2016
www.landscapeforms.com Ph: 800.521.2546

Embedded

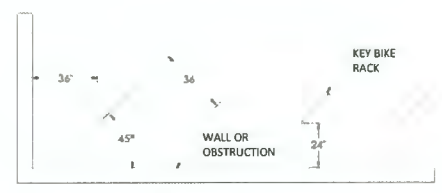
Tools Required
- Unit ships assembled



Side Elevation, showing core drill sizes



Recommended spacing, according to Association of Pedestrian and Bicycle Professionals (APBP)



Optional bike rack spacing

INSTALLATION:
1. Set bike rack in position and mark hole locations.
2. Core drill 1-1/4" diameter (minimum) holes 6" deep
3. Prepare the holes for outdoor anchoring cement, such as Kwikset ™ or Super Por-rok ®. Follow the manufacturer's instructions for blowing out dust, filling with water, scrubbing, and removing excess water.
4. Fill the holes with anchoring cement and place the bike rack back into position.

HANDLE WITH CARE! Key's finish can be scuffed by contact with tools, concrete, or other abrasive surfaces. Protect the finish from damage during installation. Use touch-up paint to repair any powder coat finish abrasions.

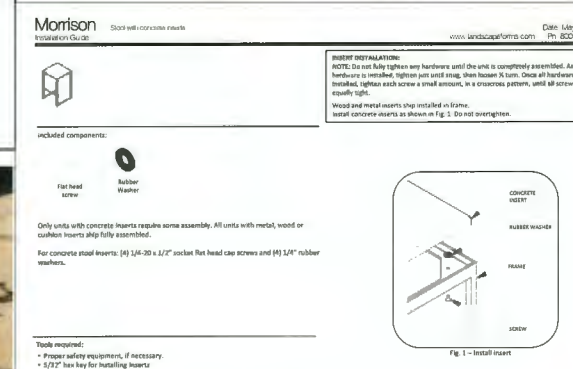
landscapeforms

Page 1 of 1

4 L6.4 **Key bike racks, color red from LandscapeForms**

Morrison Stool with concrete inserts
Installation Guide

Date: May 17, 2017
www.landscapeforms.com Ph: 800.521.2546



6 L6.4 **Wood insert Morrison movable stools from LandscapeForms**

		Plan #40 DP 20-896600 March 1, 2021
L	2020-12-02	Re-issued for DP
K	2020-09-03	Issued for DP
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D	19-11-29	Review
Date		Issue Notes

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Project Title and Address
Rental Tower for Headwaters
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Sheet Title
Landscape Details

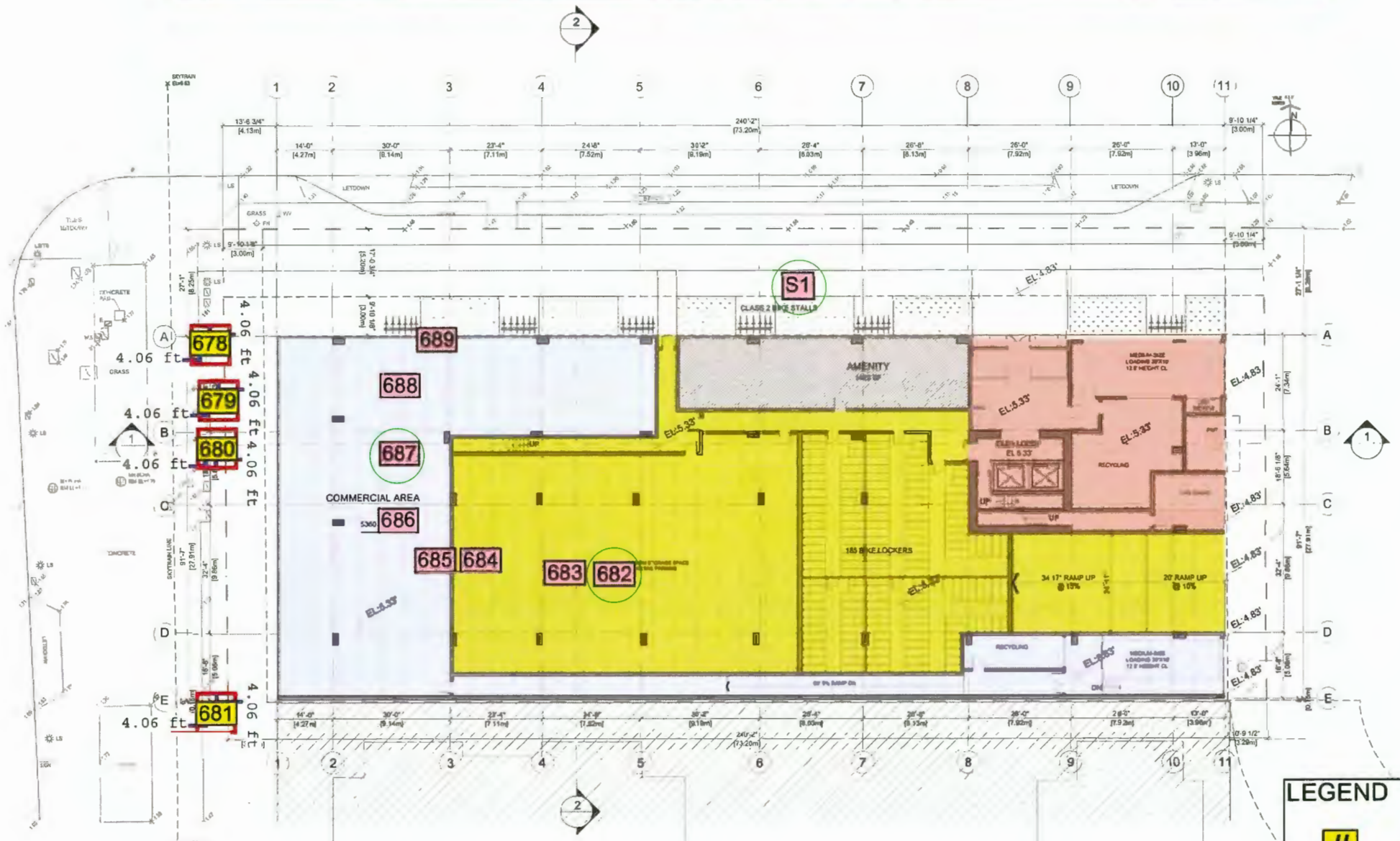
Project Manager AS	Project No 2019-08
Drawn By NR	Scale As Noted
Reviewed By AS	Sheet No L6.4
Date 2020-12-14	

REMOVAL, RETENTION & PROTECTION PLAN

5500 No. 3 Rd, Richmond

Please refer to Recommendations section for further info on protection parameters for site trees

The Project Arborist must be on-site when excavation or construction activities are occurring within the protection zones prescribed for the site trees.



LEGEND

#	= retain & monitor; tree protection req'd
#	= removal is recommended
	= tree protection barriers

Radix tree & landscape consulting

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MIXED USE RENTAL RESIDENTIAL BUILDING
5500 No. 3 Rd.

RICHMOND, BC

Project

ARBORIST REPORT

Drawing

Scale 1/16" = 1'-0"

Project 218029

Sheet A400

Areas Divided into Outdoor Rooms to Increase Usability of Spaces

Natural Play Sandbox for Children's Area

A Variety of Seating Options Creating Spaces for Gathering

Harvest Table seating

Active Play Box for Children's Area

Log ends for soil retention, climbing and sitting opportunities

Dog Relief Station

Street Bond Used for Marking Paving

Metal Ping Pong Table

Mini-putt and outdoor games

Blue Imp Tree Stump Slide

Painted Outdoor Games

Reference Plan
DP 20-896600
March 1, 2021

	Date	Issue Notes
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Project Title and Address
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Sheet Title
Image Board

Project Manager AS	Project No. 2019-08
Drawn By NR	Scale 1/16" = 1'-0"
Reviewed By AS	Sheet No. L4.1
Date 2020-12-14	

LANSDOWNE RD - FACING EAST

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DP 20-896600
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RENDER

Drawing

Scale

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Sheet **A001.**

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LANSDOWNE RD - FACING WEST

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Scale

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Sheet A002.

1 A350 STREET ELEVATION - LANSDOWNE ROAD
SCALE : 1/16" = 1' - 0"

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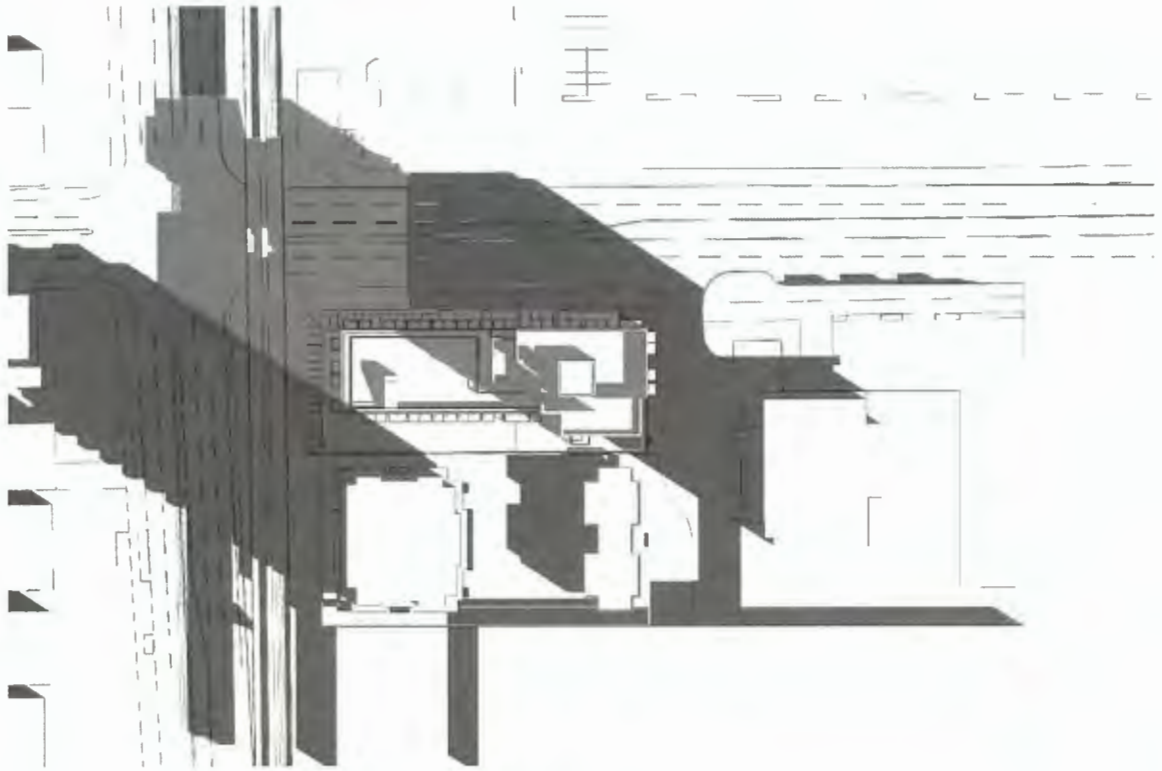
COLOUR STREET ELEVATION

Drawing	
Scale	1/32" = 1'-0"
Project	218029
Sheet	A350.



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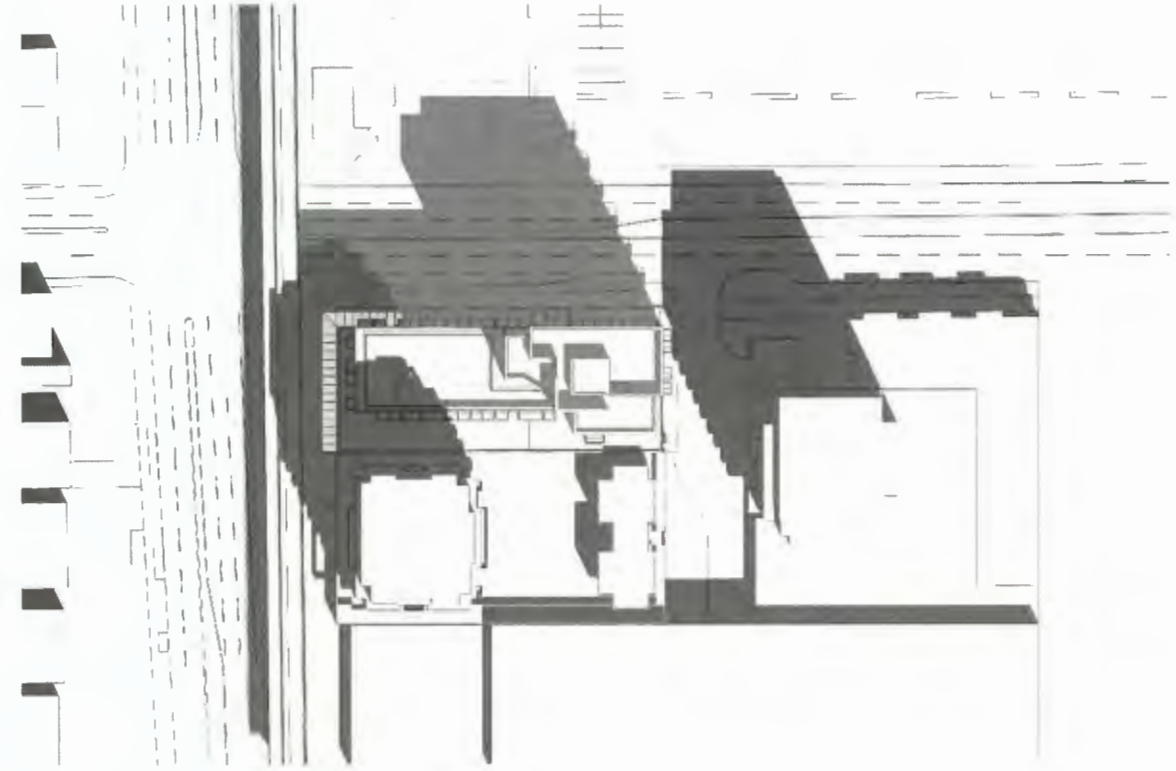

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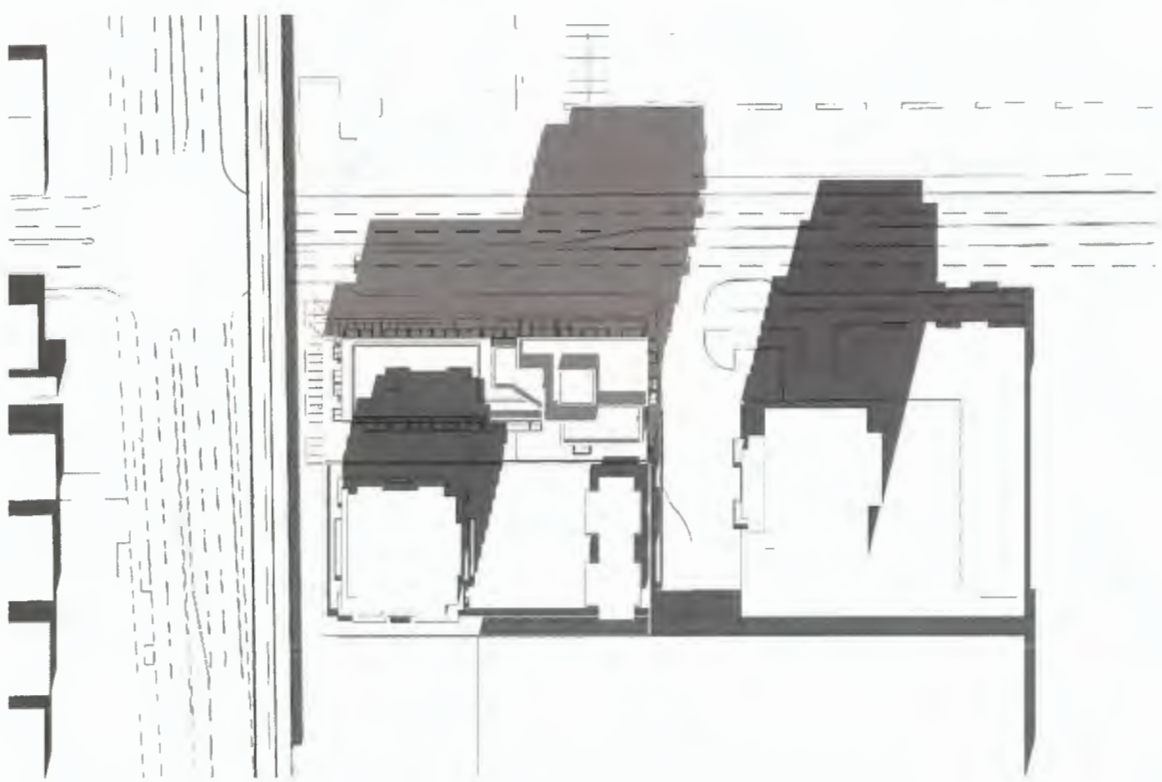

