



**Development Permit Panel
Electronic Meeting**

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

**Wednesday, March 27, 2024
3:30 p.m.**

MINUTES

*Motion to adopt the **minutes** of the Development Permit Panel meeting held on March 13, 2024.*



1. DEVELOPMENT PERMIT 22-013081
(REDMS No. 7533249)

APPLICANT: Formwerks Architecture

PROPERTY LOCATION: 8740, 8760, 8780 and 8800 Spires Road

Director's Recommendations

That a Development Permit be issued which would permit the construction of 36 townhouse units and three secondary suites at 8740, 8760, 8780 and 8800 Spires Road on a site zoned "Parking Structure Townhouses (RTP4)".



2. DEVELOPMENT PERMIT 22-021165
(REDMS No. 7571832)

APPLICANT: 0853803 BC Ltd. and 1121648 BC Ltd.

PROPERTY LOCATION: 6571 and 6591 No. 1 Road

Director's Recommendations

Development Permit Panel – Wednesday, March 27, 2024

ITEM

That a Development Permit be issued which would:

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



3. New Business

4. Date of Next Meeting: April 10, 2024

ADJOURNMENT



**Development Permit Panel
Wednesday, March 13, 2024**

Time: 3:30 p.m.
Place: Remote (Zoom) Meeting
Present: Milton Chan, Director, Engineering, Acting Chair
Claudia Jesson, Director, City Clerk’s Office
Marie Fenwick, Director, Arts, Culture and Heritage

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

MINUTES

It was moved and seconded
That the minutes of the meeting of the Development Permit Panel held on January 17, 2024 be adopted.

CARRIED

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

APPLICANT: Vivid Green Architecture Inc.

PROPERTY LOCATION: 6740 and 6780 Francis Road

INTENT OF PERMIT:

Permit the construction of a total of four front-to-back duplexes at 6740 and 6780 Francis Road (one duplex on each new lot created after subdivision), on lots zoned “Two-Unit Dwellings (ZD7) – Francis Road (Blundell)”

Applicant’s Comments

Rosa Salcido, Vivid Green Architecture, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1), provided background information on the proposed development, highlighting the following:

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- the proposal includes four two-storey front-to-back duplexes in four lots with a shared drive aisle located between each pair of duplexes;
- each unit is provided with two resident parking spaces and one visitor parking space for each pair of duplexes;
- the entries to all units are visible from the street;
- each unit is provided with aging-in-place features and one convertible unit is provided in the proposed development;
- colours for each unit are varied to provide identity to individual units; and
- the project has been designed to comply with the energy efficiency requirements.

David Rose, PD Group Landscape Architecture Ltd., briefed the Panel on the main landscape features of the project, noting that (i) there are on-site and off-site trees that are identified for retention, including the hedgerow along the south property line, (ii) one existing street tree on the Francis Road frontage will be retained and protected, (iii) each unit will be provided with a significant amount of private outdoor open space, (iv) conifer trees are provided in the rear yards of back units, (v) permeable pavers in different colours are proposed for the surface treatment of the shared drive aisles, entrance pathways and visitor parking spaces, and (vi) utility pathways are provided for moving garbage and recycling between the back units and the garbage and collection areas at the front.

Staff Comments

Wayne Craig, Director, Development, noted that (i) there is a Servicing Agreement associated with the project for frontage works and site services, (ii) the applicant's efforts to retain the hedgerow along the south property line is appreciated, and (iii) there is contribution towards the upgrading of the crosswalk at the Francis Road and Minler Road intersection through the rezoning process.

Panel Discussion

In reply to a query from the Panel, the applicant noted that the proposed width of the shared drive aisles comply with the Zoning Bylaw requirement. In addition, Mr. Craig noted that on-site vehicle manoeuvring has been reviewed by the City's Transportation Department and was found to comply with the City's requirements.

In reply to further queries from the Panel, the applicant noted that (i) the heat pump for each unit is located either on the second floor deck or rear walls of buildings and will be screened to mitigate noise, (ii) the sides of second floor balconies adjacent to neighbouring properties will be landscaped with planters to provide screening and privacy, and (iii) bicycle parking is accommodated in the carport between the vehicle parking space and the screening fence to prevent headlight glare of parked vehicles.

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Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel expressed support for the project, noting that it is well thought out and will address the city's need for housing.

Panel Decision

It was moved and seconded

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

CARRIED

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

APPLICANT: Danny Wong

PROPERTY LOCATION: 8451 No. 5 Road

INTENT OF PERMIT:

Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum size of a farm operation associated with a roadside stand in the "Roadside Stand (CR)" zone from 8.0 ha to 1.77 ha, to permit the construction of a roadside stand at 8451 No. 5 Road.

Applicant's Comments

Judy Chu and Olena Korobka, Dajue Art Gardens, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 2), provided background information on the application including the history of the farm operation, existing and future garden centre operations, proposed interior and exterior layout of plant and nursery products, current site conditions, and site improvements in preparation for the construction of the proposed roadside stand.

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Danny Wong, Architelier, with the aid of the same visual presentation, briefed the Panel on the proposed architectural design and landscaping for the roadside stand building, noting that (i) metal cladding is proposed for the sides of the building except for the front façade where glazing is proposed, (ii) metal roof is proposed, (iii) the proposed roadside stand building will have indoor and outdoor areas, (iv) 13 regular parking stalls and two accessible parking stalls will be provided, and (v) five trees, low shrubs and perennials are proposed to be planted along the No. 5 Road frontage.

Staff Comments

Mr. Craig noted that (i) the application was reviewed and endorsed by the City's Food Security and Agricultural Advisory Committee (FSAAC), and (ii) the siting of the proposed roadside stand building will minimize the impact to the farm operation and maximize the preservation of agricultural land for agricultural production.

Panel Discussion

In reply to queries from the Panel, the applicant noted that (i) a minimum of 50 percent of the plant products in the roadside stand will be grown on-site although it is estimated that 70 percent of products will be grown on-site, and (ii) majority of the retail area in the roadside stand will be wheelchair accessible.

In reply to queries from the Panel, Mr. Craig noted that (i) there is no associated Land Commission application required for the subject application, and (ii) the asphalt surface treatment for the parking area is an existing condition and consistent with the Zoning Bylaw.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel expressed support for the project and the proposed variance.

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Panel Decision

It was moved and seconded

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

CARRIED

3. DEVELOPMENT PERMIT 23-014121
(REDMS No. 7521612)

APPLICANT: 1166225 BC Ltd.

PROPERTY LOCATION: 8880 Cook Road and 8751 Citation Drive

INTENT OF PERMIT:

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

Applicant's Comments

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

- the proposed two six-storey buildings provide 339 rental housing units, including 301 single level apartment units and 38 two-storey townhouse units;
- 68 rental housing units are designated as moderate-income rental units and distributed on different levels of the buildings;
- all single level apartment units have been designed with Basic Universal Housing (BUH) features;
- the rental housing units include six fully accessible units;
- all floor levels and indoor and outdoor amenity spaces provided in the project are fully accessible;
- the project has been designed around a grove of trees in centre of the site which has been retained as the main feature of the proposed central courtyard;

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- architectural and landscape elements are proposed to provide screening for the parkade walls surrounding the central courtyard;
- common indoor and outdoor amenity spaces are provided on three levels of the buildings;
- the pocket parks that are proposed along the periphery of the site are publicly accessible and intended to integrate the project with the neighbourhood;
- the contemporary form of the buildings contributes to the energy performance of the project;
- two levels of parking are proposed and all residential parking spaces will be provided with electric vehicle (EV) charging;
- an extensive package of Transportation Demand Management (TDM) measures are proposed for the project;
- there are significant road dedications along all fronting streets for road widening and frontage improvements; and
- a new bicycle lane will be added along Garden City Road.

Alexa Gonzalez, Durante Kreuk Ltd., with the aid of the same visual presentation, briefed the Panel on the main landscape features of the project, noting that (i) the project's key design features include the central courtyard with retained trees and the pocket parks which have been improved in response to Advisory Design Panel (ADP) comments, (ii) the central courtyard and other common outdoor amenity areas on the other levels provide, among others, seating areas, children's play area, turf space, and outdoor dining area (iii) ramps and stairs are proposed to enhance the connectivity of the amenity spaces and promote pedestrian circulation, and (iv) landscaping for the central pocket park along Pimlico Way has been enhanced to address ADP comments,

Staff Comments

Mr. Craig noted that (i) there is an extensive Servicing Agreement associated with the project for frontage works along all sides of the property and the development of two pocket parks, (ii) an extensive Transportation Demand Management (TDM) package is proposed for the project which includes, among others, the provision of car share vehicles, transit passes for all residents, and shared bike and micro mobility station, (iii) the project will provide an on-site District Energy Utility (DEU) plant and ownership will be transferred to the City for future connection to the City's (DEU) system, and (iv) the applicant is commended for the retention of trees within the centre of the site and in other strategic locations in the subject site.

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In reply to queries from the Panel, the applicant noted that (i) the music room provided in the indoor amenity room will be acoustically treated and is intended for students' after school practices, (ii) the consolidated children's play area in the central courtyard includes naturalized play equipment that could be integrated with nature, (iii) the pocket parks at the site corners and at the vehicle entrance to the site along Pimlico Way include a variety of design elements such as a drinking fountain, coloured benches, bicycle racks, among others, and (iv) the central courtyard is intended for the use of the residents.

Gallery Comments

Ruolin Tian queried about the nature of the proposed below market rental units.

In reply to her query, Mr. Craig noted that out of the proposed 339 rental units in the project, 271 units are market rental and 68 units are slightly below market rental based on the BC Housing's Housing Income Limits (HILs).

Edmund Guinn, 8771 Cook Road, representing the townhouse strata located at 8771 Cook Road, expressed his appreciation for the project in terms of its design and for being a good example of providing affordable housing options.

In addition, Mr. Guinn expressed concern regarding (i) the limited availability of digital information during the application process and quality of paper copies of some development application documents, (ii) incomplete shadow studies provided by the applicant which only cover a half year period, and (iii) the newly installed traffic lights at the Cook Road and Cook Gate intersection that has failed to address rampant speeding and aggressive driving, hence the need for installation of speed bumps on this section of Cook Road.

In reply to the concern regarding speeding on Cook Road and the need to install speed bumps, the Chair noted that this matter be referred to the City's Transportation Department.

In reply to the other concerns expressed by Mr. Guinn, Mr. Craig noted that (i) the availability of digital information on the City website is part of the City's long-term digital strategy and is a work in progress, (ii) rezoning information is available in the Public Hearing minutes on the City website, (iii) a shadow study was provided as part of the subject application and is on file, and (iv) the shadow study is consistent with the City's standard practice of requiring diagrams showing shadowing impacts at four times throughout the year, covering the months of March, June, September and December.

Correspondence

Monireh Daipour, 908-9180 Hemlock Drive ([Schedule 4](#))

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In reply to the concerns noted in the letter, Mr. Craig stated that (i) matters relating to building density and building height are established through the rezoning process and are outside the purview of the Panel, (ii) information regarding the proposed below market rental units have been discussed, (iii) with regard to potential traffic impacts, the application was reviewed by the City's Transportation Department and an independent traffic analysis was provided as part of the application, and (iv) with regard to the nearby school's capacity to absorb additional students, the Official Community Plan (OCP) amendment associated with the rezoning of the subject site indicated that the development will not generate a significant increase in the number of students; however, the School Board and the City meet regularly to discuss school capacity.

In addition, Mr. Craig noted that the request of Mr. Guinn for the installation of additional traffic calming measures on Cook Road will be forwarded to the City's Transportation Department.

Panel Discussion

The Panel expressed support for the design of the proposed rental housing project.

It was moved and seconded

That a Development Permit be issued which would:

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

CARRIED

4. New Business

None.

5. Date of Next Meeting: March 27, 2024

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:53 p.m.).

CARRIED

Development Permit Panel
Wednesday, March 13, 2024

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 13, 2024.

Milton Chan
Acting Chair

Rustico Agawin
Committee Clerk

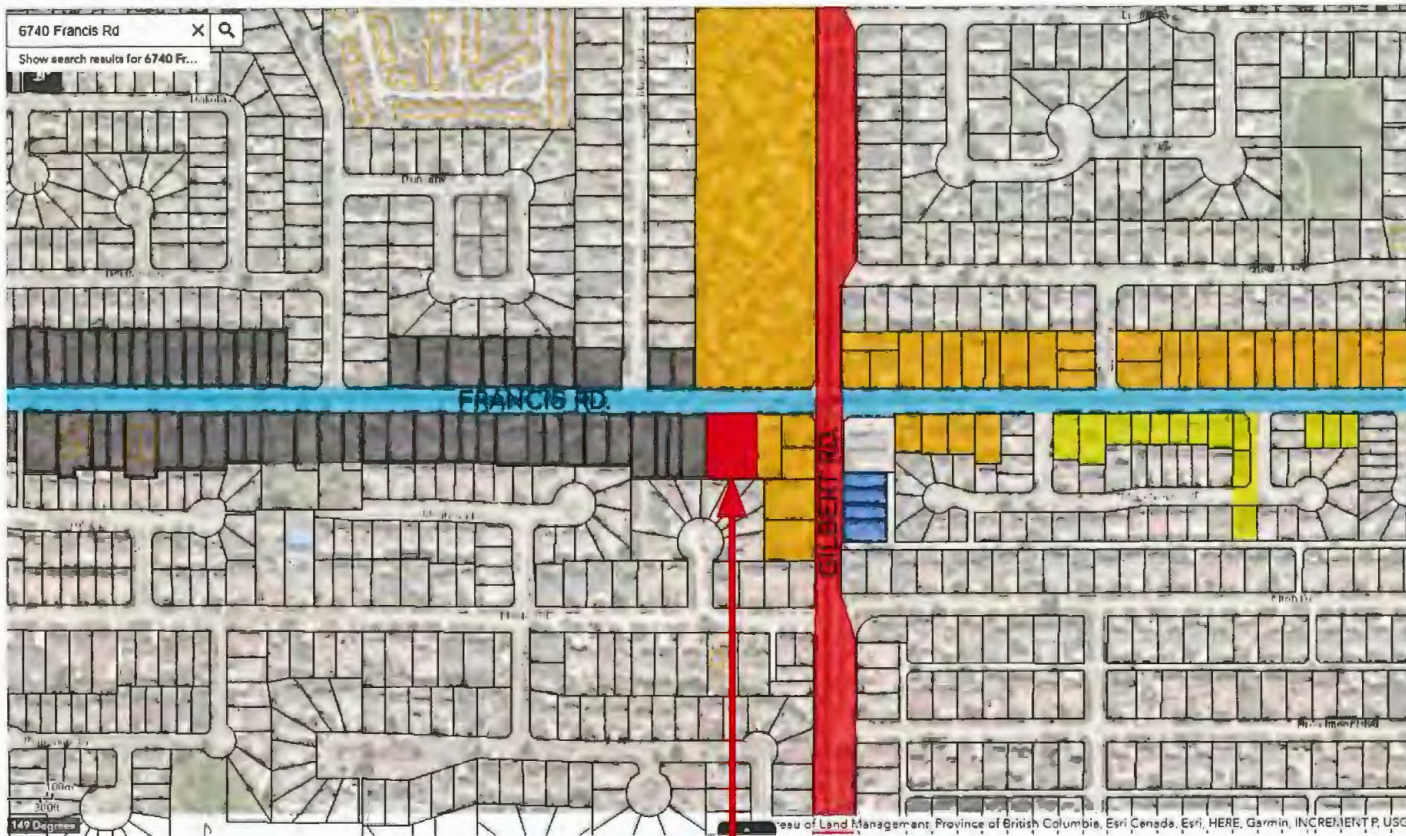
TWO-UNIT DWELLINGS

6740-6780 FRANCIS ROAD, RICHMOND, BC



Submission to ADP March 13th 2024

Site Context



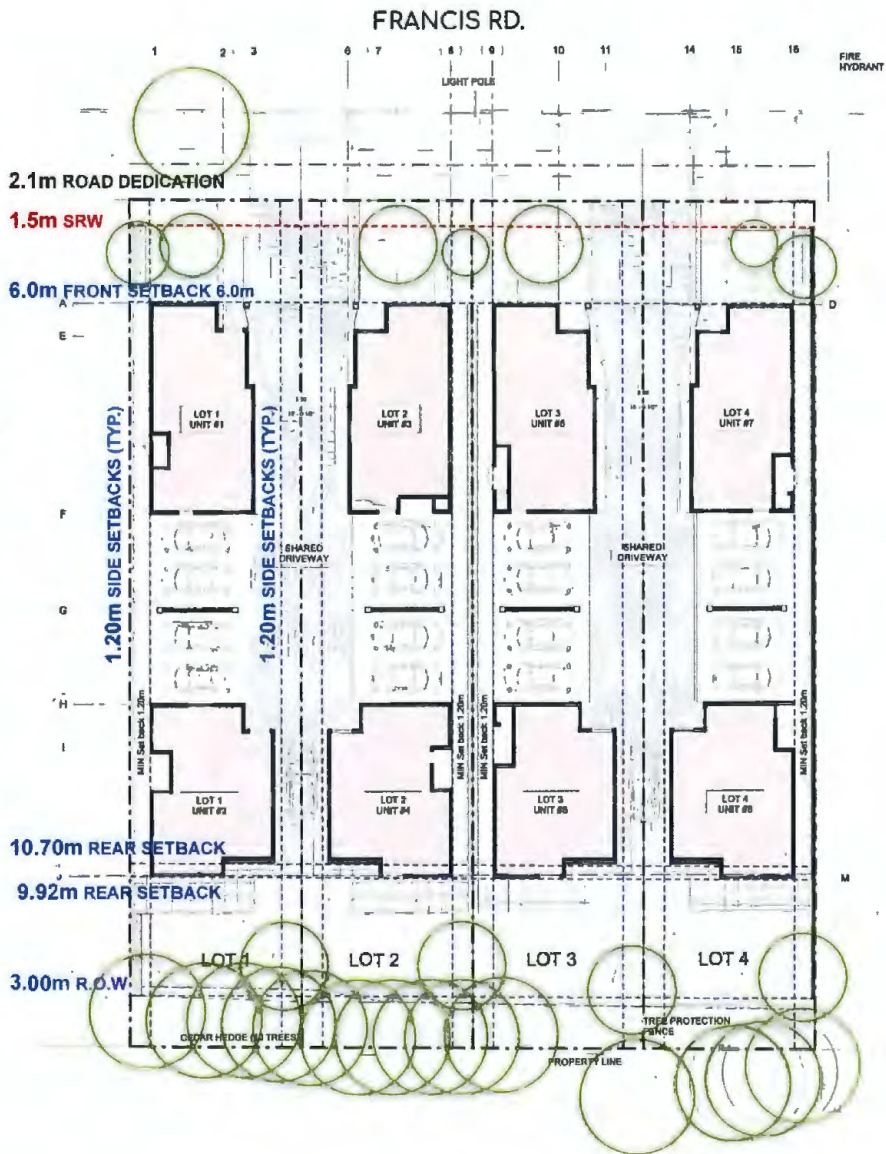
SUBJECT PROPERTY
6740-6780 FRANCIS RD.

- Major and Minor Arterial Road
- Major Arterial Road
- Minor Arterial Road
- Arterial Road Land Use
 - Arterial Road Single Detached
 - Arterial Road Compact Lot Single Detached
 - Arterial Road Compact Lot Coach House
 - Arterial Road Compact Lot Duplex
 - Arterial Road Duplex/Triplex
 - Arterial Road Townhouse

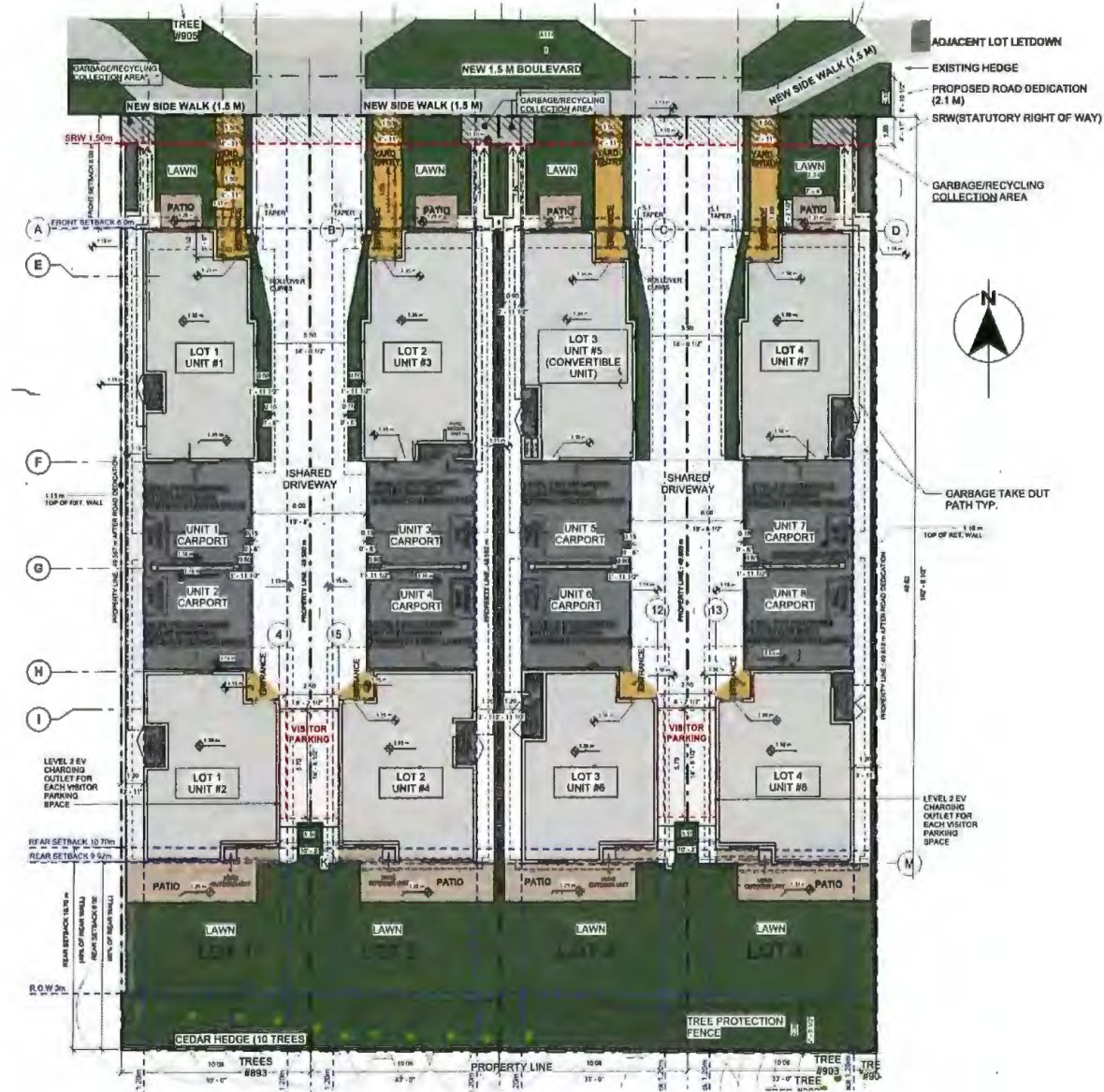


↓ N Surrounding Buildings

Site Plan (simplified)

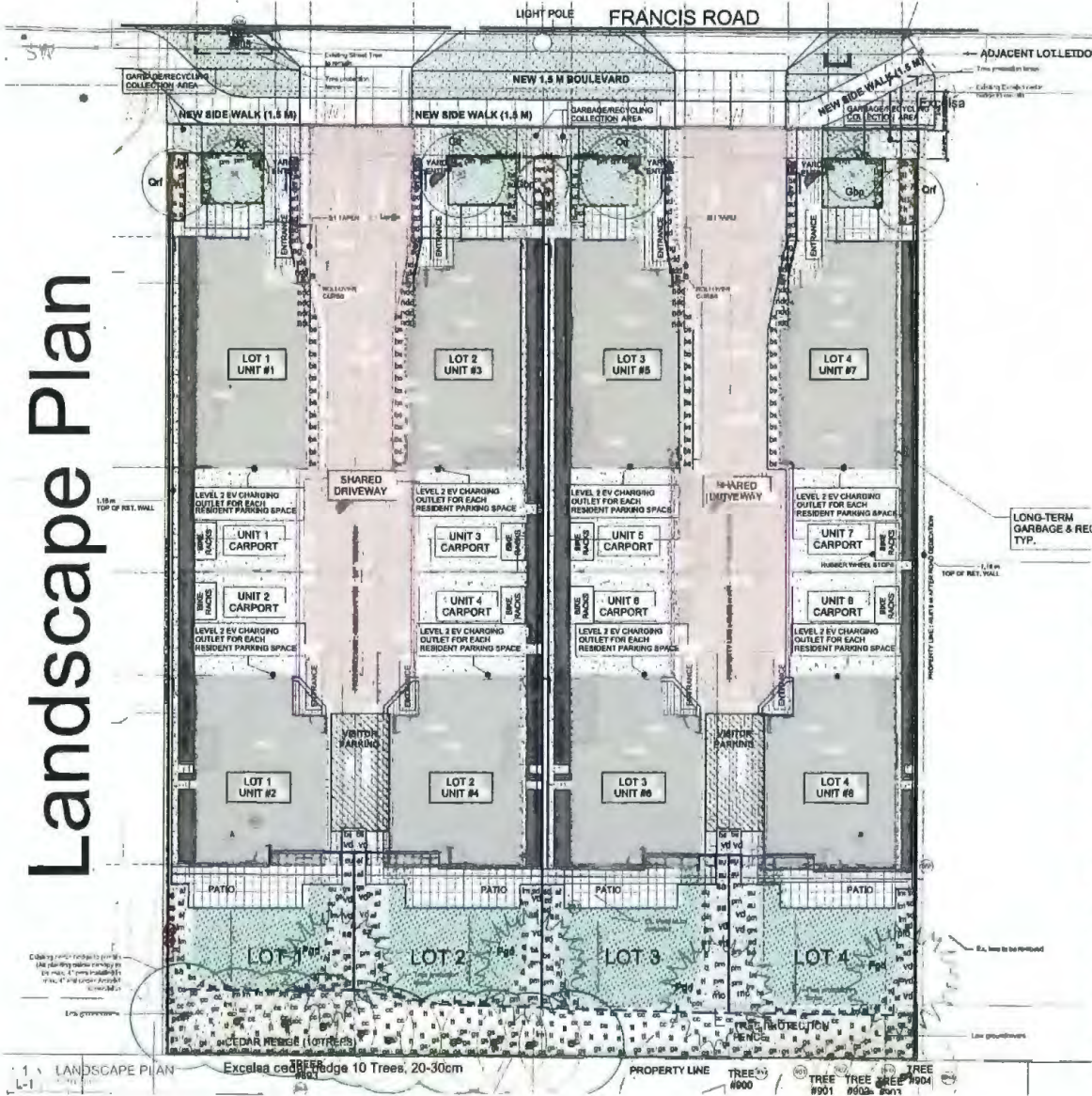


Architectural Site Plan



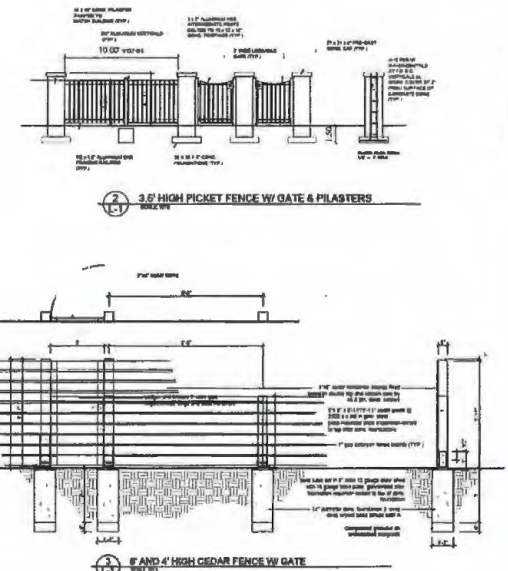
6740-6780 FRANCIS ROAD, RICHMOND, BC

Landscape Plan



LEGEND

- Existing Trees to be retained / relocated
- Proposed Tree Planting
- Material Planting of shrubs, Perennials, and Groundcovers
- Driveway Study
- "Aquarium" Standard permeable pavers for pedestrian use with kerowall edge research by Advanced Concrete Products ("Charcoal" Color)
- "Aquarium" Standard permeable stone pavers for wheelchair use with outdoor course edge by Advanced Concrete Products ("Charcoal" Color)
- 1/2" x 1/2" High/Pre-set Tiles by Advanced Concrete Products (Neutral' color)
- Brick-paved concrete paving
- Utility lines and manholes
- 2" x 1/2" Standard concrete and pavers by Salsom
- Structural steel to 6 in. deep under parking
- Additional support (3 in. steel)
- Driveway Tree Root Barrier to 48 inches depth
- Thick Polystyrene Foam
- Power conduit and distribution boxes by Salsom
- Photoluminescent sign
- Submittal schedule table



6740-6780 Francis Road Plant List

CODE	QTY	BOTANICAL	COMMON	SPACING	TYPE	NATIVE	SIZE
Pgd	4	<i>Picea glauca densata</i>	Black Hills Spruce	as shown	tree	nonnative	Ht. 5m
Ac	1	<i>Acer circinatum</i>	Vine maple	as shown	tree	native	Ht. 4m
Apd	8	<i>Acer palmatum 'Dissectum atropurpureum'</i>	Purple Japanese maple	as shown	tree	nonnative	6', #25 pot
Ax	4	<i>Acer palmatum 'Shindo Shoji'</i>	Shindo Shoji Japanese maple	as shown	tree	nonnative	6', #25 pot
Cd	2	<i>Crataegus douglasii</i>	Black Hawthorn	as shown	tree	native	10', #25 pot
Gbp	2	<i>Ginkgo biloba 'Princeton'</i>	Princeton Sentry Maidenhair Tree	as shown	tree	nonnative	6cm Cal
Qrf	2	<i>Quercus robur 'Fastigiata'</i>	Columnar English Oak	as shown	tree	nonnative	8cm Cal
aj	23	<i>Azalea japonica 'Blue Danube'</i>	Japanese azalea	as shown	shrub	nonnative	#2 pot
ajg	4	<i>Azalea japonica 'Glacier'</i>	Japanese azalea	as shown	shrub	nonnative	#2 pot
bs	18	<i>Buxus sempervirens</i>	Boxwood	as shown	shrub	nonnative	#2 pot
lc	8	<i>Lonicera ciliosa</i>	Wild honeysuckle	as shown	shrub	nonnative	#3 pot
mc	2	<i>Mahonia Media Charity</i>	Charity Oregon grape	as shown	shrub	nonnative	#5 pot
ndd	24	<i>Nandina domestica 'Harbour dwarf'</i>	Heavenly bamboo	as shown	shrub	nonnative	#2 pot
plb	1	<i>Philadelphus lewisii 'Blizzard'</i>	Mock orange	as shown	shrub	native	#3 pot
sh	12	<i>Sarcococca hookeriana humilis</i>	Sarcococca	as shown	shrub	nonnative	#2 pot
sj	8	<i>Skimmia japonica reevesiana</i>	Japanese skimmia	as shown	shrub	nonnative	#3 pot
sbl	7	<i>Spiraea betulifolia 'Thor'</i>	Tor Birchleaf spirea	as shown	shrub	nonnative	#2 pot
sba	4	<i>Spiraea bumalda 'Anthony Waterer'</i>	Japanese spirea	as shown	shrub	nonnative	#2 pot
sd	43	<i>Spiraea densiflora</i>	Mountain spirea	as shown	shrub	native	#2 pot
sa	7	<i>Symphoricarpos albus</i>	Common Snowberry	as shown	shrub	native	#2 pot
vd	23	<i>Viburnum davidii</i>	David's viburnum	as shown	shrub	nonnative	#3 pot
af	13	<i>Aquilegia formosa</i>	Western Columbine	as shown	perennial	native	#1 pot
bcs	4	<i>Bergenia cordifolia 'Silver Light'</i>	Bergenia	as shown	perennial	nonnative	#1 pot
gm	5	<i>Geranium macrorrhizum</i>	Hardy geranium	as shown	perennial	nonnative	#1 pot
lm	31	<i>Liriodia muscariflora</i>	Blue lily turf	as shown	perennial	nonnative	#1 pot
tl	108	<i>Tiarelia trifoliata</i>	Foamflower	as shown	perennial	native	#1 pot
su	12	<i>Arctostaphylos uva-ursi 'Massachusetts'</i>	Kinnikinnick	as shown	ground cover	nonnative	#2 pot
cc	69	<i>Cornus canadensis</i>	Bunchberry	as shown	ground cover	native	#2 pot
gs	109	<i>Gaultheria shallon</i>	Salal	as shown	ground cover	native	#1 pot
us	98	<i>Blechnum spicant</i>	Dear fern	as shown	fern	native	#2 pot
pm	26	<i>Polystichum muniflora</i>	Western sword fern	as shown	fern	native	#1 pot



PD Group
Professional Designers Inc.

6740-6780 FRANCIS ROAD, RICHMOND, BC



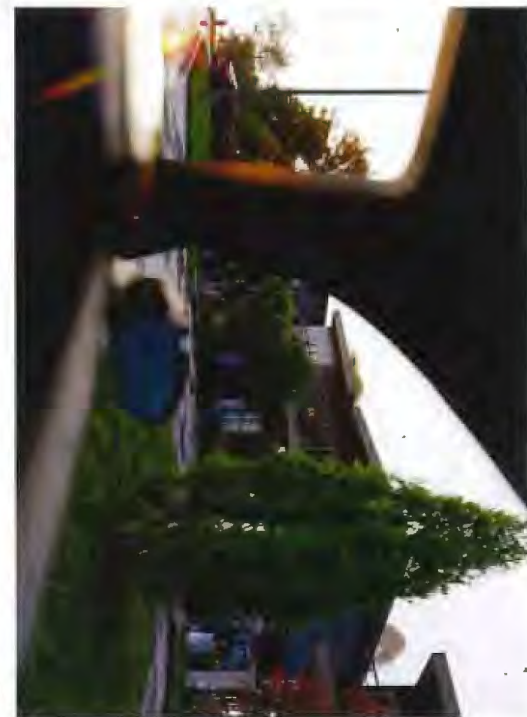
VIVID GREEN ARCHITECTURE











Da Jue Art Garden

8451 No 5 Road

presented by

Judy Chu - Project Manager

Danny Wong - Architect

Olena Korobka - Operations Manager

Farm Background

Current Owner took over Wong's Garden Centre in 2021 and roadside stand has been here for 50+ years.





Current Site Conditon:



facing West

facing East

Current Site Conditon:



facing North

facing South standing from access roads



Current Plans

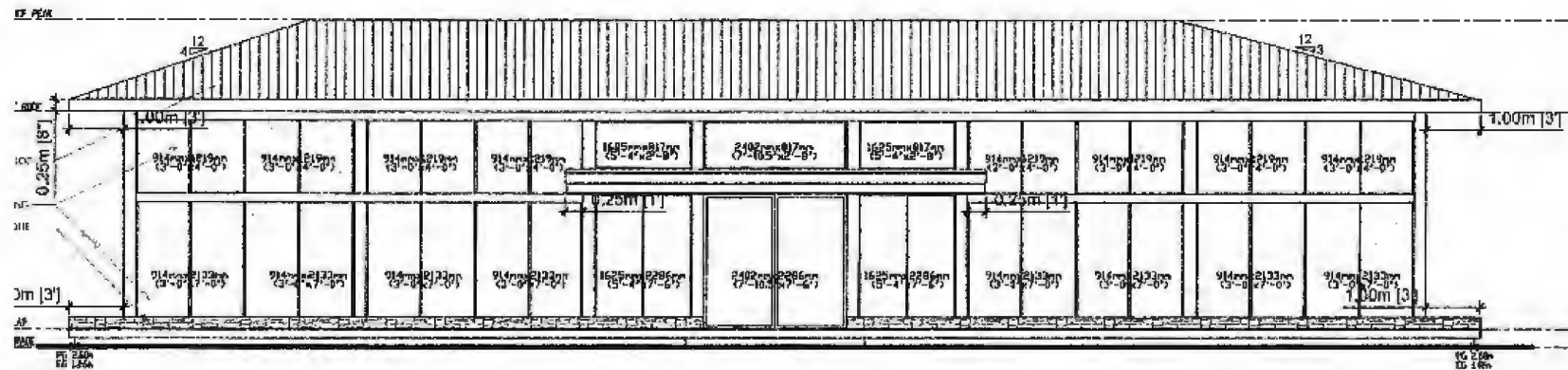
has a master planning for the future and has completed lots of improvements:

- ✓ Demolished the old buildings
 - ✓ Constructed the farm access road around the property
 - ✓ Installed the drainage system
 - ✓ Designed Greenhouse and Storage with rainwater collection stormwater system
-

Next Goal: Re-build a new retail roadside stand

Seeking to reduce the min. farm operation size from 8 ha to 1.77 ha to allow a roadside stand

Proposed Design: Front (East)



CASCADIA PREFINISHED METAL ROOFING - DARK

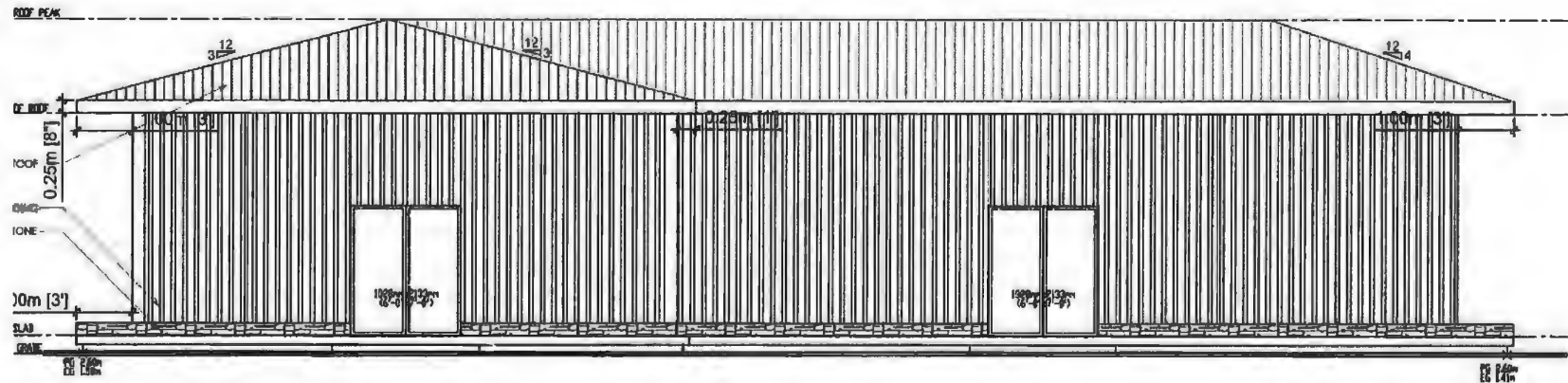
MATERIAL SAMPLE: METAL ROOF
Scale: NTS

□



F1 PROPOSED FRONT ELEVATION - EAST
Scale: 1/4" = 1'-0"

Proposed Design: Back (West)



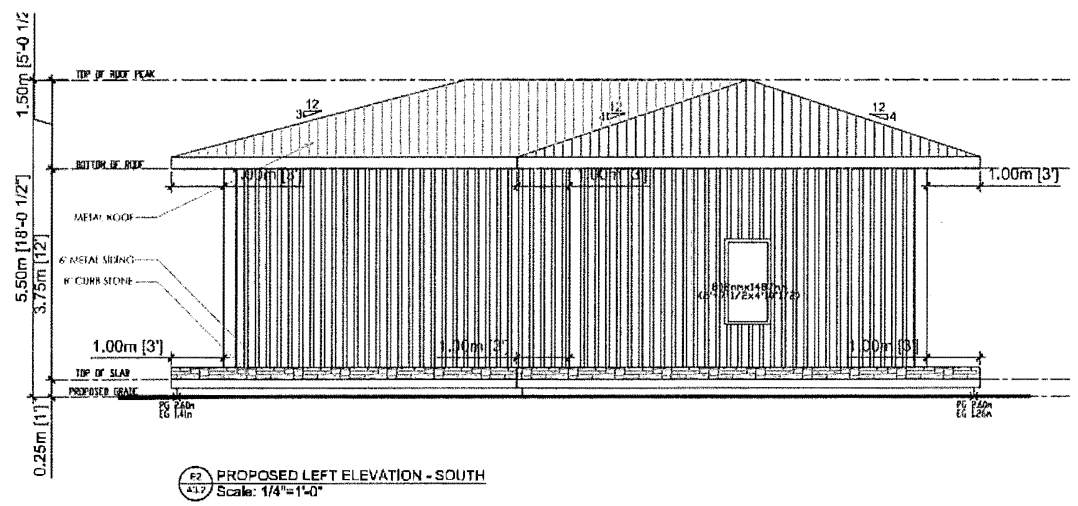
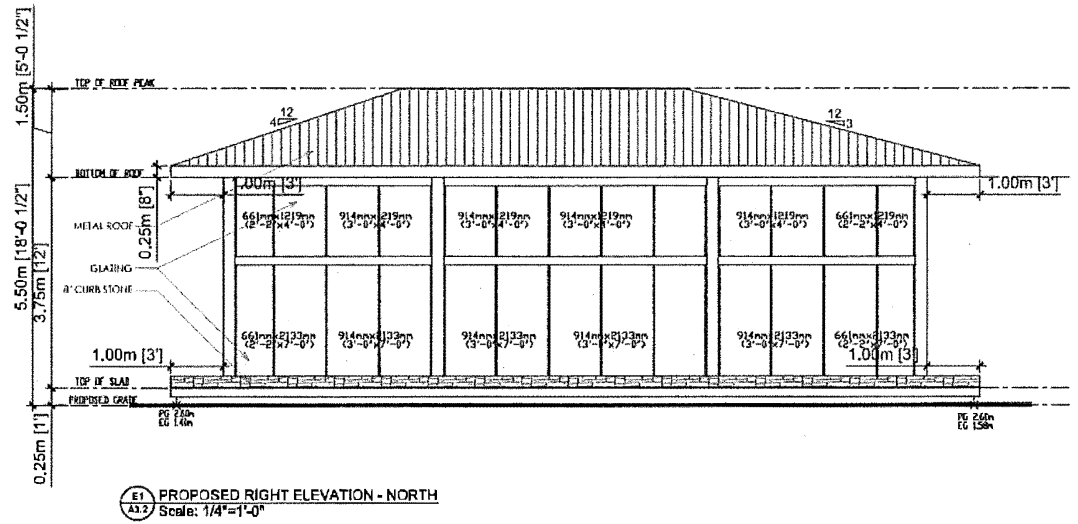
CASCADIA PREFINISHED METAL SIDING - P
ACCENT COLOUR - ESPRESSO

MATERIAL SAMPLE: METAL CLADDING
AS.1 Scale: NTS

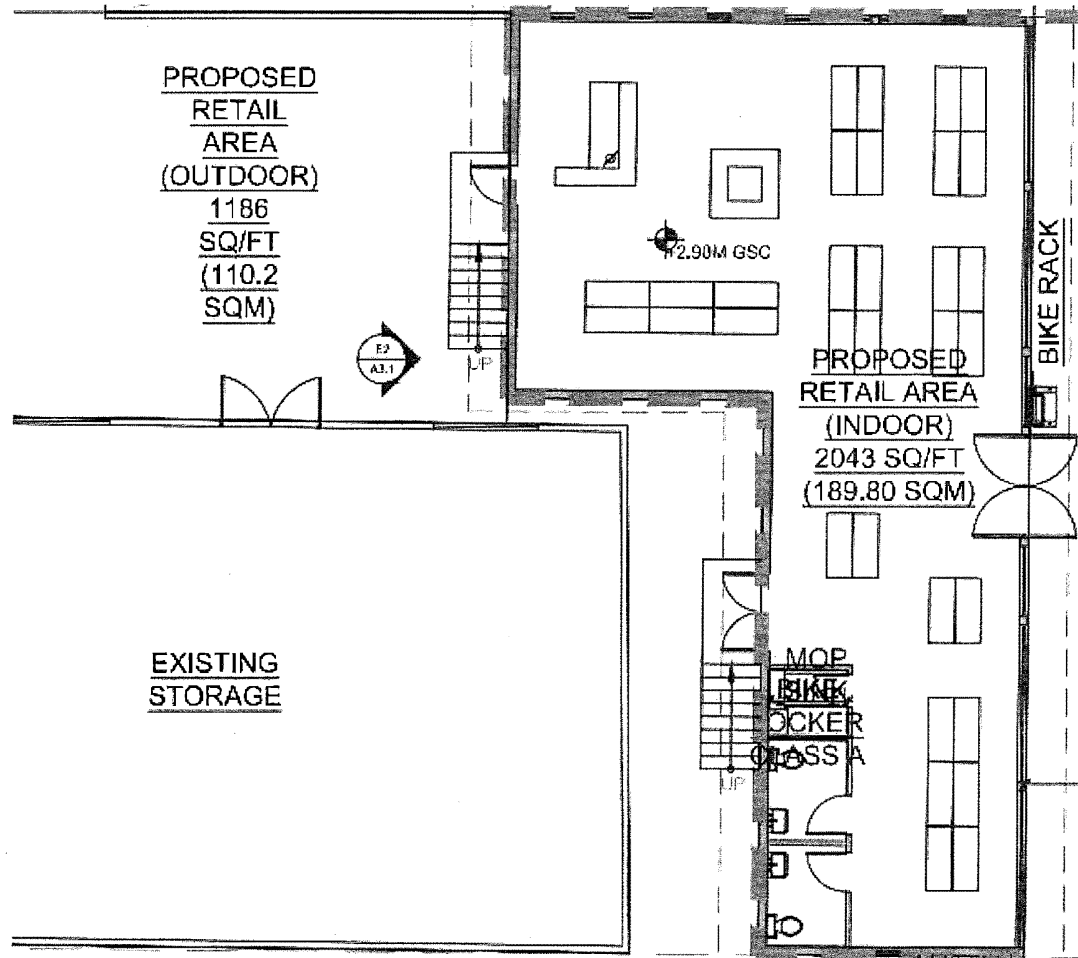
E4

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

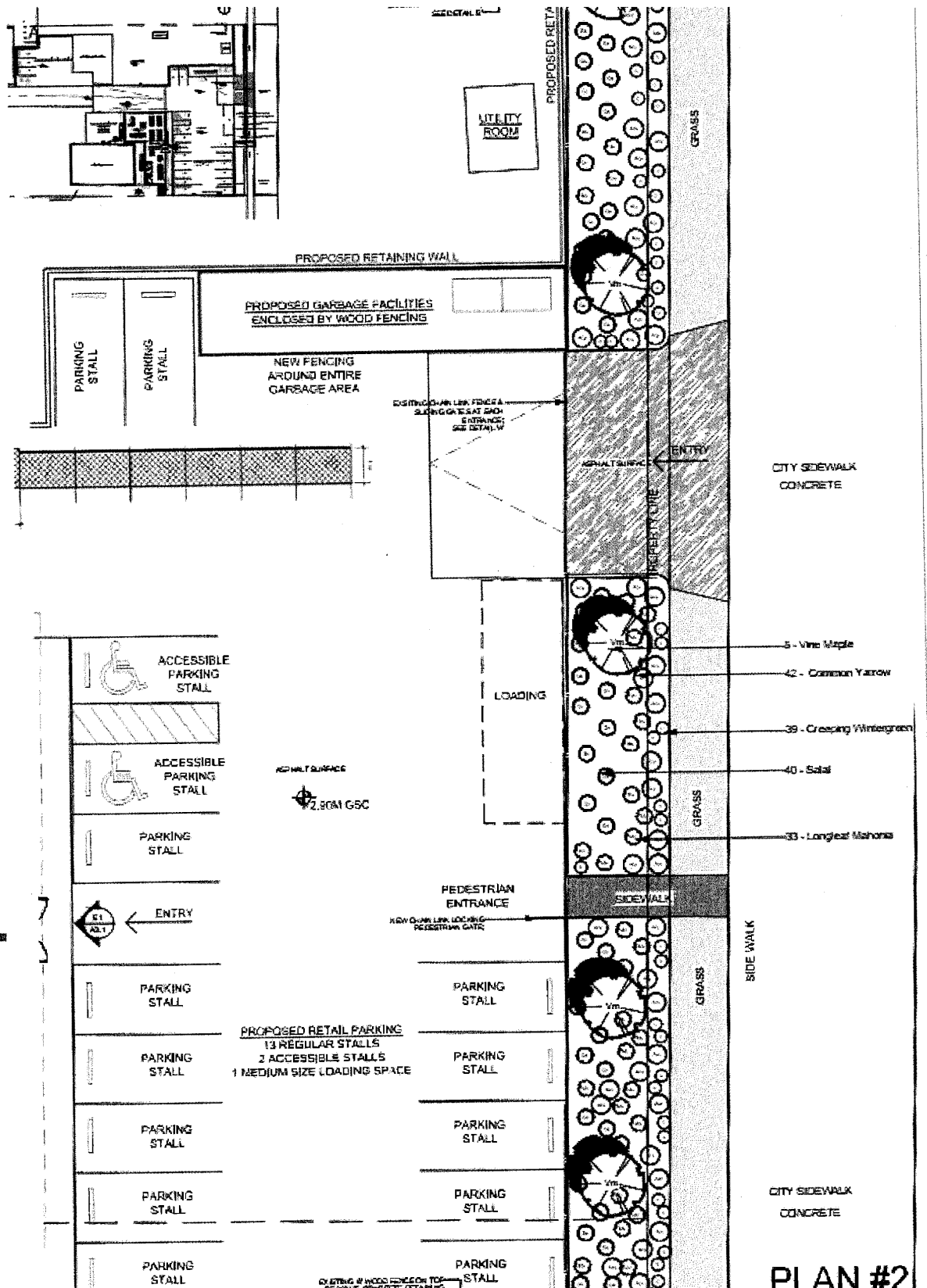
Proposed Design: Sides (North & South)



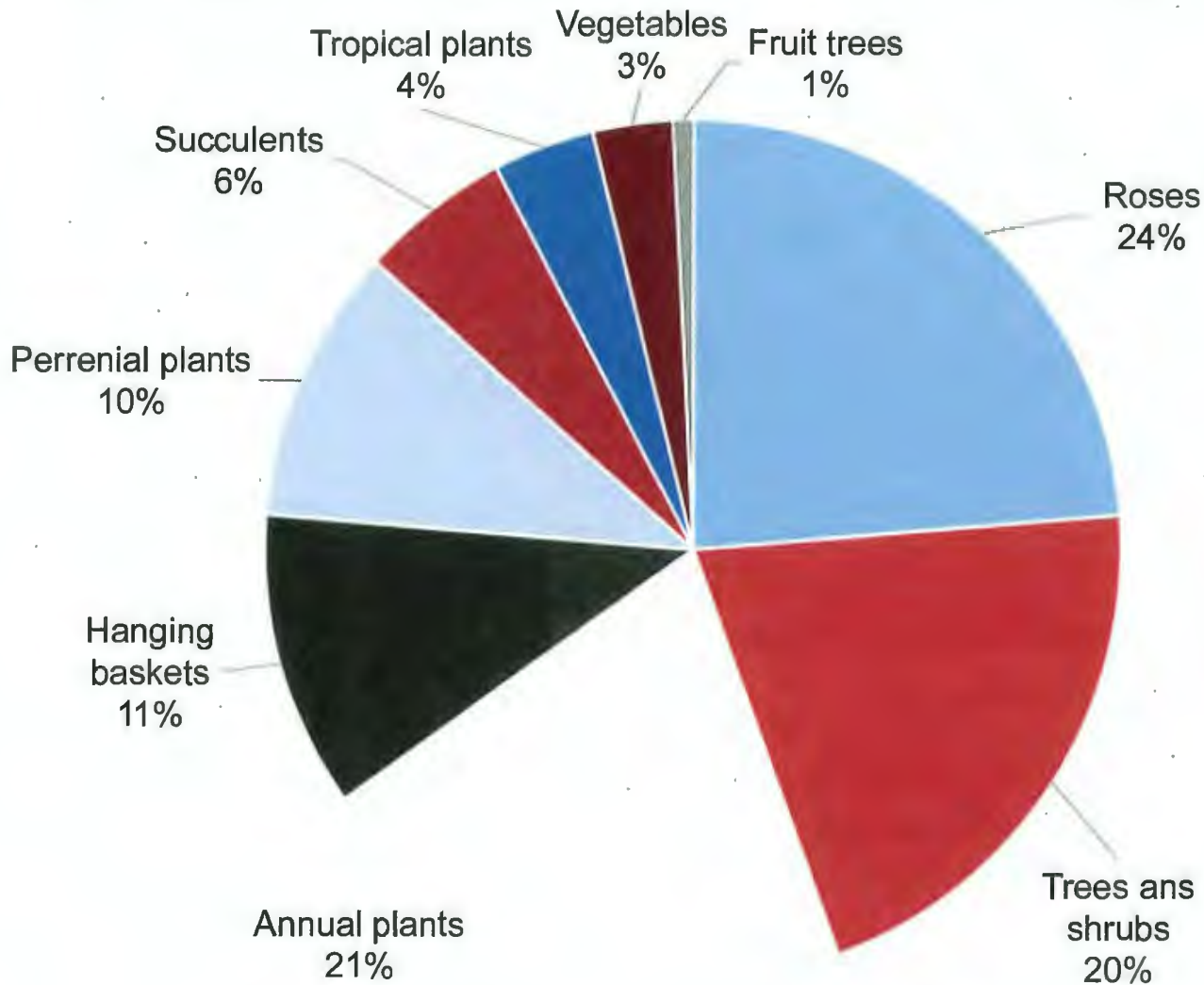
Proposed Interior & Exterior Area



Proposed Landscaping



Garden Centre Operations Existing:



Our nursery production 2023

Roses	74409.2
Trees and shrubs	64908.5
Annual plants	64912.3
Hanging baskets	34871.6
Perennial plants	32410.1
Succulents	17986.0
Tropical plants	12000.2
Vegetables	9420.3
Fruit trees	2443.1

Roses:



Decorative trees and shrubs



Annual plants:



Hanging baskets



Perennial plants



Succulents



Tropical plants:



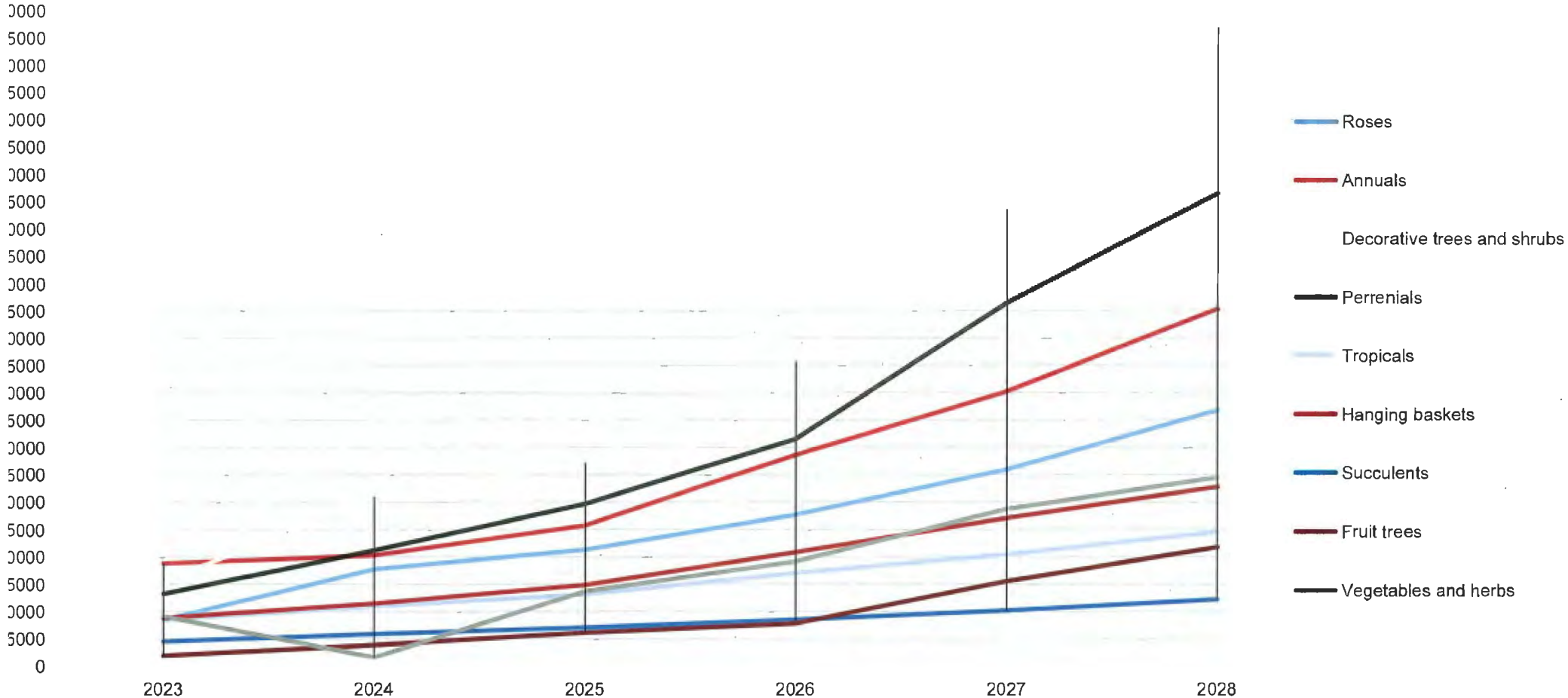
Vegetables and herbs



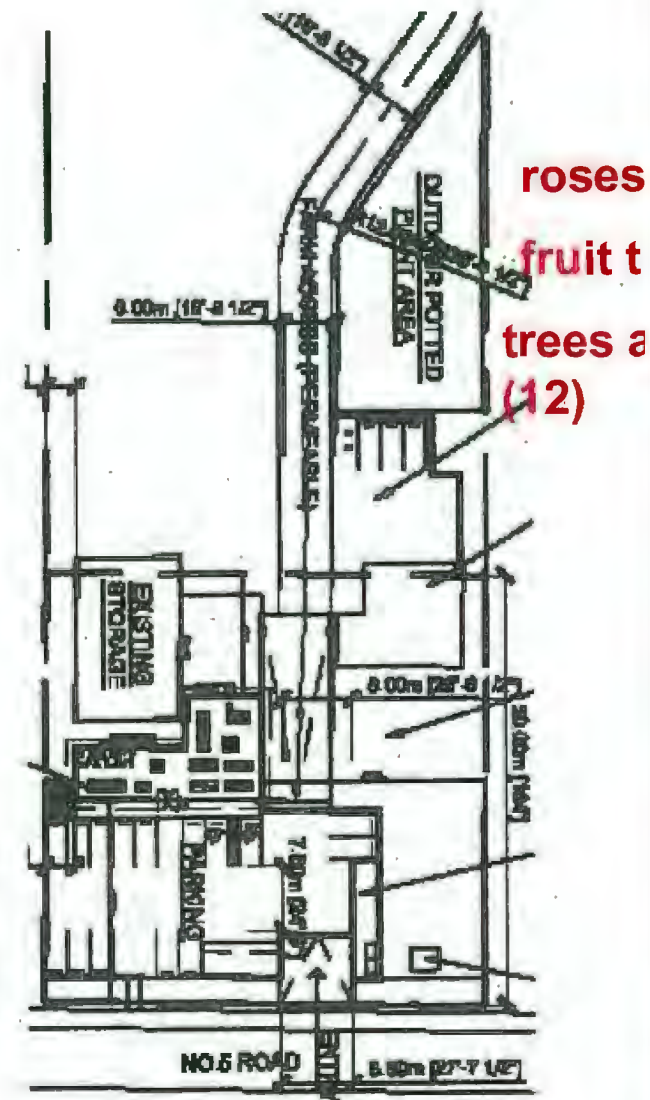
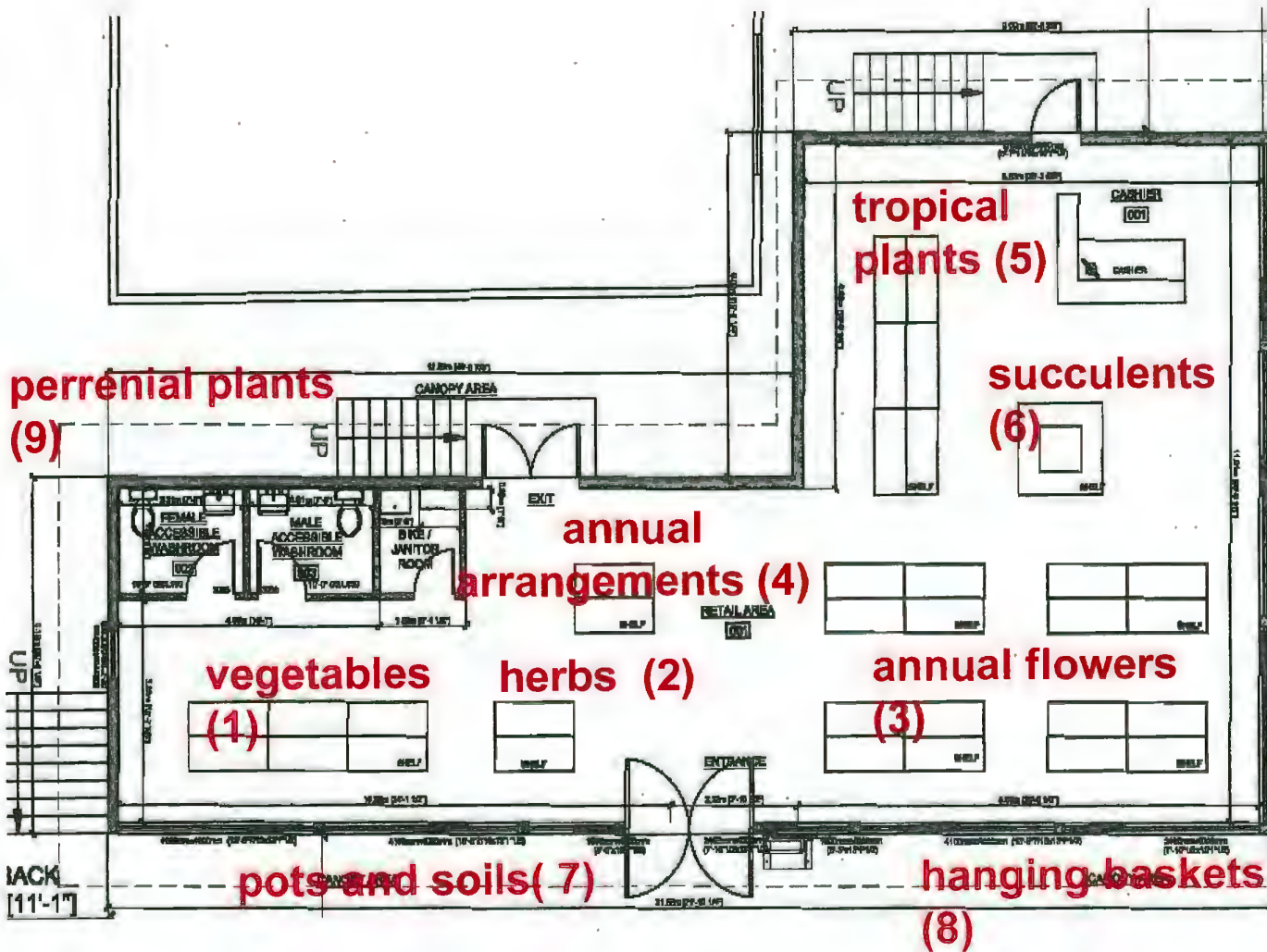
Fruits trees and shrubs:



Garden Centre Operations Planned:



Proposed Interior and Exterior layout



Proposed Interior and Exterior layout

(interior)



**vegetables
(1)**



herbs (2)



**annual flowers
(3)**

Proposed Interior and Exterior layout

(interior)



annual arrangements (4)



tropical plants (5)



**succulents
(6)**

Proposed Interior and Exterior layout

(canopy area)



**pots and soils
(7)**



**hanging baskets
(8)**



**perennial plants
(9)**

Proposed Interior and Exterior layout

(outdoor potted area)



roses (10)



fruit trees(10)



trees and shrubs (12)

Schedule 3 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
March 13, 2024



8880 COOK ROAD
RICHMOND, BC
MARCH 13TH 2024



CITY CONTEXT

100%
PURPOSE BUILT
RENTAL



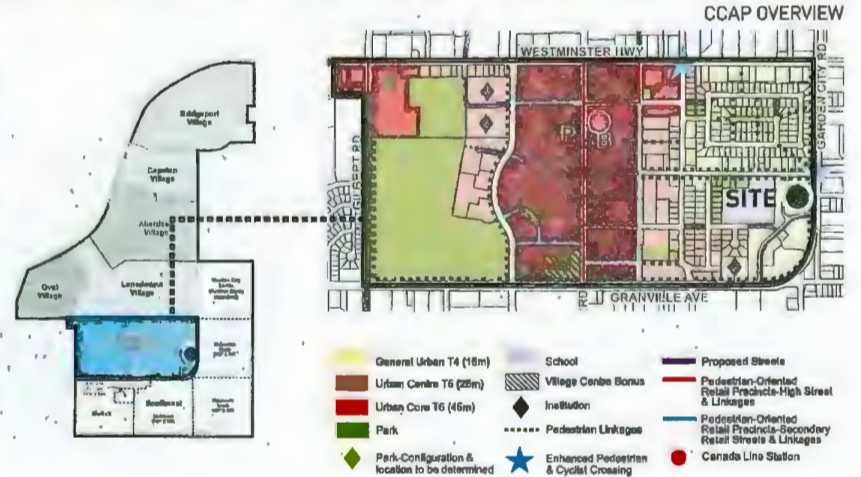
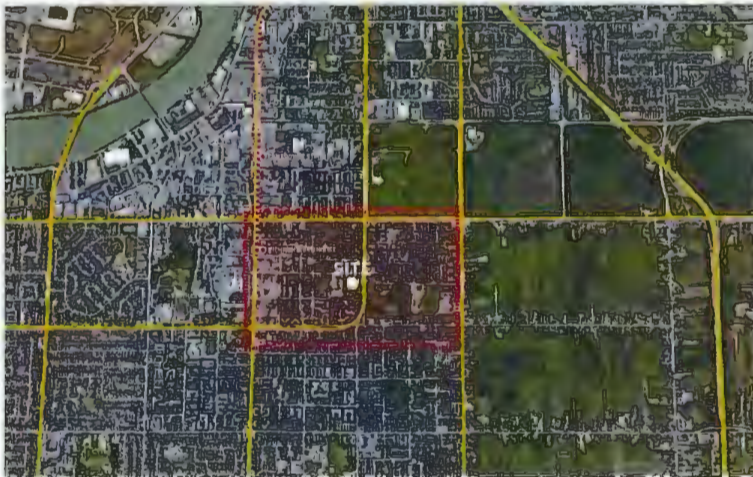
LOCATION:
BRIGHOUSE VILLAGE
SUB AREA



LOT AREA:
2.8 ACRES
(1.14 ha)



164
TREES PLANTED
ON SITE



UNIT BREAKDOWN



301
SUITES



38
TOWNHOUSE
UNITS



40%
FAMILY UNITS

6

FULLY
ACCESSIBLE
UNITS

BELOW-MARKET
RENTAL
(68 UNITS)

BUH
ALL SINGLE LEVEL
UNITS TO MEET BUH
REQUIREMENTS

MARKET RENTAL
(271 UNITS)

UNIT DESIGN
SUPPORTS AGING
IN PLACE

1 Bedroom:	116 (34%)	Average Size: 566.39sf
2 Bedroom:	82 (24%)	Average Size: 811.423sf
3 Bedroom:	17 (5%)	Average Size: 1051.82sf
Studio:	87 (26%)	Average Size: 437.79sf
Townhouse:	38 (11%)	Average Size: 1049.83sf

Total Dwellings: 339



DESIGN RATIONALE



1 - SITE

- Two six-story residential buildings on a 2.8-acre site
- Location: Cook Road (north), Garden City (east), Citation (south), Pimlico (west)



2 - TREE RETENTION

- Retaining central, northeast, and southwest corner trees on the site
- Tree retention creates pocket parks for community integration
- Enables maximum daylight penetration
- Exterior podium level for outdoor amenities, play area, gardens, and unit patios

DESIGN RATIONALE



3 - PERIMETER PARKADE

- Designing around critical root zones of existing trees, building setbacks, and ground-oriented units
- Rest of the site used for partially underground screened parking structure
- Parkade with direct openings around courtyard for ventilation and natural light
- Metal screen with planted vines creates green wall, reducing the appearance of a flat wall



4 - BUILDING FORMS

- Ground-floor amenity areas recessed for outdoor use and courtyard
- Enhances neighborhood porosity, provides space for loading, refuse/recycling, and parking entries
- Long frontages broken into different building forms for rhythm and repetition
- Balconies and decks integral to building mass and façade
- Recessed decks and entries articulate facades and reinforce residential character
- No large blank walls; balcony alignment, materials, and dynamic building forms create varied elevations.

DESIGN RATIONALE



5 - INCREASED BUILDING SETBACKS

- Two residential buildings situated on the parkade plinth
- Positioned at outer extremes of the parkade to maximize inner courtyard space (both at-grade and raised)
- Two six-story buildings increase overall project density while preserving courtyard trees
- Portion of each building extended towards the street to enhance facade articulation.



6 - AT GRADE COURTYARD AND GRADE-ORIENTED TOWNHOMES

- Grade-oriented townhome units on each street serve as a screen for the parkade
- Two-level parkade faces the courtyard, accommodating visitor and residential parking on both North and South sides
- Not directly accessible from grade, but designed to create a "visual cut" between the buildings.

DESIGN RATIONALE



7 - PROGRAMING AND AMENITIES

- Multifamily dwelling units located on top of the concrete podium (townhomes and parkade)
- Four storeys connected on Level 2, with an outdoor podium on Level 2
- Levels 2,3 and 4 contain indoor and outdoor amenities for both portions of the building
- Southwest corner of Level 2 has an interior amenity room opening onto a large patio, kid's play space, and artificial turf
- Third-floor outdoor amenity situated between two indoor amenity rooms, featuring outdoor dining and lounging areas, planting pockets, and raised planters with trees
- Key design feature is the existing central courtyard with seating areas, panoramic ramp for accessibility, open lawn space to enjoy tree canopies, kid's play area, and dedicated paths to building entrances.



8 - PRIVATE EXTERIORS FOR ALL UNITS (PATIOS AND BALCONIES)

- Combination of suspended and inset balconies provided
- Balconies create rhythm and pattern for each elevation
- Balcony alignment used to differentiate fronting facades
- Inset and suspended balconies, along with staggered alignment, create dynamic and visually interesting facades.

DESIGN RATIONALE



9 - CHARACTER AND FORM

- North and south buildings feature different architectural elements
- Variation in stepping at east and west yard between Garden City and Pimlico Way creates visual distinction, balance, and proportion
- Different balcony types and patterns differentiate facades
- Different fibre cement colour panels framed with white on North East, East, and South facades for interesting differentiation while maintaining a unified visual language.



