

Development Permit Panel

Council Chambers, City Hall 6911 No. 3 Road Wednesday, April 13, 2016 3:30 p.m.

Motion to adopt the	minutes (of the	Development	Permit	Panel	meeting	held	on	March
<i>30</i> , <i>2016</i> .		-	_						

1. Development Permit 14-671945

(REDMS No. 4556065)

APPLICANT: Zhao XD Architect Ltd.

PROPERTY LOCATION: 9800, 9820, 9840 and 9860 Granville Avenue

Director's Recommendations

That a Development Permit be issued which would:

- 1. Permit the construction of 18 three-storey townhouse units at 9800, 9820, 9840 and 9860 Granville Avenue on a site zoned "Medium Density Townhouses (RTM2)"; and
- 2. Vary the provisions of Richmond Zoning Bylaw 8500 to increase the rate of tandem parking spaces from 50% to 62%.

2. Development Permit 15-697654

(REDMS No. 4858900)

APPLICANT: Canada Haotian Investment Ltd.

PROPERTY LOCATION: 8191 Alexandra Road

ITEM

Director's Recommendations

That a Development Permit be issued which would:

- 1. Permit the construction of a two-storey commercial building at 8191 Alexandra Road on a site zoned "Auto-Oriented Commercial (CA)"; and
- 2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum west interior side yard setback from 3.0 m to 0.46 m.

3. Development Permit 15-700370

(REDMS No. 4926276)

APPLICANT: Yamamoto Architecture Inc.

PROPERTY LOCATION: 9560 Alexandra Road

Director's Recommendations

That a Development Permit be issued which would permit the construction of 20 three-storey townhouse units at 9560 Alexandra Road on a site zoned "Town Housing (ZT67)".

4. Development Permit 15-700800

(REDMS No. 4881981)

APPLICANT: GBL Architects Inc.

PROPERTY LOCATION: 8800 Hazelbridge Way and 3300 and 3311 Ketcheson Road

Director's Recommendations

That a Development Permit be issued which would:

- 1. Permit the construction at 8800 Hazelbridge Way and 3300 and 3311 Ketcheson Road of the final two phases of a five-phase, high-rise, multi-family residential development, which two phases shall contain a total of 525 dwellings, including 493 market units and 32 affordable housing units (secured with a Housing Agreement), together with four (4) affordable, work-only, art studios and publicly-accessible open space, on a site zoned "High Rise Apartment and Artist Residential Tenancy Studio Units (ZHR10) Capstan Village (City Centre)"; and
- 2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) Increase the maximum allowable building height for the east building within

ITEM

50.0 m of a lot line abutting Garden City Road from 28.0 m to 31.5 m for an enclosed stair shaft, elevator penthouse, and guardrail;

- (b) Reduce the minimum allowable road and park setbacks for the west building from 3.0 m to:
 - (i) 0.0 m from the South Walkway and Art Studio Terrace Statutory Right-of-Way in the vicinity of the art studios; and
 - (ii) 2.82 m from the Hazelbridge Way Sidewalk Widening Statutory Rightof-Way near the building's northwest corner; and
- (c) Increase the maximum allowable projections into the required yards:
 - (i) For the east building, from 1.2 m to 1.47 m for a cantilevered roof at the building's southwest corner; and
 - (ii) For the west building, from 1.0 m to 1.37 m for balconies at the west tower's south side.

Development Permit 15-7124
5. Development Permit 15-7124

(REDMS No. 4957379)

APPLICANT: Mo Maani

PROPERTY LOCATION: 10231 Ainsworth Crescent

Director's Recommendations

That a Development Permit be issued which would permit the construction of a coach house at 10231 Ainsworth Crescent on a site zoned "Single Detached with Granny Flat or Coach House – Edgemere (RE1)".

- 6. New Business
- 7. Date of Next Meeting: April 27, 2016
- 8. Adjournment





Time:

3:30 p.m.

Place:

Council Chambers

Richmond City Hall

Present:

Joe Erceg, Chair

Robert Gonzalez, General Manager, Engineering and Public Works

Victor Wei, Director, Transportation

The meeting was called to order at 3:33 p.m.

Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on February 24, 2016, be adopted.

CARRIED

1. Development Permit 15-713779

(File Ref. No.: DP 15-713779) (REDMS No. 4930154)

APPLICANT:

Urban Design Group Architects Ltd. (G & B Estates Ltd.)

PROPERTY LOCATION:

3868, 3880 and 3900 Steveston Highway

INTENT OF PERMIT:

- 1. Permit the construction of a one-storey commercial development at 3868, 3880 and 3900 Steveston Highway on a site zoned "Neighbourhood Commercial (ZC36) Steveston"; and
- 2. Vary section 22.36.7.1 of Richmond Zoning Bylaw 8500 to increase the maximum building height from 9.0 m to 10.4 m for localized architectural feature elements.

Applicant's Comments

Eric Ching, Architect, Urban Design Group Architects, Ltd., provided background information on the proposed development, noting that (i) the project includes three one-storey buildings with a building for an anchor tenant located at the northwest corner of the subject site, (ii) proposed building uses include retail pharmacy, financial services, business and professional services and restaurant, (iii) the buildings are sited to achieve maximum exposure and visibility from the street, (iv) vehicular access to the site is proposed along Steveston Highway and No. 1 Road frontages, (v) the building design references the vernacular Steveston architecture, i.e. parapet roofs, open gables, horizontal siding, and brick, and (vi) architectural elements such as gooseneck lighting, projecting canopies and awnings are introduced.

Mr. Ching further noted that sustainability features of the proposed development include (i) light coloured and high-albedo roofing materials to mitigate heat island effect, (ii) LED dark sky lighting systems, (iii) two parking spaces with electric vehicle charging equipment, (iii) low-E glazing and (iv) high-efficiency building mechanical systems.

Also, Mr. Ching commented that in terms of scale, the west elevation of Building A has been intentionally stepped down to provide a sensitive transition to the single-family homes to the west. He further commented that the streetwall arbour structures along Steveston Highway and No. 1 Road further defines the street edge and provides screening to the surface parking areas behind.

Gerry Eckford, ETA Landscape Architecture, briefed the Panel on the main landscaping elements in the project, noting that edge treatments include (i) introducing a new 1.8 meter solid wood fence along interior property lines and a 3 meter cedar hedge replacing the existing hedge along the west property line, (ii) retaining and extending the public pathway, maintaining and augmenting the existing cedar hedge and introducing a new 1.8 meter solid wood fence along the south property line, and (iii) planting of street trees and introducing street wall arbour structures along the Steveston Highway and No. 1 Road frontages.

Mr. Eckford further noted that interior landscaping includes (i) screening around the garbage enclosure at the south side of Building A, (ii) two landscaped islands in the middle of the site which incorporates an irrigation system, and (iii) raised pedestrian crosswalks with a different paving treatment to enhance pedestrian safety.

Panel Discussion

In response to queries from the Panel, Mr. Ching advised that (i) the height of the neighbouring multi-family buildings to the south appears substantial relative to the two buildings in the subject development with double gable elements, (ii) gable elements were already incorporated in the applicant's rezoning application submission, (iii) the suggestion for a more central location of the two parking stalls with electric vehicle charging stations will be considered to achieve higher visibility and promote the use of electric vehicles, (iv) the applicant will consider the suggestion to introduce appropriate paving treatments and markings to enhance the safety of pedestrians coming from the neighbouring developments to the south heading to Building C.

In response to further queries from the Panel, Mr. Ching confirmed that (i) the grade difference between the west property line of the proposed development and the adjacent property to the west is a few feet, (ii) site grading will be sloped to meet the existing retaining wall condition and a new cedar fence will be introduced along the west property line, (iii) a handicapped parking stall is provided in the parking area adjacent to Building C, (iv) the applicant is committed to ensure that future tenants of the three buildings will incorporate the proposed high efficiency building mechanical systems, and (v) no parking variance has been requested by the applicant.

In response to queries from the Panel regarding the changes incorporated to the proposal addressing concerns at rezoning, Mr. Ching advised that in terms of design, the current proposal complies with the Steveston Area Plan guidelines, noting that the current design is less contemporary and addresses both the neighbourhood context and the site's gateway location to the Steveston Heritage Area.

Mr. Ching added that the main changes in design through the development application process include (i) introducing sloped roofs and double gable elements, (ii) replacing or reducing the use of contemporary cladding materials such as stucco, metal panels and fiber cement panels and adding brick detailing elements, (iii) introducing horizontal siding elements, and (iv) incorporating gooseneck lighting to provide lighting to signage.

Staff Comments

Wayne Craig, Director, Development, commented that the Servicing Agreement associated with the proposed development includes frontage improvements along Steveston Highway and No.1 Road including wider sidewalks and traffic signal upgrades at the Steveston Highway and No.1 Road intersection.

In response to a query from the Panel, Mr. Craig acknowledged support for the proposed variance on maximum building height, noting that (i) the double gable elements presented at rezoning would have been acceptable prior to the amendment of Zoning Bylaw 8500 regarding measurement of building height, (ii) the amended Zoning Bylaw prescribes that sloped roofs be measured at the peak and not at the midpoint as previously allowed, and (iii) the proposed variance enhances the design of the proposed development.

Correspondence

Ron Herman, 17-713779 No. 1 Road (Schedule 1)

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

- 1. permit the construction of a one-storey commercial development at 3868, 3880 and 3900 Steveston Highway on a site zoned "Neighbourhood Commercial (ZC36) Steveston"; and
- 2. vary section 22.36.7.1 of Richmond Zoning Bylaw 8500 to increase the maximum building height from 9.0 m to 10.4 m for localized architectural feature elements.

CARRIED

2. Development Permit 10-516068

(File Ref. No.: DP 10-516068) (REDMS No. 4672180)

APPLICANT: Ar

Andrew Cheung Architects Inc. on behalf of 1044577 BC Ltd.

PROPERTY LOCATION:

6740 Cooney Road and 6731, 6751 Eckersley Road

INTENT OF PERMIT:

Permit the construction of approximately 41 apartment units and eight (8) townhouse units at 6740 Cooney Road and 6731, 6751 Eckersley Road on a site zoned Mid Rise Apartment and Townhouse (ZLR26) – Brighouse Village (City Centre).

Applicant's Comments

Kassra Tavakoli, Andrew Cheung Architects, Inc., provided background information on the proposed development and noted the following:

- the proposed infill development includes eight three-storey townhouse units and a 41-unit six-storey apartment building above a partially submerged parking structure;
- the proposed development softens the transition between the residential towers to the south and future low rise developments on the north side of the future Park Road;
- the apartment building anchors the corner of Eckersley Road and future Park Road; northeast corner treatment includes a higher roof, wider parapet, building recesses and overhangs to provide visual interest and stronger corner presence;

- the townhouse unit facing Cooney Road incorporates bay windows and has a different façade treatment;
- the tight site provides limited opportunities for landscaping but the project complies with the required setbacks;
- the proposed development aims to achieve LEED Silver equivalency and is designed to be connected to a future City Centre District Energy Utility (DEU), should that occur;
- central air conditioning is provided for all units;
- the required vehicle parking spaces and electric vehicle parking stations are provided; and
- the proposed number of long-term bicycle parking stalls exceeds the Zoning Bylaw requirement.

Alain Lamontagne, Durante Kreuk, Ltd., provided background information on the proposed landscaping, noting that stepped planters and stairs are proposed along the future Park Road frontage of the townhouse units to provide a better interface with the public realm.

In response to queries from the Panel, Mr. Lamontagne and Mr. Tavakoli confirmed that (i) the stepped planters provide screening to the exposed parkade walls, (ii) usable patio spaces are provided, (iii) lowering the elevation of the parkade would result in loss of some parking spaces, and (iv) the outdoor amenity area can be accessed from the townhouse units.

Mr. Lamontagne added that other landscaping features include (i) a strip of planting between the two stretches of the ramp at the pedestrian entry to the apartment building, (ii) wider staircases and different paving treatment for the main pedestrian entry to the proposed development to highlight the area, (iii) fully accessible outdoor amenity area, and (iv) unit paving treatment for the loading area.

Staff Comments

Mr. Craig commented that all apartment units will be constructed to meet the Basic Universal Housing requirements. In addition, Mr. Craig noted that the Servicing Agreement associated with the site includes (i) frontage improvements for all three street frontages and construction of Park Road extension, and (ii) installation of traffic signal at the intersection of Cooney Road and Park Road. Also, Mr. Craig advised that the proposed bicycle parking spaces for the subject development have been increased by 30 percent, which exceeds the Zoning Bylaw requirement.

In response to a query from the Panel, Mr. Craig confirmed that the proposed development softens the transition to the future low-rise development on the north side of the future Park Road.

Panel Discussion

In response to queries from the Panel, Mr. Tavakoli and Mr. Lamontagne advised that (i) the outdoor amenity area can be accessed from the indoor amenity room through the double door, (ii) trees would be planted in front of townhouse units, (iii) the applicant is coordinating with the strata management of the adjacent development to the south to fill the offsite gap area over a sanitary sewer that is being relocated, and (iv) Japanese maple trees will be planted to soften the west elevation of the townhouse building fronting Cooney Road.

Correspondence

None.

Gallery Comments

Teresa Li, 8333 Anderson Road, queried whether Cooney Road and Eckersley Road will be connected. In response to the query, the Chair advised that a future Park Road extension will be constructed to connect the two roads.

Panel Discussion

The Panel acknowledged support for the project, noting that the proposed development will enhance the streetscape of the future Park Road extension. Also, the Panel advised the applicant to ensure long-term maintenance for the proposed terraced planters.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of approximately 41 apartment units and eight (8) townhouse units at 6740 Cooney Road and 6731, 6751 Eckersley Road on a site zoned Mid Rise Apartment & Townhouse (ZLR26) – Brighouse Village (City Centre).

CARRIED

3. Date of Next Meeting: April 13, 2016

4. Adjournment

It was moved and seconded *That the meeting be adjourned at 4:32 p.m.*

CARRIED

	Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, March 30, 2016.
Joe Erceg	Rustico Agawin
Chair	Auxiliary Committee Clerk

To Development Permit Panel
Date: Mar 30, 2016
Item # 1
Re: DP 15 - 713779
3 68, 3880, 3900
Stevesion Hwy.

marca 24/16

Schedule 1 to the Minutes of the Development Permit Panel rneeting held on Wednesday, March 30, 2016.

DEER CITY CLERK'S OFFICE

MY NAME IS RON HERMAN.

I RESIDE AT #17 1/100 # 1 RS RIGHT.

I RECENTAL RECIEVED A WOTICE OF

APPLICATION FOR DP 15-713779.

WE HAVE QUETIONS & CONCERNS REGARDING

THE PROPOSED HEIGHT OF THE

BUILDINGS

15 IT BOING TO BE ONE STORY?



R Herman 504-278-9297



Report to Development Permit Panel

To:

Development Permit Panel

Date:

March 18, 2016

From:

Wayne Craig

File:

DP 14-671945

Re:

Director of Development

ctor or bevelopment

Application by Zhao XD Architect Ltd. for a Development Permit at 9800, 9820,

9840 and 9860 Granville Avenue

Staff Recommendation

That a Development Permit be issued which would:

- 1. Permit the construction of 18 three-storey townhouse units at 9800, 9820, 9840 and 9860 Granville Avenue on a site zoned "Medium Density Townhouses (RTM2)"; and
- 2. Vary the provisions of Richmond Zoning Bylaw 8500 to increase the rate of tandem parking spaces from 50% to 62%.

Wayne Craig

Director of Development

EL:blg

Att.

Staff Report

Origin

Zhao XD Architect Ltd. has applied to the City of Richmond for permission to develop 18 three-storey townhouse units at 9800, 9820, 9840 and 9860 Granville Avenue. The site is being rezoned from "Single Detached (RS1/F)" zone to "Medium Density Townhouses (RTM2)" under Bylaw 9179 (RZ 14-658085), which received third reading following the Public Hearing on February 16, 2015. The site is currently vacant. A Servicing Agreement for road widening, frontage beautification, storm upgrades, and service connections is required prior to issuance of a Building Permit for the site.

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, across Granville Avenue, A.R. MacNeill Secondary School, on a site zoned "School & Institutional Use (SI)" and a seven (7) unit townhouse development on a site zoned "Town Housing (ZT60) North McLennan (City Centre)".
- To the east, two (2) single-family homes on large lots zoned "Single Detached (RS1/F)", fronting No. 4 Road; currently under a rezoning application (RZ 15-708960) to rezone these properties to "Medium Density Townhouses (RTM2)" to facilitate a seven (7) unit townhouse development.
- To the south, a 22-unit townhouse development, on a site zoned "Low Density Townhouses (RTL1)".
- To the west, a mix of newer and older single-family homes on large lots zoned "Single Detached (RS1/F)", fronting Granville Avenue.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on February 16, 2015. At the Public Hearing, a property owner of the adjacent townhouse development to the south at 7060 Bridge Street expressed concerns in regards to settlements, noise, and potential damage to their units due to construction.

In response, the applicant has advised staff that, prior to any construction, the project team is willing to conduct inspections of the adjacent site to determine predevelopment conditions, and will document this for the owners. This documentation will be used to determine any damage that may occur during construction. This has been shared with the adjacent resident by way of a letter from the applicant. No property damage to the neighbouring properties is anticipated based on studies prepared by professional geotechnical and structural engineers for the applicant. Construction management will be in accordance with City's standards in terms of working hours and sound rating levels, as well as an approved Construction Traffic and Parking Management Plan.

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 "Medium Density Townhouses (RTM2)" zone, except for the one (1) zoning variance noted below.

Zoning Compliance/Variances (staff comments in bold)

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

1) Increase the rate of tandem parking spaces from 50% to 62% to allow a total of 22 tandem parking spaces in 11 townhouse units;

(26 residential parking spaces are required for this 18-unit development; a maximum of nine (9) double car garages (18 residential parking spaces) can be in tandem arrangement. By permitting an extra two (2) tandem parking garages (4 residential parking spaces), the developer is able to provide 10 extra residential parking spaces on-site.

Tandem parking is generally supported, as it can reduce pavement area on-site and facilitate a more flexible site layout. With the extra residential parking spaces provided on-site and on-street parking available on Granville Avenue, staff do not envision any noticeable impact to parking in the immediate neighbourhood due to the proposed tandem parking variance.

This variance was identified in the Rezoning Report to Committee and no concerns were raised at the Public Hearing. A restrictive covenant to prohibit the conversion of the tandem garage area into habitable space has been secured at the rezoning stage.)

Advisory Design Panel Comments

The Advisory Design Panel supported the design of the project and the Design Panel's suggested design changes have been incorporated into the proposal. A copy of the relevant excerpt from the Advisory Design Panel Minutes from Wednesday, April 1, 2015 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

- While the proposed rear yard setback meets the minimum zoning requirements (i.e., 3.0 m), there is no tree planting opportunity within the rear yards, as an existing sanitary statutory right-of-way (SRW) covers the entire 3.0 m wide rear setback area.
- Evergreen hedges and 1.8 m tall wood fence are proposed along the rear property line for screening between the subject and the neighbouring property to the south.
- Varied roof line, extra setback on the upper floors, reduced window sizes and window orientation are included in the architectural design to address potential adjacency issue.

- Second floor setback to the living room window is approximately 4.94 m to the rear (south) property line and there is no south facing bedroom windows on the third floor overlooking the neighbouring yards to the south.
- Perimeter drainage will be required as part of the Building Permit to ensure storm water is managed and addressed through the development and will not impact the neighbouring properties.
- Open fence at a maximum of 1.2 m (4 ft.) high is proposed along the east side property line to allow for a more open future outdoor amenity area on the adjacent development site to the east.

Urban Design and Site Planning

- The proposal consists of seven (7) clusters, including four (4) triplex and three (3) duplex buildings. Eleven (11) units have direct access from the Granville Avenue to the north and seven (7) units have access from the internal drive aisle.
- The internal road layout is a T-shaped, with future connections to the neighbouring properties to the east and west, secured by Statuary Right of Way (SRW).
- All units have two (2) vehicle parking spaces; seven (7) units have a side-by-side double car garage and 11 units have tandem garages. A Restrictive Covenant, prohibiting the conversion of tandem parking area into habitable area has been secured at rezoning.
- A total of four (4) visitor parking spaces, including an accessible visitor parking space, are proposed, which meets the minimum bylaw requirement. Both residential and visitor bicycle parking are provided in compliance with the Zoning Bylaw requirements.
- All units have private outdoor spaces consisting of front or rear yard and balconies on the second floors that can be accessed directly from the living space. The provision of private outdoor spaces exceeds the development guidelines (37 m² per unit).
- Outdoor amenity space is proposed opposite the site entry for maximum casual surveillance opportunity and sun exposure. The size and location of the outdoor amenity space is appropriate in providing open landscape and amenity space convenient to all of the units.
- A covered mailbox kiosk and short-term bicycle parking spaces are provided at the entrance of the outdoor amenity space.
- The required garbage, recycling and organic waste storage enclosures have been incorporated into the design of Building No. 2 (at the west side of the entry driveway) to minimize their visual impact.
- Additional outdoor amenity space (10% of the site area) as per the City Centre Amenity Space Provisions in the City Centre Area Plan is provided as landscaped area throughout the site.

Architectural Form and Character

 The architect advised that the architectural language adopted in the design is inspired from traditional Georgian style homes; with patterned fenestration, symmetrical or locally symmetrical façade composition. Individuality of dwelling units is expressed by their separate entry porches, differences in colours, and local massing variations. Building

- components refer to various styles and architectural languages, and are intended to be integrated with each other using an eclectic approach that also reflects contemporary functional and constructional practices.
- The overall appearance of the proposal generally conforms to the design guidelines of the North McLennan area and should fit in well with the character of the surrounding area.
- A pedestrian scale is generally achieved along the public streets and internal drive aisle through the inclusion of variation in building projections, recesses, entry porches, varying material/colour combinations, landscape features, and the use of individual unit entrances.
- The impact of blank garage doors has been mitigated with panel patterned doors, transom windows, unit entrances, planting islands along the drive aisle, and planters on the second floor balconies.
- The proposed building materials (asphalt roof shingles, hardie board/siding/panel, and wood fascia/trim/column) are generally consistent with the Official Community Plan (OCP) Guidelines and compatible with the existing single-family character of the neighbourhood.
- Earth tone colours have been used for all siding materials to fit with the context of the neighbourhood. Strong contrasting colours are used on the accent walls to provide visual interest.

Landscape Design and Open Space Design

- Tree preservation was reviewed at rezoning stage, two (2) City trees along the frontage of the site and 16 trees on site are identified for removal.
- Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP),
 32 replacement trees are required. The applicant is proposing to plant 20 replacement trees on-site, including five (5) conifers and 15 deciduous trees. A voluntary contribution of \$6,000 to the City's Tree Compensation Fund in lieu of planting the remaining 12 replacement trees has been secured at rezoning.
- Four (4) trees on site, two (2) street trees, and two (2) trees located on the neighbouring property to the east are identified for retention. Tree protection fencing is required to be installed as per the Arborist Report recommendations prior to any construction activities (including demolition) occurring on-site. A Tree Survival Security will be required as part of the Landscape Letter of Credit as a condition to Development Permit issuance to ensure that these trees will be protected. No Landscape Letter of Credit will be returned until the post-construction assessment report, prepared by the Arborist, confirming the protected trees survived the construction, is reviewed by staff.
- A pedestrian-oriented streetscape along Granville Avenue is proposed; with a landscaped edge treatment, low metal fencing with masonry columns, and gates and walkways to individual townhouse unit front doors.
- Each unit will have a private yard with landscaping, lawn area and a patio. Various hedges, shrubs and ground covers, as well as perennials and grasses have been selected to ensure the landscape treatment remains interesting throughout the year.
- The location of outdoor amenity space provides the easy access and visual transparency and surveillance for the townhouse residents.

- A children's play area, designed for children aged 2 to 5 years old, is proposed for the
 outdoor amenity area. The play equipment includes a double slide, a curly climber, a rock
 climb, and a boarding net; it was chosen to fit into the provided space and to allow multiple
 children to play at the same time. The equipment provides different play opportunities for
 the development of social, imagination, balance, and motor skills. A bench is also provided
 for caregivers.
- The existing grade at the mature trees is retained to create a less formal natural play area. The natural play area provides opportunities for imaginative play and social interaction. The difference in grading provides interest for children of all ages.
- The entry driveway, surface parking stalls, and a portion of the internal drive aisle will be treated with permeable pavers for better water infiltration and variety in paving surfaces. Feature paving will be used to identify and enhance the pedestrian route from the site entrance to the internal units.
- In order to ensure that the proposed landscaping works are completed, the applicant is required to provide a landscape security of \$106,086.40 in association with the Development Permit.
- Indoor amenity space is not proposed on-site. An \$18,000 cash-in-lieu contribution (\$1,000 per unit) has been secured as a condition of rezoning approval, consistent with the OCP.

Crime Prevention Through Environmental Design

- Site lighting and clear site lines provide unobstructed views of surrounding area.
- Plantings near residential entries are low to maximize views and casual surveillance opportunities.
- All entrances are visible and overlooked by pedestrians or by neighbour's windows.
- The landscape design avoids hiding places that would conceal criminals.
- Security lights including wall mounted lighting for drive aisles and lighting at entries to provide adequate outdoor security illumination.

Sustainability

- A Restrictive Covenant specifying that all units are to be built and maintained to the EnerGuide rating of 82 or higher, and that all units are to be solar-hot-water-ready, has been secured at rezoning. A Certified Energy Advisor has confirmed that the proposed townhouse units will be designed to achieve an EnerGuide rating of 82. The report, prepared by the Energy Advisor, is on file and will be utilized through the Building Permit review process to ensure these measures are incorporated in the permit drawings.
- The developer also advises that the following sustainability features will be incorporated into the development:
 - Use of drought tolerant or native dominant plantings.
 - Use of permeable surfaces on a portion of the drive aisle and surface parking stalls.
 - Use of exterior building materials require low maintenance and provide highly durable surfaces (i.e., hardie siding).

Accessible Housing

- The proposed development includes two (2) convertible units that are designed with the
 potential to be easily renovated to accommodate a future resident in a wheelchair. The
 potential conversion of these units will require installation of a vertical lift in the stacked
 storage space (which has been dimensioned to allow for this in Unit B2 & B3 of Building 5)
 in the future, if desired.
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
 - Stairwell hand rails.
 - · Lever-type handles for plumbing fixtures and door handles.
 - Solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

Conclusion

The applicant has satisfactorily addressed staff's comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design. The applicant has presented a development that fits into the existing context. On this basis, staff recommend support of this Development Permit application.

Edwin Lee Planner 1 (604-276-4121)

EL:blg

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

- Adoption of Rezoning Bylaw 9179 (RZ 14-658085).
- Receipt of a Letter-of-Credit for landscaping and tree survival in the amount of \$106,086.40; Letter-of-Credit
 will not be released until the Letter of Assurance from the Landscape Architect confirming that landscaping are
 installed as per Development Permit, as well as the Post Construction Impact Assessment Report from the
 Arborist; confirming that the protected trees survived the construction, are reviewed by staff. The City will
 release 80% of the security after construction and landscaping on the proposed townhouse complex are
 completed, inspections are approved, and an acceptable post-construction impact assessment report is received.
 The remaining 20% of the security will be released one year later subject to inspection.

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

- Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
- Enter into a Servicing Agreement for the design and construction of road widening, frontage beautification, storm upgrades, and service connections.
- Incorporation of energy efficiency, CPTED, sustainability, and accessibility measures in Building Permit (BP)
 plans as determined via the rezoning and/or Development Permit processes.
- Payment of DCC's (City & GVS&DD), School Site Acquisition Charges, Address Assignment Fee, and all required servicing costs.
- · If applicable, payment of latecomer agreement charges associated with eligible latecomer works.

- Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.
- Submission of a Construction Parking and Traffic Management Plan to the Transportation Division.
 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.



Development Application Data Sheet

Development Applications Division

DP 14-671945 Attachment 1

Address: 9800, 9820, 9840 and 9860 Granville Avenue

Applicant: Zhao XD Architect Ltd. Owner: Zhang's Cubic Estates Holdings Ltd.

Planning Area(s): South McLennan Sub-Area (City Centre)

Floor Area Gross: 3,135.8 m² Floor Area Net: 1,997.6 m²

	Existing	Proposed
Site Area:	3,076 m ²	No Change
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Neighbourhood Residential	No Change
Zoning:	CCAP: General Urban T4 South McLennan Sub-Area Plan: Residential, 2½ storey typical (3-storeys maximum) with 0.55 base FAR	No Change
Number of Units:	4	18

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65	0.65 Max.	none permitted
Lot Coverage – Building:	Max. 40%	39.8%	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	64.7%	none
Lot Coverage – Landscaping:	Min. 25%	25% Min.	none
Setback – Front Yard (m):	Min. 6.0 m	6.0 m Min.	none
Setback – East Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – West Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback - Rear Yard (m):	Min. 3.0 m	3.63 Min.	none
Height (m):	Max. 12.0 m (3 storeys)	11.8 m (3 storeys)	none
Lot Width:	Min. 50.0 m	74.69 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.4 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces - Total:	30	40	none

Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (36 x Max. 50% = 18)	22 spaces (62%)	Variance Requested
Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on site (40 x Max. 50% = 20)	0	none
Handicap Parking Spaces:	1	1	none
Amenity Space – Indoor:	Min. 70 m² or Cash-in- lieu	Cash-in-lieu	none
Amenity Space - Outdoor:	Min. 6 m ² x 18 units = 108 m ²	108 m²	none

Excerpt from the Minutes from The Design Panel Meeting

Wednesday, April 1, 2015 – 4:00 p.m. Rm. M.1.003 Richmond City Hall

Panel Discussion

Comments from the Panel were as follows:

- stairs at the back units appear institutional; Larger head trims are added to windows on staircases, which reduces the punched window effect with the extra decoration adds more residential building character (see drawing A6, A8 & A8.1).
- driveways lack landscaping; consider reducing the setback from the street to provide more opportunities for landscaping;
 Pathways to rear entry doors for front units are re-designed to make additional landscaping area for more plantations.
- colonial design of the entries to the front units does not fit with the rest of the project; triplexes have heavy columns; consider design development to simplify the unit entries; The architectural language adopted in the design is inspired from traditional Georgia style homes with fenestration pattern and symmetrical or locally symmetrical design composition. Due to the nature of townhouse use, individuality of each units is expressed by separate entry porch among others factors. Porch as well as other parts of design elements is part of façade composition referring to various different styles and architectural language. The design philosophy is based on a more eclecticism architectural approach for a better functional, constructional and aesthetical adaptability. Front porches have been modified to reduce the apparent mass (see revised elevations drawing A7, A8). Two columns for front porches have been reduced from 24" to 18" for each which significantly reduces the porch massing.
- like the massing, setbacks and variation of townhouse units along Granville Avenue; however, proposed colours appear flat;
 Unit A & Unit A7 are revised to have 6" projection of wall thickness that make up a recess for adjacent units. The staggered footprint created by the recess makes the transitions of different wall materials and color less flat (see plans A-3 & A-4).
- look at opportunities for introducing greens along the internal drive aisles;
 Balcony planters are proposed (as shown on ADP package); extra plantation on the increased green areas adjacent to the combined path way to back doors should address the comments.

- look at softening the landscaping for the proposed amenity space and consider design development to allow more uses other than just a children's play area;
 As already shown on the landscape architectural design, pathway and bench have been proposed in addition to other items merely for children's play. The pathway and bench can be used by adults as a consideration to allow more uses other than just a children's play area.
- commend the applicant for retaining the trees; however, concerned that planting along the street frontage might encroach on the trunk of the tree; applicant needs to review the planting scheme;
 No planting will encroach on the tree trunks. The design proposal is made based on

arborist's recommendations.

- trees adjacent to the children's play area are boxed off and disconnected from the amenity area; look at opportunities to integrate them into the amenity area;
 The sunken area around tree is paved with mulch and about 1'-8" lower than the formal play area. It can be used for a less formal play area for children. The difference in grading provides interest for children of different ages.
- look at the survivability of planting materials between the buildings;

 As shown on the landscape plan, Western Sword Fern is mostly proposed in the areas between buildings. Sword ferns are very tough and can survive occasional dry periods, do well with light sunlight and prefer cool weather to overly warm.
- appreciate the decorative pavers at the entrance to the development; however, consider accentuating the utilities, e.g. garbage and recycling with distinct decorative pavers; Utility space such as garbage/recycling enclosure and mailbox kiosk are accentuated by geometry of paving and curbs. The presence of garbage/recycling enclosure would however preferably not be accentuated too much. As shown on the landscape and architectural site plan, the width of access driveway from street into the subject site changes, and additional curbed-off area is provided for garbage/recycling enclosure. The curb line variation and pavement differentiation between driveway area and curbed-off area accentuates the enclosure presence. Since the garbage/recycling enclosure is just a utility space, we would not like to emphasize it too much. Similar case applies to the amenity area, but the accentuation of its presence is much more preferred.
- agree with comments regarding the disconnect between the design of the townhouse entries along the street and the overall architecture of the buildings.
 As mentioned earlier, the design philosophy is based on a more eclecticism architectural approach for more flexibility. Porch design has been improved for the buildings facing Granville Ave. with additional details similar in scale to rest elements of each building (see drawings A7, A8), where the volume of the porch canopy has been broken into smaller segments to reduce massing of the porch as suggested. Eclecticism promotes a design approach that emphasizes more on pure architectural composition that compromise "different styles" into a "new" form rather than exclusion of one style from another. An approach called Neo-eclectic architecture as an example, is a name for an architectural style that has influenced residential building construction in North America in the later

part of the 20th century and early part of the 21st. The residential buildings built today are designed in the way incorporates many styles. Architects and designers call this new stylistic mix Neoeclectic, or Neo-eclectic which is the "style" we are commonly using today.



Development Permit

No. DP 14-671945

To the Holder:

ZHAO XD ARCHITECT LTD.

Property Address:

9800, 9820, 9840 AND 9860 GRANVILLE AVENUE

Address:

C/O XUEDONG ZHAO

255 - 11181 VOYAGEUR WAY

RICHMOND, BC V6X 3N9

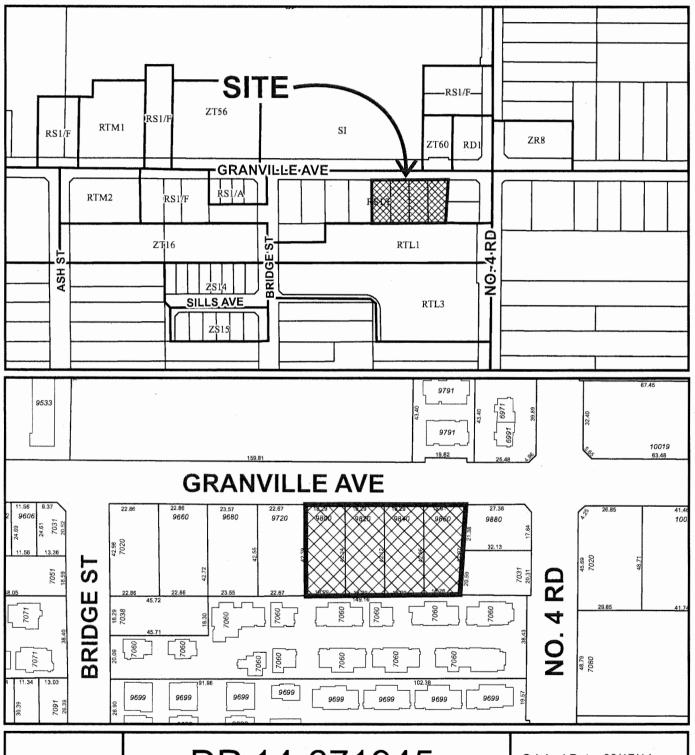
- 1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
- 2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
- 4. The "Richmond Zoning Bylaw 8500" is hereby varied to increase the rate of tandem parking spaces from 50% to 62% to allow a total of 22 tandem parking spaces in 11 townhouse units.
- 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 #4 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 \$106,086.40 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 14-671945

		NO. DP	14-071
To the Holder:	ZHAO XD ARC	CHITECT LTD.	
Property Address:	9800, 9820, 98	40 AND 9860 GRANVILLE AVENUE	
Address:	C/O XUEDONO # 255 - 11181 \ RICHMOND, B	VOYAGEUR WAY	
	ions of this Permit arm a part hereof.	oped generally in accordance with the ter and any plans and specifications attached	
AUTHORIZING RESOL DAY OF ,	UTION NO.	ISSUED BY THE COUNCIL T	HE
DELIVERED THIS	DAY OF	, .	
MAYOR			



City of Richmond





DP 14-671945 SCHEDULE "A"

Original Date: 09/17/14

Revision Date: 09/23/14

Note: Dimensions are in METRES

DEVELOPMENT DATA										_
								BYLAW REQUIREMENT	PROPOSED	V/
·	9840 & 9860 GRANVILLE AVENUE						LOT SIZE (MIN. DIMENSIONS):	(MIN. 30M WIDE)	71.6M WIDE	
ELONE DESCRIPTION.	84 SECTION 15 BLOCK 4 NORTH ST NEW WESTMINSTER DISTRICT PLAN 475	45		BYLAW REQUIREMENT	PROPOSEO	VARIANCE		(MIN. 35M DEEP)	41.8M DEEP	
	6-392 (LOT 80), PID 003-596-443 (LOT		FLOOR AREA RATIO:	MAX. 0.65 (21522.2 SF)	0.65 (21501.7 SF)		RESIDENTIAL PARKING SPACES:	26 SPACES (1.4/UNIT)	36 SPACES (2.0/UNIT)	
	7-915 (LOT 82), PID DO3-558-886 (LOT		LOT COVERAGE - BUILDING:	MAX. 40% (13244,4SF)	39.8 % (13160.0 SF)	NONE	VISITOR PARKING SPACES:	0.2 SPACES/ UNIT = 4	4 SPACES	
PLANNING AREA(S): 10 CITY CEN	TRE (OCP SCH: 2.10D) MCLENNAN SOUT	TH SUB-AREA PLAN	LOT COVERAGE - LANOSCAPING (GREEN):	MIN. 25% (8277.0 SF)	MIN. 25% (8277.0 SF)	NONE	OFF-STREET PARKING SPACES-TOTAL:	30 SPACES	44 SPACES	
	EXISTING	PROPOSED	LOT COVERAGE - NDN-POROUS AREA:	MAX. 70% (23177.7 SF	64.7% (21424.4 SF)		SIDE-BY-SIDE PARKING SPACES:	MIN. 13 SPACES	14 SPACES	
SITE SIZE (SM):	3076 SM (33111 S.F.)	3D76 SM (33111 S.F.)	COVERED AREA (SF):	MAX. 10% OF FSR	4.8% OF FSR (1575.8 SF)		TANDEM PARKING SPACES:	13 SPACES MAX.	12 AMONG REQUIRED 26 STALLS	T
LAND USES:	SINGLE-FAMILY RESIDENTIAL	TOWNHOUSE	SETBACK - ROAD SETBACK (NORTH):	MIN. 6.0M	6.0M	NONE	BICYCLE PARKING SPACE-CLASS-1:	1.25 SPACES PER UNIT	2.44 PER UNIT	
OCP DESIGNATION:	NEIGHBOURHOOD RESIDENTIAL	NEIGHBOURHOOD RESIDENTIAL	SETBACK - EAST SIDE YARD::	MIN. 3.0M	3.0M	NONE	BICYCLE PARKING SPACE-CLASS-2:	0.2 SPACES PER UNIT	0.22 PER UNIT	
AREA PLAN DESIGNATION:	10 CITY CENTRE (OCP SCH: 2.100)	10 CITY CENTRE (OCP SCH: 2.10D)	SETBACK - WEST SIDE YARD:	MIN. 3.0M	3.0M	NONE	AMENITY SPACE - INDOOR:	MIN. 50 SM OR CASH-IN-LIEU	CASH-IN-LIEU	
ZONING:	SINGLE DETACHED (RS-1E)	MEDIUM-DENSITY TOWN HOUSING (RTM2)	SETBACK - REAR YARD (SOUTH):	MIN. 3.0M	3.63M	NONE	AMENITY SPACE - OUTDOOR:	MIN. 6 SM PER UNIT	1163 SF (6 SM PER UNIT)	T
NUMBER OF UNITS:	4	18	HEIGHT:	12M (3 STOREYS)	12M (3 STOREYS)	NONE	PRIVATE OPEN SPACE:	MIN. 37 SM PER UNIT	45.9 SM PER UNIT (AVG.)	T

NEW CURB AFTER ROAD WIDENING

GRASS BOULEVARD

1.75M -CONC. SIDEWALK

NONE NONE NONE NONE NDNF VARIANCE REO'D NONE NONE NONE NONE MIN. 37 SM PER UNIT 45.9 SM PER UNIT (AVG.) NONE PRIVATE OPEN SPACE:

* INCL. UTILITY CLOSETS

VARIANCE

AGING IN PLACE FEATURES FOR ALL UNITS: -SOLID BLOCKING IN WASHROOM WALLS FOR FUTURE GRAB BARS -LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

2 CONVERTIBLE UNITS ARE PROPOSED FOR THIS PROJECT.

NOTE FOR LIFT:

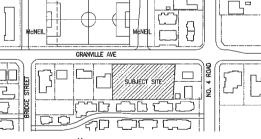
2 STOREY LIFT RISE LIFT BY THYSSENKRUPP DESTINY RESIDENTIAL ELEVATOR

MIN. CLEAR HOISTWAY SIZE: 43"X60" (TYP.) DEPRESSED SLAB FOR LIFT

NOTE— NO ABOVECROUND UTILITY INFRASTRUCTURE IMPROVEMENTS IS PERMITTED WITHIN THE FRONT YARD SETBACK, ALONG THE ENTRY DRIVEWAY, AND IN FRONT OR WITHIN THE OUTDOUR AMENITY SPACE.

	F.A.R. CALCU	JLATION:	L	OT AREA:	33111.0	SQ.FT.
	F.A.R. PERM	ITTED:	0.65	FAR =	21522.2	SQ.FT.
	UNIT 'A' UNIT 'A1' UNIT 'A2' UNIT 'A3' UNIT 'A4' UNIT 'A6' UNIT 'A6' UNIT 'A7' UNIT 'B' UNIT 'B2' UNIT 'B3' UNIT 'B4'	1120.7 1120.7 1120.7 1120.7 1120.7 1120.7 1120.7 1120.7 120.7 1280.2 1280.2 1395.2 1377.8	\$Q.FT. \$Q.FT. \$Q.FT. \$Q.FT. \$Q.FT. \$Q.FT. \$Q.FT. \$Q.FT. \$Q.FT. \$Q.FT. \$Q.FT. \$Q.FT.	X 3 = X 1 = X 2 = X 1 = X 1 = X 1 = X 2 = X 2 = X 2 = X 1 = X 1 =	3362.1 1120.7 2241.4 1120.7 1120.7 1120.7 1120.7 1120.7 120.7 120.7 2560.4 2560.4 1395.2 1377.8	\$Q.FT. \$Q.FT. \$Q.FT. \$Q.FT. \$Q.FT. \$Q.FT. \$Q.FT. \$Q.FT. \$Q.FT. \$Q.FT. \$Q.FT.
,	UNIT 'B'	1280.2	SQ.FT.	X 1 =	1280.2	SQ.FT.

TOTAL PROPOSED = (0.65 FAR) 21501.7 SQ.FT.



CONTEXT PLAN

ENGERGUIDE RATING OF 82 OR ABOVE IS TO BE ACHIEVED FOR THE DEVELOPMENT PROJECT. PRE-DUCT FOR SOLAR HOT WATER IS REQUIRED FOR EACH UNIT.



ZHAO XD ARCHITECT LTD.

#255-11181 Voyageur Way, Richmond, BC V6X 3N9 Tei. (604) 275-8882 Fax (604) 909-1736

Fmail: info@zbaparch.com Web: zhaoarch.com

This drawing shall not be used for construction unless it is countersigned by the CONSULTANT.

27MAY15 DP COMMENTS 11MAR/14 REZONING Date: Issued For:

A A DETAIL NUMBER
B LOCATION SHEET A DETAIL NUMBER B C C DETAIL SHEET

The contractor shall check and verify oil pertinent dimensions and report any discrepancies to the CONSULTANT before proceeding with the work

TOWNHOUSE DEVELOPMENT GRANVILLE AVE

9800~9860 GRANVILLE AVE. RICHMOND, BC

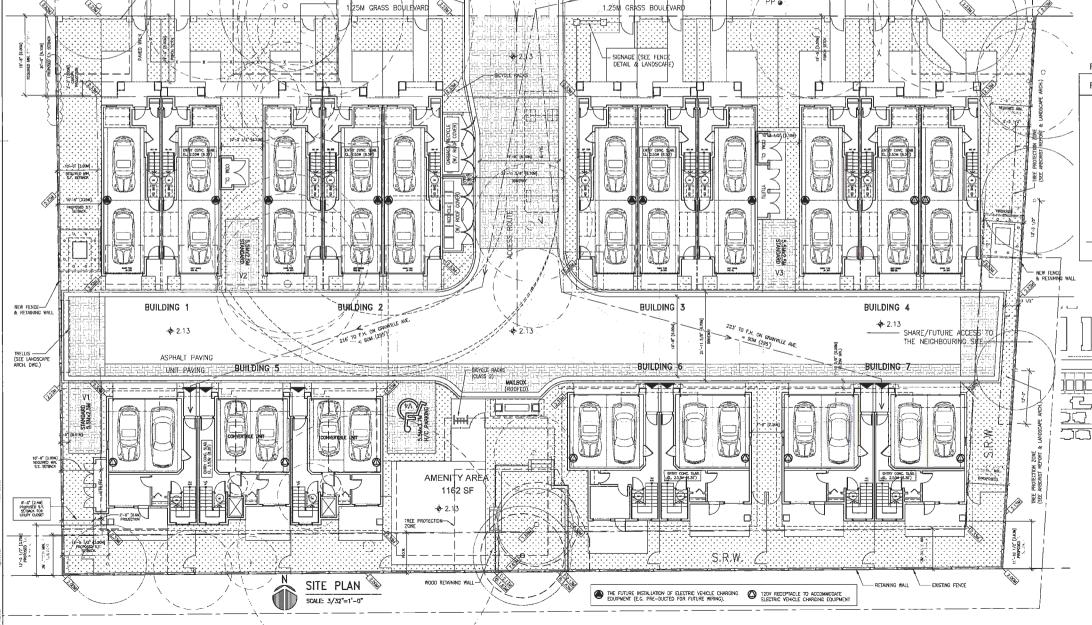
Orawing Title:

SITE PLAN & DATA

Date: Drawn By: Checked By: Praject No.:

Drawing No.

Α1



GRANVILLE AVENUE

DEVELOPMENT DATA

NUMBER OF UNITS:

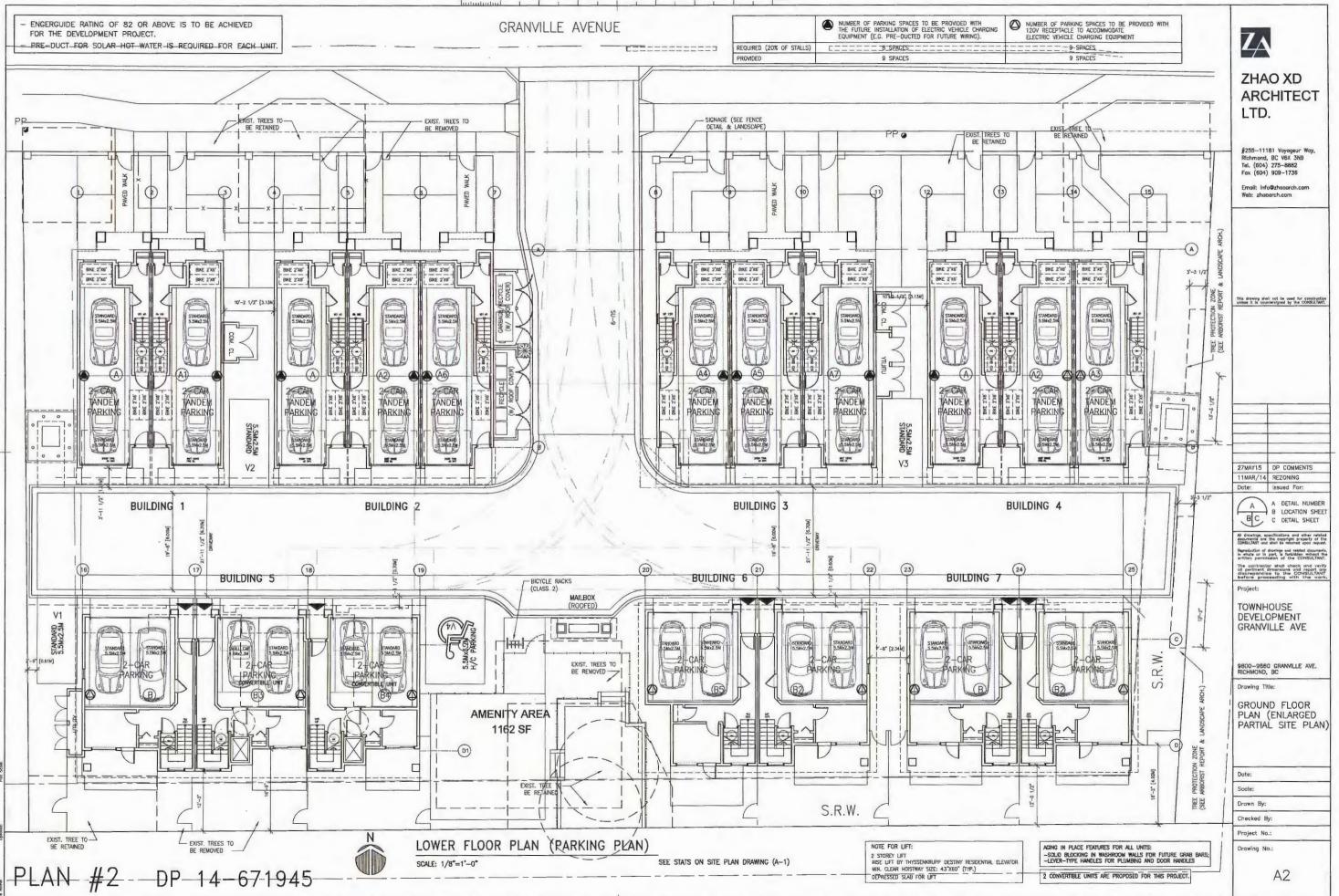
HIGHEST POINT

ELEVATION OF THE CRDWN 2.23

11.2M CURB TO CURB /

NEW CURB AFTER ROAD WIDENING

GRASS BQULEVARD



-671945 PLAN #1

This drowing is NOT to be acoled. Use figured dimensions only



2016

00

9

PROPOSED VARIANCE BYLAW REQUIREMENT RESIDENTIAL PARKING SPACES: 1.4 SPACES/ UNIT 36 SPACES 0.2 SPACES/ UNIT 4 SPACES VISITOR PARKING SPACES: OFF-STREET PARKING SPACES-TOTAL: (INCL 2 SMALL-CAR) MIN. 50% OF 26 STALLS SIDE-BY-SIDE PARKING SPACES: VARIANCE REQ'D TANDEM PARKING SPACES: MAX. 50% OF 26 STALLS 12 AMONG REQUIRD 26 STALLS 1.25 SPACES PER UNIT 44 SPACES (2.44 PER UNIT) BICYCLE PARKING SPACE-CLASS-1: 4 SPACES (0.22 PER UNIT) BICYCLE PARKING SPACE-CLASS-2: 0.2 SPACES PER UNIT

BUILDING 3 **BUILDING 4** BUILDING 1 BUILDING 2 SHARE/FUTURE ACCESS TO THE NEIGHBOURING SITE BICYCLE RACKS BUILDING 5 BUILDING 6 **BUILDING 7** AMENITY AREA 1162 SF S.R.W.

GRANVILLE AVENUE

DP 14-671945 PLAN #2



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

	NUMBER OF PARKING SPACES TO BE PROVIDED WITH THE FUTURE INSTALLATION OF ELECTRIC VEHICLE CHARGING EQUIPMENT (E.G. PRE-DUCTED FOR FUTURE WIRING).	NUMBER OF PARKING SPACES TO BE PROVIDED WITH 120V RECEPTACLE TO ACCOMMODATE ELECTRIC VEHICLE CHARGING EQUIPMENT
REQUIRED (20% OF STALLS)	8 SPACES	9 SPACES
PROVIDED	9 SPACES	9 SPACES

74

ZHAO XD ARCHITECT LTD.

27MAY15 DP COMMENTS 11MAR/14 REZONING

B C C DETAIL SHEET

All drowings, specifications and other related documents are the copyright property of the CONSLITANT and shall be returned upon request. Reproduction of drawings and related document in whole or in part, is forbidden without the written parmission of the CONSULTANT

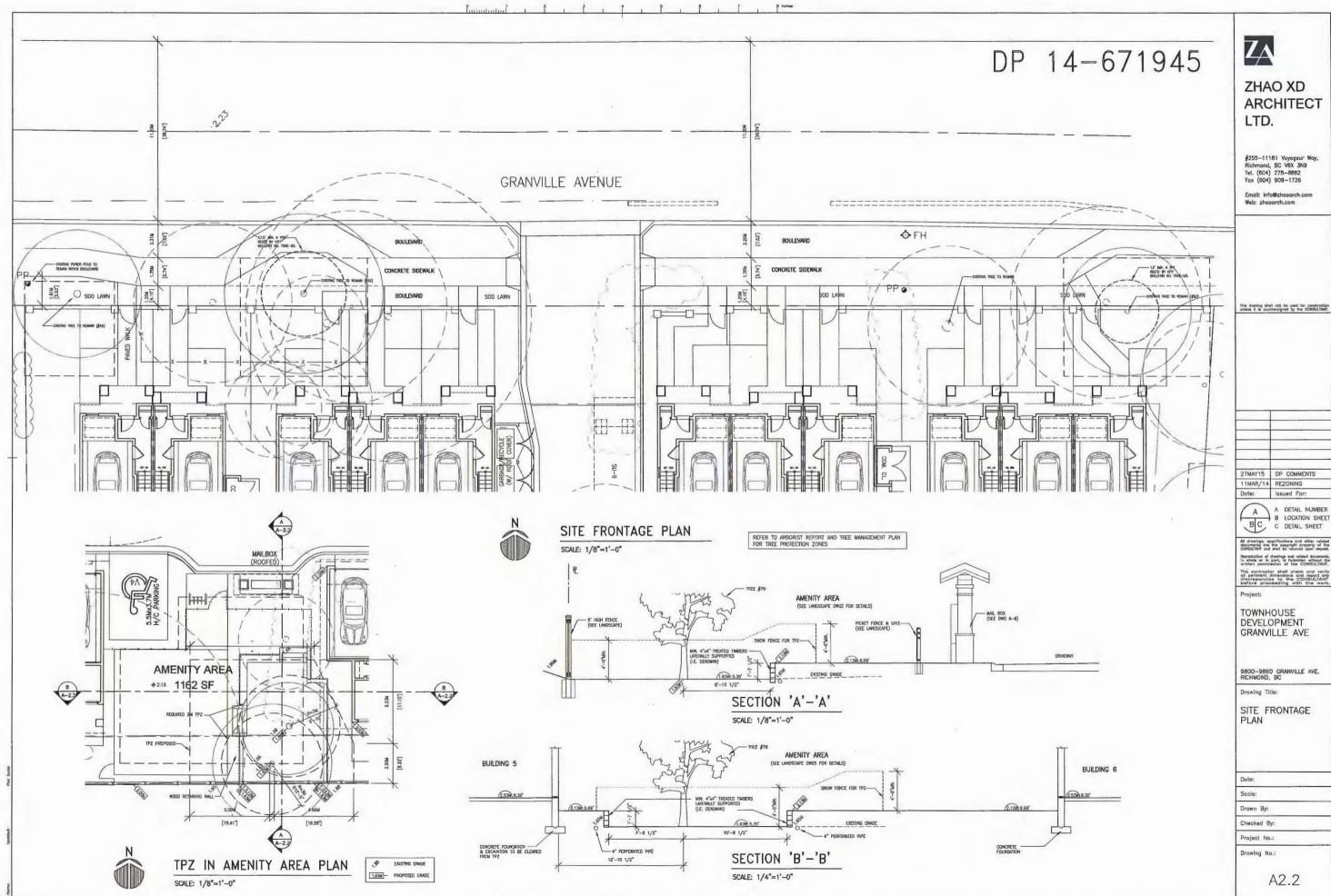
TOWNHOUSE DEVELOPMENT GRANVILLE AVE

PARKING PLAN

Scale: Drawn By: Checked By: Project No.: Drawing No.:

A2.1

This drawing is NOT to be socied. Use figured dimensions only,



MAR

2016

00

7

9

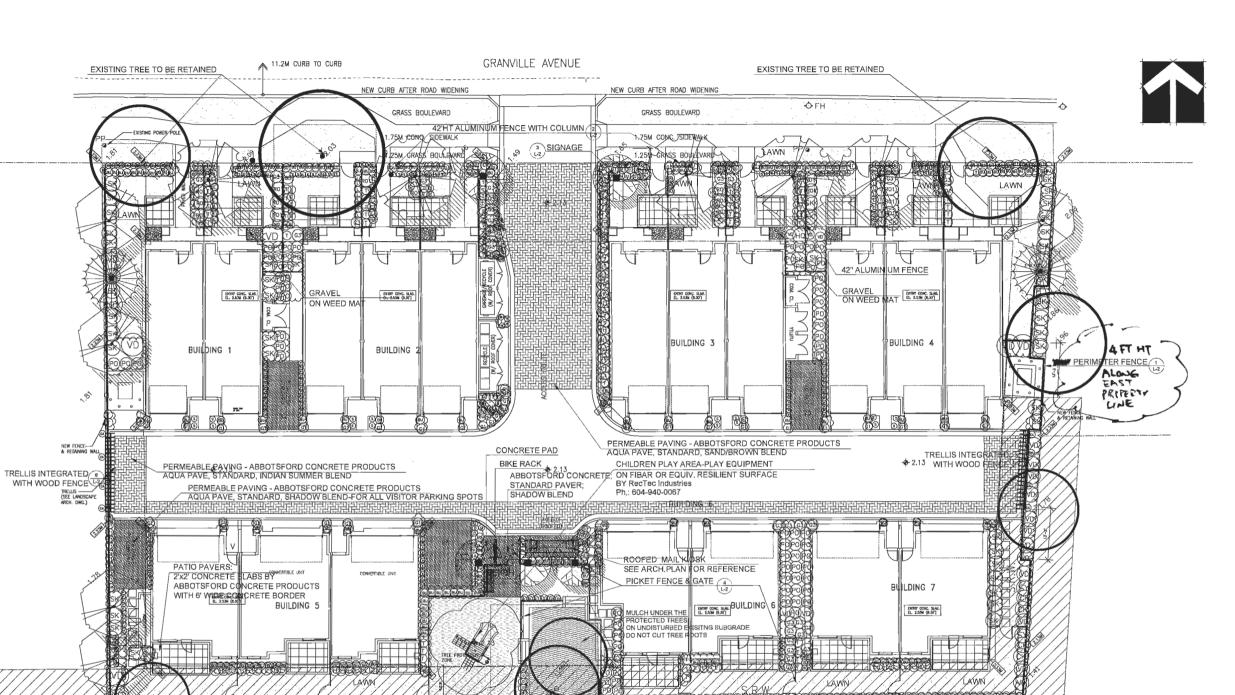
LO

9800-9860 GRANVILLE AVE. RICHMOND, BC

A2.2

This drawing is NOT to be scaled. Use figured dimensions only.

CHK'D: PCM



PLAI	NT S	CHEDULE	-	PMG PROJECT NUMBER: 14-017
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE			-	
- Com	5	ACER RUBRUM 'ARMSTRONG'	COLUMNAR ARMSTRONG MAPLE	BCM CAL; 2M STD; B&B
	5	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	BCM CAL; 2M STD; B&B
£ 300	3	CHAMAECYPARIS OBTUSA GRACILIS	SLENDER HINDKI FLASE CYPRESS	4M HT; B&B
	2	PINUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRIAN BLACK PINE	4M HT; B&B
	. 5	STYRAX JAPONICUS	JAPANESE SNOWBELL	BCM CAL; 2M STD; B&B
RUE RUE	•			
(BU)	204	BUXUS SEMPERVIRENS	COMMON BOXWOOD	#3 POT; 40CM
	4	CORNUS ALBA 'ELEGANTISSIMA'	VARIEGATED SHRUB DOGWOOD	#2 POT; 50CM
(S)	1	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS'	RUBY SLIPPERS HYDRANGEA	#3POT
(30)	19	RHODODENDRON 'MRS, FURNIVAL'	RHODODENDRON; ROSE PINK; MAY	#2 POT; 30CM
(sx)	47	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#2 POT; 30CM
(S)	2	SYMPHORICARPOS DOORENBOSII 'ARISO'	PURPLE SNOWBERRY	#2 POT; 30CM
8	100	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.2M B&B
8	120	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1,8M HT; B&B
8	28	VIBURNUM P.T. 'SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIBURNUM	#3 POT; 60CM

RASS					
	77	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT	
(E)	35	MISCANTHUS SINENSIS 'PURPURASCENS'	FLAME GRASS	#1 POT	
ERENN	B IAL	CLEMATIS ARMANDII	EVERGREEN CLEMATIS	#2 POT; 60CM STAKED	
(F)	29	ERYSIMUM 'BOWLES MAUVE'	SHRUBBY WALLFLOWER; PURPLE	15 CM POT	
8	39	HEMEROCALLIS LITTLE WINE CUP	LITTLE WINE CUP OAYLILY; RED	#1 POT; 1-2 FAN	
\approx	3	HOSTA UNDULATA 'ALBO-MARGINATA'	WAVY LEAF HOSTA; WHITE VARIEGATED	#1 POT; 1 EYE	
\approx	64	LAVENDULA ANGUSTIFOLIA ' HIDCOTE'	ENGLISH LAVENDER	#1 POT	
LOCEDOW LOCEDOW	187	SEDUM M ATUMN JOY	SEDUM	15 CM POT	
	109	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	9CM POT;	
(P)	75	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM	
	PLANT :	SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO	O THE BC LANDSCAPE STANDARD, LATEST EDITION, CO	NTAINER SIZES SPECIFIED AS PER	

NOTES: *PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD. LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZES 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 MAIN. AND AND FRASER VALLEY. *SUBSTITUTIONS: OBTAIN WHATTEN APPROVAL FROM THE LANDSCAPE ASCHITECT PRIOR TO MANING ANY SUBSTITUTIONS OF THE SPECIFIED REFIRML LUMAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MEET OR EXCEED BC LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MEET OR EXCEED BC LANDSCAPE STANDARD. SOME STANDARD. SOME OF THE MEET OR EXCEED BC LANDSCAPE STANDARD SOME STANDARD. SOME STANDARD SOME STANDARD. SOME STANDARD SOME STANDARD. SOME STANDARD. SOME STANDARD. SOME STANDARD. SOME STANDARD SOME STANDARD. SOME STANDARD. SOME STANDARD SOME STANDARD.

NOTE: NO ABOVEGROUND UTILITY INFRASTRUCTURE IMPROVEMENTS (I.E. KIOSKS, VAULTS, METERS, ETC.) IS PERMITTED WITHIN THE FRONT YARD SETBACK, ALONG THE ENTRY DRIVEWAY, AND IN FRONT OR WITHIN THE OUTDOOR AMENITY SPACE.

5 15.MAY.22 REVISION AS PER CITY COMMENTS 4 14.0EC.16 NEW SITE PLAN/CITY COMMENTS 2 14.OCT.28 NEW SITE PLAN/CITY COMMEN 1 14.SEP.04 REV. PER CITY COMMENTS NO. DATE REVISION DESCRIPTION

CLIENT: ZHANG CUBIC ESTATES HOLDINGS LTD.

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

LANDSCAPE ARCHITECTS

Suite C100 - 4185 Still Creek Drive

Burnaby, British Columbia, V5C 6G9 p: 604 294-0011; f: 604 294-0022

WITH ZHAO XD ARCHITECT LTD. PROJECT:

TOWNHOUSE DEV.

9800 GRANVILLE AVE RICHMOND, BC

DRAWING TITLE:

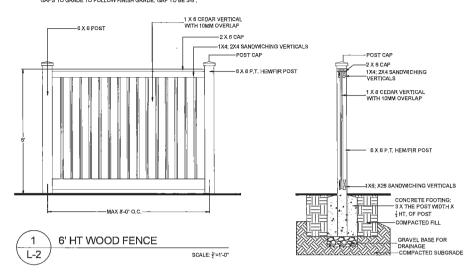
LANDSCAPE

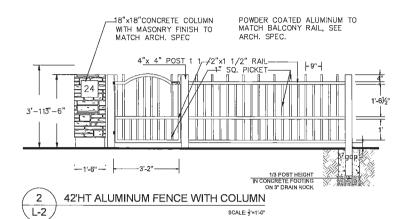
PLAN #3

DATE: April 25,2014 SCALE: DRAWN: DD DESIGN: DD

14-017

- ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS
 TREATED WITH PRESERVITIVE.
- 2. 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 3-5".





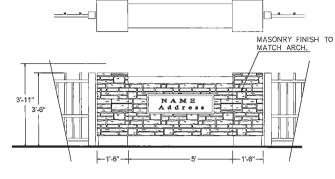
325mm DEPTH FIBAR RESILIENT SURFACE FILTER FABRIC

NOTE:

L2

— 100mm DIA. PERFORATED DRAIN LINE WITH FILTER FABRIC TIE INTO STORM SYSTEM

-2% SLOPE SUBGRADE TO DRAIN



SCALE: -1"=1'-0"

SIDE VIEW

4 - 4" LAG BOLTS IN SADDLE

CONCRETE FOOTINGS

SIGNAGE

L-2 /

PLAN VIEW

2x4 RAIL

FRONT VIEW

2. ALL OTHER MEMBERS TO BE CEDAR, #2 (CONSTRUCTION) GRADE MINIMUM.

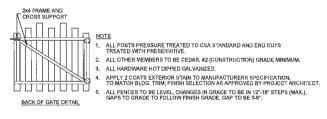
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION.

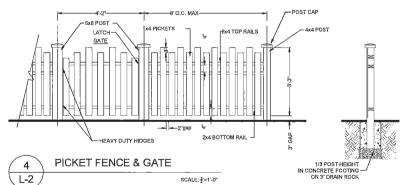
MATCH TRIM COLOUR PER ARCH SPEC, CONFIRM WITH ARCHITECT 5. COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE

3 ALL HARDWARE TO BE HOT-DIPPED GALVANIZED

TRELLIS STRUCTURE

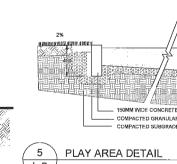
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND ENDICUTS TREATED WITH PRESERVATIVE.





MODENA PARK BENCH;

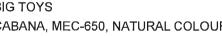
MODEL SFBR-3, BLACK COLOUR





















CLIENT: ZHANG CUBIC ESTATES HOLDINGS LTD.

WITH ZHAO XD ARCHITECT LTD.

TOWNHOUSE DEV.

9800 GRANVILLE AVE RICHMOND, BC

DRAWING TITLE:

🕅 DRAIN GRAVFI.

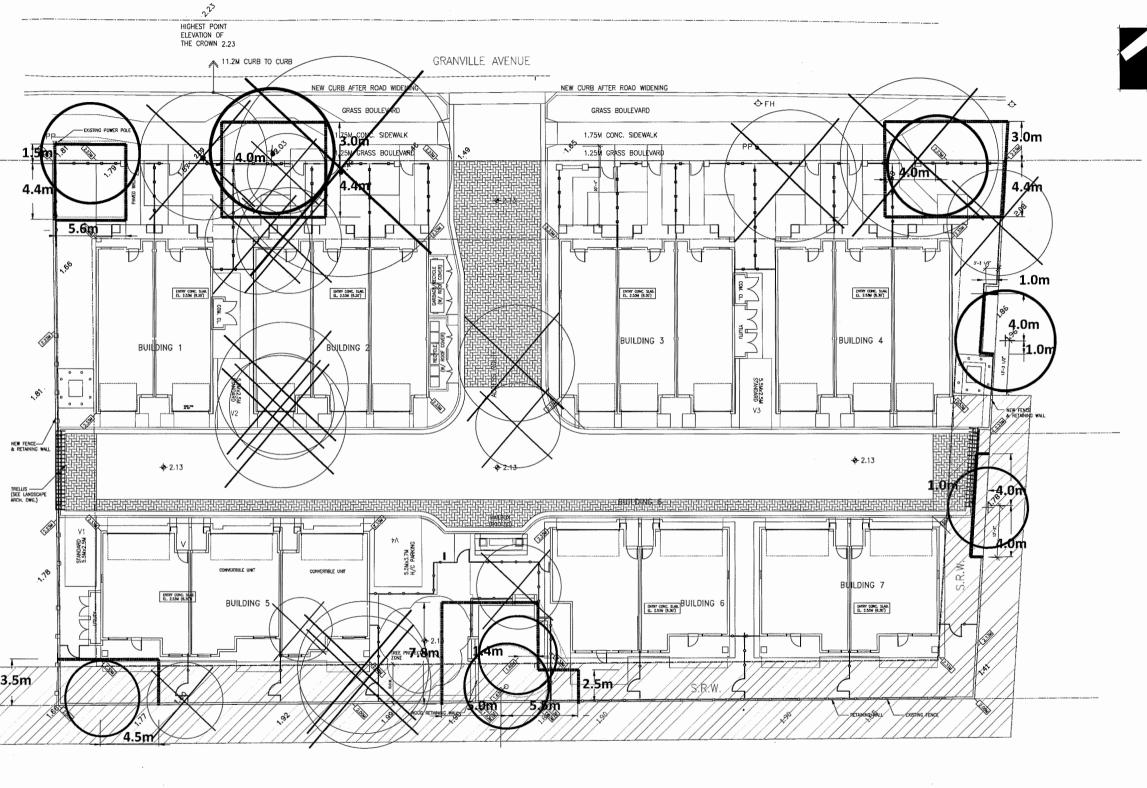
COMPACTED SUBGRADE BELOV

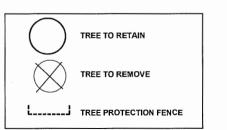
LANDSCAPE DETAILS

DRAWING NUMBER: SCALE: DESIGN: DD CHK'D: PGM

14017-8,ZIP PMG PROJECT NUMBER:

14-017





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

ARCHITECTS

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

2016 <u>∼</u> ∞

Z

O

7 15-58-9-14 AS PER CITY REGISEST
6 15-JUL 2 NEW STEP ANALYTIC COMMENTS
5 15-MAY-22 REVISION AS PER CITY COMMENTS
4 14-DEC-16 MEW STEP ANALYTIC COMMENTS
3 14-DEC-15 REVISIO THEE MANAGEMENT PANALYTIC COMMENTS
1 14-SEP-04 REV. PER CITY COMMENTS
1 14-SEP-04 REV. PER CITY COMMENTS NO. DATE REVISION DESCRIPTION CLIENT: ZHANG CUBIC ESTATES HOLDINGS LTD.

WITH ZHAO XD ARCHITECT LTD.

TOWNHOUSE DEV.

9800 GRANVILLE AVE RICHMOND, BC

DRAWING TITLE:

PROJECT:

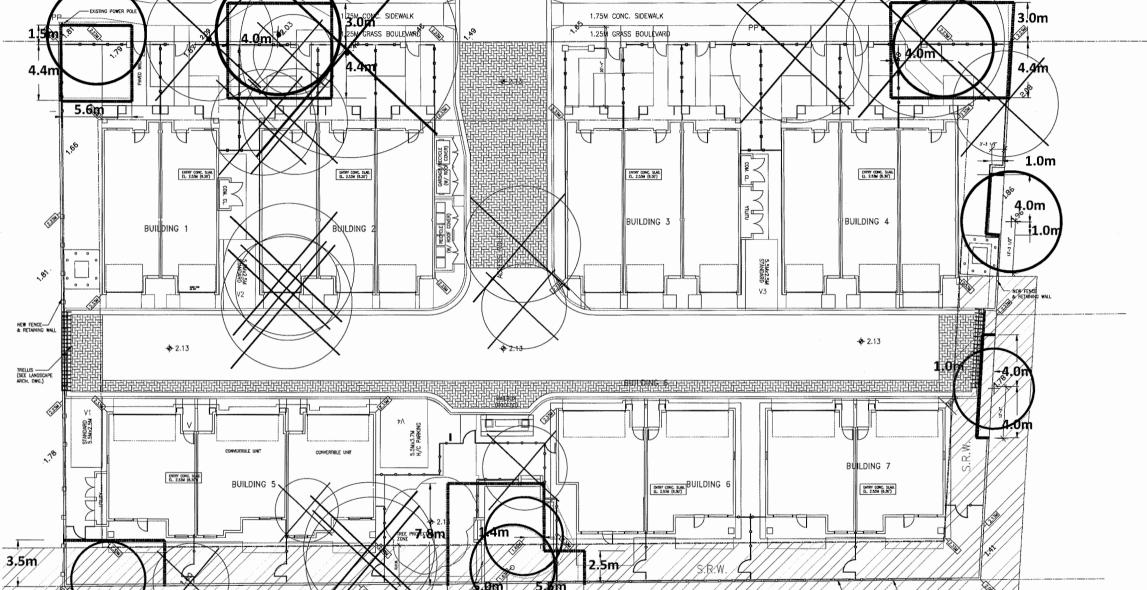
TREE MANAGEMENT **PLAN**

DATE: April 25,2014 SCALE: 3/32"=1'-0"

DRAWN: DD DESIGN: DD CHK'D: PCM

14-017

14017-8.ZIP PMG PROJECT NUMBER:



	Recommendations by Arborist				
Tree No.		Tree No.	100		
No.56	Landscaping works can incorporate up to 15cm depth soil (including any sod or bark mulch) over the original grade, except within 1m of the retained tree trunks where the original grade must be maintained. The preferred, best practice is to maintain the original grade throughout the TPZ and apply only bark mulch overtop to a depth of 6 to 7cm. A summary of the above supervised works including any mitigating treatments conducted and any further recommendations will be prepared and submitted to the client and/or city staff.	No.78 & 79	Crown Pruning To prevent damage to the crowns of these trees during demolition/construction activities, the project arborist should make an assessment of the clearance required and conduct appropriate pruning as necessary prior to demolition. Demolition The removal of the existing fence and hedge should be conducted or supervised by the project arborist		
No.62	Excavation Supervision: Arborist supervision during the excavation in the area adjacent to the TPZ. Concurrently, the arborist will conduct an assessment of damaged roots near the TPZ boundary and implement root pruning as required to facilitate wound closure, and promote new root development Patic Construction, Walkways, and Paving: Within the TPZ, the planned patio and walkway should be paving stone construction with the underlying roadbase and sand placed overtop the original grade (no excavation should be undertaken). Landscaping works can incorporate up to 15cm depth soil (including any sod or bark mulch) over the original grade, except within 1m of the retained tree trunks where the original grade must be maintained. The preferred, best practice is to maintain the original grade throughout the TPZ and apply only bark mulch overtop to a depth of 6 to 7cm.		where within the proscribed TPZ. Also, the compost pile should be removed (not by machinery) while maintaining the underlying natural grade as undisturbed. Excavation Supervision Arborist supervision during the excavation in the area adjacent to the TPZ. Concurrently, the arborist will conduct an assessment of damaged roots near the TPZ boundary and implement root pruning as required to facilitate wound closure, and promote new root development. Landscaping Landscaping works can incorporate up to 15cm depth soil (including any sod or bark mulch) over the original grade, except within 1m of the retained tree trunks where the original grade must be maintained. The preferred, best practice is to maintain the original grade throughout the TPZ and apply only bark mulch overtop to a depth of 6 to 7cm.		
No.70	Crown Pruning – Pre Construction To prevent damage to the crown during demolition/construction activities, the project arborist should make an assessment of the clearance required and conduct appropriate pruning as necessary prior to demolition. Excavation Supervision Very little of the critical root zone north of the tree can now be retained given the newly expanded building footprint southward. Arborist supervision during the excavation in the area adjacent to the TPZ. Concurrently, the arborist will conduct an assessment of damaged roots near the TPZ boundary and implement root pruning as required to facilitate wound closure, and promote new root development. A reassessment of the viability of the tree's retention will be made at this time. Patic Construction & Landscaping Within the TPZ, the planned patio should be paving stone construction with the underlying roadbase and sand placed overtop the original grade (no excavation should be undertaken). Landscaping works can incorporate up to 15cm depth soil (including any sod or bark mulch) over the original grade, except within 1m of the retained tree trunks where the original grade must be maintained. The preferred, best practice is to maintain the original grade throughout the TPZ and apply only bark mulch overtop to a depth of 6 to 7cm.	No.83	Excavation Supervision Arborist supervision during the excavation in the area adjacent to the TPZ. Concurrently, the arborist will conduct an assessment of damaged roots near the TPZ boundary and implement root pruning as required to facilitate wound closure, and promote new root development. Patio Construction, Walkways & Landscaping Within the TPZ, the planned patio and walkway should be paving stone construction with the underlying roadbase and sand placed overtop the original grade (no excavation should be undertaken). Landscaping works can incorporate up to 15cm depth soil (including any sod or bark mulch) over the original grade, except within 1m of the retained tree trunks where the original grade must be maintained. The preferred, best practice is to maintain the original grade throughout the TPZ and apply only bark mulch overtop to a depth of 6 to 7cm. Excavation Supervision Arborist supervision during the excavation in the area adjacent to the TPZ. Concurrently, the arborist will conduct an assessment of damaged roots near the TPZ boundary and implement root pruning as required to facilitate wound closure, and promote new root development.		

	. 7	Table of Trees		
	Spec	ies		
Tree No.	Common Name	Botanical Name	DBH(cm)	CRZ radius (m)
No.56	Bigleaf maple	Acer macrophyllum	48	5.5
No.57	Douglas fir	Pseudotsuga mensiezii	56	4.0
No.62	Douglas fir	Pseudotsuga mensiezii	41	3.7
No.63	Western Redcedar	Thuja plicata	50	3.7
No.5	Alder	Alnus rubra	25	1.5
No.64	Dawyck Beech	Fagus sylvatica 'Dawyck"	32	4.2
No.65	Dawyck Beech	Fagus sylvatica 'Dawyck"	27	35
No.66	European Birch	Betula pendula	38	5.5
No.67	Dawyck Beech	Fagus sylvatica 'Dawyck"	25+20x2	5.5
No.68	Dawyck Beech	Fagus sylvatica 'Dawyck"	20+15x2	4
No.69	Dawyck Beech	Fagus sylvatica 'Dawyck"	60	6
No.70	Maple	Acer sp.	16+11	3.6
No.71	Douglas fir	Pseudotsuga mensiezii	24	4.2
No.73	European Birch	Betula pendula	13+9	3.5
No.75	Western Redcedar	Thuja plicata	38	4.1
No.76	Horse Chestnut	Aesculus Hippocastanum	41+23	7.0
No.77	Horse Chestnut	Aesculus Hippocastanum	43	4.9
No.78	Horse Chestnut	Aesculus Hippocastanum	19+15	5.1
No.79	Horse Chestnut	Aesculus Hippocastanum	13+9	3.7
No.80	Western Redcedar	Thuja plicata	25x2	4.2
No.81	Paper birch	Betula papyrifera	35+33+25	5.3
No.82	Paper birch	Betula papyrifera	30+23	5.0
No.83	Douglas fir	Pseudotsuga mensiezii	33	4.5
No.84	Paper birch	Betula papyrifera	20x2	4.0
Α	Cerry	Prunus	20+15	3.5
В	Douglas fir	Pseudotsuga mensiezii	25	3.8

Suitable Replacement Trees			
Species			
Botanical Name	Common Name		
ACER RUBRUM 'ARMSTRONG'	COLUMNAR ARMSTRONG MAPLE		
ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE		
CHAMAECYPARIS OBTUSA GRACILIS	SLENDER HINOKI FLASE CYPRESS		
PINUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRIAN BLACK PINE		
STYRAX JAPONICUS	JAPANESE SNOWBELL		

NOTE: ALL TREES REGARDLESS OF SIZE ARE PROTECTED IN HIGH ENVIRONMENTALLY SENSATIVE AREAS PLASTIC MESH SCREENING SOLID 2X4 CONSTRUCTION WITH CROSS BRACING AND TOP AND BOTTOM RAILS I.2m MIN.

MINIMUM REQUIRED DIAMETRE in cm. @ dbh.* PROTECTION RADIUS (DISTANCE FROM 20 25 1.5 30 1.8 35 2.1 40 2.4 45 2.7 50 3,3 60 3.6 4.5 90 100 6.0

TREE PROTECTION DISTANCE TABLE

EXTRAPOLATE PROTECTION RADIUS FOR TREES LARGER THAN 100CM dbh. *(DIAMETRE AT BREAST HEIGHT OR 1.4M FROM GRADE).

NO STORAGE OF BUILDING MATERIALS WITHIN OR AGAINST PROTECTION BARRIER

1A TREE PROTECTION BARRIER

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

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

2 14.0CT.28 NEW SITE PLAN/CITY COMMENTS
1 14.SEP.04 REV. PER CITY COMMENTS NO. DATE REVISION DESCRIPTION

CLIENT: ZHANG CUBIC ESTATES HOLDINGS LTD.

WITH ZHAO XD ARCHITECT LTD. PROJECT:

TOWNHOUSE DEV.

9800 GRANVILLE AVE RICHMOND, BC

DRAWING TITLE:

TREE MANAGEMENT PLAN

DATE: April 25,2014 SCALE:

DESIGN: DD CHK'D: PCM

14017-8.ZIP PMG PROJECT NUMBER:

14-017

.1 CCDC Doc 2 2008

2 B.C. Landscape Standard, 2012 edition, prepared by the B.C. Society of Landscape Architects and the B.C. Landscape & Nursery Association, jointly, All work and materials shall meet standards as set out in the B.C. Landscape Standard unless superpedied by this specification or as directed by Landscape Architect with written instruction.

3 MASTER MUNICIPAL SPECIFICATIONS & STAMDARD DETAILS, 2000 edition, prepared by the Consulting Engineers of British Culumbia, Roadbailders and Heavy Construction Association, and the Municipal Engineers Division

A STANDARD FOR LANDSCAPE IRRIGATION SYSTEM, 2008: Prepared by the Indication Industry Association of British Columbia

5 MUNICIPAL BYLAWS AND ENGINEERING SPECIFICATIONS WHERE MOTEO.

.1 A current final more than one month) lest for all growing nedium to be used on this site is regained. Provide and pay for testing by an indepen-approved by the Landscape Architect. Deliver growing nedium test results to Landscape Architect for review and approval prior to placement forms and the form review and approval prior to placement.

2 Owner reserves the right to test or re-test materials. Contractor responsible to pay for testing if materials do not need specifical

3 SUPPRITTALS

4 SITE REVIEW

To likely the berns of the Landscape Architet's Contract with the Ower and where the Landscape Architet is the designated reviews. The Landscape Architet will observe construction as is necessary in their spokes in Contract conformation areas to the plans and spokinskiens. Contract Owers Representable to arrange for site observation at the appropriate lines. After their policy and propriate lines. After their policy and contract areas are also and the appropriate lines. After their policy and areas are also and architecture and areas are also are also are also are also and architecture and areas are also are

and mandiguit requirements. 12 - Shart High Sile Meeling, Landscape Contract Hil separated At the start of work with Owner's Representative, Site Superintundent and Landscape Contractor; a meeting is to no hald to review executed work and to verify the acceptability of the subgrade and general site confilling to the Landscape Contractor. Provide greeing median test results

In held is native expected work and in verify the acceptability of the subgrade and general site conditions to the Lendrope Contractor. Provide greating nectors text research
1.3 Progress Sile tribits. To deserve as leveluls and werkenship as necessary through the course of the work. Bereive all different species of the work may be death with no part people and included the condition of the Lendrope Contractors, country important, greating the state of purposes and through private and dispose, of the work may be death with no part people. The condition of the Contractors and the condition of the Contractors and the Con

Onless otherwise instructed in the Contract Documents, the preparation of the subgrade shall be the responsibility of the General Contractor. Placement of growing median constitutes acceptance of the subgrade by the Landscape Contractor. Any subsequent corrections to the subgrade required are the responsibility of the Landscape Contractor.

2. All work and superintendence shall be performed by personnel shilled in Landscape contracting. In addition, all personnel applying harbitides and/or positives shall hald a current license issued by the appropriate authorities.

3 A site visit is required to become familiar with site randitions before biddies and by

A. 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 pl

.6. Take appropriate measures to avoid environmental desirge. Do not doing any waste materials into water bodies. Conform with all federal, provincial and local statutes or middlesses.

.7 Callect and dispose of all debris and/or excess material from landscape operations. Keep paved our faces clean and repair damage resulting from landscape work. Repairs are to be completed prior to final acceptance.

.8 Where new work connects with existing, and where existing work is aftered, make good to match existing undisturbed condition.

.1 Guarantee all materials and workmanable for a minimum period of one full year from the date of Certificate of Consoletion

2 Refer to individual sections for specific varyanties

PART TWO SCOPE OF WORK

SCOPE OF WORK

1. Other conditions of Contract was apply. Continu Group of Mort at time of Lander

Work includes supply of all related items and performing all operations necessary tonsists of the following:

2.1 Retaclina of Existing Treas where shown on Granings.
2.2 Finish fireling and Lenderage Parkage.
2.3 Sough and placement of graving nucleus.
2.4 Teaching of Imparted graving medium and/or side Impacel.
2.5 Teaching of Imparted graving medium and/or side Impacel.
2.6 Teaching of Imparted graving medium and/or side graving.
2.7 Perguration of rough grass stress, supply of malerials and seeding.
2.8 Sough and placement of their markas, supply of malerials and seeding.
2.9 Sough and glacement of their medium and seeding.
2.9 Ministration of glander and seeding-developed grass sould income the seeding.
2.9 Ministration of glander and seeding-developed grass sould income the seeding seeding and seeding s

AATERIALS

General Mariane Contains to BC Landscape Standard for definitions of imported and on-site topsoil. Refer to Table One below

Applications	Low Traffic Areas.	High Traffic	Planting Areas			
	Trees and Large Shrubs	Lawn Areas	and Planters			
Growing Madium Types	1	2H	29			
Texture	Percent Of Dry Height of Total Growing Medium					
Coarse Gravel: Larger than 25mm	0 - 1X	0 - 1X	0 - t x			
All Gravel: larger than Zmm	0 - 5%	0 - 5X	0 - 5X			
		Percent Of Dry Height of Growing Mediun Excluding Gravel				
Sand: larger than 0.05mm smaller than 2.0mm	50 - 80 x	70 - 90×	40 - 80%			
Silt: Larger than 0.002cm smaller than 0.05cm	10 - 25X	0 - 15X	10 - 25X			
(lay: smaller than 0.002mm	0 - 25X	0 - 15%	0 - 25%			
Clay and Sitt Combined	naxinun 35X	maximum 15.X	naximon 35X			
Organic Content (coast):	3 - 10X	3 - 5X	10 - 20X			
Organic Content (Interior):	3 - 5%	3 - 5%	5 - 20X			
Acidity (aH):	6.0 - 7.0	6.0 - 7.0	45-65			
Drainage:	Percolation shall be such that no stand	no water is visible 60 minutes after at least	10 minutes of moderate to heavy rain or irrigat			

2 Fertilizen: An organic and/or inorganic compound containing Mitrogen (M), Phosphate (25), and Polash (soluble Z) in proportions required by soil test

3 Line: Ground agricultural linestone, Heet requirements of the B.C. Landscape Standar

4. Organic Additive Commercial compant product to the requirements of the B.C. Landscape Standard, 6th edition and pre-approved by the Landscape Architect suppliers: the Answer Gurden Products, Fraser Richmont Soils & Fibre, Stress Organics Hanagement.

.5 Sand: Clean, washed pump sand to meet requirements of the B.C. Landscape Standard.

Composted Bank Midth: Mann (3/4") sinus Fir/Henlock bank chips and fines, free of chunks and slicks, dark brown in colour and free of all soil, stones, roots or other extraneous matter. Fresh orange in colour bank will be rejected.

.7 Herbicides and Pesticides: If used, must conform to all federal, provincial and local statutes. Appliers must hold current licenses issued by the appropriate

8 Filter Fabric. A non-biodegradable Market or other fill aring membrane that will allow the passage of water but not fine sell particles. (Such as MRAFI N.O.M., GEOLGR MAI OR AMOCO 6545 or attenuate product pre-approved by the Lundscape Architect.)

.9 Drainage Piping if required: Schoolde 40 PVC monitool sizes.

.10 Drain Reck: Clean, round, inert, durable, and have a maximum size of filters and containing no material smaller than 10mm

.11 Plant Material: To the requirements of the B.C. Landscape Standard. Refer to 3.9, Plants and Planting. All plant material must mustery. Provide proof of certification.

.12 Sed: Refer to individual sections in this specification.

.13 Supplier and installers of segmental block walls to provide engineered drawings for all walls; signed and sealed drawings for all walls, individually, in excess of 12m, or combinations of walls collectively in excess of 12m, installations must be reviewed and signed off by Certified Professional Engineer; intoute cost of engineering services in

.14 Miscellaneous: Any other material necessary to complete the project as shown on the drawings and described herein

PART THREE SOFT LANDSCAPE DEVELOPMENT

Prior to any work on site – protect individual trees or plant groupings indicated as retained on landscape plans as vegetation retention areas.

1 In some instances the Landscape Architect will be trees or areas to remain. Discuss from retention areas at a start-up median with the Landscape Architect.

2 A physical barrier must be installed to define the cleaning boundaries. Refer to physical burrier detail. If defail out provided, comply with local numicipal requirement

No machine travel through or within vegetation retention areas or under crowns of trees to be retained is allowe

.6 No debris fires, clearing fires or trash burning shall be permitted within vegetation retention areas

7 No excavations, drain or service trenches nor any other disruption shall be permitted within vegetation

F. Any durage to existing regulation intended for preservation will be subject to evaluation by an LS.A. Certified Arborist using the "Guide for Plant Appreisal", Eight 1777.

31. 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 on the personist responsible for the disturbance.

.10 In municipalities with specific tree retention/raplacement bylavs ensure compliance to bylavs

II In situations where required construction may disturb existing vegetation intended for preservation, contact Landscape Architect for review prior to commercing

nurs Embare subgrade is prepared to conform to depths specified in Section 3.5, Growing Medium Supply, below. Where planting is indicated close to existing trees, prepare Table planting pockets for material indicated on the planting plan. Shape subgrade to eliminate free standing water and conform to the site growing and devinage plan.

2 On slopes in excess of 3:1 trench subgrade across slope to 150nm (6") ninimum at 15m (5 ft.) intervals minimum.

3 Scarily the unive subgrade innediately prior to placing graving medium. Re-cultivate where relicular traffic results in compaction during the const Ensure that all planting areas are sensitily contoured after light compaction to finished grades.

5. Construct swales true to line and grade, snooth and free of sacs or high points. Hisimus slope 2%, hazimus side slopes 10%. Assure positive drainage

.6 Stope not to exceed the following maximums: Rough Grass 3:1, Lawn 4-1, Landscape plantings 2:1. 7 Finished soil/mutch elevation at building to county with numicinal requirements.

.8 Inform Landscape Architect of completion of finish grade prior to placement of seed, sod, plants or match.

MOSCAPE ERAINAGE Related Work: Groving medium and Finish Grading, Grass areas, Trees Shrubs and Groundcovers, Planters, Crib Walls.

2. We's included. Die fleich grading and curtice d'aissige, Installation of any drising a systems detailed on Leadscape place. Note Catch busins alsown on Leadscape place to a company, confirm anyone of the system of the company of

Execution
(De Irrending and backfilling in accordance with engineering delaits and specifications.
(Lap deviate on preguent load, from Its line and grade with interfa sewarth and free of aspig or high points. Ensure have

The contract progress of the contract and any size on an overtice to be contract to the contract and any size of the contract and an

Skall representative sample of graving madium proposed for use on this project to an independent laboratory. Provide test results to Landscape Architect prior to by Test results to include

placing. Test results to include:

1. Physical proper lies, X content of gravel, sand, silt, clay and organics.

12. Addity PM and quantifies of line or subptor required to bring within specified range.

13. Notional levels of principle and trace elements and recommendations for required soil amendments.

14. Carbon/Pibrone level.

.14 Carbon/Nitrogen level.
GROWING MEDIUM SUPPLY AND PLACEMENT

1. Supply all growing medium required for the performance of the Cuntract. Do not load, transport or spread growing medium when it is so wel that its structure is likely to b

various areas. 2.1 Thoroughly mix required amendments into the full depth of the growing medium. 2.2 Sewizil nixes may be required for various situations. Refer to drawing nates for instructions.

3 Place the amended growing medium in all grass and planting areas. Spread growing medium in uniform to standing value.

A. Minimum depths of growing medium placed and compacted to 80%:

o depth of rootball – width shall be at least twice the width of the root ball with saver shap

Also-Sub.
Also-S

5 Hanually spread growing medium/planting soil around existing trees, strubs and obstacles.

.6 In perimeter seeded grass areas, feather growing medium out to nothing at edges and blend 7 Finished grades shall conform to the elevations shown on landscape and site plans.

ROUGH GRASS AREA - SECONG

1. General Rough grass areas are noted on the drawings as "Rough Grass". Treat all areas defined as rough grass between all property lines of the project including all mediatants to add on front and long.

Preparation of Surfaces: To B.C. Landscape Standard Class 3 Areas (Rough grass) Section 7.1.13
 Clean existing soil by mechanical means of debris over Solon in any dimension.
 Roughly gradu surfaces to allow for maintenance specified and for positive drainage.

.3 Time of Seeding-Seed from early spring Igenerally April 1st) to late full (September 15H) of each year. Further extens

4. Seed Supply & Testing: All seed must be obtained from a recognized seed supplier and shall be No. 1 grass mixty 6.1. Analysis of the seed mixture. 2.2 Proceedings of each seed type 5 Seed Mixture: All varieties shall be rated as stroog performers in the Pacific Northwest and are subject to client approval.

tilizer: Mechanical seeding: Apply a coxplete synthetic slow-release ferhilizer with maximum 35% water soluble nitrogen and a formulation natio of 18-18-18 - 50% uras coaled. 112 hot/ht/1986x/strol usion a mechanical screader.

.7 Seeding: Apply seed at a rate of 112k/H (108bs /acre) with a mechanical spreader. Incorporate seed into the top 1/4" (Seed) of soil and lightly .8 Acceptance: Provide adequate protection of the seeded areas until conditions of acceptance have been met. Comply with Section 3.7 Hydroseeding.

Nay not be used in areas of lawn unless pre-approved by the Landscape Architect prior to biddin 3 Preparation and Growing Medium 3.1 In areas of Bough Grass.
3.1 In areas of Bough Grass-Comply with Section 3.6 Bough Grass.
3.2 Where approved for use in areas of Lover, comply with Section 3.6 Lover Areas Solding.