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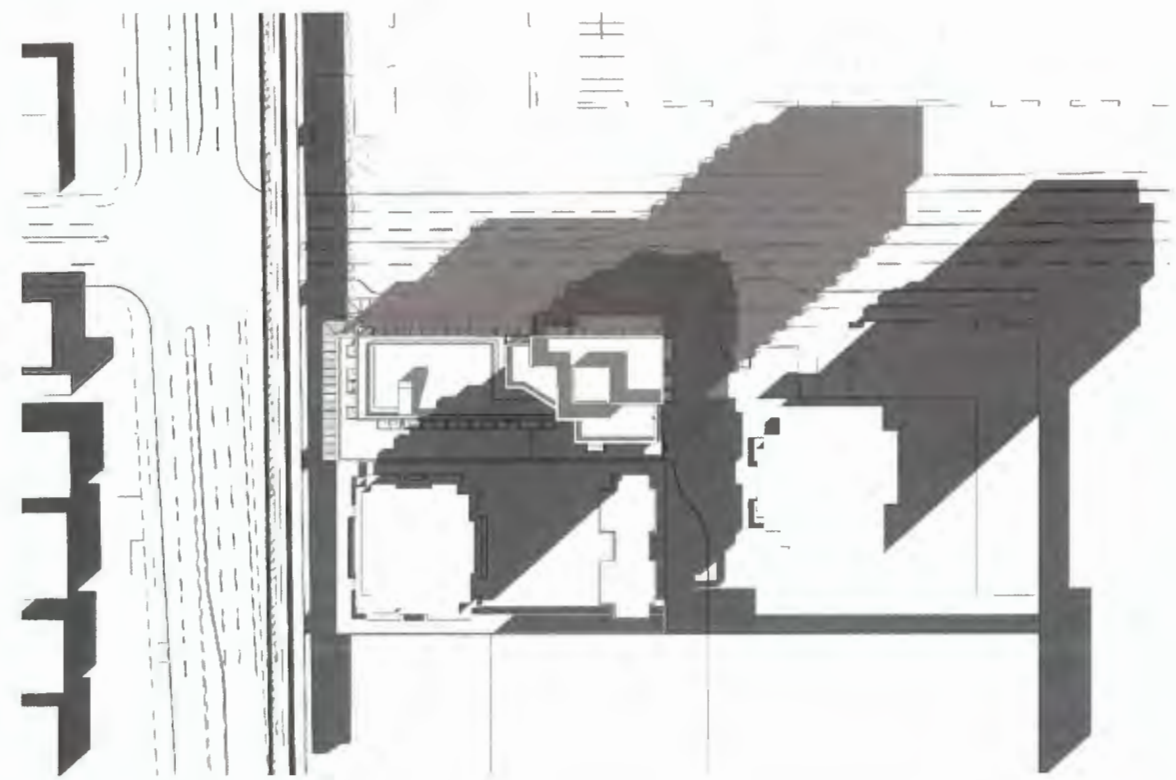

4 A106 SUMMER SOLSTICE JUNE 21 @ 4 pm (UTC -7)

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SHADOW STUDY EQUINOX

Drawing

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Project	218029
Sheet	A104.

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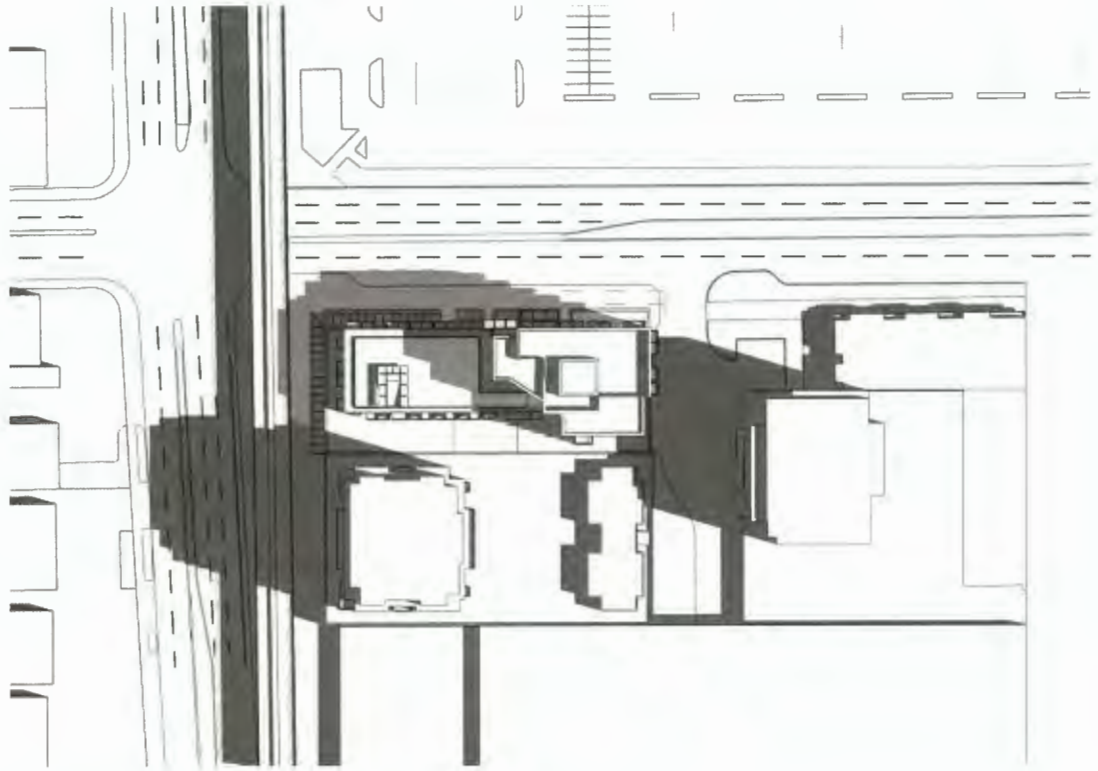

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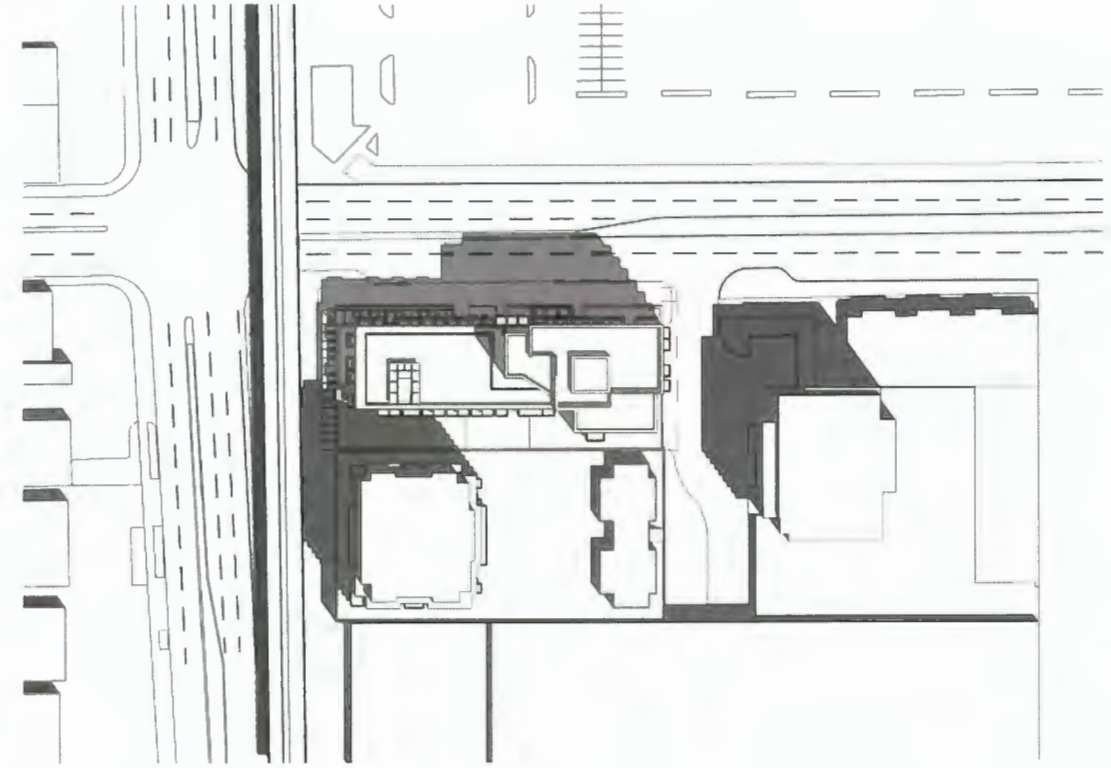

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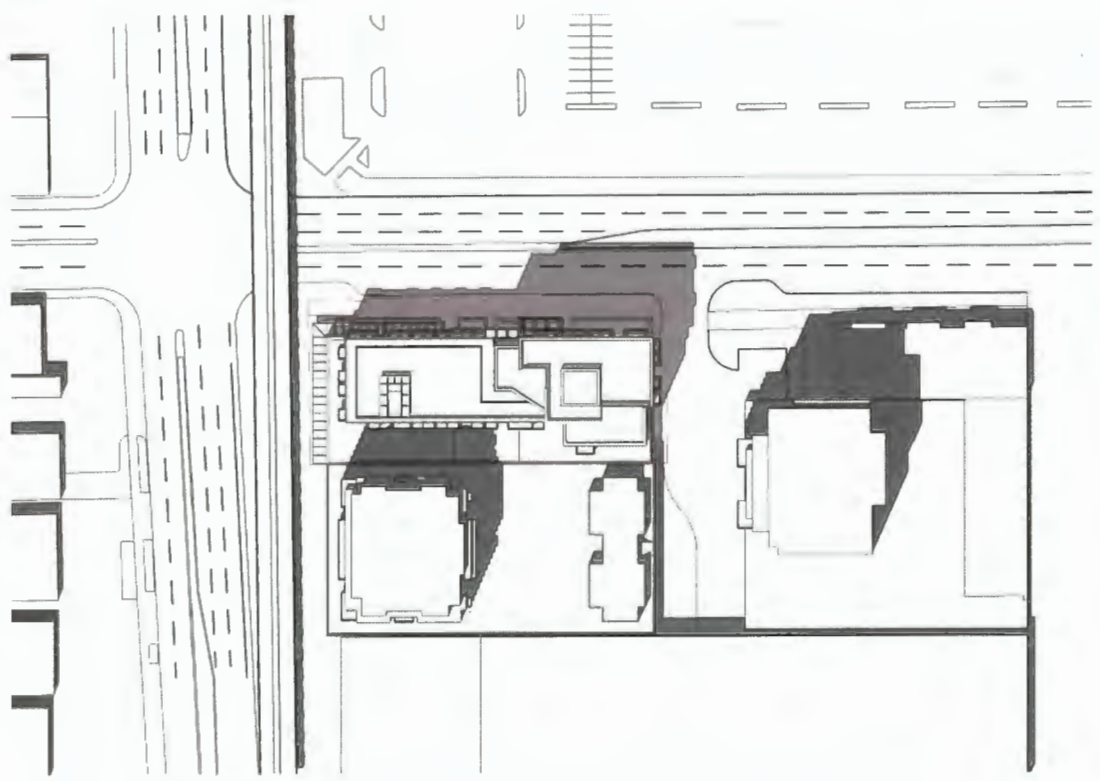

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SHADOW STUDY SUMMER SOLSTICE

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Project 218029

Sheet **A104A.**

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\\MCMPARCHITECTS.COM\MCMDATA\MCMP\PROJECTS\2018\218029 - 5500 NO. 3 ROAD\7 PRODUCTION\7.1 AUTOCAD\CAD ARCHIVE\2021-03-18 DP SET (11X17)\218029_A101 AERIAL VIEW.DWG | 18 Jan 2021 - 2:33 PM | CNGUYEN

MCM

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Headwater
HEADWATER PROJECTS

Reference Plan
DP 20-896600
March 1, 2021

03 | 2021.01.18 ISSUE FOR DP RE-SUB
02 | 2020.03.13 ISSUE FOR DP
01 | 2019.04.18 ISSUE FOR REZONING

Revisions YYYY-MM-DD

Seal

MIXED USE RENTAL RESIDENTIAL BUILDING

5500 No. 3 Rd.
RICHMOND, BC

Project

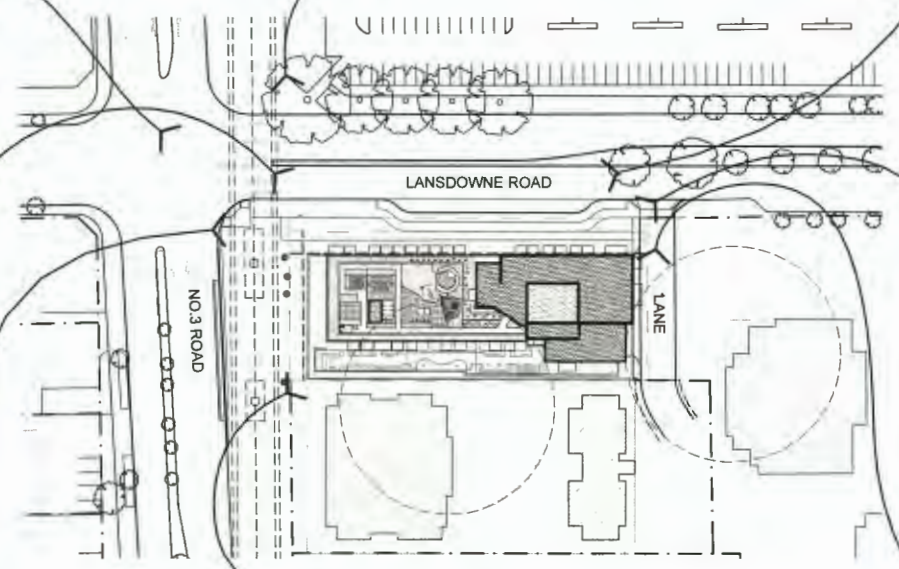
AERIAL VIEW

Drawing

Scale

Project 218029

Sheet **A101.**



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Revisions	YYYY-MM-DD

Seal

MIXED USE RENTAL RESIDENTIAL BUILDING

5500 No. 3 Rd.
RICHMOND, BC

Project

SITE PHOTOS

Drawing

Scale

Project 218029

Sheet A103.

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City of Richmond

Report to Development Permit Panel

To:	Development Permit Panel	**Date:**	March 3, 2021
From:	Wayne Craig Director, Development	**File:**	DP 20-916262
Re:	**Application by EverNu Developments Inc. for a Development Permit at 11540 Railway Avenue**		

Staff Recommendation

That a Development Permit be issued which would permit the construction of a duplex at 11540 Railway Avenue on a site zoned "Arterial Road Two-Unit Dwellings (RDA)".