PARKING AND TRANSPORTATION



231
CAR STALLS



667
BIKE STALLS



100% ENERGIZED
OUTLETS FOR
ELECTRIC VEHICLES



TRANSIT
ACCESSIBLE
10 MIN. WALK TO
CANADA LINE



STRATEGICALLY
LOCATED ACCESSIBLE
PARKING



MICROMOBILITY
STATION



ELECTRIC BIKE
CHARGING



2 LEVEL PARKADE

1 YEAR
TRANSIT PASS
PER UNIT

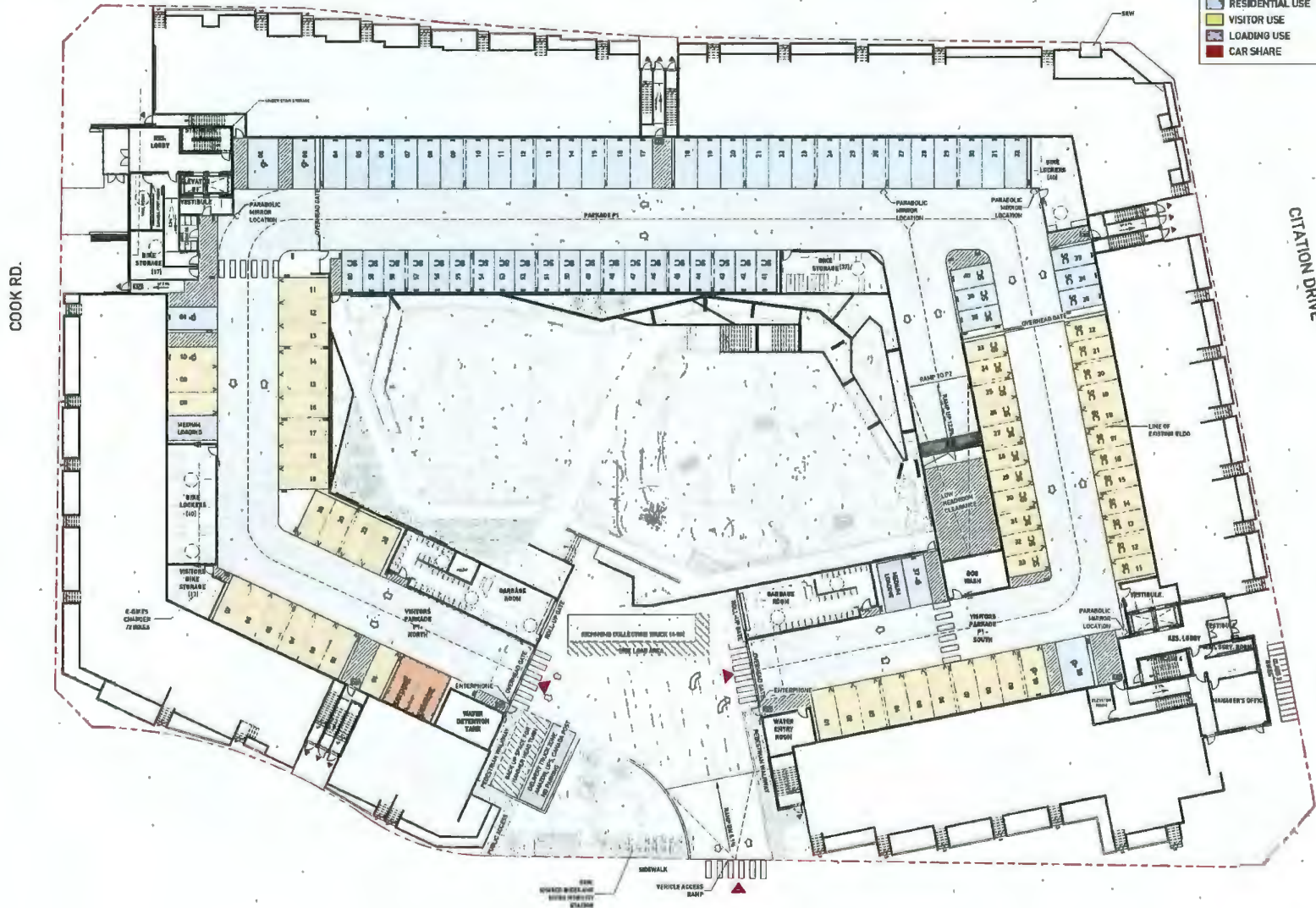
50%
TDM



PARKING - P1

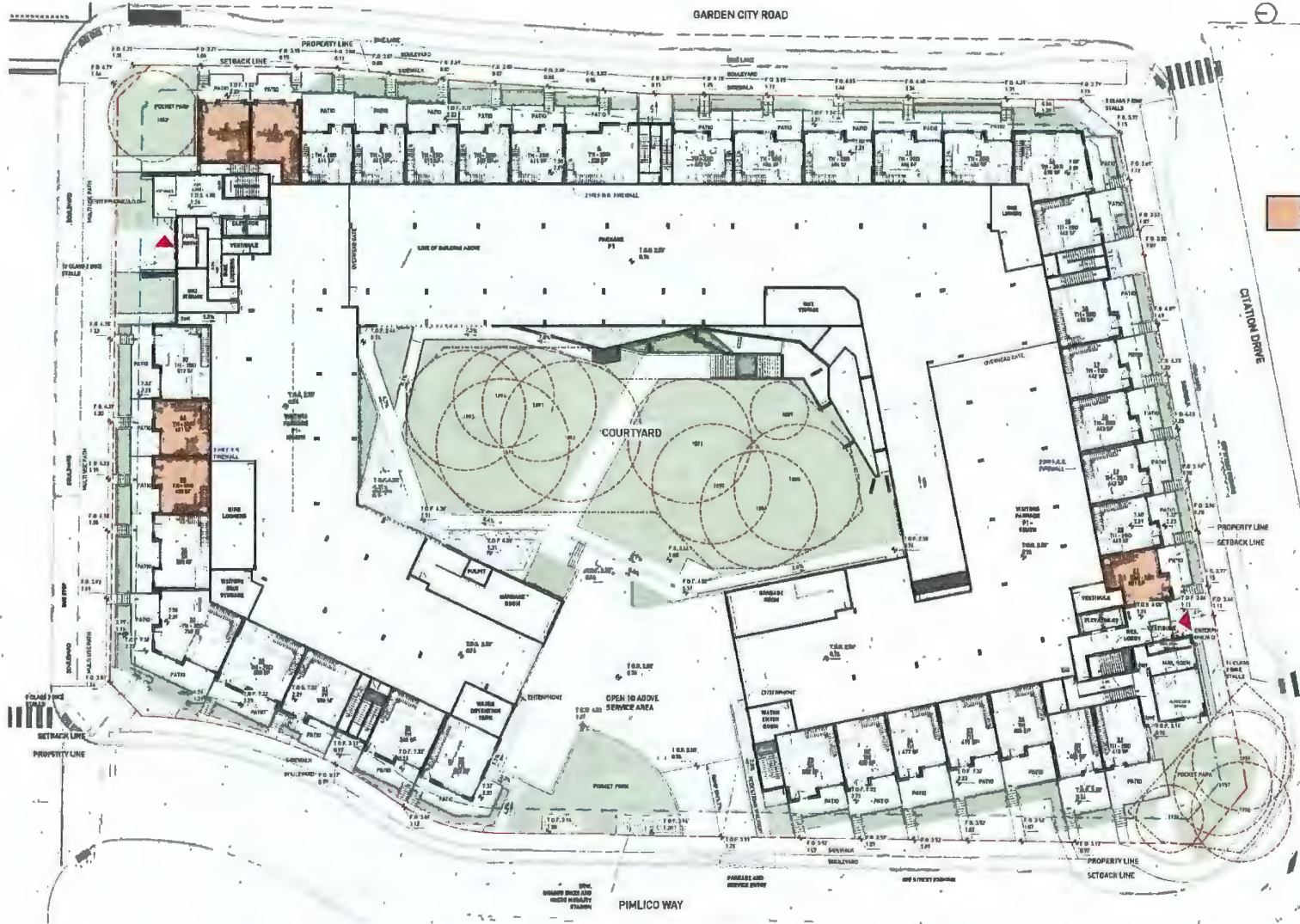
GARDEN CITY

PARKING USE LEGEND	
	RESIDENTIAL USE
	VISITOR USE
	LOADING USE
	CAR SHARE



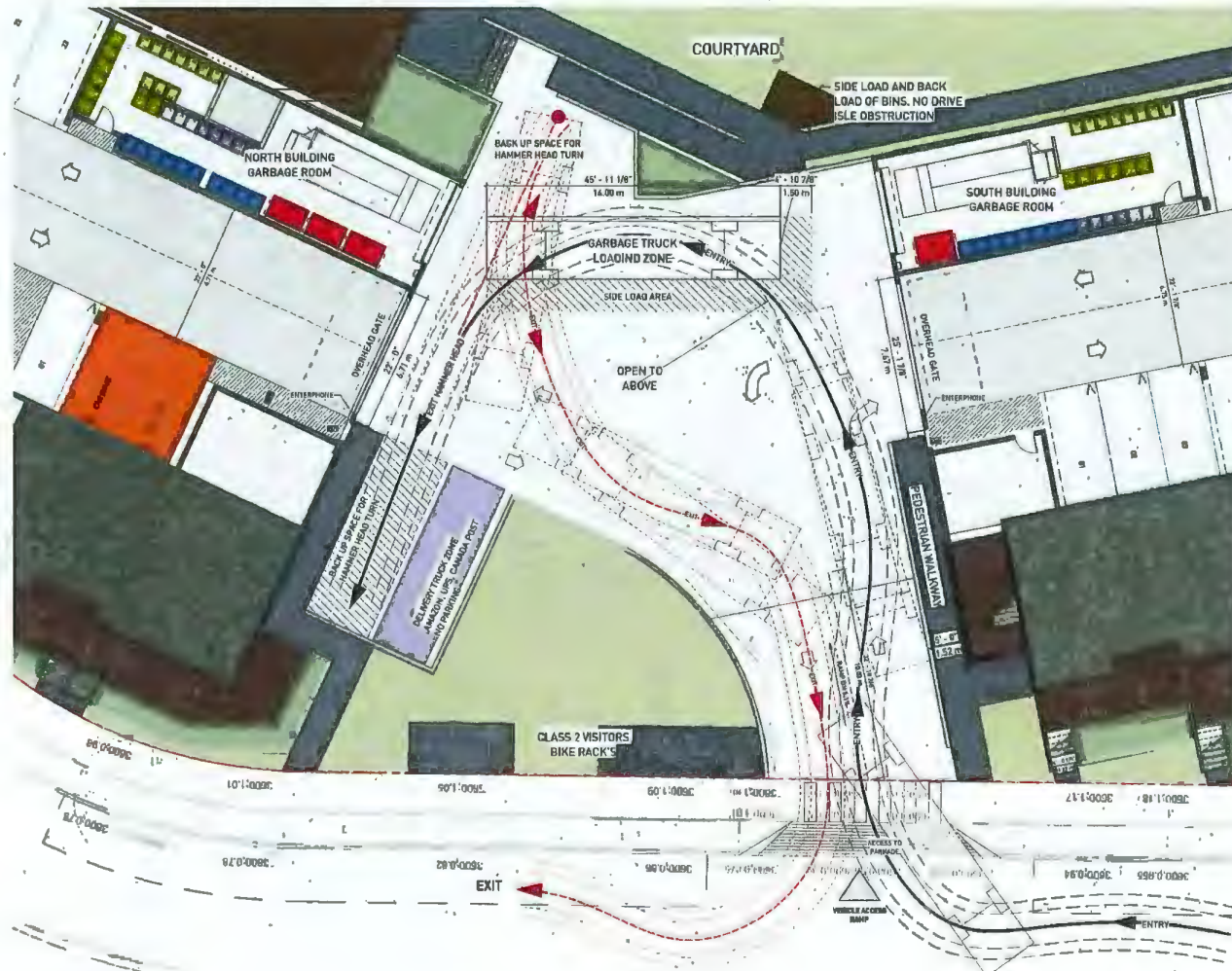
FLOOR PLAN - L1

NORTH: 17 UNITS
 SOUTH: 20 UNITS
 TOTAL: 37 UNITS



 MIR UNITS

PARKING AND SERVICE ACCESS





FLOOR PLAN - L2

NORTH: 26 UNITS
 SOUTH: 11 UNITS
 TOTAL: 37 UNITS



6
ACCESSIBLE
UNITS





- MIR UNITS
- INDOOR AMENITY
- ACCESSIBLE UNIT

FLOOR PLAN - L3

NORTH: 39 UNITS
SOUTH: 27 UNITS
TOTAL: 66 UNITS

-  FLEXIBLE COMMUNITY SPACE
-  COMMUNAL KITCHENS
-  CO-WORKING SPACE
-  MUSIC ROOMS
-  LARGE OUTDOOR AMENITY SPACES
-  FULLY ACCESSIBLE AMENITY SPACES



 MIR UNITS
 INDDOR AMENITY

FLOOR PLAN - L4

NORTH: 39 UNITS
 SOUTH: 28 UNITS
 TOTAL: 67 UNITS


 FLEXIBLE
 COMMUNITY SPACE


 CO-WORKING SPACE


 MUSIC ROOMS


 FULLY ACCESSIBLE
 AMENITY SPACES




 MIR UNITS
 INDOOR AMENITY

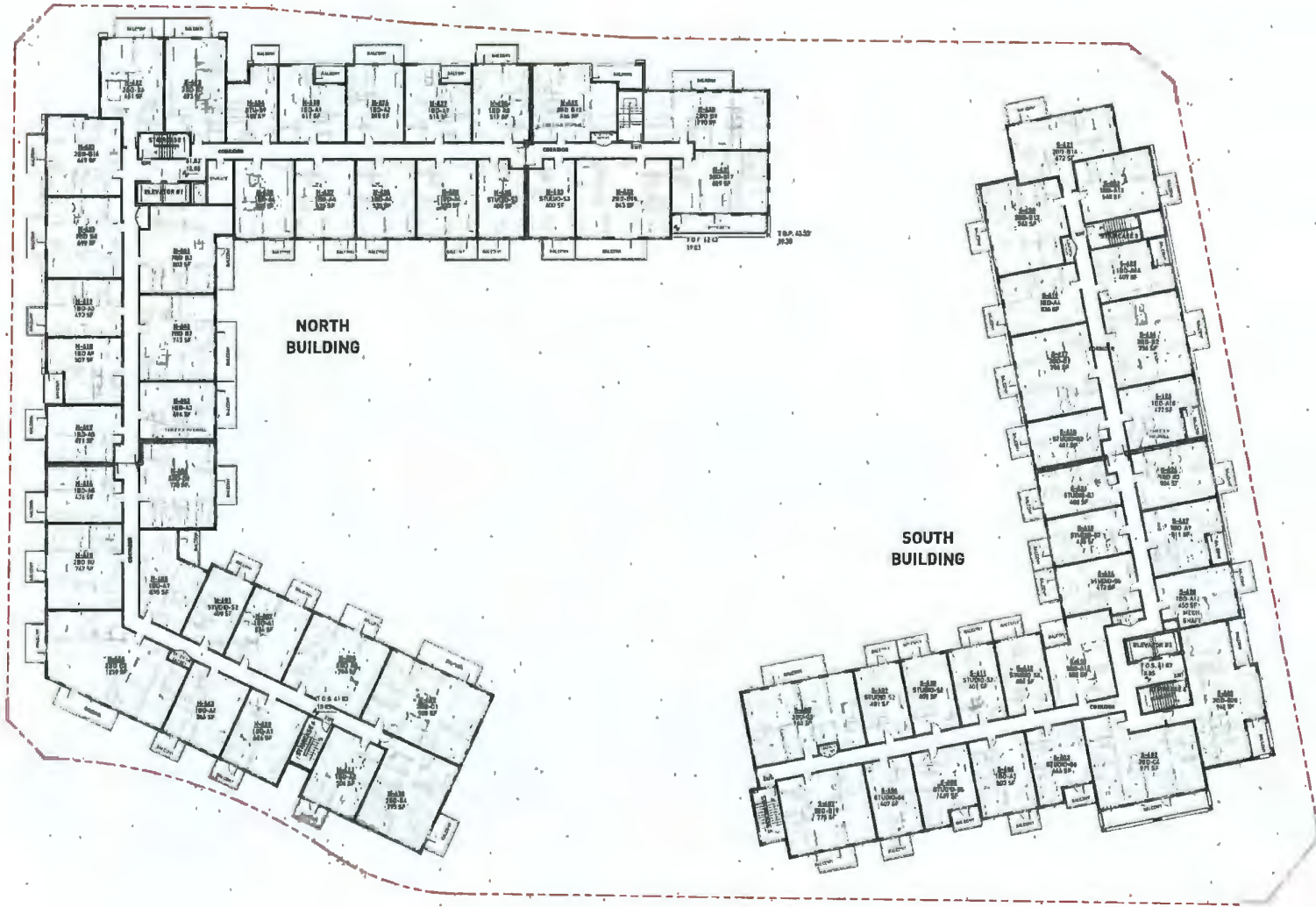
FLOOR PLAN - L5

NORTH: 38 UNITS
SOUTH: 28 UNITS
TOTAL: 66 UNITS



FLOOR PLAN - L6

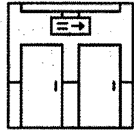
NORTH: 38 UNITS
SOUTH: 28 UNITS
TOTAL: 64 UNITS



ACCESSIBILITY STRATEGY



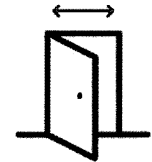
GENTLY SLOPING
RAMPS



CLEARLY MARKED
PATHWAYS



AUTOMATIC
DOORWAYS



WIDENED
DOORWAYS



SPACE FOR WHEELCHAIR
MANEUVERABILITY INSIDE
ELEVATORS



WELL LIT
PATHWAYS



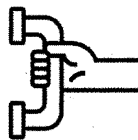
ACCESSIBLE
WASHROOMS IN
AMENITY SPACES



TACTILE INDICATORS
AND SIGNAGE



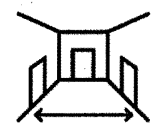
SPACE FOR WHEELCHAIR
MANEUVERABILITY
NEXT TO BED



GRAB BARS INSTALLED
WHERE NECESSARY

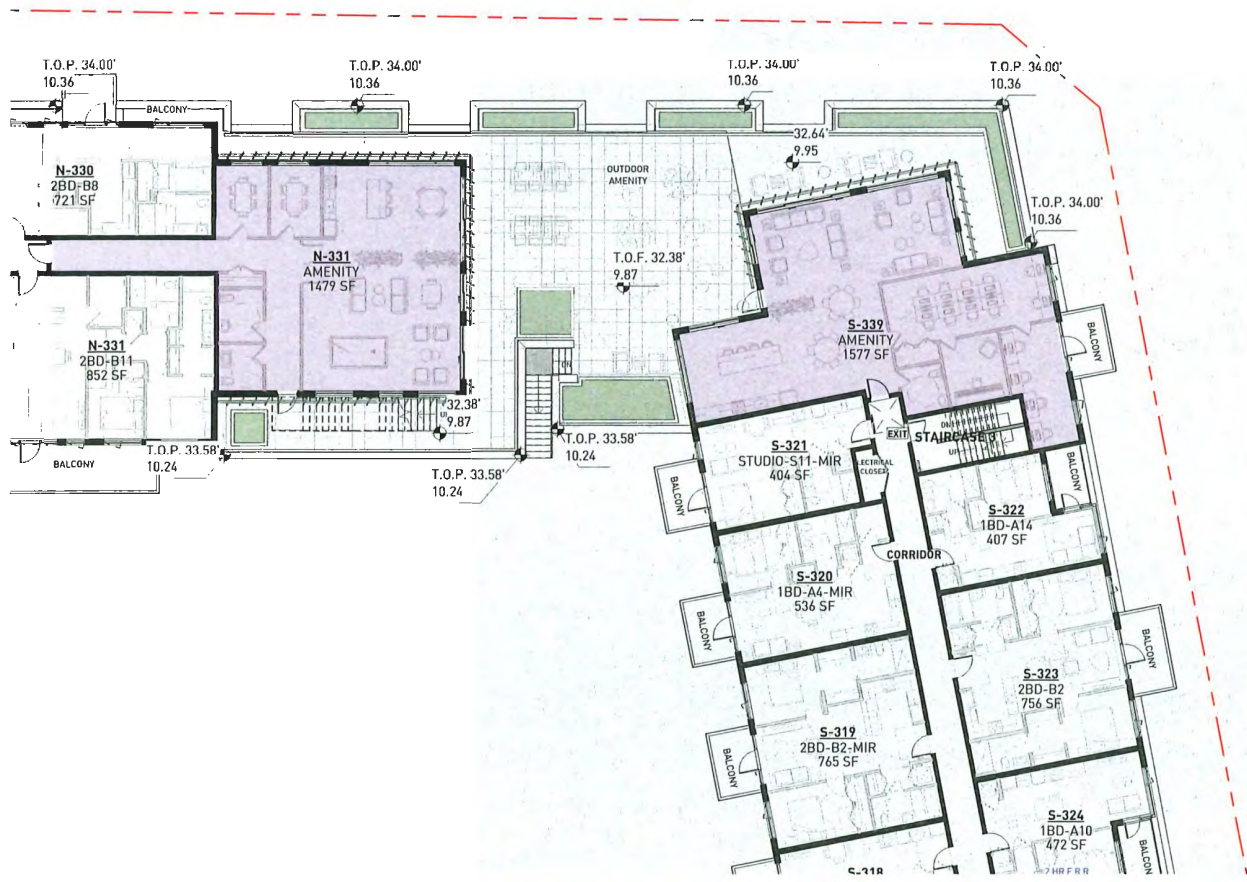


ROLL IN SHOWERS
WITH LOW
THRESHOLDS



WIDENED PATHWAYS

PROJECT AMENITIES



FLEXIBLE
COMMUNITY SPACE



COMMUNAL
KITCHENS



IN-HOUSE
FITNESS STUDIO



LARGE OUTDOOR
AMENITY SPACES



CO-WORKING SPACE



MUSIC ROOM



FULLY ACCESSIBLE
AMENITY SPACES



ACCESSIBLE
WASHROOMS IN
AMENITY SPACES



OUTDOOR AMENITIES

APPROXIMATELY
36,113 sf
OUTDOOR AMENITY
AREA

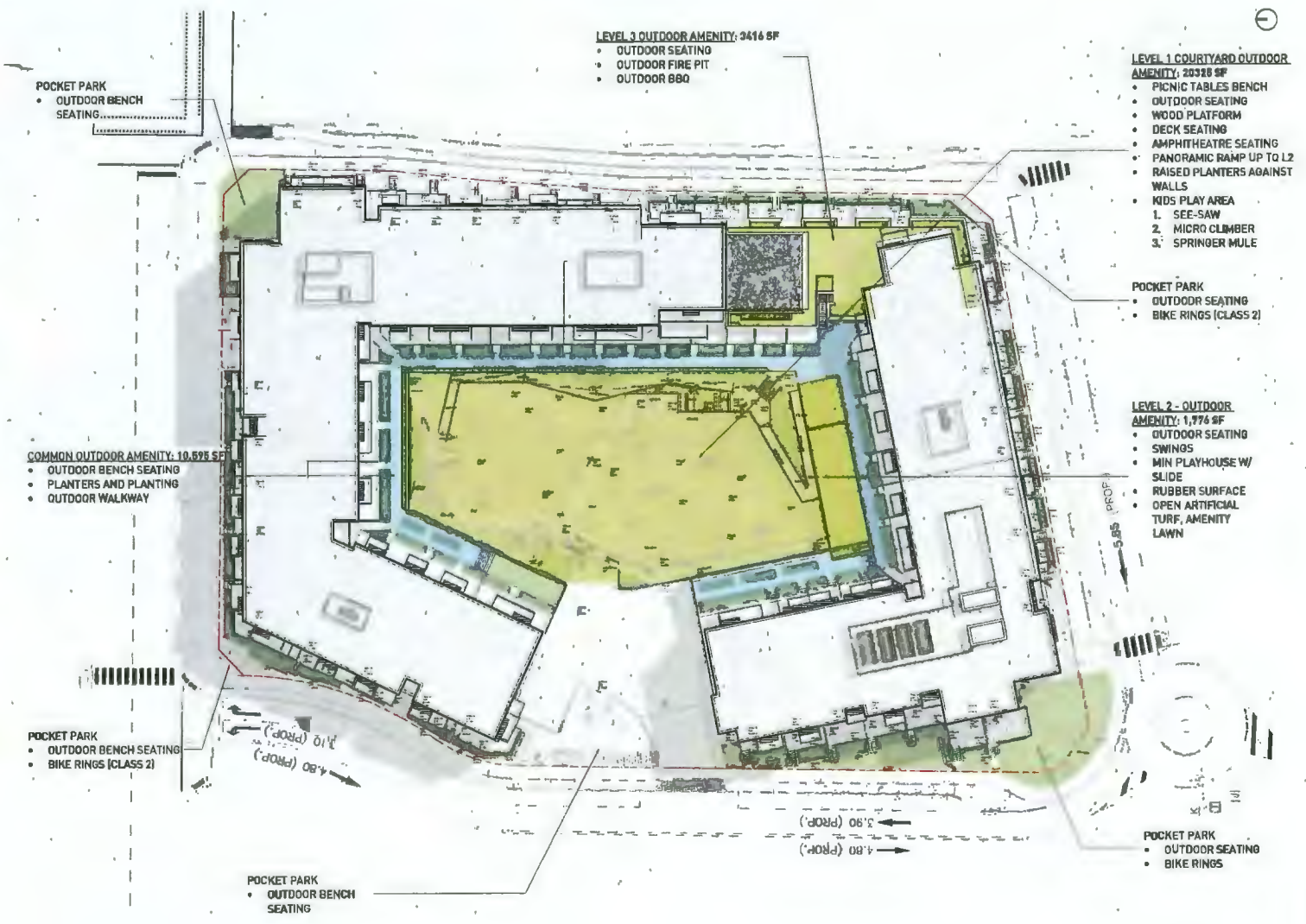
CHILDREN'S
PLAY AREA

REPLACEMENT
TREES ON SITE

URBAN
AGRICULTURE

PUBLICLY ACCESSIBLE
POCKET PARKS

FULLY ACCESSIBLE





MATERIAL PALETTE



NORTH WEST VIEW

- 1** 

WHITE FIBRECEMENT PANEL
- 2** 

GREY FIBRECEMENT PANEL
- 3** 

COPPER COLOUR FIBRECEMENT PANEL
- 4** 

CEDAR COLOUR FIBRECEMENT PANEL SOFFIT
- 7** 

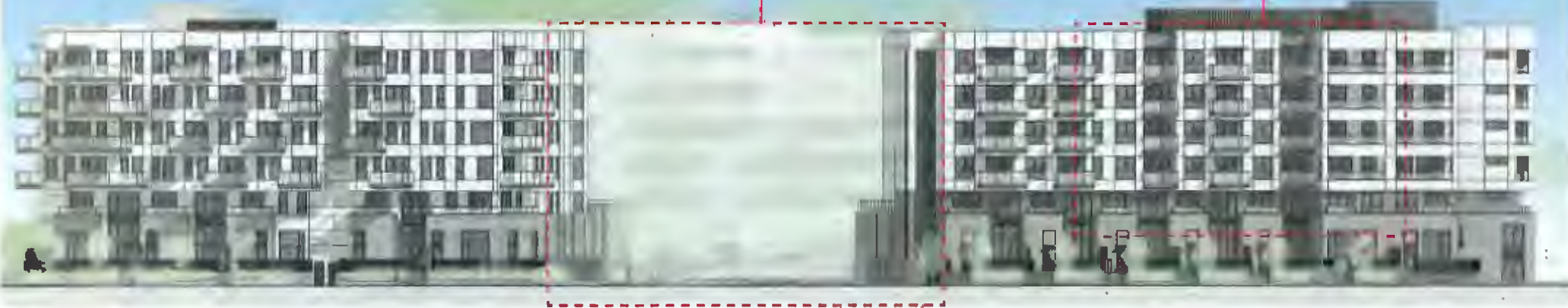
DOUBLE GLAZED PVC - VINYL FRAME WINDOWS WITH LO-E COATING
- 8** 

ALUMINUM WEATHER PROTECTION FOR UNPROTECTED DOORS TO BALCONIES
- 9** 

TEMPERED GLASS GUARD AND ALUMINUM TOP AND BOTTOM FRAME GUARD RAILS.
- 10** 

MICROPERFORATED PANEL, PAINTED

ELEVATIONS



PIMLICO WAY

ELEVATIONS



GARDEN CITY RD

ELEVATIONS



COOK RD

ELEVATIONS



INSET BALCONIES



CITATION DR



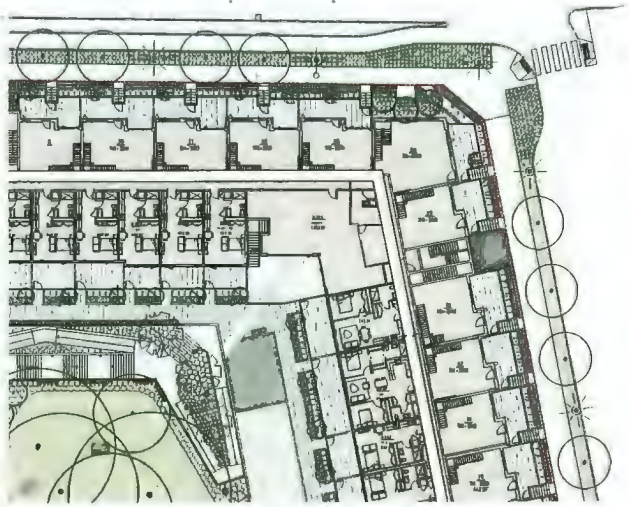
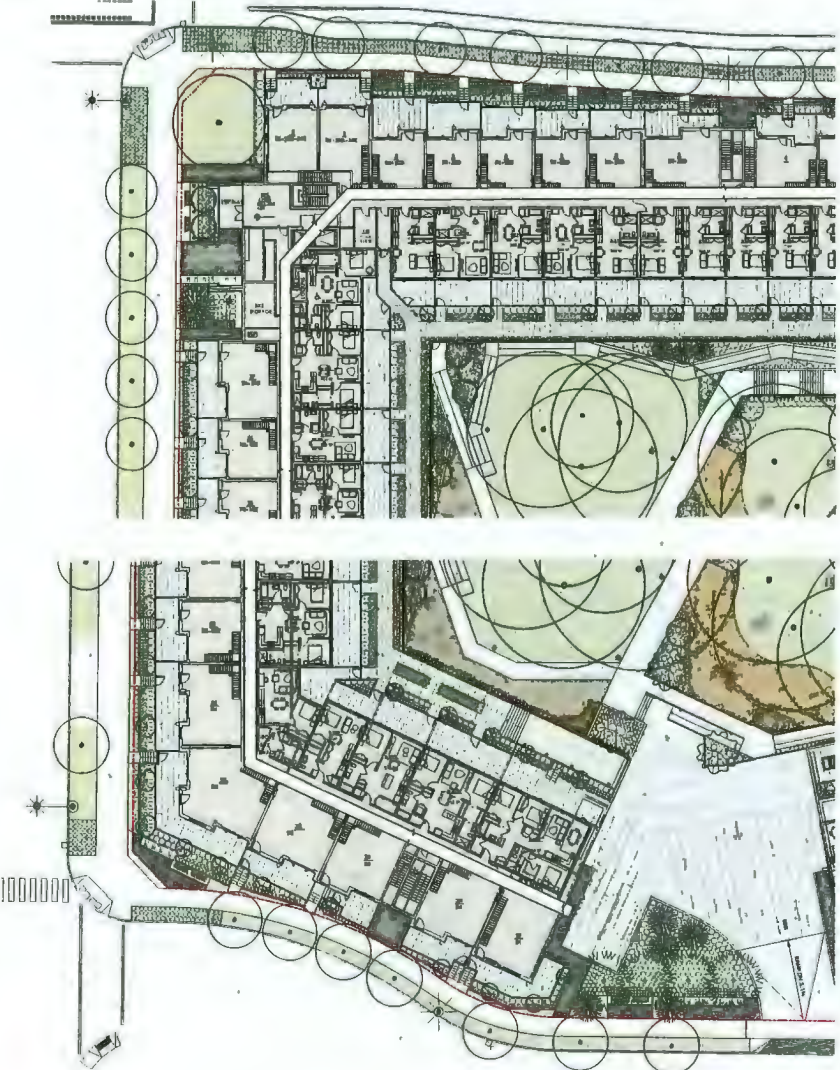




LANDSCAPE



LANDSCAPE



LANDSCAPE



THANK YOU

gb|

Schedule 4 to the Minutes of the Development Permit Panel meeting held on Wednesday, March 13, 2024

To Development Permit Panel
Date: <u>MARCH 13, 2024</u>
Item # <u>3</u>
Re: <u>DP 23-014121</u>

From: Bahram <bdaipour@shaw.ca>
Sent: March 11, 2024 2:10 PM
To: CityClerk
Subject: re: Notice of Development Permit Panel Meeting Applicant 1166225 File DP 23-014121

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

Attention Edwin Lee
Planning and Development Division

This email is in response to Notice Card received by us as we are affected by this upcoming development. In response to this development proposal as the owners residing at 9180 Hemlock Drive, we would like to express our comment and opinion on this project.

1. Considering the enormous number of developments going on in Richmond, we oppose any high density developments especially more towers in Richmond.
2. This proposal is for two six-story buildings of rental units. Are these market rentals or below?
3. The effect on traffic would be very negative in our neighbourhood specially with the nearby school. Have you closely considered the impact and lack of capacity of the schools in the area. There's no way this small school can handle such increase in student population that will come with this proposal. The increase in vehicle traffic would of course be quite negative.
4. We suggest a smaller development restricted to 4-story buildings.

Thank you for your consideration.

Monireh Daipour (Owner #908-9180 Hemlock Dr. Richmond, BC)





City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: March 6, 2024

From: Wayne Craig
Director, Development

File: DP 22-013081

Re: **Application by Formwerks Architecture for a Development Permit at 8740, 8760, 8780 and 8800 Spires Road**

Staff Recommendation

That a Development Permit be issued which would permit the construction of 36 townhouse units and three secondary suites at 8740, 8760, 8780 and 8800 Spires Road on a site zoned "Parking Structure Townhouses (RTP4)".

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

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

WC:el
Att. 3

Staff Report

Origin

Formwerks Architecture, on the behalf of 1219002 BC Ltd. (Incorporation number: BC1219002; Directors: Kai-Shen (John) Hsiung and Yi-Jen (Claire) Wang), has applied to the City of Richmond for permission to develop 36 residential units and three secondary suites at 8740, 8760, 8780 and 8800 Spires Road and the surplus portion of the Spires Road, road allowance. The applicant has proposed to purchase the surplus road allowance and consolidate it into the development site. A total of 30 multi-level townhouse units and six ground-level flats fronting Spires Road and Cook Gate will be included in the development. The unit sizes range between 66.60 m² (718 ft²) and 177.53 m² (1,911 ft²), providing a mix of two to four-bedroom units. Three of the 30 multi-level townhouse units are proposed to contain a secondary suite (studio) fronting Spires Road. Parking will be provided within the parking structure at grade.

The site is being rezoned from “Single Detached (RS1/E)” zone to “Parking Structure Townhouses (RTP4)” zone for this project under Bylaw 10357 (RZ 19-870807), which received third reading at the Public Hearing on April 19, 2022. The site is currently vacant but previously contained four single-family dwellings.

Servicing Agreement

Frontage improvements (including ditch infill and frontage beautification along the site frontages, road widening, City Centre standard new concrete sidewalk and landscaped boulevard, new fire hydrants, public walkways on-site, upgrades to the storm sewer and sanitary sewer, as well as service connections) were secured through the rezoning process and will be constructed through a separate Servicing Agreement (SA 22-011234). The Servicing Agreement must be entered into prior to final adoption of the rezoning bylaw.

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 Spires Road, single-family homes on lots zoned “Single Detached (RS1/E)” and a recently approved 22-unit high-density townhouse development (RZ 17-790301 & DP 19-875398) on a lot zoned “Parking Structure Townhouses (RTP4)”. This townhouse development at 8699 Spires Road is currently under construction.

To the South: A 12-unit townhouse development on a lot zoned “Low Density Townhouses (RTL1)” at 8551/8571 Cook Road and two vacant lots at 8591 and 8611 Cook Road.

To the East: Across Cook Gate, single-family homes on lots zoned “Single Detached (RS1/E)”.

To the West: A 64-unit high-density townhouse development on a lot zoned “Parking Structure Townhouses (RTP4)” at 8888 Spires Road.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on April 19, 2022. At the Public Hearing, the following concerns about rezoning the property were expressed; the responses to the concerns are provided in *italics*.

1. Higher density and more affordable housing should be provided.

The proposal complies with the City's policies in terms of density (i.e., maximum 1.2 FAR) and provision of affordable housing (i.e., cash contribution) at the time the proposal was presented to Council. The associated rezoning bylaw which establishes the maximum density permitted received third reading following the Public Hearing on April 19, 2022.

2. Construction vehicles blocking traffic.

A construction traffic management plan is required for each development at the Building Permit stage, and Community Bylaws will be enforcing construction parking in the area.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the "Parking Structure Townhouses (RTP4)" zone.

Advisory Design Panel Comments

The Advisory Design Panel (ADP) reviewed the project on Thursday, September 21, 2023. Due to the absence of a quorum, a formal Panel recommendation could not be considered however comments were provided. A copy of the relevant excerpt from the meeting notes is attached for reference (Attachment 2). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '*bold italics*'.

Analysis

Conditions of Adjacency

- The proposed form of development on the subject site is the same as those on the surrounding properties to the west and northeast, which are grade-oriented housing in the form of high-density townhouses (i.e., low-rise, street wall buildings with common parking structures concealed from public view by non-parking uses).
- Location and orientation of windows are carefully considered to minimize the opportunity of looking into nearby windows of existing adjacent developments and units proposed on site. The top floors of the townhouse units along the south property line are also terraced to minimize overlook into adjacent developments to the south.
- A 1.5 m wide Statutory-Right-of-Way (SRW) along the entire south property line for pedestrian circulation along the future back lane to the south of the site has been secured at the rezoning stage. The Developer is required to build a new 1.5 m wide concrete sidewalk across the entire south property line of the subject site.

The existing site grade along the south property line will be maintained to provide an appropriate transition to the adjacent developments to the south.

- To enhance pedestrian circulation within the Spires Road Neighbourhood, a 1.5 m wide SRW along the east side property line of the adjacent development to the west was secured for future pedestrian connection between Spires Road and the future back lane to the south. A similar 1.5 m wide SRW along the west property line of the subject site has also been secured at rezoning stage in order to widen the walkway SRW to 3.0 m. Interim sod lawn within the 1.5 m wide SRW on the adjacent property has been provided as part of the adjacent development to the west. As part of this development, the developers are required to remove the sod lawn and construct within the 3.0 m wide SRW a 1.5 m wide concrete walkway and a 0.75 m wide swale for drainage along both edges of the walkway. These arrangements have been secured through the rezoning process and the design and construction of the walkway will be included in the Servicing Agreement. The developers will be required to provide written notification to the neighbouring strata regarding the intent and timing for the walkway construction.
- Perimeter drainage will be required as part of the Building Permit to ensure stormwater is managed and addressed through the development and will not impact the neighbouring properties.

Urban Design and Site Planning

- Five townhouse blocks are proposed and are positioned to enclose a parking structure at grade. The townhouse blocks are connected by the outdoor courtyard space on the podium, above the parking structure.
- Three pedestrian access routes to the podium (two sets of exterior stairs and one set of interior stairs at the main lobby) will be provided.
- An enclosed lobby is proposed along the Spires Road frontage to provide a secured space for the mailbox kiosk, access to the podium level (via a staircase or an elevator) and access to the enclosed parking area. Two pedestrian exits from the podium to street level (via exterior stairs) will also be provided at the east and west ends of the central courtyard on the podium.
- Vehicular access to the parking structure will be from Spires Road.
- The development will contain 36 units, including:
 - Four single-level Basic Universal Housing (BUH) units and two single-level garden units at grade with direct access to Spires Road or Cook Gate, and direct access to the parking structure. All of these units are two-bedroom units and are ranging from 66.7 m² (718 ft²) to 71.0 m² (764 ft²) in size.
 - Three four-storey units each with a secondary suite at grade. The secondary suites are designed to be studio units with unit sizes ranging from 29.4 m² (317 ft²) to 36.0 m² (388 ft²). The secondary suites will have a direct, street-level entry from Spires Gate. The principal units will have direct access from the podium.
 - 27 three-storey townhouse units with main unit entry located on the podium level.
- Indoor amenity spaces will be provided on the ground floor by the open space at the northeast corner of the site. The overall size of the proposed indoor amenity spaces complies with the OCP requirements (i.e., 70 m² of indoor amenity space for multiple family development projects with 20 – 39 units).

- The overall size of the proposed outdoor amenity spaces complies with the OCP requirements. The locations and sizes of the outdoor amenity spaces are appropriate for providing open landscape and amenity spaces convenient to all units.
- All ground-level flats and secondary suites will have a private outdoor space consisting of a front yard on the street level; all townhouse units will have a private outdoor space consisting of a patio on the podium level and a rooftop deck.
- While the configurations of some of the proposed yard/patio spaces at grade and/or on the podium level are slightly shallower than what is encouraged under the Development Permit Guidelines, the functionality of those yard spaces have not been compromised. Each of the proposed private outdoor spaces at grade includes a patio area that is large enough to accommodate a table with seating. A small garden of perennials, shrubs and trees are also provided for each single-level BUH units and garden flats at grade. Each of the proposed private outdoor spaces on the podium level is large enough to accommodate patio furniture for a family.
- While the introduction of Bill 47 by the Provincial Government restricts the requirement of most residential parking requirements in Transit Oriented Areas, applications which received first reading of their rezoning bylaw prior to January 1, 2024, are required to comply with the requirements in the City's current Zoning Bylaw 8500. This application received first reading before January 1st.
- 54 residential parking spaces are proposed, which exceeds the minimum bylaw requirement.
- The proposal will feature 18 parking spaces in a tandem arrangement. A restrictive covenant to prohibit the conversion of the tandem garage area into habitable space and to ensure that both parking spaces be assigned to the same dwelling unit where two parking spaces are provided in a tandem arrangement has been secured at rezoning.
- A total of five accessible residential parking stalls are to be provided on-site; four spaces will be assigned to the four BUH units proposed and one space will be designated for visitor parking.
- A total of eight visitor parking spaces (including one accessible parking stall) are to be provided throughout the site. The number of visitor parking spaces proposed is in compliance with the minimum bylaw requirement.
- Both internal and external bicycle parking spaces have been incorporated into the proposal and are in compliance with the Zoning Bylaw requirements.
- The enclosed garbage room housing garbage, recycling and organics storage bins is proposed to be located within the parking structure, by the parkade entrance and adjacent to the loading area.

Architectural Form and Character

- The proposed development embodies the Tudor style architecture with varying façade treatment at key points, steep roof pitches, proportionate windows set symmetrically into traditional massing forms, projecting bays with prominent gables and architectural details such as brackets, knee braces, rafter tails, trims, fascia boards and external gutters.
- Façades have been delineated into base/body/top massing with bay window projections, gabled roof forms and detailed trim treatments to create variety in scale, depth and texture.

- The main project entry with its level approach, indoor waiting, seating and mail collection area provides identity for the development.
- Covered entry porches and front door expression, appropriately detailed and proportioned windows, along with trim elements, are provided along the street fronting building elevations to create a pedestrian-oriented and friendly streetscape.
- The proposed building materials are generally consistent with the OCP Guidelines. Materiality includes selective use of brick as a grounding element, horizontal siding in two profiles and two colours, monochromatic fibre-cement panels with robust detailing, divided black framed windows with body coloured trims and dark asphalt shingles.
- A dark charcoal grey colour scheme is proposed for the projecting gables' trims and panelled sections, providing a contemporary take on traditional Tudor detailing while contrasting with a lighter body colour.

Tree Preservation

- 22 bylaw-sized trees on the subject development site, two trees on neighbouring properties and eight street trees on City property were assessed at the rezoning stage.
 - A 37 cm caliper English walnut tree (specifically tag# 300), located on the development site along the Spires Road frontage is identified for retention.
 - 21 trees on-site are identified for removal due to poor condition.
 - An 80 cm caliper Douglas fir tree (specifically tag# N01) located on the neighbouring property to the south at 8611 Cook Road and a 40 cm caliper Norway spruce tree (specifically tag# N02) located on the property across the street at 8751 Spires Road, are identified to be retained and protected.
 - An 81 cm caliper Sawara cypress tree and an 80 cm caliper Sawara cypress tree (specifically tag# C03 & C04), located in the city's boulevard at the Cook Gate/Spires Road intersection, as well as an 8 cm caliper Japanese maple tree (specifically tag #C07) and an Eastern White cedar hedge (specifically tag #C08), located along the north side of Spires Road, are identified for retention.
 - Four City trees (specifically tag# C01, C02, C05, C06) located along Spires Road frontage of the site, are identified for removal due to their poor health and condition as well as conflict with the required frontage improvement works. A \$7,000.00 tree compensation has been secured at Rezoning stage.
 - There are also a few cedar hedgerows that run along and through the site which are not identified for retention.
- Based on the 2:1 tree replacement ratio goal stated in the OCP, 42 replacement trees are required. The applicant is proposing to plant 21 replacement trees on-site, including four conifer and 17 deciduous trees at grade.
 - Cash contribution to the City's Tree Compensation Fund in lieu of planting of the remaining replacement trees has been secured at Rezoning stage.

Landscape Design and Open Space Design

- A pedestrian-oriented streetscape along the road frontages is proposed with a defined edge with layered shrub planting, trees, low picket fence and slightly raised patios.

- The main entry to the building is marked by a large retained English walnut tree. A set of birdhouses mounted to poles is proposed at each corner of this feature landscaping area.
- The area in front of the main lobby will be treated with permeable paving. Permeable paving is also proposed at the vehicle entry of the site and decorative concrete paving will be used to delineate the loading area by the vehicle entry.
- At the podium level, all units are oriented around the landscaped courtyard with their own private yards. Low cast-in-place planters are proposed along the common walkways to establish an appealing and intimate residential character to encourage socialization and provide for casual surveillance of the common outdoor areas.
- There are two outdoor spaces proposed on the podium level:
 - A children's play area is proposed at the central area of the courtyard, on both sides of the east-west common walkway.
 - Play equipment has been chosen to fit into the play area and to provide different play opportunities (i.e., climbing, social, imagination, balance and motor skills) that can be used by different age groups and for multiple purposes.
 - Play area by the elevator lobby is designed to provide play opportunities using the inherent grade change at the elevator shaft above the pad-mounted transformer; features include half-sphere balance balls, embedded slide, steps and climbing holds.
 - Play area between Buildings 4 & 5 is designed for younger children; play equipment includes a play panel and a play house.
 - Three benches in the central play area are also provided for caregivers.
 - Another outdoor amenity space is proposed at the northeast corner of the courtyard. This space is designed as a social area for more passive activities. Features include an accessible picnic table and a barbeque.
- Wall-mounted, full cut-off light, lighting bollard, step lights and soffit lighting are proposed throughout the site.
- A high-efficiency, smart, on-site irrigation system is proposed to ensure continued maintenance of live landscaping.
- In order to ensure that the proposed landscaping works are completed, the applicant is required to provide a landscape security of \$255,996.65 in association with the development.

Crime Prevention Through Environmental Design

- Each private area has been provided with a secure space clearly delineated through landscaping, distinct paving and gating.
- Each unit has direct surveillance of its exterior private space and over the semi-private areas on-site, from occupied rooms.
- Security lighting has been provided for all public areas around the perimeter and common areas within.
- The main entrance and parkade entrance are controlled by enter-phones that will allow residents to remotely control access as well as to observe the visitor.

Sustainability

- The project will be designed to meet Step Code 3 requirements of the BC Energy Step Code with a low-carbon energy system.
- The developer advised that the following features will be included in the building design:
 - An electric air source heat pump system for efficient heating and cooling. The condenser units for the garden units are to be located within the parkade, and the condenser units for the townhouse units are to be located on the roof decks.
 - Heat recovery ventilator units.
 - Programmable thermostats.
 - Individual electric hot water tanks.
 - Energy Star appliances.
 - Water efficient fixtures.
 - Efficient lighting fixtures.

Accessible Housing

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

Conclusions

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



Edwin Lee
Planner 2
(604-276-4121)

EL:js

- Att. 1: Development Application Data Sheet
2: Excerpt from Advisory Design Panel Meeting Minutes (March 23, 2002)
3: Development Permit Considerations



DP 22-013081

Attachment 1

Address: 8740, 8760, 8780, 8800 Spires Road, and the surplus portion of the Spires Road road allowance

Applicant: Formwerks Architecture Owner: 1219002 BC Ltd.

Planning Area(s): City Centre

Floor Area Gross: 4,353 m² / 46,858 ft² Floor Area Net: 3,911 m² / 42,103 ft²

	Existing	Proposed
Site Area:	3,430 m ² (36,925 ft ²)	3,260 m ² (35,087 ft ²)
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Area Plan Designation:	City Centre Area Plan Amended July 18, 2022: Urban Centre T5 Sub-Area B.2: Mixed Use – Mid-Rise Residential & Limited Commercial	Under the provisions for instream applications: City Centre Area Plan: General Urban T4 Sub-Area B.1: Mixed Use – Low-Rise Residential & Limited Commercial
Zoning:	Single Detached (RS1/E)	Parking Structure Townhouses (RTP4)
Number of Units:	4	36 principal units + 3 secondary suites

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.20	1.20	none permitted
Lot Coverage – Building:	Max. 50%	48.4%	none
Lot Coverage – Non-porous Surfaces:	Max. 80%	72.6%	none
Lot Coverage – Landscaping:	Min. 20%	20.1%	none
Setback – Front Yard - Cook Gate (m):	Min. 3.0 m	3.0 m	none
Setback – Exterior Side Yard – North – Spires Road (m):	Min. 3.0 m	3.0 m	none
Setback – Interior Side Yard - South (future lane) (m):	Min. 1.5 m	3.0 m	none
Setback – Rear - West (m):	Min. 1.5 m	1.5 m	none
Height (m):	Max. 15.0 m (4 storeys)	14.2 m	none

Lot Depth:	Min. 30.0 m	86.27 m	none
Lot Width:	40 m	37.89 m	
Site Area:	Min. 2,400 m ²	3,260 m ²	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.2 (R) and 0.2 (V) per unit	1.5 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	44 (R) and 8 (V)	54 (R) and 8 (V)	none
Accessible Parking Spaces:	Min. 2% when 11 or more spaces are required (44 x 2% = 1 spaces)	5	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.20 (Class 2) per unit	1.25 (Class 1) and 0.2 (Class 2) per unit	none
Off-street Parking Spaces – Total:	45 (Class 1) and 8 (Class 2)	45 (Class 1) and 8 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	70 m ² (753 m ²)	none

Excerpt from the Discussion Notes from
The Design Panel Meeting

Thursday, September 21, 2023 – 4:00 p.m.
Remote (WebEx Meeting)

3. **DP 22-013081 – 36-UNIT TOWNHOUSE DEVELOPMENT ON TOP AND SURROUNDING A PARKING STRUCTURE**

ARCHITECT: Formwerks Architectural

LANDSCAPE ARCHITECT: PMG Landscape Architects

PROPERTY LOCATION: 8740, 8760, 8780 & 8800 Spires Road

Applicant's Presentation

Architect Norman Huth, Formwerks Architectural, and Landscape Architect Caelan Griffiths, PMG Landscape Architects, presented the project and answered queries from the Panel.

Panel Discussion

Comments from the Panel were as follows:

- ensure adequate soil volume for trees proposed in front yards; also look at the height of the tree proposed in front of Unit #8 to ensure it will not block the window of Unit #8 on the second floor;

The soil volumes in the front yards are appropriate for the species of trees proposed. The height of the specified tree at unit #8 is 10' maximum (Cercis canadensis 'Covey'). This places the top of the tree below the level of the second floor (being more than 12.6' above the ground level and more so given the eye-level height of a typical person).

- consider using dark-coloured hardie panels for the ground floor of buildings and wrap around with brick material to make the building base appear heavier;

The Hardie planks around the perimeter of the ground level have already been designated with a darker colour than the typical colour of the level above and the brick base has already been wrapped around all sides of the buildings except for the parkade walls to the south and west. But to provide an even greater sense of a base level, the ground floor canopy roofs have now been extended to be more continuous around the buildings.

- consider providing adequate protection for the landscaped amenity area on the ground floor from the loading area;

The protected and retained tree is separated from the loading zone by a 42” high wood picket fence. There is no predicted human access to the base of this retained tree for fear that this will negatively impact the tree’s ongoing health.

- would be difficult for parents to supervise children playing in play areas located in two different locations on the podium level courtyard; consider extending the play area for three-year-old plus children beyond the elevator to provide more space for the play area and accommodate more children;

The locations of the play equipment and the outdoor dining area have been switched. Thus, both child play areas have now been placed in proximity to each other near the centre of the terrace. Extending the area beyond the elevator would be difficult given the parameters of the project and the requirements of the adjacent areas.

- review the location of the barbeque area on the podium level courtyard as it is adjacent to the windows of units on either side;

The adjacent windows have been placed high on the wall to ensure visual privacy and they are insulated, mitigating sound intrusion. Furthermore, in response to another comment above, the barbeque area has been switched with the play area on the northeast corner which will further minimize any consequence of adjacency to certain hours of the day.

- ensure wheelchair access for the main and ensuite bathrooms of the Basic Universal Housing (BUH) units on the ground level;

The main bathroom of the BUH units has been designed in compliance with the City of Richmond’s regulations for Basic Universal Housing, specifically Section 4.16.2. According to the regulations, this applies to “at least one bathroom”, which in this case is the main bathroom.

- the project is nicely done and appreciate the attention to detail; the massing of the building is broken down nicely resulting in the scale of the building being very friendly; appreciate the Tudor style building character;

Noted.

- the parkade entrance could have been better located in a less prominent location, not in the middle of the site;

The space provided by the parkade entrance serves to break down the massing along Spires Road into two similarly scaled buildings. It also allows for space for an identifying feature, the “treehouse”, that ties in with the main pedestrian entrance. It is also important for security reasons to locate the parkade entry close to an area with greater surveillance.

- use of permeable pavers at grade is appropriate; however, if the intention of using pavers on the courtyard level is for stormwater detention, using a more conventional drainage would be more appropriate as it would be less complicated and require less maintenance in the long term;

The pavers on the courtyard level have been converted to standard slab pavers (to match the patios) per the ADP comment, as they do not need to be permeable. The Richmond bylaw indicates that a max of 75% of the site can be non-porous (including the building) and this can be changed to 80% depending on the DP conditions. As this is entirely on slab, and the drive aisle to the parking is permeable paving, the total non-porous area (excluding all planted areas and permeable paving on site) is 75% (25% site area = planted and permeable paving). Refer to Level 2 Landscape Plan, drawing L5 and to the City of Richmond Zoning Bylaw 8500 8.9.5.2 (Permitted Lot Coverage for Parking Structure Townhouses).

- appreciate the Tudor building character and bird house;

Noted.

- ensure light levels for SRWs along the west and south property lines are adequate and in accordance with CPTED standards;

According to the spacings shown on the plans (28-32 feet), the calculation is 0.64fc min. and 12fc max. Average is 3.5 fc (35 lux). Recommended average is 20 lux. This design is shown on the lighting plan. Refer to Exterior Lighting Strategy – Level 1, drawing A0.10 and Building 1, 3, 4 and 5 Elevations, drawings A2.02, A2.06, A2.08 and A2.10.

- architectural expression and interest are well done; however, consider more continuity of base conditions throughout the development on the ground/pedestrian level;

As noted above, the ground floor canopy roof has been carried around the building corners and extended across the sides (this was already the case for the Building 2 East elevation). This creates a continuous base-level feature linking the fronts and sides of each building.

- massing of roof lines is a bit unclear in terms of design intention;

The design intention has been to differentiate the top level as part of a tripartite scheme, bringing greater emphasis to the middle portion. The design of the top level (which is already differentiated by a smaller exposure width of plank siding than the rest of the wall) has now been further developed by providing it with a colour in-between that of the base and middle portions and by adding a wider, darker trim that visually separates it from the lower levels.

- the hip roofs on level four perceptually adds height to the buildings; investigate opportunities to make the top floor more recessive; also consider design development of the roof lines to reduce the sense of height off the top of the buildings;

Compared to gable roofs, hip roofs create a reduced sense of height, especially when viewed obliquely from street level. Further development of the top level as noted in the response to the comment above will also provide an impression of greater horizontality.

- consider design development for the side elevations of buildings; look at the design and placement of windows;

The side elevations of the buildings have now been broken up with extended ground floor roof canopies and with a greater differentiation of the top level with a different colour and a dividing trim line (see responses to comments above). However, further articulation of the fenestration on the sides remains limited by plan functionality, privacy considerations, spatial separation requirements and sustainable window/wall ratio concerns. But it is also a matter of setting the “secondary” fenestration more in the “background” so that the main features of the elevation – the projecting gabled bay window elements – are better highlighted. And it should be noted that the Tudor style was a “transitional” style with some elements of symmetry combined in parts with a functional asymmetry. Thus, a certain amount of irregularity of fenestration for the sake of interior requirements is perfectly in keeping with the style, and is indeed, expected.

- support the choice of materials and colours in the proposed development, especially in the loading court;

Using the same palette of materials certain aspects of the loading court area have been refined by: moving the pedestrian door to the centre of the side wall and framing it with lantern lighting; continuing the cap of the base brick around the space which breaks down the expanse of the brick wall; and introducing a Tudor-style brick pattern to the upper section of brick.

- ensure coordination of landscaping and architecture in the amenity space on the ground level, e.g. patio doors appear to open out into planting and not into a paved area;

The relevant drawings have been updated with the patio doors shown on the north side of the amenity room and windows on the east side facing the planting area. Please note that no hardscape is proposed within the tree protection zone, and the tree protection zone extends to the building face.

- review entries of unit types that are compromised by the location of bike storage; in particular look at required clearances around the door;

Noted – the configuration around the unit entry in question has been adjusted accordingly to conform with applicable guidelines.

- support the Panel comment regarding challenges in parental supervision in having the children's play areas located in different locations on the podium level courtyard; consider relocating the harvest table closer to the corner and to the play area to facilitate parental supervision;

We have switched the location of the play area and the outdoor dining area. See detailed response to similar comment above.

- proposed colours for play equipment appear complementary to the architecture of the proposed development; and

Noted.

- should public art be installed in the project, the bird house could be potentially integrated with the public art.

Noted.

The following comments were submitted by Panel member Chris Lee and were read into the record by Staff Liaison Virendra Kallianpur:

- the submission is very well put together with lots of intricate details and a strong vision;

Noted.

- appreciate incorporating existing trees into the design to create pockets of green spaces enhancing the public realm on street level; and

Noted.

- the overall layout of outdoor amenities space on podium level is very well executed.

Noted.

The Chair noted that the comments of Panel members present as well as the written comments submitted by a Panel member expressed general support for the project.

Due to the absence of a quorum, a Panel recommendation could not be considered.



City of
Richmond

Development Permit Considerations

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

Address: 8740, 8760, 8780 & 8800 Spires Road

File No.: DP 22-013081

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

1. **(Zoning Amendment)** Final adoption of the Zoning Amendment Bylaw 10357.
2. **(Landscaping Security)** Receipt of a Letter of Credit for landscaping in the amount of \$255,966.65 (based on the costs estimate provided by a CSLA registered landscape Architect including 10% contingency). A legal agreement is required to accompany the Landscape Security to set the terms for its use and release.

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

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

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.
All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.
The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contains prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed _____

Date _____



No. DP 22-013081

To the Holder: Formwerks Architecture
Property Address: 8740, 8760, 8780, 8800 Spires Road
Address: 1625 W 5th Avenue
Vancouver, BC V6J 1N5

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. 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 #43 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 \$255,996.65 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 22-013081

To the Holder: Formwerks Architecture
Property Address: 8740, 8760, 8780, 8800 Spires Road
Address: 1625 W 5th Avenue
Vancouver, BC V6J 1N5

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.

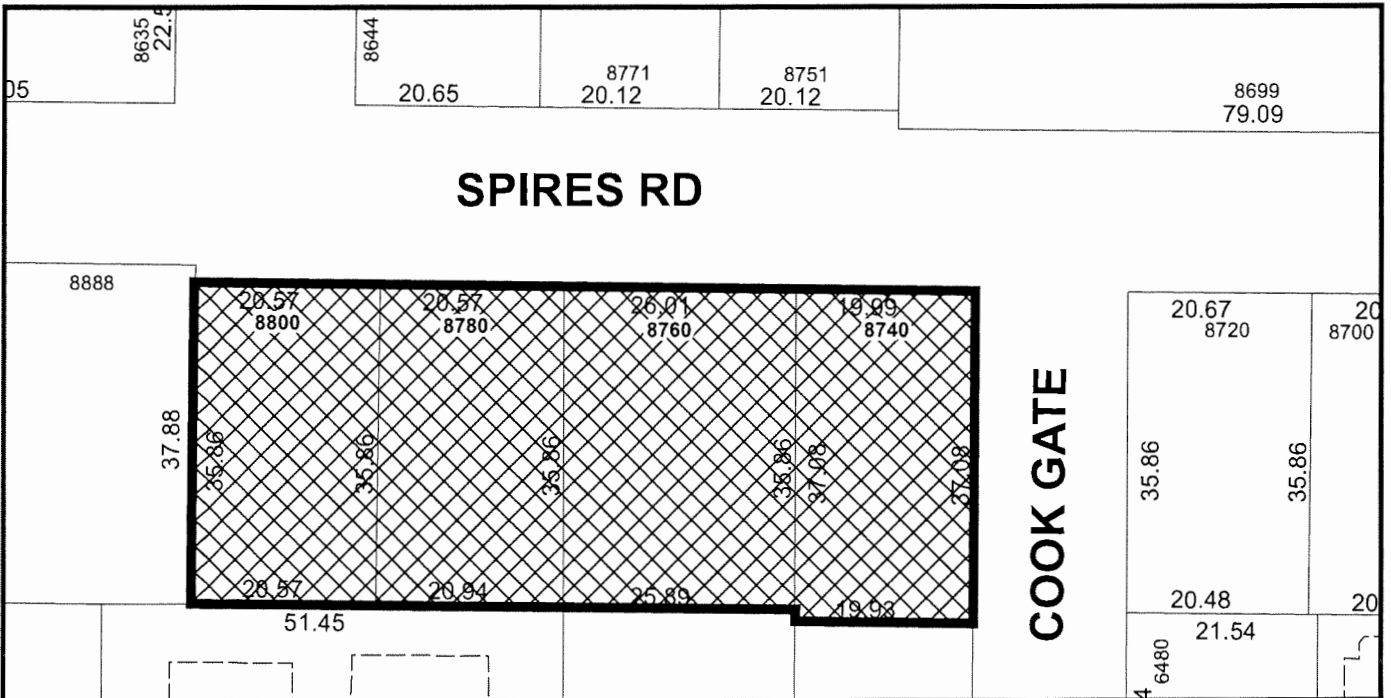
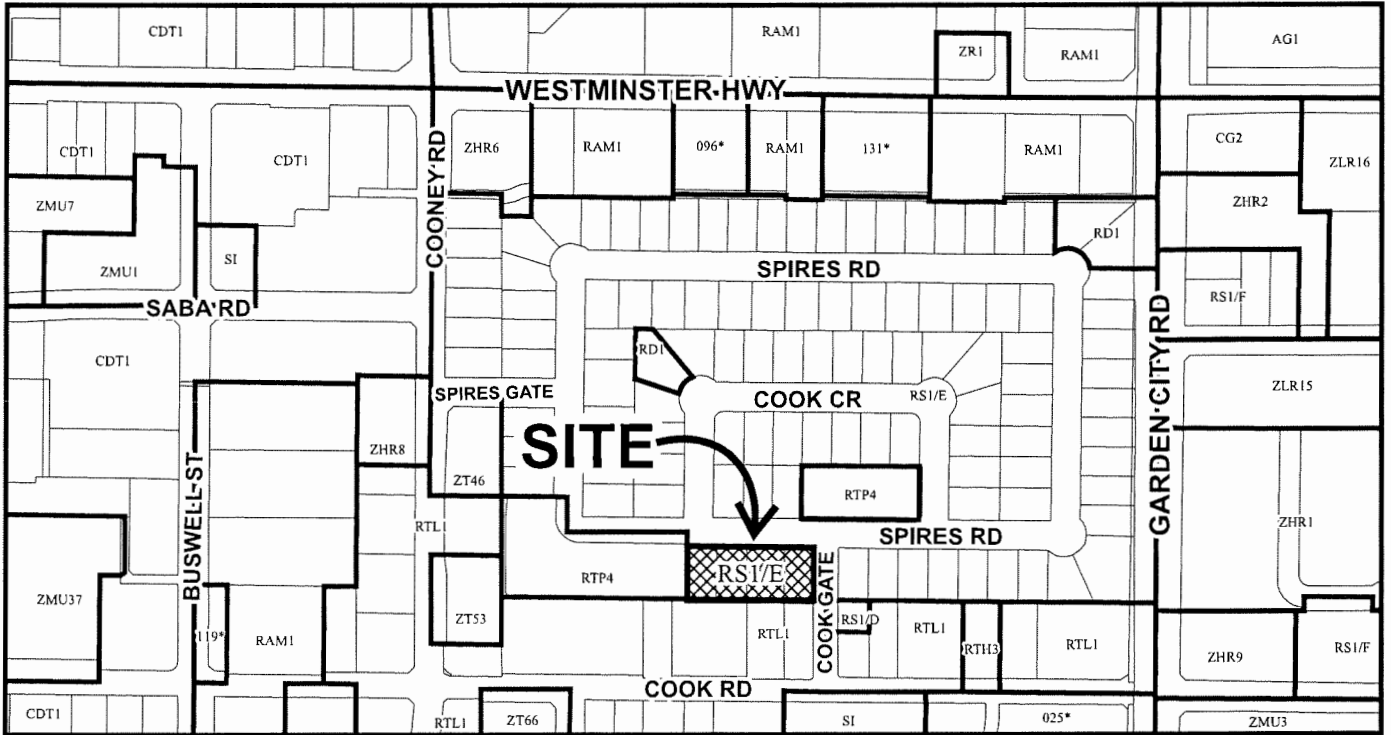
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE
DAY OF , .

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 22-013081
SCHEDULE "A"

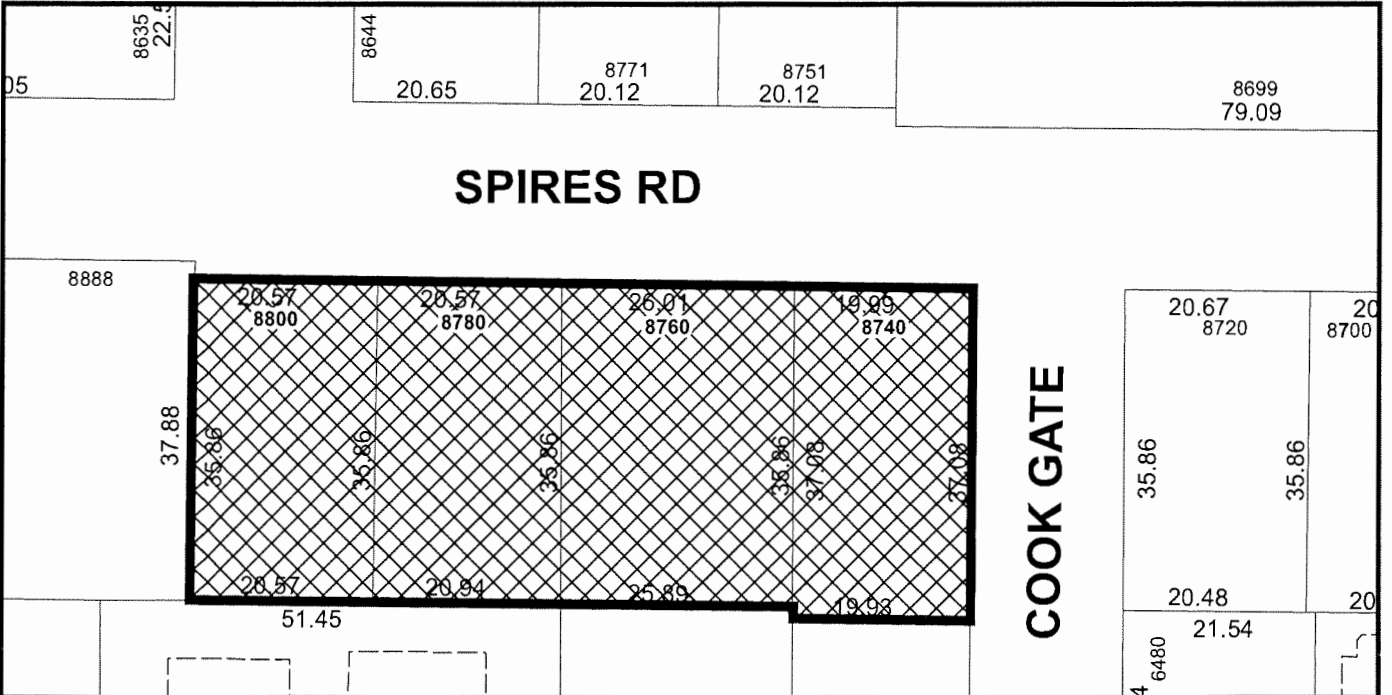
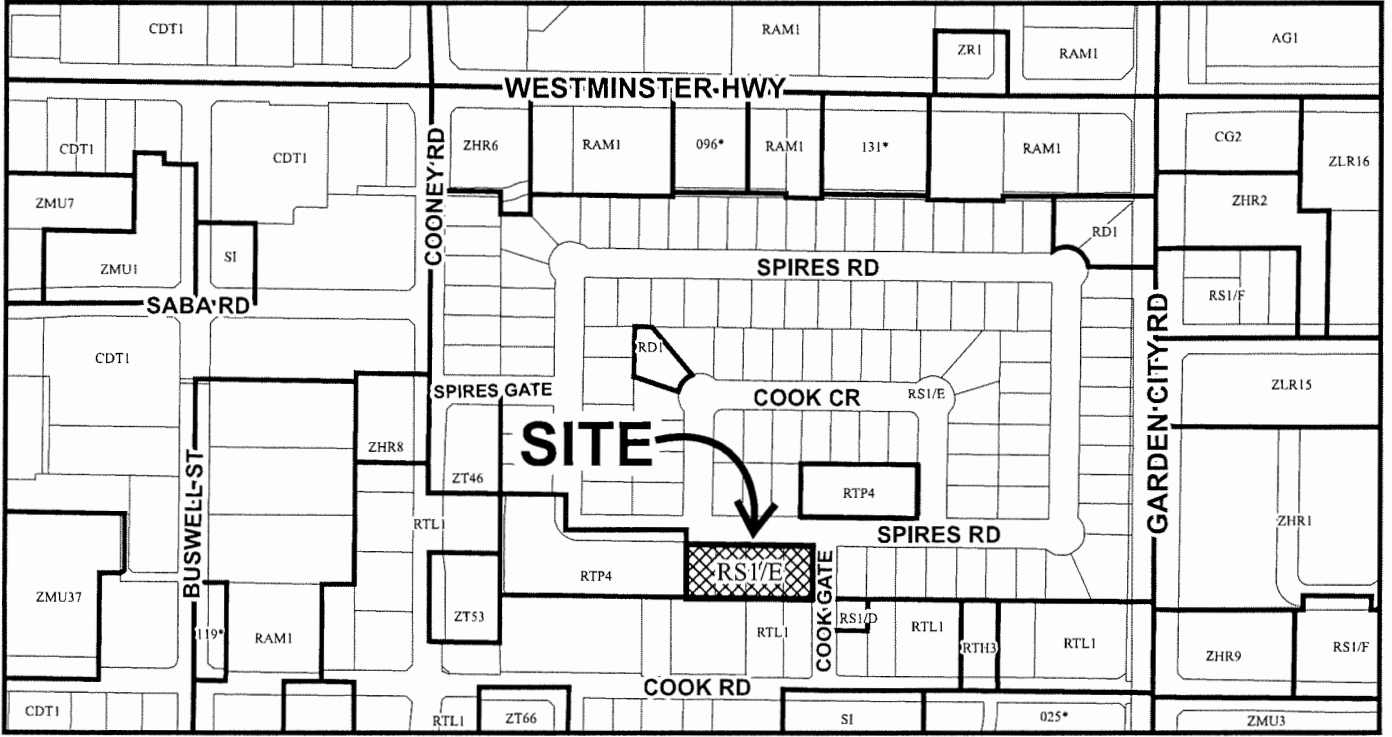
Original Date: 05/20/22

Revision Date:

Note: Dimensions are in METRES



City of Richmond



DP 22-013081

Original Date: 05/20/22

Revision Date:

Note: Dimensions are in METRES

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REVISIONS

ISSUED FOR REZONING	JULY 31, 2019
RE-ISSUED FOR REZONING	JULY 15, 2020
RE-ISSUED FOR REZONING 2	MAR 8, 2021
RE-ISSUED FOR REZONING 3	MAR 31, 2021
RE-ISSUED FOR REZONING 4	SEP 24, 2021
REVISED FOR REZONING 4	OCT 25, 2021
REVISED FOR REZONING 4	NOV 3, 2021
RE-ISSUED FOR REZONING 5	JAN 28, 2022
REVISED FOR REZONING 5	FEB 4, 2022
REVISED FOR REZONING 5	FEB 7, 2022
ISSUED FOR DP APPLICATION	APR 19, 2022
RE-ISSUED FOR DP APPLICATION	FEB 27, 2023
RE-ISSUED FOR DP APPLICATION	AUG 11, 2023
ISSUED FOR ADP	SEP 1, 2023
ISSUED FOR BP	SEP 15, 2023
RE-ISSUED FOR DP APPLICATION	NOV 17, 2023
ISSUED FOR TENDER	JAN 31, 2024
RE-ISSUED FOR DP APPLICATION	FEB 8, 2024
RE-ISSUED FOR DP APPLICATION	FEB 28, 2024

TERA

FORMWERKS ARCHITECTURAL

1625 West 5th Ave., Vancouver, BC V6J 1N5
Fax 685-2076 Phone 683-5441

PROJECT

8800 SPIRES ROAD

8800 SPIRES ROAD
RICHMOND, BC

DRAWING

COVER SHEET

SCALE

SHEET

NTS

DATE

FEBRUARY 28, 2024

A0.00



8800 SPIRES ROAD

RICHMOND, BC

DEVELOPMENT PERMIT RE-SUBMISSION FEBRUARY 28, 2024

DP 22-013081 **March 6, 2024** **PLAN #1**

PROJECT DATA

DEVELOPMENT DATA

	MIN. REQ'D / MAX. ALLOWED	PROPOSED
CIVIC ADDRESS 8800 SPIRES ROAD RICHMOND, BC		
LEGAL DESCRIPTION LOTS 60-63, SECTION 9 & 10 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT, PLAN 21489		
LOT AREA LOT AREA (Ha.) LOT AREA (SF)	- - -	0.326 Ha (35,087 SF)
LOT COVERAGE BUILDINGS & STRUCTURES COVERAGE AREA BUILDING & STRUCTURES COVERAGE RATIO (COR 8807.6.5.1)	17,543 SF 50 % MAX.	16,948 SF 48.4 %
NON-POROUS COVERAGE AREA NON-POROUS COVERAGE RATIO (COR 8807.6.5.2)	26,315 SF 75 % MAX.	25,480 SF 72.6 %
LIVE PLANTING COVERAGE AREA LIVE PLANTING COVERAGE RATIO (COR 8807.6.5.3)	7,017 SF 20 % MIN.	7,041 SF 20.1 %
SETBACKS FRONT (SPIRES RD) REAR (LANE/SOUTH PROPERTY LINE) LEVEL 1 AT PARKADE LEVEL 1 AT BUILDING 3 ABOVE LEVEL 1 SIDE #1 (COOK GATE) SIDE #2 (WEST PROPERTY LINE)	3.00 M 1.50 M - - - 3.00 M 1.50 M	3.00 M - 3.15 M 3.05 M - 3.00 M 1.50 M
BUILDING HEIGHT BUILDING HEIGHT	15.00 M	<15.00 M* *REFER TO ELEVATIONS
NUMBER OF RESIDENTIAL UNITS TWO-BEDROOM UNITS THREE-BEDROOM UNITS THREE-BEDROOM UNITS W/ LOCK OFF FOUR-BEDROOM UNITS FOUR-BEDROOM UNITS W/ LOCK OFF TOTAL NUMBER OF UNITS	- - - - - -	6 23 1 4 2 36
TOTAL BUILDING FLOOR AREA TOTAL GROSS FLOOR AREA WALL EXCLUSIONS STAIRS EXCLUSIONS HC UNITS EXCLUSIONS TOTAL EXCLUSIONS TOTAL NET FLOOR AREA	- - - - - -	46,775.0 SF 1,370.1 SF 3,640.3 SF 80.0 SF 5,110.4 SF 41,664.6 SF
DENSITY NO. OF UNITS PER HECTARE FLOOR SPACE RATIO (FSR)	- 1.2	- 1.2
VEHICULAR PARKING TOTAL SPACES (EXCL. LOADING) STANDARD SIZE (50% MIN. OF PROVIDED = 62 @ 50% = 31) (COR 8807.6.13.6, 13.7)	52 MIN. 31 MIN.	62 44
SMALL CAR (42-31 MIN. STANDARD - 2 MIN. ACCESSIBLE = 29) ACCESSIBLE (2% MIN. OF REQUIRED = 52 @ 2% = 1.02 ROUNDED UP) (COR 8807.6.14.6, 7.6.14)	29 MAX. 2 MIN.	13 5
RESIDENT SPACES (1.2 STALLS / UNIT MIN. @ 36 UNITS = 43.2 ROUNDED UP) (COR 8807.6.13.1)	44 MIN.	54
TANDEM (54 PROVIDED - 36 UNITS = 18 AVAIL. AS 2ND STALLS) (COR 8807.6.14)	18 MAX.	18
EV CHARGING (100% MIN. OF RES. PROVIDED = 54 @ 100% = 54) (COR 8807.6.15.1)	54 MIN.	54
STANDARD SIZE SMALL CAR ACCESSIBLE	41 9 4	1 8 4
VISITOR SPACES (0.2 STALLS / UNIT MIN. @ 36 UNITS = 7.2 ROUNDED UP) (COR 8807.6.13.1)	8 MIN.	1
STANDARD SIZE SMALL CAR ACCESSIBLE	3 4 1	1 4 1
LOADING SPACES (11-80 UNITS = 1 MED. @ 36 UNITS = 1 MED.) (COR 8807.6.13.4.1)	1 (MEDIUM)	1 (MEDIUM)
BICYCLE STORAGE CLASS 1 (1.25/UNIT MIN. @ 36 UNITS = 45) (COR 8807.6.14.7.1)	45 MIN.	45
HORIZONTAL VERTICAL (33% MAX. OF PROVIDED = 45 @ 33% = 14.85 ROUNDED UP) (COR 8807.6.14.8)	30 MIN. 15 MAX.	30 15
CLASS 2 (0.2/UNIT MIN. @ 36 UNITS = 7.2 ROUNDED UP) (COR 8807.6.14.7.1)	8 MIN.	8

CONTEXT PLAN



DRAWING LIST

COVER SHEET	A0.00
DESIGN RATIONALE & PRECEDENT PHOTOS	A0.01
CONTEXT ANALYSIS	A0.02
CONTEXT PLAN	A0.03
CONTEXT PHOTOS	A0.04
EXISTING STREETSCAPES	A0.05
SHADOW ANALYSIS	A0.06
PERSPECTIVES	A0.07
ACCESSIBILITY STRATEGY LEVEL 1	A0.08
ACCESSIBILITY STRATEGY LEVEL 2	A0.09
EXTERIOR LIGHTING STRATEGY LEVEL 1	A0.10
EXTERIOR LIGHTING STRATEGY LEVEL 1	A0.11
SUSTAINABILITY STRATEGY	A0.12
DATA SHEET	A1.01
SITE PLAN LEVEL 1	A1.02
SITE PLAN LEVEL 2	A1.03
SITE AREA PLAN	A1.04
LEVEL 1 PLAN	A1.05
LEVEL 2 PLAN	A1.06
LEVEL 3 PLAN	A1.07
LEVEL 4 PLAN	A1.08
ROOF PLAN	A1.09
PRE ACCESS PLAN LEVEL 1	A1.10
PRE ACCESS PLAN LEVEL 2	A1.11
SITE SECTIONS	A1.12
SITE SECTIONS	A1.13
SITE SECTIONS	A1.14
STREETSCAPES	A1.15
STREETSCAPES	A1.16
BUILDING 1 PLANS	A2.01
BUILDING 1 ELEVATIONS	A2.02
BUILDING 2 PLANS	A2.03
BUILDING 2 ELEVATIONS	A2.04
BUILDING 3 PLANS	A2.05
BUILDING 3 ELEVATIONS	A2.06
BUILDING 4 PLANS	A2.07
BUILDING 4 ELEVATIONS	A2.08
BUILDING 5 PLANS	A2.09
BUILDING 5 ELEVATIONS	A2.10
COLOUR SCHEME BUILDINGS 1&3	A2.11
COLOUR SCHEME BUILDING 2	A2.12
COLOUR SCHEME BUILDINGS 4&5	A2.13
UNIT TYPES A1 AND A1E PLANS	A3.01
UNIT TYPES A2-A2C PLANS	A3.02
UNIT TYPE B1 PLANS	A3.03
UNIT TYPE B1E PLANS	A3.04
UNIT TYPE B2 PLANS	A3.05
UNIT TYPE B3 PLANS	A3.06
UNIT TYPE B4 PLANS	A3.07
UNIT TYPE B4E PLANS	A3.08
UNIT TYPE B5 PLANS	A3.09
UNIT TYPE B6 PLANS	A3.10
UNIT TYPE B6A PLANS	A3.11
UNIT TYPE B7 PLANS	A3.12
OUTDOOR AREA OVERLAY L1	O0.01
OUTDOOR AREA OVERLAY L2	O0.02
OUTDOOR AREA OVERLAY L4	O0.03
FAR OVERLAY BUILDING 1	O0.04
FAR OVERLAY BUILDING 2	O0.05
FAR OVERLAY BUILDING 3	O0.06
FAR OVERLAY BUILDING 4	O0.07
FAR OVERLAY BUILDING 5	O0.08
LOT COVERAGE BUILDING & STRUCTURES OVERLAY	O0.09
LOT COVERAGE POROUS / NON-POROUS OVERLAY	O0.10

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FORMWERKS ARCHITECTURAL

1625 West 5th Ave., Vancouver, BC V6J 1H5
Fax 685-2076 Phone 685-5441

PROJECT

8800 SPIRES ROAD

8800 SPIRES ROAD
RICHMOND, BC

DRAWING

DATA SHEET

SCALE	SHEET
	N.T.S.
DATE	A1.01
FEBRUARY 28, 2024	

UNIT AREA CALCULATIONS

UNIT TYPE	# OF UNITS	GROSS AREA
B1 (3 BED+DEN/2 BATH)	10	1329 SQ.FT.
B1E (3 BED+DEN/2 BATH)	3	1345 SQ.FT.
B2 (4 BED/3 BATH)	1	1379 SQ.FT.
B3 (4 BED/3 BATH/LO)	1	1935 SQ.FT.
B4 (3 BED+DEN/2 BATH)	6	1327 SQ.FT.
B4E (3 BED+DEN/3 BATH/LO)	2	1738 SQ.FT.
B5 (4 BED/3 BATH)	1	1535 SQ.FT.
B6A (4 BED/2 BATH)	1	1459 SQ.FT.
B6 (4 BED/2 BATH)	1	1476 SQ.FT.
B7 (3 BED+DEN/2 BATH)	4	1282 SQ.FT.
A1 (2 BED/2 BATH/BUH)	1	764 SQ.FT.
A1E (2 BED/2 BATH/BUH)	1	757 SQ.FT.
A2 (2 BED/2 BATH)	2	718 SQ.FT.
A2C (2 BED/2 BATH/BUH)	2	718 SQ.FT.
TOTAL	36	-

BUILDING FLOOR AREA CALCULATIONS

	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	LEVEL 4 SQ FT	TOTAL		LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	LEVEL 4 SQ FT	TOTAL
BUILDING 1						BUILDING 4					
GROSS	2,163.3 SF	3,008.2 SF	3,219.7 SF	1,814.8 SF	10,206.0 SF	GROSS	0.0 SF	3,497.9 SF	3,755.4 SF	2,121.3 SF	9,375.6 SF
EXCLUSIONS WALL	45.1 SF	84.1 SF	90.5 SF	70.4 SF	290.1 SF	EXCLUSIONS WALL	0.0 SF	94.3 SF	100.3 SF	88.0 SF	282.6 SF
EXCLUSIONS STAIRS	0.0 SF	321.6 SF	241.8 SF	226.8 SF	790.2 SF	EXCLUSIONS STAIRS	0.0 SF	269.5 SF	233.8 SF	214.2 SF	717.5 SF
EXCLUSIONS BUIH UNIT	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	EXCLUSIONS BUIH UNIT	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF
NET	2,118.2 SF	2,802.5 SF	2,887.4 SF	1,519.6 SF	9,327.7 SF	NET	0.0 SF	3,134.2 SF	3,421.3 SF	1,819.0 SF	8,374.5 SF
BUILDING 2						BUILDING 5					
GROSS	1,450.8 SF	2,272.8 SF	2,291.1 SF	1,317.4 SF	7,322.1 SF	GROSS	0.0 SF	3,497.9 SF	3,755.4 SF	2,121.3 SF	9,375.6 SF
EXCLUSIONS WALL	28.6 SF	42.1 SF	71.7 SF	57.6 SF	200.0 SF	EXCLUSIONS WALL	0.0 SF	94.3 SF	100.3 SF	88.0 SF	282.6 SF
EXCLUSIONS STAIRS	0.0 SF	364.1 SF	142.2 SF	136.4 SF	642.7 SF	EXCLUSIONS STAIRS	0.0 SF	269.5 SF	233.8 SF	214.2 SF	717.5 SF
EXCLUSIONS BUIH UNIT	20.0 SF	0.0 SF	0.0 SF	0.0 SF	20.0 SF	EXCLUSIONS BUIH UNIT	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF
NET	1,402.2 SF	1,866.6 SF	2,077.2 SF	1,123.4 SF	6,469.4 SF	NET	0.0 SF	3,134.2 SF	3,421.3 SF	1,819.0 SF	8,374.5 SF
BUILDING 3						TOTAL:					
GROSS	2,238.7 SF	2,985.5 SF	3,198.4 SF	1,880.1 SF	10,302.7 SF	TOTAL GROSS					46,775.0 SF
EXCLUSIONS WALL	46.1 SF	84.7 SF	92.6 SF	72.6 SF	296.0 SF	TOTAL EXCLUSIONS					5,110.4 SF
EXCLUSIONS STAIRS	0.0 SF	323.8 SF	241.8 SF	226.8 SF	792.4 SF	TOTAL NET					41,664.6 SF
EXCLUSIONS BUIH UNIT	40.0 SF	0.0 SF	0.0 SF	0.0 SF	40.0 SF	TOTAL SITE AREA					35,087.0 SF
NET	2,132.6 SF	2,577.3 SF	2,864.0 SF	1,807.7 SF	9,154.7 SF	TOTAL FAR					1.2

OUTDOOR AREA CALCULATIONS

OUTDOOR AREA CALCULATION SUMMARY

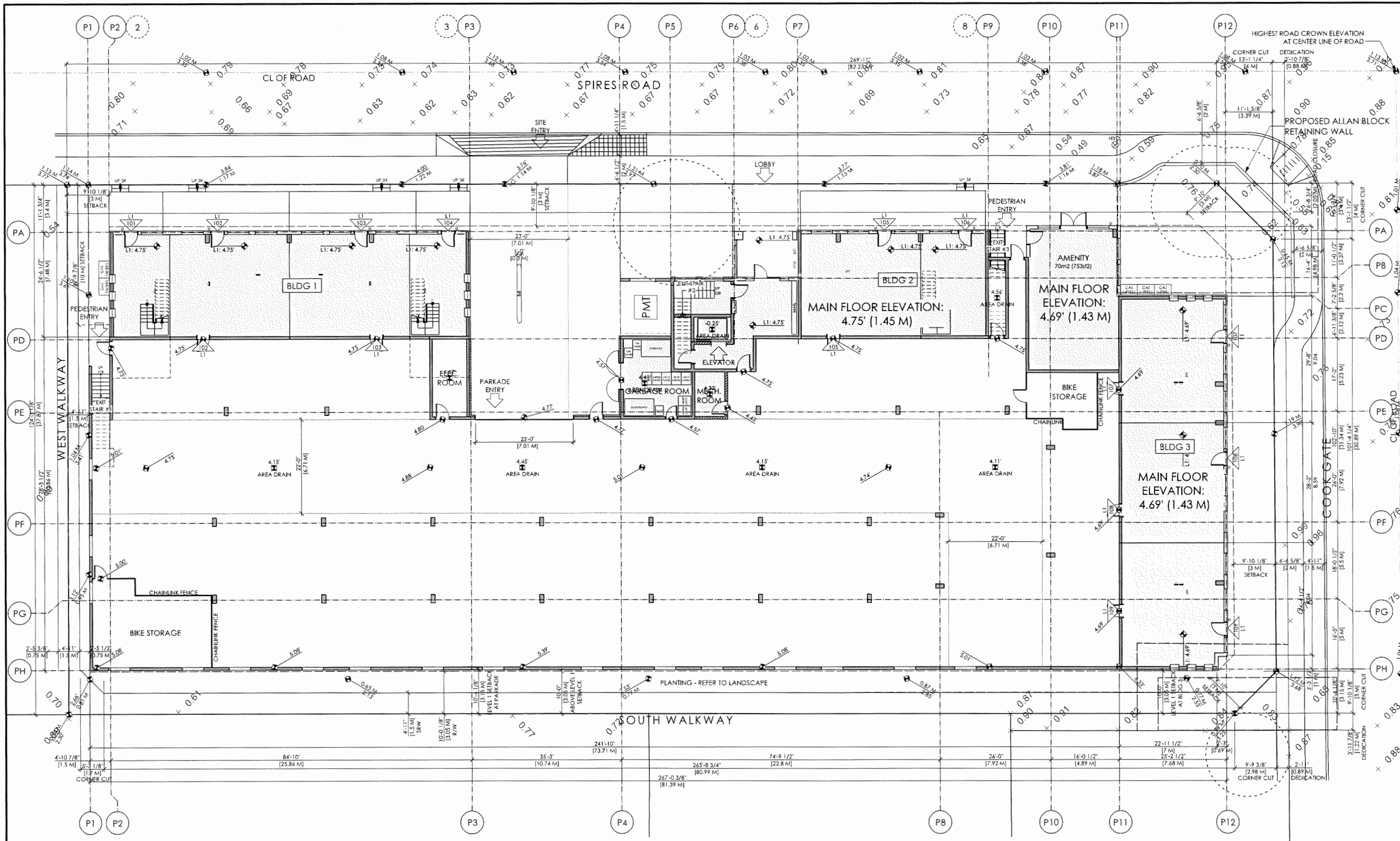
NUMBER OF UNITS PROPOSED	36	REQUIRED	PROPOSED			
SITE AREA	3260 m²		LEVEL 1	LEVEL 2	LEVEL 4	TOTAL
REQUIRED OUTDOOR AMENITY (6 m²/UNIT) (COR OCP 14.4.5.D)		2,325 SF (216 m²)	586.1 SF	435.6 SF		2,440.9 SF (226.8 m²)
CHILD'S PLAY AREA (3 m²/UNIT) (COR OCP 14.4.5.D)		1,163 SF (108 m²)		1,013.1 SF		1,419.2 SF (131.8 m²)
ADDITIONAL OUTDOOR AMENITY (10% SITE AREA) (COR City Centre Area Plan 3.1.8 B)		3,509 SF (326 m²)	834.5 SF	1,597.6 SF		3,674.2 SF (341.3 m²)
PRIVATE OPEN SPACE (37 m²/UNIT) (COR City Centre Area Plan 3.1.8 B)		14,338 SF (1,332 m²)	2,385.0 SF	6,415.8 SF	6,466.4 SF	15,267.2 SF (1,418.3 m²)
TOTAL OUTDOOR AREA		20,195 SF (1,874 m²)	2,026.6 SF	8,029.0 SF	6,932.8 SF	17,888.4 SF (1,664.4 m²)