4. Protection listore that fertilizer in solution does not come in contect babbles foliage of any town, shorths, or other accomplish regulation. Do not spray seed or makeh highest and expected to grow grass. Protect contings afte explanent, readowsp. highwayler, reference points, accouncies, nuclears and structures from damage. Where containables cours, represe exemple surpress productions of and by a many appeared by Pileshayler, Architect

5. Much shall consist of virgin wood fibre or recycled paper fibre designed for hydrodic seeding and dyed for-case of nucleoring application. If using recycled paper material for wood fibre substitute use 1955 the weight Conform to B.C. Landscape Standard for much requirements. .6 Water: Shall be free of any impurities that may have an injurious effect on the success of seeding or may be harmful to the env

J. Equipment. Use industry standard hydracks seeder/matcher equipment with the tank volume certified by an identification ptate or sticker affixed interpretables. The hydracks seeder/matcher shall be equalle of swiftfent againston to not the native field as the engagenous story and to maintain the sturry is with it is applied. The deshripe purpose independent special engage from the interface surface prove the designated are refer the designated are refer the designated are refer the designated are refer the designated are referred to the referred t

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

ates: At the time of Tender provides, complete chart of all components of the mix proposed includ

M.4.2 Ferfilzer:

8.6.2.1 Rough Grass: If a soil analysis is available, comply with results.

8.6.2.2 Lawn Where hydroscoding is approved, comply-with soil analysis recommendations. 3. Accorating measure the quantifies of each of the malerials in Englanged into the task either by mass or by a commonly accepted system of mass-calibrated valor necessrooms. The nativasts said to added to the task what is it is being fixed, with valve, it has following sequence, seed, fertilizer. Thereughly not into a homogeneous case, for either calculation, and not where or other natival to the makes the less suffery, the fixed for more than for this fixed results and the calculation of the care than for this fixed results and the materials are suffery to the care than for this fixed results are the calculation of the materials. The calculation of the care than for this fixed results are the calculation of the care that the calculation of the calculation of

.10 Distribute slurry uniformly over the surface of the area to be hydroseeded. Bland application into previous applications and existing grass areas

tt. Clean up: Remove all materials and other debris resulting from seeding operations from the job site.

12. Minimance Degin minimance inestitutely after seeding and custime for 60 days after Substantial Completion and quite accepted by the internals where question has falled. Protect seeded weres from damage with temporary wint or brine forces complete with Swiggap unit graze forces. Yet or in cutificate quantities be court deep prescription and all request internals to maintain rigorous grawth writing pass had been one compositely in swiggar where of me the destinate.

33 Acceptance of the Rough Grass Areas Proper genération of all appointed years species in the responsibility of the Landscape Centrector. The gibbs against the reasonably review of the Charlest Against Against

1 General: Treat all areas defined as lawn areas on the landscape plan between all property lines of the project including all bodywards to edge of roads and lanes.

2 Service Medium Copply with Sertion 2.2.1 Gravino Medium. Prior to solding request an incapation of the finished grade, and draft and condition of cravino medium by the

3 Time of Sadding. Sod from April 1st to October 1st. Further extensions may be obtained on concurrence of the Landscape Arci A Sed Sepply: Conform to all conditions of B.C. Lundscape Standard, Section 8, B.C. Standard for Turfgraxs Sed.

5 Specified Turfgrass by area: Refer to Table 2 below.

TABLE 2 SPECIFIED TURFGRASS BY AREA Area Description
CLASS 1 Lawn, all areas noted on drawings as lawn in urban Major Species Kentucky Blue for sun, Fescues for shade Grass – public parks, industrial and institutional sites No. 2 Standard see bydroseeding

6 Line: The line shall be as defined in Section 2.2.3. Haterials. Analy at rates recommended in required sell test. Refer to Section 3.4 for method.

J. Fertilizer: Refor to Section 2.22 Materials. Apply specified fertilizer at rates shown in the required soil test. Apply with a mechanical spreader. Cultivate into growing medium 48 forces prior to sodding. Apply separately from line.

8 Sections Prepare a smooth, firm, even surface for laying sed. Lay sod staggered with sections closely butted, without eventapping or gaps, smooth and even with adjusting seven and rell lightly. Nater to obtain moisture penetralism of 3° to 4° 11 - 10 cm. Comply with requirements of 8° Landacage Standard Section 8, 8°C Standard for Turfoyzas. 3 Nuintenance Begin maintenance immediately after seeding and conflows for 68 days after Substantial Completion and wall accepted by the Downer. Perfect socied areas from change with temporary vice or halve from construction with Suprey and It base in State over by the Owner. What he sold him window posteration of 37 to 47 for Stockal at information acceptance of 37 to 47 for Stockal at information acceptance of 37 to 47 for Stockal at information acceptance of 37 to 47 for Stockal and a 37 for Stockard or decease profession for substance of 37 to 47 for Stockard and 37 for Stockard or decease profession for substance of 37 to 47 for Stockard and 37 for Stockard or decease profession for Stockard or Stock

39 Acceptance of Levn Areas. The burf shall be reasonably well established, with no apparent docal spats or have updat and shall be reasonably free of weeds the B.C. Landauge Shedard, Section III shall make Levnt 2 Apparance). We herbidded in feestary for weed removal unless other conditions of contrast fertial their use. After the lands before out of least hole, a cross note in the conditions above will be before more in the Owner.

PLANTS AND PLANTING

.1 Conform to planting layout as shown on Lundscape Plans

2 Obtain approval of Landscape Architect for layout and preparation of planting point to commencement of planting operations.

3 Hake edge of beds with smooth clean defined lines.

5 Sharder du mais shall conform le lite requirements et the E.C. Landscape Sharder, The solition 2018, priess secreded by daving Phant Schedule en this special field in the E.C. Landscape Sharder & Serial Sharder and Conformation of the Serial Sharder and the Serial Sharder for Conformation Grown Phants for noiseous sharders.
5.12 That is Phant Sharder for reporting plant and conformer into and comply with respirations.
5.2 That is privated sharder from reporting plant and conformer into and comply with respirations.
5.2 That sharder discharder from report with the screen challer conforms about the years to his hand of the selection of the service of the selection of

Review:
 Review at the source of supply and/or collection point does not prevent subsequent rejection of any or all planting stock at the site

3 Arailability.
3.1 Area of search includes the Lover Mainland and Fraser Valley. Refer to Plant Schedule for any extension of are
3.2 Supply proof of the availability of the specified plant material within 30 days of the award of the Contract.

 Substitutions
 Substitutions
 Substitutions agreement of the Laudscape Architect prior to making any substitutions to the specific
 Allow a minimum of 5 days prine to delivery for request to whattitude.
 Substitutions are subject to IK Landscape Standard - deficition of Conditions of Arcabality. 9 Plant Species & Location 31 Plants shall be true to name and of the height, caligur and size of root ball as shows on the landscape/site plant wheelde. Caligor of trees is to be below 5° (Scal

above grade.

92 Plant all specified species in the location as shown on the landscape drawings. Notify Landscape Architect if conflicting rock or undergrouped overtood services are encountered.

93. Beriation of given planting location will only be allowed after review of the proposed deviation for the Landscape Architect.

.92 Extraction
.93. Terms and large shrubus Extracte a source shaped free pit to the depth of the routbulk and to all least twice the width of the routbulk. Assure that finished grade is at the reight at year for the reverse years at.

3. Crainage of Flanding Moles.
3.1 Crainage of Flanding Moles.
3.1. Provide durings of planding piles where required in. on adopted conditions, breast cost the side of the planding pile in this drawing pile where required in. on additions, mound in fland conditions, mound in flanding the planding below in limited.

12 Planting and Fertilizing Procedures. 12.1 Plant litrees and shrbus with the reals placed in their natural growing position. If burtapped, (ausen around the lop of the ball and cut away or fold unders. Do not pad the program parks that Carefully remove continens without injuring the coolballs. After sattled in place, cut I wine. For wire baskets, cip and remove top three rows of Vic.

22. Fillibe stanling below by posity livning the proving notions around the root against in C (Scalitypers, Settle, the sell with valve. And sell as required to meet firsts grade. Leversom in roles. When 27 of the topical has been placed, again further are reconnected by the required call sets at the specified roles.

23. Where places are in Normarra, provides a clean out making Wilmough 10 damages and the root a place or salveral grades or a shared grade as a first and system or salveral grades of such trees.

ortwag or crees: Use two 2"x2"x5" stakes, unless superseded by municipal requirements. Set stakes minimum 2 ft. in soil. Do not drive stake Itrough rootball. 32 Lears had rec cardily evilid.
33 Te with pre-approved connected, that were polygraphen facic helt, minimu width then BMC1. Approved product helw Tin - smillable from DeepRoot.
34 Confidence Trees over 6 III. height for with three 2-streed wives III groupd. Each time status equidation around the free completely below grade.
35 Trees Fill on Netword or Convert brokes Gay as above eight free desploration. The Till borned to the maximum passable depth instead of status.
36 Mark 4 May with while the legisless partial.

36 Pruring
3.3 Limit pruning to the minimum necessary to remove dead or injuried branches. Preserve the natural character of the plants, do not not the leader. Use only clean, shorp
tools. Make all cuts clean and out to the branch cultur fearing no stoks. Shape affected areas so as not to retain water. Remove damaged material.

15. Middidigo 15.1. Midd all planting areas with an even layer of midds for 2-1/2 - 3" 165 - 75 cm) depth. Confirm placement of midth in areas labeled "Groundcover Area" an drawings, No.th 9 ft. 1990 and discovered record trees in lawn areas, leave a dean edge.

17 Paid Metrial Minimensor.
18. Maintain all paid material for 60 days after landscape work has received a Certificate of Coopelation.
18. Maintain all paid materials for 60 days after landscape work has received a Certificate of Coopelation.
19. Welvering Control of 60 Lindscape Standard Section 1022 - Wetweng and generally as follows:
18. Welver in the 60 St. Lindscape Standard Section 1022 - Wetweng and generally as follows:
18. Common receiver of fold capability. While to the fold depth of the root zone abolt fines.
18. Common receiver foldscape that the section 1022 - Welver Interest of the fold depth of the root zone abolt fines.
18. Common receiver foldscape that the section 1022 - Welver Interest foldscape Standard Section 1022 - Welver Interest foldscape Standard Compared to the Landscape Architect.
18. Regular teasure containing void five Management of the Landscape Standard Compared Ut.
18. Maintain areas celetizingly well free Mapper same level 2, BCL Landscape Standard Compared Ut.

38 Paul Yurraip.
33. Option of local control of the Company of the

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

you'ds and sufficient to ensure future statisticatory growth.
Where his bown is requised to repair and the summarized of the colorate of the c

maintenance shadured is a minum or tree-tree.

3.6 The Landstop choiceture in responsible for regime any plant material or repair any communication in the Certificate of Congletion.

3.12 Deviation from the specifications may require extension of the Marranty Period as determined by the Landscape Architect.

Yerify that Craining and protection material is completely installed and acceptable before beginning work. Contact

 Coordinate work with construction of planters and planter drainage.
 Verify that planter drains are in place and gostifire drainage to roof drains is present prior to placing any drain rock or soil. 3 Provide clean out at all through-stab drain locations . Use 340am min. die. PYC Pipe filled with drain rock unless specific drawing detail shown.

A Install drain rock everly to a minimum depth of 4" (100 mm)or altermate sheet drainal specified. Install sheet drain as par manufacturer's ro

5 Corer drain rock for alternate sheet drain if specified on drawing details) with filter fabric Lapping (** [150nm) at all edges. Obtain approval of drainage system prior to alaxing crowing medium.

.6 Place an even layer of 25 - 50mm cloan washed pump sand over filter fabric.

 Place graving walken he depits specified in Section 35 share for ratious surface heatments. Refer to Dirusing delate for any light very statement was 5 recommendation about ever drain rick shaped to provide search surface herastillen at edges. But each pixe highly together and cover with filter faint to present and from simplesting returners. IS ESTABLISHMENT MAINTENANCE (Provide a sense she price for this section)

ABLADHOUND INTERCENT. A service of the planting of the planting. The objective is the adaptation of plants to a new after in which to obtain the desired effect from the planting while recicles the rate of uncertainty was associated with inproper estractionary. Establishment of maintenance procedures upply to all new and relative significant formations callinated to maintenance procedures upply to all new and relative significant formations callinated to maintenance procedures upply to all new and relative significant formations.

2. Haintenance Period: Provide maintenance of installed landscaping for 12 months following substantial constation.

3 Related Standards and Legislation: B.C. Landscape Standard, latest edition: Fortilizer Code. B.C. Posticide Control Act. 4. She Beriew to addition to the inspections at substantial completion, at final progress drux application, and at the end of the guarantee period, there should be lives other precious during the IZ months attended by the Contractor and a designated representative of the Owner. Ministria a tophesis and reporting procedures and submit to the

5 Scheduling: Prepare a schedule of anticipated visits and submit to designated representative at start-up. Maintenance operations shall be carried out or the growing season between March tot and Horenbor 30th, however visits at other times of the year may be required.

Maintenance Level: Comply with B. C. Landscape Standard, Section 14, Table 14-2, Maintenance Level 2 "Gronzed".

7 Materials: Comply with Part Two of this specification.
7.1 Facilizars: To the requirements of the B.C. Landwine Standard Formula.

4. Rash Michael Git Adiobased.

M. Wetering Berkh Berk Gray and gosson, water one pists at least every for 100 days between Agric to an Agric Test, and every for 100 days between Agric to and Signated. 10th Michael 25 gallens per free per application. During the second previous leasten, water new plants at least every forcing to between Agric 1 and Agric 2 and concelestered Agric 1 and an Englander 20th Agric 2 and a A

All motion before a learner as learner to a learner to a learner to the learner to a learner to the learner to a learner to the learner to th

9. Grass Area Citalibleant.
3. Watering the Seas and aprillating, irrigation systems or other methods to apply value for Class 1 and Class 2 grassed areas IBC. Landscape Standard, Section 7, Lawns and Grassad such that the grass is analized in a trapid condition. Supply mall ringle view such in the new of 4 and yringstline system multicotion, or incomplete installation are openine to the owner. Apply value for proceed pushing or section if the set, Apply value in proceed pushing or section at all early destinates that the value condition if the value condition is provided as a condition of the value of the valu

iction of a variable derotion of the evel popularis circum to a variable vension which is a variable vension of the evel popularis circum to a variable vension of the event popularis circum to an individual vension of the event popularis circum to an individual vent popularis vension of the experiment of the experiment of the experiment vent popularis vent popular

Re-grade, re-seed or re-sod when necessary to restore dunaged or falling grass areas. Match the grass varieties in the surrounding erea. Re-sod, if required, turnwing spaces. Re-seed between April 15th or between September 1st and September 1st. Protect re-seeded areas and keen mint will the first

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



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

 ∞

5 15.MAY.22 REVISION AS PER CITY COMMENTS
4 14.DEC.16 NEW SITE PLAN/CITY COMMENTS 3 14.NOV.20 REVISED TREE MANAGEMENT PLAN
2 14.DCT.28 NEW SIYE PLAN/CITY COMMENTS

1 14.SEP.04 REV. PER CITY COMMENTS NO. DATE REVISION DESCRIPTION ZHANG CUBIC ESTATES HOLDINGS LTD.

15 JUL 02 NEW SITE PLAN/CITY COMM

WITH ZHAO XD ARCHITECT LTD.

TOWNHOUSE DEV. 9800 GRANVILLE AVE

RICHMOND, BC

PROJECT:

DRAWING TITLE: LANDSCAPE

SPECIFICATIONS

DATE: April 25,2014 DRAWING NUMBER:

SCALE: DRAWN: DD DESIGN: DD

CHK'D: PCM

14017-8.ZIP PMG PROJECT NUMBER:









0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 millimatres

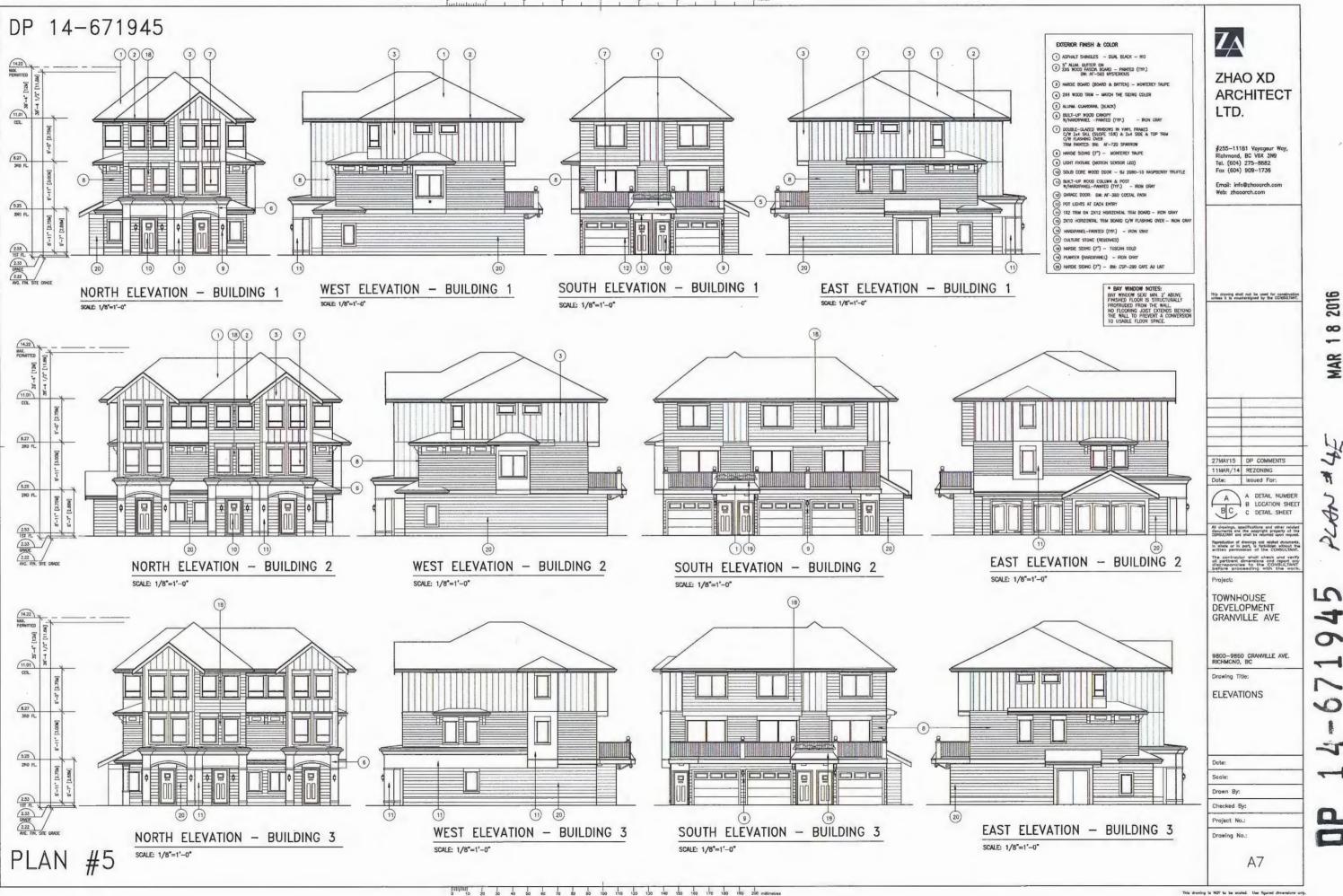
2016

 ∞

5 0

This drowing is NOT to be exceled. Use figured dimensions only.





This drawing is NOT to be account. Use figured dimensions only.



2016



0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 180 200 millimelres

ZHAO XD ARCHITECT LTD.

#255-11181 Voyageur Way, Richmond, BC V6X 3N9 Tel. (604) 275-8882 Fox (604) 909-1736

Email: info@zhaoarch.com Web: zhaoarch.com

This drawing shall not be used for construction unless it is countersigned by the CONSULTANT.

2016

00

5

O

27MAY15 DP COOMENTS 11MAR/14 REZONING Dote: Issued For:

A DETAIL NUMBER
B LOCATION SHEET
C DETAIL SHEET

TOWNHOUSE DEVELOPMENT GRANVILLE AVE

9800-9860 GRANVILLE AVE. RICHMOND, BC

Drawing Title:

UNIT PLANS & AREA OVERLAYS & ELEVATIONS

Date:

Drown By:

Checked By: Project No.:

Drawing No.:

18 18 WEST ELEVATION - BUILDING 6 SOUTH ELEVATION - BUILDING 6 SCALE: 1/8"=1'-0" SCALE: 1/8"=1'-0"



DP 14-671945

† **0 0** † **00000**

10 (13(1)

NORTH ELEVATION - BUILDING 6

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

20

PLAN #4

11.01 CEIL

8.27 3RD FL

5.25



EXTERIOR FINISH & COLOR 1 ASPHALT SHINGLES - DUAL BLACK - IKO

- 2 5" ALUM, GUTTER ON 2x8 WOOD FASCIA BOARD PAINTED (TYP.) BN: AF-585 MYSTERIOUS
- 3 HARDIE BOARD (BOARD & BATTEN) MONTEREY TAUPE

20

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

- (4) 2X4 WOOD TRIM MATCH THE SIDING COLOR (3) ALUNNI. GUARDRAIL (BLACK)
- 6 BULT-UP WOOD CANDPY W/HARDIPANEL -PAINTED (TYP.) IRON GRAS
- DOUBLE-GLAZED MANDOWS IN YORK FRAMES
 C/M 2x4 SLL (SLOPE 19%) & 2x4 SDC & TOP TRIM
 C/M FLASHING OPER
 TREM PANTIES: BIRL AF-720 SPARROW

 HARDIE SIDING (7') MONTEREY TAUPC
 - (18) HARDIE SIDING (7") TUSCAN GOLD

EAST ELEVATION - BUILDING 6

(9) LIGHT FIXTURE (MOTION SENSOR LED)

(1) BUILT-UP WOOD COLUMN & POST W/HARDIPANEL-PAINTED (TYP.) - IRON GRAY

1 1X2 TRIM DN ZX12 HORIZONTAL TRIM BOARD

HARDIPANEL-PAINTED (TYP.) - IRON GRAY

(12) GARAGE DOOR: BM: AF-380 COSTAL PATH

13) POT LIGHTS AT EACH ENTRY

CULTURE STONE (RESERVED)

(19) SOLID CORE WOOD DOOR - BJ 2080-10 RASPBERRY TRUFFLE

(5) 2X10 HORIZONTAL TRIM BOARD C/W FLASHING OVER - IRON GRAY

A6

2016 00

7/

LTD.

ZHAO XD ARCHITECT

#255-11181 Voyageur Way, Richmond, BC V6X 3N9 Tel. (604) 275-8882 Fax (604) 909-1736

27MAY15 DP COMMENTS 11MAR/14 REZONING Date: Issued For:

B C C DETAIL SHEET

Reproduction of drawings and related documents, in whote or in part, is forbidden without the written permission of the CONSULTANT.

Project:

TOWNHOUSE DEVELOPMENT GRANVILLE AVE

9800-9860 GRANVILLE AVE. RICHMOND, BC

Drawing Title: STREETSCAPE

Drawn By: Checked By: Project No.:

Drawing No.:

A9



NORTH SITE ELEVATION - (GRANVILLE AVE.)

SCALE: 1/16"=1'-0"



EAST SITE ELEVATION

SCALE: 1/16"=1"-0"

AREA CALCULATIONS (PER UNIT)

i	OUTDOOR		GROSS FLOOR AREA (SF):*			EXEMPTED FLDOR AREA (SF):			NET FLOOR	LOT COVERAGE	COVERED	GARAGE		
		SPACE (SF):	1ST FLOOR	2ND FLOOR	3RD FLOOR		1ST FLOOR	2ND FLOOR	3RD FLOOR	TOTAL	AREA (SF):	(SF):	AREA (SF):	AREA (SF):
	UNIT 'A'	417.30	698.5	583.6	547.78	1829.9	698.5	10.7	-	709.2	1120.7	698.5	73.5	528.2
BUILING 1	UNIT 'A1'	845.10	684.0	583.6	547.78	1815.4	684.0	10.7	-	694.7	1120.7	684.0	59.0	528.2
	UTILITY CL.					19.8						19.8		
	UNIT 'A'	562.10	698.5	583.6	547.78	1829.9	698.5	10.7	-	709.2	1120.7	698.5	73.5	528.2
	UNIT 'A2'	417.30	684.0	583.6	547.78	1815.4	684.0	10.7	-	694.7	1120.7	684.0	59.0	528.2
BUILING 2	UNIT 'A6'	402.70	695.3	5B3.6	547.78	1826.7	695.3	10.7	-	706.0	1120.7	695.3	70.3	528.2
	GARBAGE/RECY					167.9						167.9		
	UNIT 'A4'	402.70	695.3	583.6	547.78	1826.7	695.3	10.7	-	706.0	1120.7	695.3	70.3	528.2
BUILING 3-	UNIT 'A5'	417.30	684.0	583.6	547.78	1815.4	684,0	10.7	-	694.7	1120.7	684.0	59.0	528.2
	UNIT 'A7'	562.10	698.5	583.6	547.78	1829.9	698.5	10.7	-	709.2	1120.7	698.5	73.5	528.2
	UTILITY CL.					65.5						65.5		
	UNIT 'A'	562.10	698.5	583.6	547.78	1829.9	698.5	10.7	-	709.2	1120.7	698.5	73.5	528.2
BUILING 4	UNIT 'A2'	417.30	684.0	583.6	547.78	1815.4	684.0	10.7	- 1	694.7	1120.7	684.0	59.0	528.2
	UNIT 'A3'	417.30	698.5	583.6	547.78	1829.9	698.5	10.7	-	709.2	1120.7	698.5	73.5	528.2
	UNIT 'B'	497.60	737.6	628.7	540.1	1906.4	571.0	55.2	-	626.2	1280.2	737.6	140.5	378.1
	UNIT 'B3'	407.90	744.1	641.6	603.1	1988.8	548.6	45		593.6	1395.2	744.1	103.2	382.9
BUILING 5	UNIT 'B4'	423.8	717.9	651.7	595.8	1965.4	542.6	45	-	587.6	1377.8	717.9	102.0	378.1
	UTILITY CL					44.3						44.3		
	UNIT 'B5'	454.00	737.6	628.7	540.1	1906.4	571.0	55.2	-	626.2	1280.2	737.6	140.5	378.1
BUILING 6	UNIT 'B2'	524.70	737.6	628.7	540.1	1906.4	571.0	55.2	-	626.2	1280.2	737.6	140.5	378.1
	UNIT 'B'	520.30	737.6	628.7	540.1	1906.4	571.0	55.2	-	626.2	1280.2	737.6	140.5	378.1
EUILING 7	UNIT 'B2'	623.30	737.6	628.7	540.1	1906.4	571.0	55.2	-	626.2	1280.2	737.6	140.5	378.1
	TOTAL:	8874.9	12769.1	10856.4	9925.0	33848.2	11565.3	483.7	-	12049.0	21501.7	13066.6	1651.8	8461.7

* INCLUDING GARAGE, COVERED AREA & STAIR ENTRY EXEMPTED AREA.

LOCATION (WEATHER FILE)	METRO VANCOUVER, BC
CEILING	TRUSSES @ 24" O/C, R-40 INSULATION
FLAT CEILING	2X10 @ 24" O/C, R-28 INSULATION
EXTERIOR WALLS ABOVE GRADE	2X6 @ 16" 0/C, R-20
WINDOWS	ENERGY STAR EQUIVALENT WINDOWS
DOORS	STEEL WITH FOAM CORE (FRONT: SOLID WOOD)
EXPOSED FLOORS	2X10 9 16" O/C, R-28 INSULATION
FLOOR ON GRADE	R-12 UNDER SLAB
AIRTIGHTNESS CONSERVATIVE AIRTIGHTNESS	LEVEL (6.5 ACH @ 50 PA WITH DEFAULT ELA)

ELECTRIC TANK

2X6 FRAME, R-22 BATT INSULATION

AIR SOURCE HEAT PUMP (HSPF 6.7) WITH ELECTRIC BACKUP

SPECIFICATIONS FOR ENERGUIDE 82: by BUILDING BALANCE Consulting Inc

HEATING HOT WATER

WALLS

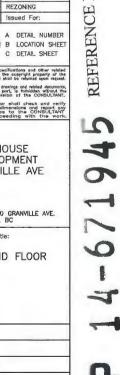
SEE SITE PLAN ————————————————————————————————————	PROPERTY LINE MIN. 6"X6" TREATED (2) TIMBERS LATERALLY SUPPORTED (I.E. DEADMAN) FOR RETAINING WALLS OVER 12" LATERAL SUPPORTS SHALL BE LOCATED AT EVERY THIRD TIE.
3/4" CRUSHED DRAIN ROCK UP	ADJACENT PROPERTY GRADE (SEE SITE_PLAN)
20MM CONTINUOUS MEMBRANE OR TWO LAYERS OF 10MM CONTINUOUS MEMBRANE 4" (100MM) PERFORATED DRAIN PIPE FILTER CLOTH WHERE SAND FILL IS USED	- RETAINING WALL

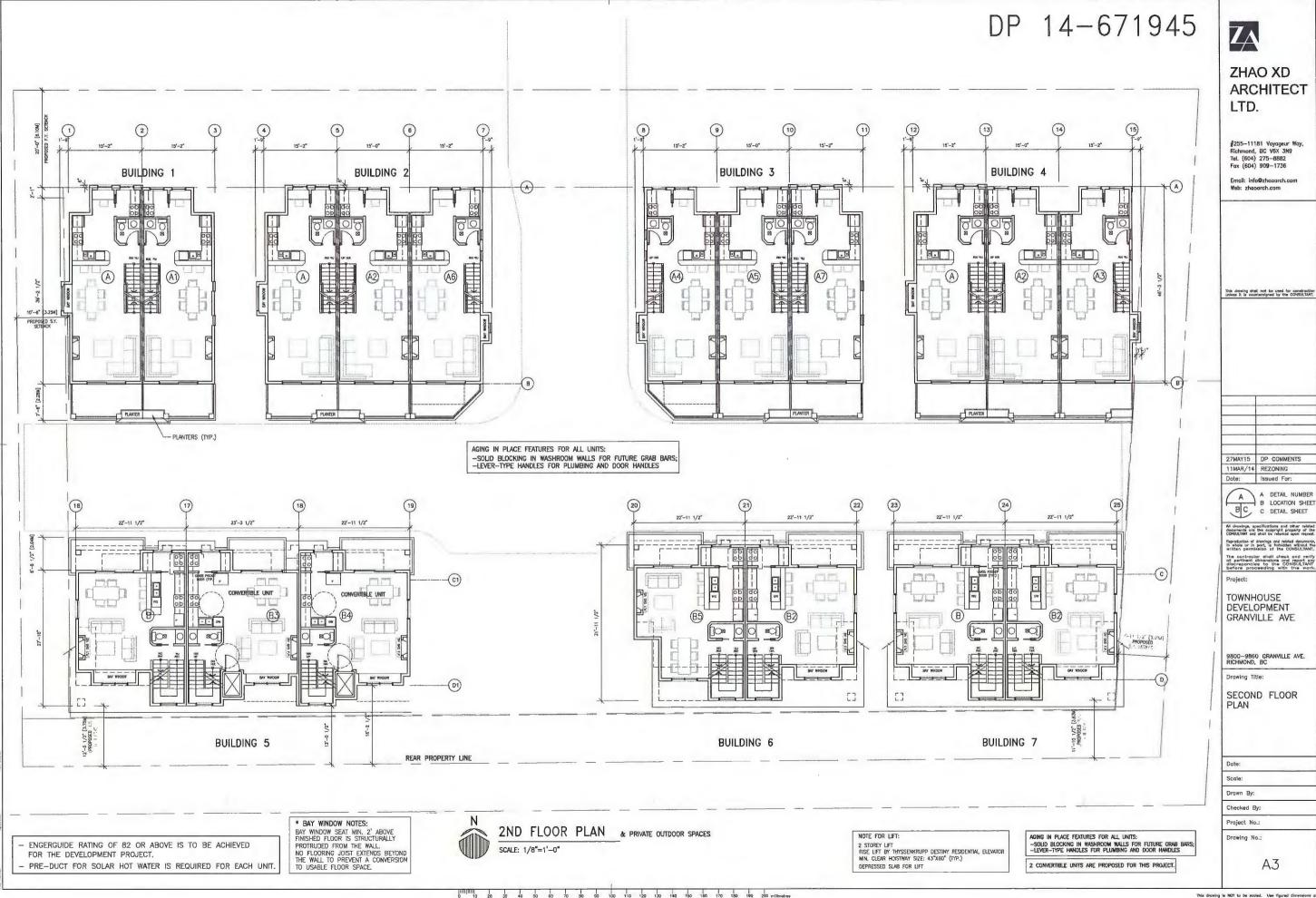
0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 150 170 180 190 200 millimetres

This drawing is NOT to be scaled. Use figured dimensions only,

- RETAINING WALL WITH FENCE POSTS

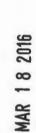






This drawing is NOT to be scaled. Use figured dimensions only.

A3





A DETAIL NUMBER

C DETAIL SHEET

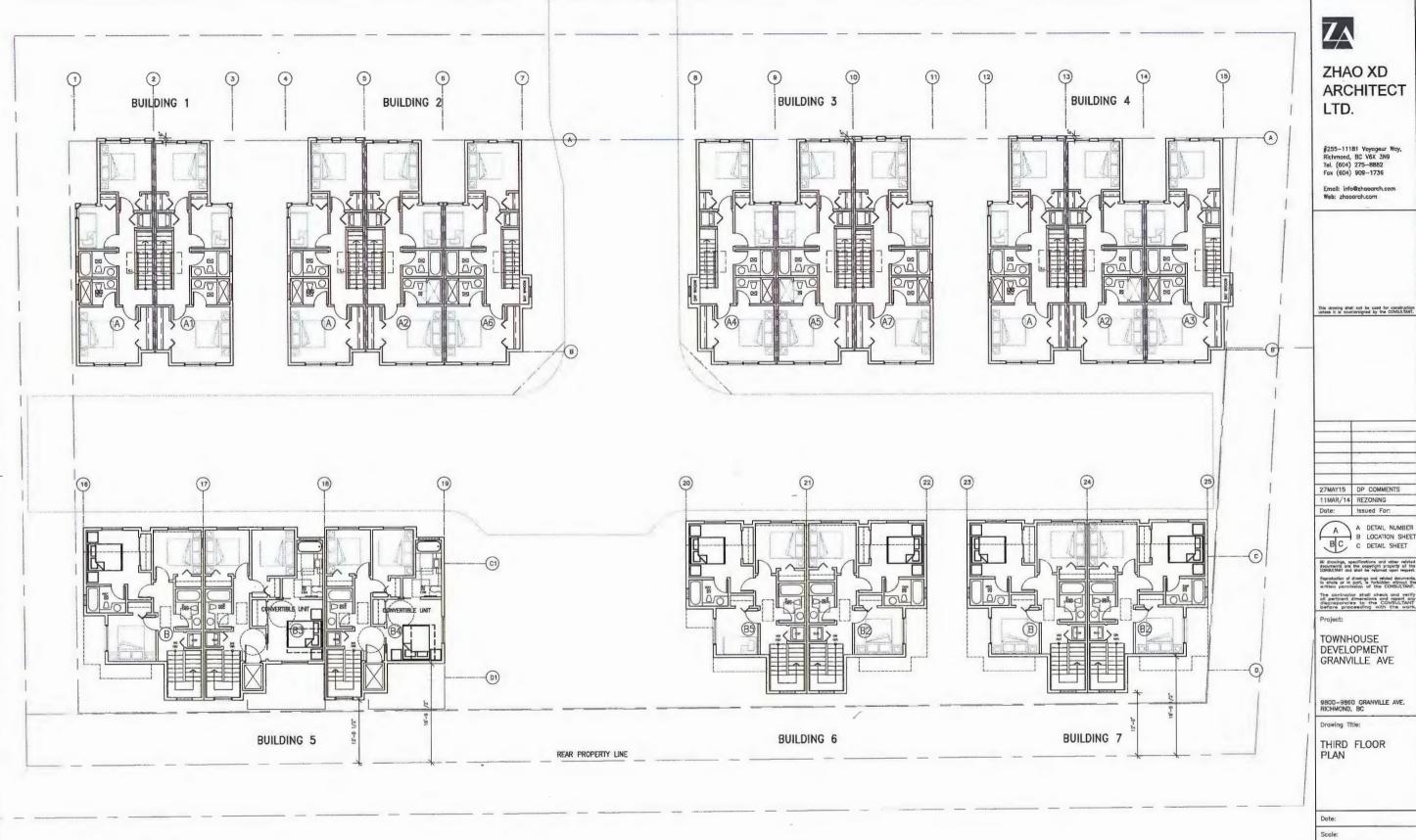
5 9 9

Drawn By:

Checked By: Project No.:

Drowing No.:

A4



DP 14-671945

ENGERGUIDE RATING OF 82 OR ABOVE IS TO BE ACHIEVED FOR THE DEVELOPMENT PROJECT.

PRE-DUCT FOR SOLAR HOT WATER IS REQUIRED FOR EACH UNIT.

* BAY WINDOW NOTES: BAY WINDOW SEAT MIN. 2' ABOVE FINISHED FLOOR IS STRUCTURALLY PROTRUDED FROM THE WALL NO FLOORING JOIST EXTENDS BEYOND THE WALL TO PREVENT A CONVERSION TO USABLE FLOOR SPACE. 3RD FLOOR PLAN SCALE: 1/8"=1'-0"

NOTE FOR LIFT:

2 STOREY LIFT
RISE LIFT BY THYSSENKRUPP DESTINY RESIDENTIAL ELEVATOR
MIN. CLEAR HOISTWAY SIZE: 43"X60" (TYP.)
DEPRESSED SLAB FOR LIFT

AGING IN PLACE FEATURES FOR ALL UNITS:
-SOLID BLOCKING IN WASHRODM WALLS FOR FUTURE GRAB
-LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

2 CONVERTIBLE UNITS ARE PROPOSED FOR THIS PROJECT.

This drawing is NOT to be scaled. Use figured dimensions only.

00

ZA

LTD.

ZHAO XD

ARCHITECT

#255-11181 Voyageur Way, Richmond, BC V6X 3N9

Tel. (604) 275-8882

Fax (604) 909-1736

Empil: info@zhoogrch.com Web: zhaoarch.com

27MAY15 DP COMMENTS

11MAR/14 REZONING

TOWNHOUSE

DEVELOPMENT

Drawn By:

Project No. Drowing No.:

A5.3

BAY WINDOW SEAT MIN. 2' ABOVE FINISHED FLOOR IS STRUCTURALLY PROTRUDED FROM THE WALL.
NO FLOORING JOIST EXTENDS BEYOND
THE WALL TO PREVENT A CONVERSION TO USABLE FLOOR SPACE.

* BAY WINDOW NOTES:

TOILET CLEAR FLOOR SPACE MIN 1020 MM AT SIDE AND IN FRONT. 14 - 671945

AGING IN PLACE FEATURES FOR ALL UNITS: -SOLID BLOCKING IN WASHROOM WALLS FOR FUTURE GRAB BARS: -LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES

- ENGERGUIDE RATING OF 82 OR ABOVE IS TO BE ACHIEVED FOR THE DEVELOPMENT PROJECT,
- PRE-DUCT FOR SOLAR HOT WATER IS REQUIRED FOR EACH UNIT.

CHECKLIST - CONVERTIBLE UNIT FEATURES

ENTRY DOOR MIN. 863 MM BUT IDEALLY 914MM 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. 13MM HEIGHT. DEMONSTRATE WHEELCHAIR ACCESS BETWEEN THE HALLWAY AND ROOMS AND WIDEN HALLWAY AND/OR DOORWAY(S) IF NECESSARY TO SECURE ACCESS.

PATIO/BALCONY MIN. 860MM CLEAR OPENING. NOTE HOW ACCESSED. ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY BC BUILDING CODE. LEVER-TYPE HANDLES FOR ALL DOORS.

VERTICAL CIRCULATION

VERTICAL LIFT, DEPRESSED SLAB AREA, AND LANDINGS, AS NOTED ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER SPECIFICATIONS. FRAMING TO ACCOMMONDATE SHAFT CONSTRUCTION WITHOUT IMPACT TO SOURROUNDING STRUCTURE AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH 2X12 SOLID LUMBER AT 914MM TO CENTRE.

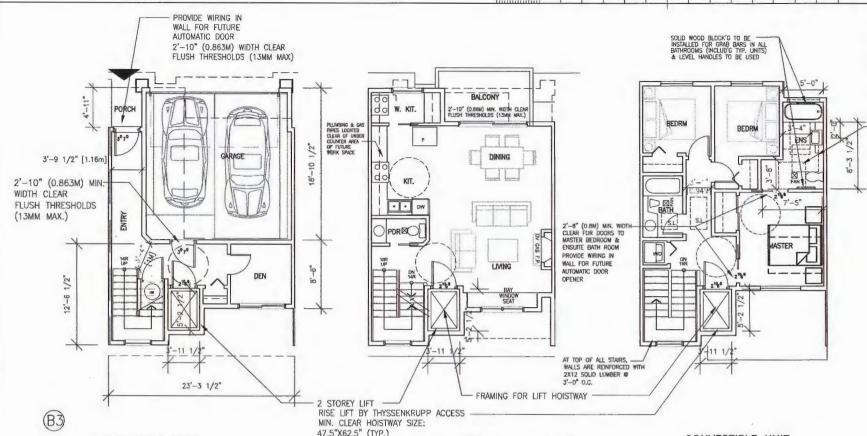
ACCESS FROM GARAGE TO LIVING AREA WITH MIN. 800 MM CLEAR DOOR OPENING (2'-8" SLIDING OR 2'-10" SWINGING DOOR SPEC.) AND FLUSH THRESHOLDS MAX. 13 MM

TOILET CLEAR FLOOR SPACE MIN. 1020 MM AT SIDE AND IN FRONT. WALL BLOCKING FOR FUTURE GRAB BAR INSTALLATIONAT TOILET, TUB AND SHOWER. REINFORCED WITH 2X12 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.

DEMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESSIBLE (LAYOUT OR FIXTURE PLACEMENT). MIN. 800 MM CLEAR DOOR OPENING (2'-8" SLIDING OR 2'-10" SWINGING DOOR SPEC.) WITH FLUSH THRESHOLDS MAX. 13 MM HEIGHT

CLEAR AREA NEEDED UNDER FUTURE WORK SPACE. PLUMBING AND GAS PIPES 304MM TO 355MM TO THE CENTRE OF THE PIPE FROM FLOOR LEVEL. CABINETS UNDERNEATH SINK ARE EASILY REMOVED. 1500 MM TURNING DIAMETER OR TURNING PATH DIAGRAM MIN. 800 MM CLEAR DOOR OPENING (2'-8" SLIDING OR 2'-10" SWINGING DOOR SPEC.) WITH FLUSH THRESHOLDS MAX. 13 MM HEIGHT LEVER-TYPE HANDLES FOR PLUMBING FIXTURES.

PLACEMENT LOCATIONS OF ELECTRICAL OUTLETS: BESIDE WINDOW, BOTTOM OF STAIRWAYS, BESIDE TOILET, ABOVE EXTERNAL DOORS (OUTSIDE AND INSIDE), ON FRONT FACE OF KITCHEN COUNTER, WITH PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIONS. UPGRADE TO FOUR-PLEX OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE, AND



CONVERTIBLE UNIT LOWER FLOOR PLAN (UNIT 'B3') SCALE: 3/16"=1'-0"

CONVERTIBLE UNIT

MAIN FLOOR PLAN (UNIT 'B3')

CONVERTIBLE UNIT UPPER FLOOR PLAN (UNIT 'B3') SCALE: 3/16"=1'-0"

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

PROVIDE WIRING IN AUTOMATIC DOOR 2'-10" (0.863M) WIDTH CLEAR FLUSH THRESHOLDS (13MM MAX) BAI CONY -10" (0.86M) MIN. WIDTH CLEAR BEDRN DINING KIT.

8" DEEP DEPRESSED SLAB FOR ELEVATOR PIT ON GROUND FLOOR

2 STOREY LIFT RISE LIFT BY THYSSENKRUPP ACCESS MIN. CLEAR HOISTWAY SIZE: 47.5"X62.5" (TYP.)

MAIN FLOOR PLAN (UNIT 'B4')

This drowing is NOT to be scaled. Use figured dimensions only.

3'-9 1/2" [1,16n 2'-10" (0.863M) MIN: WIDTH CLEAR 7'-5" FLUSH THRESHOLDS (13MM MAX.) PDR 🖾 🔾 MASTER BEDROOM & ENSUITE BATH ROOM PROVIDE WIRING IN AUTOMATIC DOOR OPENER 2X12 SOLID LUMBER @ 23'-3 1/2"

FRAMING FOR LIFT HOISTWAY

CONVERTIBLE UNIT 8" DEEP DEPRESSED SLAB FOR ELEVATOR PIT ON GROUND FLOOR

CONVERTIBLE UNIT UPPER FLOOR PLAN (UNIT 'B4') SCALE: 3/16"=1'-0"

HALLWAYS

MIN. 900 MM WIDTH

GARAGE

MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4 M GARAGE WIDTH

BATHROOMS (MIN. 1)

CABINETS UNDERNEATH SINK(S) ARE EASILY REMOVED.

CLEAR

TOLE 1020

(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

MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN, LIVING ROOM)

OUTLETS & SWITCHES

LOWER FLOOR PLAN (UNIT 'B4') SCALE: 3/16"=1'-0"

CONVERTIBLE UNIT



Report to Development Permit Panel

To:

Development Permit Panel

Date:

March 14, 2016

From:

Wayne Craig

File:

DP 15-697654

Director of Development

Re:

Application by Canada Haotian Investment Ltd. for a Development Permit at

8191 Alexandra Road

Staff Recommendation

That a Development Permit be issued which would:

- 1. Permit the construction of a two-storey commercial building at 8191 Alexandra Road on a site zoned "Auto-Oriented Commercial (CA)"; and
- 2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum west interior side yard setback from 3.0 m to 0.46 m.

Wayne Craig

Director of Development

EL:blg

Att.

Staff Report

Origin

Canada Haotian Investment Ltd. has applied to the City of Richmond for permission to develop a two-storey commercial building with restaurant uses at 8191 Alexandra Road on a site zoned "Auto-Oriented Commercial (CA)". The site is currently vacant.

The applicant proposes to develop the site in accordance with the site's existing zoning. A Servicing Agreement for frontage improvements is required prior to issuance of a Building Permit (see Attachment 1 for details).

Development Information

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

Background

Development surrounding the subject site is as follows:

- To the north, existing single-family lots on Leslie Road zoned "Single Detached (RS1/E)" and designated General Urban T4 (25 m) in the City Centre Area Plan (CCAP Aberdeen Village Specific Land Use Map);
- To the south, across Alexandra Road, three (3) vacant lots zoned "Auto-Oriented Commercial (CA)", as well as restaurants, a hotel, and commercial complex on lots zoned "Auto-Oriented Commercial (CA)", "Pub & Sales (CP1)", and on Land Use Contract (LUC079); all designated Urban Centre T5 (35 m) in the CCAP (Aberdeen Village Specific Land Use Map).
- To the east and west, a restaurant and retail commercial complexes fronting Alexandra Road; all zoned "Auto-Oriented Commercial (CA)" and designated General Urban T4 (25 m) in the CCAP (Aberdeen Village Specific Land Use Map);

Related Policies & Studies

Official Community Plan (OCP)

The subject property is designated "Mixed Employment" in the Official Community Plan (OCP). This land use designation allows industrial and stand-alone office development with a limited range of support services, including commercial and restaurant uses in certain areas. This proposal is considered consistent with the OCP.

City Centre Area Plan (CCAP)

The site is designated "Urban Centre T4 (25 m)" in the CCAP as shown on the Aberdeen Village Specific Land Use Map, and is located within a designated "Industrial Reserve – Limited Commercial" area (Sub-Area A.2). This sub-area is intended for urban business park purposes; including light industrial uses contained within a building, together with office and, along designated frontages, retail, hotel, and related uses, provided that the floor area of non-industrial

uses on a development site does not exceed that of industrial uses supported. The maximum density floor area ratio (FAR) is 1.2, provided that non- industrial uses does not exceed 50% of total floor area (excluding parking) and retail uses are limited to the street frontage.

The development proposes an interim commercial use of the site, which complies with the site's existing CA zoning. The proposed density of 0.5 floor area ratio (FAR) is significantly less than the 1.2 FAR supported on the site by the CCAP. The applicant proposes to develop a two-storey commercial building and associated surface parking, which does respond to the objective of the CCAP to encourage pedestrian activity along Alexandra Road, which is also designated as a secondary retail street and linkage as part of the pedestrian-oriented retail precincts in the City Center Area Plan.

Floodplain Management Implementation Strategy

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw (No. 8204). In accordance with the Flood Management Strategy, a Flood Indemnity Restrictive Covenant is required prior to Development Permit issuance.

OCP Aircraft Noise Sensitive Development (ANSD) Policy

The subject site is designated as "Area 1A - New Aircraft Noise Sensitive Land Use Prohibited". In Area 1A, aircraft noise sensitive land uses such as residential (including residential security/operator unit), school, daycare and hospital are not permitted. The proposed development does not include any of the prohibited uses. Registration of a Restrictive Covenant on Title, including information to address aircraft noise mitigation and public awareness, is required prior to Development Permit issuance.

Staff Comments

Tree Preservation

A Tree Survey and a Certified Arborist's Report were submitted in support of the application. The City's Tree Preservation Coordinator has reviewed the Arborist Report and has provided the following comments:

- Two (2) Cherry trees (tag# 001 & 002) located on the development site are in very poor condition and are not good candidates for retention. In addition, these trees are in conflict with the proposed parking layout.
- One (1) tree (tag# A) located on City property to be retained (no impact from construction).
- Four (4) trees on neighbouring property (tag# D, E, F and G) are to be retained and protected as per Arborist Report recommendations.

The applicant is proposing to remove two (2) trees located on neighbouring property to the west (tag# B & C) due to the conflict with the proposed development. The applicant has obtained written permission from the adjacent property owner and a Tree Permit (2016-724362) to remove the two (2) trees. One (1) replacement tree will be required to be planted on the adjacent site to the west (8171 Alexandra Road) as a condition to the Tree Permit.

Tree Replacement

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), four (4) replacement trees are required. The applicant is proposing to plant eight (8) deciduous trees on-site within the surface parking area.

Tree Protection

Tree protection fencing is required to be installed as per the Arborist Report recommendations and the Tree Preservation Plan, prior to any construction activities occurring on-site. In addition, proof that the owner has entered into a contract with a Certified Arborist to monitor all works to be done near or within the tree protection zone will be required prior to Development Permit issuance.

Site Servicing and Frontage Improvements

Prior to Building Permit issuance, the developer is required to enter into a standard Servicing Agreement for the design and construction of frontage improvements; including, but not limited to a 0.15 m wide road curb, a minimum 1.5 m wide landscaped and treed boulevard, and a 2.0 m wide sidewalk, as well as service connections. All works are at the developer's sole cost (i.e., no credits apply).

Development Proposal

The development proposal consists of a two-storey commercial building with surface parking at the back and a vehicle access from Alexandra Road. The design scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified during the review of the subject Development Permit application. In addition, it responds to the intention of applicable sections of the Official Community Plan (OCP) and City Centre Area Plan (CCAP) and is generally in compliance with the "Auto-Oriented Commercial (CA)" zone except for the zoning variances noted below.

Zoning Compliance/Variances (staff comments in bold)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to vary the minimum west interior side yard setback from 3.0 m to 0.46 m.

(Staff support the reduced interior side yard setback in keeping with the CCAP Development Permit Guidelines for "Sub-Area A.2 – Industrial Reserve – Limited Commercial", where no interior side setback is required to the side property line. The requested variance allows for retail continuity along Alexandra Road, which is encouraged along this secondary retail street within the pedestrian-oriented retail precincts of the CCAP.)

Advisory Design Panel Comments

The Advisory Design Panel supported the design of the project and the Design Panel's suggested design changes have been incorporated into the proposal. A copy of the relevant excerpt from the Advisory Design Panel Minutes from Wednesday, November 4, 2015 is attached for reference (Attachment 3). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in 'bold italics'.

Analysis

Conditions of Adjacency

- The massing of the proposed commercial building responds to the future urban context and fits into a transitional area between future "Industrial Reserve Limited Commercial" use to the north and "Commercial Reserve Mid-Rise" use to the south.
- Although the proposed development does not maximize the development potential of the site as supported by its Urban Centre T4 (25 m) designation in the Aberdeen Village, it will introduce an updated commercial character to this portion of the block.
- The existing commercial developments on Alexandra Road are primarily auto-oriented; with an inward orientation and surface parking adjacent to the road. The proposed development will provide new street oriented commercials to the block.
- The proposed building will be located adjacent to Alexandra Road and present a
 coordinated, urban image characterized by a largely continuous street wall along the
 street frontages and achieved the visions for "Pedestrian-Oriented Retail Precincts –
 Secondary Retail Streets & Linkages" in the CCAP. The proposed development will
 contribute toward the process of incremental change that is underway within the
 immediate neighbourhood.
- A 1.8 m tall wood fence, 5 ft. wide Evergreen hedge and trees are proposed along the north property line to protect the privacy of the neighbouring single-family homes.
- Light from the anti-glare lighting fixtures in the surface parking lot will be directed away from the adjacent properties. The luminosity on the property line will not exceed 3 foot candles.
- The garbage and recycling storage facility is proposed to be attached to the building and will be located approximately 48 m from the northern lot line which abuts residential use.

Urban Design and Site Planning

- The subject application proposes to introduce a more urban character to this block. The proposed building design will introduce a level of street animation and pedestrian interest along the public edge that is desirable.
- The entry driveway is located on the eastern edge of the site; surface parking is located internally on the lot and is screened from the street by the building.
- A covered sidewalk along the entry driveway will be provided between the parking area and the main entry of the building.
- The location and distribution of regular and small car parking stalls have been considered in order to maximize opportunities to introduce planting islands within the surface parking lot.
- Private utility kiosks are to be located within proposed internal planting area to minimize the impact of private utility structures on the street frontage.
- The development proposal provides 45 vehicle parking spaces; including one (1) accessible parking space, four (4) Class 1 and five (5) Class-2 bicycle parking spaces and

- one (1) medium sized loading space are to be provided on-site, all in accordance with the Zoning Bylaw.
- Garbage, recycling and organic waste storage facilities are enclosed and located on the back (north side) of the building.

Architectural Form and Character

- The proposed two-storey commercial building is of appropriate scale and massing in relationship to the surrounding buildings.
- A pedestrian scale is achieved along the Alexandra Road; with the inclusion of building projections, recesses, entry canopy, varying material combinations, and landscape features. Architectural elements; such as wrap-around windows along the street and at the building entry area, as well as a cantilever roof at the top of the northeast corner of the building are incorporated into the design to reflect the site's urban setting and distinguish the building from others commercial developments in the area. Canopies are provided at the restaurant fronts to offer weather protection.
- The proposed building materials (metal wall cladding, curtain wall, wood veneer panel, and stucco) are generally consistent with the Official Community Plan (OCP) Guidelines and are compatible with the existing character of the neighbourhood.
- The palette of colors; including light grey metal panels, earth tone colour stucco finishes, wood slat, and dark colour window mullion, enhances the building appearance.
- The location of the kitchen exhaust and mechanical equipment will be screened by the 5 foot parapet wall on the roof.

Landscape Design and Open Space Design

- The landscape design responds to the site conditions and architectural design and supports sustainability principles.
- Permeable pavers are proposed on the entry driveway and a portion of the surface parking lot.
- The soft landscaping proposed will feature a variety of tree and shrub plantings; which will provide a softening of the buildings, allow for easy maintenance and maintain the privacy of the adjacent developments.
- Low- to mid-height shrubs and groundcovers are planted at the street front to expose the most building character. The texture and seasonal effects of the plants would increase the attractiveness of the streetscape. The openness of the landscaping scheme also provides better indoor-outdoor visual connection.
- Along the east side of the entry driveway, fence and trellis with clematis vine will be
 planted to break the blank wall of the adjacent building to the east and to provide an
 attractive feature with seasonal effects within a limited space.
- At the northwestern corner of parking lot, a Pacific Dogwood tree and a Western Red Cedar tree will be planted to provide visual interest in the parking lot.

- Inside the parking lot, a row of Bowhall Red Maple will be planted. Their columnar habit will not interfere with the vehicular operation and will maintain unobstructed view within the parking lot.
- In order to ensure the landscaping works are undertaken, the applicant is required to provide a landscape security of \$114,555.10 with the Development Permit.

Crime Prevention Through Environmental Design

- The site plan minimizes potential entrapment areas and the landscape plan maintains visual permeability.
- Public entrances to the building are visible from the street. Large glazing area along the street front offers opportunities for passive surveillance. Glazing at the north and east elevations provides unobstructed views over the parking lot and entry driveway.
- Parking lighting will provide adequate illumination without spilling onto adjacent properties in the parking area.
- The proposed landscaping and fencing will provide a good separation from the public and adjacent properties.

Accessibility

- An accessible parking space will be provided at a location closest to the building.
- A barrier free circulation path, with a clear width of 1.5 m from the parking area, as well as from the City side walk to the main entrance of the building, will be provided.
- Wheelchair access to the second level restaurant will be provided by an elevator.
- The buildings will comply with all Building Code accessibility conditions.

Sustainability

- Use of permeable paving for the entry driveway and portion of the parking area to improve the permeability of the site and reduce volume of storm water discharge to the utility services.
- Use of high Solar Reflectance Index (SRI) material roof (light colour) to reduce heat island effect in order to decrease the amount of heat transferred into the building.
- Use of daylight sensors that respond to weather to control exterior lighting fixtures in order to achieve best energy efficiency.
- Use of low-consumption flush fixtures and low-flow rate faucets to reduce potable water consumption.
- Drought-tolerant species are proposed throughout the site.
- Use of high performance glazing to minimalize heat gain or loss.

Conclusions

Staff support the proposed development scheme. Although the development proposal does not maximize the site's development potential at this time, the long-term, interim use that is proposed does support the changing character of the area and the City Centre Area Plan (CCAP) by introducing a more urban commercial development that is characterized by a building design intended to encourage pedestrian activity along Alexandra Road.

Based on the proposal's design response to the objectives of the CCAP, general compliance with the site's existing "Auto-Oriented Commercial (CA)" zone and recognition of the long-term, interim use of the site, staff support the proposed development.

Edwin Lee Planner 1

(604-276-4121)

EL:blg



Development Permit Considerations

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

Address: 8191 Alexandra Road

File No.: <u>DP 15-697654</u>

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

- 1. Receipt of a Letter of Credit for landscaping in the amount of \$114,555.10 (based on the costs estimate provided by a CSLA registered landscape Architect including 10% contingency).
- 2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any onsite works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
- 3. Registration of an aircraft noise indemnity covenant on title.
- 4. Registration of a flood indemnity covenant on title.

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

- 1. Enter into a Servicing Agreement* for the design and construction of frontage improvements along entire frontage on Alexandra Road as well as the design and construction of Water, Storm, and Sanitary service connections. Works include, but may not be limited to:
 - a) Alexandra Road Frontage Improvements (from existing road pavement): 0.15m wide road curb, minimum 1.5 m wide landscaped and treed boulevard and 2.0 m wide sidewalk. A functional plan is required to confirm whether road dedication is required to facilitate the prescribed frontage improvements.
 - b) The Developer is required to coordinate with BC Hydro, Telus and other private communication service providers:
 - i. To underground Hydro service lines when relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - ii. To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc). All above ground structures are to be located within the development site.

c) Water Works:

- i. Using the OCP Model, there is 212.0 L/s of water available at a 20 psi residual at the Alexandra Rd frontage. Based on your proposed development, your site requires a minimum fire flow of 200 L/s.
- ii. The Developer is required to submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs. If adequate flow is not available, the Developer shall be required to upgrade the existing water system that may extend beyond the development site frontage.
- iii. At the Developers cost, the City is to install a new water service connection complete with meter and meter box along Alexander Road frontage.

d) Storm Sewer Works:

- i. The Developer is required to retain the existing storm service connection and IC along Alexandra Road.
- ii. At the Developers cost, the City is to:
 - Cut and cap the existing storm service connection at the southwest corner of the development site along the Alexandra Road frontage.

ŀ	ni	tial	:	

- Cut and cap the existing storm service connection and remove the existing IC at the southeast corner of the development site.
- Upgrade the existing storm service connection and IC as required to City standards.
- e) Sanitary Sewer Works: The Developer is required to utilize the existing sanitary service connection.
- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department.
 Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- 3. Incorporation of accessibility, CPTED, and sustainability measures in Building Permit (BP) plans as determined via the Development Permit process.
- 4. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
- 5. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.
 - All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.
 - 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.

1	,		•	•	
				2.5	
Signed		 Date			
Olgillou		Bato			



Floor Area Gross: 1,438 m²

Development Application Data Sheet

1,200 m²

Development Applications Department

Address: 8191 Alexandra Road

Applicant: Canada Haotian Investment Ltd. Owner: Canada Haotian Investment Ltd.

Planning Area(s): City Center - Aberdeen Village

Leasable Area Gross:

	Existing	Proposed
Site Area:	2,885 m²	No Change
Land Uses:	Vacant	One (1) commercial building
OCP Designation:	Mixed Employment	No Change
Zoning:	Auto Oriented Commercial (CA)	No Change
Number of Units:	0	2 units

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.5	0.5	none permitted
Lot Coverage:	Max. 50%	30.7%	none
Setback – Front Yard:	Min. 3.0 m	3.19 m	none
Setback – Side Yard (East):	Min. 3.0 m	8.08 m	none
Setback – Side Yard (west):	Min. 3.0 m	0.46 m	Variance Requested
Setback – Rear Yard:	Min. 3.0 m	48.23 m	none
Setback to Residential Zone:	Min. 7.5 m for a 2 storey building	48.23 m	none
Height (m):	Max. 12.0 m	12.0 m	none
Off-street Parking Spaces:	3.75 spaces per 100 m ² of gross leasable floor area on the first 2 floors of a building (1,200 m ²) = 45	45	none
Off-street Parking Spaces – Accessible:	Min. 2% when 3 or more visitor parking spaces are required (45 x Min. 2% = 1)	1	none
Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on site (45 x Max. 50% = 22)	21	none
Loading:	1 medium size designated space	1 medium size designated space	none
Bicycle Parking – Class 1:	0.27 spaces per 100 m ² of gross leasable floor area on the first 2 floors of a building (1,200 m ²) = 4	4	none

Bicycle Parking – Class 2:	spaces per 100 m ² of gross leasable loor area on the first 2 floors of a building (1,200 m ²) = 5	5	none
----------------------------	---	---	------

Excerpt from the Minutes from The Design Panel Meeting

Wednesday, November 4, 2015 – 4:00 p.m. Rm. M.1.003 Richmond City Hall

Panel Discussion

Comments from the Panel were as follows:

- project is well-designed;
 Acknowledged.
- cantilevered piece at the top of the northeast corner of the building is attractive and distinguishes the building in the area;
 Acknowledged.
- landscape plan looks good; however, there are too many trees planted in the northwest corner; consider retaining only either grand fir or western red cedar trees;
 Acknowledged, the grand fir has been removed and the western red cedar and pacific dogwood to be retained.
- consider replacing the western sword fern in the planter at the front of the building with another species more appropriate for full southern sun exposure;
 Acknowledged, the western sword fern has been replaced by Choisya Ternata, which is appropriate for full southern sun exposure. See landscape plan.
- concerned on the health of red maples in the median at the outdoor parking area; consider introducing wheel stops to protect the trees from vehicles; also ensure adequate soil volume for the red maples;
 Acknowledged, the wheel stops will be introduced to protect the trees from vehicles. The adequate soil volume will be ensured in construction drawing phase to comply min. 6 cubic soil per tree. See landscape plan.
- applicant has adequately addressed the pedestrian scale on the main street; appreciate the front of the building and the overhang; however, the back of the building appears neglected in terms of material treatment;
 - The metal panels have been extend to the north and west elevations to give additional articulation and interest. Additional wood slats are proposed at back elevations to give a warmer presence to contrast the proposed glass and stucco of the building. The north half of the elevation has been given additional articulation and interest by these material treatments. See architectural elevation drawings.

- appreciate the overhang at the top of the building which provides weather protection for restaurant customers; consider a different material for the lower portion that extends all the way around the building; consider further treatment to the eaves, e.g. by introducing a metal lattice, to enhance visual interest;
 - Acknowledged. Metal canopy and horizontal window mullions at lower floor will add articulation all the way around the front part building. For the eaves, additional treatments will be added to enhance visual interest in detail design phase.
- big eaves element above the garbage area appears heavy and does not tie-in with the modern design of the restaurant; consider de-emphasizing the storage area;
 The eaves have been removed and the storage area has been de-emphasized.
- noted the sustainability features of the project; overhang at the east side will have minimum impact from a sustainability perspective; would reduce solar heat gain if located in the south side of the building; there is a potential thermal comfort issue due to the large expanse of glass at the south side of the building;

 The high-performance glazing (low-e coating) will be utilized at east and south façade to allow the sunlight for interior lighting and also to minimize unwanted heat gain or loss.
 - allow the sunlight for interior lighting and also to minimize unwanted heat gain or loss. The roof overhang has been expanded to 5 feet on the south elevation to minimize unwanted heat gain. Together, the thermal comfort will be improved.
- review the location of the kitchen exhaust to avoid adversely affecting the operations of the adjacent property;

 The location of the kitchen exhaust has been reviewed to avoid adversely affecting the
 - The location of the kitchen exhaust has been reviewed to avoid adversely affecting the operation of the adjacent property. See preliminary layout in roof plan.
- great potential to use heat recovery in the kitchen; Heat recovery in kitchen has been included into in the list of proposed sustainability features and will be considered in the next design phase.
- interesting addition to the area; appreciate the provision of accessible parking; ensure accessibility for pedestrians from the parking area to the main entrance slab via the pedestrian walkway along the east side of the restaurant building;

 Acknowledged. The accessibility for pedestrians has been ensured by providing 5 feet wide pedestrian walkway along the east side of the restaurant building.
- appreciate the design of the building; soffit materials are effective; like the general massing;
 Acknowledged.
- noticed the lack of programming in seating relative to the kitchen; difficult to determine whether the proposed location of the elevator and stairs are appropriate; the elevator could be relocated to the back of the building to enliven the parking area;
 - The actual programming in seating relative to the kitchen will be based on future restaurant operators' practical requirements. The current location of elevator and stairs are based on some previous seating layout studies. Because a lot of customers will come by public transit, there will be more convenient for them if the elevator is located in the front.

- the restaurant building could be pushed back to create a patio/outdoor dining area adjacent to the sidewalk and a south-facing outdoor dining deck at the second floor to enliven the street and mitigate solar heat gain from the south side;
 - There are not too many restaurants along Alexandra Road with outdoor dining deck. To respect the context, and also based on the owner's business mode, second floor patio hasn't been adopted. However, the ground floor windows could be easily modified to patio doors. The patio doors could be opened during the summer time to create semi-outdoor dining experience and also to enliven the street.
- support the previous comments from the Panel regarding the project's plant material; also, the applicant should expect that a street tree will be required for the project as per the City's regulations;
 - Acknowledged.
- ensure adequate soil volume for the red maple trees in the parking area; spacing between trees appears too close; applicant needs to demonstrate compliance with applicable regulations; structural soil might be required; curb stops would be necessary to keep vehicles off the tree trunks:
 - Acknowledged, the wheel stops will be introduced to protect the trees from vehicles. The adequate soil volume will be ensured in construction drawing phase to comply min. 6 cubic soils per tree. See landscape plan. The typical spacing between trees is 18'-8" (5.6m).
- proposed vine planting at the east side of the subject site could grow vigorously and present a potential issue with the adjacent development; consider a free standing trellis/green screen product and an appropriate type of vines;
 - The free standing trellis has been added along the east side of the entrance driveway. The proposed vine planting has been changed to Clematis the president, which is better flowering looking less aggressive. See landscape plan.
- consider introducing some patterning to the large permeable unit paver paving at the entrance driveway; and
 Acknowledged. The stripe pattern has been added on entrance driveway. see landscape plan.
- noticed the hose bibs in the parking islands; not sure if the applicant is introducing irrigation.
 - Yes, hose bibs for irrigation systems.



Development Permit

No. DP 15-697654

To the Holder:

CANADA HAOTIAN INVESTMENT LTD.

Property Address:

8191 ALEXANDRA ROAD

Address:

C/O PATRICK XU YANG

PACIFIC WEST ARCHITECTURE INC. 1120 - 1200 WEST 73RD AVENUE VANCOUVER, BC V6P 6G5

- 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 west interior side yard setback from 3.0 m to 0.46 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 #4 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 \$114,555.10 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 15-697654

		N	No. DP 15-697			
To the Holder:	CANADA HAOTIAN INVESTMENT LTD. 8191 ALEXANDRA ROAD					
Property Address:						
Address:	C/O PATRICK XU YANG PACIFIC WEST ARCHITECTURE INC. 1120 - 1200 WEST 73 RD AVENUE VANCOUVER, BC V6P 6G5					
8. The land described herein conditions and provisions Permit which shall form a This Permit is not a Build	s of this Permit and any a part hereof.	•				
AUTHORIZING RESOLUT DAY OF ,	ION NO.	ISSUED BY THE COU	NCIL THE			
DELIVERED THIS	OAY OF ,					
MAYOR						



City of Richmond





DP 15-697654 SCHEDULE "A"

Original Date: 06/29/15

Revision Date:

Note: Dimensions are in METRES

GENERAL NOTE:

BOUNDARIES SHOWN HEREON ARE DERIVED FROM EXISTING RECORDS AND MUST BE CONFIRMED BY SURVEY PRIOR TO THE DETERMINATION OF DIMENSIONS OR AREAS FOR DEVELOPMENT PURPOSES.

SITE INFORMATION

LEGAL ADDRESS: LOT 11 SECTIONS 33 AND 34 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRIC PLAN 6979

CIVIC ADDRESS: 8191 ALEXANDRA ROAD, RICHMOND, BC

CA

OVERALL SITE AREA: 2,885m² (31,056 SQ.FT.)

LOT COVERAGE: 30.71%

UILDING AREA: 1,438 M² (15,479 SQ.FT.)

GROSS FLOOR AREAS

1ST FLOOR RESTAURANT #1 LEASEABLE AREA: 530 m² (5,705 SQ.FT.)
2NO FLOOR RESTAURANT#2 LEASEABLE AREA: 670 m² (7,212 SQ.FT.)
PUBLIC CIRCULATION AND SERVICE: 236 m² (2,562 SQ. FT.)

TOTAL GROSS FLOOR AREAS: 1,438 m² (15,479 SQ.FT.)
GROSS LEASEABLE FLOOR AREA: 1,200 m² (12,917 SQ.FT.)

PERMITTED USES IN CA (T5) ZONE:

OFFICE
- MOTEL
- MOTEL
- MOTEL
- RETAIL TRADE & SERVICES
RESTAURANT
- ENTERTAINMENT
- EDUCATION
- NEIGHBORNHOOD PUB
- INSTITUTIONAL USE
- REGREATION
- STUDIO
- COMMUNITY USE
- ACCESSORY USE

PARKING REQUIREMENTS:

7.9.4 RESTAURANT: 3.75 SPACES PER 100.0M2 OF GROSS LEASABLE FLOOR AREA ON THE FIRST 2 FLOORS OF A BUILDING GROSS LEASABLE FLOOR AREA: 1.200 m²

PARKING SPACES REQUIRED: 45

PARKING SPACES PROVIDED: 45

STANDARD SPACE: 23

SMALL SPACE: 21
DESIGNATED SPACE: 1

LOADING REQUIREMENTS:

ON-SITE LOADING SPACE REQUIRED: 1 MEDIUM SIZE LOADING SPACE ON-SITE LOADING SPACE PROVIDED: 1 MEDIUM SIZE LOADING SPACE

BICYCLE PARKING REQUIREMENTS:

ON-SITE BICYCLE PARKING SPACES REQUIRED

CLASS 1; 4

ON-SITE BICYCLE PARKING SPACES PROVIDED:

CLASS 1: 4 CLASS 2: 5

PARKING SIZES:

REGULAR CAR STALL:

85-87 (2.85m) x 155-07 (5.5m)

MANLOCAR STALL:

MANDICAR CAR STALL:

MANDICAR CAR STALL:

MANPOUVERING ASISLE WIOTH(50°):

MANEUVERING MEDIUM SIZES:

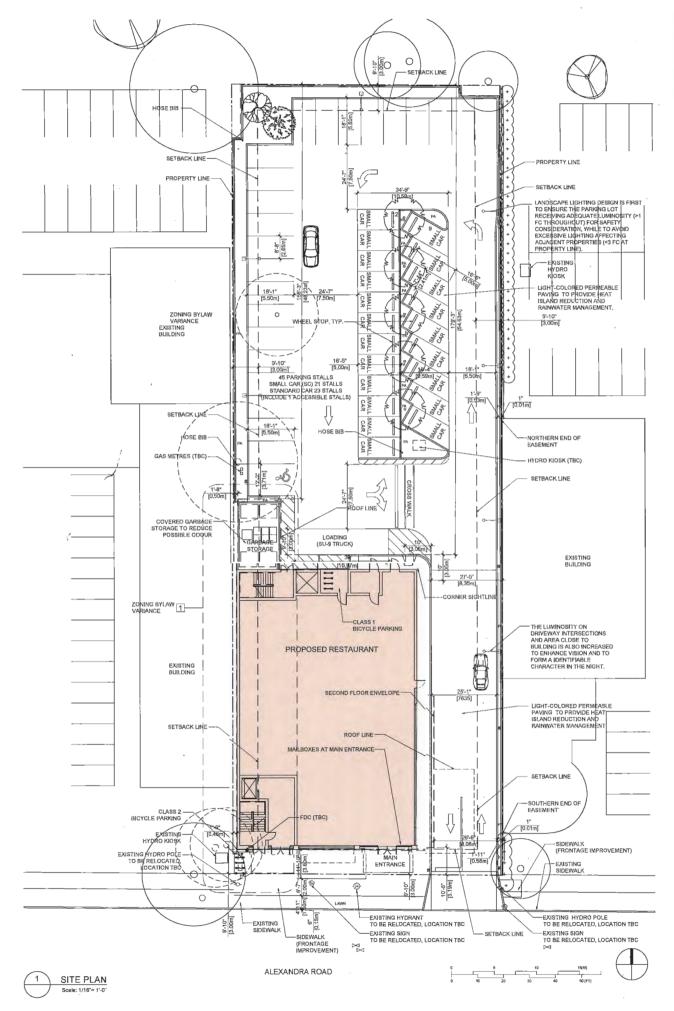
9-10°(3.00m) X 29°-10° (8.1m)

SICYCLE PARKING (CLASS ST):

9-11°(1.80 M) X 22°-0° (8.80)

ZONING BYLAW VARIANCE NO. BYLAW DESC REQUIRED PROPOSED

1 10.3.6.2 MIN. SIDE YARD





west architecture

1200 West 73rd Ave (Airport Square) Suite 1120 Vancouver B.C. V6P 6G5

Office: 604 267 7072 Fax: 604 267 7056 Email: info@pwearchitecture.com www.pwaarchitecture.com

REVISIONS 1

2016

4

MAR

PLAN

54

O

1 DEVELOPMENT PERMIT REVISIONS 2015-SEI
PROJECT NUMBER A015

DRAWN BY SL

CHECKED BY PY

DATE CHECKED

CONSULTANT

8191 ALEXANDRA ROAD

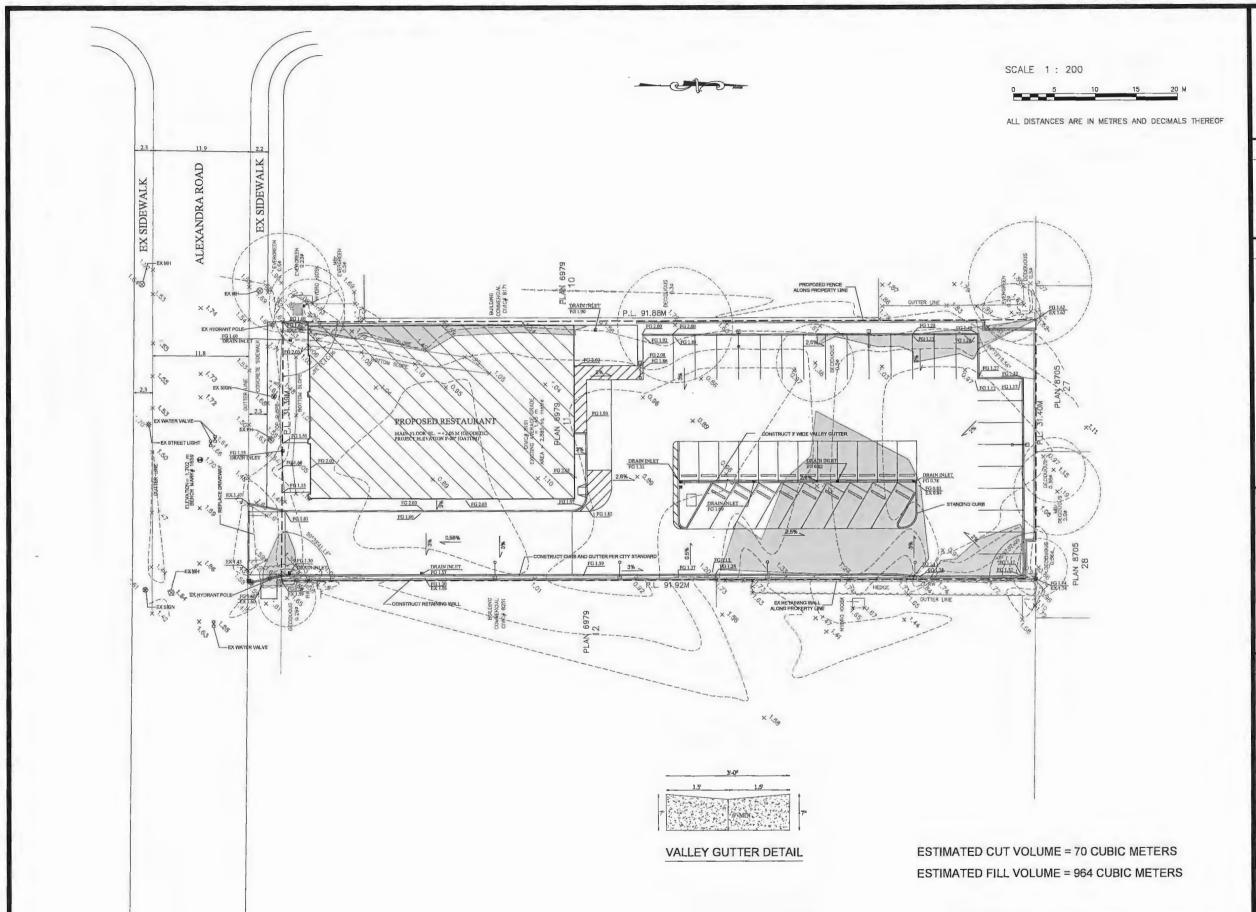
RICHMOND, BC

SITE PLAN

RAWING No.

PLAN #1A DP 15-697654

JP 1





CORPORATION 602-7888 SABA RD RICHMOND,BC V6Y 0A2 778 788 5899

NOTES:

BENCHMARK
ELEVATIONS ARE BASED ON:
CITY OF RICHMOND SECONDARY
BENCH MARK #1659
ELEVATION = 1.702 METER
GEODETIC DATUM = CVDZ8GVRD

LEGEND:

A SECOND ON THE SECOND OF THE

GROUND ELEVATION

TREE WITH DRIPLINE
(TIED AT POINT OF ENTRY INTO THE
GROUND)
MANHOLE
HYDRO POLE

HYDRO PDLE WATER YALVE SIGNAGE RETAINING WALL FIRE HYDRANT

LAMP STANDARD -

EX EXISTING
MH MAHNOLE
FH FIRE HYDRANT
FG 1.6D FINISHED GRODE ELEVATION
EX 1.6D EXISTING GROUND ELEVATION

CUT AREA

REVIEWS:

8191 ALEXANDRA ROAD RICHMOND, BC

DRAWING TITLE:

SITE GRADING PLAN

GROSS LEASEABLE FLOOR AREA: 1,200 m²

PARKING SPACES REQUIRED: 45 PARKING SPACES PROVIDED: 45

INCLUDING:

STANDARD SPACE: 23
SMALL SPACE: 21
DESIGNATED SPACE: 1

LOADING REQUIREMENTS:

ON-SITE LOADING SPACE REQUIRED: 1 MEDIUM SIZE LOADING SPACE

ON-SITE LOADING SPACE PROVIDED: 1 MEDIUM SIZE LOADING SPACE

BICYCLE PARKING REQUIREMENTS:

ON-SITE BICYCLE PARKING SPACES REQUIRED: CLASS 1: 4 CLASS 2: 5

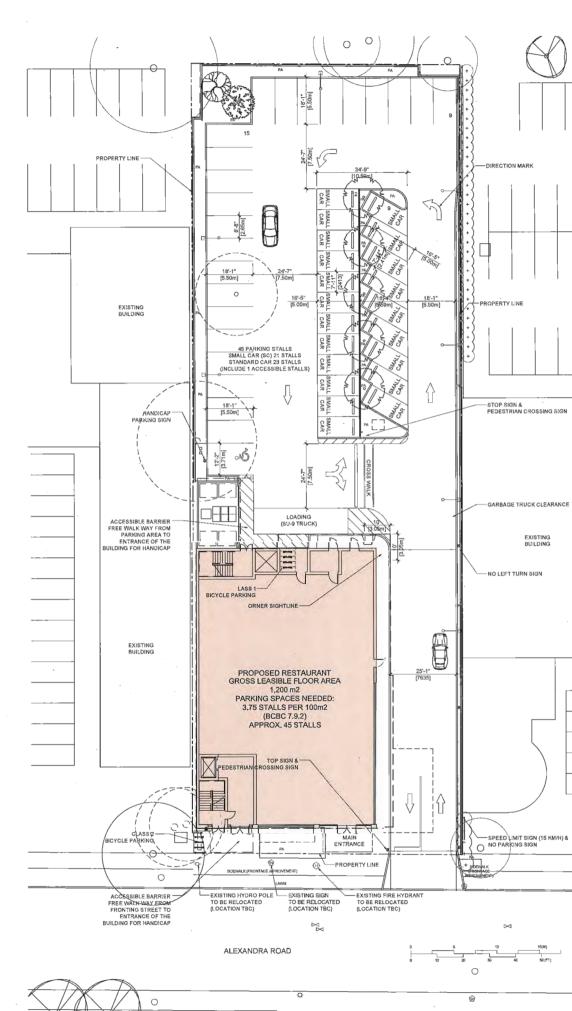
ON-SITE BICYCLE PARKING SPACES PROVIDED:

CLASS 1: 4 CLASS 2: 5

PARKING SIZES:

REGULAR CAR STALL:
SMALL CAR STALL:
HANDICAP CAR STALL:
HANDICAP CAR STALL:
MANEUVERING ASILE WIDTH(60'):
MANEUVERING ASILE WIDTH(45'):
LOADING SPACE (MEDIUM SIZE):
LOADING SPACE (LAMEG SIZE):
BICYCLE PARKING (CLASS 1):

8'-8" (2,65m) x 18'-0" (5,5 7'-11" (2,4m) x 16'-5" (5,0 12'-2" (3,70m) x 18'-0" (5,5 24'-7" (7,5 14'-0" (5,5 13'-1" (4,0 9'-10" (3,00m) X 29'-10" (9,1 11'-6'(3,50m) X 60'-4" (18.4





1200 West 73rd Ave (Airport Square) Suite 1120 Vancouver B,C, V6P 6G5

Office: 604 267 7072 Fax: 604 267 7056 Email: info@pwaarchitecture.com www.pwaarchitecture.com

IONS

2016

4

MAR

N

4

65

0

O

LO

DP

PROJECT NUMBER AD15

DRAWN BY SL

CHECKED BY PY

DATE CHECKED

CONSULTANT

PROJECT

8191 ALEXANDRA ROAD

RICHMOND, BC

DRAWING TITLE

PARKING PLAN

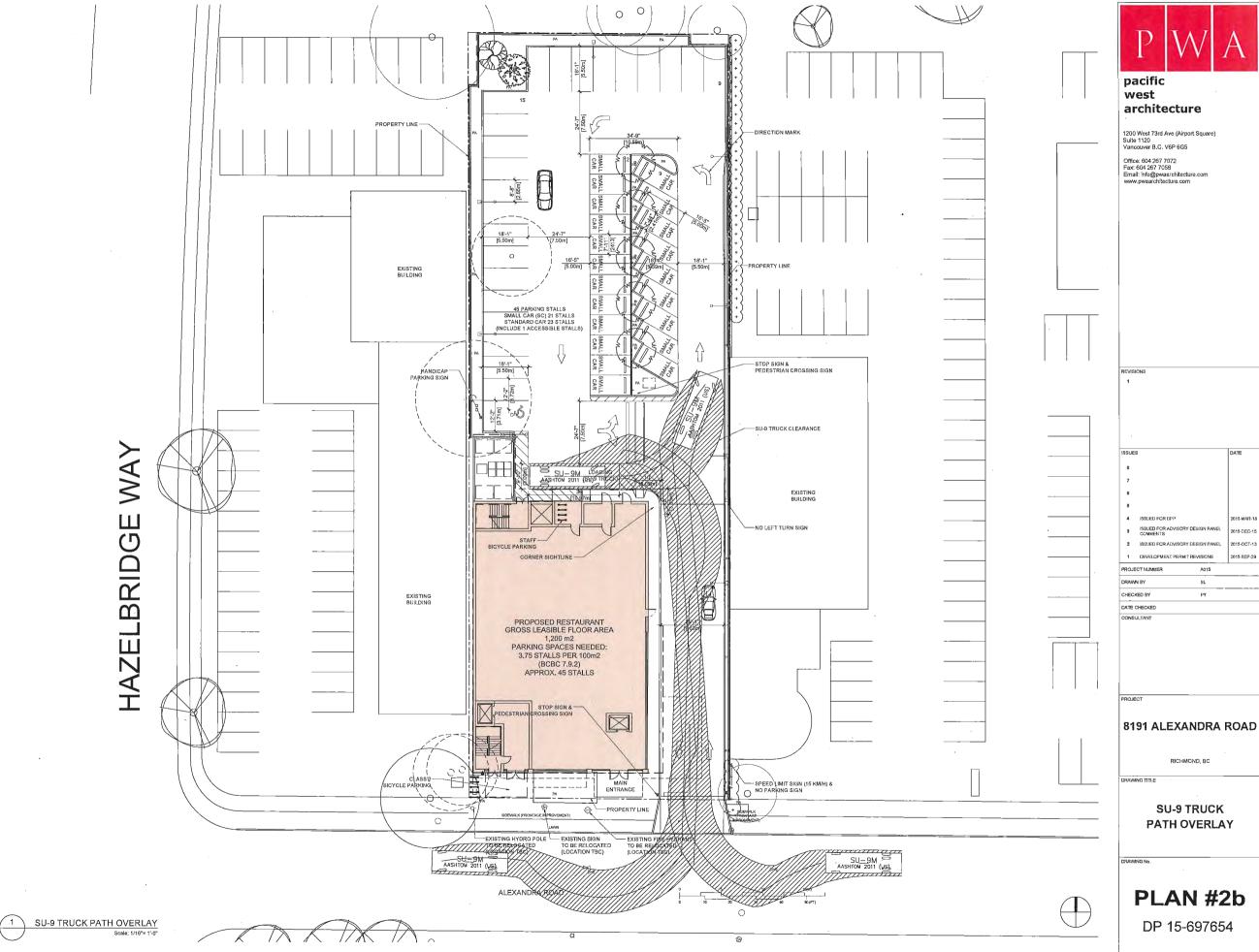
DRAWING N

PLAN #2a

DP 15-697654







2016 4 -MAR

N Ħ

4 LO O 0 O

5

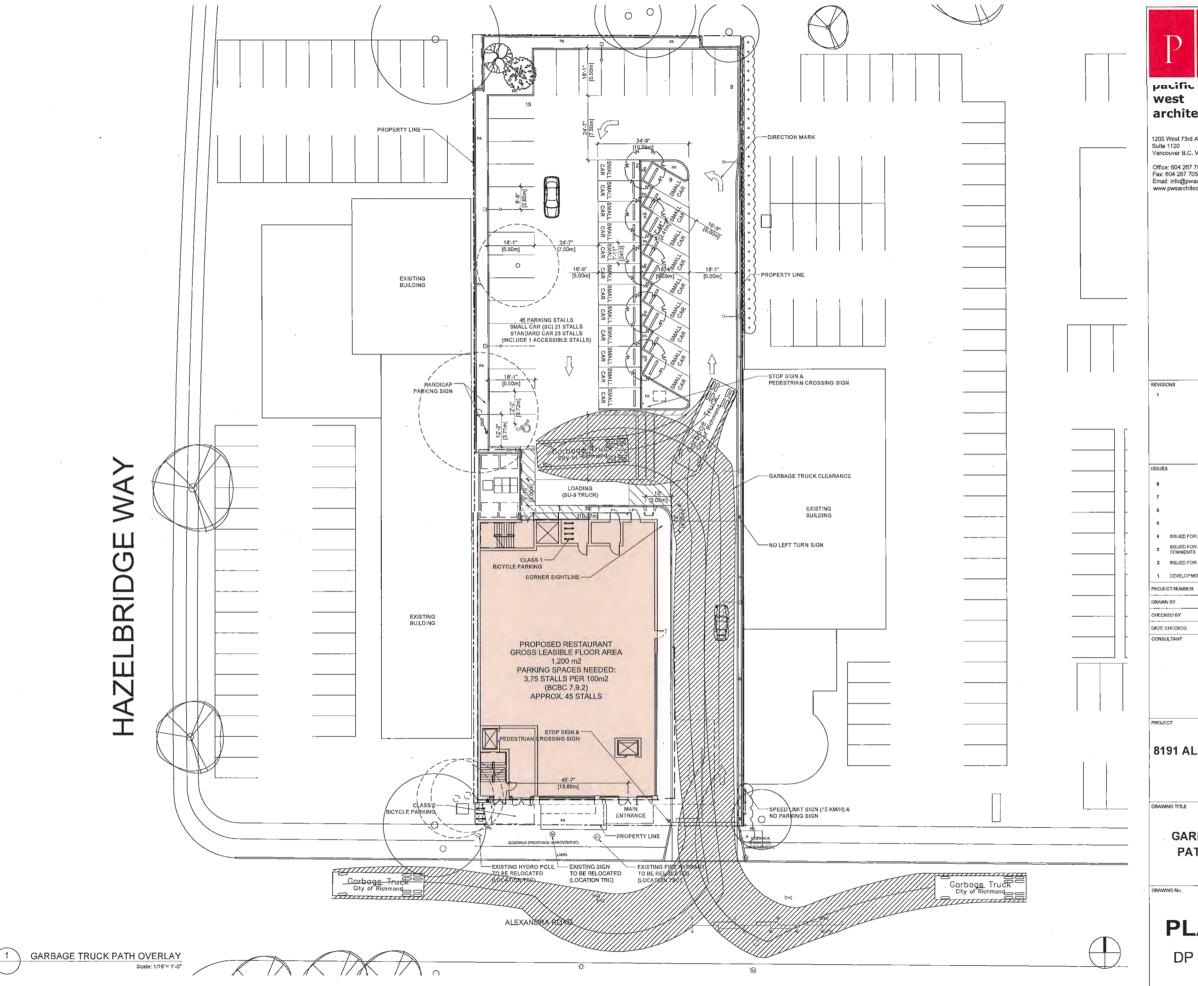
4

SU-9 TRUCK PATH OVERLAY

RICHMOND, BC

PLAN #2b

DP 15-697654





west architecture

1200 West 73rd Ave (Airport Square) Suite 1120 Vancouver B.C, V6P 6G5

Office: 604 267 7072 Fax: 604 267 7056 Email: info@pwaarchitecture.com www.pwaarchitecture.com

8191 ALEXANDRA ROAD

GARBAGE TRUCK PATH OVERLAY

PLAN #2c

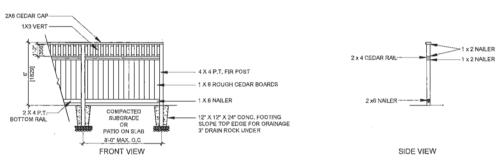
DP 15-697654

LO

5 O

0 V

4 2016



- NOTE:

 1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND CUTS TREATED WITH PRESERVATIVE.

 2. ALL OTHER MEMBERS TO BE CEDAR, #2(CONSTRUCTION) GRADE MINIMUM.

 3. ALL HARDWARE TO BE HOT-DIPPED GALVANIZED

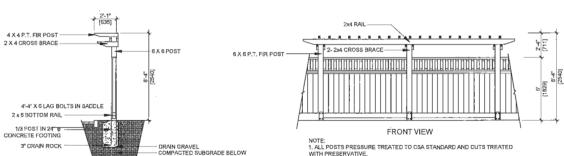
 4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION.

 MATCH TRIM COLOR PER ARCH SPEC. CONFIRM WITH ARCHITECT

 5. ALL FENCES TO BE LEVEL CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.)

 GAPS TO GRADE TO FOLLOW FINISH GRADE, CAP TO BE 3-6".

SIDE VIEW



NOTE:

1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND CUTS TREATED
WITH PRESERVATIVE.

2. ALL OTHER MEMBERS TO BE CEDAR. #2(CONSTRUCTION) GRADE MINIMUM.

3. ALL HARDWARE TO BE HOT-DIPPED GALVANIZED

4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION.
MATCH TRIM COLOR PER ARCH SPEC, CONFIRM WITH ARCHITECT

5. COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE

PLAN VIEW





pacific west architecture

1200 West 73rd Ave (Airport Square) Suite 1120 Vancouver B.C. V6P 6G5

Office: 604 267 7072 Fax: 604 267 7056 Email: info@pwaarchitecture.com www.pwaarchitecture.com

LUXU STUDI LANDSCAPE ARCHITECTURE 12 6689 RUMBLE ST. BURNABY, BC VSE 143, GANADA CUMUSTUDIO2012@ME.COM PH 604,329 5038

2015-OCT-13 2015-SEP-29 4

M

7

7

5 O

0

S

CHECKED BY

DATE CHECKED

8191 ALEXANDRA ROAD

RICHMOND, BC

LANDSCAPE

SITE PLAN

PLAN #3a

DP 15-697654

7

Office: 604 267 7072 Fax: 604 267 7056 Email: info@pwaarchitecture.com www.pwaarchitecture.com LUXU STUDIO

LANDSCAPE ARCHITECTURE TAKES SUMER STEELS WE'VE VERY AND A

3 ISSUED FOR ADVISORY DESIGN PANEL COMMENTS 2015-DEC-15

PROJECT NUMBER DATE CHECKED

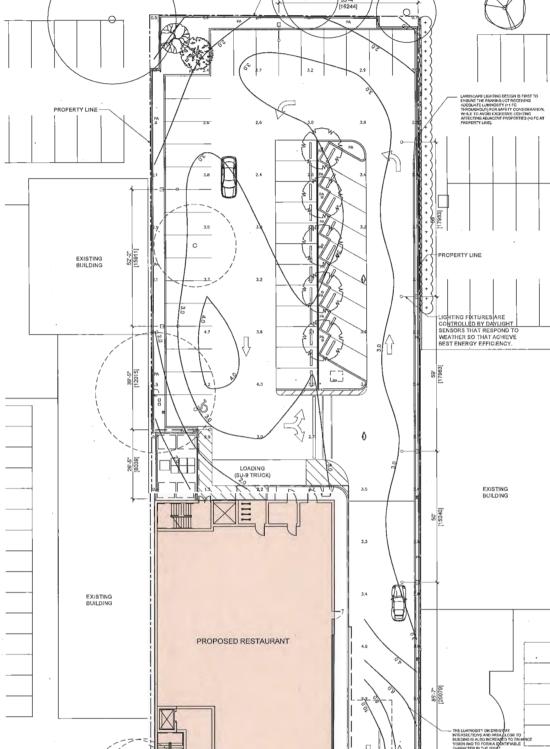
8191 ALEXANDRA ROAD

RICHMOND, BC

LANDSCAPE LIGHTINGING PLAN

PLAN #3b

DP 15-697654



EXISTING HYDRO POLE — EXISTING SIGN
TO BE RELOCATED
(LOCATION TBC) — EXISTING SIGN
TO BE RELOCATED
(LOCATION TBC)

ALEXANDRA ROAD

1 LANDSCAPE LIGHTING PLAN

PROPOSED DRIVEWAY

- EXISTING FIRE HYDRANT TO BE RELOCATED (LOCATION TBC)

LANDSCAPE LIGHTING DESIGN RATIONALE

LANDSCAPE LIGHTING DESIGN IS FIRST TO ENSURE THE PARKING LOT RECEIVING ADEOLATE LUMINOSITY (>1 FC THROUGHOUT) FOR SAFETY CONSIDERATION, WHILE TO AVOID EXCESSIVE LIGHTING AFFECTING ADJACENT PROPERTIES (<3 FC AT PROPERTY LINE), SECONDLY, THE LUMINOSITY ON DRIVEWAY INTERSECTIONS AND AREA CLOSE TO BUILDING IS ALSO INCREASED TO ENHANCE VISION AND TO FORM A IDENTIFIABLE CHARACTER IN THE NIGHT.