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

WC:jr
Att. 1

Staff Report

Origin

EverNu Developments Inc. on behalf of Zilberberg Reuven and Zilberbeg Noga has applied to the City of Richmond for permission to develop a duplex at 11540 Railway Avenue. The site is proposed to be rezoned from "Single Detached (RS1/E)" to "Arterial Road Duplexes (RDA)" under Bylaw 10030 (RZ 18-819258), which received third reading at the Public Hearing on June 17, 2019. The site currently contains a single-family dwelling, which would be demolished.

A Servicing Agreement is required prior to final adoption of the rezoning bylaw, and includes, but is not limited to, the following improvements:

- New concrete sidewalk and landscaped boulevard along the Railway Avenue frontage.

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, a property currently being redeveloped to arterial road duplexes. The associated rezoning bylaw (RZ 17-771371) and Development Permit (DP 20-893127) were issued by Council on February 22, 2021.
- To the east, single-family dwellings on properties zoned "Single Detached (RS1/B)" with vehicle access from Kestrel Drive.
- To the south, a single-family dwelling on a property zoned "Single Detached (RS1/E)" with vehicle access from Railway Avenue.
- To the west, across Railway Avenue, a single-family dwelling on a lot zoned "Single Detached (ZS3) – Steveston" with vehicle access from Railway Avenue.

Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage:

- Compliance with the Development Permit Guidelines for duplex projects in the 2041 Official Community Plan (OCP).
- Review of the architectural character, scale, and massing to ensure that the proposed duplexes are well designed, fit into the neighbourhood, and do not adversely impact adjacent homes.
- Review of aging-in-place features in all units and the provision of a convertible unit.
- Refinement of the proposed site grading to ensure survival of the protected tree, and to provide an appropriate transition between the proposed development and adjacent existing developments.

- Refinement of the landscape design, including new trees to be planted on-site.

The Public Hearing for the rezoning of this site was held on June 17, 2019. No concerns about rezoning the property were expressed by members of the public.

Staff worked with the applicant to address the previously noted design issues in the following ways:

- The material palette has been refined and takes inspiration from single-family dwellings in the neighbourhood.
- The site grade will be raised to meet the future site grade of the property to the north, which is currently under development. A new retaining wall is proposed along the south property line outside of the tree protection zone. The site grade will slope to meet the existing grade of properties to the east, and maintain existing grade within the two tree protection zones.
- Additional details on the architectural character, accessibility, and landscape design are provided in the Analysis section of this Staff Report.

Staff Comments

The proposed scheme attached to this Staff 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 "Arterial Road Two-Unit Dwellings (RDA)" zone.

Analysis

Conditions of Adjacency

- The property to the north is being developed with a new duplex. A retaining wall and 1.8 m tall fence will be installed through the neighbouring development. The grade of the subject site will be raised to meet the adjacent property, and the fence will be retained.
- The south side yard abuts the side yard of a single-family dwelling. This interface includes two retained trees. The site grade will be maintained within the tree protection zone, and raised to 1.45 m elsewhere. This would result in an approximately 0.4 m high retaining wall. The proposed fence would be 1.8 m tall including the retaining wall.
- The rear yard abuts the rear yard of single-family dwellings. This interface includes one retained tree. The existing site grade will be maintained and a new 1.8 m tall fence is proposed.

Urban Design and Site Planning

- The proposed development involves a single "front-back" duplex, with one unit fronting Railway Avenue and the second unit fronting the shared auto court. Each unit entry has been designed and positioned to be visible from the street, aiding wayfinding.
- The two units are connected by the garage on the ground floor only. The second storey is broken down into two separate masses, reducing the apparently bulk of the building.

- Each unit has living spaces primarily oriented to the east and west to minimize concerns with overlook of the adjacent properties. Where north and south-facing windows are provided, they are either small in size or set back significantly from the property line.
- Each unit has two side-by-side parking spaces in a garage, which also includes space for bicycle parking and waste bin storage. All resident parking spaces are provided with Level 2 EV charging as per Richmond Zoning Bylaw 8500.
- A waste bin landing area is provided between the driveway and the south property line.
- Permeable pavers are provided in the driveway throat to provide visual separation from the sidewalk and improve site permeability.

Architectural Form and Character

- The proposed development contributes to the low-rise residential character of the neighbourhood by using simple massing, pitched roofs, and details inspired by common single-family styles.
- The building is predominantly white with black details, providing a neutral backdrop for the landscape elements. Stone veneer, board and batten hardie board, and hardie shingles are used to complement the materials of adjacent dwellings. The proposed materials and colours are consistent with the Official Community Plan (OCP) guidelines and the surrounding neighbourhood character.

Landscape Design and Open Space Design

- There is one bylaw-sized tree in the rear yard of the development site, which is proposed to be retained. A hedge along the frontage and three undersized trees are proposed to be removed. Tree retention and removal were reviewed through the rezoning application.
- Two off-site trees on a neighbouring property to the south will be retained. Tree protection fencing is required prior to demolition of the existing buildings, and arborist supervision is required for any works within the tree protection zone.
- One new tree is proposed in the front yard. No new trees are proposed in the rear yard due to the limited space available between the retained tree on-site and the two large trees off-site, which have large canopies extending into the development site.
- Hedges and groundcovers are provided around the base of the perimeter fence, except for on the south property line where the driveway abuts the fence. A small landscaped area is provided between the two garages to break-up the hard surfaces.
- The proposal includes private outdoor space for each unit consistent with the Official Community Plan (OCP) requirements. Each outdoor space includes both soft and hard landscape elements.
- The front unit would have access to a second storey patio located above the garage. This patio would overlook the internal auto court.
- The front of the property has a layered landscape consisting of low hedges and ground covers. A fence is not proposed, however there would be a gate across the pedestrian path.
- Irrigation is provided for all planted areas.
- To ensure that the proposed landscaping works are completed, the applicant is required to provide a Landscape Security in the amount of $36,160.60 prior to issuance of the Development Permit.

Crime Prevention Through Environmental Design

- Landscaping is provided in the front yard to distinguish public and private space while allowing for casual surveillance of the sidewalk.
- New 1.8 m (6 ft.) fencing is proposed around the perimeter of the site to provide privacy and separation. The proposed fencing will also screen headlight glare from the auto court.
- Each of the rear units has a covered entry, which provides weather protection and clearly identifies the unit entrance.

Sustainability

- The proposed development is required to achieve Step 1 of the BC Energy Step Code.
- Level 2 EV chagrining is provided in each garage as per Richmond Zoning Bylaw 8500.

Accessible Housing

- The proposed development includes one convertible unit that is designed with the potential to be easily renovated to accommodate a future resident in a wheelchair (Unit 2). The potential conversion of this unit will require installation of a stair lift.
- Both of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
  - Stairwell hand rails.
  - Lever-type handles for plumbing fixtures and door handles.
  - Solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

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.

Jordan Rockerbie
Planner 1
(604-276-4092)

JR:blg

Attachments:
Attachment 1: Development Application Data Sheet

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

- Receipt of a Letter-of-Credit or cash security for landscaping in the amount of $36,160.60, based on the cost estimate provided by the landscape designer and inclusive of a 10% contingency.

Prior to a Demolition Permit issuance, the developer is required to complete the following:

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

- 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.
- Incorporation of CPTED, sustainability, and accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.

City of Richmond

Development Application Data Sheet

Development Applications Department

DP 20-916262 **Attachment 1**

Address: 11540 Railway Avenue

Applicant: EverNu Developments Inc. Owner: Zilberberg Reuven, Zilberbeg Noga

Planning Area(s): Steveston

	Existing	Proposed
Site Area:	696.8 m^2	No change
Land Uses:	Single-family dwellings	Two-unit dwellings
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single Detached (RS1/E)	Arterial Road Two-Unit Dwellings (RDA)
Number of Units:	One single-family dwelling	One two-unit dwelling

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Lesser of 0.6 FAR (290.5 m^2) or 334.5 m^2	0.48 FAR (333.5 m^2)	None permitted
Lot Coverage:	Buildings: Max. 45% Non-porous surfaces: Max. 70% Landscaping: Min. 30%	Buildings: 36% Non-porous surfaces: 65% Landscaping: 30%	None
Setback – Front Yard (West):	Min. 6.0 m	6.24 m	None
Setback – Side Yard (North):	Ground floor: Min. 1.2 m Second floor: Min. 1.8 m	Ground floor: 1.2 m Second floor: 1.8 m	None
Setback – Side Yard (South):	Ground floor: Min. 1.2 m Second floor: Min. 1.8 m	Ground floor: 1.2 m Second floor: 4.0 m	None
Setback – Rear Yard (East):	Min. 6.0 m	6.0 m	None
Height (m):	Max. 9.0 m	8.48 m	None
Lot Size:	Min. 464.5 m^2	696.8 m^2	None
Off-street Parking Spaces	Min. 2 per unit	2 per unit	None
Total off-street Spaces:	Min. 4	4	None

City of Richmond

Development Permit

No. DP 20-916262

To the Holder:	EVERNU DEVELOPMENTS INC.
Property Address:	11540 RAILWAY AVENUE
Address:	C/O 11991 OSPREY DRIVE RICHMOND, BC V7E 3B1

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #8 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 $36,160.60 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 20-893127

To the Holder:	EVERNU DEVELOPMENTS INC.
Property Address:	11540 RAILWAY AVENUE
Address:	C/O 11991 OSPREY DRIVE RICHMOND, BC V7E 3B1

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.

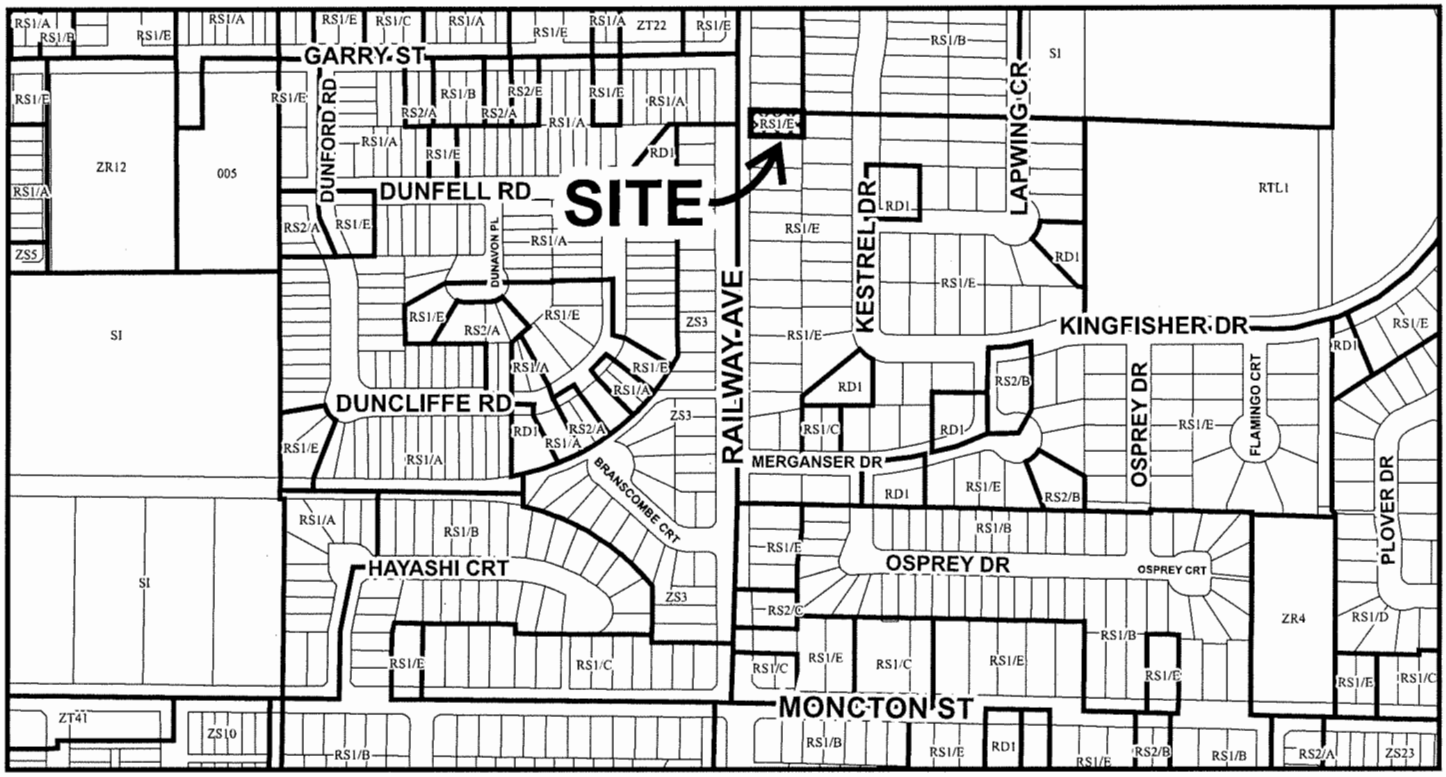
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF , .

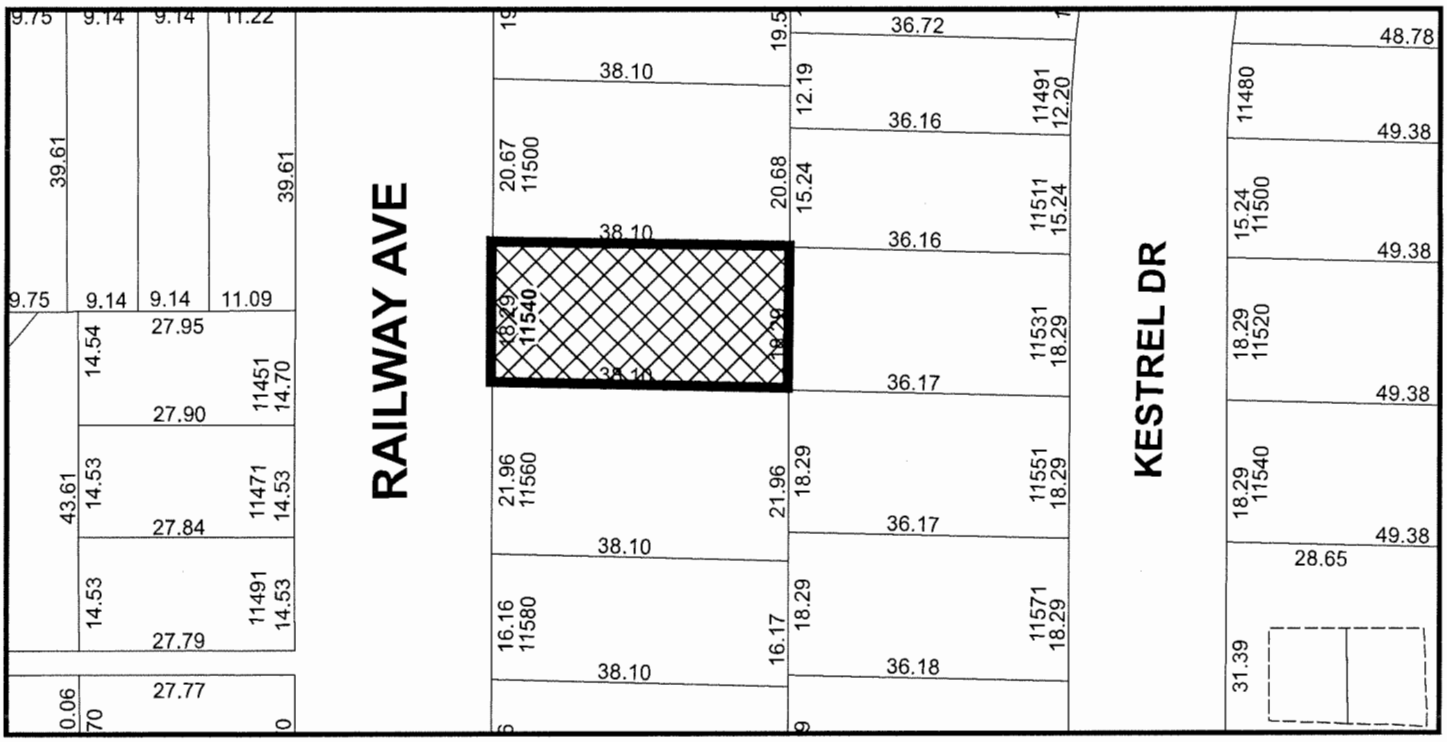
DELIVERED THIS DAY OF , .