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PROJECT

8800 SPIRES ROAD

8800 SPIRES ROAD
 RICHMOND, BC

DRAWING

SITE PLAN LEVEL 1

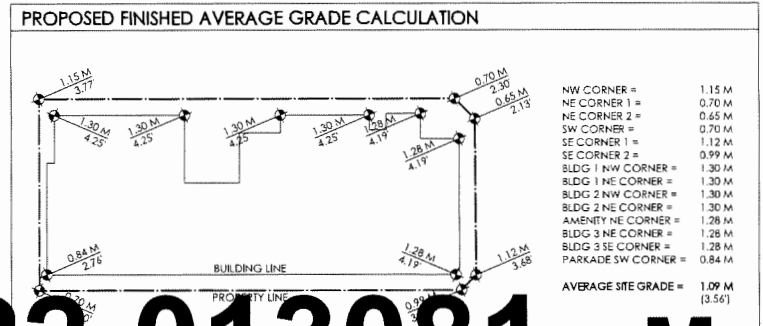
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SHEET: **A1.02**

DATE: FEBRUARY 28, 2024

LEGEND

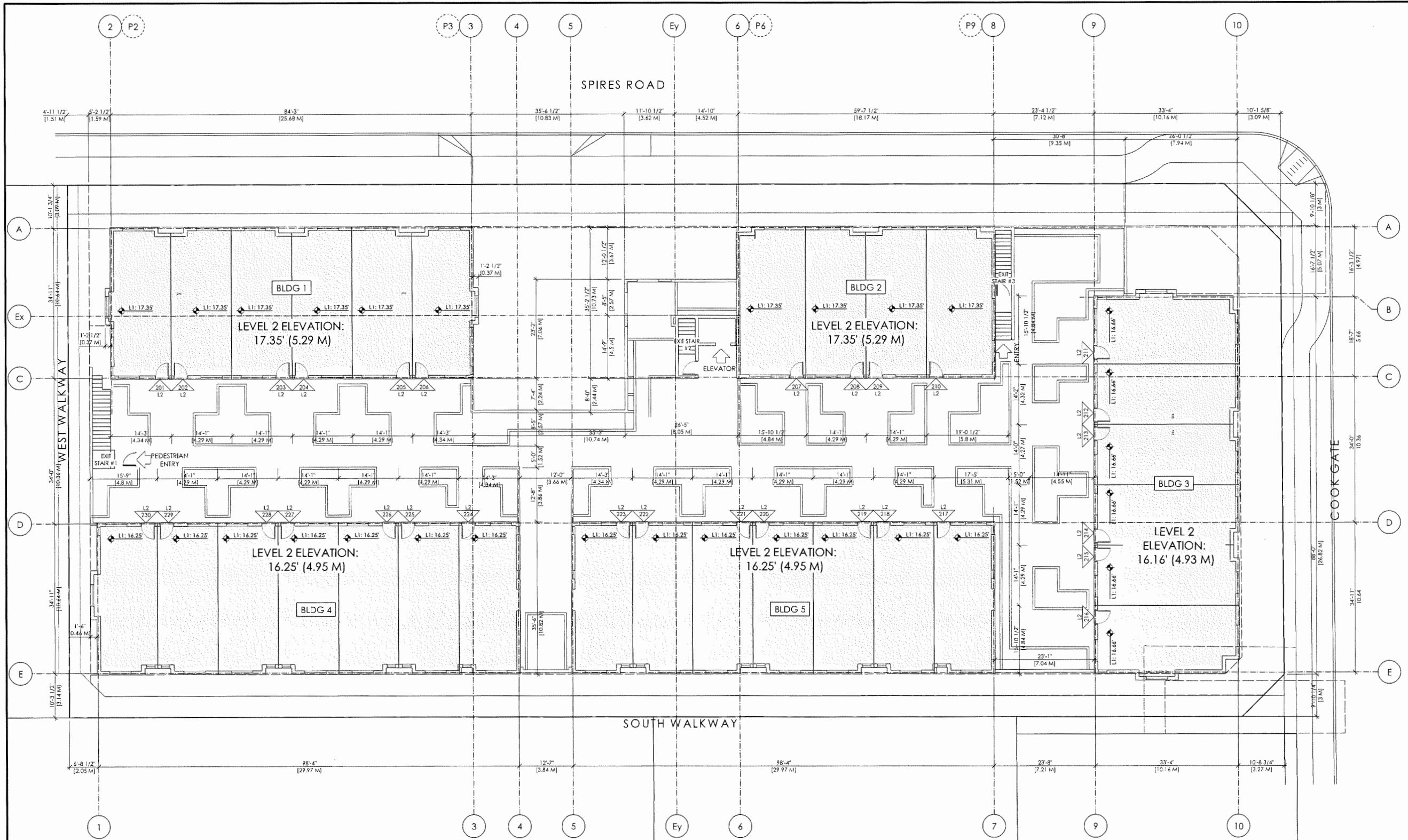
E.G. 100.00 M	EXISTING SPOT ELEVATION
P.G. 100.00 M	PROPOSED SPOT ELEVATION
100.0 M TOW	TOP OF WALL ELEVATION
100.0 M BOW	BOTTOM OF WALL ELEVATION
[Symbol]	COVERED PARKING AREA
[Symbol]	UNIT AREA
[Symbol]	UNIT ENTRY
[Symbol]	TREE DRIP LINE
[Symbol]	PROTECTION ZONE



GENERAL NOTES

1. BASIC UNIVERSAL HOUSING (BUH) UNITS ARE DESIGNED IN ACCORDANCE WITH SECTION 4.16 OF THE RICHMOND ZONING BYLAW 8500.

DP 22-013081 March 6, 2024 PLAN #3



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REVISED FOR REZONING 5	FEB 7 2022
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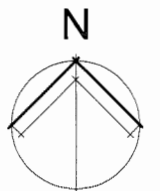
PROJECT
8800 SPIRES ROAD
 8800 SPIRES ROAD
 RICHMOND, BC

DRAWING
SITE PLAN LEVEL 2

SCALE	SHEET
3/32" = 1'-0"	A1.03
DATE	FEBRUARY 28 2024

LEGEND

	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	TOP OF WALL ELEVATION
	BOTTOM OF WALL ELEVATION
	COVERED PARKING AREA
	UNIT AREA
	UNIT ENTRY
	TREE DRIP LINE



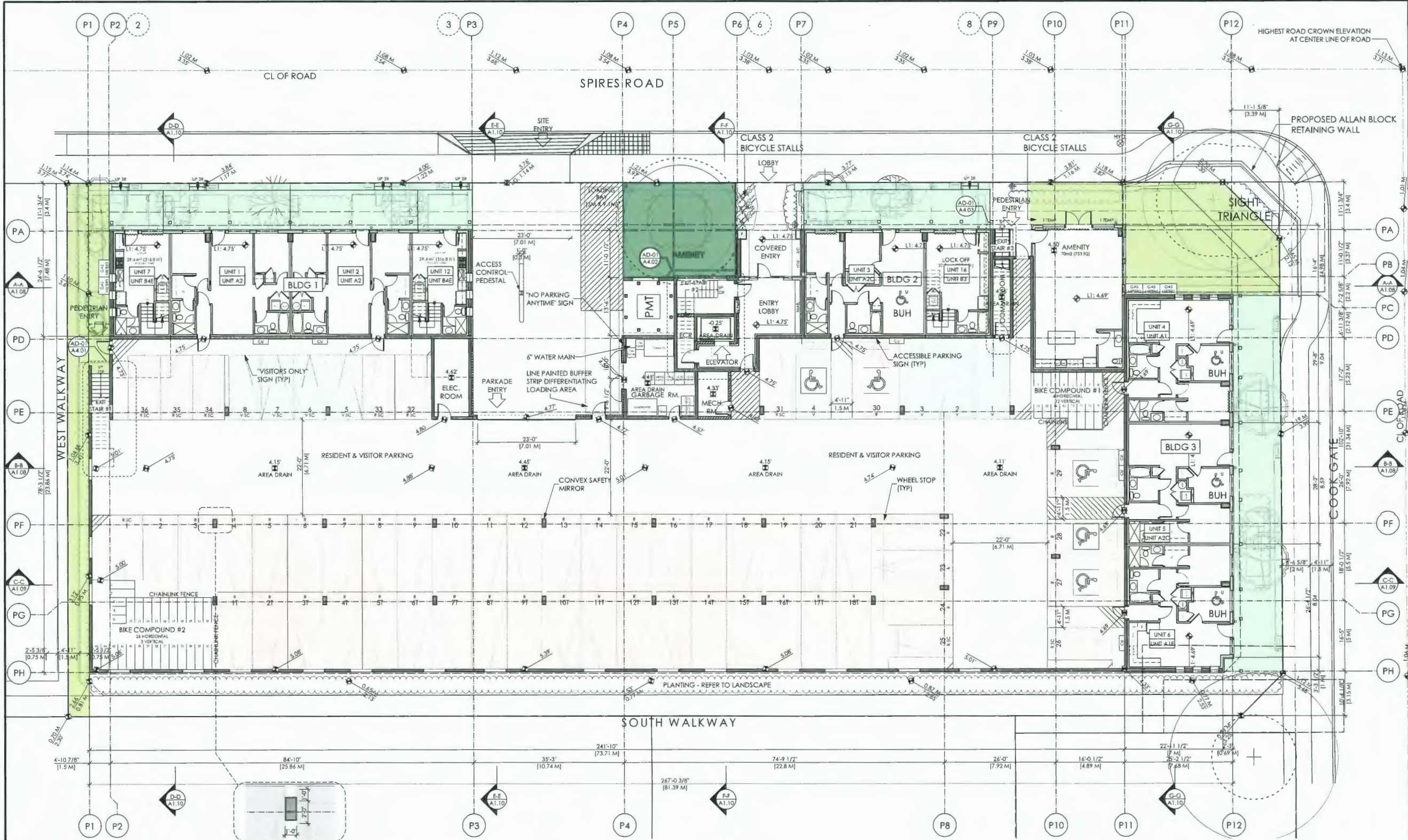
DP 22-013081 March 6, 2024 PLAN #4

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 Fax: 685-2076 Phone: 683-5441

PROJECT

8800 SPIRES ROAD

8800 SPIRES ROAD
 RICHMOND, BC

DRAWING

LEVEL 1 PLAN

SCALE: 3/32" = 1'-0"

SHEET: **A1.05**

DATE: FEBRUARY 28, 2024

LEGEND

	CONVERTIBLE/UNIVERSAL UNIT		TRUCK REAR/SIDE LOADING BUFFER
	UNIT ENTRY		ROLL-OVER CURB
	EXISTING SPOT ELEVATION E.G. 328.08' 100.00 M		CONCRETE OR ASPHALT SURFACE
	PROPOSED GRADE ELEVATION P.G. 328.08'		CONDENSING UNITS
	INTERPOLATED SPOT ELEVATION I.G. 328.08' 100.00 M		
	WALL MOUNTED DOWNLIGHT		
	PRIVATE OUTDOOR AREA		
	AMENITY OUTDOOR AREA		

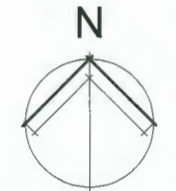
PARKING LEGEND

	STANDARD PARKING (RESIDENT)		STANDARD ACCESSIBLE PARKING w/ 1.5 M SHARABLE AISLE (RESIDENT)
	STANDARD PARKING (RESIDENT)		VAN ACCESSIBLE PARKING w/ 1.5 M SHARABLE AISLE (RESIDENT)
	SMALL CAR PARKING (RESIDENT)		STANDARD ACCESSIBLE PARKING w/ 1.5 M SHARABLE AISLE (VISITOR)
	SMALL CAR PARKING (RESIDENT)		CLASS 1 BICYCLE STORAGE (HORIZONTAL)
	STANDARD PARKING (VISITOR)		CLASS 1 BICYCLE STORAGE (VERTICAL)

NOTE: R = RESIDENT PARKING V = VISITOR PARKING

GENERAL NOTES

1. BASIC UNIVERSAL HOUSING (BUH) UNITS ARE DESIGNED IN ACCORDANCE WITH SECTION 4.16 OF THE RICHMOND ZONING BYLAW 8500.



DP 22-013081 March 6, 2024 PLAN #5

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 Fax 685-2076 Phone 683-5441

PROJECT

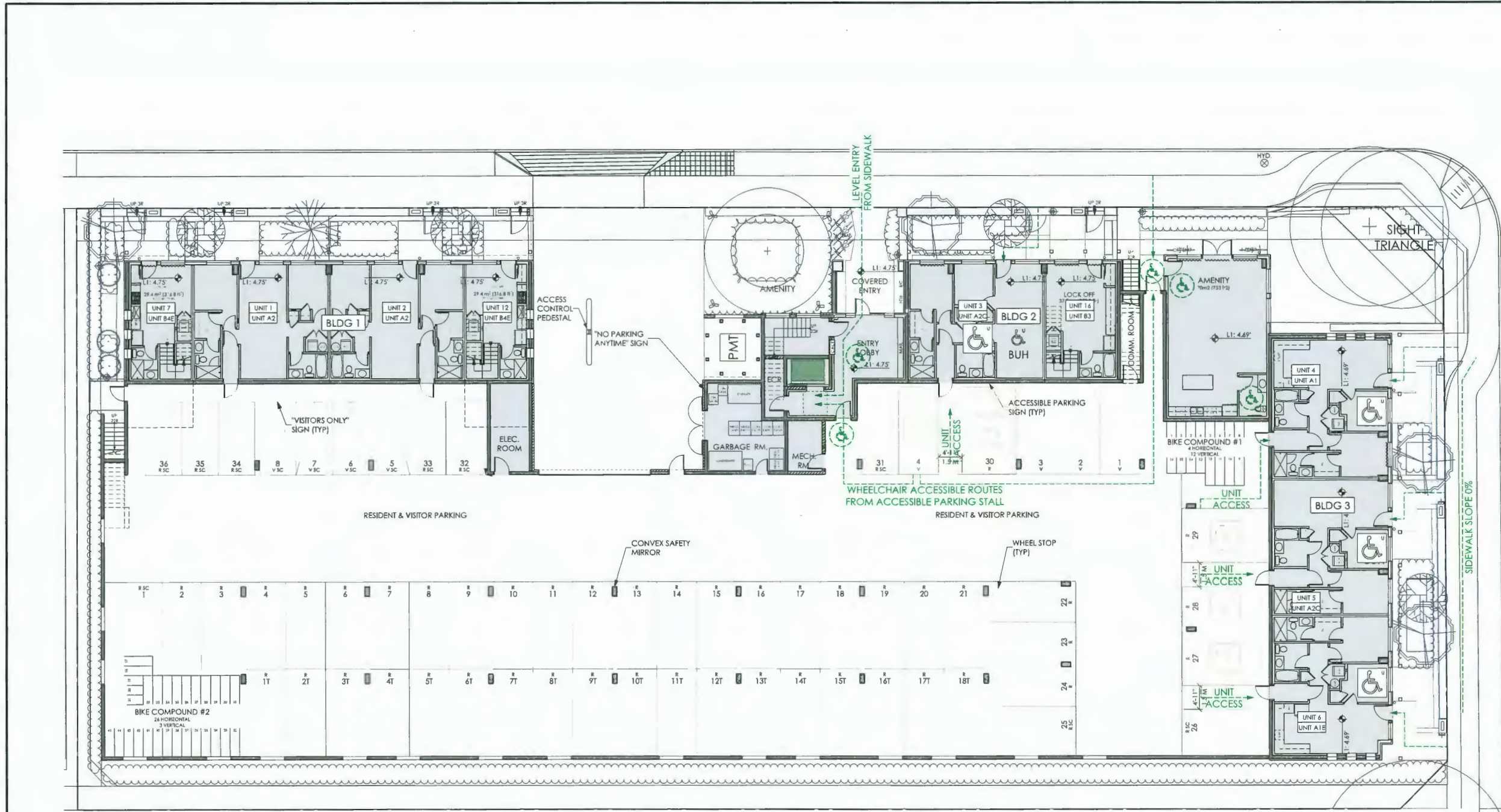
8800 SPIRES ROAD

8800 SPIRES ROAD
 RICHMOND, BC

DRAWING

ACCESSIBILITY STRATEGY LEVEL 1

SCALE	SHEET
3/32" = 1'-0"	A0.08
DATE	
FEBRUARY 28, 2024	

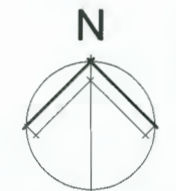


LEGEND

	UNIVERSAL UNIT
	UNIT ENTRY
	WHEELCHAIR ACCESSIBLE ROUTES
	STANDARD ACCESSIBLE PARKING w/ 1.2 M SHARABLE AISLE (RESIDENT)
	VAN ACCESSIBLE PARKING w/ 1.2 M SHARABLE AISLE (RESIDENT)
	STANDARD ACCESSIBLE PARKING w/ 1.2 M SHARABLE AISLE (VISITOR)

ACCESSIBILITY STRATEGY

NUMBER OF UNIVERSAL UNITS:	4
NUMBER OF ACCESSIBLE RESIDENTIAL:	4
NUMBER OF VISITOR:	1
PARKING STALLS:	1 VISITOR
FEATURES:	<ol style="list-style-type: none"> 1 MINIMAL SITE GRADING AND A CENTRAL ELEVATOR ACCOMMODATES WHEELCHAIR CIRCULATION THROUGH THE SITE. 2 A FLAT COURTYARD ALLOWS ACCESS TO ALL UNITS AND OUTDOOR AMENITY AREAS. 3 ALL UNITS CAN BE REACHED VIA WHEELCHAIR ROUTES. 4 GROUND LEVEL UNITS HAVE DIRECT PARKADE ACCESS. 5 TOWNHOUSE UNITS CAN BE ACCESSED FROM THE COURTYARD VIA THE ELEVATOR. 6 UNIVERSAL UNITS CAN BE ACCESSED FROM THE STREET AND A SECONDARY ENTRY AT THE PARKADE. 7 CURB ACCESS TO PARKING PROVIDED FOR EACH COVERED UNIT.



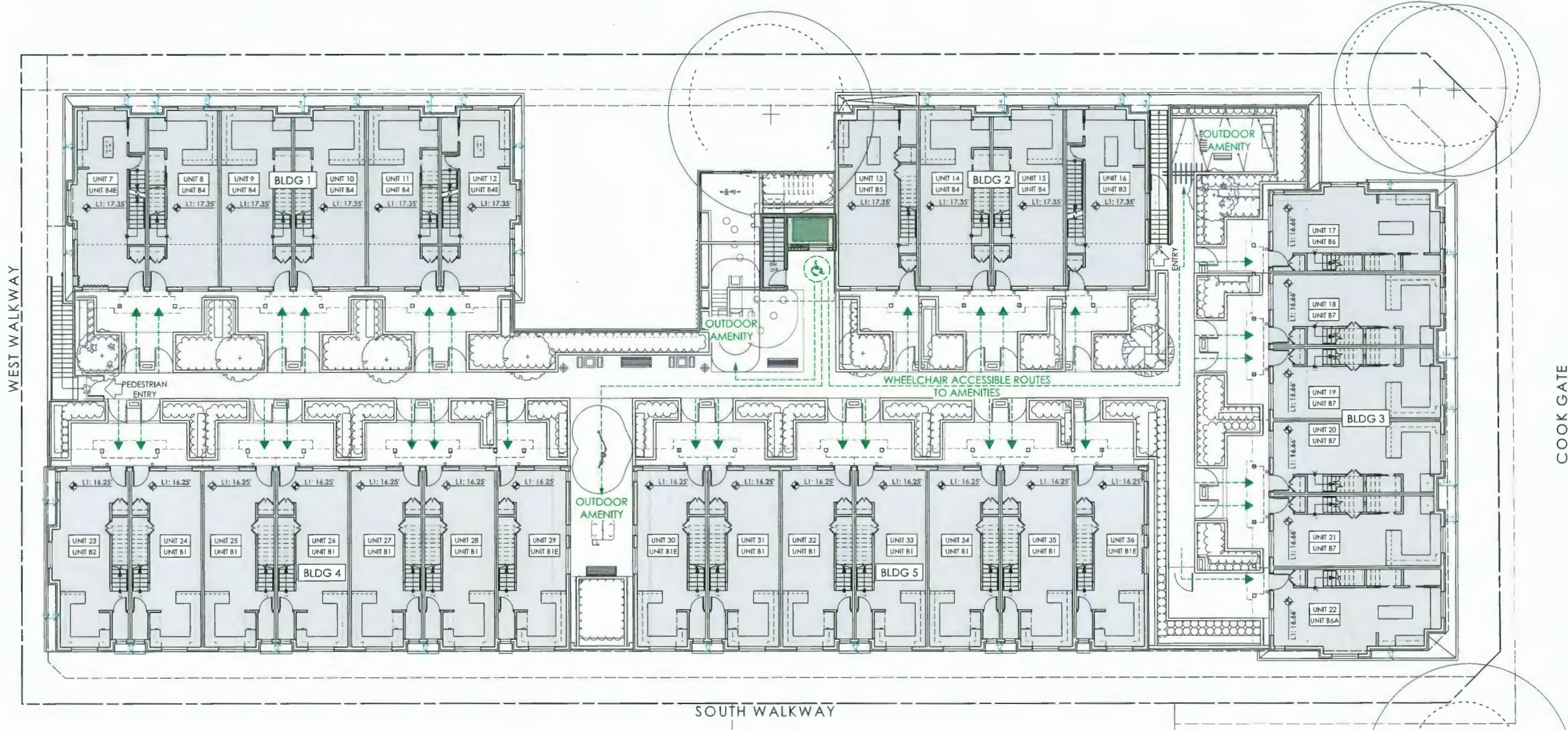
DP 22-013081 March 6, 2024 PLAN #6

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PROJECT

8800 SPIRES ROAD

8800 SPIRES ROAD
 RICHMOND, BC

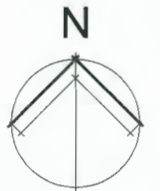
DRAWING

ACCESSIBILITY STRATEGY LEVEL 2

SCALE 3/32" = 1'-0"

DATE FEBRUARY 28, 2024

SHEET **A0.09**



LEGEND		ACCESSIBILITY STRATEGY	
	UNIVERSAL UNIT	NUMBER OF UNIVERSAL UNITS:	4
	UNIT ENTRY	NUMBER OF ACCESSIBLE PARKING STALLS:	1 VISITOR
	WHEELCHAIR ACCESSIBLE ROUTES	FEATURES:	<ol style="list-style-type: none"> 1 MINIMAL SITE GRADING AND A CENTRAL ELEVATOR ACCOMMODATES WHEELCHAIR CIRCULATION THROUGH THE SITE. 2 A FLAT COURTYARD ALLOWS ACCESS TO ALL UNITS AND OUTDOOR AMENITY AREAS. 3 ALL UNITS CAN BE REACHED VIA WHEELCHAIR ROUTES. 4 GROUND LEVEL UNITS HAVE DIRECT PARKADE ACCESS. 5 TOWNHOUSE UNITS CAN BE ACCESSED FROM THE COURTYARD VIA THE ELEVATOR. 6 UNIVERSAL UNITS CAN BE ACCESSED FROM THE STREET AND A SECONDARY ENTRY AT THE PARKADE. 7 OUTDOOR ACCESS TO PARKING PROXIMITY TO EACH LEVEL UNIT.

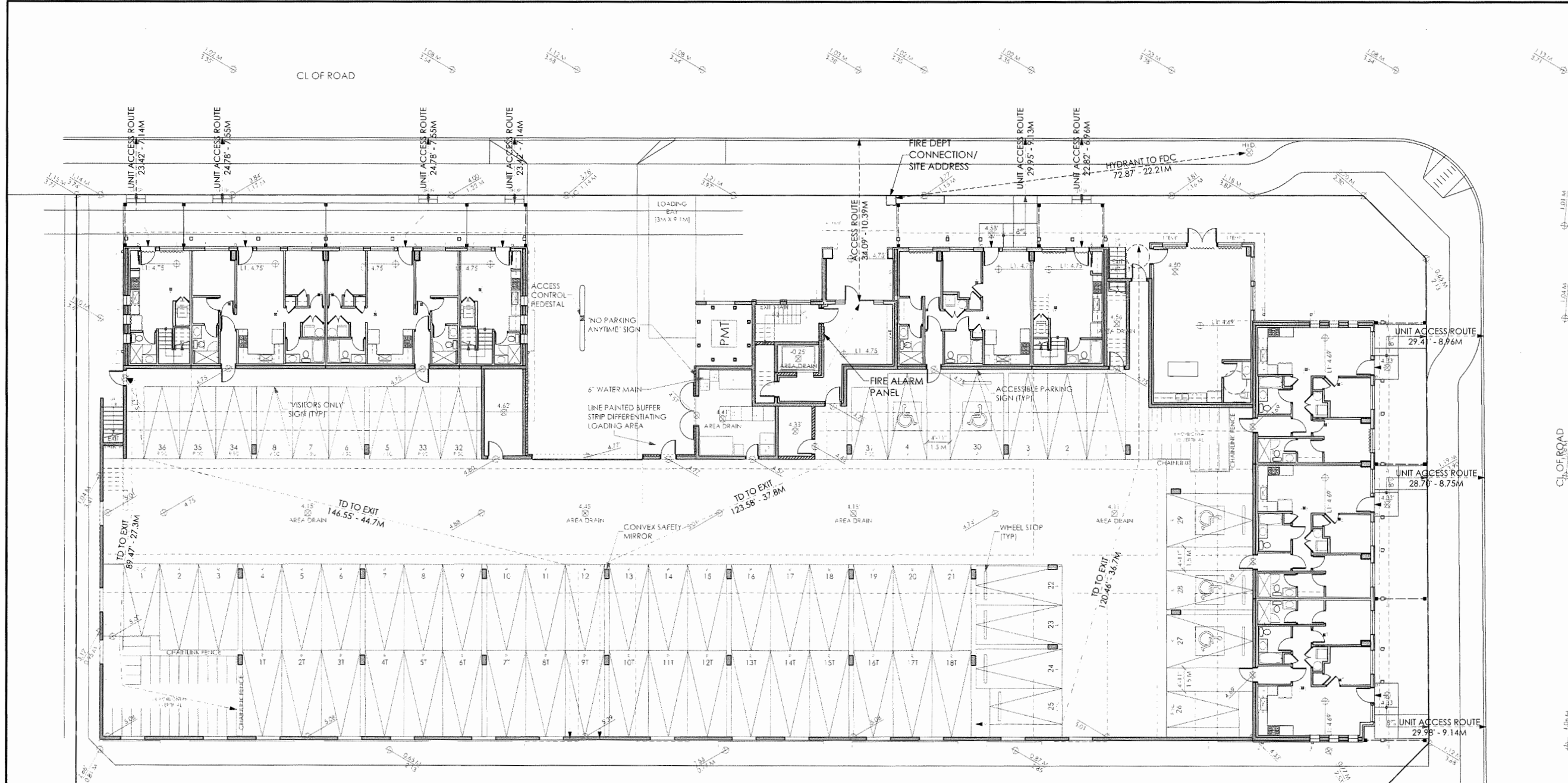
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FORMWERKS ARCHITECTURAL

1625 West 5th Ave., Vancouver, BC V6J 1H5
 Fax: 685-2076 Phone: 683-5441

PROJECT

8800 SPIRES ROAD

8800 SPIRES ROAD
 RICHMOND, BC

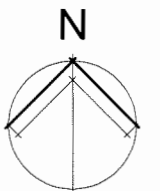
DRAWING

FIRE ACCESS PLAN LEVEL 1

SCALE	SHEET
3/32" = 1'-0"	A1.10
DATE	
FEBRUARY 28, 2024	

LEGEND

HYD	FIRE HYDRANT
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DP 22-013081 March 6, 2024 PLAN #8

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REVISIONS	
ISSUED FOR REZONING	JULY 31, 2019
RE-ISSUED FOR REZONING 2	JULY 15, 2020
RE-ISSUED FOR REZONING 3	MAR 8, 2021
RE-ISSUED FOR REZONING 4	MAR 31, 2021
RE-ISSUED FOR REZONING 4	SEP 24, 2021
RE-ISSUED FOR REZONING 4	OCT 25, 2021
RE-ISSUED FOR REZONING 4	NOV 3, 2021
RE-ISSUED FOR REZONING 5	JAN 28, 2022
RE-ISSUED FOR REZONING 5	FEB 4, 2022
RE-ISSUED FOR REZONING 5	FEB 7, 2022
ISSUED FOR DP APPLICATION	APR 19, 2022
RE-ISSUED FOR DP APPLICATION	FEB 27, 2023
RE-ISSUED FOR DP APPLICATION	AUG 11, 2023
ISSUED FOR ADP	SEP 1, 2023
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ISSUED FOR TENDER	JAN 31, 2024
RE-ISSUED FOR DP APPLICATION	FEB 8, 2024
RE-ISSUED FOR DP APPLICATION	FEB 28, 2024

CL OF ROAD



FORMWERKS ARCHITECTURAL

1625 West 5th Ave., Vancouver, BC V6J 1N5
 Fax 685-2076 Phone 683-5441

PROJECT

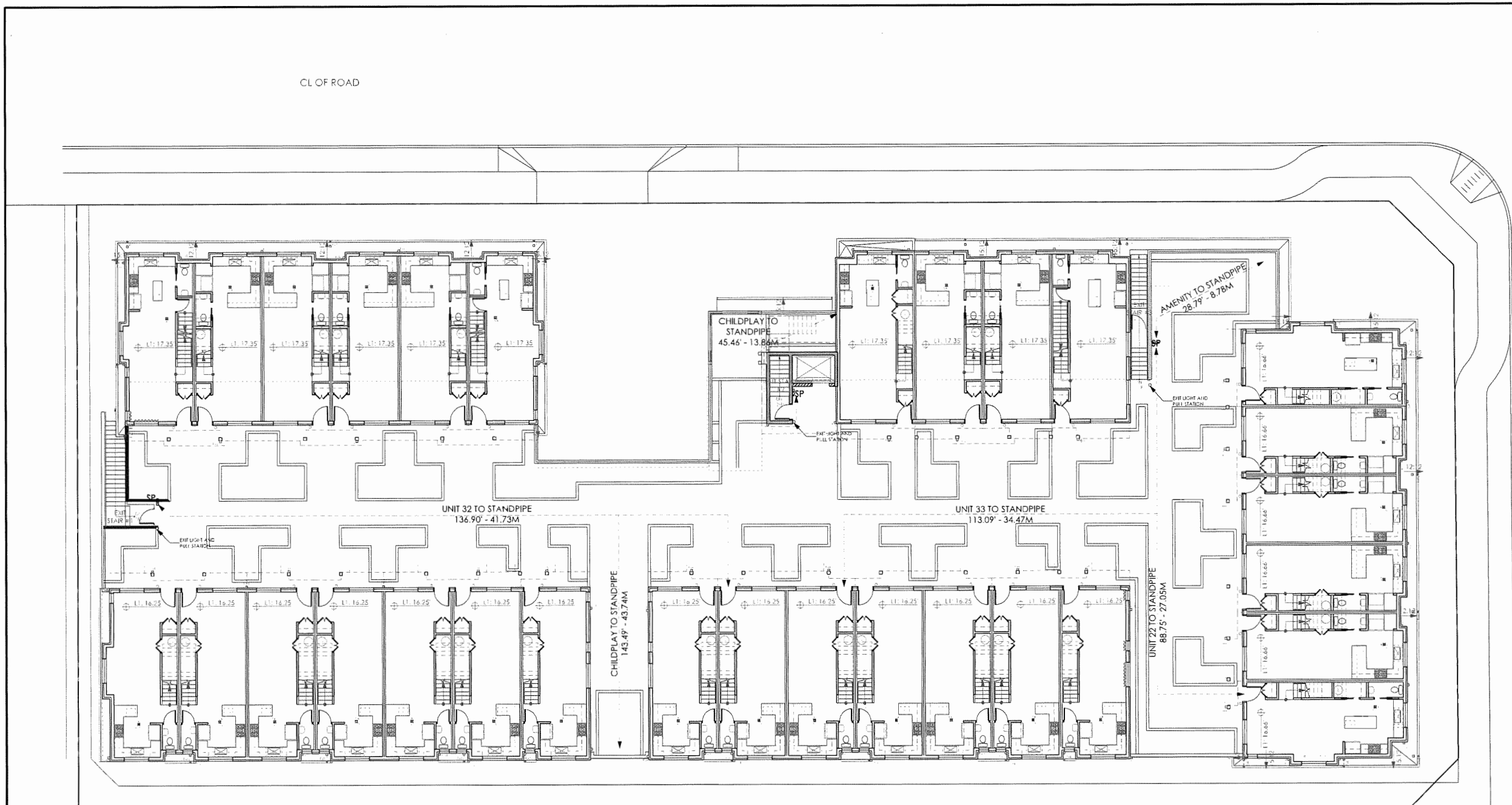
8800 SPIRES ROAD

8800 SPIRES ROAD
 RICHMOND, BC

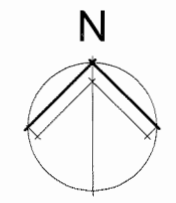
DRAWING

FIRE ACCESS PLAN LEVEL 2

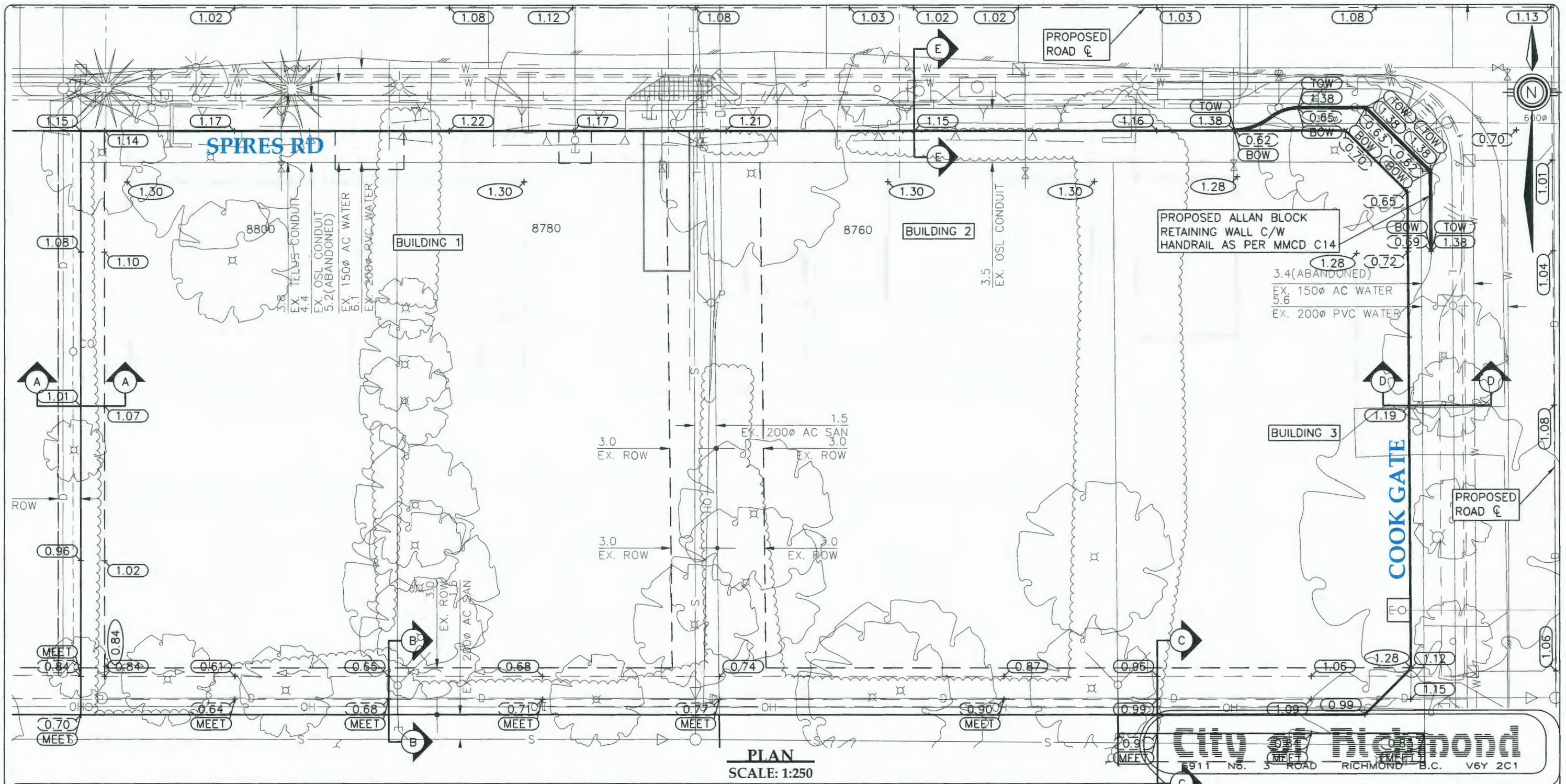
SCALE	SHEET
3/32" = 1'-0"	A1.11
DATE	
FEBRUARY 28, 2024	



LEGEND	
SP	STANDPIPE



DP 22-013081 March 6, 2024 PLAN #9



PLAN
SCALE: 1:250

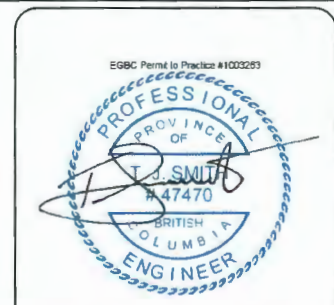
City of Richmond
8911 No. 3 Road Richmond B.C. V6Y 2C1

CoreConcept CONSULTING LTD.
tel : 604.249.5040 fax: 604.249.5041
#220-2639 Viking Way, Richmond, BC, V6V 3B7
www.coreconcept.com

TERRA WEST PROPERTIES

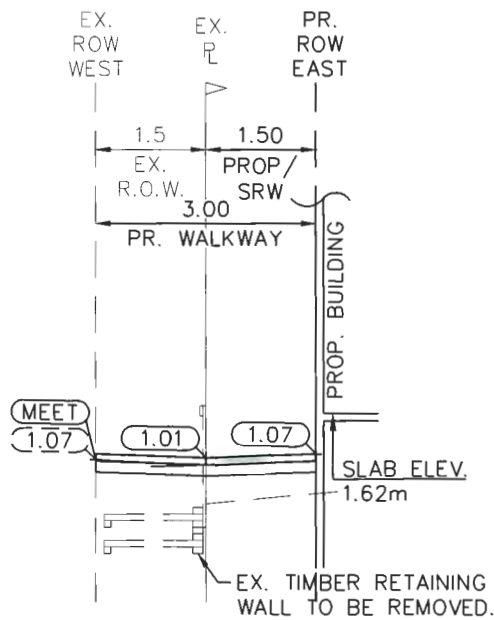
DP 22-013081

REV'N	DATE	BY	CH.	DESCRIPTION
3.	08 FEB 2024	JH	TS	ISSUED FOR DP
2.	23 JAN 2024	JH	TS	ISSUED FOR DP
1.	15 NOV 2023	JH	TS	ISSUED FOR DP
0.	04 JAN 2023	JH	TS	ISSUED FOR DP



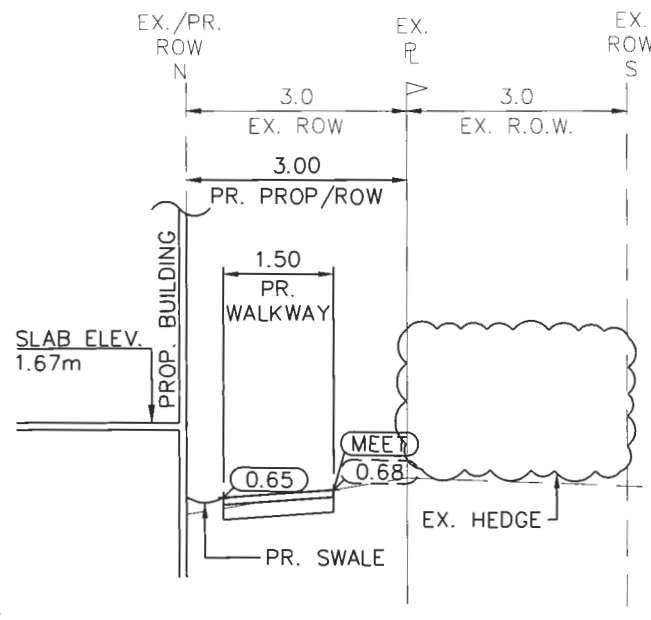
TITLE: LOT GRADING PLAN		
8740-8800 SPIRES RD		
CITY FILE :		
DESIGN: JH		
DRAWN: GG	DWG. No.:	
CHECKED: AR	SCALE: 1 : 250	DATE: MAY 2022
ENGINEER: TS	SEC. No.: 9-4-6	SHT No.: 1 OF 1

March 6, 2024 PLAN #10



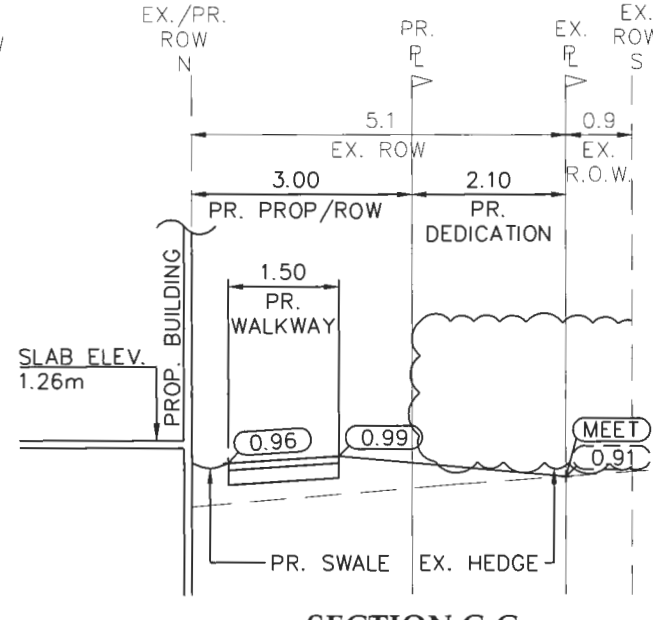
SECTION A-A

SCALE: 1 : 100 HOR., NTS VER.



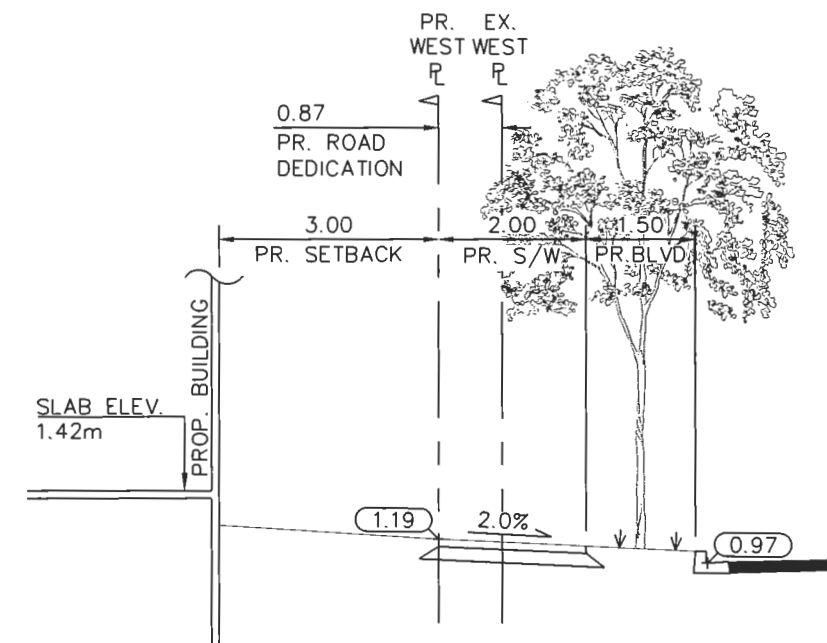
SECTION B-B

SCALE: 1 : 100 HOR., NTS VER.



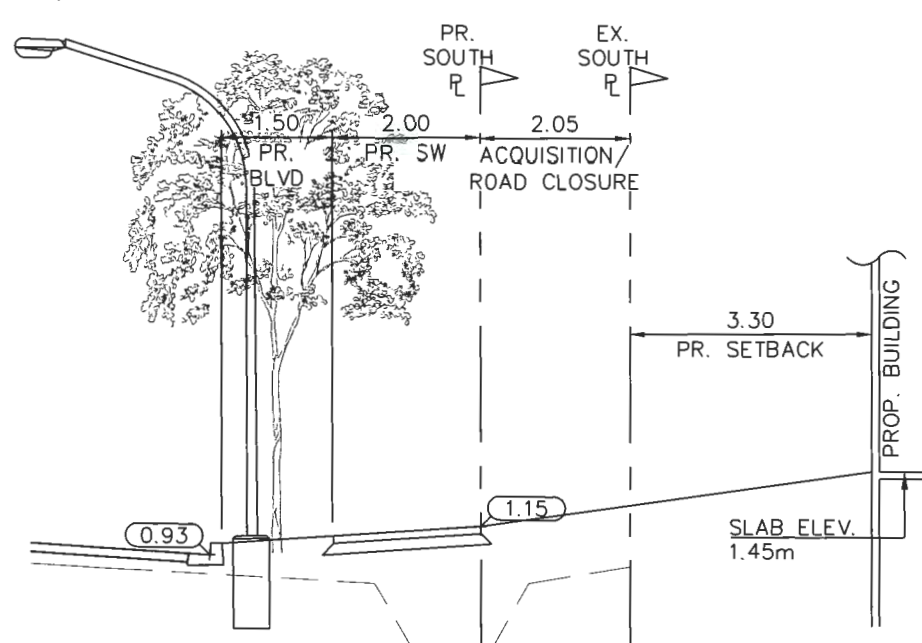
SECTION C-C

SCALE: 1 : 100 HOR., NTS VER.



SECTION D-D

SCALE: 1 : 100 HOR., NTS VER.



SECTION E-E

SCALE: 1 : 100 HOR., NTS VER.

EXISTING SITE GRADES:
PROPERTY CORNER GRADES:
 NW CORNER = 0.54m
 NE CORNER = 0.62m
 SW CORNER = 0.70m
 SE CORNER = 0.83m

8800 SPIRES RD BUILDING CORNER GRADES:
 NW CORNER = 0.62m
 NE CORNER = 0.72m
 SW CORNER = 0.69m
 SE CORNER = 0.76m

8780 SPIRES RD BUILDING CORNER GRADES:
 NW CORNER = 0.75m
 NE CORNER = 0.83m
 SW CORNER = 0.75m
 SE CORNER = 0.72m

8760 SPIRES RD BUILDING CORNER GRADES:
 NW CORNER 1 = 0.73m
 NE CORNER 1 = 0.75m
 SW CORNER 1 = 0.81m
 SE CORNER 1 = 0.75m
 NW CORNER 2 = 0.66m
 NE CORNER 2 = 0.77m
 SW CORNER 2 = 0.73m
 SE CORNER 2 = 0.74m

8740 SPIRES RD BUILDING CORNER GRADES:
 NW CORNER 1 = 0.79m
 NE CORNER 1 = 0.79m
 SW CORNER 1 = 0.80m
 SE CORNER 1 = 0.82m
 NW CORNER 2 = 0.76m
 NE CORNER 2 = 0.80m
 SW CORNER 2 = 0.80m
 SE CORNER 2 = 0.79m

EX. AVERAGE SITE GRADE = 0.74m

PROPOSED SITE FILL VOLUME:
 SITE AREA = 3260m²
 EXISTING AVERAGE SITE GRADE = 0.74m
 PROPOSED AVERAGE SITE GRADE = 1.09m
 FILL VOLUME = (1.09m - 0.74m) * 3260m² = 1141.0m³

PROPOSED SITE GRADES:
 NW CORNER = 1.15m
 NE CORNER 1 = 0.70m
 NE CORNER 2 = 0.65m
 SW CORNER = 0.70m
 SE CORNER 1 = 1.12m
 SE CORNER 2 = 0.99m
 BUILDING CORNER 1 = 1.30m
 BUILDING CORNER 2 = 1.30m
 BUILDING CORNER 3 = 1.30m
 BUILDING CORNER 4 = 1.30m
 BUILDING CORNER 5 = 1.28m
 BUILDING CORNER 6 = 1.28m
 BUILDING CORNER 7 = 1.28m
 BUILDING CORNER 8 = 0.84m
 PR. AVERAGE SITE GRADE = 1.09m
 MAX ROAD CENTERLINE GRADE:
 MAX = 1.13m

LOT GRADING PLAN LEGEND

- PROPOSED BUILDING CORNER ELEVATION AS PROVIDED BY ARCHITECTURAL CONSULTANT
- FINISHED GROUND SURFACE ELEVATION TO MEET EXISTING GROUND SURFACE ELEVATION
- EXISTING GROUND SURFACE ELEVATION
- EXISTING GROUND SURFACE ELEVATION
- PROPOSED FINISHED GROUND SURFACE ELEVATION

City of Richmond

6911 No. 3 ROAD RICHMOND B.C. V6Y 2C1

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TERRA WEST PROPERTIES

DP 22-013081

REV	DATE	BY	CH.	DESCRIPTION
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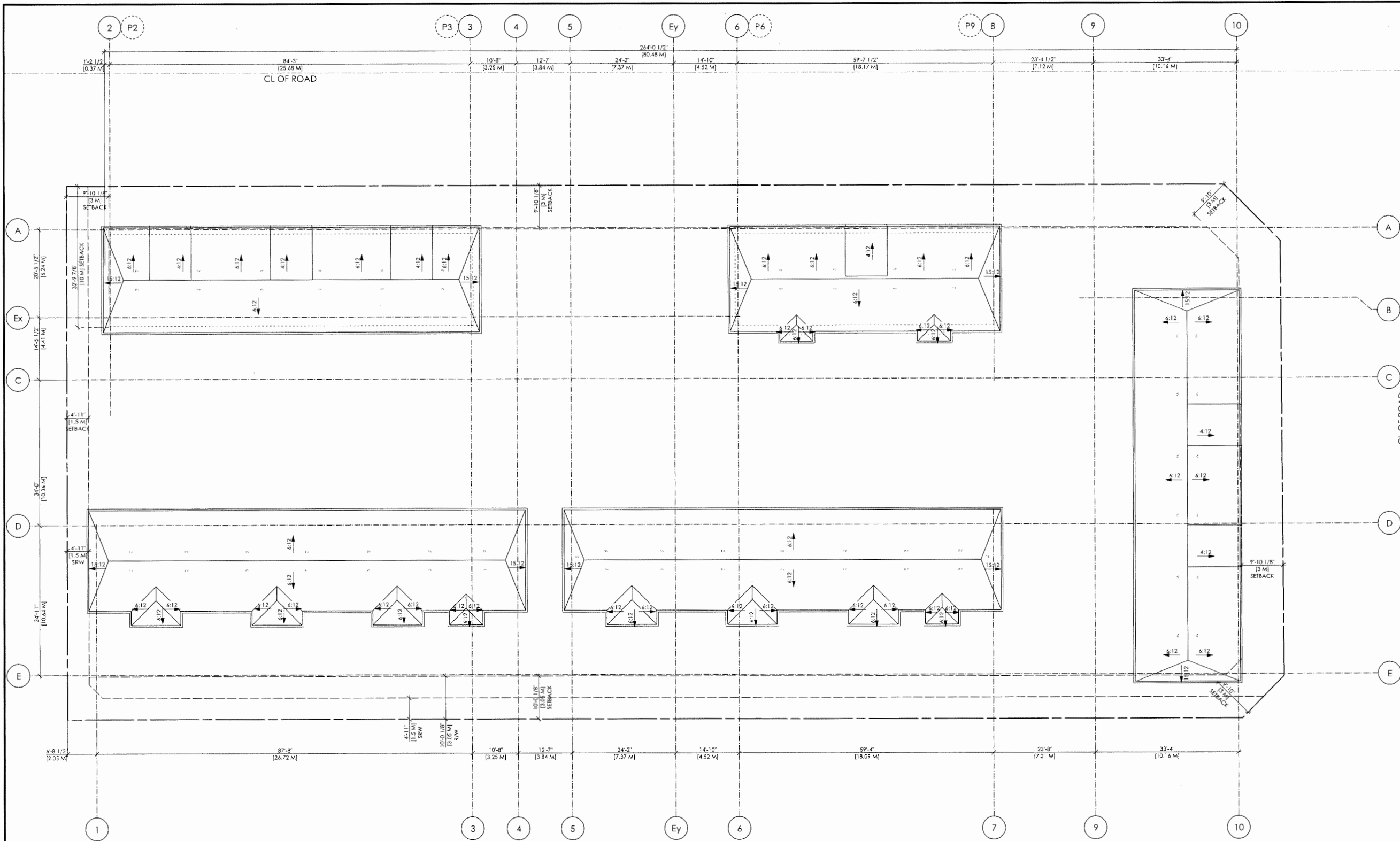
TITLE: LOT GRADING PLAN

8740-8800 SPIRES RD

CITY FILE :

DESIGN:	JH
DRAWN:	GG DWG. No. :
CHECKED:	AR SCALE: 1 : 250 DATE: MAY 2022
ENGINEER:	TS SEC. No.: 9-4-6 SHT No.: 1 OF 1

March 6, 2024 PLAN #11



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REVISED FOR REZONING 4	OCT 25, 2021
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RE-ISSUED FOR REZONING 5	JAN 28, 2022
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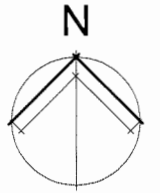
FORMWERKS ARCHITECTURAL

1625 West 5th Ave., Vancouver, BC V6J 1N5
 Fax: 685-2076 Phone: 683-5441

PROJECT
8800 SPIRES ROAD
 8800 SPIRES ROAD
 RICHMOND, BC

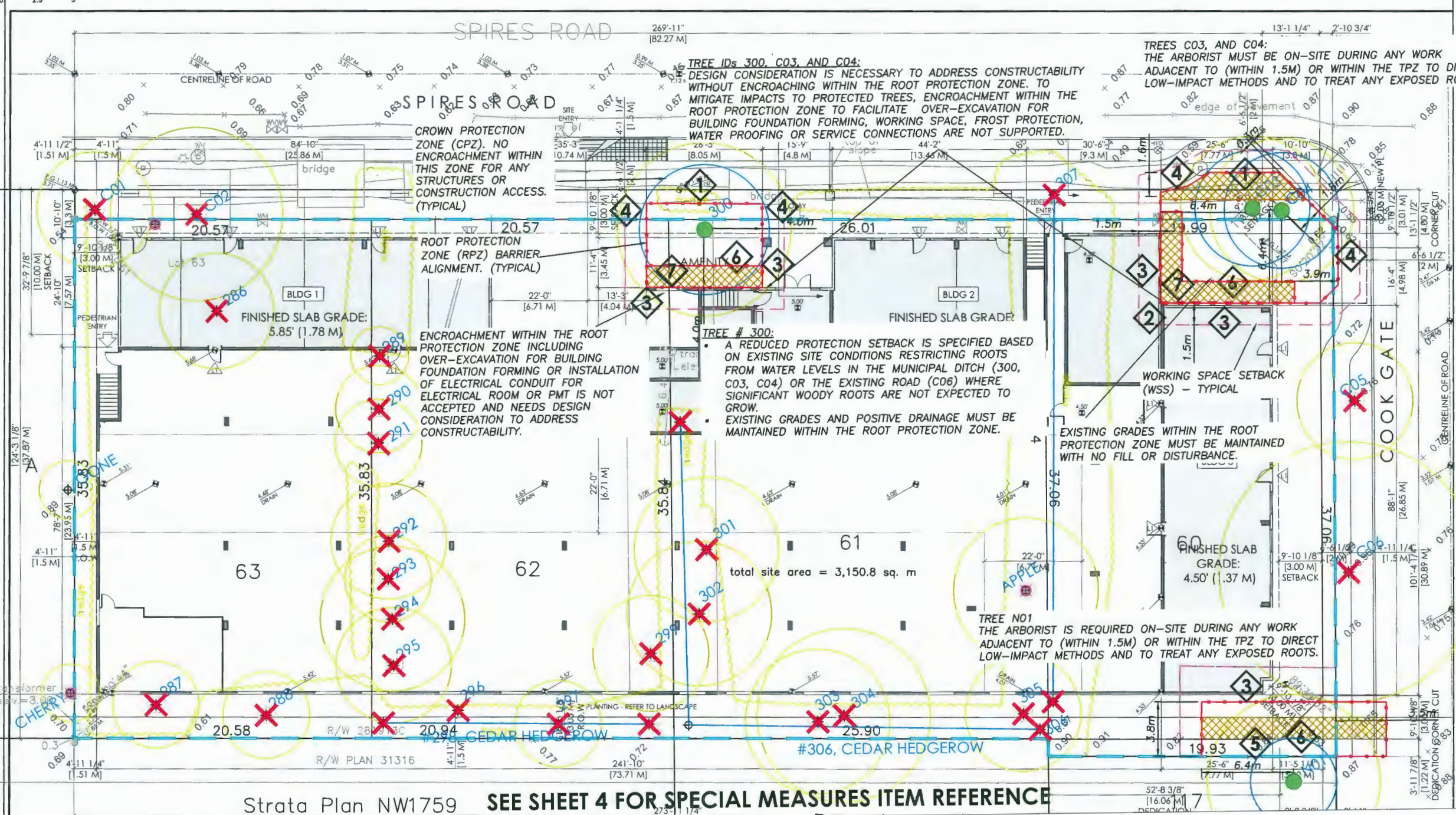
DRAWING
ROOF PLAN

SCALE	SHEET
3/32" = 1'-0"	A1.09
DATE	
FEBRUARY 28, 2024	



DP 22-013081 March 6, 2024 PLAN #12

NORTH 1:250



TREE IDS 300, C03, AND C04:
 DESIGN CONSIDERATION IS NECESSARY TO ADDRESS CONSTRUCTABILITY WITHOUT ENCRANCHING WITHIN THE ROOT PROTECTION ZONE. TO MITIGATE IMPACTS TO PROTECTED TREES, ENCRANCHMENT WITHIN THE ROOT PROTECTION ZONE TO FACILITATE OVER-EXCAVATION FOR BUILDING FOUNDATION FORMING, WORKING SPACE, FROST PROTECTION, WATER PROOFING OR SERVICE CONNECTIONS ARE NOT SUPPORTED.

TREES C03, AND C04:
 THE ARBORIST MUST BE ON-SITE DURING ANY WORK ADJACENT TO (WITHIN 1.5M) OR WITHIN THE TPZ TO DIRECT LOW-IMPACT METHODS AND TO TREAT ANY EXPOSED ROOTS.

CROWN PROTECTION ZONE (CPZ). NO ENCRANCHMENT WITHIN THIS ZONE FOR ANY STRUCTURES OR CONSTRUCTION ACCESS. (TYPICAL)

ROOT PROTECTION ZONE (RPZ) BARRIER ALIGNMENT. (TYPICAL)

ENCROACHMENT WITHIN THE ROOT PROTECTION ZONE INCLUDING OVER-EXCAVATION FOR BUILDING FOUNDATION FORMING OR INSTALLATION OF ELECTRICAL CONDUIT FOR ELECTRICAL ROOM OR PMT IS NOT ACCEPTED AND NEEDS DESIGN CONSIDERATION TO ADDRESS CONSTRUCTABILITY.

TREE # 300:
 A REDUCED PROTECTION SETBACK IS SPECIFIED BASED ON EXISTING SITE CONDITIONS RESTRICTING ROOTS FROM WATER LEVELS IN THE MUNICIPAL DITCH (300, C03, C04) OR THE EXISTING ROAD (C06) WHERE SIGNIFICANT WOODY ROOTS ARE NOT EXPECTED TO GROW. EXISTING GRADES AND POSITIVE DRAINAGE MUST BE MAINTAINED WITHIN THE ROOT PROTECTION ZONE.

EXISTING GRADES WITHIN THE ROOT PROTECTION ZONE MUST BE MAINTAINED WITH NO FILL OR DISTURBANCE.

TREE N01
 THE ARBORIST IS REQUIRED ON-SITE DURING ANY WORK ADJACENT TO (WITHIN 1.5M) OR WITHIN THE TPZ TO DIRECT LOW-IMPACT METHODS AND TO TREAT ANY EXPOSED ROOTS.

total site area = 3,150.8 sq. m

Strata Plan NW1759 SEE SHEET 4 FOR SPECIAL MEASURES ITEM REFERENCE

LEGEND-TREE MANAGEMENT IN DEVELOPMENT AREA:

- See arborist report for further details.
- XXX denotes TAG NUMBER OR ID REFERENCE (see tree inventory and assessment list)
- denotes RETENTION tree (protection measures as specified)
- ⊗ denotes UNDERSIZE TREE that is smaller than bylaw defined size. If to be retained, consult this office for protection measures. If to be removed, a permit may be required from municipality.
- ✗ denotes REMOVAL tree (TAGGED TREE) (municipal permit or approvals may be required)

LEGEND-TREE PROTECTION:

- denotes CROWN PROTECTION ZONE - CPZ or dripline (furthest extent of foliage). Exclusion zone - no aerial encroachment of buildings, cranes, equipment, etc
- denotes ROOT PROTECTION ZONE - RPZ specified by project arborist. This is the alignment for TREE PROTECTION BARRIERS (dimensions to centre of trunk)
- denotes WORKING SPACE SETBACK - WSS. Offset from RPZ as specified by Project Arborist - Site works within WSS requires approval and on-site supervision by the Project Arborist
- denotes SPECIAL MEASURES required
- denotes REFERENCE # to tree protection specifications. See REPORT or LOU for further details. Project Arborist to direct or Implement.

TREE MANAGEMENT DRAWING - CITY LETTER SIZE SHEET 2/4



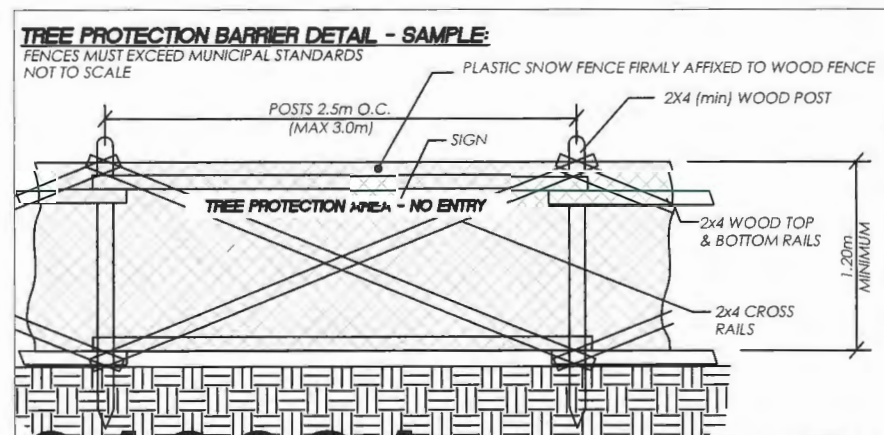
PROJECT:	PROPOSED TOWNHOUSE DEVELOPMENT
ADDRESS:	8740-8800 SPIRES ROAD
CLIENT:	TERRA WEST PROPERTIES
CITY REF:	ACL FILE: 18331
PLOT SIZE:	11"x17" REV #: 7 DATE: FEB 4, 2022

DP 22-013081 March 6, 2024 PLAN #13

TREE PROTECTION STANDARD MEASURES:

The project arborist must be called to attend and review, approve, direct and/or supervise certain works from time to time during the demolition, site preparation, construction and landscaping, at critical milestones or activities. To schedule reviews or site visits as described above, we require a minimum of 3 business days advance notice.

- A. **Tree Protection Barrier Installation:**
Prior to site works commencing, to direct and inspect the installation of tree protection barriers. We will sign off once they are approved, so that city approvals can be enabled.
- B. **Tree Health Management Treatments:**
Prior to construction, the project arborist will undertake or direct the installation of soil protection and enhancement treatments where deemed necessary or appropriate, such as but not limited to:
 - a. Soil amender may be applied within TPZ (i.e. 10mm-minus well composted bark mulch, Nutri-Mulch, or equivalent) to a depth of 100 mm (or as directed by the Project Arborist).
 - b. Interim watering program and system (i.e. manual sprinkler on a timer, temporary irrigation, or truck delivery) by developer/owner or by the project arborist. Note that log books of the watering may be required. The watering shall achieve even coverage within the RPZ to deliver the equivalent of up to 5 cm (2 inches) depth on a twice monthly schedule in April through June and September, and to a weekly schedule for July and August. Watering events will be exempted by the project arborist when natural rainfall for a period is sufficient to sustain the tree.
- C. **Access within TPZ:**
Whenever access into the tree protection zone (TPZ) is contemplated or desired for any reason.
- D. **Work within TPZ:**
Whenever any grading, trenching, excavation or landscape work occurs within a TPZ, including the root protection zone (RPZ) and the working space setback (WSS) offset from a RPZ as specified by the project arborist.
- E. **Pruning:**
Certain retained trees may require pruning as recommended by the project arborist to treat one or more of the following: restoration of form, aesthetics, mitigation of defect(s), building clearance, sight lines, crown raising clearance for vehicles or pedestrians and/or construction access. All tree pruning work is to be carried under the direction of the project arborist from this office and by an ISA Certified Arborist employed by a qualified tree service firm working in conformance with applicable ANSI standards (A300 and Z133), and meeting the city, contractor and/or developer/owner insurance and licensing requirements.
- F. **Low Impact Tree or Stump Removal:**
For any tree removal or stump removal from within a RPZ or WSS.
- G. **Landscape Finishing:**
All landscaping activities must be reviewed by this office in advance of commencing and on-site direction and guidance from the project arborist planned accordingly, such as but not limited to:
 - a. Preparation works and construction of landscape finishing works including but not limited to: sidewalks, paths, patios, decks, retaining walls, fencing, irrigation, conduit, benches, patio pavers, soil placement, grass or turf installation, planting or other landscape items.
 - b. Turf within TPZ's is discouraged, however if desired we may support it as long as a suitable mulch zone setback is implemented around the base of the tree.
 - c. Certain landscape features may be excluded or will require specific materials and methods to be utilized that meet tree root protection compliance requirements.
 - d. Note that the planting of any plants, shrubs or hedges within the TPZ is restricted to small pot sizes (i.e. #1 or #2 depending on species) and using "pocket planting" standards. Planting holes are minimized in size, dug into existing grade to avoid damage to woody roots, and backfilled with minimal addition of growing medium.



TREE PROTECTION SPECIAL MEASURES:

The following items within a TPZ require project arborist direction, treatment or supervision/monitoring. See the Tree Management Drawing for additional references to locations where special measures are required.

- 1. **Ditch Infill Works:**
Stripping and excavating for storm pipe and manhole installations, as well as backfilling the ditch, will require low impact methods to protect the roots growing along the slope of the ditch and otherwise within the TPZ. Supervision from the project arborist is required. The upper soil strata within the ditch is to be backfilled using growing medium meeting the specifications of the project arborist so that root regeneration is enabled. Upon completion of this work, tree protection barriers are to be expanded to protect the new growing space.
- 2. **Building Site Preparation:**
The project arborist must be on site concurrently with the excavation (site stripping) activities adjacent to the tree protection zones to identify tree roots, provide root protection measures and/or undertake root pruning treatments as necessary. Also when pre-load or fill placement is planned, the project arborist must be contacted to review any measures, including temporary retaining walls and/or drainage.
- 3. **Root Pruning for Site Excavation:**
The project arborist must be on site concurrently with any excavation adjacent to the tree protection zone to identify tree roots, provide root protection measures and/or undertake root pruning treatments as necessary. Over-excavation for shoring, forming of building foundations and installation of drainage or other infrastructure are not supported by this office. Special measures are required for construction (i.e., shot-crete, blind forming,) to accept a proposed building aligned with the root protection zone.
- 4. **Root Pruning for Services Adjacent to TPZ:**
The project arborist must approve the method of excavation (i.e. excavator, hydro-vac, air-vac, air spade etc) and also must be on site concurrent with trenching to identify tree roots, provide root protection measures and/or undertake root pruning treatments as necessary.
- 5. **Fence Construction:**
The digging of fence posts and construction of a fence must be reviewed in advance by the project arborist. Low impact digging methods and siting of fence posts may require adjustment depending on the scope of root impacts.
- 6. **Landscape Works:**
Coordination with this office is required to review any proposed works (i.e. planting, installation of any growing medium or materials, pruning, excavation of any scope, installation of any hardscape features including irrigation, fencing and retaining walls), within and directly adjacent to the tree protection zone(s) to approve those works and to provide low impact method and material recommendations. Any hardscape feature proposed within root protection zones will require a no-excavation and no-compaction of existing soils for preparation and installation.
- 7. **Worker Access Within Root Protection Zone for Construction:**
Temporary soil armoring measures are required for worker access within the root zone during construction to mitigate soil compaction. An elevated boardwalk is required to be installed and maintained to accept limited worker access and egress within the root protection zone directly adjacent to the building. All other root protection zone specifications apply. Machine operation within root protection zones remains restricted.

TREE MANAGEMENT DRAWING - CITY LETTER SIZE SHEET 4/4

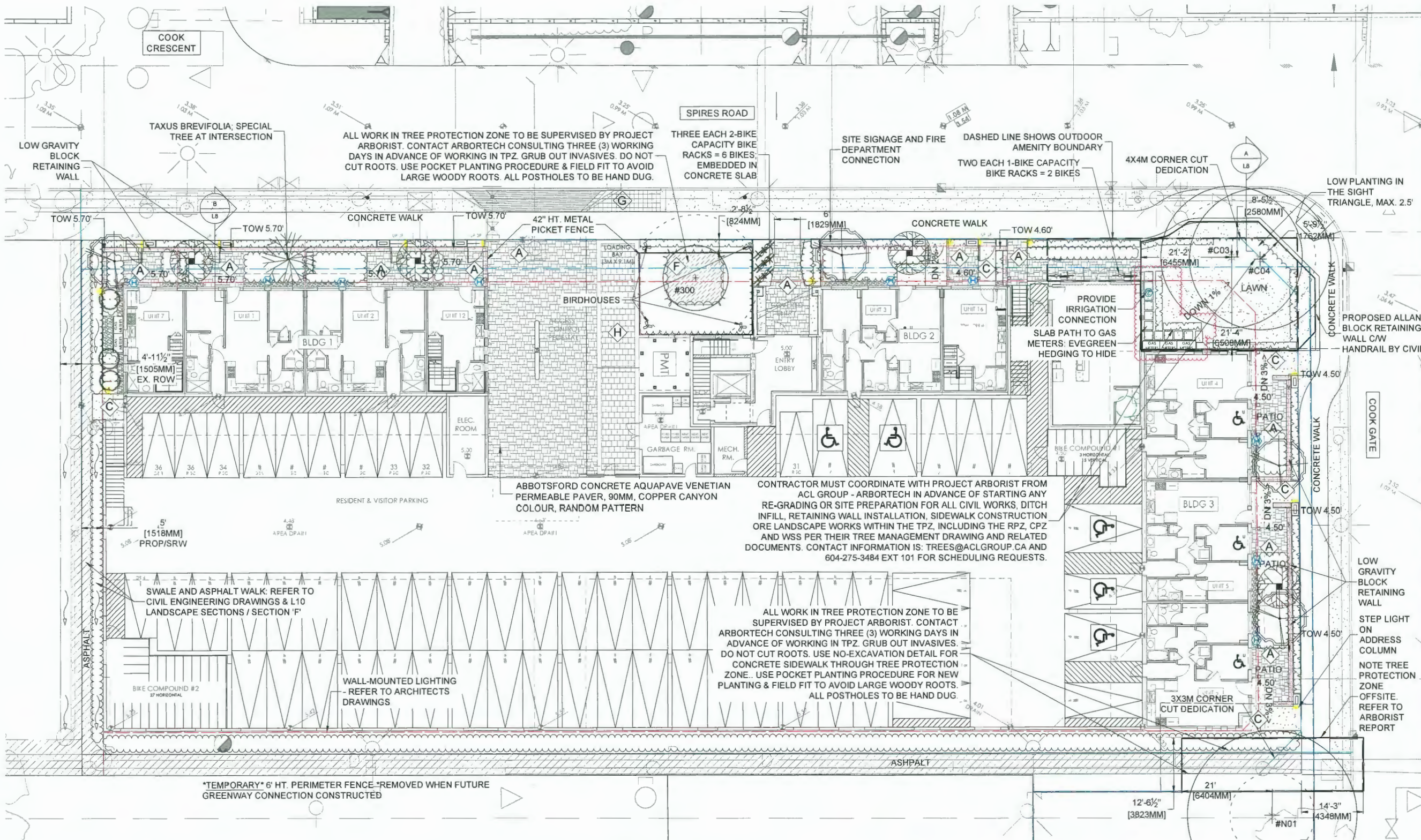


PROJECT:	PROPOSED TOWNHOUSE DEVELOPMENT		
ADDRESS:	8740-8800 SPIRES ROAD		
CLIENT:	TERRA WEST PROPERTIES		
CITY REF:		ACL FILE:	18331
PLOT SIZE:	11"X17"	REV #:	7
		DATE:	FEB 4, 2022

DP 22-013081 March 6, 2024

PLAN #14

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
25	24.FEB.20	UPDATE GAS METER SCREENING	CLG
24	24.FEB.02	ISSUED FOR TENDER REVIEW	CW
23	24.JAN.26	REVISED ENTRY	CW
22	24.JAN.18	ISSUE FOR CIP	CLG
21	24.JAN.10	INCREASE PLANTING TO 20% LOT AREA	SA
20	23.NOV.14	REVISE PER COMMENTS	WZ
19	23.NOV.03	UPDATE PER COMMENTS	CLG

CLIENT:

PROJECT:

SPIRES II 38 UNIT TOWNHOUSE DEVELOPMENT
8800, 8780, 8760 SPIRES GATE AND 8740 SPIRES ROAD RICHMOND

DRAWING TITLE:
GROUND LEVEL LANDSCAPE PLAN

DATE: 20.06.04 DRAWING NUMBER:
SCALE: 3/32" = 1'-0"
DRAWN: MC
DESIGN: MC
CHK'D: PC

PMG PROJECT NUMBER: 21-176

Hardscape Material Legend

Symbol	Model	Symbol	Model
[Symbol]	PERMEABLE PAVER: ABBOTSFORD CONCRETE AQUAPAVE, VENETIAN, 90MM COPPER CANYON COLOUR, RANDOM PATTERN. DETAIL 22 / L8 ++	[Symbol]	COMPOSTED BARK MULCH 3" DEPTH IN RETAINED TREE ROOT ZONE FOR WEED SUPPRESSION AND WATER RETENTION. DETAIL 27 / L7 ++
[Symbol]	CONCRETE SIDEWALK. DETAIL BY OTHERS. BROOM FINISH. TOOLED CONTROL JOINTS. *NOT PERMEABLE. DETAIL 26 / L8	[Symbol]	REFER TO CIVIL ENGINEERING DRAWINGS: CONCRETE OR ASPHALT SURFACE
[Symbol]	ABBOTSFORD CONCRETE, HYDRAPRESSED SLABS, TEXADA FINISH, RUNNING BOND PATTERN, NATURAL COLOUR. DETAIL 67 / L7	[Symbol]	BELGARD VS5 PAVER, NATURAL GREY IN 12" WIDE CONCRETE CAST IN PLACE APRON.
[Symbol]	POURED-IN-PLACE RUBBER PLAY SLOPE AND SURFACING. USE 50% BLACK / 50% COLORED MIX. LIGHT BLUE INDICATES SAND. SEE SPECIFICATIONS AND SITE PLAN FOR FURTHER INFORMATION.	[Symbol]	3" HT. FRONTAGE FENCE DETAIL 24 / L8

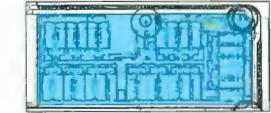
Fencing Legend

Symbol	Model
[Symbol]	5' HT. PRIVACY SCREEN DETAIL 21 / L8
[Symbol]	42" HT. WOOD PICKET FENCE DETAIL 11 / L7
[Symbol]	42" HT. METAL PICKET FENCE DETAIL 23 / L8
[Symbol]	6' HT. PERIMETER FENCE DETAIL 14 / L7

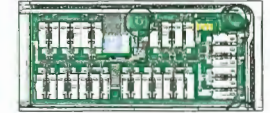
Site Furnishing Legend

Symbol	Model
[Symbol]	MAGLIN SCBR 1600, GREY POWDERCOAT, SURFACE MOUNT, USE TAMPER RESISTANT HARDWARE. 2-BIKE CAPACITY* SITE TOTAL CLASS 2' 36 UNITS X 0.2 = 8
[Symbol]	MAGLIN MLB310-W-PC BENCH, HDPC SLATS CHARCOAL COLOUR AND BLACK POWDERCOAT * ++
[Symbol]	HOSE BIB

*MOUNT ALL SITE FURNISHINGS ON CONCRETE PAD PER MANUFACTURER'S SPECIFICATION, USING TAMPER-RESISTANT HARDWARE
++ SUSTAINABLE FIXTURE USES RECYCLED WATER



OVERALL SITE AREA = 35,087 FT2 (3,260M2)



OVERALL PLANTED AREA = 6993 FT2 (650M2)

PERCENT OF LOT AREA WITH LIVE PLANT MATERIAL = 20.0%

DP 22-013081 March 6, 2024 PLAN #15

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
25	24.FEB.20	UPDATE GAS METER SCREENING	CLB
24	24.FEB.02	ISSUED FOR TENDER REVIEW	CW
23	24.JAN.26	REVISED ENTRY	CW
22	24.JAN.16	ISSUE FOR OP	CLG
21	24.JAN.10	INCREASE PLANTING TO 20% LOT AREA	SA
20	23.NOV.14	REVISE PER COMMENTS	WZ
19	23.NOV.03	UPDATE PER COMMENTS	CLB

CLIENT:

PROJECT:

SPIRES II 38 UNIT TOWNHOUSE DEVELOPMENT

8800, 8780, 8760 SPIRES GATE AND 8740 SPIRES ROAD RICHMOND

DRAWING TITLE:

GROUND LEVEL SHRUB PLAN

DATE: 20.06.04

DRAWING NUMBER:

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

L3

DRAWN: MC

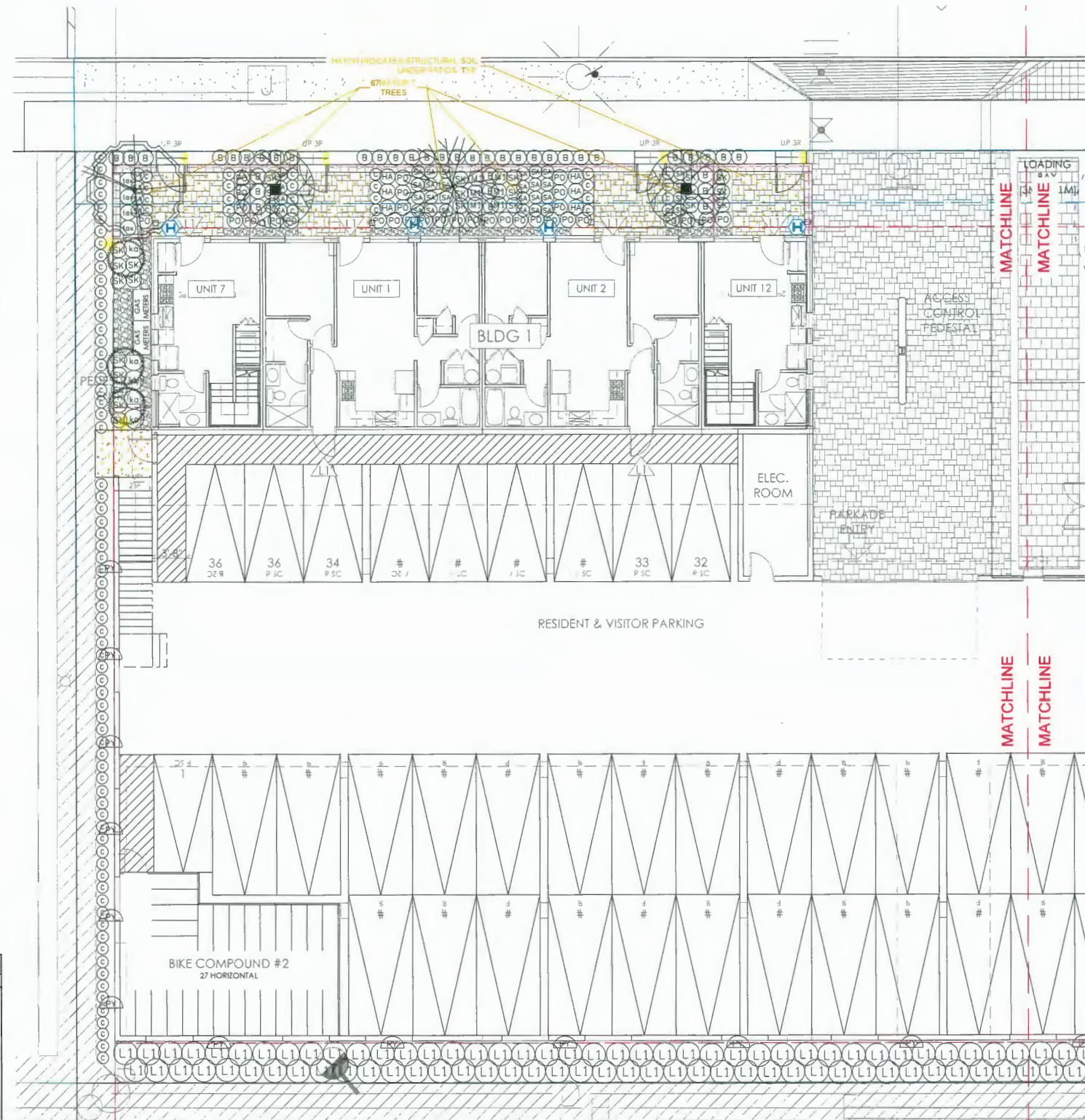
DESIGN: MC

CHK'D: PC

OF 13

PMG PROJECT NUMBER:

21-176



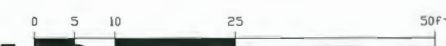
PLANT SCHEDULE - GROUND LEVEL PMG PROJECT NUMBER: 21-176

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
4		CERCIS CANADENSIS 'COVEY'	LAVENDER TWIST REDBUD	8CM CAL; 1.8M STD; B&B; NATIVE; CLIMATE RESILIENT
3		CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	WEeping NOOTKA CYPRESS	4M HT; B&B; NATIVE
4		PRUNUS VIRGINIANA 'SCHUBERT'	SCHUBERT CHOKE CHERRY	8CM CAL; 1.8M STD; B&B; NATIVE; BIRD-FRIENDLY; CLIMATE RESILIENT
1		TAXUS BREVIFOLIA	WESTERN YEw	4.0M HT; B&B; NATIVE; BIRD-FRIENDLY; CLIMATE RESILIENT
SHRUB				
150		BUXUS SEMPERVIRENS	COMMON BOXWOOD	#3 POT; 40CM
180		LONICERA PILEATA	BOXLEAF HONEYSUCKLE; GOLD	#3 POT; 50CM
22		MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	#3 POT; 50CM; BIRD-FRIENDLY; NATIVE
14		PIERIS JAPONICA 'CAVATINE'	DWARF LILY OF THE VALLEY BUSH	#2 POT; 30CM; MATURE HT: 900MM
102		SARCOCOCCA HOOKERANA VAR. HUMILIS	HIMALAYAN SWEET BOX	#3 POT; 35CM
42		SKIMMIA JAPONICA	JAPANESE SKIMMIA	#3 POT; 50CM
32		TAXUS X MEDIA 'HICKSI'	HICK'S YEw	1.5M B&B
GRASS				
123		CAREX ELATA 'AUREA'	BOWLE'S GOLDEN SEDGE	#1 POT
14		HAKONECHLOA MACRA 'ALL GOLD'	GOLDEN JAPANESE FOREST GRASS	#1 POT
VINE				
18		HYDRANGEA PETIOLARIS SUBSP ANOMALA	CLIMBING HYDRANGEA	#2 POT; 40CM; STAKED; SHADE TOLERANT
GC				
157		POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 20CM

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

NOTE: IRRIGATION SYSTEM TO BE DESIGN-BUILD, PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO CONSTRUCTION. INSTALL PER IAABC STANDARDS. USE HIGH EFFICIENCY, SMART-CONTROLLED DRIP IRRIGATION.