LANDSCAPE LIGHTING LEGEND

3.1 LUMINOSITY VALUE (FOOT-CANDLE)

LUMINOSITY CONTOUR (FOOT-CANDLE)

LIGHTING FIXTURE SCHEDULE

SYMBOL DESCRIPTION QNTY ○——Ð POST-TOP LIGHT

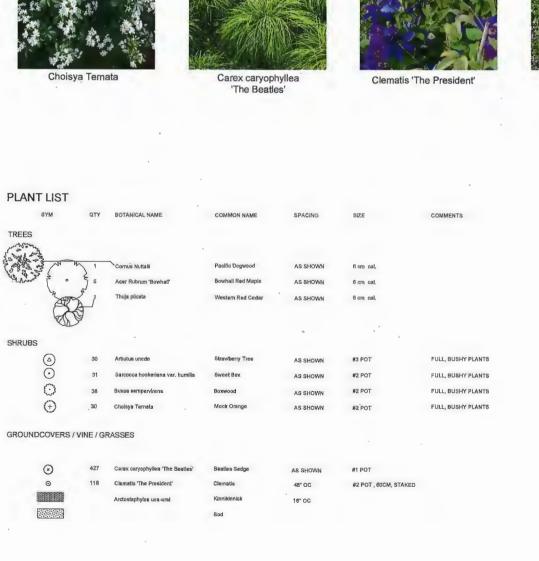
THE PHOTOMETRIC ANALYSIS IS CALCULATED USING SOFTWARE "DESIGN MASTER PHOTOMETRICS", BASED ON FOLLOWING LIGHTING FIXTURES:

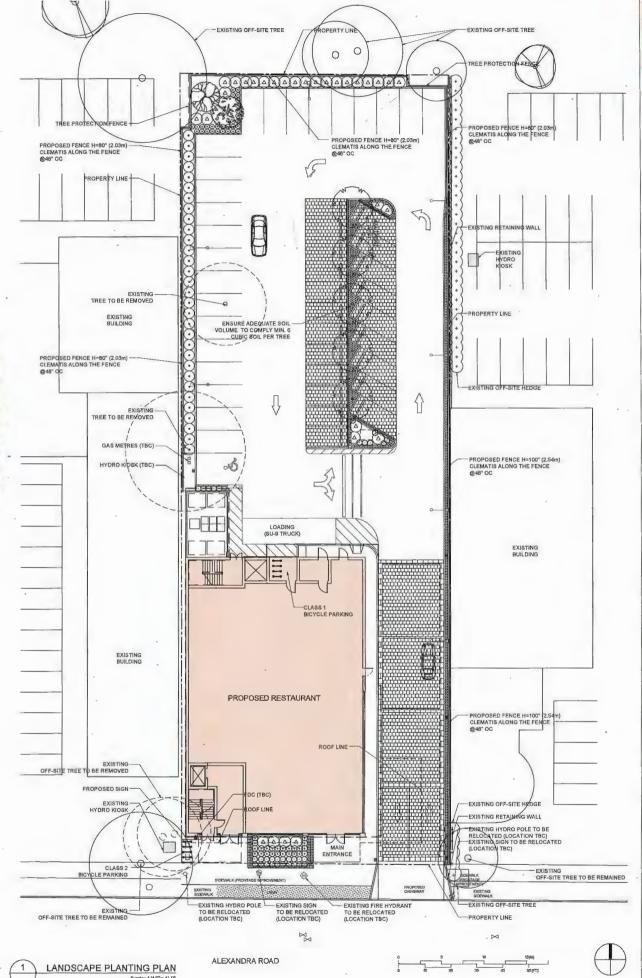
TYPE: POST-TOP LIGHT W/ ANTI-GLARE SHIELD,
MODEL: PHILIPS AVALUME AVA-1-3-150MH-120
LAMP HEIGHT 30 FT,
TILT 30 DEGREE (TOWARD PARKING LOT),
ARM LENGTH 6 FT,
LOSS FACTOR = 1

TYPE: CEILING MOUNT RECESSED POT LIGHT MODEL: PHILIPS GARDCO DESIGNER CANOPY 220P-190-MH LAMP HEIGHT 30-33 FT, LOSS FACTOR = 1

CHANGES IN LIGHTING FIXTURES REQUIRE RE-CALCULATION





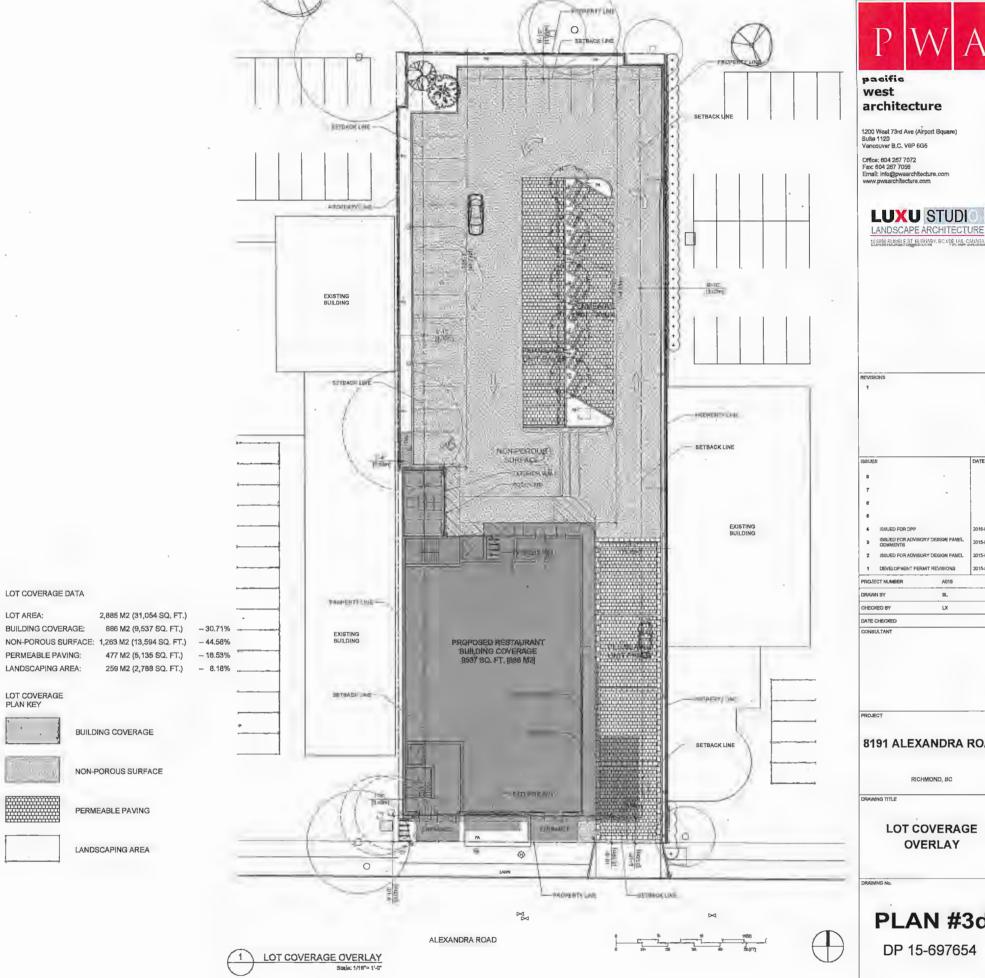




2016 4

MAR

M Tr







12 6856 FLIMBLE ST FLISPIASY, SC. VIE 1AS, CANADA

1 4 2016

MAR

M A

0

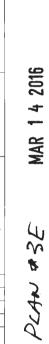
LO

8191 ALEXANDRA ROAD

LOT COVERAGE **OVERLAY**

PLAN #3d

DP 15-697654



4

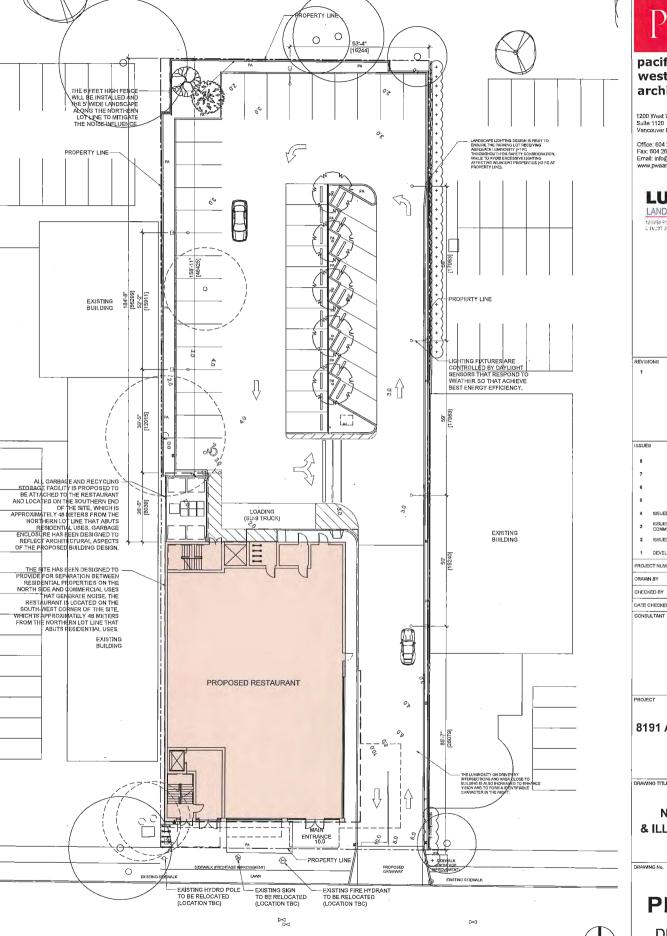
LO

O

0 S

LC

4





1200 West 73rd Ave (Airport Square) Suite 1120 Vancouver B.C. V6P 6G5

Office: 604 267 7072 Fax: 604 267 7056 Email: info@pwaarchitecture.com www.pwaarchitecture.com



2 ISSUED FOR ADVISORY DESIGN PANE

PROJECT NUMBER	A015	
DRAWN BY	SL	
CHECKED BY	LX	
ATE CHECKED		
CONSULTANT	-	

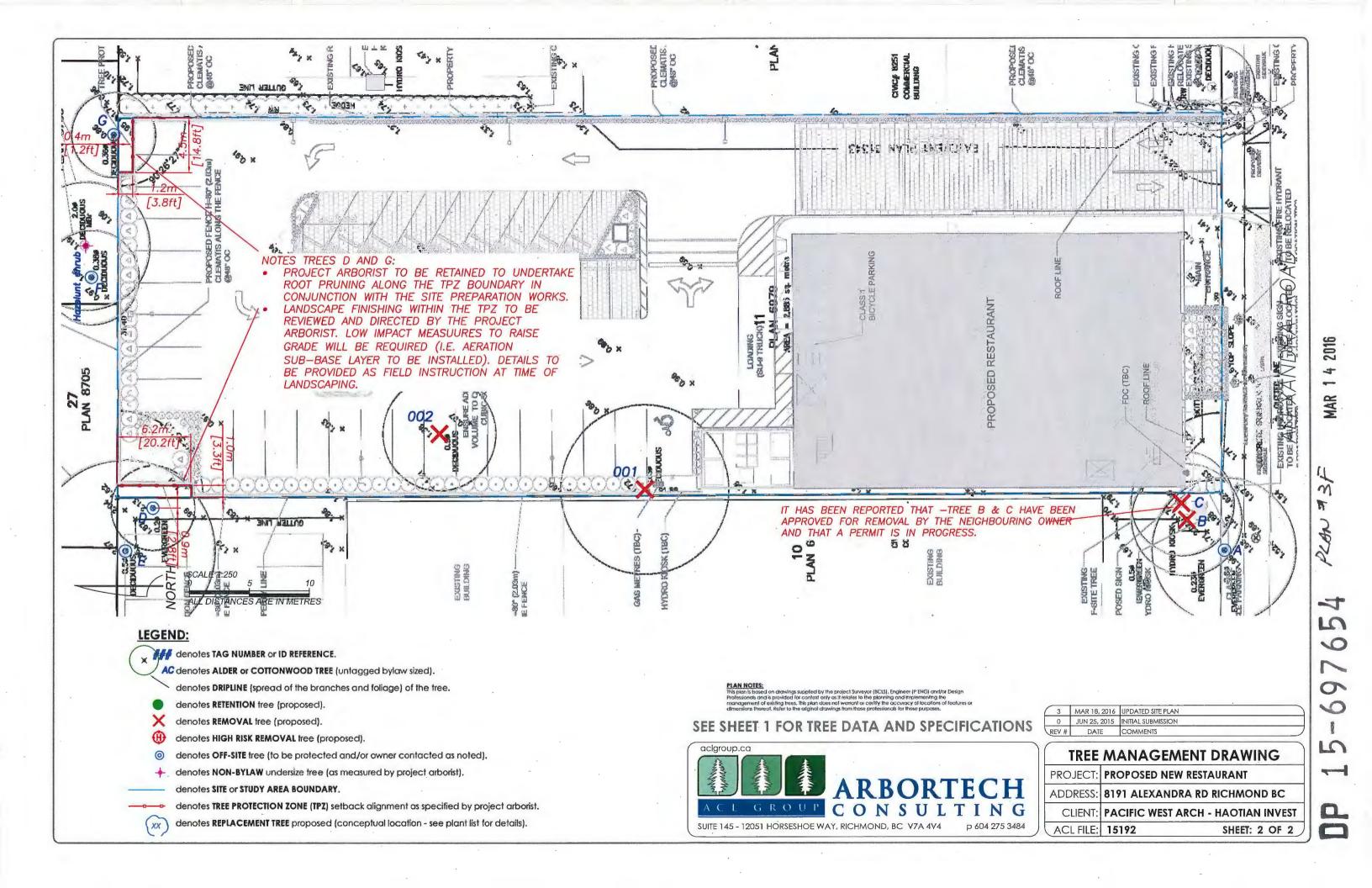
8191 ALEXANDRA ROAD

RICHMOND, BC

NOISE, ODOUR & ILLUMINATION PLAN

PLAN #3e

DP 15-697654



- Dbh denotes the diameter of the trunk measured at 1.4 m above grade or as per arboricultural standards (i.e. For multi stem trees).
- Cond denotes health and structural rating using Visual Tree Assessment (VTA) procedures.
- U denotes Unsuitable = a tree in very poor condition that is deemed not viable for retention in active land use areas due to pre-existing advanced health decline or significant structural defects.
- M denotes Marginal = a free in poor to fair condition that has a pre-existing moderate roted defect that may affect its viability considering the proposed land use but is considered
- \$ denotes Sultable = a tree in good or excellent condition with no overt or identifiable significant defects, and is well suited for consideration of retention if the project design can

· Ac lag#	Dbh (cm)	Tree Type		within the current development design. See report and drawing for more details. bs ervations	Action
Ĭ	40	Cherry	U .	Growing directly adjacent to the existing building on the adjacent neighbouring property. Narrowly bifurcated at 2.0m above grade with a long bork inclusion and forming ribs. The union is extremely weak and risk of failure is high, however there is not target in the current land use. Severe sweep from base corrected at 2.5m above grade and heavily asymmetrical crown biased to the east due to proximity of adjacent building, compounding the risk of failure. The praposed construction is in direct conflict with the tree, but it is in such poor condition that it does not warrant that the design is altered to accommodate its protection setbacks.	Remove
2	60	Cherry	U •	Necrotic and missing bark on the stem at base, consisting of 70% circumference. Narrowly bifurcated at 2.0m above grade with a long bork inclusion. A large decaying subordinate scotfold limb is weakly attached at the base of the tree with included bark in the union. Epicormic growth trom root crown. Dieback in the upper crown (40%). The proposed construction is in direct conflict with the tree, but it is in such poor condition that it does not worrant that the design is altered to accommodate its protection setbacks.	Remove
A	64	Austrian pine	U •	Historically topped at 4.0m above grade and pruned via heading cuts for BC Hydro safety setback, resulting in an asymmetrical crown and a poor structure. Not within influencing distance of the project.	None
В	23	Western hemlock	M •	limited growing space.	Remove
С	61	Western hemlock	M .	been historically topped at 8.0 above grade. Replacement leaders attach of the historic topping site and have developed a weak structural form prone to fallure. The proposed construction is within 0.9m from the trunk which could result in excessive root loss.	Remove
D	20	Western hamlock	M •	suppressed form dependant on the adjacent trees for stability.	Protect
E	55	Norway maple	S .	Root zone is not in influencing distance of the project.	Protect
F	30 (est.)	Horsechestnut	s •	This off-site tree is in good condition. Not in influencing distance of the project,	None
G	35	Crabapple	U •	Multiple co-dominant stems weakly attach at 2.0m above grade with a bark inclusion.	Protect

While it is in poor condition, it can be protected. Since the roots are expected to extend into

the subject sile, protection measures within the project are recommended.

TREE PROTECTION GUIDELINES:

1. TREE PROTECTION ZONE SETRACKS:

The Tree Protection Zone (TFZ) alignments are established as directed by this office to provide a suitable setback to ensure adequate root protection to maintain tree health and tree stability. These alignments are based on site and tree conditions as determined by the project arborist, and they supersede any other free protection setbacks provided by others (including setbacks derived from municipal guidelines), and may be conditional to certain mitigation measures being undertaken (i.e. root pruning, compensatory freatment to remaining root zone). The free protection guidelines olso apply to the overhead portions of the free (trunk, branches and foliage), even if those free parts extend autside of the TP7 setback.

2. TREE PROTECTION FENCES (BARRIERS):

Barriers must be erected at the specified alignments and serbacks, maintained in good condition until the project reaches substantial completion, and the restrictions and guidelines implemented as detailed herein through to the completion of the landscaping phase. The materials and installation of the fence must meet or exceed the municipal standards. Signs stating TREE PROTECTION ZONE - NO ENTRY" must be placed on the tree protection fence at a suitable frequency at the direction of the project arborist. Arbortech will install signs in cases that we are retained to provide field services for compliance during construction. The owner, contractors, subcontractors and trades should be made aware of the restrictions therein, and consult with this office for any access, if required. Tree protection fencing must be inspected and approved by the municipality and/or the project arborist prior to commencement of any demolition, site preparation or construction work.

If any tree protection fences are aligned with or within close proximity to a restrictive covenant, a property line, and/or an environmentally sensitive or protected area, the contractor must undertake a survey of the location of those properly lines such that the tree protection fence can be installed and inspected occurately.

4. TREE PROTECTION AND LAND CLEARING OPERATIONS:

If large scale land clearing areas contain a IPZ and/or there is windfirming treatments required in new forest edge interfaces along the perimeters of the land clearing areas, and/or when certain frees within a IPZ are specified for removal, it is strongly recommended that the land clearing contractor should coordinate with the project arbairst in advance to review their work plan and to identify retained tees and the protection measures for them, as well as during the clearing process to improve compliance and to assess new forest edges and provide tree failure risk mitigation prescriptions.

For tendering purposes, the proponents should be required to provide unit costs for the following treatments (including disposal of waste) in the forest interface zones.

 Removal of defective trees in size categories of small (abh up to 20 cm abh), mealum (abh 21 cm ta 45 cm), targe (abh 46 to 75 cm) and very large (76 cm dbh and greater), and

Pruning services (haurly). Note that appropriats for leaving chips or large woody debris created by the waste of these operations on the site will be investigated

in certain cases, and subject to municipal approval, interim tree protection measures instead of standard tree protection fence

instaliation may be acceptable, such as but not limited to:

Retaining the services of the project arborist to attend and direct the compliance to protection measures during the clearing.

scope that is in proximity to the TPZ, or

Installing afternative demarcation of the TPZ such as survey stakes, painting lines on the ground, and/or placing rope and flagging. 5. TREE PROTECTION GUIDELINES: Any construction related work or activities within or directly artifacent to a 197 requires advance approval and the no-site direction of

the project arearist. The trunks, branches, folloge and roals of retained trees, as well as the soil within the tree profection zones, must not be damaged by construction activities. Except as approved and directed by the project arbarist, activities within and access to the TPZ are restricted during the site preparation, construction and landscape installation phases of the project as follows:

Restricted low impact methods for the removal of trees and stumps within or adjacent to TPZ,

- No soil disturbance, including trenching for underground services or utilities, stipping of organic soil for hard landscape installation, excavation for building foundations, fill placement, or trenching for infigation or conduit installation, No storage or transport of; soil, spoil, construction materials, waste materials, etc...
- No waste or washing of concrete, stucco, drywal, paint, or other materials that may adversely impact the soil or roots, No passage or operation of vehicles or equipment,
- No placement of temporary structures or services.
- No offising lights, signs, cables or any other device to retained trees,

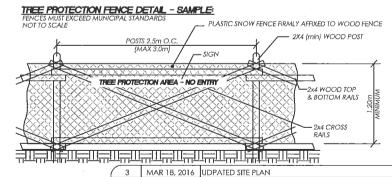
 No unauthorized pruning or cutting of retained trees. Any pruning or other treatment of a retained tree must be completed by a qualified arborist or free service firm employing ISA Certified Arborists and in conformance with ANSI A300 Standards, and/or under the direction of the Project Arborist from this office, and.
- Any excayations adjacent to the TPZ will require the attendance of the project arborist and root pruning to be undertaken as
- necessary.
 The use of cerial lifts, crones or other overhead equipment is restricted in proximity to retained trees and should be planned with

the size and height of the crown of the tree accordingly.

It is recognized that certain unpredictable construction conflicts with a TPZ may arise that could interfere with the protection of the selected trees, however any encroachment into a TPZ and/or changes to the tree retention scheme are subject to approval in advance by the project orborist and the municipality. Certain TPZ restrictions or guidelines noted herein may be waived if they are considered by the project arborist to be talerable impacts, and/or if the impacts to the trees can be successfully mitigated by implementing special measures, protection systems, compensatory treatments, and/or follow-up works, as specified and directed by

6. LANDSCAPING:

The landscaping phase is when retained trees can be severely damaged. The operation of equipment, the placement of growing medium, grading and sub-base preparation for hard landscape features, [i.e. sidewalks and polics], site preparation for retaining walls and footings, excavation for fences, signs and other landscape features, digging of planting holes for new plants and trees, the digging of trenches for inigation, drainage and lighting, and the placement of turf and other finishing works, all have a very high potential for free and root damage. It is vital that the landscape works respect the limitations on activities within the TPZ therefore the landscape installation stoff should be advised. On-site direction by the project arborist is strongly recommended.



JUN 25, 2015 INITIAL SUBMISSION

SEE SHEET 2 FOR DRAWING DETAILS



TREE MANAGEMENT DRAWING

PROJECT:	PROPOSED NEW RESTAURANT				
ADDRESS:	8191 ALEXANDRA RD RICHMOND BC				
CLIENT:	PACIFIC WEST ARCH - HAOTIAN INVEST				
ACL FILE:	15192 SHEET: 1 OF 2				

pacific west

architecture

Office; 604 267 7072 Fax: 604 267 7056 Email: info@pwaarchitecture.com www.pwaarchitecture.com

1200 West 73rd Ave (Airport Square) Suite 1120 Vancouver B.C. V6P 6G5

4 2016

-MAR

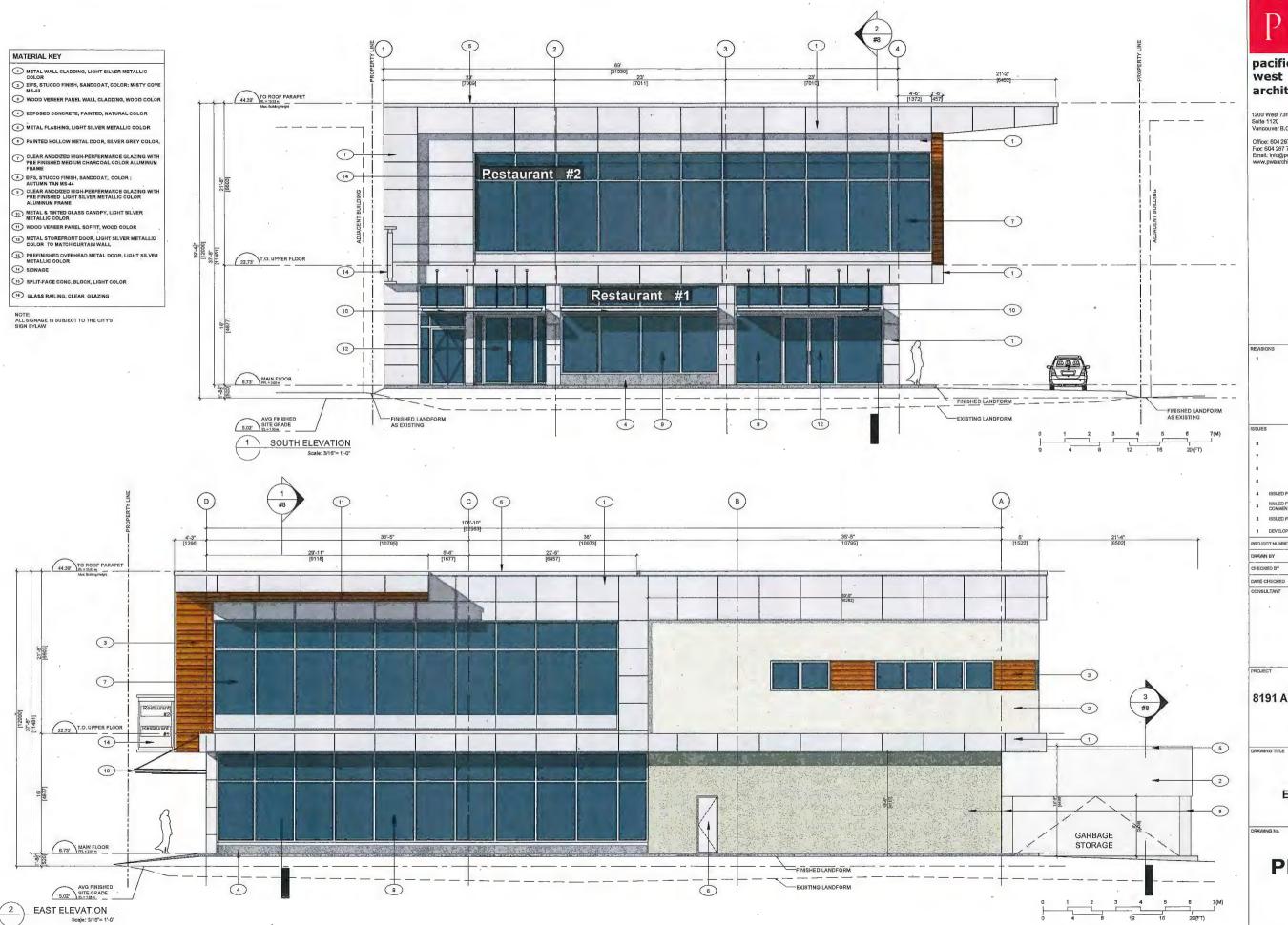
DATE CHECKED

PLAN:

DP 15-697654

VIEW





pacific west architecture 1200 West 73rd Ave (Airport Square) Suite 1120 Vancouver B.C., V6P 6G5 Office: 604 267 7072 Fax: 604 267 7056 Email: info@pwaarchitecture.com www.pwaarchitecture.com

> 3 ISSUED FOR ADVISORY DESIGN PANEL COMMENTS 2 ISSUED FOR ADVISORY DESIGN PANE DRAWN BY

8191 ALEXANDRA ROAD

RICHMOND, BC

ELEVATION 1

PLAN #4B

2016

4

-

MAR

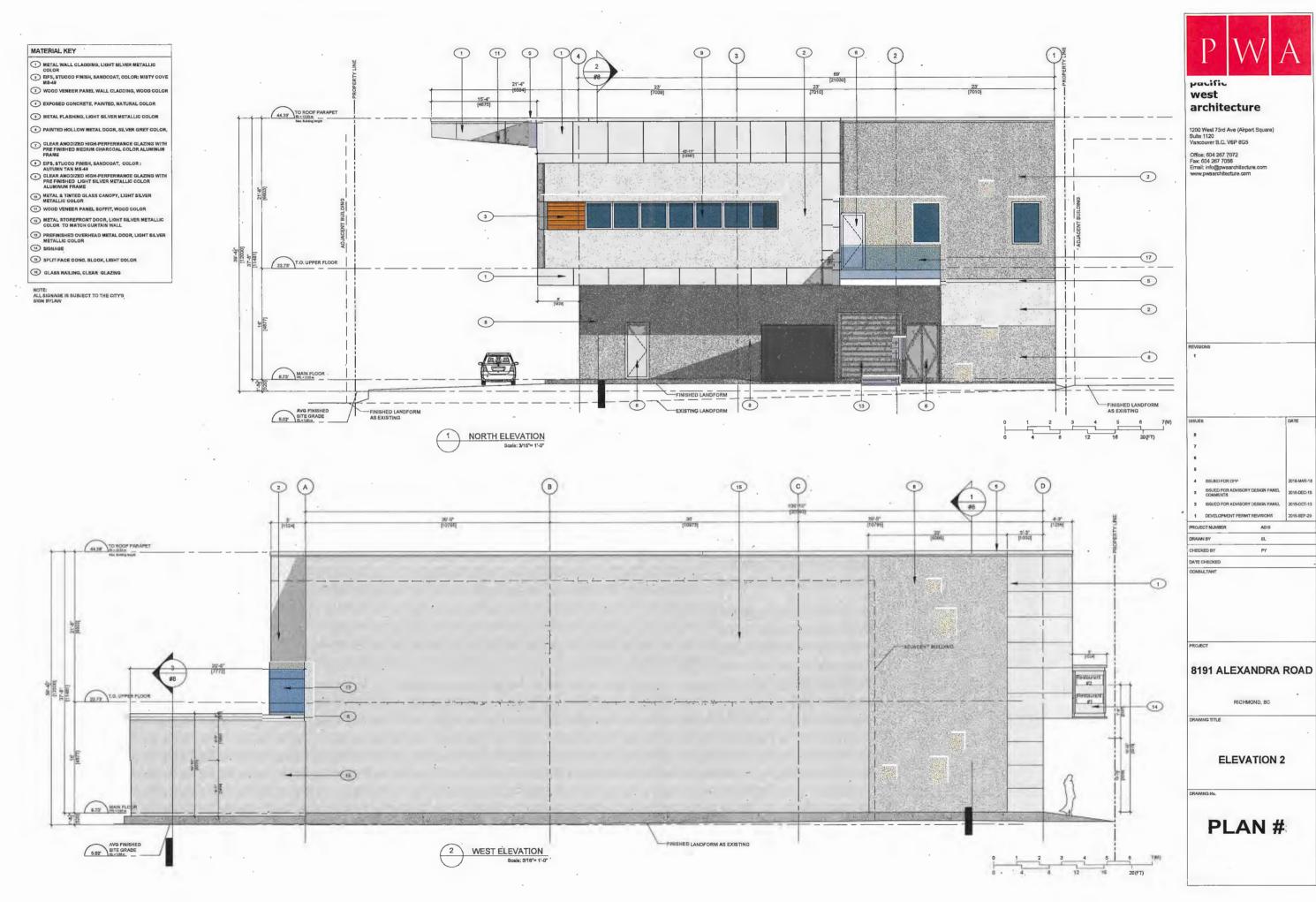
24

#

PLAN

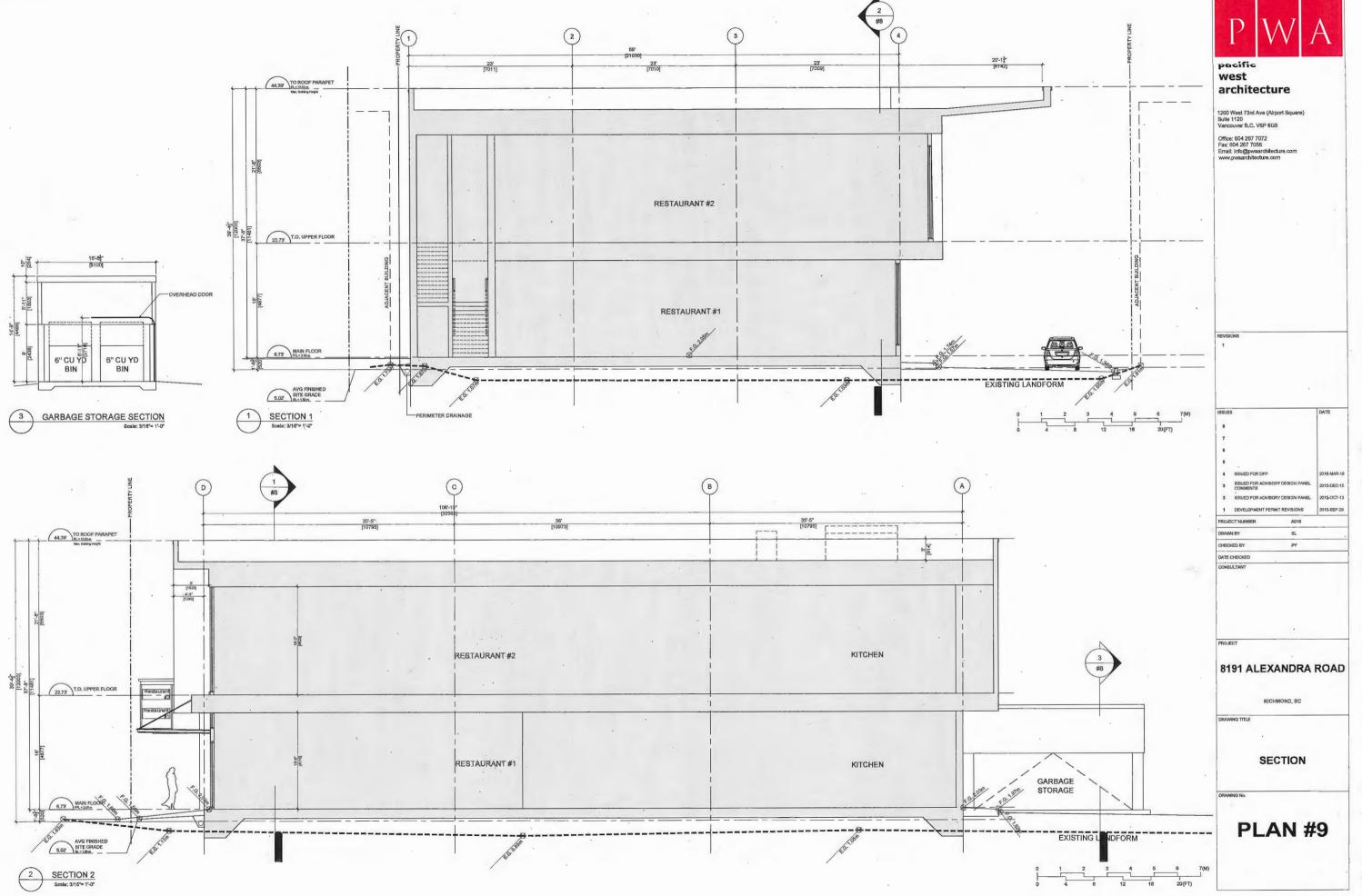
7

5 9



F

-MAR



PLAN #41

DP 15-697654



ISSUES

B
7
6
5
4 ISSUED FOR DPP
2015-MAR-16
9 ISSUED FOR ADVISORY DESIGN PANEL
2015-DEC-15
2 ISSUED FOR ADVISORY DESIGN PANEL
2015-DEC-15
1 DEVELOPMENT FERMIT REVISIONS
2015-SEP-29
PROJECT NUMBER
AD15
CHECKED BY
DATE CHECKED
CONSULTANT

654

0

DDO FO

8191 ALEXANDRA ROAD

RICHMONE

DRAWING TIT

MAIN FLOOR PLAN

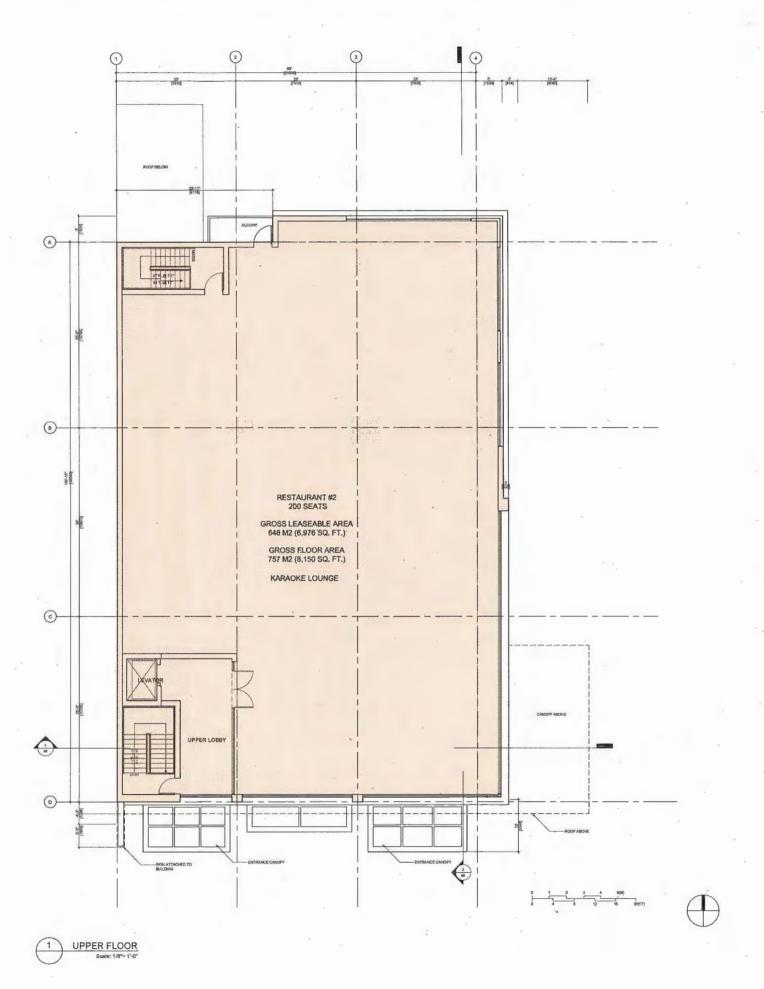
DRAWING N

PLAN #10

DP 15-697654

#10 **4**







1200 West 73rd Ave (Airport Square) Suite 1120 Vancouver B.C., V6P 6G5

Office: 604 267 7072
Fax: 604 267 7056
Email: info@pwaarchitecture.com

REVISIONS .

ISSUE	s		DATE
8			
7			
6			
5			1
4	ISSUED FOR DPP		2018-MAR-18
3	ISSUED FOR ADVISO COMMENTS	RY DESIGN PANEL	2015-DEC-15
2	ISSUED FOR ADVISO	SSUED FOR ADVISORY DESIGN PANEL	
1	DEVELOPMENT PERI	MIT REVISIONS	2015-SEP-29
PROJE	CTNUMBER	A015	
DRAW	NBY	SL	
CHEC	KED BY	PY	
DATE	CHECKED		

8191 ALEXANDRA ROAD

RICHMOND, BC

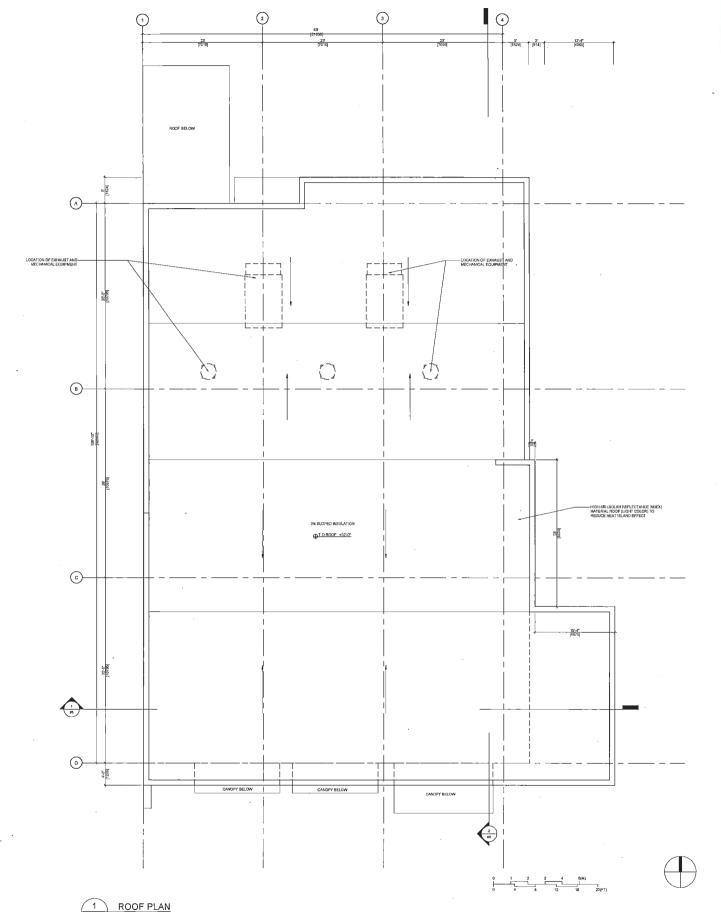
DRAWING TITL

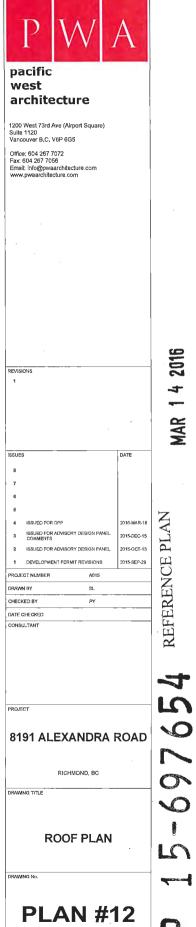
UPPER FLOOR
PLAN

DOMMING No.

PLAN #11

DP 15-697654





DP 15-697654

1 ROOF PLAN Scale: 1/8"= 1'-0"



Report to Development Permit Panel

To:

Development Permit Panel

Date:

March 11, 2016

From:

Wayne Craig

File:

DP 15-700370

Re:

Director of Development

Application by Yamamoto Architecture Inc. for a Development Permit at 9560

Alexandra Road

Staff Recommendation

That a Development Permit be issued which would permit the construction of 20 three-storey townhouse units at 9560 Alexandra Road on a site zoned "Town Housing (ZT67)".

Wayne Craig

Director of Development

WC:dcb

Staff Report

Origin

Yamamoto Architecture Inc. has applied to the City of Richmond for permission to develop 20 three-storey townhouses at 9560 Alexandra Road on a site zoned "Town Housing (ZT67)". The subject site is currently vacant.

The site is being rezoned from "Single Detached (RS1/F)" to "Town Housing (ZT67)" for this project under Bylaw 9240 (RZ 14-669511). The bylaw received 3rd reading on May 19, 2015.

A Servicing Agreement (SA 14-677906) has been required via the project's Rezoning (RZ 14-669511) to address off-site works that will be required to support this development. Off-site works include, but may not be limited to:

- Construction of a 200 mm diameter watermain along May Drive from Alexandra Road to Tomicki Avenue or from Alexandra Road to Alderbridge Way;
- Replacement of the existing watermain along the development frontage;
- Installation of additional fire hydrants to achieve minimum spacing requirements;
- Construction of a 200 mm diameter gravity sanitary sewer along a portion of Alexandra Road;
- Construction of a 375 mm diameter sanitary sewer along the future May Drive from Alexandra Road to Tomicki Avenue;
- Upgrade the existing storm sewer line from the west property line of 9560 Alexandra Road to the existing box culvert in No 4 Road;
- Undergrounding of existing private utility lines along Alexandra Road frontage;
- Planting and drainage works as necessary and in consultation with Parks staff for the 20 m wide greenway adjacent to Alexandra Road; and
- Pedestrian lighting along the site's Alexandra Road frontage and the frontage of 9540 Alexandra Road extending to the tie in at May Drive.

Development Information

The development proposal will result in a density of 0.65 FAR with a site coverage of 33% which conforms to the proposed "Town Housing (ZT67)" zoning for the site. The development will provide a 20 m wide Statutory Right-of-Way (SRW) across the northern portion of the lot adjacent to Alexandra Road that will contribute to the West Cambie Area Plan's objective of developing a green corridor that will run between Alderbridge Way and the interior of the quarter section. In order to avoid bisecting the future greenway, access to the property will be via Statutory Right of Way (SRW) over the adjacent property to the east (9680 Alexandra Road – RZ13-649999).

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, five lots (9491 – 9591 Alexandra Road) owned by Polygon Development and proposed to be developed into 280 units in a four storey wood frame apartment building (RZ 12-598506 – currently in circulation);

To the east, a four acre lot under redevelopment to construct 96 three-storey townhouse units on a site zoned "Town Housing (ZT67)" (RZ13-649999 adopted June 22, 2015);

To the south, Alderbridge Way and the Garden City Lands (55.18 ha zoned "AG1"), and

To the west, two City-owned park/trail lots (future greenway), the future alignment for the extension of May Drive and a 2.8 ha (7 ac) lot owned by First Richmond North Shopping Centres Ltd. which will include a new Walmart outlet. The shopping centre lot is currently under construction and is zoned "Neighbourhood Commercial (ZC32) – West Cambie Area".

Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage. The italicized text indicates how each issue has been addressed.

- Confirmation of the site plan in relation to the Zoning Schedule "Town Housing (ZT67) Alexandra Neighbourhood (West Cambie)" requirements, detailing of building massing and design, provision of parking, loading, pedestrian access, amenity areas, surface permeability, incorporation of play areas (*plans have been adjusted to incorporate these features*);
- Details on the proposed ESA compensation/enhancement and submission of an acceptable long term maintenance plan (*The DP plans show the extent of the ESA and the vegetation planting selections. A long term maintenance plan has been submitted that will be attached to a legal agreement, as required under the DP considerations.*);
- Registration of legal agreements for the protection and maintenance of the ESA vegetation areas (*Included in the DP considerations*);
- Submission of an Ener-Guide 82 assessment based on the building design (*Ener-Guide 82 report (dated November 6, 2015 prepared by Capture Energy has been submitted*);
- Resolving on-site garbage collection and ensuring that appropriate vehicle movement allowances are provided (a centralized facility is included for garbage and recycling);
- Inclusion of the emergency vehicle access in the site plan (an emergency vehicle access will be provided to Alderbridge Way);
- Incorporation of appropriate Aircraft Noise Mitigation measures in the building plans (Report dated October 14, 2015 includes gypsum board ceilings attached to trusses using resilient channels, exterior wall upgrades to several buildings, window upgrades to several units and air tightness and weather stripping to exterior doorways);
- Addressing accessibility features within the units (*All of the proposed units incorporate aging in place features and a convertible plan is provided for unit "Ab" in the plans*);
- Addressing drainage concerns adjacent to the Alexandra Road greenway (drainage for the greenway has been addressed in the Servicing Agreement via a connection to the

- City's drainage system and executing the Servicing Agreement is a condition of Building Permit issuance);
- Submission of preliminary plans for planting and drainage measures to be incorporated within the 20 m wide greenway at the north of the site to be reviewed through the Development Permit application (these measures are addressed through the Servicing Agreement plans. Preservation of six large trees within the greenway are shown in both the DP plans and the SA plans. A drainage connection to the greenway has been incorporated in the SA plans.); and
- Confirmation that the sustainability and aging in place measures will be built into the units (aging in place and sustainability features are included in the DP plans).

The Public Hearing for the rezoning of this site was held on May 19, 2015. At the Public Hearing, there were no submissions to Council. Council raised questions regarding the orientation of the driveway alignment along the western property line. The applicant subsequently worked with staff to revise the site plan and locate the driveway along the eastern property line. The revised driveway location is shown on the accompanying plans.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the "Town Housing (ZT67)" zoning.

Zoning Compliance/Variances

No variances are being requested.

Advisory Design Panel Comments

The Advisory Design Panel received the project at the meeting of November 4, 2015. A copy of the relevant excerpt from the Advisory Design Panel Minutes from November 4, 2015 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'. Staff are satisfied with the applicant's response to the ADP comments.

Analysis

Conditions of Adjacency

- With the exception of the future 20 m wide greenway which will remain at its current grade, the development site will be raised from an average grade of approximately 0.85 m to approximately 2.3 m GSC in order to meet minimum flood construction elevation requirements. Site grades between the subject site and the townhouse development to the east will be the same. A restrictive covenant has been secured as part of the rezoning application process ensuring habitable space within the development will meet the Flood Plain elevation requirements.
- The developer has designed the west side of the subject site with a retaining wall along the
 property line in order to feature level back yards to the townhouse units on the west of the

site. Staff support the proposed walkway access to the townhouse units, but this design prevents a gradual sloping of the grade to meet the existing grade of the adjacent park. In order to achieve a satisfactory interface to the park, the applicant will utilize a variety of materials (a mix of stone-face lock blocks and utility grade lock blocks to soften its overall appearance) in the proposed retaining wall. Additionally, the developer has agreed to contribute \$12,660 for the installation of a tree and shrub vegetation screen to be planted in the City-owned park adjacent to the retaining wall. The contribution is included in the Development Permit (DP) considerations. This proposal has been reviewed and endorsed by the Parks Department. Development Cost Charge credits for Park development will be applied for this contribution amount.

- A four foot high wood fencing is provided around the northern and western perimeter of the development (development portion only and does not include the 20 m greenway) allowing views into the adjacent park. A six foot high fence will be installed along the eastern property boundary as part of the adjacent townhouse development at 9680 Alexandra Road.
- The development will be set back 6 m (19.7 ft.) from Alderbridge Way to the south. Four metres of the setback will be planted with native trees and shrubs which, over time, will provide screening for the project. The only interruption to the vegetation planting will be an emergency access connecting the site to Alderbridge Way.

Urban Design and Site Planning

- At the recommendation of Planning Committee, the site plan was amended to relocate the internal drive aisle to the eastern side of the site to improve the interface to the park.
- The relocation of the drive aisle will allow all of the townhouse units to now back onto either the adjacent park on the west side of the property or the greenway along the northern side of the lot. Thirteen units will have front doors facing the internal drive aisle.
- To avoid bisecting the future greenway, vehicle access to the property will be restricted to a drive aisle access through the adjacent site to the east (9680 Alexandra Road). An access covenant has already been put into place over that property under RZ 13-649999.
- The 20 m wide greenway SRW along the northern portion of the lot will allow for the retention of six bylaw-sized trees plus additional hedging/planting.
- The emergency vehicle access to Alderbridge Way proposed in the plan will serve both the subject site and the neighbouring site (9680 Alexandra Road). This access has been reviewed and endorsed by Richmond Fire Rescue. The access will incorporate removable bollards to prevent non-emergency access, while permitting pedestrian access to Alderbridge Way.
- Provision of on-site vehicle parking spaces and bicycle parking spaces will fully address the requirements under Zoning Bylaw No. 8500.
- Permeable pavers are proposed at the main vehicle entrance, adjacent to the emergency access, adjacent to the outdoor amenity space and at all of the visitor parking spaces allowing for storm water infiltration and reducing site runoff.
- A fire hydrant is located on-site to ensure that all units are within fire protection range.
- A central garbage and recycling facility is located near the "T" intersection on the site providing the adequate turning space for disposal vehicles to access and turn around.
- Seven of the proposed townhouse units (within buildings 2 and 3) are planned to have their primary entry doors accessible only from the rear rather than from the drive aisle. Directional signage will be provided to indicate where the access to these units is located.

Architectural Form and Character

- The townhouses are assembled into four individual buildings: the building proposed on the north side contains four units, the two buildings proposed in the middle of the site contain five units, and the building proposed on the south side contains six units.
- Individual townhouse units are proposed to be three storeys in height consistent with other recently approved townhouse developments in the area.
- Massing of townhouse cluster has been articulated to provide relief to the visual appearance
 of the line of units along the central drive aisle.
- Roof lines will be varied to provide visual relief and variety to each building's appearance.
- Gables, bay windows and projections are used on the buildings to add to the architectural design and complement the adjacent townhouse development to the east (9680 Alexandra Road).
- Rectangular and square windows incorporate muntins, mullions and painted wood trim to contribute to the overall appearance and character of the structures.
- Hardiplank siding is used for all buildings providing a consistent appearance and improving the building's performance in terms of acoustic attenuation.
- A band of cultured stone is proposed around the base of each of the buildings.

Landscape Design and Open Space Design

- Fourteen existing trees are to be removed from the site, 12 of these are bylaw sized trees.
- In compensation for the removed trees, 34 trees (maple, katsura, magnolia and spruce) are proposed to be planted on site with another 8 trees (maple, dogwood, fir) to be planted in the native buffer strip adjacent to Alexandra Way.
- A 4 m (13.1 ft) wide vegetated ESA strip planted with native trees and shrubs will be provided along the south property line along Alderbridge Way.
- The proposed replacement trees will exceed the minimum 2:1 tree replacements spelled out in the Official Community Plan.
- Each unit will feature a minimum of 30 m² (98 ft²) of private outdoor space.
- Under the proposed landscape plan trees and shrubs line the majority of the perimeter of the developed portion of the site. Shrubs and picket fencing will be used to differentiate semi-private space between units in the rear yards. Cedar shrubs will also be used to define individual driveway spaces.
- A 128 m² (1,280 ft²) centrally located outdoor amenity space is included in the site's landscaping plan consistent with the City's outdoor amenity space requirements for a townhouse development.
- A children's play area located in the outdoor amenity space will be equipped with tot's play house and several low climbing elements such as a vertical log and a flat boulder, and a park bench will be provided. The play surface is divided into two parts one with a fibre or equivalent surface and the other part with a grassed play area.
- An open air centralized mailbox facility with a roof is located at the entrance to the outdoor amenity space.

Crime Prevention Through Environmental Design

• Individual unit entry ways are readily visible either from the internal drive aisle or adjacent units.

- Adjacent units will provide overlook onto both the children's play area and the adjacent park/greenway.
- Low level bollard lighting will be provided along internal walkway to promote safety.

Energy and Sustainability

- The development will be required to achieve Ener-guide 82 and pre-duct all units for solar hot water. Thermal and acoustical studies have been undertaken for this site and submitted as part of this application. This condition was included with the Rezoning Considerations.
- The Capture Energy report (dated March 4, 2016) indicates that the project will achieve the Ener-guide 82 target and notes that one of the initiative incorporated into each townhouse unit to achieve this target will be an air source heat pump backed up by a 92% efficient natural gas forced air furnace.
- Double/triple-glazed vinyl framed windows with low "E" argon filled glass will be used throughout supporting the overall energy efficiency of the development. Window thicknesses will be adjusted for several units to address noise mitigation needs as identified in the acoustic report by BKL (dated October 14, 2015).
- Water efficient toilets will be used in each unit to reduce water use.
- Permeable pavers are proposed for the visitor parking areas to help reduce storm runoff and improve ground infiltration.
- The development considerations include requirements for registration of a legal agreement on title to mitigate noise to the required CMHC guidelines and Thermal efficiency under ASHRAE 55-2004 standards.

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. The potential conversion of this unit will require conversion of storage spaces on three levels, if a future owner wishes to install an elevator.
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
 - o stairwell hand rails;
 - o lever-type handles for plumbing fixtures and door handles; and
 - o solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

Conclusions

The proponents of the proposed development have made extensive changes to the overall project design to address issues identified by the Advisory Design Panel and staff. Based on the revised plans, staff recommend approval of the application to develop 20 three storey townhouses at 9560 Alexandra Road.

David Brownlee

Planner 2 DCB:cas

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

- 1. Final adoption of the Zoning Amendment Bylaw No. 9240.
- 2. Receipt of a cash contribution in the amount of \$12,660.00 to provide landscape screening within the City Park and adjacent to the retaining wall along the western property boundary of the subject site. DCC credits for Park development will be provided for this contribution.
- 3. Receipt of a Letter-of-Credit for landscaping in the amount of \$90,225.55 including a 10% contingency cost.
- 4. Submission of a representation showing the layout for the mix of utility grade lock blocks and the stone faced lock blocks to be used on the lock block retaining wall along the western side of the development area facing the future park.
- 5. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed in a manner that mitigates potential aircraft noise and noise from road traffic on Alderbridge Way within the proposed dwelling units. Dwelling units must be designed and constructed to achieve:

a) CMHC guidelines for interior noise levels as indicated in the chart below:

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

- the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard for interior living spaces.
- 6. Registration of a legal agreement on title that includes a registerable plan prepared by a registered BC Land Surveyor ensuring that landscaping planted within the Environmentally Sensitive Area (ESA) adjacent to Alderbridge Way is maintained and will not be abandoned or removed. The legal agreement will also include commitment to maintain the ESA vegetation in accordance with the Covenant Buffer Landscape Maintenance report dated March 3, 2016. The agreement will also contain provisions allowing the City to enter the ESA to remediate the vegetation within the ESA should the owners fail to do so.

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

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Division.
 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. A Qualified Environmental Professional to undertake a pre-clearing bird nest survey and submit a summary of the findings and recommendations to the City prior to site clearing activities. (Note the report needs to be done within seven days of clearing the site in order to be accurate as the bird nesting season has begun).
- 3. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- 4. Payment of the Supplementary Local Area DCC for the Alexandra Neighbourhood.
- 5. Payment of latecomer agreement charges associated with eligible latecomer works.
- 6. 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 Division at 604-276-4285.



Development Application Data Sheet

Development Applications Department

DP 15-700370 Attachment 1

Address: 9560 Alexandra Road

Applicant: Yamamoto Architecture Inc. Owner: 0846930 BC Ltd.

Planning Area(s): West Cambie - Alexandra Neighbourhood

Floor Area Gross: 2,615.9 m² (28,157.2 ft²) Floor Area Net: 2,587.8 m² (27,854.5 ft²)

	Existing	Proposed
Site Area:	4,051.3 m ² (43,607.7 ft ²) gross	4,019.3 m ² (43,263.5 ft ²) after road dedications
Land Uses:	Single Family Residential	Multiple Family Residential
OCP Designation:	Neighbourhood Residential and Park	No Change
Zoning:	Single Detached (RS1/F)	Town Housing (ZT67)
Number of Units:	Vacant	20 Townhouses

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65	0.65	none permitted
Lot Coverage – Building:	Max. 40%	32.8%	none
Setback – Front Yard (m):	Min. 5.0 m	24.5 m	none
Setback –Interior Side & Rear Yards (m):	Min. 3.0 m	Side: Min. 3.0 m Rear: Min. 6.0 m	none
Height (m):	12 m	11.0 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.5/unit (30 R) and 0.2/unit (4 V)	40 (R) and 4 (V) per unit	none
Off-street Parking Spaces - Total:	34	44	none
Tandem Parking Spaces:	Permitted	24 stalls total in 12 units (60%)	none
Accessible Stalls	1	1	none
Bicycle Stalls	Class 1: 25 Class 2: 4	Class 1: 40 Class 2: 5	none
Amenity Space – Indoor:	Min. 70 m2 (753.5 ft²) or \$1,000/unit for 19 units & \$2,000 / unit over 19 units	\$21,000 cash in lieu (addressed under RZ14-669511)	none
Amenity Space – Outdoor:	120 m ² (1,292 ft ²)	122 m ² (1,321 ft ²)	none

Tree replacement compensation required for loss of significant trees. Based on Arborist report 12 Bylaw sized trees to be removed. 5 Bylaw sized trees to be retained in greenway.

Excerpt from the Minutes from The Design Panel Meeting

Wednesday, November 4, 2015 – 4:00 p.m. Rm. M.1.003 Richmond City Hall

Panel Discussion

Comments from the Panel were as follows:

- applicant needs to provide details on (i) how to achieve the project's target for an Energuide 82 rating (*Please see attached EnerGuide 82 report.*) and (ii) specific features of the proposed water efficient toilets; *Please see attached specification sheet for Kohler dual flush toilet model K-372.*
- appreciate the proposed use of double-glazed low-e window glass in the townhouse building; *We appreciate the Panel's comment.*
- recommend that the applicant use true energy star appliances; *All appliances to be energy star appliances*.
- electric baseboard heaters are not energy efficient; consider equipping them with programmable thermostats; *Heating/cooling system to be gas furnace with heat pump, therefore electric baseboard heaters are not required.*
- appreciate the convertible unit design; the applicant meets the required number for the project; however, an additional convertible unit would be appreciated; We feel that for this development of 20 units, one convertible unit is sufficient. However, all units will have ageing in place features.
- consider reducing the height of the retaining wall along the west property line; cross sidewalk access from the internal drive aisle to the walkway needs to remain level; Creating stepped retaining walls will impact the private yard space of the future residents by further reducing their outdoor living area.
- the internal drive aisle of the proposed development looks better than similar projects; appreciate the row of trees along one side of the internal drive aisle; We appreciate the Panel's comment.
- consider extending the west walkway up to Alderbridge Way; After discussion with staff at City of Richmond, staff confirms that extending the west walkway to Alderbridge Way is not supported as it will further impact the ESA compensation area.

- look at opportunities for Building No. 4 units with tandem parking to respond better to the extended west walkway; the visitor parking stall should stay up if the west walkway is terraced down; terracing down and berming up of the extended greenway provides a nice edge to the west; Extending the walkway to Alderbridge Way is not supported by staff. We feel that the space to the west of Building 4 is more suitable as larger rear yards for the future residents than extending the walkway that will cut off at the ESA compensation area.
- look at the enormous empty space between the living and dining areas on the second floor of type A units; consider design development to address this concern; Second floor plan of type A units revised to eliminate empty space.
- general design of the project is good; however, there is a continuous row of double car garages in Building No.3; consider introducing architectural elements and landscaping to visually break down the long row of double car garages; 1.25 m height emerald green cedar shrubs planted between garages to visually break down row.
- choice of native plant species is generally good; however, consider replacing the pacific crabapple trees with the more ornamental vine maple trees at the northeast corner of the site; PMG: Pacific Crabapple trees have been replaced with Vine Maple trees at the northeast corner of the site. Please see L1 for your reference.
- appreciate the planting along the internal drive aisle; however, ensure that there is adequate root barrier between the road curb and gutter for the red maple trees; PMG: Root barrier has been added between road curb and gutter for the Red maple trees along internal driveway. Please see L1 for your reference.
- agree with comments regarding lowering the western edge of the site to reduce the height of the retaining walls along the walkway; however, ensure that the accessibility requirements from the garage to the walkway are met; also agree with comments regarding the extension of the walkway up to Alderbridge Way to enhance pedestrian access to the subject site; Extending the walkway to Alderbridge Way is not supported by staff. We feel that the space to the west of Building 4 is more suitable as larger rear yards for the future residents than extending the walkway that will cut off at the ESA compensation area.
- no need to provide lawns for units in Building Nos. 2 and 3 as the proposed location is shady; lawn spaces for Building No. 4 units could be better utilized for the walkway extension; *PMG: Lawns for units in Building No.2 and 3 have been reduced. Please see L1 for your reference.*
- red fox katsuras in the unit yards of Building No. 4 are too big and dense for the size of the project; consider smaller species; *PMG: Red Fox Katsuras in the unit yards of Building No4 have been replaced with smaller species-. PINK FLOWERED JAPANESE SNOWBELL. Please see L1 for your reference.*

- the applicant should investigate whether Tree Nos. B and C to the west of Building No. 4 are still existing as they will impact the proposed planting scheme in adjacent areas of the subject site; Please see attached arborist report.

 Tree C is in high risk of failure and will be removed, Tree B is located far enough away from the property line that no tree protection zone is required.
- the play area appears gloomy and lacks sun exposure; the tree is not necessary; *Tree removed from play area.*
- consider replacing the seesaw in the children's play area with a play equipment that can be more easily operated by a single child; PMG: Tree at West side of the play area have been removed and play equipment have been replaced with another one which can more easily operated by a single child. Please see L1 for your reference.
- the proposed development is carefully designed; however, it lacks playfulness and architectural interest compared to the adjacent project by the applicant; neutral colours do not fit well with the neighbouring development; consider more variation in the colour scheme; *Colour scheme revised*.
- consider dropping down the architectural element at the top floor of Unit B2a Building No. 1 (west elevation) as it appears heavy on the top; should read like the architectural elements in the upper floors of Building No. 3 units (west elevation); *Elevation revised as per comment*.
- review the need for shrub planting between the walkway and the fence as the space could be utilized to enlarge the unit yards; *PMG: Shrub planting between the walkway and the fence along West P.L. have been removed and the unit yards have been enlarged. Please see L1 for your reference.*
- agree with comments to lower the height of the retaining wall along the pedestrian walkway to better address the future park to the west of the subject property; Creating stepped retaining walls will impact the private yard space of the future residents by further reducing their outdoor living area.
- an arborist will be needed should the applicant decide to retain Tree Nos. B and C; the trees will add value to the project in view of their proximity to the future park; Please see attached arborist report. Tree C is in high risk of failure and will be removed, Tree B is to be retained.
- consider relocating the play equipment to the west edge of the children's play area for better sun exposure; PMG: Play equipment have been relocated to the west edge of the children's play area for better sun exposure. Please see L1 for your reference.
- appreciate the planting in the Alderbridge Way setback; consider adding more conifers such as Douglas firs; PMG: More Douglas firs have been proposed in the Alderbridge Way setback. Please see L1 for your reference.

- appreciate the tree planting along the east side of the proposed development; however, ensure adequate soil volume; and *PMG: There is 3' wide landscape strip on the proposed side and there is a landscape area on the neighbour's development. Please see L1 for your reference.*
- consider introducing a single cedar in the planting areas between unit garages along the internal drive aisle. PMG: Single cedar have been proposed in planting areas between units garages along the internal drive aisle. Please see L1 for your reference.

Panel Decision

It was moved and seconded

That DP 15-700370 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Panel.

CARRIED



Development Permit

No. DP 15-700370

To the Holder:

Yamamoto Architecture Inc.

Property Address:

9560 Alexandra Road

Address:

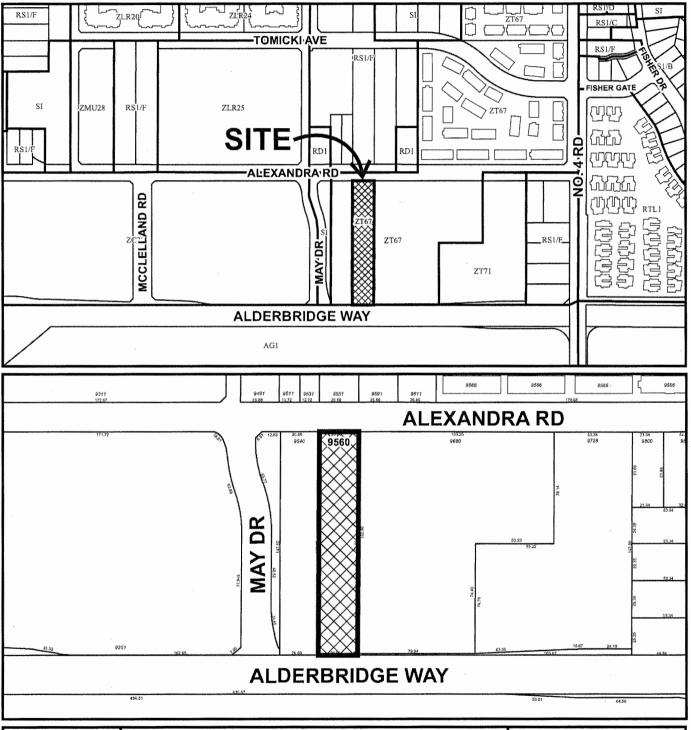
202 - 33 East 8th Avenue Vancouver, B.C. V5T 1R5

- 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 #12 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 \$90,225.55 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 15-700370

		140. D1 10-7000			
To the Holder:	Yamamoto Architecture Inc. 9560 Alexandra Road 202 - 33 East 8th Avenue Vancouver, B.C. V5T 1R5				
Property Address:					
Address:					
	ns of this Permit and any plans	in accordance with the terms and and specifications attached to this			
This Permit is not a Bui	ding Permit.				
AUTHORIZING RESOLU DAY OF ,	ΓΙΟΝ ΝΟ. ISSUE	ED BY THE COUNCIL THE			
DELIVERED THIS	DAY OF , .				
MAYOR					





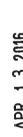


DP 15-700370 SCHEDULE "A"

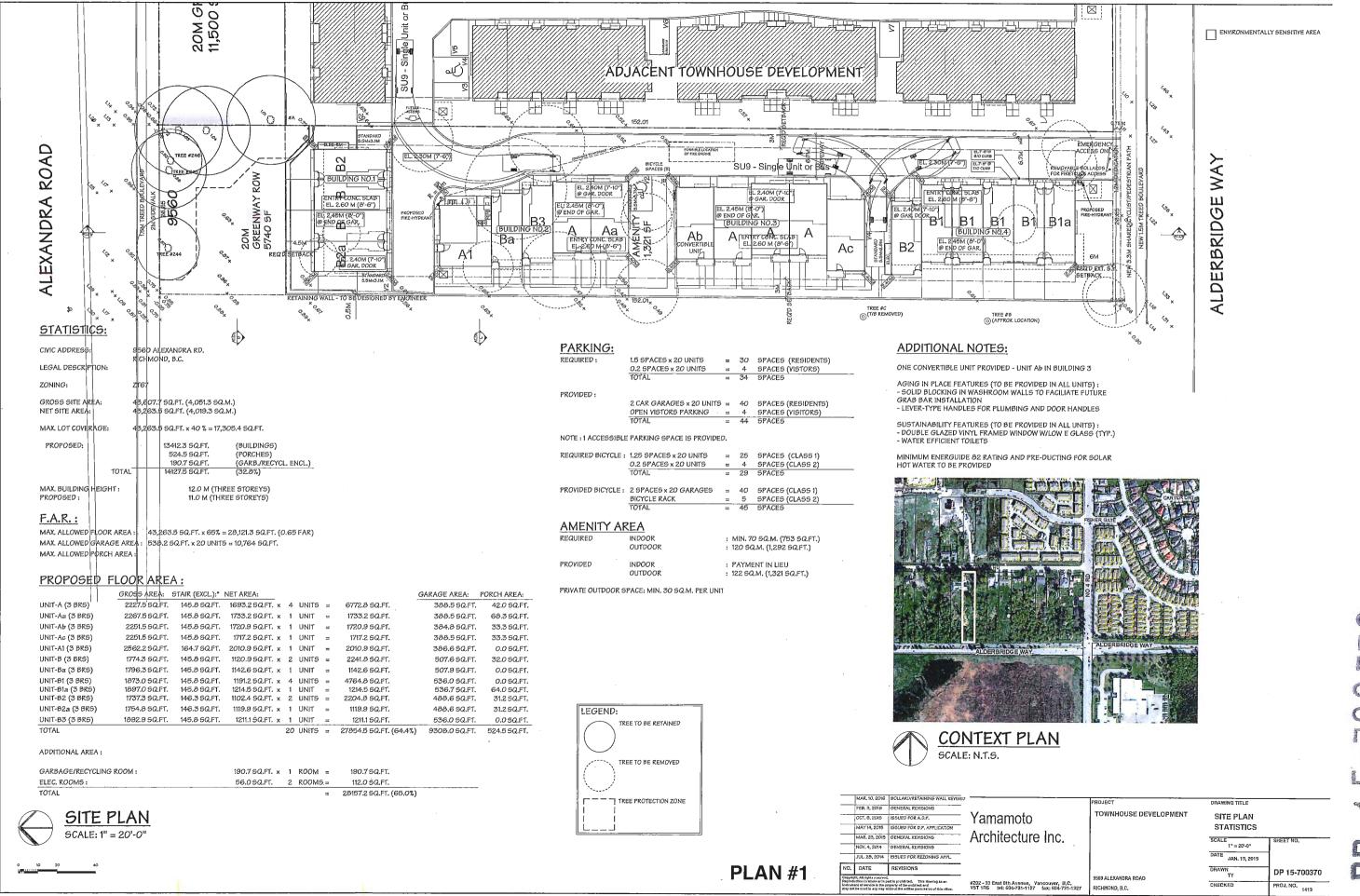
Original Date: 07/13/15

Revision Date:

Note: Dimensions are in METRES

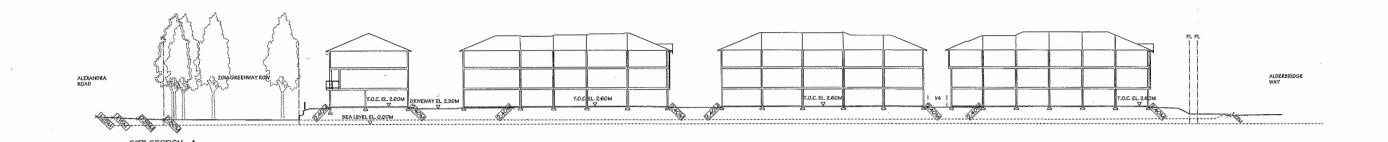




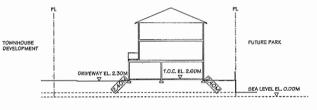


Plan #1









SITE SECTION - C

PLAN #1a

 NOV. 4, 2014 JUL. 28, 2014	GENERAL REVISIONS ISSUED FOR REZONING APPL.			1" = 20'-0" DATE NOV. 3, 2014	-
 JUL 28, 2014	ISSUED FOR REZONING APPL.			DATE NOV. 3, 2014	
 JUL 28, 2014	ISSUED FOR REZONING APPL,			DATE NOV. 3, 2014	1
 			l	DATE	-
 MAR. 23, 2015	GENERAL REVISIONS	Architecture inc.	İ	SCALE 1" = 20'-0"	SHEET NO.
MAY 14, 2015	ISSUED FOR D.P. APPLICATION	Architecture Inc.			
 OCT, 6, 2015		Yamamoto	, commosor princes, merch	SITE CROSS S	ECTION
FEB. 3, 2016	GENERAL REVISIONS	V	TOWNHOUSE DEVELOPMENT	CITE ODORO S	COTION
MAR. 10, 2016	BOLLARD/RETAINING WALL REVISED		PROJECT	DRAWING TITLE	





PARKING:

 1.5 SPACES x 20 UNITS
 =
 30 SPACES (RESIDENTS)

 0.2 SPACES x 20 UNITS
 =
 4 SPACES (VISTORS)

 TOTAL
 =
 34 SPACES

PROYIDED:

2 CAR GARAGES × 20 UNITS = 40 SPACES (RESIDENTS)
OPEN VISTORS PARKING = 4 SPACES (VISITORS)
TOTAL = 44 SPACES

NOTE: 1 ACCESSIBLE PARKING SPACE IS PROVIDED.

REQUIRED BICYCLE: 1.25 SPACES \times 20 UNITS = 25 SPACES (CLASS 1) 0.2 SPACES \times 20 UNITS = 4 SPACES (CLASS 2) TOTAL = 29 SPACES

 PROVIDED BICYCLE:
 2 SPACES x 20 GARAGES
 =
 40
 SPACES (CLASS 1)

 BICYCLE RACK
 =
 5
 SPACES (CLASS 2)

 TOTAL
 =
 45
 SPACES

AS PER THE 2041 OCP REQUIREMENT FOR ELECTRIC VEHICLES: - A MINIMIM OF 201 OF PARKING STALLS TO BE PROVIDED WITH A 120% RECEPTAGE TO ACCOMMODATE ELECTRIC VEHICLE CHARGING EQUIPMENT.

- AN ADDITIONAL 251 OF PARKING STALLS TO SE CONSTRUCTED TO ACCOMMODATE THE FUTURE INSTALLATION OF ELECTRIC VEHICLE CHARGING EQUIPMENT (E.G. PKG-DUCTED FOR FUTURE WIRING).

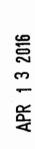
Αb

PARKING PLAN SCALE: 1" = 20'-0"

PLAN #2

Reprodu	ent of service is the pr	ert is prohibited. This drawing as an opening of the architect and Riccot the written premission of this office.	#202 - 33 East 8th Avenue, Yancouver, B.C. Y5T 1R5 tel: 604-731-1127 fex: 604-731-1327	9560 ALEXANDRA ROAD RICHMOND, B.C.	CHECKED	PROJ. NO. 1413
NO.	DATE	REVISIONS			DRAWN	DP 15-700370
	JUL. 28, 2014	ISSUED FOR REZONING APPL.			DATE OCT, 24, 2014	1
	NOY, 4, 2014	GENERAL REVISIONS			1/16" = 1'-0"]
	MAR. 23, 2015	GENERAL REVISIONS	Architecture Inc.		SCALE	SHEET NO.
	MAY 14, 2015	ISSUED FOR D.P. APPLICATION				
	OCT. 6, 2015	ISSUED FOR A.D.P.	Yamamoto	TOWNHOUSE DEVELOPMENT	PARKING PLAI	N
	FEB. 3, 2016	GENERAL REVISIONS			Phaming MEE	
	MAR. 10, 2016	BOLLARD/RETAINING WALL REVISE	,	PROJECT	DRAWING TITLE	

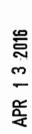
Plan #3







Plan #4



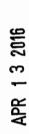




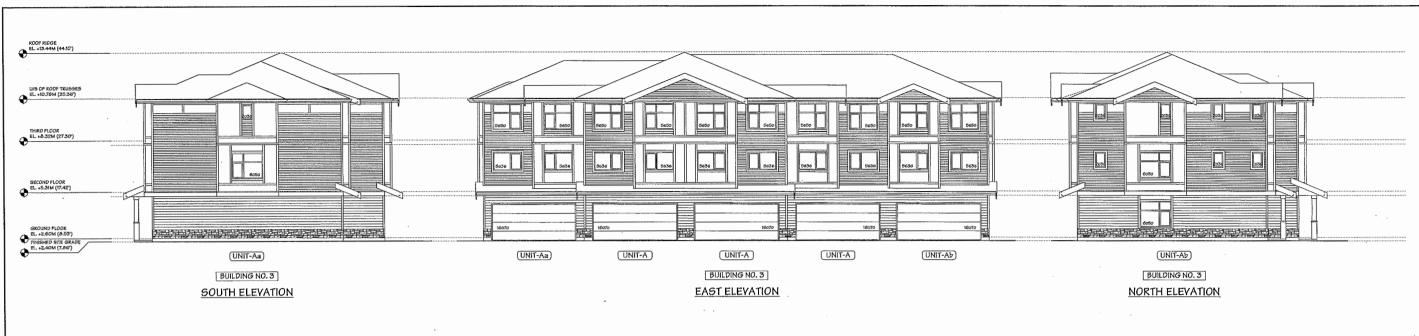
DP 15-700370 PROJ. NO. 1413

DRAWN KM

PLAN #5









WEST ELEV.

MAILBOX STRUCTURE

SOUTH ELEV.

ONS	ULTANT	
NO.	DATE	REVISIONS
	NOV. 4, 2014	ISSUED FOR REZONING
	MAR. 23, 2015	GENERAL REVISIONS
	MAY 14, 2015	ISSUED FOR D.P. APPLICATION
	OCT. 6, 2015	ISSUED FOR A.D.P.
	FEB. 3, 2016	GENERAL REVISIONS
	MAX. 10, 2016	MATERIAL RETISED

20 UNIT TOWNHOUSE DEVELOPMENT

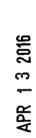
9560 ALEXANDRA ROAD RICHMOND, B.C.

Yamamoto Architecture Inc.

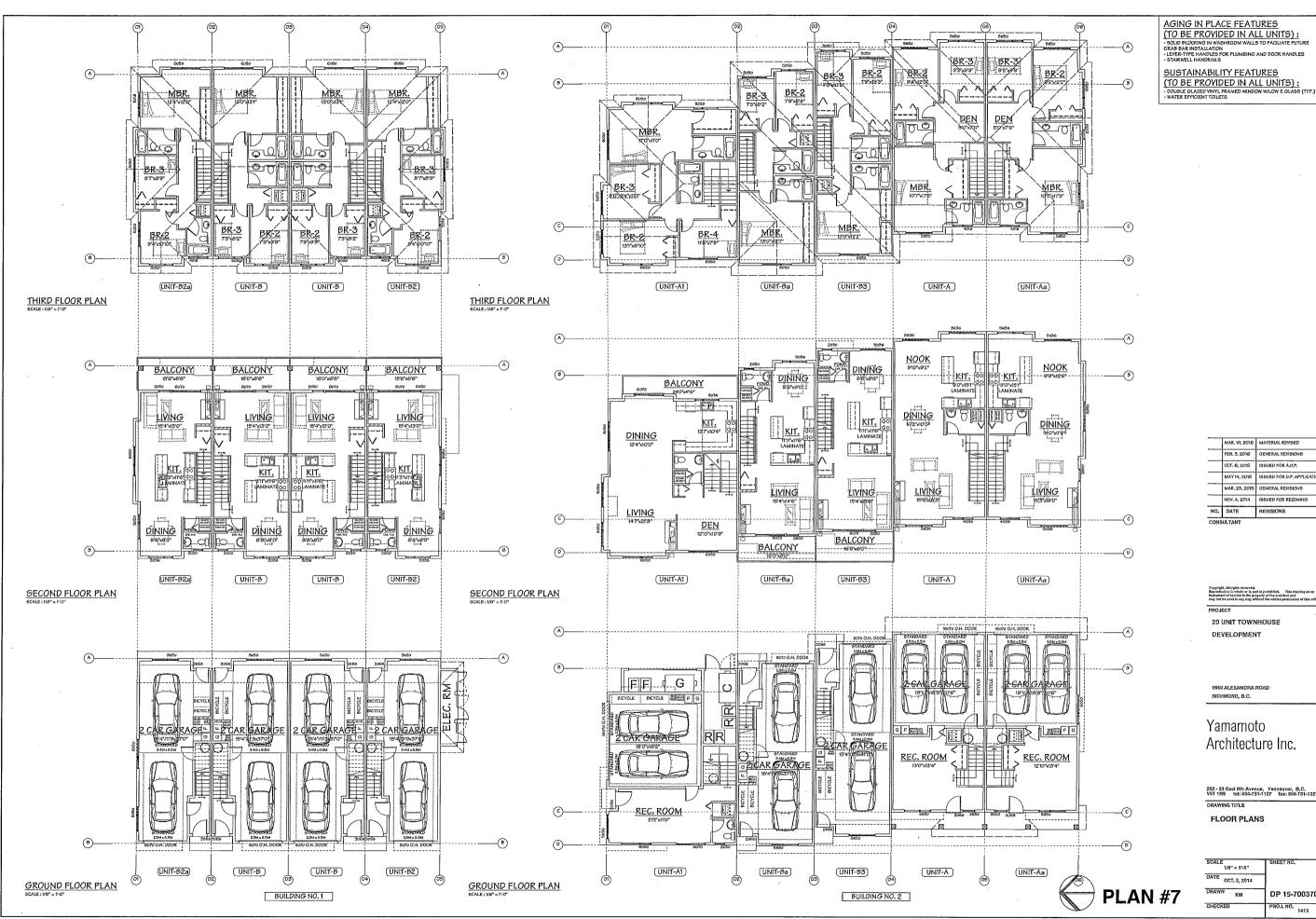
202 - 33 East 8th Avenue, Yancouver, B.C. V5T 1R5 tel: 604-731-1127 fax: 604-731-1327

ELEVATIONS

	SCALE 1/8" = 1'-0"	SHEET NO.
	DATE OCT. 2, 2014	1
PLAN #6	DRAWN KM	DP 15-700370
	CHECKED	PROJ. NO. 1413







FEB. 3, 2016 GENERAL REVISIONS OCT. 6, 2015 ISSUED FOR A DR MAY 14, 2015 ISSUED FOR D.P. APPLICATION MAR. 23, 2015 GENERAL REVISIONS NOV. 4, 2014 ISSUED FOR REZONING NO, DATE

20 UNIT TOWNHOUSE DEVELOPMENT

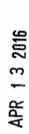
9560 ALEXANDRA ROAD RICHMOND, B.C.

Yamamoto Architecture Inc.

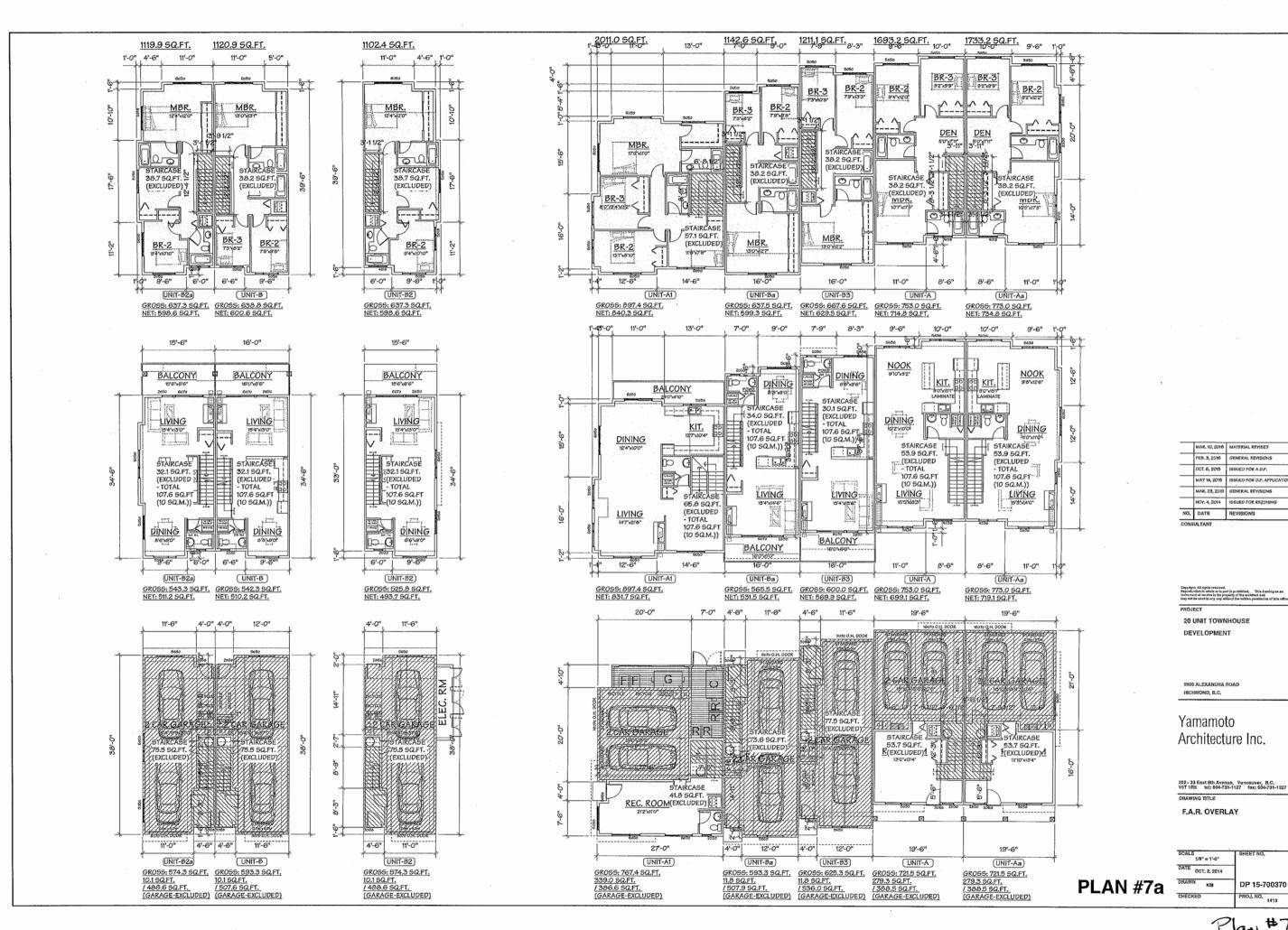
202 - 33 East 8th Avenue, Vancouver, B.C. V5T 1R5 tel: 604-731-1127 fax: 604-731-1327

FLOOR PLANS

SCALE 1/8" = 1'-0" DATE OCT. 2, 2014 DRAWN KM DP 15-700370



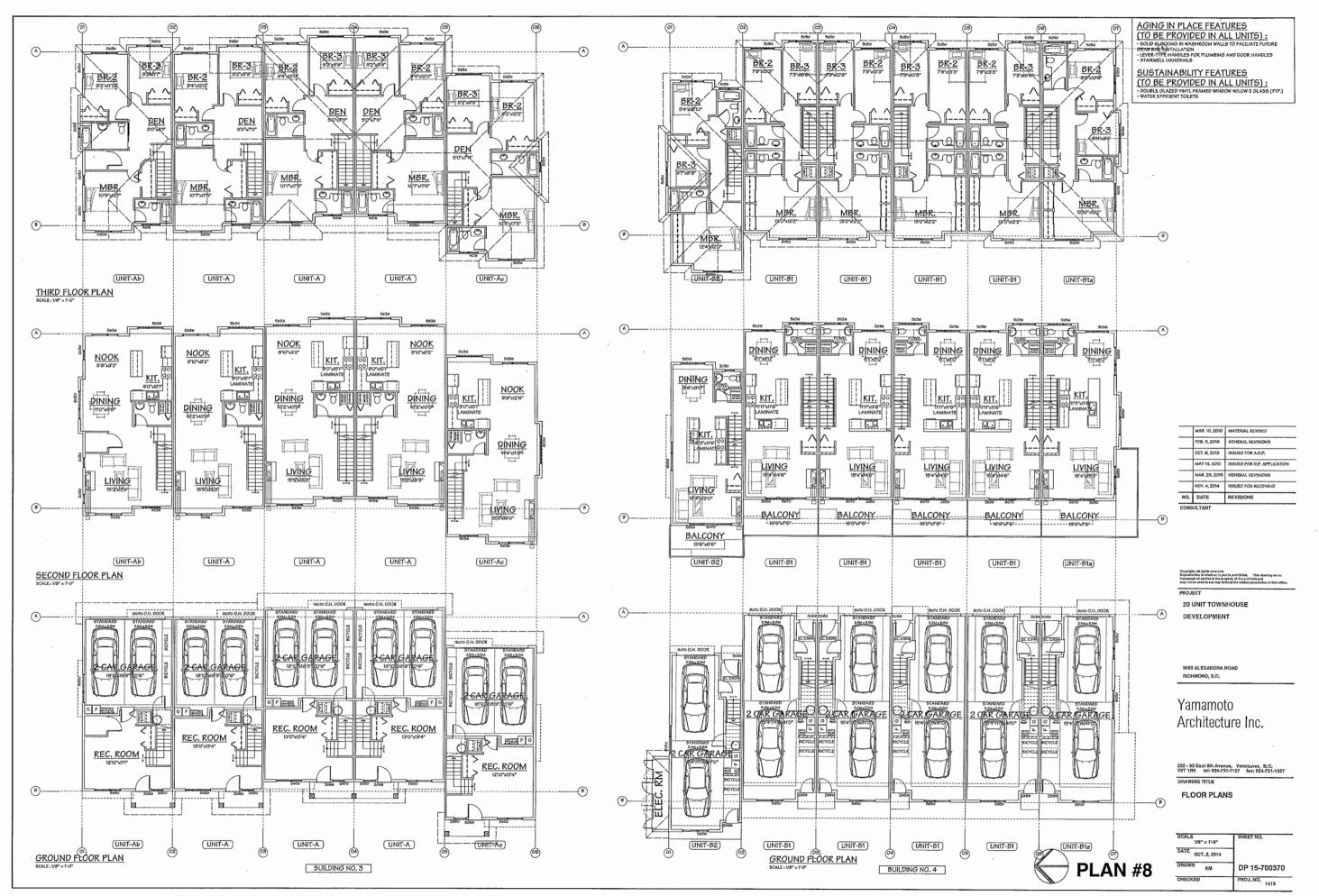




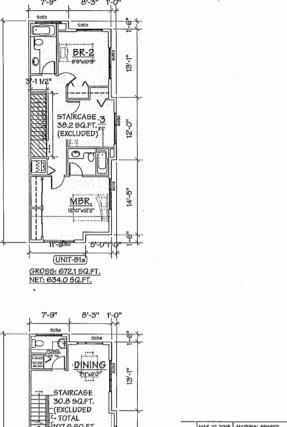
DP 15-700370

GENERAL REVISIONS

ISSUED FOR D.P. APPLICATION







1214.5 SQ.FT.



11'-6"

176.8 SQ.FT.

(EXCLUDED)



PROJECT	instrument of serv	is reserved, hole or in part is prohibited, ice is the property of the arc any way without the writter	Med and
	PROJECT		

DEVELOPMENT

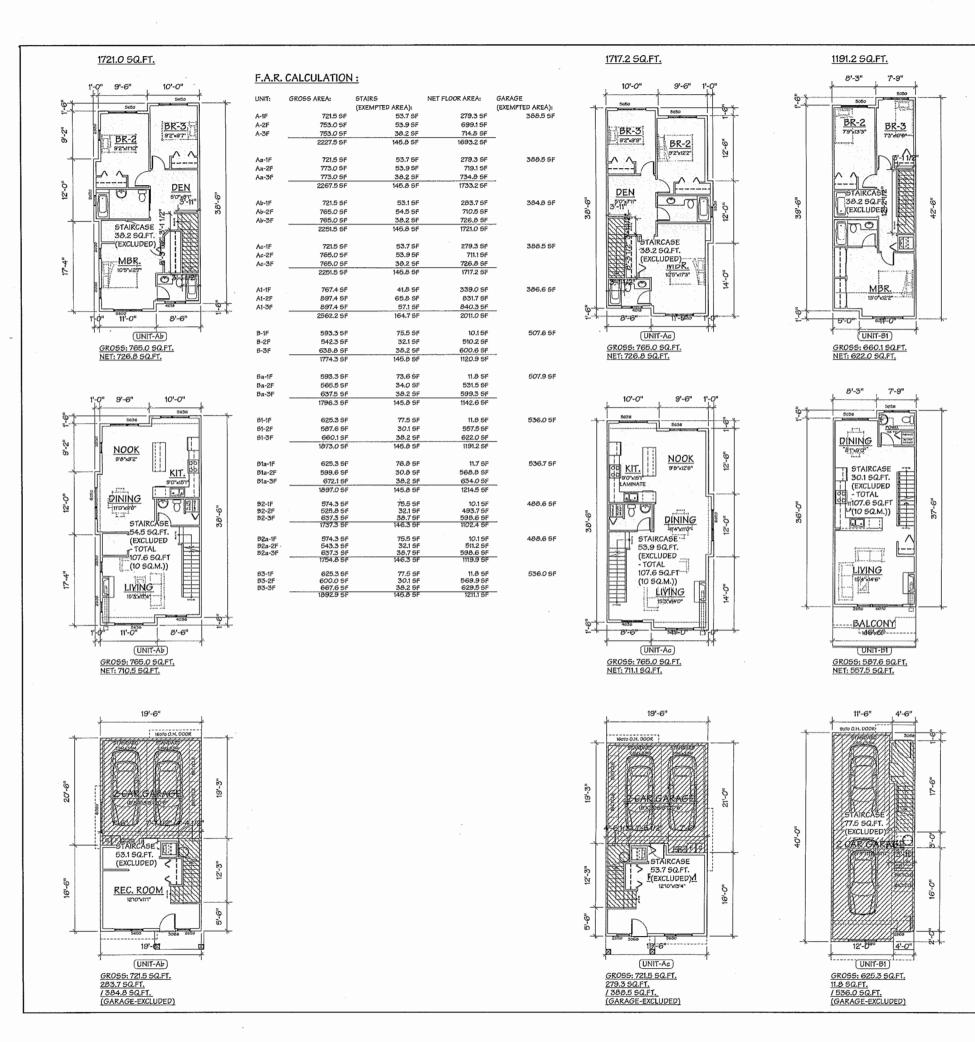
9560 ALEXANDRA ROAD RICHMOND, B.C.