_____

MAYOR

City of Richmond





DP 20-916262
SCHEDULE "A"

Original Date: 11/18/20

Revision Date:

Note: Dimensions are in METRES

PROPOSED DUPLEX - 11540 RAILWAY AVE.

RICHMOND, B.C.

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Written dimensions shall have precedence over scaled dimensions. It is important for the Contractor to pay close attention to actual site conditions which may vary from those assumed on the architectural drawings, and to inform the Architect immediately upon discovery. The Contractor shall verify and be responsible for all dimensions and conditions on the project.

NO.	DATE	DESCRIPTION
A	Dec 10, 2019	ISSUED FOR REZONING
B	Mar 05, 2019	ISSUED FOR REZONING
C	May 08, 2019	RESPONDING TO COMMENTS - AUTOTURN
D	Oct 30, 2019	FOR FIRE PROTECTION REVIEW
E	Oct 01, 2020	ISSUED FOR DEVELOPMENT PERMIT
F	Feb 19, 2021	RE-ISSUED FOR DEVELOPMENT PERMIT
G	Mar 03, 2021	RE-ISSUED FOR DEVELOPMENT PERMIT

11500 RAILWAY AVE. SUBJECT PROPERTY: 11540 RAILWAY AVE. 11560 RAILWAY AVE.

1 PROPOSED STREETSCAPE ALONG RAILWAY FACING EAST
3/32" = 1'-0" - DRAWN ELEVATIONS
3-D - N.T.S.

11500 RAILWAY AVE.

EXISTING PATTERNS & ELEMENTS:
(D.P. CURRENTLY IN APPROVAL PROCESS FOR TOWNHOUSE DEVT.)

- SINGLE FAMILY HOME ON 66' W LOT
- 2-STOREY SUBURBAN 'RICHMOND BUNGALOW'
- HIPPED ROOF
- STUCCO ON UPPER FLOOR WALLS, HORIZONTAL SIDING ON LOWER AREA
- ATTACHED SINGLE-CAR GARAGE
- FRONT DOOR w/ SIDELITE

SUBJECT PROPERTY: 11540 RAILWAY AVE.

PROPOSED PATTERNS & ELEMENTS:

- DUPLEX FAMILY HOMES (FRONT & BACK) ON 66' W LOT
- 2-STOREY FORM, STEPPING TO 1-STOREY ON SOUTH SIDE OF REAR UNIT
- HIPPED ROOFS w/ OPEN GABLES FACING INTERNAL DRIVEWAY
- COMBINATION SIDING w/ STONE BASE
- ATTACHED GARAGES ACCESSED OFF INTERNAL DRIVE (MIN. STREET VISIBILITY)
- FRONT DOORS w/ SIDELITE(S), BOTH VISIBLE FROM STREET

11560 RAILWAY AVE.

EXISTING PATTERNS & ELEMENTS:

- SINGLE FAMILY HOME ON 72' W LOT
- FULL 2-STOREY
- HIPPED ROOFs
- HORIZONTAL SIDING w/ BRICK ON LOWER LEVEL
- ATTACHED 2-CAR GARAGE
- DOUBLE FRONT DOORS w/ SIDELITES

DP 20-916262

PLAN 1

DESIGN RATIONALE

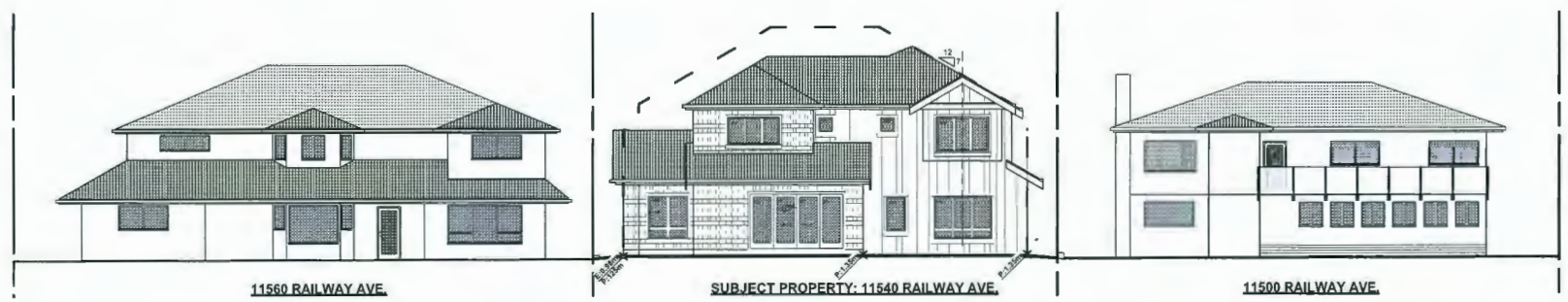
PROJECT DESCRIPTION:
Property with an existing single family residence is to be redeveloped to accommodate a new front/back duplex. In keeping with the current neighbourhood patterns, both of the units have a strong presence, with each coloured front door visible from the street. A new driveway hugs the south side of the property, with access through a paved driveway/courtyard to the attached garages in the middle. The thoughtful design of this project has been developed with the elements as noted below.

DESIGN RATIONALE:

URBAN DESIGN
a) **Patterns of Form and Space:** The clustering of the building mass to the north side of the lot, with driveway for garage access only as required for car maneuvering, continues the existing pattern of building mass to driveway which exists along Railway Avenue.
b) **Density:** The property will now accommodate two distinct dwelling units without creating the appearance of greater density along the street frontage. Proposed setbacks are all in keeping with that of a single family home, but the proposed result is an assembly of forms on the lot instead of a single mass.
c) **Sun and Shading:** Locating driveway access along south side helps to minimize shading for the neighbour to the south, while maximizing sun for both this neighbor and for the proposed duplex units. It also results in a very usable common courtyard area as created by the driveway.
d) **Enlivening the Streetscape and Community:** The added density, providing twice the opportunity for families to live in the Steveston neighbourhood, with a clear yet contextual presence along the street, will contribute to the vibrant feel of the area.

ARCHITECTURAL CONCEPT
a) **Roof and Building Form:** The 2-storey structure as proposed, with side and hip gabled forms, are in keeping with the existing streetscape along this portion of Railway Avenue.
b) **Building Height:** The proposed height is within the allowed residential envelope, and is in line with neighbouring homes.
c) **Materials:** Proposed cladding is Hardie-style siding with an accent of stone cladding at the base. In keeping with homes nearby, the first and second levels are broken up by material (shingles on the bottom and Board & batten on the upper walls), but united in colour for a unified, but detailed look.
d) **Privacy and Separation of Units:** The units are separated by grouping the attached unit garages to provide sound and physical separation on the ground level, and a gap on the upper level with a roof deck and sloped roof to link the forms. While each unit presents a clear front door presence to the street with covered entry porches, they also have private patio areas with defined landscaping (the front unit with a front/west-facing patio and the rear unit with a rear/east-facing patio).
e) **Functional and Site-Relevant Design:** The design approach is a simple, timeless style focused on the context, function and local materials rather than on a "trend". The approach was to develop carefully thought-out units where families can embrace the Steveston lifestyle.

REAR SETBACK REQUESTED
A 6 metre setback is requested in keeping with the adjoining residential properties to the east and south, and to the proposed Townhouse Development (currently in process with City approvals) to the north. The setback is required in order to provide a functional living/dining area for the rear duplex unit. Balancing the location of the front door for street visibility, its necessary proximity to functional living spaces, and the constrictions from driveway and building setback requirements, presents a challenge in achieving anything other than the 6 metre setback.



11560 RAILWAY AVE. **SUBJECT PROPERTY: 11540 RAILWAY AVE.** **11500 RAILWAY AVE.**

2 PROPOSED STREETSCAPE FROM BACK
3/32" = 1'-0"

11480 RAILWAY AVE. **11500 RAILWAY AVE.** **SUBJECT PROPERTY: 11540 RAILWAY AVE.** **11560 RAILWAY AVE.** **11580 RAILWAY AVE.**

3 EXISTING STREETSCAPE ALONG RAILWAY
VIA. GOOGLE MAPS

THE ANDREWS ARCHITECTS INC.
www.andrewsstudio.ca

PROJECT
PROPOSED DUPLEX

11540 RAILWAY AVE.
RICHMOND BC

TITLE
PROJECT INFO, SITE PLAN, SITE SECTION, LOT COVERAGE

SCALE: AS NOTED	STREETSCAPE ELEVATIONS
DATE: APRIL 19, 2018	
DRAWN: WA / CHECKED: ga	
PROJECT NO.: 1805	
DRAWING NO.: A 1.1	
LATEST REVISION NO.: F	

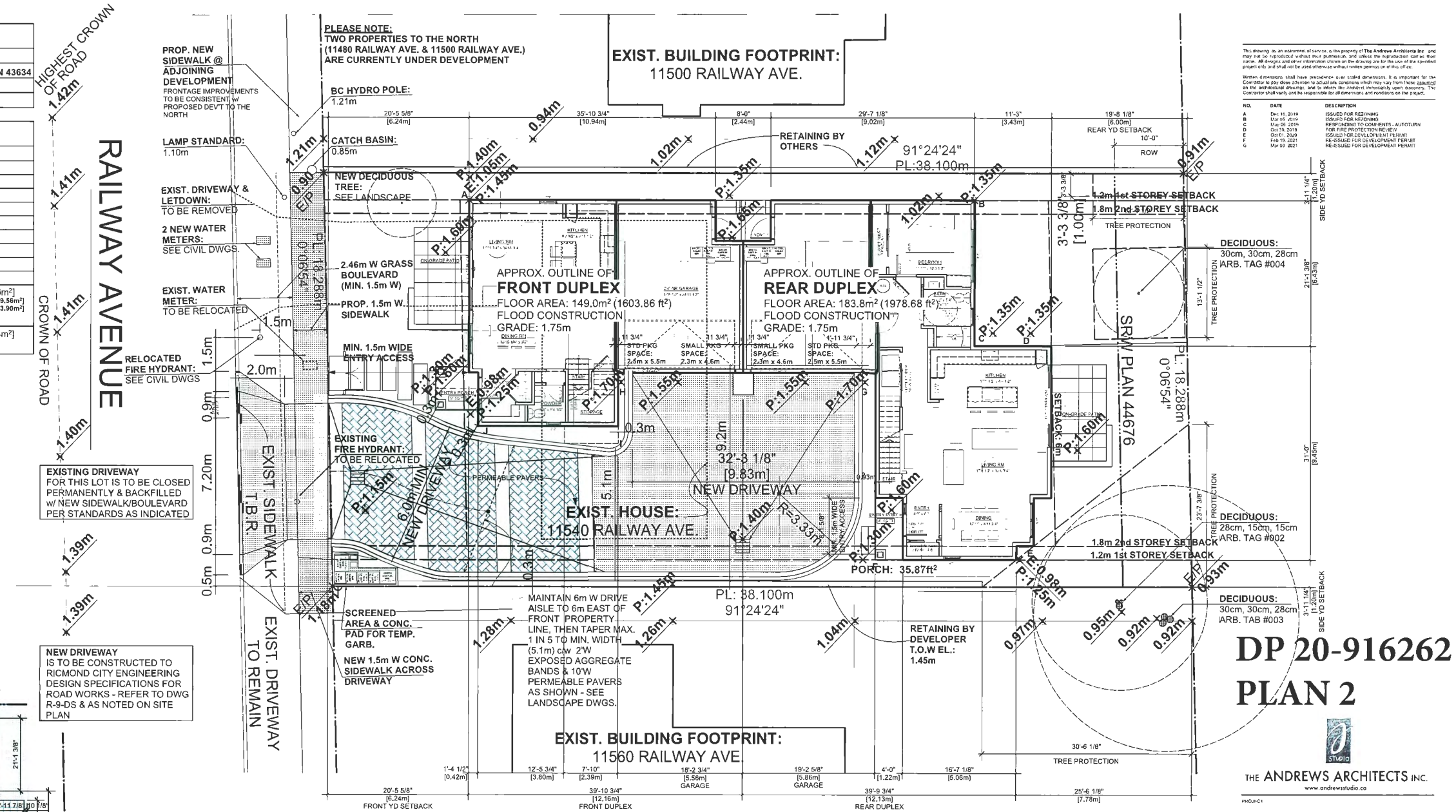
RE-SUBMITTED FOR D.P.
2021 Mar 03

PROJECT SUMMARY	
CIVIC ADDRESS	11540 RAILWAY AVENUE, RICHMOND, BC V7E 2B9
LEGAL DESCRIPTION	LOT 382, SECTION 1, BLOCK 3, NORTH RANGE 7W, NWD, PLAN 43634
P.I.D.	003-468-569
LOT AREA	696.8 m² (7500 ft²)

BYLAW ANALYSIS			
PRINC. STRUCTURE	REQ'D / PERMITTED	EXISTING	PROPOSED
SETBACKS			
FRONT YARD (EAST)	19.69' [6.0m]	30.50' [9.30m]	20.47' [6.24m]
REAR YARD (WEST)	19.69' [6.0m]	69.42' [21.16m]	19.69' [6.0m]
INT. SIDE YARD (NORTH)	5.91' [1.8m]	6.92' [2.10m]	**3.94' [1.2m*]**
INT. SIDE YARD (SOUTH)	5.91' [1.8m]	6.90' [2.10m]	**3.94' [1.2m*]**
HEIGHT			
MAX. # STOREYS	2.0	2.0	2.0
MAX. HEIGHT:	29.53' [9.0m]	25.98' [7.92m]	27.83' [8.48m]
DENSITY			
MAX. FLOOR AREA (FAR TO BE LESSER OF LOT AREAX0.6 OR 334.5m²)	3600.00ft² [334.50m²] (0.48x LOT AREA)	1119.11ft² [103.97m²]	3589.36ft² [333.46m²] **UNIT 1 = 1609.87ft² [149.56m²]** **UNIT 2 = 1979.49ft² [183.90m²]** (0.48x LOT AREA)
MAX. LOT COVERAGE (ALL BLDGS)	3375.13ft² [313.56m²] (0.45x LOT AREA)	1362.07ft² [126.54m²] **HOUSE = 1119.11ft²** **SHED = 242.96ft²**	2712.87ft² [252.03m²] (0.36x LOT AREA)

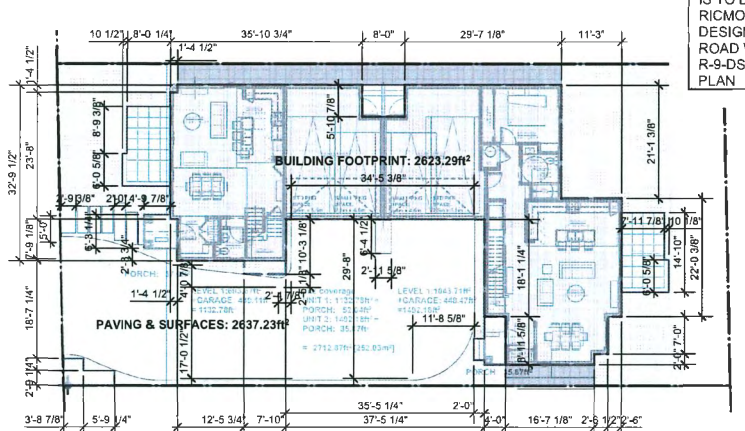
*** SEE RESIDENTIAL VERTICAL LOT WIDTH ENVELOPE (4.18.4.a)**