STRUCTURAL SOIL, ROOT PERMEABLE BASE COURSE - REFER TO DETAIL 16 / L8 AND SPECIFICATION



DP 22-013081 March 6, 2024 PLAN #16

21176-24.ZIP

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
25	24.FEB.20	UPDATE GAS METER SCREENING	CLG
24	24.FEB.02	ISSUED FOR TENDER REVIEW	CW
23	24.JAN.26	REVISED ENTRY	CW
22	24.JAN.14	ISSUE FOR DP	CLG
21	24.JAN.10	INCREASE PLANTING TO 20% LOT AREA	SA
20	23.NOV.24	REVISE PER COMMENTS	WZ
19	23.NOV.05	UPDATE PER COMMENTS	CLG

CLIENT:

PROJECT:

SPIRES II 38 UNIT TOWNHOUSE DEVELOPMENT

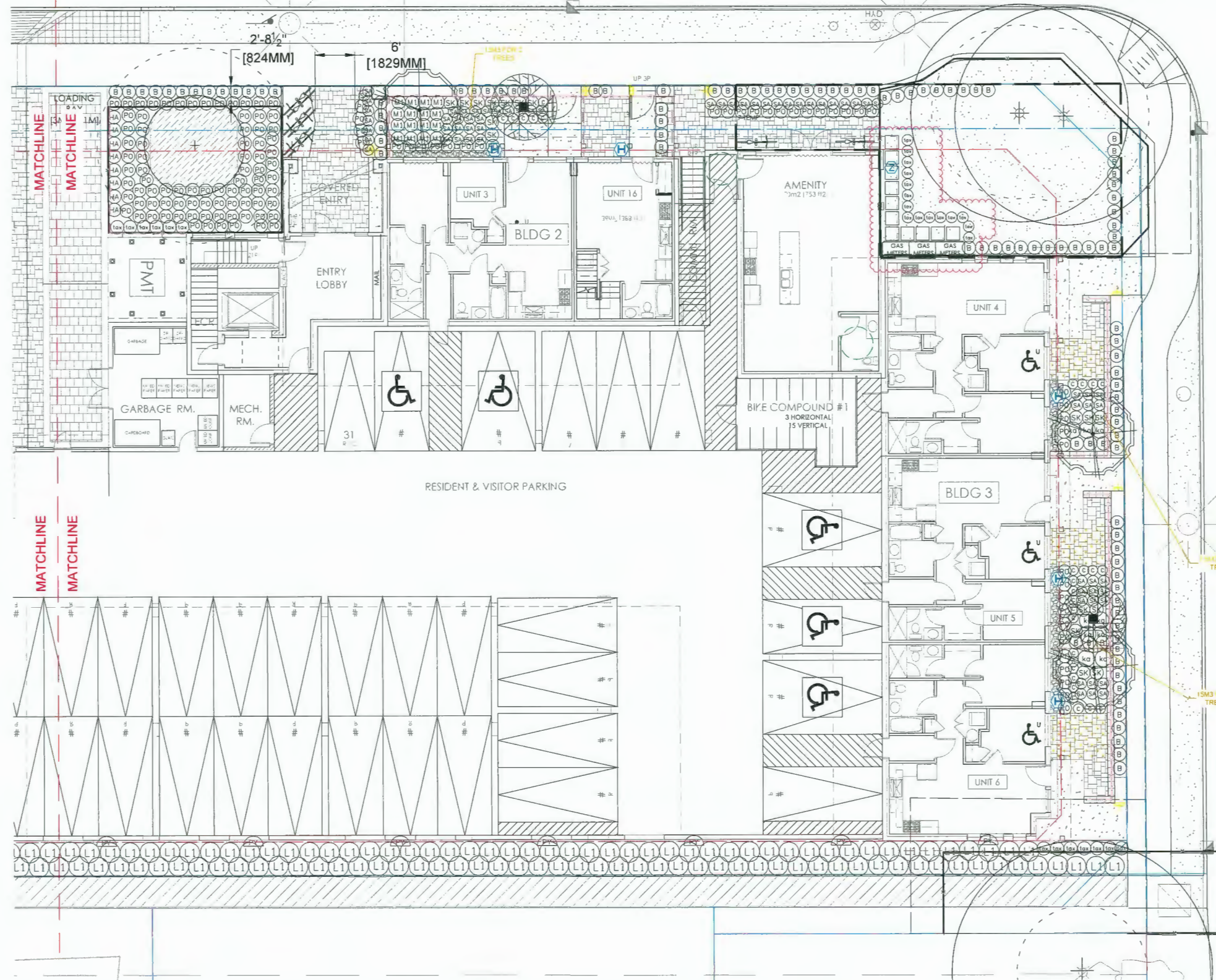
8800, 8780, 8760 SPIRES GATE
AND 8740 SPIRES ROAD
RICHMOND

DRAWING TITLE:

GROUND LEVEL SHRUB PLAN

DATE: 20.06.04 DRAWING NUMBER:
SCALE: 1/8" = 1'-0" **L4**
DRAWN: MC
DESIGN: MC
CHKD: PC OF 13

PMG PROJECT NUMBER: 21-176



 STRUCTURAL SOIL, ROOT PERMEABLE
BASE COURSE - REFER TO DETAIL 16 / L8
AND SPECIFICATION

0 5 10 25 50ft

DP 22-013081

March 6, 2024

PLAN #17

SEAL:



25	24.FEB.20	UPDATE GAS METER SCREENING	CLG
24	24.FEB.02	ISSUED FOR TENDER REVIEW	CW
23	24.JAN.26	REVISED ENTRY	CW
22	24.JAN.16	ISSUE FOR DP	CLG
21	24.JAN.10	INCREASE PLANTING TO 20% LOT AREA	SA
20	23.NOV.14	REVISE PER COMMENTS	WZ
19	23.NOV.08	UPDATE PER COMMENTS	CLG
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:

PROJECT:

SPIRES II 38 UNIT TOWNHOUSE DEVELOPMENT

8800, 8780, 8760 SPIRES GATE AND 8740 SPIRES ROAD RICHMOND

DRAWING TITLE:

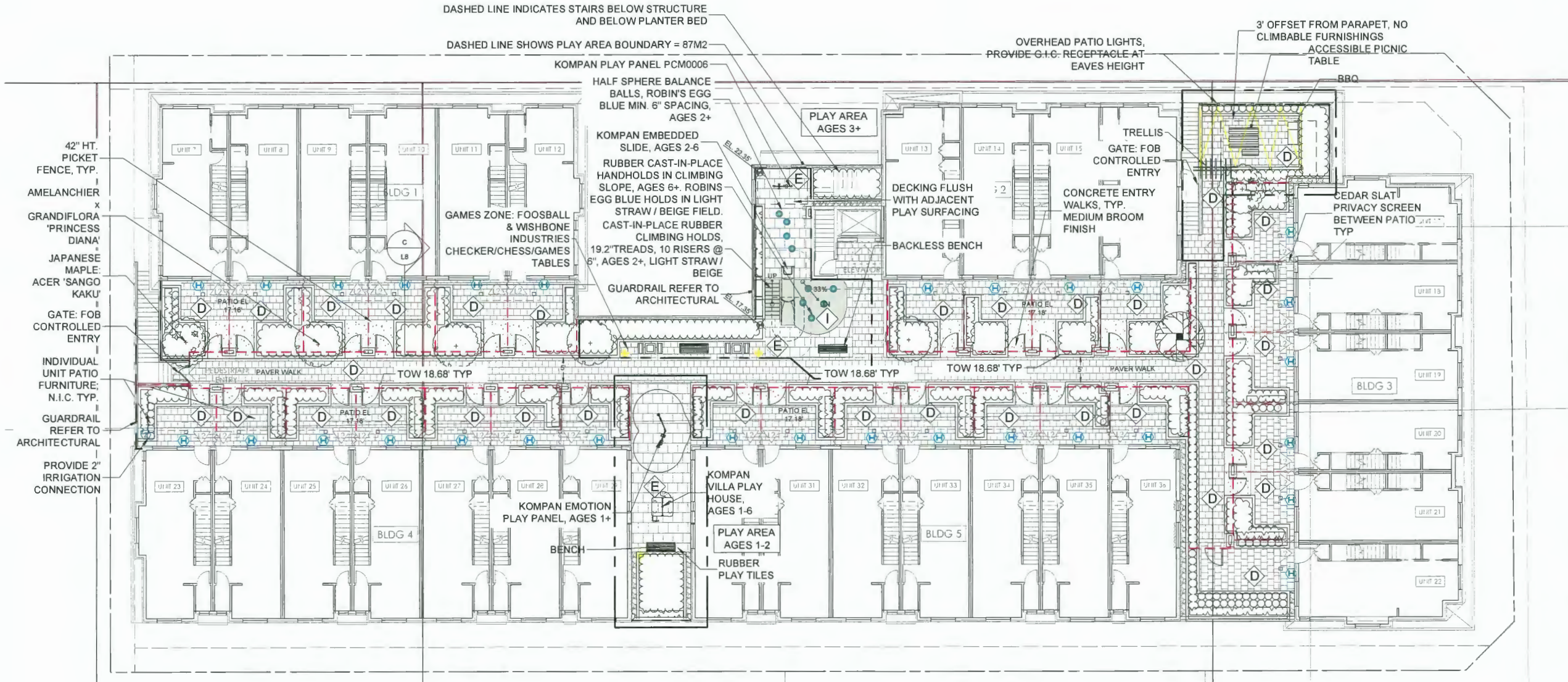
LEVEL 2 LANDSCAPE PLAN

DATE: 20.06.04 DRAWING NUMBER:
SCALE: 3/32" = 1'-0"
DRAWN: MC **L5**
DESIGN: MC
CHK'D: PC OF 13

21176-24.ZIP

PMG PROJECT NUMBER:

21-176



Hardscape Material Legend

Symbol	Model
	PERMEABLE PAVER: ABBOTSFORD CONCRETE AQUAPAVE, VENETIAN, 90MM COPPER CANYON COLOUR, RANDOM PATTERN. DETAIL 22 / L8 ++
	CONCRETE SIDEWALK, DETAIL BY OTHERS, BROOM FINISH, TOOLED CONTROL JOINTS. *NOT PERMEABLE. DETAIL 26 / L8
	ABBOTSFORD CONCRETE, HYDRAPRESSED SLABS, TEXADA FINISH, RUNNING BOND PATTERN, NATURAL COLOUR. DETAIL 6 / L7
	RUBBER PLAY TILES, RUNNING BOND PATTERN, ALTERNATING BLUE, GREEN TILES. USE 50% BLACK / 50% COLOUR MIX. DETAIL 3 / L7

Fencing Legend

Symbol	Model
	5' HT. PRIVACY SCREEN DETAIL 21 / L8
	42" HT. WOOD PICKET FENCE DETAIL 11 / L7
	42" HT. METAL PICKET FENCE DETAIL 23 / L8
	6' HT. PERIMETER FENCE DETAIL 14 / L8
	3' HT. FRONTAGE FENCE DETAIL 24 / L8

Site Furnishing Legend

Symbol	Model
	MAGLIN SCBR 1600, GREY POWDERCOAT, SURFACE MOUNT, USE TAMPER RESISTANT HARDWARE. 2-BIKE CAPACITY* SITE TOTAL 'CLASS 2' 36 UNITS X 0.2 = 8
	MAGLIN MLB310-W-PC BENCH, HDPC SLATS CHARCOAL COLOUR AND BLACK POWDERCOAT * ++
	HOSE BIB

*MOUNT ALL SITE FURNISHINGS ON CONCRETE PAD PER MANUFACTURER'S SPECIFICATION, USING TAMPER-RESISTANT HARDWARE
++ SUSTAINABLE FIXTURE - USES RECYCLED MATERIALS



DP 22-013081 March 6, 2024 PLAN #18

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
25	24.FEB.20	UPDATE GAS METER SCREENING	CLG
24	24.FEB.03	ISSUED FOR TENDER REVIEW	CW
23	24.JAN.28	REVISED ENTRY	CW
22	24.JAN.16	ISSUE FOR DIP	CLG
21	24.JAN.10	INCREASE PLANTING TO 20% LOT AREA	SA
20	23.NOV.14	REVISE PER COMMENTS	WZ
19	23.NOV.03	UPDATE PER COMMENTS	CLG

CLIENT:

PROJECT:

SPIRES II 38 UNIT TOWNHOUSE DEVELOPMENT

8800, 8780, 8760 SPIRES GATE AND 8740 SPIRES ROAD RICHMOND

DRAWING TITLE:

LEVEL 2 AMENITY DETAIL PLAN

DATE: 20.06.04 DRAWING NUMBER:

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

DRAWN: MC

DESIGN: MC

CHK'D: PC

L6

OF 13



WISHBONE BAYVIEW GAMES TABLE: WALNUT SLATS AND NORDIC LICHEN POWDERCOAT

MAGLIN SCBR 1600 BIKE RACK BLACK POWDERCOAT



KOMPAN 'EMOTION' PLAY PANEL



KOMPAN EMBEDDED SLIDE



RUBBER SLOPE WITH HANDHOLDS



PALASON FOOSBALL TABLE - COMMERCIAL OUTDOOR GRADE: 'SOC TBL LO STORM F3'



KOMPAN 'MANIPULATIVE' PLAY PANEL



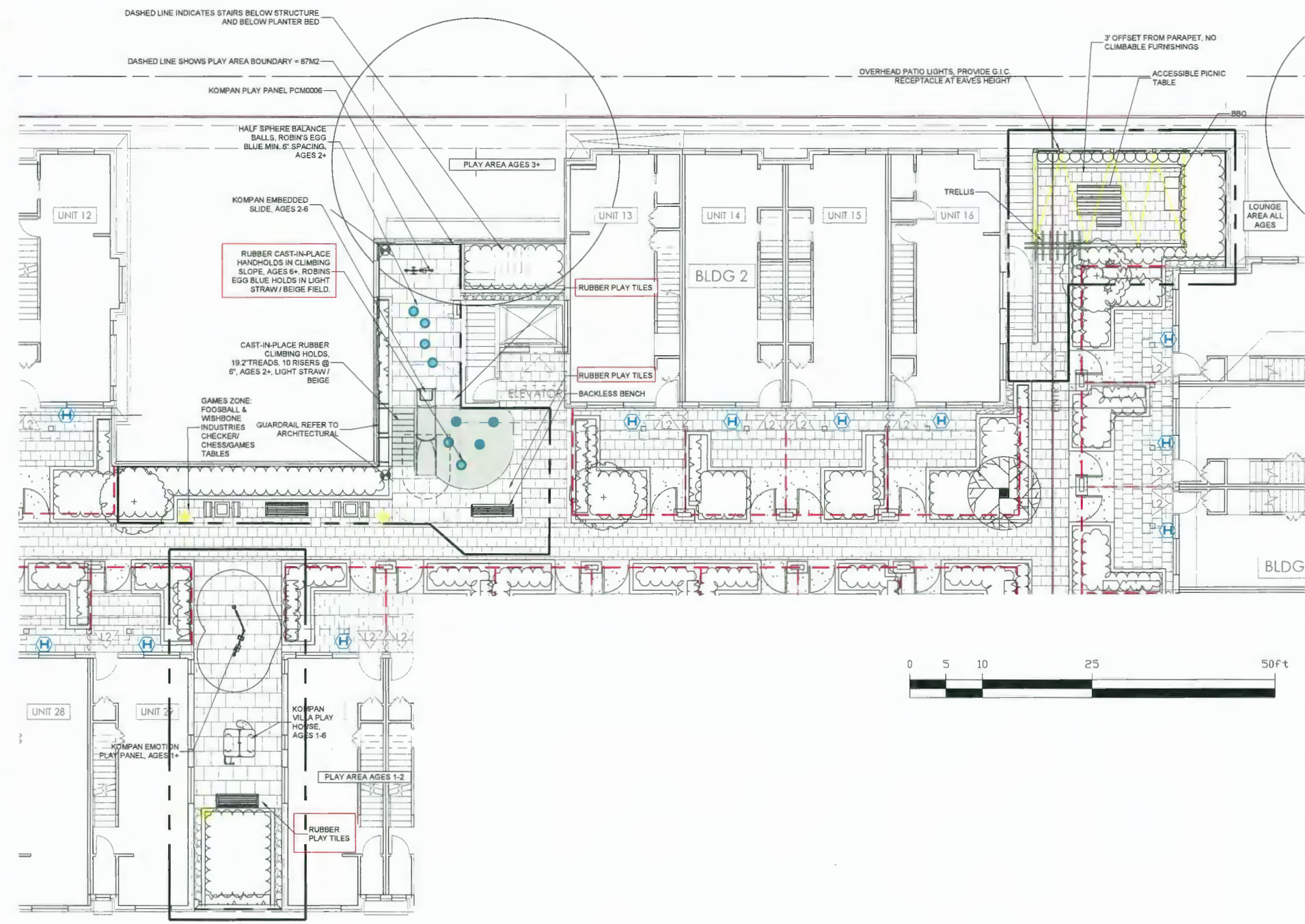
MAGLIN MBR 350 BIKE RACK: BLACK POWDERCOAT



WISHBONE BAYVIEW BACKLESS BENCH: WALNUT SLATS & NORDIC LICHEN POWDERCOAT



KOMPAN VILLA PLAY HOUSE



Fencing Legend

Symbol	Model
	5' HT. PRIVACY SCREEN DETAIL 21 / L8
	42" HT. WOOD PICKET FENCE DETAIL 11 / L7
	42" HT. METAL PICKET FENCE DETAIL 23 / L8
	6' HT. PERIMETER FENCE DETAIL 14 / L8
	3' HT. FRONTAGE FENCE DETAIL 24 / L8

Site Furnishing Legend

Symbol	Model
	MAGLIN SCBR 1600, GREY POWDERCOAT, SURFACE MOUNT, USE TAMPER RESISTANT HARDWARE. 2-BIKE CAPACITY* SITE TOTAL 'CLASS 2' 36 UNITS X 0.2 = 8
	MAGLIN MLB310-W-PC BENCH, HDPC SLATS CHARCOAL COLOUR AND BLACK POWDERCOAT * ++
	HOSE BIB

*MOUNT ALL SITE FURNISHINGS ON CONCRETE PAD PER MANUFACTURER'S SPECIFICATION, USING TAMPER-RESISTANT HARDWARE
++ SUSTAINABLE FIXTURE - USES RECYCLED MATERIALS

SEAL:



25	24.FEB.20	UPDATE GAS METER SCREENING	CLB
24	24.FEB.22	ISSUED FOR TENDER REVIEW	CW
23	24.JAN.25	REVISED ENTRY	CW
22	24.JAN.18	ISSUE FOR OP	CLB
21	24.JAN.10	INCREASE PLANTING TO 20% LOT AREA	SA
20	23.NOV.14	REVISE PER COMMENTS	WZ
19	23.NOV.03	UPDATE PER COMMENTS	CLB
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:

PROJECT:

SPIRES II 38 UNIT TOWNHOUSE DEVELOPMENT
8800, 8780, 8760 SPIRES GATE AND 8740 SPIRES ROAD RICHMOND

DRAWING TITLE:

LEVEL 2 SHRUB PLAN

DATE: 20.06.04 DRAWING NUMBER:

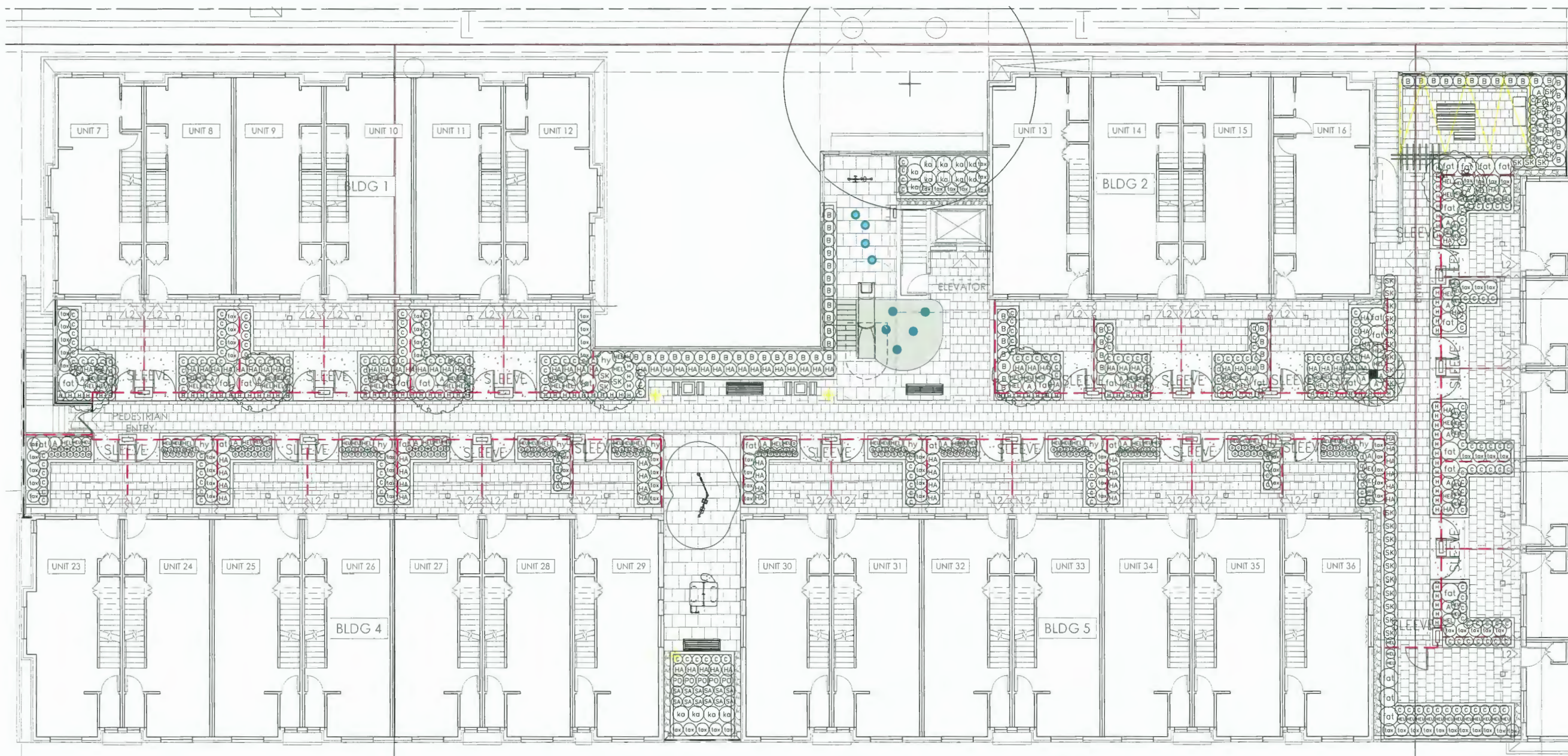
SCALE: 1/8" = 1'-0"

DRAWN: MC **L7**

DESIGN: MC

CHKD: PC OF 13

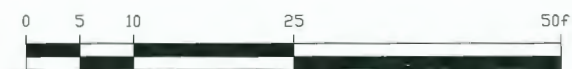
PMG PROJECT NUMBER: 21-176



UPPER LEVEL PLANT SCHEDULE PMG PROJECT NUMBER: 21-176

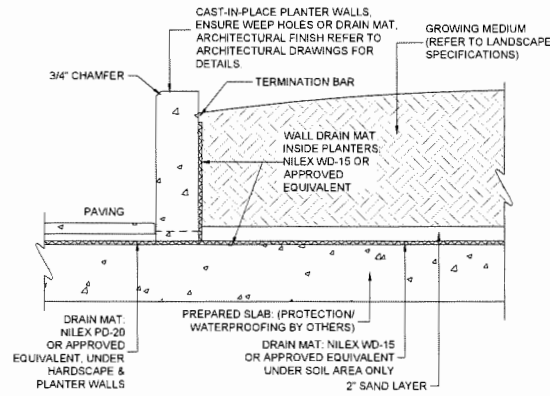
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
(1)	4	AMELANCHIER x GRANDIFLORA 'PRINCESS DIANA'	PRINCESS DIANA SERVICEBERRY	8CM CAL; 1.5M STD; B&B; NATIVE; BIRD-FRIENDLY; CLIMATE RESILIENT
(2)	1	CERCIS CANADENSIS 'COVEY'	LAVENDER TWIST REDBUD	8CM CAL; 1.8M STD; B&B; NATIVE; CLIMATE RESILIENT
(3)	2	CRATAEGUS DOUGLASII	BLACK HAWTHORN	8CM CAL; 1.5M STD; B&B; NATIVE; BIRD-FRIENDLY; CLIMATE RESILIENT
SHRUB				
(B)	61	BUXUS SEMPERVIRENS	COMMON BOXWOOD	#3 POT; 40CM
(M)	30	FATSIA JAPONICA	JAPANESE ARALIA	#2 POT; 40CM MULTISTEM
(N)	9	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER'	ENDLESS SUMMER HYDRANGEA; BLUE	#2 POT; 50CM
(U)	14	PIERIS JAPONICA 'CAVATINE'	DWARF LILY OF THE VALLEY BUSH	#2 POT; 30CM; MATURE HT: 900MM
(S)	12	SARCOCOCOA HOOKERANA VAR. HUMILIS	HIMALAYAN SWEET BOX	#3 POT; 35CM
(SK)	31	SKIMMIA JAPONICA	JAPANESE SKIMMIA	#3 POT; 50CM
(H)	96	TAXUS x MEDIA 'HICKSII'	HICK'S YEW	1.5M B&B
GRASS				
(C)	248	CAREX ELATA 'AUREA'	BOWLE'S GOLDEN SEDGE	#1 POT
(H)	98	HAKONECHLOA MACRA 'ALL GOLD'	GOLDEN JAPANESE FOREST GRASS	#1 POT
(H)	100	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
(D)	176	OPHIOPOGON PLANISCAPUS 'NIGRESCENS'	BLACK MONDO GRASS	#1 POT
PERENNIAL				
(A)	29	ADIANTUM PEDATUM	NORTHERN MAIDENHAIR FERN	#1 POT
(H)	52	HELLEBORUS x HYBRIDUS	LENTEN ROSE	15CM POT
(H)	83	HEUCHERA MACRANTHA 'PALACE PURPLE'	CORAL BELLS; PURPLE-RED	15CM POT
(H)	7	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 20CM

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

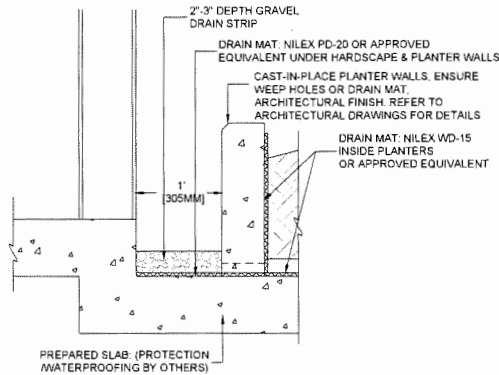


DP 22-013081 March 6, 2024 PLAN #20

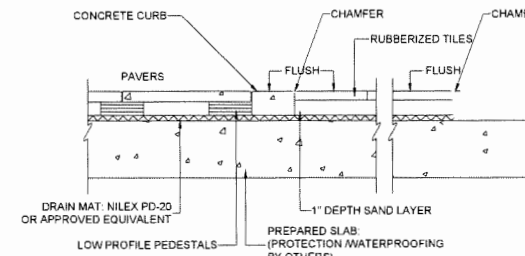
SEAL:



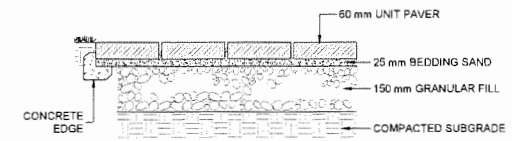
1 **PLANTER WALL ON SLAB**
1"=1'-0"



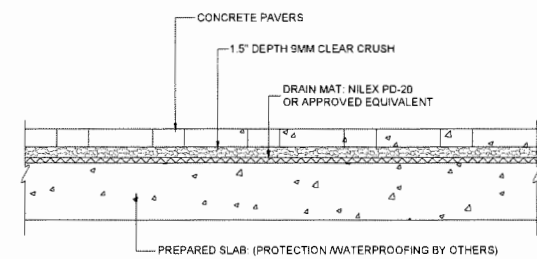
2 **DRAIN ROCK STRIP AT BUILDING ON SLAB**
1"=1'-0"



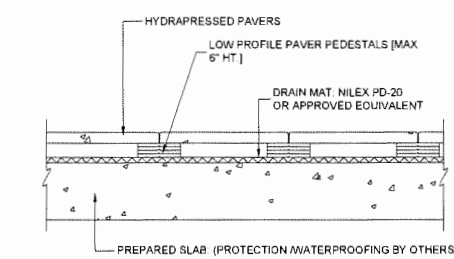
3 **PLAY SURFACE EDGE ON SLAB**
1"=1'-0"



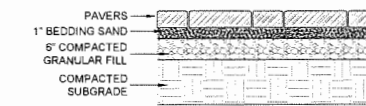
4 **PAVERS EDGE**
1"=1'-0"



5 **PAVERS ON SLAB**
1"=1'-0"

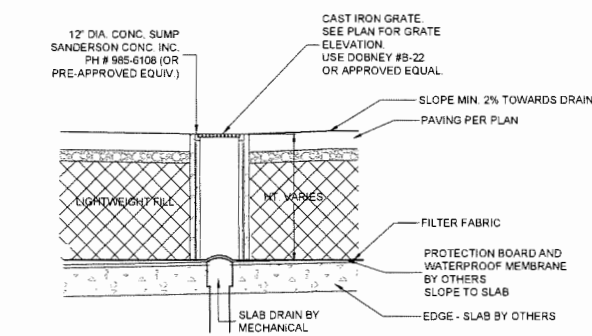


6 **HYDRAPRESSED PAVERS ON SLAB**
1"=1'-0"

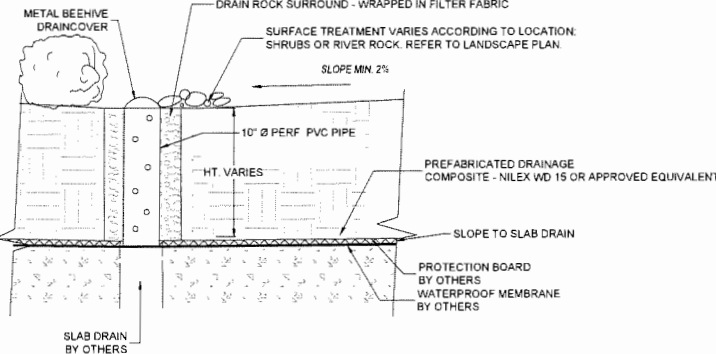


7 **PAVERS ON GRADE**
1"=1'-0"

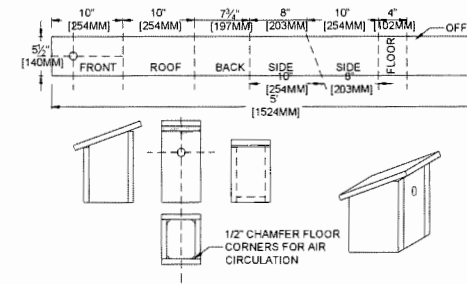
NOTE:
PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS



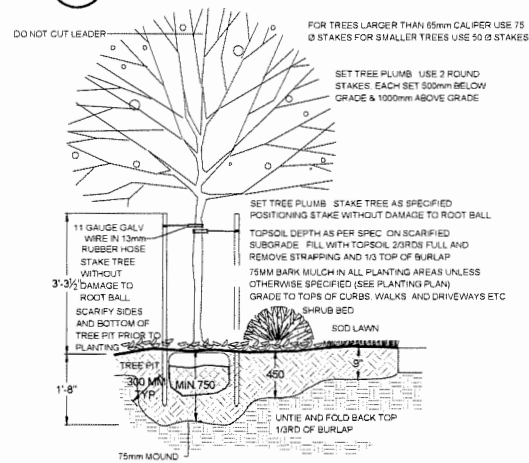
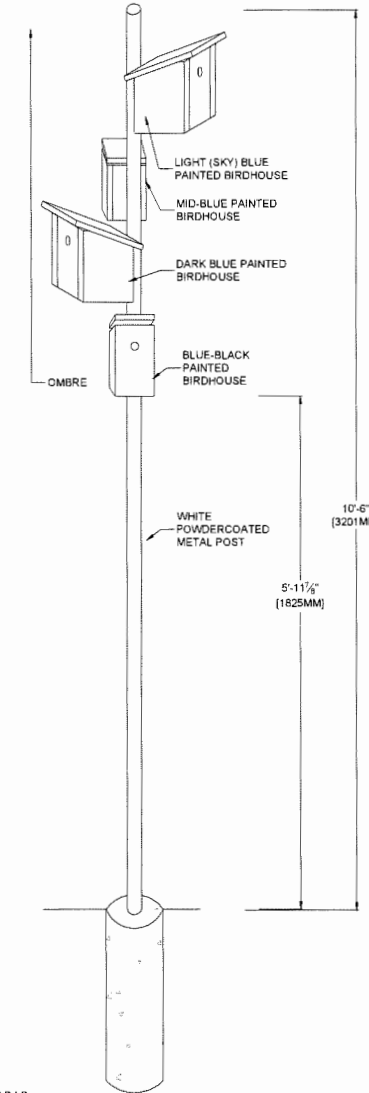
8 **BILEVEL DRAIN IN HARDSCAPE**
1"=1'-0"



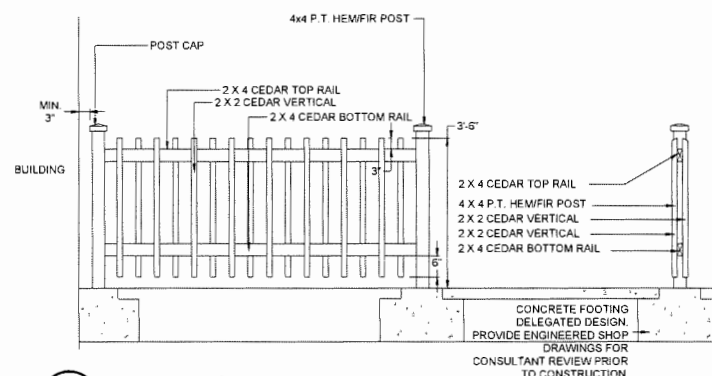
9 **BILEVEL DRAIN IN THE LANDSCAPE**
1"=1'-0"



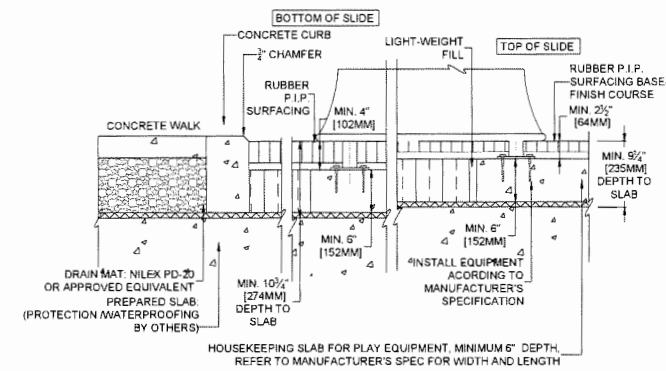
10 **'ONE BOARD' BIRDHOUSE**
1"=1'-0"



12 **PLANTING DETAILS**
1/2"=1'-0"



13 **42\"/>**



14 **SLIDE BASE REQUIREMENTS**
1"=1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
25	24 FEB 20	UPDATE GAS METER SCREENING	CLD
24	24 FEB 02	ISSUED FOR TENDER REVIEW	CW
23	24 JAN 26	REVISED ENTRY	CW
22	24 JAN 18	ISSUE FOR DP	CLD
21	22 JAN 10	INCREASE PLANTING TO 30% LOT AREA	SA
20	22 NOV 14	REVISE PER COMMENTS	WZ
19	23 NOV 03	UPDATE PER COMMENTS	CLD

CLIENT:

PROJECT:

SPIRES II 38 UNIT TOWNHOUSE DEVELOPMENT
8800, 8780, 8760 SPIRES GATE AND 8740 SPIRES ROAD RICHMOND

DRAWING TITLE:
LANDSCAPE DETAILS

DATE: 20.06.04 DRAWING NUMBER:

SCALE: AS SHOWN

DRAWN: MC

DESIGN:

CHK'D: PC

PMG PROJECT NUMBER

21176-24.ZIP

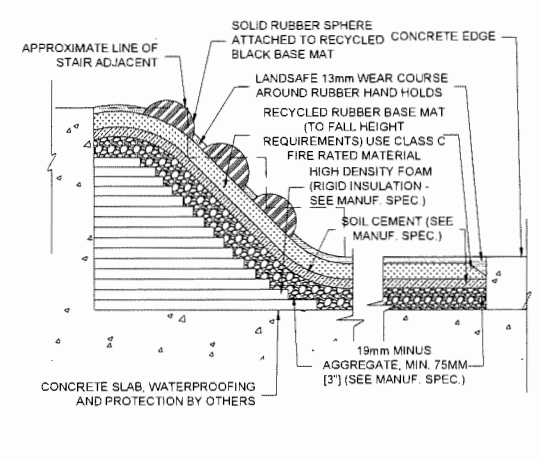
21-176

L8

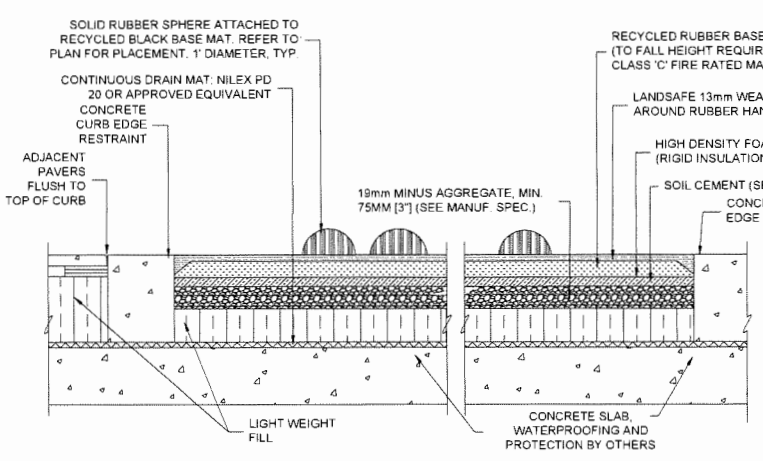
OF 13

DP 22-013081 March 6, 2024 PLAN #21

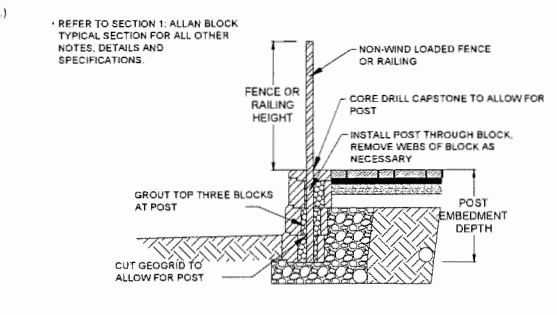
SEAL:



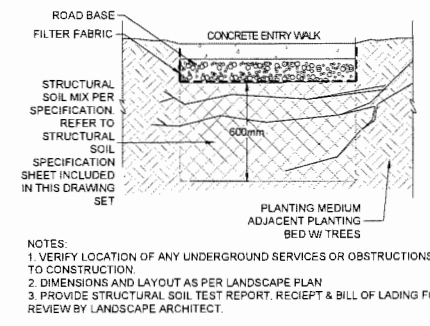
28 RUBBER PLAY SURFACING W/ HANDHOLDS
1/2" = 1'-0"



13 RUBBER PLAY SURFACING W/ PLAY DOMES
1/2" = 1'-0"

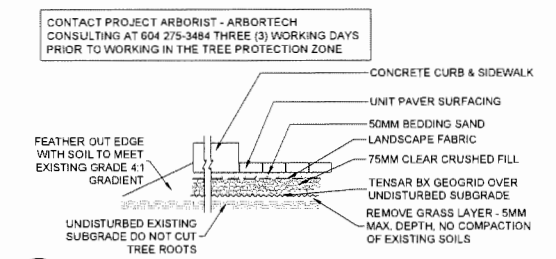


15 FENCE POST ON GRAVITY BLOCK WALL
1/2" = 1'-0"

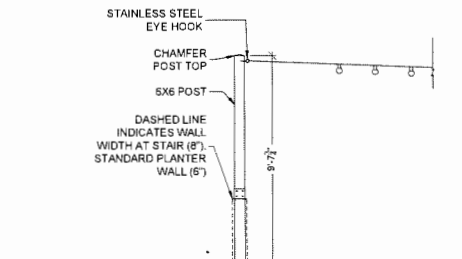


16 STRUCTURAL SOIL
1/2" = 1'-0"

NOTES:
1. VERIFY LOCATION OF ANY UNDERGROUND SERVICES OR OBSTRUCTIONS PRIOR TO CONSTRUCTION.
2. DIMENSIONS AND LAYOUT AS PER LANDSCAPE PLAN
3. PROVIDE STRUCTURAL SOIL TEST REPORT, RECEIPT & BILL OF LADING FOR REVIEW BY LANDSCAPE ARCHITECT.

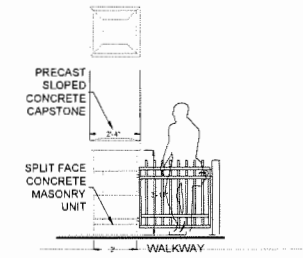


17 UNIT PAVER DETAIL THROUGH ROOT ZONE
1/2" = 1'-0"

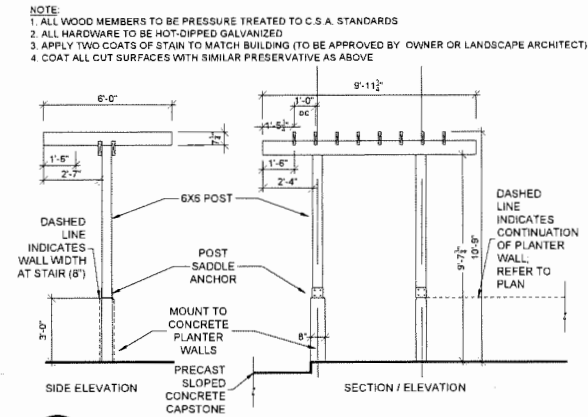


27 STRING LIGHT SUPPORT POST
1/4" = 1'-0"

NOTE:
1. ALL WOOD MEMBERS TO BE PRESSURE TREATED TO C.S.A. STANDARDS
2. ALL HARDWARE TO BE HOT-DIPPED GALVANIZED
3. APPLY TWO COATS OF STAIN TO MATCH BUILDING (TO BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT)
4. COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE

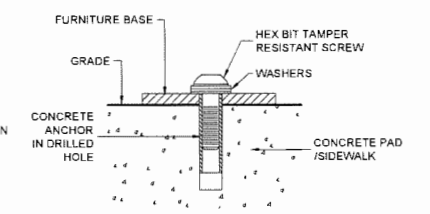


18 ADDRESS COLUMN
1/4" = 1'-0"



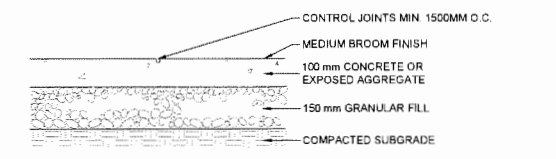
19 TRELIS
1/4" = 1'-0"

NOTE:
1. ALL WOOD MEMBERS TO BE PRESSURE TREATED TO C.S.A. STANDARDS
2. ALL HARDWARE TO BE HOT-DIPPED GALVANIZED
3. APPLY TWO COATS OF STAIN TO MATCH BUILDING (TO BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT)
4. COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE

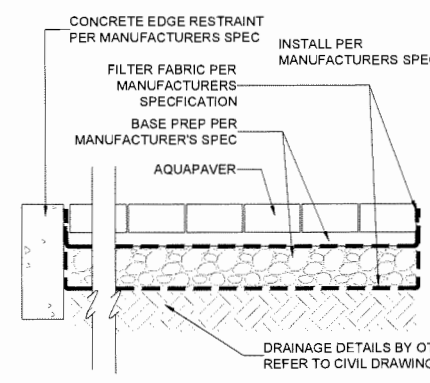


20 SITE FURNITURE MOUNTING
1:2

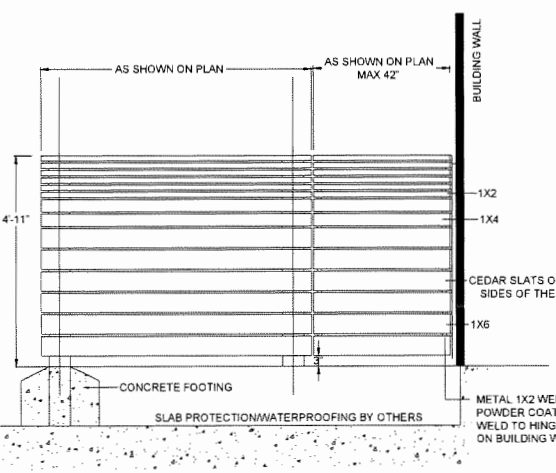
NOTE:
SITE FURNISHINGS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS



26 CONCRETE WALK
1" = 1'-0"

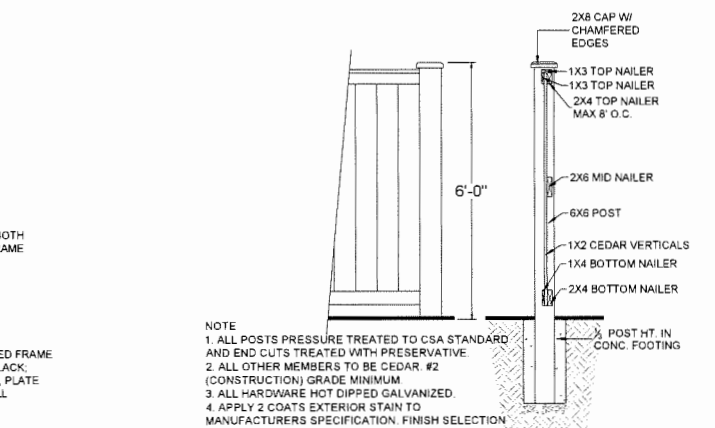


22 PERMEABLE PAVERS
1" = 1'-0"



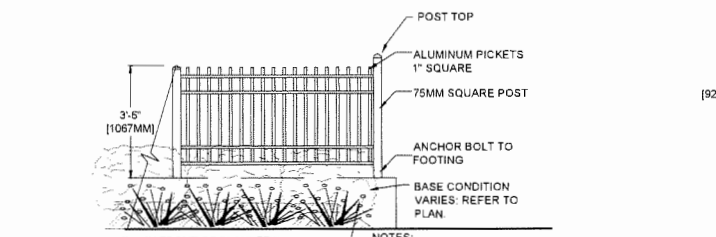
14 6'-0" HT WOOD FENCE
1/2" = 1'-0"

NOTE:
1. ALL HARDWARE HOT DIPPED GALVANIZED.
2. CEDAR TO BE S4S, CLEAR GRADE, NO VISIBLE KNOTS
3. DETAIL FOR CONCEPTUAL DESIGN PURPOSE ONLY.



23 42" HT. METAL PICKET
3/8" = 1'-0"

NOTE:
1. METAL: POWDERCOATED ALUMINUM PICKETS
2. SMOOTH WELD ALL JOINTS
3. POWDER COAT METAL WITH CASCADIA ZINC GREY DETAIL



24 3' HT. FRONTAGE FENCE WITH GATE
1" = 1'-0"

NOTE:
1. METAL: POWDERCOATED ALUMINUM PICKETS
2. SMOOTH WELD ALL JOINTS
3. POWDER COAT METAL WITH CASCADIA ZINC GREY DETAIL

14 CEDAR SLAT PRIVACY SCREEN
1/2" = 1'-0"

DP 22-013081

March 6, 2024

PLAN #22

NO	DATE	REVISION DESCRIPTION	DR.
25	24.FEB.20	UPDATE GAS METER SCREENING	CLG
24	24.FEB.02	ISSUED FOR TENDER REVIEW	CW
23	24.JAN.26	REVISED ENTRY	CW
22	24.JAN.16	ISSUE FOR SP	CLG
21	24.JAN.10	INCREASE PLANTING TO 30% LOT AREA	SA
20	23.NOV.14	REVISE PER COMMENTS	MS
19	23.NOV.03	UPDATE PER COMMENTS	CLG

CLIENT:

PROJECT:

SPIRES II 38 UNIT TOWNHOUSE DEVELOPMENT
8800, 8780, 8760 SPIRES GATE AND 8740 SPIRES ROAD RICHMOND

DRAWING TITLE:
LANDSCAPE DETAILS

DATE: 20.06.04 DRAWING NUMBER:
SCALE: AS SHOWN **L9**
DRAWN: MC
DESIGN: PC OF 13
CHK'D: PC

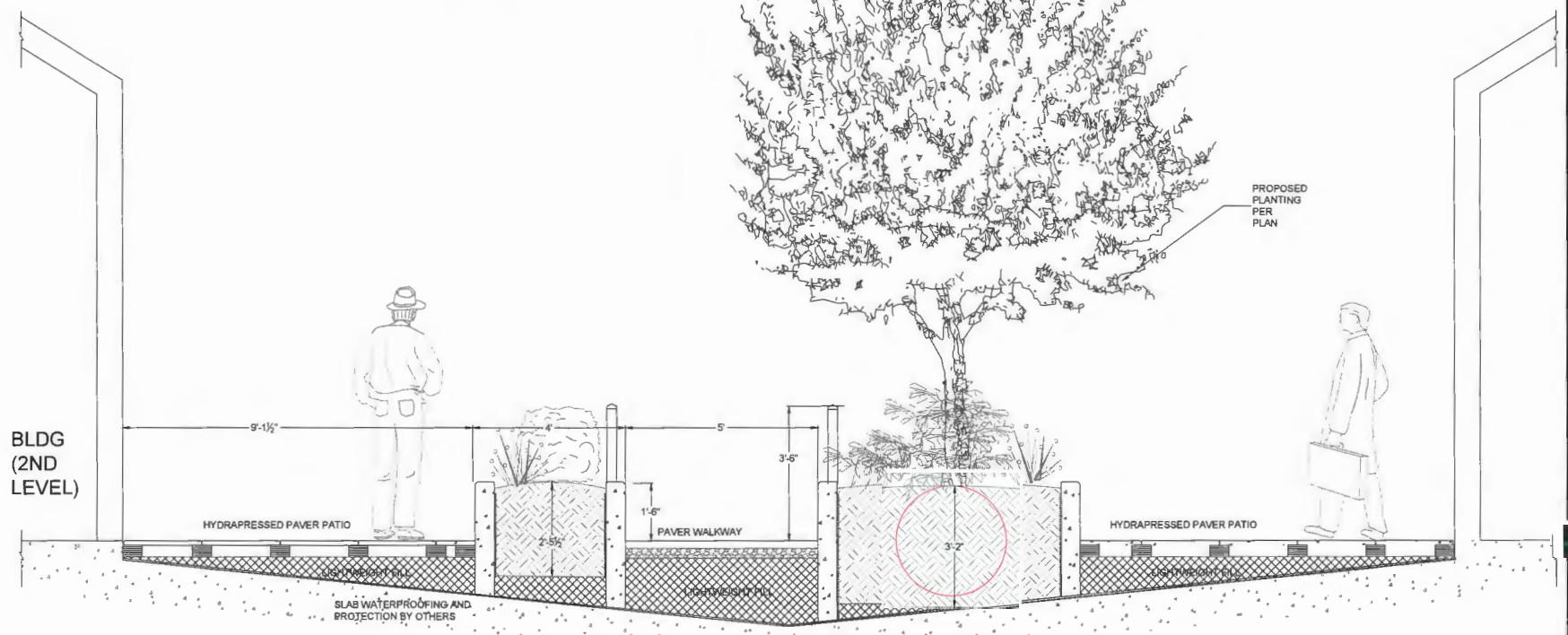
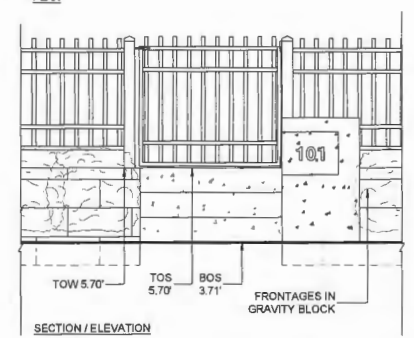
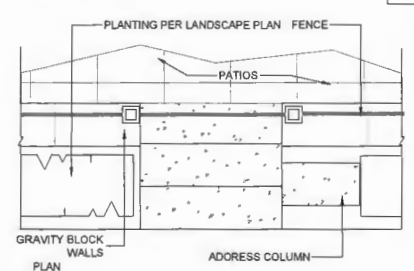
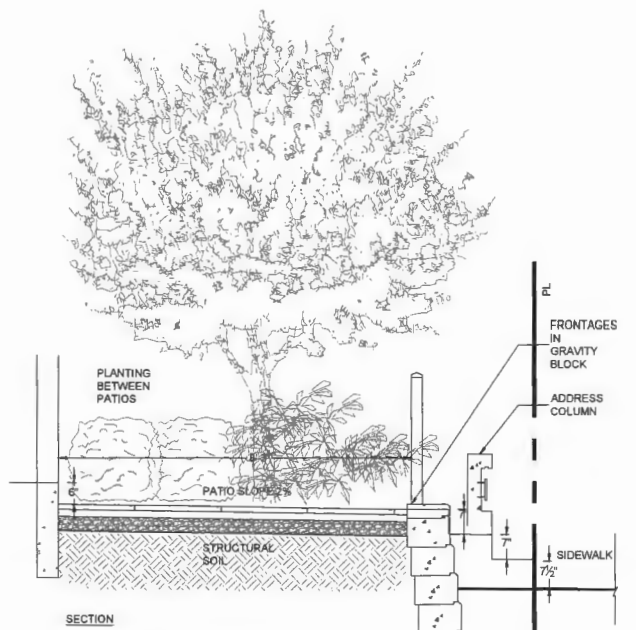
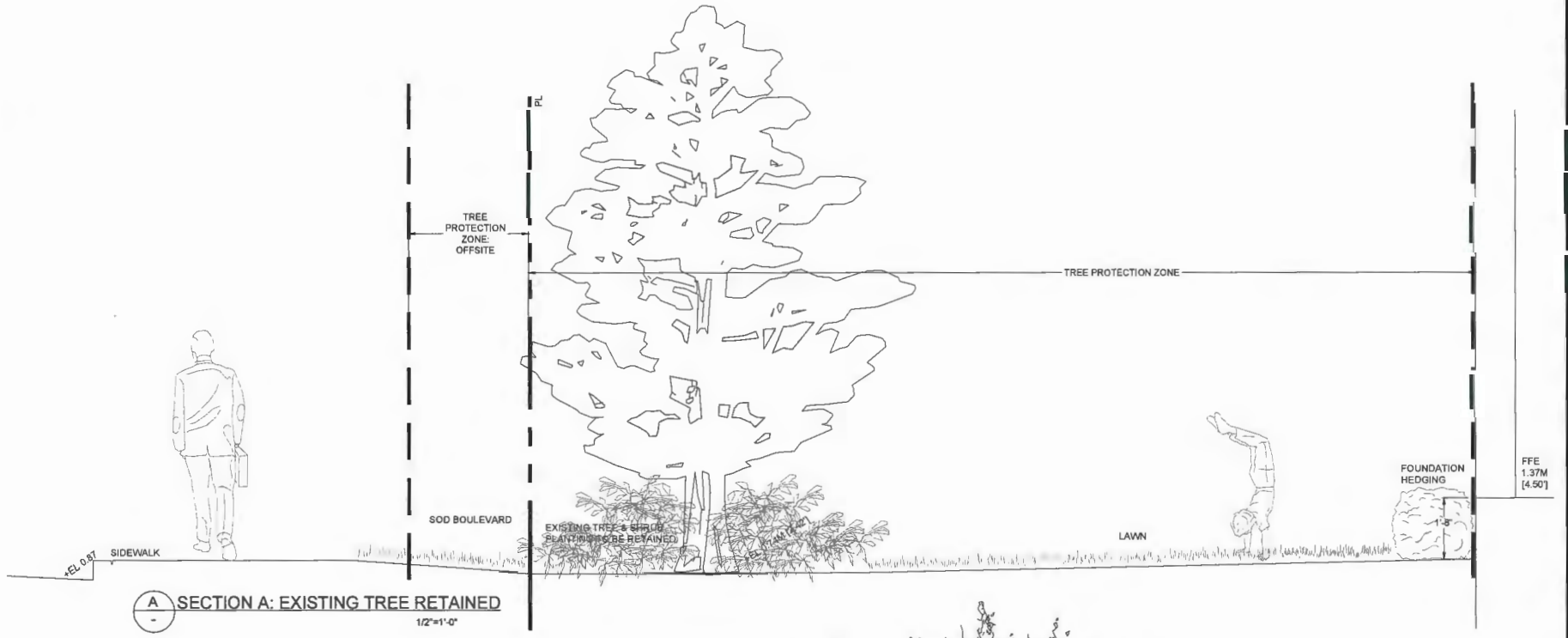
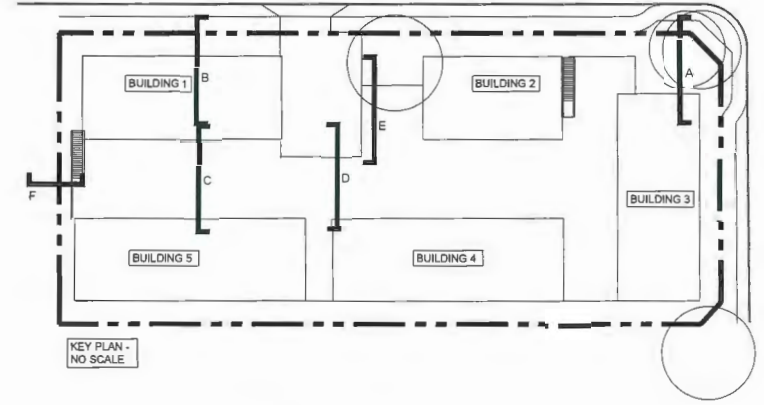
PMG PROJECT NUMBER: 21176-24.ZIP 21-176

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SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
25	24.FEB.20	UPDATE GAS METER SCREENING	CLG
24	24.FEB.02	ISSUED FOR TENDER REVIEW	CW
23	24.JAN.26	REVISED ENTRY	CW
22	24.JAN.16	ISSUE FOR DP	CLG
21	24.JAN.10	INCREASE PLANTING TO 20% LOT AREA	SA
20	23.NOV.14	REVISE PER COMMENTS	WZ
19	23.NOV.03	UPDATE PER COMMENTS	CLG

CLIENT:

PROJECT:

SPIRES II 38 UNIT TOWNHOUSE DEVELOPMENT
8800, 8780, 8760 SPIRES GATE AND 8740 SPIRES ROAD RICHMOND

DRAWING TITLE:

LANDSCAPE SECTIONS

DATE: 20.06.04 DRAWING NUMBER:
SCALE: AS SHOWN **L10**
DRAWN: MC
DESIGN: PC OF 13
CHK'D: PC

PMG PROJECT NUMBER: 21-176

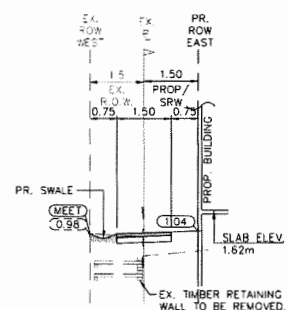
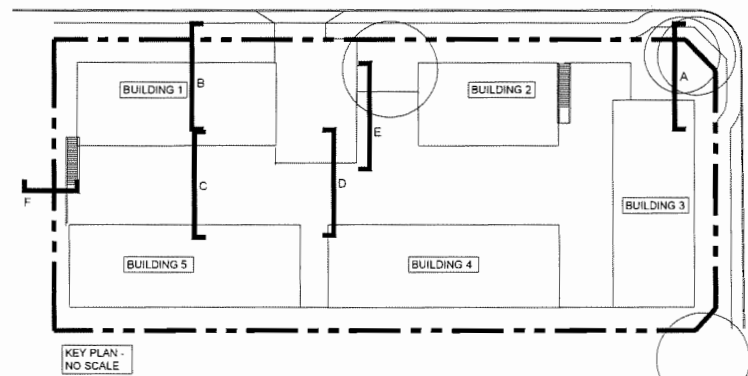
DP 22-013081

March 6, 2024

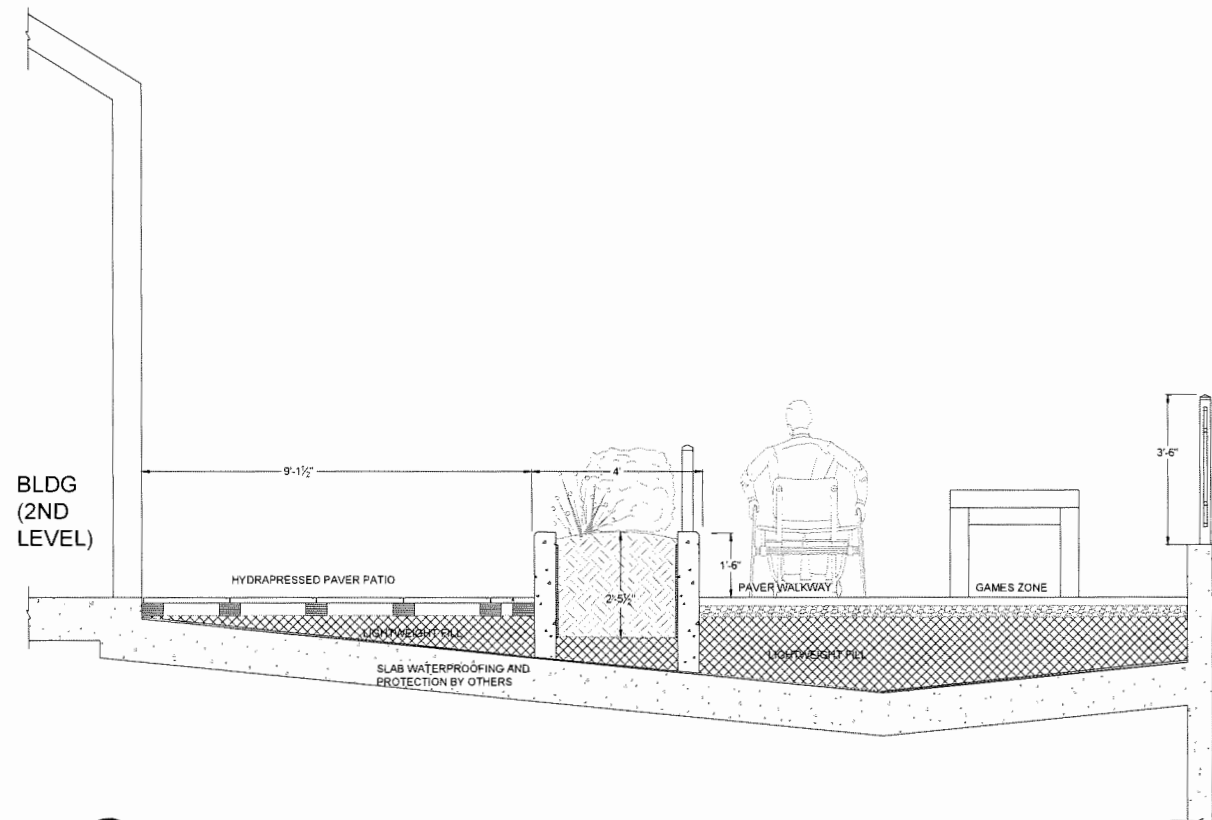
PLAN #23

21176-24.2IP

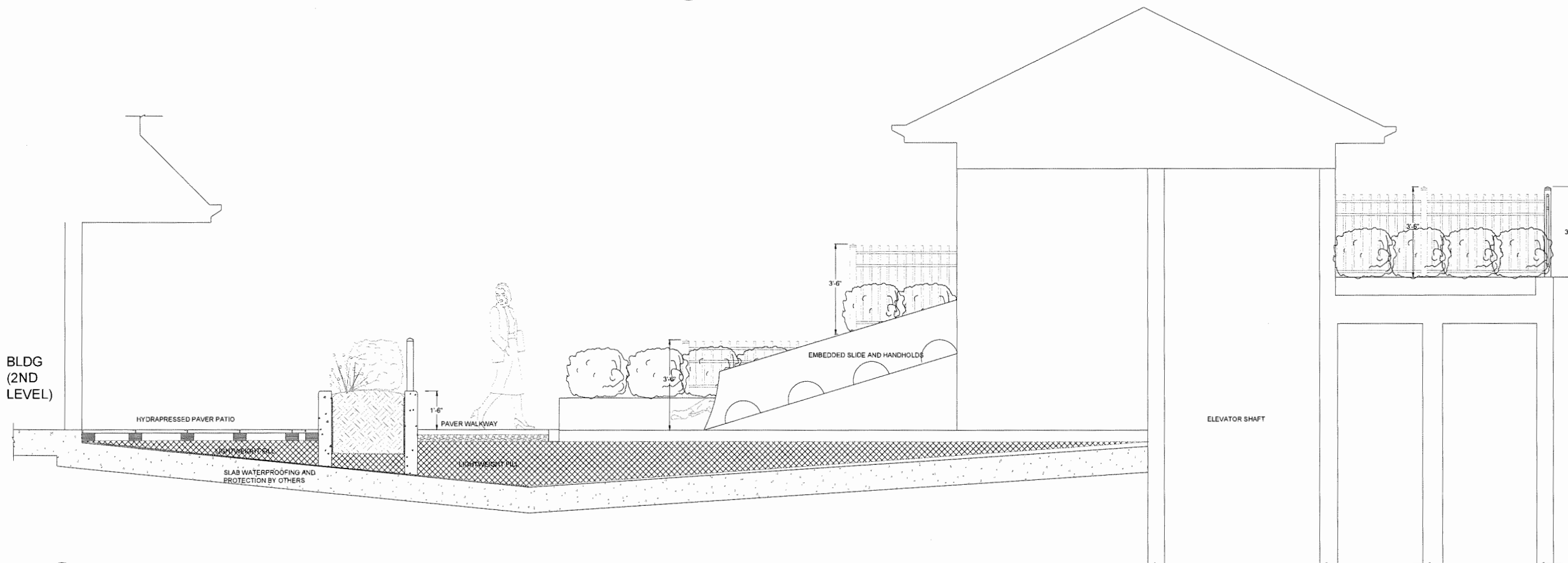
SEAL:



F WEST PL CIVIL SECTION SWALE
1/8" = 1'-0" HORIZ./INTS VERT.



D SECTION D: PODIUM LEVEL PLAY AREA
1/2" = 1'-0"



E SECTION E: PODIUM LEVEL PLAY AREA
1/2" = 1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
25	24.FEB.20	UPDATE GAS METER SCREENING	CLG
24	24.FEB.02	ISSUED FOR TENDER REVIEW	CW
23	24.JAN.26	REVISED ENTRY	CW
22	24.JAN.16	ISSUE FOR DP	CLG
21	24.JAN.10	INCREASE PLANTINGS TO 20% LOT AREA	SA
20	23.NOV.14	REVISE PER COMMENTS	WZ
19	23.NOV.09	UPDATE PER COMMENTS	CLG

CLIENT:

PROJECT:

SPIRES II 38 UNIT TOWNHOUSE DEVELOPMENT
8800, 8780, 8760 SPIRES GATE AND 8740 SPIRES ROAD RICHMOND

DRAWING TITLE:
LANDSCAPE SECTIONS

DATE: 20.06.04 DRAWING NUMBER:
SCALE: AS SHOWN **L11**
DRAWN: MC
DESIGN: PC
CHK'D: PC OF 13

21176-24.ZIP

PMG PROJECT NUMBER: 21-176

DP 22-013081 March 6, 2024 PLAN #24

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SEAL:

25	24.FEB.20	UPDATE GAS METER SCREENING	CLG
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19	23.NOV.03	UPDATE PER COMMENTS	CLG

NO. DATE REVISION DESCRIPTION DR

CLIENT:

PROJECT:

**SPIRES II 38 UNIT
TOWNHOUSE DEVELOPMENT**
8800, 8780, 8760 SPIRES GATE
AND 8740 SPIRES ROAD
RICHMOND

DRAWING TITLE:

**STRUCTURAL SOIL
SPECIFICATIONS**

DATE: 20.06.04 DRAWING NUMBER:

SCALE: AS SHOWN **L12**

DRAWN: MC

DESIGN: PC OF 13

CHKD: PC

PMG PROJECT NUMBER: 21-176

PART ONE - GENERAL

11 COPYRIGHT

1. The Structural Soil specification is provided as an instrument of service and remains the property of PMG Landscape Architects. The information provided in this specification is for exclusive use by our client for the specific project noted. This information contained in this document may not be reproduced or distributed, in whole or in part, without the permission of PMG Landscape Architects.

12 SCOPE OF WORK

1. The work of this section shall govern the supply of all equipment, materials and labour necessary for the preparing and placing and compacting Structural Soil Mix on a prepared sub grade.

2. It is the intent that the structural soil mixture will provide the necessary load bearing characteristics for light load hard surface paving areas while allowing and promoting the development of tree roots. The long term goals are the promotion of healthy, long lived trees while reducing the potential negative implications of large scale root development under hard surface areas.

3. Refer to drawings for location and dimension of structural soil mixture.

4. All other related work as described in the drawings and/or this specification.

13 RELATED WORK

1. Section 02100, Landscape Requirements
2. Section 02710, Landscape Drainage
3. Section 02810, Irrigation System
4. Section 02933, Sodding/Seeding
5. Section 02966, Planting Trees, Shrubs, and Groundcover

14 RELATED MASTER MUNICIPAL SPECIFICATIONS

1. Contractor to report all conflicts with civil engineering to Landscape Architect
2. Section 02710, Site Grading
3. Section 02273, Excavating, Trenching, and Backfilling
4. Section 02276, Aggregates and Granular Materials
5. Section 02666, Waterworks
6. Section 02771, Storm Sewers
7. Section 02775, Manholes and Catch Basins

15 STANDARDS

1. BC S/LA/BCLNA Landscape Standard (most current edition)
2. Canadian System of Soil Classification

16 QUALITY ASSURANCE

1. All structural soil material used in street tree planting shall be from a source approved by the Consultant and all similar materials supplied to the site shall be of similar nature and from a single source. 14 days prior to supplying any material to the site, inform the Consultant of proposed source and provide a copy of an analysis undertaken by a recognized testing agency approved by the owner, at the Contractor's expense and indicating the particle size characteristics of the proposed material in written form as laid out in 2.11 of this section.

2. All nutritive admixtures to structural soil material supplied to the site shall be from a source approved by the Consultant and all similar nutritive admixtures supplied to the site shall be of similar nature and from a single source. 14 days prior to supplying any nutritive admixture, inform the Consultant of proposed source and provide a copy of an analysis undertaken by a recognized testing agency approved by the owner. The test report shall quantify and qualify the following characteristics of the proposed nutritive admixture:

- 2.1 Gravel, sand and fines content each as a % of dry weight mineral
- 2.2 Organic material content as a percentage of dry weight
- 2.3 Acidity (pH)
- 2.4 Salinity in millimhos/cm at 25 degrees C
- 2.5 Basic Fertility (total nitrogen available K, Ca, Mg, P)
- 2.6 Recommendation for incorporation of necessary amendments.

3. Provide and pay for all required testing of materials proposed for use on this project. At the Consultant's discretion, all materials may be re-tested. Contractor will be responsible for costs of re-testing if materials do not meet specification and for correction of the deficiency.

4. Cost of imported materials shall include cost of modifications from source to ensure that these materials meet specifications.

5. Acceptance of material at source does not preclude future rejection if material fails to conform to requirements specified.

6. Confirm compaction of subgrade and structural soil by Geotechnical Reports from qualified Geotechnical Engineer.

7. Aggregate Test

7.1 Provide source and sieve designation of intended aggregate material prior to ordering.

7.2 At the Landscape Architect's discretion, materials may be retested. Contractor is responsible for costs of testing if sample does not meet specification and for correction of any deficiency.

7.3 Submit 25kg sample of stone to Landscape Architect prior to mixing. Sample should be labelled to include source of material submitted.

8. Structural Soil Mix Design

8.1 Prepare sample of structural soil mix with proposed mix ratios for approval by Landscape Architect a minimum of 14 days prior to placement. Notify Landscape Architect minimum 7 days prior to mixing samples.

8.2 Landscape Architect may request additional samples of Structural Soil mixture to be tested in the event that further refinement of the mixture is necessary.

17 SCHEDULING

1. Obtain approval from Consultant of schedule 14 days in advance of structural soil preparation or delivery of material to site. Co-ordination of the installation of the structural soil mixture is critical. Ensure scheduling has been co-ordinated with all consultants and related contractors.

2. Schedule to include:

- 2.1 date for commencement of preparation of structural soil at source
- 2.2 sub grade preparation at site
- 2.3 shipping dates
- 2.4 arrival dates on site
- 2.5 installation dates

3. Schedule work to co-ordinate with installation of any drainage, irrigation, tree grade footings, lighting, paving etc.

4. Complete work to ensure tree planting will occur under optimum conditions.

5. Do not handle or place structural soil mix in rain.

18 FIELD REVIEW

1. Start up meeting with Consultant is required to confirm the areas of installation and mixing. If not previously submitted, ensure growing medium sample and test report, aggregate stone sample and structural soil sample and report are supplied at the Start-up Meeting.

2. Co-ordinate site meeting with Consultant at the following times:

- 2.1 drainage installation and connection
- 2.2 irrigation installation
- 2.3 mixing of structural soil mixture
- 2.4 installation of structural soil mixture
- 2.5 sub grade preparation and layout
- 2.6 installation of trees

3. Where materials are installed in phases, it is the contractor's responsibility to inform the Consultant of critical installation times for each phase as noted in Section 18.2.

19 SAMPLES

1. Provide 2 kg samples of all materials required for the preparation of structural soil minimum 14 days prior to commencement of installation. Samples of all material shall be submitted with test report from approved testing agency as per section 13.2 and 13.3.

20 PRODUCT HANDLING

1. All materials used in the composition of structural soil shall not be prepared, worked or traveled upon when in a wet or frozen condition.

2. Supply and handle dolomite lime, fertilizer, stabilizer and other chemical amendments in standard, sealed, waterproof containers with net weight and product analysis clearly marked on exterior of package.

21 DELIVERY, STORAGE AND PROTECTION

1. For structural soil prepared at source and delivered to site, deliver all materials to site in such a manner as to prevent damage to or separation of all materials used in the preparation of structural soil.

2. On-site storage of prepared structural soil shall be undertaken in such a manner as to prevent damage or separation of any materials.

3. Structural soils to be installed as soon as practicable after mixing; any structural soils stored overnight whether on-site or at source shall be covered with tarpaulin of similar approval as the consultant unless otherwise indicated.

4. Materials to be installed shall be protected in accordance with B.C. Ministry of Environment website.

PART TWO - PRODUCTS

21 GROWING MEDIUM

1. TABLE ONE

1.1 Provide all growing medium required to complete the work.

1.2 Comply with the requirements of Table 1 below.

1.3 Organic material in the growing medium must be well decomposed to prevent oxygen consumption caused as a result of decomposition of the organic matter in the soil mixture.

TABLE ONE

PROPERTIES	GROWING MEDIUM FOR GAP-GRADED MIXTURE
TEXTURE Particle size classes by the Canadian System of Soil Classification	
Gravel: greater than 20mm - less than 75mm	0
Sand: greater than 0.075mm - less than 2mm	maximum 80%
Silt: greater than 0.002 mm - less than 0.05 mm	maximum 35%
Clay: less than 0.002mm	maximum 15%
Clay and Silt Combined	maximum 40%
ALCIDITY (pH)	6.0 - 7.0
DRAINAGE Minimum saturated hydraulic conductivity (cm/hr) in place	3.0
SALINITY Saturated extract conductivity shall not exceed	38 millimhos/cm at 25°C
ORGANIC CONTENT Percent of Dry Weight (DW)	8% - 12%

22 AGGREGATE

1. Clean inert stone of high angularity is preferred over washed gravel.

2. Stone dimension aspect ratio should approach 1:1 with a maximum of 2:1 length: width: depth.

3. Single size stone, 75mm clear sieve designation, Blasted Quarry Rock.

4. Aggregate to be used for structural soil shall be free of any foreign elements or material. Provide samples and test reports as described in section 15 and 18.

5. Aggregate quality. Material shall be sound hard, durable, free from soft, thin, elongated or laminated particles, organic material, clay lumps or material, or other substances that would act in a deleterious manner or use intended.

23 SOIL STABILIZER

1. A non-toxic organic binder.

Product: Stabilizer, The Original Natural Binder, as available from Veratec, Aldergrove, BC. 604-687-3002 (OR approved equal).

24 GRANULAR BASE

1. To Master Municipal Specification Section 02276, Aggregates and Granular Materials.

25 PAVING MATERIALS

1. Refer to architectural drawings.

26 FILTER FABRIC

1. Non Woven filter fabric, shall be installed as a separation layer directly above the compacted structural soil mixture. Do not install fabric until adequate compaction of the structural soil mixture has been confirmed.

2. Filter fabric shall be selected and designed to withstand wear and tear during construction without deterioration of its strength and filtering properties. Conform to the following ASTM designations:

- Grab Tensile Strength ASTM-D-4632 400 kN
- Tensile Elongation ASTM-D-4632 50%
- Static CBR Puncture Test ASTM D-624
- Flow Rate ASTM-D-4491 610 l/min/m²

3. Fabric shall be Amoco 4545 or approved equivalent.

PART THREE - EXECUTION

31 SUBGRADE

1. Excavate sub grade to establish tree pit / trench as indicated on contract drawings. Place the structural soil under the paving adjacent to the planting pits, NOT in the planting pits themselves.

2. Areas designated as structural soil free pits for street tree planting shall be prepared to ninety-five percent (95%) Modified Proctor Density and shall be free of stones, debris, root branches, toxic materials, building materials and other deleterious materials to the approval of the civil engineer.

32 PREPARATION OF EXISTING GRADE

1. Verify that grades are correct. If discrepancies occur, notify Consultant and do not commence work until directed.

2. Excavate trench to Master Municipal Specification Section 02273, Trenching, Excavation and Compaction allowing for design depth and width of structural soil mix.

- 2.1 Refer to contract drawings for areas to be treated and to details for dimensions.
- 2.2 Compact to 95% Modified Proctor Density.
- 2.3 Subgrade elevations shall slope parallel to the finished grades and/or toward the subsurface drain lines as indicated on the civil engineering drawings.

4. Do not proceed with the installation of the structural soil material until all walls, curbs, and utility work in the area has been installed. Structural elements or design features that are dependent on the structural soil mixture for support may be postponed until after the installation of the mixture.

5. Re-compact disturbed subgrade to requirements of master municipal specifications and civil engineering drawings.

33 SUB DRAINS

1. Install to requirements of Master Municipal Specifications. Refer to Section 02666, Waterworks, Section 02771, Storm Sewers, and Section 02775, Manholes and Catch Basins.