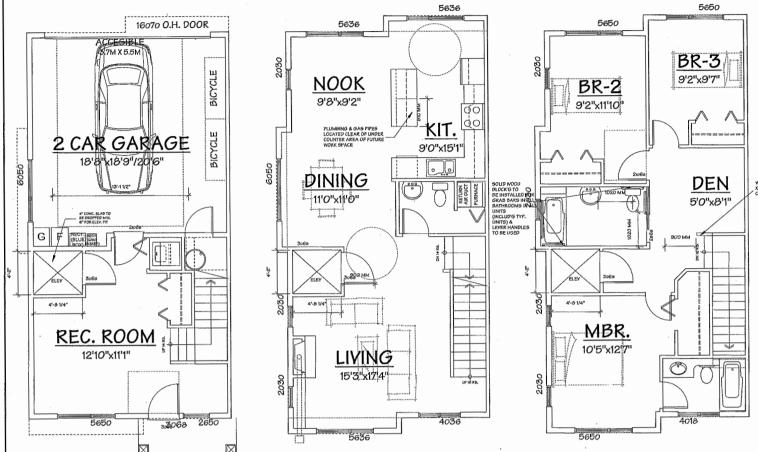
Yamamoto Architecture Inc.

202 - 33 East 8th Avenue, Vancouver, B.C. VST 1R5 tel: 604-731-1127 fax: 604-731-1327 DRAWING TITLE

F.A.R. OVERLAY

* * *	SCALE 1/8" = 1'-0"	SHEET NO.
(UNIT-B1a)	DATE	ł
GR055: 625.3 SQ.FT.	OCT. 2, 2014	
11.8 5Q.FT. DI ANI #Qo	DRAWN KM	DP 15-7003
1536.7 5Q.F. LAN #0a		
(GARAGE-EXCLUDED)	CHECKED	PROJ. NO.





UNIT-Ab UNIT-Ab

ALT. UNIT Ab CONVERTIBLE PLAN

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

VALLS TO BE REINFORCED WITH 2" 12" SOLID LUMBER AT 914 MM TO ENTRE.

(UNIT-Ab)

CHECKLIST - CONV	ERTIBLE UNIT FEATURES	
DOORS & DOORWAYS	ENTRY DOORS ARE A MINIMUM 863 MM BUT IDEALLY 914 MM AND HAVE CLEAR ACCESS.	COMPLIES.
	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).	ROUGH IN WIRING PROVIDED.
		COMPLIES.
	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. NOTE HOW ACCESSED.	COMPLIES.
	ALL INTERIOR THRESHOLDS WITHIN UNITS COMPLY WITH BC BUILDING CODE.	COMPLIES.
	LEYER-TYPE HANDLES FOR ALL DOORS.	COMPLIES.
ERTICAL CIRCULATION	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	COMPLIES
	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.	COMPLIES.
ALLWAYS	MIN. 900 MM WIDTH.	COMPLIES.
ARAGE	MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 4 M GARAGE WIDTH.	COMPLIES
	ACCESS FROM GARAGE TO LIVING AREA MIN. 800 MM CLEAR OPENING.	COMPLIES .
ATHROOM (MIN. 1)	TOILET CLEAR FLOOR SPACE MIN. 1020 MM AT SIDE AND IN FRONT.	COMPLIES.
	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.	COMPLIES.
	LEYER-TYPE HANDLES FOR PLUMBING FIXTURES.	COMPLIES.
	PRESSURE AND TEMPERATURE CONTROL VALVES ARE INSTALLED ON ALL SHOWER FAUCETS.	TO BE PROVIDED.
	CABINETS UNDERNEATH SINK(S) ARE EASILY REMOVED.	COMPLIES.
	DEMONSTRATE BATH AND SHOWER CONTROLS ARE ACCESSIBLE (LAYOUT OR FIXTURE PLACEMENT).	
TCHEN	CLEAR AREA NEEDED UNDER FUTURE WORK SPACE. PLUMBING AND GAS PIPES (IN-WALL AND IN-FLOOR) LOCATED CLEAR OF UNDER COUNTER AREA OF FUTURE WORK SPACE (STOYE, SINK & MIN. 810 MM WIDE COUNTER). ALL PIPES	COMPLIES.
	ARE BROUGHT IN NO HIGHER THAN 304 MM TO 355 MM TO THE CENTRE OF THE PIPE FROM FLOOR LEYEL.	
	CABINETS UNDERNEATH SINK ARE EASILY REMOVED.	COMPLIES.
	1500 MM TURNING DIAMETER OR TURNING PATH DIAGRAM.	COMPLIES.
(NITY WIG	LEYER-TYPE HANDLES FOR PLUMBING FIXTURES.	COMPLIES.
INDOWS	MIN. 1 WINDOW THAT CAN BE OPENED WITH A SINGLE HAND (BATHROOM, KITCHEN, LIVING ROOM)	COMPLIES.
UTLETS & SWITCHES	PLACEMENT LOCATIONS OF ELECTRICAL OUTLETS: BESIDE WINDOW, BOTTOM OF STAIRWAYS, BESIDE TOILET, ABOYE EXTERNAL DOORS (OUTSIDE AND INSIDE), ON FRONT FACE OF KITCHEN COUNTER, WITHIN PROXIMITY OF CONTROL CENTRE FOR SMART HOME OPTIONS.	TO BE PROVIDED.
	UPGRADE TO FOUR-PLEX OUTLETS IN MASTER BEDROOM, HOME OFFICE, GARAGE, AND RECREATION ROOM.	TO BE PROVIDED.

	MAK. 10, 2016	MAJERIAL REVIDED
	FEB. 3, 2016	GENERAL REVISIONS
	OCT. 6, 2015	ISSUED FOR A.D.P.
	MAY 14, 2015	ISSUED FOR D.P. APPLICATION
	MAR. 23, 2015	GENERAL REVISIONS
	NOY. 4, 2014	ISSUED FOR REZONING
NO.	DATE	REVISIONS
CONS	ULTANT	
Cooyda	NLAE rights reserved.	

Cought Man digital searched. The consign as an including a sea included the consign and the construction of the construction o

9560 ALEXANDRA ROAD RICHMOND, B.C.

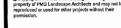
Yamamoto Architecture Inc.

202 - 33 Enst 8th Avenue, Vancouver, B.C. YST 1R5 tel: 604-731-1127 fax: 604-731-1327 DRAWING TITLE FLOOR PLANS

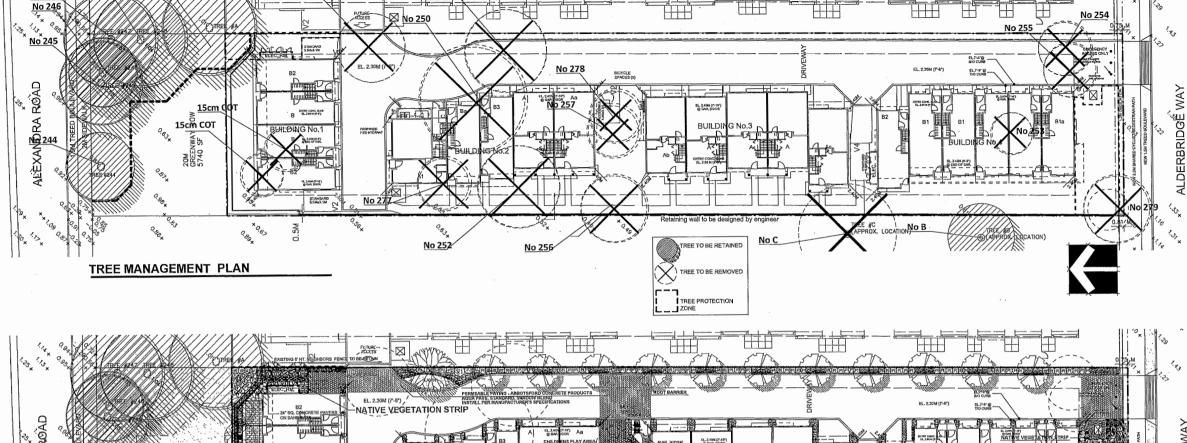
PLAN #9

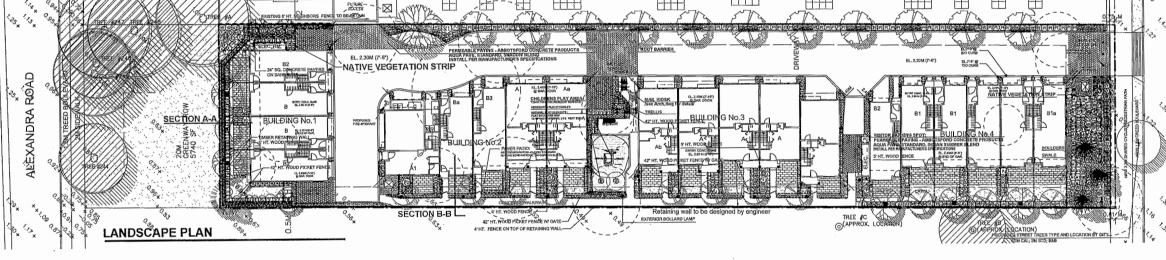
SCALE 1/4" = 1'-0"	SHEET NO.
DATE MAY 4, 2015	
DRAWN KM	DP 15-700370
CHECKED	PROJ. NO. 1413

Plan toq.



LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, VSC 5G9
p: 604 294-0011; f: 604 294-0022





А٨	IT S	CHEDULE		PMG PROJECT NUMBER: 14-150
ΕY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
展				ACTUAL ON STR. DAD
4	11	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	6CM CAL; 2M STD; BAB
The second	1	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	6CM CAL; 2M STD; B&B
₹\}	15	MAGNOLIA SOULANGEANA 'RUSTICA RUBRA'	RUSTICA RED MAGNOLIA	6CM CAL; 1.2M STD; B&B
7W	1	PICEA OMDRIKA	SERBIAN SPRUCE	3M HT; B&B
·)	1	STREET STREE LOCATION AND TYPE BY CITY		6CM CAL; B&B
RUB	5 ,	STYRAX JAPONICUS 'PINK CHIMES'	PINK FLOWERED JAPANESE SNOWBELL	3M; B&B
a	164	BUXUS MICROPHYLLA WINTER GEM'	LITTLE-LEAF BOX	#3 POT; 40CM
3	58	CORNUS SERICEA 'KELSEYI'	DWARF KELSEY DOGWOOD	#2 POT; 50CM
≾ .	8	HYDRANGEA MACROPHYLLA 'TELLER RED'	BIGLEAF HYDRANGEA; LACECAP RED	#3 POT; B0CM
∺	54	NANDINA DOMESTICA 'HARBOUR DWARF'	DWARF HEAVENLY BAMBOO	#2 POT; 40CM
3	41	PIERIS JAPONICA 'FOREST FLAME'	PIERIS; WHITE BLOOMS	#3 POT; 50CM
3	71	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	1M HT
3	24	ROSA EXPLORER 'SIMON FRASER'	SIMON FRASER ROSE; MED. PINK	#2 POT; 40CM
3	105	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#3 POT; 50CM
3	110	TAXUS BACCATA 'FASTIGIATA'	COLUMNAR IRISH YEW	1.2M B&B
3	47	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.25M HT; B&B
3	23	VACCINIUM CORYMBOSUM 'BLUE CROP'	BLUE CROP EDIBLE BLUEBERRY	#2 POT; 50CM
Kaisisisisisisisisisisisisisisisisisisis	5	VIBURNUM P.T., 'SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIBURNUM	#3 POT; 60CM
-	116	HELICTOTRICHON SEMPERVIRENS	BLUE DAT GRASS	#1 POT
ส.	6	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	#1 POT
NEW PER	136 NIAL	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	#1 POT
	29	HEMEROCALLIS 'RED MAGIC'	DAYLILY; RED AND YELLOW	15 CM POT
2	3	HOSTA 'RED OCTOBER'	HOSTA; RED STEMS, 12" HT.	15 CM POT
	55	LAVENDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	ENGLISH LAVENDER	#1 POT
	67	LONICERA PILEATA	PRIVET HONEYSUCKLE	#1 POT; 25CM
*	26	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 20CM
	30	VACCINIUM VITIS-IDAEA	LINGONBERRY	#1 POT;25CM
A STA SURI DSCA ROVA	ANDARI EMENTS APE ARO AL FROM	DS, BOTH PLANT SIZE AND CONTAINER SIZE ARE THIS S AND OTHER PLANT MATERIAL REQUIREMENTS. "S CHITECT AT SOURCE OF SUPPLY, AREA OF SEARCH MITHE LANDSCAPE ARCHITECT PRIOR TO MAKING AN TWO A MINIMAL OF EIVE DAYS PRIOR TO DE IVERY FI	THE BC LANDSCAPE STANDARD, LATEST EDITION. CX. MINIMUM ACCEPTABLE SIZES. "REFER TO SPECIFICARCH AND REVER MAKE PLANT MATERIAL AVAILAR TO INCLIDE LOWER MANILAND AND FRASER VALLEY TY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UN REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SCAPE MATERIAL, AND WORKMASHIP MUST MEET C	CATIONS FOR DEFINED CONTAINER BILE FOR OPTIONAL REVIEW BY (, * SUBSTITUTIONS: OBTAIN WRITTEN APPROVED SUBSTITUTIONS WILL BE SUBJECT TO BC LANDSCAPE

No 249

No 247





20 UNIT TOWNHOUSE DEVELOPMENT 9560 ALEXANDRA ROAD

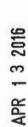
LANDSCAPE **PLAN**

RICHMOND

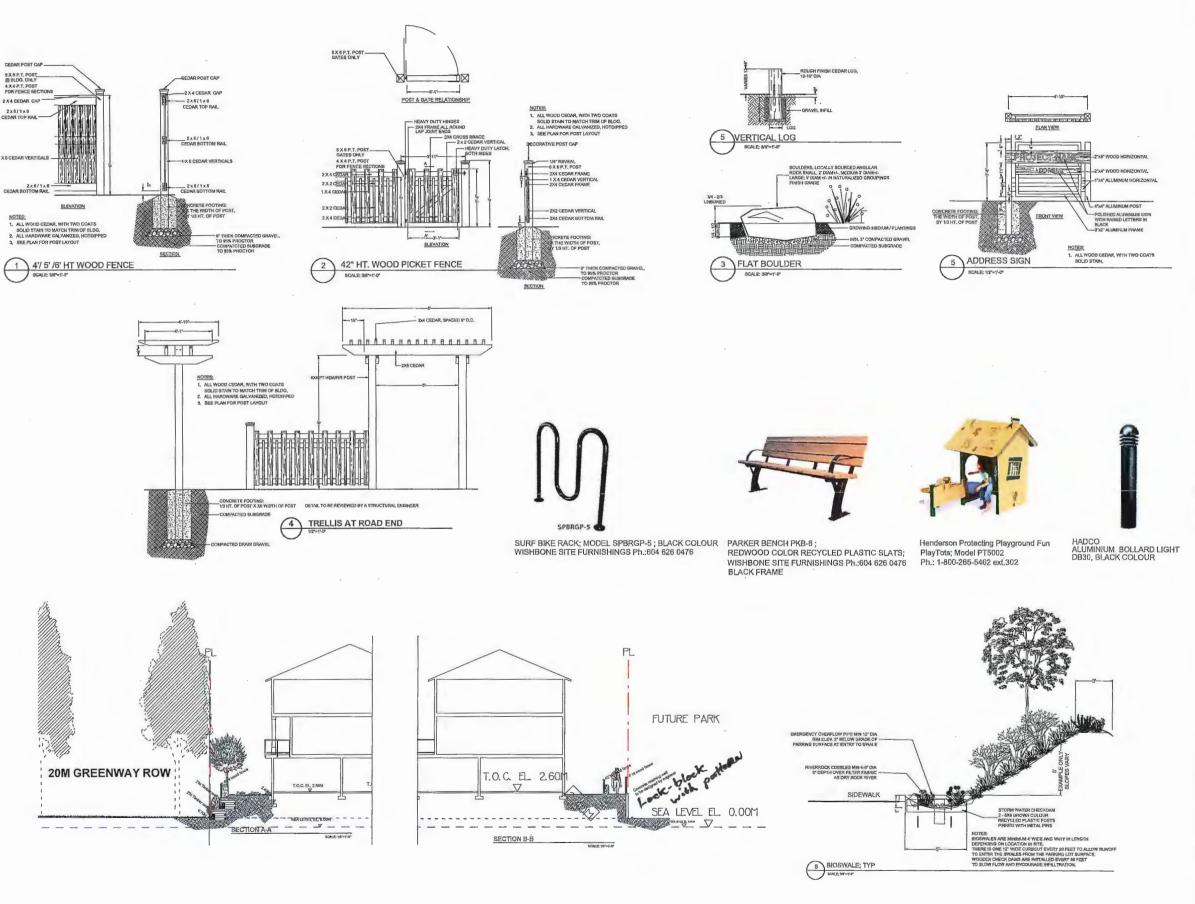
DRAWING TITLE:

CHK'D; PCM

Plan #10







© Copyright reserved. This drawing and design is to property of PMG Landscape Architects and may neeproduced or used for other projects without their permission.

LANDSCAPE ARCHITECTS
Sulte G100 - 4185 Sult Craek Drive
Burnaby, British Columbia, VSC SG

SEAL:

NO. DATE NATION DESCRIP

PROJECT:
20 UNIT TOWNHOUSE DEVELOPMENT

9560 ALEXANDRA ROAD RICHMOND

WITH YAMAMOTO ARCHITECTURE INC. DRAWING TITLE:

LANDSCAPE DETAILS

DATE: November 2; 2014 DRAWING NUM SCALE: DRAWN: DD

DESIGN: DD CHKD: PCM

14150-8.ZIP PMG PROJECT NUMBER:

Plan #11

2016

က

Suite C100 - 4185 Still Creek Drive Burnaby, Brilish Columbia, V5C 5G p: 504 294-0011 : f: 504 294-002

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

.18.6. For all plant malerial, the Landscape Architect reserves the right to extend the Contractive's responsibility for and greatly had not find the time of the contractive's responsibility for and greatly than the contractive's responsibility for and greatly reserved to the contractive of the co

D INSTALLING LANDSCAPE ON STRUCTURES

Verify that drainage and protection material is completely

Controlle work with construction and planers and planers drainage.
 Worldy that planer drains are in place and applied drainage to roof drains in present prior to placing any drain.

Provide clean out at all through-stab drain locations. Use 304mm min. dia. PVC Pipe filled with drain rock unless s

Install drain rock evenly to a minimum depth of 4" (100mm)or atternate sheet drain. If specified, Install sheet drain .5 Cover drain rock for atternate sheet drain if specified on drawing details) with filter fabric Lapping 6-155mml at a placing growing medium.

A Inden't The Intent of "establishment" minimum is not executed sufficient over (a newly installed plant malerial. I the lung form vaccess of the planting. The migricine in the adequation of plants to a new site in order to obtain the c follow and wancessary work associated with improper establishment. Establishment of minimum control procedures appl torifferess vacces and new increas and provider.

3 Related Standards and Legislation: B.C. Landscape Standard, Jalest edition: Fertilizer Code, B.C. Pesticide Contro

7 Haberlats: Comply with Part Two of this specification. 2.1 Fertilizers: To the regarencols of the B.C. Landscape Standard, Formulations and rates as required by soil tes

Septial filters, in the state of report or in the specime processor, in the security of summy section, and are \$7.7 Reports. Re-grade, re-sect or re-sect whose necessary to restrict damaged or falling grass areas. After the grade of the respective processor of the respective proce

Major Species
Kentucky Blue for sun, Fescues for shade

13. Niniteration Begin maintenance immediately after specing and continue for 66 days after Schatznini (coupleline bad, and acceptably the Owner. Re-seed all three week indexes where germalizations to false. For leaf specified with temporary view or being forces coupled with highest world grass are in them over by the Owner. Water in actificial quantifier is excurse deep prentration and at frequent intervals in maintain rigorous growth with grass had done over by the Owner. A is the Owner in a company of the owner by the Owner. It is the Owner in a company of the owner by the Owner. It is the Owner in a company of the owner of the Owner in the Owner. .13 Asseptance of the Rough Grass Avesto Proper symination of all specified grass species in the responsibility of the Landscape Contractor. The grains shall be re-well established, with no approved dead or have sports and shall be reasonably free of weeds the ELL indicape Standard, Section Diffractorous Level & Right-based days after solutionistic completion, years ceeting the contillense above with the falses metry the Gener. Avera sected in Fall will be accepted by/or one month will graving season, provided that the above contillense for recuptions are of followed.

.6 Place an even layer of 25 - 50xm clean washed pump sand over faller fabric

7. Place growing medium in depths specified in Section 3.5 above for various surface ireatments. Refer to Drawing Use Styrefarm block over drain rock straped to provide smooth surface transition at edges. Butt each piece tightly to rigy sting demonstrate.

ESTABLISHMENT MAINTENANCE Provide a separate price for this section?

2 Haintenance Period: Provide maintenance of installed landscapins for 12 months (

4 Sile Review: In addition to the inspections at substantial completion, at final progress draw application, and at it reviews during the 12 months attended by the Contractor and a designated representative of the Owner. Haintain at it designated engenerated above.

6 Maintenance Level: Construct A C. Lundscape Standard. Section 15. Tuble 15.7 Maintenance Level 7 "Grouned".

A Peak Maried Machinement of the fall, sandering Shaderic Formalations and rate is a required by oal fee.

A Peak Maried Machinement of the Machinement of the Machinement of Shadering Dusting the first growing season, water one paties at least every jet full days between April stal and deplated first. Hefmont Significant point rate per application. Dusting the second growing season, water one paties and sequences of the season of th

3 Grass Joses Establishmenh.
3.1 Warning The bacter set opinishers, inrigulate systems on other methods to spely water to Dates I and Class 2 or and Grassed soon that the grass in middland in a target condition. Spelly and inrigulate with solver in the resent of an interested in the sounce, dayly value in prevent passing or exclaim of the soil. Juply value at a creat and creative field exposity to the find dayling the later passed. Juply values grain when the value is called restance SSA of the 3.2 Verse, beset and Electron Control Report grass areas each firm they are reserved revents, instempel, and of application for the proper conduction should be provided by the control Report grass areas each firm they are reserved revents, instempel, and of application of a valuable beneficial in the weed population accessed 10 Broadfact at weeds or 50 amount weeds or weedy gray.

PART ONE GENERAL REQUIREMENTS .1 CCDC Doc 2 2008 2 B.C. Lundscape Standard, 2012 edition, prepared by the B.C. Society of Landscape Architects and the B.C. Landscape & Norsery Association, jointly. All work and maleria shall neek standards as set out in the B.C. Landscape Standard unless soverseded by this specification or as directed by Landscape Architect with written instruction. 3 MASTER HUNCOPAL SPECIFICATIONS & STANDARD DETAILS, 2000 edition, prepared by the Consulting Engineers of British Columbia, Readwinders and Heavy Construction
Association, and the Municipal Engineers Division A STANDARD FOR LANDSCAPE IRRIGATION SYSTEM, 2008: Prepared by the trigation Industry Association of British (alumbia, NUMBER OF ANY AND ENCORPOING SPECIFICATIONS WHERE NOTED. 3. A current lost mare than one modify lest for all growing medium to be used on this sile in required. Provide and pay for lesting by an independent feeting facility pre-approved by the Landscape Architect. Deliver growing and/our tend results to Landscape Architect for review and approved print to patenesses. Refer to Section 3.4 Growing Refer lesting the providers. 2. Quene receives the right to test or re-test materials. Contractor responsible to pay for testing if materials do not meet specification. SUBMITALS .1 Any atternale 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.

Ji. Mote the trees of the Lucksage Architer's Central with the Owner and where the Lucksage Architer's little designated reviewer, the Lucksage Architer's little received to the Contract of
and multiply requirements.
13. Start by Site Heerling, Lendscape Contract if separated Al the start of work with Owner's Representative, Site Superintendent and Landscape Contract or; a meeting is to
be held to review superied work word to verify the acceptability of the subgrade and general site confidence to the Landscape Contractor, Provide growing medium test results

It had for review expected wints and its worty on exceptionary or one ways one on a profession of the control o

Systems, Par Legisment, Sie Fernines, and these demands of the all development where the Landscape Architect is the designated reviewer such as the destalland and reviewer and the such as the destalland and destalland and such as the destalland and destalland and reviewer and the destalland and reviewer and the destalland and reviewer and reviewe

.1 Unless atherwise instructed in the Contract Documents, the preparation of the subgrade shall be the responsibility of the General Contractor. Placement of growing nedium constituites acceptance of the subgrade by the Landscape Contractor. Any subsequent corrections to the subgrade required one the resonatedity of the Landscape Contractor.

All work and superistendence shall be performed by personant shilled in landscape contracting. In addition, all personnel applying herticides and/or positicides shall hold a current literate issued by the appropriate authorities.

1 A site visit is required to become familiar with site conditions before hidden and before start of work. A Confine 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. On not dump any waste materials into water bodies. Conform with all federal, province

Collect and dispose of all debris and/or excess material from landscape operations. Keep paved surfaces clean and requir damage resolting from landscape work. Repairs
are to be considered prior to final accentance.

8 Where new work connects with existing, and where existing work is altered, make good to match existing undisturbed condition

.1 Guarantee all materials and workmanship for a minimum period of one full year from the date of Certificate of Congletion

.Z Refer to individual sections for specific warranties.

PART TWO SCOPE OF WORK

1 Other conditions of Confract may apply. Confirm Scope of Work at time of funder.

2. Work includes supply of all related thems and performing all operations necessary to complete the work in accordance with the drawings and specifications and generally consists of the following:

as of soil test and Table One

Common in the transmission.

2.1 Relatellism of faising Trees where obtain on drawings.

2.2 Finish drawing and Landszep drawings.

2.3 Supply and presented of growing medium.

2.4. Training of imparted proving medium staffer site hapsals,

2.5 Supply and programmed and definites most requirements of said test and Tail

2.6 Programmed of passing select, supply of faint metricles and faintings.

2.7 Programmed of passing select, supply of faint metricles and faintings.

2.8 Supply and placement of the site of the staffer selection.

2.9 Programmed of these means, supply of a started and staffer.

2.1 Supply and placement of the faint medium.

2.1 Supply and placement of the faint medium of the staffer selection.

2.1 Supply and placement of the faint medium.

2.1 Supply and placement of the faint medium of the staffer selection of the staffer selection.

2.2 Supply and placement of the faint medium of the staffer selection of the staffer selection.

2.2 Supply and placement of the faint medium of the staffer selection of the staffer selection.

2.1 Supply and placement of the staffer selection of the staffer selection of the staffer selection.

2.2 Supply and placement of the staffer selection of the selection o

Gravino Mediani, Conform to BC Landscore Standard for definitions of insported and on-site bookel. Refer to Table One below

TABLE CHIS. PROPERTIES OF GROWING MEDIAN FRIETURE 2 GROWING AND LEVEL 3 MODIFIES AREAS CAUGHTS Spring at San Cassoftenion Technic Class Tassy Sent To Sandy Lossy.

Landy Scale Commission and Planters 8 - 1% 0 - 1% 0 - 5X 0 ~ 5X cent Of Dry Weight of Growing He 0 - 15% 10 - 25% Larger than 0.002mm smaller than 0.05mm 10 - 25X 0 - 25% 0 - 152 0 - 25% Clay and Self Contined marinum 35% 3 - 15% 3 - 5% 15 - 20% 6.0 - 7.0 45-65

2 Fertilizer: An organic and/or inorganic compound containing Hidrogen (N), Phosphale (25), and Potash (solution 2) in pro-

3 Line: Ground agricultural limestone, Meet requirements of the B.C. Landscape Standard.

4. Organic Additive: Commercial compost product to the requirements of the B.C. Lundscape Standard, 8 suppliers: The Answer Gurden Products, Fraser Richmond Soils & Fibre, Stream Organics Humanement. 5 Sonfi Clean washed name sand to meet requirements of the B.C. Landscape Standard.

.6 Congosted Bark Hidch: 10ms (3/8*) minus Fir/Heatoch bark chips and lines, free of cheeks and sticks, dark brown in colour and free of all soil, stones, roots or other extransous matter. Fresh or since in colour bark will be rejected. 7. Herbidges and Pesticides: If used, must conform to all federal, provincint and local statutes. Appliers must hold current licenses issued by the appropriate authorities in the area.

. A Filler Fabric: A non-biodegratable blanket or other filtering membrane that will allow the passage of water but not fine soil particles. Esoch as MRAFI ILO M., DEGLOR NLB OR ANNO USLS or alternate product pre-approved by the Landscape Architect.]

.10 Drain Rocks Clean, round, inert, durable, and have a maximum size of 19mm and containing no material smaller than 10mm

.II Plant Material: To the requirements of the B.C. Landscape Standard. Refer to 3.9, Plants and Planting. All plant material must be provided nursery. Provide proof of certification.

.19 Supplier and installers of segmental block walls to provide engineered drawings for all walls signed and scaled drawings for all walls, individually, in excess of 12m, or combinations of walls collectively in excess of 12m, lost allulians must be reviewed and signed off by Certified Professional Engineer, intools cost of engineering services in

.14 Miscellaneous: Any other material necessary to complete the project as shown on the drawings and described herein.

GROWING HEDIUM TESTING

ART THREE SOFT LANDSCAPE DEVELOPMENT

.5 On not park, fuel or service vehicles within vegetation relention areas.

3. He marking travel through or within vecestation retention areas or under crowns of trees to be not sined is allowed.

A Do not stockaile soil, construction materials, or excavaled materials within regulation retention areas.

.6 He debris fires, clearing fires or trash burning shall be pormitted within vegetation retention areas.

.7 Me exceptions, drain or service trenches nor any other Garuption shall be permitted within regulation reter that understand facilities?

.2 On stones in excess of 3:1 trenth subgrade across stone to 150 mm (6") minimum at 1.5m (5 ft.) intervals minimum

.6 Slope not to exceed the following maximums: Rough Grass 3:), Lawn 4:1, Landscape plantings 2:1.

.8 Inform Landscape Architect of completion of linish grade prior to placement of seed, sod, plants or mulch.

7 Finished will fourth elevation at building to county with queixinal requirements.

3 Scarify the entire subgrade immediately prior to placing growing medium. Re-cuttivate where vehicular traffic results in Ensure that all clambing across are smoothly configured after light consection to finished grades.

5 Construct swales true to line and prade, smooth and free of says or high points. Minimum stope 2%, maximum side stopes 10%. A

LAMDSLAPE DRAINAGE

1. Related Works Erowing medice and Finish Grading, Grass areas, Trees Shrubs and Groundcovers, Planters, Crib Walls.

RETURNING OF EXISTING TIPES

3. How is only work as tile - product individual incess or plant groupings indicated as not already an incess as regulation retention areas.

3. How is not assumed the Landscape Architect will hap laten or areas in result. Sincess from remailine areas of a size I way needing with the Landscape Architect.

2. A physical barrier must be installed to delineate clearing homotories. Refer to observe barrier detail. If detail not provided conserve with local municipal requirements

.9 Any damage to existing regetation intended for preservation will be subject to evaluation by an LS.A. Certified Arbarist using the "Guide for Plant Appraisal", Eighth Edition by an LS.A. Certified Arbarist using the "Guide for Plant Appraisal", Eighth Edition by an LS.A. Certified Arbarist using the "Guide for Plant Appraisal", Eighth Edition by an LS.A. Certified Arbarist using the "Guide for Plant Appraisal", Eighth Edition by an LS.A. Certified Arbarist using the "Guide for Plant Appraisal", Eighth Edition by an LS.A. Certified Arbarist using the "Guide for Plant Appraisal", Eighth Edition by an LS.A. Certified Arbarist using the "Guide for Plant Appraisal", Eighth Edition by an LS.A. Certified Arbarist using the "Guide for Plant Appraisal", Eighth Edition by an LS.A. Certified Arbarist using the "Guide for Plant Appraisal", Eighth Edition by an LS.A. Certified Arbarist using the "Guide for Plant Appraisal", Eighth Edition by an LS.A. Certified Arbarist using the "Guide for Plant Appraisal", Eighth Edition by an LS.A. Certified Arbarist using the "Guide for Plant Appraisal", Eighth Edition by an LS.A. Certified Arbarist using the "Guide for Plant Appraisal", Eighth Edition by an LS.A. Certified Arbarist using the "Guide for Plant Appraisal", Eighth Edition by an LS.A. Certified Arbarist using the "Guide for Plant Appraisal", Eighth Edition by an Appraisal Eighth Edit

GRAUTS. I. Ensure subgrade is prepared to conform to depths specified in Section 35, Growing Medium Supply, below. Where planting is indicated close to existing trees, prepare sull take alamting aschets for material indicated on the planting plan. Shape subgrade to eliminate free standing valler and conform to the site grading and drainage plan.

A. Eliminate standing water from all finished grades. Provide a smooth, firm and even surface and conform to grades shown on the Landscape Drawings. Do not exceed maximum and pinintum gradents defined by the B.C. Landscape Standard.

2. Verk belieded: Sit finding prafing and workset Grainage. Insulatation of any drainage systems detailed on landscape plans. Note: Cult business shown on insulatage plans controlled model, confirm capped of why pink in bids.
4. The state of the controlled of the controll

14. (ROWNED RECEAT LESTING
1. Shall representative sample of graving medium proposed for one on this project to an independent labor story. Provide text results to Landscape Architect prior to pations, Leaf results to incide the control of graved, sund, still, day and organize.

12. Addity PRI and quantities of linear subject required in bring within specified range.

13. Marinal texts of principles and trace seems and recommendations for required out amendments.

14. Carbon Ministry lateral.

15. Combon Nighton ROMY. AND PARCHENT
1. Sopply all graving medium required for the performance of the Contract. Do not less, I pranquet or spread growing medium when it is so well that its structure is likely to be changed.

2 Simply all growing medium admixtures as required by the soil lost. Amended growing medium unstituted the specification for growing medium as defined in Table One for the

Place the amended growing medium in all grass and planting areas. Spread growing medium in uniform tayers not exceeding 6" (150mm), over unifozon subgrade free of standing water.

12 Ly drains on proportion for the test and expert was mereran mereran test on specin regions. Consideration of the special control of th

997.

St. Replacement planting of equivalent value to the disturbance will be required. The cost of the evaluation and of the replacement planting will be the response of contents of the percential responsible for the disturbance.

.11 In situations where required construction may disturb existing vegetation intended for preservation, contact Landscape Architect for review prior to con

All Consider the Consideration of Consid

5 Hawally spread growing medium/planting sell around existing trees, shrubs and obstacles.

various weas. 2.1 Theologishy exis required amandments into the full depth of the growing medium. 2.2 Special mines may be required for various situations. Refer to drawing notes for instructions.

.6 In perimeter seeded grass areas, feather growing medium out to nothing at edges and Mend into .7 Finished grades shall conform to the elevations shown on landscape and sile plans.

MOUNT GRASS APEA - SEEDING
3. General Rough grass sees are unled on the derivings as "Rough Grass", Treat all areas defined as rough grass between all grouperly lines of the project including all becomes to deep create and sealers. 2 Preparation of Surfaces: To B.C. Landscape Standard Class 3 Areas (Rough grass) Section 7.1.13
2.1 Clean existing soil by mechanical means of debris over 50mm in any Genesion.
2.2 Roughly grade surfaces to allow for maintenance specified and for positive drainage.

5 Seed Michare. All varieties shall be rated as strong performers in the Paulic Northwest and are wabject to client appreval.

300 Cregoling Bed Fescole
300 Cregoling Bed Fescole
300 Second September 100 Septembe

6. Fortilizer: Hechanical seeding Apply a complete synthetic slow-release fortilizer with maximum 35% water soluble nitrogen and a formetation ratio of 18-18-18-50% subject were coated. 112 key/hall@bbs/scret using a mechanical speedor.

3 Seeding: Apply seed at a rate of 10%/H fillible /acrel with a mechanical spreader. Incorporate seed into the log UA* flowed of seit and lichtly compared A Acceptance Provide adequate protection of the seeded areas until conditions of acceptance have been met. Comply with Section 1.7 Hydroseeding

PYCROSEEDING
1 Hay Devect as an alternate to mechanical seeding in rough grass areas.

 May not be used in areas of lawn unless pre-approved by the Landscape Architect prior to bidding. .3 Preparation and Growing Medium:
.31 In arress of Rough Grass: Coughy with Section 24-Bough Grass.
.32 Where approved for use in areas of lawn, coughy with Section 3.8 Lawn Areas Sodding.

A. Protection Ensure that fertilizer is subcline does not concile control Stitch. In foliage of any trees, shrobs, or other assequible engel tiles. Do not spray seed or much a chipsch and specied to give prices. Protect existings also expirent, readents, labbraging reference points, ensures it, markers and structures from Bassap. Where containabilities come, resource secting larger possibilities of any large analyses of points.

5 Huich strill consist of virgin wood fibre or recycled paper fibre designed for hydraulic seeding and Gyed Fit-wase of munitoring application. If using recycled paper natorial for wood fibre substitute use 135% by weight it. Conform to B.C. Landscape Standard for much requirements.

.6 Water: Shall be free of any impurities that may have an injurious effect on the success of seeding or may be harmful to the er .1 Epóparech: Use industry standard hybradú szeder fondom epópared vich lite tank volume cortified by an identification plate or sition afficies diplatin eine on the epóparech. The hybradús seder fondom eináb e capable of sufficient application to ein the material labb a homospecous surry and to eminimá the sturry in a bibliospecous of unit il in applica. The descharge purpos and upon nexates similar de capable of application and eminimás sufforms por the descharged and post nexates similar de capable of application and eminimás sufforms por the descharged and post something the capable of application and the capable of applications are capable of applications and the capable of applications are capable of applications and the capable of applications are capable of applications and the capable of applications are capable of applications and applications are capable of applications and the capable of applications are capable of applications and applications are capable of applications are capable of applications are capable of applications and applications are capable of applications are cap

.6 Review .6.1 Review at the source of supply und/or callection point does not prevent subsequent rejection of any or all planting shock at the site. Avaitability.
 If year of search includes the Lower Naisland and Ersser Velley. Refer to Plant Schedule for any extension of area.
 Supply proof of the avaitability of the specified plant material villain 30 days of the award of the Contract. A Substitution.
Al Othin we'll expore of the Landscape Architect prior re-mixing any untellulines to the specified material. Hon-approved substitutions will be rejected.
Allow a minimum of 5 days prior to delivery for request to substitute.
Allow a minimum of 5 days prior to delivery for request to substitute.
Allow a minimum of 5 days prior to delivery for request to substitute.
Allow and minimum of 5 days prior to delivery for request to substitute.
Allow and the specified materials are subject to BC Landscape Standard - definition of Conditions of Availability. 3. Plant Species & Localino.

11. Plants shall be true to case and of the height, caliper and size of root ball as shown on the landscape/alle plan plant schedule. Celiper of Irees is to be taken 6" ISsort. above grade. 3.2 Plant all specified species in the location us shown on the landscape drawings. Holify Landscape Architect if conflicting rock or underground/overhead services are encountered. .9.3 - Deviation of given planting location will only be allowed after review of the proposed deviation by the Landscape Architect. .N Exception
133 Trees and large shocks: Exceptive a source shaped line pill to the depth of the restbuil and to at least twice the width of the restbuil. Assure that finished grade is at the original yeals the line was grown at. 11. Oranaye of Fixating Hotes.
12. Oranaye of Fixating Hotes.
13. Oranaye of Fixating piles where required in: on sloped conditions, break out the side of the planting pile to allow drivinge down slope, and in first conditions, mound for raise the reducing of planting pile to allow drivinge down slope, and in first conditions, mound for raise the reducing of planting piles to limited. Planting and Fertilising Procedures
 Flant of three and draft with the resets planed in their entered growing position. If burtupped, toward several the top of the bull and ond away or field under. Do not past organization toward the bull. Excelled presence containers without highing the resultable. After settled in Joan, on twice. For wire builders, Gop and reserve top three rows of whe.

22.2 Filling faaling belea by godly finning the growing nations around the real system in \$" (Sonil Injects, Sellite the soil with water, Add soil as required In meet firinh grote. Leave may invide. Name 27 of the logical has been gloried, anyly furtilize as renomented by the required soil test at the specified care.

23.3 Where planting is indicated adjacent the odding treas, use special care to revide distribution of the recal system or makeral grotes of notifiers.

24.4 Where there are in locar mercas, provide a clear out included 500 miles (3) the logical care are in locar mercas, provide a clear out included 500 miles (3) the logical care are in locar mercas, provide a clear out included 500 miles (3) the logical care are in locar mercas, provide a clear out included 500 miles (3) the logical care are in locar mercas, provide a clear out included 500 miles (3) the logical care are in locar mercas, provide a clear out included 500 miles (3) the logical care are in locar mercas, provide a clear out included 500 miles (3) the logical care are in locar mercas, provide and the logical care are included 500 miles (3) the logical care are in locar mercas, provide and the logical care are included 500 miles (3) the logical care are in locar mercas, provide and the logical care are included 500 miles (3) the logical care are in locar mercas, provided 500 miles (3) the logical care are included 500 miles (4) the logical care are are are also are are also are are also are a 8 - Slaking of Treex: XI - Use twa 27×27×5 stokes, unless superseded by municipal requirements. Set stakes minimum 2 ft. in soit. Do not drive stake through rootball. | 10 | Servit XXXX States, users supersets up moneyou representation of the State St 34. Provinge.
34. Linking provingers and the second proving the second 13 notioning: 1531 Holds all planting areas with an even tayer of mulch to 2-1/2 - 3" (65 - YSmn) depth. Confirm placement of mulch in areas tabeled "Groundcover Area" on Gravings. Mulch a 3 ft, 1900and Gunder Crick around Frees in lawn areas, leave a clean edgo. .16 Acceptances
.16.1 The establishment of all plant material is the responsibility of the Landscape Contractor. 13 Flush Mulevial Michi easance
13.1 Habit Mulevial Michi easance
13.2 Habit Mulevial Michi easance
13.3 Habit east real role of 64 days all or leaderspa work has received a Certificate of Completion.
13.2 Wideling Control to 61. Canada Control 53.2 - Wideling and generally as follows:
13.2 Wideling Control to 61.2 Michi easance in 13.2 - Wideling and generally as follows:
13.4 Habit Michi easance in 13.2 Habit of 61.2 Michi easance in 13.2 Habit Michi easance in 13.2 Habit of 61.2 Michi easance in 13.2
.18. Pagine of uncalidatory plant material energy those designated "spotions" for a period at one fill year after the fertilizate of completion. Replace all unsathfactory plant material designated "Spotions" for a portiod of low fill years after the Certificial of Completion. Replace all unsathfactory plant material designated "Spotions" for a population for a feed of the completion where it complete an additional year for the completion made approved as a specific for the original planting, and shall not constitute a sector to the Contract.
2.2. These Plants, itselffield is a bury dythin on a user of the Contract the Quarterial of Appellutive found class for the way, specified by the subsequent of the plant and additional planting of the Contractive Which are silled through below sound temperatures below the neerage of the extreme circums in propriatives of ficially recorded in the area contents, in the Last Plant, and all the planting of the Contractive Which are silled through below sound temperatures and the contractive through the

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

.8.1.2 Fertilizer:
M.1.2.1 Rough Grass: If a soil analysis is available, comply with results.
M.1.2.2 Lawre Where hydroseeding is approved, comply-with soil analysis reconnendations.

.11 Clean up. Remove all materials and other debris resulting from seeding operations from the jab sile.

Application Bulle

3. Bend Efficience: USE Signites (USE S

.10 Distribute shurry uniformly over the surface of the area to be hydroseeded. Blend application into previous applications and

3 Time of Sodding: Sad from April 1st to October 1st. Further extensions may be obtained at consumeore of the Landstone Architec

.6 Line: The line shall be as defined in Section 2.23, Materials. Apply at rules recommended in required soil test. Refer to Section 3.4 for method

2 Obtain approval of Landscape Architect for layout and preparation of planting prior to commencement of planting operations

4. Then of Planting.
A.1. Final three, thresh and groundcovers only during particular that are normal for such work as determined by local weather conditions whose season-avers constructed statistics of statistics of statistics. In this case includes.

A Sed Supply: Conform to all conditions of B.C. Landscape Standard, Section 8, B.C. Standard for Turfgrass Sed.

5 Specified Turfgrass by area: Refer to Tuble 2 below.

1 Conform to planting layout as shown on Landscape Plans.

.3 Make edge of beds with smooth clean defined lines.

Area Description

(LASS 1 Lawn, all areas noted on drawings as lawn in urban

TABLE 2 SPECIFIED TURFGRASS BY AREA

3. Accorately measure the quantities of each of the materials Tomachunged into the last either by moss or by a commonly accepted system of mass-califoral ed volum ensurements. The materials shall be added to the tank what is it is being Table with valler, in the following sequence, seed, for faller. Thereughly mix into a homospone. After changing, added washer or other materials in the motionine. Do not been forth of his hourse.

.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 lange

2. Growing Medium: Concelly with Section 2.21, Growing Medium. Prior to scoding, request an inspection of the Emished grade, and depth and condition of growing medium by the

Nn, 2 Slandard see hydroseeding

.7 Fet liken Refer to Section 2.22 Materials. Apply specified ferfilizer at rates shown in the required soil test. Apply with a mechanical spreader, Cultivate into growing medium 48 hours prior to sedding. Apply separately from line.

.A Sudding: Propare a smooth, first, even surface for laying sock Lay sock staggered with sections closely but led, without everlapping or gaps, month and even with adjining uses and rafflightly. Moter to obtain uniform penetration of 3° to 4° 11° - Noal. Comply with requirements of IX Canderago Standard Section 8. Exchange of the degree of the stage of

3. Malterance: Begin existences innesfutly after solding and continue for 66 days after Solutation Complains and until accepted by the Owner, Probest a solded wrass from densing with Integerury size or twine forces complete with Springer will know in this owner by the Owner, Value is eablism entitive reported from 67 for 6. The Most all interests necessary for existing containing or 67 for 6. The Most all interests necessary for existing or forces for existing a force of the Owner of Complete and a force of the Owner of Complete and a force of the Owner of Complete and American Springer and Complete and Compl

12 Acceptance of Laun Areas: The furf shull be reasonably well established, with no apparent dead spats or bare spats and shull be reasonably free of weeds the B.C. Landsupp Standard, Section B Maintenance Level 2 Apparamed. Use herbiddes if necessary for weed reasonal unless wither conditions of contract facibilitheir use. Afth them has been call laber liber areas mention the conditions above will be below once the Bounce.

5. Standards
5. St

7 18-FER24 CITY COMMENTS
5 15-FER395 AS FER RESIDE ARROWS FREPORT
5 15-FER395 ARROWS FREPORT
6 13-CCT24 RW STEF FLAVOR
6 13-CCT24 RW STEF FLAVOR
7 15-FER395 WWW STEF FLAVOR (COMMENTS
7 15-FER395 WWW STEF FLAVOR (COMMENTS
7 15-FER395 RW STEF FLAVOR (COMMENTS
7 15-FER395 NO. DATE CLIENT: SIAN GROUP INVESTMENTS INC

20 UNIT TOWNHOUSE DEVELOPMENT

9560 ALEXANDRA ROAD

WITH YAMAMOTO ARCHITECTURE INC. DRAWING TITLE: LANDSCAPE

SPECIFICATIONS DATE: November 2; 2014

SCALE:

DRAWN; DD

DESIGN; DO

L3

14-150

Plan # 10

PMG PROJECT NUMBER:



Report to Development Permit Panel

To:

Development Permit Panel

Date:

March 19, 2016

From:

Wayne Craig

File:

DP 15-700800

Re:

Director of Development

Application by GBL Architects Inc. for a Development Permit at 8800 Hazelbridge

Way and 3300 and 3311 Ketcheson Road

Staff Recommendation

That a Development Permit be issued which would:

- 1. Permit the construction at 8800 Hazelbridge Way and 3300 and 3311 Ketcheson Road of the final two phases of a five-phase, high-rise, multi-family residential development, which two phases shall contain a total of 525 dwellings, including 493 market units and 32 affordable housing units (secured with a Housing Agreement), together with four (4) affordable, work-only, art studios and publicly-accessible open space, on a site zoned "High Rise Apartment and Artist Residential Tenancy Studio Units (ZHR10) Capstan Village (City Centre)"; and
- 2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Increase the maximum allowable building height for the east building within 50.0 m of a lot line abutting Garden City Road from 28.0 m to 31.5 m for an enclosed stair shaft, elevator penthouse, and guardrail;
 - b) Reduce the minimum allowable road and park setbacks for the west building from 3.0 m to:
 - (i) 0.0 m from the South Walkway and Art Studio Terrace Statutory Right-of-Way in the vicinity of the art studios; and
 - (ii) 2.82 m from the Hazelbridge Way Sidewalk Widening Statutory Right-of-Way near the building's northwest corner; and
 - c) Increase the maximum allowable projections into the required yards:
 - (i) For the east building, from 1.2 m to 1.47 m for a cantilevered roof at the building's southwest corner; and
 - (ii) For the west building, from 1.0 m to 1.37 m for balconies at the west tower's south side.

Wayne Craig

Director of Development

WC:sch

Att. 6

Staff Report

Origin

GBL Architects, on behalf of Concord Pacific, has applied to the City of Richmond for permission to develop the final two phases of Concord Gardens, a five-phase, high-rise, multi-family development in Capstan Village (City Centre) on property zoned "High Rise Apartment and Artist Residential Tenancy Studio Units (ZHR10) – Capstan Village (City Centre)" (Attachment 1).

As generally indicated in the Concord Gardens Key Map (Attachment 2), the subject Development Permit application proposes:

- 1) Two high-rise buildings over a shared, 2-storey parking structure, containing a total of 525 dwellings, including 493 market units and 32 affordable housing units (secured with a Housing Agreement);
- 2) Four (4) affordable, work-only, art studios for professional artists (Sexsmith Art Studios), to be owned and operated by the developer (at no cost to the City), as per the developer's pending Zoning Text Amendment application (ZT 15-700276) and related legal agreements to be registered on title;
- 3) Completion of the final phases of Concord Gardens' 9,220.0 m² (2.28 ac) of publicly-accessible open spaces (secured by statutory right-of-ways), including the completion of the south side of the development's central Neighbourhood Park, construction of a public walkway and community gardens along the site's south side, and a landscaped terrace along the frontages of the Sexsmith Art Studios; and
- 4) Completion of Ketcheson Road across the subject site (i.e. a private road secured with a statutory right-of-way and constructed over a parking structure) to facilitate its future extension to Capstan Way by others (as per Concord Gardens' adopted rezoning, RZ 06-349722).

Importantly, as per various legal agreements registered on title with respect to the approval of Concord Gardens' rezoning (RZ 06-349722), its first three phases (DP 12-611486, DP 13-642725, and DP 14-670686), and the Sexsmith Art Studios (ZT 15-700276):

- Indoor amenity space required with respect to the subject phases has, in part, received prior
 approval for development in the form of a large recreation facility along the north side of the
 Neighbourhood Park (currently under construction) to be shared by all five phases of Concord
 Gardens, including an indoor swimming pool, gymnasium, bowling, fitness facilities, and
 multi-purposes space; and
- 2) All Engineering, Transportation, and Parks off-site requirements with respect to the subject development have been resolved. Servicing Agreement requirements to be addressed via the subject phases of development are limited to minor frontage improvements and related works necessary to complete SA 12-616223.

Development Information

As summarized in the table below, the developer proposes that, when complete, Concord Gardens will comprise 1,201 dwelling units, including 1,125 (94%) market units, 56 (5%) affordable housing units, and 20 (1%) subsidized, rental housing units for professional artists (ARTS units).

The development's first three phases are currently under construction and expected to be ready for occupancy in 2016 and 2017. Occupancy of the subject final two phases (as described in this report) is targeted for 2018. The Sexsmith Art Studios, Concord Gardens' four (4) affordable, work-only, art studios for professional artists will be constructed in the development's final phase (Phase 5).

Concord Gardens				Dwelling	Units	1.3.1	Net Residential	Estimated
Phase	Lot	Area	Market Units	Affordable Housing	ARTS Units	Total	Floor Area	Occupancy Date
1	1	А	260	Nil	20	280	23.395.0 m2 (251,822 ft2)	2016
2	1	В	244	17	Nil	261	20,759.6 m2 (223,454 ft2)	2017
3	1	E	128	7	Nil	135	10,969.6 m2 (118,076 ft2)	2017
Approv	ed Sub	Total	632	24	20	676	55,124.2 m2 (593,352 ft2)	
4	2	С	218	15	Nil	233	19,207.1 m2 (206,744 ft2)	2018
5	2	D	275	17	Nil	292	22,888.5 m2 (246,369 ft2)	Subject
S	ub-Tota	1	493	32	Nil	525	42,095.6 m2 (453,113 ft2)	Application
	TOTAL		1,125	56	20	1,201	97,219.8 m2 (1,046,465 ft2)	

Please refer to the attached Development Application Data Sheet (Attachment 3) for a comparison of the proposed development data for the subject application (Phases 4 and 5 only) with the relevant Bylaw requirements.

Background

The subject site is located in the City Centre's Capstan Village area that, as per City Centre Area Plan (CCAP) policy, is being redeveloped with higher density, mid- and high-rise multi-family and mixed use projects, new public parks and streets, and a future Canada Line station near the intersection of Capstan Way and No. 3 Road. Existing development surrounding the Concord Gardens site includes:

To the North: Patterson Road and a row of single-family lots/houses designated under the CCAP for high-rise, mixed use development;

To the South: A former TransLink park-and-ride, church, and single-family lots designated under the CCAP for medium density multi-family residential and institution uses;

To the West: Sexsmith Road and an area recently rezoned to a site specific zone (ZMU25) for higher density multi-family residential and mixed-use development (RZ 10-544729 and RZ 12-610011, Pinnacle International), the first phase of which is expected to be ready for occupancy this spring, including seventeen (17) subsidized, rental housing units for professional artists (ARTS units); and

To the East: (Outside the City Centre) Garden City Road and the West Cambie Area, the latter of which contains a mix of townhouses, single-family houses, park, elementary school, and local commercial uses.

Rezoning and Public Hearing Results

The Public Hearing for the original rezoning of Concord Gardens (RZ 06-349722) was held on February 20, 2012. A subsequent Zoning Text Amendment application (ZT 15-700276), which included the developer's proposal to construct the Sexsmith Art Studios (i.e. four affordable, work-only, art studios for professional artists) in the development's final phase, was considered at Public Hearing on October 19, 2015. During these processes, issues were identified to be resolved at Development Permit (DP) stage as follows:

<u>Design Issues</u>: Staff and the developer have worked together to address the following form and character issues. The developer's response to each issue is described in *bold italics*.

- 1) Steps must be taken to ensure that Concord Gardens reads as a "neighbourhood", not a "project". Variations in tower form are encouraged to provide for visual interest.
 - The proposed form and character of Concord Gardens' final two phases take cues from earlier phases as a means to enhance the development's emerging neighbourhood identity (e.g., materials, strong street-wall, similar tower heights, stepped massing, water features, terraced landscaping), while variations in the shape and articulation of the proposed towers, balcony and cornice treatments, cladding, and fenestration provide for visual interest and distinct, yet complementary, building characters.
- 2) Tall buildings must minimize shading of the proposed Neighbourhood Park, especially during peak periods and in high-use or sun-sensitive locations (i.e. children's playground) in order to maximize public use and enjoyment of this important amenity.
 - While the subject phases comprise high/mid-rise buildings located to the south and southwest of the Neighbourhood Park, they have been designed to minimize shadowing of the park from late March through to late September to ensure that the children's playground (located on the park's north side) and other sub-sensitive park features will enjoy good sun exposure during high-use periods.
- 3) Articulation is encouraged to visually break up long streetwalls and provide for an attractive, sensitive interface with the Neighbourhood Park and its approach.
 - West of Ketcheson Road, along the south side of Hazelbridge Way, the proposed building is designed to enhance the entrance to Concord Gardens and its park-like qualities, while softening the development's visual impact, through varied massing (i.e. two towers connected by a mid-rise element) and setbacks (i.e. increasing from Sexsmith Road towards the Neighbourhood Park), together with an articulated facade treatment, variations in materials and colours, and significant planting and landscaping.
 - East of Ketcheson Road, along the south side of the Neighbourhood Park, the proposed building is designed to frame the park's south side by mirroring the stepped massing of the building on the park's north (Phase 2), enhanced with articulated façade treatments and variations in setback, materials, pattern, and colour.
- 4) The proposed grade change of approximately 5.5 m from Sexsmith Road to the centre of the site at Ketcheson Road and the Neighbourhood Park must be handled sensitively to ensure universal access and attractive streetscapes.
 - All permanent parking required for Concord Gardens will be concealed from view below finished grade, public access will be wheelchair accessible, and changes in grade along

fronting streets are used to provide for special landscape and water features and townhouse units with landscaped stoops and large, raised patios.

- 5) Mid-rise rooftops must contribute to the development's attractiveness and amenity.
 - The mid-rise rooftops of the subject phase of development have been designed as outdoor residential amenity spaces for dining, play, and sunning (e.g., equipped with seating, barbeques, special lighting, play areas, shade structures, trees and planting) and will have good sun exposure and views to the Neighbourhood Park and beyond, making them attractive, pleasant places for residents to relax and socialize.
- 6) Potential livability impacts (e.g., view blockage) arising as a result of adjacent, on- and off-site development must be addressed.
 - Steps have been taken to minimize overlook between the subject phases and their neighbours through building siting and the distribution of public open space areas (e.g., Neighbourhood Park and a landscaped walkway along the site's south edge). In addition, as recommended in the rezoning staff report, a covenant has been registered on all five phases of Concord Gardens to notify future residents of potential impacts that may occur as a result of on- and/or off-site development.

<u>Aircraft Noise</u>: In addition to the above issues, at the Public Hearing for RZ 06-349722, the Vancouver International Airport Authority submitted a letter expressing concern that Concord Gardens would introduce residential uses in an area affected by aircraft noise.

■ The subject site is situated in the Official Community Plan (OCP) Aircraft Noise Sensitive Development (ANSD) "Area 3", which permits multi-family residential uses, as proposed, provided that a restrictive covenant is registered on title and appropriate noise attenuation measures are incorporated into the building design. The required aircraft noise covenant was registered on title prior to rezoning adoption, satisfactory Development Permit stage acoustic information has been submitted and is on file, and the developer has agreed that the Building Permit drawings will incorporate all measures necessary to satisfy the covenant and Development Permit stage acoustic recommendations.

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 (DP) application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the "High Rise Apartment and Artist Residential Tenancy Studio Units (ZHR10) – Capstan Village (City Centre)" zone except for the zoning variances noted below.

Through the rezoning and zoning text amendment processes for Concord Gardens (RZ 06-349722 and ZT 15-700276), legal agreements were registered on title requiring that various conditions and requirements are satisfied prior to Development Permit issuance for the subject phases. The proposed development satisfies the requisite conditions, generally as follows:

1) <u>Sexsmith Art Studios (SAS)</u>: Legal agreements registered on title via ZT 15-700276 require that the developer constructs, to a turnkey level of finish, a 140.0 m² (1,507 ft²) affordable, art studio facility for professional artists in Concord Gardens' final phase (i.e. Phase 5). The required

facility shall be constructed, owned, and operated by the developer (at no cost to the City) and will be comprised of four (4) storefront-type, universally-accessible, work-only, art studios along the development's Sexsmith Road frontage, together with parking, publicly-accessible outdoor space, bike storage, waste facilities, and electric vehicle charging. The art studios are intended to support CCAP "art district" objectives for Capstan Village by increasing the area's concentration of arts uses, expanding the availability of flexible, affordable work spaces for artists, and contributing towards a connected network of arts uses and public open spaces.

The subject application includes the required Sexsmith Art Studios (SAS) and related features. Moreover, the proposed SAS design, which complies with City guidelines, provides for:

- a) Well sized and configured art studios (appropriate for one or two artists per unit and a variety of visual arts activities), comprised of 33 m² to 37 m² (355 ft² to 398 ft²) gross leasable space per unit, including a handicapped-accessible, 2-piece washroom, floor-to-ceiling windows on at least one side of each unit, and a designated work space with a clear ceiling height of at least 3.68 m (12 f.t) and a clear width of at least 3.05 m (10 ft.);
- b) Exclusive use of one (1) parking/loading space, "Class 1" bike storage room equipped with an electric vehicle charging station (120 volt duplex outlet), and garbage/recycling/organic waste facilities for studio tenants, together with the shared use of the residential tenants' loading and garbage/recycling/organic waste pick-up facilities, "Class 2" bike racks, and visitor parking; and
- c) An animated, pedestrian-oriented frontage along the east side of Sexsmith Road that will complement the affordable, artist residential-studio units (ARTS units) currently under construction elsewhere along Sexsmith Road (i.e. Concord Gardens Phase 1 and by others on the street's west side).
- 2) Affordable Housing: At build-out, Concord Gardens' five phases shall provide for a combined total of 5% affordable housing, as per City policy, plus additional affordable (subsidized) rental housing for professional artists (20 ARTS units) in its first phase. As per existing legal agreements registered on title, the minimum area of affordable housing to be provided by the developer in the subject phases (at the developer's sole cost) shall be comprised of a Council-approved portion of affordable housing deferred from Concord Gardens' first phase, together with affordable housing required in respect to the City's standard (5%) affordable housing policy for the subject two phases, as follows:

Contribution	Lot 2 (East) Area C / Phase 4	Lot 2 (West) Area D / Phase 5	Lot 2 Total
 Deferred Phase 1 AH 	 28% of Phase 1 deferred AH 28% x 1,087.4 m² = 304.5 m² 	 33% of Phase 1 deferred AH 33% x 1,087.4 m² = 358.8 m² 	• 61% of Phase 1 deferred AH • 61% x 1,087.4 m ² = 663.3 m ²
Standard (5%) AH	 5% X Phase 4 residential floor area LESS applicable Phase 1 deferred AH 5% x (19,207.1 m² - 304.5 m²) = 945.1 m² 	 5% X Phase 5 residential floor area LESS applicable Phase 1 deferred AH 5% x (22,888.5 m² - 358.8 m²) = 1,126.5 m² 	 5% X Phases 4 & 5 residential floor area LESS applicable Phase 1 deferred AH 5% x (42,095.6 m² - 663.3 m²) = 2,071.6 m²
TOTAL	 Min. Required AH: 1,249.6 m2 (13,454 ft2) Proposed/Agreed Min. AH: 1,251.4 m2 (13,470.3 ft2) 	 Min. Required AH: 1,485.3 m2 (15,988 ft2) Proposed/Agreed Min. AH: 1.511.6 m2 (16,270.9 ft2) 	 Min. Required AH: 2,725.8 m2 (29,339 ft2) Proposed/Agreed Min. AH: 2,763.0 m2 (29,741.2 ft2)

Based on the above, the developer will provide for 32 affordable housing units in Concord Gardens' final two phases, including 15 units in Phase 4 (i.e. 2 one-bedroom and 13 two-bedroom) and 17 in Phase 5 (i.e. 1 one-bedroom, 14 two-bedroom, and 2 three-bedroom). Two units in each phase will be 2-storey townhouses, while all others will be 1-storey apartment units designed to satisfy Richmond Zoning Bylaw requirements for Basic Universal Housing (BUH).

- 3) Parks: Legal agreements registered on title prior to adoption of rezoning and ZT 15-700276 secure various portions of the subject site (Lot 2) for park and public open space purposes and require that the design of such spaces, together with any related changes in statutory right-of-way boundaries or provisions, is addressed via the subject DP application.
 - a) Neighbourhood Park Statutory Right-of-Way (SRW): The south part of the Neighbourhood Park SRW, measuring 0.13 ha (0.33 ac), is located on the Phase 4 portion of Lot 2. Through the subject application review process, it was determined that the boundary of the SRW should be revised to eliminate the narrow strip of SRW along the east side of Phase 4 and expand the central part of the park SRW on Phase 4's north side. The resulting park design increases the amount of the SRW area available for active public open space uses and complements the quality, activities, and amenity of the portion of the park currently under construction as part of Phase 2. Legal agreements will be revised, as required, prior to DP issuance. All park works within the Lot 2 SRW area must be complete prior to occupancy of Phase 4.
 - b) South Walkway and Art Studio Terrace SRW: Prior to rezoning adoption, a linear open space SRW was registered along the entire south side of Lot 2 to accommodate a public walkway, together with a community garden and future expansion of the open space to the south when development is undertaken by others. In addition, via related applications, other SRWs are required, which SRW areas are contiguous with or overlap the public walkway SRW, including:
 - Via ZT 15-700276, a public open space SRW across the frontages of the Sexsmith Art Studios to facilitate public access to arts-related events and activities; and
 - Via SA 12-616223, a utilities SRW for above-grade utility cabinets.

In light of this, through the subject DP application review it has been determined that:

- The public walkway SRW, art studio public open space SRW, and utility SRW should be combined to create a comprehensive South Walkway and Art Studio Terrace SRW containing areas designated for arts uses, community gardens, utilities, vehicle access (i.e. widening at Ketcheson Road), and general public open space use, as per the sketch plan attached to the subject DP Considerations (Attachment 6, SCHEDULE A);
- The relocation of the above-grade utility cabinets from their interim location in the Sexsmith Road sidewalk to their permanent location within the subject SRW shall be managed via the City's standard Servicing Agreement process (SA 12-616223 or as otherwise determined to the satisfaction of the Director of Engineering);
- Prior to Building Permit issuance for Lot 2, the design of the South Walkway and Art Studio Terrace SRW area shall be approved by the Senior Manager, Parks; and
- As per existing legal agreements, on a phase-by-phase basis, all works within the SRW area must be complete prior to building occupancy.

- c) Organic Community Garden Operating Agreement: To facilitate the operation of the proposed community garden within the South Walkway and Art Studio Terrace SRW area, the developer shall be required to enter into an operating agreement with the City, as set out in the attached DP Considerations (Attachment 6, Item 6). In brief, the proposed agreement will provide a place for authorized members of the public (including, but not limited to, the occupants of Concord Gardens) to carry out organic gardening in accordance with City guidelines. Provisions of the agreement will include, but may not be limited to, the following:
 - The garden shall contain at least 41 standard garden plots and 6 accessible garden plots, together with convenient water access, composting areas, a tool shed, an area for resting and socializing, a weather protected notice board, loading for deliveries/removal of bulk materials (e.g., soil), fencing and gates, and interpretive signage designed to enhance public awareness/understanding;
 - The operator of the Organic Community Garden shall be the developer/owner or as otherwise determined to the satisfaction of the City;
 - The operator shall be responsible for managing, maintaining, and operating the Organic Community Garden in its entirety, at the operator's sole cost, in accordance with Cityapproved guidelines, standards, and garden plot rents generally applicable to organic community gardens operated elsewhere in Richmond by or on behalf of the City (Attachment 6, SCHEDULE C); and
 - Operation of the Organic Community Garden shall continue in perpetuity or until such time that the City approves its termination, in which event the developer/owner shall be responsible, at the developer/owner's sole cost, to design, construct, and maintain alternative public open space landscape features and amenities within the affected portion of the South Walkway & Art Studio Terrace SRW, to the sole satisfaction of the City.
- 4) Ketcheson Road: Legal agreements registered on title prior to rezoning require that the developer design and construct Ketcheson Road in two phases, the latter of which must be complete prior to occupancy of Phase 4. Ketcheson Road will be a privately-owned/publicly-accessible road, secured for public use via a statutory right-of-way, and constructed over a two-storey residential parking structure. The design of the road is required to tie seamlessly into the north portion of Ketcheson Road, which is under construction by the developer on Lot 1 as part of Concord Gardens' Phase 1. Future development south of Concord Gardens (by others) will extend the road to Capstan Way. As Ketcheson Road will be located on a building, its review and approval is subject to the City's Development Permit and Building Permit review/approval processes, rather than a Servicing Agreement. Civil and landscape designs for the road are included in the permit drawings for DP 15-700800 and security for the road's construction is part of the DP landscape Letter of Credit.
- 5) <u>Transitional Parking, "Class 1" Bike Storage & Electric Vehicle (EV) Charging Stations</u>: The subject development will comply with the Zoning Bylaw with respect to Capstan Village transitional parking requirements (i.e. "Zone 2" to "Zone 1") by providing for the following, all of which shall be secured with legal agreements registered on title:
 - a) Prior to occupancy of Phase 4:
 - Constructing 100% of parking, "Class 1" bike storage, and electric vehicle (EV) charging stations required with respect to the entirety of Phases 4 and 5; and

- Securing those features required for the future use of Phase 5 for the interim use of Phase 4 until Phase 5 is complete;
- b) Pooling visitor parking spaces for the shared use of Phases 4 and 5; and
- c) Providing a higher ratio of electric vehicle (EV) charging stations for parking than required under the Official Community Plan (i.e. 30% rather than 20%), as per the ratio previously approved for Concord Gardens Phases 1, 2, and 3.

Avent	# Desidential	Min # Par	king Spaces	& EV Charging	Stations	Min "Class 1"	Bike Storage
Area/ Phase	# Residential Units	# Residents (R)	# Visitors (V) (1)	# EV Plug-ln (2)	# EV Rough-In (3)	# Bikes	# EV Plug-Ins (4)
Area C Phase 4	Market = 218 AH = 15 Total = 233	Market = 196 AH = 12 Total = 208 (R)	42 (V)*	75	63	Market = 273 AH = 19 Total = 292	Market = 27 AH = 2 Total = 29
Area D Phase 5	Market = 275 AH = 17 Total = 292	Market = 248 AH = 14 Total = 262 (R)	53 (V)*	95	79	Market = 344 AH = 22 Total = 366	Market = 34 AH = 3 Total = 37
SUB- TOTAL	Market = 493 AH = 32	Market = 444 AH = 26 Total = 470 (R)	95 (V)*	170 NOTE: 100% to be assigned to	142	Market = 617 AH = 41	Market = 61 AH = 5
	Total = 525	470 (R) + 95 (470 (R) + 95 (V)* = 565			Total = 658	Total = 66
Art Studios	N/A	1		1	Nil	8	1
TOTAL	-	566		171	142	666	67

"AH" means Affordable Housing unit or units. "Market" means strata-titled condominium unit or units. "Art Studios" means the affordable, work-only Sexsmith Art Studios (SAS) facility proposed for Phase 5 (Area D).

- (1) Visitor parking required for the affordable housing units and market units shall be pooled and shared.
- (2) Electric vehicle (EV) Plug-Ins (i.e. 120 volt duplex outlets) must be provided at a rate of 30% of the combined total number of resident and visitor parking spaces.
- (3) Electric vehicle (EV) Rough-Ins (i.e. pre-ducting for the future installation of 120 volt duplex outlets by others) must be provided at a rate of 25% of the combined total number of resident and visitor parking spaces.
- (4) Electric vehicle (EV) Plug-Ins for "Class 1" bikes (i.e. 120 volt duplex outlets) must be provided at a rate of 1 for each 10 bikes or portion thereof in each bike room.
- 6) Public Art: As per the Public Art Master Plan for Concord Gardens:
 - a) For the east portion of the subject application (Area C / Phase 4), the developer made an advance voluntary contribution that fully satisfies the public art requirements via the Development Permit approval process for Area B/ Phase 2 (DP 13-611486).
 - b) For the west portion of the subject application (Area D / Phase 5), as per existing legal agreements registered on title (prior to rezoning), the developer is required to submit a Detailed Public Art Plan (i.e. generally for the public walkway along the site's south side and the frontages of the proposed art studios) with a value of at least \$269,504, which contribution shall be secured with a Letter of Credit previously submitted by the developer with respect to Area E / Phase 3 (DP 14-670686) and an additional Letter of Credit and eash contribution for \$181,777 prior to issuance of the subject Development Permit (as per the value of the Outstanding Voluntary Developer Contribution identified in the table below).

Lot & Area	Max. Permitted Floor Area	Affordable Housing (1)	Buildable Area (2)	Applicable Developer Contribution Rate	Value of Area Specific Detailed Art Plan
Lot 2 / Area D	22,888.5 m ² (246,369 ft ²)	1,511.6 m ² (16,271 ft ²)	21,376.9 m ² (230,098 ft ²)	\$0.79/ft ² (City-approved 2015 rate)	\$181,777
Lot 1 / Area E	\$87,727				
TO	TAL Value of the	\$269,504			
Outstanding Voluntary Developer Contribution Cash contribution to the Public Art Operating Provision (as per City policy) Letter of Credit (LC) to secure public art for Lot 2 / Area D					\$181,777 (Cash) \$13,475 (LC) \$168,302

DP 15-700800

- (1) Exempt from "Buildable Area" for Public Art purposes
- (2) Buildable Area = Maximum Permitted Floor Area Affordable Housing
- 7) Shared Indoor Amenity Space: As per CCAP policies that encourage developers of large residential projects to group indoor amenity spaces to provide for special uses (e.g., indoor pools), Phase 2 of Concord Gardens (which will be complete prior to occupancy of the subject phases) includes a large, multi-use, amenity facility that exceeds CCAP amenity space requirements and is secured with legal agreements for the shared use of all five phases of Concord Gardens. (Attachment 2) In light of this, the developer proposes smaller, phase-specific indoor amenity spaces in the two subject phases (i.e. not shared with other phases). While these phase-specific spaces are 63.4 m² and 63.6 m² (682 ft² and 685 ft²) in size, which is smaller than required under the CCAP based on 2.0 m² (21.5 ft²) per unit, the combined total area of indoor amenity space proposed for Concord Gardens exceeds City requirements by 247.4 m² (2,663 ft²) as indicated in the table below.

Dhasa	1 -4		#11-14-	Concord Garder	s Indoor Amenit	y Space Requirements
Phase	Lot	Area	# Units	Min. Required @ 2 m²/unit	Provided	Surplus/Shortfall
1	1	A	280	560 m ²	625 m ²	
2	2 1 B		261	522 m ²	1,897.4 m ²	2
3	1	E	135	270 m ²	Nil	Lot 1 - SURPLUS = 1,170.4 m ²
Sub-Total		676	1,352 m²	2,522.4 m ²		
4	4 2 C		233	466 m ²	63.4 m ²	
5	5 2 D		292	584 m ²	63.6 m ²	Lot 2 - SHORTFALL = 923.0 m ²
Sub-Total		525	1,050 m ²	127.0 m ²		
COMBINED TOTAL 1,201		1,201	2,402 m²	2,649.4 m ²	Lot 1 & 2 - SURPLUS = 247.4 m ²	

- 8) View Blockage and Other Potential Development Impacts: As per legal agreement(s) registered on title, the developer has submitted a letter of assurance confirming that the appropriate acoustical, mechanical, and architectural measures have been incorporated into the design of the subject development.
- 9) <u>Loading & Waste Collection Strategy</u>: The developer has prepared a coordinated strategy addressing the anticipated loading, garbage, recycling, and organic waste needs of Phases 4 and 5 (lot 2) to the satisfaction of the City's Transportation and Sanitation/Recycling staff.

10) <u>Capstan Station Bonus</u>: As per existing legal agreements registered on title, the developer will contribute funds towards the Capstan Station Reserve, on a phase-by-phase basis, based on the Council-approved rate in effect at the time of Building Permit issuance (i.e. approximately \$4.33 million, based on the current approved rate). Publicly-accessible open space required with respect to the bonus was secured via statutory right-of-ways prior to rezoning adoption.

Zoning Compliance/Variances (staff comments in bold)

The subject site is zoned "High Rise Apartment and Artist Residential Tenancy Studio Units (ZHR10) – Capstan Village (City Centre)", a site-specific zone only applicable to the Concord Gardens five-phase development site. The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

- a) Increase the maximum allowable building height for the east building within 50.0 m of a lot line abutting Garden City Road from 28.0 m to 31.5 m for an enclosed stair shaft, elevator penthouse, and guardrail.
 - Staff support the proposed 3.5 m increase in maximum permitted building height on the basis that the features should have minimal visual impact on views from surrounding development and are needed to facilitate residential amenity use on the rooftop of the east building's mid-rise wing.
- b) Reduce the minimum allowable road and park setbacks for the west building from 3.0 m to:
 - (i) 0.0 m from the South Walkway and Art Studio Terrace Statutory Right-of-Way in the vicinity of the art studios; and
 - (ii) 2.82 m from the Hazelbridge Way Sidewalk Widening Statutory Right-of-Way near the building's northwest corner.

Staff support the proposed variances because:

- Along the art studio frontages, the variance will not diminish the intended size of the fronting public "terrace", as determined via ZT 15-700276, nor impact its use as a venue for small-scale arts-related events and activities; and
- Along Hazelbridge Way, the variance involves a corner of the building (which will
 not conflict with pedestrian activity) and will be more than compensated for by larger
 than required setbacks along most of the street frontage.
- c) Increase the maximum allowable projections into the required yards:
 - (i) For the east building, from 1.2 m to 1.47 m for a cantilevered roof at the building's southwest corner; and
 - (ii) For the west building, from 1.0 m to 1.37 m for balconies at the west tower's south side.

Staff support the proposed variance because the projections will provide for visual interest without impacting pedestrian amenity, the public realm, or neighbouring development.

Advisory Design Panel Comments

The subject phases of Concord Gardens were presented for consideration by the Advisory Design Panel on November 4, 2015. The Panel supported the application advancing to the Development Permit Panel, subject to the applicant giving consideration to the Panel's

comments. A copy of the relevant excerpt from the Advisory Design Panel Meeting Minutes of November 4, 2015 is attached for reference (Attachment 4). The design response from the applicant has been included immediately following each specific Panel comment and is identified in 'bold italics'. It is the opinion of staff that the applicant has satisfactorily addressed the Panel's comments, generally as follows:

- 1) Prior to Development Permit issuance, the developer will submit a detailed public art plan for the subject site, secured with a letter of credit;
- 2) The design of the public walkway along the site's south side (South Walkway) has been refined to make it more accessible and appealing and enhance its use for community gardens;
- 3) Weather protection and other features are incorporated into the rooftop amenity spaces to make them more attractive and supportive of varied activities (e.g., socializing, sunning, dining); and
- 4) The developer's LEED consultant will track the project's LEED requirements (Attachment 5) through construction documentation (as if registration was intended) including, among other things, the subject phases' energy points, which will be achieved with a similar envelope design and mechanical system to those used in Concord Gardens' earlier phases.

Analysis

The subject residential project comprises Phases 4 and 5 of a five-phase, multi-family residential development situated within walking distance of the future Capstan Canada Line station. The subject phases take their design cues from Concord Gardens' earlier phases, while establishing their own unique identities. Key features of the subject phases include the:

- 1) Strong definition of public street and open space edges through a continuation of Concord Gardens' established tower/podium typology, clearly articulated mid-rise forms, and prominent towers/lobbies, all within a park-like setting characterized by extensive planting, trees, water and landscape features, and high quality architectural finishes;
- 2) Sexsmith Art Studios, four accessible, street-oriented, work-only art studio units with large retail-style display windows and a public "terrace" for events and activities; and
- 3) Completion of Concord Gardens' public street (e.g., Ketcheson Road) and open space network (e.g., Neighbourhood Park, organic community gardens).

Conditions of Adjacency

Concord Gardens' "High Rise Apartment and Artist Residential Tenancy Studio Units (ZHR10) — Capstan Village (City Centre)"zone specifies the location of the subject phases and guides their general massing. Moreover, through the development's rezoning (RZ 06-349722) and subsequent Zoning Text Amendment (ZT 15-700276), legal agreements were registered on title with respect to the Sexsmith Art Studios and the sizes, distribution, uses, and development concepts for various required public street and open space features that define the edges of the residential building sites (i.e. Ketcheson Road, Neighbourhood Park, South Walkway and Art Studio Terrace, Sexsmith Road Bikeway, and Garden City Road Greenway). The subject phases of development respond well to this context and satisfactorily address conditions of adjacency as follows:

1) Phase 4 (east building), like Phase 2 along the north side of the Neighbourhood Park, is designed as a single tower with a long mid-rise wing that steps down towards the east to strongly define the south edge of the park while minimizing shadowing on key public uses,

- respecting lower height development east of Garden City Road, and maximizing setbacks to future development south of Concord Gardens.
- 2) Phase 5 (west building), is designed as twin towers connected by a mid-rise form that are set far back from the curvilinear alignment of Hazelbridge Way to maximize tower spacing and open up views to/from the Neighbourhood Park for the subject phase and Phase 1, while satisfying CCAP tower spacing and setbacks to future development on the south (by others).
- 3) The Sexsmith Art Studios (Phase 5) provide for a pedestrian-friendly streetscape that will enhance Sexsmith Road and complement the use and character of the ARTS units (i.e. subsidized studio-dwellings for professional artists) under construction along the road's east side as part of Phase 1 and along its west side by others.
- 4) There are no interior corner units in Phase 5 and those located in Phase 4 are all large, 2-bedroom units wrapped around corner balconies, which form serves to maximize views out and minimize overlook.
- 5) Along the south side of the lot (Phases 4 and 5), a two-storey parking structure (partly above existing grade) is proposed to be built to the property line. On top of the parking, Concord Gardens' network of public streets and open spaces has been designed to facilitate its seamless extension to the south when neighbouring properties are redeveloped by others. In the interim, the exposed concrete face of the parking structure will be embellished with a random pattern of slender rectangular indentations and varying shades of grey paint (mimicking the pattern of the basalt cladding used on the project's permanent landscape walls), together with trailing vines planted along the top of the wall (as part of the permanent landscaping of the publicly-accessible South Walkway and Art Studio Terrace SRW).

Urban Design and Site Planning

The overall from of development is consistent with City objectives established for the subject site through the rezoning process and will contribute towards an attractive, pedestrian-friendly, high density environment. More specifically:

- 1) The rectilinear arrangement of buildings along the south side of the site serves to complete the definition of Concord Gardens' large open space feature and reinforce it as a focus for the development and the eastern terminus of Hazelbridge Way, while providing for a similar urban relationship with future open spaces and development to the south (by others).
- 2) A large landscaped space on the north side of Phase 4 serves to expand the Neighbourhood Park and enhance the public/private interface with the fronting residential uses, and is complemented by a large private landscape space on the north side of Phase 5 that imparts a park-like quality to Hazelbridge Way.
- 3) The buildings in both phases are relatively slender north-to-south, which helps to minimize impacts on neighbours and opens up views though the site.
- 4) All of the development's parking is concealed below finished grade, which effectively minimizes the portion of the site occupied by above-grade building elements and maximizes usable open space, as demonstrated by the following table:

Feature	Site Area	Portion of Lot 2	
Gross Site (Lot 2)	1.18 ha (2.92 ac)	100%	
Ketcheson Road SRW	0.11 ha (0.28 ac)	9%	
Above-Grade Building Footprints	0.39 ha (0.97 ac)	33%	
Landscape	0.68 ha (1.67 ac)	58%	
■ Public Open Space SRW	0.34 ha (0.84 ac)	(29%)	
Outdoor Amenity Space & Other Landscape	0.34 ha (0.83 ac)	(29%)	

Architectural Form and Character

The CCAP encourages the City Centre to be developed as a mosaic of distinctive, yet cohesive, urban villages. The design of the subject phases of Concord Gardens aims to satisfy this objective by building on the clean, contemporary architectural vocabulary established in its earlier phases, while intentionally working to avoid repetition.

- 1) Phase 4 (east building): This phase is comprised of a stepped high/mid-rise building that transitions down from 15 storeys at Ketcheson Road to 10 storeys at Garden City Road. The lowest two storeys are articulated with a brick frame, above which slab extensions are used to enhance the horizontal lines of the building and define an animated composition of solid and patterned spandrel panels. The importance of the tower as a gatepost visually anchoring the southwest corner of the park is enhanced with frames and variations in facade articulation that serve to elongate the building's vertical lines. Materials include:
 - Architectural concrete, including expressed slab edges in select locations and painted concrete frames;
 - Brick base;
 - Silver and dark grey aluminum window frames;
 - Coloured metal spandrel panels and patterned high pressure laminate panels; and
 - Aluminum frame, glazed balcony guards.
- 2) Phase 5 (west building): This phase is comprised of 16-storey twin towers connected by an 11-storey building. The first two floors are expressed with stone frames, bookended by distinctive, glazed tower lobbies, which provide a pedestrian scale and visually tie together the lower residential levels (i.e. townhouses and garden apartments on the north and terrace apartments overlooking the community garden on the south). The use of decorative frame elements extends up the building in brick, overlaid with an off-set window pattern, which together animate the façade. The upper tower floors have been cut back to create distinctive skyline features with large roof overhangs supported on slender columns that offer unique tower-top outdoor amenity spaces for residents. Materials include:
 - Architectural concrete, including expressed slab edges in select locations;
 - Stone frames at the base and brick frames above;
 - Silver-coloured aluminum window frames in combination with coloured and light grey spandrel panels; and
 - Aluminum and glass balcony guards and bypass glazed guards.

Landscape Design and Open Space Design

The CCAP encourages the development of Capstan Village with a network of small- and medium-size neighbourhood parks linked by greenways, bikeways, mid-block walkways, and other landscape features. In addition, Zoning Bylaw requirements in respect to the Capstan Station Bonus require that benefitting developments (including the subject development) provide on-site publicly-accessible open space over and above basic CCAP park standards. Through the rezoning process, a park concept was approved for Concord Gardens. The park concept features specific to the subject phases, together with the extension of Ketcheson Road, outdoor amenity space for the use of residents, and related landscape features, shall be secured with the subject application's landscape Letter of Credit, valued at \$2,170,512.94, as specified in the DP Considerations. (Attachment 6)

Park concept features specific to the subject phases include:

- 1) Neighbourhood Park: The design of the Phase 4 portion of the Neighbourhood Park is consistent with the conceptual park design reviewed and approved via rezoning and the Phase 2 DP process (DP 13-642725). Features proposed as part of Phase 4 include the completion of walkways, water features, and planting areas along the south side of the park's children's playground and recreation spaces.
- 2) South Walkway and Art Studio Terrace: Key features of this public open space include:
 - Along the frontage of the Sexsmith Art Studios, an accessible terrace, including seating, signage, lighting, weather protection, and related features, is provided to facilitate the temporary display and production of artworks and related events that complement the activities carried on within the studios;
 - South of the Art Studios, a switchback ramp and stair, seating, trees, and planting provide an inviting entrance to the walkway;
 - Along the south side of Phase 4, extending from the Sexsmith Road ramp to Ketcheson Road, a community garden is designed to provide a place for the public (including, but not limited to, the occupants of Concord Gardens) to carry out gardening in accordance with City guidelines and operating agreement (as specified in the DP Considerations, Attachment 6);
 - Level access to Ketcheson Road; and
 - East of Ketcheson Road, a linear pocket park, landscaped with trees, planting, and seating, and linked to Garden City Road via a broad, landscaped stair.

Landscaped areas for the enjoyment of residents include:

- 1) At Phase 4, shared outdoor amenity spaces at the:
 - Finished grade, in the form of a landscaped seating pavilion and gardens with direct access to the south side of the Neighbourhood Park; and
 - Mid-rise rooftop, in the form of a passive recreation space providing play equipment for small children and space for socializing and outdoor cooking/dining;
- 2) At Phase 5, shared outdoor amenity spaces at the:
 - Finished grade, in the form of a water garden and terrace overlooking Hazelbridge Way;
 - Mid-rise rooftop, in the form of a passive recreation space providing play equipment for small children and space for sunning and socializing; and

- Tower rooftops, in the form of partially roofed spaces for year-round use for outdoor cooking/dining, socializing, and enjoying the view;
- 3) Street front landscaping, including water features, trees, planting, terraced grade changes, street furnishing, and related features; and
- 4) Private outdoor amenity space for each residential unit in the form of a balcony, patio, or terrace.

Note that there are currently no trees on the subject site and all tree replacement issues have been addressed through the original rezoning and earlier phases of development.

Crime Prevention through Environmental Design (CPTED)

Measures are proposed to enhance safety and personal security including, but not limited to:

- 1) The lobbies, which will be supervised by concierges, are prominently located with clear sightlines to fronting streets and public open spaces;
- 2) Outdoor amenity spaces will be visually open and well lit, offer multiple access options, and be separated from public areas by landscape and/or water features;
- 3) The residential development's site planning and building design provides for the passive surveillance of all street and park and publicly-accessible open spaces frontages; and
- 4) Park and public open spaces will be lit at night and are designed to minimize hidden corners.

Accessible Housing

Richmond's OCP seeks to meet the needs of the city's aging population and people facing mobility challenges by encouraging the development of accessible housing that can be approached, entered, used, and occupied by persons with physical or sensory disabilities. To address the City's policy, the developer proposes to provide:

- 1) Six accessible garden plots (i.e. 4 for wheelchairs and 2 for standing) within the South Walkway's public community garden;
- 2) Barrier-free access to all building lobbies and indoor and outdoor amenity spaces (both at grade and on the mid-rise and tower rooftops);
- 3) 103 Basic Universal Housing (BUH) units (i.e. 20% of total units), including 28 affordable housing units and 75 market housing units, incorporating all the accessibility provisions listed in the Basic Universal Housing Features section of the City's Zoning Bylaw so that they may be easily renovated to accommodate a future resident in a wheelchair; and
- 4) Aging in place features in all dwellings, including:
 - Stairwell hand rails;
 - Lever-type handles for plumbing fixtures and door handles; and
 - Solid blocking in washroom walls to facilitate future grab bar installation (by others) beside toilets, bathtubs, and showers.

Sustainability Measures – LEED "Silver"

The project's sustainability goal is to provide a cost-effective, high-value development that meets or exceeds City standards (i.e. LEED "Silver" equivalent) and the standards targeted for Concord Gardens' previous phases (i.e. 55 LEED points). The development proposal responds to City

objectives for enhanced long-term environmental, fiscal, and social sustainability as per the attached LEED Checklist (Attachment 5). In brief, among other things the development will:

- 1) Be District Energy Utility (DEU) "ready", such that it will be capable of connecting to a City DEU system when one comes available;
- 2) Undergo simulations for energy analysis to optimize performance;
- 3) Incorporate rainwater management measures aimed at reducing the volume of storm water entering the City storm system via the re-use of rainwater for landscape irrigation, a supplementary water source for water features, and the nourishment of rain gardens within public spaces;
- 4) Include green roofs and vegetated outdoor areas;
- 5) Incorporate water efficient irrigation (i.e. moisture sensor system) and plumbing fixtures (e.g., low-flow shower, kitchen, and lavatory faucets and dual flush toilets); and
- 6) Contribute towards the construction of the Capstan Canada Line station, implement Transportation Demand Management (TDM) measures, complete off-street bike path and pedestrian improvements, and provide for a multi-phase "transitional parking strategy" aimed at minimizing parking demand and supporting transit and alternative travel modes.

Conclusions

The proposed development is consistent with Richmond's objectives for the subject property and Capstan Village, as set out in the OCP, City Centre Area Plan, and Zoning Bylaw. The project's proposed form and character complements the design of Concord Gardens' previously approved residential buildings and Neighbourhood Park, and the proposed work-only art studios (Sexsmith Art Studios) will complement the subsidized artist residential/studio units under construction in Concord Gardens' first phase and contribute towards an animated streetscape. Furthermore, the project has been designed to facilitate the ongoing development (by others) of the area's public open space and street networks (including the extension of a new street, Ketcheson Road, to Capstan Way). On this basis, staff support the proposed development and recommend approval of the subject Development Permit application

Suzanne Carter-Huffman

Senior Planner/Urban Design

SPC:cas

Att. 1 Location Map

Att. 2 Concord Gardens Key Map

Att. 3 Development Application Data Sheet

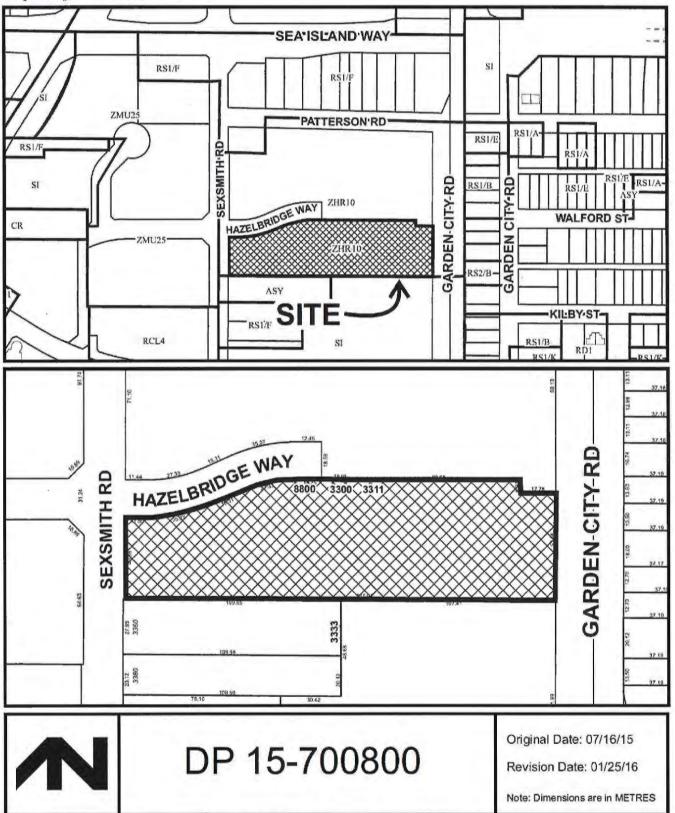
SMEANNE Coxter-Huffman.