PROPOSED AVERAGE FINISHED GRADES		
	LOCATION	PROPOSED GRADE
1	CORNER A NORTH WEST (FRONT DUPLEX)	1.45
2	CORNER B NORTH EAST (REAR DUPLEX)	1.35
3	CORNER C	1.35
4	CORNER D	1.35
5	CORNER E SOUTH EAST (REAR DUPLEX)	1.25
6	CORNER F SOUTH WEST (FRONT DUPLEX)	1.30
7	CORNER G SOUTH EAST (GARAGE)	1.70
8	CORNER H SOUTH WEST (GARAGE)	1.70
9	CORNER I SOUTH EAST (FRONT DUPLEX)	1.55
10	CORNER J SOUTH WEST (FRONT DUPLEX)	1.25
11	P.L.: PROP. FINISHED GRADE SOUTH EAST CORNER	0.93
12	P.L.: PROP. FINISHED GRADE SOUTH WEST CORNER	1.18
13	P.L.: PROP. FINISHED GRADE NORTH WEST CORNER	0.90
14	P.L.: PROP. FINISHED GRADE NORTH EAST CORNER	0.91
	TOTAL	13.92
	PROP. AVG, FINISHED SITE GRADE: 18.17 / 14 = 1.30	1.30m



1 SITE PLAN
1/8" = 1'-0"

AVERAGE FINISHED SITE GRADE: 1.30 m



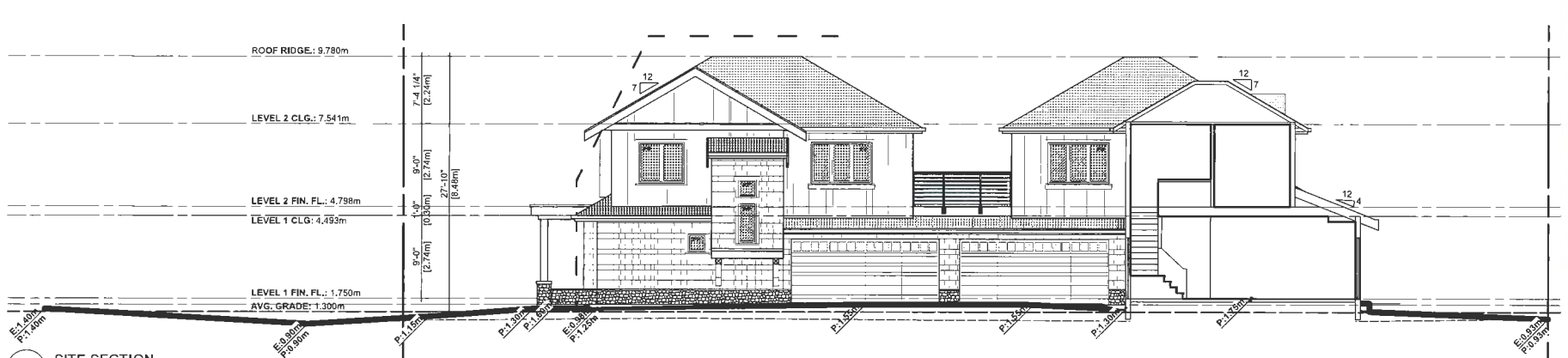
LANDSCAPING TOTAL:
FRONT YARD: 2239.67ft²/7500ft² = 30% AS REQ'D.
603.66ft²/1190.33ft² = 50% AS REQ'D.

BUILDING: 2623.29ft²
PAVING + SURFACES: 2637.23ft²
TOTAL: 5292.52ft²

5292.52ft²/7500ft² = 70% THEREFORE, OK.

2 LOT COVERAGE - NON-POROUS SURFACES
1/16" = 1'-0"

PROPOSED SUSTAINABLE FEATURES:
- RADIANT FLOORS
- HEAT RECOVERY UNIT
- ENERGY EFFICIENT BOILERS
- LED INTERIOR LIGHTING
- LOW-E WINDOWS
- IMPROVED AIR TIGHTNESS



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

4 CONTEXT PLAN
N.T.S.

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NO.	DATE	DESCRIPTION
A	Dec 10, 2019	ISSUED FOR REZONING
B	Mar 05, 2019	ISSUED FOR REZONING
C	May 08, 2019	REISPONDING TO COMMENTS - AUTOTURN
D	Oct 15, 2019	FOR FIRE PROTECTION REVIEW
E	Oct 01, 2020	ISSUED FOR DEVELOPMENT PERMIT
F	Feb 19, 2021	RE-ISSUED FOR DEVELOPMENT PERMIT
G	Mar 03, 2021	RE-ISSUED FOR DEVELOPMENT PERMIT

DP 20-916262
PLAN 2

THE ANDREWS ARCHITECTS INC.
www.andrewsstudio.co

PROPOSED DUPLEX

11540 RAILWAY AVE.
RICHMOND BC

TITLE
PROJECT INFO, SITE PLAN, SITE SECTION, LOT COVERAGE

SCALE: AS NOTED
DATE: APRIL 19, 2018
DRAWN: WA
CHECKED: ga
PROJECT NO.: 1805
DRAWING NO.: A 1.2

ISSUE REVISION NO.: F

RE-SUBMITTED FOR D.P.
2021 Mar 03

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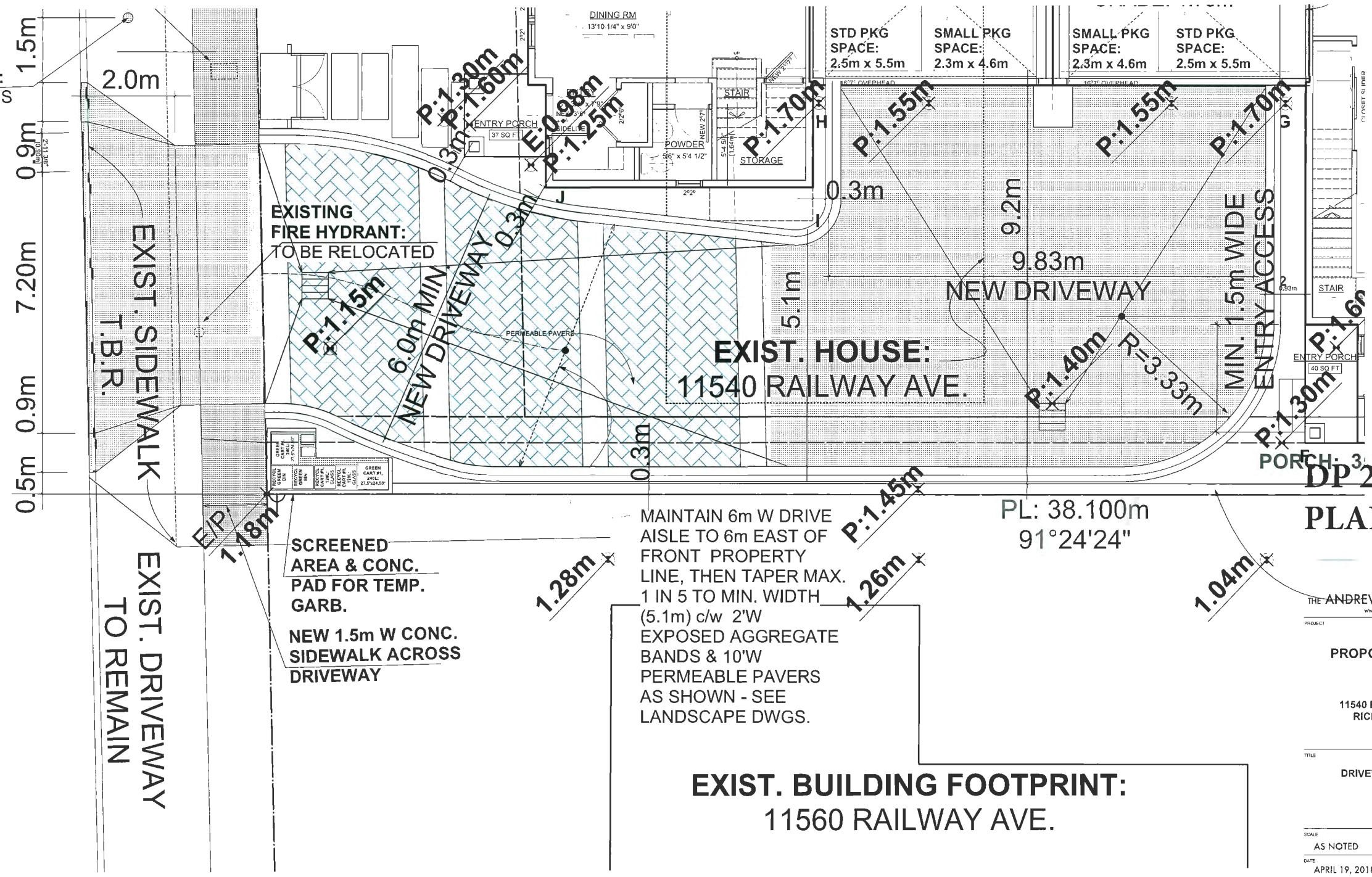
NO.	DATE	DESCRIPTION
A	Dec 16, 2019	ISSUED FOR REZONING
B	May 05, 2020	ISSUED FOR REZONING
C	May 06, 2020	RESPONDING TO COMMENTS - AUTOTURN
D	Oct 30, 2020	FOR FIRE PROTECTION REVIEW
E	Oct 01, 2020	ISSUED FOR DEVELOPMENT PERMIT
F	Feb 19, 2021	REISSUED FOR DEVELOPMENT PERMIT
G	Nov 03, 2021	REISSUED FOR DEVELOPMENT PERMIT