- 1.1 Install prior to installation of the structural soil mixture.
- 1.2 Co-ordinate all contract drainage work with other drainage on-site.
- 1.3 Confirm location of storm sewer connections with civil engineer.

34 IRRIGATION

1. Install to requirements of Section 02810, Irrigation System. Refer also to Irrigation Drawings.

- 1.1 Install irrigation main lines in co-ordination with installation of the structural soil. Confirm timing at start-up meeting.
- 1.2 Co-ordinate all contract irrigation work with other civil engineering and drainage on-site.
- 1.3 Confirm location of irrigation connections with civil engineer.

35 MIXING STRUCTURAL SOIL MATERIAL

1. Ensure consistent even distribution of all components by thorough mixing. The ratio of components will vary and may require adjustment to ensure the soil volume is adequate to fill all voids in the stone.

- 2. Base Ratio of Materials
 - 4 cu metre of aggregate stone section 2.2
 - 125 cu metre of Growing Medium section 2.1
 - 2 kg Stabiliser section 2.3
 - Water as required
 - The amount of water required will vary according to moisture present in growing medium.

3. Combine the stone, growing medium and Stabilizer product into a thorough homogeneous mixture. Moisten mixture with fine spray of clean potable water while mixing to activate Stabilizer product.

36 MIXING

1. Do not OVER MIX. OVER HANDLING can result in separation of the growing medium from the stone. Further and final mixing will occur during the placement of the material.

2. All mixing shall be performed on a flat hard level surface approved by the consultant, using the appropriate soil mixing equipment.

3. Prepare sample Structural Soil Mixes to determine ratio of mix components. Submit sample with test results for approval.

PART THREE - EXECUTION (cont)

37 PLACEMENT

1. Subgrade shall be approved by the Consultant prior to placement of the structural soil mixture.

2. Structural soil shall be moist, but not saturated with water when placed. Placement shall be handled to avoid damage to drainage structures, irrigation equipment, concrete structure or pavement.

3. Place Stone mixture in 300mm lifts through entire area of structural soil mixture.

4. Compact each lift of structural soil material with vibrating drum roller to the satisfaction of the civil engineer.

5. Provide Geotechnical Report to confirm compaction. Test to ensure uniform, acceptable compaction rates have been achieved for each lift and in all areas of structural soil mixture. Refer to Quality Assurance, section 15.

6. Provide a uniformly firm and level surface allowing for specified depths of road base and / or growing medium to meet finished design grade.

7. Installation of structural soil in the location of the tree is not recommended. Various techniques such as reinforced wood boxes, steel boxes, large diameter PVC pipe, etc have been employed to allow for sand to be installed at the tree location with the compacted structural soil surrounding the hole. At the time of tree installation, the sand is removed and growing medium (as per Section 2.9) added to surround the root ball.

38 INSTALLATION OF FILTER FABRIC

1. After approval of structural soil mixture compaction, install Filter Fabric.

2. Ensure minimum 60mm overlap of all fabric seams and beyond edge of structural soil.

39 GRANULAR BASE MATERIAL

1. Place minimum 75 mm granular base on top of filter fabric over structural soil layer.

2. Compact granular base to 95% Modified Proctor Density. Compaction must be consistent with other surrounding granular base materials.

3. All areas shall be graded to the contours and elevations indicated on the contract drawings. Ensure positive drainage.

310 PROTECTION

1. Protect existing conditions from damage or staining and make good any damage.

2. All damage will be repaired at the expense of the installation contractor.

311 TREE PLANTING

1. Remove structural soil or other backfill material (sand, see comments in section 3.7.1) from the full dimensions of the tree grate area (1.2m x 1.2m x depth of root ball).

2. Re compact all material below root ball to original specified density to prevent settling of the root ball in the hole.

3. Ensure tree is planted in the exact centre of the specified planting station straight and true.

4. Install tree in accordance with BCSLA Landscape Standard. Cut away synthetic root ball twine, cut back improperly sized wire baskets, pull back burlap from around trunk etc.

5. Backfill with Growing Medium as per Section 2.1. Ensure the same growing medium used in the structural soil mix is installed as backfill material.

6. Place 50mm depth composted fir/bem bark mulch over the top of the open tree pit area.

312 TREE GRATES

1. Site Furniture and to contract drawings for tree grates, frames and footings.

313 ACCEPTANCE

1. Consultant shall inspect structural soil "in place" and determine acceptance of material, and finish grading prior to paving.

2. Finish grade shall be to within 15mm of proposed grades within 3.0m of any adjacent fixed elevation and to within 15mm of proposed grades over any other 3.0 length. Finish grades shall not be uniformly high or low.

314 SURPLUS MATERIAL

1. Remove all excess fill soils and mix stock piles and dispose of all waste materials, trash and debris from the site.

2. Clean up any soil or dirt spilled on any paved surface at the end of each working day.

3. Upon completion of the structural soil mixture installation. Leave area broom-clean. Avoid washing the area until all of the paving has been completed.

DP 22-013081

March 6, 2024

PLAN #25

PART ONE GENERAL REQUIREMENTS

11. REFERENCES
- 1. CCDC Doc 2 2008
Comply with all articles in the General Conditions of Contract in conjunction with this section unless superseded by other Contract Documents
 - 2. Canadian Landscape Standard, latest edition, prepared by the Canadian Society of Landscape Architects and the Canadian Landscape & Nursery Association, jointly. All work and materials shall meet standards as set out in the Canadian Landscape Standard unless superseded by this specification or as directed by the Landscape Architect
 - 3. MASTER MUNICIPAL SPECIFICATIONS & STANDARD DETAILS, 2000 edition prepared by the Consulting Engineers of British Columbia, Road Builders and Heavy Construction Association, and the Municipal Engineers Division
 - 4. STANDARD FOR LANDSCAPE IRRIGATION SYSTEM, 2008. Prepared by the Irrigation Industry Association of British Columbia
 - 5. MUNICIPAL BYLAWS AND ENGINEERING SPECIFICATIONS WHERE NOTED
12. TESTING
- 1. A current test report that is not more than one month old to be used in this site is required. Provide and pay for testing by an independent testing facility pre-approved by the Landscape Architect. Detail growing medium test results to Landscape Architect for review and approval prior to placement. Refer to Section 3.1.3. Growing Medium Testing for procedure
 - 2. Owner reserves the right to test or re-test materials. Contractor responsible to pay for testing if materials do not meet specification
13. SUBMITTALS
- 1. Any alternate products differing from that contained in the contract documents must be pre-approved by the Landscape Architect
 - 2. Submittals to consist of product sample or manufacturer's product description
14. SITE REVIEW
- 1. Under the terms of the Landscape Architect's Contract with the Owner where the Landscape Architect is the designated reviewer, the Landscape Architect will observe construction as it is necessary in their opinion to confirm compliance to the plans and specifications. Contact Owner's Representative to arrange for site observation at the appropriate time. Allow 24 days notice. Observation schedule may include but will not be limited to the following:
 - 11. Start up Site Meeting, General Contract. Prior to any site disturbance, a meeting with the general contractor to review general observation issues, general landscape views and municipal requirements.
 - 12. Start up Site Meeting, Landscape Contract. If separate. At the start of work with Owner's Representative. Site Supervision and Landscape Contractor meeting to be held to review expected work and to verify the acceptability of the substrate and general site conditions to the Landscape Architect. Provide growing medium test results for this meeting.
 - 13. Progress Site Visits. To observe materials and workmanship as necessary through the course of the work. Review of all critical aspects of the work may occur with any single visit. Such elements may include: Site Layout, Rough Grading, Rough Grading, Drainage and Drainage Materials, Lawns or Grass areas, Lower and Grass areas, Planting, grass and mulch material, including regulations with suppliers, nursery inspectors, plant sizes, quality, quantity, planting practice and layout, tree support, Mulch, Irrigation Systems, Plant Equipment, Site Furniture, and other elements of the site development where the Landscape Architect is the designated reviewer such as: Paved Areas, Fencing, Non-structural walls and stairs, and Roofing.
 - 14. Satisfactory Performance. Review of all work, including all of substitutions, omissions, plant cuts, preparations of deficiency list, and recommendations for completion
 - 15. Certificate of Completion. Upon the declaration of Substantial Completion, a recommendation for the issuance of the Certificate of Completion will be made to the Payment Certifier as defined in the contract.
 - 16. Deficiency Review. Prior to the completion of the holdback period, check for completion of deficiencies. Once completed, a Schedule "C" will be issued where required
 - 17. Warranty Review. Prior to the completion of the warranty period (i.e., 12 months after issuance of the Certificate of Completion), review all warranty material and report recommendations for warranty preparation.
15. WARRANTIES
- 1. Unless otherwise indicated in the Contract Documents, the preparation of the substrate shall be the responsibility of the General Contractor. Placement of growing medium certifies acceptance of the substrate by the Landscape Architect. Any subsequent corrections to the substrate require the responsibility of the Landscape Contractor
 - 2. All work and workmanship shall be performed by personnel skilled in landscape contracting. In addition, all personnel applying herbicides and/or pesticides shall hold a current license issued by the appropriate authority
 - 3. A site visit is required to become familiar with site conditions before bidding and before start of work
 - 4. Confirm location of all services before proceeding with any work
 - 5. Notify Landscape Architect of any discrepancies. Obtain approval from Landscape Architect prior to deviating from the plans
 - 6. Take appropriate measures to avoid environmental damage. Do not dump any waste materials into water bodies. Conform with all federal, provincial and local statutes and guidelines
 - 7. Collect and dispose of all debris and/or excess material from landscape operations. Keep paved surfaces clean and repair damage resulting from landscape work. Report any areas to be completed prior to final acceptance
 - 8. Where new work conflicts with existing, and where existing work is altered, make good to match existing undisturbed condition
16. WARRANTIES
- 1. Guarantee all materials and workmanship for a minimum period of one full year from the date of Certificate of Completion
 - 2. Refer to individual sections for specific warranties

PART TWO SCOPE OF WORK

21. SCOPE OF WORK
- 1. Other conditions of Contract may apply. Confirm Scope of Work at time of tender
 - 2. Work includes supply of all related items and performing all operations necessary to complete the work in accordance with the drawings and specifications and generally consists of the following:
 - 21. Retention of Existing Trees where shown on drawings
 - 22. Finish capping and Landscape Drainage
 - 23. Supply and placement of growing medium
 - 24. Testing of imported growing medium and/or site topsoil
 - 25. Supply and incorporation of additives to meet requirements of soil test and Table One
 - 26. Preparation of planting beds, supply of plant material and plantings
 - 27. Preparation of rough grass areas, supply of materials and seeding
 - 28. Preparation of lawn areas, supply of materials and seeding
 - 29. Supply and placement of mulch
 - 30. Maintenance of planted and seeded/holed areas until accepted by Owner
 - 31. SEPARATE PRICE: Establishment, Section 3
 - 32. Other work. Work other than this list not specified by Landscape Architect
22. MATERIALS
1. Growing Medium. Conform to Canadian Landscape Standard for definitions of imported and on-site topsoil. Refer to Table One below
- TABLE ONE - PROPERTIES OF GROWING MEDIUM FOR LEVEL 2 (MODERATE AND LEVEL 3 (MODERATE AREAS)
Canadian System of Soil Classification Textural Class "Loamy Sand" to "Sandy loam"
- | Applications | Low Traffic Areas | High Traffic Lawn Areas | Planting Areas and Planters |
|---|--|-------------------------|-----------------------------|
| Growing Medium Types | 2A | 2B | 2P |
| Percent of Dry Weight of Total Growing Medium | | | |
| Coarse Gravel | 0 - 1% | 0 - 1% | 0 - 1% |
| Coarse Sand | 0 - 5% | 0 - 5% | 0 - 5% |
| Coarse Gravel | 0 - 1% | 0 - 1% | 0 - 1% |
| Medium Sand | 50 - 80% | 70 - 90% | 60 - 80% |
| Fine Sand | 10 - 25% | 0 - 10% | 10 - 25% |
| Clay | 0 - 25% | 0 - 10% | 0 - 25% |
| Clay and Soil Condition | maximum 20% | maximum 5% | maximum 35% |
| Organic Content (total) | 3 - 10% | 3 - 5% | 10 - 20% |
| Organic Content (interior) | 3 - 5% | 3 - 5% | 15 - 20% |
| Acidity (pH) | 6.0 - 7.0 | 6.0 - 7.0 | 6.5 - 6.5 |
| Drainage | Percolation shall be such that no standing water is visible 60 minutes after at least 10 minutes of moderate to heavy rain or irrigation | | |
- 2. Fertilizer. An organic and/or inorganic compound containing Nitrogen (N), Phosphate (P), and Potash (Soluble Z) in proportions required by soil test
 - 3. Lime. Ground agricultural limestone. Meet requirements of the Canadian Landscape Standard
 - 4. Organic Address. Commercial compost product (as the requirements of the Canadian Landscape Standard, latest edition and pre-approved by the Landscape Architect. Recommended suppliers: The Answer Garden Products, Fraser Richmond Sales & Farms, Stream Organics Management
 - 5. Sand. Clean, washed pump sand to meet requirements of the Canadian Landscape Standard
 - 6. Composted Bark Mulch. Item (B) must be fresh-bark bark chips and fines, free of chunks and sticks, dark brown in colour and free of all soil, weeds, roots or other extraneous matter. Fresh orange in colour bark will be rejected
 - 7. Herbicides and Pesticides. If used, must conform to all federal, provincial and local statutes. Applies must hold current licenses issued by the appropriate authorities in the area
 - 8. Filter Fabric. A non-biodegradable blanket of other filtering materials that will allow the passage of water but not fine soil particles (Such as 90/41 1/8 in., 60/100 1/4 in. or 40/100 1/4 in. or alternate product, pre-approved by the Landscape Architect)
 - 9. Drainage Piping if required. Schedule 40 PVC, mineral resin
 - 10. Drain Rock. Clean, round, inert, durable, and have a maximum size of 1/4" and containing no material smaller than 1/8"
 - 11. Plant Material. To the requirements of the Canadian Landscape Standard. Refer to 3.1 Plants and Planting. All plant material must be provided from a certified disease free nursery. Provide proof of certification
 - 12. Sand. Refer to individual sections in this specification
 - 13. Supplier and installers of commercial soils to be grown engineered pumps for all walls, irrigated and covered drainage for all walls, difficulty in access of 75% or combinations of walls of a total length of 12' shall be removed by the Contractor at the expense of the Contractor. Engineer will certify as to the cost of the work in the Tender price
 - 14. Miscellaneous. Any other materials not specified in this section shall be approved by the Landscape Architect

PART THREE SOFT LANDSCAPE DEVELOPMENT

31. RETENTION OF EXISTING TREES
- 1. Prior to any work on site - protect individual trees or plant groupings indicated as retained on landscape plans or vegetation retention areas.
 - 2. In some instances the Landscape Architect will tag trees to be retained. Discuss tree retention areas at a start-up meeting with the Landscape Architect
 - 3. A physical barrier must be installed to delineate clearing boundaries. Refer to physical barrier detail. If detail not provided, comply with local municipal requirements
 - 4. No machine travel through or within vegetation retention areas or under crowns of trees to be retained is allowed
 - 5. Do not strip soil, construction materials, or excavated materials within vegetation retention areas
 - 6. Do not park, fuel, or service vehicles within vegetation retention areas
 - 7. No debris (fuel, cleaning tools or trash burning) shall be permitted within vegetation retention areas
 - 8. No excavations, drain or service trenches nor any other disruption shall be permitted within vegetation retention areas without a review of the proposed mechanism by the Landscape Architect
 - 9. Do not cut branches or roots of retained trees without the approval of the Landscape Architect
 - 10. Any damage to existing vegetation for preservation will be subject to evaluation by an ISA Certified Arborist using the "Guide for Plant Appraisal", Eighth Edition, NW
 - 11. Replacement planting of equivalent value to the disturbance will be required. The cost of the evaluation and of the replacement planting will be the responsibility of the General Contractor and of the person(s) responsible for the disturbance
 - 12. In municipalities with specific tree retention/conservation bylaws ensure compliance to bylaws
 - 13. In situations where required, construction may disturb existing vegetation intended for preservation, contact Landscape Architect for review prior to commencing construction
32. GRADES
- 1. Ensure substrate is prepared to conform to depths specified in Section 35, Growing Medium Supply, below. Where planting is indicated close to existing trees, prepare suitable planting pockets for material indicated on the planting plan. Subgrade to eliminate free standing water and conform to the site grading and drainage plan
 - 2. On slopes in excess of 3:1 trench subgrade across slope to 50mm (2") minimum at 1.5m (5ft) intervals minimum
 - 3. Slope the entire subgrade according to the plan for grading medium. Re-evaluate where vehicular traffic results in compaction during the construction procedures. Ensure that all planting areas are smoothly surfaced after soil compaction to finished grades
 - 4. Eliminate standing water from all finished grades. Provide a smooth, firm even surface and conform to grades shown on the Landscape Drawings. Do not exceed maximum and minimum gradients defined by the Canadian Landscape Standard
 - 5. Construct swales true to line and grade, smooth and free of sags or high points. Minimum slope 2%, maximum side slopes 10%. Assume positive drainage to collection point. Slope not to exceed the following maximums: Rough Grass 3:1, Lawn 4:1, Landscape planting 2:1
 - 6. Slope not to exceed the following maximums: Rough Grass 3:1, Lawn 4:1, Landscape planting 2:1
 - 7. Finished lot/mulch elevation of building to comply with municipal requirements
 - 8. Inform Landscape Architect of completion of finish grade prior to placement of seed, sod, plants or mulch
33. LANDSCAPE DRAINAGE
- 1. Retained Work: Growing medium and Finish Grading, Grass areas, Trees Smuds and Groundcovers, Planters, Crub Walls
 - 2. Work Included: Site finish grading and surface drainage. Installation of any drainage systems detailed on landscape plans. Note: Catch basins shown on landscape plans for coordination only, confirm slope of inlet with prior to bid.
 - 21. Coordinate all landscape drainage work with rest of site drainage. Refer to engineering drawings and specifications for connections and other drainage work
 - 22. Determine exact location of all existing utilities and structures and underground utilities prior to commencing work, which may not be located on drawings and conduct work as to prevent interruption of services or damage to them. Protect existing structures and utility services, and be responsible for damage caused
 - 23. Planter drains are void. Refer to Section 13, installing Landscape Structures
 - 3. Excavation
 - 31. Excavation and backfilling in accordance with engineering details and specifications
 - 32. Lay drains on prepared bed, true to line and grade with weerts smooth and free of sags or high points. Ensure barrel of each pipe is in contact with bed throughout full length
 - 33. Commence laying pipe at inlet and proceed in upstream direction
 - 34. Lay perforated pipes with perforations at 90° and join to manholes
 - 35. Make joints tight in accordance with manufacturer's directions
 - 36. Do not allow water to flow through the pipe during construction except as approved by Engineer
 - 37. Make water-tight connections to existing drains, new or existing manholes or catchbasins where indicated or as directed by Landscape Architect
 - 38. Plug up/finish ends of pipe with watertight clean out caps
 - 39. Surround and cover pipe with drain rock, in under 50mm layers to various depths as shown in details, minimum 10mm
 - 40. Cover drain rock with non-woven filter cloth lap all edges and seams minimum 150mm
 - 41. Assume positive drainage
 - 42. Bank fill remainder of trench as indicated
 - 43. Protect subdrains from fluctuation during installation
34. GROWING MEDIUM TESTING
- 1. Submit representative sample of growing medium proposed for use on this project to an independent laboratory. Provide test results to Landscape Architect prior to planting. Test results to include:
 - 11. Physical properties, % content of gravel, sand, silt, clay and organics
 - 12. Acidity (pH) and quantities of lime or sulphur required to bring within specified range
 - 13. Nutrient levels of phosphate and trace elements and recommendations for required soil amendments
 - 14. Carbon/Nitrogen level
 - 2. Placer the amended growing medium at all grass and planting areas. Spread growing medium in uniform layers not exceeding 1" (25mm), over uniform subgrade free of standing water
 - 3. Minimum depths of growing medium placed and compacted to BFC:
 - L1 On-grass
 - L11 Seeded and sodded lawns 8" (205mm)
 - L12 Mass planted shrubs & groundcovers 8" (205mm)
 - L13 Groundcover only areas, if defined on plan 8" (205mm)
 - L14 Tree & large shrub pits depth to conform to depth of rootball - width shall be at least twice the width of the root ball with sawyer shaped sides
 - L2 On-Road
 - L21 Irrigated lawn 10" (255mm)
 - L22 Groundcover areas 10" (255mm)
 - L23 Lawn without automatic irrigation 10" (255mm)
 - L24 Shrub & groundcover areas 10" (255mm)
 - L25 Trees and specimen shrubs 30" (765mm) over columns and/or single edge of slav 1/4" (6.35mm) column installation on-site for tree installation.
 - L26 Depth noted includes 1" to 2" (25-50mm) sand over filter fabric
 - L27 Maximum 18" depth growing medium except where rounded for trees over column points
 - 4. Manually spread growing medium/planting soil around existing trees, shrubs and planters
 - 5. In perimeter seeded grass areas, feather growing medium out to existing edges and blankets onto existing grades
 - 6. In perimeter seeded grass areas, feather growing medium out to existing edges and blankets onto existing grades
 - 7. Finished grades shall conform to the elevations shown on landscape and site plans

35. ROUGH GRASS AREA - SEEDING
- 1. General: Rough grass areas are detailed on drawings as "Rough Grass". Treat all areas defined as rough grass on all property lines of the project including all boulevards to edge of roads and lanes
 - 2. Preparation of Surfaces. To the Canadian Landscape Standard (Class 3 Areas Rough grass) Section 7.11.3
 - 21. Equip existing soil by mechanical means of debris over 50mm on any dimensions
 - 22. Roughly grade surfaces to allow for maintenance specified and for positive drainage
 - 3. Time of Seeding. Seed from early spring (generally April) to late fall (September/October) of each year. Further extensions may be obtained on occurrence of the Landscape Architect
 - 4. Seed Supply's Testing. All seed must be obtained from a recognized seed supplier and shall be in 1-gallon plastic delivered in containers bearing the following information:
 - 4.1 Analysis of the seed matter
 - 4.2 Percentage of each seed type
 - 5. Seed Mixture. All varieties shall be rated as strong performers in the Pacific Northwest and are subject to client approval:
 - 76% Creeping Red Fescue
 - 20% Annual Ryegrass
 - 5% Salinus Perennial Ryegrass
 - 5% Kentucky Bluegrass
 - 6. Fertilizer. Mechanical Seeding. Apply a complete synthetic slow-release fertilizer with maximum 35% water soluble nitrogen and a formulation ratio of 18-18-18 - 10% sulphur using coarse, 10 kg/m² (25 lbs/acre) using a mechanical spreader
 - 7. Seeding. Apply seed at a rate of 120g/m² (100 lbs/acre) with a mechanical spreader. Incorporate seed into the top 1 1/2" (38mm) of soil and lightly compact
 - 8. Acceptance. Provide adequate protection of the seeded areas until conditions of acceptance have been met. Comply with Section 3.7 Hydroseeding
37. HYDROSEEDING
- 1. May be used as an alternate to mechanical seeding in rough grass areas
 - 2. May not be used in areas of lawn unless pre-approved by the Landscape Architect prior to bidding
 - 3. Preparation and Growing Medium
 - 31. Areas of Rough Grass. Comply with Section 3.1 Rough Grass
 - 32. Where approved for use in areas of lawn, comply with Section 3.18 Lawn Areas, Seeding
 - 4. Protection. Ensure that fertilizer in solution does not come in contact with the foliage of any trees, shrubs, or other susceptible vegetation. Do not spray seed or mulch on objects not expected to grow grass. Protect existing site equipment, roadways, landscaping, reference points, monuments, markers and structures from damage. Where contamination occurs, remove seeding slurry to satisfaction of and by means recommended by the Landscape Architect
 - 5. Mulch shall consist of virgin wood fibre or recycled paper fibre designed for hydraulic seeding and dyed for ease of identifying application if using recycled paper material for wood fibre substitute use 100% by weight. Conform to Canadian Landscape Standard for mulch requirements
 - 6. Water. Shall be free of any impurities that may have an adverse effect on the success of seeding or may be harmful to the environment
 - 7. Application. The hydroseeding machine operator shall be certified with the tank volume certified by an independent lab or a lab certified by a plant grower on the site. The operator shall be able to adjust the application rate to the site conditions and the machine shall be capable of applying the slurry in a uniform manner over the designated area
 - 8. Acceptance. The hydroseeding machine operator shall be certified with the tank volume certified by an independent lab or a lab certified by a plant grower on the site. The operator shall be able to adjust the application rate to the site conditions and the machine shall be capable of applying the slurry in a uniform manner over the designated area

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

8. Application Rate
- 81. Seed Mixture: 50 kg/ha (125 lb/acre)
 - 82. Fertilizer: 10 kg/ha (25 lb/acre)
 - 83. Coarse Mulch: 10 kg/ha (25 lb/acre). Where specified, apply 10 kg/ha (25 lb/acre) of 10% of grass seed
 - 84. Notes:
 - 84.1: At the time of tender provide a complete chart of all components of the new proposed seeding mix, including mulch, tankwater, water etc. Slope sites require tankwater
 - 84.2: Fertilizer
 - 84.3: Rough Grass. If a soil analysis is available, comply with results
 - 84.4: Lawn. Where hydroseeding is approved, comply with soil analysis recommendations
 - 9. Accuracy. Measure the quantities of each of the materials to be charged into the tank either by mass or by a remotely accepted system of mass-calibrated volume measurements. The materials shall be added to the tank which is being filled with water, in the following sequence, seed, fertilizer. Thoroughly mix into a homogeneous slurry after charging, add no water or other material to the mixture. Do not use slurry in the tank for more than four (4) hours
 - 10. Distribute slurry uniformly over the surface of the area to be hydroseeded. Blend application into previous applications and ensure grass areas to form uniform surfaces
 - 11. Clean up. Remove all materials and other debris resulting from seeding operations from the job site
 - 12. Maintenance. Begin maintenance immediately after seeding and continue for 60 days after Substantial Completion and until accepted by the Owner. Re-seed all trees with intervals where maintenance has failed. Protect seeded areas from damage with temporary wire or fence. Fences, complete with support posts, grass area is taken over by the Owner. Water in sufficient quantities to ensure deep penetration and at frequent intervals to maintain vigorous growth until grass is taken over by the Owner. It is the Owner's responsibility to supply water at the extra cost to the Contractor
 - 13. Acceptance of the Rough Grass Areas. Proper germination of all specified grass species is the responsibility of the Landscape Contractor. The grass shall be reasonably well established, with no apparent dead or bare spots, and shall be reasonably free of weeds. It is the Canadian Landscape Standard, Section 13 Maintenance Level 2 (Open Space). Sixty days after substantial completion, areas meeting the conditions above will be taken over by the Owner. Areas seeded at a rate not accepted in Spring, see notes above start of growing season, provided that the above conditions for acceptance are fulfilled
18. LAWN AREAS - SEEDING
- 1. General: Treat all areas defined as lawn areas on the landscape plan between all property lines of the project including all boulevards to edge of roads and lanes
 - 2. Growing Medium. Comply with Section 3.1.2, Growing Medium. Prior to seeding, request an inspection of the finished grade, and depth and condition of growing medium by the Landscape Architect
 - 3. Time of Seeding. Seed from April 1st to October 31st. Further extensions may be obtained on occurrence of the Landscape Architect
 - 4. Seed Supply. Conform to all conditions of Canadian Landscape Standard, Section 8, B.C. Standard for Turfgrass Seed
 - 5. Specified Turfgrass by Area. Refer to Table 2 below
- | Area | Description | Quality Grade | Major Species |
|---------|---|------------------|---|
| CLASS 1 | Lawn, all areas indicated on drawings to lawn urban developments, sites including boulevard areas | No 1 Premium | Kentucky Blue for sun, Fescue for shade |
| CLASS 2 | Grass - public parks, industrial and institutional areas | No 2 Standard | same |
| CLASS 3 | Rough Grass | see Hydroseeding | |
| SPECIAL | | | |
- 6. Line. The line shall be as defined in Section 2.2.3, Materials. Apply all rates recommended in required soil test. Refer to Section 3.4 for method
 - 7. Fertilizer. Refer to Section 2.2.3 Materials. Apply specified fertilizer at rates shown in the required soil test. Apply with a mechanical spreader. Cultivate onto growing medium 4 hours prior to seeding. Apply separately from seed
 - 8. Seeding. Prepare a smooth, firm, even surface for laying seed. Lay seed in layers with sections closely but not overlapping or gaps, smooth and level with adjoining areas and level tightly. Water to obtain moisture penetration of 3" to 4" (75 - 100mm). Comply with requirements of Canadian Landscape Standard, Section 8, B.C. Standard for Turfgrass Seed
 - 9. Maintenance. Begin maintenance immediately after seeding and continue for 60 days after Substantial Completion and until accepted by the Owner. Protect seeded areas from damage with temporary wire or fence. Fences complete with support posts, grass area is taken over by the Owner. Water to obtain moisture penetration of 3" to 4" (75 - 100mm) intervals necessary to maintain sufficient growth. Keep grass cut at height of 1.5" (40mm) and 2" (50mm). Provide adequate protection of seeded areas against damage until the turf has been taken over by Owner. Repair any damaged areas, re-grade as necessary. Aeration may be required if the Landscape Architect's opinion, drainage through the subgrade medium is required
 - 10. Acceptance of Lawn Areas. The turf shall be reasonably well established, with no apparent dead spots or bare spots and shall be reasonably free of weeds. It is the Canadian Landscape Standard, Section 13 Maintenance Level 2 (Open Space). Sixty days after substantial completion, areas meeting the conditions above will be taken over by the Owner. Areas seeded at a rate not accepted in Spring, see notes above start of growing season, provided that the above conditions for acceptance are fulfilled
19. PLANTS AND PLANTING
- 1. Confirm the planting layout as shown on Landscape Plans
 - 2. Obtain approval of Landscape Architect for layout and preparation of planting prior to commencement of planting operations
 - 3. Make edge of beds with smooth (rain defined) lines
 - 4. Time of Planting
 - 4.1. Plant trees, shrubs and groundcovers only during seasons that are normal for such work as determined by local weather conditions when seasonal conditions are likely to ensure successful acclimation of plants to their new location
 - 5. Standards
 - 5.1. All plant material shall conform to the requirements of the Canadian Landscape Standard, latest edition, unless otherwise specified by the Landscape Architect
 - 5.11. Refer to Canadian Landscape Standard, Section 9, Plants and Planting and Section 12, B.C.M.A Standard for Container Grown Plants for minimum standards
 - 5.12. Refer to Plant Schedule for specific plant and container sizes and comply with requirements
 - 5.13. Plant material obtained from areas which receive climatic conditions shall be grown to withstand the site climate
 - 6. Review
 - 6.1. Review of the source of supply and/or collection point does not prevent subsequent rejection of any or all planting stock at the site
 - 7. Availability
 - 7.1. Areas of search include the Lower Mainland and Fraser Valley. Refer to Plant Schedule for any restriction of area
 - 7.2. Supply proof of the availability of the specified plant material within 30 days of the award of the contract
 - 8. Substitution
 - 8.1. Obtain written approval of the Landscape Architect prior to making any substitutions to the specified material. Non-approved substitutions will be rejected
 - 8.2. Allow a minimum of 5 days prior to delivery for substitute
 - 8.3. Substitution are subject to Canadian Landscape Standard - definition of Conditions of Availability
 - 9. Plant Spacing & Location
 - 9.1. Plants shall be true to size and of the height, caliper and size of root ball as shown on the landscape plan and schedule. Caliper of trees to be taken to 1" (25.4mm) above grade
 - 9.2. Plant all specified species in the location as shown on the landscape drawing. Notify Landscape Architect if conflicting tank or underground overhead services are encountered
 - 9.3. Definition of given planting location only may be allowed after review of the proposed deviation by the Landscape Architect
 - 10. Excavation
 - 10.1. Trees and large shrubs. Excavate a saucer shaped tree pit to the depth of the rootball and to at least twice the width of the rootball. Assume that finished grade at the original grade the tree was grown at
 - 11. Drainage of Planting Holes
 - 11.1. Provide drainage of planting pits where requires or so topped conditions, break out the side of the planting pit to allow drainage down slope, and in flat conditions, mound to raise the rootball above adjacent areas. Notify the Landscape Architect where the drainage of planting holes is limited
 - 12. Planting and Fertilizing Procedures
 - 12.1. Plant all trees and shrubs with the roots placed in their natural growing position. If surfaced, loosen around the top of the ball and cut away any soil under. Do not pull bark from under the ball. Carefully remove containers without injuring the rootballs. After settling in place, culture, mulch and remove top three roots of depth of 7" (178mm) unless otherwise noted. Firm soil around the roots to the depth of the rootball.
 - 12.2. Fertilize planting holes by gently filling the growing medium around the root ball with 1" (25mm) layers. Settle the soil with water. Add soil as required to meet footings. Leave no air voids. When 2/3 of the topsoil has been placed, apply fertilizer as recommended by the required soil test at the specified rates
 - 12.3. Where planting is indicated adjacent to existing trees, use special care to avoid disturbance of the root system or natural grades of such trees
 - 12.4. Where trees are in lawn areas, provide a clean cut mulch 300mm (12 in) diameter circle centered on the tree
 - 13. Staking of Trees
 - 13.1. Use two 2"x2" (50mm) stakes, unless superseded by municipal requirements. Set stakes minimum 75 mm from trunk. Do not drive stake through rootball
 - 13.2. Loose the tree carefully vertically
 - 13.3. Tie with pre-approved commercial flat wide polypropylene fabric band, minimum width 38mm (1.5"). Approved product: ArborTie - available from Deepbloom
 - 13.4. Conform trees over 6" (152mm) high with three 2" (50mm) wires (1/8" gage). Drive three stakes equidistant around the tree completely below grade
 - 13.5. Trees 6" to 10" (152mm to 254mm) high use concrete blocks. Ties as above using three dimensions (two 2"x2" x 2") buried to the maximum possible depth outside of stakes
 - 13.6. Mark all guy wires with visible flagging material
 - 14. Pruning
 - 14.1. Limit pruning to the amount necessary to remove dead or injured branches. Preserve the natural character of the plants, do not cut the leader. Use only clean, sharp tools. Make all cuts clean and cut to the branch collar leaving no stubs. Shape off-cuts as close as possible to retain water. Remove damaged cut
 - 15. Mulching
 - 15.1. Mulch all planting areas with an even layer of mulch to 2" - 3" (50 - 75mm) depth. Center placement of mulch in areas labeled "Groundcover Area" on drawings. Mulch 3" (75mm) diameter circle around trees in lawn areas. Treat a clean edge
 - 16. Acceptance
 - 16.1. The establishment of all plant material is the responsibility of the Landscape Contractor
 - 16.2. Plant Material Maintenance
 - 17.1. Maintain all plant material for 60 days after landscape work has received a Certificate of Completion
 - 17.2. Water to supplement natural rainfall such that the soil moisture content is kept to 50% to 100% of field capacity. Water to the full depth of the root zone each time the Owner is responsible to supply water at the extra cost to the Contractor.
 - 17.3. Use appropriate measures to control pests or diseases damaging plant material. Comply with all local governing statutes and guidelines for chemical control
 - 17.4. Plant material which fails to survive shall be replanted in the next regular season as determined by the Landscape Architect
 - 17.5. Repair tree guards, stakes, and guy wires, when necessary
 - 17.6. Maintain areas richly weeded free. Appearance level 2, Canadian Landscape Standard, Chapter 18
 - 17.7. Maintain mulch to specified depths
 - 16.3. These plants, identified as hardy, within one year of the Canada Department of Agriculture (Lawn Care) class for the area, specified by the Landscape Architect and installed by the Landscape Contractor, which are killed through below-normal temperatures below the average of the extreme minimum temperatures officially recorded in the area concerned, in the last 10 years, will not be replaced without cost of replacement borne by the Owner
 - 16.4. A review may be requested during the latter part of the warranty growing season. All plant material damaged due to late frost, healthy growth or burning, shall be taken over by the Contractor
 - 17. Plant Warranty
 - 18.1. Replace all unsatisfactory plant material except those designated "Specimen" for a period of one (1) year after the Certificate of Completion. Replace all unsatisfactory plant material designated "Specimen" for a period of two (2) years after the Certificate of Completion. Replace all unsatisfactory trees and shrubs and continue to replace these until the original number is complete and satisfactory to the Landscape Architect. Such replacement shall be subject to the notification, inspection and approval as specified for the original planting, and shall not constitute an extra to the Contractor
 - 18.2. These plants, identified as hardy, within one year of the Canada Department of Agriculture (Lawn Care) class for the area, specified by the Landscape Architect and installed by the Landscape Contractor, which are killed through below-normal temperatures below the average of the extreme minimum temperatures officially recorded in the area concerned, in the last 10 years, will not be replaced without cost of replacement borne by the Owner
 - 18.3. A review may be requested during the latter part of the warranty growing season. All plant material damaged due to late frost, healthy growth or burning, shall be taken over by the Contractor

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

18. For all plant material, the Landscape Architect reserves the right to extend the Contractor's responsibility for another growing season if, in his opinion, leaf development and growth is not sufficient to ensure fully satisfactory growth
- 18.5. Where the Owner is responsible for plant maintenance and has not provided adequate maintenance, the plant requirement section of the contract may be declared void. The Landscape Architect shall determine whether maintenance has been satisfactory using the Canadian Landscape Standard, Section 13, Maintenance as the guide. The required maintenance standard is a minimum of Level Three - Medium. Refer to Section 3.1, Establishment Maintenance
- 18.6. The Landscape Contractor is responsible to replace any plant material or repair any construction included in the Contract that is damaged or stolen until the issuance of the Certificate of Completion
- 18.7. Deviation from the specifications may require extension of the Warranty Period as determined by the Landscape Architect
- 3.18. INSTALLING LANDSCAPE STRUCTURES
- 1. Verify that drainage and protection material is completely installed and acceptable before beginning any planting work. Contact Landscape Architect for instructions if not in place
 - 2. Coordinate work with construction of planters and planter drainage
 - 2.1. Verify that planter drains are in place and positive drainage to roof drains is present prior to placing any drain rock or soil
 - 3. Provide clean out at all through-hole drain locations. Use 300mm dia. PVC Pipe filled with drain rock in place unless specific drawing detail shown
 - 4. Install drain rock every 2' to a minimum depth of 4" (102mm) alternate sheet drain if specified. Install sheet drain as per manufacturer's recommendations
 - 5. Cover drain rock for alternate sheet drain if specified on drawing details with filter fabric lagging 1" (25mm) at all edges. Obtain approval of drainage system prior to placing growing medium
 - 6. Place an even layer of 25 - 50mm clean washed pump sand over filter fabric
 - 7. Placer growing medium to depths specified in Section 3.5 above for various surface treatments. Refer to Drawing details for any light weight filter required to alter grade. Use Synthetic mesh over drain rock shaped to provide smooth surface transition at edges. Build each piece tightly together and cover with filter fabric to prevent soil from migrating downward
- 3.19. ESTABLISHMENT MAINTENANCE. Provide a separate price for this section
- 1. Intent. The intent of "Establishment Maintenance" is to provide sufficient care to newly installed plant material for a relatively short period of time to ensure or increase the long-term success of the planting. The objective is the adaptation of plants to a new site in order to obtain the desired effect from the planting while reducing the rate of failure and necessary work associated with proper establishment. Establishment of maintenance operations apply to all new and retained vegetation including cultivated turfgrass areas and/or tree and shrubs
 - 2. Maintenance Period. Provide maintenance of installed landscaping for 12 months following substantial completion
 - 3. Related Standards and Legislation. Canadian Landscape Standard, latest edition, Fertilizer Code, B.C. Pesticide Control Act
 - 4. Site Review. In addition to the inspections of substantial completion, of final progress crew application, and at the end of the guarantee period, there should be three other reviews during the 12 months of the term of the Contract and a designated representative of the Owner. Maintain a logbook and reporting procedures and submit to the designated representative
 - 5. Scheduling. Prepare a schedule of anticipated visits and submit to designated representative at the start-up. Maintenance operations shall be carried out predominantly during the growing season between March 1st and November 30th however visits at other times of the year may be required
 - 6. Maintenance Level. Comply with B.C. Landscape Standard, Section 14, Table 14.2, Maintenance Level 2 "Grounded"
 - 7. Materials. Comply with Part Two of this specification
 - 7.1. Fertilizers. To the requirements of the Canadian Landscape Standard Fertilizers and/or stains as required by soil testing
 - 8. Plant Material Establishment
 - 8.1. Watering. During the first growing season, water new plants at least every ten (10) days between April 1st and July 31st and every twenty (20) days between August 1st and September 30th. Water 25 gallons per tree per application. During the second growing season, water new plants at least every twenty days between April 1st and July 31st and every twenty days between August 1st and September 30th. Apply water at a rate and duration such that the water content reaches field capacity to the full depth of the growing medium. Apply water again when the water content reaches 25% of field capacity. Provide and engage with water in the event that any automatic irrigation system malfunctions or is not fully and completely installed. Sufficient application of water shall be made only when rainfall has penetrated the soil fully as required
 - 8.2. Muck. Manual mucking in the original areas and to the original depths
 - 8.3. Weeds Control. Remove all weeds from all areas at least once per month during the growing season by hoeing or cultivation to a maximum depth of 80mm, hand-pulling, or, if necessary, by the use of herbicides
 - 8.4. Pest and Disease Control. Inspect all planted areas for pests and diseases periodically and at least every two months during the growing season by an experienced person. Carry out treatment for pests or diseases promptly and consistently for maximum effectiveness. Comply with all B.C. Pesticide Control Act and municipal requirements
 - 8.5. Tree Support. Maintain stakes, guy wires and tree one full growing season. Check trees at least every two months to ensure that they are not causing depression in the bark. Loosen, repair or replace ties as necessary. Remove all stakes guy wires and ties after the first growing season except where large trees require continuing support in the opinion of the Landscape Architect. All flagging of guy wires shall be visible and in good repair
 - 8.6. Pruning. Inspect all trees and shrubs at least every two months during the growing season, prune to remove all dead, weak or diseased wood. Maintain the natural shape of the plant. Carry out clipping or shaping only if required in the maintenance contract for specific varieties or conditions
 - 8.7. Fertilizing. Once during the twelve month period of establishment maintenance fertilize shrubs, trees and groundcovers according to soil analysis requirements
 - 9. Grass Areas Establishment
 - 9.1. Watering. Use hoses and sprinklers, irrigation systems or other methods to apply water to Class 1 and Class 2 grass areas (Canadian Landscape Standard, Section 7, Lawns and Grass

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
15	24.FEB.20	UPDATE GAS METER SCREENING	CLG
14	24.FEB.02	ISSUED FOR TENDER REVIEW	CW
23	23.JAN.16	REVISED ENTRY	CLG
22	24.JAN.16	ISSUE FOR DP	CW
21	24.JAN.10	INCREASE PLANTING TO 20% LOT AREA	SA
20	23.NOV.14	REVISE PER COMMENTS	WE
19	23.NOV.03	UPDATE PER COMMENTS	CLG

CLIENT:

PROJECT:

SPIRES II 38 UNIT TOWNHOUSE DEVELOPMENT

8800, 8780, 8760 SPIRES GATE AND 8740 SPIRES ROAD RICHMOND

DRAWING TITLE:

SITE IRRIGATION CONCEPT PLAN

DATE: 20.06.04

DRAWING NUMBER:

SCALE: 3/32" = 1'-0"

L2A

DRAWN: MC

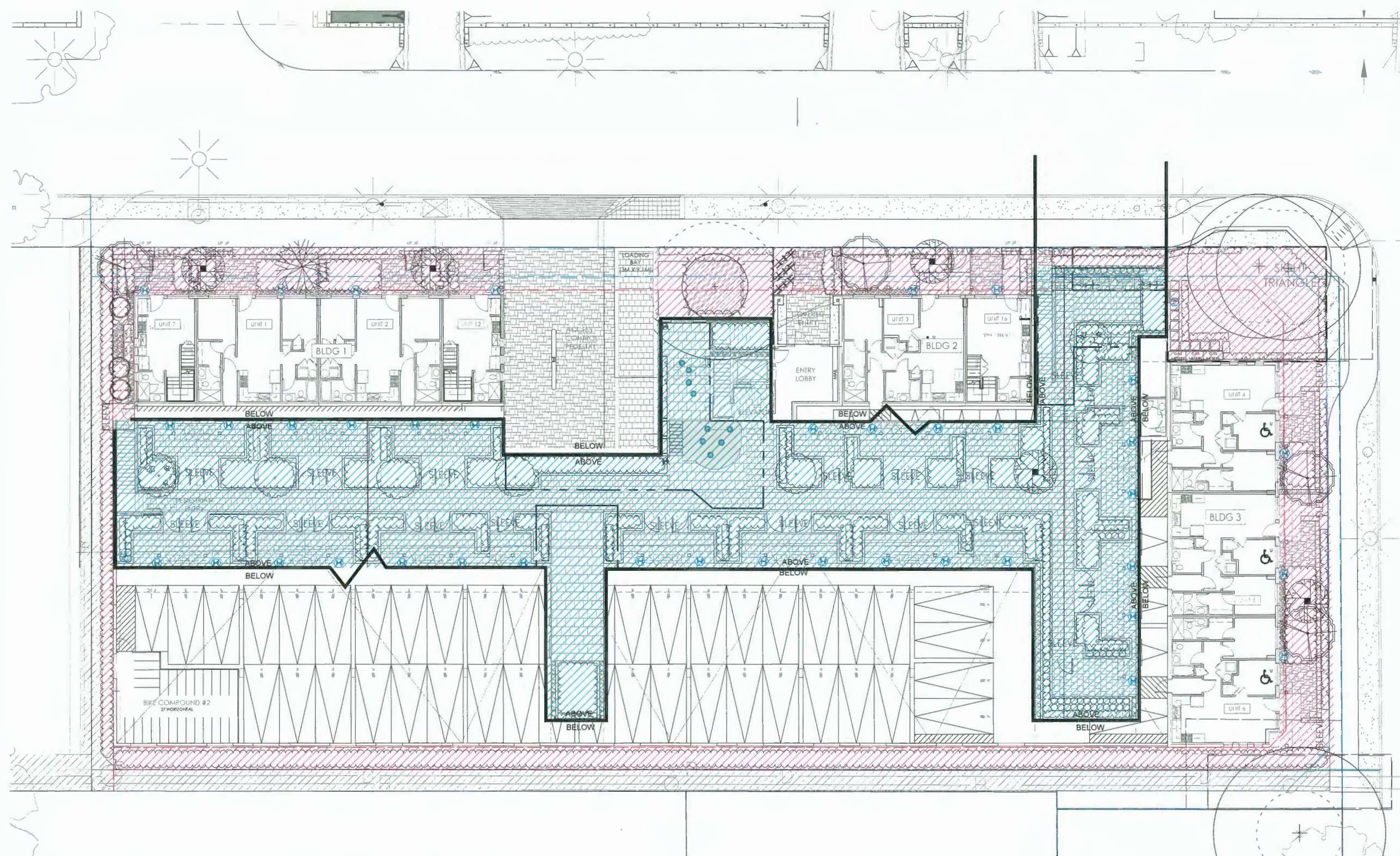
DESIGN: MC

CHK'D: PC

OF 13

PMG PROJECT NUMBER:

21-176



Symbol Legend

Symbol	Model
	HOSE BIB
	2" LINE FOR IRRIGATION SUPPLY
	IRRIGATION SLEEVING UNDER HARDSCAPE
	PODIUM LEVEL IRRIGATION ZONE(S)
	AT-GRADE IRRIGATION ZONE(S)

NOTE: IRRIGATION SYSTEM FOR ALL SOFT LANDSCAPE AREAS; TO BE DESIGN-BUILD, PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO CONSTRUCTION. INSTALL PER IABC STANDARDS. USE HIGH EFFICIENCY, SMART-CONTROLLED DRIP SYSTEM.

DP 22-013081 March 6, 2024 PLAN #27



21176-24.ZIP

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RE-ISSUED FOR DP APPLICATION	FEB 28, 2024



1625 West 5th Ave., Vancouver, BC V6J 1N5
 Fax: 685-2076 Phone: 683-5441

PROJECT

8800 SPIRES ROAD

8800 SPIRES ROAD
 RICHMOND, BC

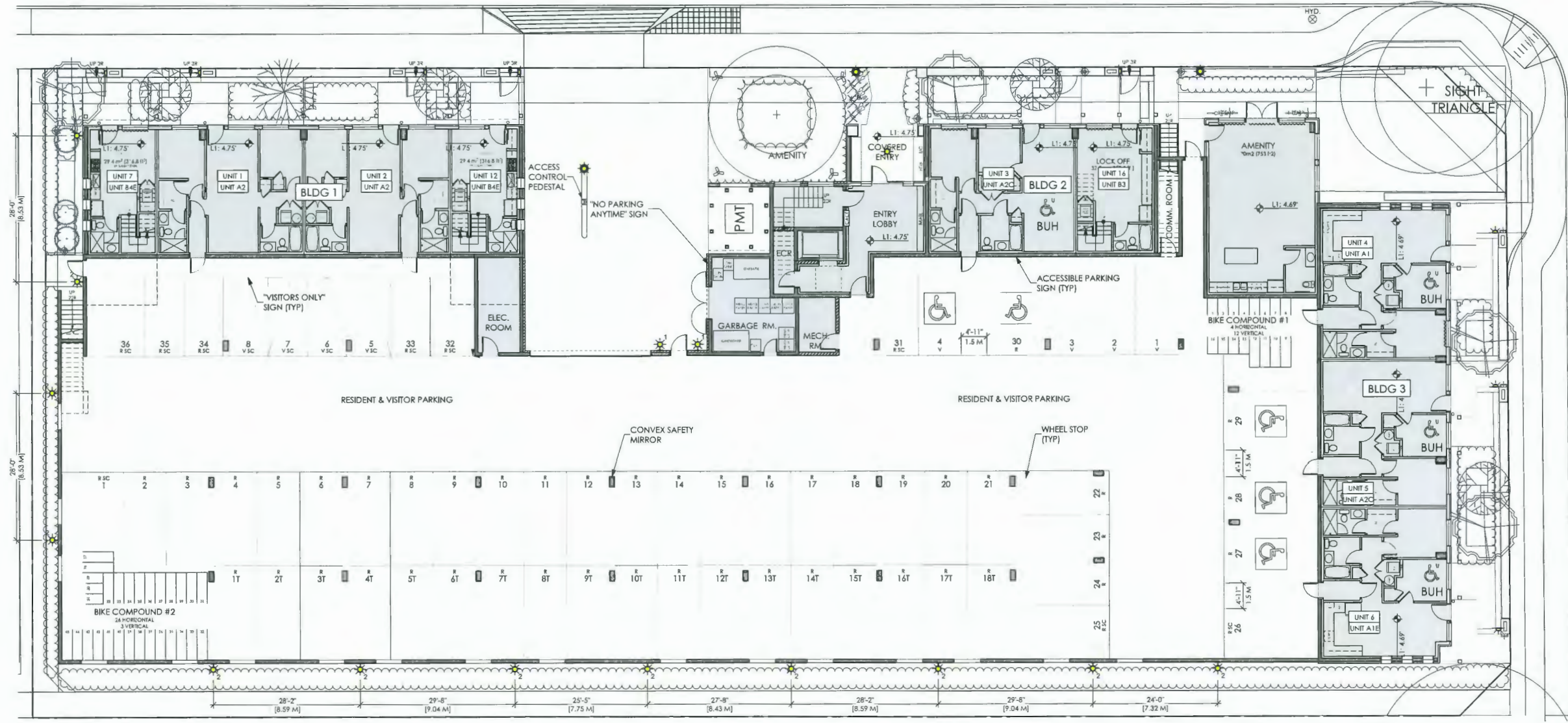
DRAWING

EXTERIOR LIGHTING STRATEGY LEVEL 1

SCALE: 3/32" = 1'-0"

DATE: FEBRUARY 28, 2024

SHEET: **A0.10**



FIXTURE TYPE LEGEND

 DECORATIVE LIGHT FIXTURE RATIONALE: TO PROVIDE GREATER INTEREST AT THE PARKADE ENTRY AREA. LIGHT SPILL MEASURES: THE LIGHT IS DIRECTED DOWN TO LIGHT THE SURROUNDING WALKWAY.	 LED WALL SCONCE RATIONALE: TO PROVIDE SECURITY AROUND THE GROUND LEVEL PERIMETER AND TO PROVIDE LIGHTING FOR THE EXTERIOR STAIRWAYS. LIGHT SPILL MEASURES: THE LIGHT IS DIRECTED DOWN TO LIGHT THE SURROUNDING WALKWAY.	 LED BOLLARD LIGHT RATIONALE: TO MARK OUT KEY BUILDING ENTRY LOCATIONS AND TO PROVIDE PEDESTRIAN LIGHTING FOR THE TERRACE SPACES. LIGHT SPILL MEASURES: THE LIGHT IS DIRECTED DOWN TO LIGHT THE SURROUNDING WALKWAY.	 LED STEP LIGHT RATIONALE: TO MARK OUT UNIT ENTRIES AND TO PROVIDE PEDESTRIAN LIGHTING. LIGHT SPILL MEASURES: THE LIGHT IS DIRECTED DOWN TO LIGHT THE SURROUNDING WALKWAY.	 RECESSED LED LIGHT RATIONALE: TO PROVIDE EXTRA LIGHTING FOR THE MAIN ENTRY. LIGHT SPILL MEASURES: THE LIGHT IS DIRECTED DOWN TO LIGHT A MOSTLY ENCLOSED SPACE.
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NOTE: ALL EXTERIOR LIGHT STANDARDS ARE TO BE DARK SKY CERTIFIED BY THE INTERNATIONAL DARK SKY ASSOCIATION.

NOTE: THE LIGHT FIXTURES FOR THE SRWs ALONG THE WEST AND SOUTH PROPERTY LINES ARE IN ACCORDANCE WITH CPTED STANDARDS. HAVING A TYPICAL SPACING OF 28-32 FT (WITH SOME MINOR VARIATION), THE CALCULATION IS 0.64FC MIN. AND 12FC. MAX. WITH AN AVERAGE OF 3.5FC (35 LUX), THE RECOMMENDED AVERAGE IS 20 LUX.



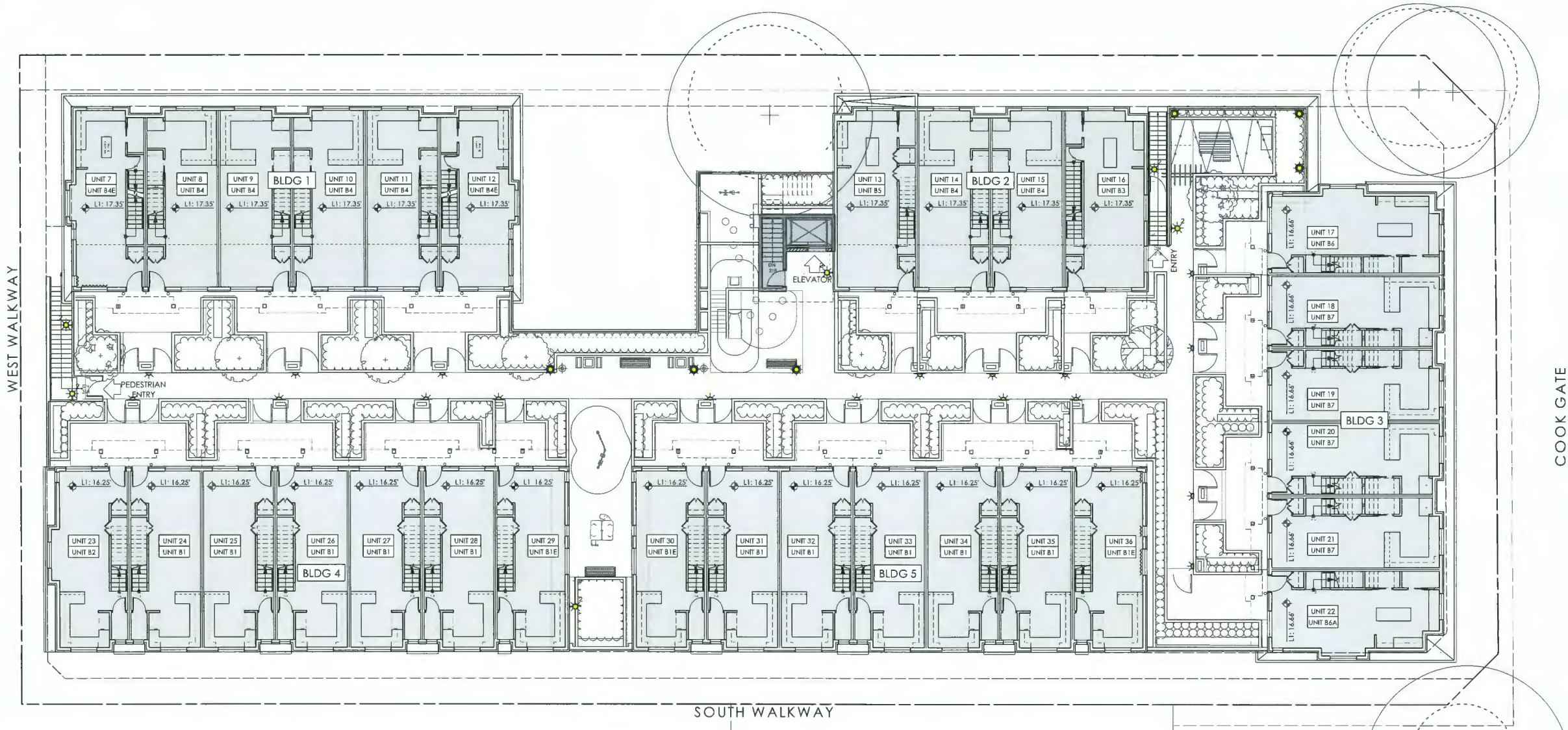
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RE-ISSUED FOR DP APPLICATION	FEB 28, 2024



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PROJECT

8800 SPIRES ROAD

8800 SPIRES ROAD
 RICHMOND, BC

DRAWING

EXTERIOR LIGHTING STRATEGY LEVEL 2

SCALE: 3/32" = 1'-0"

DATE: FEBRUARY 28, 2024

SHEET: **A0.11**

FIXTURE TYPE LEGEND

 DECORATIVE LIGHT FIXTURE RATIONALE: TO PROVIDE GREATER INTEREST AT THE PARKADE ENTRY AREA. LIGHT SPILL MEASURES: LIGHT IS DIRECTED DOWN TO LIGHT THE SURROUNDING WALKWAY. LIGHT SPILL MEASURES: LIGHT IS DIRECTED DOWN TO LIGHT THE SURROUNDING WALKWAY.	 LED WALL SCONCE RATIONALE: TO PROVIDE SECURITY AROUND THE GROUND LEVEL PERIMETER AND TO PROVIDE LIGHTING FOR THE EXTERIOR STAIRWAYS. LIGHT SPILL MEASURES: THE LIGHT IS DIRECTED DOWN TO WASH OVER THE BALCONY WALKWAY AND/OR TO LIGHT THE SURROUNDING WALKWAY.	 LED BOLLARD LIGHT RATIONALE: TO MARK OUT KEY BUILDING ENTRY LOCATIONS AND TO PROVIDE PEDESTRIAN LIGHTING FOR THE TERRACE SPACES. LIGHT SPILL MEASURES: LIGHT IS DIRECTED DOWN TO LIGHT THE SURROUNDING WALKWAY.	 LED STEP LIGHT RATIONALE: TO MARK OUT UNIT ENTRIES AND TO PROVIDE PEDESTRIAN LIGHTING. LIGHT SPILL MEASURES: THE LIGHT IS DIRECTED DOWN TO LIGHT THE SURROUNDING WALKWAY.	 RECESSED LED LIGHT RATIONALE: TO PROVIDE EXTRA LIGHTING FOR THE MAIN ENTRY. LIGHT SPILL MEASURES: THE LIGHT IS DIRECTED DOWN TO LIGHT A MOSTLY ENCLOSED SPACE.
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NOTE: ALL EXTERIOR LIGHT STANDARDS ARE TO BE DARK SKY CERTIFIED BY THE INTERNATIONAL DARK SKY ASSOCIATION.

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PROJECT

8800 SPIRES ROAD

8800 SPIRES ROAD
 RICHMOND, BC

DRAWING

PERSPECTIVES

SCALE	SHEET
NTS	A0.07
DATE	
FEBRUARY 28, 2024	

BUILDING 3 LOOKING NORTH



SPIRES ROAD & COOK GATE LOOKING SOUTH WEST



ENTRY COURT

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FIBREGLOSS SHINGLES MAN: PABCO COL: ANTIQUE BLACK NUMBER: -	ALUMINUM RAILING MAN: - COL: BLACK NUMBER: -	ALUMINUM GUTTERS AND DOWNSPOUTS MAN: GENTEK COL: BLACK NUMBER: 525	ENTRY DOORS MAN: BENJAMIN MOORE COL: FOREST BROWN NUMBER: 2105-10	WINDOW FRAMES MAN: - COL: BLACK NUMBER: -	PAINTED FIBRE CEMENT SIDING MAN: BENJAMIN MOORE COL: BALBOA MIST NUMBER: 1549	PAINTED FIBRE CEMENT SIDING MAN: BENJAMIN MOORE COL: GRAYSTONE NUMBER: 1475	PAINTED FIBRE CEMENT SIDING MAN: BENJAMIN MOORE COL: LA PALOMA GREY NUMBER: 1551	PAINTED FIBRE CEMENT BOARDS AND PANELS MAN: BENJAMIN MOORE COL: KENDALL CHARCOAL NUMBER: HC-166	BRICK WALL AND COLUMN BASE MAN: INTERSTATE BRICK COL: PEWTER NUMBER: -	PAINTED BOARD FORMED CONCRETE MAN: BENJAMIN MOORE COL: CEMENT GREY NUMBER: 2112-60



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PROJECT

8800 SPIRES ROAD

8800 SPIRES ROAD
RICHMOND, BC

DRAWING

COLOUR SCHEME BUILDINGS 1 & 3

SCALE	SHEET
1/8" = 1'-0"	A2.11
DATE	
FEBRUARY 28, 2024	

DP 22-013081 March 6, 2024 PLAN #31

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FIBREGLASS SHINGLES MAN: PABCO COL: ANTIQUE BLACK NUMBER: -	ALUMINUM RAILING MAN: - COL: BLACK NUMBER: -	ALUMINUM GUTTERS AND DOWNSPOUTS MAN: GENTEK COL: BLACK NUMBER: S25	ENTRY DOORS MAN: BENJAMIN MOORE COL: FOREST BROWN NUMBER: 2105-10	WINDOW FRAMES MAN: - COL: BLACK NUMBER: -	PAINTED FIBRE CEMENT SIDING MAN: BENJAMIN MOORE COL: BALBOA MIST NUMBER: 1549	PAINTED FIBRE CEMENT SIDING MAN: BENJAMIN MOORE COL: GRAYSTONE NUMBER: 1475	PAINTED FIBRE CEMENT SIDING MAN: BENJAMIN MOORE COL: LA PALOMA GREY NUMBER: 1551	PAINTED FIBRE CEMENT BOARDS AND PANELS MAN: BENJAMIN MOORE COL: KENDALL CHARCOAL NUMBER: HC-166	BRICK WALL AND COLUMN BASE MAN: INTERSTATE BRICK COL: PEWTER NUMBER: -	PAINTED BOARD FORMED CONCRETE MAN: BENJAMIN MOORE COL: CEMENT GREY NUMBER: 2112-60

TERA

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PROJECT

8800 SPIRES ROAD

8800 SPIRES ROAD
RICHMOND, BC

DRAWING

COLOUR SCHEME BUILDING 2

SCALE	SHEET
1/8" = 1'-0"	A2.12
DATE	FEBRUARY 28, 2024

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FIBREGLASS SHINGLES	ALUMINUM RAILING	ALUMINUM GUTTERS AND DOWNSPOUTS	ENTRY DOORS	WINDOW FRAMES	PAINTED FIBRE CEMENT SIDING	PAINTED FIBRE CEMENT SIDING	PAINTED FIBRE CEMENT SIDING	PAINTED FIBRE CEMENT BOARDS AND PANELS	BRICK WALL AND COLUMN BASE	PAINTED BOARD FORMED CONCRETE
MAN: PABCO COL: ANTIQUE BLACK NUMBER: -	MAN: - COL: BLACK NUMBER: -	MAN: GENTEX COL: BLACK NUMBER: 525	MAN: BENJAMIN MOORE COL: FOREST BROWN NUMBER: 2105-10	MAN: - COL: BLACK NUMBER: -	MAN: BENJAMIN MOORE COL: BALBOA MIST NUMBER: 1549	MAN: BENJAMIN MOORE COL: GRAYSTONE NUMBER: 1475	MAN: BENJAMIN MOORE COL: LA PALOMA GREY NUMBER: 1551	MAN: BENJAMIN MOORE COL: KENDALL CHARCOAL NUMBER: HC-166	MAN: INTERSTATE BRICK COL: PEWTER NUMBER: -	MAN: BENJAMIN MOORE COL: CEMENT GREY NUMBER: 2112-60

TERA

FORMWERKS ARCHITECTURAL

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PROJECT

8800 SPIRES ROAD

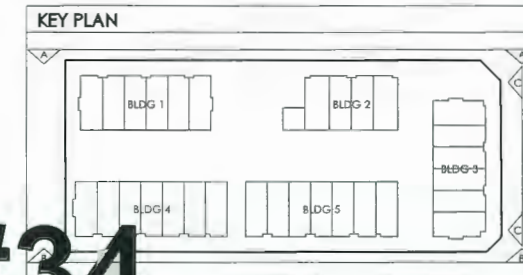
8800 SPIRES ROAD
RICHMOND, BC

DRAWING

COLOUR SCHEME BUILDINGS 4 & 5

SCALE	SHEET
1/8" = 1'-0"	A2.13
DATE	FEBRUARY 28, 2024

DP 22-013081 March 6, 2024 PLAN #33



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RE-ISSUED FOR REZONING 4	MAR 31, 2021
REVISED FOR REZONING 4	SEP 24, 2021
REVISED FOR REZONING 4	OCT 25, 2021
REVISED FOR REZONING 4	NOV 3, 2021
REVISED FOR REZONING 5	JAN 28, 2022
REVISED FOR REZONING 5	FEB 4, 2022
REVISED FOR REZONING 5	FEB 7, 2022
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RE-ISSUED FOR DP APPLICATION	NOV 17, 2023
ISSUED FOR TENDER	JAN 31, 2024
RE-ISSUED FOR DP APPLICATION	FEB 8, 2024
RE-ISSUED FOR DP APPLICATION	FEB 28, 2024

TERA

FORMWERKS ARCHITECTURAL

1625 West 5th Ave., Vancouver, BC V6J 1N5
 Fax 685-2076 Phone 683-5441

PROJECT

8800 SPIRES ROAD

8800 SPIRES ROAD
 RICHMOND, BC

DRAWING

STREETSCAPES

SCALE	SHEET
1/16" = 1'-0"	A1.15
DATE	
FEBRUARY 28, 2024	

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REVISIONS	
ISSUED FOR REZONING	JULY 31, 2019
RE-ISSUED FOR REZONING	JULY 15, 2020
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RE-ISSUED FOR DP APPLICATION	FEB 8, 2024
RE-ISSUED FOR DP APPLICATION	FEB 28, 2024



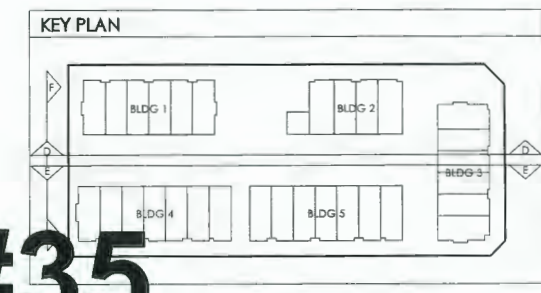
D - NORTH STREETScape (COURTYARD)



E - SOUTH STREETScape (COURTYARD)



WEST STREETScape



FORMWERKS ARCHITECTURAL

1625 West 5th Ave., Vancouver, BC V6J 1H5
 Fax 685-2076 Phone 683-5441

PROJECT
8800 SPIRES ROAD
 8800 SPIRES ROAD
 RICHMOND, BC

DRAWING
STREETSCAPES

SCALE 1/16" = 1'-0"
 SHEET A1.16
 DATE FEBRUARY 28, 2024

DP 22-013081 March 6, 2024 PLAN #35

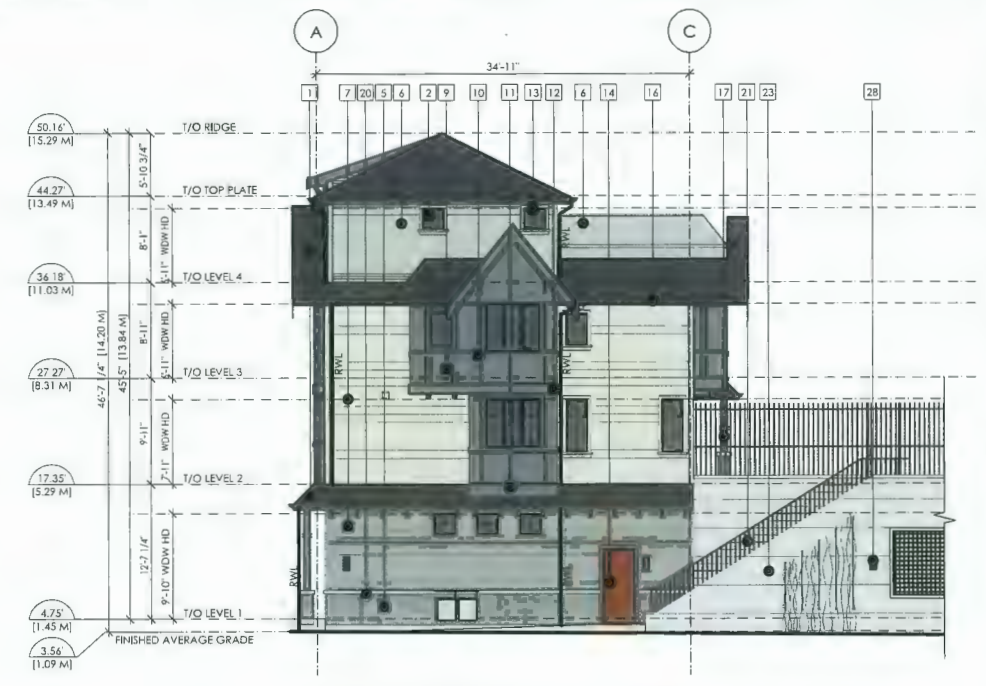
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RE-ISSUED FOR DP APPLICATION	FEB 8, 2024
RE-ISSUED FOR DP APPLICATION	FEB 28, 2024



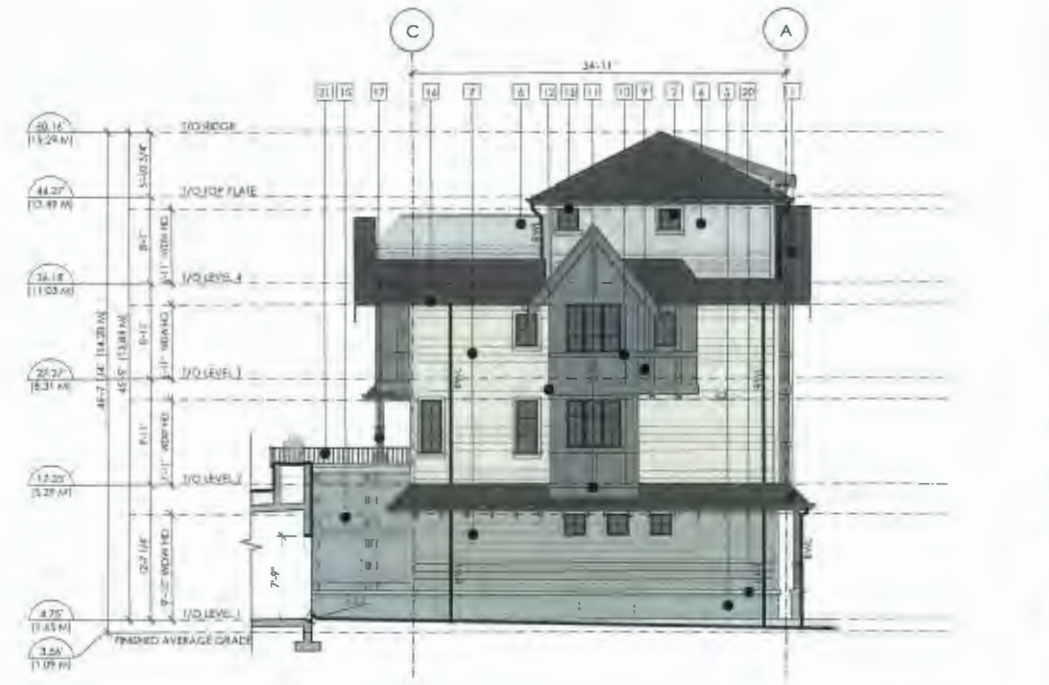
NORTH ELEVATION
 BUILDING 1



WEST ELEVATION
 BUILDING 1



SOUTH ELEVATION
 BUILDING 1



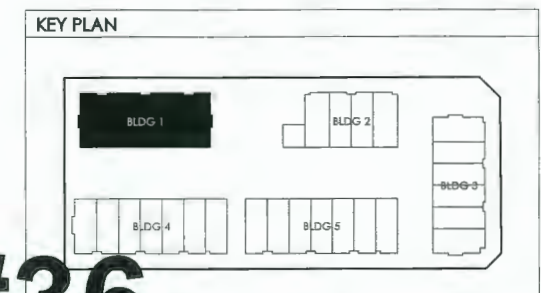
EAST ELEVATION
 BUILDING 1

COLOUR LEGEND

[Pattern]	BM 1551 LA PALOMA GREY
[Pattern]	BM 1549 BALBOA MIST
[Pattern]	BM 1475 GRAYSTONE
[Pattern]	BM HC-166 KENDALL CHARCOAL

FINISH SCHEDULE

1 FIBREGlass SHINGLE	9 PAINTED FBRE CEMENT BOARD WITH 6" TRIMS	17 PAINTED WOOD COLUMN	25 PAINTED METAL ELEVATOR DOORS
2 DOUBLE PANED SEALED UNIT VINYL WINDOWS	10 PAINTED WOOD 2X6 TUDOR TRIM	18 PAINTED WOOD BRACKETS	26 GLASS LOBBY DOORS
3 INSULATED METAL PANEL DOOR	11 PAINTED 2X12 BELLY BOARD WITH 1X4 PROJECTED TRIM	19 PAINTED 2X12 BELLY BOARD WITH 1X6 PROJECTED TRIM	27 GLASS AMENITY DOORS
4 SLIDING DOOR	12 PAINTED 2X12 BELLY BOARD	20 CONCRETE CAP	28 LED WALL SCONCE
5 BRICK	13 PAINTED 2X4 WINDOW TRIM	21 ALUMINUM RAILING	
6 PAINTED FBRE CEMENT PLANK 3" EXPOSED	14 METAL PANEL DOOR	22 PREFINISHED 4X4 SECURITY MESH IN PUNCHED OPENING	
7 PAINTED FBRE CEMENT PLANK 4.5" EXPOSED	15 BRICK PATTERNED w/ SOLDIER COURSE	23 BOARD FORMED CONCRETE	
8 PAINTED WOOD TRIM	16 PAINTED METAL PANEL DOOR	24 GREEN WOOD FINISHABLE SYSTEM	



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 FORMWERKS
 ARCHITECTURAL

1625 West 5th Ave., Vancouver, BC V6J 1N5
 Fax 685-2076 Phone 683-5441

PROJECT
8800 SPIRES ROAD
 8800 SPIRES ROAD
 RICHMOND, BC

DRAWING
BUILDING 1 ELEVATIONS

SCALE
 1/8" = 1'-0"

DATE
 FEBRUARY 28, 2024

SHEET
A2.02

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RE-ISSUED FOR DP APPLICATION	FEB 28, 2024



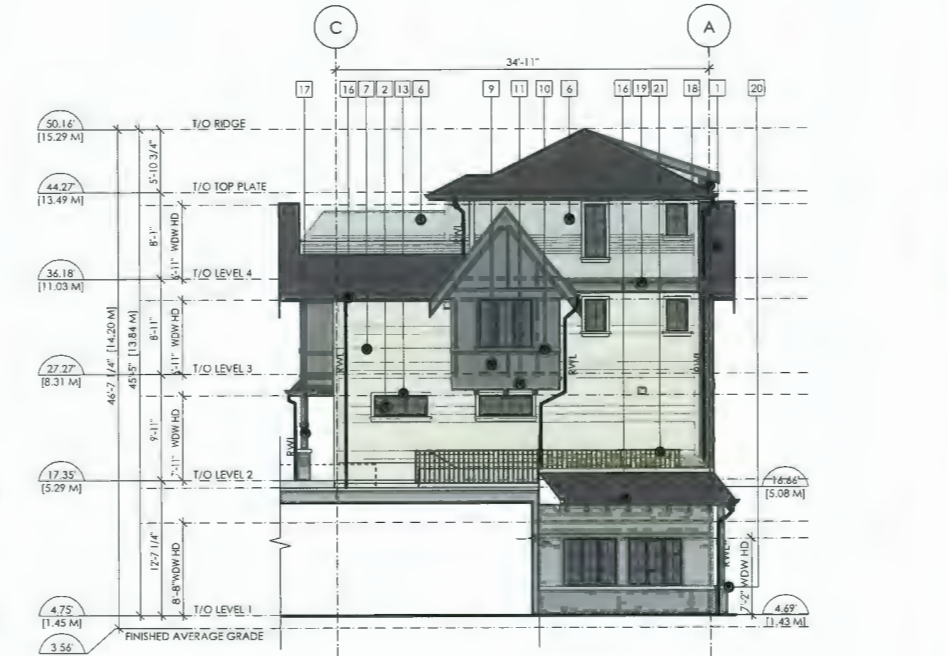
NORTH ELEVATION
BUILDING 2



WEST ELEVATION
BUILDING 2



SOUTH ELEVATION
BUILDING 2



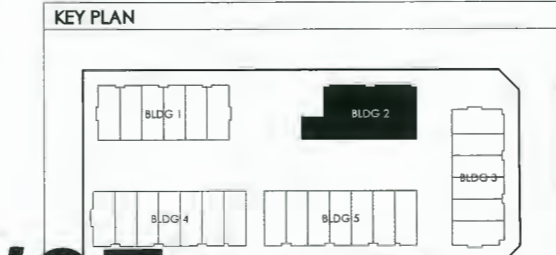
EAST ELEVATION
BUILDING 2

COLOUR LEGEND

[Color swatch]	BM 1551 LA PALOMA GREY
[Color swatch]	BM 1549 BALBOA MIST
[Color swatch]	BM 1475 GRAYSTONE
[Color swatch]	BM HC-166 KENDALL CHARCOAL

FINISH SCHEDULE

1 FIBREGLASS SHINGLE	9 PAINTED FIBRE CEMENT BOARD WITH 6" TRIMS	17 PAINTED WOOD COLUMN	25 PAINTED METAL ELEVATOR DOORS
2 DOUBLE PANED SEALED UNIT VINYL WINDOWS	10 PAINTED WOOD 2X6 TUDOR TRIM	18 PAINTED WOOD BRACKETS	26 GLASS LOBBY DOORS
3 INSULATED METAL PANEL DOOR	11 PAINTED 2X12 BELLY BOARD WITH 1X4 PROJECTED TRIM	19 PAINTED 2X12 BELLY BOARD WITH 1X6 PROJECTED TRIM	27 GLASS AMENITY DOORS
4 SLIDING DOOR	12 PAINTED 2X12 BELLY BOARD	20 CONCRETE CAP	28 LED WALL SCONCE
5 BRICK	13 PAINTED 2X4 WINDOW TRIM	21 ALUMINUM RAILING	
6 PAINTED FIBRE CEMENT PLANK 3" EXPOSED	14 METAL PANEL DOOR	22 PREFINISHED 4X4 SECURITY MESH IN PUNCHED OPENING	
7 PAINTED FIBRE CEMENT PLANK 4.5" EXPOSED	15 BRICK PATTERNED W/ SOLDER CONTOUR	23 BOARD FORMED CONCRETE	
8 PAINTED WOOD TRIM	16 PAINTED METAL PANEL DOOR	24 GREEN VERTICAL CURTAIN SYSTEM	



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 Fax 685-2076 Phone 683-5441

PROJECT

8800 SPIRES ROAD

8800 SPIRES ROAD
 RICHMOND, BC

DRAWING

BUILDING 2 ELEVATIONS

SCALE 1/8" = 1'-0"

SHEET **A2.04**

DATE FEBRUARY 28, 2024

DP 22-013081 March 6, 2024 PLAN #37

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RE-ISSUED FOR DP APPLICATION	FEB 28, 2024



FORMWERKS ARCHITECTURAL

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 Fax: 685-2076 Phone: 683-5441