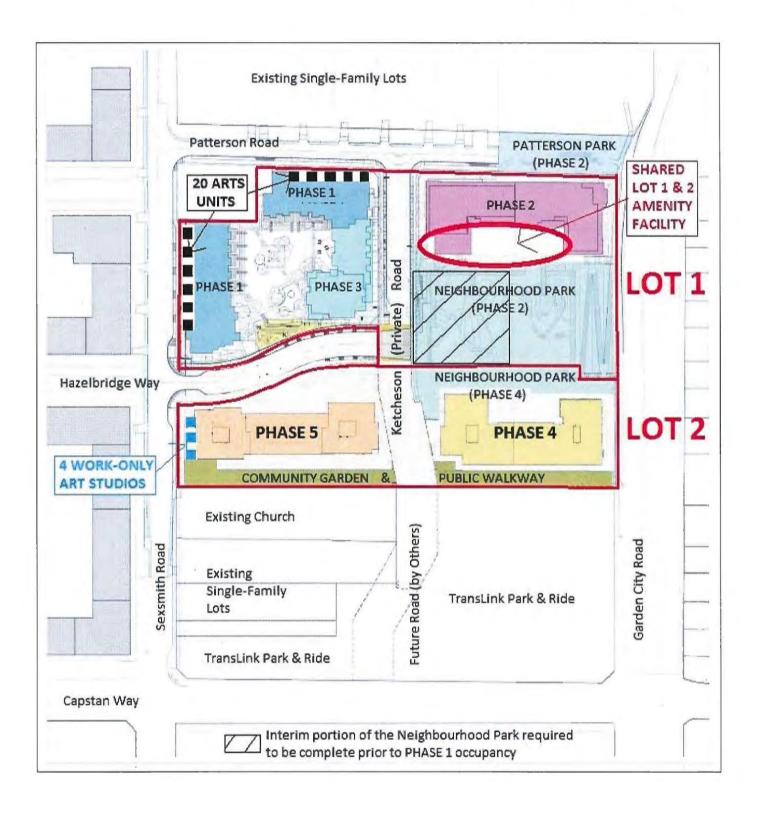
Att. 4 Advisory Design Panel Meeting Minutes (Excerpt), November 4, 2015

Att. 5 LEED "Silver" Checklist (Equivalent)

Att. 6 Development Permit Considerations









Development Application Data Sheet

Development Applications Department

DP 15-700800

8800 Hazelbridge Way & 3300 & 3311 Ketcheson Road - "Concord Gardens"

Address: Phase 4 (Lot 2/ Area C) "East" of Ketcheson Road & Phase 5 (Lot 2 / Area D) "West" of Ketcheson Road

Applicant: GBL Architects Inc. Owner: 0754999 BC Ltd, Inc. No. 939550

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

Floor Area Gross: 43,906.7 m2 (472,608 ft2) Floor Area Net: 42,095.6 m2 (453,113 ft2)

TABLE 1	Existing	Proposed	
Site Area	■ 1.18 ha (2.92 ac)	1.18 ha (2.92 ac), including:38% road & public open space SRW: 0.45 ha (1.12 ac)62% net above-grade building site: 0.73 ha (1.80 ac)	
Land Uses	 Vacant, except that part will be used for park & resident parking on an interim basis 	 High-rise residential, including Affordable Housing Affordable, work-only, artist studios (4 units) Publicly-accessible (SRW) open space Publicly-accessible (SRW) road (Ketcheson Road) 	
OCP Designation	Mixed Use	■ No change	
Zoning	 High Rise Apartment and Artist Residential Tenancy Studio Units (ZHR10) – Capstan Village (City Centre) 	■ No change	
Net Floor Area ^{(1) (2)}	■ Nil	 Market: 39,332.6 m2 (423,371.8 ft2) Affordable Housing: 2,763.0 m2 (29,741.2 ft2) TOTAL: 42,095.6 m2 (453,113.0 ft2) 	
Amenity Bonus Floor Area (ZHR10)	■ Nil	 "Sexsmith Arts Studios": 140.0 m2 (1,507 ft2) 4 affordable, work-only art studio units (plus parking & ancillary uses), all secured with legal agreements 	
Number of Units	■ Nil	 Market: 493 (218 @ East & 275 @ West) Affordable Housing: 32 (15 @ East & 17 @ West) TOTAL: 525 (233 @ East & 292 @ West) 	
Basic Universal Housing (BUH)	- Nil	 Market (15%): 75 BUH (33 @ East & 42 @ West) Affordable Housing (88%): 28 BUH (13 @ East & 15 @ West) TOTAL (20%): 103 BUH (46 @ East & 57 @ West) 	

- (1) **Net Floor Area**: The ZHR10 zone specifies the maximum total floor area permitted in each of Concord Gardens' five (5) phases and in total, as per **TABLE 3**.
- (2) Affordable Housing Net Floor Area: As per legal agreements registered on title prior to rezoning & set out in the attached Development Permit Considerations (Attachment 6, SCHEDULE D).

TABLE 2	Bylaw Requirement	Proposed	Variance
	■ East (Area C):	■ East (Area C):	
Net Floor Area*	- 19,400.0 m2 (208,820 ft2)	- 19,207.1 m2 (206,744 ft2)	
(Max permitted	■ West (Area D):	■ West (Area D):	None permitted
under ZHR10)	- 23,700.0 m2 (255,105 ft2)	- 22,888.5 m2 (246,369 ft2)	•
,	■ Total: 43,100 m2 (463,925 ft2)	■ Total: 42,095.6 m2 (453,113 ft2)	

TABLE 2	Bylaw Requirement	Proposed	Variance
Lot Coverage (Max)	 90%, net of all road & public open space SRW areas 	■ 54%	■ None
Setbacks @ Roads & Parks (Min)	 6.0 m to road or public open space lot line or SRW, but this may be reduced to 3.0 m based on approved design 	 3.0 m, EXCEPT reduced to: 2.82 m along Hazelbridge Way SRW near Sexsmith Road Nil along the frontages of the Art Studios (SRW) 	 Decrease the setback from 3.0 m to 2.82 m along the Hazelbridge Way SRW near Sexsmith Road & nil along the frontages of the Art Studios (SRW)
	■ Below-grade parking: Nil	Below-grade parking: Nil	■ None
	■ 1.2 m for cantilevered roofs	 1.2 m, EXCEPT increased to 1.47 m at the East building's southwest corner 	 Increase from 1.2 m to 1.47 m at the East building's southwest corner
	 1/3 of the required yard for balconies 	 1/3 of the required yard, EXCEPT increased from 1.0 m to 1.37 m at the West building's southwest corner 	 Increase from 1.0 m to 1.37 m at the West building's southwest corner
Height (Max)	 Within 50 m of Garden City Road: 25 m, but this may be increased to 28.0 m based on approved design 	 28.0 m, EXCEPT: An enclosed stair, elevator penthouse & guardrail are a maximum of 31.5 m (i.e. 3.5 m increase) 	 Increase height from 28.0 m to 31.5 m for an enclosed stair, elevator penthouse & guardrail
	 Elsewhere: 35.0 m, but this may be increased to 47.0 m GSC based on approved design 	■ 47.0 m GSC	■ None
Lot Size (Min)	• 5,000.0 m2 (1.24 ac)	■ 1.18 ha (2.92 ac)	■ None
Off-Street Parking (Min) (R): Residents (V): Visitors (AH): Affordable Housing	 Transitional parking strategy (Zone 2 to Zone 1) required Zone 1 requirement (less 10% TDM relaxation) @ build-out: (R): 470, including (AH) 26 (V): 95 Art Studios: 1 TOTAL: 566 	 566 spaces, as per the Bylaw requirement 100% of parking will be built prior to occupancy of the first building (legal agreement to be registered) 	■ None
Off-Street Parking Spaces – Type	 Small Car: 50% max = 283 (R) 235 + (V) 48 Handicap: 2% min = 12 (R) 10 + (V) 2 Tandem: Permitted (Not proposed) Art Studios: 1 (Handicap size) 	 Small: 98 (R) 51 + (V) 47 Handicap: 12 (R) 10 + (V) 2 Tandem: Nil Art Studios: 1 (Handicap size) 	■ None
Off-Street Bike Spaces (Min)	 Class 1: 666 (R) Market: 617 (R) Affordable Housing: 41 Art Studios: 8 Class 2: 106 	 Class 1: 666, as per the Bylaw requirement Class 2: 106, as per the Bylaw requirement 	■ None
EV Charging Stations (120V) – Vehicles (Min)	 Plug-Ins: 171 30% of total (R) & (V) parking: 170, including (AH) 10 Art Studios: 1 Rough-Ins @ 25% of total (R) & (V) parking: 142, including (AH) 8 	 Plug-Ins: 171 (as required), 100% of which shall be assigned to residents & the Art Studios Rough-Ins: 142 (as required) 	■ None

TABLE 2	Bylaw Requirement	Proposed	Variance
EV Charging Stations (120V) - Class 1 Bikes (Min)	 Plug-Ins: 67 - (R): 1 for each 10 "Class 1" bikes: 66, including (AH) 5 - Art Studios: 1 	Plug-Ins: at least 67 (as required)	■ None
Amenity Space – Indoor (Min)	 2.0 m2/unit: 1,050 m2 HOWEVER, Phases 1-3 pre-built excess indoor amenity space for shared use (1,170.4 m2) 	 East (Area C): 63.4 m2 West (Area D): 63.6 m2 Total: 127.0 m2 	■ None
Amenity Space – Outdoor (Min)	 OCP @ 6 m2/unit: 3,150 m2 East (Area C): 1,398 m2 West (Area D): 1,752 m2 CCAP @ 10% of net site for general landscape: 728 m2 	 OCP: 3,160 m2 East (Area C): 1,400 m2 West (Area D): 1,760 m2 CCAP: 728 m2 	• None
Public Open Space SRW as per ZHR10	 For all 5 phases of Concord Gardens: Greater of 9,220 m2 or 7.4 m2/unit based on total units 	 9,220 m2 (secured prior to rezoning adoption) 	■ None

TABLE 3	Concord Gardens Maximum Net Floor Area Requirements				
	ZHR10 Bylaw Requirement Proposed		Variance		
	Phase 1 (Lot 1 / Area A)23,400.0 m2	■ DP 12-611486 (Issued) - 23,395.0 m2 (251,822 ft2)	None permitted		
	Phase 2 (Lot 1 / Area B)20,900.0 m2	■ DP 13-642725 (Issued) - 20,759.6 m2 (223,454 ft2)	■ None permitted		
	Phase 3 (Lot 1 / Area E)11,000.0 m2	■ DP 14-670686 (Issued) - 10,969.6 m2 (118,076 ft2)	None permitted		
Net Floor Area Permitted Under ZHR10	■ SUB-TOTAL: Phases 1, 2 & 3	• 55,124.2 m2 (593,352 ft2)	■ N/A		
	 Phase 4 (Lot 2 / Area C - "East") - 19,400.0 m2 (208,820 ft2) 	■ DP 15-700800 (Subject DP) - 19,207.1 m2 (206,744 ft2)	None permitted		
	■ Phase 5 (Lot 2 / Area D – "West") - 23,700.0 m2 (255,105 ft2)	■ DP 15-700800 (Subject DP) - 22,888.5 m2 (246,369 ft2)	None permitted		
	■ SUB-TOTAL: Phase 4 & 5	■ 42,095.6 m2 (453,113 ft2)	■ N/A		
	■ TOTAL - 97,704.0 m2	■ TOTAL - 97,219.8 m2 (1,046,465 ft2)	None permitted		

Excerpt from the Minutes from Advisory Design Panel Meeting

Wednesday, November 4, 2015 Richmond City Hall

4. DP 15-700800 - A HIGH-RISE, MULTI-FAMILY RESIDENTIAL DEVELOPMENT AND ART STUDIOS (CONCORD GARDENS FINAL 2 PHASES)

APPLICANT:

Concord

PROPERTY

3333 Hazelbridge Way (Address incorrect. Correct address is 8800

LOCATION:

Hazelbridge Way and 3300 and 3311 Ketcheson Road.)

Applicant's Presentation

Architect Joey Stevens, GBL Architects, Landscape Architect Grant Brumpton, PWL Partnership, and Daniel Roberts, Kane Consulting, presented the project on behalf of the applicant and answered queries from the Panel.

Panel Discussion

Comments from the Panel were as follows:

- hope that the City will advise future developments to the south of the subject site regarding accessibility issues in the South Walkway;
 - <u>DEVELOPER RESPONSE</u>: Legal agreements registered on title to secure public use of the South Walkway and related features (e.g., organic community gardens) make clear the intent that this public space will be coordinated with the future design of complementary public open space amenities on neighbouring properties.
- appreciate the handicapped access and use of sliding doors in the master bathroom in some of the units; consider introducing sliding doors in other units to provide more usable floor space;
- appreciate the proposed sustainability features of the project; however, the proposed ventilation system will not satisfy the prerequisite for the targeted LEED Silver equivalency and will impact on the project's energy points;
 - <u>DEVELOPER RESPONSE</u>: Energy modelling of similar systems on previous phases of this project indicates that the targeted energy points are achievable with the current design. With respect to the ventilation system, the project is following the latest BC Building Code version of the ventilation code (ASHRAE 62.1 2001). As the project is not required to certify, we assert that we have met the intent of the prerequisite since the outdoor air rates for the project are the same as those in ASHRAE 62.1-2007, even though we are delivering the outdoor air through the suite door undercut as opposed to direct ducting to each suite.
- the LEED Checklist indicates a 55 percent glass-to-wall ratio, but a 65-70 percent glass-to-wall ratio would seem to be more realistic estimate based on the building design; this will impact the project's energy points;
 - <u>DEVELOPER RESPONSE</u>: The overall glass-to-wall ratio is currently approximately 55% and this will be maintained through the detailed design and construction phases. Note that for the purposes of the calculation, all clear glazing is considered to be glass, and opaque spandrel glazing is considered to be wall.

- using true Energy Star appliances and LED lighting will help the project achieve 6 energy points;
 - <u>DEVELOPER RESPONSE</u>: Energy modelling of similar systems on previous phases of this project indicate that the projects targeted energy points are achievable with the current design. That being said, through the design development stage, the project team will evaluate the use of Energy Star appliances and LED lighting with the aim of implementing them where practical.
- overall design of the project is elegant and sophisticated; landscaping is elegant and ties in the various buildings on Lot 1 and Lot 2 together; appreciate the consistency of the design language and materials;
- project is well-presented by the applicant;
- stairs at the east end of the South Walkway should be made more generous and accessible to the public;
 - <u>DEVELOPER RESPONSE</u>: Three sets of concrete seating steps have been added next to the stairs as rest areas and to provide sitting opportunities overlooking Garden City Road and beyond.
- consider introducing crawling vines on the large [parking structure] wall along the South Walkway;
 - <u>DEVELOPER RESPONSE</u>: Contoneaster dammeri has been added to the planter along the south edge of South Walkway to help soften the interim appearance of the exposed parking structure wall. (Note this is wall will be fully concealed below finished grade when the neighbouring properties redevelop.)
- review the trellis position in the south side of the urban agriculture area in the West building to mimic the position of a similar trellis in the East building;
 - <u>DEVELOPER RESPONSE</u>: Trellis structures have been deleted during the design process. The configuration of urban agriculture areas have been adjusted per City comments.
- concerned that the landscaped area on the north side of the East Building will be very shady and wet; ensure that the plant selection and choice of paving materials for this area will take into account this condition;
 - <u>DEVELOPER RESPONSE</u>: The paving on the north side of the East Building will be granite paving with a flame finish, which will provide slip resistance. Plant materials proposed for this location are shade tolerant (e.g., Acer circinatum, Skimmia japonica 'Rubella', Pachysandra teminalis, and Petasites albus).
- consider the implications of the proposed tree planting scheme in terms of gaining LEED points;
 - <u>DEVELOPER RESPONSE</u>: The proposed tree planting scheme will provide more native species and water retention for the site, which will contribute to habitat restoration and storm water management. Greater detail will be considered during the project's design development stage.
- the applicant must carry out the public art plan for the subject phase;
 - <u>DEVELOPER RESPONSE</u>: As per legal agreements on title, a Detailed Public Art Plan will be completed and secured with a Letter of Credit prior to DP issuance.

• review the design of the proposed switchback ramp at the west end of the South Walkway to ensure that the edges of the paved area will include features to ensure the safety of pedestrians (e.g., low curbs);

<u>DEVELOPER RESPONSE</u>: Curbs have been added along the edges of the walkway.

the proposed "vegetated" laminated panels on the East Building are an appealing idea; consider a custom design to reflect the dominant plant species in the proposed development; consider using the panels and their motif more broadly to brand the development (e.g., signage);

<u>DEVELOPER RESPONSE</u>: Patterned panel specification is currently under review.

- appreciate the development's landscaping and its "carpet-like" approach; the project name
 "Gardens" is well deserved;
- agree with comments from the Panel regarding the need for accessibility and safety of the ramping;
- consider programming the rooftop amenity areas and locating indoor amenity spaces adjacent to encourage their use throughout the year; and

<u>DEVELOPER RESPONSE</u>: Roof patio programming is generally consistent with the previous three phases of Concord Gardens, including on the:

- East building, an outdoor dining area with patio heaters, BBQ, gathering space with a fire bowl, and a children's play area with a play structure and sand box on Level 11; and
- West building, an outdoor gathering space with a fire bowl and a children's play area with a play structure and sand box on L12 and an outdoor kitchen and gathering space on Level 16.
- the concrete wall along the South Walkway could be an attractive feature; introduce a pattern to further enhance its visual appeal.

<u>DEVELOPER RESPONSE</u>: Stone cladding has been introduced along this wall which, coupled with intermittent vertical venting slots, enhances its material texture.

Panel Decision

It was moved and seconded

That DP 15-700800 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Panel.

CARRIED

LEED Canada-NC 2009 Project Checklist

CONCORD GARDENS LOT 2



4 3 7	Materials & Resources	14 Points
V .	Prereq 1 Storage and Collection of Recyclables	Required
3	Creek 1.1 Building Reuse: Maintain Existing Walls, Floors, and Roof	1-3
	Creat 1.2 Building Reuse: Maintain Interior Non-Structural Elements	1
2	Credit 2 Construction Waste Management	1 - 2 50% diversion rate targeted
2	Credit 3 Materials Reuse	1-2
1 1 1	Crods 4 Recycled Content	1 - 2 Proference will be given to materials with recycled / regional materials
1 1	Credit 5 Regional Materials	1 - 2 Preference will be given to materials with recycled / regional materials.
1	Credit 6 Rapidly Renewable Materials	1 Review options for product specifications
	Credit 7 Certified Wood	1
8 5 2 W	Indoor Environmental Quality	15 Foints
	Preseg 1 Minimum Indoor Air Quality Performance	Required
	Prereg Z Environmental Tobacco Smoke (ETS) Control	Required
	Cross 1 Outdoor Air Delivery Monitoring	1 Case 1 install CO2 monitors in densely occupied areas and flow station on air handling units
	Crede 2 Increased Ventilation	1 Increase ventilation Rates 30% above ASHRAE 62.1
	Crost 3.1 Construction IAQ Management Plan: During Construction	1 IAQ management plan will be executed by contractor
	Drack 3.2 Construction IAQ Management Plan: Before Occupancy	1 Flush out or testing will be performed before occupancy
	Crost 4.1 Low-Emitting Materials: Adhesives and Sealants	1 Law-emilting materials will be specified for the project
	Credit 4.2 Low-Emitting Materials: Paints and Coatings	1 Low-enutting materials will be specified for the project
	Crede 4.3 Low-Emitting Materials; Flooring Systems	1 Low-emitting materials will be specified for the project
	Cross 4.4 Low Emitting Materials: Composite Wood and Agrifibre Products	1 review aptions for product specifications
	Crest 5 Indoor Chemical and Pollutant Source Control	1 MERV 13 fitters and appropriate space separation will be provided, and 3rd long entryway systems will be evaluated
1	Creck 6.1 Controllability of System: Lighting	1
1	Credit 6.2 Controllability of System: Thermal Comfort	1
1	Cresit 7.1 Thermal Comfort: Design	1 Design to sneet ASHREAE Standard 55-2004
1	Creet 72 Thermal Comfort: Verification	1
1	Credt 8.1 Daylight and Views: Daylight	 Prescriptive daylighting analysis will be performed to evaluate feasibility.
1	Crede 8.2 Daylight and Views; Views	1 90% of occupied areas will have a view to the outdoors.
6 0 0	Innovation in Design	& Points
1	Credt 1.1 Innovation in Design	1 Exemplary Performance. Access to public transportation
	Cove 12 Innovation in Design	1 Enemplary Performance 100% parking underground
	Codt 13 Innovation in Design	1 Sold Waste Management policy
	Crede 14 Innovation in Design	5 Lirban agriculture
	Creek 15 Innovation in Design	1 Reduced Mercary in Lighting
	Credt 2 LEED® Accredited Professional	1
Yes 7 180	belong resident i sessioner	
3 0 1	Regional Priority	4 Foints
1	Credit 1 Durable Building	1
1	Credit 2.1 Regional Priority Credit	1 Construction waste management
1	Credit 2.2 Regional Priority Credit	1 Water use reduction
1	Credit 23 Regional Priority Credit	1 Development density



Development Permit Considerations

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

Address: 8800 Hazelbridge Way and 3300 and 3311 Ketcheson Road File No.: DP 15-700800

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

- Landscape Security: Receipt of a Letter of Credit for landscaping in the amount of \$2,170,512.94 for all new
 landscape features required with respect to the subject development, based on a sealed cost estimate provided
 by a CSLA registered landscape architect and including 10% contingency (REDMS # 4907557), including:
 - 1.1. \$1,108,152.46 for residential landscape improvements including:
 - a) \$530,872.38 for Lot 2/Area C (i.e. east of Ketcheson Road); and
 - b) \$577,280.08 for Lot 2/Area D (i.e. west of Ketcheson Road);
 - 1.2. \$1,062,360.48 for publicly-accessible landscape improvements within Statutory Right-of-Way (SRW) areas registered on title, including:
 - a) \$885,310.80 for the Private Road (i.e. Ketcheson Road); and
 - b) \$177,049.68 for park and open space areas (i.e. Neighbourhood Park SRW and South Walkway & Art Studio Terrace SRW, including the Organic Community Garden area).
- ZT 15-700276: Final adoption of the Zoning Text Amendment Bylaw 9269, which requires that the
 developer satisfies various Zoning Text Amendment Considerations, including processing of the subject
 Development Permit application (DP 15-700800) to a level satisfactory to the Director of Development, and:
 - 2.1. Sexsmith Art Studios (SAS): Enters into legal agreements to secure the design, construction, and operation of the community amenity on the subject site (Lot 2 / Area D) to the satisfaction of the City; and
 - 2.2. <u>Art Studio Terrace Statutory Right-of-Way (SRW)</u>: Registers a SRW and restrictive covenant on the subject site (Lot 2 / Area D) for public access, Sexsmith Art Studio-related purposes, and complementary uses.

NOTE: As determined through the review of DP 15-700800 and the legal document preparation process for ZT 15-700276, the Art Studio Terrace SRW will be consolidated with the existing South Walkway SRW agreement (as per Item 3.1 below).

3. Sexsmith Art Studios (SAS): Amend the legal agreement(s) referenced above with respect to ZT 15-700276 for the purpose of providing Area-specific (i.e. for Lot 2 / Area D) minimum studio unit sizes, minimum studio work space dimensions, and studio unit locations (i.e. plans of units and designated work spaces are to be attached) for the SAS work-only art studio units, as determined by the Director of Development and the Director, Arts, Culture, and Heritage Services in their sole discretion, in conjunction with the issuance of the subject Development Permit, as follows:

SAS Art Studio Unit	Art Studio Units – Minimum Indoor Gross Leasable Floor Area (1)	Art Studio Work Spaces - Minimum Dimensions		
		Floor Area (2)	Width (2)	Height (2)
#1	33 m2 (355 ft2)	23.0 m2 (248 ft2)	3.05 m (10 ft)	3.68 m (12 ft)
#2	35 m2 (377 ft2)	23.0 m2 (248 ft2)	3.05 m (10 ft)	3.68 m (12 ft)
#3	35 m2 (377 ft2)	23.0 m2 (248 ft2)	3.05 m (10 ft)	3.68 m (12 ft)

SAS Art Studio Unit	Art Studio Units - Minimum	Art Studio Work Spaces - Minimum Dimensions		
	Indoor Gross Leasable Floor Area (1)	Floor Area (2)	Width (2)	Height (2)
#4	37 m2 (398 ft2)	23.0 m2 (248 ft2)	3.05 m (10 ft)	3.68 m (12 ft)
TOTAL	140.0 m2 (1,507 ft2)	N/A	N/A	N/A

- (1) As per ZT 15-700276, gross leasable area shall be at least 28.0 m2 (301 ft2) per unit and 140.0 m2 (1,507 ft2) in total.
- (2) As per ZT 15-700276, each studio shall contain a work space with a rectangular configuration and at least:
 - 23.0 m2 (248 ft2) floor area (i.e. minimum floor area unobstructed by columns, walls, or similar features);
 - 3.05 m (10 ft) width (i.e. minimum horizontal dimension unobstructed by columns, walls, or other features); and
 - 3.68 m (12 ft) height (i.e. minimum vertical dimension from finished floor to finished ceiling, unobstructed by beams, ducts, lighting, sprinkler systems, or other features).

4. Statutory Right of Ways:

- 4.1. South Walkway & Art Studio Terrace: Discharge of the South Walkway SRW agreement registered prior to rezoning adoption (CA2963422 CA2963425) and its replacement with a new South Walkway & Art Studio Terrace SRW for the purpose of revising the boundary and terms of the existing SRW to reflect changes arising through the subject Development Permit (DP 15-700800) review and approval processes and the legal document preparation process for ZT 15-700276, including, but not limited to:
 - a) Increasing the size of the SRW area from 1,626.2 m² (0.40 ac) to at least 1,740.3 m² (0.43 ac), as indicated in Schedule Λ (South Walkway & Art Studio Terrace SRW (Lot 2 / Areas C & D): Proposed Statutory Right-of-Way Plan), including within:
 - i. Lot 2 /Area C: 672.6 m² (0.17 ac): and
 - ii. Lot 2 / Area D: 1,067.7 m² (0.26 ac);;
 - b) Specifying that, regardless of the actual size of the South Walkway & Art Studio Terrace SRW area, it shall represent no more than 1,626.2 m² (0.40 ac) of the owner's total minimum 9,220.0 m² (2.28 ac) park contribution requirement in respect to the development of Concord Gardens Lot I and Lot 2 as approved by Council with respect to RZ 06-349722;
 - c) Designating an Art Studio Terrace SRW area, generally along the west and south frontages of the SAS and at least 109.5 m² (1,178.7 ft²) in size, as indicated in **Schedule A** (South Walkway & Art Studio Terrace SRW (Lot 2 / Areas C & D): Proposed Statutory Right-of-Way Plan), within which area the terms and conditions of use and related requirements stipulated in the existing South Walkway SRW shall apply, together with additional uses and requirements aimed at supporting enhanced public use and enjoyment of this area and contributing towards a more vibrant "arts district" on and around the subject site (as generally required with respect to the Zoning Text Amendment Considerations for ZT 15-700276), including, but not limited to, temporary use of the Art Studio Terrace SRW area by the tenants of the SAS units for the publicly-accessible display, presentation, production, and sale of tenant artworks, public performance and events, and building encroachments in the form of pedestrian weather protection and signage;
 - d) Designating an Organic Community Garden Area within the South Walkway Area of the SRW, at least 408.3 m² (4,394.9 ft²) in size, as indicated in **Schedule A** (South Walkway & Art Studio Terrace SRW (Lot 2 / Areas C & D): Proposed Statutory Right-of-Way Plan), within which area the terms and conditions of use and related requirements stipulated in the existing South Walkway SRW shall apply, together with additional uses and requirements aimed at supporting enhanced public use and enjoyment of this area for organic community gardening purposes (generally as described in the Organic Community Garden Operating Agreement considerations below);
 - e) Designating a Utilities SRW area, along the Sexsmith Road frontage of Lot 2/Area D, south of the SAS, and at least 4.9 m² (52.7 ft²) in size, as indicated in **Schedule A** (South Walkway & Art Studio Terrace SRW (Lot 2 / Areas C & D): Proposed Statutory Right-of-Way Plan), within which no above or below ground building encroachments shall be permitted, to provide for the developer's relocation (via a Servicing Agreement, secured with a Letter of Credit, required with

respect to the developer's construction of Lot 2/Area D) of existing utilities and above ground equipment temporarily installed within the existing Sexsmith Bikeway SRW (CA2963418 - CA2963421) and Utilities SRW (CA4404186 - CA4404189) to a City-approved location east of the ultimate Sexsmith Road sidewalk;

- f) Designating a Widening Area along the east and west sides of Ketcheson (private) Road, as defined in the existing South Walkway SRW agreement, including within:
 - i. Lot 2 /Area C: 42.9 m^2 (461.8 ft^2): and
 - ii. Lot 2 / Area D: $58.0 \text{ m}^2 (624.3 \text{ ft}^2)$;
- g) Requiring that, prior to Building Permit issuance for Lot 2, in whole or in part, the design of the SRW area in general and the Art Studio Terrace, Organic Community Gardens, Utility Area, and widening areas abutting Ketcheson (private) Road in particular are designed to the satisfaction of the Senior Manager, Parks, Director of Engineering, Director of Transportation, and Director of Development.

NOTE: The existing Utilities SRW (CA4404186 - CA4404189) referenced above shall not be discharged until relocation of the affected utilities and above ground equipment is complete to the City's satisfaction or as otherwise determined at the sole discretion of the City.

- 4.2. <u>Neighbourhood Park</u>: Amend the Neighbourhood Park SRW and covenant registered on title prior to Concord Gardens' original rezoning adoption (CA2963426 CA2963428), as permitted by the replacement SRW provisions contained therein, to:
 - a) Delete Section 2.1(c)(ii), to remove the requirement that at least 50% of the perimeter of the Neighbourhood Park on Lots 1 and 2 abuts the Private (Ketcheson) Road and Garden City Road; and
 - b) Revise the boundaries of the SRW area on Lot 2 (to remove the narrow SRW area situated east of the Area C residential building site and replace it with an equal SRW area along the north side of the Area C residential building site) to reflect changes arising through the subject Development Permit (DP 15-700800) review and approval processes (without affecting the total area of the Neighbourhood Park SRW on Lot 2, the terms or conditions of its use, or any related requirements), as indicated in **Schedule B** (Neighbourhood Park SRW: Proposed Statutory Right-of-Way Plan with Changes to Lot 2/Area C).
- 5. Organic Community Garden Operating Agreement: Enter into an agreement between the City and the developer/owner pursuant to DP 15-700800 in respect to the design, construction, use, operation, and maintenance of the garden plots and related features to be installed, by the developer/owner at the developer/owner's sole cost, at locations within the "South Walkway" portion of the South Walkway & Art Studio Terrace SRW approved by the City for the purposes of providing authorized members of the public (including, but not limited to, the occupants of subject Lot 2 residential dwellings and Concord Gardens' Lot 1 development) a place to carry out organic gardening in accordance with City guidelines. The agreement shall provide for, but may not be limited to, the following:
 - 5.1. An Organic Community Garden designed and constructed for, among other things:
 - a) At least 41 standard, individual garden plots:
 - i) Raised at least 0.31 m (1.0 ft.) off the ground;
 - ii) Providing for a minimum soil depth of at least 0.31 m (1.0 ft.);
 - iii) Typically measuring 1.22 m (4.0 ft.) wide by 2.13 m (7.0 ft.) long;
 - iv) Fronting least one wheelchair accessible pathway intended for garden users and related activities; and
 - v) Demised into individual plots by 0.5 m (1.6 ft.) wide paths (typically along two sides of each plot) designed to facilitate shared garden access and related activities;
 - b) At least 6 accessible, individual garden plots including 4 designed to accommodate gardeners in wheelchairs and 2 designed for standing:

- i) Raised beds approximately 0.61 m to 0.91 m (2.0 ft. to 3.0 ft.) high;
- ii) Providing for a minimum soil depth of at least 0.31 m (1.0 ft.);
- iii) Measuring at least 0.5 m (1.6 ft.) wide (i.e. measured perpendicular to a wheelchair accessible walkway) by 2.13 m (7.0 ft.) long; and
- iv) Fronting at least one wheelchair accessible pathway intended for garden users and related activities:
- c) To the extent reasonably achievable by the developer, at least six hours of direct sunlight per day on each garden plots during the spring, summer, and fall (taking into account some shading from future development south of the "South Walkway" area);
- d) Convenient water access to each plot (i.e. typically one hose bib per 3 to 4 garden plots);
- e) Two composting areas, each containing 2 large City green/organic waste carts;
- f) Tool shed secured for the exclusive use of the Garden's gardeners, which shall be located near the centre of the garden beneath the stairs to the residential building on Lot 2 / Area D);
- g) A central area for resting and socializing for the use of the Garden's gardeners and the general public, including benches, shade (i.e. trees and/or a structure), and a weather protected notice board;
- h) Truck loading and access for deliveries/removal of bulk materials (e.g., soil) and organic waste pick-up along the west side of Ketcheson Road (i.e. within the SRW "widening area", the use of which shall be shared with residents of Concord Gardens and the general public as per RZ 06-349722);
- i) Attractive fencing and gates around the perimeter of the Organic Community Garden designed to maximize visibility into/out of the Garden area and minimize nuisance (e.g., unaccompanied dogs); and
- j) On the outside of the Garden, permanent interpretive signage designed to enhance public awareness/understanding;
- 5.2. The operator of the Organic Community Garden shall be the developer/owner or, as determined to the satisfaction of the City and approved in writing, the role of operator may be transferred, in its entirety, to the Richmond Food Security Society or an alternate City-approved operator;
- 5.3. The operator shall be responsible for managing, maintaining, and operating the Organic Community Garden in its entirety, at the operator's cost, in accordance with the City-approved guidelines, standards, and garden plot rents generally applicable to organic community gardens operated elsewhere in Richmond by or on behalf of the City including, but not limited to:
 - a) Affirming that the South Walkway & Art Studio Terrace SRW, within which the Organic Community Garden and its access are located, is part of the City's parks and open space system and the Organic Community Garden operations and activities will not unreasonably obstruct the public's use or enjoyment of the SRW area;
 - Satisfying requirements contained within the Preliminary Garden Plot User Guidelines (Schedule
 C) or as otherwise determined to the City's satisfaction;
 - c) Not making any alterations or improvements to the portion of the South Walkway & Art Studio Terrace SRW occupied by the Organic Community Garden and its access, including the construction and installation of buildings, storage units, and greenhouses, without:
 - i) Prior written permission from the City; and
 - ii) All necessary permits and approvals as required by legislation, laws, regulations, and bylaws;
 - d) Indemnifying, defending, and holding harmless the City and its personnel from any liability, loss, damage, injury, or costs suffered by the developer/owner, residents of Concord Gardens, users of the Organic Community Garden, or others as a result of the Organic Community Garden operations and/or use of the land; and

- e) Complying with all applicable City policies and procedures and all applicable legislation, laws, regulations, and bylaws;
- f) Permitting inspections of the Organic Community Garden and its operations by the City and its designates and reporting periodically to the City or its designate, as determined to the City's satisfaction; and
- 5.4. Operation of the Organic Community Garden shall continue in perpetuity or until such time that the City approves, in writing, the termination of the Organic Community Garden operation, in which event the developer/owner shall be responsible, at the developer/owner's sole cost, to design, construct, and maintain alternative public open space landscape features and amenities within the affected portion of the South Walkway & Art Studio Terrace SRW and satisfy all necessary permits and approvals as required by legislation, laws, regulations, and bylaws, to the sole satisfaction of the City. In addition, should the developer/owner fail to comply with its obligations to operate the Organic Community Gardens in accordance with the provisions of the Operating Agreement, the City can terminate the operation for reasons of default and provide the developer/owner with written notification, which shall trigger the developer/owner's obligation to redevelop and maintain the affected portion of the South Walkway & Art Studio Terrace SRW as described above.
- 6. <u>Arborist Services</u>: Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site or off-site works conducted within the tree protection zone of trees to be retained on or around the subject site. The Contract shall include the scope of work to be undertaken, including the proposed number of tree monitoring inspections and provisions for the Arborist to submit a post-construction assessment report to the City for review.
- 7. <u>Tree & Landscape Protection</u>: Installation of appropriate protective fencing around all affected trees and public open space (SRW) areas that are to be retained as part of the development (prior to the commencement of any construction-related activities) including:
 - 7.1. <u>Street Tree Protection</u>: Installation of appropriate tree protection fencing around all on-site and off-site trees in the vicinity of the construction area (i.e. Ketcheson Road and Sexsmith Road); and
 - 7.2. Neighbourhood Park SRW (CA2963426 CA2963428, as replaced or modified) Protection: Installation of protection fencing between publicly-accessible open space (SRW) areas and construction activities/areas, to the satisfaction of the Senior Manager, Parks, to ensure the continued safe use and public enjoyment of the affected public open space areas during the construction period, except with the prior written authorization of the City.
- 8. Affordable Housing: Discharge and replacement of the (affordable) Housing Covenant registered on title to the subject site prior to adoption of RZ 06-349722 for the purpose of providing Area-specific (i.e. for Lot 2 / Area C & Lot 2 / Area D) construction requirements, types, and locations of the (affordable) Housing Units within the subject development (Lot 2/Areas C and D), as determined by the Director of Development and the Manager, Community and Social Development in their sole discretion, in conjunction with the issuance of the subject Development Permit.
 - In addition, the Owner must comply with legal agreements registered on title requiring that the minimum combined habitable floor area of (affordable) Housing Units provided by the Owner, at the Owner's sole cost, on Lot 2/Areas C and D shall be comprised of a portion of the deferred Lot 1/Area A (Phase 1) affordable housing units, as per RZ 06-349722, and the affordable housing units required in respect to the City's standard affordable housing (i.e. 5%) policy, as follows:

TABLE 1: Lot 2/Areas C & D Affordable Housing Unit Minimum Requirements

Concord Gardens Minimum Affordable Housing (AH) Habitable Floor Area Requirements					
Contribution	Lot 2 (East) Area C / Phase 4	Lot 2 (West) Area D / Phase 5	Lot 2 Total		
Deferred Phase 1 AH	 28% of Phase 1 deferred AH 28% x 1,087.4 m² = 304.5 m² 	 33% of Phase 1 deferred AH 33% x 1,087.4 m² = 358.8 m² 	 61% of Phase 1 deferred AH 61% x 1,087.4 m² = 663.3 m² 		
Standard (5%) AH	 5% X Phase 4 residential floor area LESS applicable Phase 1 deferred AH 5% x (19,207.1 m² - 304.5 m²) = 945.1 m² 	 5% X Phase 5 residential floor area LESS applicable Phase 1 deferred AH 5% x (22,888.5 m² - 358.8 m²) = 1,126.5 m² 	 5% X Phases 4 & 5 residential floor area LESS applicable Phase 1 deferred AH 5% x (42,095.6 m² - 663.3 m²) = 2,071.6 m² 		
TOTAL	 Min. Required AH: 1,249.6 m2 (13,454 ft2) Proposed/Agreed Min. AH: 1,251.4 m2 (13,470.3 ft2) 	 Min. Required AH: 1,485.3 m2 (15,988 ft2) Proposed/Agreed Min. AH: 1.511.6 m2 (16,270.9 ft2) 	 Min. Required AH: 2,725.8 m2 (29,339 ft2) Proposed/Agreed Min. AH: 2,763.0 m2 (29,741.2 ft2) 		

- 8.1. Based on the above and the subject Development Permit and as set out in Schedule D, the Owner shall provide for:
 - a) 15 affordable housing units on Lot 2/Area C (east of Ketcheson Road) with a combined habitable floor area of at least 1,251.4 m² (13,470.3 ft²); and
 - b) 17 affordable housing units on Lot 2/Area D (west of Ketcheson Road) with a combined habitable floor area of at least 1,511.6 m² (16,270.9 ft²), including:

TABLE 2: Lot 2/Area C (East of Ketcheson Road) Affordable Housing Units - Recommended Development

Unit Type	# of Units	# of Basic Universal Housing Units (3)	Minimum Habitable Unit Area (2)	Max. Monthly Unit Rent (1)	Total Annual Household Income (1)
2-Storey (To	ownhouse-	Style) Units on Levels 2 8	3 with Direct Corridor 8	Street-Front Access (Garden City Road)
2-Bedroom	2	Nil	107.1 m ² (1,153 ft ²)	\$1,162	\$46,500 or less
		Single-Storey (Apartm	ent-Style) Units @ Levels	3, 4, 5, 6, 7 & 8	
1-Bedroom	2	2	55.0 m ² (592 ft ²)	\$950	\$38,000 or less
2-Bedroom	11	11	83.9 m ² (903 ft ²)	\$1,162	\$46,500 or less
TOTAL	15	13	Varies	Varies	Varies

TABLE 3: Lot 2/Area D (West of Ketcheson Road) Affordable Housing Units - Recommended Development

Unit Type	# of Units	# of Basic Universal Housing Units (3)	Minimum Habitable Unit Area (2)	Max. Monthly Unit Rent (1)	Total Annual Household Income (1)
2-Storey (T	ownhouse-	Style) Units on Levels 2	& 3 with Direct Corridor &	Street-Front Access	(Hazelbridge Way)
3-Bedroom	2	Nil	113.8 m ² (1,225 ft ²)	\$1,437	\$57,500 or less
		Single-Storey (Apartr	nent-Style) Units @ Leve	ls 3, 4, 5, 6 & 7	
1-Bedroom	1	1	67.6 m ² (728 ft ²)	\$950	\$38,000 or less
2-Bedroom	14	14	83.0 m ² (893 ft ²)	\$1,162	\$46,500 or less
TOTAL	17	15	Varies	Varies	Varies

- (1) The "Maximum Monthly Unit Rent" and "Total Annual Household Income" indicated in the tables above denote amounts adopted by Council on March 11, 2013. These amounts may be increased periodically as provided for under adopted City (affordable housing) policy.
- (2) Actual unit areas shall be determined based on the approved Development Permit for the subject site, but must not be less than the "Minimum Unit Area" indicated in the table above.
- (3) Basic Universal Housing Units shall comply with all applicable Richmond Zoning Bylaw requirements.

- 8.2. All Housing Units must provide for aging-in-place features to the satisfaction of the Director of Development including, but not necessarily limited to, stairwell handrails, lever-type handles for all plumbing fixtures and door handles, and solid blocking in washroom walls to facilitate the future installation (by others) of grab bars beside toilets, bathtubs, and showers. In addition, all designated Basic Universal Housing units (as indicated in Tables 2 and 3 above) must satisfy all applicable Richmond Zoning Bylaw requirements for Basic Universal Housing (BUH).
- 8.3. Parking, "Class 1" bike storage, and electric vehicle (EV) charging stations (i.e. 120 volt duplex receptacles) shall be provided for the use of affordable housing occupants as per the Richmond Official Community Plan and Zoning Bylaw at no additional charge to the affordable housing occupants (i.e. no monthly rents or other fees shall apply for the casual, shared, or assigned use of parking, bike storage, EV charging stations, or related facilities), which features may be secured via legal agreement(s) on title, as determined to the satisfaction of the City. The minimum number of required parking spaces, "Class 1" bike storage, and EV charging stations with respect to the affordable housing shall be as follows:

		Minimum # Parking Spaces & EV Stations				Min. "Class 1" Bike Storage	
Area	# Unit	# Residents	# Visitors (1)	# EV Plug-ins (2)	# EV Rough-Ins (3)	# Bikes	# EV Plug-Ins (4)
С	15	12	-	5	4	19	2
D	17	14	-	5	4	22	3
TOTAL	32	26	6*	10	Q	//1	5
TOTAL	IUIAL 32		32	10 0		41	3

- (4) Visitor parking required for the affordable housing units and market units shall be pooled and shared.
- (5) Electric vehicle (EV) Plug-Ins (i.e. 120 volt duplex outlets) must be provided at a rate of 30% of the combined total number of resident and visitor parking spaces. 100% shall be assigned for the exclusive use of the affordable housing tenants.
- (6) Electric vehicle (EV) Rough-Ins (i.e. pre-ducting for the future installation of 120 volt duplex outlets by others) must be provided at a rate of 25% of the combined total number of resident and visitor parking spaces. 100% shall be assigned for the exclusive use of the affordable housing tenants.
- (7) Electric vehicle (EV) Plug-Ins for "Class 1" bikes (i.e. 120 volt duplex outlets) must be provided at a rate of 1 for each 10 bikes or portion thereof in each bike room
- Visitor Parking: Registration of a restrictive covenant(s) and/or alternative legal agreement(s), to the satisfaction of the City, securing that the visitor parking required with respect to DP 15-700800 shall be:
 - 9.1. Provided as per the approved Development Permit (i.e., number, sizes, types, and locations of spaces) or as otherwise determined to the satisfaction of the Director of Transportation;
 - 9.2. Pooled together on Level 2 with direct access via Lot 2's Hazelbridge Way driveway;
 - 9.3. Provided for the shared use of the Lot 2 / Area C and Area D developments and available 24/7 for visitors to Lot 2 / Area C and Area D; and
 - 9.4. Marked with permanent signage that clearly indicates its intended use.
- 10. <u>Electric Vehicle (EV) Charging Stations for Vehicles & "Class 1" Bike Storage</u>: Registration of a restrictive covenant(s) and/or alternative legal agreement(s), to the satisfaction of the City, securing that:
 - 10.1. <u>Plug-Ins for Vehicles</u>: A minimum of 30% of parking spaces are equipped with 120 volt duplex receptacles to accommodate the charging of electric vehicles, which:
 - a) Calculation shall be based on the total approved number of resident, visitor, and Sexsmith Art Studio parking spaces provided on the subject site;
 - b) Spaces shall be distributed proportionately between the parking spaces intended to serve Lot 2 / Area C (east) and Lot 2 / Area D (west) (i.e. 30% each); and
 - Must include one charging station located at the designated Sexsmith Art Studio parking/loading space for the exclusive use of the Sexsmith Art Studio tenants and their guests;

- 10.2. <u>Pre-Ducting for Vehicles</u>: A minimum of 25% of parking stalls are constructed to accommodate the future installation of electric vehicle charging equipment (e.g. pre-ducted for future wiring), which:
 - a) Calculation shall be based on the total approved number of resident, visitor, and Sexsmith Art Studio parking spaces provided on the subject site; and
 - b) Spaces shall be distributed proportionately between the parking spaces intended to serve Lot 2 / Area C (east) and Lot 2 / Area D (west) (i.e. 30% each); and
- 10.3. <u>Plug-Ins for "Class 1" Bike Storage</u>: A minimum of one 120 volt duplex receptacle is provided to accommodate electric charging equipment for each 10 "Class 1" bike parking spaces or portion thereof within each bike storage room, including one 120 volt duplex receptacle in the designated Sexsmith Art Studio "Class 1" bike storage room for the exclusive use of the Sexsmith Art Studio tenants.
- 11. <u>Transitional Parking, "Class 1" Bike Storage & Electric Vehicle (EV) Charging Stations</u>: Registration of a restrictive covenant(s) and/or alternative legal agreement(s), to the satisfaction of the City, securing that:
 - 11.1. No Building Permit will be issued for the first residential building on the subject site (Lot 2 / Area C), in whole or in part, unless the Building Permit includes 100% of the on-site resident and visitor parking and "Class 1" bike storage required with respect to the Development Permit for the entirety of the approved Lot 2 development (Areas C & D) (DP 15-700800), including all required EV (plug-in and pre-ducted) charging stations;
 - 11.2. No final Building Permit inspection will be granted permitting occupancy for the first residential building on the subject site (Lot 2 / Area C), in whole or in part, until 100% of the on-site resident and visitor parking and "Class 1" bike storage required with respect to the Development Permit for the entirety of the approved Lot 2 development (Areas C & D) (DP 15-700800), including all required EV (plug-in and pre-ducted) charging stations, receives final Building Permit inspection permitting occupancy; and
 - 11.3. The portion of on-site resident and visitor parking, "Class 1" bike storage, and EV (plug-in and preducted) charging stations required to be constructed by the developer to satisfy the above requirement and is in excess of Zoning Bylaw and OCP requirements (e.g., "Parking Zone 1") for the whole of the first residential building (Lot 2 / Area C) shall be:
 - a) Indicated clearly on the Development Permit (DP 15-700800) and Building Permit drawings (and corresponding plans shall be attached to the subject restrictive covenant(s) and/or alternative legal agreement(s));
 - b) Made available by the developer for the interim use of the residents and visitors of the first residential building (Lot 2 / Area C), as applicable, until the second building on the subject site (Lot 2 / Area D) receives final Building Permit inspection permitting occupancy; and
 - c) Upon final Building Permit inspection permitting occupancy for the second residential building (Lot 2 / Area D), in whole or in part, be used in its entirety to satisfy the second building's on-site resident and visitor parking, "Class 1" bike storage, and EV (plug-in and pre-ducted) charging station requirements as approved by the Development Permit (DP 15-700800).

NOTE: It is agreed that there will be no phasing of the construction of Lot 2's on-site resident or visitor parking, "Class 1" bike storage, or EV (plug-in and pre-ducted) charging station and this, together with the registration of the subject restrictive covenant(s) and/or alternative legal agreement(s) as described above, shall fully satisfy the Zoning Bylaw with respect to all Capstan Village transitional parking requirements.

- 12. Public Art: As per legal agreement(s) registered on title, the developer shall satisfy the following:
 - 12.1. For Lot 2 / Area C (east of Ketcheson Road): No outstanding requirements. Prior to Development Permit issuance for Concord Gardens Phase 2 (Lot 1 / Area B), the developer made an advance voluntary contribution that fully satisfies the requirements with respect to Lot 2 / Area C.
 - 12.2. For Lot 2 / Area D (west of Ketcheson Road):
 - a) Submit to the City the Area Specific Detailed Public Art Plan for Lot 2 / Area D having a value of at least \$269,504, as determined by the DP approval process for Area D and set out in the table below.

NOTE: Existing legal agreements registered on title require that the Plan shall have a value equal to or greater than the greater of \$209,878 or the combined value of the applicable developer contribution rate multiplied by the total buildable area of Lot 2 / Area D and the value of the prior voluntary developer contribution received by the City with respect to DP 14-670686 for Lot 1 / Area E.

Lot & Area	Max. Permitted Floor Area	Affordable Housing*	Buildable Area**	Applicable Developer Contribution Rate	Value of Area Specific Detailed Art Plan
Lot 2 / Area D	22,888.5 m2 (246,369 ft2)	1,511.6 m2 (16,271 ft2)	21,376.9 m2 (230,098 ft2)	\$0.79/ft ² (City-approved 2015 rate)	\$181,777
Lot 1 / Area E					
	TOTAL Value of the	\$269,504			
	Outstanding Voluntary Developer Contribution				

- Exempt from "Buildable Area" for Public Art purposes
- ** Buildable Area = Maximum Permitted Floor Area Affordable Housing
- b) Enter into a Public Art Agreement satisfactory to the Director of Development and Director, Arts, Culture, and Heritage Services in their sole discretion for the implementation of the Concord Gardens Project-Wide Public Art Plan in respect to Area D in accordance with the Area Specific Detailed Public Art Plan referred to above.
 - More specifically, the Public Art Agreement shall take the form of a covenant, registered on title, restricting final Building Permit inspection granting occupancy for a building, in whole or in part (excluding a parking structure), on Area D until:
 - i) The developer, at its expense, commissions an artist or artists to conceive, create, manufacture, design, and oversee or provide input about the manufacturing of the public art, and causes the public art to be installed on Lot 2 / Area C, Lot 2 / Area D, and/or on City property in accordance with the Area Specific Detailed Art Plan for Area D;
 - ii) If the public art is installed on City property, the developer, at its expense and within thirty (30) days of the date on which the public art is installed, executes and delivers to the City, in a form satisfactory to the City Solicitor, a transfer of all of the artist's right, title, and interest in the public art to the City, including a transfer of copyright; and
 - iii) The developer, at its expense, submits a final report to the City promptly after the completion of the installation of the public art in respect to the Area Specific Detailed Art Plan for Area D, which report shall, to the satisfaction of the Director of Development and Director, Arts, Culture, and Heritage Services, include:
 - Information regarding the siting of the public art, a brief biography of the artist(s), a statement from the artist(s) on the public art, and other such details as the Director of Development and Director, Arts, Culture, and Heritage Services may require;
 - A statutory declaration, satisfactory to the City Solicitor, confirming that the developer's financial obligations to the artist(s) have been fully satisfied;
 - The maintenance plan for the public art prepared by the artist(s); and
 - Digital records (e.g., photographic images) of the public art, to the satisfaction of the Director, Arts, Culture, and Heritage Services.
- 12.3. Deliver to the City, as security for the performance of the developer's obligations in the Public Art Agreement for Area D, a voluntary developer contribution in the amount of \$181,777.00 (as per the value of the Outstanding Voluntary Developer Contribution identified in the table above), including:
 - a) \$13,475.00 in the form of a cash contribution to the Public Art Operating Provision (to support and sustain the management, administration, and promotion of the Public Art Program, as per standard City policy), which value represents 5% of the "Total Value of the Area Specific Detailed Public Art Plan for Lot 2 / Area D" indicated in the table above; and

- b) \$168,302.00 in the form of a Letter of Credit.
- 13. <u>Letters of Assurance</u>: Compliance with the terms of restrictive covenant(s) and/or legal agreement(s) registered on title for the purpose of securing that "no development" will be permitted and restricting Development Permit issuance with respect to any portion of the subject site until various letters of assurance from the Registered Professionals are submitted to the City's satisfaction confirming that the form of development complies with specified conditions, including:
 - a) View blockage and other potential development impacts;
 - b) Aircraft noise acoustic and mechanical considerations; and
 - c) Transport Canada airport-related height limits (surveyor).
- 14. <u>Servicing Agreement (SA)*</u>: Enter into a Servicing Agreement* for the design and construction of the following works (secured with a Letter of Credit), which shall include, but may not be limited to:
 - 14.1. As required to facilitate the developer's completion of required Sexsmith Bikeway SRW (CA2962418 CA2963421) improvements along the frontage of Lot 2 / Area D, as approved by the City, the relocation of above-ground equipment and related underground utilities within Utilities SRW (CA4404186 CA4404189) from their existing location encroaching into the Sexsmith Bikeway SRW to an alternate City-approved location east of the ultimate Sexsmith Road sidewalk (in the designated Utilities Area within the South Walkway & Art Studio Terrace SRW); and
 - 14.2. Completion of frontage improvements and any and all outstanding works along Garden City Road, Hazelbridge Way, Sexsmith Road, and the surrounding area, as determined to the City's sole satisfaction.
- 15. Additional Legal Requirements: Registration of changes to or replacement or discharge of various existing legal agreements registered on title and/or the registration of additional legal agreement(s), as required by the subject Development Permit, Servicing Agreement*, or Building Permit*, as determined to the satisfaction of the City, including, but not limited to, additional legal agreements required to the satisfaction of the Director of Engineering with respect 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/or private utility infrastructure.

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

- 1. "No Build": Compliance with the terms of restrictive covenant(s) and/or legal agreement(s) registered on title for the purpose of securing that "no building" will be permitted and restricting Building Permit* issuance with respect to any portion of the subject site until conditions are satisfied for the following, as determined to the satisfaction of the City:
 - 1.1. <u>Sexsmith Art Studios</u> (i.e. detailed design of the art studios and all related facilities (e.g., parking, "Class 1" bike storage, waste storage and holding rooms, publicly-accessible outdoor spaces, and access) and letter of assurance submitted by the Registered Professional, to the satisfaction of the Director of Development and Director, Arts, Culture, and Heritage Services);
 - 1.2. <u>Neighbourhood Park SRW</u> (i.e. detailed design and letter of assurance submitted by the Registered Professional, to the satisfaction of the Director of Development and Senior Manager, Parks);
 - 1.3. <u>South Walkway & Art Studio Terrace SRW</u> (i.e. detailed design of the entire SRW area, with particular attention on the Art Studio Terrace area, Organic Community Garden area, and widening at Ketcheson Road, and letter of assurance submitted by the Registered Professional, to the satisfaction of the Director of Development, Senior Manager, Parks, and Director of Transportation);
 - 1.4. <u>Private (Ketcheson) Road SRW</u> (i.e. detailed design and a letter of assurance submitted by the Registered Professional, to the satisfaction of the Director of Development and Director of Transportation);

- 1.5. <u>Visitor Parking</u> (i.e. detailed design and a letter of assurance submitted by the Registered Professional, to the satisfaction of the Director of Transportation);
- 1.6. Electric Vehicle (EV) Charging Stations for Vehicles & "Class 1" Bike Storage (i.e. detailed design of EV charging features and their locations and a letter of assurance submitted by the Registered Professional, to the satisfaction of the Director of Transportation);
- 1.7. <u>Transitional Parking, "Class 1" Bike Storage & Electric Vehicle (EV) Charging Stations</u> (i.e. detailed design of transitional parking, bike storage, and related EV charging features and a letter of assurance submitted by the Registered Professional, to the satisfaction of the Director of Transportation);
- 1.8. Tandem Parking, if proposed (i.e. detailed design, to the satisfaction of the Director of Transportation);
- 1.9. <u>District Energy Utility (DEU) Agreement</u> (i.e. DEU-related design and energy modelling report submitted by the Registered Professional, to the satisfaction of the Director of Engineering);
- 1.10. <u>Accessibility Measures</u>: Incorporation of accessibility measures in Building Permit plans as determined via the Development Permit processes (e.g., Basic Universal Housing units, aging-in-place features).
- 1.11. <u>View Blockage and Other Potential Development Impacts</u> (i.e. detailed design and letter of assurance submitted by the Registered Professional, to the satisfaction of the Director of Development);
- 1.12. <u>Aircraft Noise</u> (i.e. report and letter of assurance submitted by the Registered Professional, to the satisfaction of the City); and
- 1.13. <u>Capstan Station Reserve Contribution</u> (i.e. submission of a voluntary developer contribution, on a Building Permit-by-Building Permit* basis, towards the Capstan Station Reserve or as otherwise provided for in the Zoning Bylaw, as per the Richmond Zoning Bylaw in effect at the time of Building Permit* issuance).
- 2. <u>Traffic Management</u>: Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- 3. <u>Construction Hoarding</u>: 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. <u>Additional Pre-Construction Considerations</u>: Some existing agreements registered on Lot 2 / Area D restrict the developer from conducting construction-related activities in this area (e.g., pre-load, site preparation, construction staging) until various conditions are satisfied (except with the written pre-approval of the City), for example:
 - 4.1. <u>Temporary Parking on Lot 2 / Area D (CA4467095 CA4467100)</u>: This agreement, registered in favour of Lot 1 residents to provide them with temporary use of a surface parking lot on Lot 2 / Area D.

NOTE:

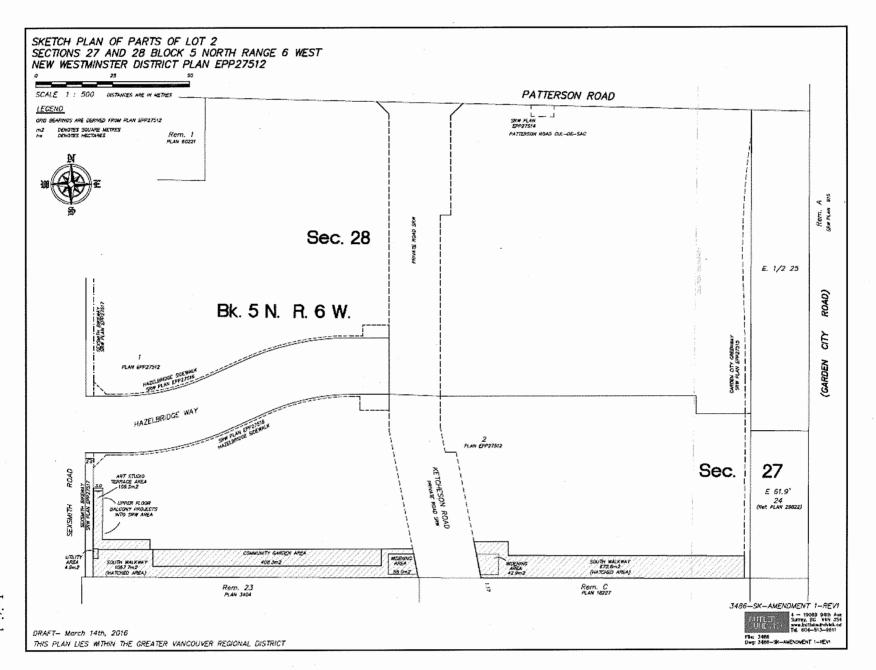
- Items marked with an asterisk (*) require a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.
 All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

Initial:

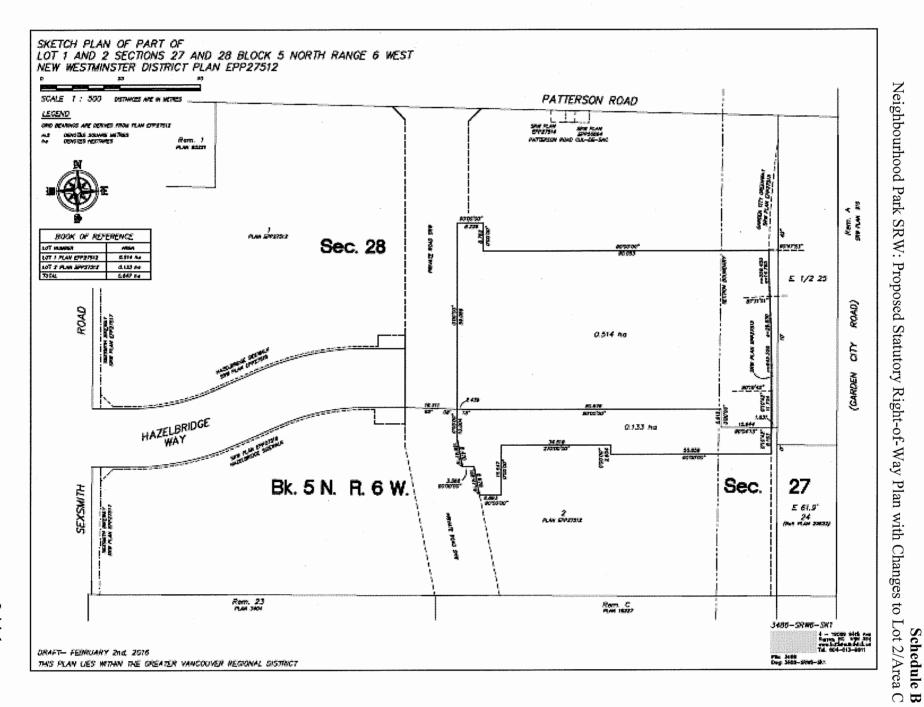
The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contains prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

SIGNED COPY ON FILE (REDMS #4858755)	
Signed	Date



Initial



Initial

ORGANIC COMMUNITY GARDEN

Preliminary Garden Plot User Guidelines

- a) Properly maintain the Garden Plots, including, without limiting the generality of the foregoing, the regular removal of weeds
- Not install or permit to be installed any structures of any kind in the Garden Plots
- c) Not act as the City's representative in connection with any media
- d) Not use the Garden Plots for any commercial enterprise
- e) Not use any power tools or machines of any kind
- f) Keep the walkways between and surrounding the Garden Plots free of debris, tools, and other equipment;
- g) Not permit any automatic watering
- h) Report any safety issues or concerns to the developer/owner or its representative, as applicable
- i) Not install bean poles higher than six feet
- j) Not install solid walls or covered areas of any kind
- k) Not store or stockpile materials of any kind in the Community Gardens
- I) Not permit any dogs or other domestic animals in the Community Gardens
- m) Not grow plants or erect any structure that will shade any neighbours' Garden Plots
- n) Maintain and weed the pathways surrounding his or her Garden Plot
- Not place any objects such as chairs, containers/pots, planters, pieces of wood or anything to obstruct the common area pathways
- p) Not plant woody plants (trees and shrubs), invasive species (including blackberries and raspberries)
- q) Not use any Pesticides and to perform pest management and fertiliser placement in a manner consistent with industry accepted methods and in compliance with the City of Richmond Pesticide Use Control Bylaw No. 8514, Public Health Protection Bylaw No. 8969 and other applicable legislation
- r) Not use or permit to be used any herbicides (weed killers), insecticides, chemical fertilizers, animal poisons and nonorganic materials (including treated wood)
- s) Not remove the Communal Tools from the Community Garden where they are located
- t) Clean and return the Communal Tools to the storage shed in each applicable Community Garden after each use
- u) Keep the storage shed in each Community Garden tidy and organized including, without limiting the generality of the foregoing, not leaving garbage or useless gardening materials in the storage shed
- v) Begin planting in his or her Garden Plot by May 15th and finish planting by May 30th. Failure to do this shall result in forfeiture of the Garden Plot
- w) Not remove any item from any other Garden Plot other than the Garden Plot to which the Garden Plot User has been assigned
- x) Harvest the Garden Plot to which the Garden Plot User has been assigned by October 31st of each year of the Term
- y) Conserve the use of water by hand watering and mulching with leaves, grass clippings, or hay to reduce water evaporation
- z) Follow City water restrictions when they are in effect

Ĭπ	iitia	1		
	บบเล			

LOCATION	UNIT TYPE	BASIC UNIVERSAL	UNIT A	
LOCATION	UNITITE	HOUSING (BUH) UNITS (1)	ft ²	m²
Levels 2 & 3	2 bedroom (2-storey townhouse)	No '	1,153.0	107.12
Levels 2 & 3	2 bedroom (2-storey townhouse)	No	1,202.9	111.75
Level 3	1 bedroom	Yes	592.0	55.0
Level 3	2 bedroom	Yes	902.9	83.88
Level 4	1 bedroom	Yes	592.0	55.0
Level 4	2 bedroom	Yes	902.6	83.85
Level 4	2 bedroom	Yes	902.9	83.88
Level 5	2 bedroom	Yes	902.6	83.85
Level 5	2 bedroom	Yes	902.9	83.88
Level 6	2 bedroom	Yes	902.6	83.85
Level 6	2 bedroom	Yes	902.9	83.88
Level 7	2 bedroom	Yes	902.6	83.85
Level 7	2 bedroom	Yes	902.9	83.88
Level 8	2 bedroom	Yes	902.6	83.85
Level 8	2 bedroom	Yes	902.9	83.88
TOTAL	15 units	13 BUH units	13,470.3 ft2	1,251.4 m2

⁽¹⁾ Basic Universal Housing (BUH) units shall comply with all applicable Richmond Zoning Bylaw requirements.

Area D / Location, Type & Area of Affordable Housing Units (WEST BUILDING)

LOCATION	LIMIT TYPE	BASIC UNIVERSAL		AREA
LOCATION	UNIT TYPE	HOUSING (BUH) UNITS (1)	ft ²	m ²
Levels 2 & 3	3 bedroom (2-storey townhouse)	No	1,224.9	113.8
Levels 2 & 3	3 bedroom (2-storey townhouse)	No	1,224.9	113.8
Level 3	1 bedroom	Yes	727.6	67.6
Level 3	2 bedroom	Yes	893.4	83.0
Level 3	2 bedroom	Yes	927.9	86.2
Level 3	2 bedroom	Yes	968.8	90.0
Level 3	2 bedroom	Yes	1,024.7	95.2
Level 4	2 bedroom	Yes	893.4	83.0
Level 4	2 bedroom	Yes	927.9	86.2
Level 4	2 bedroom	Yes	968.8	90.0
Level 4	2 bedroom	Yes	1,024.7	95.2
Level 5	2 bedroom	Yes	893.4	83.0
Level 5	2 bedroom	Yes	927.9	86.2
Level 6	2 bedroom	Yes	893.4	83.0
Level 6	2 bedroom	Yes	927.9	86.2
Level 7	2 bedroom	Yes	893.4	83.0
Level 7	2 bedroom	Yes	927.9	86.2
TOTAL	17 units	15 BUH units	16,270.9 ft2	1,511.6 m2

⁽¹⁾ Basic Universal Housing (BUH) units shall comply with all applicable Richmond Zoning Bylaw requirements.

itial
itial



Development Permit

No. DP 15-700800

To the Holder:

GBL Architects Inc.

Property Address:

8800 Hazelbridge Way and 3300 and 3311 Ketcheson Road

Address:

139 East 8th Avenue, Vancouver, BC V5T 1R8

- 1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
- 2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
- 3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
 - a) Increase the maximum allowable building height for the east building within 50.0 m of a lot line abutting Garden City Road from 28.0 m to 31.5 m for an enclosed stair shaft, elevator penthouse, and guardrail;
 - b) Reduce the minimum allowable road and park setbacks for the west building from 3.0 m to:
 - (i) 0.0 m from the South Walkway and Art Studio Terrace Statutory Right-of-Way in the vicinity of the art studios; and
 - (ii) 2.82 m from the Hazelbridge Way Sidewalk Widening Statutory Right-of-Way near the building's northwest corner; and
 - c) Increase the maximum allowable projections into the required yards:
 - (i) For the east building, from 1.2 m to 1.47 m for a cantilevered roof at the building's southwest corner; and
 - (ii) For the west building, from 1.0 m to 1.37 m for balconies at the west tower's south side.
- 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 #1A to #7D 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 \$2,170,512.94 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

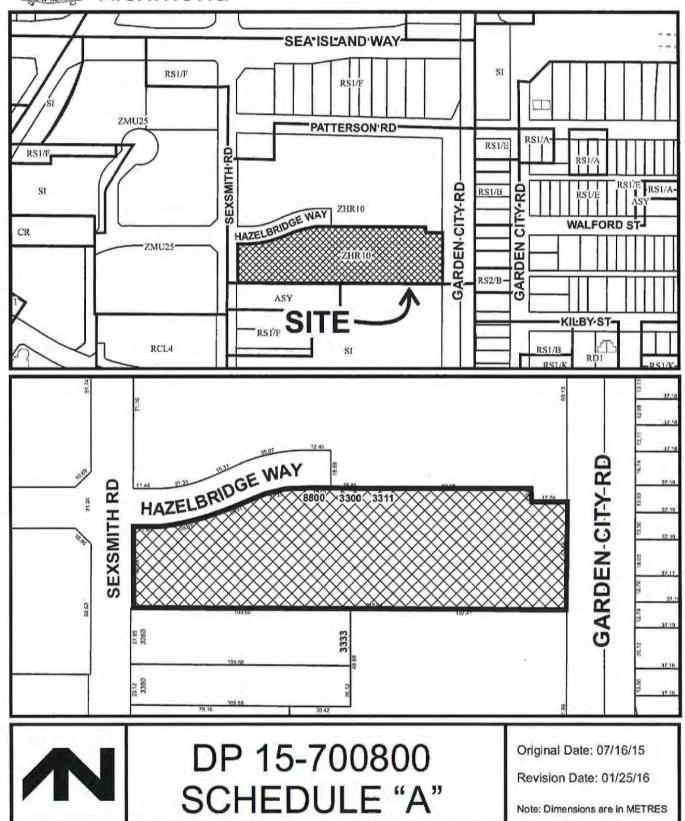
Development Permit No. DP 15-700800

	No. DP 15-700800			
To the Holder:	GBL Architects Inc.			
Property Address:	8800 Hazelbridge Way and 3300 and 3311 Ketcheson Road			
Address:	139 East 8th Avenue, Vancouver, BC V5T 1R8			
out the work by its servar Holder. Should the Hold time set out herein, the se	rmit within the time provided, the City may use the security to carry nts, agents or contractors, and any surplus shall be paid over to the ler carry out the development permitted by this permit within the ecurity shall be returned to the Holder. The City may retain the ar after inspection of the completed landscaping in order to ensure rvived.			
	mmence the construction permitted by this Permit within 24 months, this Permit shall lapse and the security shall be returned in full.			
8. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.				
This Permit is not a Build	ding Permit.			
AUTHORIZING RESOLUT DAY OF ,	TION NO. ISSUED BY THE COUNCIL THE			
DELIVERED THIS	DAY OF ,			

MAYOR



City of Richmond



Concord Gardens Development Summary

Estimated	Net Residential		Units	Dwelling		ns	ord Garde	Conce
Occupancy Date	Floor Area	Total	ARTS Units	Affordable Housing	Market Units	Area	Lot	Phase
2016	23.395.0 m2 (251,822 ft2)	280	20	Nil	260	Α	1	1
2017	20,759.6 m2 (223,454 ft2)	261	Nil	17	244	В	1	2
2017	10,969.6 m2 (118,076 ft2)	135	Nil	7	128	E	1	3
	55,124.2 m2 (593,352 ft2)	676	20	24	632	otal	ed Sub-T	Approv
2018	19,207.1 m2 (206,744 ft2)	233	Nil	15	218	С	2	4
Subject	22,888.5 m2 (246,369 ft2)	292	Nil	17	275	D	2	5
Application	42,095.6 m2 (453,113 ft2)	525	Nil	32	493		ub-Total	S
	97,219.8 m2 (1,046,465 ft2)	1,201	20	56	1,125		TOTAL	

Subject Development: Phases 4 & 5

Residential Uses	Market	Affordable Housing	Total
Net Floor Area	39,332.6 m2 (423,371.8 ft2)	2,763.0 m2 (29,741.2 ft2)	42,095.6 m2 (453,113.0 ft2)
Number of Units	493 (Total)	32 (Total)	525 (Total)
	218 (Phase 4)	15 (Phase 4)	233 (Phase 4)
	275 (Phase 5)	17 (Phase 5)	292 (Phase 5)
Basic Universal Housing (BUH)	75 (Total)	28 (Total)	103 (Total)
	33 (Phase 4)	13 (Phase 4)	46 (Phase 4)
	42 (Phase 5)	15 (Phase 5)	57 (Phase 5)

Affordable Housing: Phases 4 & 5 (Secured with legal agreements on title)

		P	hase 4			Phase 5
Unit Type	Units	BUH Units	Minimum Habitable Unit Area	Units	BUH Units	Minimum Habitable Unit Area
2-Storey Townhouse	Leve		ect Corridor & Street-Front Garden City Road	Levels 2		ct Corridor & Street-Front Access azelbridge Way
2-Bedroom	2	Nil	107.1 m ² (1,153 ft ²)	2	Nil	113.8 m ² (1,225 ft ²)/unit
Apartment		Levels 3	3, 4, 5, 6, 7 & 8		Leve	els 3, 4, 5, 6 & 7
1-Bedroom	2	2	55.0 m ² (592 ft ²)/unit	1 -	1	67.6 m² (728 ft²)/unit
2-Bedroom	11	11	83.9 m ² (903 ft ²)/unit	14	14	83.0 m ² (893 ft ²)/unit
TOTAL	15	13	1,251.4 m2 (13,470.3 ft2)	17	15	1.511.6 m2 (16,270.9 ft2)

Actual unit areas vary, but shall not be less than the "Minimum Unit Area" indicated in the table above.

Community Amenity: Sexsmith Art Studios (Phase 5) (Secured with legal agreements on title)

SAS Art	Art Studio Units - Minimum Indoor	Art Studio Wor	k Spaces – Minimum Din	nensions
Studio Unit	Gross Leasable Floor Area (1)	Floor Area (2)	Width (2)	Height (2)
#1	33 m2 (355 ft2)	23.0 m2 (248 ft2)	3.05 m (10 ft)	3.68 m (12 ft)
#2	35 m2 (377 ft2)	23.0 m2 (248 ft2)	3.05 m (10 ft)	3.68 m (12 ft)
#3	35 m2 (377 ft2)	23.0 m2 (248 ft2)	3.05 m (10 ft)	3.68 m (12 ft)
#4	37 m2 (398 ft2)	23.0 m2 (248 ft2)	3.05 m (10 ft)	3.68 m (12 ft)
TOTAL	140.0 m2 (1,507 ft2)	N/A	N/A	N/A

Related uses include 1 parking/loading space, Class 1 bike parking, a garbage/recycling room, publicly-accessible open space, electric vehicle (EV) charging stations & shared use of visitor parking, garbage/recycling holding room & loading

DP 15-700800

PWL partnership



NOTES:

- 1. Variances are identified on the site plan.
- 2. Affordable housing units are identified on the floor plans.
- 3. Statutory right-of-ways are identified on the site plan.
- 4. Basic Universal Housing (BUH) units are identified on the floor plans & must satisfy Zoning Bylaw
- 5. 100% of units shall include aging-in-place features including stairwell hand rails, lever-type handles for plumbing fixtures and door handles, and solid blocking in washroom walls to facilitate future grab bar installation (by others) beside toilets, bathtubs, and showers.
- 6. 100% of parking & Class 1 bike storage must be complete prior to occupancy of Phase 4.
- 7. All visitor parking shall be located on Level 2.
- 8. No tandem parking is permitted.
- 9. Electric vehicle (EV) charging stations for vehicles & Class 1 bike storage are identified on the plans. As per legal agreements, final locations must be confirmed prior to Building Permit issuance.
- 10. Prior to Building Permit issuance, City Departmental approvals are required for the final design of Ketcheson Road SRW, Neighbourhood Park SRW, South Walkway & Art Studio Terraces SRW, Sexsmith Art Studios & District Energy Utility (DEU) requirements.
- 11. Prior to Building Permit issuance, developer contributions are required towards public art & the Capstan Station Reserve (as per Zoning Bylaw amenity bonus requirements)

Parking: Phases 4 & 5

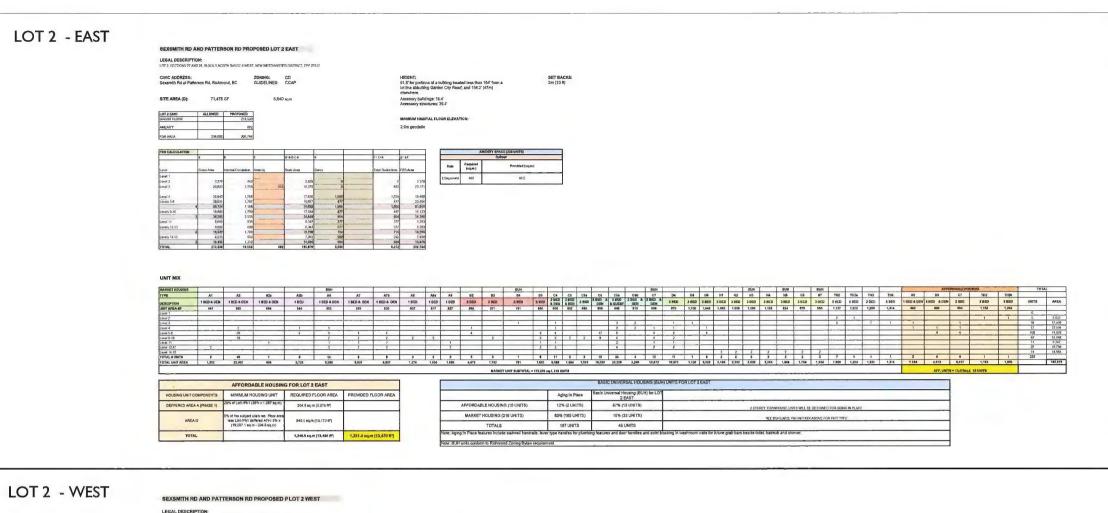
	# D:d#:-!	Min # P	arking Spaces	& EV Charging St	ations	Min "Class 1"	Bike Storage
Area/ Phase	# Residential Units	# Residents (R)	# Visitors (V) (1)	# EV Plug-ln (2)	# EV Rough-In (3)	# Bikes	# EV Plug-Ins (4)
Area C Phase 4	Market = 218 AH = 15 Total = 233	Market = 196 AH = 12 Total = 208 (R)	42 (V)*	75	63	Market = 273 AH = 19 Total = 292	Market = 27 AH = 2 Total = 29
Area D Phase 5	Market = 275 AH = 17 Total = 292	Market = 248 AH = 14 Total = 262 (R)	53 (V)*	95	79	Market = 344 AH = 22 Total = 366	Market = 34 AH = 3 Total = 37
SUB-	Market = 493 AH = 32	Market = 444 AH = 26 Total = 470 (R)	95 (V)*	170 NOTE: 100% to be assigned	142	Market = 617 AH = 41	Market = 61 AH = 5
TOTAL	Total = 525	470 (R) + 95 (V)* = 565	to residents		Total = 658	Total = 66
Art Studios	N/A	1		1	Nil	8	1
		566		171	142	666	67
	TOTAL	10	0% of require	ments must be con	npleted prior to o	ccupancy of Phase	e 4

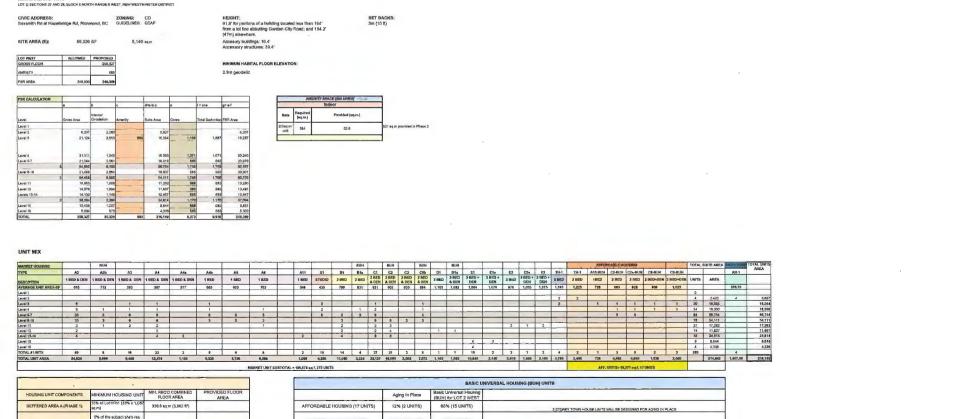
"AH" means Affordable Housing unit or units. "Market" means strata-titled condominium unit or units. "Art Studios" means the affordable, workonly Sexsmith Art Studios (SAS) facility proposed for Phase 5 (Area D).

- (1) Visitor parking required for the affordable housing units and market units shall be pooled and shared.
- (2) Electric vehicle (EV) Plug-Ins (i.e. 120 volt duplex outlets) must be provided at a rate of 30% of the combined total number of resident and
- (3) Electric vehicle (EV) Rough-Ins (i.e. pre-ducting for the future installation of 120 volt duplex outlets by others) must be provided at a rate of 25% of the combined total number of resident and visitor parking spaces.
- (4) Electric vehicle (EV) Plug-Ins for "Class 1" bikes (i.e. 120 volt duplex outlets) must be provided at a rate of 1 for each 10 bikes or portion

Plan 1A Mar 19,2016 DP 15 - 700800







Note: BUH units conform to Richmond Zoning Bylaw requirements



Plan 1B Mar 19,2016 DP 15 - 700800



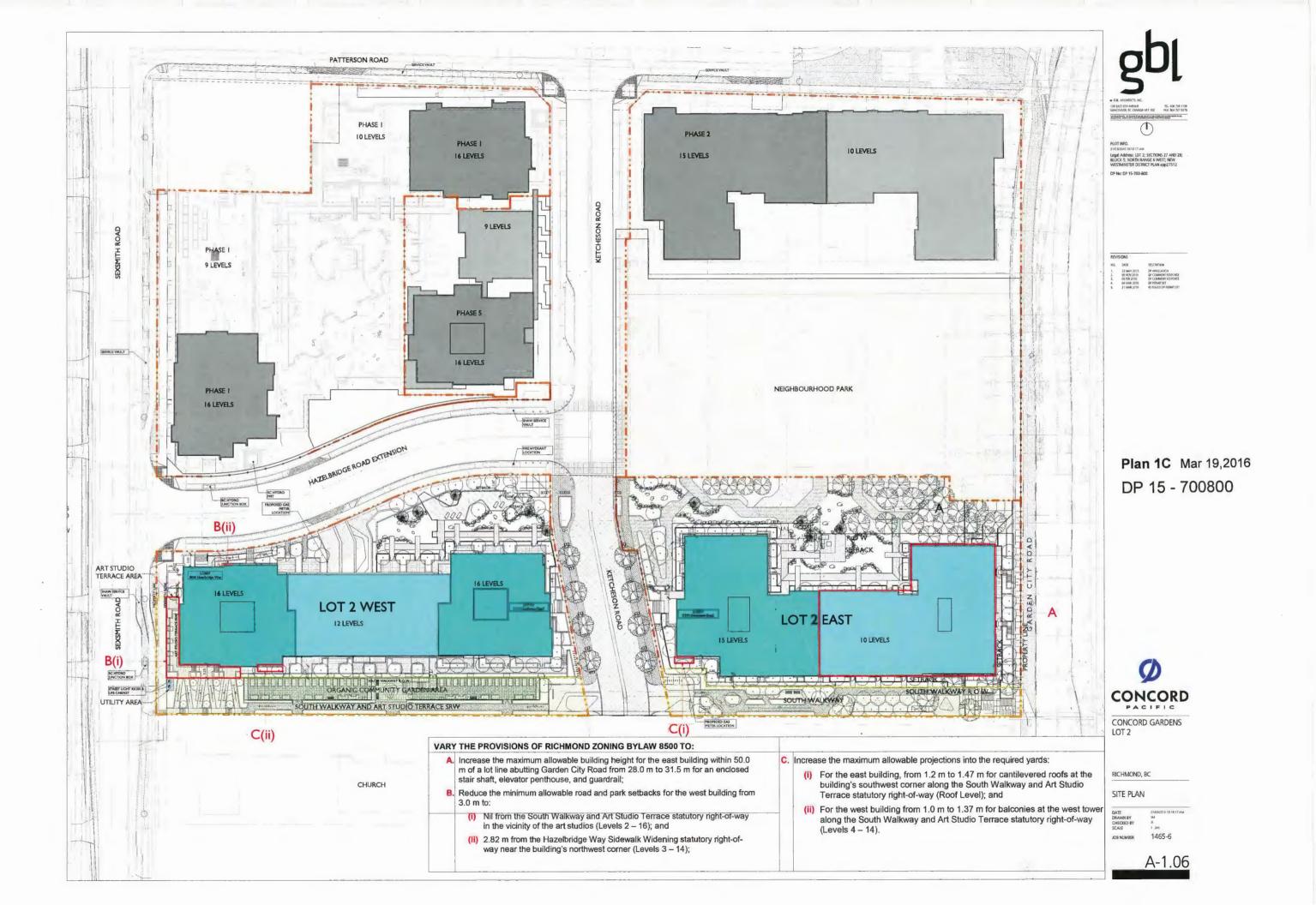
RICHMOND, BC

PROJECT STATS

DATE 21/03/2016 10:17
DRAWN BY 5M
CHECKED BY 5
SCALE

JOB NUMBER 1465-6

A-0.01b



	# Residential	Min # Par	king Spaces	& EV Charging	Stations	Min "Class 1"	Bike Storage
Area	Units	# Residents (R)	# Visitors (V) (1)	# EV Plug-in (2)	# EV Rough-In (3)	# Bikes	# EV Plug-Ins (4)
С	Market = 218 AH = 15 Total = 233	Market = 196 AH = 12 Total = 208 (R)	42 (V)*	75	63	Market = 273 AH = 19 Total = 292	Market = 27 AH = 2 Total = 29
D	Market = 275 AH = 17 Total = 292	Market = 248 AH = 14 Total = 262 (R)	53 (V)*	95	79	Market = 344 AH = 22 Total = 368	Market = 34 AH = 3 Total = 37
SUB-	Market = 493 AH = 32	Markel = 444 AH = 26 Total = 470 (R)	95 (V)*	170 NOTE: 100% to be	142	Market = 517 AH = 41	Market ≃ 61 AH = 5
IOIAL	Total = 525	470 (R) + 95 (V)* = 565	assigned to residents		Total = 658	Total = 86
Art Studios	N/A	1		1	Nil	8	1

- (1) Visitor parking required for the affordable housing units and market units shall be peopled and shared
- (2) Electric vehicle (EV) Plug-ins (i.e. 120 yolf duplex outlets) must be provided at a rate of 30% of the combined total number of resident and visitor parking spaces.

Lot 2 Parking Summa	iry								CARS									BIKES				
	•		REQUIRED							PROVIDED						REQUIRED		PROV	IDED			
					Total Pr	ovided	Standard		5mail Car		Accessible	EV Stalls	Rough-in for f	future 120V EV	c	ass 1 Stalls	Class 1 S	italis	Class 1 12	LOV EV stalls	Class 2	Blke Stalls
		Units	Rate	Required	u	12	12	L1	L2	LI	L2	11 12	L1	L2	Units Ra	te Required	L1 Li	2	LI .	LZ	Req'd	Prov'd
East	Residential Visitor				178	108 26	87	72	90	33 23	2 2	0	75 63				205	117 0	22	1	0	-
West	Residential Visitor Artist		1		159	25 69 1	89	5 43	66	18 24	4 2	72	23 55	24			327	9 0 8	37		1 0 1	
East + West	Residential Mark	et	493 (9 444	337	133	176	77		51	-		98 118	8 0	493	1.25 6	532	126	59	ž 1	is .	
	Visitor Artist		525 O. 4 O.	16 95		95 1		46		47	. 2		0	24	32	2	8	0 8		:	0	
Totals by Level					337	229	176	123	156	98	6 6	72	99 118	24			532	134	59	1	S	
Lot 2 Totals			529	566	56	6	299		254		12	171	14	142	529	6	666 666		1	74	105.8	8 3
% of Overall Parking					100.	0%	52.0%		44.3%		2,1%	30.2%	25.	.1%			100.0	rs.	11	1.1%		



GEL ARCHITECTS INC.

129 EAST 8TH AMENAIE

VANCOUVER, SC CANADA VST 188

FAX 664

1

PLOT INFO. 03/03/2016 3:04:41 PM Legal Address: LOT 2; SECTIONS 27 AND 28; BLOCK 5; NORTH RANGE 6 WEST; NEW WESTMINSTER DISTRICT PLAN epp27512

REVISIONS

NO. DATE DECIMINENT

1. 22 MAY 2015 OP APPLICATEN

2. 09 ROV 2015 DF COMMENT 65 SPONS

4. 04 MAR 2016 DF COMMENT 65 SPONS

4. 04 MAR 2016 DF FIRMT SLT

3. 21 MGS 2016 BE SEGSURE DE PRIMIT SLT

Plan 2A Mar 19,2016 DP 15 - 700800



CONCORD GARDENS

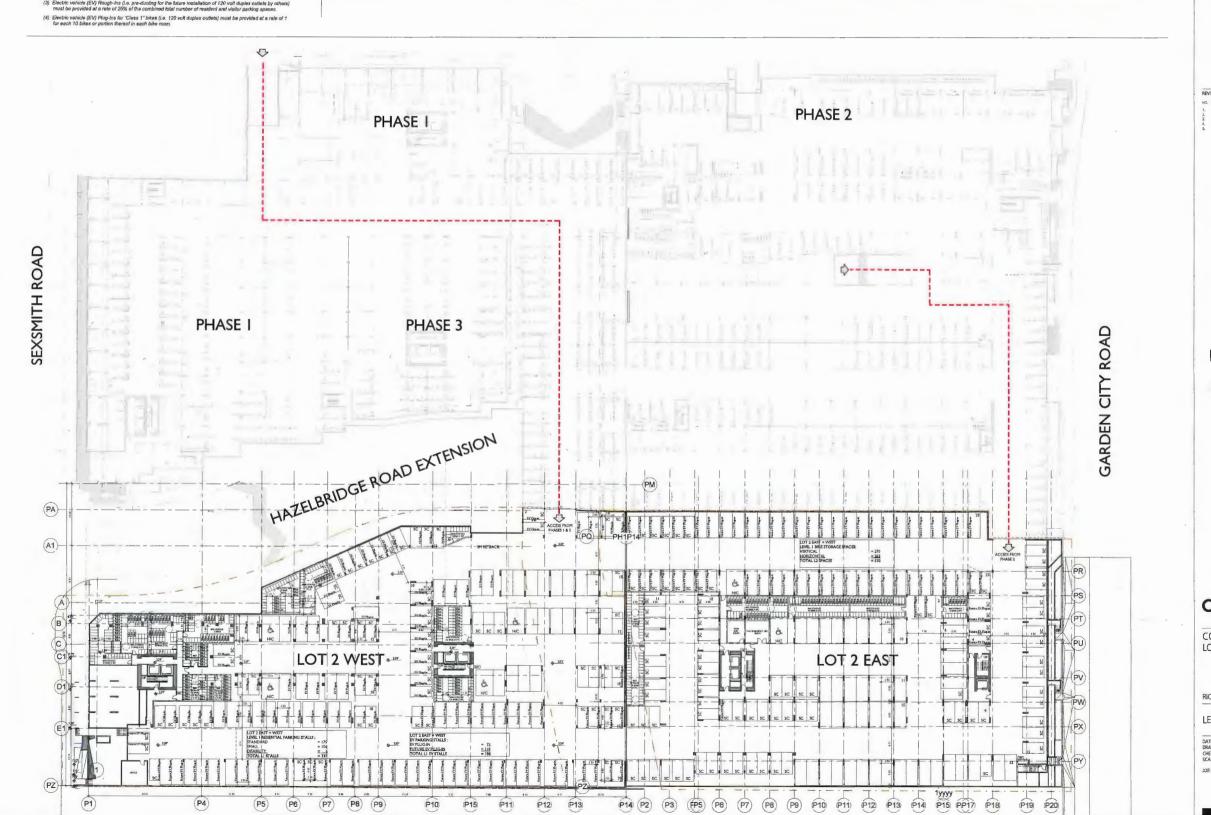
RICHMOND, BC

LEVEL 1 FULL PARKING

DATE 08/08/2016 3 JA-4 T PRAWN BY SM CHECKED BY S SCALE 1 240

JOB NUMBER 1466

A-2.01



	# Residential	Min # Par	king Spaces	& EV Charging	Stations	Min "Class 1"	Bike Storage
Area	Units	# Residents (R)	# Visitors (V) (1)	# EV Plug-in (2)	# EV Rough-in (3)	# Bikes	# EV Plug-ins (4)
С	Market = 218 AH ≈ 15 Total = 233	Market = 196 AH = 12 Total = 208 (R)	42 (V)*	75	63	Market = 273 AH ≈ 18 Total = 292	Market = 27 AH = 2 Total = 29
D	Market = 275 AH = 17 Total = 292	Market = 248 AH = 14 Total = 262 (R)	53 (V)*	95	79	Market = 344 AH = 22 Total = 366	Market = 34 AH = 3 Total = 37
SUB-	Market = 493 AH = 32	Market = 444 AH = 26 Total = 470 (R)	95 (V)*	170 NOTE. 100% to be	142	Market = 617 AH = 41	Market = 61 AH = 5
TOTAL	Total = 525	470 (R) + 95 (V)* = 565	assigned to residents		Total = 658	Total = 66
Art Studios	N/A	1		1	Nil	8	1

- Visitor parking required for the affordable housing units and market units shall be pooled and shared.
- (2) Electric vehicle (EV) Plug-ins (i.e. 120 voll duplex outlets) must be provided at a rate of 30% of the combined total number of resident and visitor parking spaces.

ot 2 Parking Sum	mary								CARS											BIKES				
			REQUIRE	D						PROV	DED						REQUIRE	D		PROVIDE	.0			
					Total	Provided	Star	ndard	Small	Car	Accessible		EV Stalls	Rough-in 8	for future 120V EV Stalls		Class 1 Sta	dis	Class 1 Sta	ds	Class 1 120V EV	stalls		Blke Stalls
		Units	Rate	Required	L1	12	11	12	Li	L2	1.1 1.2	L1	12	L1	(2	Units	Rate	Required	11 12	L1	L2		Req'd	Prov'd
est	Residential Visitor				17	8 108 - 26	87	7	90	33- 23	2	0	0	75	63	0			205	0	22	13		
West	Residential Visitor Artist				15	9 25	85	4	5 66	18 24	4	2 2 0	72	23 0 1	55 2	0 4 0			327	9	37	1 0 1		
iast + West	Residential Marke Affordable		493	0.9	33 44 26	7 133	176	7		51		4		98	118	0		1.25 617 1.25 41	532	126	59	15		
	Visitor Artist		4 0	0.25	1	. 1				- ".		-	-	1		0	4	2 8	-	8		0	,	
Totals by Level					33	7 229	170	12	156	98	6	6	72	99	118 2	4			532	134	59	15		
ot 2 Totals			529		56	566	- 1	199	25	4	12		171		142		529	666	666		74		105.8	8
% of Overall Park	ing				31	00.0%	50	1.8%	44.	14.	2.1%		30.2%		25.1%				100.0%		11.1%			



199 EAST 2TH AMENUE TEL 604 796 11
VANCOUVER, BC CANADA VET 188 FAX 604 791 52
CENTRALED TO THE WAY OF THE STATE OF THE CONTROLL OF THE CONTROL OF T

....