1 DRIVEWAY PLAN
1/4" = 1'-0"
(PORTION OF SITE PLAN 1/A1.2)

DP 20-916262
PLAN 3

THE ANDREWS ARCHITECTS INC.
www.andrewsstudio.ca

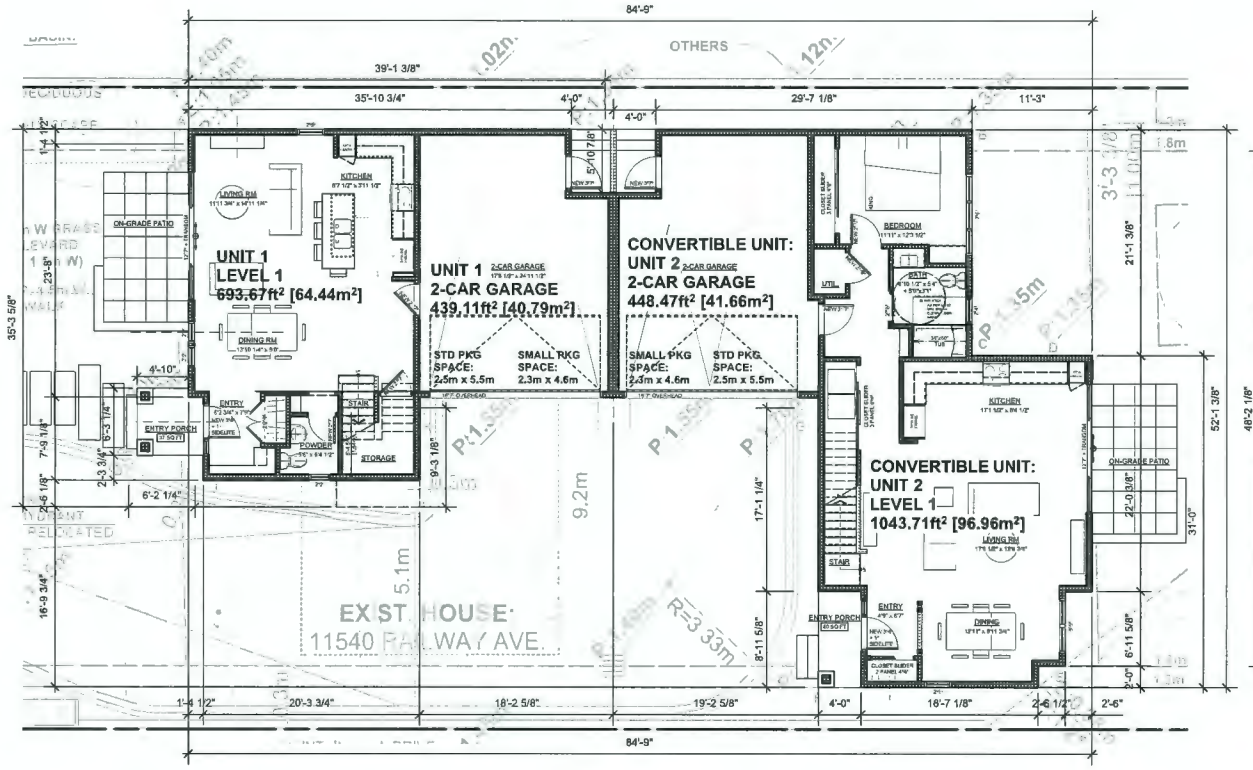
PROJECT
PROPOSED DUPLEX

11540 RAILWAY AVE.
RICHMOND BC

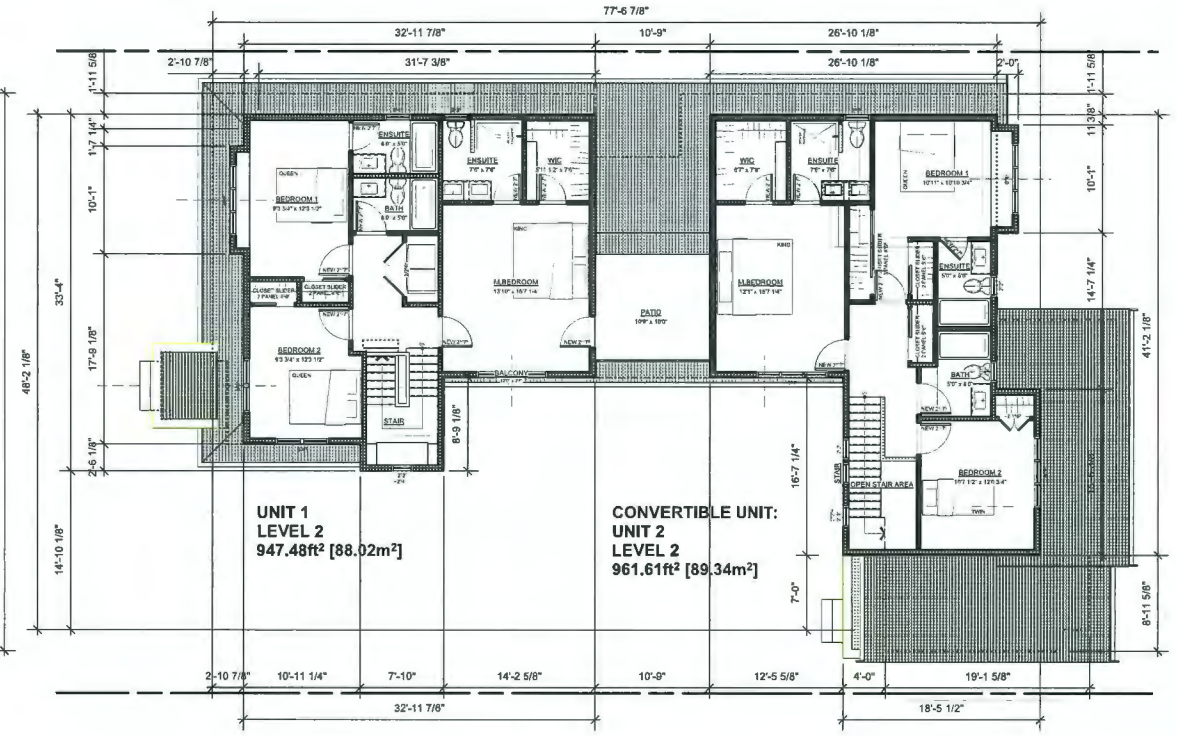
TITLE
DRIVEWAY PLAN

SCALE	AS NOTED
DATE	APRIL 19, 2018
DRAWN	WA
CHECKED	ga
PROJECT NO.	1805
DRAWING NO.	A 1.2a
LATEST REVISION NO.	F

RE-SUBMITTED
FOR D.P.
2021 Mar 03



1 LEVEL 1 FLOOR PLAN
1/8" = 1'-0"



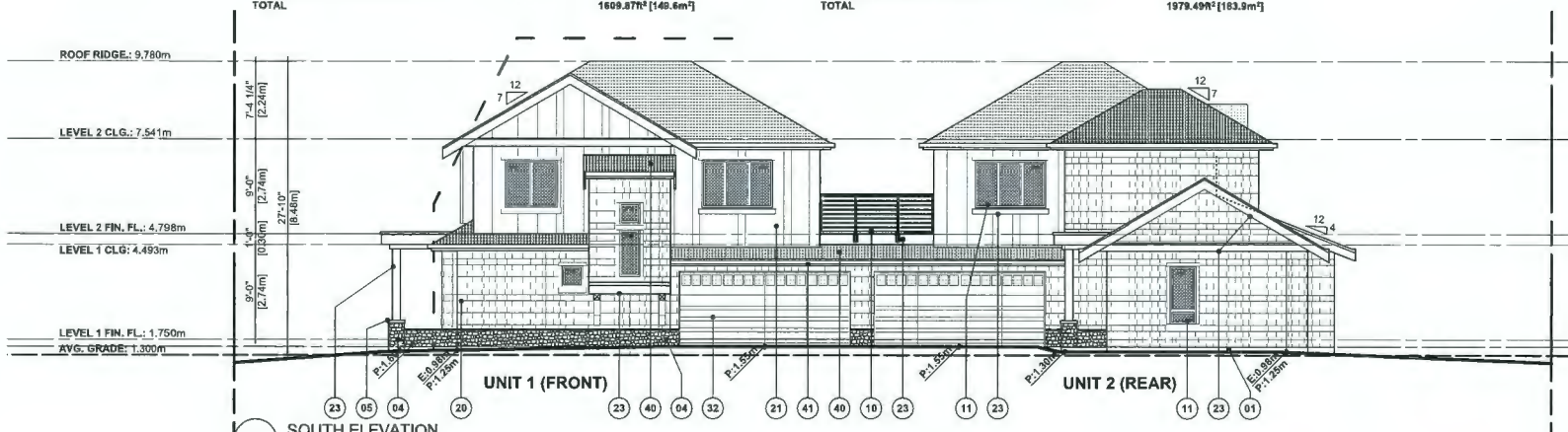
2 LEVEL 2 FLOOR PLAN
1/8" = 1'-0"

UNIT 1 (FRONT)

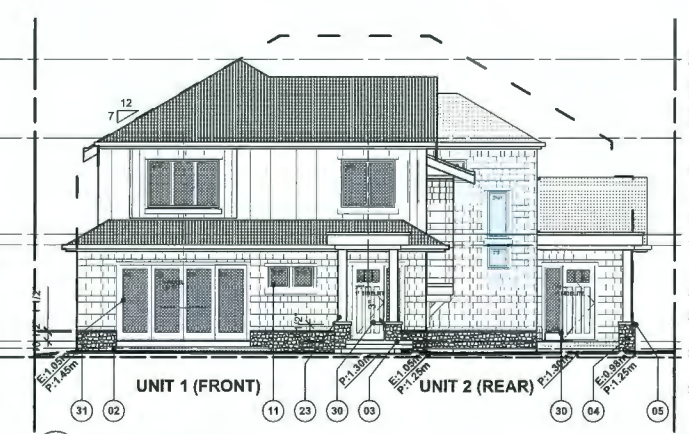
LEVEL 1	693.67
LEVEL 2	947.48
GARAGE	439.11
TOTAL	2080.26ft²
LESS STAIR EXEMPT (6.20m² < 10m²), THEREFORE OK.	66.74
LESS GARAGE EXEMPT (37.5m²)	403.63
TOTAL	1609.87ft² [149.6m²]

UNIT 2 (REAR)

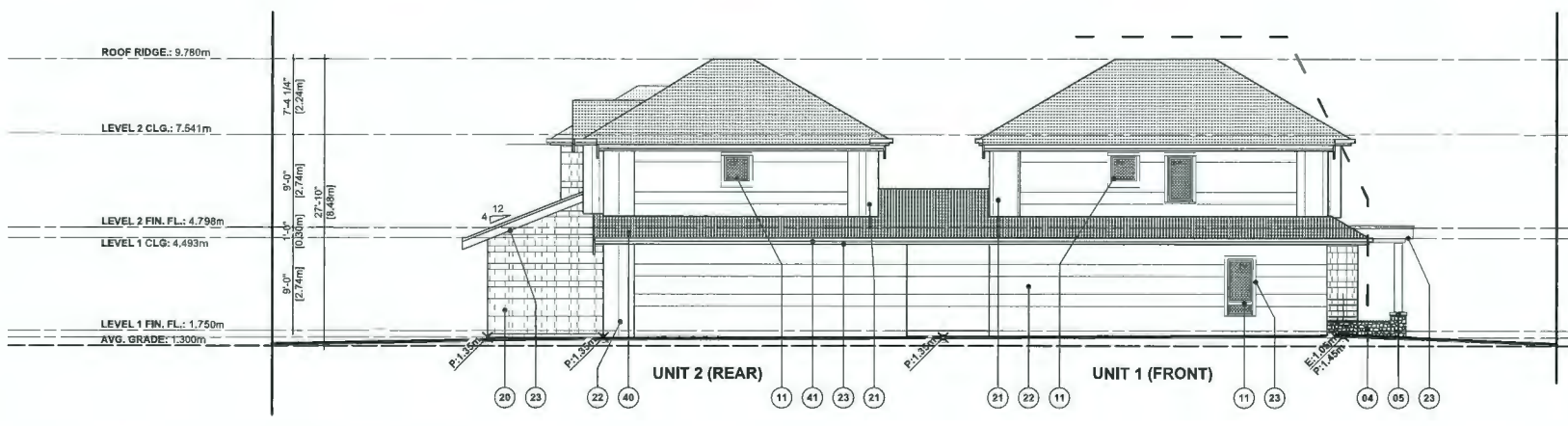
LEVEL 1	1043.71
LEVEL 2	961.81
GARAGE	448.47
TOTAL	2453.79ft²
LESS STAIR EXEMPT (6.43m² < 10m²), THEREFORE OK.	70.85
LESS GARAGE EXEMPT (37.5m²)	403.65
TOTAL	1979.49ft² [183.9m²]



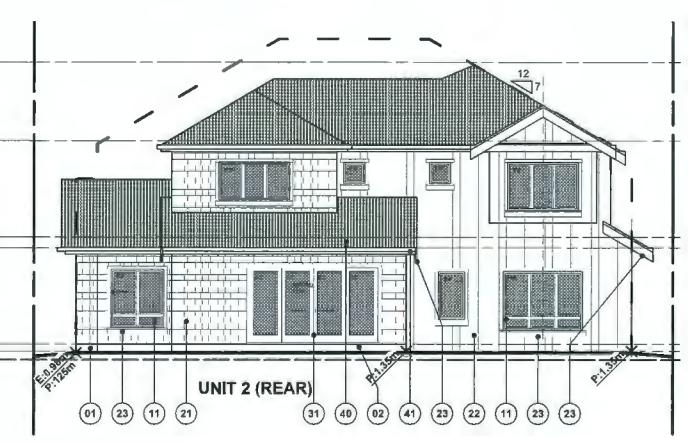
3 SOUTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"



5 NORTH ELEVATION
1/8" = 1'-0"



6 EAST ELEVATION
1/8" = 1'-0"

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NO.	DATE	DESCRIPTION
A	Dec 15, 2019	ISSUED FOR REZONING
B	Mar 06 2019	ISSUED FOR REZONING
C	May 06, 2019	RESPONDING TO COMMENTS - AUTOTURN
D	Oct 30, 2019	FOR FIRE PROTECTION REVIEW
E	Oct 01, 2020	ISSUED FOR DEVELOPMENT PERMIT
F	Feb 19 2021	RE-ISSUED FOR DEVELOPMENT PERMIT
G	Mar 03, 2021	RE-ISSUED FOR DEVELOPMENT PERMIT

CONVERTIBLE UNIT GUIDELINE (FOR REAR TOWNHOUSE)

DOORS & DOORWAYS:
1 ENTRY DOORS ARE A MINIMUM 914mm (3') & HAVE CLEAR ACCESS.
2 ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE MIN.1220mm DEPTH BY DOOR WIDTH + 560mm ON LATCH SIDE.
3 INTERIOR DOORS TO MAIN LIVING AREAS, 1 BATHROOM & 1 BEDROOM, MIN. 850mm CLEAR OPENING WITH FLUSH THRESHOLDS MAX. 13mm HEIGHT.
4 PATIO/BALCONY MIN. 850mm CLR OPENING, FLUSH THRESHOLD W/ TAPERED LETDOWN FOR ACCESSIBILITY.
ADDITIONAL NOTES:
- ALL INTERIOR THRESHOLDS WITHIN UNITS ARE TO COMPLY WITH BCBC 2018.
- ALL DOORS TO HAVE LEVER TYPE HANDLES.

VERTICAL CIRCULATION:
5 STAIR LIFT, STAIRCASE WIDTH, FRAMING SUPPORT AND LANDINGS, AS NOTED ON FLOOR PLANS ARE TO BE IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS: **BRUNO, CRE-2115 ELITE CURVE (UNIT C) SSR-3000 ELAN STRAIGHT** OR ALT. OR GARAVENTA X3 - UNIT A - OR APPROVED ALTERNATE
6 AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2x12 SOLID LUMBER @ 914mm TO CENTRE.

HALLWAYS:
7 MINIMUM 900mm WIDTH.

GARAGE:
8 MIN. 1 ACCESSIBLE PARKING SPACE WITH MINIMUM 4m GARAGE WIDTH.
9 ACCESS FROM GARAGE TO LIVING AREA MIN. 850mm CLEAR OPENING.
- PROVIDE UPGRADE TO 4-PLEX OUTLETS IN MASTER BEDROOM, HOME OFFICE AND GARAGE.

BATHROOM (MINIMUM 1):
10 TOILET CLEAR FLOOR SPACE MIN. 1200mm AT SIDE AND FRONT.
11 WALL BLOCKING (WITH 2x12 SOLID LUMBER)FOR FUTURE GRAB BAR AT TOILET, TUB AND SHOWER.
12 BATH AND SHOWER CONTROLS ARE TO BE ACCESSIBLE AS PER LAYOUT & BCBC 2018.
13 CABINETS UNDER SINKS ARE TO BE EASILY REMOVED.
ADDITIONAL NOTES:
- PLUMBING FIXTURES TO HAVE LEVER-TYPE HANDLES.
- PRESSURE AND TEMPERATURE CONTROL VALVES ARE TO BE INSTALLED ON ALL SHOWER FAUCETS.

KITCHEN:
14 CABINETS UNDER SINKS ARE TO BE EASILY REMOVED.
15 WHEELCHAIR TURNING DIAMETER TO BE 1500mm.
16 PROVIDE MINIMUM 510mm WIDE UNDER COUNTER FUTURE WORKSPACE.
ADDITIONAL NOTES:
- CLEAR AREA IS TO BE PROVIDED UNDER FUTURE WORKSPACE. PLUMBING AND GAS PIPES (INWALL & BHFLOOR) ARE TO BE LOCATED CLEAR OF UNDER COUNTER AREA OF FUTURE WORKSPACE (STOVE, SINK & COUNTER AS NOTED IN ITEM 14 ABOVE. ALL PIPES ARE TO BE BROUGHT IN NO HIGHER THAN 394mm to 369mm TO THE CENTRE OF THE PIPE FROM FLOOR LEVEL.
- PLUMBING FIXTURES TO HAVE LEVER-TYPE HANDLES.

WINDOWS:
17 MINIMUM 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND.

OUTLETS AND SWITCHES & ADDITIONAL NOTES:
- PROVIDE PLACEMENT OF ELECTRICAL SWITCHES FOR ACCESSIBILITY. BESIDE WINDOWS, BOTTOM OF STAIRWAYS, BESIDE TOILET, ABOVE EXTERNAL DOORS (INSIDE & OUT), ON FRONT FACE OF KITCHEN COUNTER WITHIN PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIONS.
- PROVIDE UPGRADE TO 4-PLEX OUTLETS IN MASTER BEDROOM, HOME OFFICE AND GARAGE.**ADDITIONAL NOTES ON "AGING IN PLACE"**

FEATURES:
- ALL INTERIOR THRESHOLDS WITHIN UNITS ARE TO COMPLY WITH BCBC 2018.
- ALL UNITS TO INCLUDE
- STAIRWELL HANDRAILS
- LEVER TYPE HANDLES FOR PLUMBING FIXTURES & DOOR HANDLES
- SOLID BLOCKING IN WASHROOM WALLS FOR FUTURE GRAB BARS BESIDE TOILET, BATHTUB AND SHOWER

EXTERIOR MATERIALS LEGEND:

01	**CONCRETE FOUNDATION & WALL**
02	**CONCRETE PATIO**
03	**CONCRETE ENTRY LANDING**
04	**CULTURED OR VENEER STONE:** K2 STONE BLACK PEARL MICRO LEDGE THINSTONE OR APPROVED ALT. w/ CORNER PIECES
05	**STONE SILL OR CAP:** K2 STONE CROWN ISLE CAPPING OR APPROVED ALT.
10	**METAL GUARD & HANDRAILS:** PREFINISHED BLACK ALUMINUM
11	**VINYL WINDOWS:** DOUBLE GLAZED, LOW E, BLACK EXTERIOR / WHITE INTERIOR
20	**CEMENTITIOUS SHINGLE CLADDING:** HARDIE OR APPROVED ALT., "OFF-WHITE"
21	**CEMENTITIOUS BOARD & BATTEN CLADDING:** HARDIE OR APPROVED ALT., "OFF-WHITE"
22	**CEMENTITIOUS HORIZONTAL SIDING:** HARDIE OR APPROVED ALT., 7" EXPOSURE, "OFF-WHITE"
23	**WOOD TRIM, BAND BOARDS, FASCIAS:** SMOOTH FIN. (NOT COMBED), PAINTED "OFF-WHITE"
30	**EXTERIOR GLAZED ENTRY DOORS:** FIBRELGASS w/ SIDELITE(S), PAINTED B.M. BIRD'S EGG 2051-60
31	**EXTERIOR FRENCH OR PATIO DOORS:** VINYL OR F/GLASS, PAINTED BLACK ON O/S & WHITE ON I/S
32	**GARAGE DOORS :** INSULATED METAL w/ TOP LITES, PAINTED BLACK
40	**ROOFING:** IKO CAMBRIDGE SHINGLES OR APPROVED ALT., DUAL BLACK
41	**RWL'S & GUTTERS:** PREFINISHED ALUM., WHITE