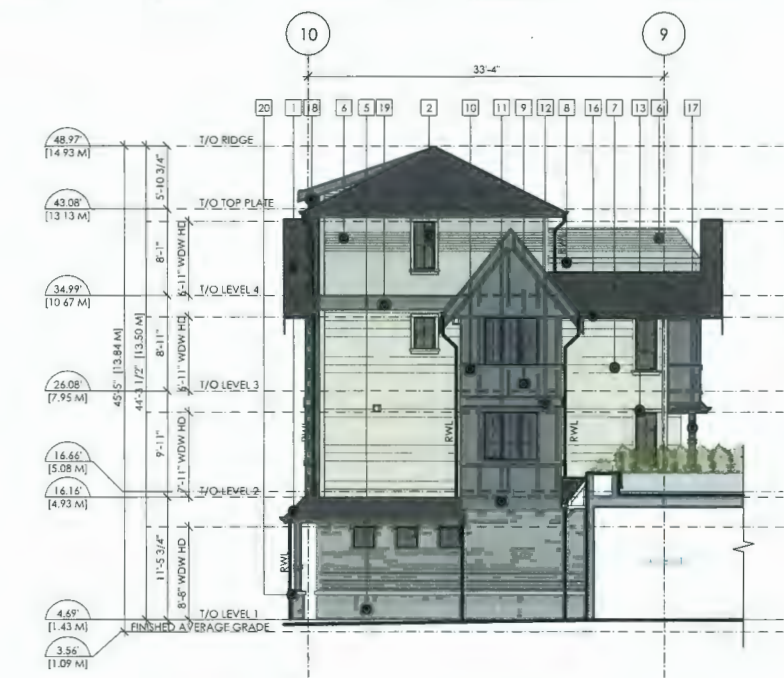
PROJECT
8800 SPIRES ROAD
 8800 SPIRES ROAD
 RICHMOND, BC

DRAWING
BUILDING 3 ELEVATIONS

SCALE
 1/8" = 1'-0"
 SHEET
A2.06
 DATE
 FEBRUARY 28, 2024



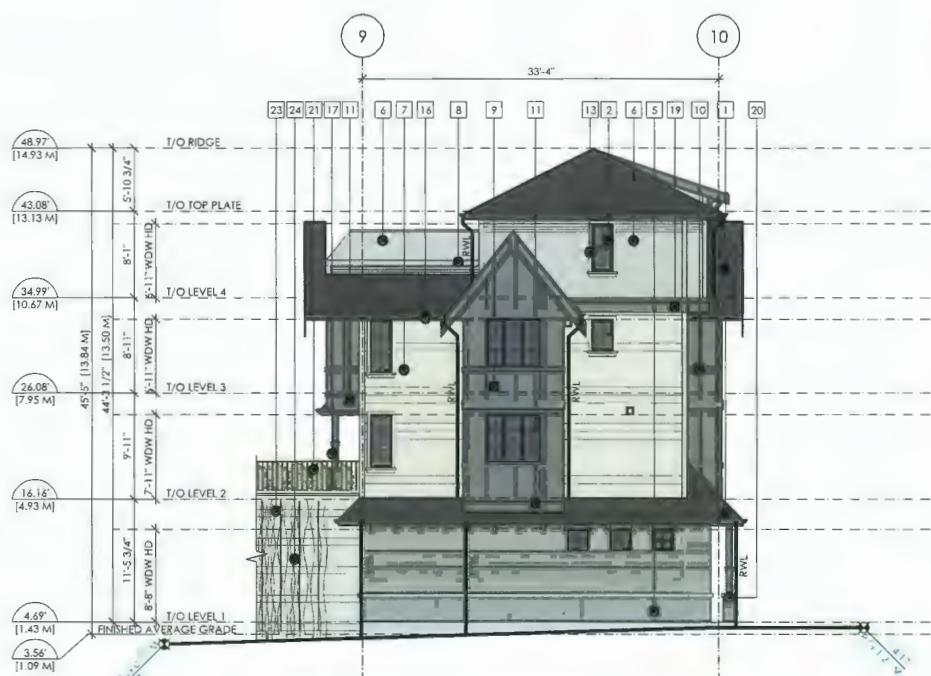
EAST ELEVATION
BUILDING 3



NORTH ELEVATION
BUILDING 3



WEST ELEVATION
BUILDING 3



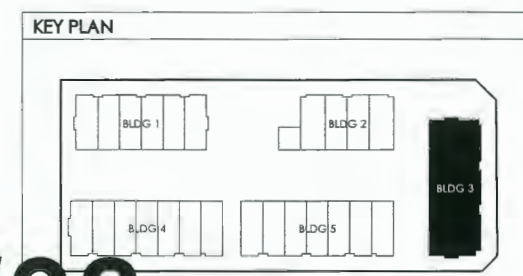
SOUTH ELEVATION
BUILDING 3

COLOUR LEGEND

[Color swatch]	BM 1551 LA PALOMA GREY
[Color swatch]	BM 1549 BALBOA MIST
[Color swatch]	BM 1475 GRAYSTONE
[Color swatch]	BM HC-166 KENDALL CHARCOAL

FINISH SCHEDULE

1 FIBREGLASS SHINGLE	9 PAINTED FIBRE CEMENT BOARD WITH 6" TRIMS	17 PAINTED WOOD COLUMN	25 PAINTED METAL ELEVATOR DOORS
2 DOUBLE PANED SEALED UNIT VINYL WINDOWS	10 PAINTED WOOD 2X6 TUDOR TRIM	18 PAINTED WOOD BRACKETS	26 GLASS LOBBY DOORS
3 INSULATED METAL PANEL DOOR	11 PAINTED 2X12 BELLY BOARD WITH 1X4 PROJECTED TRIM	19 PAINTED 2X12 BELLY BOARD WITH 1X6 PROJECTED TRIM	27 GLASS AMENITY DOORS
4 SLIDING DOOR	12 PAINTED 2X12 BELLY BOARD	20 CONCRETE CAP	28 LED WALL SCONCE
5 BRICK	13 PAINTED 2X4 WINDOW TRIM	21 ALUMINUM RAILING	
6 PAINTED FIBRE CEMENT PLANK 5" EXPOSED	14 METAL PANEL DOOR	22 PREFINISHED 4X4 SECURITY MESH IN PUNCHED OPENING	
7 PAINTED FIBRE CEMENT PLANK 4.5" EXPOSED	15 BRICK PATTERNED w/ SOLDIER COURSES	23 BOARD FORMED CONCRETE	
8 PAINTED WOOD TRIM BOARD	16 PAINTED METAL PANEL DOOR	24 GREEN WALL MOUNTABLE SYSTEM	



DP 22-013081 March 6, 2024 PLAN #38

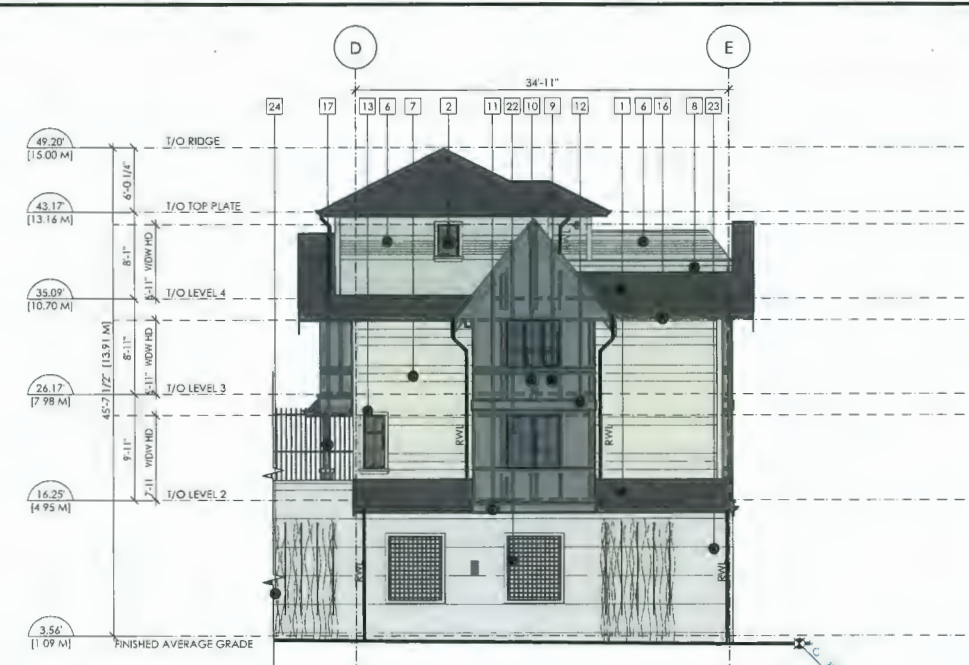
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RE-ISSUED FOR DP APPLICATION	FEB 28, 2024



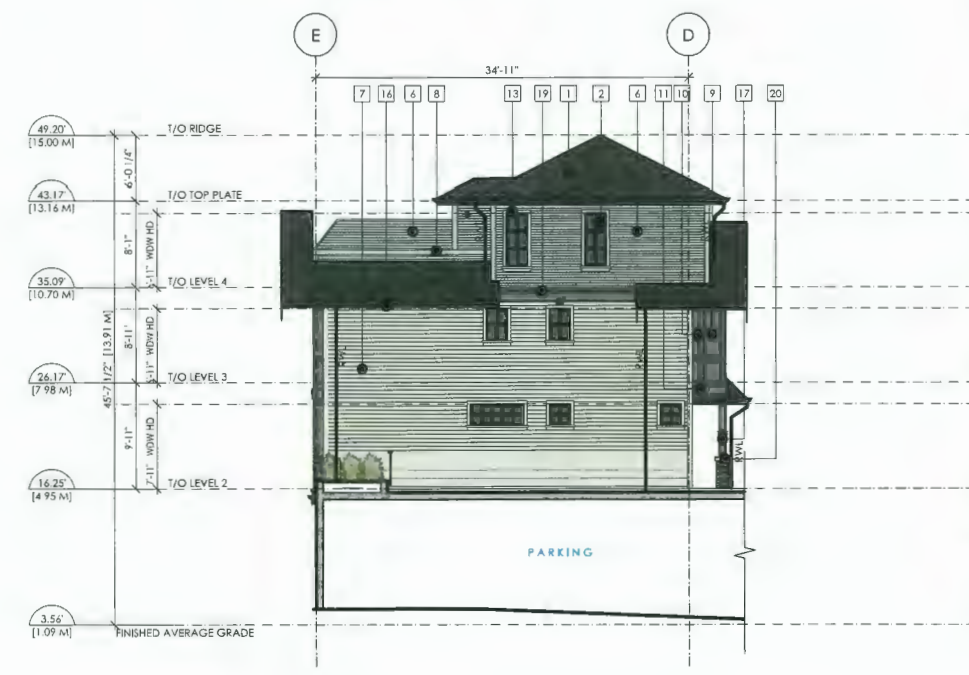
NORTH ELEVATION
 BUILDING 4



WEST ELEVATION
 BUILDING 4



SOUTH ELEVATION
 BUILDING 4



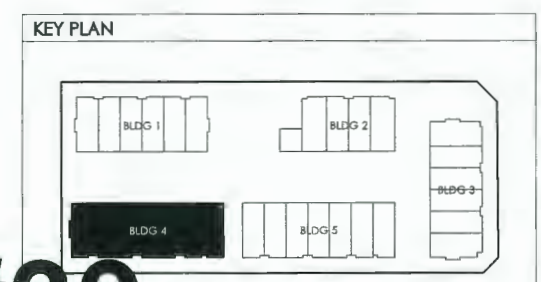
EAST ELEVATION
 BUILDING 4

COLOUR LEGEND

[Color swatch]	BM 1551 LA PALOMA GREY
[Color swatch]	BM 1549 BALBOA MIST
[Color swatch]	BM 1475 GRAYSTONE
[Color swatch]	BM HC-166 KENDALL CHARCOAL

FINISH SCHEDULE

1 FIBREGLASS SHINGLE	9 PAINTED FIBRE CEMENT BOARD WITH 6" TRIMS	17 PAINTED WOOD COLUMN
2 DOUBLE PANED SEALED UNIT VINYL WINDOWS	10 PAINTED WOOD 2X6 TUDOR TRIM	18 PAINTED WOOD BRACKETS
3 INSULATED METAL PANEL DOOR	11 PAINTED 2X12 BELLY BOARD WITH 1X4 PROJECTED TRIM	19 PAINTED 2X12 BELLY BOARD WITH 1X6 PROJECTED TRIM
4 SLIDING DOOR	12 PAINTED 2X12 BELLY BOARD	20 CONCRETE CAP
5 BRICK	13 PAINTED 2X4 WINDOW TRIM	21 ALUMINUM RAILING
6 PAINTED FIBRE CEMENT PLANK 3" EXPOSED	14 METAL PANEL DOOR	22 PREFINISHED 4X4 SECURITY MESH IN PUNCHED OPENING
7 PAINTED FIBRE CEMENT PLANK 4.5" EXPOSED	15 BRICK PATTERNED W/ SOLDIER COLUMN	23 BOARD FORMED CONCRETE
8 PAINTED WOOD TRIM	16 PAINTED METAL PANEL DOOR	24 GREEN WALL MOUNTABLE SYSTEM



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PROJECT
8800 SPIRES ROAD
 8800 SPIRES ROAD
 RICHMOND, BC

DRAWING
BUILDING 4 ELEVATIONS

SCALE
 1/8" = 1'-0"

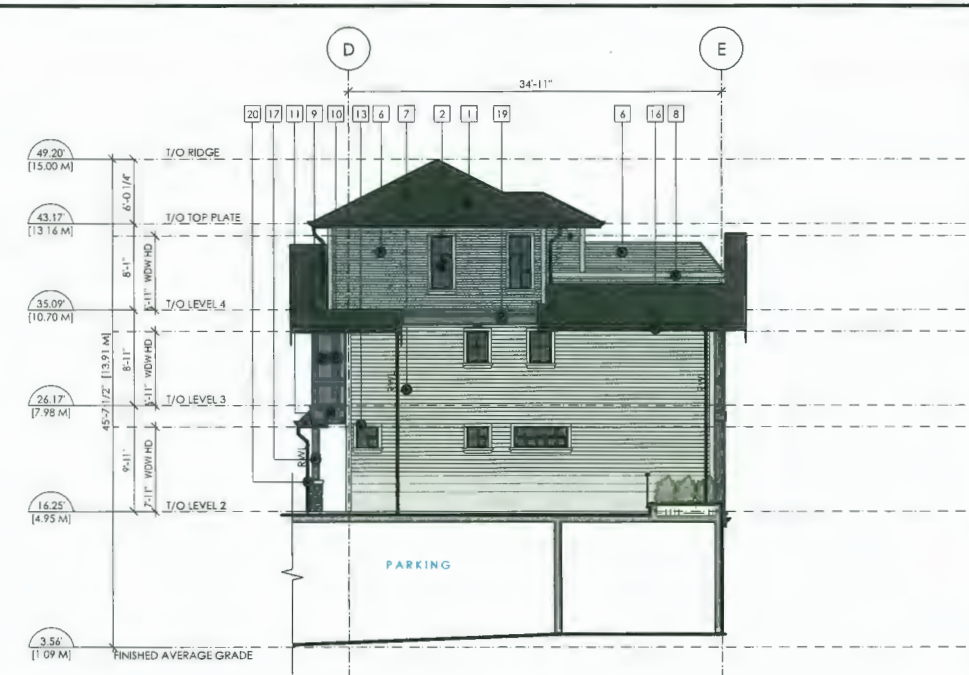
SHEET
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DATE
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DP 22-013081 March 6, 2024 PLAN #39



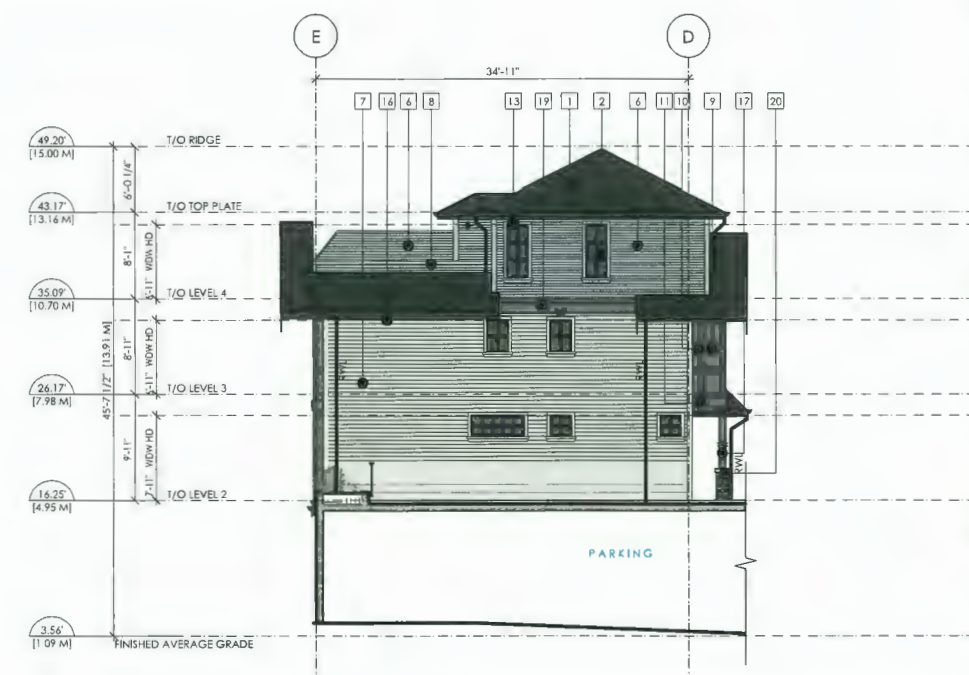
NORTH ELEVATION
BUILDING 5



WEST ELEVATION
BUILDING 5



SOUTH ELEVATION
BUILDING 5



EAST ELEVATION
BUILDING 5

COLOUR LEGEND

[Pattern]	BM 1551 LA PALOMA GREY
[Pattern]	BM 1549 BALBOA MIST
[Pattern]	BM 1475 GRAYSTONE
[Pattern]	BM HC-166 KENDALL CHARCOAL

FINISH SCHEDULE

1 FIBREGLASS SHINGLE	7 PAINTED FIBRE CEMENT BOARD WITH 6" TRIMS	17 PAINTED WOOD COLUMN	25 PAINTED METAL ELEVATOR DOORS
2 DOUBLE PANED SEALED UNIT VINYL WINDOWS	10 PAINTED WOOD 2X6 TUDOR TRIM	18 PAINTED WOOD BRACKETS	26 GLASS LOBBY DOORS
3 INSULATED METAL PANEL DOOR	11 PAINTED 2X12 BELLY BOARD WITH 1X4 PROJECTED TRIM	19 PAINTED 2X12 BELLY BOARD WITH 1X6 PROJECTED TRIM	27 GLASS AMENITY DOORS
4 SLIDING DOOR	12 PAINTED 2X12 BELLY BOARD	20 CONCRETE CAP	28 LED WALL SCONCE
5 BRICK	13 PAINTED 2X4 WINDOW TRIM	21 ALUMINUM RAILING	
6 PAINTED FIBRE CEMENT PLANK 3" EXPOSED	14 METAL PANEL DOOR	22 PREFINISHED 4X4 SECURITY MESH IN PUNCHED OPENING	
7 PAINTED FIBRE CEMENT PLANK 4.5" EXPOSED	15 BRICK PATTERNED w/ SOLDIER COURSE	23 BOARD FORMED CONCRETE	
8 PAINTED WOOD TRIM	16 PAINTED METAL PANEL DOOR	24 GREEN WITH SOLAR PANEL SYSTEM	



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FORMWERKS ARCHITECTURAL

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Fax 685-2076 Phone 685-5441

PROJECT
8800 SPIRES ROAD
8800 SPIRES ROAD
RICHMOND, BC

DRAWING
BUILDING 5 ELEVATIONS

SCALE
1/8" = 1'-0"

SHEET
A2.10

DATE
FEBRUARY 28, 2024

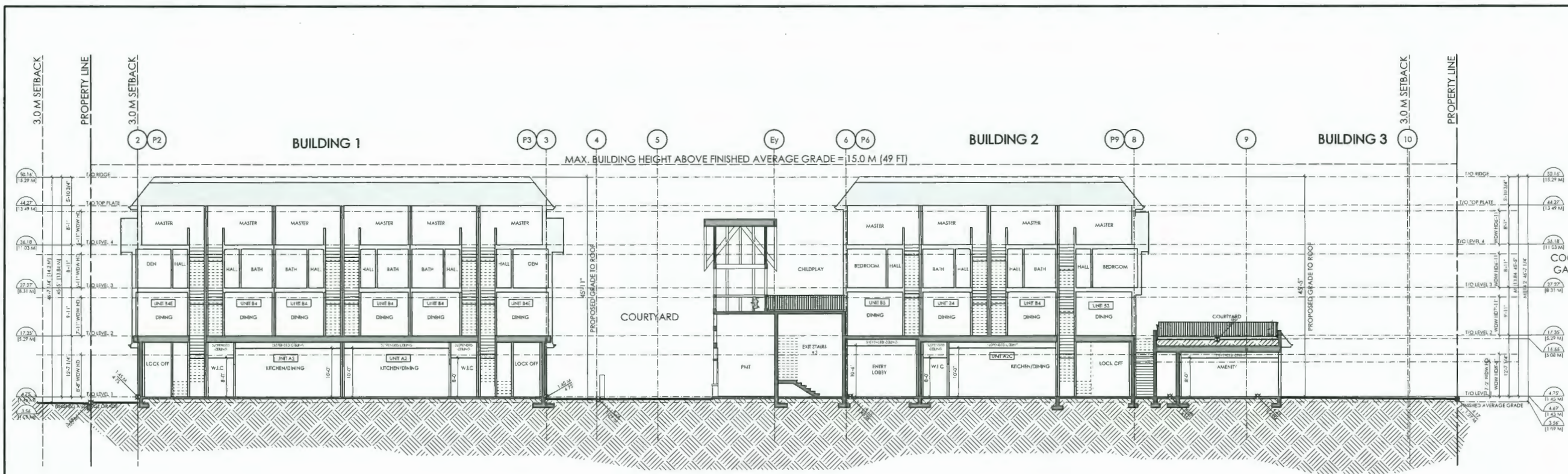
DP 22-013081 March 6, 2024 PLAN #40

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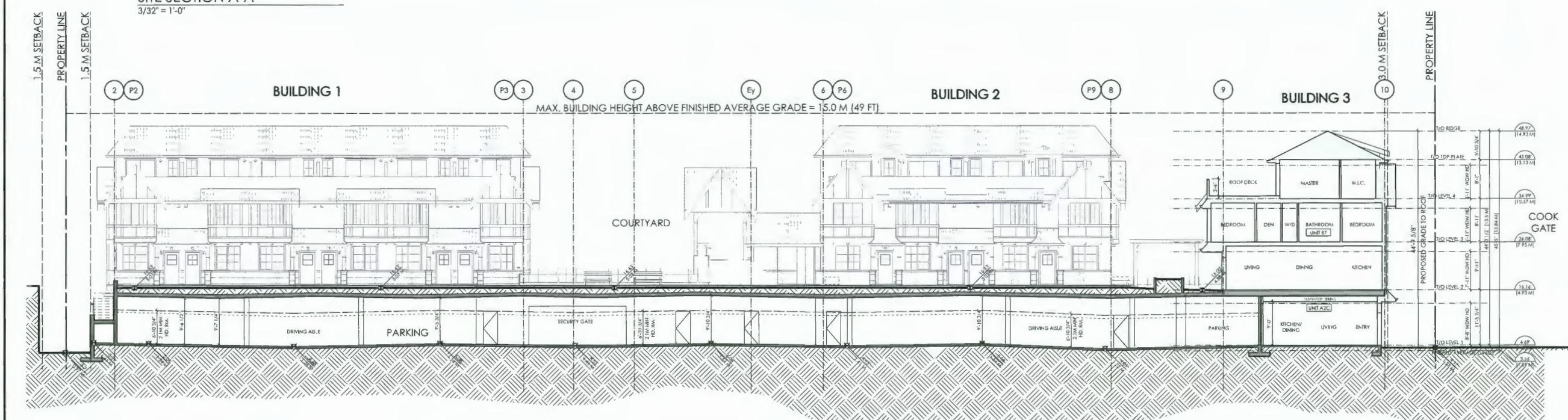
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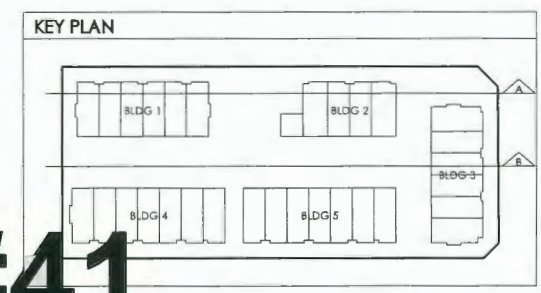
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SITE SECTION A-A
3/32" = 1'-0"



SITE SECTION B-B
3/32" = 1'-0"



FORMWERKS ARCHITECTURAL

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Fax 685-2076 Phone 683-5441

PROJECT

8800 SPIRES ROAD

8800 SPIRES ROAD
RICHMOND, BC

DRAWING

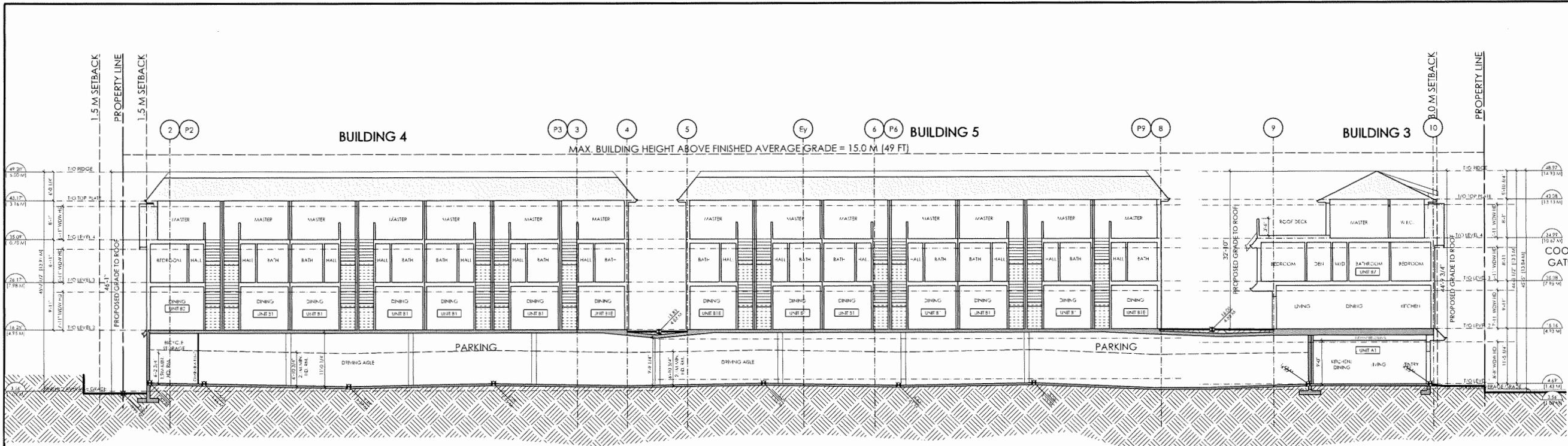
SITE SECTIONS

SCALE 1/16" = 1'-0"

DATE FEBRUARY 28, 2024

SHEET **A1.12**

DP 22-013081 March 6, 2024 PLAN #41



SITE SECTION C-C
3/32" = 1'-0"

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REVISIONS	
ISSUED FOR REZONING	JULY 31, 2019
RE-ISSUED FOR REZONING 2	JULY 15, 2020
RE-ISSUED FOR REZONING 3	MAR 8, 2021
RE-ISSUED FOR REZONING 4	MAR 31, 2021
RE-ISSUED FOR REZONING 4	SEP 24, 2021
RE-ISSUED FOR REZONING 4	OCT 25, 2021
RE-ISSUED FOR REZONING 5	JAN 28, 2022
RE-ISSUED FOR REZONING 5	FEB 4, 2022
RE-ISSUED FOR REZONING 5	FEB 7, 2022
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RE-ISSUED FOR DP APPLICATION	NOV 17, 2023
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RE-ISSUED FOR DP APPLICATION	FEB 8, 2024
RE-ISSUED FOR DP APPLICATION	FEB 28, 2024



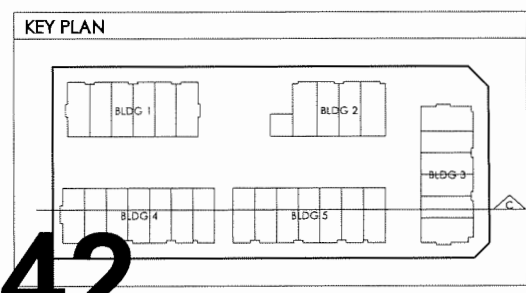
FORMWERKS ARCHITECTURAL

1625 West 5th Ave., Vancouver, BC V6J 1H5
Fax 685-2076 Phone 683-5441

PROJECT
8800 SPIRES ROAD
8800 SPIRES ROAD
RICHMOND, BC

DRAWING
SITE SECTIONS

SCALE
1/16" = 1'-0"
DATE
FEBRUARY 28, 2024
SHEET
A1.13



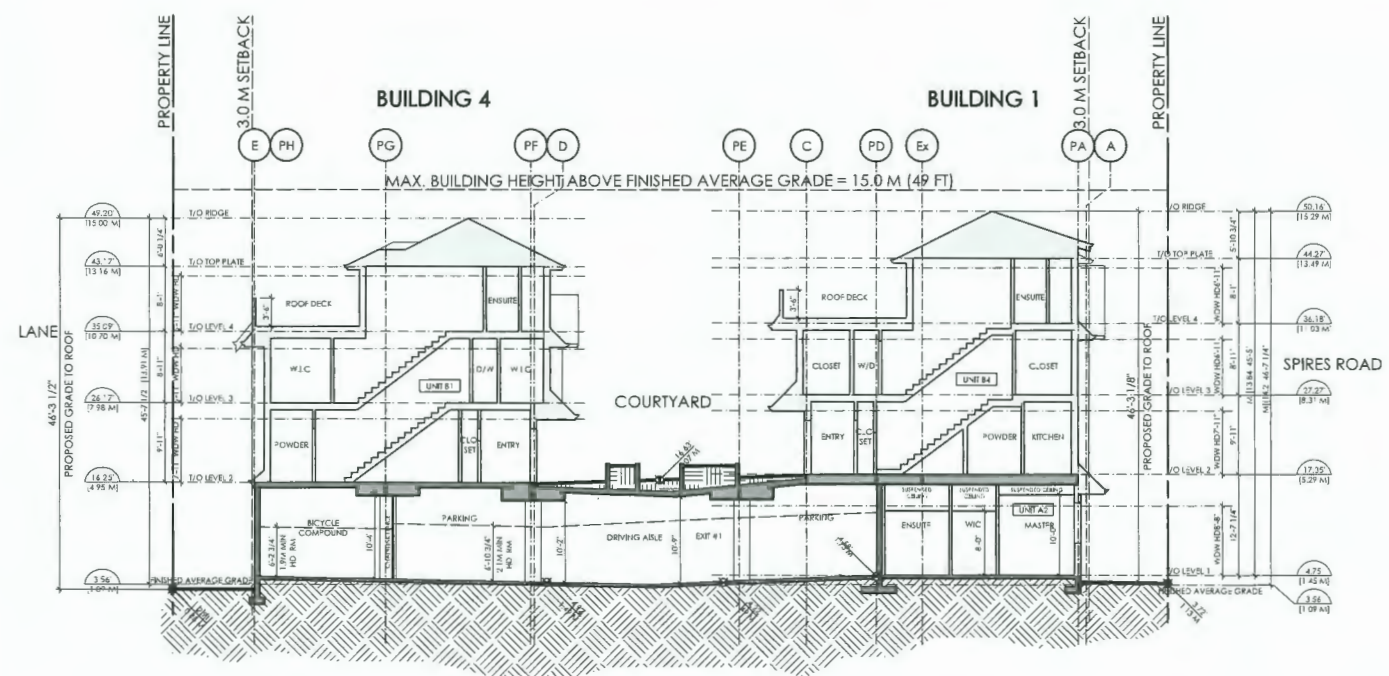
DP 22-013081 March 6, 2024 PLAN #42

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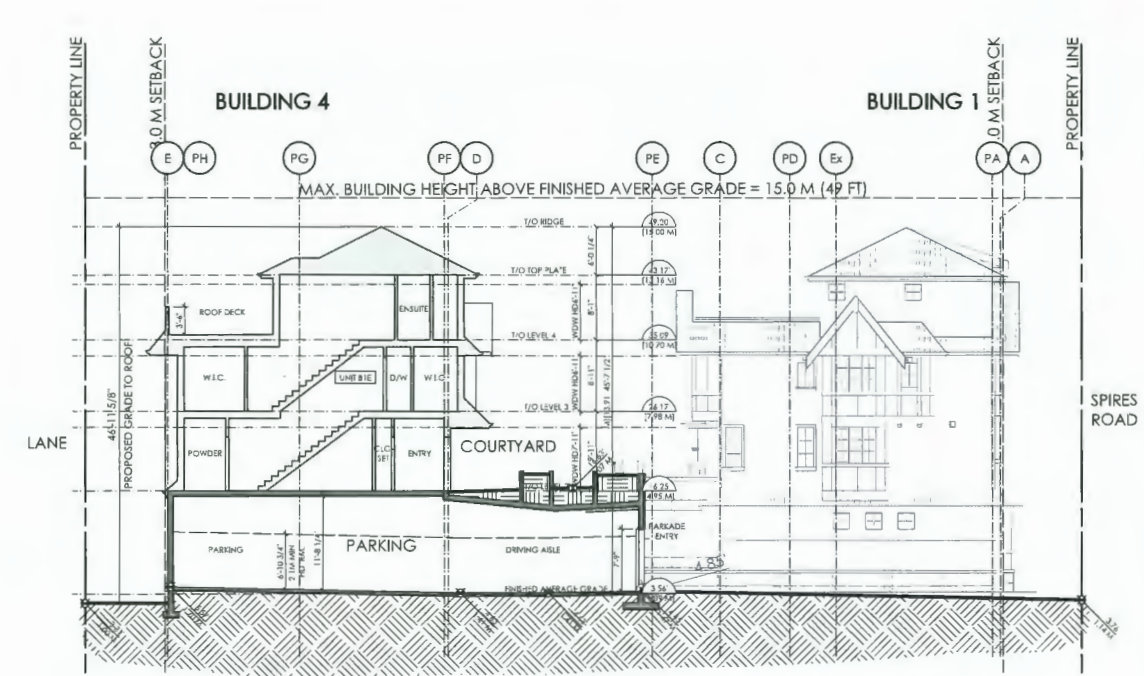
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REVISIONS

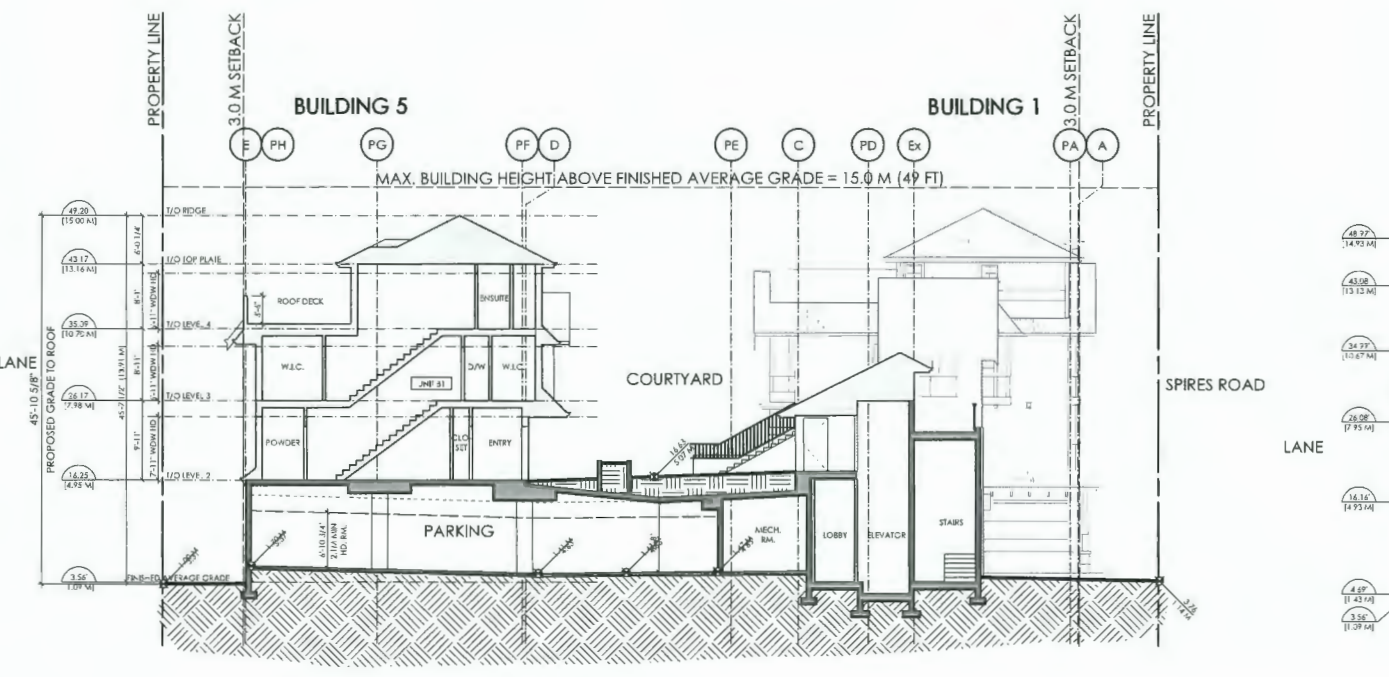
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RE-ISSUED FOR REZONING 4	MAR 31, 2021
REVISED FOR REZONING 4	SEP 24, 2021
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REVISED FOR REZONING 5	FEB 7, 2022
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RE-ISSUED FOR DP APPLICATION	FEB 8, 2024
RE-ISSUED FOR DP APPLICATION	FEB 28, 2024



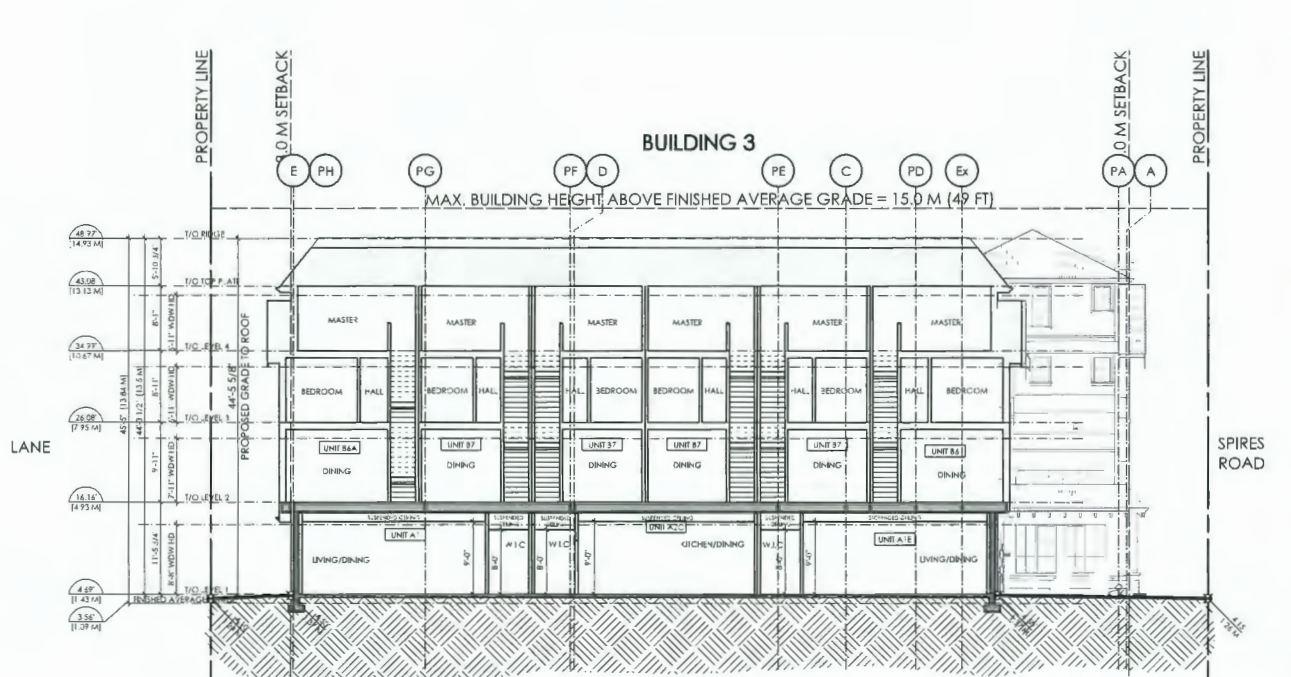
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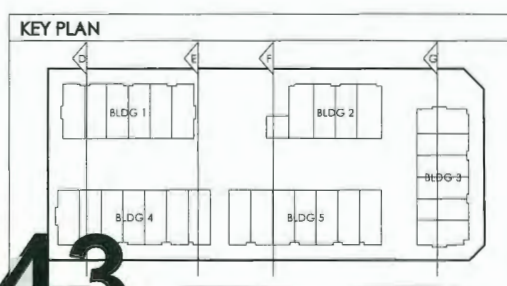
SITE SECTION E-E
3/32" = 1'-0"



SITE SECTION F-F
3/32" = 1'-0"



SITE SECTION G-G
3/32" = 1'-0"



FORMWERKS ARCHITECTURAL

1625 West 5th Ave., Vancouver, BC V6J 1N5
Fax: 604-2076 Phone: 604-3441

PROJECT
8800 SPIRES ROAD
8800 SPIRES ROAD
RICHMOND, BC

DRAWING
SITE SECTIONS

SCALE
1/16" = 1'-0"

DATE
FEBRUARY 28, 2024

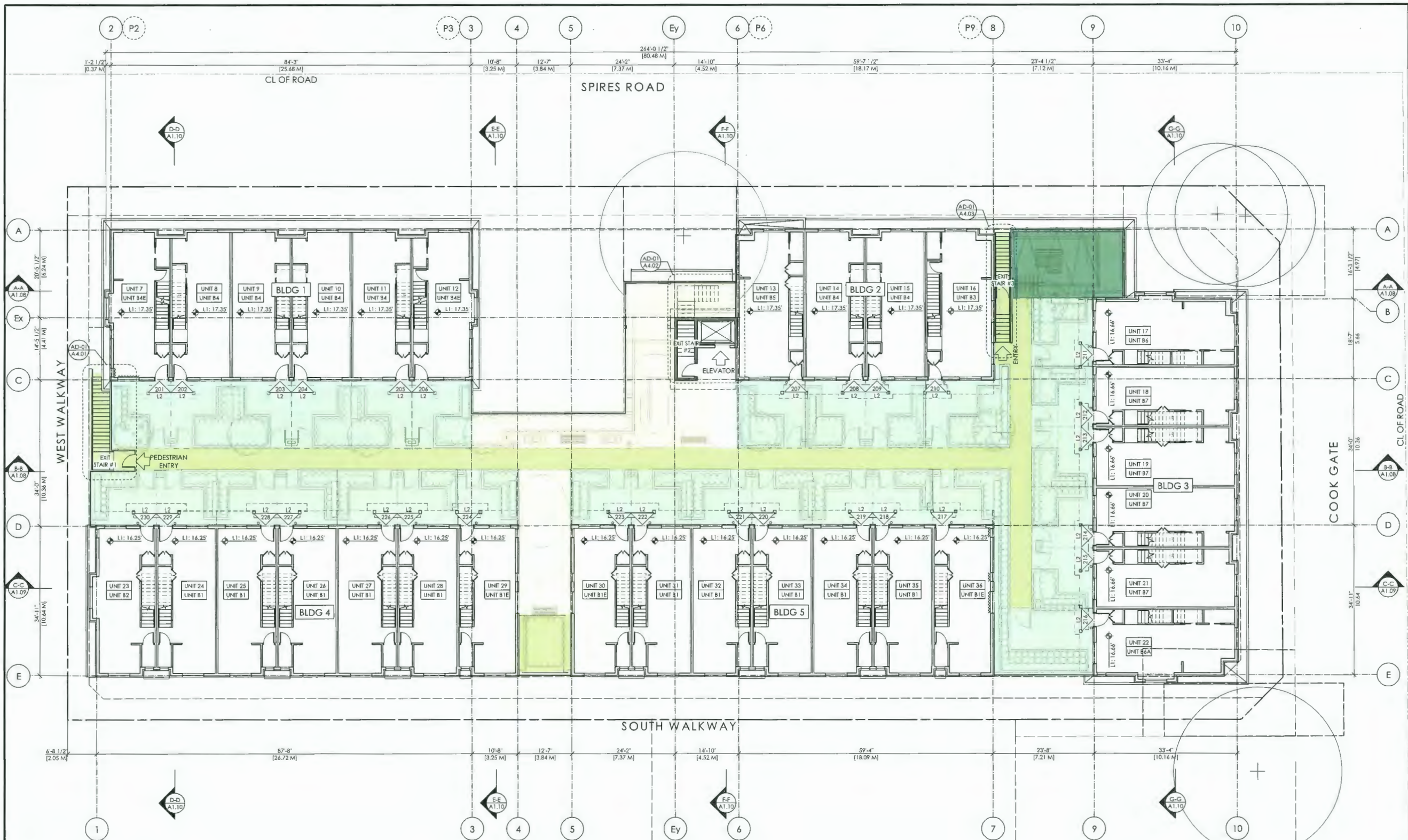
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DP 22-013081 March 6, 2024 PLAN #43

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RE-ISSUED FOR REZONING 4	SEP 24, 2021
REVISED FOR REZONING 4	OCT 25, 2021
REVISED FOR REZONING 4	NOV 3, 2021
RE-ISSUED FOR REZONING 5	JAN 28, 2022
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ISSUED FOR TENDER	JAN 31, 2024
RE-ISSUED FOR DP APPLICATION	FEB 8, 2024
RE-ISSUED FOR DP APPLICATION	FEB 28, 2024



TERA

FORMWERKS ARCHITECTURAL

1625 West 5th Ave., Vancouver, BC V6J 1N5
 Fax 685-2076 Phone 685-5441

PROJECT
8800 SPIRES ROAD
 8800 SPIRES ROAD
 RICHMOND, BC

DRAWING
LEVEL 2 PLAN

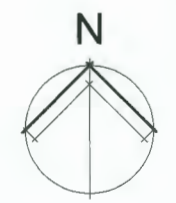
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SHEET
A1.06

DATE
 FEBRUARY 28, 2024

LEGEND

	CONVERTIBLE/UNIVERSAL UNIT
	UNIT ENTRY
	EXISTING SPOT ELEVATION
	PROPOSED GRADE ELEVATION
	INTERPOLATED SPOT ELEVATION
	WALL MOUNTED DOWNLIGHT
	PRIVATE OUTDOOR AREA
	AMENITY OUTDOOR AREA

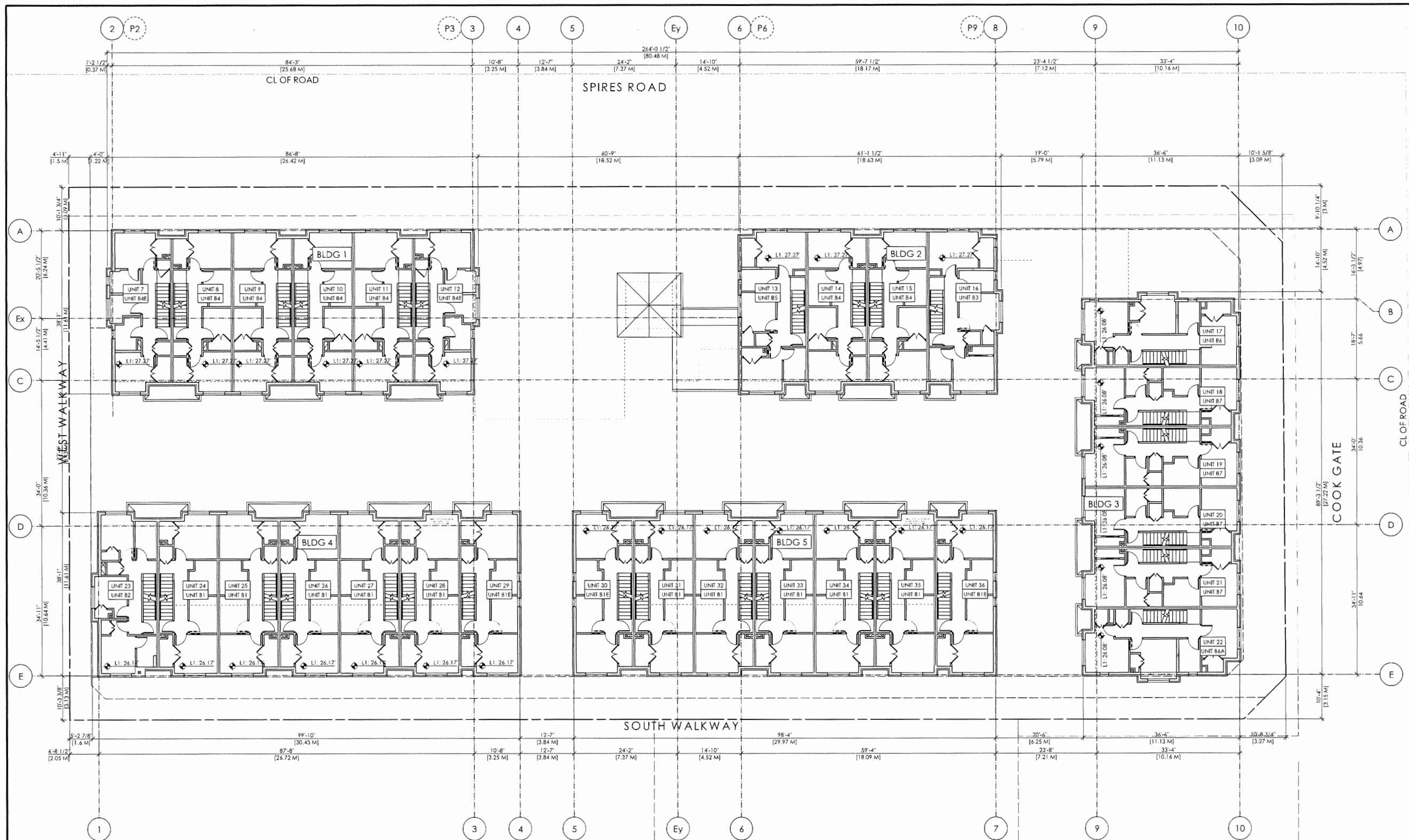


DP 22-013081 March 6, 2024 Reference Plan

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RE-ISSUED FOR DP APPLICATION	FEB 28 2024



LEGEND

	CONVERTIBLE/UNIVERSAL UNIT
	UNIT ENTRY
	EXISTING SPOT ELEVATION E.G. 328.08 100.00 M
	PROPOSED GRADE ELEVATION E.G. 328.08 100.00 M
	INTERPOLATED SPOT ELEVATION E.G. 328.08 100.00 M (INDICATED ON DRAWING PLAN)

TERA

FORMWERKS ARCHITECTURAL

1625 West 5th Ave., Vancouver, BC V6J 1N5
 Fax: 685-2076 Phone: 683-5441

PROJECT

8800 SPIRES ROAD

8800 SPIRES ROAD
 RICHMOND, BC

DRAWING

LEVEL 3 PLAN

SCALE

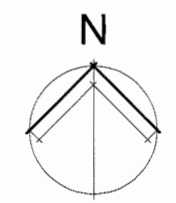
3/32" = 1'-0"

DATE

FEBRUARY 28, 2024

SHEET

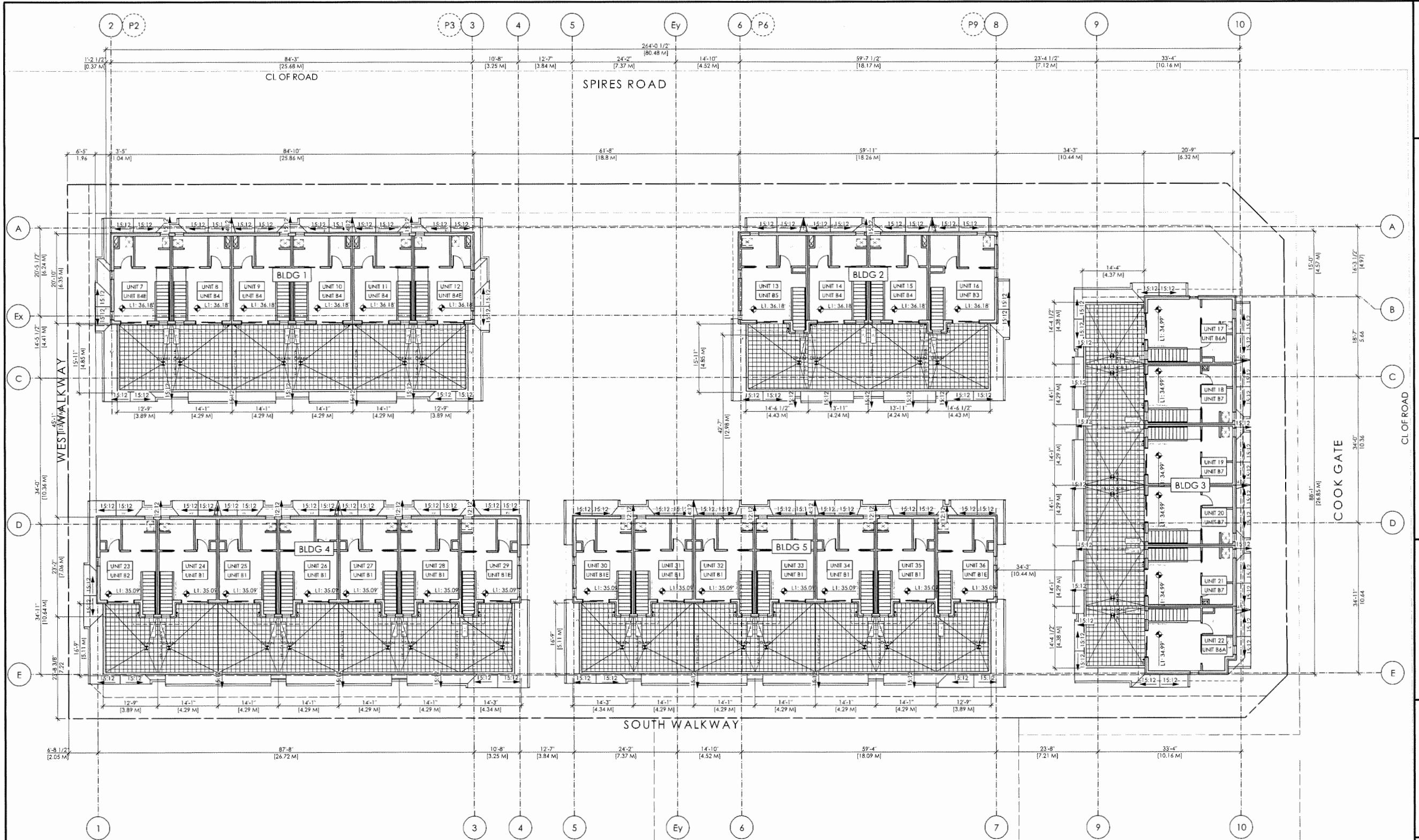
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RE-ISSUED FOR DP APPLICATION	FEB 28, 2024



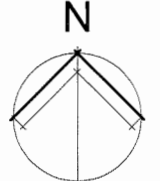
FORMWERKS ARCHITECTURAL

1625 West 5th Ave., Vancouver, BC V6J 1N5
 Fax 605-2076 Phone 683-5441

PROJECT
8800 SPIRES ROAD
 8800 SPIRES ROAD
 RICHMOND, BC

DRAWING
LEVEL 4 PLAN

SCALE 3/32" = 1'-0"	SHEET A1.08
DATE FEBRUARY 28, 2024	



LEGEND	
	CONVERTIBLE/UNIVERSAL UNIT
	UNIT ENTRY
	EXISTING SPOT ELEVATION E.G. 328.08' 100.00 M
	PROPOSED GRADE ELEVATION P.G. 328.08'
	INTERPOLATED SPOT ELEVATION I.G. 328.08' (INTERPOLATED FROM 3' x 3' M)
	CONDENSING UNITS

DP 22-013081 March 6, 2024 Reference Plan

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FORMWERKS ARCHITECTURAL

1625 West 5th Ave., Vancouver, BC V6J 1N5
Fax 685-2076 Phone 683-5441

PROJECT

8800 SPIRES ROAD

8800 SPIRES ROAD
RICHMOND, BC

DRAWING

BUILDING 1
PLANS

SCALE

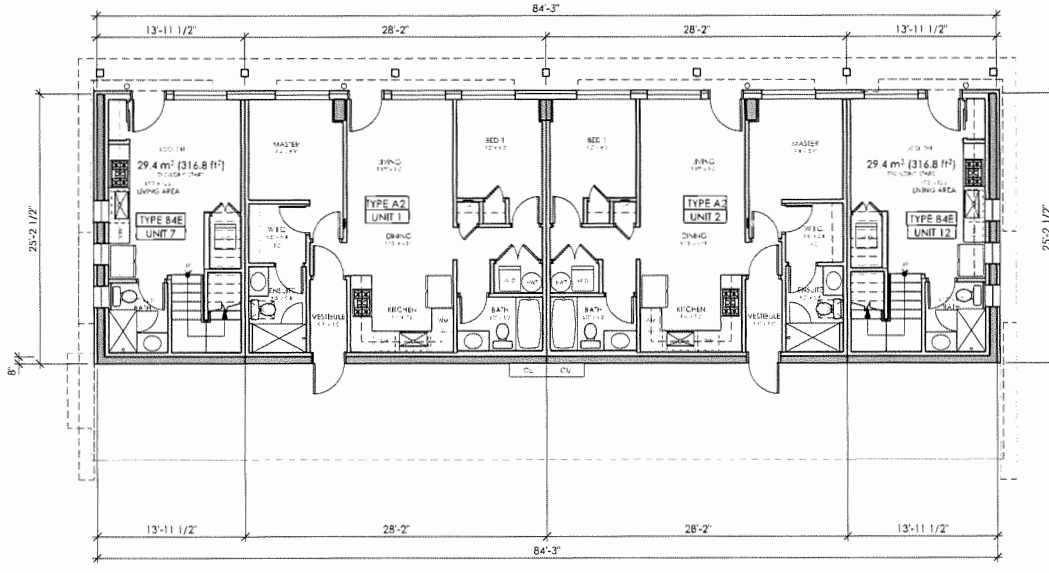
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DATE

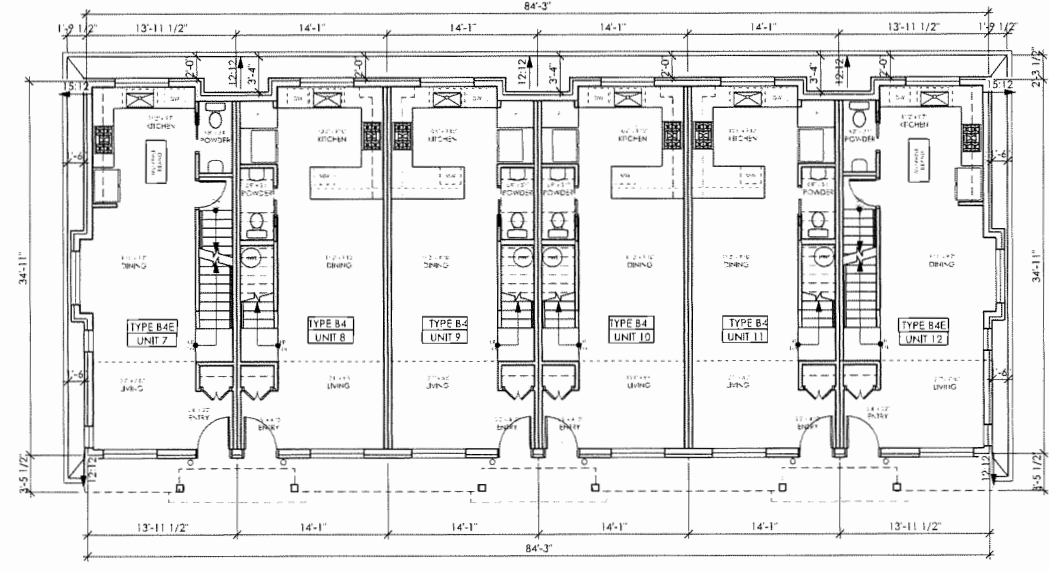
FEBRUARY 28, 2024

SHEET

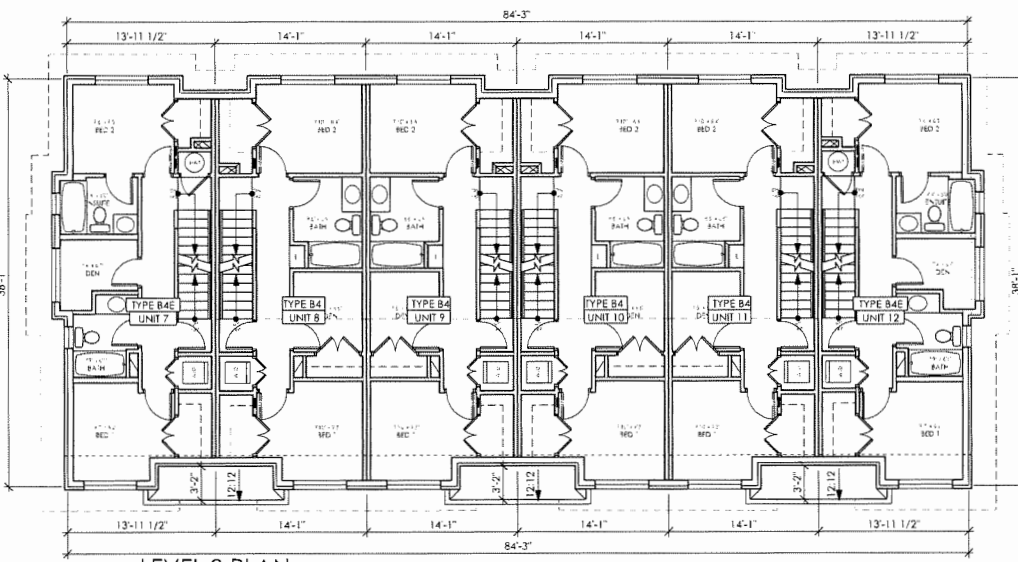
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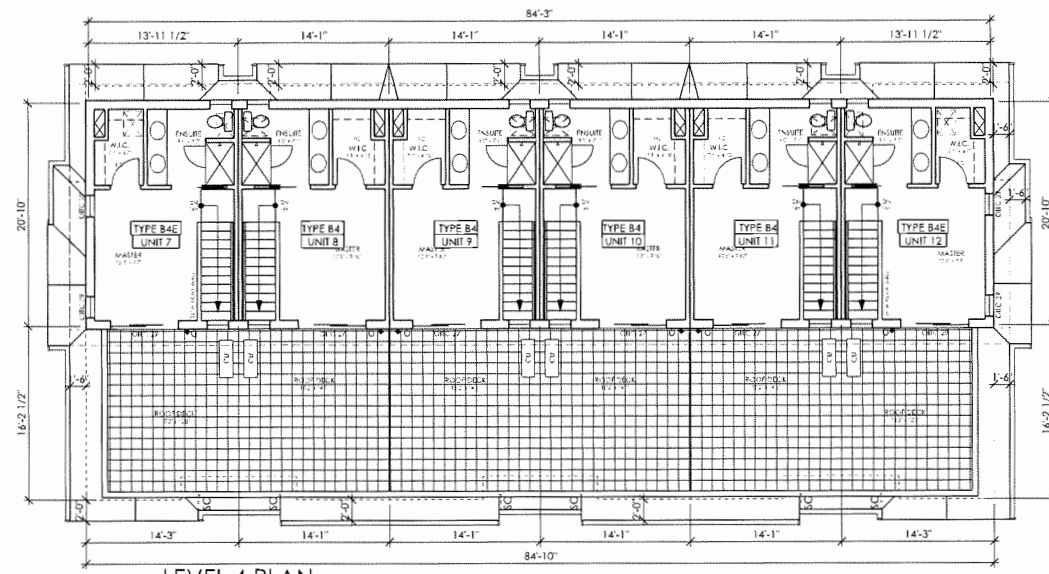
LEVEL 1 PLAN
BUILDING 1



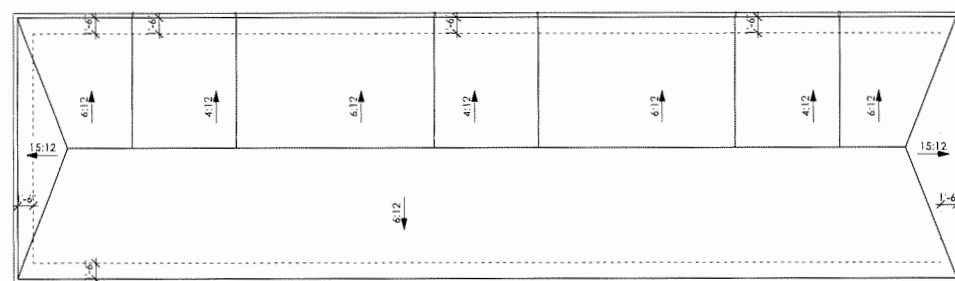
LEVEL 2 PLAN
BUILDING 1



LEVEL 3 PLAN
BUILDING 1



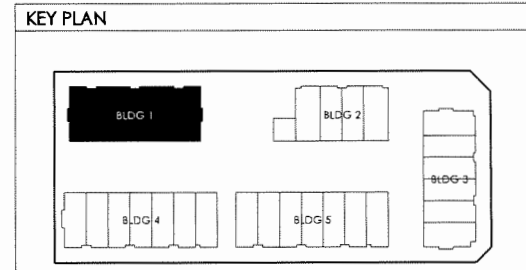
LEVEL 4 PLAN
BUILDING 1



NOTES:
1. SOUND ISOLATION FOR CONDENSING UNITS TO BE COORDINATED WITH ACOUSTICAL ENGINEER AT BUILDING PERMIT STAGE AND IN CONFORMANCE WITH RECOMMENDATIONS OUTLINED IN BAP ACOUSTIC'S REPORT DATED DEC. 16, 2022.

LEGEND

CU	CONDENSING UNITS
OIC 27	ACOUSTIC UPGRADE MIN. OIC 27
OIC 29	ACOUSTIC UPGRADE MIN. OIC 29

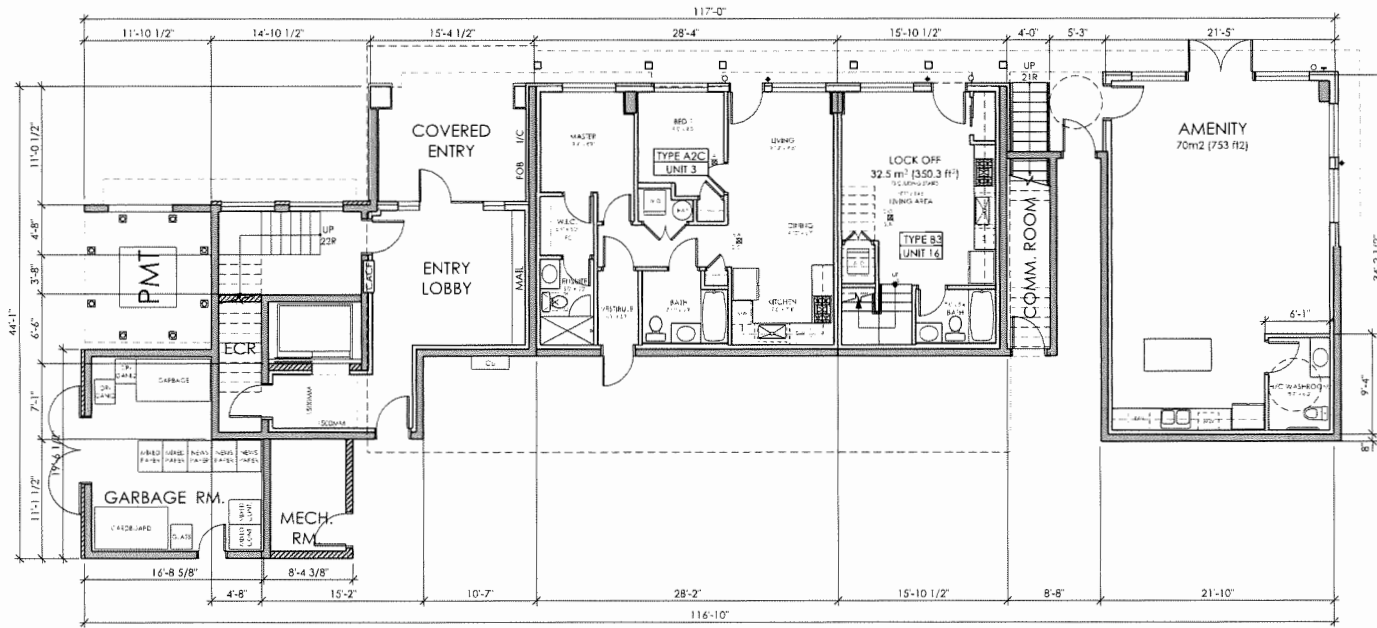


DP 22-013081 March 6, 2024 Reference Plan

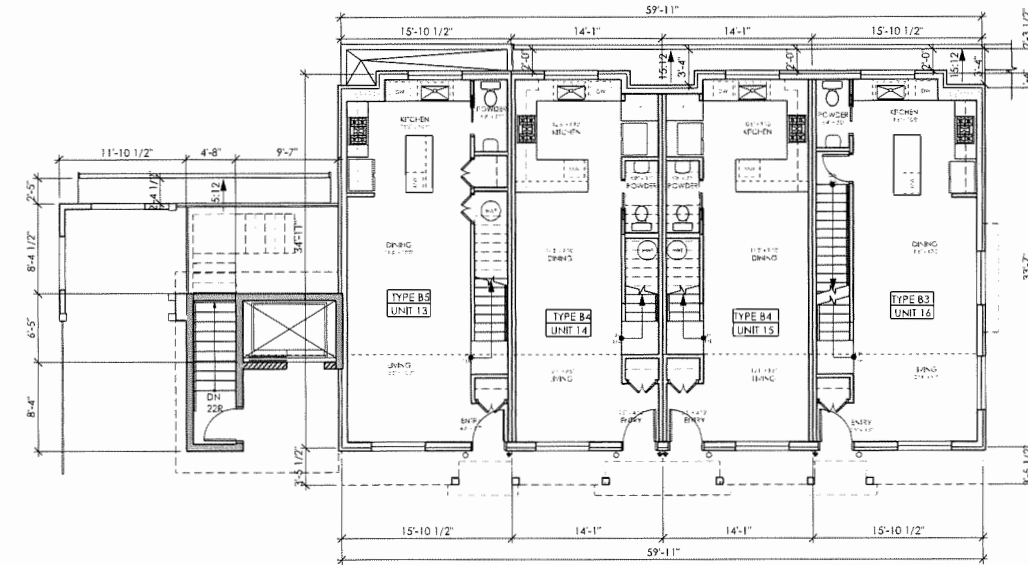
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REVISIONS

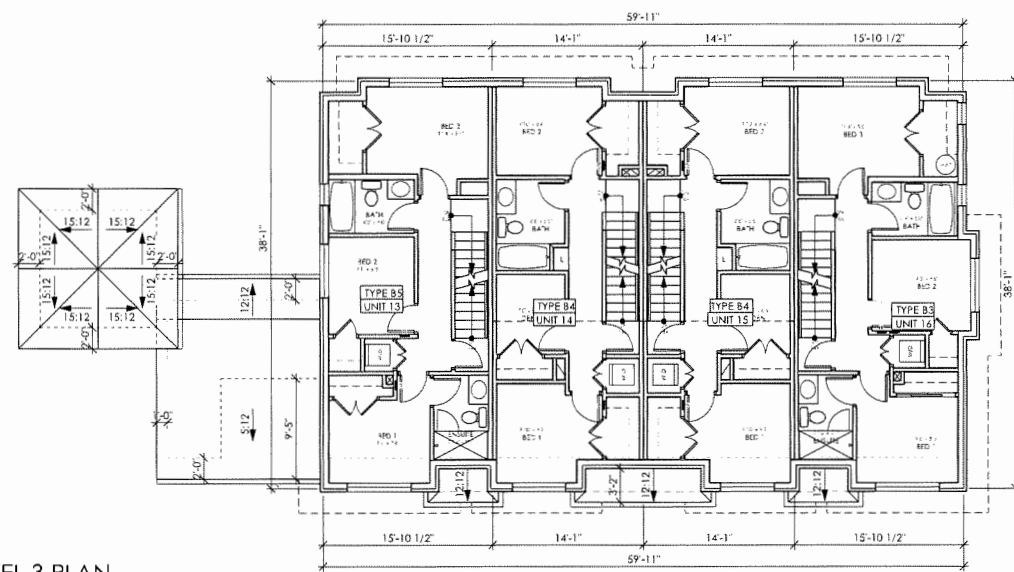
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REVISED FOR REZONING 4	NOV 3, 2021
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RE-ISSUED FOR DP APPLICATION	FEB 28, 2024



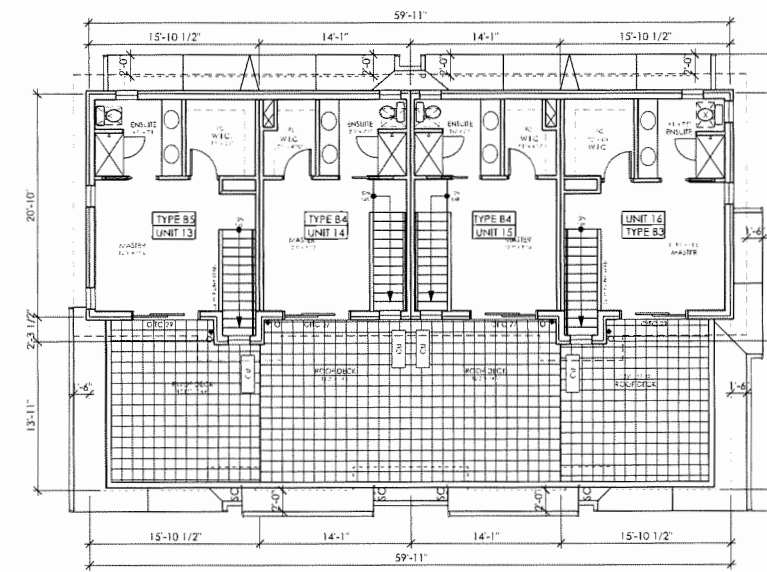
LEVEL 1 PLAN
BUILDING 2



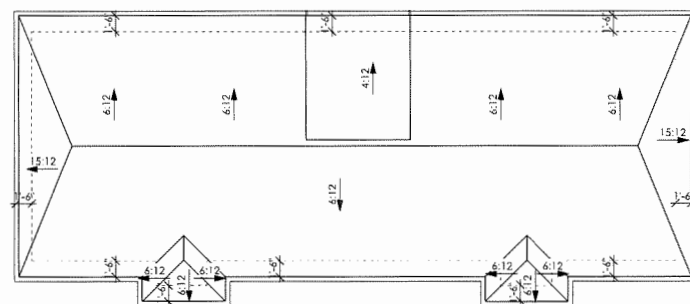
LEVEL 2 PLAN
BUILDING 2



LEVEL 3 PLAN
BUILDING 2



LEVEL 4 PLAN
BUILDING 2

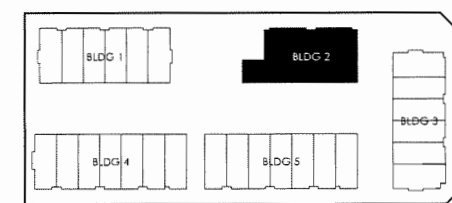


NOTES:
1. SOUND ISOLATION FOR CONDENSING UNITS TO BE COORDINATED WITH ACOUSTICAL ENGINEER AT BUILDING PERMIT STAGE AND IN CONFORMANCE WITH RECOMMENDATIONS OUTLINED IN BAP ACOUSTIC'S REPORT DATED DEC. 16, 2022.