PLOT INFO.
Legal Address: LOT 2; SECTIONS 27 AND 28;
SLOCK S; NORTH RANGE 6 WEST; NEW
WESTMINSTER DISTRICT PLAN epp27512
DP No: DP 15-700-800

REVISIONS

NO. DATE DESCRIPTION

1. 22 MAY 2015 DF APPLICATION

2. 05 NOV 2015 DF COMMON THE SECURIC

4. 04 MAY 2015 SF TRANS SE

5. 21 MAY 2016 SF TRANS SE

5. 21 MAY 2016 MAY 2016 SF TRANS SE

5. 21 MAY 2016 MAY 2016 MAY 2016 DF PRIMAI SE

5. 21 MAY 2016 MAY 2016 MAY 2016 DF PRIMAI SE

5. 21 MAY 2016 MAY 2

Plan 2B Mar 19,2016 DP 15 - 700800



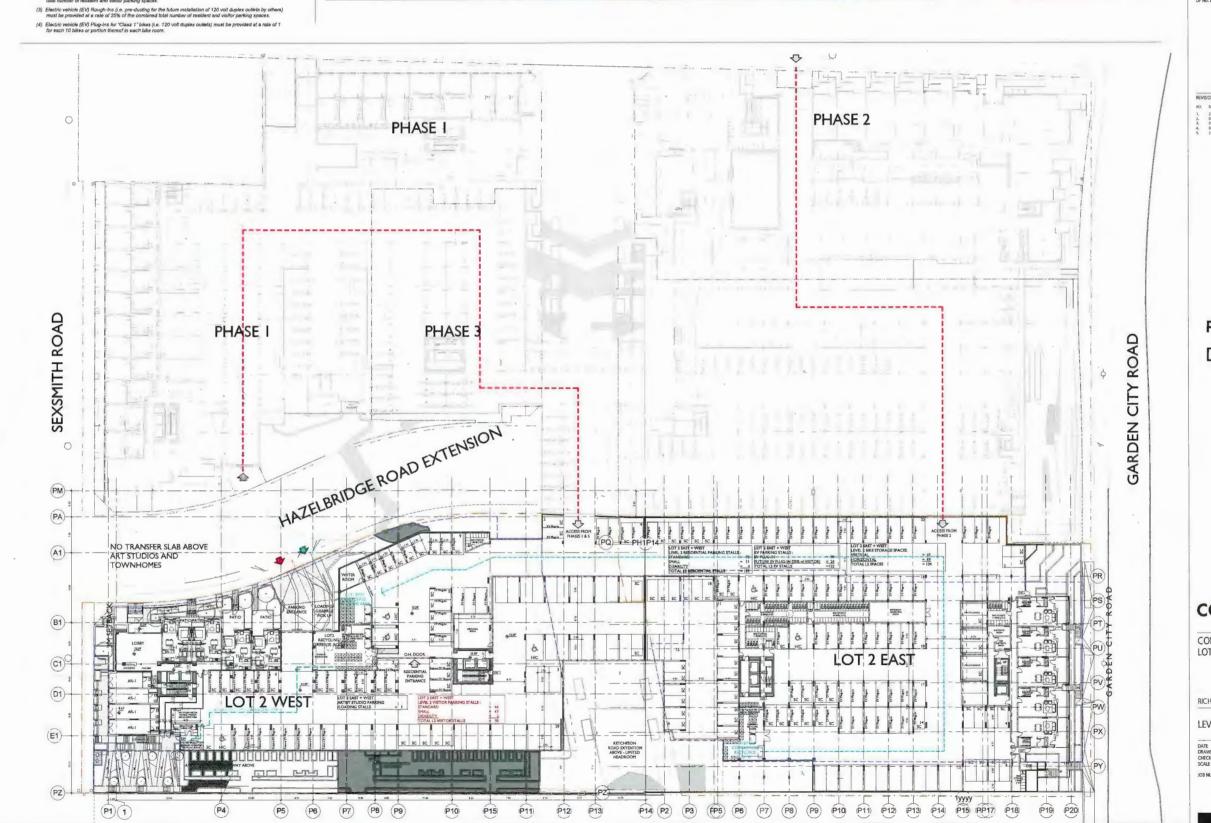
CONCORD GARDENS LOT 2

RICHMOND, BC

LEVEL 2 FULL PARKING

DATE GB0300162 46
DRAWN BY SM
CHECKED BY 5
SCALE 1 240
JOB NUMBER 1466

A-2.02



CONCORD GARDENS LOT 2 LANDSCAPE PACKAGE

gb[

presents and Mours

Discreption

g3 2015/10219 hased for Roden

D4 2015/10228 James Ser ADP

or market homester

DRAWING LIST

L0.01 COVER PAGE AND SITE PLAN

L0.02 INSPIRATION IMAGES L0.03 PRECEDENT IMAGES L0.04 TREE MANAGEMENT PLAN

L1.01 LAYOUT AND MATERIAL PLAN GL EAST
L1.02 LAYOUT AND MATERIAL PLAN L11 EAST
L1.03 LAYOUT AND MATERIAL PLAN GL WEST
L1.04 LAYOUT AND MATERIAL PLAN L11 WEST
L1.05 LAYOUT AND MATERIAL PLAN L12 WEST
L1.06 LAYOUT AND MATERIAL PLAN L16 WEST
L1.07 LAYOUT, MATERIAL, GRADING AND
PLANTING PLAN KETCHESON ROAD

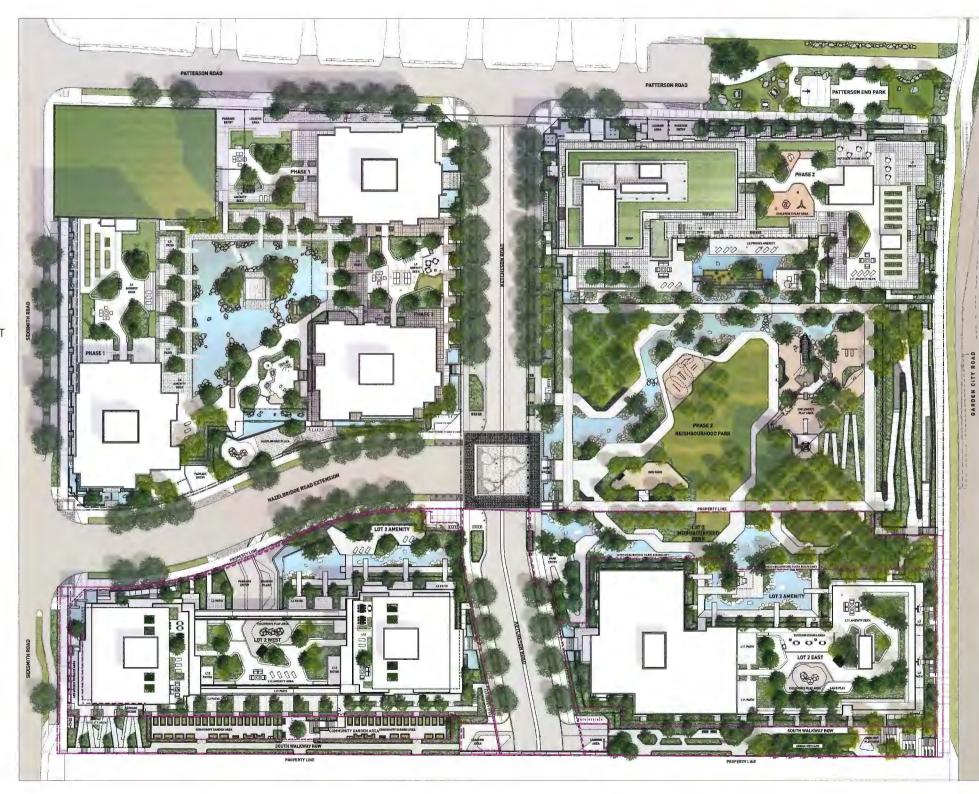
L1.08 SOUTH WALKWAY L1.09 SOUTH WALKWAY ENTRY ON SEXSMITH L1.10 SOUTH WALKWAY ENTRY ON GARDEN CITY ROAD L1.11 ORGANIC COMMUNITY GARDEN AREA

L2.01 GRADING PLAN GL EAST L2.02 GRADING PLAN GL WEST L2.03 GRADING ROOF LEVELS

L3.01 PLANTING PLAN GL EAST L3.02 PLANTING PLAN L11 EAST AND PLANT LIST L3.03 PLANTING PLAN GL WEST L3.04 PLANTING PLAN ROOF LEVELS WEST

L4.01 LIGHTING PLAN GL EAST L4.02 LIGHTING PLAN GL WEST L4.03 LIGHTING PLAN ROOF LEVELS

L5.01 LANDSCAPE DETAILS L5.02 LANDSCAPE DETAILS L5.03 LANDSCAPE DETAILS L5.04 LANDSCAPE DETAILS L5.05 LANDSCAPE DETAILS



Plan 3A Mar 19,2016 DP 15 - 700800



Concord Gardens Lot 2

COVER PAGE AND SITE PLAN





PAVII	NG LEGEND
KEY	DESCRIPTION
•	-
•	CIP CONCRETE PAVINO LIGHT SANDBLASTED FINISH
•	CIP CONCRETE PAWING BROUM FINISH, REFER TO CIVIL
•	STONE PAVER RUNNING BOND
•	HYDRAPRESSED SLAB CHARCOAL
•	HYDRAPRESSED 5LAB OREY GRANITE
•	COMPOSITE DECKING RESYSTA
•	CRUSHED GRANULAR PAYING WITH ORGANIC BINDER
•	PLAYSAND
•	RESILIENT SURFACE 50% BLACK AND 50% RED
•	UNIT PAVER RUMNING BOND
•	UNIT PAYER HERRINOBONÉ

HAR	SCAPE LEGEND
KEY	DESCRIPTION
a	CIP CONCRETE STAIRS WITH METAL HANDRAIL AND TACTILE WARNING STRIP
@	CIP CONGRETE WALL / CURB LIGHT SANDBLASTED FINISH
•	CIP CONCRETE I LUSH CURB LIGHT SANDBLASTED FINISH
@	MAINTENANCE STRIP
3	WAYER WALL BASALT STONE FACED
®	WATER FLATURE POIN RIVER ROCK POOL BOTTOM
0	STONE FACED PLINTH WITH ADDRESS SIGN AND LIGHTING
(B)	METAL TRELLIS WITH SEATING
0	URBAN ASSICULTURE PLANTER
•	LANDSCAPE BOULDERS MIN 2" - MAX &"
•	SEATING DECK IPE WOOD
•	TOOL STORAGE REFER TO ARCHITECTURAL DRAWINGS
a	INTERPRETIVE SIGNAGE METAL
@	STONE FACED PLINTH AT WATER FEATURE BASALT STONE FACED
•	STONE FACED WALL BASALT STONE FACED
110	SEATING IPE WOOD W/ CONCRETE BASE
6	WHEELSTOP

KEY	DESCRIPTION
ø	METAL GATE MATCH ARCH SUARDRAIL FINISH
ø	METAL FENCE MATCH ARCH DUARDRAIL FINISH
ø	DINING TABLE AND CHAIR TYPE 1 LANDSCAPE FORM
ŵ	DUTDOOR 880 WITH HYDRO AND GAS CONNECTIONS
ø	DUTDOOR FURNITURE DEDON FURNITURE
ß	FIRE PIT SOLUS DECOR
ø	BIME RACK TRID BIKE RACK FROM FORM + SURFACE INC, 104 BIKE PARKING SPACES IN TOTA
f	GAS PATIO HEATER WITH HYDRO AND BAS CONNECTIONS
ø	LOUNGE CHAIR LANDSCAPE FORM
•	PLAY EQUIPMENT TYPE 1 KOMPAN
1	PLAY EQUIRMENT TYPE 2 KOMPAN
(1)	METAL BULLRAIL
(1)	OUTDOOR SINK
a	DINING TABLE AND CHAIR TYPE 2 LANDSCAPEFORM
œ e	BENCH LANDSCAPE FORM
®	NOTICE BOARD
•	GREEN 8:N
a	PRECAST PLANTER GARKHAN CONCRETE LTO.



Plan 3B Mar 19,2016 DP 15 - 700800



Concord Gardens Lot 2

LAYOUT, MATERIAL PLAN GROUND LEVEL – East

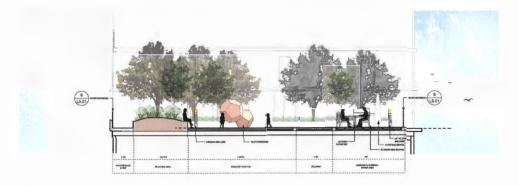




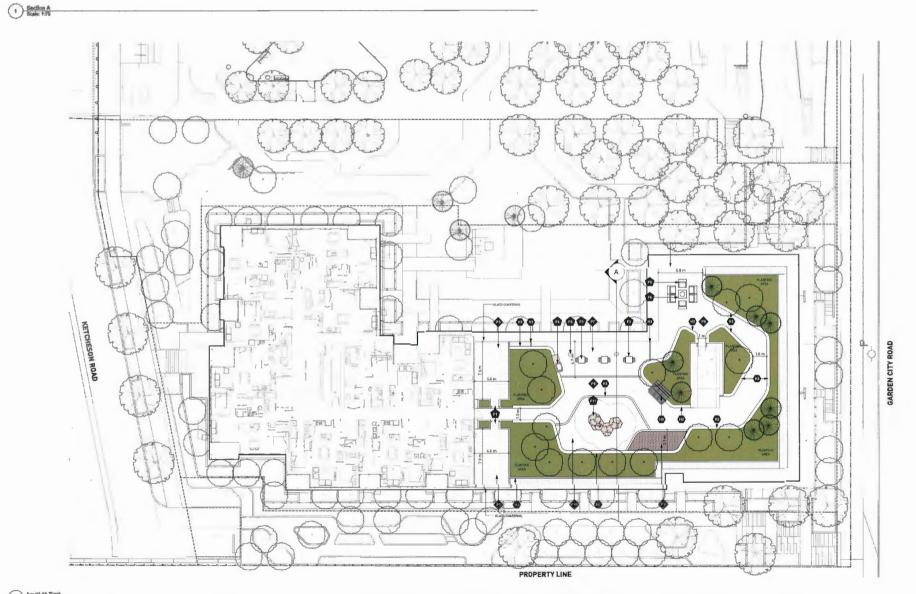




FIRE PIT AND OUTDOOR FURNITURE



LAYOUT AND MATERIALS GENERAL NOTES



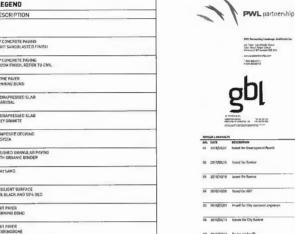
PAVING LEGEND		
KEY	DESCRIPTION	
P	***	
	CIP CONCRETE PAVING LIGHT SANDBLASTED FINISH	
Ф	CIP CONCRETE PAVING BROOM FINISH, REFER TO CIVIL	
Ф	STONE PAVER RUNNING BOND	
•	HYDRAPRESSED SLAB CHARODAL	
\$	HYDRAPRESSED SLAB GREY GRANITE	_
•	COMPOSITE DECKING RESYSTA	
•	CRUSHED GRANULAR PAYING WITH ORGANIC BINDER	
•	PLAYSAND	-
	RESILIENT SURFACE 50% BLACK AND 50% RED	
Ф	UNIT PAYER RUNNING BOND	
•	UNIT PAVER HERRINGBONE	

•	Against bond	
•	UNIT PAYER HERRINGBONE	
HARE	OSCAPE LEGEND	
KEY	DESCRIPTION	
•	CIP CONCRETE STAIRS WITH METAL HANDRAIL AND TACTILE WARNING STRIP	
(1)	CIP CONCRETE WALL / CURB LIGHT SANDBLASTED FINISH	
(1)	CIP CONCRETE FLUSH CURB LIGHT SANDBLASTED FINISH	
6	MAINTENANCE STRIP	
6 3	WATER WALL BASALT STONE FACED	
@	WATER FEATURE POOL RIVER ROCK POOL BOTTOM	
@	STONE FACED PLINTH WITH ADDRESS SIGN AND LIGHTING	
©	METAL TRELUS WITH SEATING	
(19)	URBANAGRICULTURE PLANTER	
HID	LANDSCAPE BOULDER'S MIN 2' - MAX 5'	
•	SEATING DECK IPE WOOD	
a	TOOL STORAGE REFER TO ARCHITECTURAL DRAWINGS	
•	INTERPRETIVE SIGNADE METAL	
•	STONE FACED PLINTH AT WATER FEATURE BASALT STONE FACED	

SITE FURNISHING LEGEND			
KEY	DESCRIPTION		
Ф	METAL BAYE MATCH ARCH GUARDRAIL FINISH		
È	METAL FENCE MATCH ARCH GUARDRAIL FINISH		
ŵ	OWING TABLE AND CHAIR TYPE 1 LANDSCAPE FORM		
Ф	OUTDOOR BBQ WITH HYDRO AND GAS CONNECTIONS		
Ġ	OUTOOOR FURNITURE DEDON FURNITURE		
ŵ	FIRE PIT SOLUS DECOR		
ŵ	BIKE RACK TRID SWE RACK FROM FORM + SURFACE INC, 104 BIKE PARKING SPACES IN TOTAL		
ø	GAS PATIO HEATER WITH HYDRO AND GAS CONNECTIONS		
ŵ	LDUNGE CHAIR LANDSCAPE FORM		
F10	PLAY EQUIPMENT TYPE 1 KOMPAN		
m	PLAYEQUIPMENT TYPE 2 KOMPAN		
œ	METAL BULLRAIL		
1	OUTDOOR SINK		
•	DINING TABLE AND CHAIR TYPE 2 LANDSCAPE FORM		
•	BENCH LANDSCAPE FORM		
FUE	NOTICE 80ARD		
1	GREEN 91N		
•	PRECAST PLANTER BARKHAN CONCRETE LTD.		

STONE FACED WALL
BASALT STONE FACED SEATING IPE WOOD W/ CONCRETE BASE

(HTP)



Plan 3C Mar 19,2016 DP 15 - 700800



Concord Gardens Lot 2 East

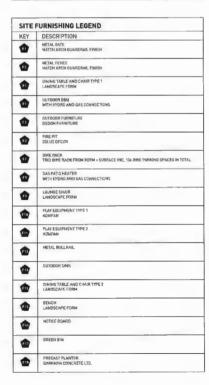
LAYOUT, MATERIAL AND GRADING PLAN LEVEL 11 - East

 \bigcirc



PAVI	PAVING LEGEND			
KEY	DESCRIPTION			
1	No.			
\$	CIP CONCRETE PAVING LIGHT SANDBLASTED FINISH			
\$	CIP CONCRETE PAYING BROOM FINISH, REFER TO CIVIL			
Ф	STONE PAVER RUNNING BOND			
•	HYDRAFRESSED SLAB CHARCOAL			
•	HYDRAPRESSED SLAB SREY GRANITE			
•	COMPOSITE DECKING RESYSTA			
•	CRUSHED GRANULAR PAYING WITH DROANIC BINDER			
Ф	PLAY SAND			
•	RESILIENT SURFACE 50% BLACK AND SOW RED			
•	UNIT PAVER RUNNING BOND			
•	UNIT PAYER HERRINGBONE			

KEY	DESCRIPTION
80	CIP CONCRETE STAIRS WITH METAL HANDRAIL AND TACTILE WARNING STRIP
0	CIPCUNCRETE WALL / CURB LIGHT SANUBLAS TED FINISH
(3)	CIP CONCRETE FLUSH CURB LIGHT SANDBLASTED FINISH
RC	MAINTENANCESTRIP
®	WATER WALL BASALT STONE FACED
(II)	WATER FEATURE PCOL RIVER ROCK POOL BOTTOM
6	STONE FACED PLINTH WITH ADDRESS SIGN AND LIGHTING
æ	METAL TRELLIS WITH SEATING
(13)	URBAN AGRICULTURE PLANTER
1	LANDSCAPE BOULDERS MIN 2" - MAX 6"
•	SEATING DECK IPE WOOD
®	TOOL STURADE REPER TO ARCHITECTURAL DRAWINGS
®	INTERPRETIVE SIGNADE METAL
a	STONE FACED PLINTH AT WATER FEATURE BASALT STONE FACED
(III)	STONE FACED WALL BASALT STONE FACED
a	SEATING IPE WOOD W/ CONCRETE BASE
an a	WHEEL STOP





Plan 3D Mar 19,2016 DP 15 - 700800



Concord Gardens Lot 2

LAYOUT, MATERIAL PLAN GROUND LEVEL - West

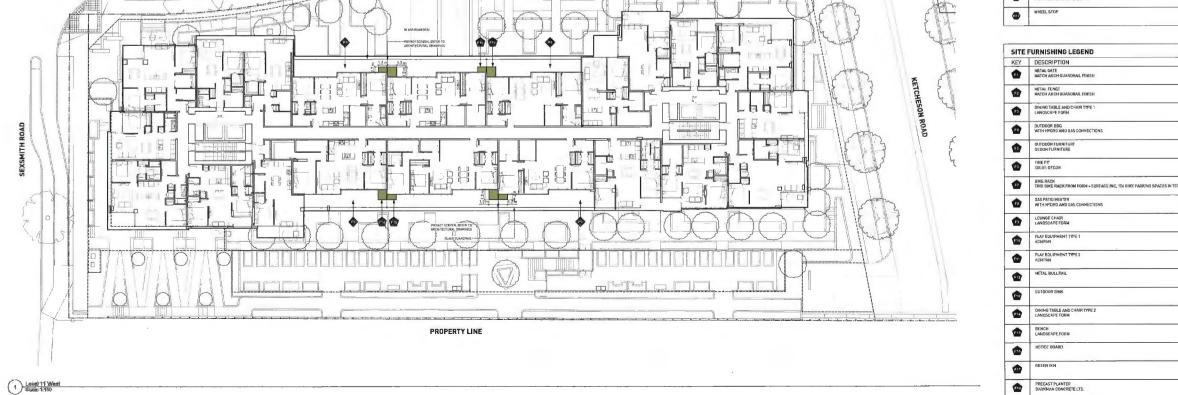
LAYOUT AND MATERIALS GENERAL NOTES

KEY	DESCRIPTION	
1	vas	
	CIP CONCRETE PAVING LIGHT SANDBLASTED FINISH	
•	CIP CONCRETE PAYING BROOM FINISH, REFER TO EMIL	
•	STONE PAVER RUNNING BOND	
•	HYDRAPRESSED SLAB CHARGOAL	
•	HYDRAPRESSED SLAB GREY GRANITE	
•	COMPOSITE DEGRING RESYSTA	
Ф	CRUSKED GRANULAR PAYING WITH DROANIC BINDER	
•	PLAYSAND	
•	RESILIENT SURFACE 50% BLACK AND 50% RED	
•	UNIT PAYER RUNNING BOND	
a	UNIT PAVER RERRINGBONE	

	_		
	,	1	PWL part
1			PPEL Parametribly Landscop
-			Str Topt Late Aviatic News 1991 Was Tender Street Vestingrap In Commits Visit
1			ne a pelaurecolopean
			GDA 588.6712
			4
			bı
			Sor
			STEEDER OF THE STEED OF THE STE
-		PHI PRI	Manager of the State of the Sta
-		DAZE DAZE	DESCRIPTION
	tot	2011/05/21	issued for Development Permi
1	02	2015/09/25	Israed for Review
-	83	2015/30/19	bound for Ryage
	64	2016/10/24	Issued for ABP
	105	2016/02/83	Issued for City executed response
1	76	-hard binder	tenting day (The Readow)



Plan 3E Mar 19,2016 DP 15 - 700800











PLAY EQUIPMENT



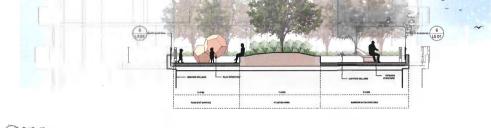
FIRE PIT AND OUTDOOR FURNITURE

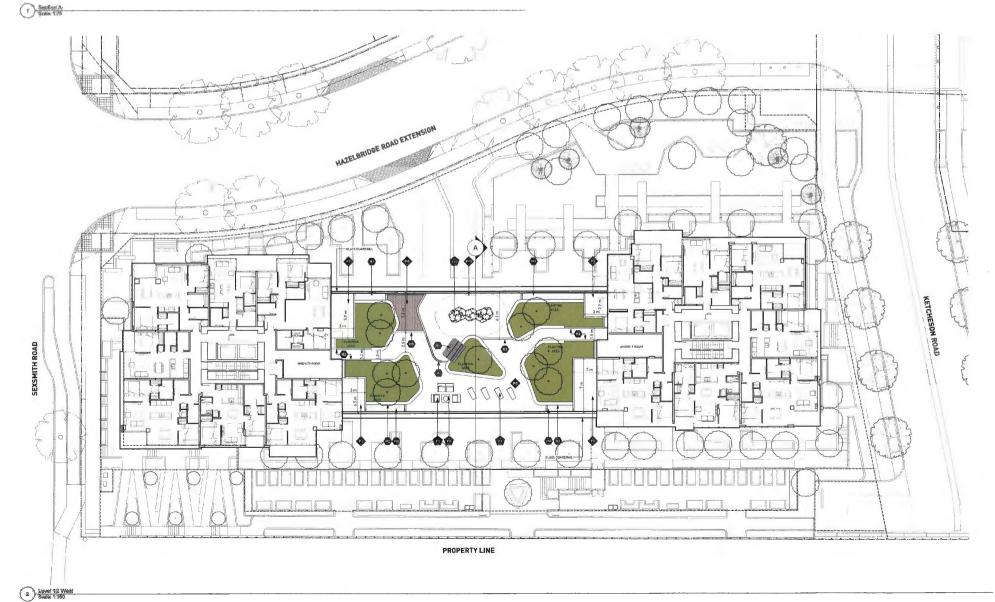


LOUNGE CHAIR









PAVING LEGEND KEY DESCRIPTION CIP CONCRETE PAVING LIGHT SANDBLASTED FINE CIP CONCRETE PAVING BROOM FINISH, REFER TO CIVIL • • • • • • • UNIT PAVER RUNNING EDND UNIT PAYER HERRINGBONE

HARE	SCAPE LEGEND	
KEY	DESCRIPTION	
•	CIP CONCRETE STAIRS WITH METAL HANDRAIL AND TACTILE WARNING STRIP	
0	CIP CONCRETE WALL / CURB LIGHT SANDBLASTED FINISH	
@	CIP CONCRETE FLUSH CURB LIGHT SANDBLASTED FINISH	
1	MAINTENANCE STRIP	
(3)	WATER WALL BASALT STONE FACED	
@	WATER FEATURE POOL RIVER ROCK POOL BOTTOM	
0	STONE FACED PLINTH WITH ADDRESS SIGN AND LIGHTING	
0	METAL TRELLIS WITH SEATING	
@	URBAN AGRICULTURE PLANTER	
•	LANDSCAPE BOULDERS MIN 2' - MAX 6'	-
a	SEATING DECK IPE WOOD	
@	100L STORAGE REFER TO ARCHITECTURAL DRAWINGS	
•	INTERPRETIVE SIGNAGE METAL	
a	SYONE FACED PLINTH AT WATER FEATURE BASALT STONE FACED	
•	STONE FACED WALL BASALT STONE FACED	
•	IPE WOOD W// CONCRETE BASE	
a	WHEEL STOP	

KEY	DESCRIPTION
d	METAL GATE MATCH ARCH GUARDRAIL FINISH
Û	METAL FENCE MATCH ARCH GUARDRAIL FINISH
Ò	DINING TABLE AND CHAIR TYPE 1 LANDSCAPE FORM
æ	OUTDOOR REQ WITH HYDRD AND GAS CONNECTIONS
ß	OUTGGOR FURNITURE DEDON FURNITURE
FO	FIRE PIT SOLUS DECOR
ø	BUKE RACK THID BUKE RACK FROM FORM + SURFACE INC., 186 BIKE PARKING SPACES IN TOTAL
fi	GAS PATIO HEATER WITH NYDRO AND GAS CONNECTIONS
1	LOUNGE CHAIR LANDSCAPE FORM
1510	PLAY EQUIPMENT TYPE 1 KOMPAN
a	PLAY EQUIPMENT TYPE 2 KONPAN
a	METAL BULLRAIL
file:	DUTDOOR SINK
•	DINING TABLE AND CHAIR TYPE 2 LANDSCAPE FORM
æ	BENCH LANDSCAPE FORM
FIR	NOTICE BDARD
F12	GREEN 8 IN
(dir	PRECAST PLANTER BARKWAN CONCRÉTE LID.



Plan 3F Mar 19,2016 DP 15 - 700800



LAYOUT, MATERIAL AND GRADING PLAN LEVEL 12 - West

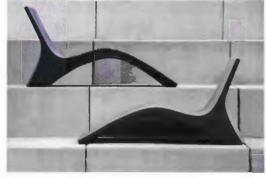




DINNING TABLE AND CHAIR TYPE 1







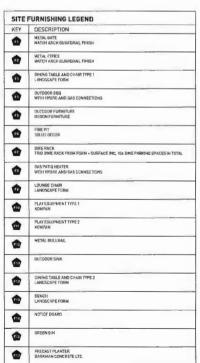
LOUNGE CHAIR

FIRE PIT AND OUTDOOR FURNITURE

LAYOUT AND MATERIALS GENERAL NOTES









PWL partnership

- GCH_CES_CIT! - GCH_CES_CIT!

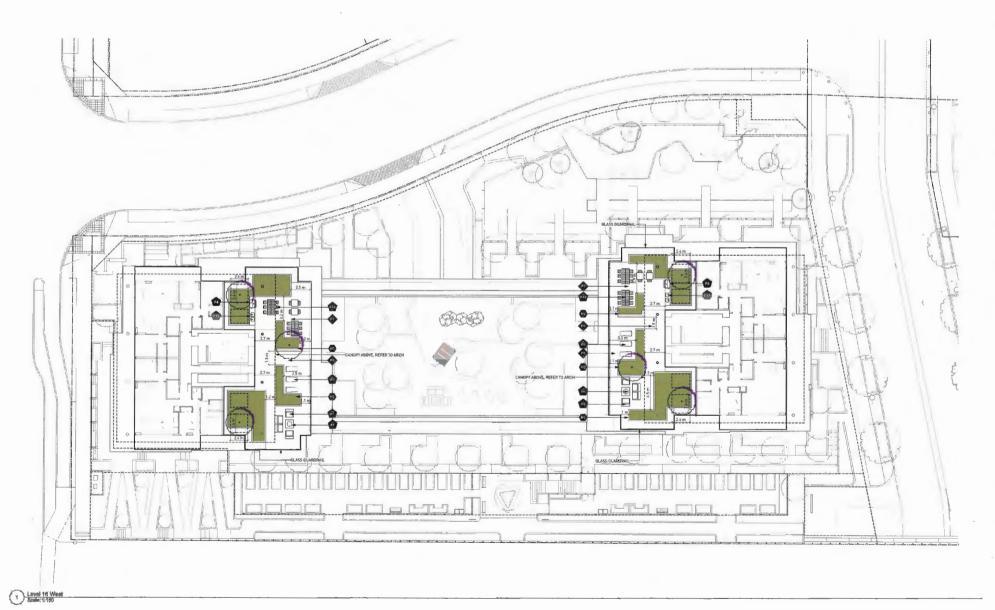
Plan 3G Mar 19,2016 DP 15 - 700800



Concord Gardens Lot 2

LAYOUT, MATERIAL AND GRADING PLAN LEVEL 16 - West

(<u>T</u>	1:1	50
GLUT NO	14190		
Ti.			
T HAVE	14100 DP	PLAN, ywx	
cytto	15-3-17 a	± 11:21:45 PN	1
Lore	21.	MANAGES	an





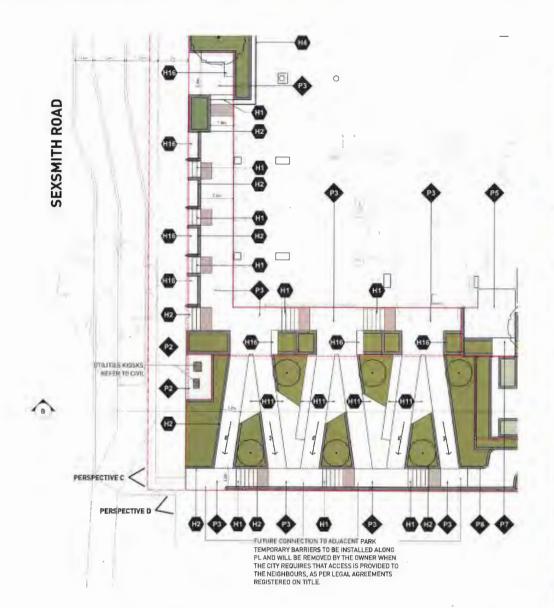


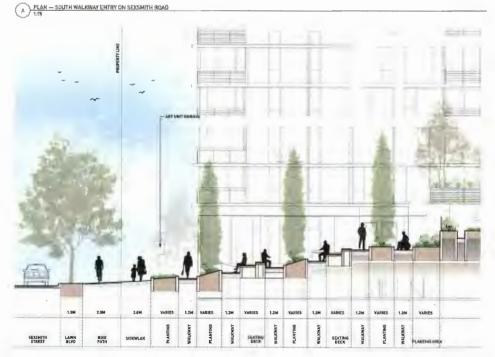
SEXSMITH LAWN BURE STREET BLYD PLANTING
STREET BLYD PARTH 2 SOUTH WALKWAY LONGITUDINAL SECTION A (WEST)

Plan 3H Mar 19,2016 DP 15 - 700800



CONCORD Concord Gardens Lot 2 SOUTH WALKWAY AS SHOWN





B SECTION — SOUTH WALKWAY ENTRY ON SEXSMITH ROAD



© PERSPECTIVE — SOUTH WALKWAY ENTRY ON SEXSMITH ROAD



D PERSPECTIVE — SOUTH WALKWAY ENTRY ON SEXSMITH ROAD

KEY	DESCRIPTION	

•	CIP CONCRETE PAYING LIGHT SANDBLASTED FINISH	
•	CIP CONCRETE PAVING BROOM FINISH, REFER TO CIVIL	
Ф	STONE PAVER RUNNING BOND	
\$	HYDRAPRESSED SLAB CHARCOAL	
\$	HYDRAPRESSED SLAB GREY GRANITE	
•	COMPOSITE DECKING RESYSTA	
•	CRUSHED GRANULAR PAYING WITH CROANIC BINDER	
•	PLAYSAND	
Pto	RESILIENT SURFACE 50% BLACK AND 50% RED	
•	UNIT PAVER RUNNING BOND	
•	UNIT PAYER HERRINGBONE	

HARDSCAPE LEGEND

	1	PWL
		piles Proctocyclop (50° mays;) but have pass (spal) Product Manymout 10° for more pulsy piles "Do 665,30° f.) Feory 666 6612
	SONS AND COLL	
	BATE	OCSCRIPTION
05	2018/02/03	lassed for City according
35	2016/03/15	Issued for City Review
 07	2016/03/18	Re-injused for DP

KEY	DESCRIPTION
•	CIP CONCRETE STAIRS WITH METAL HANDRAIL AND TACTILE WARNING STRIP
®	CIP CONCRETE WALL / CURB LIGHT SANOBLASTED FINISH
(1)	CIP CONCRETE FLUSH CURB LIGHT SANDBLASTED FINISH
(1)	MAINTENANCESTRIP
H2	WATER WALL, BASALT STONE FACED
60	WATER FEATURE POOL. RIVER ROCK POOL BOTTOM
1	STONE FACED PLINTH WITH ADDRESS SIGN AND LIGHTING
(10)	METAL TRELLIS WITH SEATING
®	URBAN AGRICULTURE PLANTER
H10	LANDSCAPE BOULDERS MIN 2' MAX 6'
•	SEATING DECK IPE WOOD
(II)	TOOL STORAGE REPER TO ARCHITECTURAL DRAWINES
@	INTERPRETIVE SIGNAGE METAL
@	STONE FACED PLINTH AT WATER FEATURE BASALT STONE FACED
(HI)	STONE FACED WALL BASALT STONE FACED
•	SEATING IPE WOOD W/ CONCRETE BASE
HD	WHEELSTOP

Mar 19,2016 - 700800

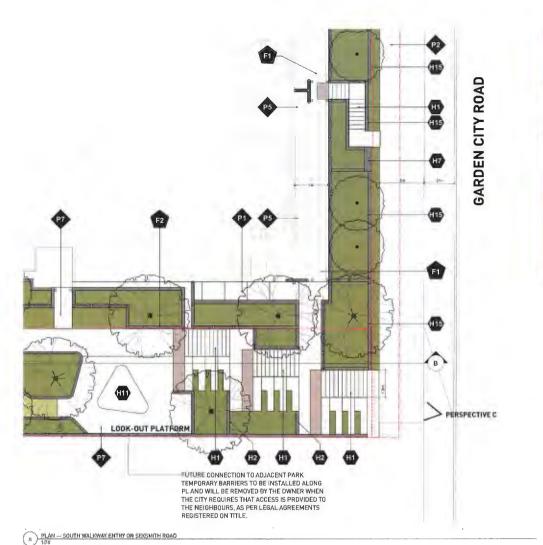
KEY	DESCRIPTION
ŵ	METAL GATE MATCH ARCH QUARDRAIL FINISH
ø	METAL FENGE MATCH ARCH GUARDRAIL FINISH
ø	DINING TABLE AND CHAIR TYPE 1 LANDSCAPE FORM
ø	OUTDOOR 8BQ WITH HYDRO AND GAS CONNECTIONS
ß	OUTOGOR FURNITURE DEDON FURNITURE
fo	FIRE PIT SOLUS DECOR
ŵ	BIKE RACK TRID MIKE RACK FROM FORM + SURFACE INC., 10s BIKE PARKING SPACES IN TOTAL
ŵ	GAS PATID HEATER WITH HYDRO AND GAS CONNECTIONS
ø	LOUNGE CHAIR LANDSCAPE FORM
1	PLAY EQUIPMENT TYPE 1 KOMPAN
m	PLAY FOLIPMENT TYPE 2 KOMPAN
1	METAL BULLRAIL
100	OUTDOOR SINK
1	DINING TABLE AND CHAIR TYPE 2 LANDSCAPE FORM
THE PARTY NAMED IN	BENCH LANDSCAPE FORM
<u>a</u>	NOTICE BOARD
d	GREEN BIN

Concord G	ardens Lot 2
OR Largest Tit. F	
SOUTH	MAI KWAY ENTRY
	WALKWAY ENTRY
	Walkway Entry Smith Road
ON SEXS	SMITH ROAD
ON SEXS	SMITH ROAD
ON SEXS	SMITH ROAD

L1.09



- 6 REFERENCE CIVIL ENGINEER'S DRAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS







PAVING LEGEND KEY DESCRIPTION • • CIP CONCRETE PAYING LIGHT SANDBLASTED FINISH • CIP CONCRETE PAVING BROOM FINISH, REFER TO CIVI • • • HYDRAPRESSED SLAB GREY GRANITE • • • 4 RESILIENT SURFACE 50% BLACK AND 50% RED • •



Plan 3J Mar 19,2016 DP 15 - 700800

PWL partnership

86 2015/00/15 Issued for Chy Review

07 2015(U2/18 Re-isset4 for DP

SITE FURNISHING LEGEND ø METAL FENCE HATCH ARCH GUARDRAIL FINISH 1 DINING TABLE AND CHAIR TYPE 1 LANDSCAPE FORM • OUTDOOR SBO WITH HYDRO AND GAS CONNECTIONS ß BIKE RACK TRID BIKE RACK FROM FORM + SURFACE INC. 104 BIKE PARKING SPACES IN TOTAL 1 • ES 610 • PLAY EQUIPMENT TYPE 2 KOMPAN 1 **FID** DINING TABLE AND GHAIR TYPE LANDSCAPE FORM SENCH LANDSCAPE FORM NOTICE BOARD 1 1 PRECAST PLANTER
BARKMAN CONCRETE LTG.

Concord Gardens Lot 2 SOUTH WALKWAY ENTRY ON GARDEN CITY ROAD



LOOK-OUT PLATFORM PLANTING

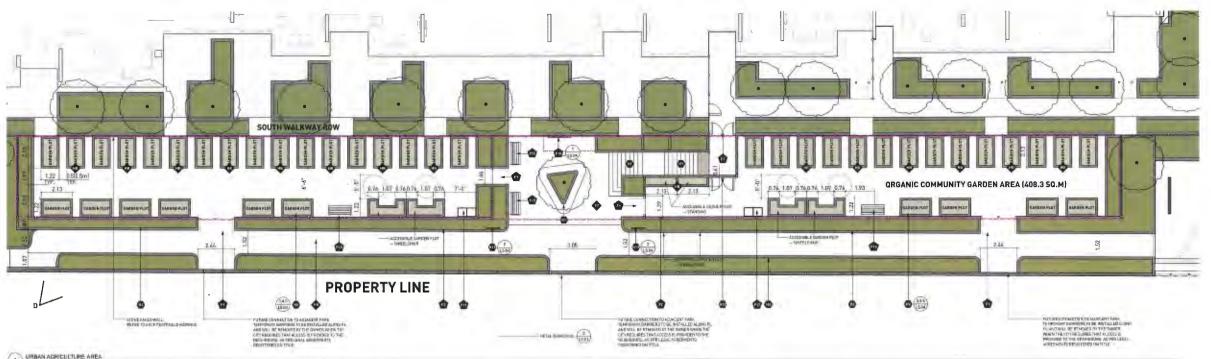
LAYOUT AND MATERIALS GENERAL NOTES DO NOT SCALE DRAWING, LAYOUT AS PER DIMENSIONS MOTED ON LANDSCAPE PLANS, REPORT AND DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE. 2. LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATION

2 LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.

5 EXTERIOR LIGHTING SHOWN DN LANDSCAPE PLANS IS FOR REFERENCE ONLY. LIGHTING INFORMATION REFERENCED ON LANDISCAPE ORAHINGS IS 10 BE READ IN CONJUNCTION WITH ELECTRICAL ENUMEER DRAWINGS.

4 REFERENCE CIVIL ENGINEER'S DRAWINGS FOR LAYOUT OF ROAD CURBS AND OUTTER

B SECTION — SOUTH WALKWAY ENTRY ON SEXSMITH ROAD



PWL partnership 06 20TE/02518 Issued for City Review 07 2016/03/18 Re-issued for DF

A URBAN ADRICULTURE AREA

PAVII	NG LEGEND			
KEY	DESCRIPTION	KEY	DESCRIPTION	
Ф	6)-y man	•	COMPOSITE DECKIND RESYSTA	
Ф	CIP CONCRETE PAVING LIGHT SANDBLASTED FINISH	•	CRUSHED GRANULAR PAVING WITH ORGANIC BINDER	
•	CIP CONCRETE PAVING BROOM FINISH, REFER TO CIVIL	•	PLAY SAND	
Ф	STONE PAYER RUNNING BOND	•	RESILIENT SURFACE 50% BLACK AND 50% RED	
•	HYDRAPRESSED SLAB CHARCOML	•	UNIT PAVER RUNNING BOND	
è	HYDRAPRESSED SLAB GREY GRANITE	•	UNIT PAVER HERRINGBONE	

LAYOUT AND MATERIALS GENERAL NOTES

- 2 LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE SPECIFICATIONS.
- 3. LANDSCAPÉ BRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND ENBINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO
- 4 VERIFYALL DIMENSIONS WITH FIELD CONDITIONS REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.

KEY	DESCRIPTION	KEY	DESCRIPTION	
9	CIP CONCRETE STAIRS WITH METAL HANDRAIL AND TACTILE WARNING STRIP	•	LANDSCAPE BOULDERS MIN 2" - MAX 6"	
a	CIP CONCRETE WALL / CURB LIGHT SANDBLASTED FINISH	60	SEATING DECK IPE WOOD	
(1)	CIP CONCRETE FLUSH CURB LIGHT SANDBLASTED FINISH	■	TODESTURAGE REFER TO ARCHITECTURAL DRAWINGS	
a	MAINTENANCESTRIP	■	INTERPRETWE SIGNAGE METAL	
(B)	WATER WALL BASALT STONE FACED	•	STONE FACED PLINTH AT WATER FEATURE BASALT STONE FACED	
©	WATER FEATURE POOL RIVER ROCK POOL BOTTOM	•	STONE FACED WALL 9ASALT STONE FACED	
0	STONE FACEO PLINTH WITH ADDRESS SIGN AND LIGHTING	•	SEATING IPE WOOD W/ CONCRETE BASE	
H9	METAL TRELLIS WITH SEATING	•	WHEELSTOP	
a	URBAN AGRICULTURE PLANTER			

Plan 3K Mar 19,2016 DP 15 - 700800





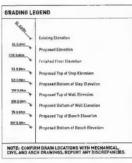
Concord Gardens Lot 2

ORGANIC COMMUNITY GARDEN AREA

L1.11

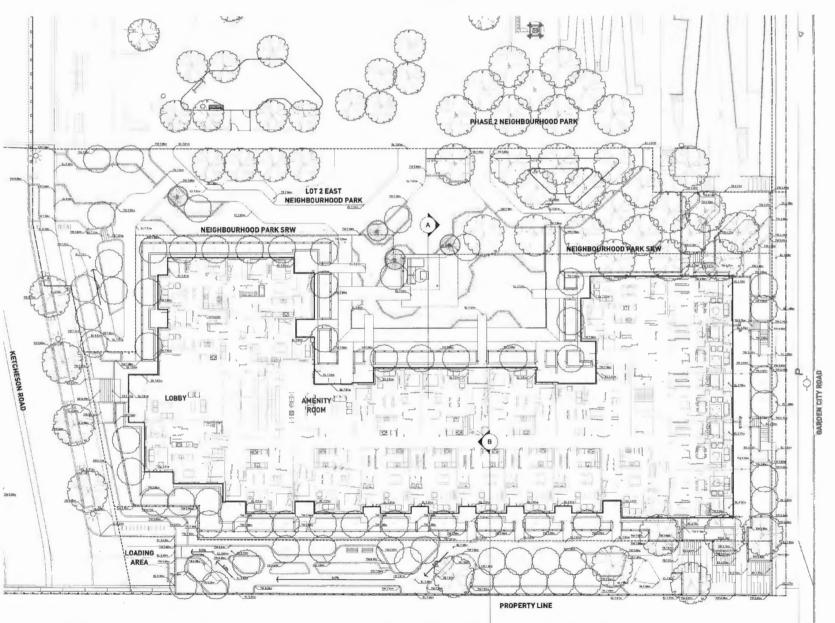
B PERSPECTIVE - SOUTHWALKWAY URBAN AGRICULTURE





DING GENERAL NOTES

- REFER TO ARCHITECTURAL PLANS, SECTIONS AND ELEVATIONS FOR TOP OF SLAB ELEVATION SLAB ELEVATIONS INDICATED ON LANDSCAPE DERWINDS ARE FOR REFERENCE ONLY. REPL ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- CONFIRM ALL EXISTING DRADES PRIOR TO CONSTRUCTION REPORT ANY DISCREPA CONSULTANT FOR REVIEW AND RESPONSE.
- IN SPECIFICATIONS, REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE
- SLAB DRAINS AND PLANTER SLAB DRAINS ARE SHOWN FOR REFERENCE ONLY AND ARE TO READ IN CONJUNCTION WITH MECHANICAL ENGINEERING DRAWINGS. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- UNLESS OTHERWISE NOTED ALL DRAINS LOCATED IN LAWN OR PLANTED AREAS TO B COMPLETE WITH INSPECTION CHAMBER AND CLEANOUT AS DETAILED ON LANDSCAF
- INLESS OTHERWISE NOTED PROVIDE A MINIMUM SLOPE OF 2% ON ALL HARD AND SOFT ANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO SAMMAGE TO LITTLE OF THE PROVIDED TO THE OWNER OF THE PROVIDED TO THE OWNER OF THE PROVIDED TO THE OWNER OWNER OF THE OWNER OWNER.
- UNLESS OTHERWISE NOTED MAXIMUM SLOPE OF SOFT LANDSCAPE AREAS TO BE 3:1 [X] REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- LANDSCAPE AREAS REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESIONSE.
- TDP OF CURB ELEVATIONS ARE SHOWN FOR REFERENCE DNLY. REFER TO CIVIL DRAWINGS FOR CURB ELEVATIONS.
- TIE INTO EXISTING ELEVATIONS AT EXTENT OF WORK CLEAN AND FLUSH, REPORT ANY DISCREPANCIES CONSULTANT FOR REVIEW AND RESPONSE.



Ground East Scale: 1:160 PWL partnershi

178 America Limition address in
199 to the partnership
199 to the partnersh

Plan 3M Mar 19,2016 DP 15 - 700800

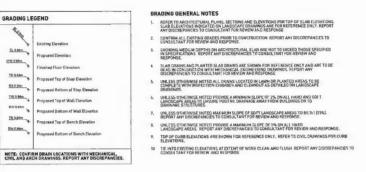


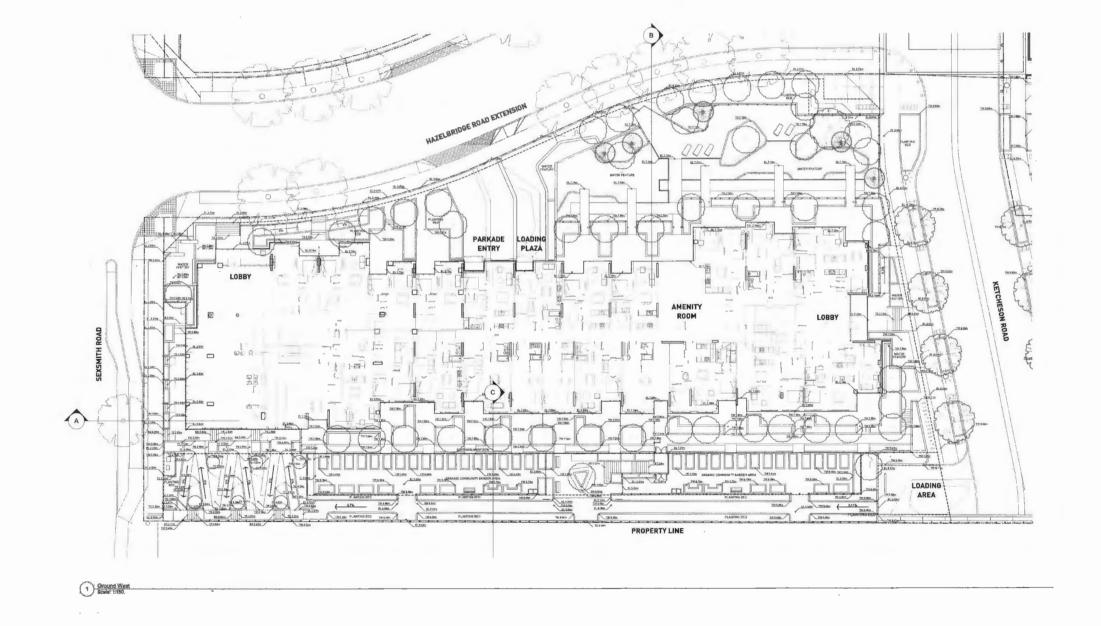
Concord Gardens Lot 2

GRADING PLAN GROUND EAST

| 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100

L 2.01







Plan 3N Mar 19,2016 DP 15 - 700800

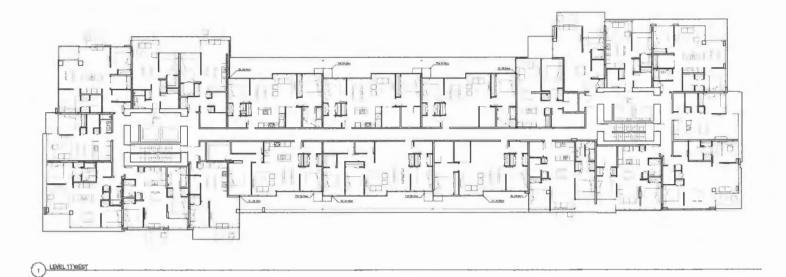


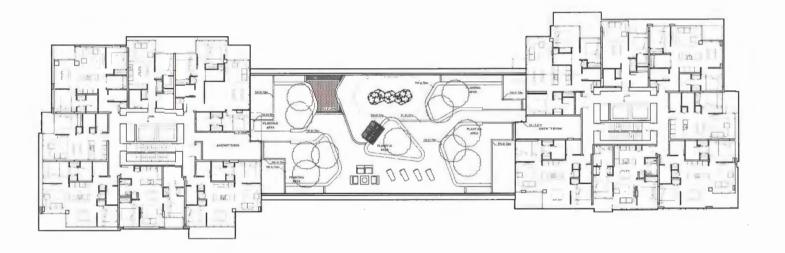
Concord Gardens Lot 2

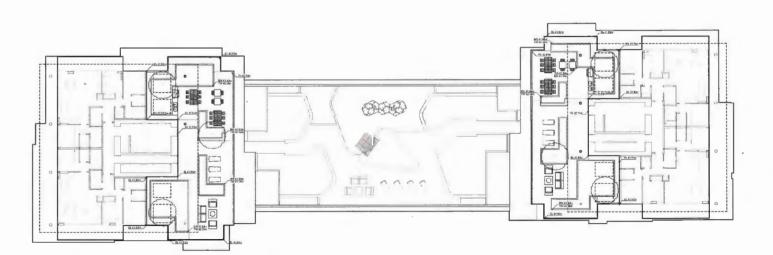
GRADING PLAN GROUND LEVEL - West



L 2.02







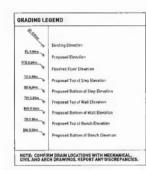
LEVEL 1ZWEST

a) LEVEL 16 WEST



- REFER TO ARCHITECTURAL PLANS, SECTIONS AND ELEVATIONS FOR TOP OF SLAB ELEVATIONS SLAB ELEVATIONS, INDICATED ON LANDSCAPE DRAWINGS ARE FOR REFERENCE ONLY, REPORT ANY DISCREPANCES TO UNDISULTANT FOR REVIEW AND RESPONSE.
- CONFIRM ALL EXISTING GRADES PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REYIEM AND RESPONSE.
- GROWING MEDIUM DEPTHS ON ARCHITECTURAL SLAB ARE NOT TO EXCEED THOSE SPECIFIED IN SPECIFICATIONS, REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND
- SLAB DRAINS AND PLANTER SLAB DRAINS ARE SHOWN FOR REFERENCE ONLY AND ARE READ IN CONJUNCTION WITH MECHANICAL ENGINEERING DRAWINGS. REPORT ANY
- LINLESS DTHERWISE NOTED ALL DRAINS LOCATED IN LAWN OR PLANTED AREAS TO BE CONPLETE WITH INSPECTION CHAMBER AND CLEANOUT AS DETAILED ON LANDSCAPE DRAINING.
- UNLESS OT HERWISE NOTED PROVIDE A MINIMUM SLOPE OF 2% ON ALL HARD AND SO LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO OR LINDAGE STRIPTINGS.
- UNLESS OTHERWISE NOTED MAXIMUM SLOPE OF SOFT LANDSCAPE AREAS TO BE 3 1 (39%). REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- 8 UNLESS OTHERWISE NOTED PROVIDE A MAXIMUM SLOPE OF 5% ON ALL HARD.
 LANDSCAPE AREAS, REPORT AWY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.

 9 TOP OF CURB ELEVATIONS ARE SHUWN FOR REFERENCE ONLY. REFER TO COYLL DRAWINGS FOR CURB ELEVATIONS.
- 10. THE INTO EXISTING ELEVATIONS AT EXTENT OF WORK CLEAN AND FLUSH, REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.







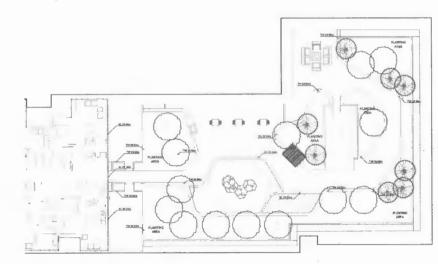
2015/70(25 hapes to Roden
2015/70(19 hapes to Roden

of 2016(03)03 Issued for Chy convenent response

OS 2015/03/15 Investigation City Review

Or 2015/03/15 Re-hassed for DP

Plan 30 Mar 19,2016 DP 15 - 700800



LEVEL 11 EAST



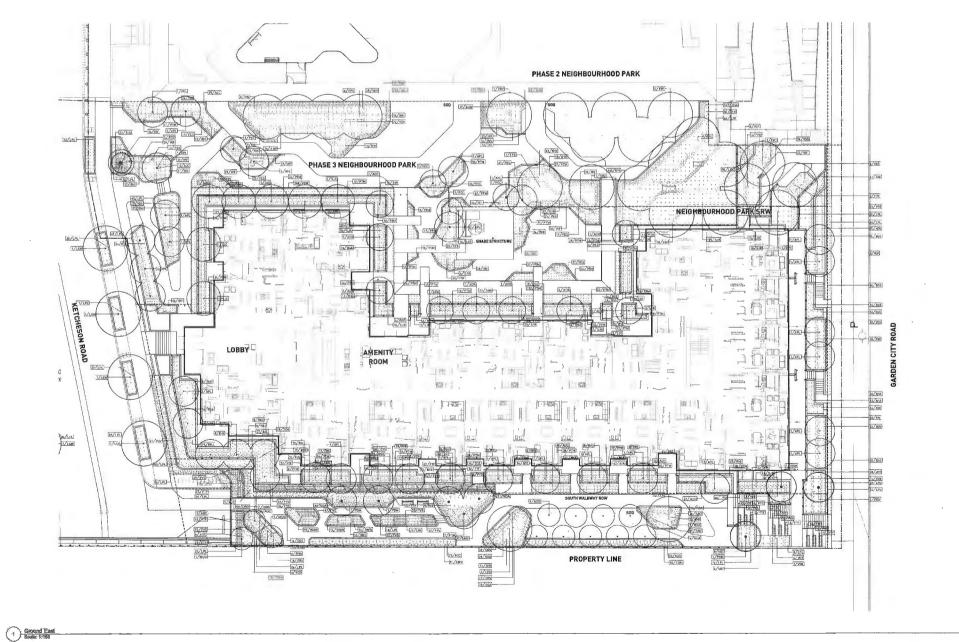
Concord Gardens Lot 2

GRADING PLAN ROOF LEVELS

L 2.03



- ALL PLANTS ARE TO CONFORM TO THE STANDARD SPECIFIED IN THE LATEST EDITION OF THE BC LANDSCAPE STANDARD. THE STANDARD IS PUBLISHED BY THE BC SOCIETY OF LANDSCAP ARCHITECTS AND BC LANDSCAPE AND NURSERY ASSOCIATION
- SEARCH AREA FOR PLANT MATERIAL IS TO INCLUDE ALL OF WESTERN NORTH AMERICA.
- PLANT MATERIAL SIZES SPECIFIED IN THE PLANT LIST ARE THE MINIMUM ACCEPTABLE
- PLANTS WILL BE WELL ESTABLISHED AND UNIFORM IN SHAF
- THE CONTRACTOR SHALL PROVIDE A BROWING MEDIUM ANALYSIS FOR RI
- CONSULTANT AS PER SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. GROWING MEDIUM SUPPLIED TO THE SITE OR PLACED ON SITE PRIOR TO REVIEW BY THE CONSULTANT WILL BE REJECTED.
- CONTRACTOR TO CONFIRM PLANT QUANTITIES ON DRAWING CORRESPOND TO THUSE INDICATED.
 ON THE PLANT LIST REPORT ANY QUICKEPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- B. PLANT LIST IS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS
- PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR IS TO CONFIRM THE AVAILABILE PLANT MATERIAL AS PER SPECIFICATIONS. PLANT SUBSTITUTIONS NOT CONFIRMED WITH CONSULTANT WILL BE REJECTED.





| No. 1965 | Section | Sec

Plan 3P Mar 19,2016 DP 15 - 700800



Concord Gardens Lot

PLANTING PLAN
GROUND LEVEL – East

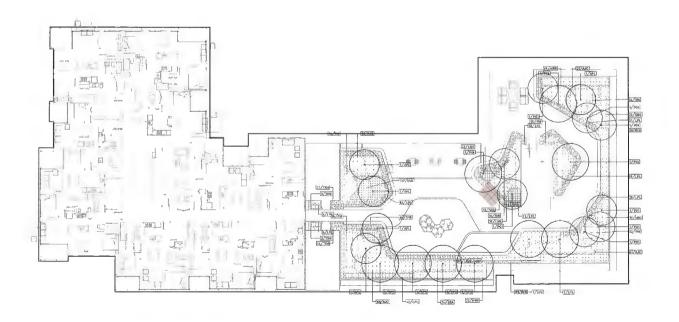


PLANTING GENERAL NOTES

- ALL PLANTS ARE TO CONFORM TO THE STANDARD SPECIFIED IN THE LATEST EDITION OF THE BC LANDSCAPE STANDARD. THE STANDARD IS PUBLISHED BY THE BC SOCIETY OF LANDSCAPE ADMITTEDTS AND BC LANDSCAPE AND MIDSEN ASSOCIATION.
- 2. SEARCH AREA FOR PLANT MATERIAL IS TO INCLUDE ALL OF WESTERN NORTH AMERICA.
- PLANT MATERIAL SIZES SPECIFIED IN THE PLANT LIST ARE THE MINIMUM ACCEPTABLE SIZES FOR MATERIAL SUPPLIED FOR THIS PROJECT.
- 4 PLANTS WILL BE WELL ESTABLISHED AND UNIFORM IN SHAPE
- 5. PLANTS WILL BE NUSERY GROWN UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL PROVIDE A DROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT AS PER SPECIFICATIONS PRIOR TO THE START DO FONTSTRUCTION, GROWING MEDIUM SUPPLIED TO THE SITE OR PLACED ON SITE PRIOR TO REVIEW BY THE CONSULTAN MEDIUM SUPPLIED.
- CONTRACTOR TO CONFIRM PLANT QUANTITIES ON DRAWING CORRESPOND TO THOSE INDICAT ON THE PLANT LIST, REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND DESCRIPTION.
- 8. PLANT LIST IS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS
- PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR IS TO CONFIRM THE AVAILABILITY OF PLANT MATERIAL AS PER SPECIFICATIONS. PLANT SUBSTITUTIONS NOT CONFIRMED WITH THE CONSULTANT WILL BE REJECTED

Plant L		ns Lot 2				
D	Oty	Botanical Name	Common Name	Scheduled Size	Spacing	Remarks
		Trees				
ACR ABD SPL SPC SSE SSW WDG PO1 PCC PDM	17 7 78 26 6 8 12 8 10 10	Trees Act operations Secretary Act operations Secretary Act operations Secretary Trees Tre	Vine Maple Bloodgood Japanese Haple Bloodgood Japanese Haple Bloodgood Japanese Haple Girmanood Tireen aluh 'Siender Silshouchte Sweedaum Worplesdoon Sweedgum Grevenstein Apple Serband Spruce School Spruce School Spruce School Spruce Debrand R. Plaum Debrand Showen on Cherry	30 m bt. (107-01 bt.) 35 m bt., x 20 m bt. 127 bt. x 6 'w. 35 m bt., x 1, 8 m w. (87 bt. x 6 'w. 8 m bt., x 1, 8 m w. (87 bt. x 6 'w. 8 m bt., x 1, 8 m w. (87 bt. x 6 'w. 8 m bt., x 1, 3 ct. 8 m bt., x 1, 3 ct. 5 m bt., x 1, 3 ct. 3 m bt., (8 - 07 bt.) 3 m bt., (8 - 07 bt.) 4 m bt., x 1, 3 ct. 5 m bt., x 1, 3 ct.	As Shown As Shown	BBA. Nursery group, mailmand 3 dezen SBAE, Specimen and dezensky zarachel, no included bark BBAE, Specimen and dezensky barachel, no included bark BBAE, Specimen and dezensky barachel, no included bark BBAE, Bladform baraching, dezen tere, 7 [2], 1m] and BBAE, Bladform baraching, dezen tere, 1 [2], 1m] and BBAE, Bladform baraching, dezen tere, nursery grown BBAE, Bladform baraching, dezen tere, nursery grown BBAE, Bladform baraching, dezen tere, 1 [2], 1m] and 1 [2].
PYA SPS SJC	14	Soverse peruteconic in	Japanese Stewartia Japanese Snowbell	6 cm cal. (3 cal.) 6 cm cal. (2 7/3° cal.) 6 cm cal. (2 1/3° cal.)	As Shown As Shown	B&B, Well branched, dense tree, 8 11.0 m) sto B&B, Well branched, dense tree B&B, Uniform branched, dense tree, 6 [1.8m] std
AUC AJC AJW BMW BSE RKJ	177 776 51 279 1682	Shreets Added comits Temporally Added comits Month (March Added comits Month) March Month (March March Month) Month Mo	Edmins Shanbory See Sinc Oragon Japanese Apples Water's Elias Japanese Asples Winter Core Senecod Sommer See	報告 pot 報差 pot 報告 pot 報告 pot 紹力 pot	90cm (36*) 60cm (24*) 60cm (24*) 38cm (15*) 38cm (15*)	World verball feliation of Walls verball feliation of Walls verball feliation of Walls in an EXECUTE feliation of Walls in a E
RHI RW R/B SJR SBA	1851 280 26 741 83	Electricismos impedis as Stadecter den veltamolienum Bulga electricismos Billio States in appetet Valentia Sasse promoto Waterland	Disset Land Bladestrichnen Williame Khadestrichnen Antonne Strategeberre Red Places tid Japaneter Microssia. Anthony Mohrey Januaria	#3 pot #2 pot #3 pot #2 pot #3 pot #2 pot	75cm (30") 60cm (24") 80cm (32") 187cm (42") 60cm (24") 60cm (24")	Value energialised Value energialised Value energialised Value energialised Value energialised
SBG TXM VSB VCD VOT VDV	49 375 53 4 101 266	Spatial Surveying Techniques* Techniques St.M.Edder Techniques Techniques Stude Techniques Constitutes Stude Techniques Constitutes Stude Techniques Constitutes Thrombestives Techniques Constitutes Techniques Techniques	Briddhame Symana If M.E.Do'r Year Suradona Silve Silve Sarry Sura Silve Silve Silve Sarry Transac dark Destruyers Hackliste 11; Sarra Silver sarr	#3 pet 1.8 m (6'0") #1 pet #3 pet #3 pet	60cm (24") 60cm (24") 75cm (30") 120cm (48") 75cm (30") 60cm (24")	Vall and higher of the control place place US 6 is Vall and obtained in the maintenance of 10 place the Vall and obtained to the maintenance of 10 place the Vall and obtained Vall and obtained the control proper Vall and
		Ground Cover		,		
AUU COM FTF FVS LPL MRP	1927 294 487 522 2443 210	Arctostaphylos uva-ursi Coltaneaster dammeri Fragasir Tipisteri Fragaria ves ca Lenicera piteata Mahonia norvoso	Knnikinnick Bearberry Colonesster Tribula Everbuaring Strawberry Woodland Strawberry Privet Honeybuckle Dwarf Dreum Grape	#1 pat #1 pat 4" Pot #1 pat #2 pat #1 pot	38cm (15") 38 cm (15") 25 cm (10") 25 cm (10") 75 cm (30") 40cm (16")	15cm [61] (eads, Minimum 3 (eads, morehy grown 15cm [61] (eads, Minimum 3 (eads Well established, unsary grown Well established, unsary grown 39 cm [121] spread Well established, unsary grown
PTM PES ROA	2493 349 157	Pachysandra terminates Petasites albus Ausmarinus officinallis 'Arp'	Japanese Spurge White Butterbur Arp Rosemary	#1 pat #1 pat #1 pal	36cm (15") 30cm (12") 45cm (18")	10cm i43 freight Well established, nursery greiter 30cm i 127 beight
	101	Perennials	0.14.41		no front	
RF HI NK IHV IBG	621 184 101 294 93	iris feetildissima Lavandula angustifolia "Hideote" Lupinus nootkatensis Orqanum vulqare Rudhackia fulgoda "Goldstrum Salvia Oficinalis	Scarbelberry Iris Hidcore Lavender Nootka Lupine Oregano Black-Eyad Susan Garden Sace	#1 pot #1 pot #1 pot #1 pot #1 pot	30cm [12"] 40 cm [16"] 30 cm [12"] 30cm [12"] 45 cm [18"] 30cm [12"]	Wall established Well established Well established, unserv grown Well established Well established Well established Well established Well with the stablished

DEMNT LIST



a LENEL 11 BAST



03 2035/10/10 based for Review 04 2016/10/20 lawed for ADP

OF 2016/03/16 Pc-Issued for DP

Plan 3Q Mar 19,2016 DP 15 - 700800



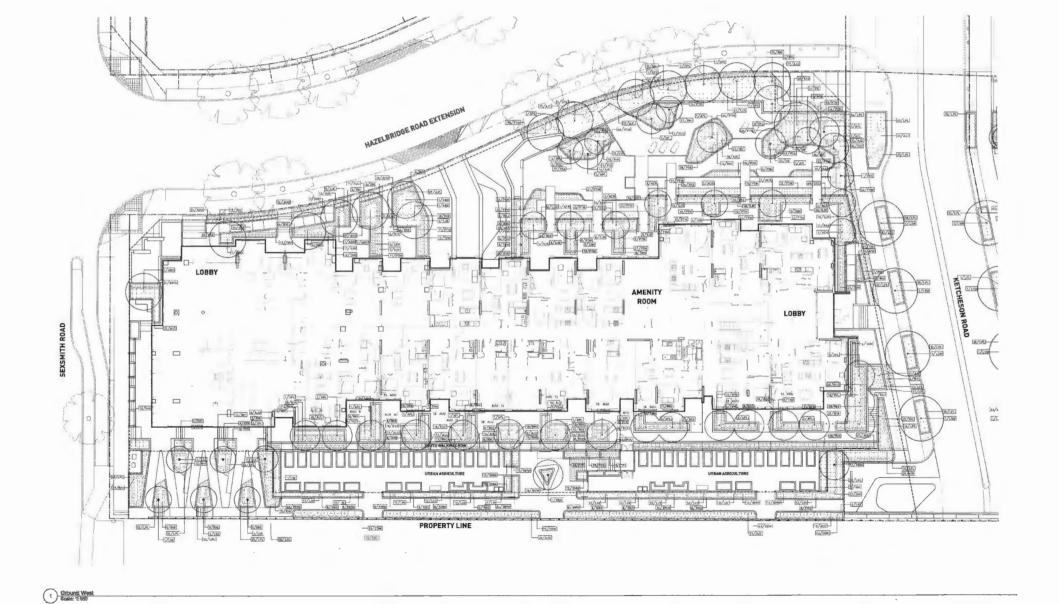
Concord Gardens Lot

PLANTING PLAN LEVEL 11 - East AND PLANT LIST



PLANTING GENERAL NOTES

- ALL PLANTS ARE TO CONFORM TO THE STANDARD SPECIFIED IN THE LATEST EDITION OF THI
 BC LANDSCAPE STANDARD. THE STANDARD IS PUBLISHED BY THE BC SOCIETY OF LANDSCA
 BDC/HIPETTS AND BC LANDSCAP AND NIBSERY ASSOCIATION.
- SEARCH AREA FOR PLANT MATERIAL IS TO INCLUDE ALL OF WESTERN HORTH AMERICA.
- I. PLANT HATERIAL SIZES SPECIFIED IN THE PLANT LIST ARE THE MINIMUM ACCEP
- L PLANTS WILL BE WELL ESTABLISHED AND UNIFORM IN SHA
- S PLANTS WILL BE MISSERY REPAIN LINESS NOTED OTHERWIS
- THE CONTRACTOR SHALL PROVIDE A GROWING MEDIUM ANALYSIS FOR REVIEW BY THE CONSULTANT AS PER SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION, GROWING MEDIUM SUPPLIED TO THE SITE OR PLACED ON SITE PRIOR TO REVIEW BY THE CONSULTANT WILL BE REJECTED.
- CUNTRACTOR TO CONFIRM PLANT QUANTITIES ON DRAWING CORRESPOND TO THOSE INDICATE
 ON THE PLANT UST, REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND
 RESPONS.
- 8. PLANT LIST IS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS.
- PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR IS TO CONFIRM THE AVAILABILITY (
 PLANT MATERIAL AS PER SPECIFICATIONS, PLANT SUBSTITUTIONS NOT CONFIRMED WITH THE
 CONFIRM TANT WILL BE OF INCIDEN.





Services and clots
The same to the Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services
The Services

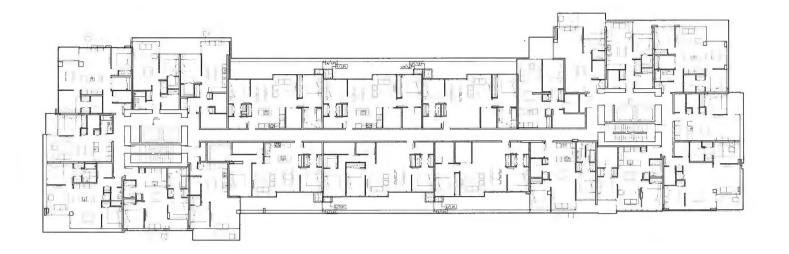
Plan 3R Mar 19,2016 DP 15 - 700800



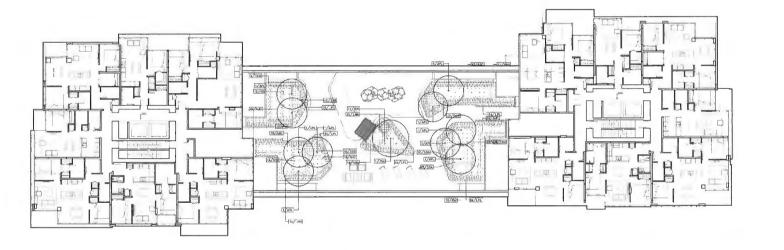
Concord Gardens Lot

PLANTING PLAN GROUND LEVEL - West

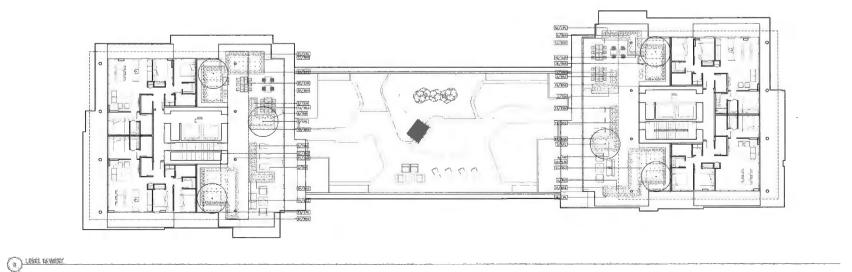




LEVEL 11 WEST



2 LEVEL 12 WEST



PLANTING GENERAL NOTES



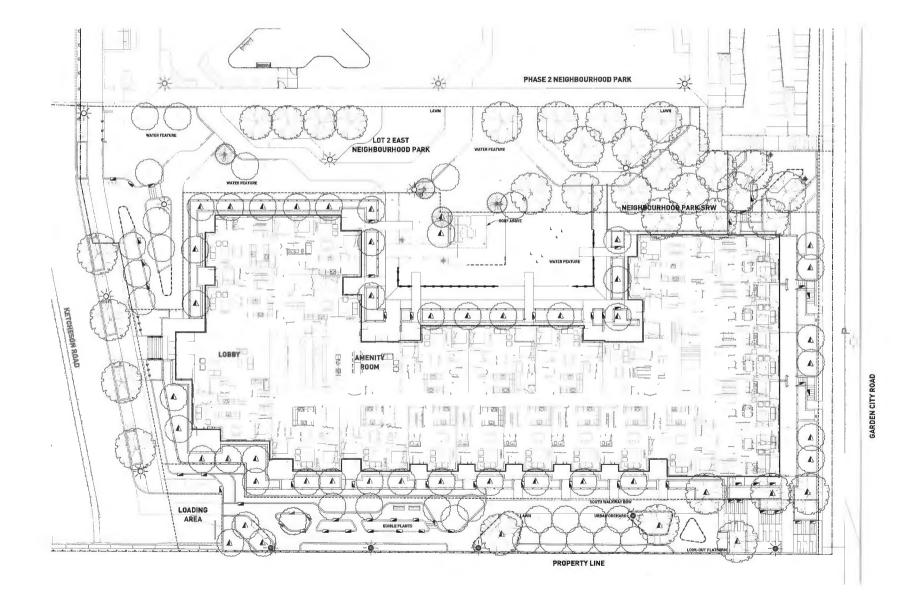
Plan 3S Mar 19,2016 DP 15 - 700800

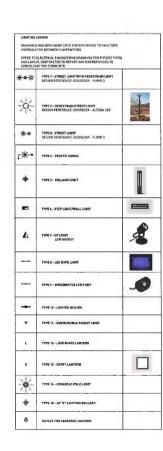


PLANTING PLAN	Smr Sinverg	
		THIS PLAN

Express An early manufact of some motion pormaces	to the policy of the of the tribute of tribute o	o in whate we be good to produce had. Drok do tower, a Description took to by their for good or services, and he	o es
HORTH	\oplus	1:150	
еналист на	14100		T
PAIR	MAY 2015		
PILE HAVE	1410Q DP	PLAN.vvix	
PACTED.	16-3-17 a	t 11:21:45 PM	
grinks,	21.	NOVEWED EIB	_
			_







Plan 3T Mar 19,2016 DP 15 - 700800



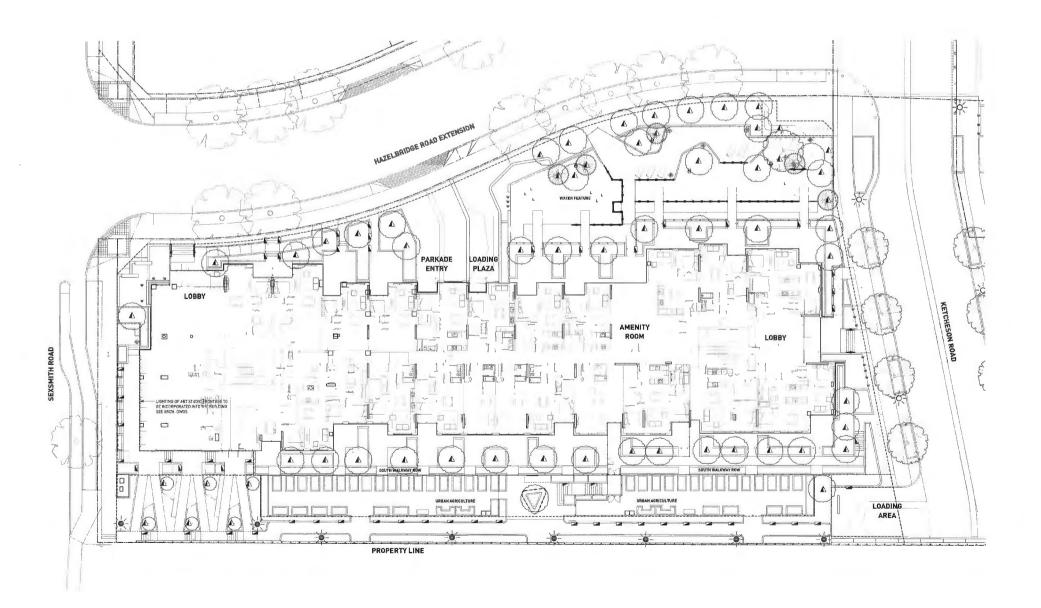
Concord Gardens Lot 2

LIGHTING PLAN GROUND LEVEL – East

Marit U	16-3-17 at	1121:45 PM		
	16-3-17 at 11:21:45 PM			
FILE HAME	14100 DP F	T.ANY.WIR		
DATE	MAY 2015			
PROJECT NO.	14100			

L 4.01







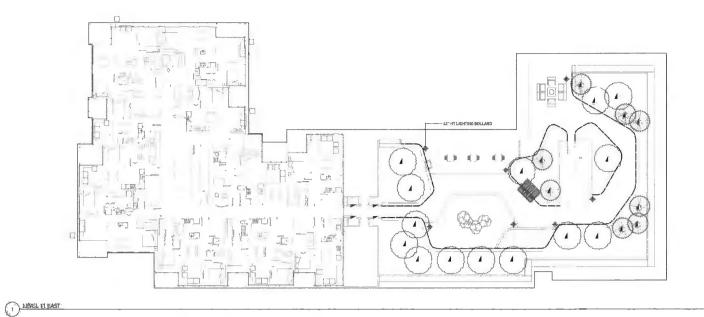
Plan 3U Mar 19,2016 DP 15 - 700800

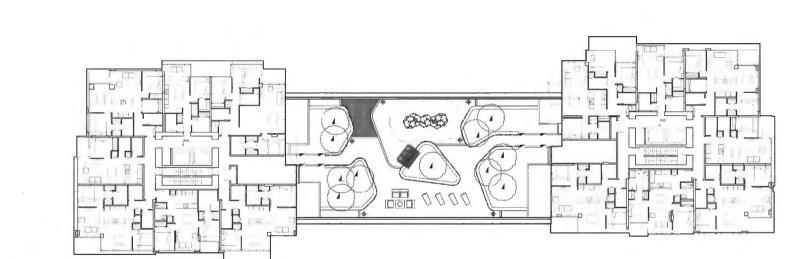


LIGHTING PLAN GROUND LEVEL - West

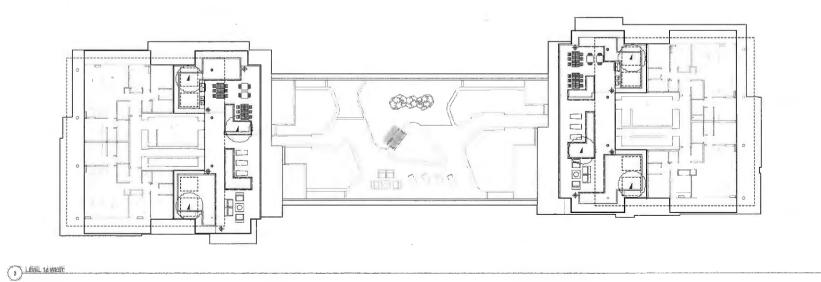


L 4.02





2 LEWEL 12 WEST





07 2016/03/18 Re-based for UP

LINGTIMO LIBRATO

DIAMPINES MAS DELIVERACIONE OF RESPONDENCE TO PALLIFIATE

CONTRIBUTION OF MATERIA CONTRIBUTION

AND THE DESCRIPTION OF MATERIA CONTRIBUTION OF MATERIA CONTRIBUTION

TOPE 1. - ENERGY LIBRATION OF MATERIA LIBRAT

OCIO DE RETERIA CONTRIBUTION OF MATERIA LIBRAT

OCIO DELL'ATTRO CONTRIBUTION OF MATERIA LIBRAT

OCIO DELL'ATTRO CONTRIBUTION OF MATERIA LIBRAT

TOPE 1. - FERRETIANO STREET LIBRAT

TOPE 2. - FERRETIANO STREET LIBRAT

TOPE 2. - FERRETIANO STREET LIBRAT

TOPE 2. - FERRETIANO STREET LIBRAT

TOPE 3. - STREET LIBRAT

TOPE 4. - TRAFFIC SIGNAL

TOPE 5. - STREET LIBRATION

TOPE

Plan 3V Mar 19,2016 DP 15 - 700800

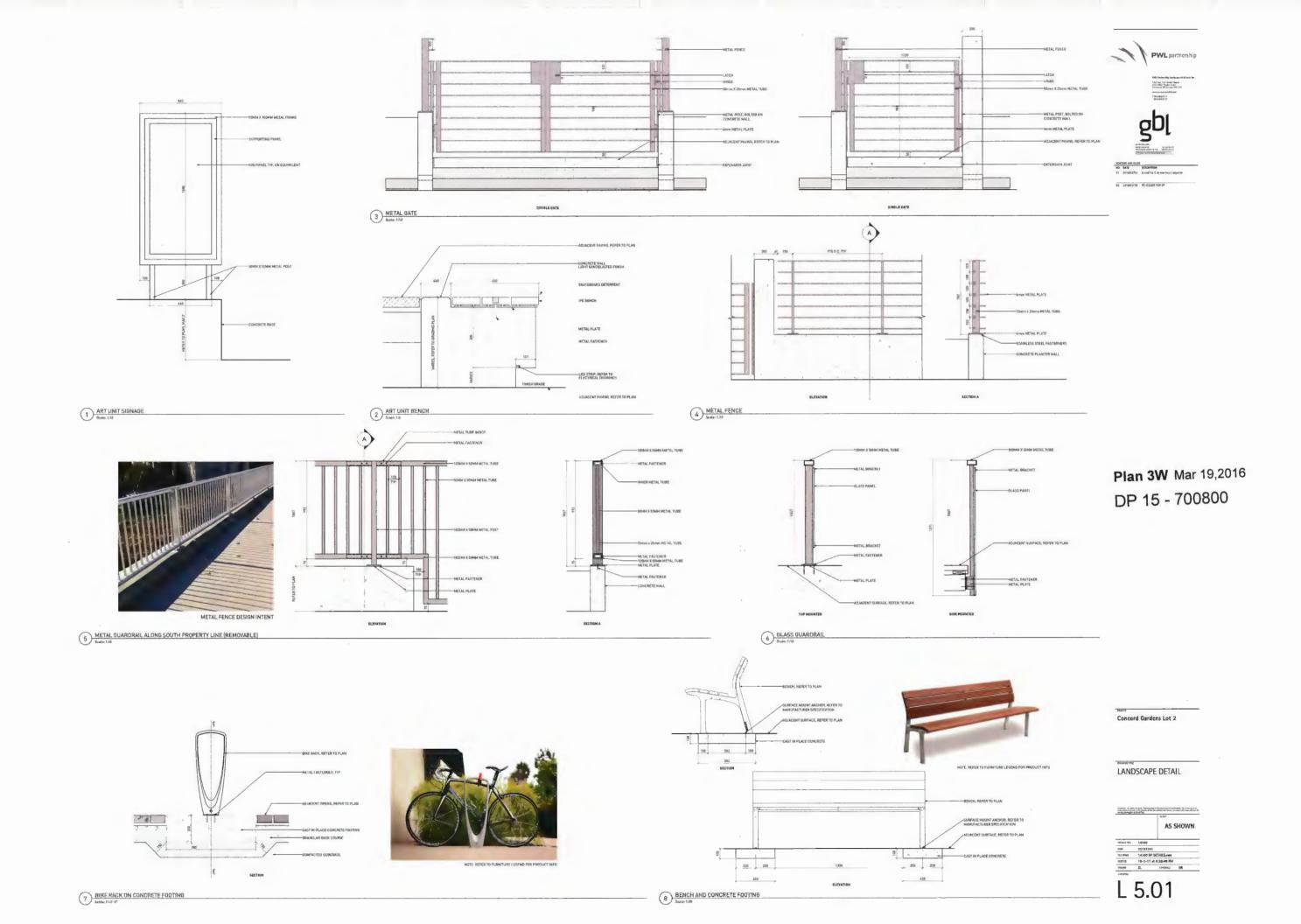


Concord Gardens Lot 2

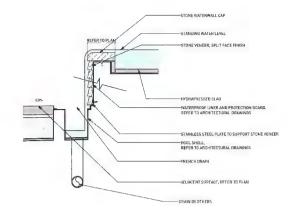
LIGHTING PLAN ROOF LEVELS

14100 DP PL	AN.yyrk	
MAY 2018		
74160		
	MAY 2015	

L 4.03

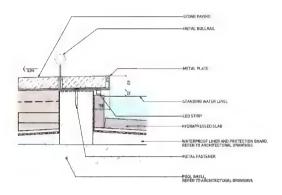








STONE FACED WATER WALL



NETAL PLATE

SI ANDING WATEN LEVEL

LLD STIRP

INDIRAPRISOS DS. AD. REFER TO PEAN

WATERPROOF LINER AND PROTECTION BOARD

REFER TO ARCHITECTURAL DRAWNOS

CONCRETE CURB

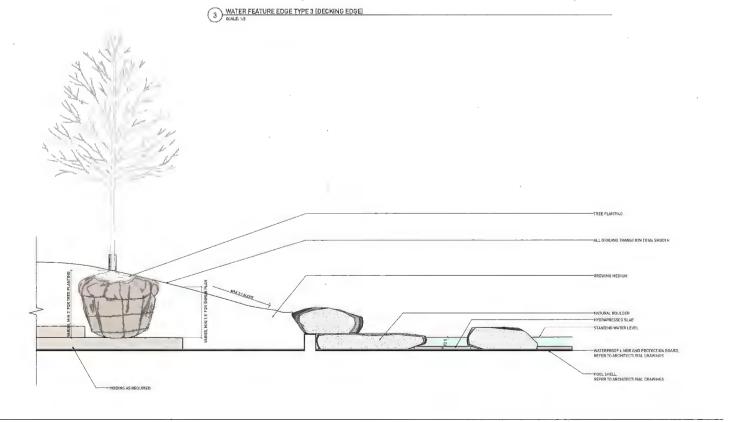
POOL, SHELL

REFER TO ARCHITECTURAL DRAWNOS

Plan 3X Mar 19,2016 DP 15 - 700800

WATER FEATURE EDGE TYPE 3 [STONE PAYING EDGE]

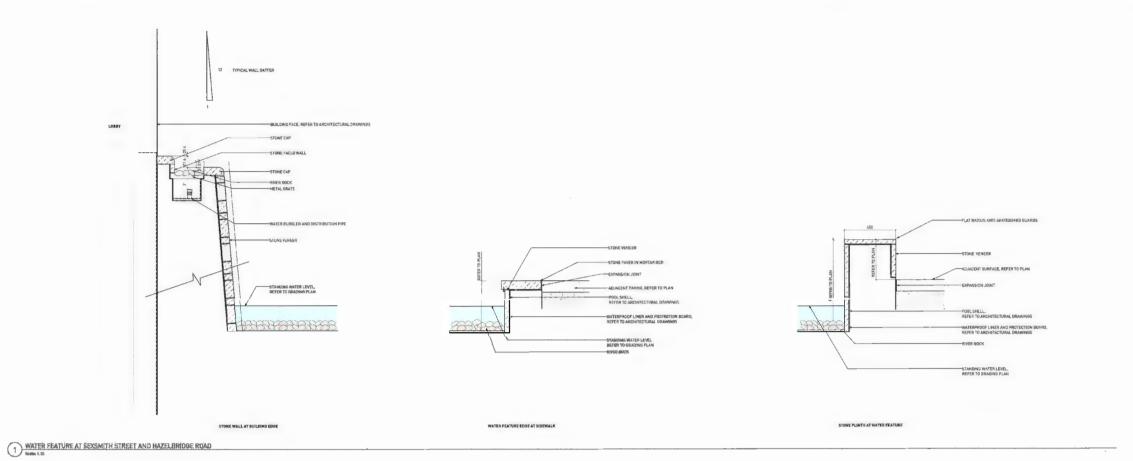




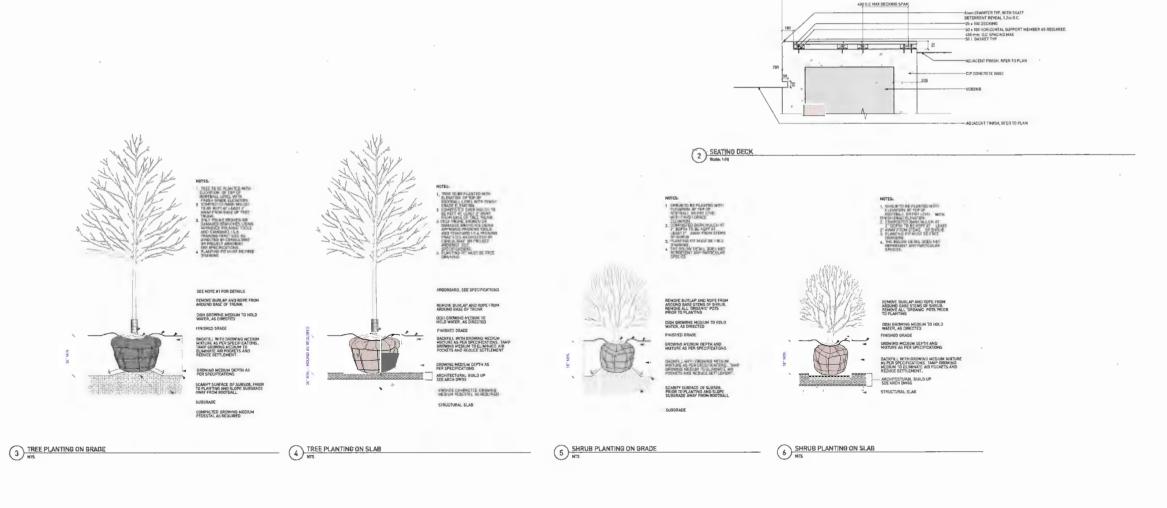


WATER FEATURE EDGE TYPE 3 [PLANTING EDGE]