DP 20-916262
PLAN 4

THE ANDREWS ARCHITECTS INC.
www.andrewsstudio.ca

PROJECT
PROPOSED DUPLEX

**11540 RAILWAY AVE.
RICHMOND BC**

TITLE
FLOOR PLANS & ELEVATIONS

SCALE: AS NOTED
DATE: APRIL 19, 2018
DRAWN: WA
CHECKED: ga
PROJECT NO.: 1805
DRAWING NO.: A 2.1
LATEST REVISION NO.: F

**RE-SUBMITTED FOR D.P.
2021 Mar 03**

VIEW FROM RAILWAY AVENUE LOOKING EAST

1 3-D VIEWS OF PROPOSED DUPLEX DEVELOPMENT

VIEW FROM NEIGHBOUR LOOKING NORTH

SIDE VIEW LOOKING NORTH EAST

REAR VIEW LOOKING WEST

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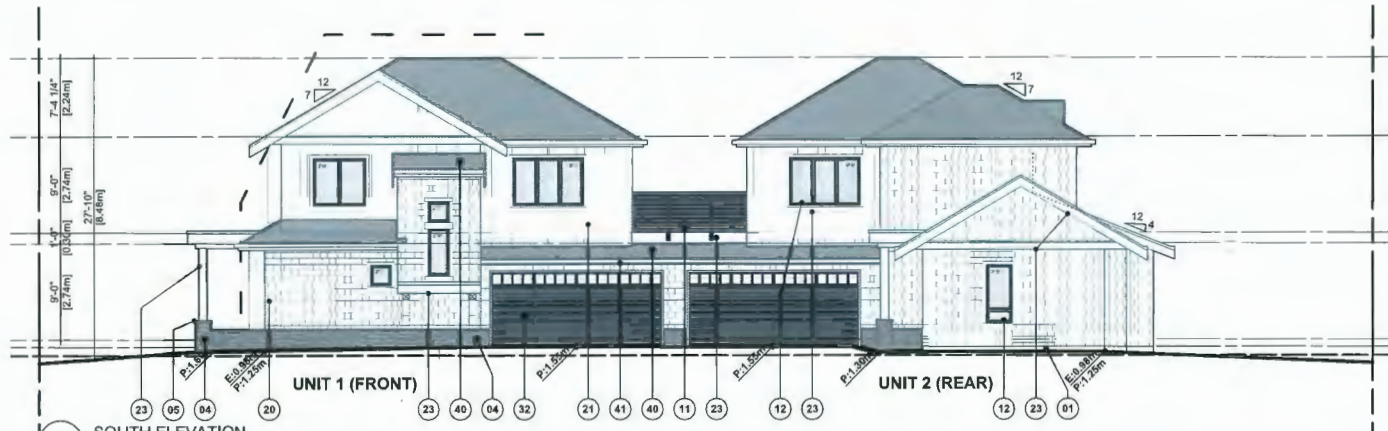
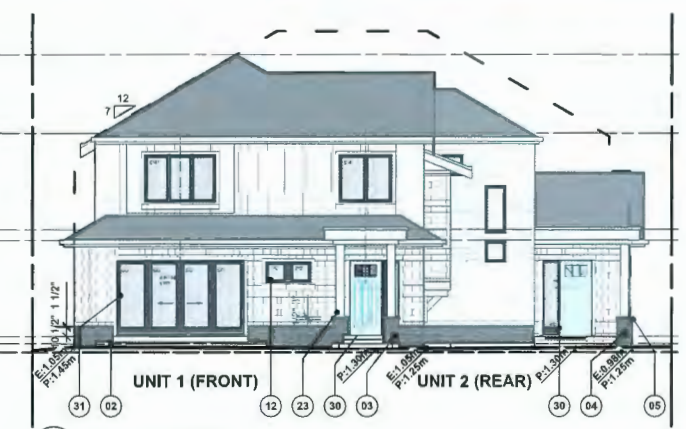
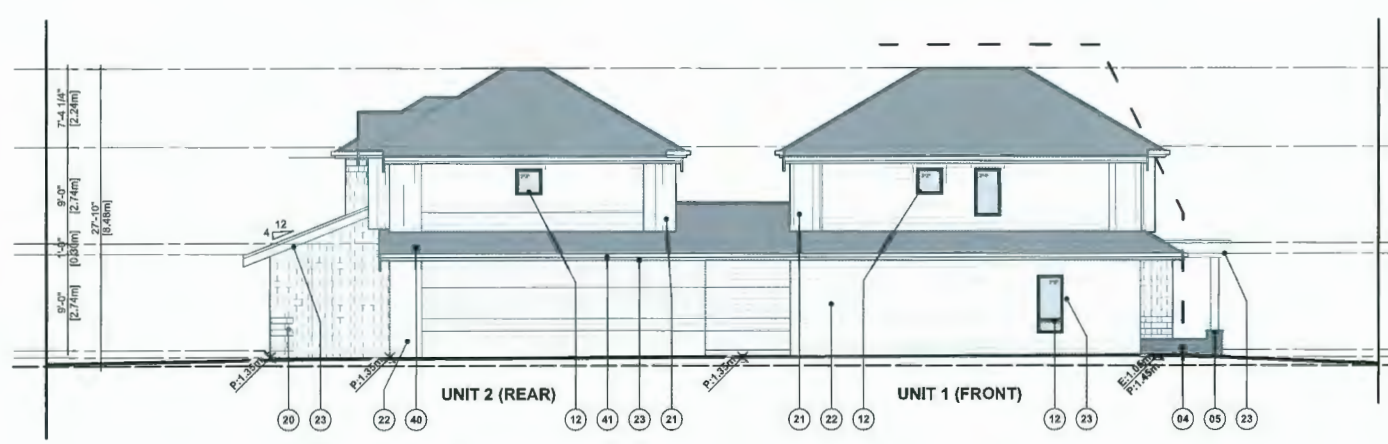
B	Mar 09, 2010	ISSUED FOR REZONING
C	May 06, 2019	RESPONDING TO COMMENTS - AUTOTURN
D	Oct 30, 2019	FOR FIRE PROTECTION REVIEW
E	Oct 01, 2020	ISSUED FOR DEVELOPMENT PERMIT
F	Feb 19, 2021	RE-ISSUED FOR DEVELOPMENT PERMIT
G	Mar 03, 2021	RE-ISSUED FOR DEVELOPMENT PERMIT



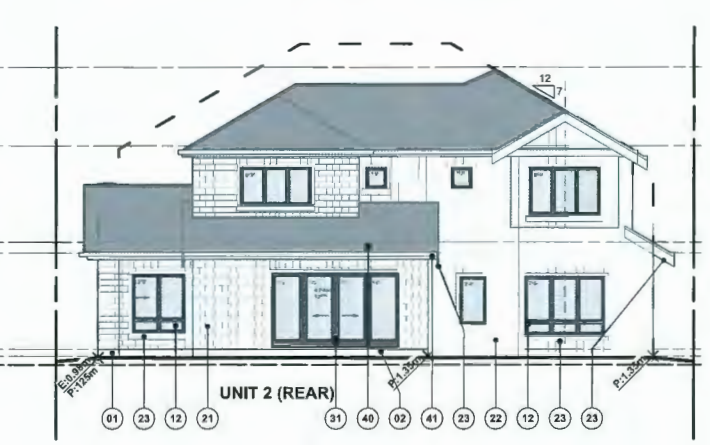
2 SOUTH ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



4 NORTH ELEVATION
1/8" = 1'-0"



5 EAST ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND:

01 **CONCRETE FOUNDATION & WALL**
02 **CONCRETE PATIO**
03 **CONCRETE ENTRY LANDING**
04 **CULTURED OR VENEER STONE:** K2 STONE BLACK PEARL MICRO LEDGE THINSTONE OR APPROVED ALT. w/ CORNER PIECES
05 **STONE SILL OR CAP:** K2 STONE CROWN ISLE CAPPING OR APPROVED ALT.

10 **METAL GUARD & HANDRAILS:** PREFINISHED BLACK ALUMINUM
11 **VINYL WINDOWS:** DOUBLE GLAZED, LOW E, BLACK EXTERIOR / WHITE INTERIOR

20 **CEMENTITIOUS SHINGLE CLADDING:** HARDIE OR APPROVED ALT., "OFF-WHITE"
21 **CEMENTITIOUS BOARD & BATTEN CLADDING:** HARDIE OR APPROVED ALT., "OFF-WHITE"
22 **CEMENTITIOUS HORIZONTAL SIDING:** HARDIE OR APPROVED ALT., 7" EXPOSURE, "OFF-WHITE"
23 **WOOD TRIM, BAND BOARDS, FASCIAS:** SMOOTH FIN. (NOT COMBED), PAINTED "OFF-WHITE"

30 **EXTERIOR GLAZED ENTRY DOORS:** FIBRELGASS w/ SIDELITE(S), PAINTED B.M. BIRD'S EGG 2051-60
31 **EXTERIOR FRENCH OR PATIO DOORS:** VINYL OR F/GLASS, PAINTED BLACK ON O/S & WHITE ON I/S
32 **GARAGE DOORS :** INSULATED METAL w/ TOP LITES, PAINTED BLACK

40 **ROOFING:** IKO CAMBRIDGE SHINGLES OR APPROVED ALT., DUAL BLACK
41 **RWL'S & GUTTERS:** PREFINISHED ALUM., WHITE

DP 20-916262
PLAN 5

THE ANDREWS ARCHITECTS INC.
www.andrewsstudio.co

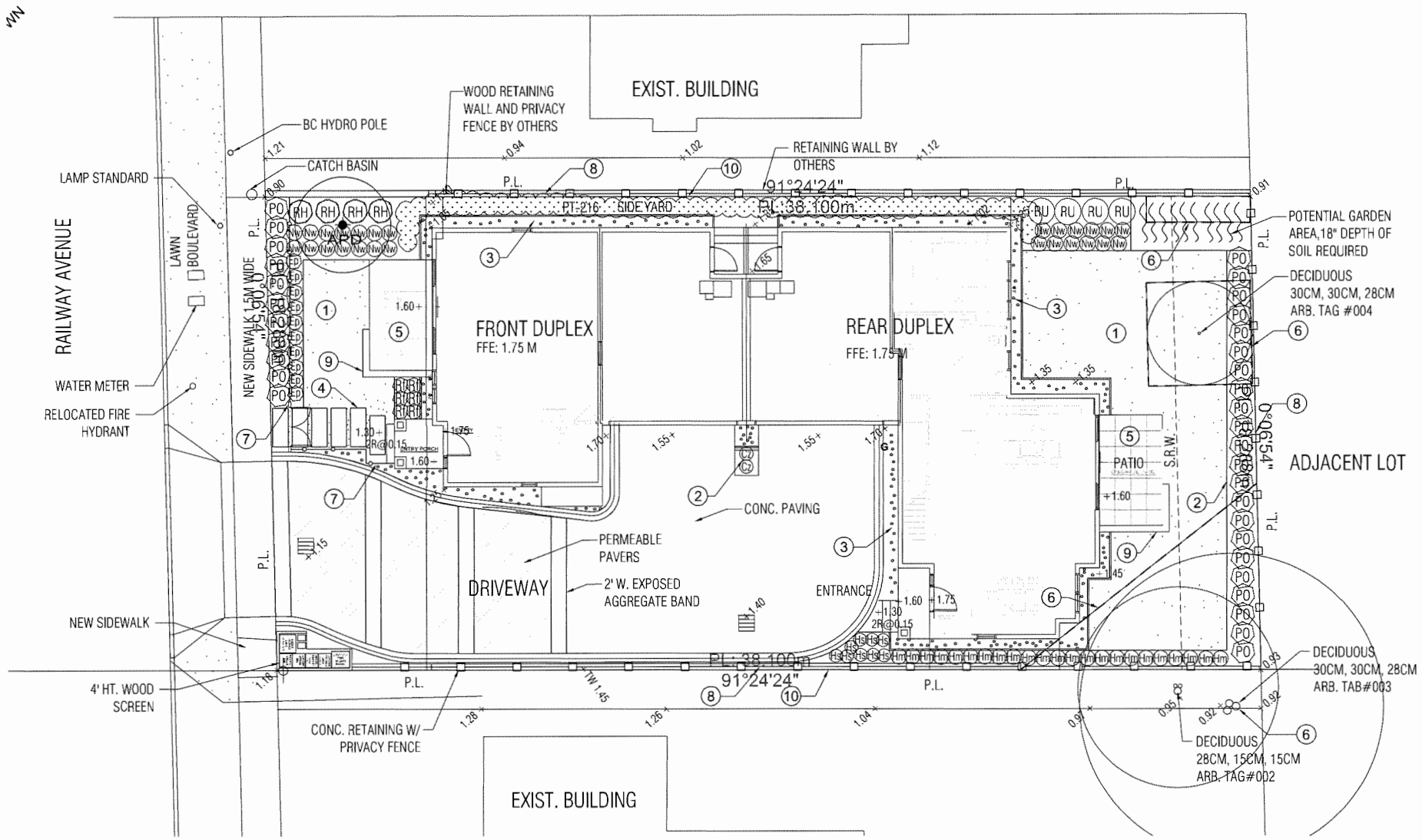
PROJECT
PROPOSED DUPLEX

11540 RAILWAY AVE.
RICHMOND BC

TITLE
3-D VIEWS & COLOURED ELEVATIONS

SCALE: AS NOTED
DATE: APRIL 19, 2018
DRAWN: WA
CHECKED: ga
PROJECT NO.: 1805
DRAWING NO.: A 2.2
LATEST REVISION NO.: F

RE-SUBMITTED FOR D.P.
2021 Mar 03



1 LANDSCAPE SITE PLAN
1:100

LEGEND:

- LAWN
- EXISTING TREE W/ TREE PROTECTION ZONE
- PROPOSED DECIDUOUS TREE
- PROPOSED SHRUB & GROUNDCOVER PLANTING
- 6' HT. PRIVACY FENCE
- 4' HT. SCREEN
- 2' X 2' CONC. UNIT PAVERS
- DECORATIVE RIVER ROCK BED
- 3' HT. WOOD FENCE

LANDSCAPE ELEMENTS:

1. LAWN
2. PLANTING BED
3. RIVER ROCK BORDER
4. MODULAR CONCRETE PAD
5. 2' X 2' CONC. UNIT PAVERS
6. EXIST. TREE W/PROTECTION ZONE
7. 3' HT. WOOD FENCE W/ GATE
8. 6' HT. PRIVACY FENCE
9. UNIT BLOCK STEP
10. CONC. RETAINING WALL

GENERAL LANDSCAPE NOTES:

1. ALL LANDSCAPE MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCLNA OR BCSLA GUIDELINES.
2. TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE, SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
3. AMMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTORS EXPENSE.
4. TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
   - A. GRASSED AREAS: 6" (150MM)
   - B. GROUND COVERS: 12" (300MM)
   - C. SHRUBS: 18" (450MM)
   - D. TREE PITS: 36" (1000MM) WITH 12" (300MM) BELOW ROOT BALL
5. LAWN AREAS SHALL BE SODDED WITH #1 PREMIUM RESIDENTIAL SOD.
6. ALL SHRUB PLANTING AREAS SHALL HAVE GROUND COVERS 14" O.C.
7. 2" DEPTH OF 1"MINUS COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.
8. ROAD GRADING AND OVERALL SITE GRADING BY CIVIL ENGINEERING/OR ARCHITECTURAL.

PLANT LIST (RECOMMEND)

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COND.
		TREES			
APD	1	ACER PALMATUM	JAPANESE MAPLE	6CM CAL.	B & B
		SHRUBS			
BM	15	BUXUS MICROPHYLLA WINTER GEM	WINTER GEM BOXWOOD	#3	CONTAINER
RU	4	RHODODEDRON UNIQUE	UNIQUE RHODO.	#3	CONTAINER
PO	33	PRUNUS 'L. OTTO LUYYKNS'	OTTO LUYKEN LAUREL	#3	CONTAINER
RH	4	RHODODENDRON HACHMANN'S FANTASTICA	FANTASTIC RHODODENDRON	#3	CONTAINER
		GROUND COVERS/PERRENIALS			
NW	26	NEPETA WALKER'S LOW	WALKER'S LOW CATMINT	#1	CONTAINER
CZ	2	COREOPSIS VERTICILLATA ZAGREB	MOONBEAM TICKSEED	#1	CONTAINER
EP	10	ECHINACEA PURPUREA 'MAGNUS'	MAGNUS CONEFLOWER	#1	CONTAINER
RF	6	RUDBECKIA FULGIOA var 'GOLDSTRUM'	BLACK EYED SUSAN	#1	CONTAINER
HM	23	HEUCHERA MICRANTHA VAR. DIVERSIFOLIA 'PALACE PURPLE'	CORAL BELLS	#1	CONTAINER
HS	9	HEMEROCALIS STELLA D'ORO	DAY LILY	#1	CONTAINER
PT	421	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	10CM POT	40CM O.C.