LEGEND

- CU CONDENSING UNITS
- OITC 27 ACOUSTIC UPGRADE MIN. OITC 27
- OITC 29 ACOUSTIC UPGRADE MIN. OITC 29

KEY PLAN



FORMWERKS ARCHITECTURAL

1625 West 5th Ave., Vancouver, BC V6J 1N5
Phone 685-2076 Fax 685-5441

PROJECT

8800 SPIRES ROAD

8800 SPIRES ROAD
RICHMOND, BC

DRAWING

BUILDING 2
PLANS

SCALE

1/8" = 1'-0"

DATE

FEBRUARY 28, 2024

SHEET

A2.03

DP 22-013081 March 6, 2024 Reference Plan

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FORMWERKS ARCHITECTURAL

1625 West 5th Ave., Vancouver, BC V6J 1H5
 Fax: 685-2076 Phone: 683-5441

PROJECT

8800 SPIRES ROAD

8800 SPIRES ROAD
 RICHMOND, BC

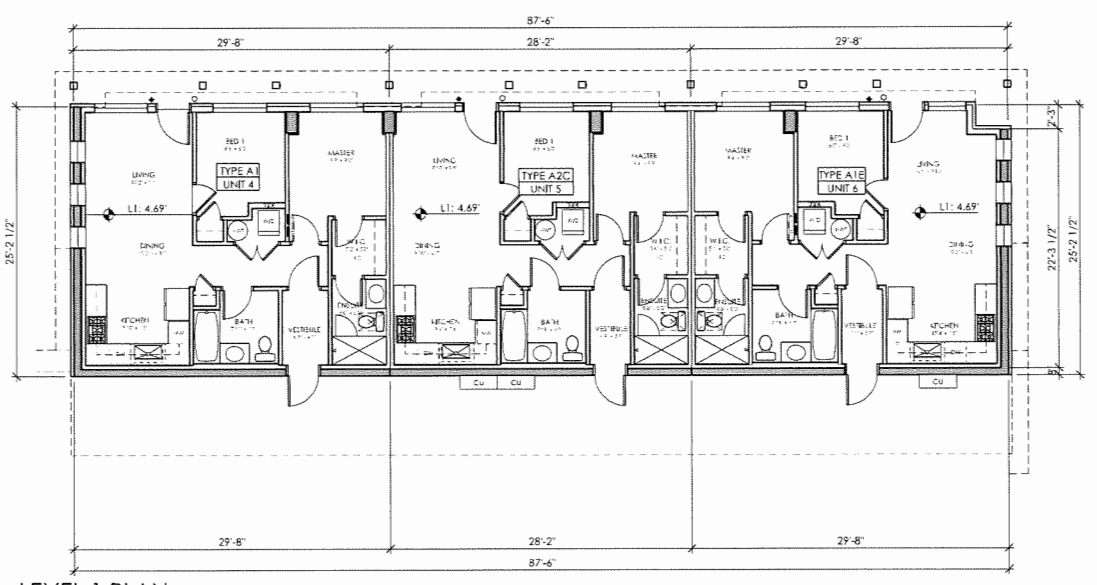
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BUILDING 3 PLANS

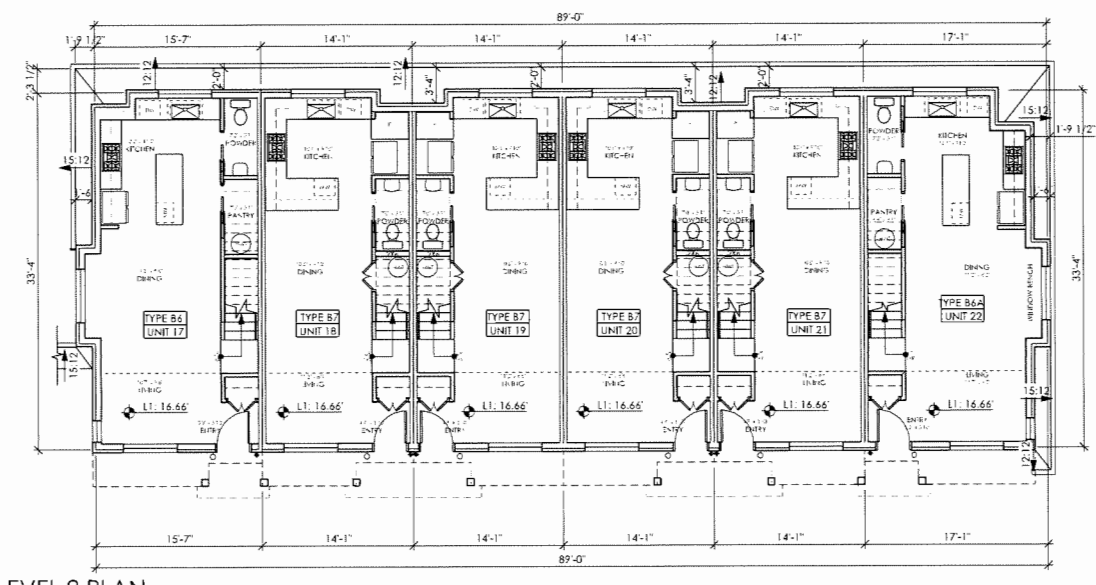
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DATE: FEBRUARY 28, 2024

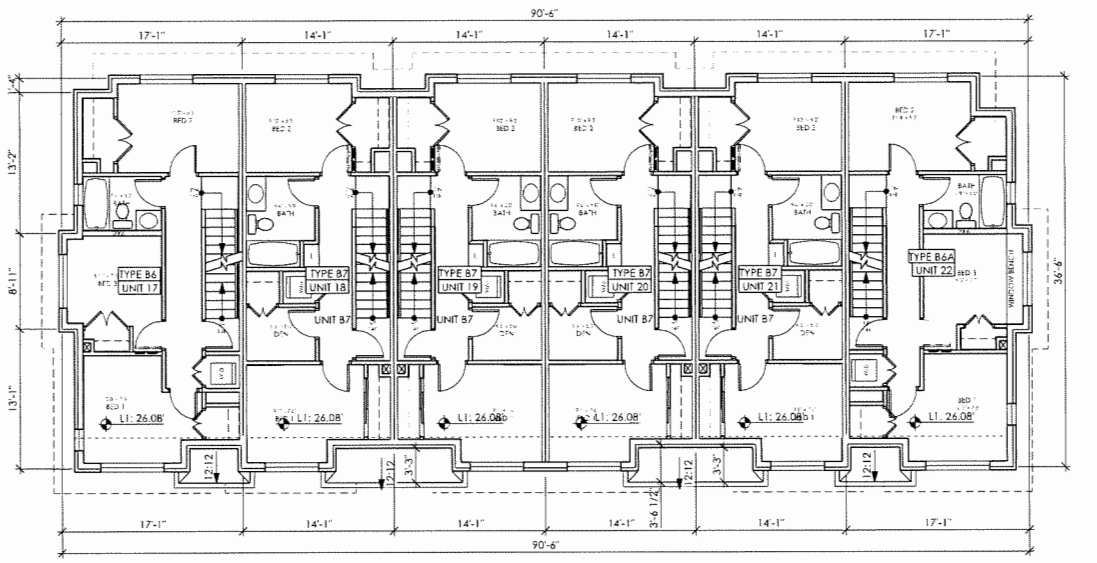
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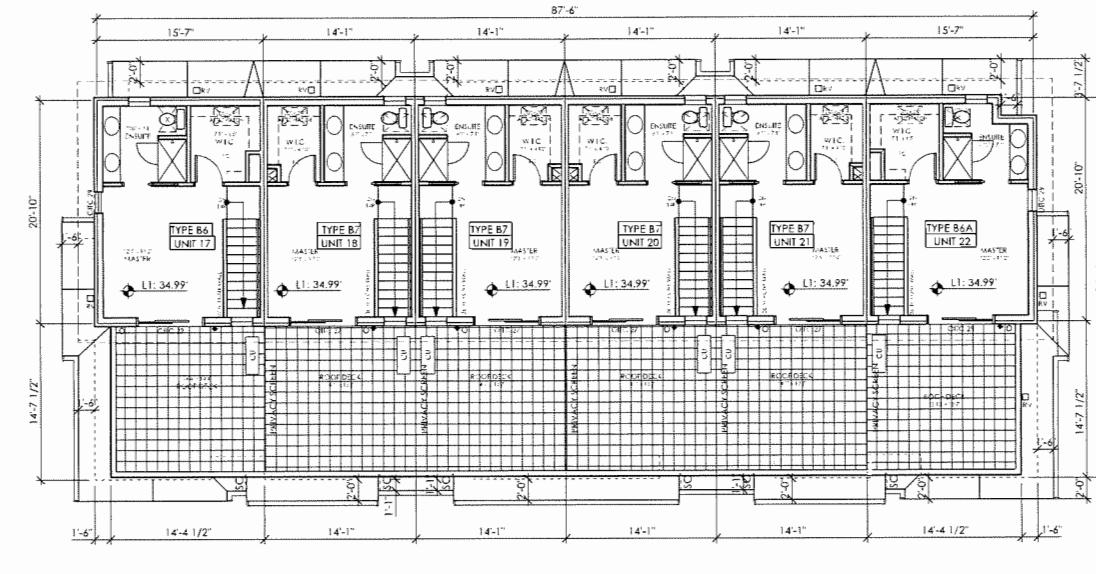
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BUILDING 3



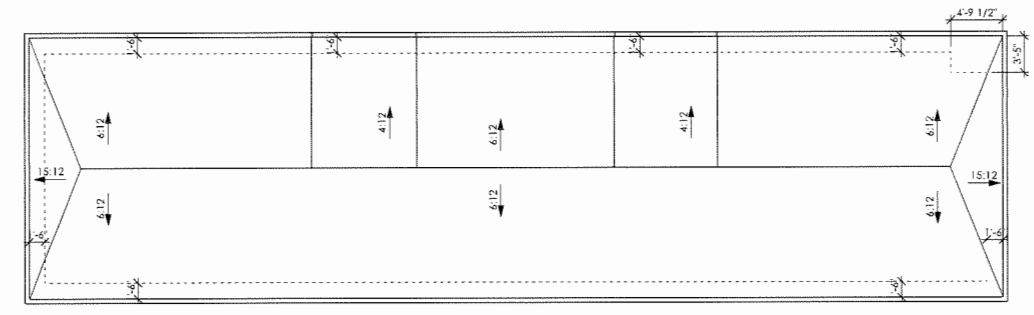
LEVEL 2 PLAN
BUILDING 3



LEVEL 3 PLAN
BUILDING 3



LEVEL 4 PLAN
BUILDING 3

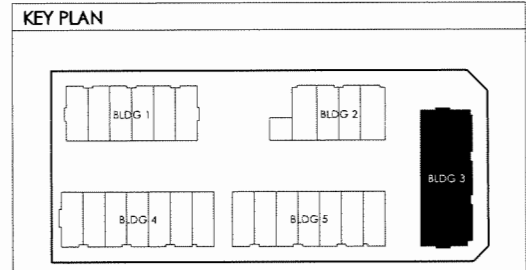


NOTES:

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LEGEND

CU	CONDENSING UNITS
OITC 27	ACOUSTIC UPGRADE MIN. OITC 27
OITC 29	ACOUSTIC UPGRADE MIN. OITC 29



DP 22-013081 March 6, 2024 Reference Plan

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REVISIONS

ISSUED FOR REZONING	JULY 31, 2019
REISSUED FOR REZONING 2	JULY 15, 2020
REISSUED FOR REZONING 2	MAR 8, 2021
REISSUED FOR REZONING 3	MAR 31, 2021
REISSUED FOR REZONING 4	SEP 24, 2021
REVISIED FOR REZONING 4	OCT 25, 2021
REISSUED FOR REZONING 4	NOV 3, 2021
REISSUED FOR REZONING 5	JAN 28, 2022
REISSUED FOR REZONING 5	FEB 4, 2022
REISSUED FOR REZONING 5	FEB 7, 2022
ISSUED FOR DP APPLICATION	APR 19, 2022
REISSUED FOR DP APPLICATION	FEB 27, 2023
REISSUED FOR DP APPLICATION	AUG 11, 2023
ISSUED FOR ADP	SEP 1, 2023
ISSUED FOR BP	SEP 15, 2023
REISSUED FOR DP APPLICATION	NOV 17, 2023
ISSUED FOR TENDER	JAN 31, 2024
REISSUED FOR DP APPLICATION	FEB 8, 2024
REISSUED FOR DP APPLICATION	FEB 28, 2024



FORMWERKS ARCHITECTURAL

1625 West 5th Ave., Vancouver, BC V6J 1H5
 Fax 685-2076 Phone 683-5441

PROJECT

8800 SPIRES ROAD
 8800 SPIRES ROAD
 RICHMOND, BC

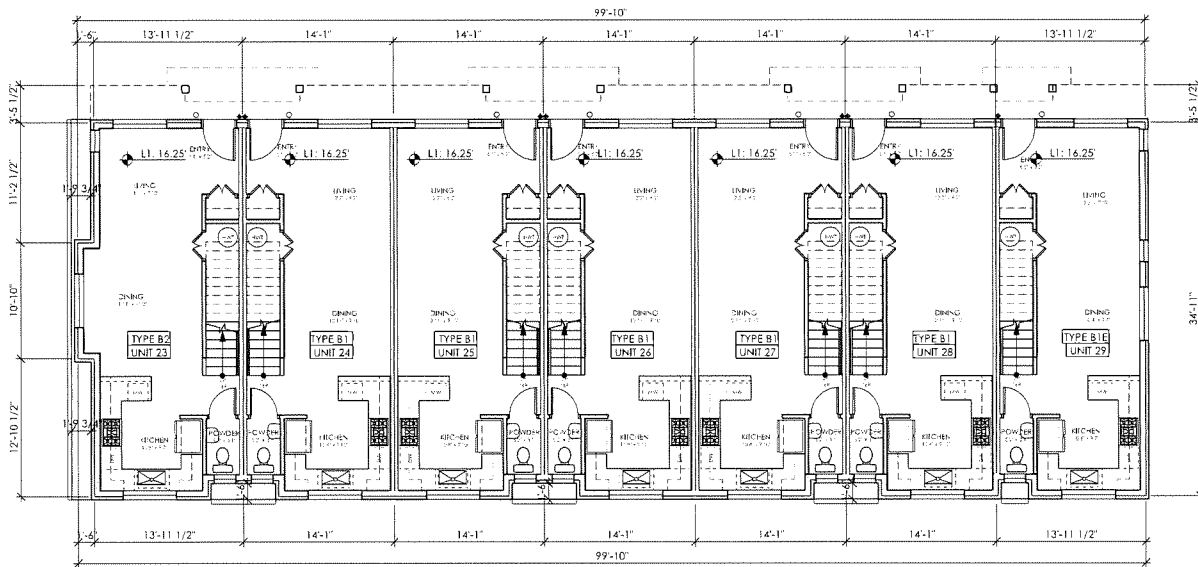
DRAWING

BUILDING 4 PLANS

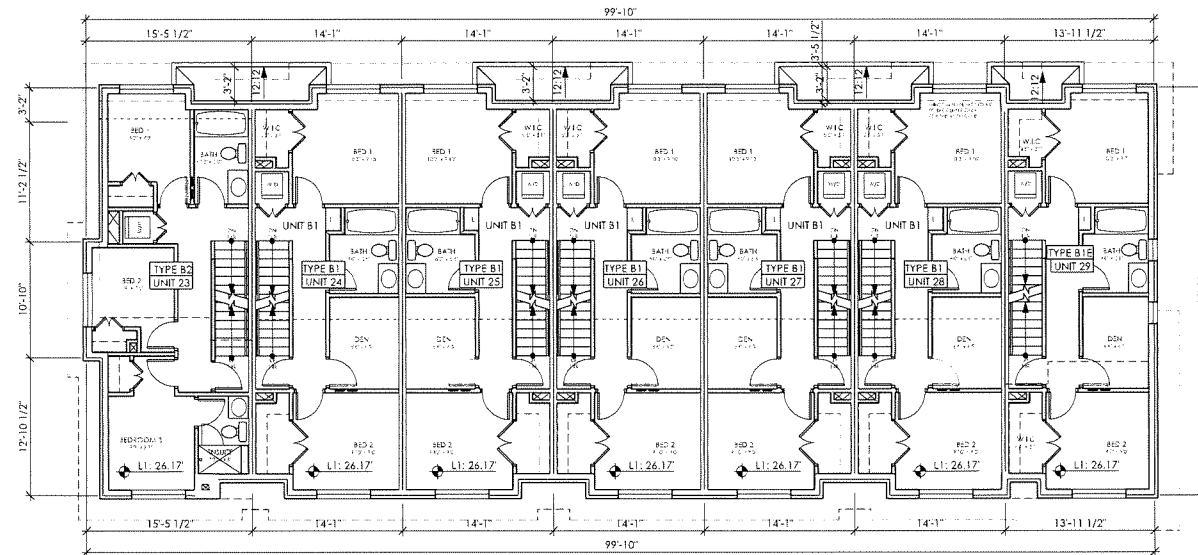
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DATE
 FEBRUARY 28, 2024

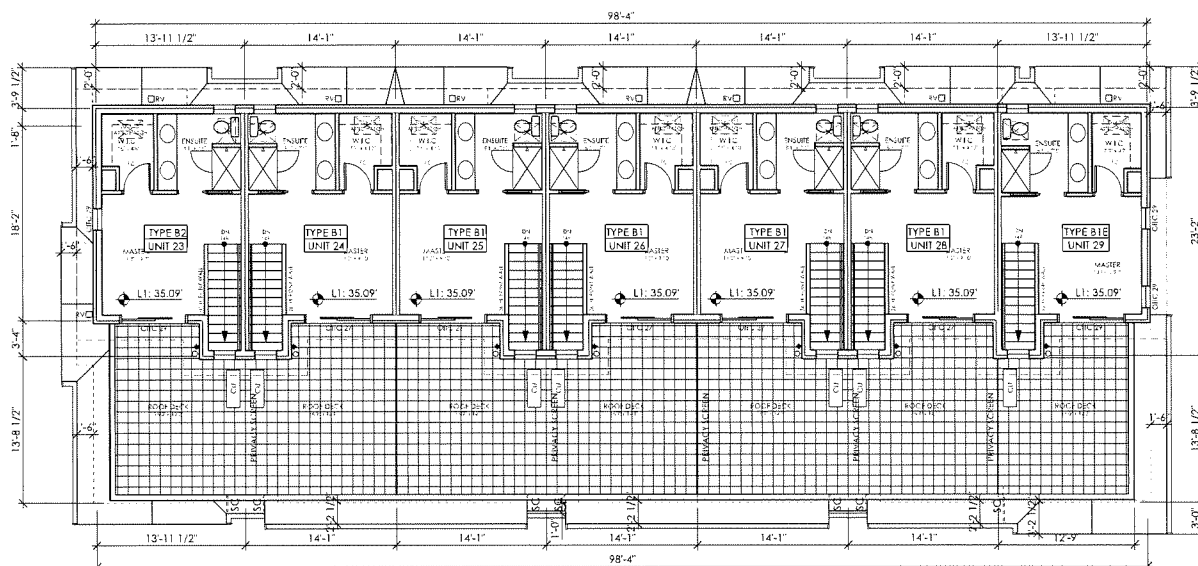
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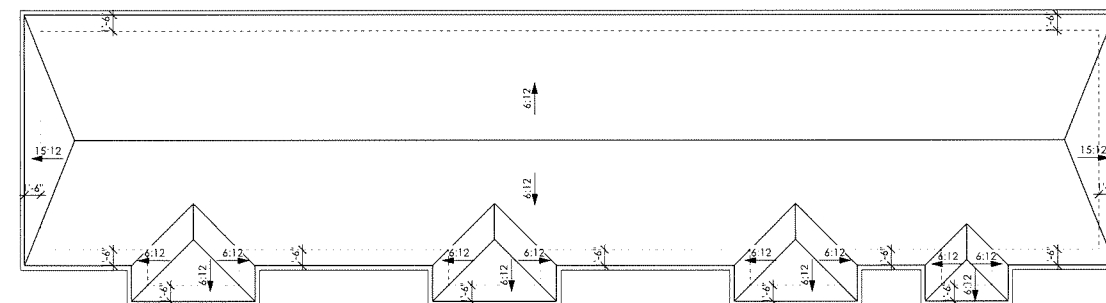
LEVEL 2 PLAN
 BUILDING 4



LEVEL 3 PLAN
 BUILDING 4



LEVEL 4 PLAN
 BUILDING 4

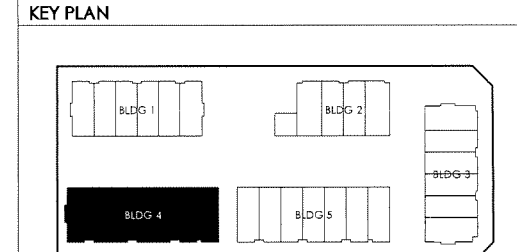


ROOF PLAN
 BUILDING 4

NOTES:
 1. SOUND ISOLATION FOR CONDENSING UNITS TO BE COORDINATED WITH ACOUSTICAL ENGINEER AT BUILDING PERMIT STAGE AND IN CONFORMANCE WITH RECOMMENDATIONS OUTLINED IN BAP ACOUSTIC'S REPORT DATED DEC. 16, 2022.

LEGEND

CU	CONDENSING UNITS
OITC 27	ACOUSTIC UPGRADE MIN. OITC 27
OITC 29	ACOUSTIC UPGRADE MIN. OITC 29



DP 22-013081 March 6, 2024 Reference Plan

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RE-ISSUED FOR REZONING 7	NOV 3, 2021
RE-ISSUED FOR REZONING 8	JAN 28, 2022
RE-ISSUED FOR REZONING 9	FEB 4, 2022
RE-ISSUED FOR REZONING 10	FEB 7, 2022
ISSUED FOR DP APPLICATION	APR 19, 2022
RE-ISSUED FOR DP APPLICATION	FEB 27, 2023
ISSUED FOR ADP	AUG 11, 2023
ISSUED FOR BP	SEP 1, 2023
RE-ISSUED FOR DP APPLICATION	NOV 17, 2023
ISSUED FOR TENDER	JAN 31, 2024
RE-ISSUED FOR DP APPLICATION	FEB 8, 2024
RE-ISSUED FOR DP APPLICATION	FEB 28, 2024



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1425 West 5th Ave., Vancouver, BC V6J 1H5
Fax 685-2076 Phone 683-5441

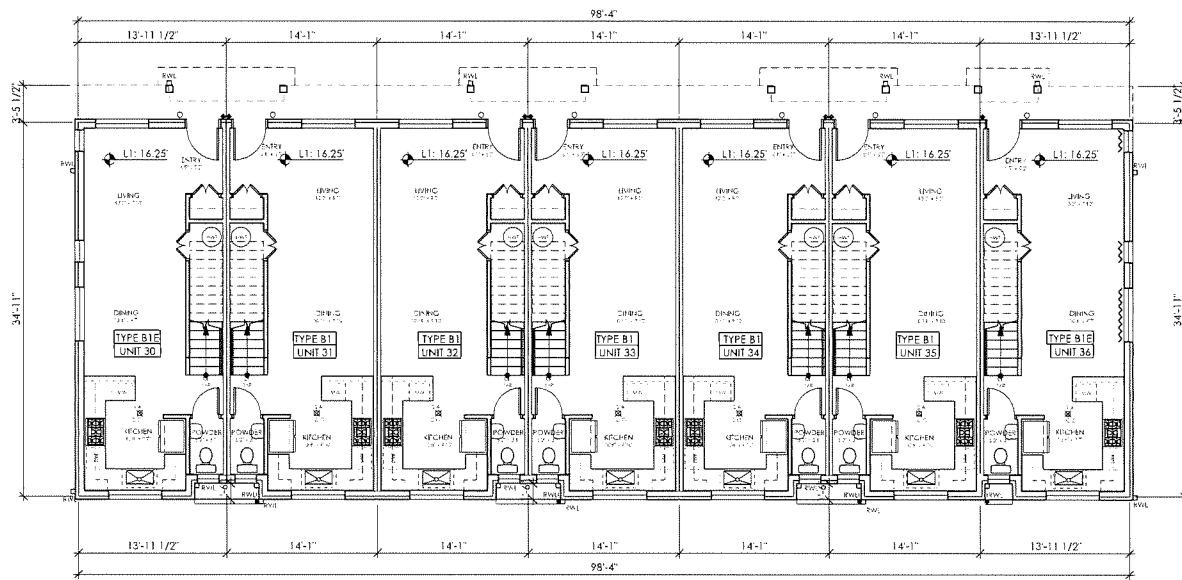
PROJECT

8800 SPIRES ROAD
8800 SPIRES ROAD
RICHMOND, BC

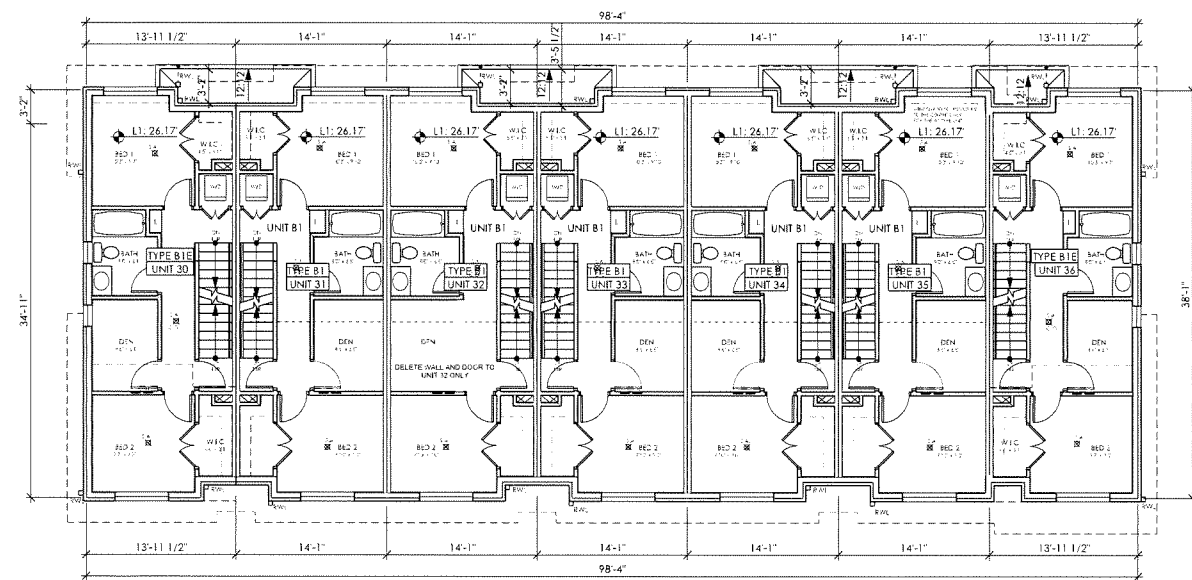
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BUILDING 5 PLANS

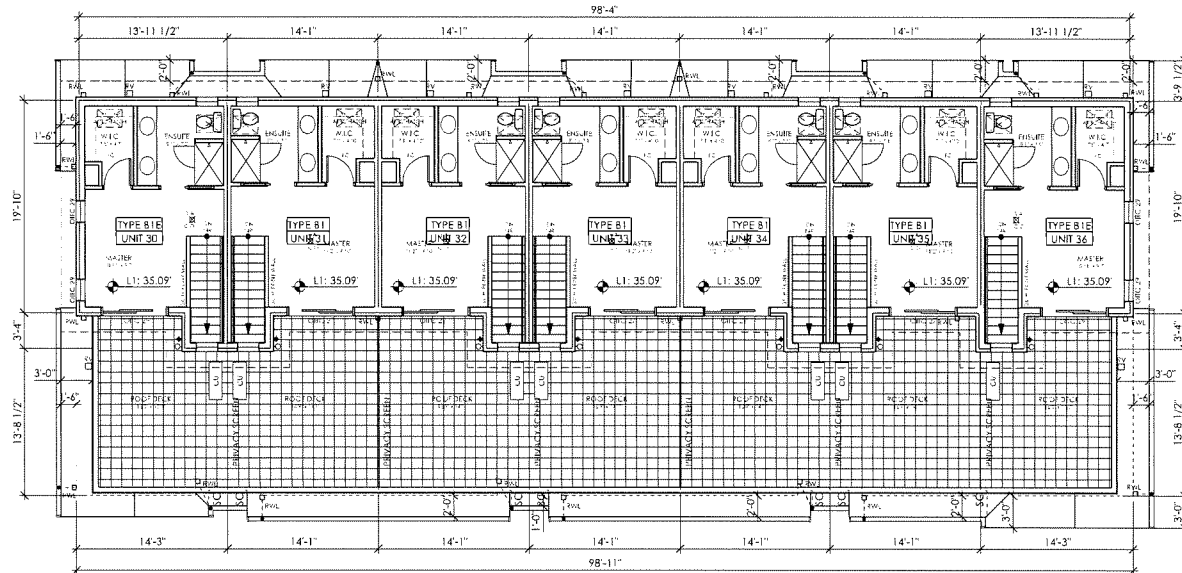
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1/8" = 1'-0"	A2.09
DATE	FEBRUARY 28, 2024



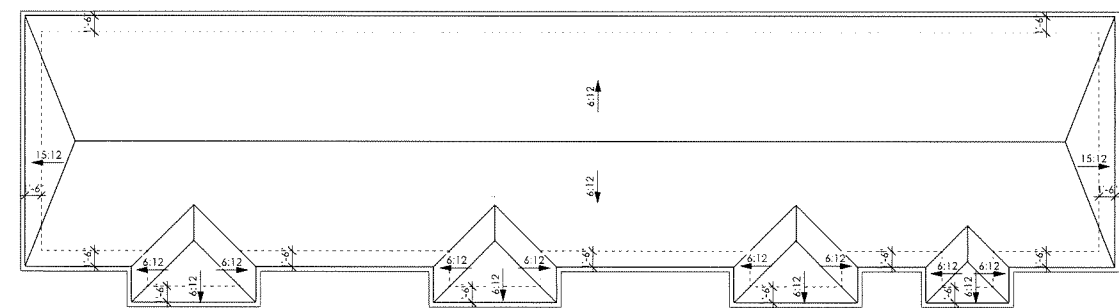
LEVEL 2 PLAN
BUILDING 5



LEVEL 3 PLAN
BUILDING 5



LEVEL 4 PLAN
BUILDING 5

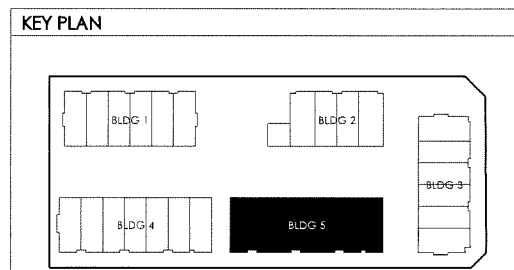


ROOF PLAN
BUILDING 5

NOTES:
1. SOUND ISOLATION FOR CONDENSING UNITS TO BE COORDINATED WITH ACOUSTICAL ENGINEER AT BUILDING PERMIT STAGE AND IN CONFORMANCE WITH RECOMMENDATIONS OUTLINED IN BAP ACOUSTIC'S REPORT DATED DEC. 16, 2022.

LEGEND

CU	CONDENSING UNITS
OITC 27	ACOUSTIC UPGRADE MIN. OITC 27
OITC 29	ACOUSTIC UPGRADE MIN. OITC 29



DP 22-013081 March 6, 2024 Reference Plan



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: March 4, 2024

From: Wayne Craig
Director, Development

File: DP 22-021165

Re: Application by 0853803 BC Ltd. and 1121648 BC Ltd. for a Development Permit at
6571 and 6591 No. 1 Road

Staff Recommendation

That a Development Permit be issued which would:

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

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

WC:ak
Att. 3

Staff Report

Origin

0853803 BC Ltd. (Director: Simerjit and Gurjit Malhi) and 1121648 BC Ltd. (Director: Ajit Thaliwal) has applied to the City of Richmond for permission to develop eight townhouse units at 6571 and 6591 No. 1 Road on a site zoned “Low Density Townhouses (RTL4)”. The site currently contains one single-family dwelling (on 6591 No 1 Road).

The site is being rezoned from “Single Detached (RS1/F)” to “Low Density Townhouses (RTL4)” for this project under Bylaw 10288 (RZ 16-731275).

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

- Permanent closure of the existing southerly driveway (at 6591 No. 1 Road); and
- Installation of new water, storm and sanitary service connections.

This application was previously presented to Development Permit Panel on January 17, 2024, where the Panel expressed concern regarding site grading. The proposal meets the City’s Flood Control Bylaw requirements however, panel members expressed concern that the elevations of the driveway, internal drive aisle and ground floor of the townhouse units would still be below street level. Following discussion, Committee passed a motion to refer the application back to staff for further review. This report responds to that referral.

Development Information

Please refer to the 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 single detached dwelling on property designated for arterial road townhouse development in the Official Community Plan (OCP) and zoned “Single Detached (RS1/F)”.
- To the east: Across from No. 1 Road, single detached dwellings, designated for single detached development in the OCP and zoned “Single Detached (RS2/C)”.
- To the south: A three-storey townhouse complex zoned “Town Housing (ZT27) – Robson Drive/Court (Terra Nova)”.
- To the west: A three-storey townhouse complex zoned “Town Housing (ZT27) – Robson Drive/Court (Terra Nova)”.

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 Development Permit Guidelines for the form and character of multiple-family projects provided in the OCP.
- Refinement of landscape design, fencing and interface with abutting lots.
- Review of retaining wall heights and requirements for guardrails.
- Further assessment of the potential relocation of the front yard hedge.
- Refinement of the outdoor amenity area design, including the choice of play equipment.
- Review of relevant accessibility features for the proposed convertible unit and aging-in-place design features in all units.
- Review of a sustainability strategy for the development proposal and ensure that the development meets or exceeds the City's required Energy Step Code for Part 9 construction applicable at the time of construction.

The Public Hearing for the rezoning of this site was held on March 21, 2022. No public correspondence was received at the Public Hearing.

Staff worked with the applicant to address the above issues in the following ways:

- Detailed architectural and landscape plans have been provided to demonstrate that the proposed development is generally consistent with the Development Permit guidelines for multi-family projects and Arterial Road Guidelines for Townhouses in the OCP.
- Detailed landscape plans have been submitted and provide a mix of coniferous and deciduous replacement trees, which meet the bylaw size requirements.
- The applicant has refined the design of the rear retaining wall and has provided handrails for the proposed steps by the southwest corner of the site as per BC Building Code requirements.
- The hedge on-site is proposed to be relocated to the rear of the site and integrated as part of the landscaping.
- The design of the outdoor amenity area for this townhouse development includes a children's play structure and a bench for parental interaction and to promote social interaction surrounded by landscaping.
- The proposed accessibility features include aging-in-place features in all units and one convertible unit.
- The applicant has provided a sustainability strategy and a letter from a Certified Energy Advisor indicating that the project will achieve Step 3 of the BC Energy Step Code with Low Carbon Emission Systems, consistent with current City regulations.

Staff Comments

In response to Development Permit Panel comments from January 17, 2024, the applicant has raised the drive aisle grade from 1.00 m to 1.86 m, which is higher than the existing entry road grade at 1.72 m and the west gutter line along No. 1 Road at 1.65 m. This creates a positive slope from the site to No. 1 Road.

The ground level of the proposed townhomes has also been raised from 1.0 m to 1.95 m. While the townhomes previously complied with the Flood Plain Designation and Protection Bylaw No. 8204, the ground level has now been raised and at Building Permit stage, civil on-site service drawings will be provided to show on-site drainage along the drive aisle.

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application (Plans #1 to #19). In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the “Low Density Townhouses (RTL4)” zone, except for the zoning variance noted below.

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

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum lot width from 50.0 m to 40.2 m.

Staff supports the proposed variance as the proposal is generally consistent with the guiding principles of the Arterial Road Land Use Policy and guidelines. The need for this variance was identified in the rezoning staff report and no concerns were raised during the Public Hearing at rezoning stage. The applicant was unable to acquire the adjacent site to the north to increase the lot width as the owner advised they were not interested in selling.

A development concept plan for the adjacent site to confirm its development potential has been provided on file. In addition, the applicant has been able to demonstrate compliance with all remaining zoning bylaws and design guidelines on the smaller-sized site.

Analysis

Conditions of Adjacency

- The proposed townhomes have been designed with consideration of the existing surrounding context. All of the units are three-storeys that interface with adjacent townhouse developments. The outdoor amenity space and a visitor parking spot are located to the south. The local drive aisle is located along the north, providing a larger setback of 7.61 m on the north side adjacent to the existing single-family house.
- A Statutory Right-of-Way (SRW) allowing vehicle access to the subject site as well as to and from the adjacent future development site to the north at 6551 No. 1 Road has been secured at rezoning. Signage indicating that the driveway on the subject site will be connected to and serve the adjacent site to the north when it redevelops will be installed at the north end of the site adjacent the drive aisle.
- Due to the existing sanitary sewer line along the west side of the rear property line, there is a retaining wall on the adjacent townhouse site to the west at 6888 Robson Court. This retaining wall results in a tiered yard with its lower portion abutting the shared lot line. As the majority of this sanitary sewer line will be removed as part of the site development, the applicant proposes to raise the grade of this depressed area to approximately 2.22 m, matching the adjacent grade at the west property line (Plan #14). A new retaining wall at the north and south ends of the proposed off-site backfill area will be provided by the applicant.

A letter from Strata LMS3191 (governing 3711 Robson Court and 3888 Robson Drive) approving the installation of the fencing along the shared property line has been provided (Attachment 2).

- A retaining wall, approximately 0.84 m high, is proposed on site along the north property line of the development site. The applicant will provide civil on-site service drawings at Building Permit stage to manage all drainage on-site and to prevent runoff to neighbouring properties.
- There is an existing retaining wall on site along the south property line to be maintained. The south side yard grade will match the height of the retaining wall.

Urban Design and Site Planning

- The proposed development consists of eight townhouse dwellings in one four-unit cluster to the west and two two-unit clusters to the east, arranged on either side of a central north-south drive aisle.
- The proposed development generally complies with the Terra Nova Sub-Area Plan Development Permit Guidelines and provides for a sloped front yard to the main entries along No. 1 Road. This front yard interface enables an apparent reduction in the three-storey building massing.
- Vehicular access to the proposed development is to be from No. 1 Road through a new driveway, with future connection enabled to the neighbouring property to the north (6551 No. 1 Road), which was secured by an SRW at the time of rezoning.
- Four units in the front building along No. 1 Road are proposed to have direct pedestrian access from the street through landscaped front yards. The four units at the rear of the property have pedestrian access from the drive aisle.
- All units are three-storeys, with living space primarily located on the second and third storeys, and with private outdoor space at grade in the form of a landscape front or rear yard. For the four units fronting No. 1 Road, balconies facing the interior drive aisle are provided in addition to the front yards facing No. 1 Road. The four units at the rear of the site also have balconies facing the drive aisle in addition to rear yards.
- All townhouse units are proposed to have two enclosed vehicle parking spaces in a side-by-side arrangement. Level 2 EV charging is accommodated in each garage in accordance with City requirements. Class 1 bicycle parking spaces are accommodated in the garages.
- Two visitor parking spaces are provided. One is located at the southwest end of the drive aisle and one is located at the northwest corner of the site. Visitor bicycle parking is provided between Buildings B and C.
- The common outdoor amenity area is proposed at the southeast corner of the site, benefiting from sun exposure and includes a play structure for young children and bench seating.
- Cash-in-lieu of indoor amenity space was secured through rezoning (\$14,440.00) consistent with OCP policy.
- The garbage and recycling room is located at the site entrance and is to be shared with the future development to the north at 6551 No. 1 Road as secured at rezoning.

Architectural Form and Character

- The proposed development presents a traditional architectural approach with the use of brick and a neutral colour scheme. The apparent mass of the buildings is reduced through the use of projections, recesses, materials, colours and windows.

- Pitch roofs are proposed with varied gables to provide for a residential home character consistent with the surrounding developments.
- Individuality of each unit is expressed through private landscape yards with gates, covered entry porches for the street-fronting units and material and colour changes.
- The proposed main building materials include Hardie panels in grey taupe and white, facing brick to provide a distinct first-storey and shingle roofing.
- The proposed colour palette consists of a combination of grey taupe and black with white colour for accent walls, alternating dark grey and dark brown front door and facing brick to add warmth and visual interest.

Landscape Design and Open Space Design

- On-site tree removal was assessed as part of the rezoning application, at which point it was determined that two trees, one tree on-site and one tree on neighbouring property to the west, both in poor condition, are to be removed (with a letter of permission).
- Two trees on City property and 11 neighbouring trees are to be retained and protected as indicated on Plan #19, consistent with the rezoning staff report.
- At rezoning, the applicant indicated a willingness to relocate the on-site hedge located along a portion of the east property line. The cedar hedge proposed is to be relocated to the rear yard along the west property line as indicated on Plan #17.
- Consistent with the 2:1 tree replacement ratio in the OCP, four replacement trees are proposed on the Landscape Plans in addition to five new trees. A mix of deciduous and coniferous trees are proposed in addition to a variety of shrubs, grass, perennials and ground cover.
- The Landscape Plan notes that high-efficiency automatic irrigation, as per industry standards, will be provided to all soft landscape areas.
- The shared outdoor space is located at the southeast corner of the site, ideal for solar exposure. The space contains a children's play structure and bench seating. Bollards are proposed to separate the outdoor amenity space from the drive aisle to help ensure pedestrian safety.
- To define the street edge along No. 1 Road, a 1.1 m (3.5 ft.) high fencing with gates for pedestrian entry is proposed. A 0.41 m wide SRW for Public Right of Passage (PROP) along the east property line has been secured as part of the rezoning for future upgrades to the City boulevard.
- With authorization from the Strata LMS3191 (governing 3711 Robson Court and 3888 Robson Drive), new retaining walls at the north and south ends of the proposed backfill area (off-site) will be provided by the applicant. Along the north property line, a new retaining wall on the subject site is proposed. There is an existing retaining wall along the south property line to be retained.
- A landscape security in the amount of \$99,385.90 is required in order to ensure that the proposed landscaping works are completed.

Crime Prevention Through Environmental Design

- A 1.8 m (6 ft.) wood fence is proposed along the south and west property lines for privacy and security. Along the north property line, a 1.2 m (4 ft.) wood fence is proposed as it will be constructed on top of the proposed retaining wall.

The fence along the front property line will be 1.1 m (3.5 ft.) tall to provide clear sightlines from the units to the sidewalk while maintaining separation of the public and private realms.

- Pedestrian site access is controlled by gates at each of the walkways to the unit entries.
- The mailbox kiosk is located near the site entrance by the southeast unit (Unit 1) and is covered, but not enclosed. Landscaping around the mailbox provides separation between the mail area and the entrance of the townhouse unit.
- Building-mounted lighting is proposed beside each garage door and unit entrance. Building-mounted lighting is also provided along the common areas including visitor parking, bicycle racks, mail kiosk and outdoor amenity space. The proposed lighting is designed to be low glare and limit any light spillover onto adjacent properties.

Sustainability

- The applicant has submitted written confirmation from their Certified Energy Advisor indicating that the project will achieve Step 3 of the BC Energy Step Code with Low Carbon Emission Systems, consistent with current City regulations. The air source heat pumps are proposed to be located in the rear and side yards. Prior to Building Permit issuance, the applicant is required to provide a report from an Acoustical Engineer confirming that the heat pumps will comply with the City's Noise Regulation Bylaw.
- Level 2 EV Charging will be provided in each garage as per Richmond Zoning Bylaw 8500.
- High-efficiency automatic irrigation system will be provided for all soft-landscaped areas of the development.

Accessible Housing

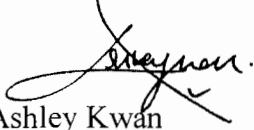
- The proposed development includes one convertible unit that is designed with the potential to be easily renovated to accommodate a future resident in a wheelchair (Unit 1). The potential conversion of this unit will require the installation of an elevator.
- All of the proposed units incorporate aging-in-place features to accommodate mobility constraints associated with aging. These features include:
 - stairwell handrails;
 - lever-type handles for plumbing fixtures and door handles; and
 - solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

Site Servicing

- The applicant has entered into a Servicing Agreement (SA 22-025267) for the design and construction of the required site servicing and frontage works including:
 - Installation of a new water, sanitary and storm service connections;
 - Removal of approximately 37 m of the existing sanitary main, existing manhole SMH7218, service connection and related inspection chamber located to the west of the subject site;
 - Permanent closure of the existing south driveway and letdown at 6591 No. 1 Road and reinstate the barrier curb/gutter, boulevard and concrete sidewalk; and
 - Design and construct the north driveway letdown at 6571 No 1 Road, which is to be shared with the adjacent property at 6551 No. 1 Road.

Conclusions

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



Ashley Kwan
Planner I
(604-276-4713)

AK:js

- Att. 1. Development Application Data Sheet
 2. Letter from Neighbouring Strata LMS3191 on 6888 Robson Drive
 3. Development Permit Considerations



DP 22-021165

Attachment 1

Address: 6571 & 6591 No 1 Road

Applicant: 0853803 BC Ltd. and 1121648 BC Ltd. Owner: 0853803 BC Ltd. and 1121648 BC Ltd.

Planning Area(s): Thompson (Terra Nova Sub-Area)

Floor Area Gross: 1,402.10 m² (15,092 ft²) Floor Area Net: 970.84 m² (10,450 ft²)

	Existing	Proposed
Site Area:	1,618 m ²	1,618 m ²
Land Uses:	Single Detached	Townhouses
OCP Designation:	Neighbourhood Residential	No Change
Zoning:	Single Detached (RS1/F)	Low Density Townhouses (RTL4)
Number of Units:	1	8

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.6	0.6	none permitted
Lot Coverage:	Building: Max. 40% Non-porous surfaces: 65% Live plant material: 25%	Building: 31.3% Non-porous surfaces: 63.5% Live plant material: 25.0%	None
Setback – Front Yard:	Min. 6.0 m	6.04 m	None
Setback – Side Yard (North):	Min. 3.0 m	7.01 m	None
Setback – Side Yard (South):	Min. 3.0 m	3.84 m	None
Setback – Rear Yard:	Min. 3.0 m	4.36 m	None
Height (m):	Max. 12.0 m, 3 storeys	11.08 m	None
Lot Size:	Width: Min. 50.0 m Depth: Min. 35.0 m	Width: 40.2 Depth: 40.2	Variance required to Lot Width
Off-street Parking Spaces – Regular (R) / Visitor (V)	2 (R) and 0.2 (V) per unit	16 (R) and 2 (V)	None
Off-Street Parking Spaces – Total:	18	18	None
Bicycle Parking Spaces:	Class 1: 1.25 per unit Class 2: 0.2 per unit	Class 1: 16 Class 2: 2	None
Amenity Space – Indoor:	Min. 70 m ² or Cash in-lieu	Cash in-lieu	None
Amenity Space – Outdoor:	Min. 6 m ² per unit (48 m ²)	59.3 m ²	None

Date: 16 June 2020

Attn: **Strata LMS3191**

6888 Robson Dr, Richmond

6571 No 1 Road – Restating the Fence to Legal Property Lines

We confirm that **1121648 BC LTD & 0853803 BC LTD** are the Developers & Legal Owners of 6571 & 6591 No 1 Road, Richmond

Scope of Work: **To Reinstate the legal property lines.**

As per the illustrated drawings provided to the strata the developer agrees to reinstate the property line to its original line.

New wood fence panels and posts will be installed to move the fence to its legal boundary approx. 10ft. All new wood panels will look the same or similar to the existing fence panels.

The lands will be back filled to the existing grade of the townhomes at Robson Drive, new turf/sod materials will be applied to the 10 feet to match the existing rears yards of the owner's townhomes.

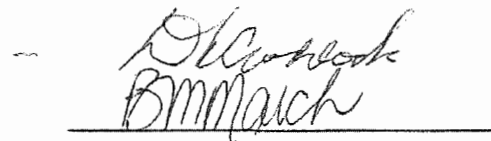
Any owners with artificial turf, the developer agrees to match the existing turf shade if it is not possible, the developer will replace the whole turf with new artificial turf.

Best Regards,



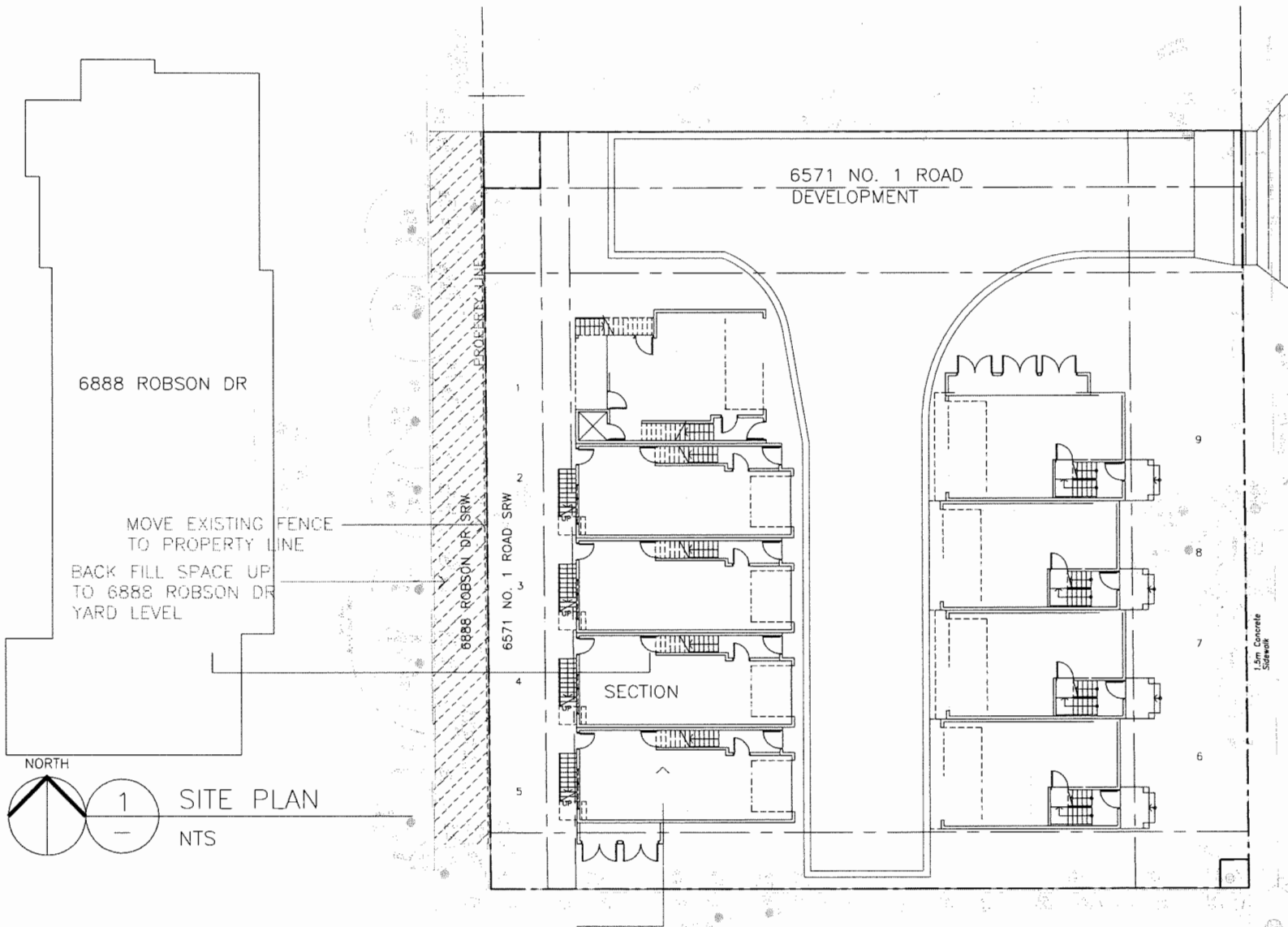
1121648 BC LTD

0853803 BC LTD



Strata Council Representative

Strata LMS3191



0 10' 20'

6/8/2020



Address: 6571/6591 No. 1 Road

File No.: DP 22-021165

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

1. Submission of a Landscape Security in the amount of \$99,385.90 (based on the costs estimate provided by a CSLA registered Landscape Architect including 10% contingency). A legal agreement is required to accompany the Landscape Security to set the terms for its use and release.

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

1. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and Development Permit processes.
2. Provide a report from a Registered Professional confirming that the heat pumps will comply with the City's Noise Regulation Bylaw.
3. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.
4. Submission of a Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
5. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.
All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.
The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contains prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed _____

Date _____



No. DP 22-021165

To the Holder: 0853803 BC Ltd. and 1121648 BC Ltd.
Property Address: 6571 & 6591 No 1 Road
Address: C/O: Eric Law
216-288 W 8th Avenue,
Vancouver, BC, V5Y 1N5

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to reduce the minimum lot width on major arterial roads from 50.0 m to 40.2 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 #19 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 \$99,385.90 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit
No. DP 22-021165

To the Holder: 0853803 BC Ltd. and 1121648 BC Ltd.

Property Address: 6571 & 6591 No 1 Road

Address: C/O: C/O: Eric Law
216-288 W 8th Avenue,
Vancouver, BC, V5Y 1N5

- 8. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
- 9. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO. _____
DAY OF _____, _____.

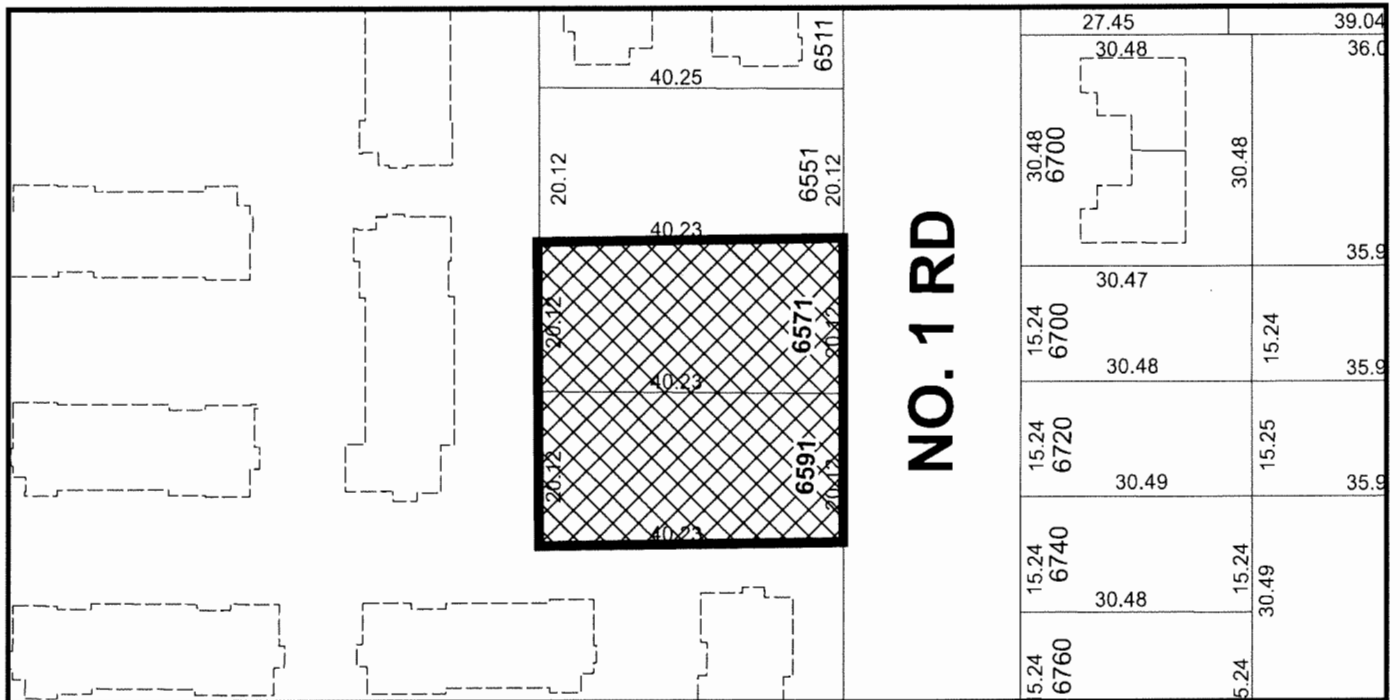
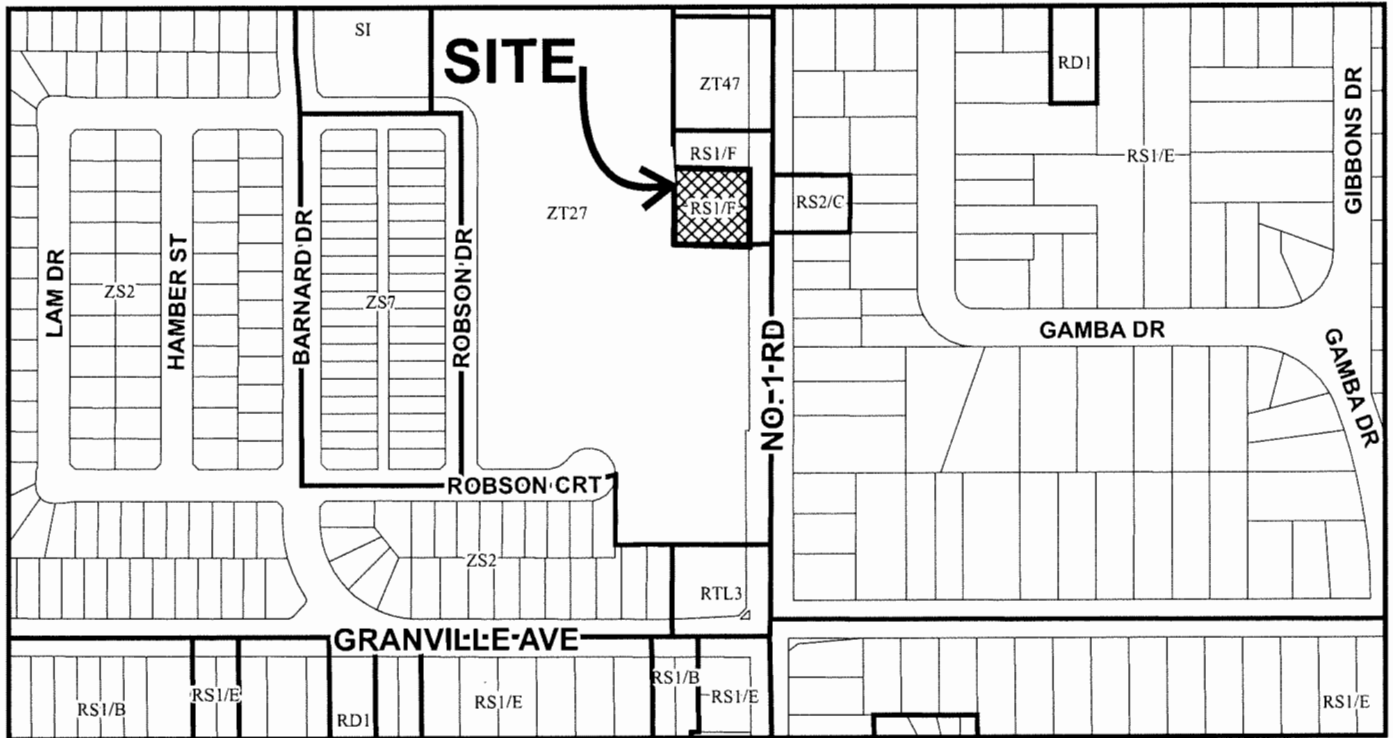
ISSUED BY THE COUNCIL THE

DELIVERED THIS _____ DAY OF _____, _____.

MAYOR



City of Richmond



DP 22-021165

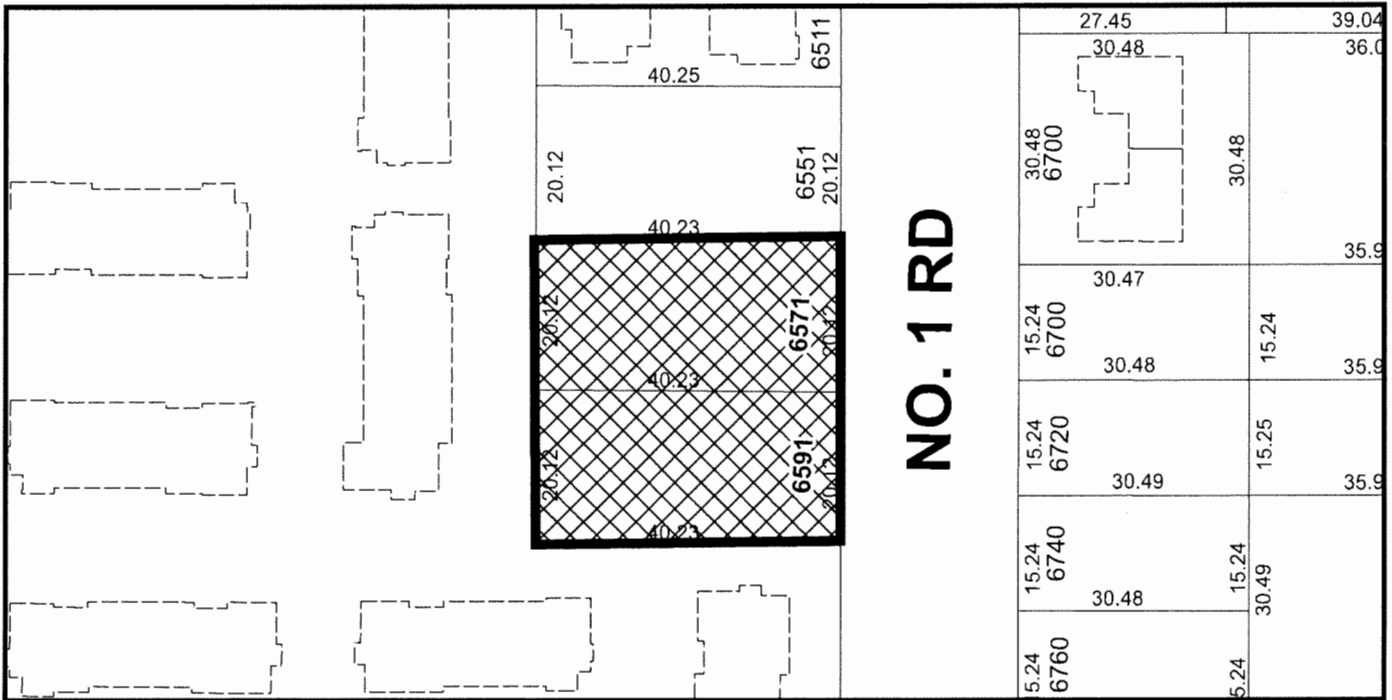
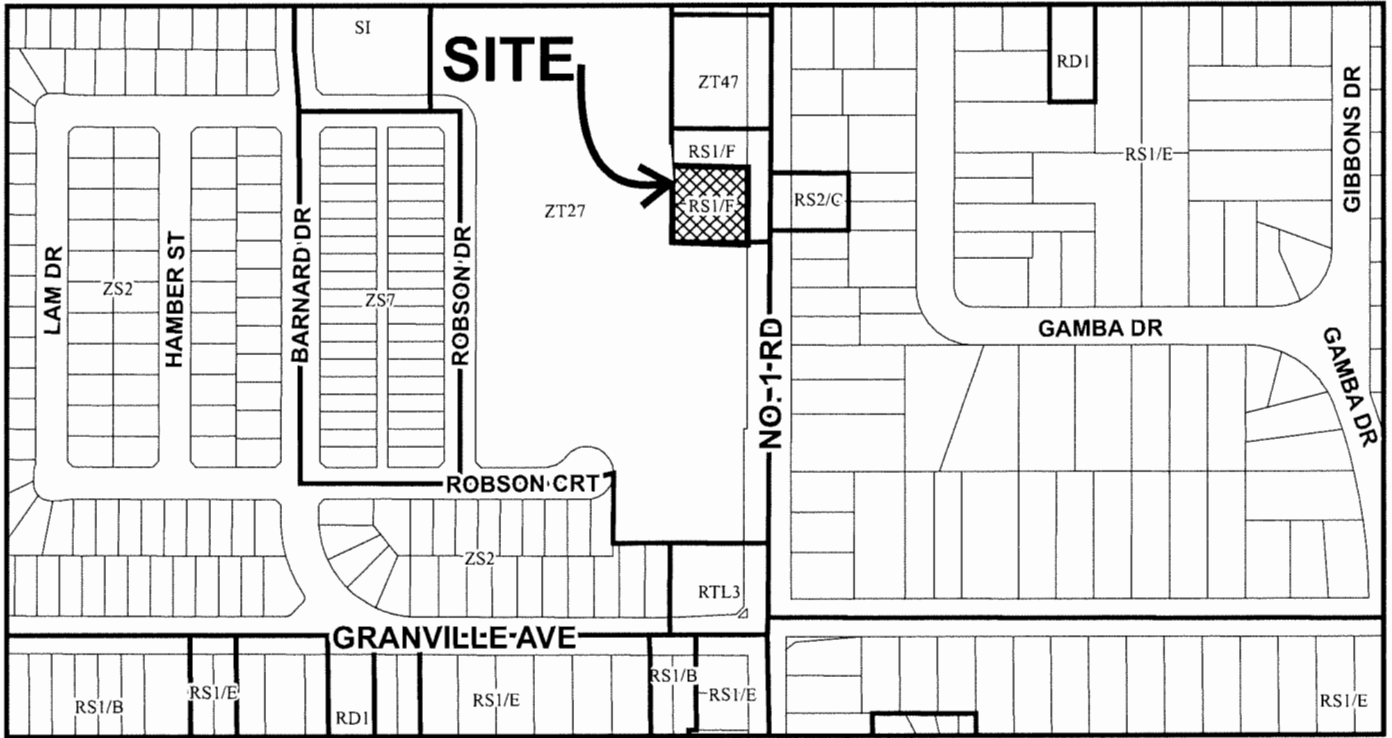
Original Date: 09/27/22

Revision Date: 04/03/23

Note: Dimensions are in METRES



City of Richmond



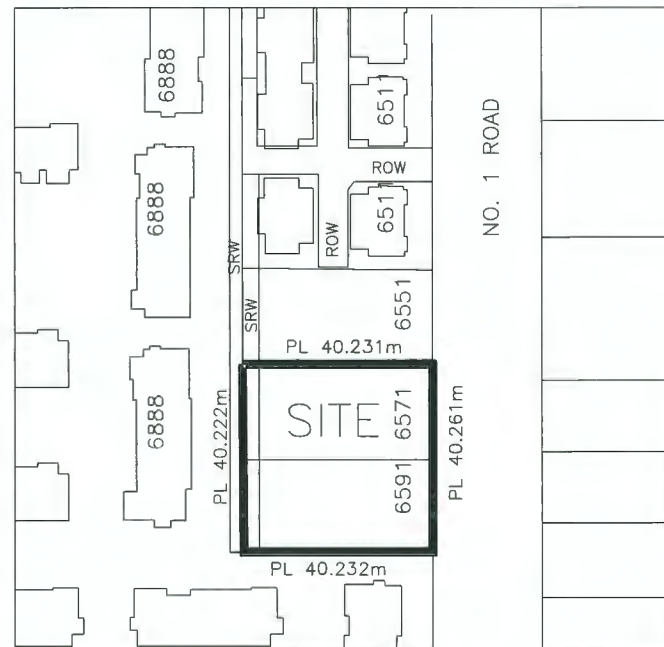
DP 22-021165
SCHEDULE "A"

Original Date: 09/27/22
Revision Date: 04/03/23
Note: Dimensions are in METRES

PROPOSED TOWNHOUSE DEVELOPMENT AT 6571-6591 NO. 1 ROAD, RICHMOND, BC

DEVELOPMENT DATA

(A) CIVIC ADDRESS:	6571 & 6591 NO 1 ROAD, RICHMOND, BC		
(B) LEGAL DESCRIPTION:	LOT 15 & 16, SECTION 10, BLOCK 4 NORTH, RANGE 7 WEST, NWD PLAN 33370		
(C) LOT AREA:	1,618 SM (17,416 SF),		
(D) ZONING USE	CURRENT: RS1/F,	PROPOSED: RTL4	
	CURRENT ZONING (UNDER RS1/F ZONING)	PROPOSED REZONING (RTL4)	PROPOSED DEVELOPMENT
(E) FLOOR AREA RATIO	0.55 TO 454.5 SM 0.3 TO REST OF SITE AREA	0.60 TOTAL FAR FLOOR AREA 0.60 X1618 SM = 970.8 SM (10,450 SF)	0.60 970.8 SM (10,450 SF) FAR FLOOR AREA
(F) LOT SIZE		MINIMUM 50M WIDE	40.22M (VARIANCE REQUIRED)
(G) NUMBER OF UNIT:	1 PER LOT	8 UNITS	8 UNITS
(H) LOT COVERAGE:	MAX - 45%	MAX - 40% (6966 SF)	31.3% (506SM 5452 SQ. FT.) 25.0% FOR LIVE PLANT (SEE LANDSCAPE) 36.5% FOR LIVE PLANT AND PERMEABLE SURFACES (SEE LANDSCAPE) 63.5% FOR NON-PERMEABLE SURFACES (SEE LANDSCAPE)
(I) BUILDING HEIGHT:	MAX HEIGHT - 9M	MAX MAIN BUILDING HEIGHT - 12M	BUILDING HEIGHT - 11.08M
(J) SETBACK:	FRONT YARD - 6M SIDE YARD - 2M REAR YARD - 6M	FRONT YARD FACING NO. 1 - 6M SIDE YARD - 3M REAR YARD - 3M	FRONT YARD FACING NO.1 RD - 6.04M (19'10") NORTH SIDE YARD - 7.01M (23'0") SOUTH SIDE YARD - 3.84M (12'7") WEST REAR YARD - 4.36M (14'4")
(K) PARKING:	2 PER DWELLING UNIT	2 PER DWELLING UNITS X8 = 16 0.2 VISITOR PARKING / UNIT X8 = 2 TOTAL = 18 REQUIRE	RESIDENTIAL PARKING: 16 REGULAR VISITOR PARKING: 2 REGULAR (ALL PARKING EXCEPT VISITOR SPACE SHALL HAVE LEVEL 2 EV CHARGING OUTLETS)
(L) BICYCLE		1.25 PER DWELLING UNIT X8=10 0.2 PER DWELLING UNIT X8= 2 VISITOR	BICYCLE 16 VISITOR BIKE RACK 2
(M) OPEN SPACE		OPEN AMENITY SPACE= 6 SM PER UNIT X8= 48 SM (516 SF)	OUTDOOR AMENITY PROVIDED: 59.3SM (639 SQ. FT.)



ONE CONVERTIBLE UNIT (UNIT #1) IS PROVIDED IN THIS DEVELOPMENT

ALL THE UNITS IN THIS PROJECT SHALL INCORPORATE THE FOLLOWING FEATURES IN THE UNITS

- (1) PROJECT SHALL MEET BCBC STEP CODE 3 WITH LOW CARBON BUILDING ENERGY SYSTEM (LCES)
- (2) AGING IN PLACE FEATURES SHALL BE PROVIDED TO ALL UNITS:
 - (a) STAIRWELL HANDRAILS
 - (b) LEVER TYPE HANDLES FOR PLUMBING FIXTURE AND DOOR HANDLES
 - (c) SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILETS, BATHTUBS AND SHOWERS

REFER TO BKL ACOUSTIC REPORT DATED JULY 7, 2023 FOR THIS PROJECT. CONSTRUCTION TO FOLLOW ACOUSTIC REPORT RECOMMENDATION



Plan #1
DP 22-021165
March 4, 2024



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3 2023.08.08 FOR CITY DP REVIEW
4 2023.10.03 FOR CITY DP REVIEW
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REVISION

PROPOSED TOWNHOUSE
6571-6591 NO, 1 ROAD
RICHMOND BC

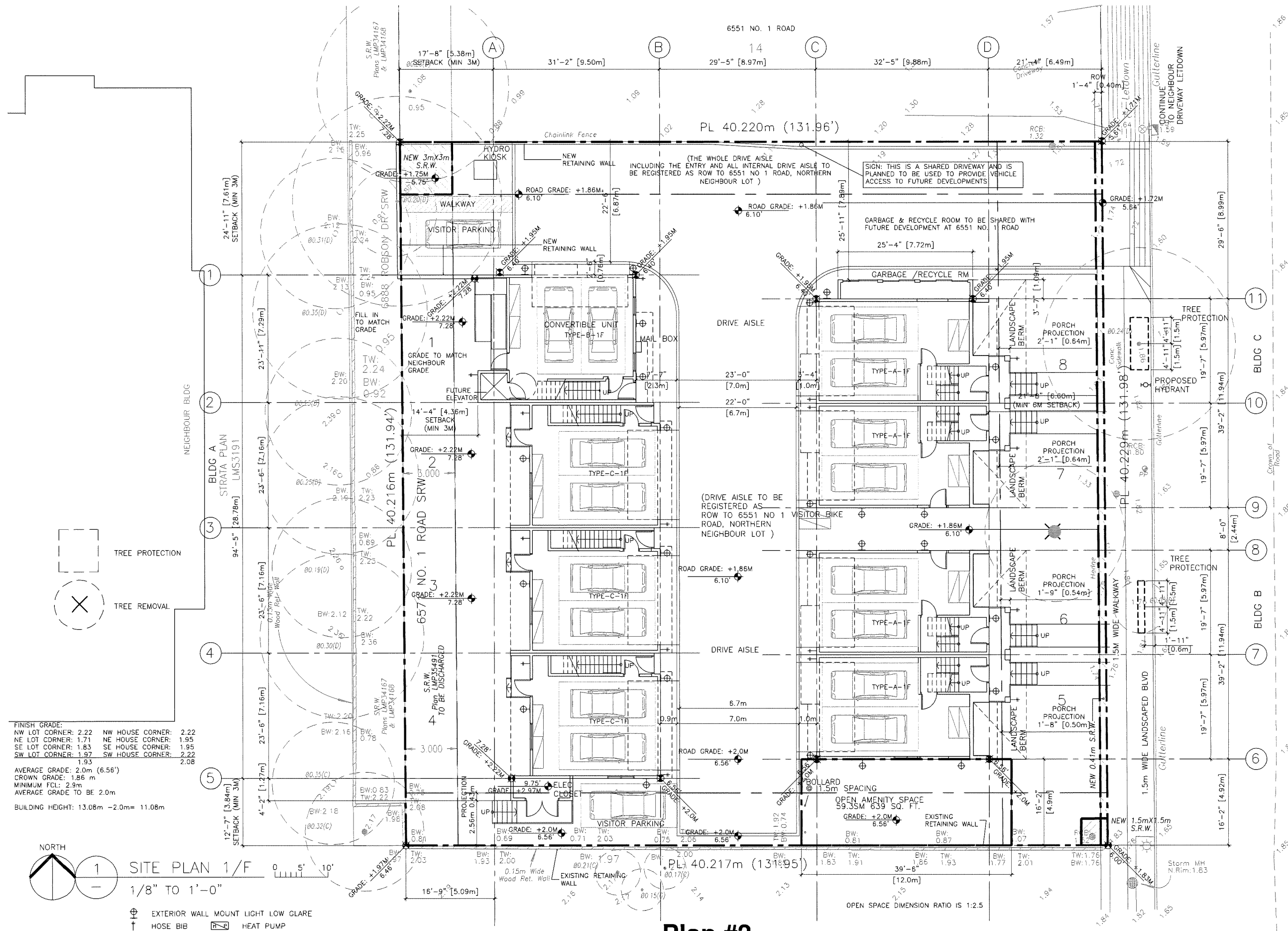
DEVELOPMENT SUMMARY

PROJECT NUMBER:16-03
ISSUED: 3/4/2024
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 16-04_SNO_240304-OPP.DWG

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DP 22-021165

DEVELOPMENT PERMIT



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PROPOSED TOWNHOUSE
6571-6591 NO. 1 ROAD
RICHMOND BC
SITE PLAN (1F)

PROJECT NUMBER: 16-03
 ISSUED: 3/4/2024
 DRAWN BY: EL
 CHECKED BY: EL
 FILENAME: 16-04_SNO_240304-DPP.DWG

Plan #2
DP 22-021165
March 4, 2024

DP 22-021165

A2

DEVELOPMENT PERMIT

ISSUED

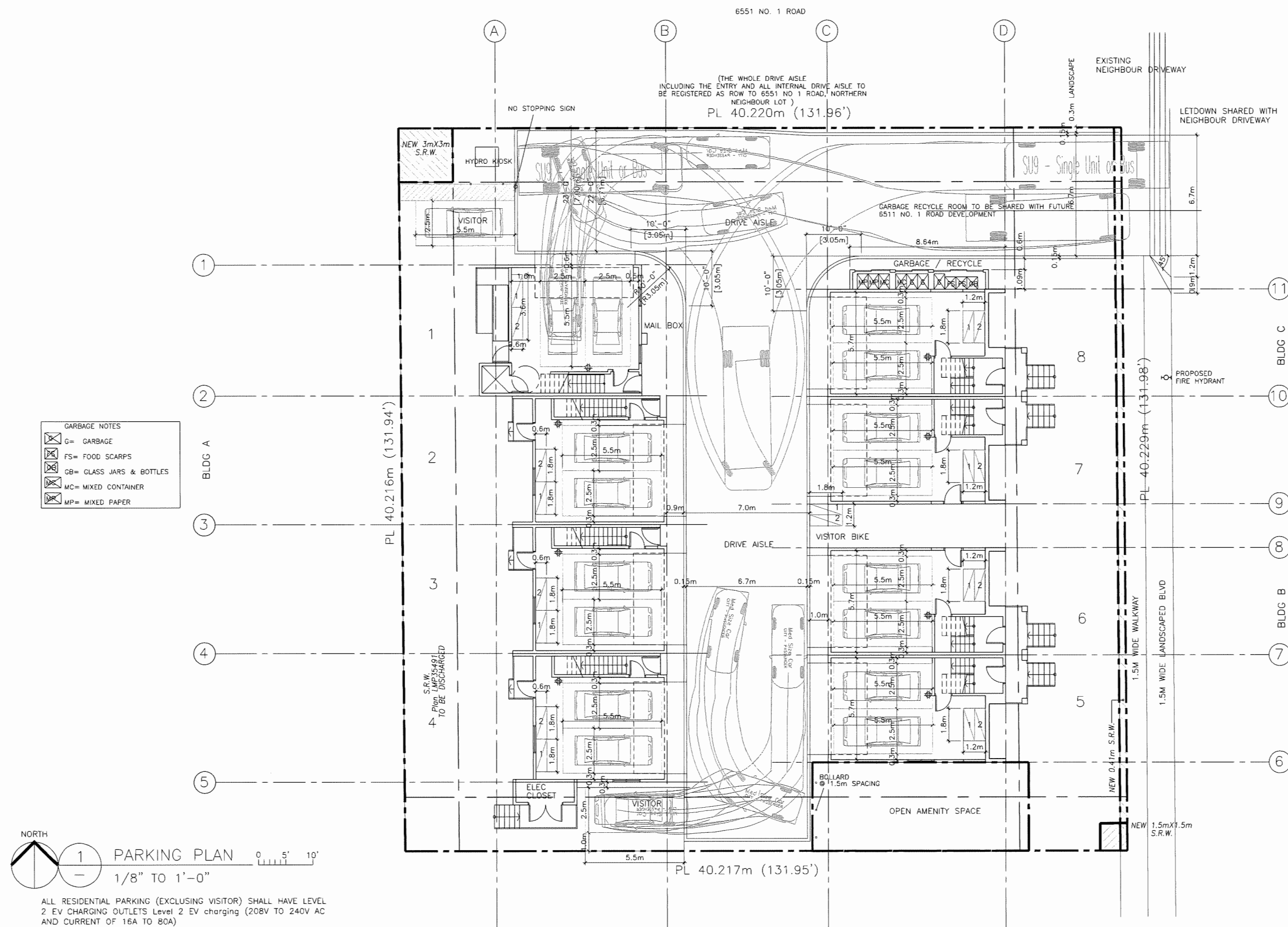
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**PROPOSED TOWNHOUSE
6571-6591 NO, 1 ROAD
RICHMOND BC**

PARKING PLAN

PROJECT NUMBER: 16-03
ISSUED: 3/4/2024
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 16-04_SNO_240304-DPP.DWG



GARBAGE NOTES

	G= GARBAGE
	FS= FOOD SCRAPPS
	GB= GLASS JARS & BOTTLES
	MC= MIXED CONTAINER
	MP= MIXED PAPER



ALL RESIDENTIAL PARKING (EXCLUDING VISITOR) SHALL HAVE LEVEL 2 EV CHARGING OUTLETS Level 2 EV charging (208V TO 240V AC AND CURRENT OF 16A TO 80A)

⊕ EV CHARGER

**Plan #3
DP 22-021165
March 4, 2024**

DP 22-021165

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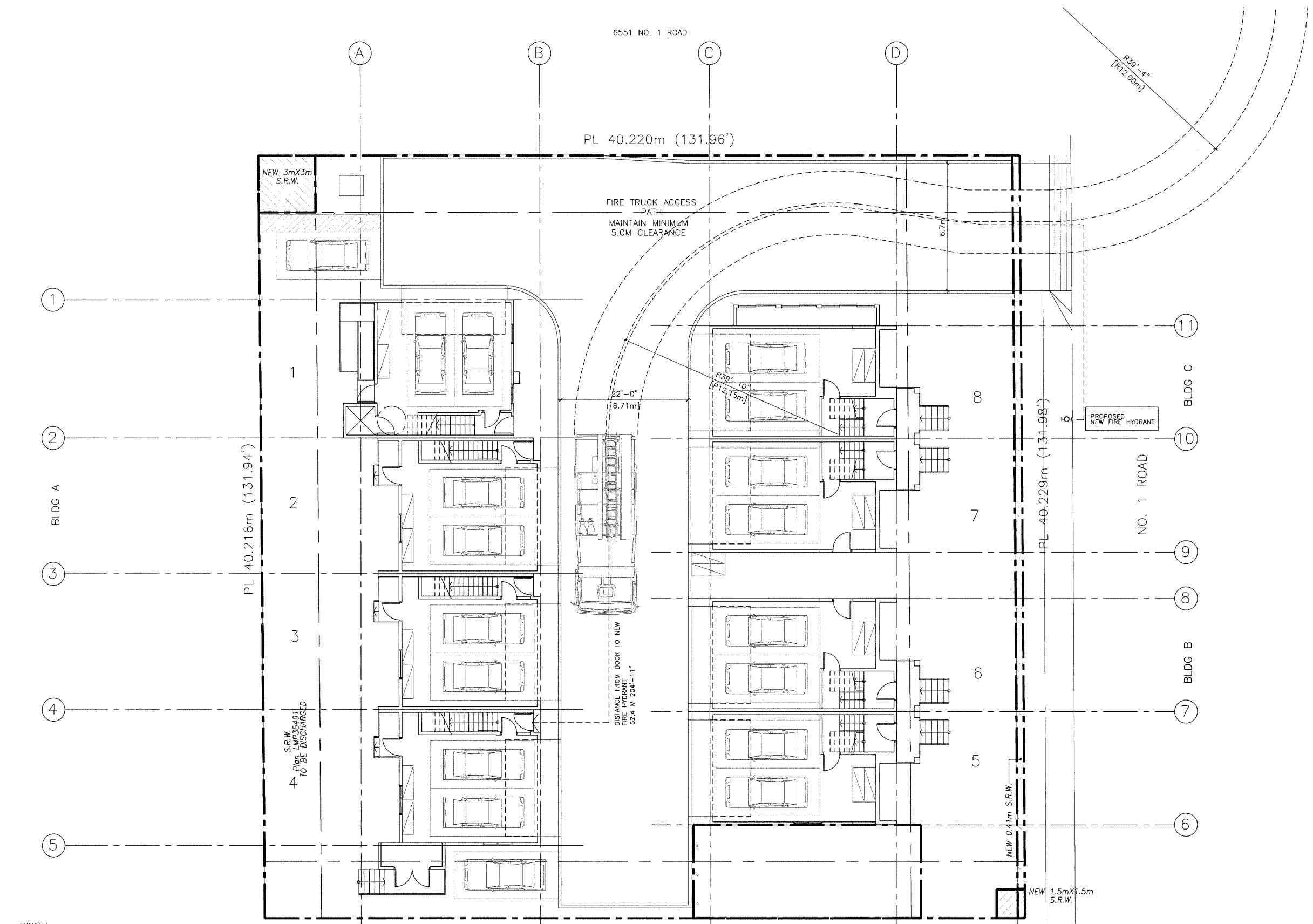
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REVISION	

PROPOSED TOWNHOUSE
6571-6591 NO. 1 ROAD
RICHMOND BC

FIRE ACCESS PLAN

PROJECT NUMBER: 16-03
 ISSUED: 3/4/2024
 DRAWN BY: EL
 CHECKED BY: EL
 FILENAME: 16-04_SNO_240304-DPP.DWG



NORTH

1 SITE PLAN 1/F
 1/8" TO 1'-0"

0 5' 10'

Plan #4
DP 22-021165
March 4, 2024

DP 22-021165

A2B
 DEVELOPMENT PERMIT

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PROPOSED TOWNHOUSE
6571-6591 NO, 1 ROAD
RICHMOND BC

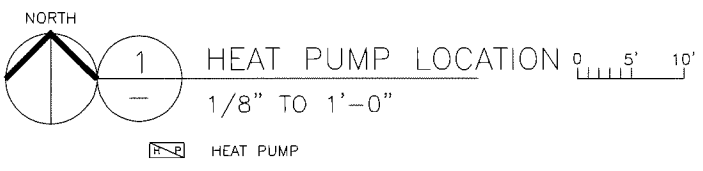
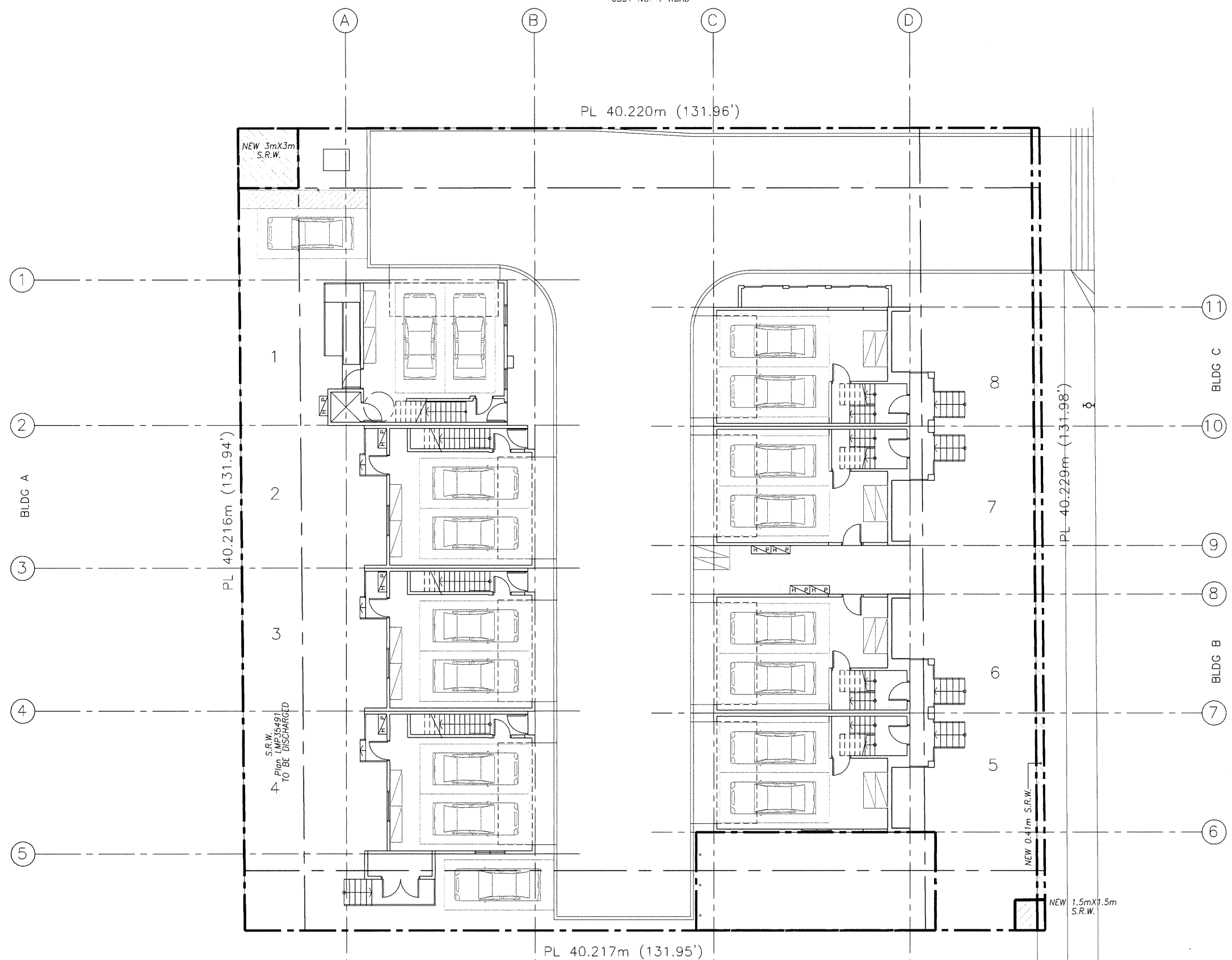
HEAT PUMP LOCATION