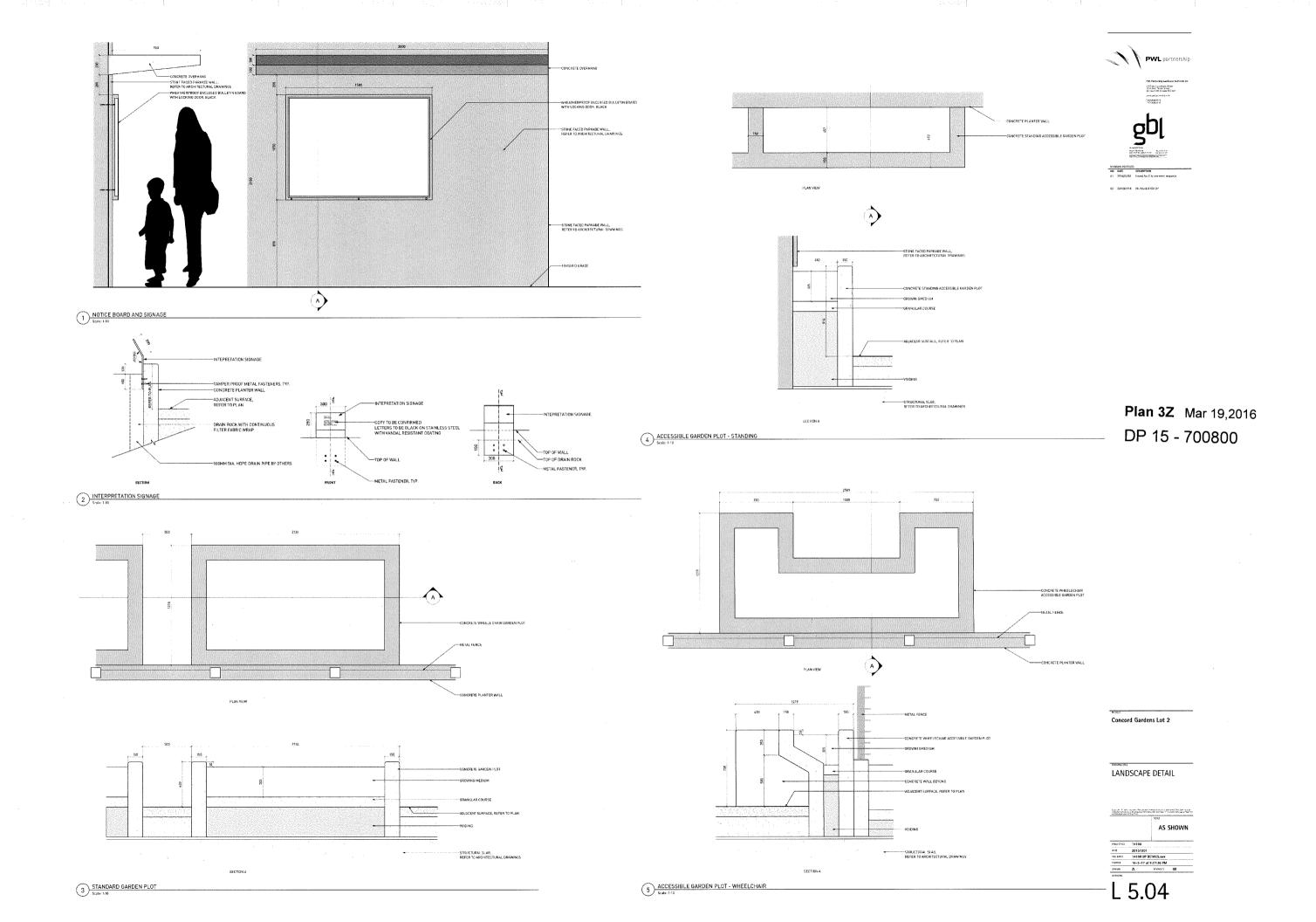
L 5.02

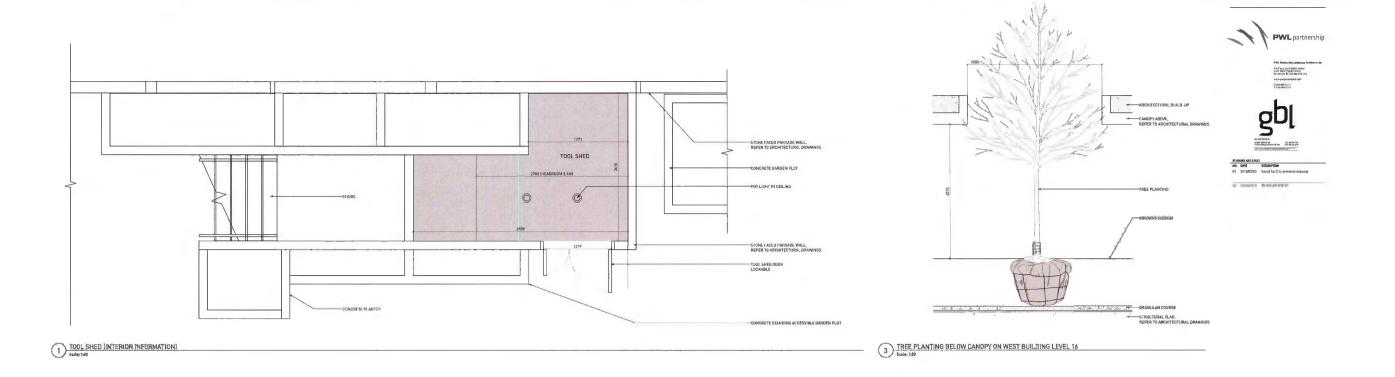


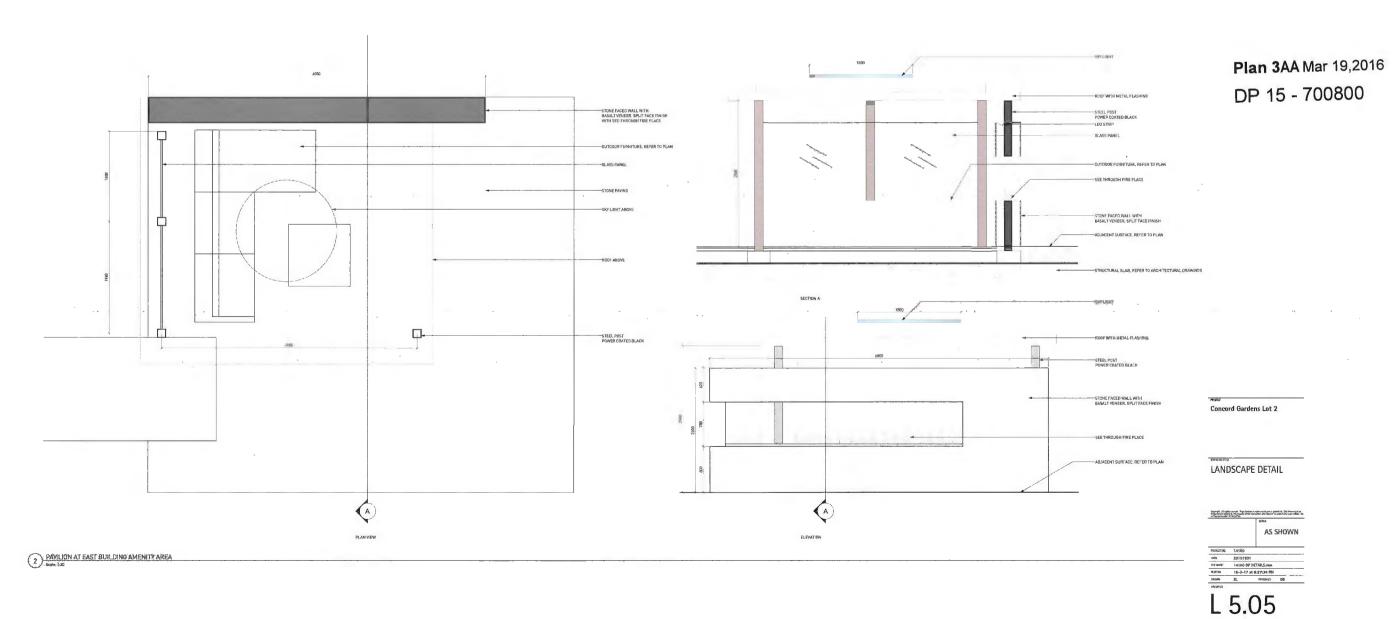
Plan 3Y Mar 19,2016 DP 15 - 700800

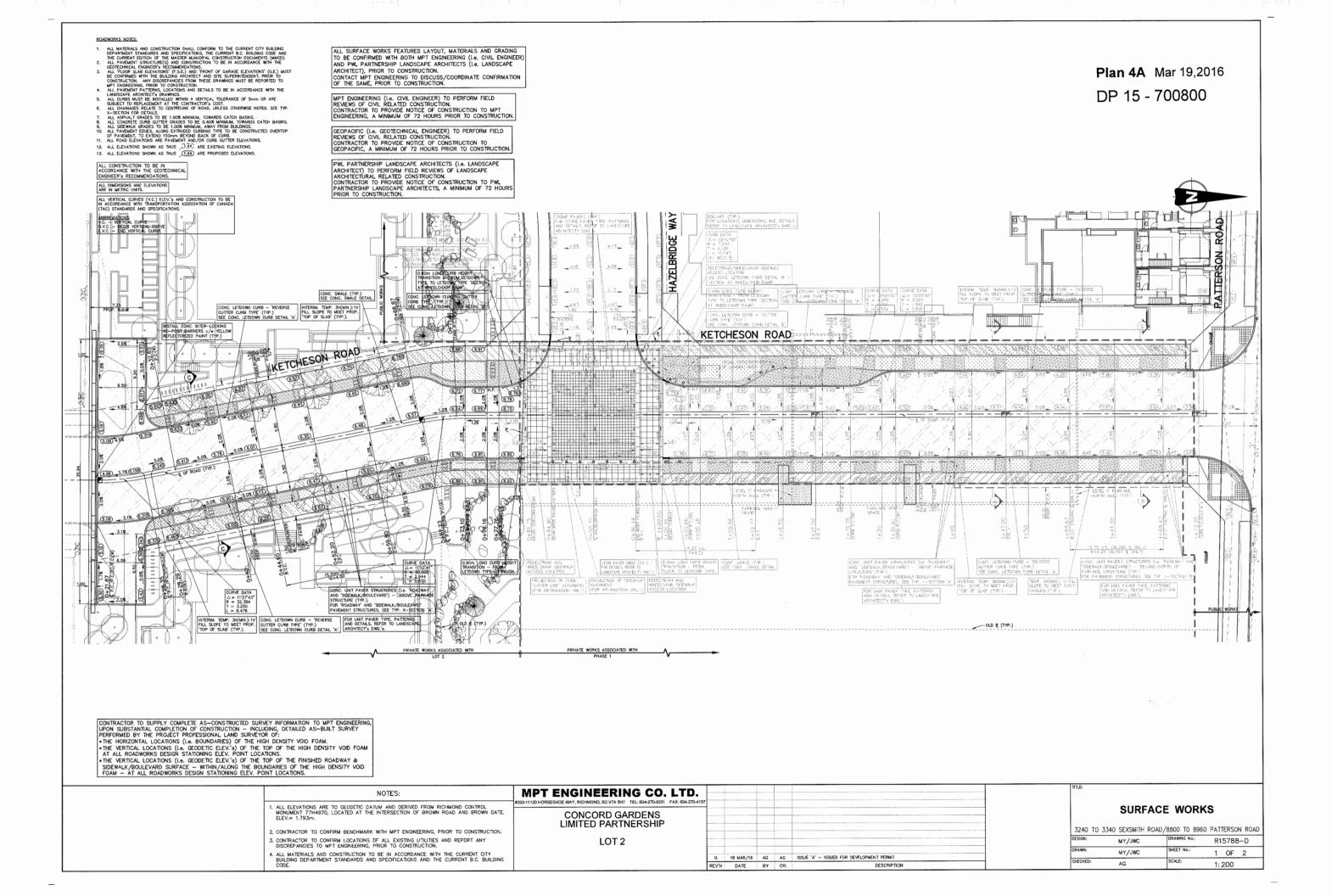


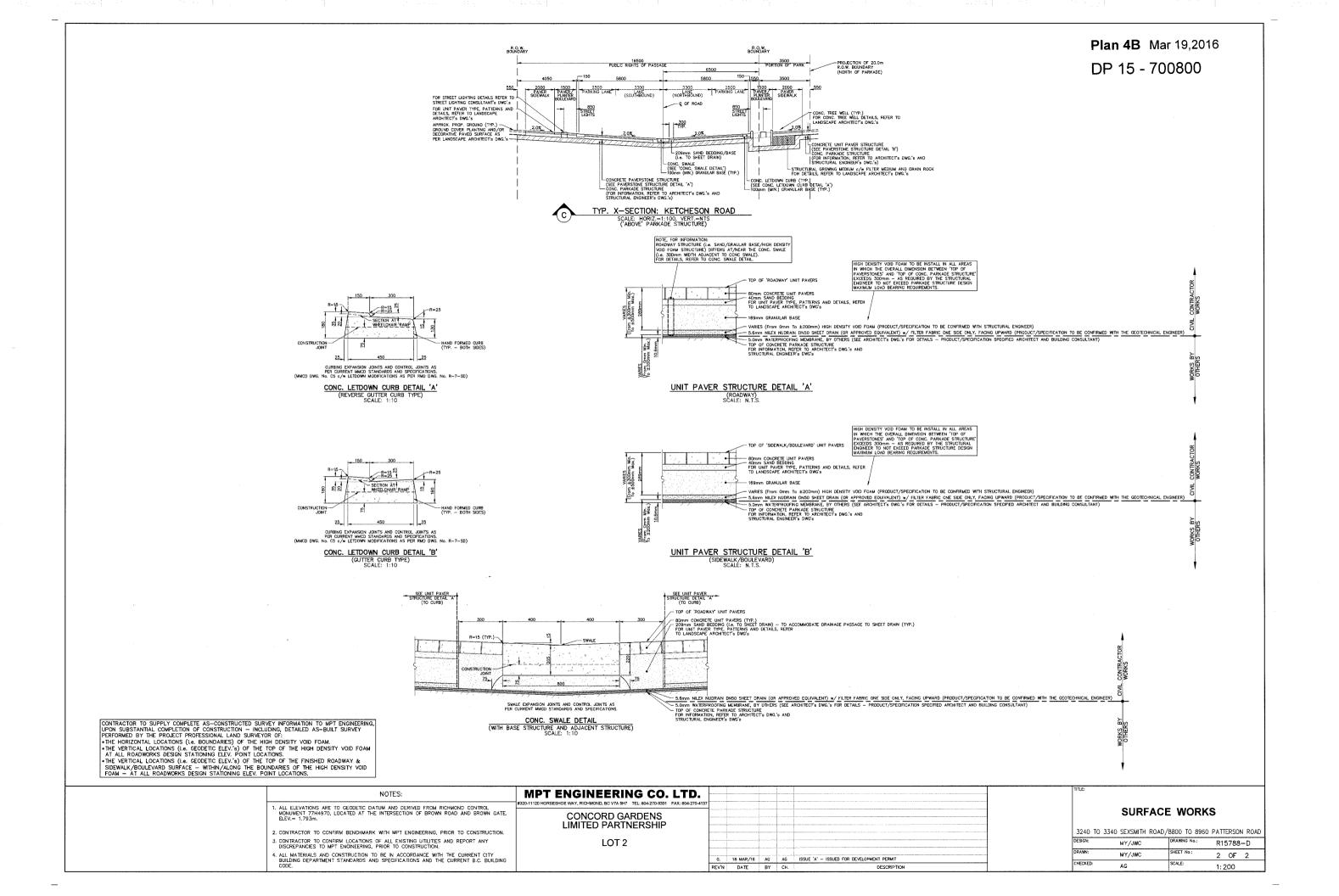


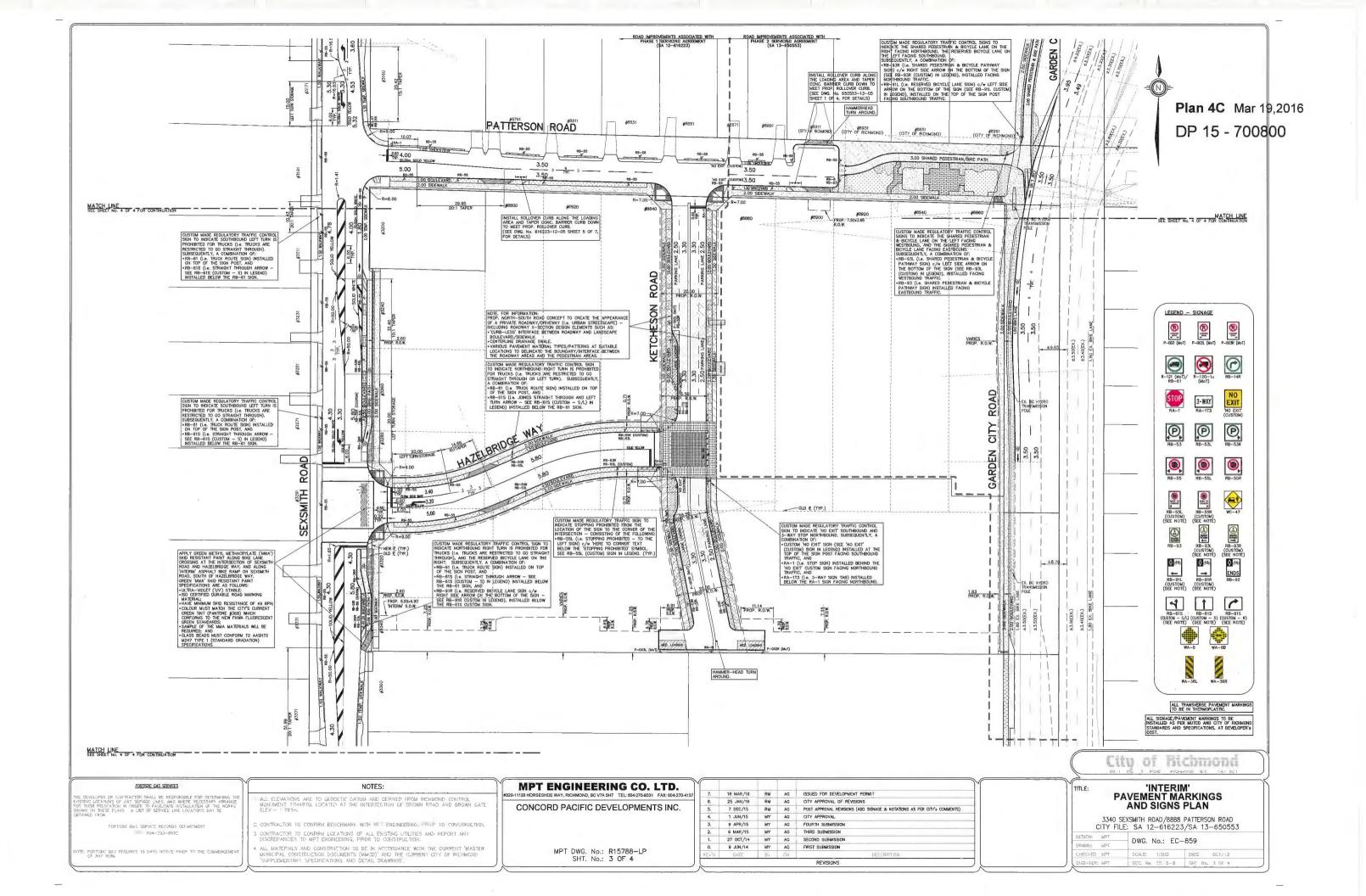












PAVI	IG LEGEND	
KEY	DESCRIPTION	
1		
	CIP CONCRETE PAVING LIGHT SANDBLASTED FINISH	
•	CIP CONCRETE PAVING BROOM FINISH, REPER TO CIVIL	
•	STONE PAVER RUMNING BOND	
•	HYDRAPRESSED SLAB CHARCOAL	
@	HYDRAPRESSED SLAB GREY GRANITE	
	COMPOSITE DECKING RESYSTA	
@	CRUSHED BRANULAR PAVING WITH ORGANIC BINDER	
•	PLAY SAND	
•	RESILIENT SURFACE 50% BLACK AND 50% RED	
Φ	UNIT PAVER RUNNING BOND	
a	UNIT PAVER HERRINGBONE	

HARD	DSCAPE LEGEND	
KEY	DESCRIPTION	
•	CIP CONCRETE STAIRS WITH METAL HANDRAIL AND TACTILE WARNING STRIP	
17	CIP CONCRETE WALL / CURB LIGHT SANDBLASTED FINISH	
•	CIP CONCRETE FLUSH CURB LIGHT SANDBLASTED FINISH	
•	MAINTENANCE STRIP	
(B)	WATER WALL BASALT STONE FACED	
HG	WATER FEATURE POOL RIVER ROCK POOL BOTTOM	
•	STONE FACED PLINTH WITH ADDRESS SION AND LIGHTING	
•	METAL TRELLIS WITH SEATING	
®	URBAN AGRICULTURE PLANTER	
•	LANDSCAPE BOULDERS MIN 2' - MAX &'	
•	SEATING DECK IPE WOOD	
•	TOOL STORAGE REFER TO ARCHITECTURAL DRAWINGS	
a	INTERPRETIYE SIGNAGÉ METAL	
a	STONE FACED PLINTH AT WATER FEATURE BASALT STONE FACED	
a	STONE FACED WALL BASALT STONE FACED	
®	SEATING IPE WOOD W/ CONCRETE BASE	
1	WHEEL STOP	

SITE	FURNISHING LEGEND
KEY	DESCRIPTION
•	METAL GATE MATCH ARCH GUARDRAIL FINISH
f2	METAL FENCE MATCH ARCH GUARDRAIL FINISH
Û	DINING TABLE AND CHAIR TYPE 1 LANDSCAPE FORM
ŵ	DUTDOOR BBQ WITH HYDRO AND GAS CONNECTIONS
Ġ	DUTDOOR FURNITURE DEDON FURNITURE
ŵ	FIRE PIT SOLUS DECOR
è	BIKE RACK TRIO BIKE RACK FROM FORM + SURFACE INC, 106 BIKE PARKING SPACES IN TOT
ø	GAS PATIO HEATER WITH HYDRO AND BAS CONNECTIONS
D	LOUNGE CHAIR LANDSCAPE FORM
•	PLAY EQUIPMENT TYPE 1 KOMPAN
•	PLAY EQUIPMENT TYPE 2 KOMPAN
	METAL BULLRAIL
ŵ	DUTIDDOR SINK
1	DINING TABLE AND CHAIR TYPE 2 LANDSCAPE FORM
1	BENCH LANDSCAPE FORM
1	NOTICE BOARD
ŵ	GREEN SIN
•	PRECAST PLANTER BARKMAN CONCRETE LTD.

Eublin Proposed Servation Proposed Servation Friedham Proposed Servation Friedham Proposed Top of Step Elevation Proposed Top of Step Elevation Proposed Top of Wall Elevation Proposed Top of Wall Elevation Proposed Top of Wall Elevation Proposed Top of Bench Elevation	E Cape	
PRESENT Proposed Elevation Finished Rex Elevation Finished Rex Elevation Proposed Top of Step Elevation Proposed Top of Well Elevation Proposed Top of Well Elevation Proposed Top of Well Elevation Proposed Top of Bench Elevation	*	Existing Elevation
Floished Floor Einstein Proposet Top of Sep Einstein MY38An. Proposed Top of Medi Einstein MY38An. Proposed Top of Weld Einstein MR864. Proposed Top of Bench Einstein	-	Proposed Elevation
Proposed Top of Step Elevation Proposed Bottom of Step Elevation Proposed Bottom of Step Elevation Proposed Top of Wall Elevation Proposed Solion of Wall Elevation Proposed Top of Bench Elevation	FPE 0.0Am	Finished Floor Elevation
Proposed Boltom of Step Elevation TWY.B.Mm Proposed Top of Walt Elevation Proposed Boltom of Walt Elevation TE.B.Ms Proposed Top of Bench Elevation	15 2.84m 4	Proposed Top of Step Elevation
Proposed Top of Wall Elevation Proposed Bollom of Wall Elevation Proposed Bollom of Wall Elevation Proposed Top of Bench Elevation	BS 0.PMm	Proposed Boltom of Step Elevation
TB 8.04er Proposed Top of Bench Elevation	TW 0.94m	Proposed Top of Wall Elevation
4 Proposed Top of Bench Elevation	HWO DAM	Proposed Boltom of Wall Elevation
60V 0.0472	+	Proposed Top of Bench Elevation
* Proposed Bottom of Bench Elevation	# THE BAR	Proposed Boltom of Bench Elevation

GRADING GENERAL NOTES

- REPER TO ARCHITECTURAL PLANS, SECTIONS AND ELEVATIONS FOR TOP OF SLAB ELEVATIONS. SLAB ELEVATIONS INDICATED ON LANDSCAPE DRAWINGS ARE FOR REFERENCE ONLY. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- CONFIRM ALL EXISTING GRADES PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- GROWING MEDIUM DEPTHS ON ARCHITECTURAL SLAB ARE NOT TO EXCEED THOSE SPECIFIED IN SPECIFICATIONS, REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.

 INNESS OTHERWISE NOTED ALL DRAINS LOCATED IN LAWN OR PLANTED AREAS TO BE
- DRAWINGS,
- DRAINAGE STRUCTURES,
- UNLESS CHEMENT AND THE CHEMENT FOR RECEIVE AND RESPONSE.
 UNLESS CHEMENT EN ROTTO PROVIDE A MAXIONAL SEX DOE OF SEX ON LL. HARD
 LAMSSAME AREAS. REPORT AND DECREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
 TO OF CUINB ELEVATIONS ARE SHOWN FOR REFERENCE ONLY. REFER TO CIVIL DRAWNINGS FOR DURB ELEVATIONS.
- ELEVATIONS.

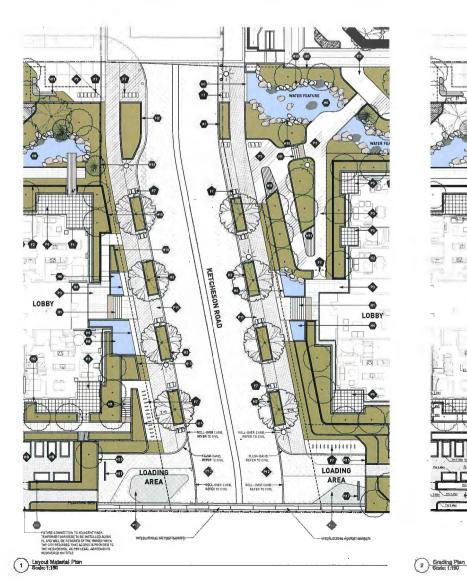
 10. TIE INTO EXISTING ELEVATIONS AT EXTENT OF WORK CLEAN AND FLUSH, REPORT ANY DISCREPANCIES TO CONSULT ANT FOR REVIEW. AND RESPONSE.

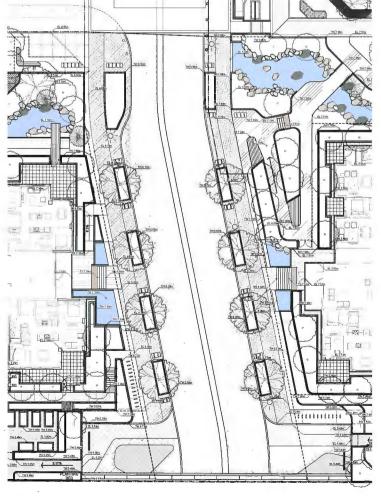
LAYOUT AND MATERIALS GENERAL NOTES

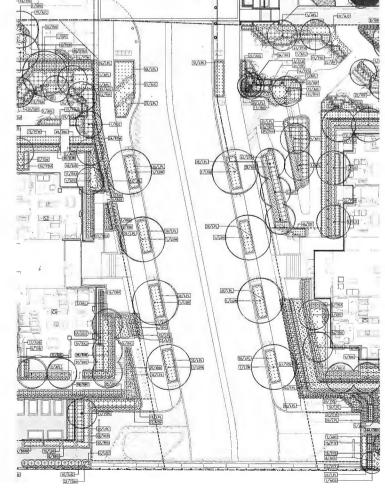
- DO NOT SCALE DRAWING LAYOUT AS PER DIMENSIONS NOTED ON LANDSCAPE PI REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE
- 2. LAYOUT AND MATERIALS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH LANDSC SERVICE STREET
- LANDSCAPE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AN ENGINEERING DRAWINGS, REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS, REPORT ANY DISCREPANCIES TO CONSULTANT FOR REVIEW AND RESPONSE.
- EXTERIOR LIGHTING SHOWN ON LANDSCAPE PLANS IS FOR REFERENCE ONLY LIGHTING INFORMATION REFERENCED ON LANDSCAPE DRAWINGS IS TO BE READ IN CONJUNCTION WITH ELECTRICAL ENGINEER'S DRAWINGS.
- REFERENCE CIVIL ENGINEER'S ORAWINGS FOR LAYOUT OF ROAD CURBS AND GUTTERS.

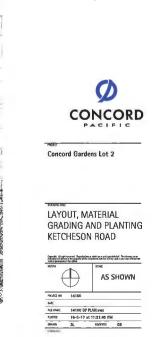


Plan 4D Mar 19,2016 DP 15 - 700800









Planting Plan
Spale: (150

L 1.07

HEIGHT: 91.8' for portions of a building located less than 184' from a lot line abbutting Garden City Road; and 154.2' (47m) elsewhere.

LOT 2 EAST	ALLOWED	PROPOSED
GROSS FLOOR		213,53
AMENITY		68
FSR AREA	200,800	208,74

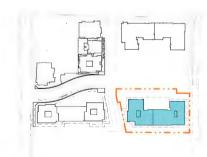
FSR CALCULATION							
	a	b	с	d:e-b-c-e	e	1 = c+e	2= a-1
Lovei	Gross Area	Infernal Circulation	Amenity	Suite Area	Cores	Total Deductions	TSR Area
Loyei 1							
Level 2	3,376	449		1929	0	0	3,378
Level 3	20,853	3,796	682	W.375	0	882	20,175
Level 4	20,943	1,788		17 620	1,535	1,535	19,406
Leveis 5-8	20,931	1,797		W 657	477	477	20,454
	4 83,724	7,188		74,628	1,908	1,908	81,818
Levels 9-10	19,600	1,799		17,324	477	477	
	2 39,200	3,598		34,648	954	964	38,248
Level 11	9,660	936		E.347	377	377	9,283
Levels 12-13	9,660			8,384	377	377	9,283
	2 19,320	1,798		18,768	754	754	18,586
Levels 14-15	8,230	556		7,282	292	292	7,938
	2 15,460	1,312		14,564	584	584	
TOTAL.	213,638	19,061	582	186,879	5,550	6,232	206,744

	AME	NITY SPACE (233 UNITS)	
		Indoor	
Rete	Required (aqur.)	Provided (sq.m.)	
2 Osq nvlunit	460	635	

ARKET HOUSING					BUH								BUH							BUH					BUH		BUH		BUH						AFF	RDABLE HOL	USING	100	TO	TAL
PE	A1	A2	A2n	A2b	A6	A7	A7b	As	A8a	A9	B2	B3	B4	85	C4	C6 C	6a CE	C6a	C6b	C7	D4	D6	D6 F	H1 H2	Н3	H4	H5	H6	H7	TH2	TH2a	TH3	TH4	A6	B6	C7	TH2	TH2b		
SCIPTION	1 BED & DEN	1 BED & DEN	1 BED & DEN	1 BED	1 BED & DEN	1 BED & DEN	1 BED & DEN	1 BED	1 BED	1 BED	2 BED	2 BED	2 BED	2 BED	2 BED & DEN	8 DEN 21	BED 2 BED	& 2 BED & GUEST	2 BED 8	2 BED &	3 BED	3 BED 3	BED 3	BED 3 BED	2 BED 2	2 BED	2 BED	2 BED	1 BED & DEN	2 BED & DEN	2 BED	2 BED	2 BED	UNITS	ARE					
IT AREA-SF	641	686	804	544	692	569	633	637	517	627	895	871	761	850	908	832 5	55 851	849	810	906	970	1,100 1	045 1,	093 1,096	1,300	1,128	824	879	963	1,137	1,202	1,250	1,314	592	903	903	1,153	1,203		
of 1																																							0	
el 2																														2	1						- 1	1	5	5,63
el 3							1	1					1		-1			3	2		1	1								.6		1	1	1		-1			18	17,49
el 4		2		1	1		ì				1				1			3	2	1	1		1											1	1	1		1000	17	13,59
rel 5-8		28		4	8	4	4				4			4	4		12	8		4	4		4												4	4			100	74.62
rel 9-10		10			2	2	2	2	2			2		2	2	2	2 6	4		4	2																		46	34.G
rel 11			1		1	1	1			1				1	1			2		1	1										\rightarrow								11	34,64 8,34
ml 12-13	2				2	2	2			2				2	2			4		2	2																		22	16,76
rel 14-15																								2 2	2	2	2	2	2										14	14.56
TAL # UNITS	2	40	1	- 6	14	9	9	2	2	3	5	2	1	9	11	2	2 18	24	4	12	11	1	5	2 2	2	2	2	2	2	7	1	1	1	2	6	6	1	1	233	_
TAL UNIT AREA	1.282	23,400	604	2,720	8,288	5.031	5.697	1.274	1.024	1.880	4.473	1.742	761	7.650	9,988	1,664 1.	910 15,3	0 20.225	3.240	10.872	10.670	1.100 5	225 2	185 2,192	2.600	2 255	1.648	1.758	1.925	7,959	1.202	1.250	1,314	1,184	4,513	5,417	1,153	1,203		185,6
												MARKET	UNIT SUBTOTAL	L = 172,409 s	a.f. 218 U	ITS																			AFF, UNIT	S = 13,470sq.f	. 16 UNITS			

	AFFORDABLE HOUSING	FOR LOT 2 EAST	
HOUSING UNIT COMPONENTS	MINIMUM HOUSING UNIT	REQUIRED FLOOR AREA	PROVIDED FLOOR AREA
DEFFERED AREA A (PHASE 1)	28% of Lot1/Ph1 (28% x 1,087 sq.m)	304.5 sq.m (3,278 ft²)	1
AREA D	5% of the subject site's res. Floor area less Lot1/Ph1 deffered AFH: 5% x (19,207.1 sq.m - 304.5 sq.m)	945.1 sq.m (10,173 ft²)	
TOTAL		1,249.6 sq.m (13,454 ft²)	1,251.4 sq.m (13,470 ft²)

	Aging In Place	Basic Universal Housing (BUH) for LOT 2 EAST	
AFFORDABLE HOUSING (15 UNITS)	12% (2 UNITS) -	87% (13 UNITS)	2 STOREY TOWNHOUSE UNITS WILL BE DESIGNED FOR AGING IN PLACE
MARKET HOUSING (218 UNITS)	85% (185 UNITS)	15% (33 UNITS)	SEC BUH LABEL ON UNIT MIX ABOVE FOR UNIT TYPE
TOTALS	187 UNITS	46 UNITS	



CONCORD GARDENS LOT 2 - EAST



DP No: DP 15-700-800

Plan 5A Mar 19,2016 DP 15 - 700800



CONCORD GARDENS LOT 2

EAST

RICHMOND, BC

LOT 2 EAST STATS

JOB NUMBER 1465-6

A-E0.01







VIEW FROM NORTH WEST



VIEW FROM SOUTH EAST





REV	SIONS

Plan 5B Mar 19,2016 DP 15 - 700800



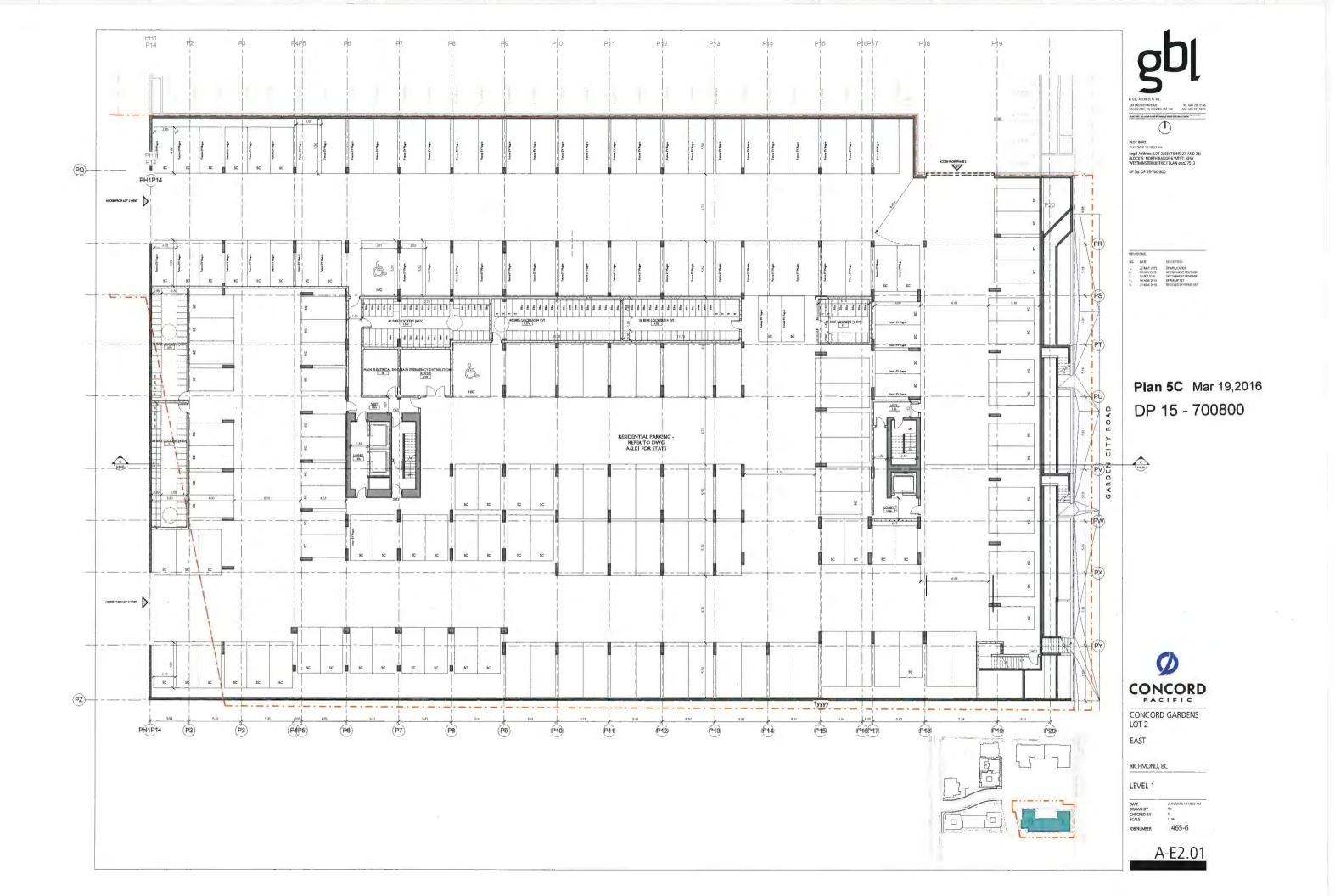
CONCORD GARDENS LOT 2

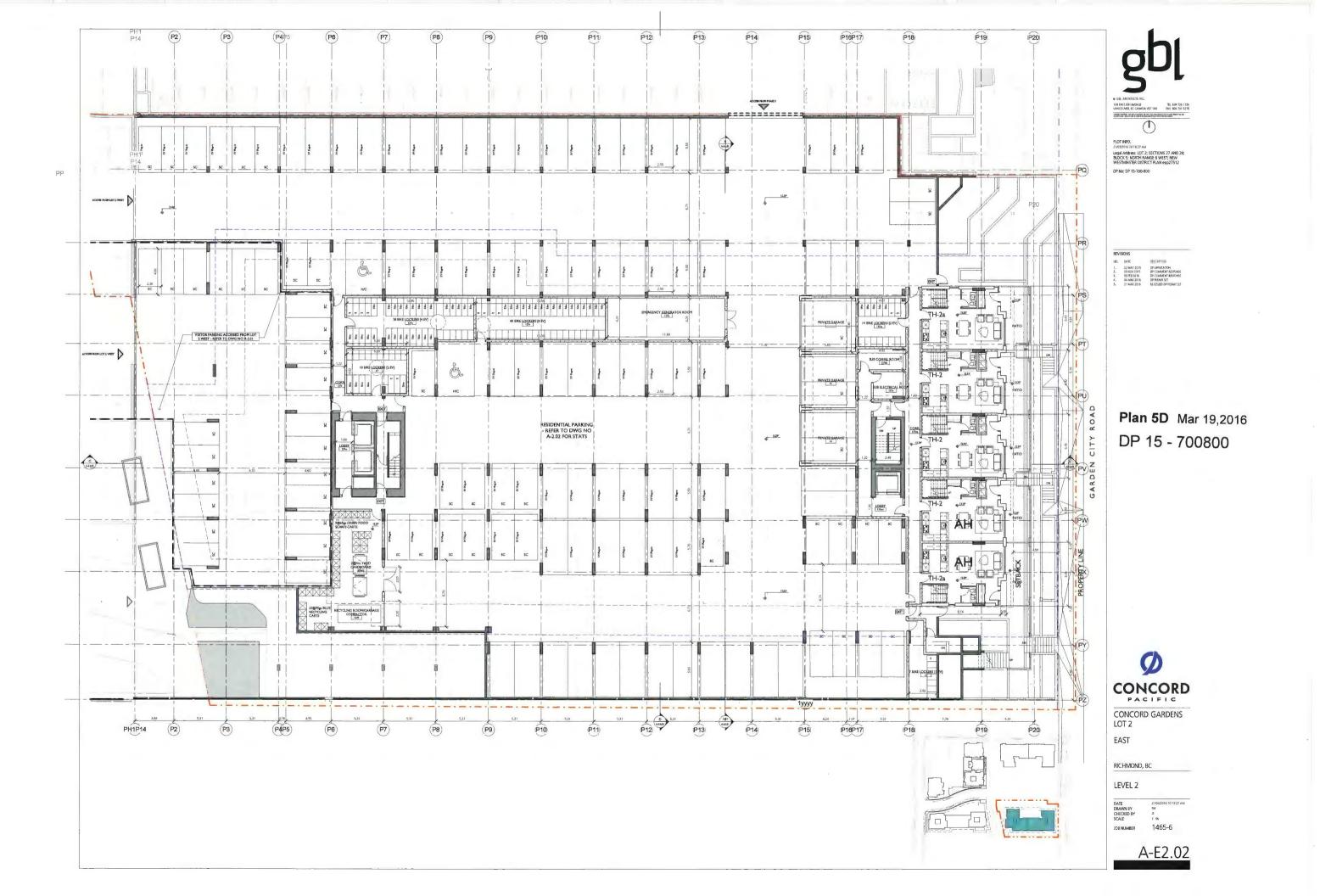
EAST

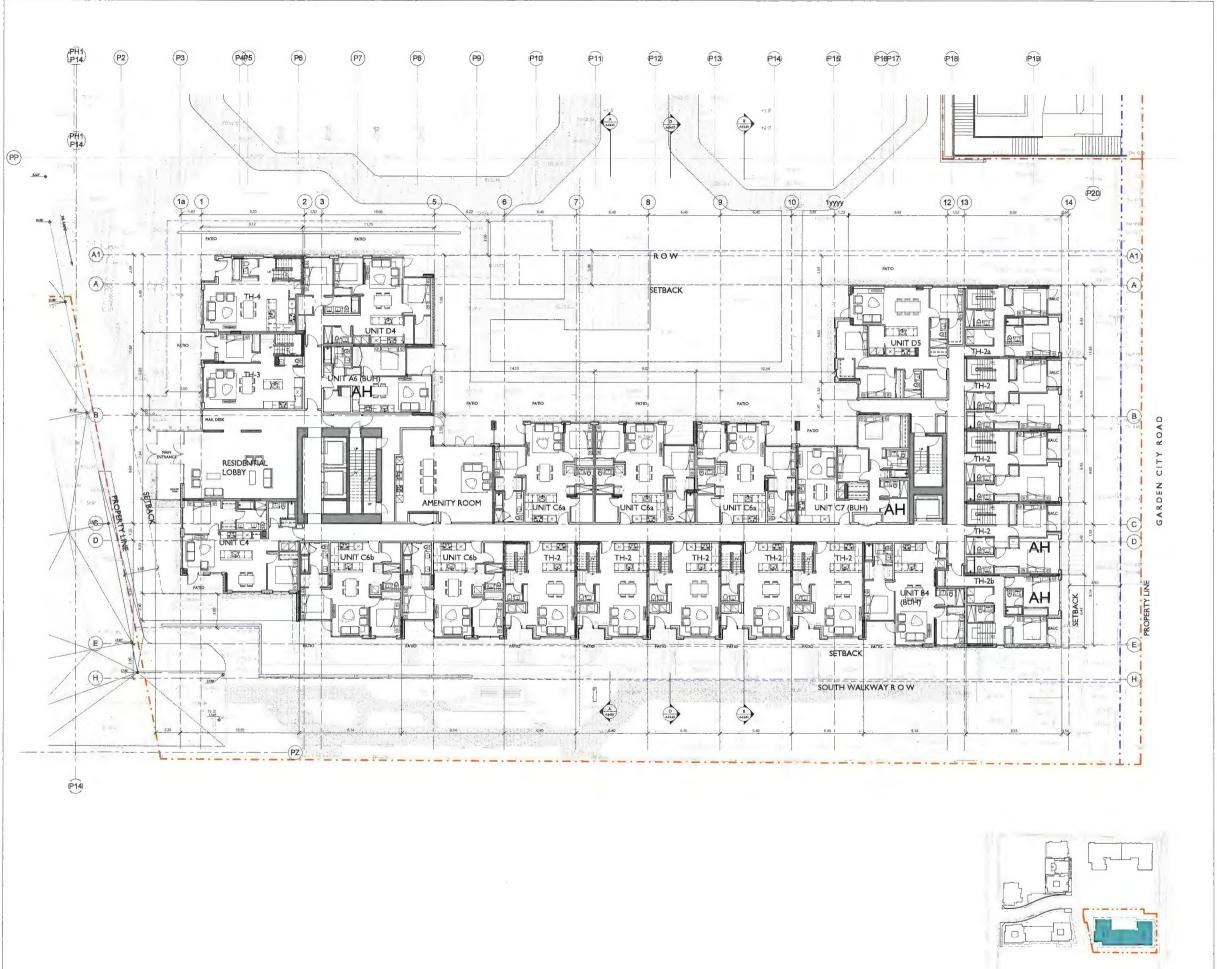
RICHMOND, BC

PERSPECTIVE VIEWS

A-E1.08









PLOT INFO. 21/03/2016 to 18:36 AM Legal Address: LOT 2; SECTIONS 27 AND BLOCK 5; NORTH RANGE & WEST; NEW WESTMINSTER DISTRICT PLAN epp27512

BLOCK'S, NORTH FANNER & WEST, NEW WESTMINSTER DISTRICT PLAN epp27512 DP No: DP 15-700-800

Plan 5E Mar 19,2016 DP 15 - 700800



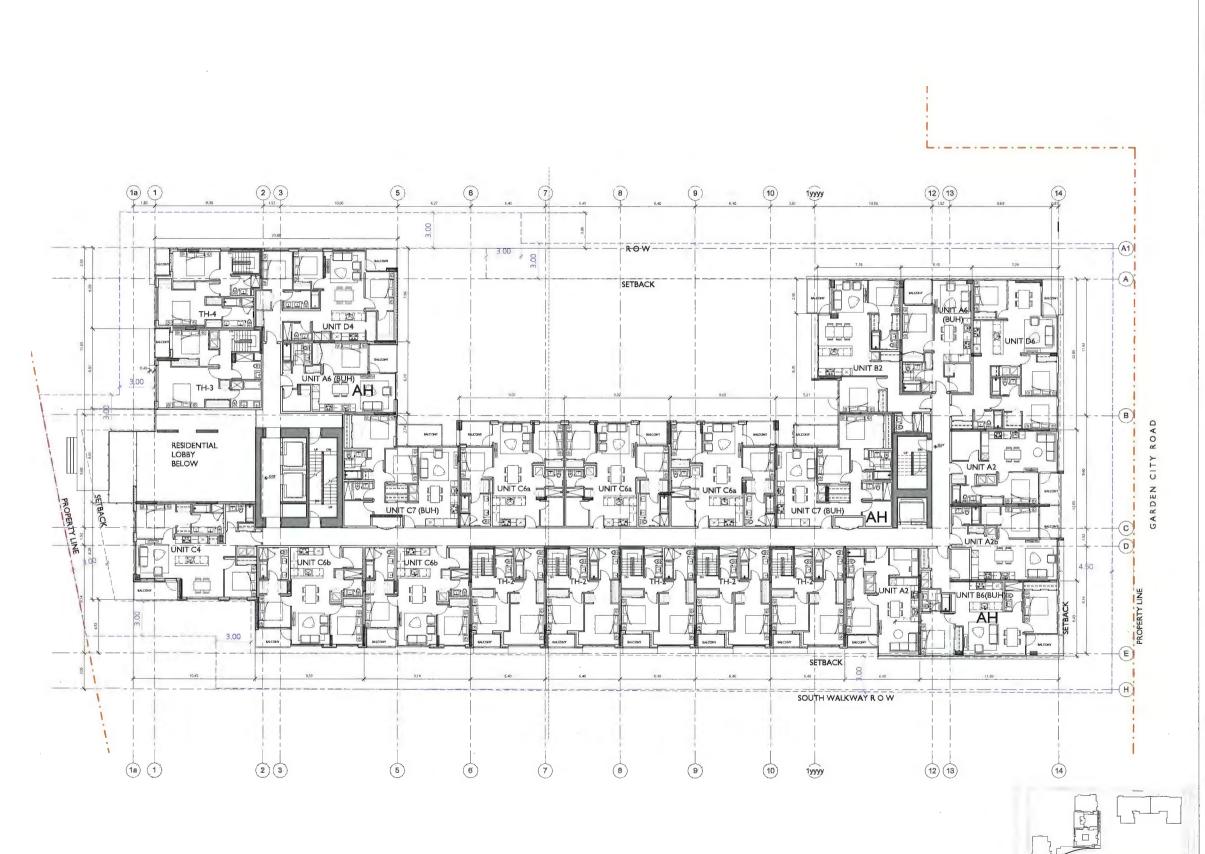
CONCORD GARDENS LOT 2

EAST

RICHMOND, BC

LEVEL 3

DATE 21/0/2016 to 16.31
DRAWN BY 54
CHECKED BY 5
SCALE 1 100
JOB NUMBER 1465-6





PLOT INFO. 21/03/2016 to 1/6/36 AM Legal Address: LOT 2; SECTIONS 27 AND 28 BLOCK 5; NORTH RANGE 6 WEST; NEW WESTMINSTER DISTRICT PLAN epp27512 DP No: DP 15-700-800

REVISIONS

NO. DATE

1. 22 MAY 2015 DP APPLICATION
2. 09 NOV 2015 DP COMMENT RESPONSE
4. 00 MAR 2016 DP FEMALE SET
5. 21 MM 2016

DP FEMALE SET
5. 21 MM 2016

Plan 5F Mar 19,2016 DP 15 - 700800



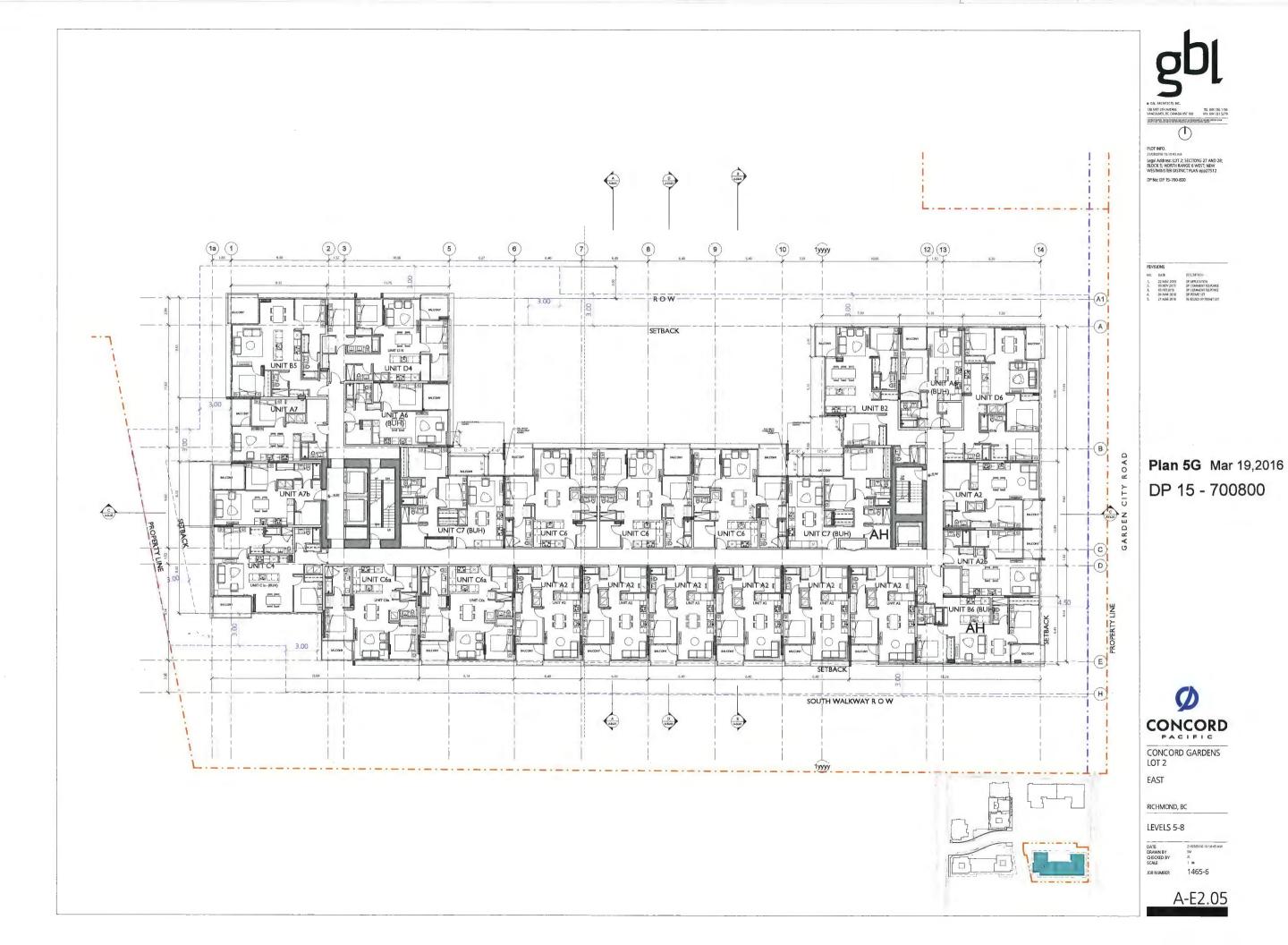
CONCORD GARDENS LOT 2

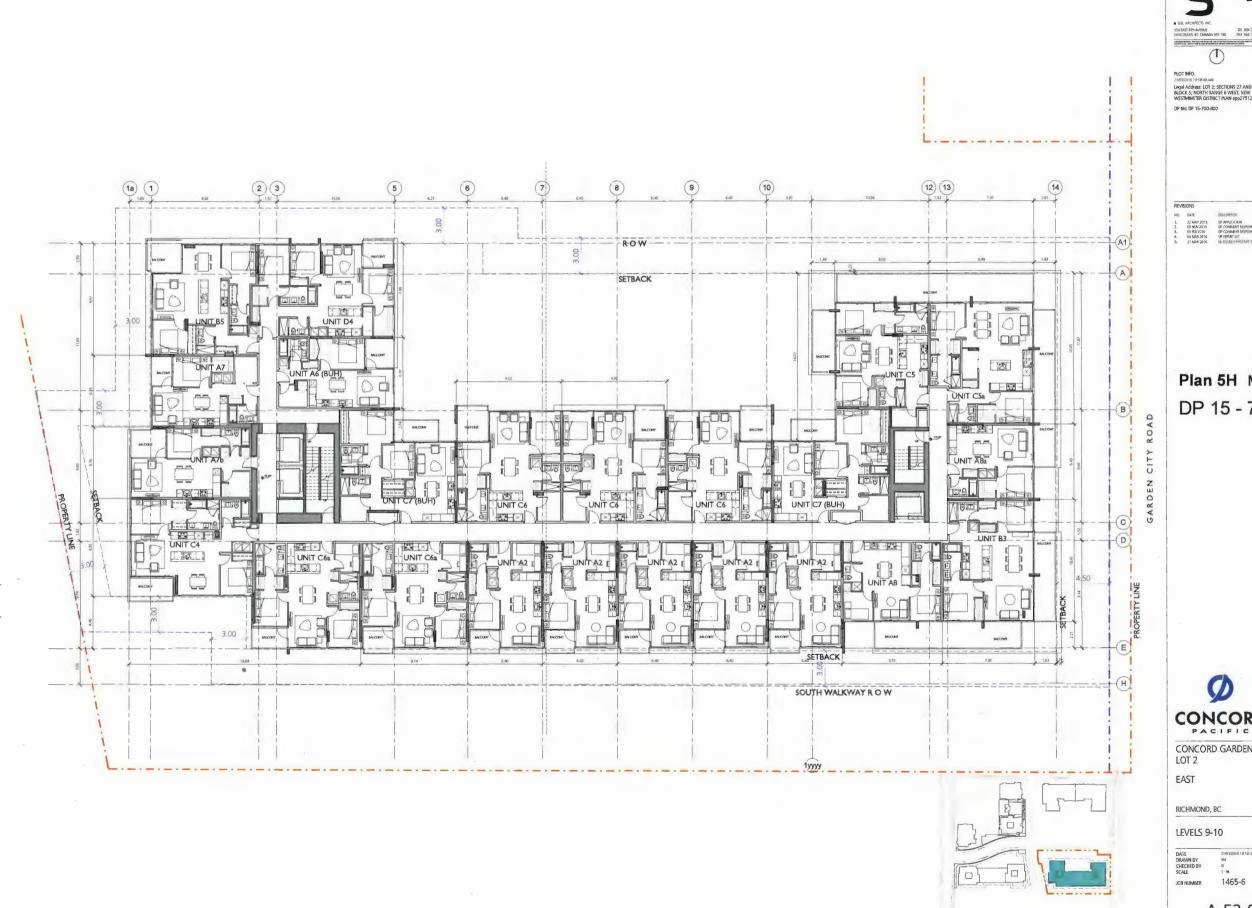
EAST

RICHMOND, BC

LEVEL 4

DATE 21/09/2016 10 183 DRAWN BY 5M CHECKED BY 55 SCALE 1: 96 JOB NUMBER 1465-6







1

DP No: DP 15-700-800

Plan 5H Mar 19,2016 DP 15 - 700800

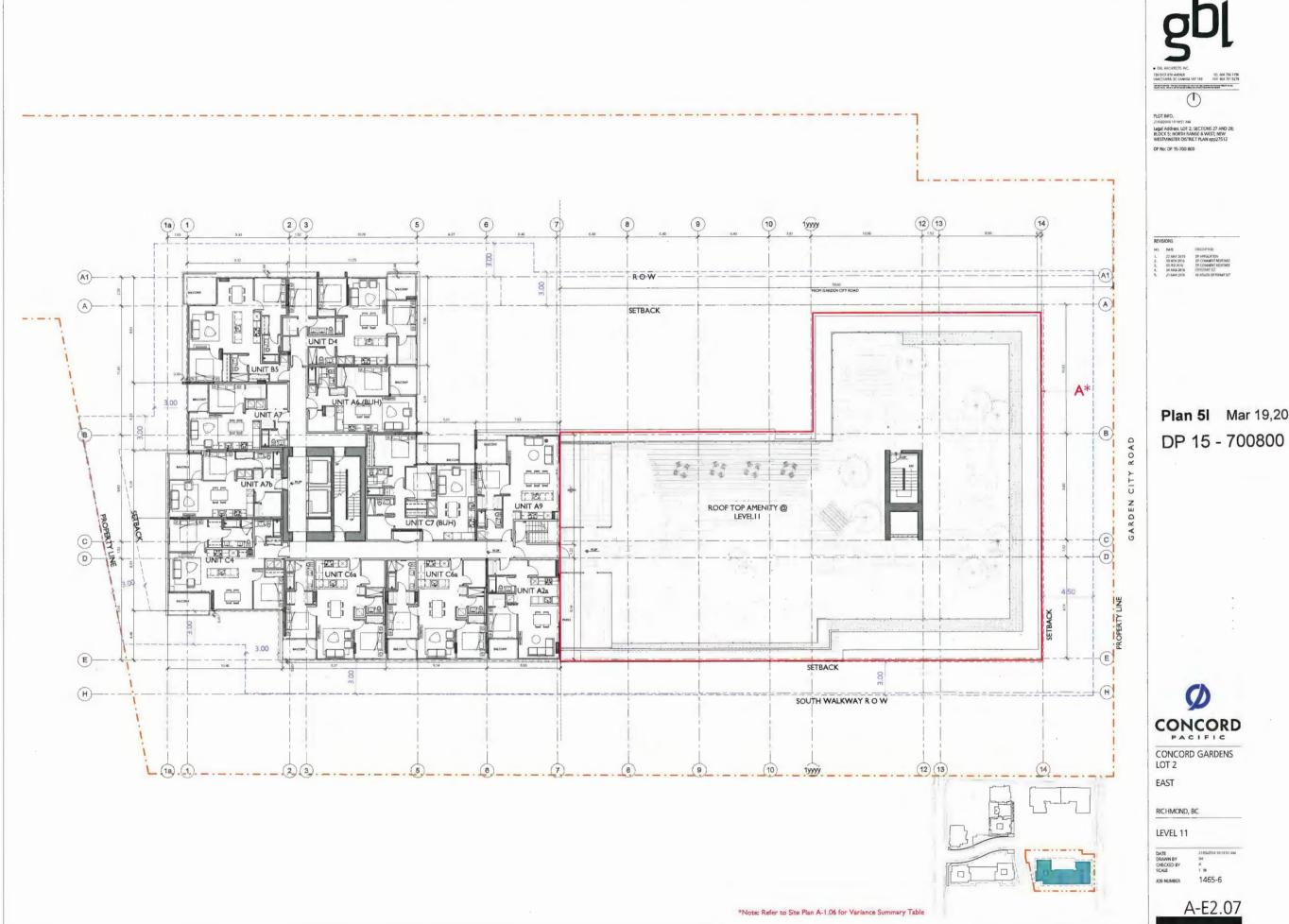


CONCORD GARDENS

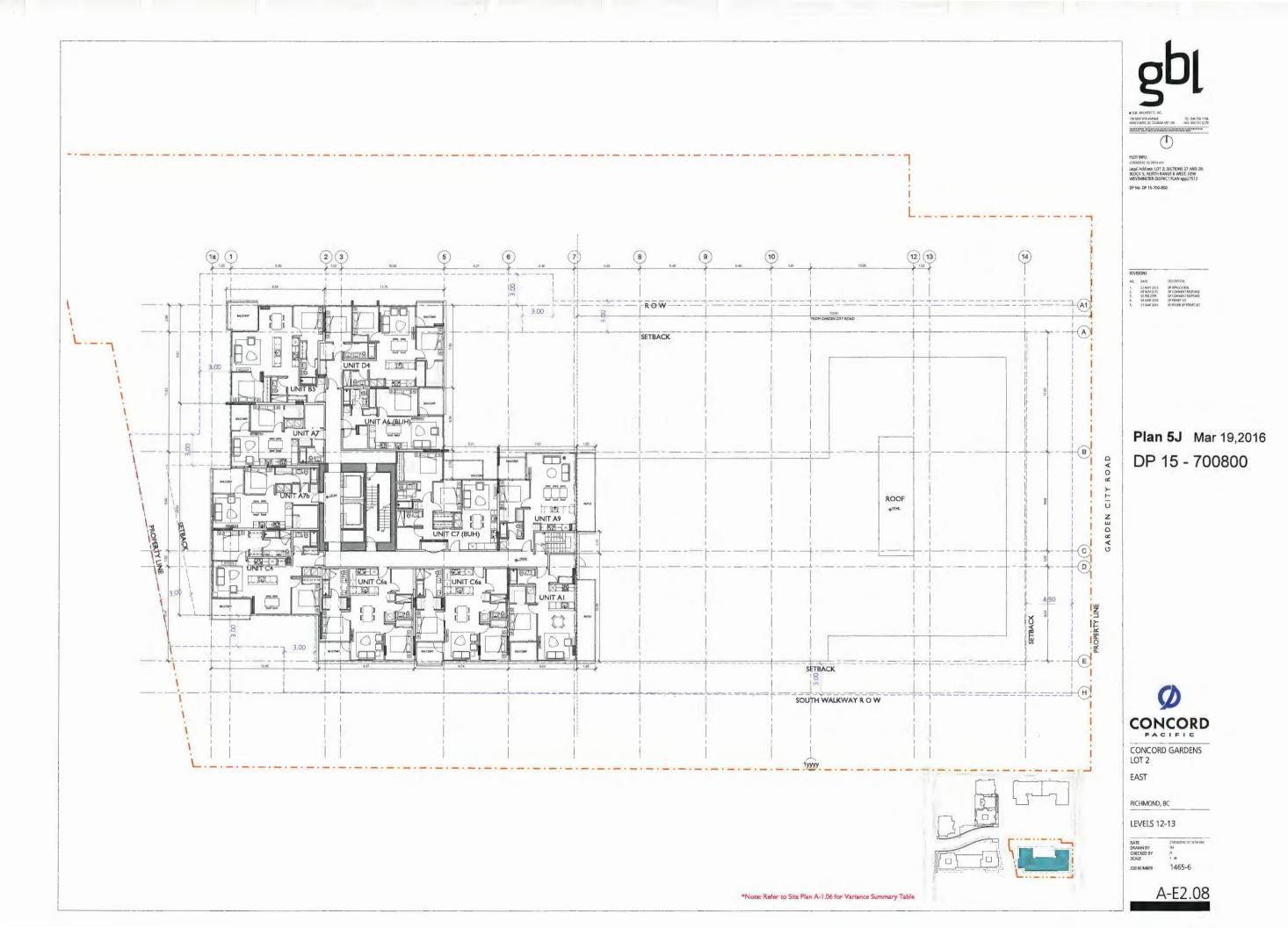
EAST

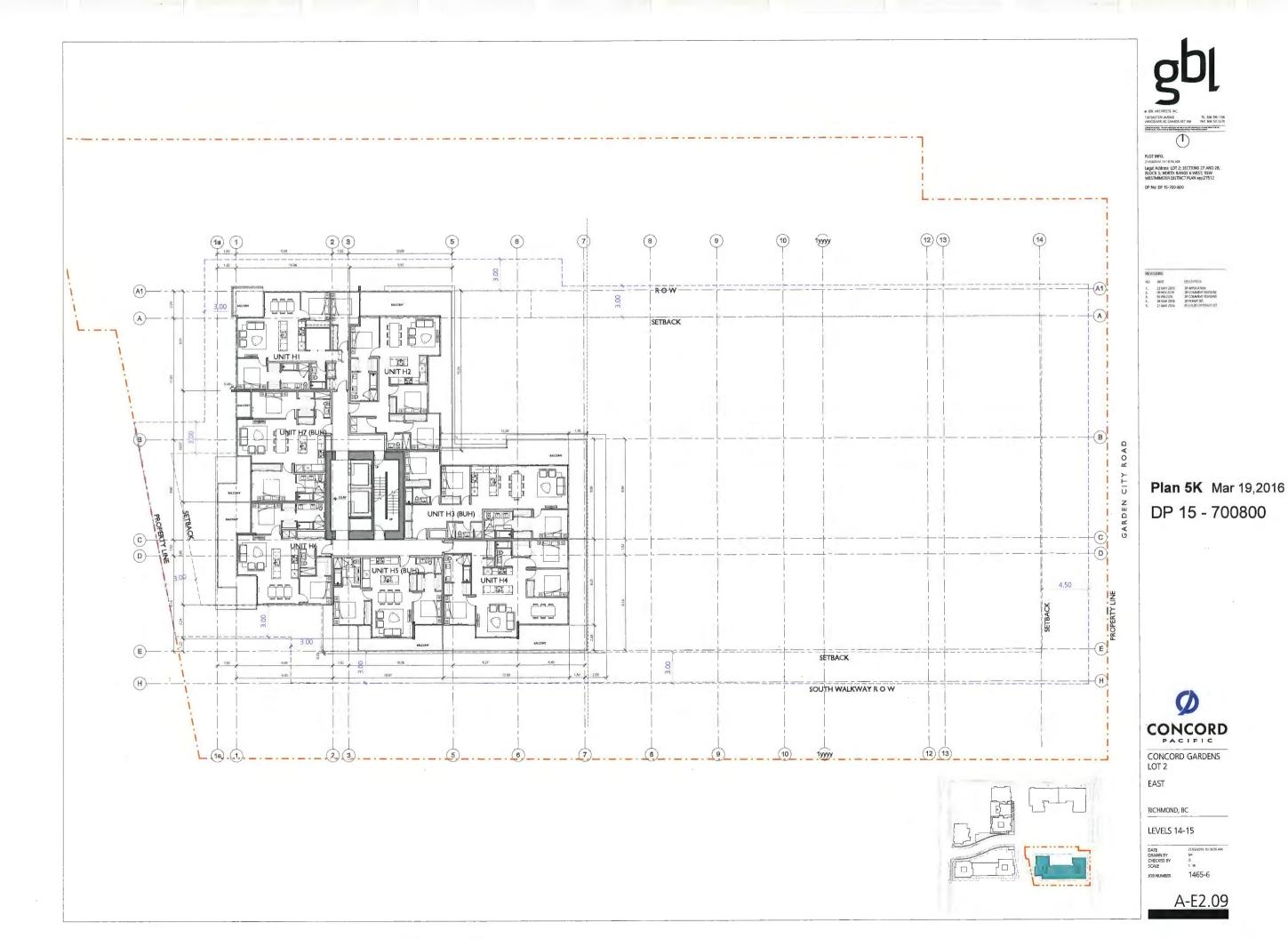
RICHMOND, BC

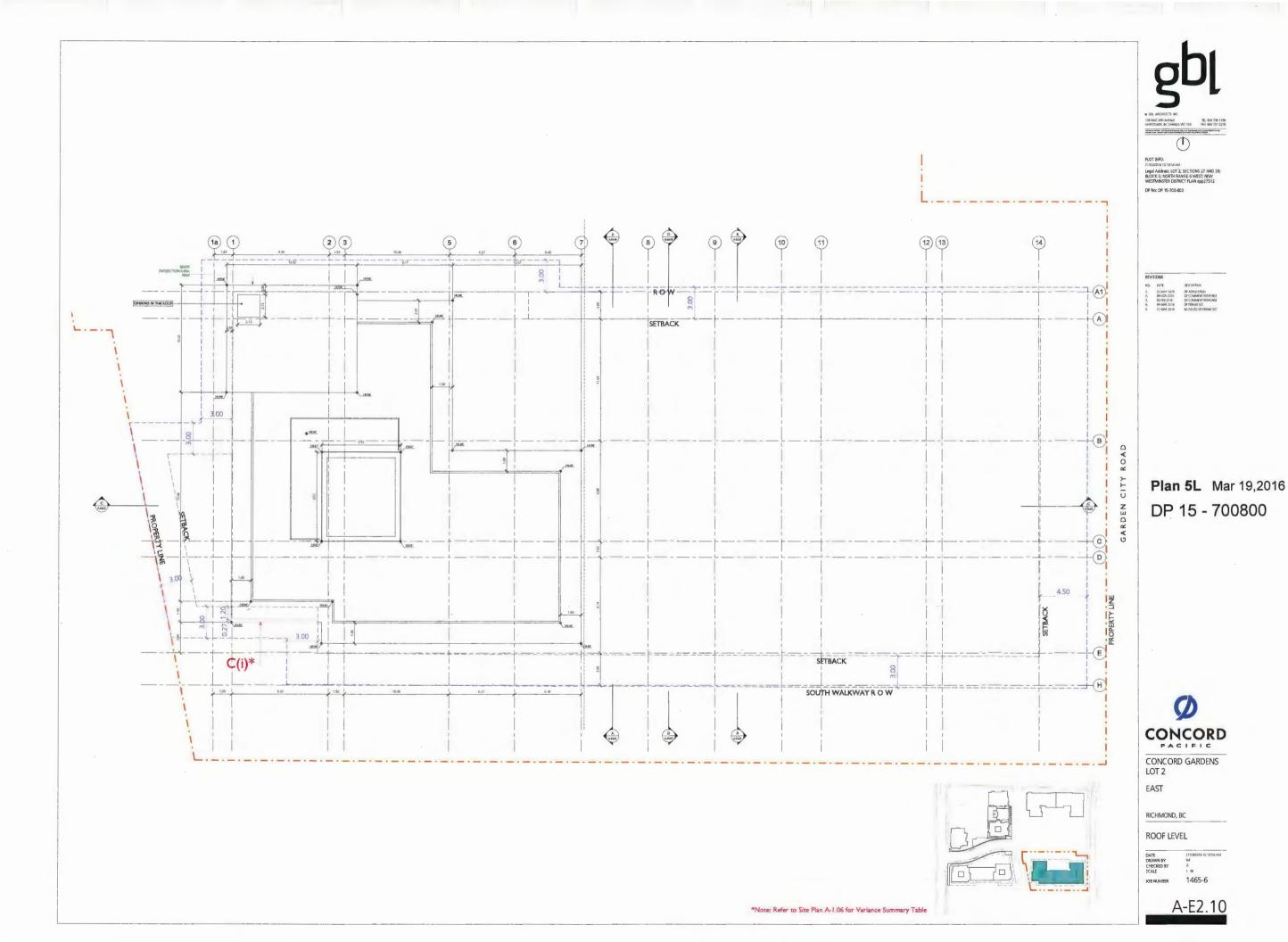
LEVELS 9-10



Plan 5l Mar 19,2016







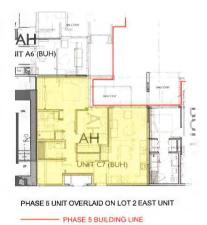


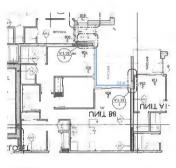
LOT 2 EAST - DP DRAWING UNIT AREA 907 ft² FRONTAGE 25'-10"





PHASE 5 -UNIT AREA 940 f FRONTAGE 23'-8'





PHASE 2 -UNIT AREA 884 ft² FRONTAGE 23'-6"



PHASE 2 UNIT OVERLAID ON LOT 2 EAST UNIT

PHASE 2 BUILDING LINE



W. GBL ARCKITECTS INC.
139 BAST 8TH AVERUS
VANCOLVER, BC CANADA VST 1RB
TRL 604 796 1136
FAX 804 791 5279

①

PLOT INFO. 21.03/2016 10 1859 AM Legal Address: LOT 2; SECTIONS 27 AND 28; BLOCK 5; NORTH ANNE 6 WEST; NEW WESTMINISTER DISTRICT PLAN epp27512 DP No; DP 15-700-800

Plan 5M Mar 19,2016 DP 15 - 700800



CONCORD GARDENS LOT 2

EAST

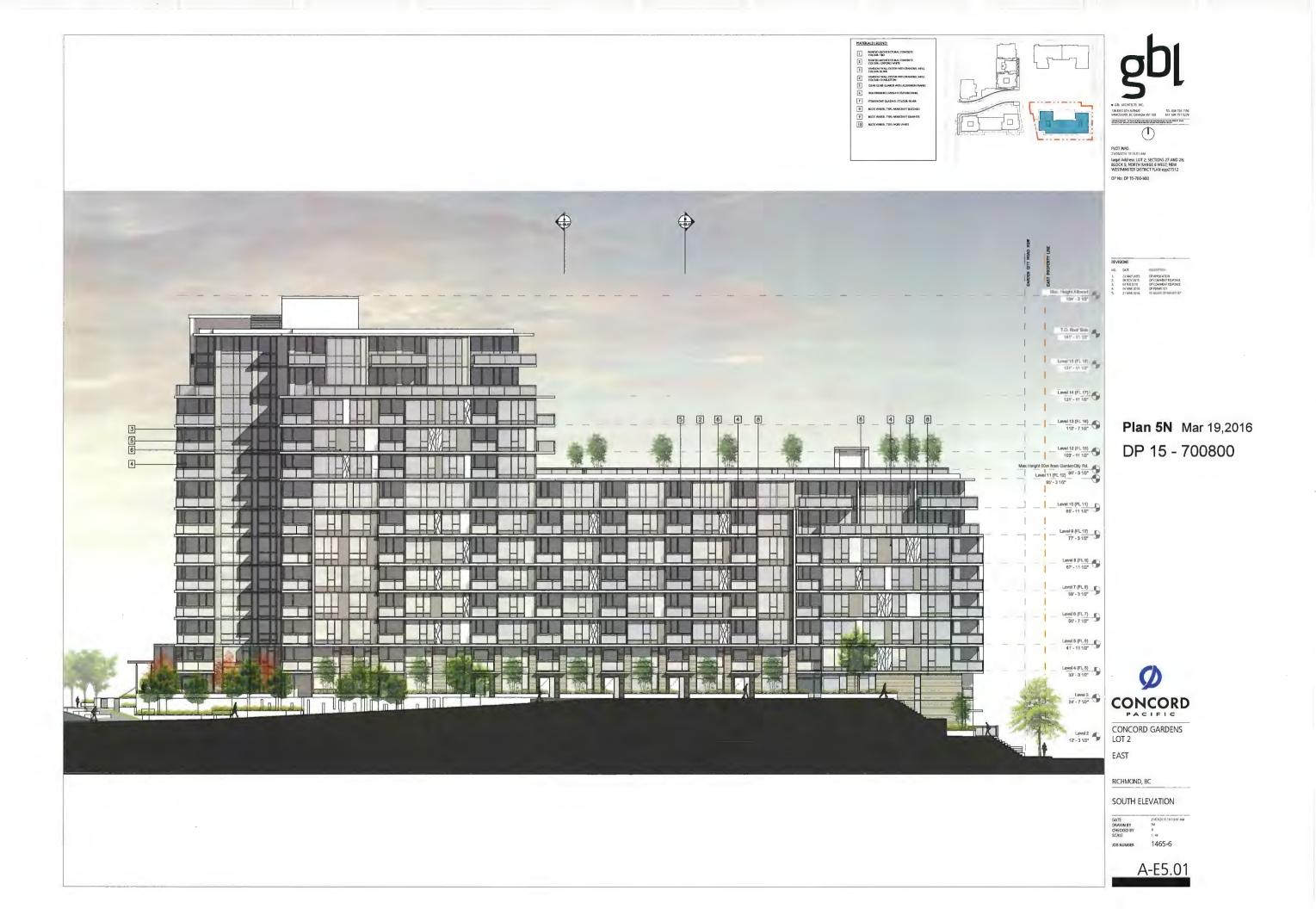
RICHMOND, BC

CORNER UNIT

ATE 21/03/2016 10 18:

RAWN BY SM
HECKED BY A8
CALE

28 NUMBER 1465-6







DP No; DP 15-700-800

Plan 50 Mar 19,2016 DP 15 - 700800



CONCORD GARDENS

NORTH ELEVATION

JOB NUMBER 1465-6

A-E5.02







GIB. ARCHITECTS INC.
SEAST STH ARROY STATE
TISL SOAT 796 1159
SEAST STH ARROY STATE
TISL SOAT 796 1159
TISL

LOT INFO.

Legal Address: LOT 2; SECTIONS Z7 AND 28; BLOCK 5; NORTH RANGE 6 WEST; NEW WESTMINSTER DISTRICT PLAN opp27512 DP No: DP 15-700-800

REV.	SIONS	
NO.	DATE	100/04504
1.	22 MAY 2015	DP APPLICATION
2.	69 NOV 2015	DP COMMENT RESPONSE
ì.	D3 YEB 2416	DF COMMENT RESPONSE
4.	G4 MAS 2016	OP FERMIT SET
5.	21 MAS 2016	RE-KSUED DP PERMIT SET

Plan 5P Mar 19,2016 DP 15 - 700800



CONCORD GARDENS LOT 2

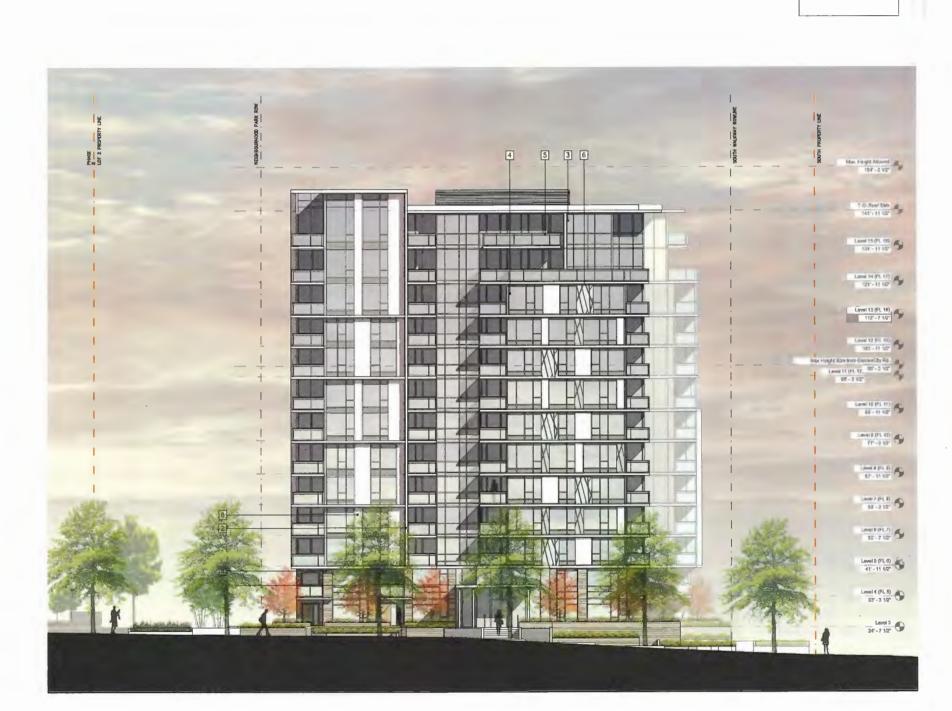
EAST

RICHMOND, BC

WEST ELEVATION

DATE	21/03/2016 10:19:0
DRAWN BY	Airbor
CHECKED BY	Checrer
SCALE	1 48
JOB NUMBER	1465-6

A-E5.3





B BACK YENESI, THE ANISOLAT BUZZAID

BACK YENESI, THE ANISOLAT GANHITE





PLOT INFO.
210:A02016 10:19:09 AM
Logal Address: LOT 2; SECTIONS 27 AND 28;
BLOCK 5; NORTH KANGE 6 WEST; NEW
WESTMINISTER OSTRICT FLAN epp27512
DP No: DP 15-700-800



REVI	SIONS	
HO.	DATE	DESCRIPTON
t.	22 MAY 2015	OP APPLICATION
2.	09 NOV 2015	OP COMMENT RESPONS
3.	03 FEB 2016	DP COMMENT RESPONS
4.	04 MAR 2016	DP PERMIT SET
5.	21 MAR 2016	WAS BUILDING MICH.

Plan 5Q Mar 19,2016 DP 15 - 700800



CONCORD GARDENS LOT 2

EAST

RICHMOND, BC

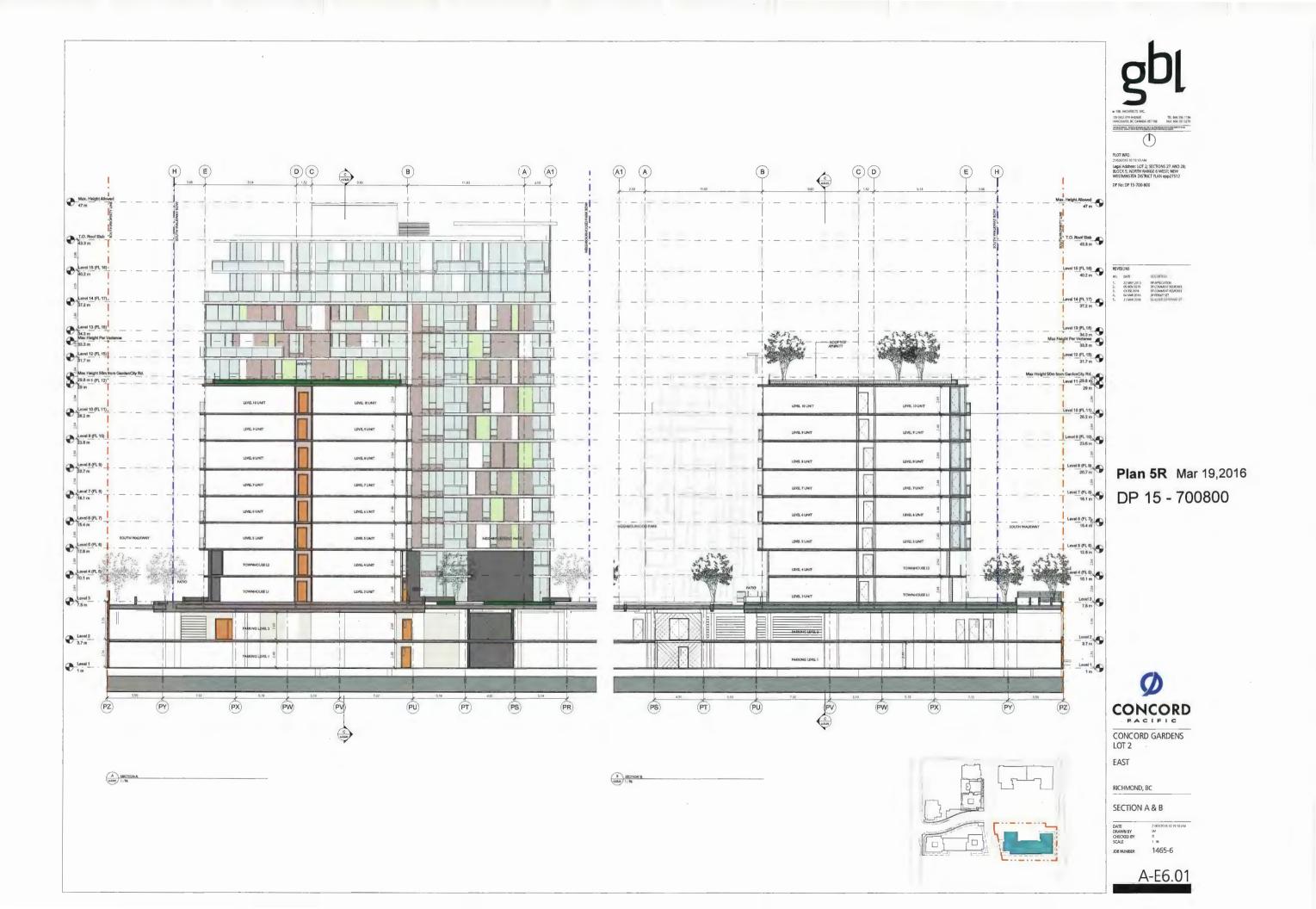
EAST ELEVATION

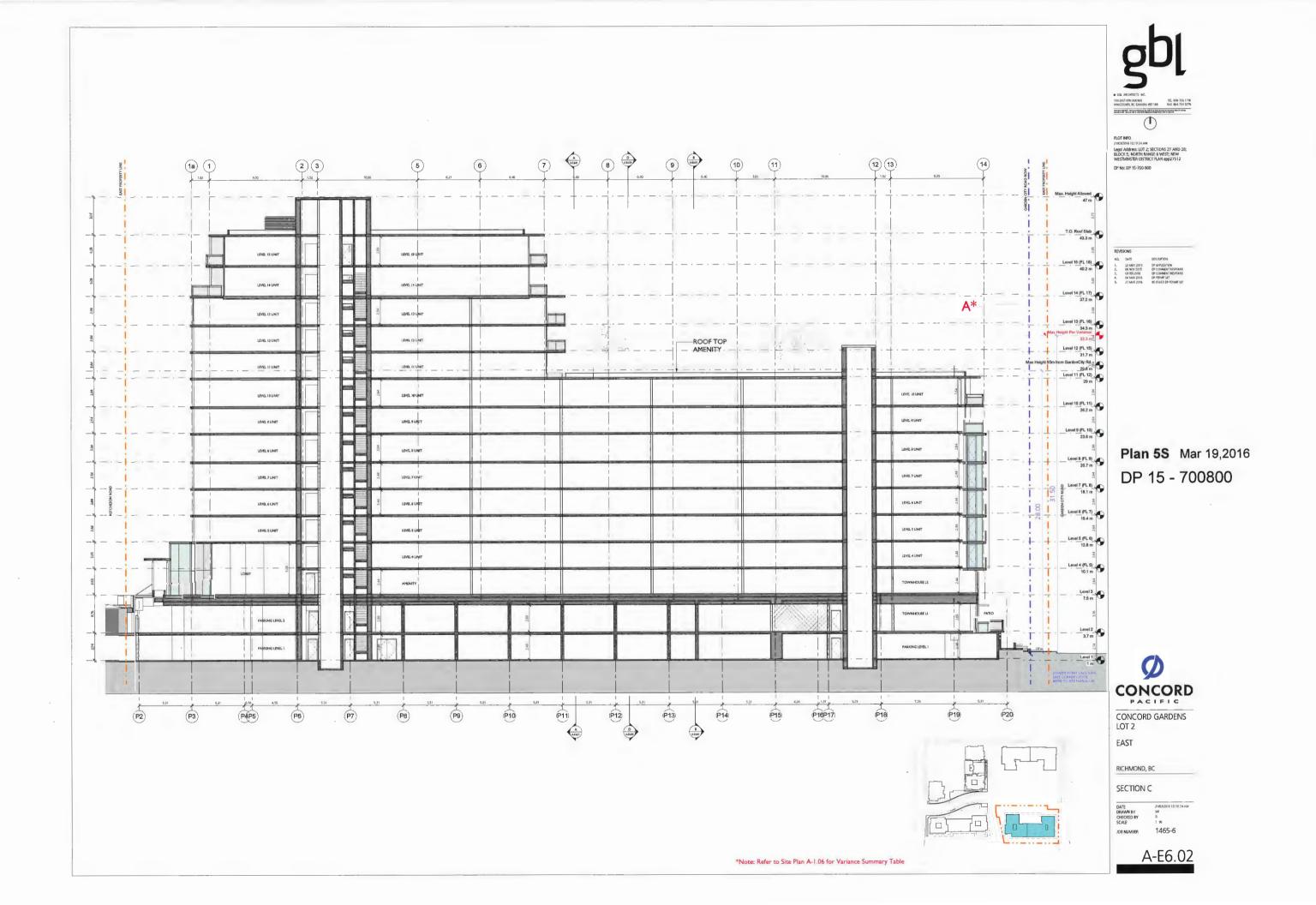
DATE DRAWN BY CHECKED BY SCALE

SCALE 1:48

JOB NUMBER 1465-6

A-E5.4





SEXSMITH RD AND PATTERSON RD PROPOSED FLOT 2 WEST

SITE AREA (E):

5,140 sq.m

HEIGHT:
91.8' for portions of a building located less than 164' from a lot line abbutting Garden City Road; and 154.2' (47m) elsewhere.
Accessory buildings: 16.4'
Accessory structures: 39.4'

SET BACKS: 3m (10 ft)

MINIMUM HABITAL FLOOR ELEVATION:

FSR CALCULATION								
	a		b	с	d=a-b-c	е	f=c+e	g≂ a-f
Level	c	Sross Area	Internal Circulation	Amenity	Suite Area	Cores	Total Deduction	FSR Area
Lavel 1								
Level 2		8,207	2,280		3,927			6,207
Level 3	-	21,124	2,493	685	18,364	1,182	1,867	19,257
Layel 4		21,311	1.540		18,300	1,071	1,071	
Level 5-7		21,584	2.461		18,918	585	585	
	3	64,892	6, 83		56,754	1.755	1,755	62,937
Level 8-10		21,486	2,884	1	18,037	585	585	20,901
	3	64,458	8,592		54,111	1,755	1,755	62,703
Level 11		19,865	1,988		17,292	585	585	19,280
Level 12		14,076	1,384		11,607	585	585	13,491
Levels 13-14		14,132	1,140		12,407	585	585	13,547
	2	28,264	2,280		254,814	1,170	1,170	27,094
Level 15		10,436	1,207		8,844	585	585	9,851
Level 16		5,894	973		4,336	585	585	5,309
TOTAL	\neg	256,327	30,220	685	216,149	9,273	9,958	'246,369

	AMENIT	Y SPACE (293 UNITS)	
		Indoor	
Rate	(adrur) sednuca	Provided (sq.m.)	
2.0sq.mV	584	63.6	521 eq.m.provided in Phase 2

Level 13-14 Level 16	4			4	2				2	1	4		8	8						-		-		-							8	8.644		
Level 12	2			2	-						2		2	4			1	1													14 32	11,607 24,814		24
Level 11	2	1	2	2				1			2		2	3							3	1	2								21	17,292		17
Level 8-10	33	3	6	6		3	3	3			3	100	6	6	3	3							100								78	54,111		54
Level 5-7	33	3	6	6		3	3	3		6	3	3	6			3			Day Ol								3	3			84	56,754		50
Level 4	9	1	1	1		1		1		2		1	2			1	-										1	1	1	1	24	18,300		18
Lovel 3	6		1	1		1				2			1			1							1000	2		1	1	1	1	1	20	16,364		16
Level 2																								2	2						4	2,420	4	3
evel 1		1								400	150	- 001	301	300			1,100	1,000	.,	1,010		1,111	1,111	.,					The same of		0		-	
DESCIPTION AVERAGE UNIT AREA-SF	616	712	593	567	577	665	625	762	548	435	790	831	& DEN 931	& DEN 903	& DEN 835	& DEN 884	1,105	& DEN 1,082	DEN 1.084	DEN 1.070	970	1,055	1,075	1,195	1,225	728	893	928	969	1,025			376.75	
		1 BED & DEN	1 BED & DEN	1 BED & DEN	1 RED & DEN	1 BED	1 BED	1 BED	1 BED	STUDIO	2 BED	0.000	2 BED	2 BED		2 BED & DEN	3 BED		3 BED +	3 BED +	3 BED	3 BED + DEN	3 BED +	3 BED	3 BED	1BED	2 BED	2 BED	2 BED+DEN	2 BED+DEN	UNITS	AREA		
TYPE	A2	A2b	A3	A4	A4a	A4b	Δ5	A6	A11	S1	B1	B1a	C1	C2	СЗ	C6b	D1	D1a	E1	E1a	E2	E2e	E3	TH-1	TH-1	A10-BUH	C2-BUH	C2a-BUH	C8-BUH	C9-BUH			AR-1	Fire
MARKET HOUSING		BUH										BUH		BUH		BUH		BUH								AFFO	RDABLE HO	USING			TOTAL S	SUITE AREA	ART STUDIO	AREA

HOUSING UNIT COMPONENTS	MINIMUM HOUSING UNIT	MIN. REQ'D COMBINED FLOOR AREA	PROVIDED FLOOR AREA
DEFFERED AREA A (PHASE 1)	33% of Lot1/Ph1 (33% x 1,087 sq.m)	358.8 sq.m (3,862 ft²)	
AREA E (LOT2 WEST)	5% of the subject site's res. Floor area less Lot1/Ph1 deffered AFH: 5% x (22,888.5 sq.m - 358.8 sq.m)	1,126.5 sq.m (12,126 ft²)	
TOTAL		1,485.3 sq.m (15,988 ft²)	1,511.6 sq.m (16,271 ft

	Aging in Place	Basic Universal Housing (BUH) for LOT 2 WEST	
FFORDABLE HOUSING (17 UNITS)	12% (2 UNITS)	88% (15 UNITS)	2 STOREY YOWN HOUSE UNITS WILL BE DESIGNED FOR AGING IN PLACE
MARKET HOUSING (275 UNITS)	85% (233 UNITS)	15% (42 UNITS)	SEE BUH LABEL ON UNIT MIX ABOVE FOR UNIT TYPE
TOTALS	235 UNITS	57 UNITS	