FRONT YARD LANDSCAPE
COVERAGE 57%

DP 20-916262
PLAN 6

NORTH

REVISIONS/ISSUED
1. DEC. 06/18 - ISSUED FOR REZONING.
2. SEPT. 09/20 - REISSUED FOR REZONING.
3. SEPT. 09/20 - ISSUED FOR DP.
4. MAR. 02/21 - REISSUED FOR DP FOR COMMENTS.

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PROJECT
DUPLEX DEVELOPMENT
11540 RAILWAY AVENUE, RICHMOND, B.C.

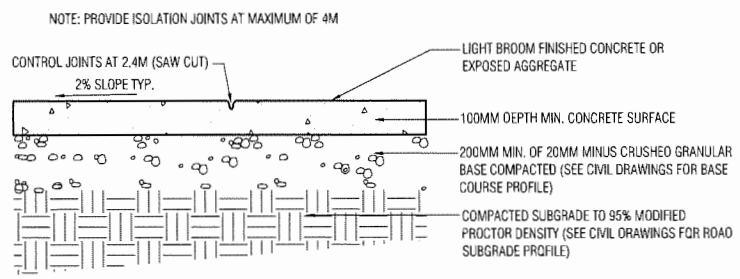
ARCHITECT: THE ANDREWS ARCHITECTS INC.
ROD MARUYAMA & ASSOCIATES 680 C. LEG IN BOOT SQUARE, VANCOUVER, B.C. V5Z-4B4. PH: (604)-874-0967 FX: (604)-874-0931 EM: maruyama@telus.net

MARUYAMA LANDSCAPE ARCHITECTS

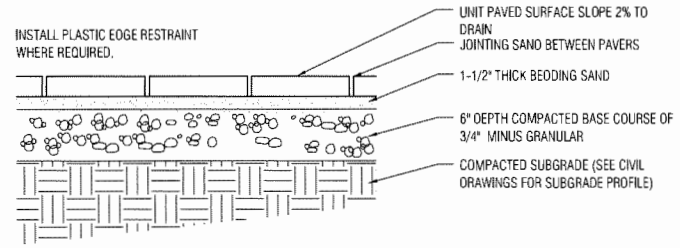
DATE	OCT. 26, 2018
DESIGN	JZ /MM
DRAWN	JZ
CHECKED	RMM
SCALE	1:100
JOB NO.	M18-12

SHEET TITLE
LANDSCAPE PLAN

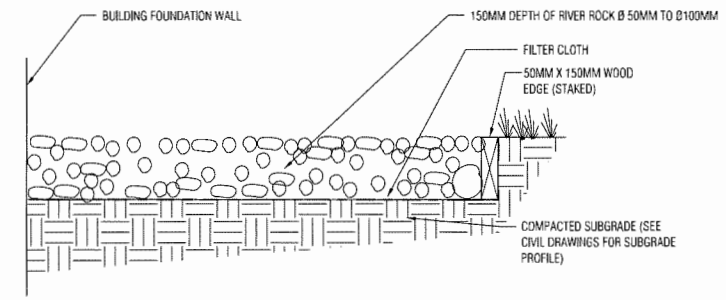
SHEET NO.
L-1



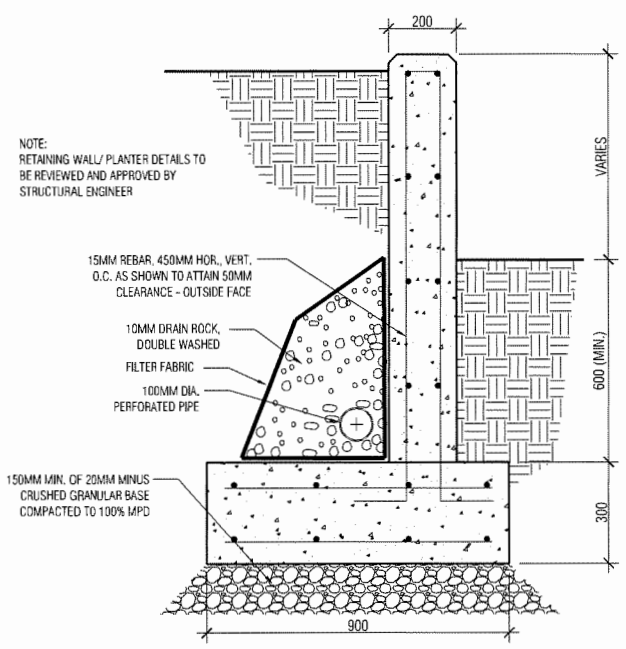
1 CONCRETE PAVING
1:10



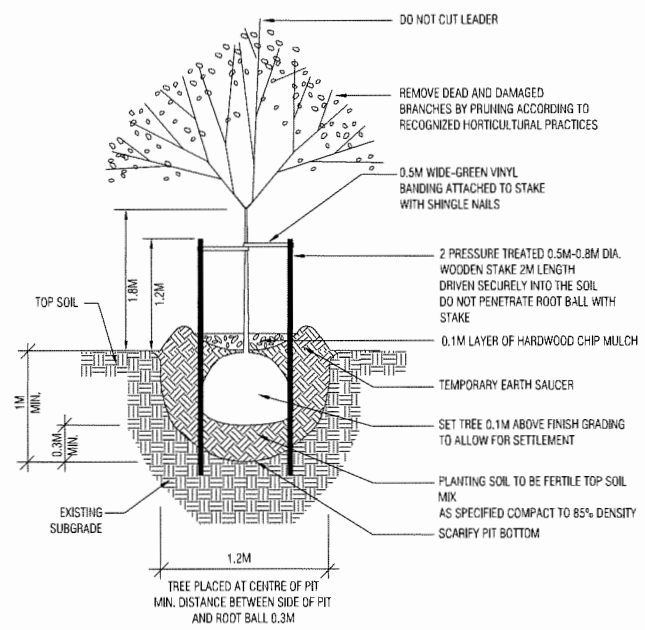
2 CONCRETE UNIT PAVERS
1:10



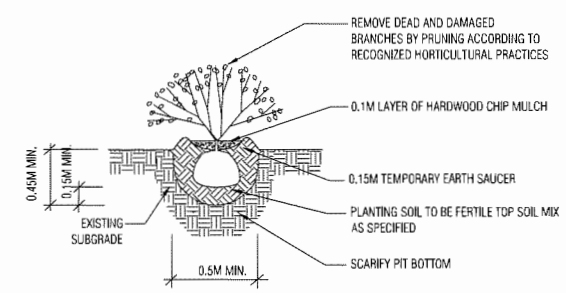
3 RIVER ROCK BORDER
1:10



4 CONCRETE RETAINING WALL
1:10



6 DECIDUOUS TREE PLANTING DETAIL
NTS



7 SHRUB PLANTING DETAIL
NTS

DP 20-916262
PLAN 7

REVISIONS/ISSUED
1. DEC. 06 / 19 - ISSUED FOR REZONING.
2. MAR. 09 / 20 - REISSUED FOR REZONING.
3. SEP. 29 / 20 - ISSUED FOR DP.
4. MAR. 02 / 21 - REISSUED AS PER DP COMMENTS.

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PROJECT
DUPLEX DEVELOPMENT
11540 RAILWAY AVENUE, RICHMOND, B.C.

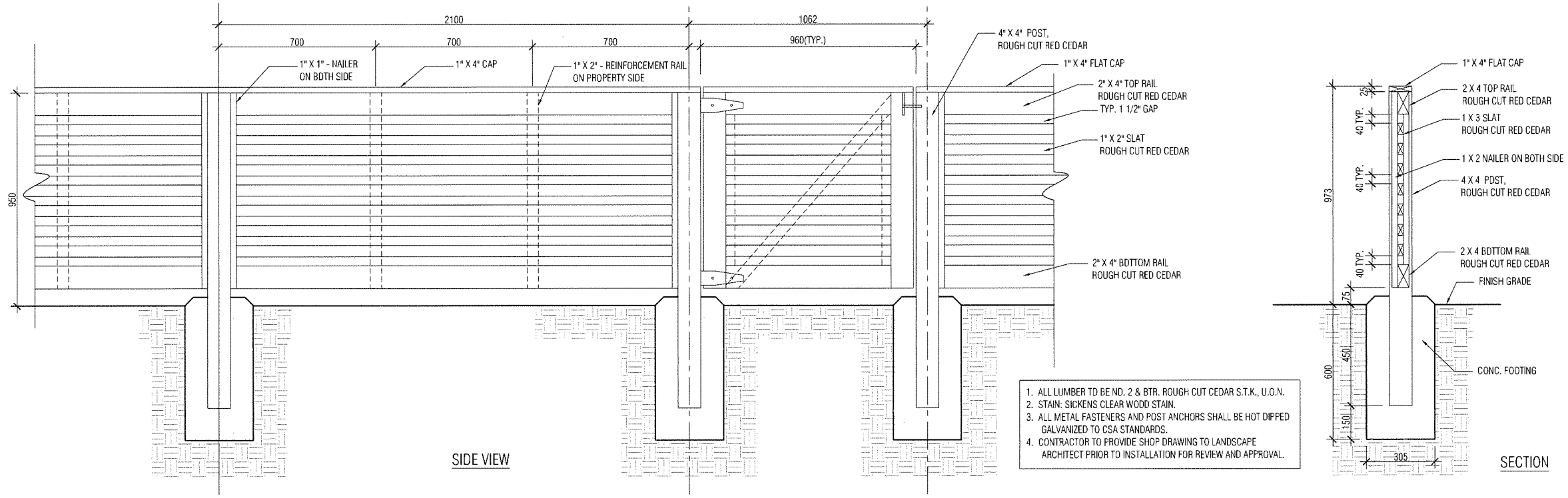
ARCHITECT: THE ANDREWS ARCHITECTS INC.
ROD MARUYAMA & ASSOCIATES 680 C, LEG IN BOOT SQUARE, VANCOUVER, B.C. V5Z-4S4, PH: (604)-874-0967 FX: (604)-874-0931 E.M: maruyama@telus.net

MARUYAMA
LANDSCAPE ARCHITECTS

DATE	OCT. 25, 2018
DESIGN	JZ, RMM
DRAWN	JZ
CHECKED	RMM
SCALE	AS SHOWN
JOB NO.	M1812

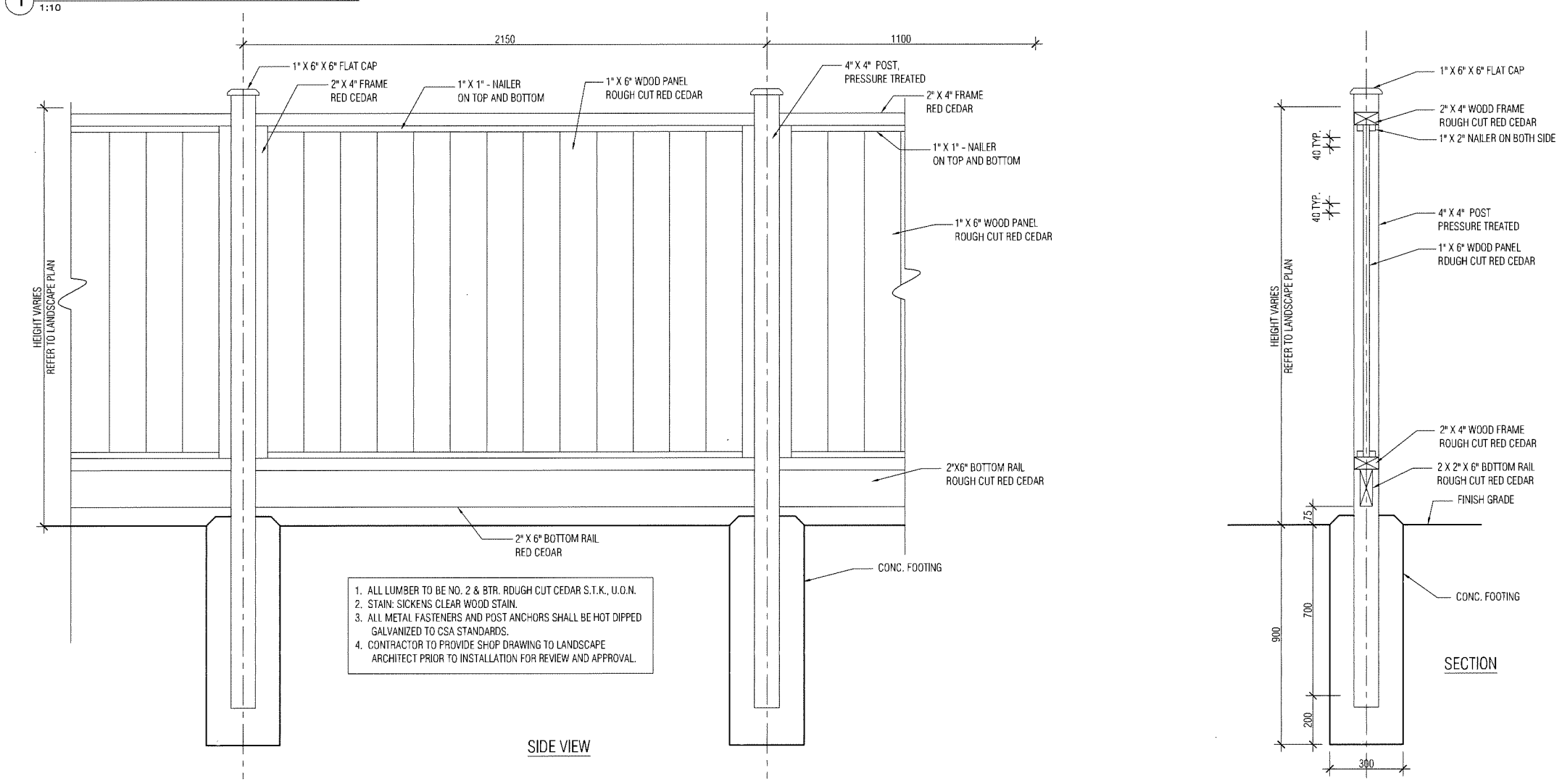
SHEET TITLE
LANDSCAPE DETAILS

SHEET NO.
L-2



1. ALL LUMBER TO BE NO. 2 & BTR. ROUGH CUT CEDAR S.T.K., U.O.N.
2. STAIN: SICKENS CLEAR WOOD STAIN.
3. ALL METAL FASTENERS AND POST ANCHORS SHALL BE HOT DIPPED GALVANIZED TO CSA STANDARDS.
4. CONTRACTOR TO PROVIDE SHOP DRAWING TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION FOR REVIEW AND APPROVAL.

(1) 3' HT. WOOD FENCE W/ GATE
1:10



1. ALL LUMBER TO BE NO. 2 & BTR. ROUGH CUT CEDAR S.T.K., U.O.N.
2. STAIN: SICKENS CLEAR WOOD STAIN.
3. ALL METAL FASTENERS AND POST ANCHORS SHALL BE HOT DIPPED GALVANIZED TO CSA STANDARDS.
4. CONTRACTOR TO PROVIDE SHOP DRAWING TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION FOR REVIEW AND APPROVAL.

(2) 6' HT. WOOD PRIVACY SCREEN
1:10

DP 20-916262
PLAN 8

REVISIONS/ISSUED
1. LNDC. 08/18 - ISSUED FOR REZONING.
2. SDP. 09/20 - ISSUED FOR REZONING.
3. SDP. 09/20 - ISSUED FOR DP.
4. MAR. 02/21 - REVISED AS PER DP COMMENTS.

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PROJECT
DUPLEX DEVELOPMENT
11540 RAILWAY AVENUE, RICHMOND, B.C.

ARCHITECT: THE ANDREWS ARCHITECTS INC.
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MARUYAMA
LANDSCAPE ARCHITECTS

DATE	OCT. 25, 2018
DESIGN	JZ, RMM
DRAWN	JZ
CHECKED	RMM
SCALE	AS SHOWN
JOB NO.	M1812

SHEET TITLE
LANDSCAPE DETAILS

SHEET NO.
L-3