PROJECT NUMBER:16-03
 ISSUED: 3/4/2024
 DRAWN BY: EL
 CHECKED BY: EL
 FILENAME: 16-04_SNO_240304-DPP.DWG

A2C

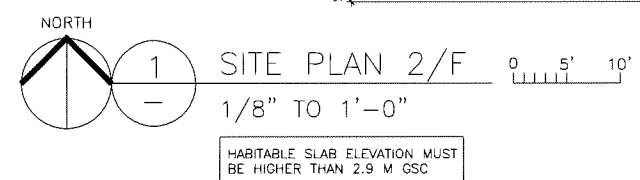
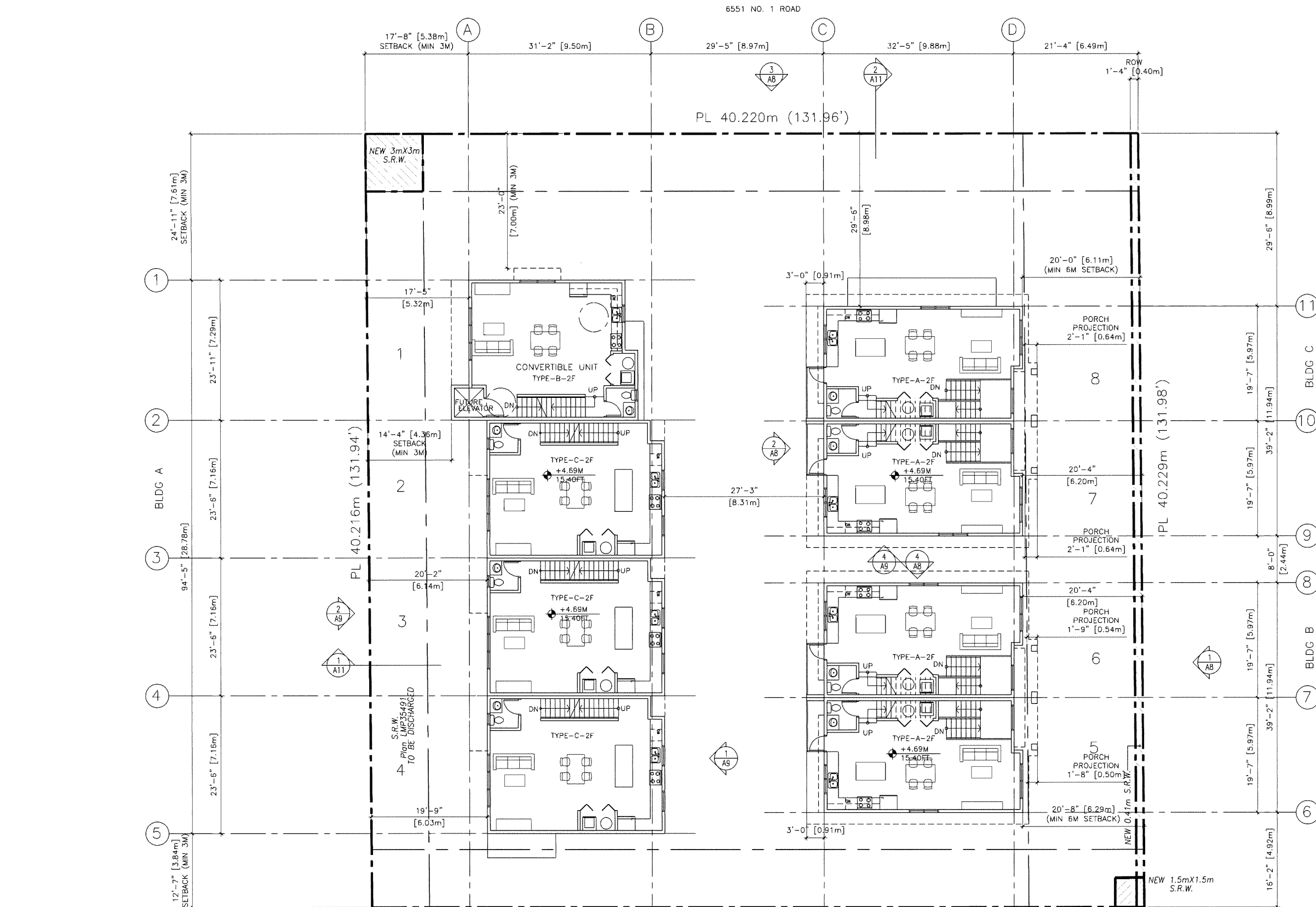
DEVELOPMENT PERMIT

6551 NO. 1 ROAD



Plan #5
DP 22-021165
March 4, 2024

DP 22-021165



1 SITE PLAN 2/F
1/8" TO 1'-0"

Plan #6
DP 22-021165
March 4, 2024

DP 22-021165

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REVISION

PROPOSED TOWNHOUSE
6571-6591 NO. 1 ROAD
RICHMOND BC

SITE PLAN (2F)

PROJECT NUMBER: 16-03
ISSUED: 3/4/2024
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 16-04_SNO_240304-DPP.DWG

A3

DEVELOPMENT PERMIT

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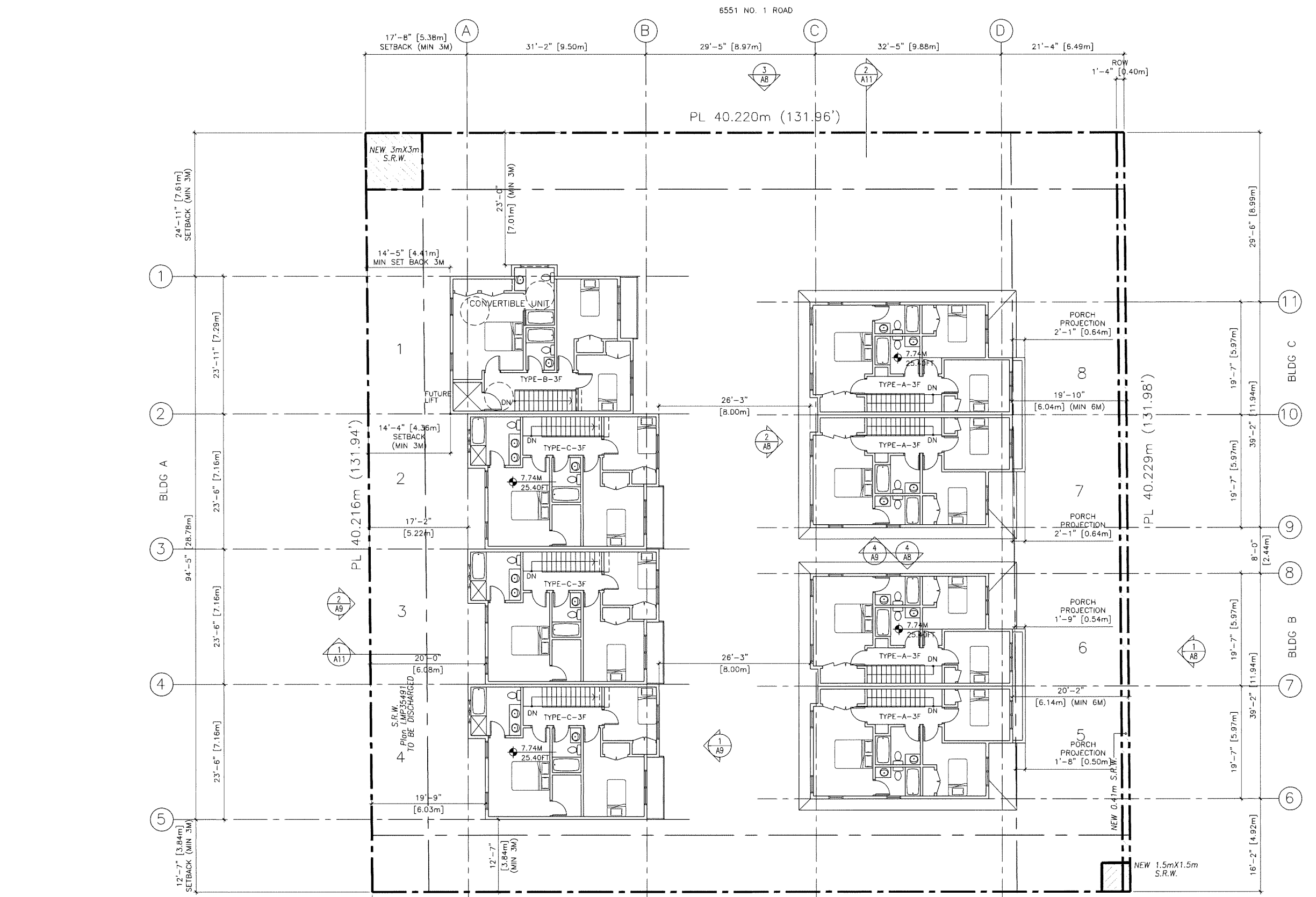
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- 2024.02.28 ADD LIVE PLANT AND PERMEABLE AREA FOR LANDSCAPE
- 2024.02.29 RESEND WITH MADES
- 2024.03.04 RAISE GRADE AT SOUTH END OF ROAD AS REQUESTED BY CITY

PROPOSED TOWNHOUSE
6571-6591 NO. 1 ROAD
RICHMOND BC

SITE PLAN (3F)

PROJECT NUMBER: 16-03
 ISSUED: 3/4/2024
 DRAWN BY: EL
 CHECKED BY: EL
 FILENAME: 16-04_SNO_240304-DPP.DWG



NORTH

1 SITE PLAN 3/F

1/8" TO 1'-0"

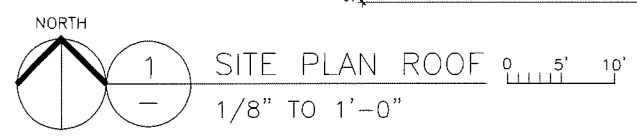
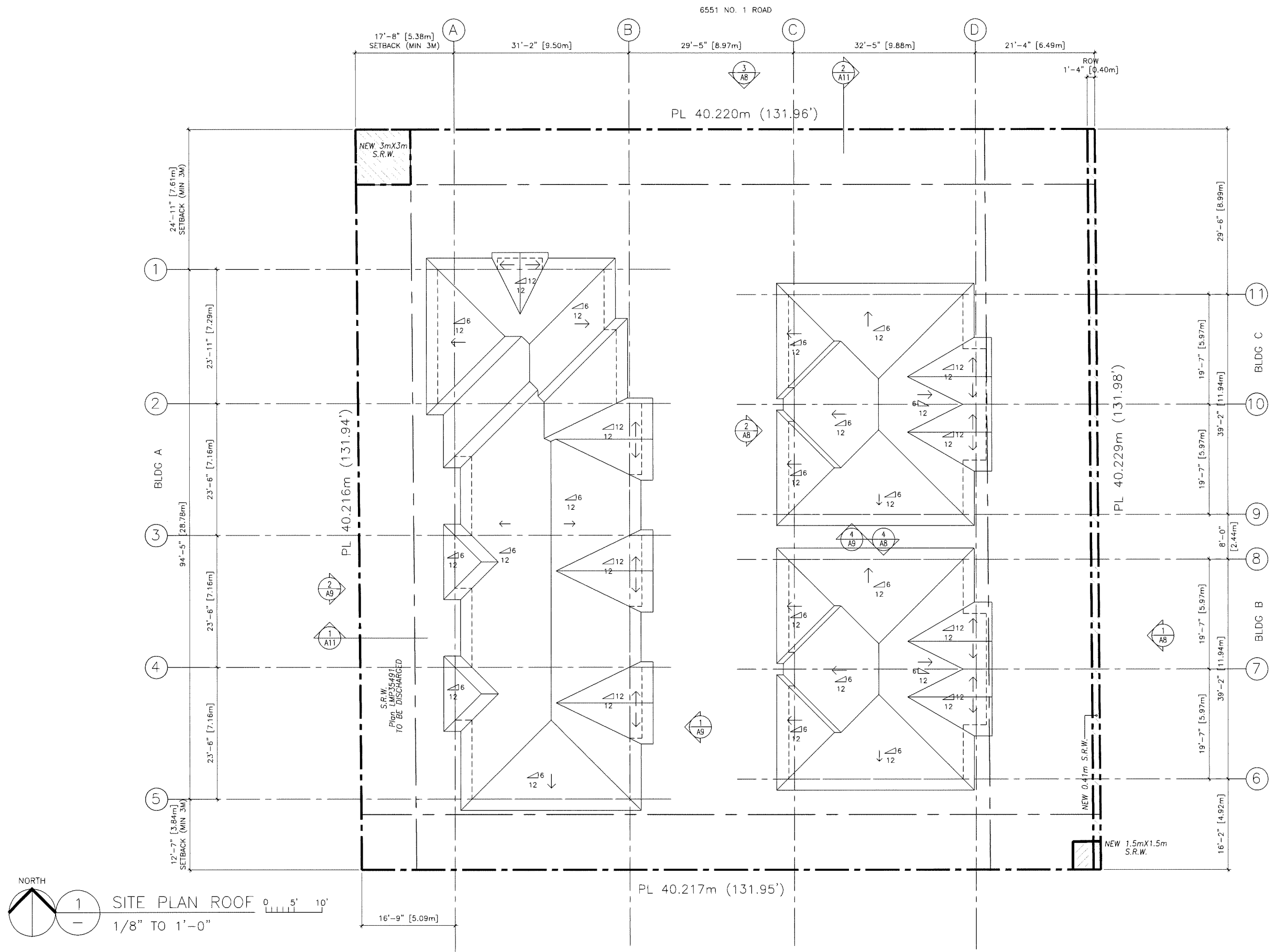
0 5' 10'

Plan #7
DP 22-021165
March 4, 2024

DP 22-021165

A4

DEVELOPMENT PERMIT



ERIC LAW ARCHITECT

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 215 285 WEST AVENUE VANCOUVER BC
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REVISION
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PROPOSED TOWNHOUSE
6571-6591 NO. 1 ROAD
RICHMOND BC

SITE PLAN (ROOF)

PROJECT NUMBER: 16-03
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 CHECKED BY: EL
 FILENAME: 16-04_SNO_240304-DPP.DWG

Plan #8
DP 22-021165
March 4, 2024

DP 22-021165

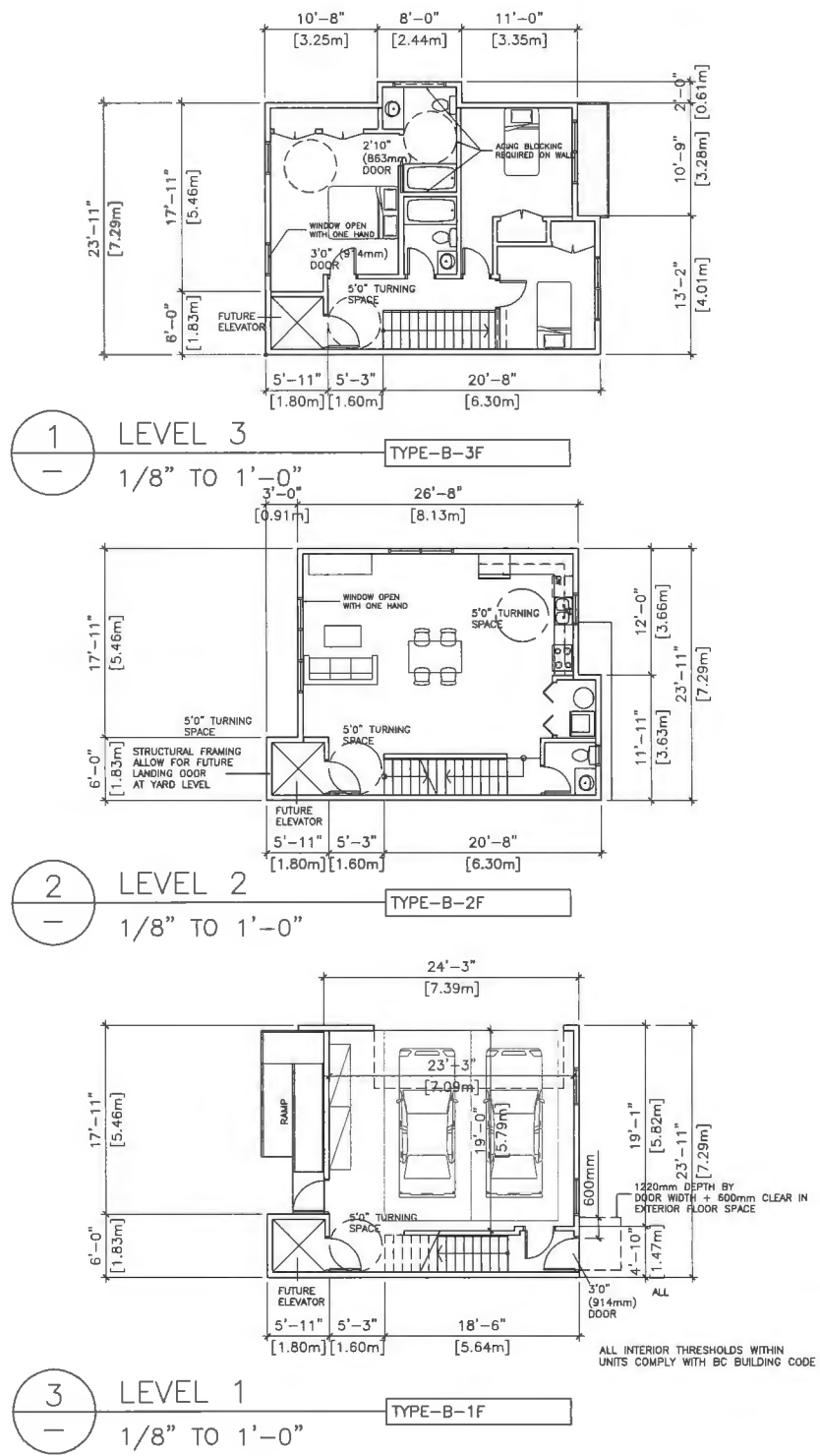
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23 2023.04.28 REVISED PER CITY EMAIL COMMENTS

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

UNIT PLANS

PROJECT NUMBER: 16-03
ISSUED: 3/4/2024
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 16-04_SNO_240304-OPP.DWG



TYPE B UNIT PLAN (CONVERTIBLE)
3 BEDROOM

ALL THE UNITS IN THIS PROJECT SHALL INCORPORATE THE FOLLOWING FEATURES IN THE UNITS

- (1) AGING IN PLACE FEATURES SHALL BE PROVIDED TO ALL UNITS:
- (a) STAIRWELL HANDRAILS
- (b) LEVER TYPE HANDLES FOR PLUMBING FIXTURE AND DOOR HANDLES
- (c) SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILETS, BATHTUBS AND SHOWERS

CONVERTIBLE UNIT GUIDELINES	
DOORS & DOORWAYS	<ul style="list-style-type: none"> - ENTRY DOORS ARE A MINIMUM 863 MM BUT IDEALLY 914 MM AND HAVE CLEAR ACCESS. - ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE MIN. 1220 MM DEPTH BY DOOR WIDTH PLUS 600 MM ON LATCH SIDE (NOT NEEDED IF ROUGH IN WIRING PROVIDED FOR FUTURE AUTOMATIC DOOR OPENER). - INTERIOR DOORS TO MAIN LIVING AREAS, 1 BATHROOM AND 1 BEDROOM, MIN. 800 MM CLEAR OPENING WITH FLUSH THRESHOLDS MAX. 13 MM HEIGHT. DEMONSTRATE WHEELCHAIR ACCESS BETWEEN THE HALLWAY AND ROOMS AND WIDEN HALLWAY AND/OR DOORWAY(S) IF NECESSARY TO SECURE ACCESS. - PATIO/BALCONY MIN. 860 MM CLEAR OPENING. ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH BC BUILDING CODE. - LEVER-TYPE HANDLES FOR ALL DOORS.
VERTICAL CIRCULATION	<ul style="list-style-type: none"> - STAIR LIFT, STAIRCASE WIDTH, FRAMING SUPPORT, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS. OR VERTICAL LIFT, DEPRESSED SLAB AREA, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS. FRAMING TO ACCOMMODATE SHAFT CONSTRUCTION WITHOUT IMPACT TO SURROUNDING STRUCTURE. - AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2" X 12" SOLID LUMBER AT 914 MM TO CENTRE.
HALLWAYS	- MIN. 900 MM WIDTH.
GARAGE	<ul style="list-style-type: none"> - MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4 M GARAGE WIDTH. - ACCESS FROM GARAGE TO LIVING AREA MIN. 800 MM CLEAR OPENING.
BATHROOM (MIN. 1)	<ul style="list-style-type: none"> - TOILET CLEAR FLOOR SPACE MIN. 1020 MM IN FRONT. - WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATION AT TOILET, TUB AND SHOWER. REINFORCED WITH 2" X 12" SOLID LUMBER IN ALL BATHTUB, SHOWER, AND TOILET LOCATIONS. - LEVER-TYPE HANDLES FOR PLUMBING FIXTURES - PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FAUCETS. - CABINETS UNDERNEATH SINK(S) ARE EASILY REMOVED. DEMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESSIBLE (LAYOUT OR FIXTURE PLACEMENT).
KITCHEN	<ul style="list-style-type: none"> - CLEAR AREA FOR UNDER COUNTER FUTURE WORK SPACE TO BE ALLOWED. - PLUMBING AND GAS PIPES (IN-WALL AND IN-FLOOR) LOCATED CLEAR OF UNDER COUNTER AREA OF FUTURE WORK SPACE (STOVE, SINK & MIN. 810 MM WIDE COUNTER). ALL PIPES ARE BROUGHT IN NO HIGHER THAN 304 MM TO 355 MM TO THE CENTRE OF THE PIPE FROM FLOOR LEVEL. - - CABINETS UNDERNEATH SINK TO BE EASILY REMOVED. - 1500 MM TURNING DIAMETER OR TURNING PATH DIAGRAM. - LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.
WINDOWS	- MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN, LIVING ROOM)
OUTLETS & SWITCHES	<ul style="list-style-type: none"> - PLACEMENT LOCATIONS OF ELECTRICAL OUTLETS: BESIDE WINDOW, BOTTOM OF STAIRWAYS, BESIDE TOILET, ABOVE EXTERNAL DOORS (OUTSIDE AND INSIDE), ON FRONT FACE OF KITCHEN COUNTER, WITHIN PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIONS. - UPGRADE TO FOUR-PLEX OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE, AND RECREATION ROOM.

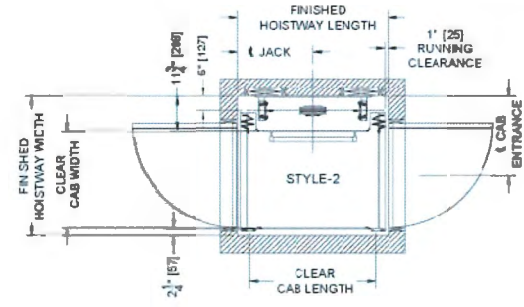
FUTURE ELEVATOR

Dimensions

Standard Door Package - swinging hall door w th accordion car gate

Style 2	clear cab size	hoistway width	hoistway length	jack centerline	entrance centerline
	36" x 48"	51"	54-3/4"	27-3/8"	30-1/4"

Standard Door Package - swinging hall door with accordion car gate



**Plan #9
DP 22-021165
March 4, 2024**

DP 22-021165

A6

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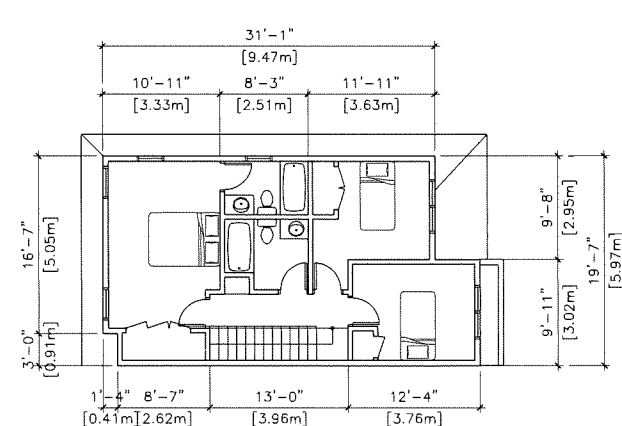
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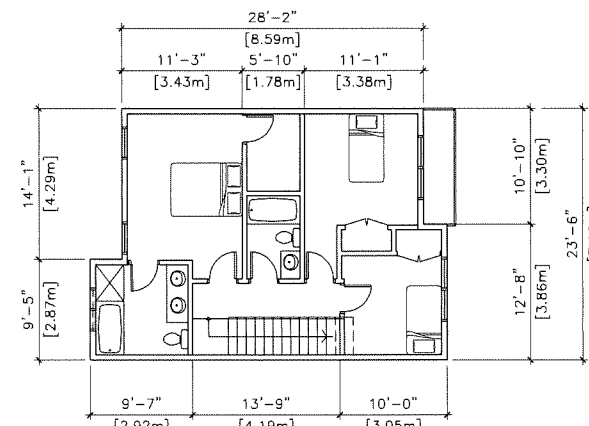
**PROPOSED TOWNHOUSE
6571-6591 NO, 1 ROAD
RICHMOND BC**

UNIT PLANS

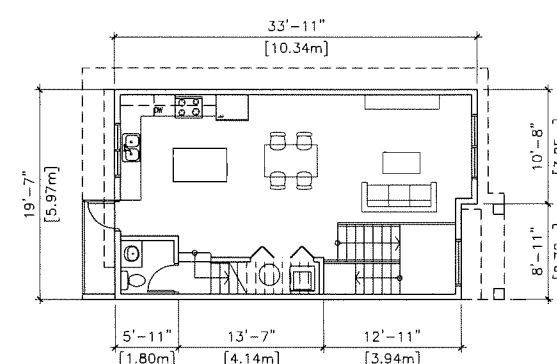
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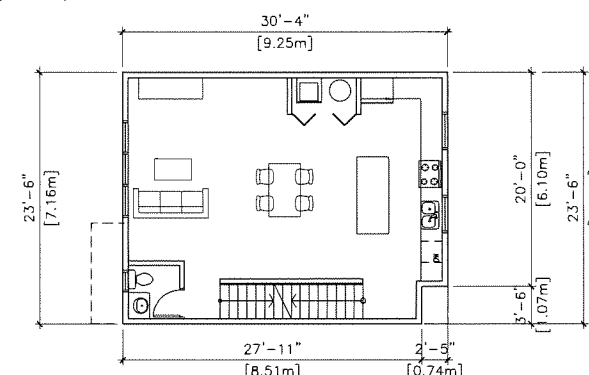
1 LEVEL 3
1/8" TO 1'-0" TYPE-A-3F



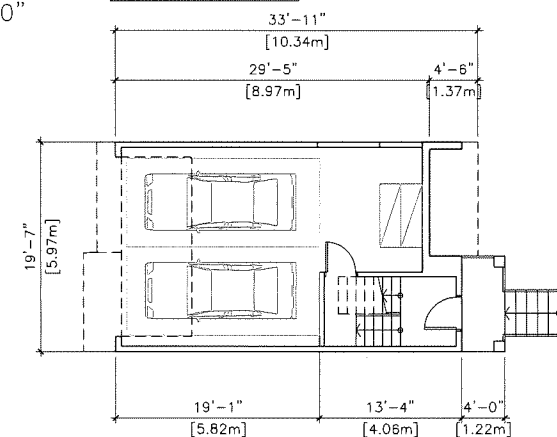
4 LEVEL 3
1/8" TO 1'-0" TYPE-C-3F



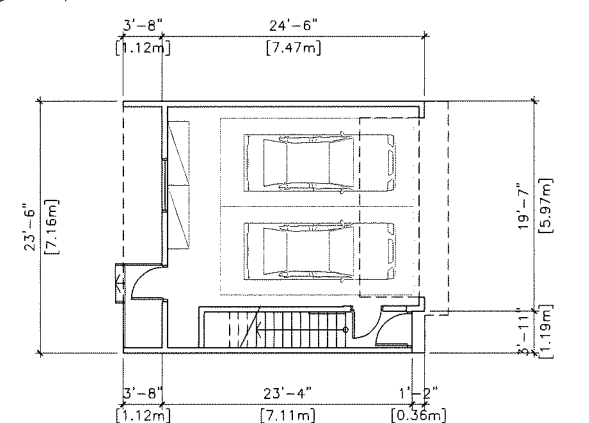
2 LEVEL 2
1/8" TO 1'-0" TYPE-A-2F



5 LEVEL 2
1/8" TO 1'-0" TYPE-C-2F



3 LEVEL 1
1/8" TO 1'-0" TYPE-A-1F



6 LEVEL 1
1/8" TO 1'-0" TYPE-C-1F

TYPE A UNIT PLAN
3 BEDROOM

TYPE C UNIT PLAN
3 BEDROOM

**Plan #10
DP 22-021165
March 4, 2024**

DP 22-021165

A7

DEVELOPMENT PERMIT



ERIC LAW ARCHITECT

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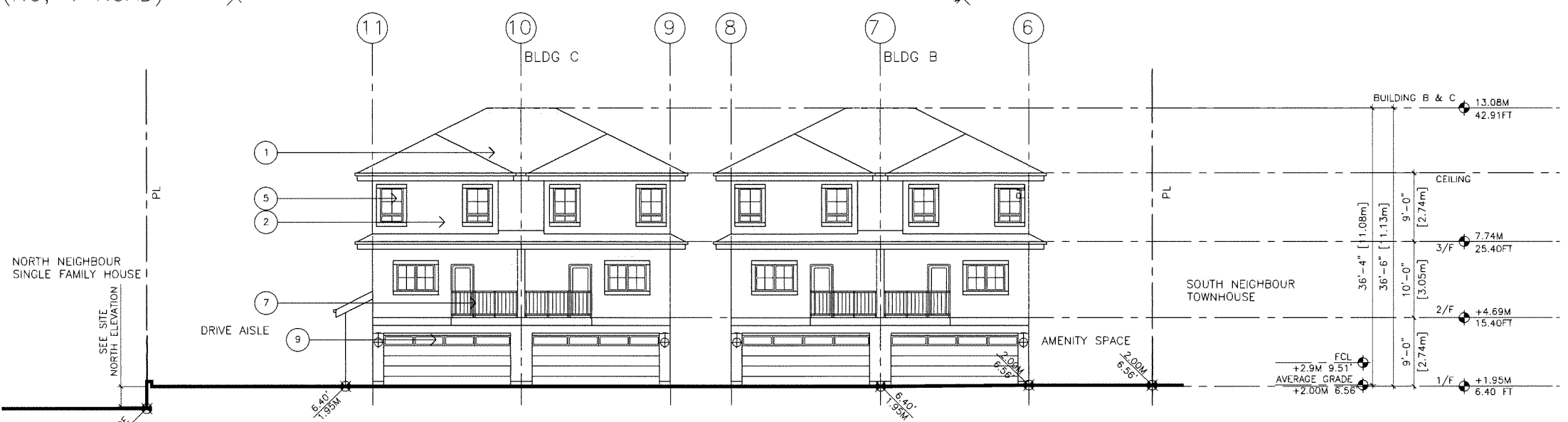
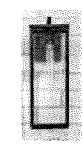
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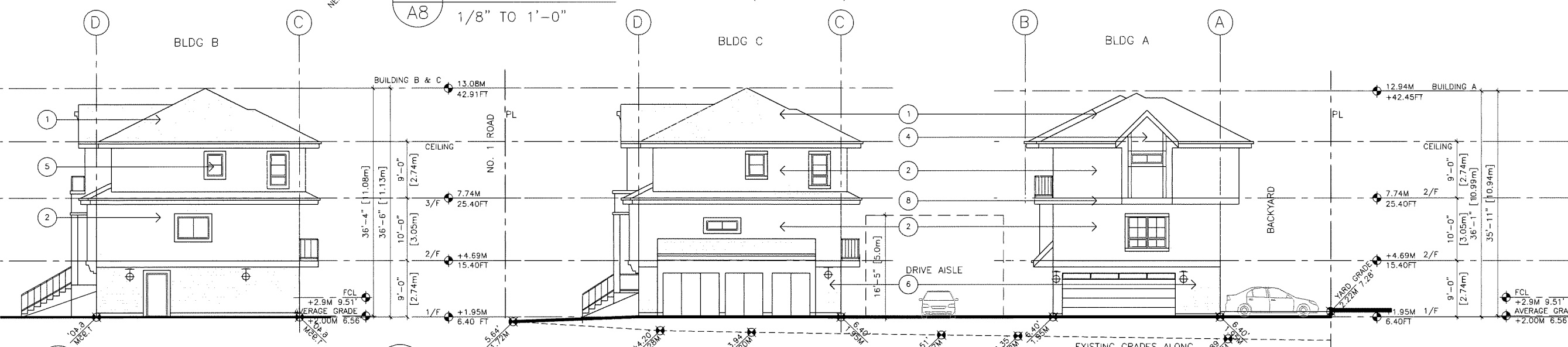
1 EAST ELEVATION (NO. 1 ROAD)
A8 1/8" TO 1'-0"

- EXTERIOR FINISH LEGEND**
- ① → BLACK ASPHALT SHINGLE ROOFING
 - ② → HARDI SIDING (8") WITH TRIMS
 - ③ → HARDI SIDING (6") WITH TRIM
 - ④ → HARDI PANEL WITH TRIM
 - ⑤ → VINYL WINDOW WITH 6" TRIM
 - ⑥ → FACING BRICK
 - ⑦ → ALUMINUM PICKET HANDRAIL
 - ⑧ → WOOD TRIM
 - ⑨ → OVERHEAD GARAGE DOOR
 - ⑩ → WOOD FENCE - SEE LANDSCAPE

⊕ EXTERIOR LIGHT (WALL MOUNT LOW GLARE LED FILAMENT LIGHT)



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



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

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

⊕ EXTERIOR WALL LIGHT WITH LED FILAMENT LIGHT

11	2024.03.04 RAISE GRADE AT SOUTH END OF ROAD AS REQUESTED BY CITY
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PROPOSED TOWNHOUSE
6571-6591 NO. 1 ROAD
RICHMOND BC

ELEVATIONS

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Plan #11
DP 22-021165
March 4, 2024

DP 22-021165

A8

DEVELOPMENT PERMIT

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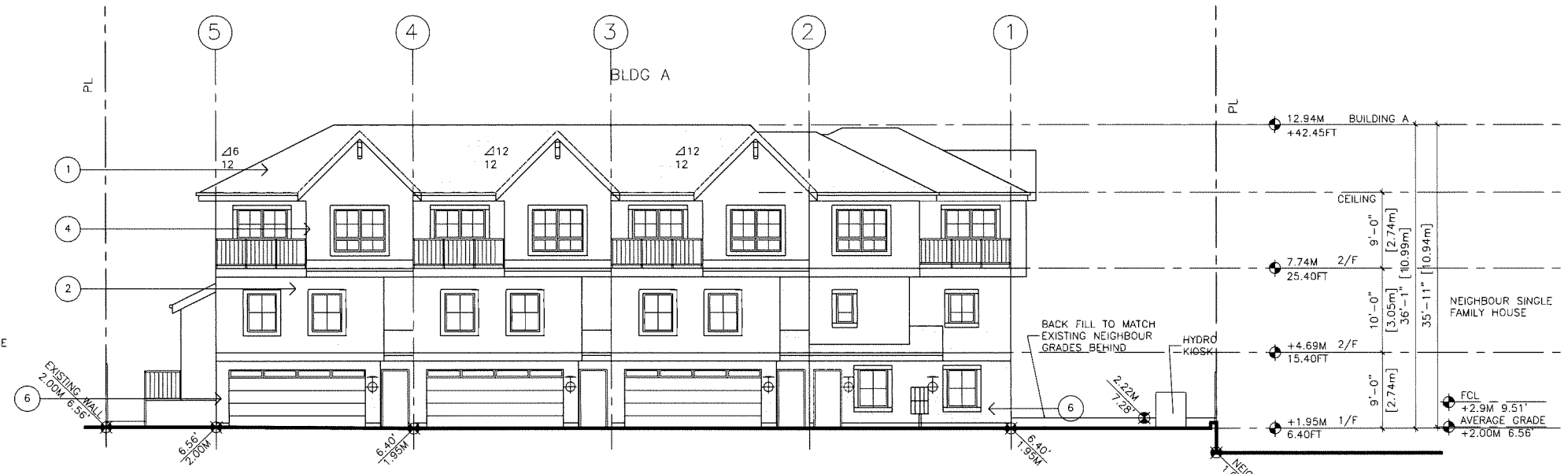
**PROPOSED TOWNHOUSE
6571-6591 NO. 1 ROAD
RICHMOND BC**

ELEVATIONS

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A9

DEVELOPMENT PERMIT



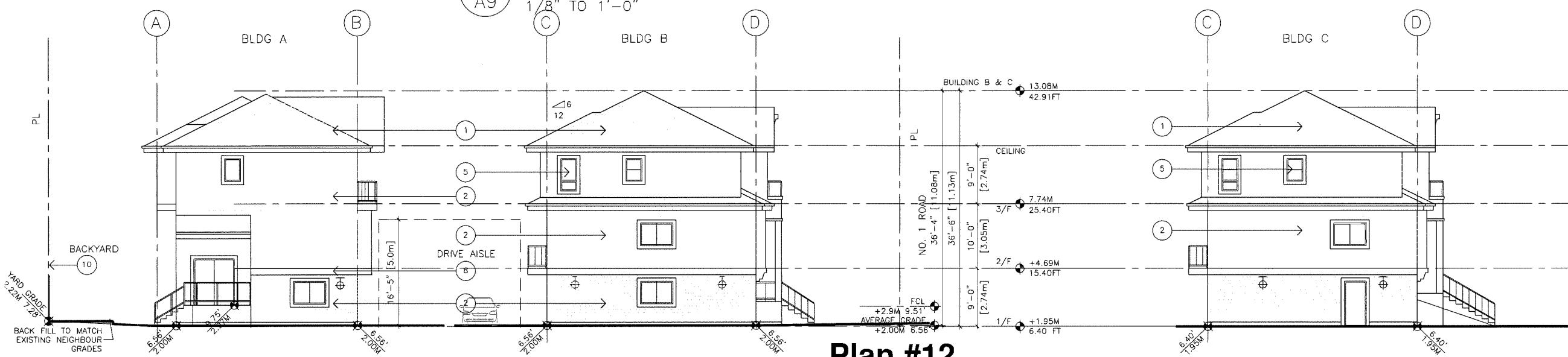
1 BLDG A EAST ELEVATION (INTERNAL)
A9
1/8" TO 1'-0"
⊕ EXTERIOR WALL LIGHT

- EXTERIOR FINISH LEGEND**
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 - 10 → WOOD FENCE - SEE LANDSCAPE

⊕ EXTERIOR LIGHT (WALL MOUNT LOW GLARE LED FILAMENT LIGHT)



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



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

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

**Plan #12
DP 22-021165
March 4, 2024**

ERIC LAW ARCHITECT

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REVISION

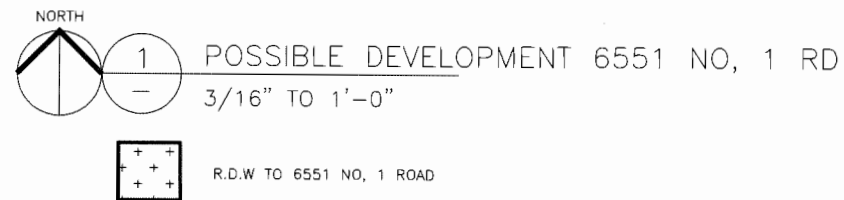
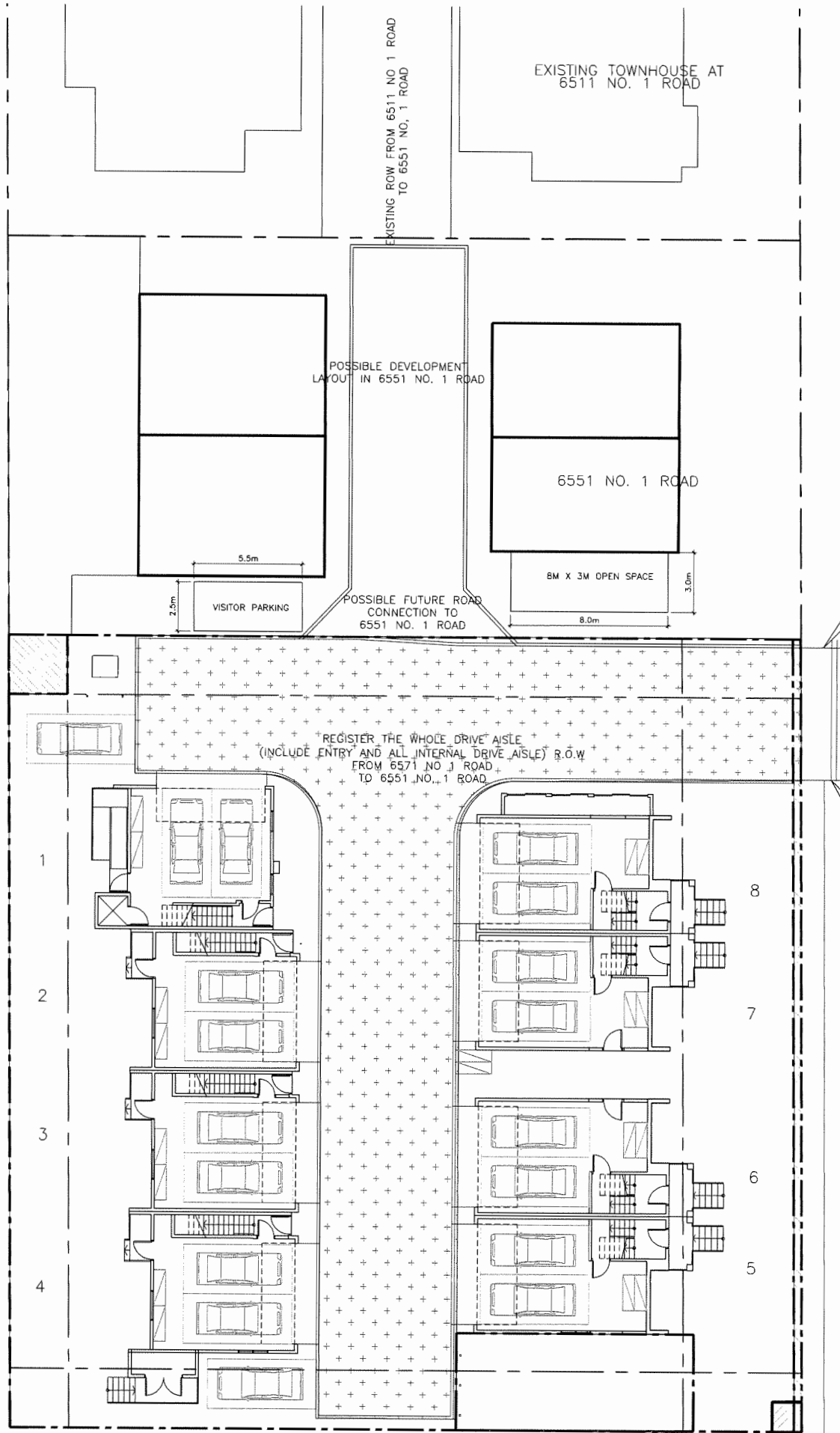
**PROPOSED TOWNHOUSE
6571-6591 NO, 1 ROAD
RICHMOND BC**

ADJACENT DEVELOPMENT

PROJECT NUMBER: 16-03
ISSUED: 3/4/2024
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 16-04_SNO_240304-DPP.DWG

A14

DEVELOPMENT PERMIT



**Plan #13
DP 22-021165
March 4, 2024**

DP 22-021165

ISSUED

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8	2024.02.28	RAISE ROAD GRADE LEVELS AS PER CITY REQUEST
7	2024.02.01	ADD NEIGHBOUR GRADE LEVELS ON AB NORTH ELEVATION
6	2024.01.24	RAISE ROAD GRADES PER DPP COMMENT
5	2023.12.14	REVISED PER CITY EMAIL COMMENTS
4	2023.11.23	REVISED PER CITY EMAIL COMMENTS
3	2023.10.03	REVISED PER CITY EMAIL COMMENTS
2	2023.08.08	REVISED PER CITY COMMENTS
1	2023.04.28	REVISED PER CITY EMAIL COMMENTS
		REVISION

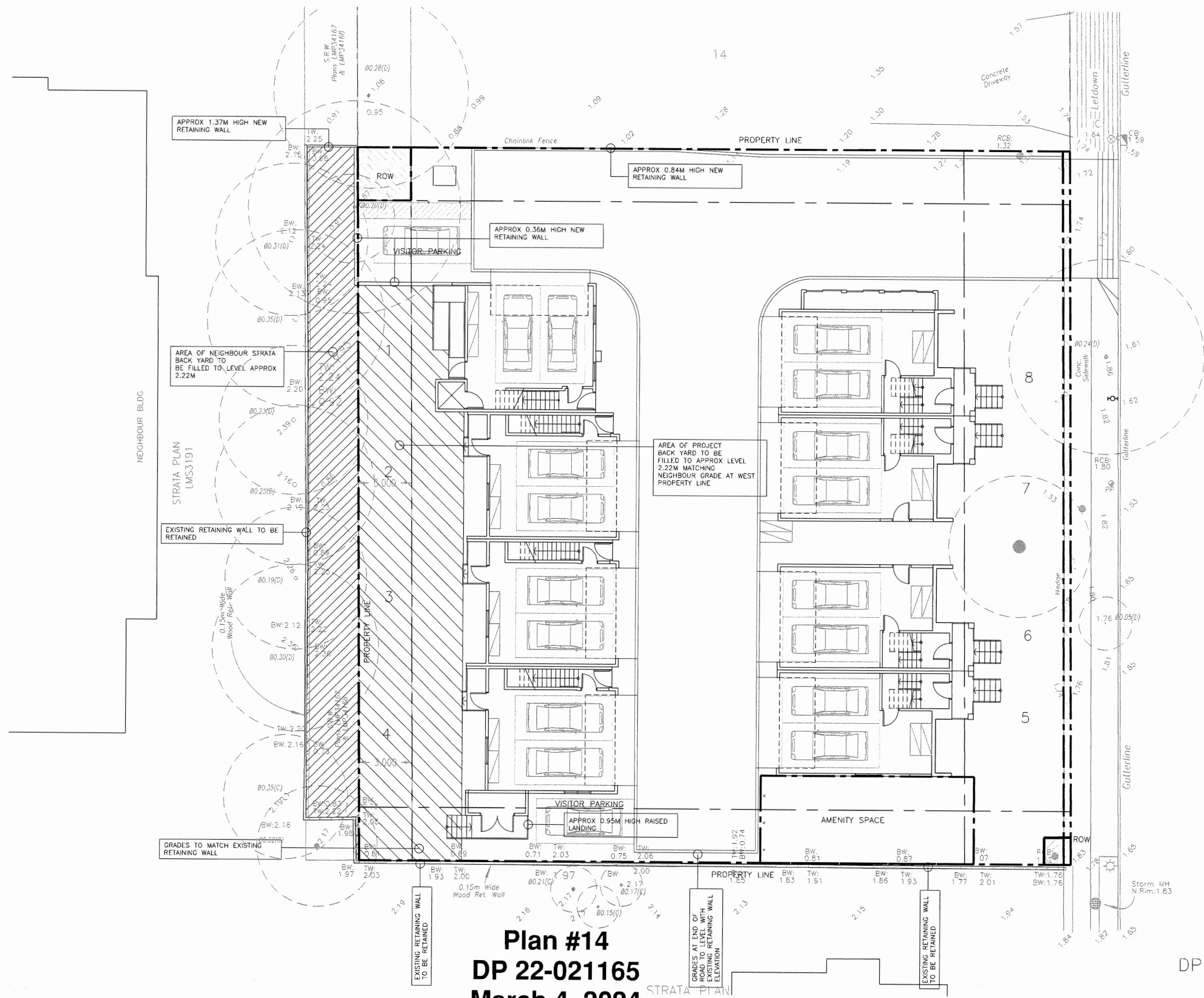
**PROPOSED TOWNHOUSE
 6571-6591 NO, 1 ROAD
 RICHMOND BC**

ADJACENT GRADING

PROJECT NUMBER: 16-03
 ISSUED: 3/4/2024
 DRAWN BY: EL
 CHECKED BY: EL
 FILENAME: 16-04_SNO_240304-DPP.DWG

A15

DEVELOPMENT PERMIT



**Plan #14
 DP 22-021165
 March 4, 2024**

DP 22-021165

STRATA PLAN

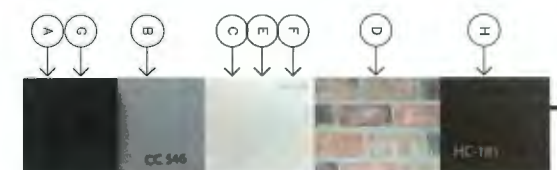
ISSUED
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2. 2023.04.28 FOR CITY DP REVIEW
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9. 2024.02.28 FOR CITY DP REVIEW
10. 2024.02.28 RESEND FOR CITY DP REVIEW
11. 2024.02.29 RESEND FOR CITY DP REVIEW
12. 2024.03.04 RESEND FOR CITY DP REVIEW



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

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

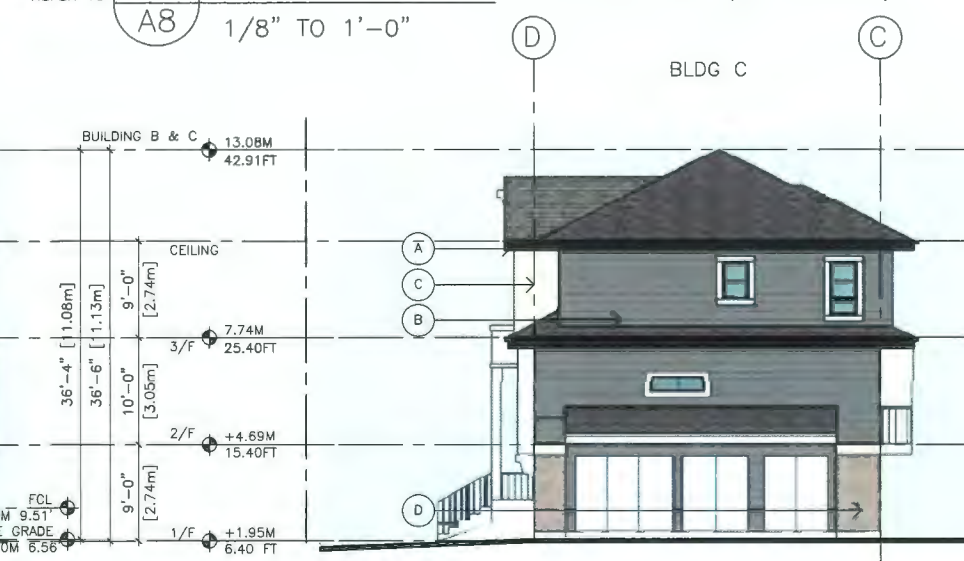
COLOUR LEGEND
ALL WINDOW FRAME BLACK
ALL ALUMINUM RAILING FRAME BLACK
ALL SOFFIT AND GUTTER BLACK



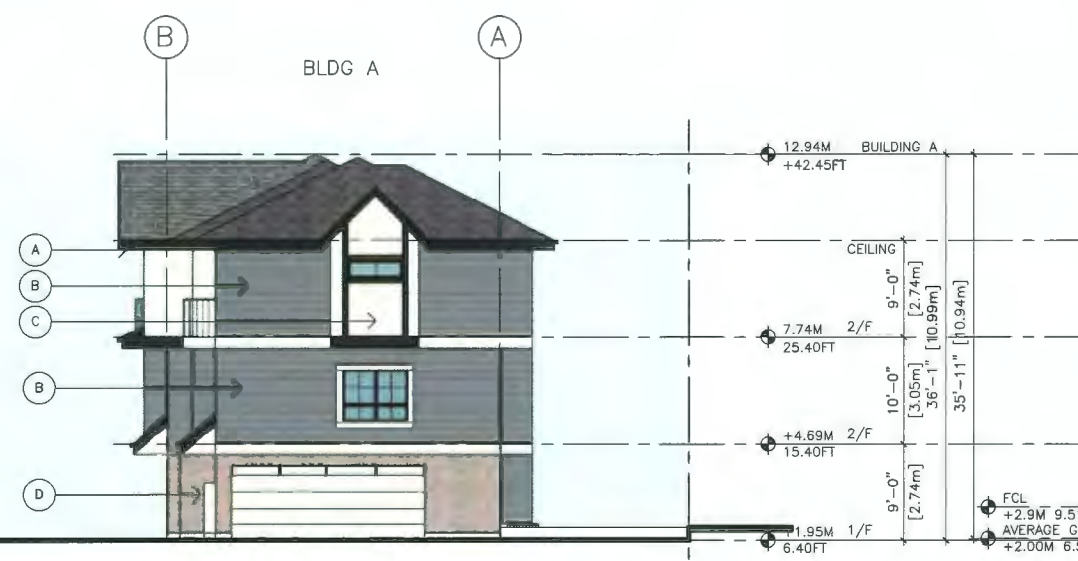
REFER TO **2** BLDG- B C WEST ELEVATION (INTERNAL)
A8 1/8" TO 1'-0"



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



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



11. 2024.03.04 RAISE GRADE AT SOUTH END OF ROAD AS REQUESTED BY CITY
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1. 2023.04.28 REVISED PER CITY EMAIL COMMENTS

PROPOSED TOWNHOUSE
6571-6591 NO, 1 ROAD
RICHMOND BC

COLOURS

PROJECT NUMBER: 16-03
ISSUED: 3/4/2024
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 16-04_SNO_240304-DPP.DWG

Plan #15
DP 22-021165
March 4, 2024

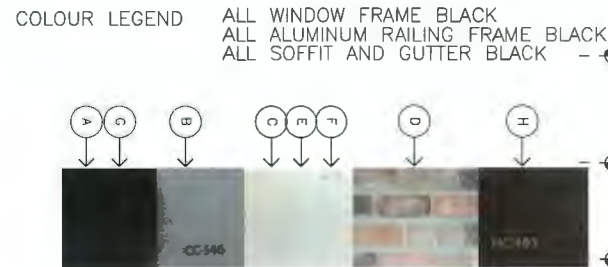
DP 22-021165

A16

DEVELOPMENT PERMIT



- A → FASCIA & TRIM BENJAMIN MOORE 2126-20
- B → HARDI PANEL - BENJAMIN MOORE CC546
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- D → BRICK - HIGH DESERT
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- G → DOOR BENJAMIN MOORE 2062-20
- H → DOOR BENJAMIN MOORE HC185



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



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



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

Plan #16
DP 22-021165
March 4, 2024

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

ERIC LAW ARCHITECT

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 TEL: (604) 505-2099

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11	2024.02.28 RESEND FOR CITY DP REVIEW
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PROPOSED TOWNHOUSE
6571-6591 NO, 1 ROAD
RICHMOND BC

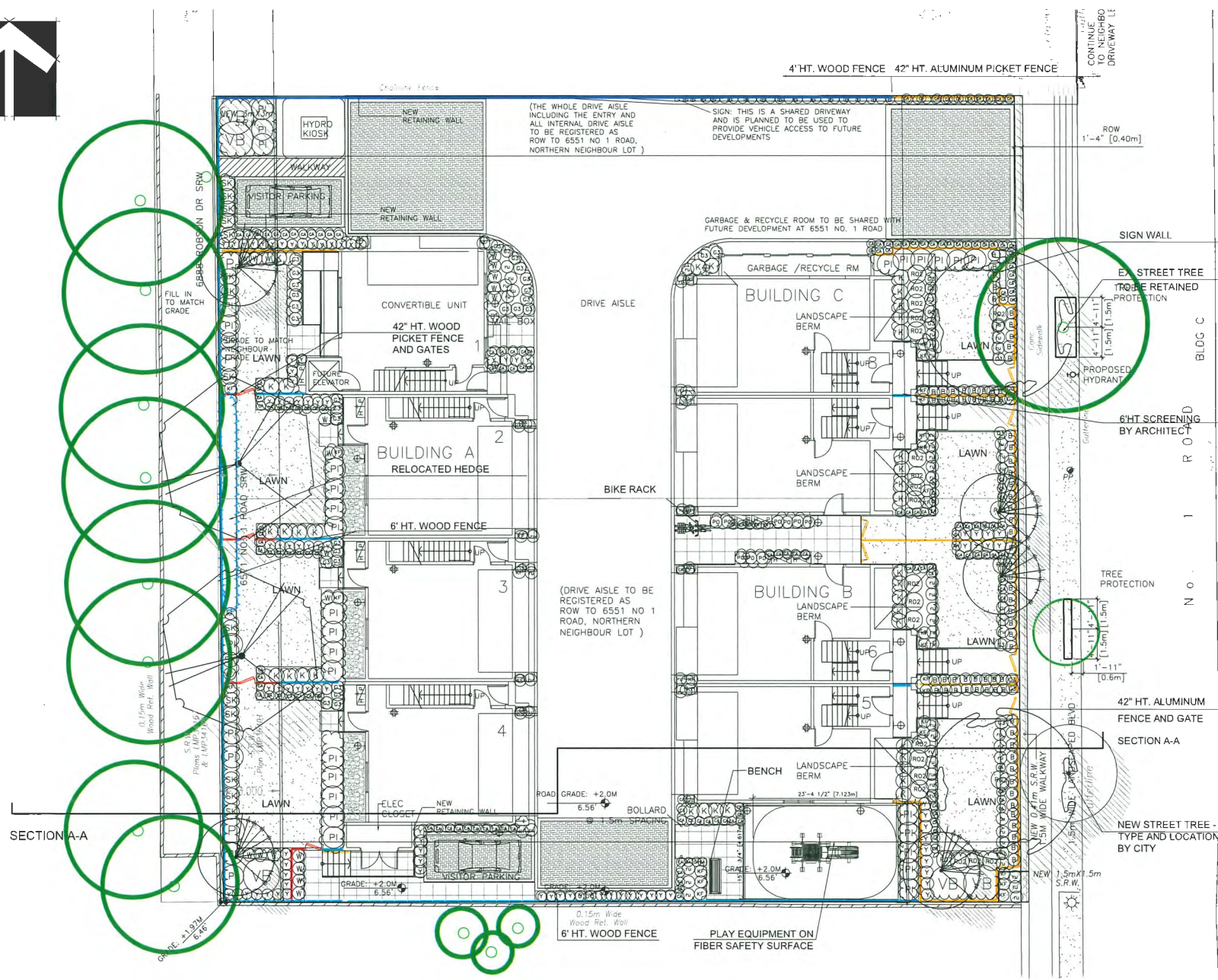
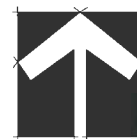
COLOURS

PROJECT NUMBER: 16-03
 ISSUED: 3/4/2024
 DRAWN BY: EL
 CHECKED BY: EL
 FILENAME: 16-04_SND_240304-OPP.DWG

A17

DEVELOPMENT PERMIT

SEAL:



HARDSCAPE LEGEND	
ECO-PRIORA PERMEABLE PAVERS BY MUTUAL MATERIALS HERRINGBONE PATTERN; HARVEST BLEND INSTALLED PER MANUFACTURER SPECIFICATIONS	
2'x2'/ 2'x1' Vancouver Bay Architectural Slabs COLOR: GREY; BY MUTUAL MATERIALS	
FIBER SAFETY SURFACE ON PLAYGROUND	

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

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

NO.	DATE	REVISION DESCRIPTION	DR.
12	24-MAR-04	NEW SITE PLAN & CITY COMMENTS	DD
11	24-FEB-27	REVISION AS PER CITY COMMENTS	DD
10	24-FEB-15	NEW SITE PLAN	DD
9	24-FEB-06	NEW SITE PLAN	DD
8	23-DEC-12	REVISED LIVE PLANT AREA	DD
7	23-NOV-17	NEW SITE PLAN & CITY COMMENTS	DD
6	23-JUL-28	NEW SITE PLAN	DD
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4	23-MAR-20	REVISION AS PER CITY COMMENTS	DD
3	22-JAN-20	REVISION AS PER CITY COMMENTS	DD
2	22-JAN-14	NEW SITE PLAN & CITY COMMENTS	DD
1	21-NOV-23	NEW SITE PLAN & CITY COMMENTS	DD
1	21-MAR-15	UPDATED ARBORIST REPORT	DD

CLIENT: SUTTON GROUP - SEAFAR REALTY
WITH: ERIC LAW ARCHITECT

PROJECT:
8 UNIT TOWNHOUSE DEVELOPMENT

6571 - 6591 NO. 1 ROAD
RICHMOND

DRAWING TITLE:
LANDSCAPE PLAN

DATE: February 01, 2021 DRAWING NUMBER:
SCALE: 3/32"=1'-0"
DRAWN: DD
DESIGN: DD
CHKD: PCM OF 6

PMG PROJECT NUMBER: 21-014

PLANT SCHEDULE-STREET TREE			
KEY	QTY	BOTANICAL NAME	COMMON NAME
TREE	1	STREET TREE	TYPE AND LOCATION BY CITY
		PLANTED SIZE / REMARKS	7CM CAL: 1.8M STD. B&B

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

PLANT SCHEDULE			
KEY	QTY	BOTANICAL NAME	COMMON NAME
TREE	2	CERCIS CANADENSIS FOREST PANSY	FOREST PANSY REDBUD
	5	PNUS FLEXILIS VANDERWOLF'S PYRAMID	VANDERWOLF'S PYRAMID LUMBER PINE
	2	STYRAX JAPONICUS PINK CHINES	PINK FLOWERING JAPANESE SNOWBELL
SHRUB	3	CORNUS SERICEA	RED OSIER DOGWOOD
	36	KALMIA MICROPHYLLA	BOG LAUREL
	19	MAHONIA NERVOSA	LONGLEAF MAHONIA
	74	BUXUS MICROPHYLLA WINTER GEM	LITTLE LEAF BOX
	34	PIERIS JAPONICA FOREST FLAME	PIERIS, WHITE BLOOMS
	24	ROSA SCARLET MEIDLAND	SCARLET MEIDLAND ROSE
	16	SKALMIA REEVESIANA	DWARF SKIMMIA
	92	TAXUS MEDIA HICKSIF	HICKS YEW
	5	VIBURNUM X BURKWOODII	BURKWOOD VIBURNUM

NOTE:
- * NATIVE PLANT SPECIES.
- PROVIDE DESIGNED BUILD HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM TO L1 & C. STANDARDS TO ALL SOFT LANDSCAPE AREAS.
SHOP DRAWINGS TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

PLANT SCHEDULE			
KEY	QTY	BOTANICAL NAME	COMMON NAME
GRASS	39	CALAMAGROSTIS X A. KARL FOERSTER	KARL FOERSTER FEATHERED GRASS
	176	CAREX ICE DANCE	FROSTED SEDGE
	42	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS
PERENNIAL	15	CLEMATIS ARMANDI	EVERGREEN CLEMATIS
	62	RUDBECKIA FULGIDA VAR SULLIVANTI	GOLDBLOCKRUDBECKIA: YELLOW-ORANGE
	9	POLYSTICHUM MUNITUM	WESTERN SWORD FERN

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

Plan #17
DP 22-021165
March 4, 2024

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
12	24-MAR-04	NEW SITE PLAN & CITY COMMENTS	DD
11	24-FEB-15	REVISION AS PER CITY COMMENTS	DD
10	24-FEB-06	NEW SITE PLAN	DD
9	23-DEC-12	REVISED LIVE PLANT AREA	DD
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1	21-MAR-15	UPDATED ARBORIST REPORT	DD

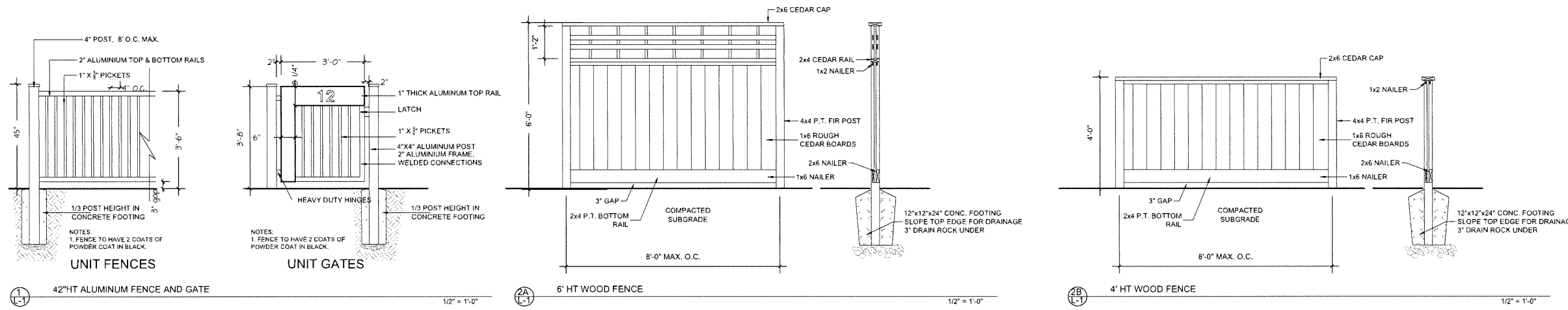
CLIENT: SUTTON GROUP - SEAFAIR REALTY
WITH: ERIC LAW ARCHITECT

PROJECT:
8 UNIT TOWNHOUSE DEVELOPMENT

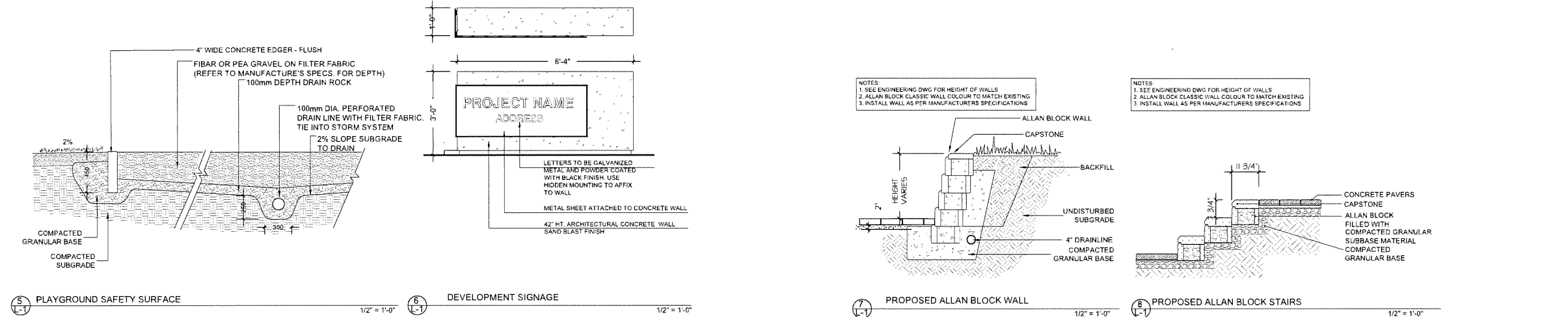
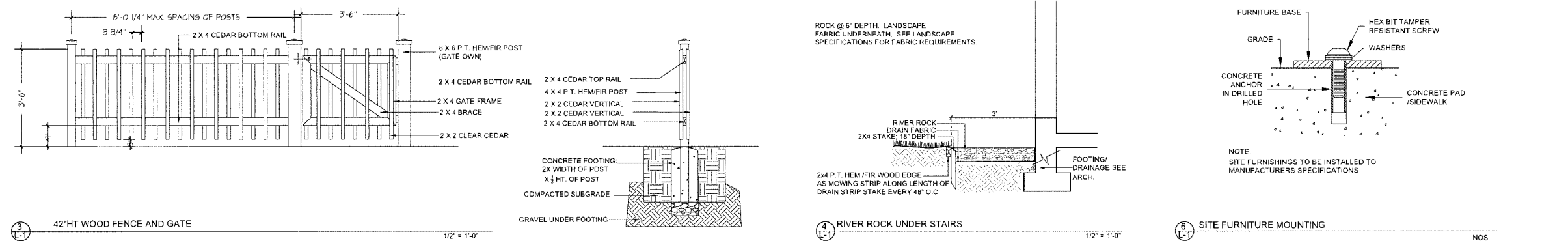
6571 - 6591 NO. 1 ROAD
RICHMOND

DRAWING TITLE:
LANDSCAPE DETAILS

DATE: February 01, 2021 DRAWING NUMBER:
SCALE:
DRAWN: DD
DESIGN: DD
CHK'D: PCM
L3
OF 6

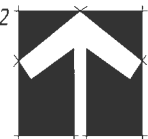
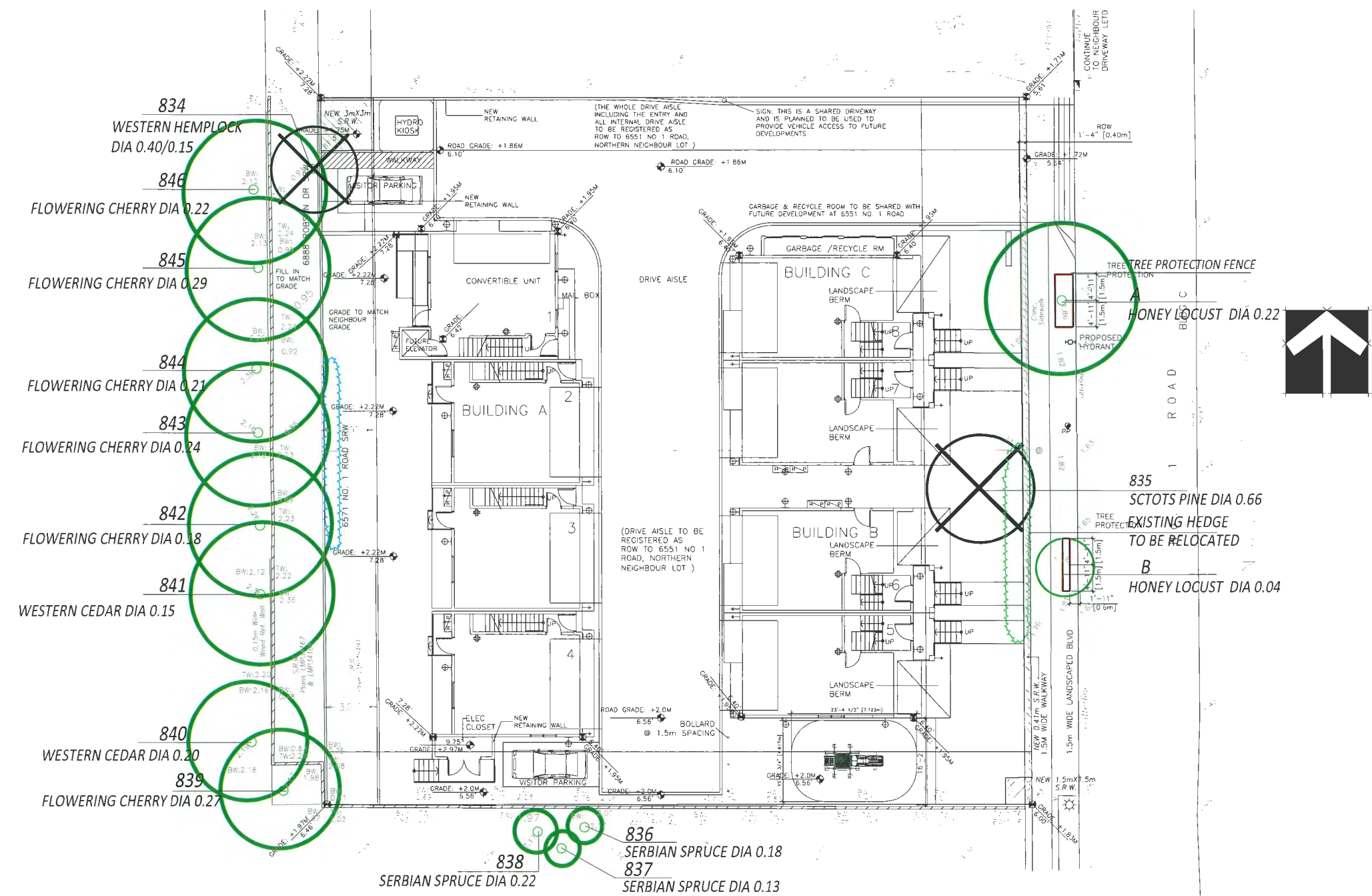


- NOTE**
- ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
 - ALL OTHER MEMBERS TO BE CEDAR #2 (CONSTRUCTION) GRADE MINIMUM.
 - ALL HARDWARE HOT DIPPED GALVANIZED.
 - APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
 - ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-6".



Plan #18
DP 22-021165
March 4, 2024

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
12	24-MAR-04	NEW SITE PLAN & CITY COMMENTS	DD
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10	24-FEB-15	NEW SITE PLAN	DD
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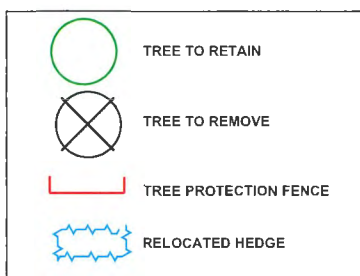
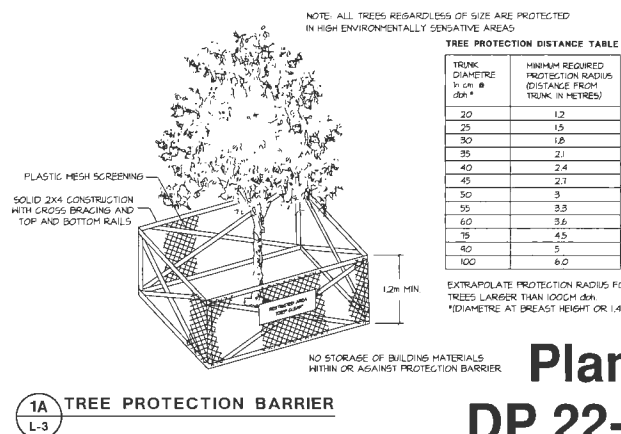
CLIENT: SUTTON GROUP - SEAFAIR REALTY
WITH: ERIC LAW ARCHITECT

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

DRAWING TITLE:
TREE MANAGEMENT PLAN

DATE: February 01, 2021
SCALE: 3/32"=1'-0"
DRAWN: DD
DESIGN: DD
CHK'D: PCM

DRAWING NUMBER:
L4
OF 6



Plan #19
DP 22-021165
March 4, 2024

**ERIC LAW
ARCHITECT**

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216 288 W8TH AVENUE VANCOUVER BC
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**PROPOSED TOWNHOUSE
6571-6591 NO, 1 ROAD
RICHMOND BC**

ILLUSTRATIVE IMAGES

PROJECT NUMBER: 16-03
ISSUED: 3/4/2024
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 16-04_SNO_240304-DPP.OWG

IMAGE (1)

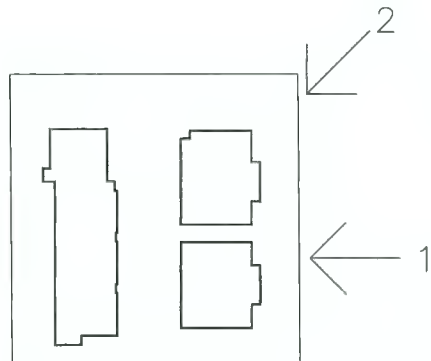
DEVELOPMENT PERMIT



1. VIEW ALONG NO 1 ROAD



2. VIEW ALONG NO 1 ROAD SIDEWALK



**Reference
DP 22-021165
March 4, 2024**

DP 22-021165

**ERIC LAW
ARCHITECT**

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218 288 W 10TH AVENUE VANCOUVER BC
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**PROPOSED TOWNHOUSE
6571-6591 NO, 1 ROAD
RICHMOND BC**

ILLUSTRATIVE IMAGES

PROJECT NUMBER: 16-03
ISSUED: 3/4/2024
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 16-04_SNO_240304-DPP.OWG

IMAGE (3)

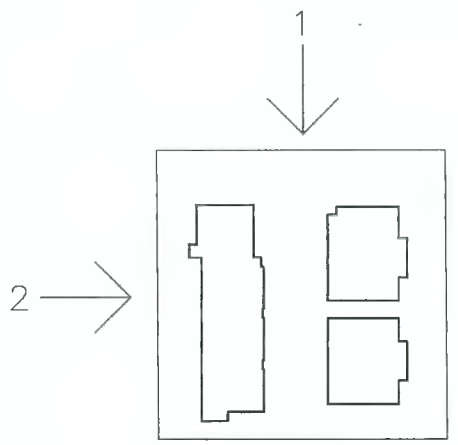
DEVELOPMENT PERMIT



1. AERIAL NORTH VIEW



2. AERIAL WEST VIEW
Reference
DP 22-021165
March 4, 2024



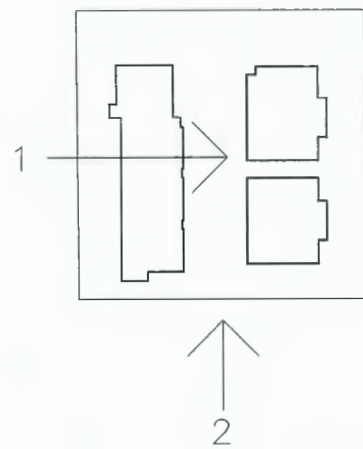
DP 22-021165



1. VIEW ALONG DRIVE AISLE



2. AERIAL VIEW OVER AMENITY SPACE



Reference
DP 22-021165
March 4, 2024

DP 22-021165

**ERIC LAW
 ARCHITECT**

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ISSUED
1. 2022.08.30 FOR DEVELOPMENT PERMIT APPLICATION
2. 2023.04.28 FOR CITY DP REVIEW
3. 2023.08.08 FOR CITY DP REVIEW
4. 2023.10.03 FOR CITY DP REVIEW
5. 2023.11.23 FOR CITY DP REVIEW
6. 2023.12.14 FOR CITY DP REVIEW
7. 2024.01.24 FOR CITY DP REVIEW
8. 2024.02.01 FOR CITY DP REVIEW
9. 2024.02.28 FOR CITY DP REVIEW
10. 2024.02.28 RESEND FOR CITY DP REVIEW
11. 2024.02.29 RESEND FOR CITY DP REVIEW
12. 2024.03.04 RESEND FOR CITY DP REVIEW

11. 2024.03.04 RAISE GRADE AT SOUTH END OF ROAD AS REQUESTED BY CITY
10. 2024.02.28 RESEND WITH IMAGES
9. 2024.02.28 ADD LIVE PLANT AND PERMEABLE AREA PER LANDSCAPE
8. 2024.02.28 RAISE ROAD GRADE LEVELS AS PER CITY REQUEST
7. 2024.02.01 ADD NEIGHBOUR GRADE LEVELS ON AS NORTH ELEVATION
6. 2024.01.24 RAISE ROAD GRADES PER DPP COMMENT
5. 2023.12.14 REVISED PER CITY EMAIL COMMENTS
4. 2023.11.23 REVISED PER CITY EMAIL COMMENTS
3. 2023.10.03 REVISED PER CITY EMAIL COMMENTS
2. 2023.08.08 REVISED PER CITY COMMENTS
1. 2023.04.28 REVISED PER CITY EMAIL COMMENTS
REVISION

PROPOSED TOWNHOUSE
6571-6591 NO, 1 ROAD
RICHMOND BC

ILLUSTRATIVE IMAGES

PROJECT NUMBER: 16-03
 ISSUED: 3/4/2024
 DRAWN BY: EL
 CHECKED BY: EL
 FILENAME: 16-04_SNO_240304-DPP.DWG

IMAGE (4)

DEVELOPMENT PERMIT

ISSUED	
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	REVISION

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

ILLUSTRATIVE IMAGES

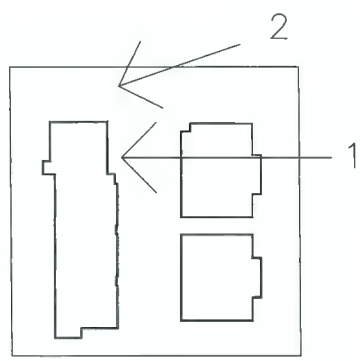
PROJECT NUMBER: 16-03
ISSUED: 3/4/2024
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 16-04_SNO_240304-DPP.DWG

IMAGE (5)

DEVELOPMENT PERMIT



1. VIEW ALONG MAIL BOX



2. VIEW ALONG VISITOR PARKING

**Reference
DP 22-021165
March 4, 2024**

DP 22-021165