CONCORD GARDENS LOT 2 - WEST



Plan 6A Mar 19,2016 DP 15 - 700800



CONCORD GARDENS

WEST

LOT 2 WEST STATS

A-W0.01





VIEW FROM SEXSMITH STREET

VIEW FROM NEIGHBOURHOOD PARK



VIEW OF ARTIST'S PLAZA FROM SEXSMITH

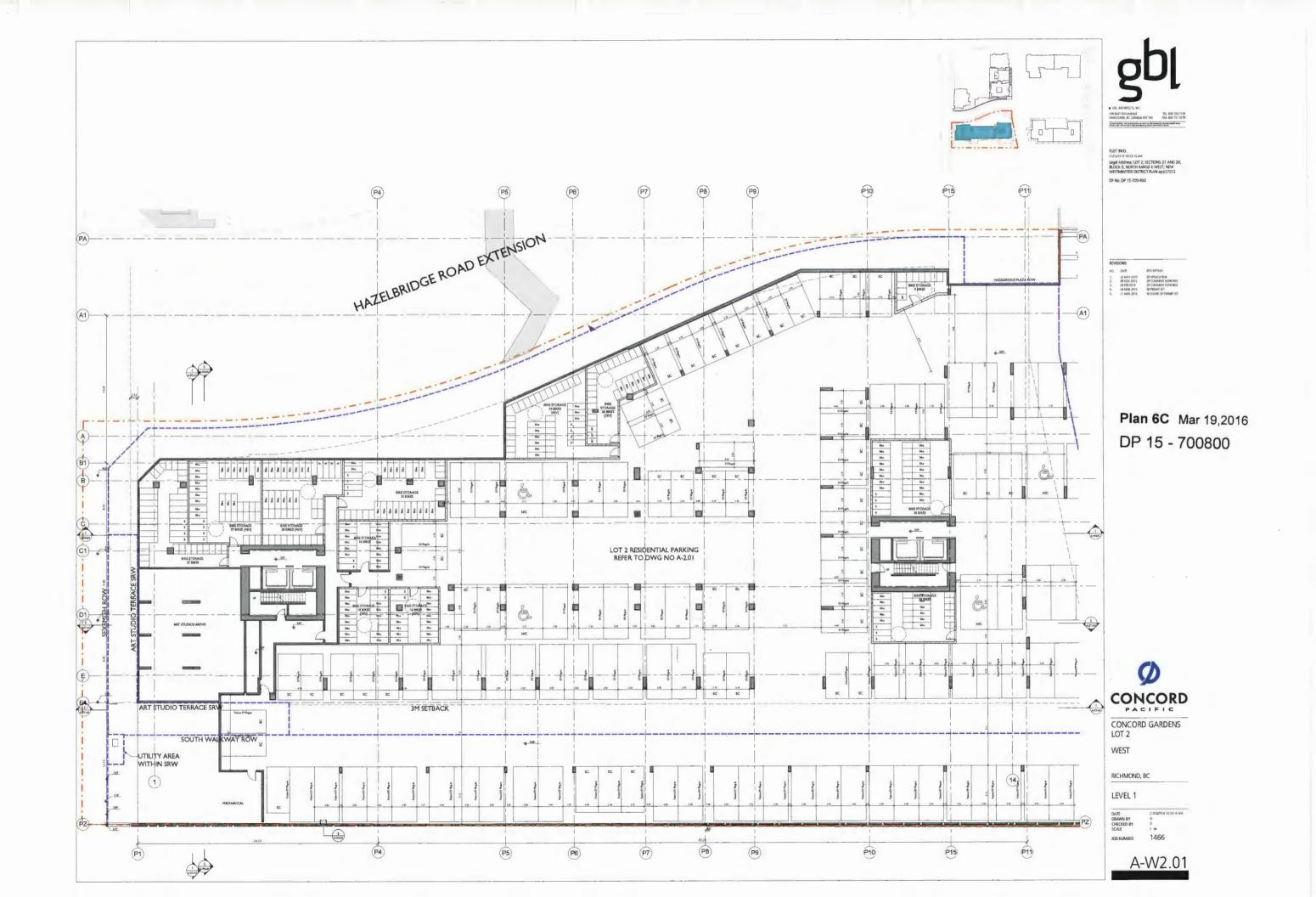


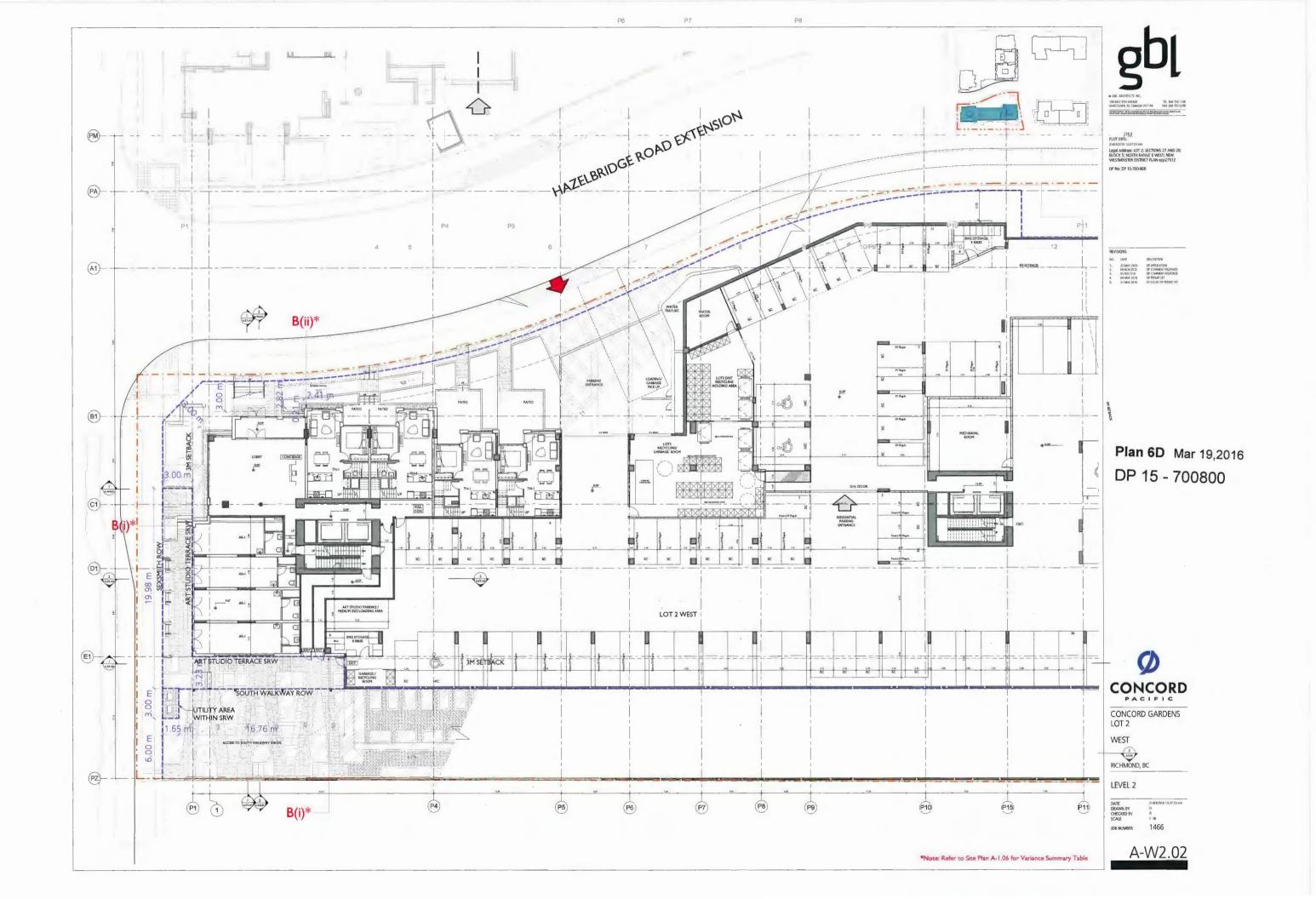
Plan 6B Mar 19,2016 DP 15 - 700800

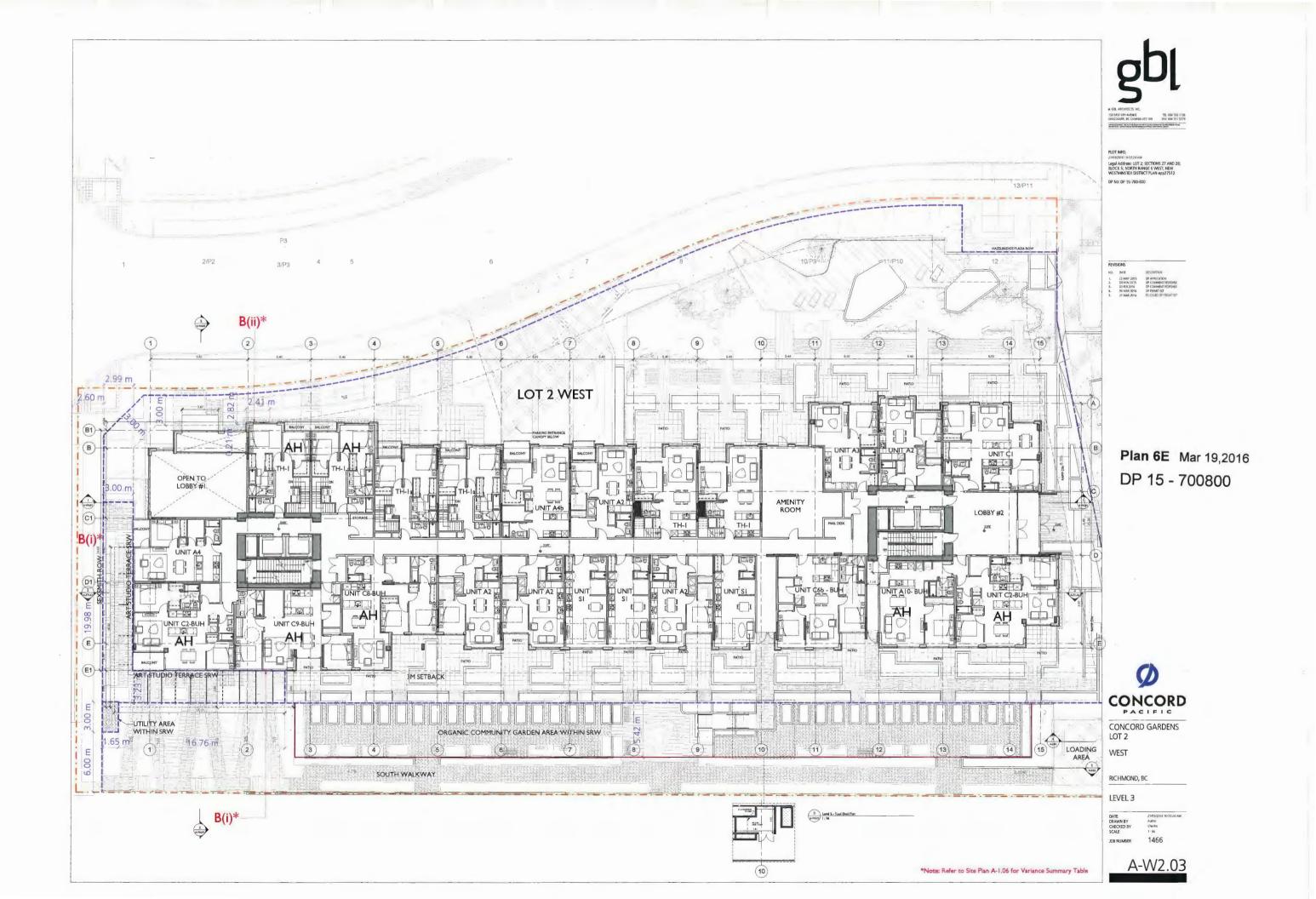


RICHMOND, BC

A-W1.08





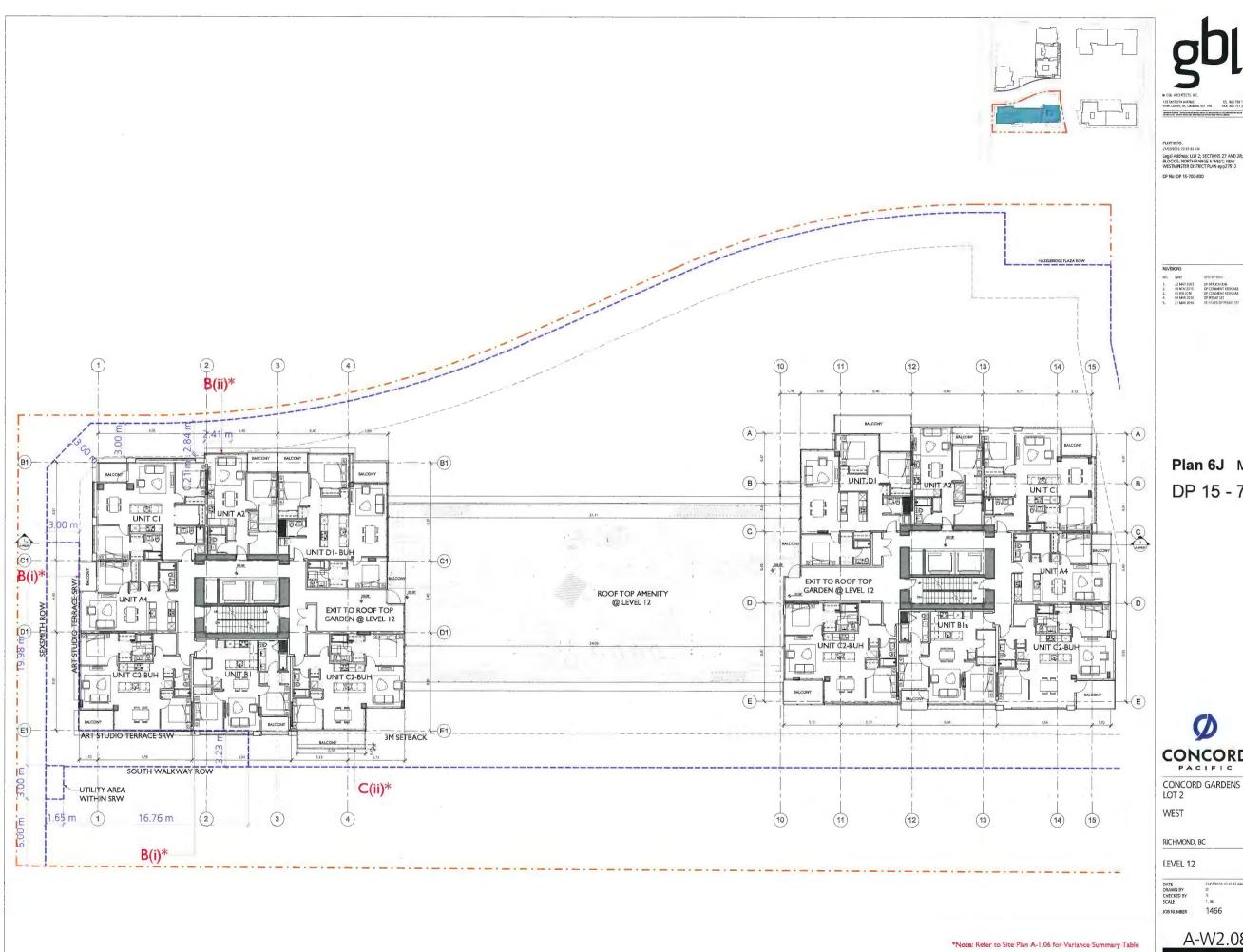












Plan 6J Mar 19,2016 DP 15 - 700800

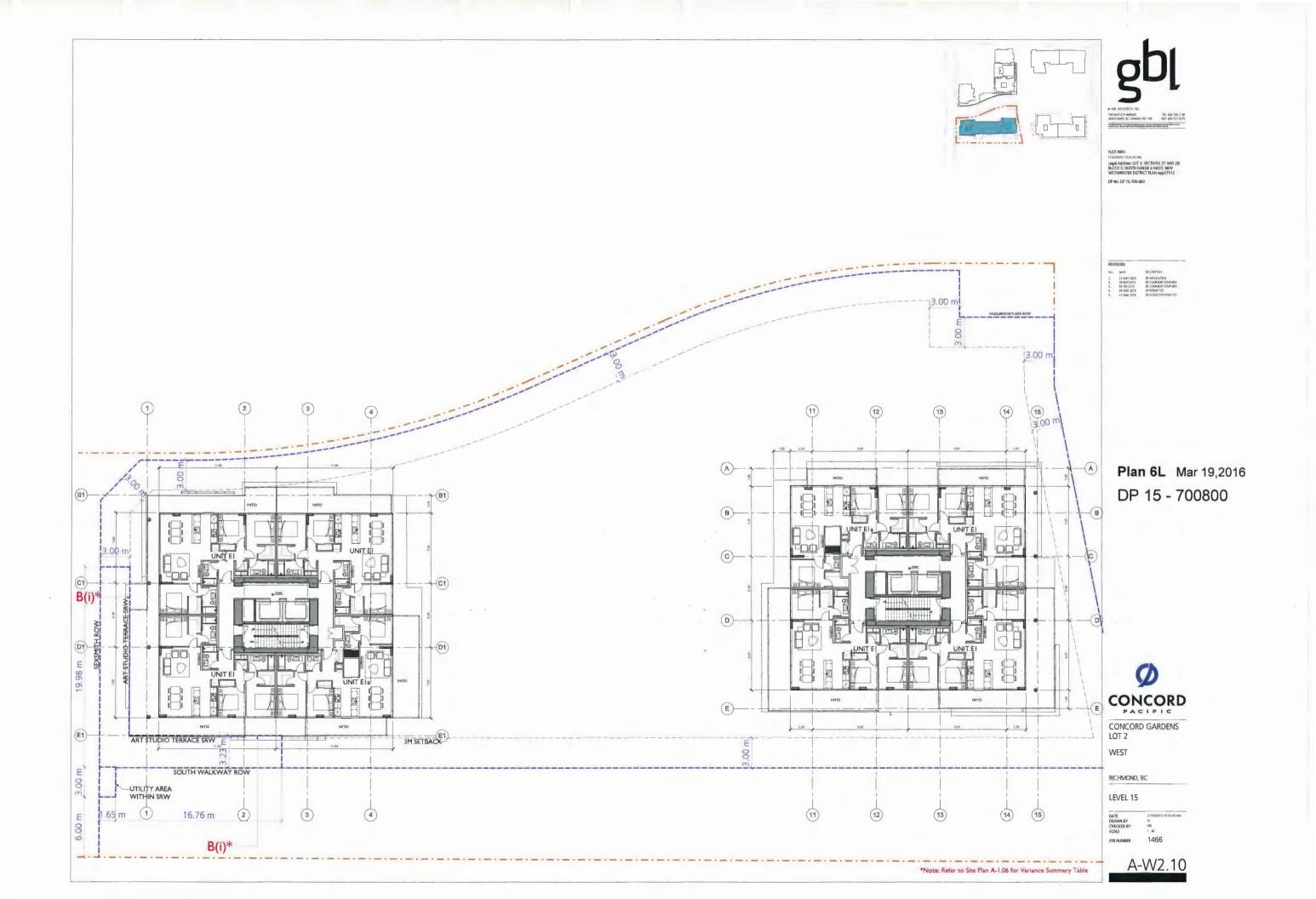


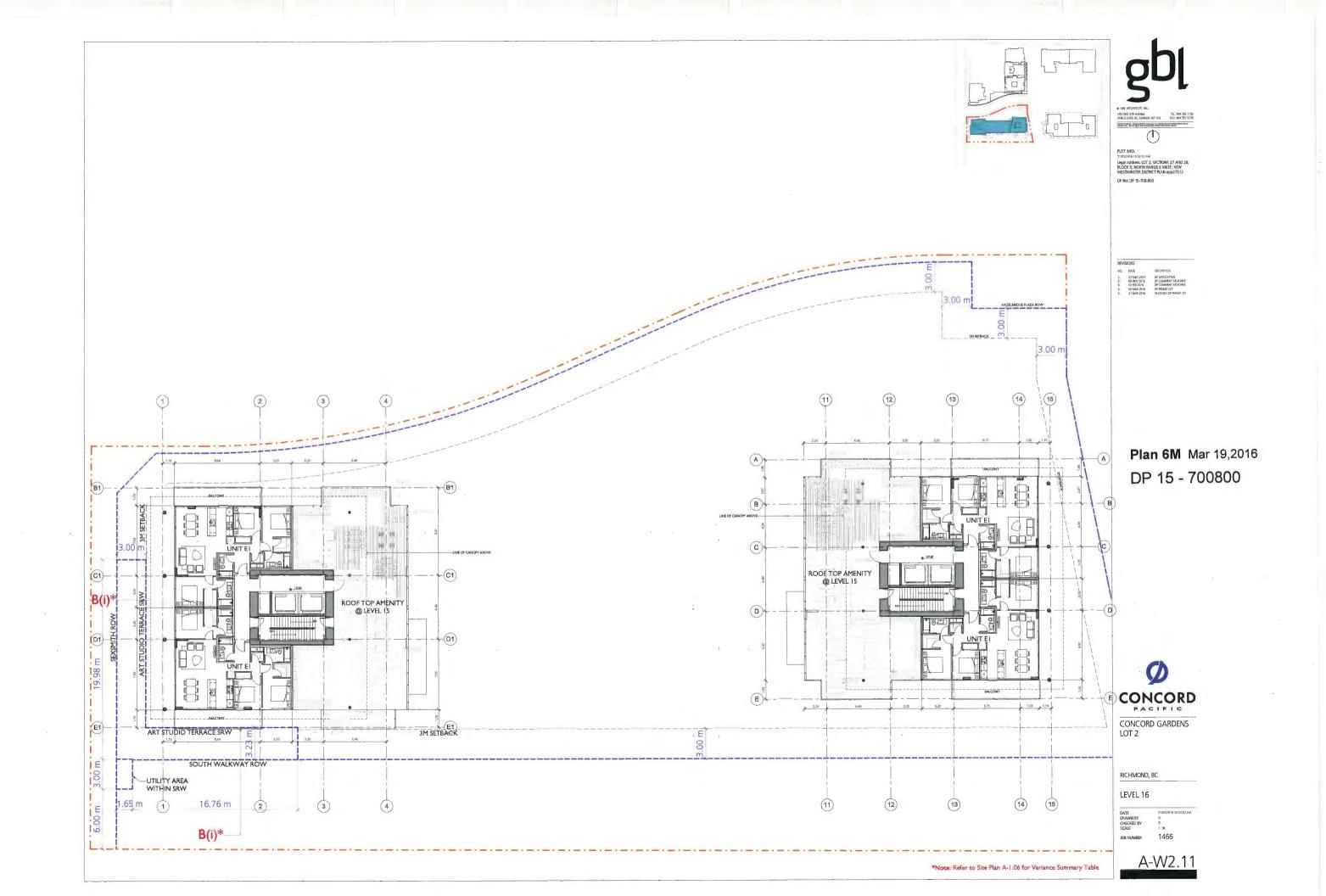
CONCORD

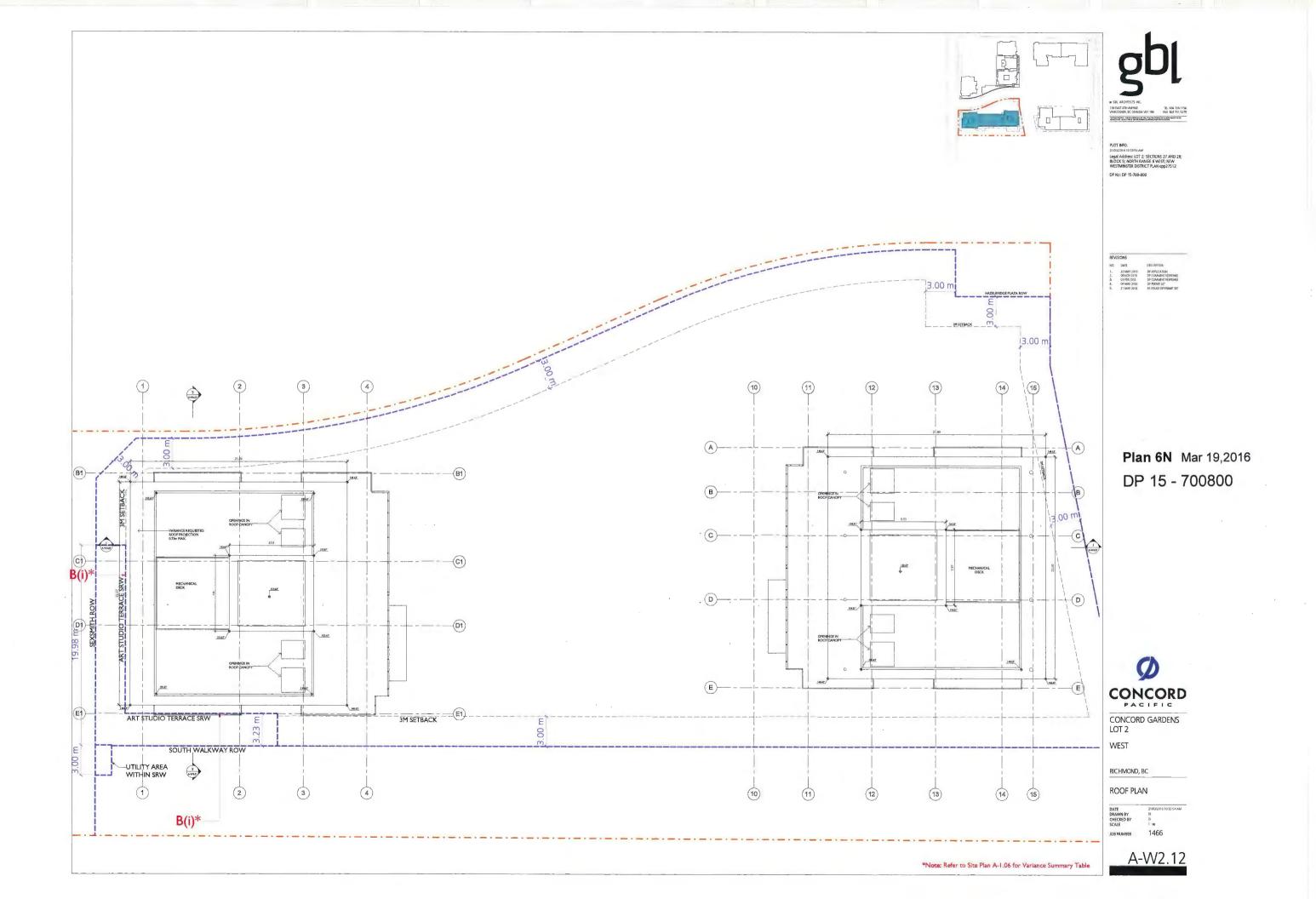
CONCORD GARDENS

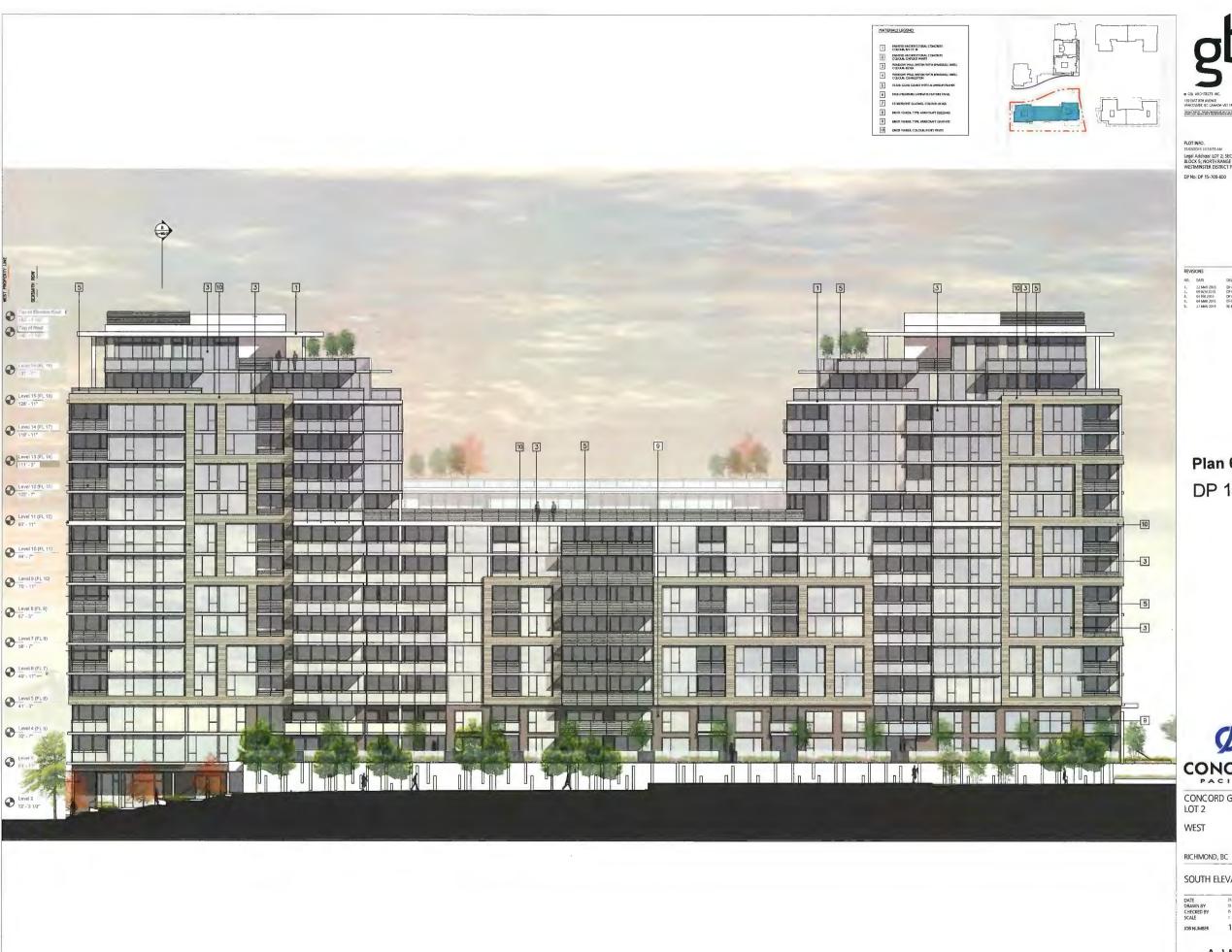
A-W2.08











PLOT INFO. 21/03/2016 10:33:55 AM Legal Address: LOT 2; SECTIONS 27 AND 28; BLOCK 5; NORTH RANGE 6 WEST; NEW WESTMINSTER DISTRICT PLAN epp27512

Plan 60 Mar 19,2016 DP 15 - 700800



CONCORD GARDENS

SOUTH ELEVATION

JOB NUMBER 1466



Level 14 (FL 17)

D Lord (1 (FL-12)

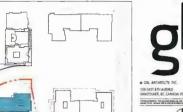
Level 10 (FL 11)

Level 7 (FL 8)

Lovel 8 (FL 7)

Level 5 (FL 6)

Lavel 4 (FL 5)





REVI	SIONS	
HO,	DATE	TOLERON.
1.	22 MAY 2015	DR APPLICATION
2,	09 NOV 2015	DP COMMENT RESPONSE
3.	03 FEB 2016	DP COMMENT RESPONSE
4.	04 MAR 2016	DP PERMIT SET
5.	21 MAR 2016	RE-ISSUED OF PERMIT SET

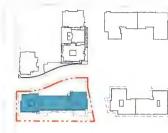
Plan 6P Mar 19,2016 DP 15 - 700800



RICHMOND, BC EAST ELEVATION

HATE	BARD LIGIND
	PAINTED AMONTYCTURAL CONCRETE COLOUR: NM CC 20
2	PARKED MAGNITICITIAN, CONCRETE COLDUR: COPOND WHITE
3	WINDOW WALL PRITER WITH STANSSES COLUMN SELVER
4	WINDOW WALL SYSTEM WITH SPANDAGE COLDUR: CHARLESTON
5	CLEAR CLASS GLIAND WITH ALLMINGME
6	NICH PREABLINE LAMINATE FEATURE FAN

]	CLEAR CLASS CLIAND WITH ALLMINUM TRAMES
]	HIGH PREABLINE LAMINATE FEATURE FAMEL
]	STOREFACHT GLAZING COLOUR SILVER
1	BUCK VENERS, TYPE AIR SCHAFT NUTZAND





PLOT INFO.
21 TOURISH TO RESERVE THE SECRET


Plan 6Q Mar 19,2016 DP 15 - 700800



RICHMOND, BC

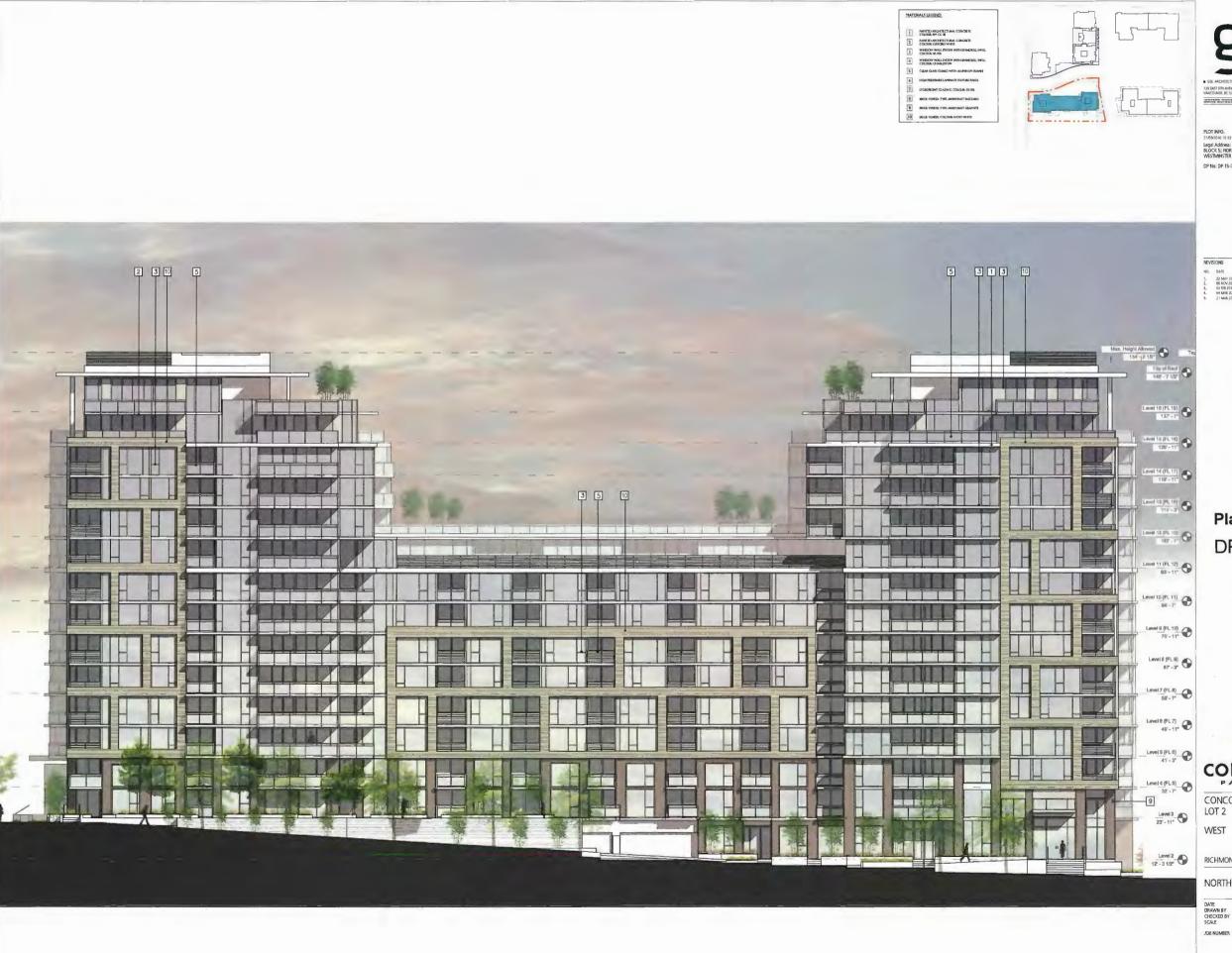
PAINTED ALCHITECTURAL CONCRETE COLORIS COVORD WHITE WINDOW WALL STITLH WITH SPANDRES COLORISM WALL STITLH WITH SPANDRES COLORISM WALL STITLH WITH SPANDRES COLORIS CHARLESTON

BUCK VENER, TYPE ARRICULATE GRAPHITE

WEST ELEVATION

DATE 21/08/2016 10.33 58/2 55 CALE 1.46

JOB NUMBER 1466





Plan 6R Mar 19,2016 DP 15 - 700800

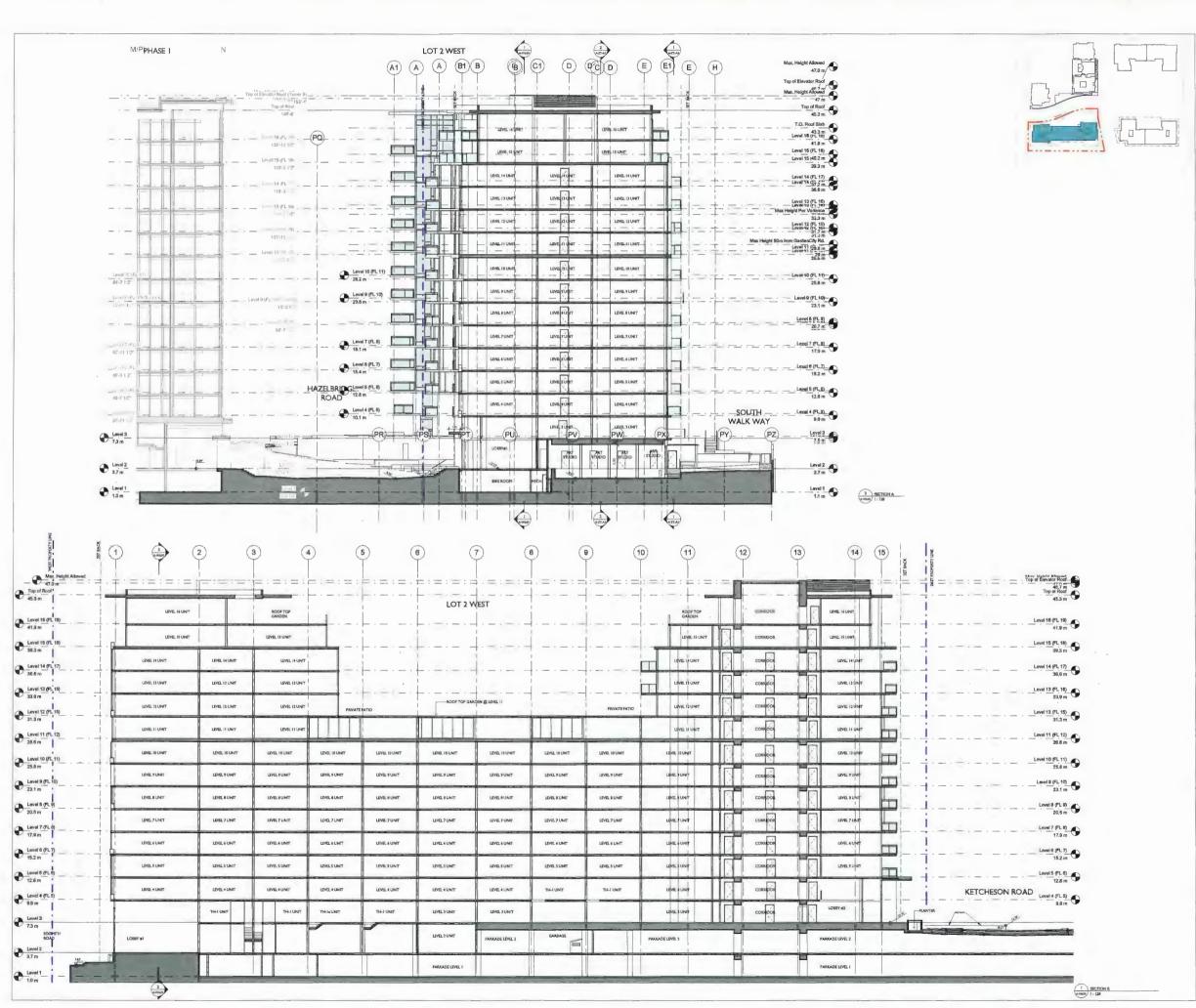


CONCORD GARDENS LOT 2

RICHMOND, BC

NORTH ELEVATION

JOB NUMBER 1466





BE GR. ARCHITECTS INC.

139 EAST 8TH ANEMAR

VANCOUVER, BC CAMADA V5T 188

PAX 604 791 527

PLOT INFO. 21.03/2015 1034-16 AM Legal Address: LOT 2; SECTIONS 27 AND 28; BLOCK 5; NORTH RANGE 6 WEST; NEW WESTMINSTER DISTRICT PLAN app27512 DP No: DP 15-700-800

Plan 6S Mar 19,2016 DP 15 - 700800



CONCORD GARDENS

LOT 2 WEST

RICHMOND, BC

SECTIONS A & B

DATE 21/03/2016 10 34 16
DRAWN BY 5/7/M
CHECKED BY MG
SCALE 1 12/8
JOB NUMBER 1466

A-W6.01

H. Outline Specifications: The artist studio facility, including four (4) studio units, parking, outdoor space, and related uses / spaces, shall be completed to a turnkey level of finish, at the sole cost of the developer, to the satisfaction of the City. The studio facility must be designed and constructed to be attractive, universally-accessible, adaptable to a variety of visual arts activities, and durable. Facility features shall include, but may not be limited to, the following:

- The studio units shall:
 - make a significant contribution towards City Centre Area Plan (CCAP) objectives for the
 - tablishment of Capstan Village as a designated Arts District by: diversifying the range of arts activities and opportunities within the Village; and providing a meaningful contribution towards a varied, dynamic, and artful public realm and streetscape;

 - and streetscape;
 be situated at the residential building's first storey, along the east side of Sexsmith Road;
 be storefront-type units with;
 direct pedestrian access to/ from the public sidewalk;
 individual entry doors;
 pedestrian weather protection; and
 integrated address/henart signage;
 have large, floor-to-ceiling windows fronting onto the street and publicly-accessible outdoor area(s), which windows shall be designed and constructed to:
 facilities window disclassy of artworks (produced on the premises):
 - facilitate window displays of artworks (produced on the premises);
 - allow for public viewing of work underway within the studio units
 - be operable to facilitate ventilation, access, and opening up the units to the public outdoor space in fair weather for display and work purposes (e.g., in the form of
 - glazed overhead/garage-type, sliding, or folding doors); and provide for adequate light control in the form of sun shades, canopies, or alternative neasures (because windows must not be blocked with window coverings or other
 - features);
 be designed and constructed to ensure that permitted arts-related activities carried out within the units will not impact nearby residents (on-site or off) by way of noise, vibration, smoke, dust, odors, heat, glare, or electrical or radio disturbances (e.g., appropriate siling and orientation, noise mitigation measures);
 include outdoor space designated exclusively for the shared use of the occupants of the studio units for public access, art display, informal / formal gatherings, and related activities, which space shall be:

 Imitied to a universally-accessible, paved, patio-like space with integrated seating (e.g., seating walls) and space for movable furniture (by lenants) and art displays;

 situated along the frontage of the studio facility, contiguous with the studio unit entrances and large storefront-type windows, with direct access to / from the Sexsmith Road public sidewalk;

 illiuminated to accommodate experinglinghight-time activities:
 - - Seasing road points suggested.

 Illuminated to accommodate evening/night-time activities; equipped with power, water, and other features to accommodate temporary use of the space for art production, art display, gatherings and events (e.g., art openings), and related activities; and
 - and related activities; and convenient to and within view of "Class 2" bike storage (i.e. racks for unrestricted
 - public use); incorporate artfully-designed, illuminated (i.e. indirect or back-lit only), address/business
 - incorporate armuny-resignet, illuminated (i.e. illoriert or back-it only, adoressrousiness signage on the exterior of the studio facility, including: permanent signage identifying it his Sexsmith Aris Studios, together with information regarding the Studios' program and sponsorship (e.g., pylon / free-standing sign); changeable tenant signage (one per unit) in the form of façade or canopy signs; and directional signage indicating access to on-site Visitor Parking.
- The studio facility shall satisfy minimum requirements to satisfy:
- BC Building Code 2012; City of Richmond Fire Protection and Life Safety Bylaw 8306 2008;
- City of Richmond Building Regulation Bylaw 7230 2002;
 City of Richmond Flood Plain Protection Bylaw 8204 2008 with respect to commercial

- iii. City of Richmond Bioliding Regulation Bylaw 7230 2002;

 V. City of Richmond Flood Plain Protection Bylaw 8230 2008 with respect to commercial uses (i.e. 0.3 m above the crown of the fronting road);

 V. City of Richmond's High Performance Building steandards; and villow of Richmond's Performance and cost effectiveness over the long-term by generally satisfying the following criteria:

 1. for materials: provide for high impact resistance, traffic resistance, and stain resistance, and exceptional longevity;

 ii. for maintenance: require only simple cleaning processes (e.g., soap and water) and ensure that surface finish is easily made good (e.g., HI-Traffic Acrylic Floor Finish mopped only and heavy use has minimal impact.

 iii. for repair, require only basic inferventions to repair cracking, gouging, or more severe or accidental wear (e.g., one person with mortar patholing / grinding equipment) and ensure that such repairs are readily made invisible or contribute to the "character" of the material / finish (i.e. wholesale replacement or refinishing is not required to maintain an attractive appearance); and

 iv. for replacement, provide for easy, expeditious stripping, prepping, and re-installation (e.g., low-tech, minimum structural or substrate intervention) to, as applicable, minimize tenant disruption, facilitate timely re-lease of unit. and minimize tost income.

 Studio Unit Dimensions

b) Studio Unit Dimensions

- The four (4) studio units shall have a combined total (indoor) gross lessable area of at (1,400 ft²).

 Each studio unit shall have an (indoor) gross leasable area of at least 28 m² (301 ft²). (4) studio units shall have a combined total (indoor) gross lessable area of at least 130 m²

- Each studio unit shall contain a work space:

 i. at least 23 m² (248 m²) in size unobstructed by columns;

 ii. configured as one contiguous, regularly-shaped (i.e. rectangular) space with a minimum dimension of at least 3.05 m (10 m²), and with a minimum clar height of at least 3.66 m (12 m²) unobstructed by beams, ducts, lighting, sprinkler systems, or other features.

c) Studio Unit Access & Accessibility

Art Studio

Unit

1

2

3

4

TOTAL

- The studio facility shall:
- be fully accessible for tenants and visitors in wheelchairs:
- be designed to provide for the convenient movement of large, heavy objects by the

Art Studio Units - Minimum Indoor

Gross Leasable Floor Area (1)

35 m2 (376.7) sq.f)

35 m2 (376.7) sq.f)

35 m2 (376.7) sq.f)

35 m2 (376.7) sq.f)

140 m2 (1.507 sq.f)

- tenants on a frequent basis, both within the studio units and between the units and the street / sidewalk and parking / loading areas; provide for convenient tenant access to garbage / recycling facilities and the studio facility S Class 1 bike storage room; and provide for convanient, direct, public access to / from the studio units' front doors and the public Sexsmith Road eldewalk and on-site Visitor Parking.

- All systems and finishes shall be highly durable and be able to withstand the daily rigors of a working studio for the production of arts, crafts, and related activities
- Sealed polished concrete Resiliant type flooring, non-slip
- Walls & Ceilings:
- Finished painted drywall (smooth, museum white finish, low VOC paints and coatings)
 All demising walls shall have a minimum STC (Sound Transmission Class) Rating of 50
- Windows and doors shall meet CAN/CSA A440 (2005) Standards, All doors, metal or
- wood, shall be solid core.
- Door hardware shall be commercial grade and shall meet current accessibility and universal design requirements.

 All main access doors shall be pre-wired for automatic push button operated doors to
- acilitate future accessibility if required.
- recurring number accessionity if required.

 Overhead door for equivalent, as determined by the City) at storefront with vision glass panels, min. 2.5 m wide and 3 m high to facilitate the movement of large objects.

 Windows consistent with LEED Credits 8.1 and 8.2.

 Operable windows to meet ventilation requirements.

- ork:

 Each unit shall be provided with a:

 countertop and utility sink, the combined length of which shall be at least 2.44 m (8 ft);

 2-piece washroom (i.e. toliet and hand sink); and
 picture hanging system.

 Millwork shall comply with residential casework standards.

 All millwork shall be of plywood carcass construction built to AWMAC standards.

 Countertop shall be stain resistant, highly durable, and resilient.

 Door frames shall be of durable materials, resilient to impact of large, heavy materials and equipment.
- ing:
 Industrial grade stainless steel slop sink with hot and cold water and integral stainless steel counter top. Each sink equipped with floor-mounted sediment trap.
 Low flush toilet and a hand sink faucet aerator to reduce water consumption.
- Electrical / Wining:

 I, Four-plug 120 volt outlets at intervals of not more than 1.52 m (5 ft).

 II. Units wired for communication/high speed data/cable.
- High quality lighting, with daylight correlated colour temperature. Interior fixtures to be dimmable.
- e) Signage & Exterior:

Provide all required interior wayfinding, fire, life safety, and accessibility-related signage.

- Each unit shall contain a visible building fire safety plan located at its primary exit(s) f) Mechanical Systems:
 - icharical visione.
 Plumbing
 i. Provide, at minimum, one utility sink in each unit, complete with grease / oil interceptors,
 - traps, etc.
 All faucets shall be single lever accessible type.
 Provide for all shut offs for water valves and cleen outs that are readily accessible from
 - inside the unit. Provide for floor drains in bathroom.
- Heating, Cooling & Air Handling:
 i. Mechanical and natural ventilation including, but not limited to, compliance with:
- Mechanical and natural ventilation including, but not timited by compliance with OCP Aircraft Noise Sensitive Development (ANSD) policies for "Area 3"; and City of Richmond District Energy Utility (DEU) hook-up ready requirements. Air change for each unit with mechanically delivered air exhaust to be ultra quiet rated. Tempered make up air to each unit. Operable vents to facilitate natural ventilation at the discretion of the occupant.
- Fire Protection:
 i. Conform to all standards of NFPA 13 1996 standard for the installation of sprinkler
- systems.

 Meeting any additional requirements of City of Richmond Fire Protection and Life Safety
- Bylaw 8306 2008.

 iii. Provide, at occupancy, a single fire extinguisher mounted in each unit.
- Flectrical Systems
- actrical Systems:

 All electrical wiring shall make provision for "flexible" indoor lighting options at the discretion of the
- occupent.
 Provide battery operated emergency lighting.
 Units shall be connected to the building fire alarm system and zoned appropriately.
- h) Telecommunications: Provide complete telecommunications cables to support telephone, TV, Internet, entry phone.

Floor Area (2)

23 m2 (248 sq.f)

23 m2 (248 sq.f)

23 m2 (248 sq.f)

23 m2 (248 sq.f)

92 m2 (990.3 sq.f)

- Loading / Waste /Vehicle Areas:
- ading / waste /venice Areas:

 Provide convenient (i.e. direct indoor or weather-protected outdoor) access to / from the studio units and the loading, garbage, recycling, Visitor Parking, and Class 1 bike storage areas. Vehicle storage and loading for the exclusive (shared) use of the studio unit tenants shall be provided in compliance with Zoning Bylaw requirements, including:

Art Studio Work Spaces - Minimum Dimensions

Width (2)

3.05m (10 ft)

3.05m (10 ft)

3.05m (10 ft)

3.05m (10 ft)

N/A

- sea in compliance with Zoning Bylaw requirements, including:
 one (1) van-size short-term perking / loading space;
 four (4) "Class 1" bloycle storage spaces within a secured bike room; and
 two (2) electric vehicle (EV) charging stations (i.e. 120V duplex outlet), including:
 One (1) serving the parking /loading space; and
 One (1) serving the bike room.

Height (2)

3.68 m (12 ft)

3.68 m (12 ft)

3.68 m (12 ft)

3.68 m (12 ft)

N/A

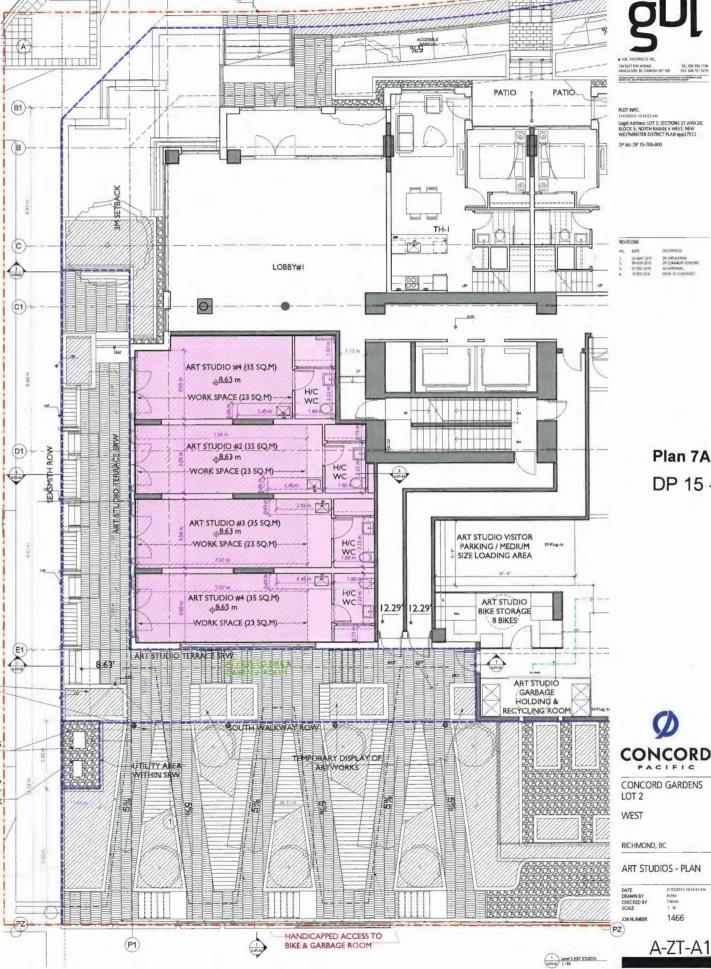


 α

PROPOSED LOCATION OF UPS CABINET STREET LIGHTING KIOSK

PROPOSED ROW FOR UPS CABINET +LIGHTING KIOSK

HANDICAPPED ACCESS TO ART STUDIOS FOR TENANTS AND VISITORS



Plan 7A Mar 19,2016 DP 15 - 700800

A-ZT-A1







REVISIONS

M.D. DATE DESCRIPTION

1. 22 MAY 2015 DE APPLICATION

2. 09 NOV 2015 DF COMMERT RESPONSE

3. 01 DEC 2015 MA HATROVAL

4. 19580 2016 PRIOR TO CCAMMENTS

Plan 7B Mar 19,2016 DP 15 - 700800



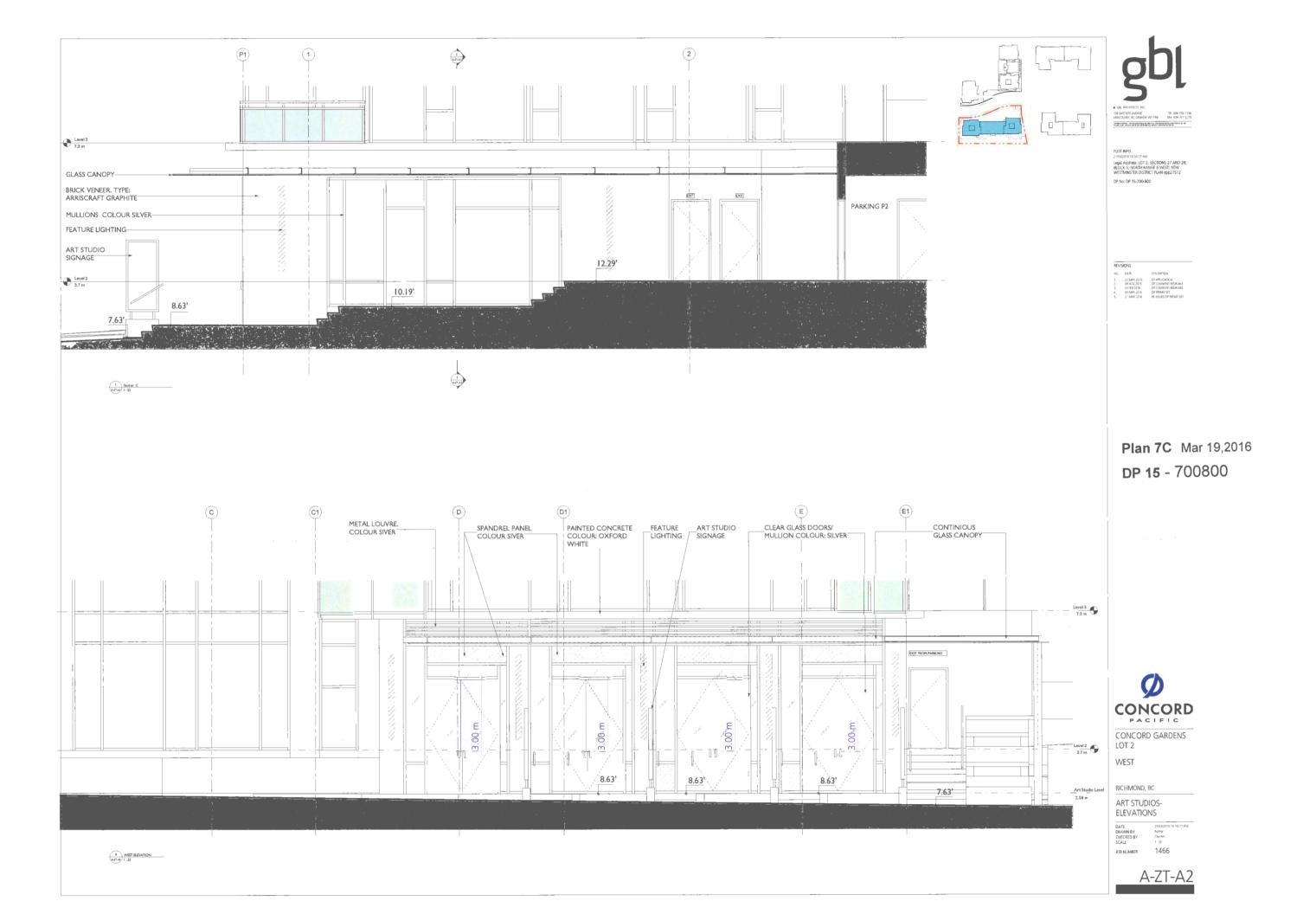
CONCORD GARDENS LOT 2

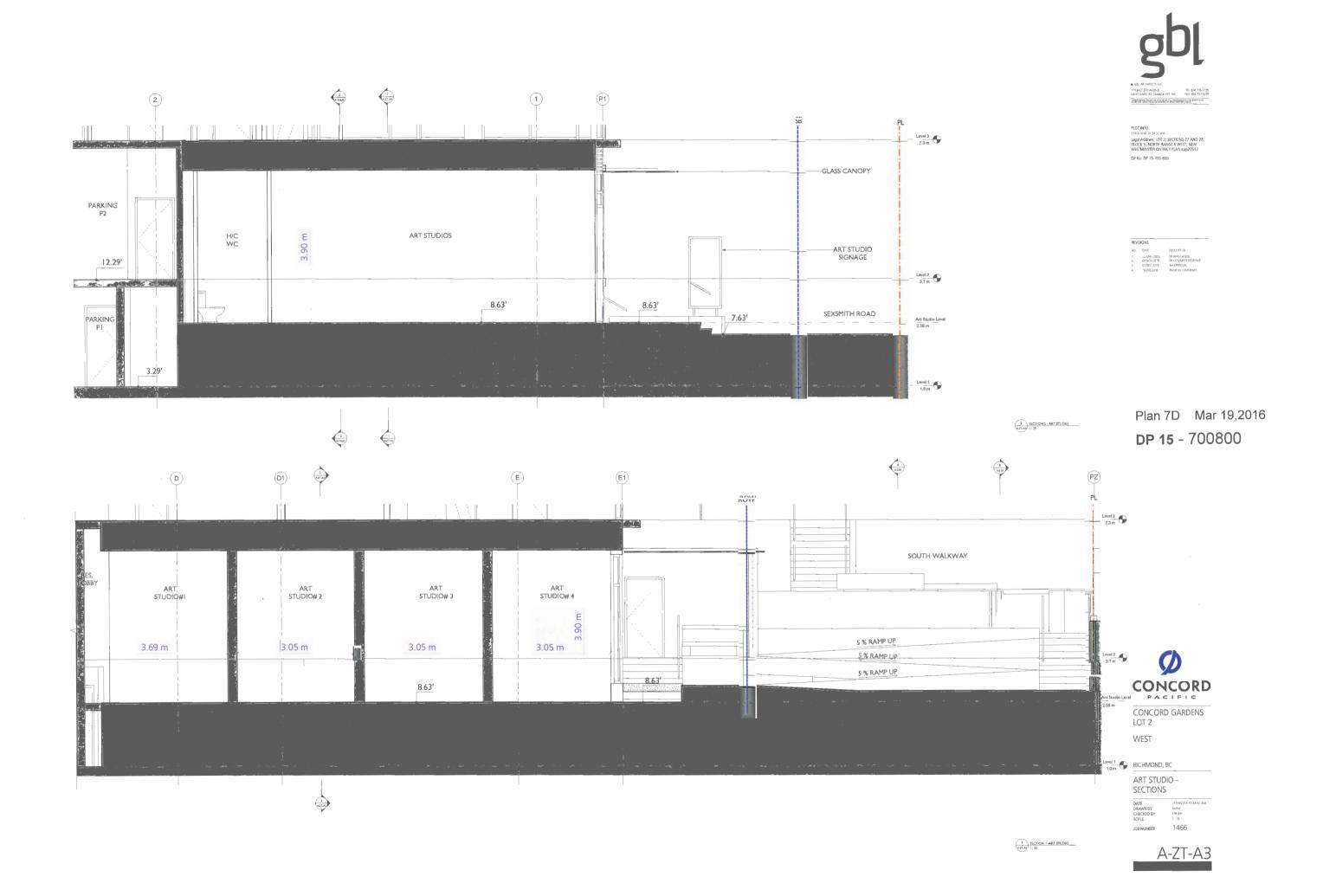
WEST

RICHMOND, BC

ART STUDIO - 3D IMAGES

A-ZT-A4







Report to Development Permit Panel

To:

Development Permit Panel

Date:

March 21, 2016

From:

File:

DP 15-712474

Wayne Craig

Director of Development

Re:

Application by Mo Maani for a Development Permit at 10231 Ainsworth Crescent

Staff Recommendation

That a Development Permit be issued which would permit the construction of a coach house at 10231 Ainsworth Crescent on a site zoned "Single Detached with Granny Flat or Coach House – Edgemere (RE1)".

Wayne Craig

Director of Development

CL:blg

Att.

Staff Report

Origin

Mo Maani has applied to the City of Richmond for permission to develop a coach house at 10231 Ainsworth Crescent on a site zoned "Single Detached with Granny Flat or Coach House – Edgemere (RE1)" (Attachment 1). The property owner is currently constructing a single-family dwelling on-site.

The subject site is located in the Edgemere neighbourhood, generally bounded by No. 4 Road to the west, Williams Road to the north, Shell Road to the east, and Steveston Highway to the south. A portion of this neighbourhood underwent City-initiated rezoning to RE1 in 2012 to allow infill development in the form of granny flats or coach houses subject to the Development Permit application review process. The subject proposal is the third Development Permit application to construct a coach house in the neighbourhood.

Development Information

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

Background

The subject site is located on a large lot with an east-west orientation, fronting Ainsworth Crescent and backing onto an existing rear lane along the west property line.

Development surrounding the subject site is as follows:

- To the north and south, are single detached dwellings on large lots zoned RE1.
- To the east, immediately across Ainsworth Crescent, is a single detached dwelling on a large lot zoned RE1.
- To the west, immediately across the rear lane, is a large lot zoned RE1 that contains a single detached dwelling and that fronts onto Aintree Crescent.

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 (see Plans # 1 to 4). In addition, it complies with the intent of the design guidelines for coach houses in the Edgemere neighbourhood contained in the City's Official Community Plan (OCP), and complies with the RE1 zone.

Analysis

Conditions of Adjacency

• The proposed coach house design relates to the proposed single detached housing form, character, and scale of the surrounding neighbourhood.

- The proposed location of the coach house, which is set back between 1.2 m and 3.0 m from the rear lane provides an adequate buffer to the adjacent lot to the west.
- The majority of the floor space in the coach house building is proposed on the ground floor (70%, i.e., garage, entry, powder room, living, kitchen/dining), and the portion of the floor space located in the upper half-storey of the coach house is located in the middle of the overall building.
- There are no windows proposed on side elevations to address concerns of overlook into neighbouring yards on either side of the coach house.
- While there are windows proposed on the west elevation of the coach house to provide passive surveillance of the lane and maximize light penetration, there is no balcony proposed, limiting concerns of overlook into neighbouring yards across the lane.

Urban Design and Site Planning

- Consistent with the OCP guidelines for coach houses in the Edgemere neighbourhood, the proposed primary pedestrian entry to the coach house is from the rear lane, and secondary pedestrian access to the coach house is proposed via a pathway from Ainsworth Crescent.
- On-site pedestrian circulation is provided from the road and the lane throughout the property. Specifically, pedestrian entry to the coach house is proposed from both the main entry off the lane, as well as from the dedicated private outdoor space off the coach house living space, which is accessible from both the lane and the fronting road. There is also pedestrian entry to the garage from a side door that is accessible on the north side of the property.
- The west elevation of the coach house that faces the lane has been designed as the primary façade, with a main window projection off the living area at grade, decorative wood brackets on either side of the front door, as well as exterior wall and landscape lighting to enhance visibility and appearance of the lane as a public space.
- Consistent with zoning, private outdoor space for the exclusive benefit of the coach house is proposed in the form of a screened and landscaped yard off the east side of the coach house. Access to the private outdoor space is off the kitchen/living area.
- A single shared garbage and recycling enclosure is proposed for the site for use by residents of the property. The enclosure, which is adequately sized to contain the required number of containers for single-family lots, is set back 1.5 m from the rear property line and is screened by wood fencing, gates, and a variety of soft landscaping.
- The proposed site plan provides on-site parking in compliance with the Zoning Bylaw; including: two (2) parking spaces for the principal dwelling in the garage off the lane, and one (1) unenclosed and permeable parking space for the coach house with access from the lane.

Architectural Form and Character

- The proposed exterior building materials and colours of the coach house are consistent with what is proposed for the principal residence that is under construction at the site
- The primary façade of the coach house facing the lane is proposed to be articulated and visually broken into smaller components through the use of varied materials and colours on the ground floor and upper floor, and through the use of window projections with deeper roof overhangs. The proposed material and colour scheme is included in Attachment 3 (i.e., a mix of grey stucco, naturally stained horizontal Cedar siding, cultured stone accent, and naturally stained trim and brackets).

• To visually break up the façade on the north elevation of the coach house building, which is exposed due to the large side yard setback on that side, a wood trellis is proposed that enables the growth of hydrangea vines at its base.

Landscape Design and Open Space Design

- The private open space for the coach house is proposed at grade in the rear yard to the east of the coach house kitchen/living area, and is defined and screened through low fencing and the planting of two (2) Spruce trees. Additional live plant material proposed in the proposed open space includes: Gardenia, Winter Daphne, Daylily Orange, Hinoki Cypress, and Flame Grass. The proposed open space is adequately sized and shaped to comply with the RE1 zone.
- The area between the coach house main entry and the rear lane is proposed to be treated with a combination of shrubs, flowering plants, and a deciduous tree to enhance the appearance of the lane (e.g., Eastern Redbud, Hicks Yew, Hinoki Cypress, Winter Daphne, Daylily Orange, and Black Eyed Susan).
- Tree retention and removal was assessed as part of the Building Permit application for the principal dwelling on-site. One (1) bylaw-sized tree on-site and one (1) bylaw-sized tree in the boulevard on City-owned property are required to be retained and protected. A Tree Removal Permit has been issued to remove four (4) bylaw-sized trees at the rear of the property. Tree protection fencing was installed and inspected prior to issuance of the Building Permit for the principal dwelling. The Tree Retention and Removal Plan is included in Attachment 4. The applicant is required to provide three (3) replacement trees on the subject site. The Landscape Plan shows four (4) replacement trees are proposed to be planted and maintained on-site.
- Prior to DP issuance, the applicant is required to submit a Landscaping Security for the proposed works around the coach house in the amount of \$14,800, based on 100% of the cost estimate provided by the Landscape Architect (including a 10% contingency, soft and hard landscaping, fencing, and installation).

Crime Prevention Through Environmental Design

- Consistent with the design guidelines for coach houses in the OCP, the proposed coach house
 design enables natural surveillance by locating windows and living areas overlooking the
 lane.
- Similarly, the applicant proposes one (1) exterior wall light, as well as a feature uplight and pathway lighting in front of the coach house main entry off the lane.

Energy Efficiency

- Consistent with the design guidelines for coach houses in the OCP, the applicant indicates that they are proposing:
 - Energy Star applicances and water saving fixtures, as well as highly efficient walls, floors and roof assembles that surpass minimum industry standards.
 - Doors and windows that are highly thermal efficient and certified by the North American Fenestration Standard.
 - An independently distributed Heat Recovery Ventilation system to vent the coach house and a principal ventilation system exhaust fan in the kitchen and bath.

Conclusion

The applicant is seeking permission to build a coach house in the rear yard of the subject property at 10231 Ainsworth Crescent in the Edgemere neighbourhood.

The proposal aims to respect the existing character of the immediate surrounding neighbourhood which consists of single detached housing, by conforming to the design guidelines for coach houses in the OCP. The proposed construction of the coach house complies with the requirements of the RE1 zone.

On this basis, staff recommends support for this Development Permit application.

Cynthia Lussier

Planner 1

(604-276-4108)

CL:blg

Attachments:

Attachment 1: Location Map

Attachment 2: Development Application Data Sheet

Attachment 3: Proposed Colour & Material Sample Board

Attachment 4: Tree Retention & Removal Plan

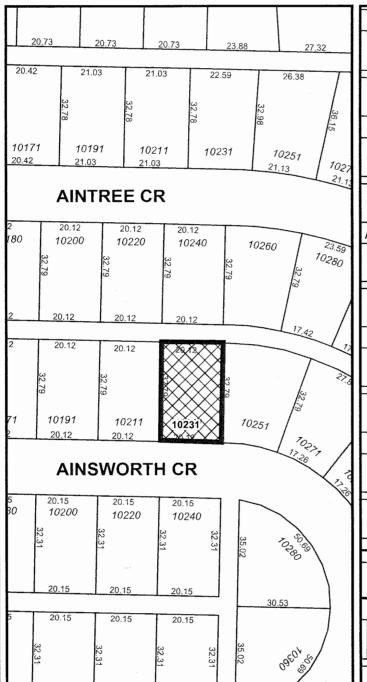
The following are to be met prior to forwarding this application to Council for approval:

Receipt of a landscaping security in the amount of \$14,800, based on 100% of the cost estimate for the
proposed works around the coach house (including 10% contingency, soft and hard landscaping, fencing, and
installation).

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

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the
 proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof,
 or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be
 required as part of the Building Permit. For further information on the Building Permit, please contact
 Building Approvals Department at 604-276-4285.
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (http://www.richmond.ca/services/ttp/special.htm), if applicable.





DENNIS CR	Direction of the second
	RCH R
S	RCI RCI
AINTREE CR	<u> </u>
AINTREE CR OF MOONEY	hmo
	Richmond
AINSWORTH CR	
AINSWORTH PL	I AMS
	S.RD
	RS1/E
RSIVE	
AINTREE PP.	
	RS1/E
SHELL-RD	
IS	
SHELL RD	
ZC19 ZT RS1/E	
ZC19 ZT38	RC2
~	2

DP 15-712474

Original Date: 12/14/15

Revision Date: 02/17/16

Note: Dimensions are in METRES



Development Application Data Sheet Development Applications Department

DP 15-712474	Attachment 2
Address: 10231 Ainsworth Crescent	
Applicant: Mo Maani	Owner: Gurinder Dhami
Planning Area(s): Shellmont	

	Existing	Proposed
Site Area:	657 m ² (7,072 ft ²)	No change
Land Uses:	Single detached dwelling under construction	Single detached dwelling and a detached coach house
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single Detached with Granny Flat or Coach House – Edgemere (RE1)	No change

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	(464.5 m ² x Max. 0.60) + (192.5 m ² x Max. 0.30) Total = 336.45 m ² (3,621 ft ²)	336.35 m ² (3,620.40 ft ²)	none permitted
Lot Coverage Buildings: Buildings, Structures, and Non-Porous Surfaces: Live Plant Material:	 Max. 45% (295.65 m²) Max. 70% (459.90 m²) Min. 30% (197.10 m²) 	• 39% (257.90 m ²) • 65% (427.05 m ²) • 35% (229.95 m ²)	none
Coach House Setback – Front Yard:	A coach house is not permitted within the front yard	N/A	none
Coach House Setback – North Side Yard:	Min. 2.0 m	5.53 m	none
Coach House Setback – South Side Yard:	at 2.0 m	2.0 m	none
	Min. 1.2 m for no more than 65% of the rear façade of the coach house building	52% of the rear façade is at 1.2 m	
Coach House Setback – Rear Yard:	Min. 3.0 m for at least 35% of rear façade of the coach house building	48% of the rear façade is at 3.0 m	none
Tara.	Min. 1.5 m for entry to the coach house	3.0 m	
	Between 2.0 m & 8.0 m of the rear lot line	Between 2.0 m & 8.0 m of the rear lot line	
Building Separation Space between principal dwelling & coach house:	Min. 4.5 m	4.5 m	none
Height (m):	Max. 1 ½ storeys above grade or 6.0 m, whichever is less	1 ½ storeys and 6.0 m from the highest elevation of the crown of the lane and the roof peak	none

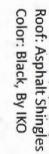
	Bylaw Requirement	Proposed	Variance	
On-site Parking Spaces – Principal dwelling:	Two (2) standard spaces	Two (2) standard spaces	none	
On-site Parking Spaces – Coach House:	One (1) standard space, unenclosed, permeable, and accessible from the rear lane	One (1) standard space, unenclosed, permeable, and accessible from the rear lane	none	
Private Outdoor Space – Coach House:	Min. 30 m ²	30.85 m ²	none	
	Min. 3.0 m x 3.0 m	3.05 m x 10.12 m		

cco Color: Cityscape (SW 7067)

Siding: 1x4 T&G naturally stained cedar

SW 7067

Cityscope

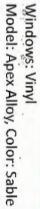




Stucco: Fine Dash Finish

Cultured Stone: Pro-Fit Alpine Ledgestone [MAIN HOUSE]

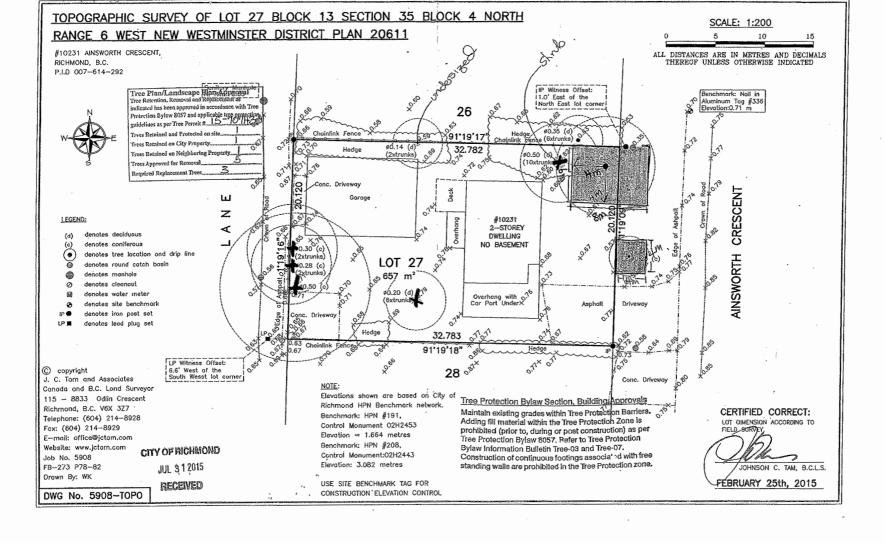
By: Allweather Windows



Date: March 1, 2016

www.victoreric.com







Development Permit

No. DP 15-712474

To the Holder:

MO MAANI

Property Address:

10231 AINSWORTH CRESCENT

Address:

C/O 15 EAST 3RD AVENUE VANCOUVER, BC V5T 1C5

- 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 areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #3 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 \$14,800.00 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.
- 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.

Development Permit No. DP 15-712474

To the Holder:

MO MAANI

Property Address:

10231 AINSWORTH CRESCENT

Address:

15 EAST 3RD AVENUE VANCOUVER, BC V5T 1C5

AUTHORIZING RESOLUTION NO.

ISSUED BY THE COUNCIL THE

DAY OF

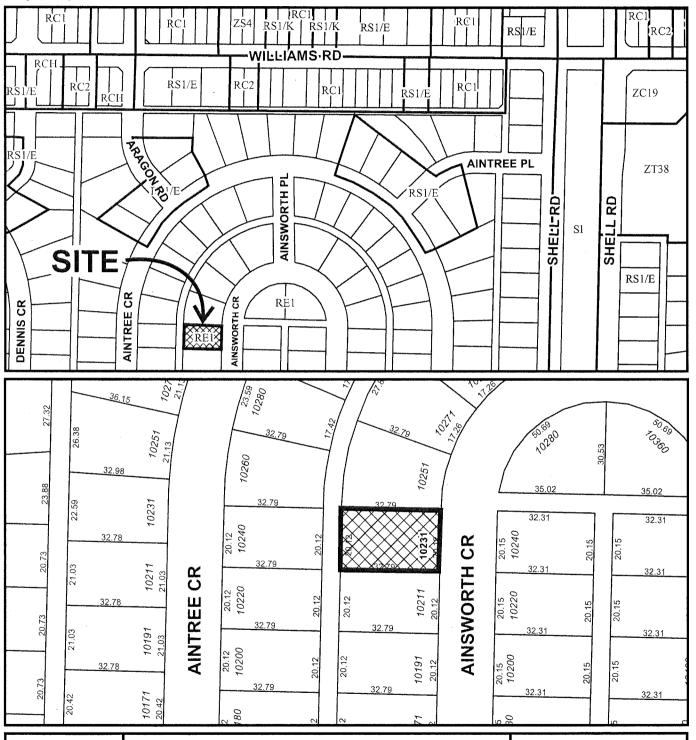
DELIVERED THIS

DAY OF

MAYOR



City of Richmond





DP 15-712474 SCHEDULE "A"

Original Date: 12/14/15

Revision Date: 02/17/16

Note: Dimensions are in METRES

COACH HOUSE @ 10231 AINSWORTH CR

PROJECT CONTACTS:

OWNER:

GARY & VISHAL DHAMI 10231 AINSWORTH CR. Richmond, B.C. Tel: 604.767.5583

CESAR PARAYNO 8400 Ryan Road, Richmond, B.C. V7A 2E6

STRUCTURAL ENG:

clpengineering@gmail.com

SURVEYOR:

J.C. TAM AND ASSOCIATES 115 - 8833 ODLIN CRES. RICHMOND, B.C. V6X 2Z7 TFI: 604.214.8928 FAX: 604.214.8928 e-mail: office@jctam.com

DESIGNER:

Victoreric Design Group Contact: Mo Maani 15 E 3rd Avenue Vancouver, B.C. V5T 1C5 Tel: 604.677.0021

e-mail: mmaani@victoreric.com

DRAWING LIST:

- SITE PLAN, PROJECT CONTACTS, PROJECT
- PARKING PLAN
- LANDSCAPE PLANS & SETAILS
- **ELEVATIONS, SECTION & TYP. DETAILS**
- FLOOR PLANS Δ5
- A6 F.A.R., COVERAGE & PLANTED AREA OVERLAYS
- **GENERAL DETAILS**

PROJECT SUMMARY:

ZONING DISTRICT: PROPOSAL:: CIVIC ADDRESS: LEGAL DESCRIPTION: RE1 COACH HOUSE (1 1/2 STOREY) 10231 ANSWORTH CR, RICHMOND, BC LOT 27, BL 13, SEC 36, BL 4, NORTH RANGE 6, W NEW WESTMINSTER, PL 20611 LOTOMENSIONS

ALLOWABLE FAR (HOUSE+COACH HOUSE):	3821.6 SOLFT: 60% x 5000 + 309	KKA-SOK ACTUAL TOTAL FLOOR AREA:	3620,4 SQ.FT	336.3 m2
and the Alleria Section Section 1997		Main house, SECOND FLOOR:	1310.0 SQ.FT.	121.7 m2
		Main house, MAIN FLOOR:	1666.1 SQ.FT	154.8 m2
		COACH HOUSE, UPPER PLOOR.	342.1 SO.FT.	31.8 m2
		COACH HOUSE, MAIN FEOOR	302.2 SQ.FT.	28.1 m2
		TOTAL COACH HOUSE & GARAGE AREA.	782.8 SQ.FT.	72.7 m2

480.6 SQ.FT. 44.6 m2 538.2 SQLFT 50.0 m2 ACTUAL ENGL PARKING: ALLOWABLE ENGL PARKING ACTUAL SITE COVERAGE ALLOWARI E RITE COVERAGE 3182.4 SO FT REQUIRED PLANTED AREA: ALLOWABLE IMPERMEABLE AREA: ACTUAL PLANTED AREA ACTUAL IMPERMEABLE AREA 19.69 FT. 19 69 FT LANS SETBACK PROVIDED

LANE SETBACK REQUIRED: LANE SETBACK REQUIRED: SIDE YARD 1 RED (5): SIDE YARD 2 RED (N): SEPARATION REQUIRED:

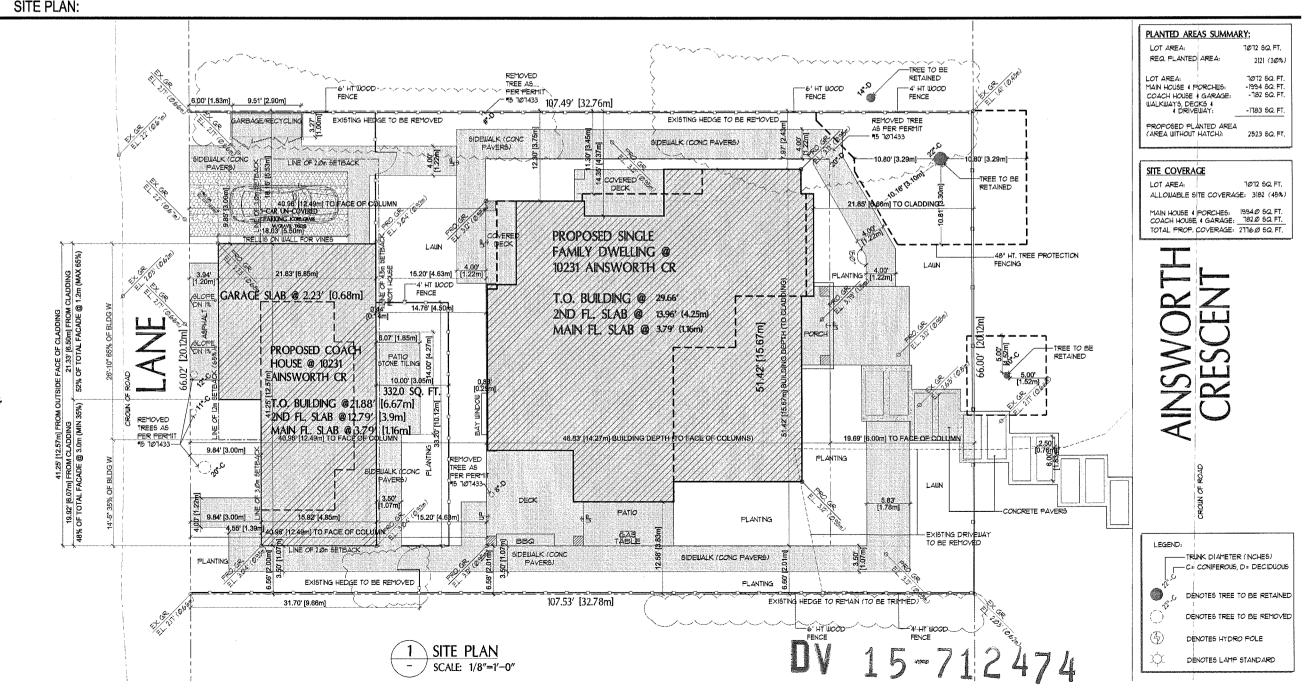
REVISIONS

Dataile

1 28.092015 Issued for DE 2. 13.03.2016 DE REVISION

3. 24.03.2016 STONE REV

SITE PLAN:





V I C T O R E R I C

15 EAST 3RD AVENUE
VANCOUVER, BC, V5T-1C5
T:804.877.0021 F:604.877.0027
Www.victoreric.com

DHAMI COACH HOUSE

COACH HOUSE @ 10231 AINSWORTH CR. RICHMOND, B.C.

Drawing Title:



A1 Drawn By:

Plant Schedule SYM QTY BOTANICAL NAME COMMON NAME PLANTED SIZE COMMENTS TREES CC #7 Gal. Pot/B&B Full, Multi Stem Cercis canadensis Eastern Redbud #7 Gal. Pot/B&B Full, Multi Stem CK Cornus kousa 'Satomi' Satomi Dogwood PA Picea abies 'Cupressina' Columnar Norway Spruce 3.0m Ht / B&B Full LARGE SHRUBS #7 Gal. Pot/B&B Full. Multi Stem Chamaecyparis obtusa 'Nana Aurea' Hinoki cypress 5 Gallon Full Daphne odora Winter Daphne Full Hydrangea macrophylla 'Lemon Daddy' Lemon Daddy Hydrangea #7 Gal. Pot Fg Fothergilla gardenii 'Jade Platt' #7 Gal. Pot Full. Multi Stem Fothergilla 'Jade Platt' (m) Miscanthus sinensis var. purpurascens 12 Full Flame Grass #3 Gal. Pot Full Hydrangea anomala subsp. petiolaris Climbing Hydrangea #2 Gal. Pot SMALL SHRUBS Gardenia jasminoides 'Kleim's Hardy' Kleim's Hardy Gardenia #3 Gal. Pot Full Hemerocallis Daylily orange #3 Gal. Pot Full Taxus x media 'Hicksii' 13 #3 Gal. Pot, 16" o.c. Hicks Yew Full 11 Rudbeckia hirta Black Eyed Susan #3 Gal. Pot Full CORNUS KOUSA 'SATOMI' CK EXISTING HEDGE TO BE REMOVED. 6' HT WOOD FENCE AOHA PAVE CORE GRASS 1 CAR PARKING WITH GRAVEL TREDS PERMEABLE PA 4' HT WOOD ON TRELES H LAWN 4' HT WOOD -FENCE & GATE CERSIS CANADENSIS (cc) Eastern Redbud PRIVATE OUTDOOR 323 s.f. [30sm] HE a m am) 00 1 m Fe /H -4' WOOD FENCE & -BOHEMIAN BLACK BASALT SYSTEM 2"X42"X72" SET N AND AND GRAVEL REMOVE EXISTING

LEGEND

SYM NAME

Core Grass (permeable PARKING hex grid)



AQUA PAVE permeable concrete pavers **BOHEMIAN BLACK BASALT** 2"X42"X72" SET N AND AND GRAVEL



Proposed Deciduous Tree



Proposed Coniferous Tree



Tree to be Removed



Pathway Light [12] Feature Uplight [4] ALL INSTALLATION TO BE AS PER BCLNA/BCSLA STANDARDS ONLY

NO CHANGES TO BE MADE WITHOUT CONSENT FROM VICTORERIC LANDSCAPE

IRRIGATION STRATEGY NECESSARY

All plant material shall be in accordance with the BCSLA and BCNTA Landscape Standard,

Complete protection of existing street trees in accordance with the City of Richmond's tree protection guidelines.

All landscape areas will be irrigated with low-volume automatic irrigation system, c/w

All utility or underground work to be coordinated with a certified engineer to ensure protection of all systems and protected trees.



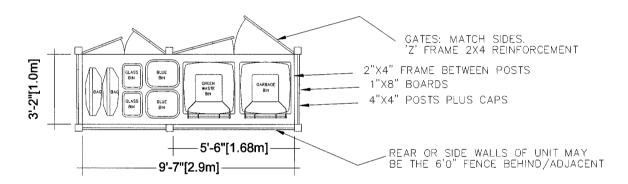
oe used or reproduced without voneset. Written dimensions shall have precedent of dimensions contractors shall and be responsible for old dimensions about part and on the responsible for old dimensions and of the responsible for old dimensions and conversions from the dimensions from the dimensions and conditions on the drawing.

I. Mar 4th, 2016 Rev per City Notes Feb 24th, 2016 AKT

Mer 24th, 2016 vine + trellis added to north garage AKT

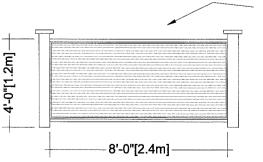
REVISIONS

No. Date



GARBAGE & RECYCLE UNIT SCALE: 1/2" = 1'0"

ACCOMODATÉS: 1- 95G black garbage cart; 1- 95 gallon green food scraps cart; 2- blue recycling boxes; 2- grey glass recycling bins; 2- yellow paper recycling bags.



FENCE DETAIL SCALE: 1/2" = 1'0"

CUSTOM FENCE DETAIL ADJACENT TO GATE ENTRY - CEDAR HORIZONTAL 3" HORIZONTAL SLATS WITH 2" GAPS



DV 15-712474



VICTORERIC 15 EAST SRD AVENUE VANCOUVER, BC, V5T-1C5 7:804.677.0021 F:804.677.0178 W W W . vi d t o r e r i o . o o m

DHAMI RESIDENCE

10231 Ainsworth Cr. RICHMOND, BC

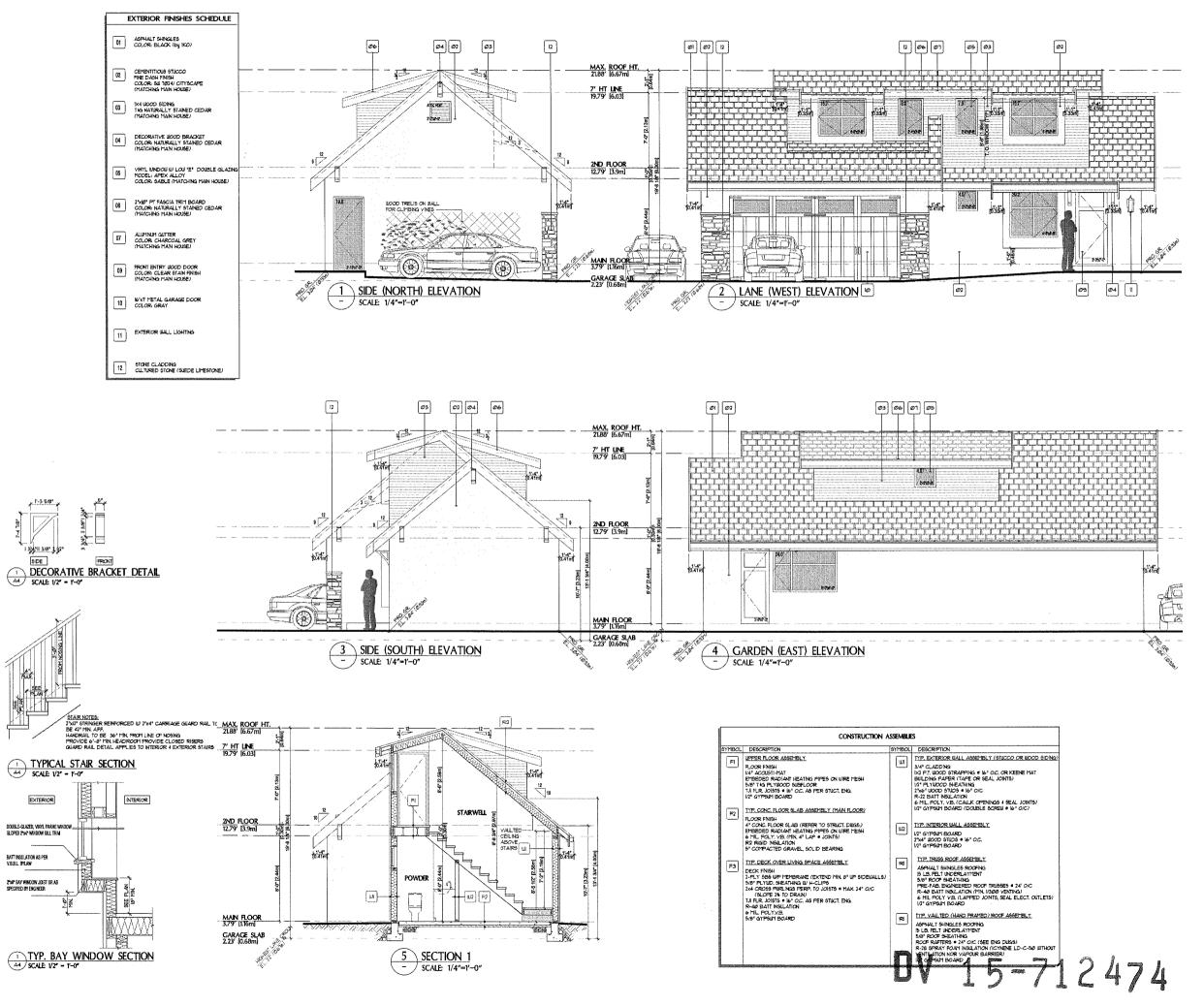
Drawing Title:

COACH HOUSE LANDSCAPE PLAN DP 15-712474

PLAN #2

Date: Project Na Mar 24th, 2016 15.10231 Scale: 3/16" = 1'-0"

Drawn By:



Copyright Reserved

Copyright, Reservoid.
This plan and design are, and at all time remains cultainty property of MICRORERIC DESIGN, find a darket be used or reproduced without an consent, Written disease one shall have precedully and be responsible for all diseaselons and conduct to look and this office and the sind and the responsible for all diseaselons and conduct the jobs and this office shall be informed by variations from the diseaselons and conduction that the disease.

REVISIONS

1. 28,092015 Issued for DE MM 2. 13,032016 DE REVISION M1 3. 24,032016 STONE REV M1
3. 24.032016 STONE REV MM



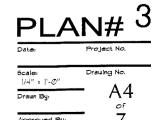
Projec

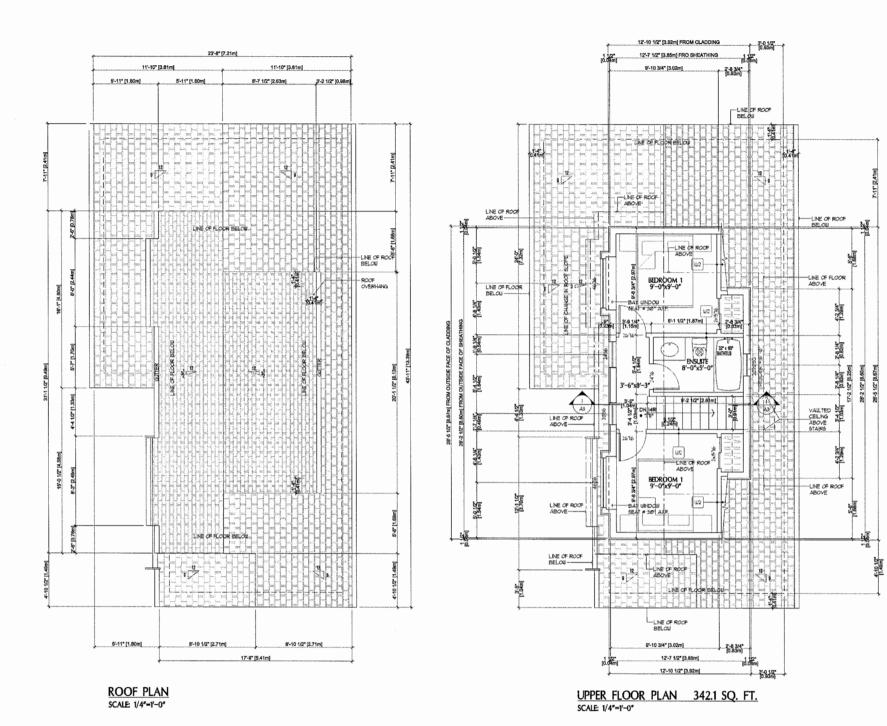
DHAMI COACH HOUSE

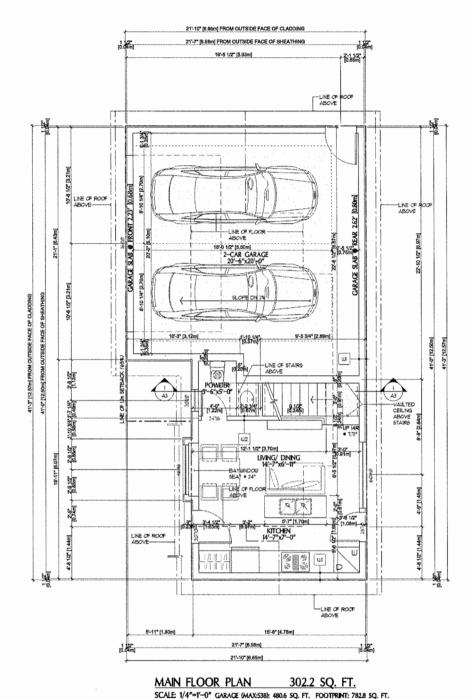
COACH HOUSE @ 10231 AINSWORTH CR. RICHMOND, B.C.

Drawing Title:

ELEVATIONS SECTION







DV 15-712474

Copyright Reserve

REVISIONS

No.	Date	Details	By
ī.	28.09.2015	Issued for DE	MM
2.	13.03.2016	DE REVISION	M
3.	24.03.2016	STONE REV	MM





DHAMI COACH HOUSE

COACH HOUSE @ 10231 AINSWORTH CR. RICHMOND, B.C.

Drawing Title:

FLOOR PLANS



Date: Project No.

Scale: Drawing No.

[/4" = |'-0" A5

Of Approved By: EL.